



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 22<sup>nd</sup> 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 21<sup>st</sup> 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](mailto:bcammara@auroragov.org)

I look forward to hearing from you!

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

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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.

NADINE CALDWELL NORTHWEST AURORA NBHD ORGANIZATION 2065 FLORENCE ST AURORA CO 80010	2	NOT REGISTERED HILLCREST VILLAGE	3	YVES GENTY DEL MAR NEIGHBORHOODS UNITED 10162 E7TH AVENUE AURORA CO 80010	5
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
NOT REGISTERED THE MEADOWS	90	LUZ GALICIA DENVER MEADOWS -VECINOS UNIDOS 2075 N POTOMAC ST LOT 88 AURORA CO 80011	415		