



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250

Worth Discovering • auroragov.org

July 12, 2018

Megan Waldschmidt
Sebastian Partners
1112 Montana Ave, Suite 165
Santa Monica, CA 90403

Re: Development Application DA-2121-00
Hilltop/Avelon - Comp Plan Amendment, Rezone and Framework Development Plan
Location: QS:94S - SE Corner of Picadilly Road and E 64th Avenue
Case Number(s): 2018-1002-00; 2018-2006-00; 2018-7004-00

Dear Ms. Waldschmidt:

The Planning Department has received your Development Application and assigned it to Brenden Paradies 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 tentative schedule is as follows:

The processing start date for this review cycle was Monday, July 9, 2018
The City's initial review comments on your application are due to you on Thursday, August 2, 2018.
Your second submission is due to us on or before Thursday, August 23, 2018.
Our review of your second submission is due to you Friday, September 14, 2018.
Your third submission is due to us on or before Friday, September 28, 2018.
Our review of your third submission is due to you Friday, October 19, 2018.
Our date for an administrative decision on your application has been tentatively scheduled for Wednesday, November 7, 2018.
Your Planning Commission hearing has been tentatively scheduled for Wednesday, November 28, 2018.
Your City Council hearing date is tentatively scheduled for Monday, December 17, 2018.

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. Also note, there is an on-going land use analysis of this northeast portion of Aurora that will inform staff recommendations regarding rezone requests. 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.

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 Brenden Paradies at 303-739-7266. 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 303-739-7238.

We look forward to working with you!

Sincerely,

Mindy Parnes

Planning Manager

City of Aurora, Planning Department

cc: Michael Graham - Sebastian Partners LLC, 1112 Montana Ave Suite 165 Santa Monica CA 90403
Brenden Paradies, Case Manager
Susan Barkman, Neighborhood Services
Mark Geyer, ODA
Filed: K:\SDA\2121-00app.rtf