



Planning Division  
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Aurora, Colorado 80012  
phone 303.739.7217

AuroraGov.org

### Administrative Decision

Project Name: Green Valley Ranch Site Plan No. 19 with Adjustment  
Location: QS:98S – Southwest Corner of E. 48th Avenue and N. Tibet Road  
Development Application: DA-1662-35  
Case Number: 2021-4010-01

November 6, 2024

Dear Mr. Carro:

Pursuant to the Medium-Density Residential District (R-2) regulations and Section 146-5.4.3.B.3.c of the Unified Development Ordinance, City of Aurora, Colorado, the administrative application for Green Valley Ranch Site Plan No. 19 with Adjustments is:

☐ Approved

☒ Approved with five (5) conditions. Note the end of the decision for conditions.

☐ 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 calendar days from the date of this decision. Abutting property owners may also file an appeal within ten 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 Unified Development Ordinance:

#### *Minor Site Plan Criteria for Approval*

*The Minor Site Plan shall be approved only if the application complies with the applicable standards in this UDO, other adopted City regulations, any approved Master Plan that includes the property, and any conditions specifically applied to development of the property by the Planning and Zoning Commission or City Council in a prior decision affecting the property. If the application does not comply with those standards, the Planning Director will notify the applicant of what other permits, approvals, or changes to the application are required for compliance.*

The Site Plan is consistent with the Aurora Places Comprehensive Plan, which identifies this area as an Emerging Neighborhood. It also complies with the Unified Development Ordinance regulations and standards for the R-2 Zone District, as well as the applicable requirements in the Green Valley Ranch East Master Plan Amendment No. 2.

#### Conditions of Approval:

1. Completion and recordation of the Green Valley Ranch East Master Plan Amendment No. 2 prior to the recordation of the Site Plan.
2. Completion and recordation of the Green Valley Ranch East Subdivision Filing No. 10 Plat subdivision plat vacation prior to the recordation of the Site Plan.



3. Completion and recordation of the E. 47th Avenue right-of-way vacation prior to the recordation of the Site Plan.
4. Completion and recordation of the Green Valley Ranch East Subdivision Filing No. 22 Plat prior to the recordation of the Site Plan.
5. Resolution of outstanding technical issues prior to recordation of the Site Plan and 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 your Jeremiah Fettig at 303.739.7126 or [jfettig@auroragov.org](mailto: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](https://www.surveymonkey.com/s/CityofAurora_DevelopmentReviewSurvey).

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for Jeannine Rustad, JD  
Director of Planning & Business Development

November 6, 2024  
Date