

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



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January 17, 2019

Jed Momot
Northpoint Development LLC
4825 NW 41st Street Suite 500
Riverside, MO 64150

Re: Development Application DA-2170-00
Stafford Logistics Center - FDP with Waivers and Rezonings
Location: QS:05R,06Q – South and West of the intersection of Colfax Avenue and Picadilly Road
Case Numbers: 2019-7001-00; 2019-2001-00; 2019-2001-01

Dear Mr. Momot:

The Planning Department has received your Development Application and assigned it to Stephen Rodriguez who will be your Case Manager. Stephen 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, January 14, 2019
The City's initial review comments on your application are due to you on Friday, February 8, 2019.
Your second submission is due to us on or before Monday, March 4, 2019.
Our review of your second submission is due to you Monday, March 25, 2019.
Your third submission is due to us on or before Monday, April 8, 2019.
Our review of your third submission is due to you Monday, April 29, 2019.
Our date for an administrative decision on your application has been tentatively scheduled for Wednesday, May 15, 2019.
Your Planning Commission hearing has been tentatively scheduled for Wednesday, June 12, 2019.
Your City Council hearing date is tentatively scheduled for Monday, July 15, 2019

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 Stephen Rodriguez at 303- 739-7186. 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 303 739-7238.

We look forward to working with you!

Sincerely,

Mindy Parnes
Planning Manager
City of Aurora, Planning Department

cc: Patrick Gunn - Ware Malcomb 990 S Broadway, Suite 230 Denver, CO 80209
Stephen Rodriguez, Case Manager
Susan Barkman, Neighborhood Services
Jacob Cox, ODA
Filed: K:\\$DA\2170-00app.rtf