



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

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December 28, 2023

Megan Waldschmidt  
 Westside Investment Partners  
 4100 E Mississippi Ave Ste 500  
 Denver, CO 80246

**Re: Development Application DA-1435-02**  
 Crippen Property - Zoning Map Amendment And Master Plan  
 Location: QS:13T,14T – Southwest intersection of E Jewell Avenue and Gun Club Road  
 Case Number(s): 2000-2027-02; 2023-7007-00

Dear Ms. Waldschmidt:

The Planning Department has received your Development Application and assigned it to Liz Fuselier who will be your Case Manager. Liz 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 Friday, December 22, 2023  
 The City's initial review comments on your application are due to you on Monday, January 22, 2024.  
 Your second submission is due to us on or before Tuesday, February 13, 2024.  
 Our review of your second submission is due to you on Wednesday, March 6, 2024.  
 Your third submission is due to us on or before Wednesday, March 20, 2024.  
 Our review of your third submission is due to you on Wednesday, April 10, 2024.  
 Our date for an administrative decision on your application has been tentatively scheduled for Wednesday, May 1, 2024.  
 Your City Council hearing date is tentatively scheduled for Monday, June 10, 2024.

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 Liz Fuselier at 303-739-7450. 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: Grant Rotman - Westside Investment Partners  
Elizabeth Fuselier, Case Manager  
Jacob Cox, ODA  
Filed: K:\SDA\DA-1435-02app.rtf