



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

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March 17, 2022

Todd Johnson
Urban Cottages, LLC
4601 DTC Boulevard, Suite 525
Denver, CO 80237

Re: Development Application DA-2309-00
Urban Cottages Jewell - Zoning Map Amendment, Site Plan and Plat
Location: QS:13C – South of the intersection of E Jewell Avenue and S Joliet Street
Case Number(s): 1984-2057-02; 2022-4026-00; 2022-3022-00

Dear Mr. Johnson:

The Planning Department has received your Development Application and assigned it to Dan Osoba who will be your Case Manager. Dan will be responsible for processing the application and guiding it through the Planning Department's review process.

Our projected schedule is as follows:

The processing start date for this review cycle was Monday, March 14, 2022
The City's initial review comments on your application are due to you on Thursday, April 7, 2022.
Your second submission is due to us on or before Thursday, April 28, 2022.
Our review of your second submission is due to you Thursday, May 19, 2022.
Your Planning Commission hearing has been tentatively scheduled for Wednesday, June 8, 2022.
Your City Council hearing date is tentatively scheduled for Monday, June 27, 2022.

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 Dan Osoba at 303-739-7121. 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,

Brandon Cammarata
Planning Manager
City of Aurora, Planning Department

cc: Al Cunningham - PCS Group Inc. 200 Kalamath St Denver, CO 80223
Dan Osoba, Case Manager
Scott Campbell, Neighborhood Services
Brit Vigil, ODA
Filed: K:\SDA\2309-00app.rtf