



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

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March 17, 2020

Phillip Ruschmeyer  
Ruschmeyer Corporation  
1999 N. Broadway Ste. #500  
Denver, CO 80202

**Re: Initial Submittal Review -**  
Application Number – DA-2225-00  
Case Numbers: 2020-2001-00

Dear Mr. Ruschmeyer:

Thank you for your initial submission, which we started to process on Monday, February 24, 2020. We reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since no major comments were received, you do not need to make another submission. Your estimated Planning Commission hearing date is still set for Wednesday, April 8, 2020.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7186.

Sincerely,

Stephen Rodriguez, Planning Supervisor  
City of Aurora Planning Department

cc: David Ray – Ruschmeyer Corporation - 1999 N Broadway Ste. 500, Denver, CO 80202  
Meg Allen, Neighborhood Services  
Jacob Cox, ODA  
Filed: K:\\$DA\2225-00rev1.rtf



## *Initial Submittal Review*

### **PLANNING DEPARTMENT COMMENTS**

Stephen Rodriguez / 303-739-7186 / [srodrigu@auroragov.org](mailto:srodrigu@auroragov.org) / Comments in teal

#### **1. Community Questions, Comments and Concerns**

1A. Referrals were sent to adjacent property owners and registered neighborhood organizations. No comments were received regarding the project referral.

#### **2. Zoning and Land Use Comments**

2A. Advisory comment - Any future development subsequent to the rezoning will require a preliminary plat, master plan, final plat and site plan(s). Please schedule a pre-application meeting at the time you decide to develop the subject property.

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

#### **3. Civil Engineering** (Kristen Tanabe / 303-739-7512 / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / Comments in green)

3A. No comments.

#### **4. Traffic Engineering** (Brianna Medema / 303-739-7336 / [bmedema@auroragov.org](mailto:bmedema@auroragov.org) / Comments in orange)

4A. No comments received.

#### **5. Fire / Life Safety** (Mark Apodaca / 303-739-7371 / [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / Comments in blue)

5A. No comments.

#### **6. Aurora Water** (Ryan Tigera/ 303-739- / [efrancis@auroragov.org](mailto:efrancis@auroragov.org) / Comments in red)

6A. No comments.

#### **7. Parks** (Curtis Bish / 303-739-7154 / [cricciar@auroragov.org](mailto:cricciar@auroragov.org) / comments in purple)

7A. No comments.