



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

Administrative Decision

Project Name: E. 60th Avenue at Box Elder – Infrastructure Site Plan
Location: East of N. Tibet Road Between E. 56th Avenue and E. 60th Avenue
Development Application: DA-1478-14
Case Number: 2024-6039-00

March 26, 2025

Dear Rick Wells:

Pursuant to the Mixed-Use Airport (MU-A) Zoning District regulations and Section 146-5.4.3.B.3.c. of the Unified Development Ordinance (UDO), City of Aurora, Colorado, the administrative application for the E. 60th Avenue at Box Elder – Infrastructure Site Plan is:

Approved

Approved with one (1) condition. Note the end of the decision for the 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 (10) calendar days from the date of this decision. Abutting property owners may also file an appeal within ten (10) 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 UDO respectively:

The E. 60th Avenue at Box Elder – Infrastructure Site Plan complies with the Criteria for Approval, for the following reasons:

1. It is consistent with the applicable UDO standards; and
2. It complies with the approved Fulewider Master Plan.

Condition of Approval:

1. Resolution of outstanding technical issues prior to the recordation of the Infrastructure Site Plan and the 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 me at (303) 739-7126 or jfettig@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.

A handwritten signature in blue ink, appearing to read "Jeannine Rustad".

Jeannine Rustad, JD
Director of Planning & Business Development

March 26, 2025
Date

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