



Planning Division
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MEMORANDUM

To: Referral Contacts and Neighborhood Groups
From: Sarah Wieder, Planning Department Case Manager
Date: August 9, 2018
Subject: New Planning Department Development Application for your review

The Planning Department has received the following Development Application:

Development Application: DA-1279-45 Beauty Supply Center - Subdivision Plat
Case Number: 2018-3040-00
Applicant's name: LSJ Investment, LLC
Site location: South of Colfax Avenue approximately 400 feet west of Oswego Street
Processing start date: **August 6, 2018**

Application Summary:

The applicant is requesting approval of a Subdivision Plat for one lot on 0.53 acres.

Please review the materials that are provided on the following website:
<http://aurora4biz.org/developmentplanreviewpub/> The project number is: **1307570**

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, August 24, 2018. This case is scheduled to be processed administratively, without a 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.

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NOT REGISTERED MACON MOLINE PARTNERSHIP	99	KATE TAUER HIGHLAND PARK EAST 481 OAKLAND ST AURORA CO 80010	140	TRACY WEIL THE AURORA ARTS DISTRICT 1400 DALLAS STREET AURORA CO 80010	401