



Planning Division
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MEMORANDUM

To: Referral Contacts and Neighborhood Groups
From: Sara Ullman, Planning Department Case Manager
Date: January 25, 2018
Subject: New Planning Department Development Application for your review

The Planning Department has received the following Development Application:

Development Application: DA-1216-21 Gartrell Crossing at Saddle Rock East – Conditional Use
Case Number: 2010-6006-01
Applicant's name: Kritek
Site location: Northwest Corner of Gartrell Road at Dry Creek Road
Processing start date: **January 22, 2018**

Application Summary:

The applicant is requesting approval of a Conditional Use for 24-hour operations adjacent to residential for an existing 7-Eleven convenience store.

Please review the materials that are provided on the following website:

<http://aurora4biz.org/developmentplanreviewpub/> The project number is: **1259498**

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, 2018. 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 303-739-7249 or via e-mail at sullman@auroragov.org.

I look forward to hearing from you!

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

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.**

NOT REGISTERED ARAPAHOE MEADOWS 2ND FILING	45	MIKE MCDOWELL TRAVOIS HOA 8235 S IRELAND WAY AURORA CO 80016	195	NOT REGISTERED ARAPAHOE HEIGHTS	203
NOT REGISTERED ARAPAHOE MEADOWS 1ST FILING	204	STEVE HUNGERFORD HERITAGE EAGLE BEND 7899 S ZANTE COURT AURORA CO 80016	300	NOT REGISTERED COTTAGES AT SADDLEROCK	303
BRENDA TATE SADDLE ROCK NORTH 6892 S YOSEMITE CT, SUITE 2-101 CENTENNIAL CO 80112	314	NOT REGISTERED PANORAMA POINTE NBHD ASSOC	328	ACCORD PROPERTY MANAGEMENT MOON SHADOW CONDO ASSOC 3033 S PARKER RD STE#320 AURORA CO 80014	332
NOT REGISTERED THE FALLS AT SADDLE ROCK	335	LINDA O'DAY STAR PASS AT SADDLE ROCK 1313 W 121ST AVENUE WESTMINSTER, CO 80234	336	ROBERT LUND TALLYN'S REACH 7539 SOUTH GOLD BUG COURT AURORA CO 80016	339
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MARIA CASTUERA CREEKSIDE AT SADDLE ROCK 7430 E CALEY AVENUE STE 120E CENTENNIAL CO 80111	403				