



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

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August 17, 2023

Bill Pyle
 ERC Management
 9150 Commerce Center Circle Unit 135
 Highlands Ranch, CO 80129

Re: Development Application DA-1077-02
 I-225 & Mississippi Drive-Thru Coffee Shop - Conditional Use and Site Plan
 Location: QS: 11F Southwest Corner of East Mississippi Avenue and I-225
 Case Number(s): 2023-6041-00; 2023-6041-01

Dear Mr. Pyle:

The Planning Department has received your Development Application and assigned it to Benjamin Bravenec who will be your Case Manager. Ben 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, August 14, 2023.
 The City's initial review comments on your application are due to you on Friday, September 08, 2023.
 Your second submission is due to us on or before Friday, September 29, 2023.
 Our review of your second submission is due to you Friday, October 20, 2023.
 Your Planning Commission hearing has been tentatively scheduled for Wednesday, November 08, 2023.

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 Benjamin Bravenec at (303)739-7220. 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: Jon Spencer - Sterling Design Associates LLC 2009 W Littleton Blvd #300 Littleton, CO 80120
 Benjamin Bravenec, Case Manager
 Jacob Cox, ODA
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