



15151 E. Alameda Parkway, Ste. 5900  
Aurora, Colorado 80012  
303.739.7010

*AuroraGov.org*

June 27, 2024

Maxwell Blair  
GMT Exploration Company LLC  
4949 S Niagara, Suite 250  
Denver, CO 80237

**Re: Development Application: DA-2371-01**

Invicta 3-65-28 Phase II - Site Plan

Location: QS:01Y - Southwest of E 38th Parkway and Monaghan Road 27300 E 38th Pkwy

Case Number(s): 2023-6050-01

Dear Mr. Blair:

The Planning Department has received your Development Application and assigned it to Maria L. Alvarez 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, June 24, 2024

The City's initial review comments on your application are due to you on Friday, July 19, 2024.

Your second submission is due to us on or before Friday, August 09, 2024.

Our review of your second submission is due to you Friday, August 30, 2024.

Our date for an administrative decision on your application has been tentatively scheduled for Wednesday, September 18, 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 Maria L. Alvarez at 303-739-6824. 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 303-739-7676.

We look forward to working with you!

Sincerely,

Jeffrey S. Moore, P.G.  
Energy & Environment Division Manager  
City of Aurora, Planning Department

cc: Andrea Gross - Upstream Petroleum Management Inc 6494 S Quebec St Centennial Co 80112  
Carl Carlson - Uintah Engineering & Land Surveying 85 South 200 East Vernal, UT 84078  
Maria L. Alvarez, Case Manager  
Scott Campbell, Neighborhood Services  
Lorianne Thennes, ODA  
Filed: K:\SDA\DA-2371-01app.rtf