



Planning Division  
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## MEMORANDUM

**To:** Referral Contacts and Neighborhood Groups  
**From:** Stephen Rodriguez, Planning Department Case Manager  
**Date:** July 11, 2019  
**Subject:** New Planning Department Development Application for your review

The Planning Department has received the following Development Application:

**Development Application:** DA-1903-13 Porteos Infrastrucure Site Plan – Contextual Site Plan  
**Case Number:** 2019-6032-00  
**Applicant's name:** The San Juan Company  
**Site location:** Southeast Corner of 68<sup>th</sup> Avenue and Jackson Gap  
**Processing start date:** **July 8, 2019**

### Application Summary:

The applicant is requesting approval of an Infrastructure Contextual Site Plan for roadway improvements and landscaping.

Please review the materials that are provided on the following website:

<http://aurora4biz.org/developmentplanreviewpub/> The project number is: **1381983**

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, July 26, 2019 This case is scheduled to be processed administratively, without 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) 739-7186 or via e-mail at [srodrigu@auroragov.org](mailto:srodrigu@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.**