



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

AuroraGov.org

May 15, 2025

James Spehalski
Melcor/TC Aurora LLC
9750 W Cambridge Pl
Littleton, CO 80127

Re: Development Application DA-1925-18

Harmony Alameda And Exposition Improvements - Infrastructure Site Plan

Location: QS:09AA,09AB – Alameda Avenue and Exposition Avenue between Monaghan Road and Hayesmount Road

Case Number(s): 2025-6020-00

Dear James Spehalski:

The Planning Department has received your Development Application and assigned it to Erik Gates 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, May 12, 2025.

The City's initial review comments on your application are due to you on Friday, June 06, 2025.

Your second submission is due to us on or before Monday, June 30, 2025.

Our review of your second submission is due to you on Tuesday, July 22, 2025.

Our date for an administrative decision on your application has been tentatively scheduled for Wednesday, August 6, 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 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 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: Daniel Osmulski - Westwood Professional Services (cvl) 10333 E Dry Creek Rd Suite 400 Englewood CO 80112
Erik Gates, Case Manager
Brit Vigil, ODA
Filed: K:\\$DA\DA-1925-18app.rtf