



Planning Division
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AuroraGov.org

February 26, 2025

Subject: City Council Notice of Administrative Decision

This is to give notice to the City Council that on February 26, 2025, the following application was approved with one condition:

Applicant:	Colorado International Center Metro District No. 7
Application Name:	High Point-Gun Club to 61 st Avenue Extension Infrastructure Site Plan
Application Number:	DA-1746-40
General Location:	South of E. 64 th Avenue, between E-470 and N. Denali Street
Call-Up Deadline:	March 24, 2025

Project Summary: The applicant, Colorado International Center Metro District No. 7, requests approval of an Infrastructure Site Plan for E. 63rd Avenue and the extension of Gun Club Road. The proposed roadways are zoned Airport District (AD) in Subarea C and are designated Industrial Hub Placetype in the Aurora Places Comprehensive Plan. The site is located within the Highpoint at DIA Master Plan.

The proposed improvements include the construction of E. 63rd Avenue as a public road and extending Gun Club Road as a private road that crosses Possum Gully to connect with E. 61st Avenue to the south. The proposed roadways will consist of two travel lanes, turn lanes as warranted, and detached sidewalks to provide access to Planning Areas 28, 28a, and 29 of the Highpoint at DIA Master Plan. Storm drainage, lighting, landscape, and traffic signals will also be provided. The project will be constructed in one phase.

Neighborhood Comments: Three (3) registered neighborhood organizations and five (5) adjacent property owners were notified of the application.

Adjustments: The Infrastructure Site Plan complies with all applicable UDO requirements and no adjustments are requested.

Approval Criteria

The project complies with the applicable approval criteria in Section 146-5.4.3.B.3.c of the Unified Development Ordinance for the following reasons:

The proposed Infrastructure Site Plan complies with the standards of the Unified Development Ordinance (UDO), meets the requirements of the Roadway Manual, as well as the intent of the Aurora Places Comprehensive Plan to provide the infrastructure that will support development in the surrounding area.



Condition of Approval

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

Jeannine Rustad, JD
Director of Planning & Business Development

February 26, 2025

Date

cc: Mayor Mike Coffman
Members of City Council
Members of Planning & Zoning Commission
Jason Batchelor, City Manager
Laura Perry, Deputy City Manager
Lena McClelland, Assistant City Attorney

Attachment

Vicinity Map



Planning and
Business Development

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City of Aurora, Colorado
High Point - Gun Club to 61st Avenue Extension
Infrastructure Site Plan
Administrative Decision



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Case Number: 2024-6007-00
Development Application: #1746-40