



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

February 15, 2024

David Gertz  
 GWG Development  
 1011 Humboldt Street  
 Denver, CO 80216

**Re: PLANNING COMMISSION HEARING RESULTS: South Abilene Storage Redevelopment Plan and Conditional Use**  
 Application Number: DA-1622-08

Dear Mr. Gertz:

Congratulations! Your application was approved by the Aurora Planning and Zoning Commission at a public hearing on February 14, 2024. The table below shows the results of the Planning and Zoning Commission's action.

<b>Planning Case Number</b>	<b>Planning Commission Action</b>	<b>City Council Review Required?</b>	<b>Planning Commission Conditions</b>
1989-6037-13 (Redevelopment Plan)	Approved with one (1) Condition	No, unless appealed or called up.	1. Resolution of all outstanding technical issues prior to the issuance of any building permit.
1989-6037-14 (Conditional Use)	Approved with seven (7) Conditions	No, unless appealed or called up.	<ol style="list-style-type: none"> <li>1. The site be brought into and remain in compliance with Section 146-3.3.5.Y, except for building design requirements in 3.3.5.Y.8.a.</li> <li>2. No residence / on-site living quarters are approved with this application.</li> <li>3. All easements must remain free and clear of any storage facilities, as required by City Standards.</li> <li>4. Required License Agreements are submitted, completed, and approved.</li> <li>5. Fire/Life Safety requirements are met and permits are obtained.</li> <li>6. All required Building and Fence Permits are obtained from the Aurora Building Division before any work is started.</li> <li>7. Staff will place Operational Requirements, 146-3.3.5.Y on the site plan.</li> </ol>

Please be aware that your Planning Commission approval may be appealed by an abutting property owner or called up for a second review by a majority vote of the City Council. Abutters have ten days to file an appeal, and the Council has two meetings following your Planning Commission's decision to vote for a call-up. In either event, I'll let you



know if a City Council hearing is required.

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](https://www.surveymonkey.com/s/CityofAurora_DevelopmentReviewSurvey)

Sincerely,

Steve Timms, AICP  
Planning Supervisor  
City of Aurora Planning and Development Services

cc: Lorianne Thennes, ODA  
Filed: K:\SDA\1622-08pres