



Planning Division
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Aurora, Colorado 80012
303.739.7250

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MEMORANDUM

To: Referral Contacts and Neighborhood Groups
From: Heather Lamboy, Planning Department Case Manager
Date: February 28, 2019
Subject: New Planning Department Development Application for your review

The Planning Department has received the following Development Application:

Development Application: DA-1250-43 Murphy Creek filing No 8 - Vacation
Case Number: 2004-3096-01
Applicant's name: Lennar
Site location: Northeast Corner of the Intersection of S Flatrock Trail and E Warren Ave

Processing start date: February 25, 2019

Application Summary:

The applicant is requesting a Plat Vacation to vacate all lots, tracts, platted easements and dedicated rights-of-way for 63.66 acres within the existing Murphy Creek Subdivision Filing No. 8 with the exception of the South Flatrock Trail and East Warren Avenue rights-of-way.

Please review the materials that are provided on the following website:
<http://aurora4biz.org/developmentplanreviewpub/> The project number is: **1349335**

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 March 14, 2019. This case will be reviewed and approved administratively.

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 303-739-7184 or via e-mail at hlamboy@auroragov.org.

I look forward to hearing from you!

**Approval Criteria for
Plat Vacations
Section 147-17(e)(1)(a thru e)**

The Subdivision Review Committee may approve a plat vacation if they find that vacation of the subdivision will not:

- a. create any landlocked parcel;
- b. restrict or affect the right of access or property owners within or abutting the subject subdivision so that access is unreasonable or economically prohibitive;
- c. reduce the quality of public services to any property;
- d. be inconsistent with any transportation plan adopted by Aurora; or
- e. affect the ownership of land within the subdivision.

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 24560 E JEWELL AVE
 AURORA CO 80018-3043

ADAMS-ARAPAHOE
 JOINT SCHOOL DIST 28-J
 1085 PEORIA ST
 AURORA CO 80011-6203

CITY OF AURORA
 PROPERTY OWNER
 15151 E ALAMEDA PKY
 AURORA CO 80012-1555

HARVEST & JEWELL LLC
 PROPERTY OWNER
 7400 E ORCHARD RD STE 290-S
 GREENWOOD VILLAGE CO 80111-2587

HARVEST INVESTORS LLC
 PROPERTY OWNER
 9335 E HARVARD AVE
 DENVER CO 80231-7649

MURPHY CREEK LLC
 PROPERTY OWNER
 9335 E HARVARD AVE
 DENVER CO 80231-7649

PUBLIC SERVICE COMPANY
 OF COLORADO
 PO BOX 840
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SOUTHSIDE FARM PROPERTIES LLC
 PROPERTY OWNER
 1700 CHAMBERS RD
 AURORA CO 80011-4618

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