



Planning Division  
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## MEMORANDUM

**To:** Referral Contacts and Neighborhood Groups  
**From:** Michelle Montenegro, Planning Department Case Manager  
**Date:** January 26, 2017  
**Subject:** New Planning Department Development Application for your review

The Planning Department has received the following Development Application:

**Development Application:** DA-2069-00 Iliff Lounge at La Ventana Plaza – Conditional Use  
**Case Number:** 2017-6002-00  
**Applicant's name:** Iliff Lounge  
**Site location:** Northeast Corner of S Parker Road and E Iliff Avenue  
**Processing start date:** **January 23, 2017**

### Application Summary:

The applicant is requesting approval of a Conditional Use for a tavern in a B-1 zone district.

Please review the materials that are provided on the following website:  
<http://aurora4biz.org/developmentplanreviewpub/> The project number is: **1168362**

On the above noted website there is a Comments Tab where you may enter your comments and or concerns. Comments and or concerns should be made no later than Friday, February 9, 2017. This case will be heard at a Planning Commission public hearing.

Tracking information about the processing of the application will also be found on the website listed above throughout the review process.

For further information, I can be reached at 303-739-7112 or via e-mail at [mmontene@auroragov.org](mailto:mmontene@auroragov.org).

I look forward to hearing from you!

## **Criteria for Approval of Conditional Uses Section 402(c)(1 thru 8)**

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**The following criteria shall be applied in reviewing each application:**

- 1. The compatibility of the proposed use with existing and planned uses on abutting properties;**
- 2. Any increase in density or intensity of the proposed use that will affect the compatibility of the use with existing and planned uses in the surrounding area;**
- 3. The proposed use will not change the predominant character of the surrounding area;**
- 4. The ability to mitigate adverse and undesirable impacts to the surrounding area, including but not limited to visual impacts, air emissions, noise, vibrations, glare, heat odors, water pollution, electromagnetic interference, and other nuisance effects;**
- 5. Amount of traffic generated and capacity and design of roadways to handle anticipated traffic;**
- 6. The effect on infrastructure including water, wastewater, stormwater, utilities, and streets;**
- 7. The incorporation and integration of architectural and landscape features to mitigate impacts from the proposed use;**
- 8. The city council, planning commission, or planning director are authorized to consider the past performance of an applicant in their consideration of any conditional use. The planning commission, city council, or planning director may use as a basis for denial whether the applicant or developer is determined to be in violation of any requirements, conditions, or representations on a prior development.**

RICHARD VEGA BERKSHIRE VILLAGE HOA 3124 S PARKER ROAD, UNIT A-2, BOX 161 AURORA CO 80014	12	SUSAN HORTON SHORES HOA, THE 27 INVERNESS DRIVE EAST ENGLEWOOD CO 80112	19	LORI FLANAGAN HAVANA HEIGHTS 2047 S IRONTON CT AURORA CO 80014	25
FRANK SCARDINA COUNTRY GREEN TOWNHOMES 2280 S OAKLAND WAY AURORA CO 80014	27	MATHEW MENDISCO DAM WEST HOMEOWNERS ASSOCIATION 8390 E CRESCENT PARKWAY, STE 500 GREENWOOD VILLAGE CO 80111	33	VIRGINIA JOHNSON CPMG RAINTREE EAST 2620 S PARKER RD #105 AURORA CO 80014	37
TRUE MORGAN EASTRIDGE CIVIC ASSOCIATION 2662 S KINGSTON CT AURORA CO 80014	50	NOT REGISTERED CHELSEA HILLS HOA	80	ARNIE SCHULTZ Village East Neighborhood Association 1137 S OAKLAND AURORA CO 80012	86
NOT REGISTERED TYNDALL GREEN	93	MANAGEMENT & MAINTENANCE INC. LITTLE TURTLE 7803 E HARVARD AVE DENVER CO 80231	118	NOT REGISTERED VILLAGE EAST SOUTH	124
JANE DEACON PEORIA PARK CIVIC ASSN 11712 E ADRIATIC PLACE AURORA CO 80014	141	MORT STEIN RODEO DRIVE HOA 11165 E BALTIC DR AURORA CO 80014	143	NOT REGISTERED LITTLEHORN NBHD ASSOC	150
PAUL TILLIER FOUNTAIN SIDE HOA 2255 S KENTON STREET AURORA CO 80014	210	NOT REGISTERED VILLAGE KNOLLS ENCLAVE HOA INC	222	SHIRLEY SCOTT TYNDALL GREEN II HOA 9995 E HAWAII PL DENVER CO 80247	234
NOT REGISTERED BUCKINGHAM STATION APARTMENTS	242	NOT REGISTERED PARKER TRIANGLE	257	LEAH KEY SHADOWBROOK CONDOS 2280 S OSWEGO WAY AURORA CO 80014	269
BRITTANY BULL PINNACLE RANCH HOA 27 INVERNESS DRIVE EAST ENGLEWOOD CO 80112	289	NOT REGISTERED STONE CREEK VILLAS	294	NOT REGISTERED WATERFORD PLACE OWNERS ASSOC	298
NOT REGISTERED SULLIVAN/EASTRIDGE DESIGN BOARD	322	NOT REGISTERED COLORADO CHRISTIAN FELLOWSHIP	352		