



Planning Division
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MEMORANDUM

To: Referral Contacts and Neighborhood Groups
From: Sarah Wile, Planning Department Case Manager
Date: April 21, 2022
Subject: New Planning Department Development Application for your review

The Planning Department has received the following Development Application:

Development Application: DA-2029-02 Elmira North - Site Plan and Replat
Case Number(s): 2017-6009-01; 2022-3026-00
Applicant's name: Paradigm Systems, Inc
Site location: Northwest Corner of 25th Avenue and Elmira Street
Processing start date: **April 18, 2022**

Application Summary:

The applicant is requesting approval of a Site Plan to construct a 3-story, 12,700 square-foot mixed-use building with office space on the first and second floors and one residence on the third floor. This is designated as Phase 2 on the 25th and Elmira Redevelopment Site Plan. They are also seeking approval for a Replat to create two lots on 0.84 acres.

Please review the materials that are provided on the following website:
<http://aurora4biz.org/developmentplanreviewpub/> The project number is: **1616159**

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, May 6, 2022. 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 303-739-7857 or via e-mail at swile@auroragov.org.

I look forward to hearing from you!