



Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
303.739.7217

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February 22, 2024

Jessica Glavas  
Quiktrip Corporation  
12000 Washington St, Ste 175  
Thornton, CO 80241

**Re: Development Application DA-2364-01**  
Quiktrip 4238 Colfax & I-70 - Conditional Use, Site Plan and Plat  
Location: QS:04R - Northwest Corner of E Colfax Avenue and I-70  
Case Number(s): 2024-6006-00; 2024-6006-01; 2024-3004-00

Dear Ms. Glavas:

The Planning Department has received your Development Application and assigned it to Stephen Gubrud who will be your Case Manager. Stephen will be responsible for processing the application and guiding it through the Planning Department's review process.

The processing start date for this review cycle was Friday, February 16, 2024

The City's initial review comments on your application are due to you on Thursday, March 14, 2024.

Your second submission is due to us on or before Thursday, April 04, 2024.

Our review of your second submission is due to you on Thursday, April 25, 2024.

Your Planning Commission hearing has been tentatively scheduled for Wednesday, May 22, 2024.

The Planning Department will make every effort to help you meet this schedule, but please note that the dates listed above are dependent on the timelines and completeness of all your submissions. If at any time you think you won't be able to meet a specific deadline, please contact your Case Manager as soon as possible so that we can adjust your schedule. Our schedule is based on actual working days and has already taken into account city holidays.

Under our system of enhanced review, it is possible to achieve a faster processing time than shown above if you respond early to our comments or if fewer submissions are required than originally anticipated.

Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained, to include checking with adjacent builders if development activity and/or sales are taking place on properties adjacent to your site.

For additional information about your application contact Stephen Gubrud at (303) 739-7209. If at any time you have concerns about the timing or content of our reviews or any other questions, you may also call me directly at (303)739-7251.



City of Aurora

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We look forward to working with you!

Sincerely,

Brandon Cammarata  
Planning Manager  
City of Aurora, Planning Department

cc: Ryan Kacirek - Norris Design 1101 Bannock Street Denver, CO 80204  
Stephen Gubrud, Case Manager  
Scott Campbell, Neighborhood Services  
Jacob Cox, ODA  
Filed: K:\\$DA\DA-2364-01app.rtf