

Planning Division  
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303.739.7250



## MEMORANDUM

**To:** Referral Contacts and Neighborhood Groups  
**From:** Liz Fuselier, Planning Department Case Manager  
**Date:** February 9, 2023  
**Subject:** New Planning Department Development Application for your review

The Planning Department has received the following Development Application:

**Development Application:** DA-2241-05 | Innovus Commercial Office Building - Site Plan with Adjustment and Plat  
**Case Number(s):** 2023-6006-00; 2022-3011-03  
**Applicant's name:** Koelbel & CO  
**Site location:** Southwest Corner of E 6th Avenue and N Valdai Street  
**Processing start date:** February 6, 2023

### Application Summary:

The applicant is requesting approval of a Site Plan for a 197,1840 square-foot commercial office building with 578 surface parking spaces and a Plat for one lot on 11.27 acres. An adjustment is requested for street frontage landscape buffers.

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

<http://aurora4biz.org/developmentplanreviewpub/> The project number is: **1684670**

This website is also accessible with the following QR code:



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, February 24, 2023. This case is scheduled to be heard at a Planning Commission public hearing.

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

For further information, I can be reached at 303-739-7450 or via email at [efuselie@auroragov.org](mailto:efuselie@auroragov.org).

I look forward to hearing from you!

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