



Planning and Development Services Department  
15151 E Alameda Pkwy, 2nd Floor  
Aurora, Colorado 80012  
(303) 739-7250

Case Mgr PK  
Case Number 2013-7001-02  
Quarter Section 081, 082, 091, 092, 09A, 09AB, 101  
Row ID 1162769

## MINOR AMENDMENT APPLICATION FORM

Available online at [www.aurora.gov](http://www.aurora.gov) > Departments > Planning Department > Application Forms & Instructions: Last revised on: **01-08-2015**

### Applicant Information

Enter information for the person who will answer any questions regarding the application.

Name Marathon Land Company (James) Spehalski  
Address 9750 W. Cambridge Place  
Littleton, CO 80127  
Phone 303-920-9400 Fax N/A  
Email jspahalski@marathonlc.com

### Property Owner

Enter information for the entity or person who is listed with the county as the owner of record.

Name Melcor TC Aurora LLC  
Address 6930 E. Chauncey Lane, Suite 135  
Phoenix, AZ 85054  
Phone 480-699-4687 Fax N/A  
Email gmeltzer@melcor.ca

### Type of Application

- ☐ Site Plan Amendment ☐ Site Plan Amend & Extend  
☐ Redevelopment Plan ☐ New House Model  
☐ Parking Plan ☐ Subdivision Plat Amendment  
☒ Other: FDP Minor Amendment

### Property Information

Address 1st Ave. East of Pawhatan  
Existing Use Agriculture

### Proposed Changes

Changes in the allocation of residential units between different planning areas (PA's)

### Submittal Materials

Three copies collated and folded down to 8 1/2" x 11" are required. All plans should show redline changes to scale on existing drawings obtained from the Planning Department.

- ☐ Site Plan ☐ Building Elevation(s)  
☐ Landscape Plan ☐ Detail Drawing(s)  
☐ Color Photographs ☒ FDP Land Use Map and Matrix  
☐ Copy of Current Business License

### Property Owner's Signature

If a Minor Amendment is approved, I agree to amend the original Site Plan Map or provide a new Map to reflect the approved changes within 30 days of the approval date. An original signature is required.

Property Owner's Signature [Signature]

Date 9/19/16

**Notice to Applicants:** Use this form to apply for Minor Amendments to existing Site Plans, for minor Redevelopment Plans where no Site Plan was originally required, for Parking Plans, and for approval of new house models. Your fee in the form of a check or money order must accompany the application. Be sure to meet with a Planning Department representative prior to submitting the application. Hard to read faxed applications will not be accepted.

### This Section for City Use Only

Site Plan Harmony (Sandy Creek) FDP Amendment  
Planning Dept Use Code \_\_\_\_\_  
Description Amendment to revise allocation of dwelling units between Planning Areas  
General Location E of Pawhatan Road & Alameda Avenue  
Existing Zoning NRP-mod List all Wards II  
Neighborhood Liaison Osborn  
Date of Pre-submittal meeting \_\_\_\_\_ by \_\_\_\_\_  
Date application received 10/21/16 by TR  
Thursday application start date \_\_\_\_\_  
Amount of application fee paid \$564 (1-2 Sheets)  
☐ \$851 (3-5 Sheets) ☐ \$1466 (Filed After Construction)  
☐ \$845 + \$169/Plat Sheet - Plat Amendments  
**Real Property Review**  
☐ Required ☐ Not Required  
☐ No Encroachment ☐ Easement encroachment

(See opposite side for additional referrals)

### Planning Department Action

- ☐ Approved ☐ Approved w/conditions  
☒ Denied ☐ Withdrawn ☐ Closed as Inactive  
☐ Referred to Planning Commission

Signed: Director of Planning or Representative Date \_\_\_\_\_

Conditions/Notes \_\_\_\_\_

Date File Retired \_\_\_\_\_ Submissions \_\_\_\_\_

## Department, Community and Outside Agency Referrals for Minor Amendment Applications

<input checked="" type="checkbox"/> CHECK ALL APPROPRIATE REFERRALS NEEDED (Applicant supplies Abutter & HOA lists)		
<b>CITY OF AURORA DEPARTMENT REFERRALS</b> <input type="checkbox"/> Building Dept <input type="checkbox"/> City Attorney <input type="checkbox"/> City Forester <input type="checkbox"/> Civil Engineering <input type="checkbox"/> Traffic Engineering <input type="checkbox"/> Life Safety <input type="checkbox"/> Neighborhood Liaison - Name:	<input type="checkbox"/> Library/Recreation <input type="checkbox"/> ODA—(name): <input type="checkbox"/> Original Aurora Renewal <input type="checkbox"/> Police Dept <input type="checkbox"/> Aurora Marijuana Enforcement Division	<input type="checkbox"/> Colorado Wildlife <input type="checkbox"/> E-470 Authority <input type="checkbox"/> Federal Aviation Authority <input type="checkbox"/> Federal EPA <input type="checkbox"/> Fitzsimons Redevelopment Authority <input type="checkbox"/> Gas Pipeline Co. (specify): <input type="checkbox"/> Metro District (specify): <input type="checkbox"/> Public Service Co. - General Referral
<input type="checkbox"/> Parks Dept <input type="checkbox"/> Plg Dept—Addressing - CD <input type="checkbox"/> Plg Dept—Architecture <input checked="" type="checkbox"/> Plg Dept—CASE MANAGER (secondary file)	<b>COMMUNITY REFERRALS</b> <input type="checkbox"/> Neighborhood Referrals (attach list) <input type="checkbox"/> Abutting Property Owner Referrals (attach list)	<input type="checkbox"/> Public Service Co. - FDP/GDP - Tom Ashburn <input type="checkbox"/> Regional Transportation District <input type="checkbox"/> School Dist - Aurora (28J) <input type="checkbox"/> School Dist - Cherry Creek (5J)
<input type="checkbox"/> Plg Dept—Comp Planning <input type="checkbox"/> Plg Dept—Landscape <input type="checkbox"/> Plg Dept—MASTER FILE (main file) <input type="checkbox"/> Public Art Plan <input type="checkbox"/> Real Property <input type="checkbox"/> Revenue (Plats Only) <input type="checkbox"/> Aurora Water <input type="checkbox"/> Aurora Small Business Development Center <input type="checkbox"/> City Council Member—Name: <input type="checkbox"/> Fire Department <input type="checkbox"/> Golf <input type="checkbox"/> IT Public Safety/Communications	<b>OUTSIDE AGENCY REFERRALS</b> <input type="checkbox"/> Adams County <input type="checkbox"/> Arapahoe County <input type="checkbox"/> Denver <input type="checkbox"/> Douglas County <input type="checkbox"/> Other Counties (specify): <input type="checkbox"/> City of Centennial <input type="checkbox"/> Airports (specify): <input type="checkbox"/> Aurora Post Office <input type="checkbox"/> Cable Company <input type="checkbox"/> CDOT Region 1 <input type="checkbox"/> Colorado Health Dept	<input type="checkbox"/> Telephone Company <input type="checkbox"/> Tri-County Health <input type="checkbox"/> Urban Drainage <input type="checkbox"/> Water/Sanitation District (specify) <input type="checkbox"/> Xcel (or applicable utility provider):  <input type="checkbox"/> Other (specify)

### Applicant Instructions for Minor Amendment Applications

1. Meet with a Planning Department representative at the Planning Counter who will explain the Minor Amendment process, help you start your application, and determine the application fee. No appointment is necessary during normal working hours. (If a Case Manager is already assigned to your case, it is advisable to call and make an appointment to meet with him or her directly.)
2. We will supply you with copies of your site, landscape, and building elevation plans that are on file in the Planning Department. When you are ready to submit your application, mark up these print copies to show your proposed changes in red. Draw the changes to scale with each change numbered to correspond with the list of changes shown on your application form. **NO APPLICATIONS WILL BE ACCEPTED WITHOUT THESE "REDLINE" DRAWINGS.** We will tell you how many redline copies to provide. If your site is an older one without a Site Plan, we will require you to submit a site survey or plot plan drawn to scale. Other materials may be required with the application.
3. Special Requirements for Commercial Mobile Radio Service (CMRS) Facilities.  
If your application involves installation of or changes to an existing CMRS facility, you will be required to submit this additional information as part of your application:
  - Photo simulations showing existing and proposed views of the facility.
  - Written response to the design and site selection criteria found in Section 146-1200 of the Aurora City Code.
  - A completed CMRS Owner's Responsibility Statement form.
4. The processing cycle starts every Thursday morning. It's a good idea to bring in your application a day or two early, so we can look it over and be sure it's complete. **INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.** All applications must contain an original property owner's signature and be easily readable. Faxed applications are not accepted.
5. Your amendment will be reviewed by a Planning Department Case Manager, any appropriate city departments, the Manager of Zoning and Development Review, and the Director of Planning. Occasionally we may determine that your application needs to be approved by the Planning Commission or Board of Adjustment, rather than be processed administratively. If this happens, we will notify you promptly and help you to prepare a full Development Application.
6. If we encounter any problems with your proposal during our review, we may ask you to submit additional information or plan revisions. In certain circumstances we may also ask you to contact abutting neighbors. If we do not hear from you within 30 days, we reserve the right to close your application as inactive. Once it is closed, you may re-open your case at any time by submitting a new application and fee.
7. After you submit your application, if it appears that any changes you propose will impact a fire lane, existing easement, or public right-of-way, you may be asked to revise your plans or apply for a "revocable license" from the Real Property division. If a revocable license is required, we will not approve your amendment until after you have obtained it.
8. Your Case Manager will notify you when your application is approved, approved with conditions, denied, or referred to Planning Commission.
9. When your application is approved, you or your representative will need to update the original drawing Mylar drawings in our files to show the new changes. Schedule a time with your Case Manager to make the changes in our office. The updates must follow our designated format. If you have extensive changes, we may ask you to submit a new replacement Mylar instead.
10. Your updated Mylar drawings are due two weeks from the time we notify you of your approval. **IF YOUR MYLAR CHANGES ARE NOT MADE WITHIN 30 DAYS OF APPROVAL NOTIFICATION, THE PLANNING DEPARTMENT RESERVES THE RIGHT TO TERMINATE YOUR APPLICATION AS INCOMPLETE.** Please coordinate a scheduled time with your Case Manager to make changes or substitutions as needed to the mylars.

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