



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

May 30, 2024

Kortney Pedigo  
McDonald's Corporation  
C/O Strategic Land  
2595 Ponderosa Rd  
Franktown, CO 80116

**Re: Development Application DA-2338-03**  
McDonald's at Eagle Ridge - Conditional Use and Site Plan  
Location: QS: 07R Southwest Corner of Picadilly Road and E Stephen D Hogan Parkway  
Case Number(s): 2024-6021-00 2024-6021-01

Dear Kortney Pedigo:

The Planning Department has received your Development Application and assigned it to Ariana Muca who will be your Case Manager. Ariana 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 Friday, May 24, 2024.  
The City's initial review comments on your application are due to you on Friday, June 21, 2024.  
Your second submission is due to us on or before Monday, July 15, 2024.  
Our review of your second submission is due to you Monday, August 05, 2024.  
Your Planning Commission hearing has been tentatively scheduled for Wednesday, August 28, 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 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,

A handwritten signature in black ink, appearing to read "Brandon Cammarata".

Brandon Cammarata  
Planning Manager  
City of Aurora, Planning Department



cc: Robert Palmer - Strategic Land Solutions, Inc. 2595 Ponderosa Road Franktown, CO 80116  
Ariana Muca, Case Manager  
Jacob Cox, ODA  
Filed: K:\SDA\DA-2338-03app.rtf