



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

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
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