



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

January 9, 2025

Joe Swensson
Opus Development Company LLC
950 17th St Ste 1500
Denver, CO 80211

**Re: PLANNING AND ZONING COMMISSION PUBLIC HEARING RESULTS:
Sun Empire - Site Plan Amendment with Adjustment**

Dear Joe Swensson:

Congratulations! Your application was approved by the Aurora Planning and Zoning Commission at a public hearing on January 8, 2025. The table below shows the results of the Planning and Zoning Commission's actions:

Case Number	Planning and Zoning Commission Action	City Council Review Required?	Planning and Zoning Commission Conditions
2022-6022-01	Approved	No, unless appealed or called up	Resolution of outstanding technical issues prior to recordation of final mylars and issuance of any building permits.

Please be aware that your Planning and Zoning Commission approval may be appealed by an abutting property owner or called up for a second review by a majority vote of the City Council. Abutters have ten days to file an appeal, and the City Council has two meetings following your Planning and Zoning Commission's decision to vote for a call-up. In either event, I'll let you know if a City Council hearing is required.

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 [this link](#) and take the survey at your earliest convenience. Thank you!

Sincerely,

Ariana Muca, AICP
Planner II, City of Aurora
Planning & Business Development Department

cc: Jay Fourniea Opus Architects And Engineers 10350 Bren Rd W Minnetonka Mn 55343
Ariana Muca, Case Manager
Brit Vigil, ODA
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