



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

AuroraGov.org

April 24, 2025

Chris Fellows
Windler Public Improvement Authority
9155 E Nichols Ave, #360
Centennial, CO 80112

Re: Development Application DA-1707-45
Windler | North Park – Site Plan
Location: QS:96U – Northeast Corner of N Biloxi Street and E 53rd Avenue
Case Number: 2025-4007-00

Dear Chris Fellows:

The Planning Department has received your Development Application and assigned it to Connor Bailey who will be your Case Manager. They will be responsible for processing the application and guiding it through the Planning Department's review process.

The processing start date for this review cycle was Monday, April 21, 2025.

The City's initial review comments on your application are due to you on Thursday, May 15, 2025.

Your second submission is due to us on or before Friday, June 06, 2025.

Our review of your second submission is due to you Monday, June 30, 2025.

Our date for an administrative decision on your application has been tentatively scheduled for Wednesday, July 16, 2025.

The Planning Department will make every effort to help you meet this schedule, but please note that the dates listed above are dependent on the timelines and completeness of all your submissions. If at any time you think you won't be able to meet a specific deadline, please contact your Case Manager as soon as possible so that we can adjust your schedule. Our schedule is based on actual working days and has already taken into account city holidays.

Under our system of enhanced review, it is possible to achieve a faster processing time than shown above if you respond early to our comments or if fewer submissions are required than originally anticipated.

Please be aware that we have a high volume of cases and need to manage inactive cases. A case is deemed inactive when no required submissions are received for a year or more. A 25% restart fee is required to reactivate a case. Cases inactive for more than 18 months may be closed and retired as incomplete.

For additional information about your application contact Connor Bailey at 303.739.7121. If at any time you have concerns about the timing or content of our reviews or any other questions, you may also call me directly at 303.739.7251.

We look forward to working with you!

Sincerely,

Brandon Cammarata
Planning Manager
City of Aurora, Planning Department

cc: Rebecca Asser Civitas
Connor Bailey, Case Manager



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Jazmine Marte, ODA
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