



Planning Division
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MEMORANDUM

To: Referral Contacts and Neighborhood Groups
From: Brandon Cammarata, Planning Department Case Manager
Date: February 15, 2018
Subject: New Planning Department Development Application for your review

The Planning Department has received the following Development Application:

Development Application: DA-1233-35
Case Numbers: 2018-3008
Applicant's name: Trammell Crow Company
Site location: Southwest Corner of 22nd Avenue and Uvalda Street
Processing start date: February 12, 2018

Application Summary:

The applicant is requesting approval of a Replat for one lot on approximately 5.9 acres to include the proposed dedication and realignment of 21st Avenue.

Please review the materials that are provided on the following website:

<http://aurora4biz.org/developmentplanreviewpub/> The project number is: **1257994**

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, March 2, 2018. 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 303-739-7251 or via e-mail at bcammara@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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KURT PATTON HOFFMAN/JEWELL HEIGHT NEIGH ASSOC 1265 SCRANTON STREET AURORA CO 80011	6	SUZY CRESS MORRIS HEIGHTS IMPROVEMENT ASSOC 3175 VAUGHN ST AURORA CO 80011	26	DIANE BRAKE SABLE ALTURA CHAMBERS NBHD 3090 S. DAHLIA ST. DENVER, CO 80222-7331	56
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