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July 27, 2023

Liz Fuselier
City of Aurora – Planning Department
15151 E Alameda Pkwy #4600
Aurora, CO 80012

RE: Letter of Introduction – Potomac East Subdivision Filing No. 5
Subdivision Plat

Project Discussion:

The application consists solely of a subdivision plat. The plat proposes the subdivision of an existing parcel, Lot 1, Block 1 Potomac East Subdivision Filing No. 3 which is currently developed as a storage facility, 225 Storage, located at 13790 E. Mississippi Ave. The existing, developed lot will be subdivided into two lots allowing the owner to sell or lease the northern lot, proposed Lot 2, to another user in the near future. The owner currently plans for Lot 1 to stay in its existing developed condition as a storage facility.

Once the tenant or owner of Lot 2 is ready to redevelop this portion of the existing site, a separate Site Plan application will be made. All proposed improvements to the property will be captured in that Site Plan at the time of application.

The plat includes dedication of a few easements to allow for development of Lot 2 in the future. These easements include the addition of a utility easement within an existing landscape island to allow for a water meter for Lot 2. The fire lane easement is extended through Lot 1 to provide fire access to Lot 2. And finally, an access easement is being dedicated within Lot 2 to allow shared access between the two parcels.

Please us know if there are any questions we can answer regarding this plat application.

Project Contact(s):

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