



Planning Division  
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April 18, 2024

Bryan Armstrong  
Eastridge Plaza Development, LLC  
4643 S Ulster St Ste 240  
Denver CO, 80237

**Re: Fourth Submission Review** – Eastridge Plaza - Site Plan Amendment  
Application Number: **DA-2319-00**  
Case Numbers: **1979-6008-05**

Dear Mr. Armstrong:

Thank you for your fourth submission, which we started to review on April 1, 2024. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Your estimated Administrative Decision date is set for Wednesday, May 1, 2024. Resolution of outstanding issues with Land Development Services is required after the administrative decision.

Please remember that all abutter notices must be sent, and the site notices must be posted at least 10 days prior to the decision date. These notifications are your responsibility and the lack of proper notification will cause the Administrative Decision 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.

Please coordinate with your case manager to pick up the Administrative Decision date signs.

As always, if you have any comments or concerns, please let me know. I may be reached at 303.739.7541 or [rrabbaa@auroragov.org](mailto:rrabbaa@auroragov.org).

Sincerely,

Rachid Rabbaa, Planner II  
City of Aurora Planning Department

cc: Scott Brown - Galloway and Company Inc 6162 S Willow Dr Ste 320 Greenwood Village CO 80111  
Rachid Rabbaa, Case Manager  
Cesarina Dancy, ODA  
Filed: K:\\$DA\2319-00rev4.rtf



## *Fourth Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Easement dedications and licenses have not been submitted. Land Development Service will not sign off on/approve the application until the required dedications and agreements have been submitted and finalized. (Item 11)

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions, Comments, and Concerns**

- 1A. There were no community questions, comments, or concerns received from adjacent property owners or registered neighborhood groups.
- 1B. No comments were received from outside referral agencies.

#### **2. Completeness and Clarity of the Application**

##### *Cover Sheet*

- 2A. No additional comments.

#### **3. Zoning Comments**

##### *Site Plan*

- 3A. No additional comments.

#### **4. Streets and Pedestrian Comments**

- 4A. No additional comments.

#### **5. Urban Design Comments**

- 5A. No additional comments.

#### **6. Signage & Lighting Comments**

- 6A. No additional comments.

#### **7. Landscaping Issues** (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)

- 7A. No additional comments.

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

#### **8. Civil Engineering** (Kendra Hanagami / 303-739-7295 / [khanagam@auroragov.org](mailto:khanagam@auroragov.org) / Comments in green)

- 8A. No additional comments.

#### **9. Traffic Engineering** (Carl Harline / 303-739-7584 / [charline@auroragov.org](mailto:charline@auroragov.org) / Comments in amber)

- 9A. No additional comments.

#### **10. Fire / Life Safety** (Mike Dean / 303-739-7447 / [mdean@auroragov.org](mailto:mdean@auroragov.org) / Comments in blue)

- 10A. No additional comments.

#### **11. Land Development Services - Easements** (Grace Gray / 303-739-7277 / [ggray@auroragov.org](mailto:ggray@auroragov.org) / Comments in magenta)

- 11A. Easement dedications and licenses have not been submitted.
- 11B. Land Development Service will not sign off on/approve the application until the required dedications and agreements have been submitted and finalized.