

June 19, 2017

Mr. Jonathan Woodward
Planner II
City of Aurora
15151 East Alameda Parkway, 2nd Fl
Aurora, Colorado 80011

Re: 15900 E. 6th Avenue, Aurora Centretech Park Subdivision

Dear Mr. Woodward:

As the owner of Lots 1 and 2, Block 1 Aurora Centretech Park Subdivision Filing No. 12, we have submitted all required documents and fees to the City of Aurora to request City approval of our application for a minor subdivision re-plat. My application to redefine the existing Lot 1 and Lot 2 lot property lines will more accurately reflect the true physical conditions currently in place at 15900 East 6th Avenue.

The minor subdivision amendment will maintain two separate parcels (Lot 1 and Lot 2) but will change the location of the current lot lines.

During a Pre-application meeting held on June 23, 2016 with City of Aurora, City staff requested that the lot lines for Lots 1 and 2 be amended through a formal subdivision re-plat application to remove current ambiguity/conflicts associated with the recorded subdivision. In addition to clearing-up current subdivision issues we are hoping to create two separate legal parcels that may either be developed, or sold separately at a later date.

Following City approval, Lot 1 will contain the current improved property and Lot 2 will represent the vacant easterly lot that is currently unused.

I am asking for City of Aurora approval of our application for this minor subdivision re-plat. If you should have any questions, or need additional information, please contact David Dornbos at (303) 550-0095.

Sincerely,

Cutberto Hernandez
JD Auto Repairs, LLC
(303) 601-6460