

Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250



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October 23, 2018

Randy Hertel
Majestic Realty Co
20100 E 32nd Parkway, Suite 150
Aurora, CO 80011

Re: Initial Submission Review – Majestic FDP - Initial Zoning, Northeast Corner of Picadilly and 26th Ave.
Application Number: **DA-1127-32**
Case Number: **2018-2008-00**

Dear Mr. Hertel:

Thank you for your initial submission, which we started to process on Monday, October 1, 2018. We reviewed it and attached our comments along with this cover letter. Please provide the items requested in this letter by October 31, 2018. Please copy me on email correspondences with City Departments regarding this letter.

You are tentatively scheduled for a public hearing at the Planning and Zoning Commission on Wednesday, November 14, 2018, and a public hearing at the City Council on Monday, November 26, 2018.

Please remember that all abutter notices for public hearings (both Planning and Zoning Commission and City Council) must be sent and the site notices must be posted at least ten days prior to the hearing date. These notifications are your responsibility, and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7251.

Sincerely,

Brandon Cammarata, Senior Planner
City of Aurora Planning Department

Attached: Sample Legal Description Exhibit

cc: Mindy Parnes, Planning Department
Katie Laughlin - Consilium Design 7353 S Alton Way Ste A135 Centennial, CO 80112
Susan Barkman, Neighborhood Services
Jacob Cox, ODA
Filed: K:\\$DA\1127-32rev1.rtf



Initial Submittal Review

1. Community Questions, Comments and Concerns

A. No comments from the public have been received to date.

2. Completeness and Clarity of the Application

2A. Provide a letter of introduction by Wednesday October 31, 2018. The letter of introduction is described on page 11 of the [Site Plan Manual](#). This letter should also describe how the applicant's proposal is consistent with the spirit and intent of the city's comprehensive plan ([Aurora Places](#)) and with other policies and plans adopted by the city council.

2B. Provide a revised legal description exhibit by Wednesday October 31, 2018. Attached is a sample of the format for the required zoning exhibit.

2C. Please note that typically the legal description of the initial zoning should extend to the centerline of surrounding rights of way, which in this case includes Picadilly Road and 26th Avenue. 38th Avenue should go to the section line and E-470 to the property line with E-470 property. Please contact your ODA representative for any questions in this regard. You may also contact the Real Property Department directly with any technical questions on the legal descriptions. It is critical that the legal description exhibit be correct at least 10 day before the Planning and Zoning Commissions public hearing.

2D. Please submit the [Mineral Rights Affidavit](#) by Wednesday October 31, 2018.

3. Real Property (Darren Akrie / 303-739-7331 / dakrie@auroragov.org)

A. Place legal description on an 8 1/2" x 11" sheet of plain white paper with no logos, please submit a closure sheet and exhibit. Once this is approved submit description in a Word format into the portal.

EXHIBIT A

PROPERTY DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4 OF SECTION 17, FROM WHICH THE NORTH LINE OF SAID NORTHEAST 1/4 BEARS NORTH 89°47'41" WEST, WITH ALL BEARINGS HEREIN BEING REFERENCED TO SAID NORTH LINE; THENCE ALONG SAID NORTH LINE, SAID NORTH LINE ALSO BEING THE NORTH LINE OF LEVY BROTHERS CONDOMINIUMS, PER THE MAP RECORDED JUNE 23, 2016 AT RECEPTION NO. D6066268, IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY, NORTH 89°47'41" WEST, A DISTANCE OF 1305.00 FEET TO THE NORTHWEST CORNER OF SAID LEVY BROTHERS CONDOMINIUMS; THENCE ALONG THE WEST LINE OF SAID LEVY BROTHERS CONDOMINIUMS, SOUTH 00°00'00" WEST, A DISTANCE OF 539.79 FEET TO THE SOUTHWESTERLY CORNER OF SAID LEVY BROTHERS CONDOMINIUMS; THENCE CONTINUING SOUTH 00°00'00" WEST ALONG THE SOUTHERLY PROLONGATION OF SAID WEST LINE, A DISTANCE OF 20.98 FEET TO THE CENTERLINE OF EAST ALAMEDA DRIVE RIGHT-OF-WAY, AS DESCRIBED IN THE INSTRUMENT RECORDED IN BOOK 7370 AT PAGE 742, IN SAID OFFICE OF CLERK AND RECORDER, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 275.00 FEET, FROM WHICH A RADIAL LINE BEARS SOUTH 34°48'48" EAST; THENCE ALONG SAID CENTERLINE THE FOLLOWING EIGHT (5) COURSES:

- 1) NORTHEASTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 35°00'41", AN ARC LENGTH OF 168.04 FEET;
- 2) SOUTH 89°47'41" EAST, A DISTANCE OF 423.56 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 440.00 FEET;
- 3) SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°22'24", AN ARC LENGTH OF 210.21 FEET TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 325.00 FEET;
- 4) SOUTHEASTERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 29°31'24", AN ARC LENGTH OF 167.47 FEET;
- 5) NORTH 88°03'19" EAST, A DISTANCE OF 369.87 FEET TO THE CENTERLINE OF AIRPORT BOULEVARD RIGHT-OF-WAY, BEING 110 FEET WIDE, AS DESCRIBED IN BOOK 2739, PAGE 488 IN SAID OFFICE OF THE CLERK AND RECORDER, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 17,000.00 FEET, FROM WHICH A RADIAL LINE BEARS NORTH 88°03'19" EAST;

THENCE SOUTHERLY ALONG SAID NON-TANGENT CURVE AND SAID CENTERLINE THROUGH A CENTRAL ANGLE OF 01°20'10", AN ARC LENGTH OF 396.40 FEET TO THE BEGINNING OF A REVERSE CURVE HAVING A RADIUS OF 17,000.00 FEET; THENCE SOUTHERLY ALONG SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 00°22'56", AN ARC LENGTH OF 113.41 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID CENTERLINE, SOUTH 87°12'15" WEST, A DISTANCE OF 210.17 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 282.00 FEET; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°06'12", AN ARC LENGTH OF 34.96 FEET; THENCE NORTH 85°41'33" WEST, A DISTANCE OF 69.87 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 15.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 96°44'14", AN ARC LENGTH OF 25.33 FEET TO THE BEGINNING OF A COMPOUND CURVE, HAVING A RADIUS OF 216.00 FEET; THENCE SOUTHERLY ALONG SAID COMPOUND CURVE THROUGH A CENTRAL ANGLE OF 00°21'58", AN ARC LENGTH OF 1.38 FEET; THENCE SOUTH 02°47'45" EAST, A DISTANCE OF 79.22 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 284.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°06'12", AN ARC LENGTH OF 35.21 FEET; THENCE SOUTH 04°18'27" WEST, A DISTANCE OF 71.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 15.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 23.56 FEET; THENCE SOUTH 85°41'33" EAST, A DISTANCE OF 4.33 FEET; THENCE SOUTH 04°18'27" WEST, A

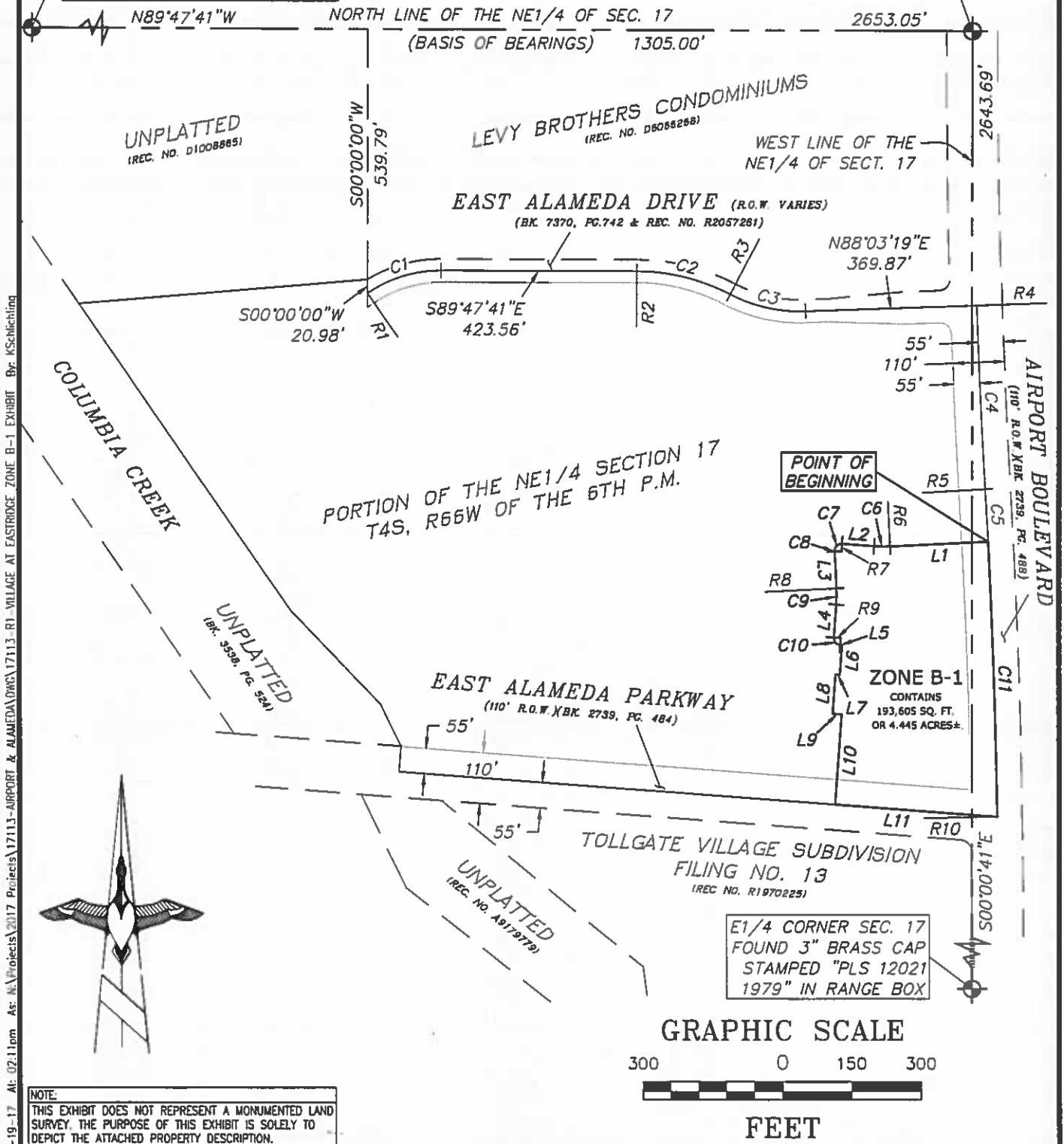
DISTANCE OF 64.00 FEET; THENCE NORTH $85^{\circ}41'33''$ WEST, A DISTANCE OF 9.74 FEET; THENCE SOUTH $04^{\circ}18'27''$ WEST, A DISTANCE OF 85.00 FEET; THENCE SOUTH $85^{\circ}41'33''$ EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH $04^{\circ}18'27''$ WEST, A DISTANCE OF 195.00 FEET TO THE CENTERLINE OF EAST ALAMEDA PARKWAY RIGHT-OF-WAY, BEING 110 FEET WIDE, AS DESCRIBED IN BOOK 2739 AT PAGE 484 IN SAID OFFICE OF THE CLERK AND RECORDER; THENCE ALONG SAID CENTERLINE, SOUTH $85^{\circ}41'33''$ EAST, A DISTANCE OF 350.63 FEET TO THE INTERSECTION OF SAID CENTERLINE AND SAID CENTERLINE OF AIRPORT BOULEVARD, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 17,000.00 FEET, FROM WHICH A RADIAL LINE BEARS SOUTH $89^{\circ}06'06''$ WEST; THENCE NORTHERLY ALONG SAID NON-TANGENT CURVE, BEING THE CENTERLINE OF AIRPORT BOULEVARD, THROUGH A CENTRAL ANGLE OF $02^{\circ}00'01''$, AN ARC LENGTH OF 593.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 193,605 SQUARE FEET OR 4.445 ACRES, MORE OR LESS.

EXHIBIT TO ACCOMPANY PROPERTY DESCRIPTION

N1/4 CORNER SEC. 17
FOUND 3" BRASS CAP
STAMPED "CITY OF AURORA LS
16848 1986" IN RANGE BOX

NE CORNER SEC. 17
FOUND 3" BRASS CAP STAMPED "CITY
OF AURORA PLS 16419 1991" IN RANGE
BOX & POINT OF COMMENCEMENT



ALTURA

SHEET 3 OF 4

JOB NO. 17113

DATE: 10/19/17

SCALE: 1" = 300'

6551 S. Revere Pkwy. Suite 165 Centennial, CO 80111 Phone: (720) 488-1303

Last Saved On: 10-19-17 At: 02:11pm As: M:\Projects\2017 Projects\17113-AIRPORT & ALAMEDA\DWG\17113-R1-VILLAGE AT EASTRIDGE ZONE B-1 EXHIBIT By: KSchlichting

EXHIBIT TO ACCOMPANY PROPERTY DESCRIPTION

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	275.00'	35°00'41"	168.04'
C2	440.00'	27°22'24"	210.21'
C3	325.00'	29°31'24"	167.47'
C4	17,000.00'	01°20'10"	396.40'
C5	17,000.00'	00°22'56"	113.41'
C6	282.00'	07°06'12"	34.96'
C7	15.00'	96°44'14"	25.33'
C8	216.00'	00°21'58"	1.38'
C9	284.00'	07°06'12"	35.21'
C10	15.00'	90°00'00"	23.56'
C11	17,000.00'	02°00'01"	593.52'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S87°12'15"W	210.17'
L2	N85°41'33"W	69.87'
L3	S02°47'45"E	79.22'
L4	S04°18'27"W	71.00'
L5	S85°41'33"E	4.33'
L6	S04°18'27"W	64.00'
L7	N85°41'33"W	9.74'
L8	S04°18'27"W	85.00'
L9	S85°41'33"E	20.00'
L10	S04°18'27"W	195.00'
L11	S85°41'33"E	350.63'

RADIAL LINE TABLE	
LINE	BEARING
R1	S34°48'48"E
R2	S00°12'19"W
R3	N27°34'43"E
R4	N88°03'19"E
R5	S86°43'09"W
R6	N02°47'45"W
R7	S04°18'27"W
R8	S87°12'15"W
R9	S85°41'33"E
R10	S89°06'06"W



SHEET 4 OF 4

JOB NO. 17113

DATE: 10/19/17

SCALE: NO SCALE