



Tuesday - September 10, 2019

Sent Via: Email to: chjohnso@auroragov.org

Mr. Christopher Johnson, Planner I

CITY OF AURORA

15151 E Alameda Pkwy, 2nd Flr

Planning Dpt / Zone & Dev Review Div

Aurora, CO **80012-1555**

RE: **Outback Steak House | Carrabba's Italian Grill Subdivision Plat**

2066 S Abilene St & E Evans Ave

Aurora, CO

Letter of Introduction

Greetings Mr. Johnson:

As you know, our client is proposing the subdivision of the existing single-lot Outback Steak House | Carrabba's Italian Grill development located at the southeast corner of S Abilene St and E Evans Ave into two lots: each future lot housing one of these restaurants. The development is current entitled via the "Outback Steakhouse and Carrabba's Italian Grill Site Plan" (96-6010-1). The existing single parcel is known as "Southeast Commons Subdivision Filing No. 5" Plat (96-3005 | C2-2849, 1/1).

The intent of this subdivision is to create a "lot split" along the centerline (for the most part) of the existing fire lane easement (north/south and east/west). This lot split alignment works well for the existing utility services that are within a 26' utility easement that follows this same alignment.

As requested by Staff, a 23' Public Access Easement will be created as part of the Subdivision Plat document, centered along the new lot line. Also as requested by Staff, the ownership team is preparing a private cross access and maintenance agreement and private crossing parking agreement between Outback Steak House and Carrabba's Italian Grill. Drafts of these documents will be provided for Staff's input; however, we understand that Staff will only provide insight into the documents but will not approve or record them.

A Pre-Submittal Review of the Plat was performed by the City's Real Property Team. Mr. Maurice Brooks of Real Property noted the documents were "...good enough for official submittal for review through [our] Case Manager."

Further, during our mini pre-ap in April, 2019, it was determined that Planning would be able to process the necessary linework modification to the existing Site Plan this as a mylar change (versus a Minor Site Plan Amendment) concurrently with the Plat. Accordingly, a COA Mylar Change Form will be completed and submitted as part of this Plat application.

We trust this Letter of Introduction adequately describes what our client would like to accomplish and look forward to working with you on this application. Feel free to call me (cell: [303.549.0053](tel:303.549.0053) or office: [303.337.1393](tel:303.337.1393), x108) or email me (wbryant@engineeringserviceco.com) with questions or if you wish to review the information discussed above in greater detail. Thank you.

Sincerely,

ENGINEERING SERVICE COMPANY

Weylan A. "Woody" Bryant PE

Exec. Vice President | CFO

Phone: 303.337.1393, x-108 | Fax: 303.337.7481 | Cell: **303-549-0053**

Email: wbryant@engineeringserviceco.com

Attachments: As noted.

Cc: Mr. Cliff Stout, EMG Corporation via: cstout@emgcorp.com

Ms. Callie Fuller, EMG Corporation via: cfuller@emgcorp.com

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