



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

AuroraGov.org

October 24, 2024

Kortney Pedigo  
McDonald's Corporation  
C/O Strategic Land  
2595 Ponderosa Rd  
Franktown, CO 80116

**Re: PLANNING COMMISSION HEARING RESULTS: McDonald's at Eagle Ridge - Conditional Use and Site Plan**  
**Development Application Number: DA-2338-03**

Dear Kortney Pedigo:

Congratulations! Your application for Site Plan and Conditional Use were approved by the Aurora Planning and Zoning Commission at a public hearing on October 23, 2024. The table below shows the results of the Planning Commission's actions.

Planning Case Number	Planning Commission Action	City Council Review Required?	Planning Commission Conditions
2024-6021-00	Approve with two conditions	No	1. Resolution of all outstanding technical items prior to recordation or the issuance of any building permits. 2. The Recordation of the Eagle Ridge Master Plan Amendment.
2024-6021-01	Approved	No	None

To continue the review process for the site plan, please address the technical issues and corrections identified in your review letter dated September 23, 2024.

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. Abutting property owners 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. If you have any questions, please feel free to give me a call. I can be reached at 303.739.7259.

Sincerely,

Ariana Muca, Planner II  
City of Aurora Planning Department

cc: Robert Palmer Strategic Land Solutions, Inc. 2595 Ponderosa Road Franktown, CO 80116  
Ariana Muca, Case Manager  
Brit Vigil, ODA  
Filed: K:\\$DA\DA 2338-03pcres.rtf