



Planning Division  
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**MEMORANDUM**

**To:** Referral Contacts and Neighborhood Groups  
**From:** Christopher Johnson, Planning Department Case Manager  
**Date:** August 1, 2019  
**Subject:** New Planning Department Development Application for your review

The Planning Department has received the following Development Application:

**Development Application:** DA-1735-06 Eastpark 70 Building 7  
 Master Plan Amendment, Site Plan, and Plat  
**Case Numbers:** 2004-7001-06; 2019-6036-00; 2019-3039-00  
**Applicant's name:** EP First Tilt LLC  
**Site location:** Southwest Corner of Smith Road and Ensenada Street  
**Processing start date:** July 29, 2019

**Application Summary:**

The applicant is requesting approval of a Master Site Plan Amendment to modify permitted truck deliver hours, a Site Plan for an 117,000 square-foot office warehouse and a Plat for one lot on 7.78 acres.

Please review the materials that are provided on the following website:  
<http://aurora4biz.org/developmentplanreviewpub/> The project number is: **1375320**

On the above noted website there is a Comments Tab where you may enter your comments and or concerns. Comments and or concerns should be made no later than Friday, August 16, 2019. This case will be heard at a Planning Commission public hearing.

Tracking information about the processing of the application will also be found on the website listed above throughout the review process.

For further information, I can be reached at 303-739-7112 or via e-mail at [chjohnso@auroragov.org](mailto:chjohnso@auroragov.org).

I look forward to hearing from you!

## **Review and Approval Criteria for Contextual Site Plan Section 409(D)(1 thru 5)**

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**All contextual site plans shall be reviewed by the director of planning, and by the planning and zoning commission if an appeal is filed, and shall be approved, approved with conditions, or denied based on the following criteria:**

- 1. Consistency with the spirit and intent of the comprehensive plan and the E-470 and Northeast Plains Land Use Studies;**
- 2. Consistency with E-470 corridor or northeast plains zone district requirements and design standards in this chapter;**
- 3. Consistency with all other applicable standards, guidelines, policies, and plans adopted by city council; and**
- 4. Consistency with the FDP approved for the site.**
- 5. The director of planning, city council or the planning commission are authorized to consider the past performance of an applicant in their consideration of any contextual site plan. The director of planning, planning commission or city council may deny any approval of a contextual site development plan if the applicant or developer thereof is determined to be in violation of any requirements, conditions, or representations on a prior development.**

TIM GREEN KIRKEGAARD ACRES 17701 E 14TH DR AURORA CO 80011	4	CAL DAL-PONTE TOWER TRIANGLE 20457 E BUCHANAN DR AURORA CO 80011	36	NOT REGISTERED AURORA GATEWAY PARK BUSINESS ASSOC	226
RHONDA HATTAR HOA OF SANDY CREEK	260	RANDY HERTEL MAJESTIC COMMERCENTER 20100 E 32ND PKY #150 AURORA CO 80011	272	RITA BERRY Prospect Vista Homeowners Association 18651 E 16TH PLACE AURORA CO 80011	407