



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

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MEMORANDUM

To: Referral Contacts and Neighborhood Groups
From: Sarah Wieder, Planning Department Case Manager
Date: October 13, 2016
Subject: New Planning Department Development Application for your review

The Planning Department has received the following Development Application:

Development Application: DA-2027-02 Trolley Station - Plat
Case Number: 2016-3039-00;
Applicant's name: CCBB Land LLC
Site location: NW Corner of Colfax Avenue and Airport Boulevard
Processing start date: **October 10, 2016**

Application Summary:

The applicant is requesting approval of a Plat for the retail/mixed-use portion of the Trolley Station Master Plan.

Please review the materials that are provided on the following website:
<http://aurora4biz.org/developmentplanreviewpub/> The project number is: **1145862**

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, October 28, 2016. This case is scheduled to be processed administratively, without 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 swieder@auroragov.org.

I look forward to hearing from you!

**Approval Criteria for
Subdivision Plat
Section 147-12(e)(1 thru 6)**

The Subdivision and Review Committee shall approve a subdivision plat if they find that the plat;

- 1) is consistent with the Comprehensive Plan and all other adopted plans and policies of the City Council;
- 2) is consistent with all approved plans for the site, including without limitation and general development plan, preliminary development plan, framework development plan, or site plan that has been approved in accordance with previously approved plans;
- 3) complies with the standards of the Subdivision Ordinance;
- 4) complies with the standards of the Zoning Ordinance; and
- 5) complies with all other applicable City regulations, subdivision plat checklist, standards and administrative procedures, including without limitation any requirements for the submission of a preliminary drainage report pursuant to Sec. 138-367(3).
- 6) Will not result in new burdens on the city's existing public facilities and services. If new burdens would occur, the development shall be responsible for mitigating such impacts through compliance with standards adopted by the city council. The standards will include fees calculated and imposed to provide adequate public facilities and services based upon objective criteria.

Subdivision plat applications that do not satisfy the review and approval criteria of this subsection shall be denied.

TROLLEY STATION - PLAT | App Accepted | 1145862

Property Owner List

First Name	Last Name	Business/Org	Property Address	Mailing Address
PROPERTY	OWNER	PUBLIC SERVICE COMPANY OF COLORADO	1595 NORFOLK STREET AURORA CO 80017	PO BOX 1979 DENVER CO 80201-1979
JOSE LUIS	CASTANEDA	PROPERTY OWNER	1711 NORFOLK STREET A AURORA CO 80011	1973 BISCAY STREET AURORA CO 80011-5219
AH	WIN	PROPERTY OWNER	1711 NORFOLK STREET B AURORA CO 80011-4800	1711 NORFOLD STREET UNIT B AURORA CO 80011-4800
JERALD	MASON	PROPERTY OWNER	1711 NORFOLK STREET C AURORA CO 80011	10336 E. FORD PLACE DENVER CO 80247
PROPERTY	OWNER	KONG CLAN COMPANY, LLC	1711 NORFOLK STREET D AURORA CO 80011	10553 SERENGETI DRIVE LITTLETON CO 80124-9521
KEITH	OHLANDER	PROPERTY OWNER	1731 NORFOLK STREET A AURORA CO 80011	1731 NORFOLK STREET A AURORA CO 80011
SUNDAR	VISWANATHAN	PROPERTY OWNER	1731 NORFOLK STREET B AURORA CO 80011	597 PLAINVIEW ROAD PLAINVIEW NY 11803
JUSTIN	LUTZ	PROPERTY OWNER	1731 NORFOLK STREET C AURORA CO 80011-4814	1731 NORFOLK STREET C AURORA CO 80011-4814
KRISTINA	ANDKROAH	PROPERTY OWNER	1731 NORFOLK STREET C AURORA CO 80011-4814	1731 NORFOLK STREET C AURORA CO 80011-4814
VICHARA	KYUON	PROPERTY OWNER	1731 NORFOLK STREET D AURORA CO 80011	4956 PERTH STREET DENVER CO 80249-8217
PROPERTY	OWNER	KONG CLAN COMPANY LLC	1751 NORFOLK STREET A AURORA CO 80011	1590 S. BIRCH STREET DENVER CO 80222-3712
LOREN	ROBINSON	PROPERTY OWNER	1751 NORFOLK STREET B AURORA CO 80011	5451 SOUTH JASPER WAY CENTENNIAL CO 80015-4225
JOSE	BACA	PROPERTY OWNER	1751 NORFOLK STREET C AURORA CO 80011	1416 GALENA STREET AURORA CO 80010-3324
SUN	IMWALLE	PROPERTY OWNER	1751 NORFOLK STREET D AURORA CO 80011-4813	1751 NORFOLK STREET D AURORA CO 80011-4813
DEBORA	ENNIS	PROPERTY OWNER	1771 NORFOLK STREET B AURORA CO 80011-4816	1771 NORFOLK STREET B AURORA CO 80011-4816
MARI	NUNEZ	PROPERTY OWNER	1771 NORFOLK STREET C AURORA CO 80011	1292 HAVNA STREET AURORA CO 80010
ESSEX AND CAROL	WHITE	PROPERTY OWNER	1791 NORFOLK STREET A AURORA CO 80011	13150 E. 48TH AVE DENVER CO 80239
ODELL AND GLENDA	BARRY	PROPERTY OWNER	1791 NORFOLK STREET B AURORA CO 80011	2561 RANCH RESERVE RIDGE WESTMINSTER CO 80234
TOBIN MARION LIVING TRUST	DTD 8.18.2004	PROPERTY OWNER	1791 NORFOLK STREET C AURORA CO 80011	2995 S. MOBILE WAY AURORA CO 80013-1927
SELENE	TORRES	PROPERTY OWNER	1791 NORFOLK STREET D AURORA CO 80011	4312 CATHAY STREET DENVER CO 80249-6507
PROPERTY	OWNER	LAREDO LATITUDE AURORA, LLC	16130 E. 17TH PL AURORA CO 80011	350 S. BEVERLY DRIVE SUITE 300 BEVERLY HILLS CA 90212-4816
PROPERTY	OWNER	CITY OF AURORA	16499 E. 18TH PL AURORA CO 80011	15151 EAST ALAMEDA PARKWAY SUITE 3200 AURORA CO 80012

PROPERTY	OWNER	CITY OF AURORA	16681 E. COLFAX AVENUE AURORA CO 80011	15151 EAST ALAMEDA PARKWAY SUITE 3200 AURORA CO 80012
PROPERTY	OWNER	CITY OF AURORA	16901 E. COLFAX AVENUE AURORA CO 80011	15151 EAST ALAMEDA PARKWAY SUITE 3200 AURORA CO 80012
PROPERTY	OWNER	AIRPORTY COLFAX LLC	16800 E. COLFAX AVENUE AURORA CO 80011	7343 S. ALTON WAY SUITE 100 ENGLEWOOD CO 80112-2343
PROPERTY	OWNER	MNM LLC	1470 AIRPORT BLVD. AURORA CO 80011-7721	1470 AIRPORT BLVD. AURORA CO 80011-7721
MIRANDA	VAZQUEZ	PROPERTY OWNER	16475 E. COLFAX AVENUE AURORA CO 80011	1690 ARGONNE STREET AURORA CO 80011-5285
EDUARDO AND MARIN	LUZ	PROPERTY OWNER	16475 E. COLFAX AVENUE AURORA CO 80011	1690 ARGONNE STREET AURORA CO 80011-5285
PROPERTY	OWNER	16400 E. COLFAX SP LLC	16400 E. COLFAX AVENUE AURORA CO 80011	PO BOX 2034 SANTA MONICA CA 90406
DEREK	CHOU TSE SHIEN	PROPERTY OWNER	1771 NORFOLK STREET D AURORA CO 80011	7721 E. EASTER PL CENTENNIAL CO 80112-1735
JOSE	SANTIAGO	PROPERTY OWNER	1771 NORFOLK STREET A AURORA CO 80011	1771 NORFOLK STREET A AURORA CO 80011
AIRPORT	COLFAX, LLC	PROPERTY OWNER	1975-05-1-17-002 PARCEL NUMBER AURORA CO 80011	7343 S. ALTON WAY SUITE 100 ENGLEWOOD CO 80112-2342
AIRPORT	COLFAX, LLC	PROPERTY OWNER	1975-05-1-17-028 PARCEL NUMBER AURORA CO 80011	7343 S. ALTON WAY SUITE 100 ENGLEWOOD CO 80112-2342
AIRPORT	COLFAX, LLC	PROPERTY OWNER	1975-05-1-01-014 PARCEL NUMBER AURORA CO 80011	7343 S. ALTON WAY SUITE 100 ENGLEWOOD CO 80112-

TIM GREEN KIRKEGAARD ACRES 17701 E 14TH DR AURORA CO 80011	4	SHERRY STUMBAUGH NORFOLK GLEN 15804 E 17TH PL AURORA CO 80011	13	KATHRYN MCNALLY CHAMBERS HEIGHTS NEIGH ASSOC 1026 FRASER ST AURORA CO 80011	23
DIANE BRAKE SABLE ALTURA CHAMBERS NBHD 3090 S. DAHLIA ST. DENVER, CO 80222-7331	56	DUANE SENN LAREDO/HIGHLINE 16732 E 8TH AVE AURORA CO 80011	67	NOT REGISTERED FRIENDLY VILLAGE OF AURORA	75
HEATHER KERWIN BERKSHIRE PLACE CONDOS 15703 E 13TH PLACE AURORA CO 80011	114	NOT REGISTERED AURORA GATEWAY PARK BUSINESS ASSOC	226	NOT REGISTERED SUNLITE HOA	232
ACCU INC LAREDO LANDING 2140 S HOLLY ST DENVER CO 80222	286	KATRINA PACHECO NORFOLK VILLAGE TH & NORFOLK PLACE OWNERS ASSOC 1313 W 121ST AVE WESTMINSTER CO 80234	333	BETH WAGONER COTTAGE GROVE HOMEOWNERS ASSOC 1224 WADSWORTH BLVD LAKEWOOD CO 80214	411