



October 24, 2024

City of Aurora
Office of Development Assistance
15151 E. Alameda Parkway, Suite 5200
Aurora, CO 80012

Re: ***QuikTrip #4217 Infrastructure Site Plan Letter of Intent
Southwest Corner of 38th Avenue and Chambers Road in Aurora, Colorado***

To Whom It May Concern,

Kimley-Horn and Associates, Inc. is pleased to be submitting the Infrastructure Site Plan Package for the above-referenced project on behalf of QuikTrip Corporation (the "Site Developer"). General project information and anticipated scope of work related to the site improvements is further summarized below.

GENERAL PROJECT INFORMATION

The development for QuikTrip Store #4217 Infrastructure is approximately 14.91 total acres and zoned Mixed Use-Corridor District (MU-C) in Subarea B. The site is located at the southwest corner of corner of 38th Avenue and Chambers Road and has direct access to Chambers Road, 38th Avenue, and 35th Avenue. The site is anticipated to be developed with a convenience store with fuel sales on Lot 1 and the remainder of the pad lots will be anticipated to be developed as commercial uses.

The Infrastructure Site Plan (ISP) and Subdivision Plat included with this submission will set the groundwork for the future commercial and residential development of the Site. The ISP includes the primary roadway, utility and stormwater infrastructure needed to serve the full build-out of the development. The ISP also includes the public roadway improvements adjacent to the Site, consistent with the requirements of the City of Aurora as denoted in the pre-application meeting. Also consistent with the City Requirements, landscaping and irrigation is proposed along the internal roadway spines and along the property frontages, meeting the City criteria.

We hope this Letter of Intent assists in your review of the Infrastructure Site Plan submittal. We are excited to work with the City on this amazing project and look forward to delivering a project that the City and this project team are extremely proud of.

If you have any questions or comments during your review, please do not hesitate to contact me at 303-228-2332 or coy.williams@kimley-horn.com.

Sincerely,
KIMLEY-HORN AND ASSOCIATES, INC.



Coy Williams, PE