



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

May 23, 2024

Dane Hill
Property Reserve Inc
51 S Main St Ste 301
Salt Lake City, Ut 84111

Re: Development Application DA-2383-00

Tributary - Master Plan with Adjustment and Zoning Map Amendments

Location: QS:06V,06W,06X,06Y,05X,05W,04Y,03Y Generally bounded by De Gaulle Street to the west, 6th Avenue to the south, Trussville Street to the east, and 26th Avenue to the north, with some properties excluded
Case Number(s): 2024-7002-00; 2001-2005-02; 2001-2005-03; 2001-2005-04; 2001-2005-05

Dear Mr. Hill:

The Planning Department has received your Development Application and assigned it to Sarah Wile who will be your Case Manager. Sarah 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, May 20, 2024

The City's initial review comments on your application are due to you on Monday, June 24, 2024.

Your second submission is due to us on or before Tuesday, July 23, 2024.

Our review of your second submission is due to you on Tuesday, August 20, 2024.

Your third submission is due to us on or before Wednesday, September 18, 2024.

Our review of your third submission is due to you on Wednesday, October 16, 2024.

Your Planning Commission hearing has been tentatively scheduled for Wednesday, November 13, 2024.

Your City Council hearing date is tentatively scheduled for Monday, December 2, 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 Sarah Wile at 303-739-7857. 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: Elyse Applegate - Norris Design 1101 Bannock Street Denver, Co 80204
Sarah Wile, Case Manager
Jacob Cox, ODA
Filed: K:\\$DA\DA-2383-00app.rtf