



6162 S. Willow Drive, Suite 320  
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February 9, 2021

Ryan Loomis  
 City of Aurora – Planning Department  
 15151 E Alameda Pkwy #4600  
 Aurora, CO 80012

RE: Letter of Introduction  
 Infrastructure Site Plan – Citadel on Colfax Drive Lane A

**General Information:**

<b>ZONING</b>	Mixed Use – Corridor (MU-C)
<b>PROJECT ADDRESS</b>	15010 East Colfax Avenue
<b>SITE AREA</b>	~0.25 acres
<b>DRIVE LANE LENGTH</b>	250 LF

**Project Discussion:**

The proposal consists of the development of a portion of Drive Lane A located at the northeast corner of the Citadel on Colfax Subdivision. The proposed portion of the drive lane is to connect the piece from the Murphy Oil site plan to the Kmart Subdivision to the east. This proposal will also close an access point into the Kmart Subdivision as is required by the Citadel on Colfax Master plan in accordance with the Kmart Subdivision Site Plan. The proposed drive lane sits within an already platted access and utility easement which was dedicated by the Citadel on Colfax Subdivision Filing No. 1 plat. A portion of this easement is being revised by the Murphy Oil site plan which is currently in for review.

The primary goal of this improvement is to complete the Master Plan requirements for the lots in Planning Area 3 by finishing the connection from Altura to the Kmart Subdivision and closing the access to the Kmart property. This plan has been prepared in conformance and is complementary to the Murphy Oil plan for the Drive Lane and the north/south connection to Colfax.

The proposed site plan depicts landscape and sidewalk improvements along the drive lane, however it is anticipated that those improvements will be installed by the adjacent lots at the time of their development. Due to the uncertainty of the site plans for the adjacent lots it is undesirable to construct improvements which may be removed entirely or need to be relocated with the development of the lots.

**Project Contact(s):**

**Applicant Rep: Jazzmine Clifton**  
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