



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

AuroraGov.org

Administrative Decision

Project Name: Project Waterfall - Site Plan
 Location: South of 52nd Avenue and East of Harvest Road
 Development Application: DA-2284-02
 Case Number: 2024-6024-00

November 6, 2024

Dear Jesse Carano:

Pursuant to the Airport District (AD) regulations and Section 146-5.4.3.B.3.c of the Unified Development Ordinance, City of Aurora, Colorado, the administrative application for Project Waterfall is:

- Approved
- Approved with one condition. Note the end of the decision for condition.
- Denied

This decision shall become effective after the second City Council meeting following notice of this decision to City Council. Prior to the effective date of this decision, City Council may move to consider the application and affirm, overrule or modify this decision. You may also appeal this decision to the City Council. An appeal must be filed with the City Manager’s office within ten calendar days from the date of this decision. Abutting property owners may also file an appeal within ten calendar days from the date of this decision.

Based upon the information contained in the application, the following are findings of fact as applied to the criteria for approval in Section 146-5.4.3.B.3.c of the Unified Development Ordinance:

Minor Site Plan Criteria for Approval

1. *The Minor Site Plan shall be approved only if the application complies with the applicable standards in this UDO, other adopted City regulations, any approved Master Plan that includes the property, and any conditions specifically applied to development of the property by the Planning and Zoning Commission or City Council in a prior decision affecting the property. If the application does not comply with those standards, the Planning Director will notify the applicant of what other permits, approvals, or changes to the application are required for compliance.*

The Site Plan is consistent with the Aurora Places Comprehensive Plan, which identifies this area as an Industry Hub. It also complies with the Unified Development Ordinance regulations and standards for the AD District, as well as the applicable requirements in the Sun Empire Master Plan.

Condition of Approval:

1. Resolution of outstanding technical issues prior to recordation of the Site Plan and issuance of any building permits.

Please address all remaining comments outlined in the last review letter and resubmit the requested documents for a technical corrections review at your convenience. Please contact your Case Manager at 303.739.7259 or



amuca@auroragov.org for any questions you may have about the next steps in the process.

In our Aurora Advantage 4 Business initiative, we are endeavoring to improve our customer service. Below is a link to a survey that will help us measure how we are doing in our efforts. We would greatly appreciate your participation. Please visit the link and take the survey at your earliest convenience. Thank you!

https://www.surveymonkey.com/s/CityofAurora_DevelopmentReviewSurvey.

For Jeannine Rustad, JD
Director of Planning & Business Development

November 6, 2024
Date