



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

AuroraGov.org

Administrative Decision

Project Name: High Point – Catawba and 63rd Parking Lot Site Plan
Location: West of Catawba Street, approximately 500 feet south of E. 64th Avenue
Development Application: DA-2233-09
Case Number: 2025-6013-00

July 2, 2025

Dear Jack Mortensen:

Pursuant to the Airport District (AD) regulations and Section 146-5.4.3.B.3.c of the Unified Development Ordinance, City of Aurora, Colorado, the administrative application for the High Point – Catawba and 63rd Parking Lot Site Plan is:

☐ Approved

☒ Approved with two conditions. Note the end of the decision for the 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 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:

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 Site Plan is consistent with the Aurora Places Comprehensive Plan, which identifies this area as an Industrial Hub. It also complies with the Unified Development Ordinance regulations and standards for the AD District, as well as the applicable requirements in the High Point at DIA Master Plan.

Condition of Approval:

1. The E. 61st Avenue roadway connection to Catawba Street shall be designed per the High Point – Hyde Industrial Preliminary Plat and reflected on this Site Plan.
2. Resolution of outstanding technical issues prior to the 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 Case Manager at 303-739-7261 or dbickmir@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

July 2, 2025

Date