



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

AuroraGov.org

Administrative Decision

Project Name: Gun Club Business Park Infrastructure Site Plan
Location: S. Gun Club Road between E. Jewell Avenue and E. Yale Avenue
Development Application: DA-1435-03
Case Number: 2024-6018-00

March 26, 2025

Dear Jeff Blankenship:

Pursuant to the Airport District (AD) and Mixed-Use Commercial (MU-C) District regulations and Section 146-5.4.3.B.3.c of the Unified Development Ordinance, City of Aurora, Colorado, the administrative application for the Gun Club Business Park Infrastructure Site Plan is:

☐ Approved

☒ Approved with one condition. Note the end of the decision for condition.

☐ Denied

This decision shall become effective after the second City Council meeting following notice of this decision to the City Council. Before the effective date of this decision, the 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 on 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

- 1. 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 the 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 proposed Infrastructure Site Plan complies with the standards of the NEATS Refresh, meets the intent of the Aurora Places Comprehensive Plan to provide infrastructure that will support development in the surrounding area; and complies with the Unified Development Ordinance.

Condition of Approval:

1. Resolution of outstanding technical issues including CDOT comments prior to the recordation of the Site Plan.

Please address all remaining comments outlined in the last review letter dated March 4, 2025, and resubmit the requested documents for a technical corrections review at your convenience. Please contact your Case Manager at



303-739-7186 or srodrigu@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.

Jeannine Rustad, JD
Director of Planning & Business Development

March 26, 2025

Date