

Planning Division  
 15151 E. Alameda Parkway, Ste. 2300  
 Aurora, Colorado 80012  
 303.739.7250



September 19, 2019

Geoffery Babbitt  
 GB Capital LLC  
 2993 S Peoria St Suite 105  
 Aurora, CO 80014

**Re: Development Application DA-1379-26**  
 The Overlook at Sorrel Ranch – Framework Development Plan Amendment, Contextual Site Plan with Waiver and Plat  
 Location: QS:22V – Southeast Corner of S De Gaulle Street and E Ida Place  
 Case Number(s): 2001-7009-09; 2019-4017-00; 2019-3050-00

Dear Mr. Babbitt:

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

Our projected schedule is as follows:

The processing start date for this review cycle was Monday, September 16, 2019  
 The City's initial review comments on your application are due to you on Thursday, October 10, 2019.  
 Your second submission is due to us on or before Thursday, October 31, 2019.  
 Our review of your second submission is due to you Friday, November 22, 2019.  
 Your Planning Commission hearing has been tentatively scheduled for Wednesday, December 11, 2019.  
 Your City Council hearing date will be set at a future time.

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 remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained, to include checking with adjacent builders if development activity and/or sales are taking place on properties adjacent to your site.



For additional information about your application contact Dan Osoba 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 303-739-7238.

We look forward to working with you!

Sincerely,

Mindy Parnes  
Planning Manager  
City of Aurora, Planning Department

cc: Julie Gamec - THK Associates Inc 2953 S Peoria, Suite 101 Aurora, CO 80014  
Daniel Osoba, Case Manager  
Scott Campbell, Neighborhood Services  
Mark Geyer, ODA  
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