



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

AuroraGov.org

February 13, 2025

Julie Hoebel
Groewood Community Development
7951 E Maplewood Ave Ste 100
Greenwood Village, CO 80111

Re: Development Application DA-2382-01
Groewood Stables – Site Plan and Replat
Location: QS:10C – Southeast Corner of Ironton Street and E Exposition Avenue
Case Numbers: 2025-4002-00; 2025-3008-00

Dear Julie Hoebel:

The Planning Department has received your Development Application and assigned it to Ariana Muca 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, February 10, 2025.
The City's initial review comments on your application are due to you on Friday, March 07, 2025.
Your second submission is due to us on or before Friday, March 28, 2025.
Our review of your second submission is due to you Friday, April 18, 2025.
Your Planning Commission hearing has been tentatively scheduled for Wednesday, May 14, 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 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.

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 Ariana Muca at 303.739.7259. 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: Alisah Hammett - Zipper Line Strategies
Ariana Muca, Case Manager
Brit Vigil, ODA
Filed: K:\\$DA\DA-2382-01app.rtf