



# NOTICE OF COUNCIL MEETING

VIRTUAL MEETING (Open to the Public)

Monday, February 10, 2025

Members of the Aurora City Council will participate remotely in the February 10, 2025 Council Meeting. Members of the public and media are invited to view or listen live through the options listed below.

[www.auroraTV.org](http://www.auroraTV.org)

[Youtube.com/TheAuroraChannel](https://www.youtube.com/TheAuroraChannel)

Cable Channels 8 and 880 in Aurora

Call: 885-695-3475

## Call-in Participation

Public comment is welcome for items appearing on the agenda or on any matter of city concern. Half hour is dedicated to public comment on non-agenda items at the beginning of every council meeting, and half hour at the end of each meeting (Public Invited to be Heard). Each speaker is allotted a maximum of two minutes to speak. Aurora residents are given priority and placed before non-resident speakers when proof of residency is provided to the city clerk.

Individuals wishing to comment during 'Public Invited to be Heard' or on an agenda item may call the live public comment line at 855-695-3475 and press \*3 to reach the operator. The public call-in line opens at 6 p.m. on the day of the Council Meeting.

- Individuals calling in to comment during 'Public Invited to Be Heard' must call in and be in the queue by 6:20 p.m.
- Individuals calling to comment on agenda items must call in and be in the queue before the City Clerk reads the agenda item title. Once the Clerk reads the title, no additional calls for that item will be accepted.

## **Translation/Accessibility**

The city provides closed captioning services on Cable Channels 8 and 880. The Aurora Municipal Center is wheelchair accessible with entry ramps and accessible parking located on the west and east side of the building. Please make your request for accommodations or assistance by noon on the Friday preceding the Monday meeting by contacting the Office of Accessibility at 303.326.8857.

If you are in need of an interpreter, please contact the Office of International and Immigrant Affairs at 303-739-7521 by Monday, February 10, 2025 at 9:00 a.m. (Si necesita un intérprete, comuníquese con la oficina de asuntos internacionales e inmigrantes en 303-739-7521 por el domingo anterior a la reunión del lunes.)



City of Aurora, Colorado

Monday, February 10, 2025

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**AURORA URBAN RENEWAL AUTHORITY REGULAR MEETING**

(Open to the Public)

VIRTUAL ONLY

3:25 p.m.

**STUDY SESSION OF THE AURORA CITY COUNCIL**

(Open to the Public)

VIRTUAL ONLY

3:45 p.m.

**REGULAR MEETING OF THE AURORA CITY COUNCIL**

(Open to the Public)

VIRTUAL ONLY

6:30 p.m.



## AGENDA

### Regular Meeting of the Aurora City Council

Monday, February 10, 2025

6:30 p.m.

VIRTUAL MEETING

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Pages

1. CALL TO ORDER
2. ROLL CALL
3. INVOCATION/MOMENT OF SILENCE
4. PLEDGE OF ALLEGIANCE
5. EXECUTIVE SESSION UPDATE
6. APPROVAL OF MINUTES
  - 6.a January 27, 2025 Meeting Minutes
7. PROCLAMATIONS OR CEREMONIES
8. PUBLIC INVITED TO BE HEARD  
(non-agenda related issues only)
9. ADOPTION OF THE AGENDA
10. CONSENT CALENDAR - MOTIONS

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*Any member of Council may request an item be removed from the Consent Calendar and considered separately. Removed items are considered immediately following the adoption of the Consent Calendar.*

10.a Motions

10.b Planning Matters

**10.c Appointments to Boards and Commissions**

**10.c.1 Consideration to Appoint One (1) Member to the Citizens' Advisory Committee on Housing and Community Development**

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Kadee Rodriguez, City Clerk / Tim Joyce, Assistant City Attorney

**11. CONSENT CALENDAR - RESOLUTIONS AND ORDINANCES**

*Any member of Council may request an item be removed from the Consent Calendar and considered separately. Removed items are considered immediately following the adoption of the Consent Calendar.*

**11.a Resolutions**

**11.a.1 Region 12 Opioid Intergovernmental Agreement with Douglas County**

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**R2025-15** A RESOLUTION BY THE CITY COUNCIL OF AURORA, COLORADO, TO APPROVE THE COLORADO REGION 12 OPIOID INTERGOVERNMENTAL AGREEMENT WITH DOUGLAS COUNTY

Jason Batchelor, City Manager / Jack Bajorek, Chief Deputy City Attorney

**11.a.2 Rules of Order and Procedure: Concerning Public Comment and City Council Meeting Times**

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**R2025-16** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, TO AMEND THE RULES OF ORDER AND PROCEDURE FOR THE AURORA, COLORADO, CITY COUNCIL CONCERNING PUBLIC COMMENT AND CITY COUNCIL MEETING TIMES

Sponsors: Françoise Bergan, Council Member / Danielle Jurinsky, Council Member

Jason Batchelor, City Manager / Peter Schulte, City Attorney



**11.a.3 Directing Council Appointees to Encourage All Full Time Staff to Work in the Office At Least Three Days Per Week** 85

**R2025-17** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, DIRECTING COUNCIL APPOINTEES TO ENCOURAGE ALL FULL-TIME STAFF TO WORK IN THE OFFICE AT LEAST THREE DAYS PER WEEK

Sponsor: Danielle Jurinsky, Council Member / Stephanie Hancock, Council Member

Jason Batchelor, City Manager / Peter Schulte, City Attorney

**11.b Finalizing of Ordinances**

*Ordinances approved unanimously at first reading.*

**11.b.1 Windler Zoning Map Amendments – Parcel A** 91

**2025-02** CONSIDERATION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, FOR A ZONING MAP AMENDMENT TO REZONE APPROXIMATELY 24.4 ACRES OF LAND TO MEDIUM-DENSITY RESIDENTIAL DISTRICT (R-2), LOCATED AT THE SOUTHEAST CORNER OF 56TH AVENUE AND E-470 (WINDLER PARCEL A REZONE)

Aja Tibbs, Planning Supervisor, Planning and Business Development / Lena McClelland, Assistant City Attorney

**11.b.2 Windler Zoning Map Amendment – Parcel B** 115

**2025-03** CONSIDERATION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, FOR A ZONING MAP AMENDMENT TO REZONE APPROXIMATELY 20.2 ACRES OF LAND TO MEDIUM-DENSITY RESIDENTIAL DISTRICT (R-2), LOCATED AT THE SOUTHEAST CORNER OF 56TH AVENUE AND E-470 (WINDLER PARCEL B REZONE)

Aja Tibbs, Planning Supervisor, Planning and Business Development / Lena McClelland, Assistant City Attorney

- 11.b.3 Windler Zoning Map Amendment Parcel C** 122
- 2025-04** CONSIDERATION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, FOR A ZONING MAP AMENDMENT TO REZONE APPROXIMATELY 20.0 ACRES OF LAND TO MEDIUM-DENSITY RESIDENTIAL DISTRICT (R-2), LOCATED AT THE SOUTHEAST CORNER OF 56TH AVENUE AND E-470 (WINDLER PARCEL C REZONE)
- Aja Tibbs, Planning Supervisor, Planning and Business Development /  
Lena McClelland, Assistant City Attorney
- 11.b.4 Windler Zoning Map Amendments – Parcel D** 130
- 2025-05** CONSIDERATION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, FOR A ZONING MAP AMENDMENT TO REZONE APPROXIMATELY 84.0 ACRES OF LAND TO MIXED-USE AIRPORT DISTRICT (MU-A), LOCATED AT THE SOUTHEAST CORNER OF 56TH AVENUE AND E-470 (WINDLER PARCEL D REZONE)
- Aja Tibbs, Planning Supervisor, Planning and Business Development /  
Lena McClelland, Assistant City Attorney
- 11.b.5 Unified Development Ordinance Text Change - Residential Fence Height Along Collector and Arterial Streets** 139
- 2025-08** FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, AMENDING SECTION 146-4.7.9 OF THE UNIFIED DEVELOPMENT ORDINANCE PERTAINING TO FENCING
- Brandon Cammarata, Manager, Planning and Business Development /  
Lena McClelland, Assistant City Attorney
- 11.b.6 Unified Development Ordinance Text Change to Allow Duplexes on Motor Courts** 169
- 2025-09** FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, AMENDING SECTION 146-4.2.3 OF THE UNIFIED DEVELOPMENT ORDINANCE PERTAINING TO GREEN COURTS AND MOTOR COURTS
- Brandon Cammarata, Manager, Planning and Business Development /  
Lena McClelland, Assistant City Attorney



<b>11.b.10</b>	<b>Stanley 98 Street Vacation 2.0</b>	234
	<p><b>2025-14</b> FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, VACATING A PORTION OF A 16-FOOT WIDE ALLEY RIGHT-OF-WAY, DEDICATED BY BOOK 422, PAGE 366, IN BLOCK 103, THE PLAT OF BOSTON HEIGHTS 2ND FILING, SITUATED IN THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M., LOCATED NORTH OF EAST 25TH AVENUE, AND BETWEEN IRONTON STREET AND JAMAICA STREET</p> <p>Ariana Muca, Planner II, Planning and Business Development / Lena McClelland, Assistant City Attorney</p>	
<b>11.b.11</b>	<b>Stanley 98 Street Vacation 3.0</b>	250
	<p><b>2025-15</b> FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, VACATING THE NORTHERN PORTION OF THE PUBLIC RIGHT-OF-WAY FOR JAMAICA STREET, LOCATED BETWEEN EAST 25TH AVENUE AND EAST 26TH PLACE, AND BETWEEN IRONTON STREET AND JOLIET STREET</p> <p>Ariana Muca, Planner II, Planning and Business Development / Lena McClelland, Assistant City Attorney</p>	
<b>11.b.12</b>	<b>Stanley 98 Street Vacation 4.0</b>	267
	<p><b>2025-16</b> FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, VACATING A PORTION OF THE PUBLIC RIGHT-OF-WAY FOR EAST 26TH PLACE, LOCATED BETWEEN EAST 25TH AVENUE AND EAST 25TH DRIVE, AND BETWEEN JAMAICA STREET AND JOLIET STREET</p> <p>Ariana Muca, Planner II, Planning and Business Development / Lena McClelland, Assistant City Attorney</p>	

**12. PUBLIC HEARINGS**

*Public hearings with or without related ordinances.*

**13. INTRODUCTION OF ORDINANCES**

**14. FINALIZING OF ORDINANCES**

*Ordinances not approved unanimously at first reading.*

- 14.a Notice of Requirements and Available Shelter Options in the Abatement of Unauthorized Camps 283**

**2025-12** FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, AMENDING SECTIONS 94-122, 114-107, 114-108, 114-109, AND 114-110 OF THE CITY CODE PERTAINING TO NOTICE REQUIREMENTS AND AVAILABLE SHELTER OPTIONS IN THE ABATEMENT OF UNAUTHORIZED CAMPS

Sponsor: Steve Sundberg, Mayor Pro Tem / Angela Lawson, Council Member  
Jason Batchelor, City Manager / Tim Joyce, Assistant City Attorney

**15. ANNEXATIONS**

- 15.a Picadilly and Stephen D. Hogan Annexation Substantial Compliance 292**

**R2025-18** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, FINDING A PETITION FOR ANNEXATION OF A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2 AND THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, TO BE IN SUBSTANTIAL COMPLIANCE WITH SECTION 31-12-107(1), C.R.S., AND GIVING NOTICE OF A PUBLIC HEARING ON THE PROPOSED ANNEXATION (Picadilly and Stephen D. Hogan Annexation) 2.589 ACRES

Justin Andrews, Project Manager, Development Services / Brian Rulla, Assistant City Attorney

**16. RECONSIDERATIONS AND CALL UPS**

**17. GENERAL BUSINESS**

- 17.a Discussion and Possible Action Regarding Future In-Person or Virtual Council Meetings 307**

Peter Schulte, City Attorney

**18. REPORTS**

- 18.a Mayor**

- 18.b Council**

**19. PUBLIC INVITED TO BE HEARD**

(non-agenda related issues only)

**20. ADJOURNMENT**

**MINUTES**

**Regular Meeting of the Aurora City Council**

**Monday, January 27, 2025**

COUNCIL MEMBERS PRESENT:	Mayor Coffman	Angela Lawson
	Françoise Bergan	Ruben Medina
	Alison Coombs	Crystal Murillo
	Curtis Gardner	Steve Sundberg
	Stephanie Hancock	Amsalu Kassaw
	Danielle Jurinsky	

**1. CALL TO ORDER**

Mayor Coffman reconvened the regular meeting of the City Council at 6:30 p.m.

**2. ROLL CALL**

*Public call-in instructions were provided in English.*

CM Coombs voiced she was in support of going virtual for safety concerns, but it is not a threat to their safety and security to listen to their community speak. She said it is their job to listen, and it does not rebuke the frustration and tension with their community to not want to hear from them.

Moved by: Françoise Bergan

Second by: Curtis Gardner

Does Council wish to conduct meeting virtually?

Voting Aye: (10): Mayor Coffman, Françoise Bergan, Alison Coombs, Curtis Gardner, Danielle Jurinsky, Angela Lawson, Ruben Medina, Crystal Murillo, Steve Sundberg, and Amsalu Kassaw

Absent: (1): Stephanie Hancock

Moved by: Stephanie Hancock

Second by: Françoise Bergan

Does Council wish to suspend the rules to remove Public Invited to be Heard?

Voting Aye: (8): Mayor Coffman, Françoise Bergan, Curtis Gardner, Stephanie Hancock, Danielle Jurinsky, Angela Lawson, Steve Sundberg, and Amsalu Kassaw

Voting Nay: (3): Alison Coombs, Ruben Medina, and Crystal Murillo

**3. INVOCATION/MOMENT OF SILENCE**

Mayor Coffman led in prayer for the January 27, 2025 meeting.

**4. PLEDGE OF ALLEGIANCE**

*(All Standing)*

**5. EXECUTIVE SESSION UPDATE**

Mayor Coffman provided an update on the Executive Session, stating an economic incentive proposal, multi-use entertainment venue feasibility study, and litigation were discussed.

**6. APPROVAL OF MINUTES**

**6.a January 13, 2025 Meeting Minutes**

Moved by: Steve Sundberg

Second by: Stephanie Hancock

Does Council wish to approve the minutes of the January 13, 2025 meeting?

Voting Aye: (11): Mayor Coffman, Françoise Bergan, Alison Coombs, Curtis Gardner, Stephanie Hancock, Danielle Jurinsky, Angela Lawson, Ruben Medina, Crystal Murillo, Steve Sundberg, and Amsalu Kassaw

**7. PROCLAMATIONS OR CEREMONIES**

**8. PUBLIC INVITED TO BE HEARD**

There was no public comment on non-agenda related issues during the January 27, 2025 Council Meeting.

**9. ADOPTION OF THE AGENDA**

Moved by: Françoise Bergan

Second by: Stephanie Hancock

Does Council wish to adopt the agenda with item 11.a.1 removed from the agenda?

Voting Aye: (11): Mayor Coffman, Françoise Bergan, Alison Coombs, Curtis Gardner, Stephanie Hancock, Danielle Jurinsky, Angela Lawson, Ruben Medina, Crystal Murillo, Steve Sundberg, and Amsalu Kassaw

**10. CONSENT CALENDAR - MOTIONS**

The City Charter prescribes the Mayor may vote on resolutions and ordinances only to create or break a tie vote of Council Members present. The Mayor Pro-Tem is always permitted to vote on all items. **2**



*Any member of Council may request an item be removed from Consent Calendar and considered separately. Removed items are considered immediately following the adoption of the Consent Calendar.*

Moved by: Steve Sundberg

Second by: Stephanie Hancock

Does Council wish to approve the Motions Consent Calendar?

Voting Aye: (11): Mayor Coffman, Françoise Bergan, Alison Coombs, Curtis Gardner, Stephanie Hancock, Danielle Jurinsky, Angela Lawson, Ruben Medina, Crystal Murillo, Steve Sundberg, and Amsalu Kassaw

**10.a Motions**

**10.b Planning Matters**

**10.c Appointments to Boards and Commissions**

**10.c.1 Consideration to Reappoint Two (2) Members to the Citizens’ Water Advisory Commission**

Kadee Rodriguez, City Clerk / Tim Joyce, Assistant City Attorney

**10.c.2 Consideration to Appoint One (1) Member to the Election Commission**

Kadee Rodriguez, City Clerk / Tim Joyce, Assistant City Attorney

**10.c.3 Consideration to Reappoint Three (3) Members and to Appoint Two (2) Members to the Human Relations Commission**

Kadee Rodriguez, City Clerk / Tim Joyce, Assistant City Attorney

**10.c.4 Consideration to Appoint One (1) Member to the Judicial Performance Commission**

Kadee Rodriguez, City Clerk / Tim Joyce, Assistant City Attorney

**10.c.5 Infrastructure Task Force Ad-hoc Policy Committee Appointment**

Sponsor: Curtis Gardner, Council Member

Laura Perry, Deputy City Manager / Jack Bajorek, Chief Deputy City Attorney

**11. CONSENT CALENDAR - RESOLUTIONS AND ORDINANCES**

*Any member of Council may request an item be removed from Consent Calendar and considered separately. Removed items are considered immediately following the adoption of the Consent Calendar.*

The City Charter prescribes the Mayor may vote on resolutions and ordinances only to create or break a tie vote of Council Members present. The Mayor Pro-Tem is always permitted to vote on all items. **3**

Moved by: Françoise Bergan

Second by: Angela Lawson

Does Council wish to approve the Resolutions and Ordinances Consent Calendar?

Voting Aye: (10): Françoise Bergan, Alison Coombs, Curtis Gardner, Stephanie Hancock, Danielle Jurinsky, Angela Lawson, Ruben Medina, Crystal Murillo, Steve Sundberg, and Amsalu Kassaw

**11.a Resolutions**

**11.a.1 Directing the City Manager to Allocate the Funds of the Occupational Privilege Tax**

**R2024-138** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, DIRECTING THE CITY MANAGER TO ALLOCATE THE REVENUES OF THE OCCUPATIONAL PRIVILEGE TAX OF ARTICLES V AND VI OF CHAPTER 130 OF THE CITY CODE OF THE CITY OF AURORA TO FUND TWO FIRE STATIONS, AND THE REMAINING BALANCE TO FUND PUBLIC SAFETY OPERATIONS

Sponsor: Françoise Bergan, Council Member / Curtis Gardner, Council Member

Jason Batchelor, City Manager / Hanosky Hernandez, Senior Assistant City Attorney

**11.a.2 Designation of 13th Avenue Station as a Blighted Area**

**R2025-07** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, ORDERING THAT A PUBLIC HEARING BE CONDUCTED REGARDING THE DESIGNATION OF THE PROPOSED 13TH AVENUE STATION URBAN RENEWAL AREA AS A BLIGHTED AREA APPROPRIATE FOR URBAN RENEWAL

Sponsor: Angela Lawson, Council Member

Jennifer Orozco, Senior Development Project Manager, Planning and Business Development / Rachel Allen, Deputy City Attorney

**11.a.3 City Acceptance of AURA Loan Agreement to Support Infrastructure Construction in the 13th Avenue Station Area**

**R2025-08** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, APPROVING THE LOAN AGREEMENT BETWEEN THE AURORA URBAN RENEWAL AUTHORITY AND THE CITY OF AURORA, COLORADO, FOR THE FINANCING OF THE 13TH AVENUE STATION PROJECT

Sponsor: Angela Lawson, Council Member

The City Charter prescribes the Mayor may vote on resolutions and ordinances only to create or break a tie vote of Council Members present. The Mayor Pro-Tem is always permitted to vote on all items. **4**

Jennifer Orozco, Senior Development Project Manager, Planning and Business Development / Hanosky Hernandez, Senior Assistant City Attorney

**11.a.4 Second Amendment to Intergovernmental Agreement (IGA) with Colorado Department of Transportation (CDOT) for Westerly Creek to Toll Gate Creek Trail**

**R2025-09** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, APPROVING THE SECOND AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF AURORA AND THE STATE OF COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) REGARDING THE WESTERLY CREEK TRAIL TO TOLL GATE CREEK TRAIL CONNECTOR (BICYCLE/PEDESTRIAN CONNECTIONS INCLUDING THE R/H-LINE FLORIDA STATION)

Waiver of reconsideration is requested as the Intergovernmental Agreement (IGA) is to expire in March and this amendment is only to close out the project on the CDOT funding side while all reimbursements and adjustments on the city side have been completed.

Cathleen Valencia, Project Delivery Services Manager, Public Works / Michelle Gardner, Senior Assistant City Attorney

**11.a.5 Intergovernmental Agreement (IGA) with Colorado Department of Transportation (CDOT) for Box Elder Creek Roadway Erosion and Flood Protection Project**

**R2025-10** A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, FOR THE INTERGOVERNMENTAL AGREEMENT BETWEEN CITY OF AURORA AND COLORADO DEPARTMENT OF TRANSPORTATION FOR THE BOX ELDER CREEK ROADWAY EROSION AND FLOOD PROTECTION PROJECT

A waiver of reconsideration is requested due to a time-sensitive legal requirement. This IGA with CDOT must be executed in order to be reimbursed for project costs. Staff would like to execute the IGA as quickly as possible due to the changing of administration on January 20th as this is a federal grant.

Sponsor: Stephanie Hancock, Council Member

Cathleen Valencia, Project Delivery Services Manager, Public Works / Michelle Gardner, Senior Assistant City Attorney

**11.a.6 Disposition of Surplus Property in Washington County**

**R2025-11** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, APPROVING THE CONTRACT TO SELL REAL

The City Charter prescribes the Mayor may vote on resolutions and ordinances only to create or break a tie vote of Council Members present. The Mayor Pro-Tem is always permitted to vote on all items. **5**

ESTATE (LAND) IN WASHINGTON COUNTY, COLORADO, KNOWN AS THE THOMPSON PARCEL WHICH WAS PREVIOUSLY DECLARED SURPLUS

Waiver of Reconsideration is being requested to meet the closing date and devest City’s responsibility to maintain the property.

Hector Reynoso, Real Property Services Manager, Public Works / Michelle Gardner, Senior Assistant City Attorney

**11.a.7 Approval of an Oil and Gas Lease Award**

**R2025-12** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, EXPRESSING THE AURORA CITY COUNCIL’S APPROVAL OF AN OIL AND GAS LEASE AGREEMENT WITH BIGHORN OIL AND GAS, LLC, FOR CITY-OWNED MINERAL INTERESTS WITHIN SECTION 17, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO CONTAINING APPROXIMATELY 3.03 ACRES

Jeffrey Moore, Manager, Energy and Environment Division, Planning and Business Development / David Scott, Assistant City Attorney

**11.a.8 Elora Waterline Intergovernmental Agreement**

**R2025-13** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, EXPRESSING THE AURORA CITY COUNCIL’S SUPPORT OF AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF AURORA COLORADO, ACTING BY AND THROUGH ITS UTILITY ENTERPRISE, MU ELORA, LLC A COLORADO LIMITED LIABILITY COMPANY, ELORA METROPOLITAN DISTRICT, ELORA COMMERCIAL METROPOLITAN DISTRICT AND THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY FOR THE INSTALLATION OF THE ELORA WATERLINE

Waiver of reconsideration requested due to the property ownership transfer from MU Elora to the builder and the short timeframe for the developer to get the waterline installed.

Vern Adam, Deputy Director of Planning and Engineering, Aurora Water / Ian Best, Assistant City Attorney

**11.a.9 DOLA Local Match Program Application for RAISE (Montview Boulevard Project)**

**R2025-14** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, EXPRESSING THE AURORA CITY COUNCIL’S DESIRE TO AUTHORIZE THE CITY MANAGER OR DESIGNEE TO APPLY FOR A GRANT ADMINISTERED BY THE COLORADO DEPARTMENT OF

LOCAL AFFAIRS FOR A PROJECT LOCATED ON MONTVIEW BOULEVARD, AND OTHER RELATED MATTERS

Waiver of reconsideration requested due to competitive, limited nature of funding available.

Sponsor: Stephanie Hancock, Council Member

Laura Perry, Deputy City Manager / Hanosky Hernandez, Senior Assistant City Attorney

**11.b Finalizing of Ordinances**

*Ordinances approved unanimously at first reading.*

**11.b.1 Tower Church Rezone – Zoning Map Amendment**

**2025-01** FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, FOR A ZONING MAP AMENDMENT TO REZONE 4.285 ACRES OF LAND TO MEDIUM DENSITY MULTI-FAMILY DISTRICT (R-3), LOCATED AT THE NORTHWEST CORNER OF EAST 22ND PLACE AND CATHAY STREET (TOWER CHURCH REZONE)

Stacy Wasinger, Senior Planner, Planning and Business Development / Lena McClelland, Assistant City Attorney

**12. PUBLIC HEARINGS**

*Public hearings with or without related ordinances.*

**12.a Windler Zoning Map Amendments – Parcel A**

**2025-02** A PUBLIC HEARING AND CONSIDERATION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, FOR A ZONING MAP AMENDMENT TO REZONE APPROXIMATELY 24.4 ACRES OF LAND TO MEDIUM-DENSITY RESIDENTIAL DISTRICT (R-2), LOCATED AT THE SOUTHEAST CORNER OF 56TH AVENUE AND E-470 (WINDLER PARCEL A REZONE)

Aja Tibbs, Planning Supervisor, Planning and Business Development / Lena McClelland, Assistant City Attorney

Mayor Coffman opened the public hearing.

Staff gave a brief presentation on the item.

The applicant gave a brief presentation on the item.

Council heard public testimony on the agenda-related item.

CM Bergan asked what the potential product types were for the medium density residential.

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The applicant responded.

CM Bergan noted that having different type housing products will allow different price points, and hoped some will be at a lower price point.

CM Hancock asked if they were thinking about products like tiny homes.

The applicant responded yes.

CM Kassaw asked how many surveys or studies have been conducted in that area data wise.

The applicant replied.

Mayor Coffman closed the public hearing.

Moved by: Steve Sundberg

Second by: Françoise Bergan

Does the City Council wish to approve the ordinance to rezone 24.4 acres of Mixed Use Regional (MU-R) to Medium Density Residential (R-2) for the Windler Zoning Map Amendment for Parcel A?

Voting Aye: (10): Françoise Bergan, Alison Coombs, Curtis Gardner, Stephanie Hancock, Danielle Jurinsky, Angela Lawson, Ruben Medina, Crystal Murillo, Steve Sundberg, and Amsalu Kassaw

**12.b Windler Zoning Map Amendment – Parcel B**

**2025-03** A PUBLIC HEARING AND INTRODUCTION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, FOR A ZONING MAP AMENDMENT TO REZONE APPROXIMATELY 20.2 ACRES OF LAND TO MEDIUM-DENSITY RESIDENTIAL DISTRICT (R-2), LOCATED AT THE SOUTHEAST CORNER OF 56TH AVENUE AND E-470 (WINDLER PARCEL B REZONE)

Aja Tibbs, Planning Supervisor, Planning and Business Development / Lena McClelland, Assistant City Attorney

Mayor Coffman opened the public hearing.

Staff gave a brief presentation on the item.

The applicant gave a brief presentation on the item.

Council heard public testimony on the agenda-related item.

Mayor Coffman closed the public hearing.

The City Charter prescribes the Mayor may vote on resolutions and ordinances only to create or break a tie vote of Council Members present. The Mayor Pro-Tem is always permitted to vote on all items. **8**

Moved by: Danielle Jurinsky

Second by: Angela Lawson

Does the City Council approve the ordinance to rezone 20.2 acres of Mixed Use Regional (MU-R) to Medium Density Residential (R-2) for the Windler Zoning Map Amendment for Parcel B?

Voting Aye: (10): Françoise Bergan, Alison Coombs, Curtis Gardner, Stephanie Hancock, Danielle Jurinsky, Angela Lawson, Ruben Medina, Crystal Murillo, Steve Sundberg, and Amsalu Kassaw

**12.c Windler Zoning Map Amendment Parcel C**

**2025-04** A PUBLIC HEARING AND INTRODUCTION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, FOR A ZONING MAP AMENDMENT TO REZONE APPROXIMATELY 20.0 ACRES OF LAND TO MEDIUM-DENSITY RESIDENTIAL DISTRICT (R-2), LOCATED AT THE SOUTHEAST CORNER OF 56TH AVENUE AND E-470 (WINDLER PARCEL C REZONE)

Aja Tibbs, Planning Supervisor, Planning and Business Development / Lena McClelland, Assistant City Attorney

Mayor Coffman opened the public hearing

Staff gave a brief presentation on the item.

The applicant gave a brief presentation on the item.

Council heard public testimony for the agenda-related item.

MPT Sundberg asked to suspend the rules to allow a 25 second time limit for this rest of the meeting.

CM Coombs asked if they had any legal requirements with respect to public hearing around providing substantive time for people to speak.

P. Schulte responded.

CM Coombs stated that on the Addressing the Aurora City Council Chart on the website, it says 3 minutes, first come, first serve.

P. Schulte responded.

MPT Sundberg expressed he received a message from someone that legitimately wanted to speak on this, so he was fine with the 90 seconds.

CM Coombs requested an amendment to have this limited only to the public hearing, as there may be people wanting to speak about other agenda items.

Council continued hearing public testimony on the item.

The City Charter prescribes the Mayor may vote on resolutions and ordinances only to create or break a tie vote of Council Members present. The Mayor Pro-Tem is always permitted to vote on all items. **9**

Mayor Coffman closed the public hearing.

Moved by: Steve Sundberg

Second by: Amsalu Kassaw

Does Council wish to suspend the rules to allow 90 seconds per caller on each item on the agenda?

Voting Aye: (8): Mayor Coffman, Françoise Bergan, Curtis Gardner, Stephanie Hancock, Danielle Jurinsky, Angela Lawson, Steve Sundberg, and Amsalu Kassaw

Voting Nay: (3): Alison Coombs, Ruben Medina, and Crystal Murillo

Moved by: Danielle Jurinsky

Second by: Stephanie Hancock

Does the City Council approve the ordinance to rezone 20.0 acres of Mixed Use Airport (MU-A) to Medium Density Residential (R-2) for the Windler Zoning Map Amendment for Parcel C?

Voting Aye: (10): Françoise Bergan, Alison Coombs, Curtis Gardner, Stephanie Hancock, Danielle Jurinsky, Angela Lawson, Ruben Medina, Crystal Murillo, Steve Sundberg, and Amsalu Kassaw

**12.d Windler Zoning Map Amendments – Parcel D**

**2025-05** A PUBLIC HEARING AND INTRODUCTION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, FOR A ZONING MAP AMENDMENT TO REZONE APPROXIMATELY 84.0 ACRES OF LAND TO MIXED-USE AIRPORT DISTRICT (MU-A), LOCATED AT THE SOUTHEAST CORNER OF 56TH AVENUE AND E-470 (WINDLER PARCEL D REZONE)

Aja Tibbs, Planning Supervisor, Planning and Business Development / Lena McClelland, Assistant City Attorney

Mayor Coffman opened the public hearing.

Staff gave a brief presentation on the item.

The applicant gave a brief presentation on the item.

Council heard public testimony on this item.

Mayor Coffman closed the public hearing.

The City Charter prescribes the Mayor may vote on resolutions and ordinances only to create or break a tie vote of Council Members present. The Mayor Pro-Tem is always permitted to vote on all items.



Moved by: Steve Sundberg

Second by: Françoise Bergan

Does the City Council approved the ordinance to rezone 84.0 acres from Mixed Use Regional (MU-A) to Mixed Use Airport (MU-A) for the Zoning Map Amendment for Parcel D?

Voting Aye: (10): Françoise Bergan, Alison Coombs, Curtis Gardner, Stephanie Hancock, Danielle Jurinsky, Angela Lawson, Ruben Medina, Crystal Murillo, Steve Sundberg, and Amsalu Kassaw

**12.e Urban Cottages Jewell - Zoning Map Amendment**

**2025-06** A PUBLIC HEARING AND INTRODUCTION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, FOR A ZONING MAP AMENDMENT TO REZONE APPROXIMATELY 3.91 ACRES OF LAND TO MEDIUM-DENSITY RESIDENTIAL DISTRICT (R-2), LOCATED SOUTH OF THE INTERSECTION OF EAST JEWELL AVENUE AND SOUTH JOLIET STREET (URBAN COTTAGES ON JEWELL REZONE)

Rachid Rabbaa, Planner III, Planning and Business Development / Lena McClelland, Assistant City Attorney

Mayor Coffman opened the public hearing.

Staff asked for a continuation to March 10th on this item.

Mayor Coffman closed the public hearing.

Moved by: Steve Sundberg

Second by: Françoise Bergan

Does Council wish to continue this item to March 10, 2025?

Voting Aye: (9): Françoise Bergan, Alison Coombs, Curtis Gardner, Stephanie Hancock, Danielle Jurinsky, Angela Lawson, Ruben Medina, Steve Sundberg, and Amsalu Kassaw

Voting Nay: (1): Crystal Murillo

**12.f Aurora Places Comprehensive Plan Amendment**

**2025-07** A PUBLIC HEARING AND CONSIDERATION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, AMENDING THE 2018 COMPREHENSIVE PLAN TO CHANGE THE PLACETYPE FROM INDUSTRY HUB TO EMERGING NEIGHBORHOOD FOR THE AREA GENERALLY LOCATED EAST OF POWHATON ROAD BETWEEN E 49TH AND E 26TH AVENUE (ATEC COMPREHENSIVE PLAN AMENDMENT)

The City Charter prescribes the Mayor may vote on resolutions and ordinances only to create or break a tie vote of Council Members present. The Mayor Pro-Tem is always permitted to vote on all items.

Stacy Wasinger, Senior Planner, Planning and Business Development / Lena McClelland, Assistant City Attorney

Mayor Coffman opened the public hearing.

Staff gave a brief presentation on the item.

Council heard public testimony on the agenda-related item.

MPT Sundberg asked if the representative from Denver International Airport was giving warning of the project because of flight noise. He also asked why he waited until now to voice that concern.

The representative responded.

CM Bergan asked if a notification would be given to any potential buyers, so they would know what zone they are in and any potential situations. She said Aurora Highlands will be able to discount the land so that the builders can discount housing prices and offer a variety of products, and rezoning it to MRG neighborhood will result in more affordable housing.

Staff responded.

Mayor Coffman asked if there are any noise attenuation requirements for these properties.

Staff responded.

CM Coombs asked for confirmation. She stated that on the map it looks like flights pass directly over the current single family Aurora Highlands area and there are more frequent flights going over that area than over this area.

Staff answered.

Mayor Coffman closed the public hearing.

Moved by: Françoise Bergan

Second by: Alison Coombs

Does the City Council wish to approve the ordinance to amend the Aurora Places Comprehensive Plan? (Requires 7 votes)

Voting Aye: (10): Françoise Bergan, Alison Coombs, Curtis Gardner, Stephanie Hancock, Danielle Jurinsky, Angela Lawson, Ruben Medina, Crystal Murillo, Steve Sundberg, and Amsalu Kassaw

**13. INTRODUCTION OF ORDINANCES**

**13.a Unified Development Ordinance Text Change - Residential Fence Height Along Collector and Arterial Streets**

The City Charter prescribes the Mayor may vote on resolutions and ordinances only to create or break a tie vote of Council Members present. The Mayor Pro-Tem is always permitted to vote on all items.

**2025-08** FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, AMENDING SECTION 146-4.7.9 OF THE UNIFIED DEVELOPMENT ORDINANCE PERTAINING TO FENCING

Brandon Cammarata, Manager, Planning and Business Development / Lena McClelland, Assistant City Attorney

Staff gave a brief presentation on the item.

CM Coombs asked about the quality of the construction materials and fences, as there continues to be an issue of not very sturdy fences being built.

Staff responded that their current material and maintenance is still in place.

Council heard public comment on the agenda-related item.

MPT Sundberg moved to end public comment for the rest of the meeting, with the exclusion of item 13.e.

CM Murillo asked if council members individually are deciding who is worthy of public comment or not. She said there may be others who want to speak.

CM Bergan suggested eliminating all of the public comment for the rest of the meeting and not excluding item 13.e.

CM Hancock concurred. She said this is past the point of being ridiculous, and people are just being disruptive and wasting time.

MPT Sundberg accepted the friendly amendment to eliminate all public comment from this point forward.

Moved by: Steve Sundberg

Second by: Amsalu Kassaw

Does Council wish to end public comment on agenda items for the rest of the meeting?

Voting Aye: (8): Mayor Coffman, Françoise Bergan, Curtis Gardner, Stephanie Hancock, Danielle Jurinsky, Angela Lawson, Steve Sundberg, and Amsalu Kassaw

Voting Nay: (3): Alison Coombs, Ruben Medina, and Crystal Murillo

Moved by: Steve Sundberg

Second by: Stephanie Hancock

Does Council wish to support a Unified Development Ordinance text amendment to **allow residential fences up to 8’ in height along collector and arterial street?**

The City Charter prescribes the Mayor may vote on resolutions and ordinances only to create or break a tie vote of Council Members present. The Mayor Pro-Tem is always permitted to vote on all items.

Voting Aye: (9): Françoise Bergan, Alison Coombs, Stephanie Hancock, Danielle Jurinsky, Angela Lawson, Crystal Murillo, Ruben Medina, Steve Sundberg, and Amsalu Kassaw

Absent: (1): Curtis Gardner

**13.b Unified Development Ordinance Text Change to Allow Duplexes on Motor Courts**

**2025-09** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, AMENDING SECTION 146-4.2.3 OF THE UNIFIED DEVELOPMENT ORDINANCE PERTAINING TO GREEN COURTS AND MOTOR COURTS

Brandon Cammarata, Manager, Planning and Business Development / Lena McClelland, Assistant City Attorney

Staff gave a brief presentation on the item.

Moved by: Françoise Bergan

Second by: Alison Coombs

Does Council wish to support an amendment to the Unified Development Ordinance (UDO) to add duplexes as an allowable product type on motor court lot configurations?

Voting Aye: (9): Françoise Bergan, Alison Coombs, Stephanie Hancock, Danielle Jurinsky, Angela Lawson, Crystal Murillo, Ruben Medina, Steve Sundberg, and Amsalu Kassaw

Absent: (1): Curtis Gardner

**13.c Financing for New Golf Carts and Course Maintenance Equipment**

**2025-10** FOR AN ORDINANCE AUTHORIZING THE USE OF LEASE-PURCHASE FINANCING TO ACQUIRE CERTAIN GOLF EQUIPMENT PURSUANT TO THE TERMS OF AN EQUIPMENT LEASE-PURCHASE AGREEMENT BY AND BETWEEN THE AURORA CAPITAL LEASING CORPORATION, AS LESSOR, AND THE CITY OF AURORA, COLORADO, AS LESSEE; AUTHORIZING OFFICIALS OF THE CITY TO TAKE ALL ACTION NECESSARY TO CARRY OUT THE TRANSACTIONS CONTEMPLATED HEREBY; AND OTHER RELATED MATTERS

Teresa Sedmak, City Treasurer, Finance / Hanosky Hernandez, Senior Assistant City Attorney

Staff gave a brief presentation on the item.

The City Charter prescribes the Mayor may vote on resolutions and ordinances only to create or break a tie vote of Council Members present. The Mayor Pro-Tem is always permitted to vote on all items.

CM Coombs asked if they are looking at any electric golf carts as part of the replacement for the current golf carts.

Staff responded the carts will be electric with lithium batteries.

Moved by: Françoise Bergan

Second by: Amsalu Kassaw

Does Council wish to approve financing for new golf carts and course maintenance equipment?

Voting Aye: (9): Françoise Bergan, Alison Coombs, Stephanie Hancock, Danielle Jurinsky, Angela Lawson, Crystal Murillo, Ruben Medina, Steve Sundberg, and Amsalu Kassaw

Absent: (1): Curtis Gardner

**13.d Revision to Section 2-668 of Article VI Chapter 2 of the City Code**

**2025-11** FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, AMENDING SECTION 2-668 OF ARTICLE VI OF CHAPTER 2 OF THE CITY CODE PERTAINING TO CONTRACTS AND PURCHASING

Nathan Jones, Procurement Supervisor, Finance / Hanosky Hernandez, Senior Assistant City Attorney

Staff gave a brief presentation on the item.

Moved by: Ruben Medina

Second by: Angela Lawson

Does City Council authorize the ordinance to accommodate Non-competitive Employment?

Voting Aye: (9): Françoise Bergan, Alison Coombs, Stephanie Hancock, Danielle Jurinsky, Angela Lawson, Crystal Murillo, Ruben Medina, Steve Sundberg, and Amsalu Kassaw

Absent: (1): Curtis Gardner

**13.e Notice of Requirements and Available Shelter Options in the Abatement of Unauthorized Camps**

**2025-12** FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, AMENDING SECTIONS 94-122, 114-107, 114-108, 114-109, AND 114-110 OF THE CITY CODE PERTAINING TO NOTICE

The City Charter prescribes the Mayor may vote on resolutions and ordinances only to create or break a tie vote of Council Members present. The Mayor Pro-Tem is always permitted to vote on all items.

REQUIREMENTS AND AVAILABLE SHELTER OPTIONS IN THE ABATEMENT OF UNAUTHORIZED CAMPS

Sponsor: Steve Sundberg, Mayor Pro Tem / Angela Lawson, Council Member  
Jason Batchelor, City Manager / Tim Joyce, Assistant City Attorney

MPT Sundberg explained this is not meant to be punitive, but a tool in the approach to address unhoused people in the community that are camping, with the goal of providing them with options to accept services and get into a life of good decisions and recovery. He assured that agencies approach people with compassion and respect and offer resources. He noted that this is a request from a sergeant in the department to have options and will align with H.E.A.R.T. Court, the Navigation Campus, Aurora Mental Health and Recovers, and Ridge View Academy.

CM Coombs appreciated the intent to help those experiencing homelessness, but recovery by force has shown to be ineffective. She has heard from previous workers in the field that giving someone a 72-hour notice is at worst inhumane and at best a lazy policy. She added that right now there are people all throughout Aurora who live in homes with an untreated mental health illness, substance use disorder, and other challenges that often result in homelessness, and the only difference between them and the homeless is that they live in a home. She stated the true issue is the lack of affordable **housing, and it is not a police officer's job to solve the affordable housing** crisis. CM Coombs challenged the Council to lean into the complexity of the affordable housing crisis.

Moved by: Amsalu Kassaw

Second by: Stephanie Hancock

Does Council approve of the Ordinance amendments?

Voting Aye: (6): Françoise Bergan, Stephanie Hancock, Danielle Jurinsky, Angela Lawson, Steve Sundberg, and Amsalu Kassaw

Voting Nay (3): Alison Coombs, Ruben Medina, and Crystal Murillo

Absent: (1): Curtis Gardner

**13.f Stanley 98 Street Vacation 1.0**

**2025-13** FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, VACATING THE NORTHERN PORTION OF THE PUBLIC RIGHT-OF-WAY FOR JAMAICA STREET, LOCATED BETWEEN EAST 25TH AVENUE AND EAST 26TH PLACE, AND BETWEEN IRONTON STREET AND JOLIET STREET

The City Charter prescribes the Mayor may vote on resolutions and ordinances only to create or break a tie vote of Council Members present. The Mayor Pro-Tem is always permitted to vote on all items.

Arian Muca, Planner II, Planning and Business Development / Lena McClelland, Assistant City Attorney

Staff gave a brief presentation on the item.

Moved by: Alison Coombs

Second by: Steve Sundberg

Does the Council wish to support Ordinance 2025-13?

Voting Aye: (9): Françoise Bergan, Alison Coombs, Stephanie Hancock, Danielle Jurinsky, Angela Lawson, Ruben Medina, Crystal Murillo, Steve Sundberg, and Amsalu Kassaw

Absent: (1): Curtis Gardner

**13.g Stanley 98 Street Vacation 2.0**

**2025-14** FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, VACATING A PORTION OF A 16-FOOT WIDE ALLEY RIGHT-OF-WAY, DEDICATED BY BOOK 422, PAGE 366, IN BLOCK 103, THE PLAT OF BOSTON HEIGHTS 2ND FILING, SITUATED IN THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M., LOCATED NORTH OF EAST 25TH AVENUE, AND BETWEEN IRONTON STREET AND JAMAICA STREET

Ariana Muca, Planner II, Planning and Business Development / Lena McClelland, Assistant City Attorney

Staff gave a brief presentation on the item.

Moved by: Alison Coombs

Second by: Amsalu Kassaw

Does the Council wish to support Ordinance 2025-14?

Voting Aye: (9): Françoise Bergan, Alison Coombs, Stephanie Hancock, Danielle Jurinsky, Angela Lawson, Ruben Medina, Crystal Murillo, Steve Sundberg, and Amsalu Kassaw

Absent: (1): Curtis Gardner

**13.h Stanley 98 Street Vacation 3.0**

**2025-15** FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, VACATING THE NORTHERN PORTION OF THE PUBLIC RIGHT-OF-WAY FOR JAMAICA STREET, LOCATED BETWEEN EAST 25TH

The City Charter prescribes the Mayor may vote on resolutions and ordinances only to create or break a tie vote of Council Members present. The Mayor Pro-Tem is always permitted to vote on all items.

AVENUE AND EAST 26TH PLACE, AND BETWEEN IRONTON STREET AND JOLIET STREET

Ariana Muca, Planner II, Planning and Business Development / Lena McClelland, Assistant City Attorney

Staff gave a brief presentation on the item.

Moved by: Alison Coombs

Second by: Angela Lawson

Does the Council wish to support Ordinance 2025-15?

Voting Aye: (9): Françoise Bergan, Alison Coombs, Stephanie Hancock, Danielle Jurinsky, Angela Lawson, Ruben Medina, Crystal Murillo, Steve Sundberg, and Amsalu Kassaw

Absent: (1): Curtis Gardner

**13.i Stanley 98 Street Vacation 4.0**

**2025-16** FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, VACATING A PORTION OF THE PUBLIC RIGHT-OF-WAY FOR EAST 26TH PLACE, LOCATED BETWEEN EAST 25TH AVENUE AND EAST 25TH DRIVE, AND BETWEEN JAMAICA STREET AND JOLIET STREET

Ariana Muca, Planner II, Planning and Business Development / Lena McClelland, Assistant City Attorney

Staff gave a brief presentation on the item.

Moved by: Alison Coombs

Second by: Angela Lawson

Does the Council wish to support Ordinance 2025-16?

Voting Aye: (9): Françoise Bergan, Alison Coombs, Stephanie Hancock, Danielle Jurinsky, Angela Lawson, Ruben Medina, Crystal Murillo, Steve Sundberg, and Amsalu Kassaw

Absent: (1): Curtis Gardner

**14. FINALIZING OF ORDINANCES**

*Ordinances not approved unanimously at first reading.*

**15. ANNEXATIONS**

**16. RECONSIDERATIONS AND CALL UPS**

The City Charter prescribes the Mayor may vote on resolutions and ordinances only to create or break a tie vote of Council Members present. The Mayor Pro-Tem is always permitted to vote on all items.



**17. GENERAL BUSINESS**

**17.a Determination of Final Candidates to be Interviewed for the Civil Service Commission Vacancies**

Kadee Rodriguez, City Clerk / Tim Joyce, Assistant City Attorney

Mayor Coffman asked how many people applied.

K. Rodriguez responded stating five applicants were qualified.

Mayor Coffman inquired if they have the results of the survey.

K. Rodriguez said they received four council members responses back on the survey.

Mayor Coffman suggested interviewing the top four.

CM Bergan expressed that two of the top three ranking people are already on the Civil Service Commission and they know the other one pretty well. She suggested foregoing interviews and appointing those three.

CM Hancock stated she thought the point was to not just appoint people over and over again, but to get a fresh perspective and different eyes.

Mayor Coffman asked if there were term limits on the Civil Service Commission members.

K. Rodriguez replied they can serve three consecutive 3-year terms.

CM Murillo commented that they were going to interview all five of them, as there were only three positions and it is an important role.

CM Bergan asked how many hours of interviewing it would be for five people.

K. Rodriguez responded.

Mayor Coffman suggested 2 minutes instead of 3 minutes per question, with 1 minute intro and 1 minute closing.

CM Murillo agreed with that.

Moved by: Crystal Murillo

Second by: Stephanie Hancock

Who does the Council wish to interview for the Civil Service Commission vacancies?

Voting Aye: (9): Mayor Coffman, Alison Coombs, Stephanie Hancock, Danielle Jurinsky, Angela Lawson, Ruben Medina, Crystal Murillo, Steve Sundberg, and Amsalu Kassaw

Voting Nay: (1): Françoise Bergan

Absent: (1): Curtis Gardner

**17.b Discussion and Possible Action Regarding Future In-Person or Virtual Council Meetings**

P. Schulte gave a brief presentation.

CM Hancock commented that they could go virtual, but it would not solve anything. She said the disruptive antics perpetuated by their colleagues has not served them well, as it is still disruptive and interferes with their ability to handle their business. She stated that she knows it is going to continue to happen, and going virtual like tonight with people commenting on everything and repeating the same mantra over and over does not serve the Council.

Mayor Coffman shared that if they go in person, they will wind up virtual, because that is the only mechanism he has to control the meeting and outlandish behavior.

CM Bergan stated it would be great to be back in person and have productive meetings, but the disruptions have been going on since July. She understood when the public first starting speaking on Kilyn Lewis, and they tried to be respectful, but there were so many disruptions and repetitive information. She explained that she is not trying to be rude to those who want to speak, but disrupting does not serve them. She noted they had threats and police recommended going virtual, and they should adhere to that. CM Bergan suggested going virtual at least one more meeting until they figure out something, even if that means getting rid of public invited to be heard.

CM Hancock agreed and said it is a shame that they have gotten to this point. She voiced that the person who should be honored is not being honored as a result of this behavior and it does not serve them and they cannot conduct their business in a timely manner. She was inclined to support going virtual for the safety and sake of the Council and their community.

CM Lawson agreed they should do one more virtual, but they have to figure this out and get on the dais. She expressed that she did not agree with having public invited to be heard at the end, but they cannot just stay behind the screen. She voiced her disappointment in how this meeting was hijacked.

CM Bergan suggested reconvening the Rules Committee and straightening out the rules.

The City Charter prescribes the Mayor may vote on resolutions and ordinances only to create or break a tie vote of Council Members present. The Mayor Pro-Tem is always permitted to vote on all items.

Mayor Coffman asked about having public invited to be heard at the beginning of the meeting for 30 minutes and not have it at the end.

P. Schulte responded the motion would just need to be passed by two-thirds.

CM Coombs pointed out that they passed 30 minutes at the beginning and 30 minutes at the end at the last meeting, but they have not actually tried it yet. She recommended trying that first to see how it works.

CM Hancock stated they did try it last meeting and it did not go well.

CM Murillo supported going virtual for this meeting because they had information of safety concerns, but that is not the case for the upcoming meeting. She said she does not feel unsafe in the Council Chamber and does not want to paint the picture of a scary mob of residents. She added that residents are angry and not letting them be heard keeps that bubbling up. She noted that they have taken agenda items off and removed public invited to be heard but then get upset when the public responds in a particular way. CM Murillo voiced she did not support the tactics everyone is using but also has seen Council contribute to that response by removing and dwindling their opportunities to speak.

Council agreed to continue with the 30 minutes of public invited to be heard at the beginning and 30 minutes at the end for the next meeting, with a 2 minute time limit.

Moved by: Françoise Bergan

Second by: Steve Sundberg

Does Council wish to conduct the next Council Meeting virtually?

Voting Aye: (7): Mayor Coffman, Françoise Bergan, Stephanie Hancock, Danielle Jurinsky, Angela Lawson, Steve Sundberg, and Amsalu Kassaw

Voting Nay: (3): Alison Coombs, Ruben Medina, and Crystal Murillo

Absent: (1): Curtis Gardner

## **18. REPORTS**

### **18.a Mayor**

Mayor Coffman expressed he had to cancel a Town Hall due to weather on the 18th, but is working to get it rescheduled. He announced they have a new VA Clinic named after the late Lieutenant Colonel John W. Mosley and had a moving tribute to him. He directed people to his Facebook page for his day to day activities.

### **18.b Council**

The City Charter prescribes the Mayor may vote on resolutions and ordinances only to create or break a tie vote of Council Members present. The Mayor Pro-Tem is always permitted to vote on all items.

MPT Sundberg attended and thanked CM Bergan and CM Gardner for the Build Up Aurora Meeting. He also attended his Town Hall, State of the Base, MLK Interfaith Breakfast, Lunar New Year. He noted they were all good.

CM Coombs highlighted that the Lunar New Year was an excellent event and she appreciated getting to visit with CM Kassaw and CM Murillo. She also attended an EV showcase with eight different electric vehicles.

CM Kassaw said the Lunar Festival was great. He met a lot of people, had good food, and said it had a lot of good culture.

CM Murillo stated she had a successful Town Hall with consultants speaking about feasibility studies along the Colfax Corridor, with a lot of great responses. She hoped to have them back with an update soon. She attended Lunar New Year and the Indian Independence Day Celebration. Her next Town Hall is on the fourth Thursday.

CM Hancock attended the Global Foods and Dollar Grocery Store off of East Colfax and 17th St, which is an African market. She congratulated the owner. She also noted that Lunar New Year was great.

CM Bergan thanked Chief Chamberlain for giving an update on the changes he has made and speaking about recruiting and goals at her last Town Hall. PAR Officers and the Battalion Chief also gave updates, and the GM for Southlands announced Handel’s Ice-cream, Empire Kids, Pickler the pickle ball entertainment venue, and a popular Japanese store were all coming this summer. She also attended and enjoyed the State of the Base.

CM Jurinsky and CM Medina had no report. CM Gardner and CM Lawson were not available for Council reports.

**19. PUBLIC INVITED TO BE HEARD**

There was no public comment on non-agenda related issues during the January 27, 2025 Council Meeting.

**20. ADJOURNMENT**

Mayor Coffman adjourned the regular meeting of City Council.

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MIKE COFFMAN, MAYOR

ATTEST:

The City Charter prescribes the Mayor may vote on resolutions and ordinances only to create or break a tie vote of Council Members present. The Mayor Pro-Tem is always permitted to vote on all items.

DRAFT

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KADEE RODRIGUEZ, CITY CLERK

The City Charter prescribes the Mayor may vote on resolutions and ordinances only to create or break a tie vote of Council Members present. The Mayor Pro-Tem is always permitted to vote on all items.



# CITY OF AURORA

## Council Agenda Commentary

<b>Item Title:</b> Consideration to Appoint One (1) Member to the Citizens’ Advisory Committee on Housing and Community Development
<b>Item Initiator:</b> Kadee Rodriguez, City Clerk
<b>Staff Source/Legal Source:</b> Kadee Rodriguez, City Clerk / Tim Joyce, Assistant City Attorney
<b>Outside Speaker:</b> N/A
<b>Council Goal:</b> 2012: 4.0--Create a superior quality of life for residents making the city a desirable place to live and work

### COUNCIL MEETING DATES:

**Study Session:** 1/27/2025

**Regular Meeting:** 2/10/2025

**2<sup>nd</sup> Regular Meeting (if applicable):** N/A

**Item requires a Public Hearing:**  Yes  No

### ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time: (For Study Session items only indicate combined time needed for presentation and discussion)

Kadee Rodriguez, City Clerk / Tim Joyce, Assistant City Attorney

### ACTIONS(S) PROPOSED *(Check all appropriate actions)*

- Approve Item and Move Forward to Study Session  Approve Item as Proposed at Study Session
- Approve Item and Move Forward to Regular Meeting  Approve Item as Proposed at Regular Meeting
- Information Only
- Approve Item with Waiver of Reconsideration  
*Reason for waiver is described in the Item Details field above.*

### PREVIOUS ACTIONS OR REVIEWS:

**Policy Committee Name:** N/A

**Policy Committee Date:** N/A

**Action Taken/Follow-up:** *(Check all that apply)*

Recommends Approval

Does Not Recommend Approval

Forwarded Without Recommendation

Minutes Not Available

Minutes Attached

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**HISTORY** (Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)

The Citizens' Advisory Committee on Housing and Community Development's role is to assist City Council in the development, implementation and evaluation of the City's Community Development Block Grant (CDBG) Programs, including but not limited to the HOME Investment Act Program (HOME), and Emergency Solutions Grant Program (ESG); review and formulate recommendations for council's approval for annual and one-time program/project grant/loan allocations for affordable housing; maintain consistency in achieving the Aurora City Council Goals, and review applicable consolidated, annual and/or other plans for submission to the U.S. Department of Housing and Urban Development (HUD).

The Citizens' Advisory Committee on Housing and Development consists of fifteen (15) members appointed by the Aurora City Council. The term length is four (4) years and members may serve up to two (2) terms. All eligible applications received within the last year are forwarded to the Board to be considered for interviews.

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**ITEM SUMMARY** (Brief description of item, discussion, key points, recommendations, etc.)

The Citizens' Advisory Committee for Housing and Community Development currently has three (3) vacancies. The Commission received three (3) applications and an interview was conducted on December 18, 2024.

Among the applicants were:

Patrick Fasshauer  
Alexandria Harris  
Khoi Tran

Only one applicant participated in the interview. Upon conducting the interview, the Citizens' Advisory Committee on Housing and Community Development respectfully recommends the appointment of the following candidate:

Patrick Fasshauer – 1st term beginning 9/1/2023 and ending on 8/31/2027

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**FISCAL IMPACT**

Select all that apply. (If no fiscal impact, click that box and skip to "Questions for Council")

- Revenue Impact       Budgeted Expenditure Impact       Non-Budgeted Expenditure Impact  
 Workload Impact       No Fiscal Impact

**REVENUE IMPACT**

Provide the revenue impact or N/A if no impact. (What is the estimated impact on revenue? What funds would be impacted? Provide additional detail as necessary.)

N/A

**BUDGETED EXPENDITURE IMPACT**

Provide the budgeted expenditure impact or N/A if no impact. (List Org/Account # and fund. What is the amount of budget to be used? Does this shift existing budget away from existing programs/services? Provide additional detail as necessary.)

N/A

**NON-BUDGETED EXPENDITURE IMPACT**

Provide the non-budgeted expenditure impact or N/A if no impact. (Provide information on non-budgeted costs. Include Personal Services, Supplies and Services, Interfund Charges, and Capital needs. Provide additional detail as necessary.)

N/A

**WORKLOAD IMPACT**

*Provide the workload impact or N/A if no impact. (Will more staff be needed or is the change absorbable? If new FTE(s) are needed, provide numbers and types of positions, and a duty summary. Provide additional detail as necessary.)*

N/A

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**QUESTIONS FOR COUNCIL**

Does Council wish to appoint Patrick Fasshauer to the Citizens’ Advisory Committee on Housing and Community Development?

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**LEGAL COMMENTS**

All boards and commissions shall be appointed by City Council. (City Charter, art III, sec. 3-11 and art. IX, sec. 9-1). City Council established the Citizens Advisory Committee on Housing and Community Development to avail itself of the provisions of the federal funds available under the Housing and Community Development Act of 1974. The Citizens Advisory Committee on Housing and Community Development (CHD) advises City Council in the development, implementation and evaluation of the **City’s Community Development Block Grant Program (CDBG)**; reviews and formulates **recommendations for Council’s approval for annual CDBG program/project grant** allocations; develops and approves CDBG goals and objectives; reviews applicable consolidated, annual, and/or other plans for submission to the U.S. Dept. of Housing and Urban Development (HUD). The committee shall consist of 15 members who shall constitute a broad cross section of residents of the City both as to income, geographic location, age, and sex and shall be appointed for a period of four years. (Resolutions R74-125 and R79-104). (TJoyce)

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To: Mayor Coffman and Members of City Council

From: Jaime Carolina, Board Chair, Citizens' Advisory Committee on Housing and Community Development

Through: Sarah Pulliam-Carroll, Housing and Community Development Manager and Marcus Bond, City Clerk Analyst

Date: December 27, 2024

Subject: One New Appointment to the Citizens' Advisory Committee on Housing and Community Development

Board or Commission Name: Citizens Advisory Committee on Housing and Community Development

Number of Vacancies: 3

**Interview Information**

Date of Interview(s): December 18, 2024

Applicant Names: Patrick Fasshauer, Alexandria Harris and Khoi Tran

Applicants Interviewed: 1

**Recommendation**

Suggested Appointment(s):

Summary:

Patrick Fasshauer submitted an application to the Citizens' Advisory Committee on Housing and Community Development on November 20, 2024, and was interviewed on December 18, 2024. Patrick studied at the University of Northern Colorado where he earned an Associate Degree in General Studies. Patrick's current field of work is in city recreation.

Patrick has a multifarious work history which has given him a strong understanding of the community. Patrick is motivated to serve and get more involved with the City of Aurora and it's residents. He is passionate about affordable housing and community engagement. Patrick has always had great interest in board and legislative related activities.

**The Citizens' Advisory Committee on Housing and Community**

**Development strongly supports the appointment of Patrick Fasshauer as a Member on the Citizens' Advisory Committee on Housing and Community Development.**

**Citizens Advisory Committee On Housing & Community Development**

**Applicant Package - Ward To Be Determined**

Citizens Advisory Committee On Housing & Community Development - Ward To Be Determined

**Term** 01 Sep 2022 - 31 Aug 2026

**Positions Available** 3

**Number of applicants in this package** 1

- Fasshauer, Patrick

Received: 11/20/2024

Ward V Resident & Registered Voter

Arapahoe County

Vetted: 11/20/2024

*Marcus Bond*

**Name:** Fasshauer, Patrick

**Address:** [REDACTED]

**Email:** Fasshauer11@gmail.com

**Board Name:** Citizens Advisory Committee on Housing & Community Development

**Date of Birth:**

[REDACTED]

**Home Phone Number:**

[REDACTED]

**Work Phone Number:**

[REDACTED]

**How long have you lived in Aurora?:**

A year and a half

**Are you registered to vote?:**

Yes

**Years of Education Completed:**

3

**Degree(s) Received:**

Associate's in general studies

**College(s) Attended:**

University of Northern Colorado

**Employer Name:**

City of Aurora

**Employer Address:**

15151 E Alameda Parkway

**Current Position:**

Aquatics Recreation Coordinator

**Years with Current Employer:**

Less than 1

**Work Experience:**

7 years in the restaurant industry

**Certification(s):**

None relevant

**How are you involved in your community?:**

Trying to take a bigger part in it

**List your interests and activities.:**

Music, hiking, board games, exploring new restaurants

**Do you presently serve in any other appointed position on a board, commission or committee?:**

No

**If yes, enter the board name and position:**

No

**Are you currently a member and seeking reappointment on the board you are applying for?:**

No

**Why do you desire this appointment?:**

I want to take a bigger part in my community now that I have settled in and bought a home. I want to see the community that I work and live in grow and flourish.

**How much time do you anticipate being able to spend on this appointment each month?:**

20-40 hours

**Do you have any conflicts of interest that should be disclosed?:**

Yes

**If yes, please explain:**

I am a city employee

**Reference 1: Full Name, Phone Number and Address:**

Gage Osthoff

**Reference 2: Full Name, Phone Number and Address:**

Daniel Wolff

**Reference 3: Full Name, Phone Number and Address:**

CJ Davidson

**How did you hear about us?:**

Word of Mouth

**By clicking APPLY and submitting this application, I certify that the forgoing information is true and correct:**

Patrick Fasshauer

**Time of Submission:** 11/20/24 2:17:37 PM

**Citizens Advisory Committee On Housing & Community Development**

**Applicant Package - At Large**

Citizens Advisory Committee On Housing & Community Development - At Large

**Term** 01 Sep 2023 - 31 Aug 2027

**Positions Available** 1

**Number of applicants in this package** 1

- Harris, Alexandria

Received: 05/15/2024

Ward I Resident & Registered Voter

Adams County

Vetted on 5/16/2024

*Marcus Bond*

**Name:** Harris, Alexandria

**Address:** [REDACTED]

**Email:** [REDACTED]

**Board Name:** Citizens Advisory Committee on Housing & Community Development

**Date of Birth:**

[REDACTED]

**Home Phone Number:**

[REDACTED]

**Work Phone Number:**

[REDACTED]

**How long have you lived in Aurora?:**

38

**Are you registered to vote?:**

Yes

**Years of Education Completed:**

18

**Degree(s) Received:**

Master of Business Administration Bachelor of Science, Healthcare Administration

**College(s) Attended:**

Colorado Christian University,

**Employer Name:**

Kaiser Permanente

**Employer Address:**

[REDACTED]

**Current Position:**

Regional Department Manager for Support and Pain Services

**Years with Current Employer:**

12

**Work Experience:**

Nursing, Community Engagement and Business Operations.

**Certification(s):**

Certified Project Manager Process Improvement Nursing License

**How are you involved in your community?:**

Engaging in the community through health and wellness activities has been a great way for me to contribute positively and make a difference. Some of the things I have been apart of are health screens, fitness classes, sporting events, personal need based drives for clothing, foods, & personal items. Using my passion for photography I also capture health and wellness activities. The reward I get from this is contributing to the build of healthier and more connected community.

**List your interests and activities.:**

Connecting with community, being involved in or managing health and wellness initiatives.

**Do you presently serve in any other appointed position on a board, commission or committee?:**

No

**If yes, enter the board name and position:**

No

**Are you currently a member and seeking reappointment on the board you are applying for?:**

No

**Why do you desire this appointment?:**

As a dedicated member of our community with a passion for fostering sustainable and inclusive neighborhoods, I believe that serving on this committee would allow me to make a meaningful impact and contribute to the betterment of our local housing and community development initiatives. Having actively engaged in various community service projects and initiatives over the years, I have witnessed firsthand the importance of affordable housing, community development, and access to essential services for individuals and families in need. I am committed to advocating for policies and programs that promote equitable housing opportunities, enhance community infrastructure, and support the well-being of all residents. With a background in [relevant experience or skills], I bring a unique perspective and valuable expertise to the committee. I am eager to collaborate with fellow committee members, local stakeholders, and government officials to develop innovative solutions, address critical housing challenges, and advance sustainable community development practices that benefit our diverse population. By serving on the Citizen Advisory Committee on Housing and Community Development, I am confident that I can contribute my skills, knowledge, and dedication to help shape policies, initiatives, and projects that positively impact our community. I am excited about the opportunity to work towards creating a more vibrant, inclusive, and resilient community for current and future generations. Thank you for considering my application for a board position on the committee. I look forward to the possibility of contributing to the important work of the Citizen Advisory Committee on Housing and Community Development.

**How much time do you anticipate being able to spend on this appointment each month?:**

12-48 hours a month

**Do you have any conflicts of interest that should be disclosed?:**

No

**If yes, please explain:**

No

**Reference 1: Full Name, Phone Number and Address:**

Thomas Dawson - [REDACTED]

**Reference 2: Full Name, Phone Number and Address:**

Veronda Smith [REDACTED]

**Reference 3: Full Name, Phone Number and Address:**

Lenora Alexander - [REDACTED]

**How did you hear about us?:**

Other



**By clicking APPLY and submitting this application, I certify that the forgoing information is true and correct:**

Alexandria Harris

**Time of Submission:** 05/15/24 6:06:17 PM

**Attachments**

- Harris\_Alexandria\_Resume\_24-25A.pdf

# ALEXANDRIA HARRIS, MBA, LPN, CPM

## PROFESSIONAL PROFILE

A seasoned healthcare professional with a distinguished career spanning over 22 years, I am adept at coordinating and managing various people, projects, and programs from inception through to successful completion. With a patient-centric approach, I combine strong communication with a deep understanding of business principles, trends, and strategies.

## EDUCATION & CREDENTIALS

Denver Health Lean Academy Certification Denver Health and Hospital Authority, Denver, CO	2021
Master of Business Administration Degree, Project Management (Certification) Colorado Christian University, Lakewood, CO	2020
Chamber Connect Leadership Program, Urban Leadership Foundation of Colorado, Denver, CO	2017
Bachelor of Science, Healthcare Administration, Colorado Christian University, Lakewood, CO	2016
Licensed Practical Nurse with IV Authority, Emily Griffith Technical College, Denver, CO	2010
Basic Life Support (BLS) Certification, American Heart Association	Current

## WORK EXPERIENCE

### Kaiser Permanente, Denver, CO

**Behavioral Health Department Manager Support Services**  
**Interim Pain Services Department Manager**

**Jul. 2021 - Present**  
**May 2022 - Present**

- Collaborate cross-functionally with internal and external stakeholders, ensuring alignment and buy-in to implement business objectives successfully.
- Manage Support Services (Patient Registration) and outpatient care delivery for Pain Services.
- Align daily operations for represented employees (Clerks, MA, RN, NP) for care delivery, business initiatives, and complex projects.
- Ensure staff provides the highest quality of care and follows the Nurse Practice Act, NCQA, Sarbanes-Oxley, federal, state, and local requirements. Create, train, and monitor compliance with business departmental policies, procedures, and protocols that support care and quality service.
- Interview and hire staff that fit the team dynamic created and developed processes to screen, interview, hire, train, and maintain the competencies of all department staff.
- Thoroughly evaluated the quantity and quality of services rendered throughout the region.
- Responding to and resolving customer service issues with a focus on quality, effective, educational, and efficient service to our members.
- Defining, interpreting, developing, and evaluating operational data, performance metrics, and standards to support data-based decision-making.
- Continuous learning and process improvement methods that drive sustainable results.
- Obtain customer agreements for controlled substance management.



# ALEXANDRIA HARRIS, MBA, LPN, CPM

- Collaborate with physicians and the department chief in developing the appropriate level of patient services and the department's day-to-day operations.
- Facilitate and manage procurement (supply chain management) for Behavioral Health.

## **KAISER PERMANENTE, Aurora CO**

### **Clinical Contact Operations Supervisor - Primary Care & Specialty Care**

Mar. 2020 - Sep.2021

- Managed 71 direct reports in selection, retention, training, and development; made effective staffing decisions to ensure service levels and outbound scheduling goals were accomplished by decreasing waste and increasing efficiency. Increase Oncology's service level by 56 percentage points in 4 months. Decreased outbound call turnaround to 1.65 days average.
- Manages team performance through goal setting, coaching, and creation of instructional standard work.
- Recognizes and reinforces individual and team accomplishments by using existing organizational tools and programs and creating new and effective recognition methods.
- Ensures the day-to-day application of policies, procedures, and performance standards to ensure quality customer service and information accuracy.
- Perform research and work cross-functionally with partnering business units to resolve escalated situations involving partner concerns, systematic issues, and standardizing processes.

## **BUSINESS EXPERIENCE**

### **Small Business Management and Operations Consultant**

2016 - Current

- Consults on public relations, engagement and marketing strategies, communication protocols, and other aspects of a company's public image.
- Devised, deployed, and monitored processes to boost long-term business success and increase profit by 10%.
- Oversee weekly business operations in advertising and circulation by fostering professional relationships with agencies, patrons, and customers.
- Capture and streamline business processes for sustainment.
- Performance measurement and reporting for social media and email marketing campaigns.
- Support the complex design, reviewing, editing, and translation of communication materials.
- Support and implement communication strategies based on key performance indicators to meet target markets.
- Prepares internal and external announcements.
- Secure advertising contacts for placement.
- Manage the company's brand image with public entities.

### **Program/Project Management Consultant**

2015 - 2021

- Facilitating meetings, staff performance reviews, and rewards. Identify and mitigate potential risks.
- Cost and scheduling adherence to the system and process improvement practices.
- Apply/adhere to Waterfall, Agile, Critical Path, PowerBI, Tableau, and Prism project management and data analytics practice methodologies.

### **Product Management Consultant**

2017-2021

- Developed a deep understanding of the business objectives of internal and external stakeholders; evangelized the product vision and built trust by maintaining an accurate and achievable roadmap.



# ALEXANDRIA HARRIS, MBA, LPN, CPM

- Ensured products met or exceeded client expectations. Excelled at gathering feedback and requirements, communicating needed changes to the development team, and overseeing seamless, high-quality rollouts to on-time and on-budget conclusions.

## **KAISER PERMANENTE, Denver, CO**

**Licensed Practical Nurse in Primary Care and Float Pool**

2012 - 2016

**Lead (Leap/Lean) License Practical Nurse in Primary Care/Telehealth**

2016 - 2019

**Licensed Practical Nurse - Message Management**

2019 - 2020

- Collaborate with Leadership, Senior Leadership, Physicians, and other employees to identify areas of opportunities for care delivery improvement and resolution.
- Preceptor/professional development coach coordinated the training of nursing students, current employees, and new hires. Coordinate daily clinic flow and orientation schedules and department policies/procedures to maximize their skills and abilities to provide excellent patient care.
- Co-instructor for SMASP (Skills Maximization & Standardization Program) and development of standard work for Primary Care, MAs, LPNs, & RNs through training and onboarding.
- Increased patient rooming punctuality from 74% to 88% in 1 quarter. Increased Alcohol as a vital sign from 76% to 87% in four months.
- Completed a 3-month-long A1c adherence improvement project for A1c Testing. Focus on improving A1c lab adherence as an intern in population health, resulting in increased A1C compliance by 30%.
- Developed and implemented best practices to improve processes and efficiency, which contributed to achieving 90 percent best practices with blood pressure compliance.
- Identified and aligned process improvement opportunities associated with the critical performance indicators cascade model.
- Served on multiple Kaiser Permanente committees and led programs within the clinics for UBT (Co-Lead), Service Committee Member, SEIU Local 105 Steward, and Computerized Administration of Medications and Immunizations
- Educate and promote general preventive health measures to patients and members of their families regarding their care upon discharge.
- Telehealth and patient service

## **CIVIC ENGAGEMENT**

- Active Member of Alpha Kappa Alpha Sorority, Inc. 2021 - Present
- Rocky Mountain Prep - Fletcher PEAK Board Treasurer 2024 - Present

**References are available upon request.**

**Citizens Advisory Committee On Housing & Community Development**

**Applicant Package - At Large**

Citizens Advisory Committee On Housing & Community Development - At Large

**Term** 01 Sep 2023 - 31 Aug 2027

**Positions Available** 1

**Number of applicants in this package** 1

- tran, khoi

Received: 08/12/2024

Ward II Resident & Registered Voter

Adams County

Vetted: 08/13/2024

*Marcus Bond*

**Name:** tran, khoi

**Address:** [REDACTED]

**Email:** [REDACTED]

**Board Name:** Citizens Advisory Committee on Housing & Community Development

**Date of Birth:**

[REDACTED]

**Home Phone Number:**

[REDACTED]

**Work Phone Number:**

[REDACTED]

**How long have you lived in Aurora?:**

11

**Are you registered to vote?:**

Yes

**Years of Education Completed:**

16

**Degree(s) Received:**

Bachelor degree in IT

**College(s) Attended:**

DeVry University

**Employer Name:**

State of Colorado

**Employer Address:**

[REDACTED]

**Current Position:**

Supervisor Network Engineering

**Years with Current Employer:**

11

**Work Experience:**

See Resume

**Certification(s):**

See Resume

**How are you involved in your community?:**

Not today, but love to serve community

**List your interests and activities.:**

Loving to serve community

**Do you presently serve in any other appointed position on a board, commission or committee?:**

No

**If yes, enter the board name and position:**

NA

**Are you currently a member and seeking reappointment on the board you are applying for?:**

No

**Why do you desire this appointment?:**

Loving to serve community

**How much time do you anticipate being able to spend on this appointment each month?:**

6

**Do you have any conflicts of interest that should be disclosed?:**

No

**If yes, please explain:**

NA

**Reference 1: Full Name, Phone Number and Address:**

Thomas Nghiem [REDACTED]

**Reference 2: Full Name, Phone Number and Address:**

Kenny Hoang [REDACTED]

**Reference 3: Full Name, Phone Number and Address:**

Tuan Tran [REDACTED]

**How did you hear about us?:**

News Aurora (water bill newsletter)

**By clicking APPLY and submitting this application, I certify that the forgoing information is true and correct:**

khoi tran

**Time of Submission:** 08/13/24 12:47:18 AM

**Attachments**

- KhoiTran - Manager.pdf



Seeking a Network/Security Manager position, leveraging a blend of extensive management experience and technical proficiency. I prioritize a strong personal dedication to excellence, driven by inner motivation and a penchant for organizational efficiency, a flair for streamlining operations. Fueled by intrinsic inspiration, I am driven to optimize performance, enhance customer contentment, and drive transformative outcomes. Bolstered by a solid foundation in project management methodologies, I am driven by excellence in planning and execution.

**EXPERIENCE & SKILLS**

- ⊕ **Leadership:** Synergize, lead, and care with a focus on flexibility and adaptability. Demonstrate effective communication and interpersonal skills to interact with cross-functional teams, executives, and stakeholders. Provide strategic direction and make decisions aligned with the organization's goals and objectives. Possess a solid understanding of functional business areas, set execution plans, track progress, and accomplish priorities and goals. Be proactive, inspiring, and transformative, with the ability to negotiate effectively. Exhibit strong project management skills to plan and execute initiatives successfully.
- ⊕ **Professional:** Over 25 years of experience supporting SMBs, enterprises, and government computing, network, and security infrastructures. Skilled in the management, planning, design, and implementation of complex projects, strategic planning, and alternatives analysis. Experienced in managing and auditing the operations of various information systems and their policies. Demonstrate strong communication and organizational skills. Possess a robust work ethic, excellent presentation skills, and a proven ability to work collaboratively. Known for initiative, analytical and problem-solving abilities, flexibility, adaptability, and thorough planning. Hold a strong background in project management methodologies.
- ⊕ **Soft Skills:** Excellent active listening, problem-solving, and critical thinking skills, complemented by a visionary approach to problem identification. Proficient in general to advanced business mathematics. Committed to advocacy, honesty, and integrity. Experienced in mentoring and coaching, with a focus on driving growth. Hardworking, discreet, and upholds a strong work ethic. Possesses a positive attitude, self-motivation, and a willingness to learn. Skilled at assisting customers in an effective, efficient, and elegant manner. Inspirational and motivated to develop solutions to complex, systemic challenges. Adept at analyzing and synthesizing data, with strong action planning skills. Extremely detail-oriented, deadline-oriented, and exercises sound judgment.
- ⊕ **Technical:** a comprehensive understanding and extensive professional background in advanced.
  - LAN/WAN: TCP/IP, DNS, DHCP, VLAN, STP, VPN, QoS, MPLS, OSPF, EIGRP, BGP, SNMP, Syslog, NetFlow, WLC...; Windows Servers: AD, Group Policy, FileServer, PrintServer, WebServer, Exchange Server...; Automation and scripting; VMware ESXi, vSphere; Automation Ansible, Cisco and Network Programmability...
  - Cisco Collaboration: CUCM, CUC, UCCX, Emergency Responder, Expressway C & E, Jabber and WebEx.
  - Deploy and manage routers, switches, firewalls, access points, wireless controllers, SDWAN Cisco servers for Prime Infrastructure, ISE, APIC-EM, DNAC, StealthWatch, SolarWinds, LiveAction, NetBrain...
  - Monitor, troubleshoot and resolve network LAN, WAN and Wireless from Layer 1 to 7, security auditing, assure network and services authentication, authorization, accounting, availability, reliability, accessibility and scalability.

*DeVry University, Westminster, CO, March 2009 – June 2011 | Networking and Communication Management President's List all semesters, Graduate of the Term Spring 2011 | GPA: 4.0 | Graduated Summa Cum Laude*

**Colorado Governor's Office of Information Technology ('OIT'), Denver, Colorado** **Aug. 2013 – Present**

<b>Supervisor, Network Engineer</b>	<b>May. 2022 – Present</b>
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- ✓ Act as a technical subject matter expert to provide vision and technical line of support for network communications systems hardware and software, data-voice-video communications including the analysis, design, configuration, implementation, installation, monitoring, maintenance, and troubleshooting of the agency networks.
- ✓ Provide management and continuous monitoring of the day-to-day Network operations and provide consistent summary information and status to the Agency and OIT IT Directors of Network Operations. Engage staff, peers,



vendors, and customers in collaboration to assess and review network and communications solutions, technologies, industry trends, architectural design, operational support enhancements, and incident response to maintain and scale the agency network services. Support OIT Project Management Office and lead small to medium sized project initiatives in a managerial and technical lead role. Assist in the review and approval of new hardware and software purchases to support the Agency network services environment. Maintain, renew and provide recommendations on annual support, decision items and warranty services.

- ✓ Prepare weekly project status lists, employee task lists, and assignments. Decide on the priority of the workload and project tasks for the team. Develop a weekly work plan with each team member, decide which team members need to participate in projects, work efforts. Assess employee performance on a routine basis, provide feedback and coach on performance issues. Develop cross training plans for each team member to assist the team in learning more about network tools and infrastructure.
- ✓ Monitor systems usage/growth over periods of time in order to implement additional resources to handle projected system requirements. Facilitate incident management and incident response and coordinates Root Cause analysis for Network Operations teams. Review tickets for the network team to ensure proper routing, updating, and resolution.
- ✓ Take operational concepts from the Sr Manager of Network Services and develops them into an action plan with resources and timeline. Briefs the concept and plan back to the Sr Manager for implementation; assist in developing strategic and tactical goals in support of the information technology infrastructure of the OIT enterprise through long range planning, consideration of state needs, and the goals of the organization.
- ✓ In charge of Colorado's agencies:
  - Department of Human Services
  - Department of Public Health and Environment
  - Department of Labor Employment
  - Department of Regulatory Agencies
  - Department of Natural Resources
  - Department of Local Affairs
  - Department of Health Care Policy & Financing
  - Department of Early Childhood

<b>Senior Network Engineer (Team Lead)</b>	<b>Aug. 2013 – Apr. 2022</b>
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- ✓ Provide vision and technical lead of support for network communications systems hardware and software, data communications, voice and video communications, wireless and data transport security for Department of Public Health and Environment (CDPHE), Department of Natural Resources (DNR) and Department of Local Affairs (DOLA) end-users; include troubleshooting, resolution and diagnosis of network and communication issues.
- ✓ Recommend new and alternative solutions for a specific problem while minimizing network service impacts. Monitor network operations using various tools to determine where network performance bottlenecks and improvement plans. Provide diagnostics and determine cause of malfunction for non-typical problems. Develop procedures and configurations methods where none exists.
- ✓ Research information technology needs, analyze performance and comparative costs of products to determine the most cost-effective and efficient solutions to implement and achieve IT's objectives. Advise IT members and technical staff on implementing technical solutions. Confers with IT managers and directors to guide information technology projects. Assist with budget expenditures by prioritizing purchasing needs.
- ✓ Collect and disseminate technical information to departmental and divisional customers. Ensure proper understanding of this information. Work with budget and management staffs to clarify rationale for technical decisions and educate them on unfamiliar network concepts so they can understand the basis for the decisions.
- ✓ Lead enterprise sized project initiatives in an engineering and technical lead role. Assist with non-technical projects and activities such as project scheduling, meeting with staffs, peers, customers, managers and vendors in collaboration on a network project plans, review network and communication solutions, technologies, industry trends, architectural design, operational support enhancements, and incident response to maintain and scale OIT's Network and Communications services.
- ✓ *Best accomplishments:* Deployed VOIP infrastructure for DOLA. Migrated Cisco Call Manager to 11.5 for CDPHE and DNR. Fulfilled customers' high expectations with no issues/incidents at the GO LIVE day. Deployed Wireless infrastructure, Cisco Identity Service Engine for agencies, and High Availability features, Network and VoIP monitoring infrastructure and provide disaster recovery solutions for CDPHE, DNR and DOLA...

<b>Pentax Ricoh Imaging Americas Corp., Denver, Colorado</b>	<b>Mar. 2012 – Aug. 2013</b>
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<b>Network Administrator</b>
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- ✓ Managed, analyzed, troubleshooted and solved all issues related to network, servers, workstations (PCs, MACs and mobile devices), routers, firewalls, switches, phone and fax servers, printers and applications. Provided day-to-day support and training for the departments and end-users for all IT relations. Maintained vendor relationships;

recommended and specified the purchase of related products and services; and assisted manager in the making of quality decisions.

- ✓ Administer and maintained Active Directory, Exchange servers, VPN, Symantec Ghost, applications... Monitored usage to ensure security of data and access privilege, network and security environment, implementations and configurations. Facilitated devices refresh of network security devices and data integrity with a focus on data flows, capacity, manageability and high availability. Planned, designed, deployed and implemented the migration of VoIP, virtualization servers and private clouding service; including documenting the security infrastructure and design.
- ✓ Accomplishments: Saved over \$241,256 for upgrading enterprise laptops. Negotiated and worked with ISPs for a new WAN service and a redundancy solution, the cutover and verification were less than a minute downtime. Saved costs of operation in 3-year: \$185,956 plus improved communication speed (10Mbps to 300Mbps and 100Mbps); and \$175,865 by implementation and using private cloud, owned virtualization servers. An average downtime, or an unexpected incident, when it was seldom occurred, was restored within less than 2 minutes.

**Intrado Inc., Longmont, Colorado**

**Aug. 2011 – Dec. 2012**

***NOC Technician***

- ✓ Observed network alarm conditions ensuring immediate action when fault was detected. Monitor, troubleshoot and correct server problems and network connectivity to PSAPs (Public Safety Answering Points). Independently process escalated tickets ensuring follow-up until ticket is closed and resolved

**Archdiocese of Denver, Denver, Colorado**

**Oct. 2009 – Apr. 2011**

***Volunteered***

- ✓ Maintained and administered desktop workstations, printers, copy machines, and network.

**IPC Universal Inc., Denver, Colorado**

**Feb. 2005 – Aug. 2009**

***Manager***

- ✓ Provided innovative solutions and technical support for small and medium-size businesses (SMBs) in LAN/WAN environment, including hardware, software, point of sale system, surveillance camera, workstations and servers, data and voice network infrastructure, and technical support for end-users.
- ✓ Committed to providing quality products and services. Managed small and medium-size IT projects on the development, installation, system integration and configuration, testing and acceptance, preventative maintenance and troubleshooting, end-user assistance and training.
- ✓ Supervised employees, managed company's projects and supported sessions. Researched to identify and provide innovative recommendations on current or new IT solutions, processes, methods, and/or tools to increase efficiency and effectiveness.
- ✓ Accomplishments: Saved clients time and budgets through efficient use of high-tech solutions. Significantly improved clients' business management processes and records management. Customer Satisfaction rated 92.6%

**Manager at Van Nghe Magazine, Denver, Colorado**

**Dec. 2003 – Feb. 2006**

**Banking Data Entry Technician at Regulus Communications Inc., Denver, Colorado**

**Oct. 2003 – Sep. 2004**

**Data Entry Clerk at Comcast Inc., Denver, Colorado**

**May 2003 – Jan. 2004**

**IT Technician and Leader at Thien An Technology, Saigon, Vietnam**

**Jul. 1999 – Sep. 2002**

**Recent Earned Certifications:**

- ❖ *Yale University* | Connected Leadership Certification – June 2024
- ❖ *Harvard Business School* | Leadership Principles Certification – June 2024
- ❖ *Scrum Alliance* | Certified Scrum Developer – December 2023
- ❖ *Scrum Alliance* | Certified Scrum Master – June 2024
- ❖ *Axelos* | ITIL 4 Foundation – June 2024
- ❖ *International Institute of Business Analysis* | Certified Business Analysis Professional™ (CBAP®) – June 2024



# CITY OF AURORA

## Late Submission Approval for Agenda Item

<b>Item Title:</b> Region 12 Opioid Intergovernmental Agreement with Douglas County
<b>Item Initiator:</b> Jason Batchelor, City Manager
<b>Staff Source/Legal Source:</b> Jason Batchelor, City Manager/Jack Bajorek, Chief Deputy City Attorney
<b>Outside Speaker:</b> N/A
<b>Council Goal:</b> 2012: 4.0--Create a superior quality of life for residents making the city a desirable place to live and work

**CRITERIA - PLEASE CONSIDER ITEM FOR LATE SUBMISSION FOR THE FOLLOWING REASON:**

- There is a time-sensitive legal requirement that must be met and cannot be met by a future meeting date
- The delay will result in an adverse financial impact to the city
- The item is related to a disaster and must be addressed before the next available meeting
- The item has been requested by Jason Batchelor, City Manager

**COUNCIL MEETING DATES FOR LATE SUBMISSION:**

**Study Session:** N/A

**Regular Meeting:** 2/10/2025

**EXPLANATION:**

This item has been requested by Jason Batchelor, City Manager

I understand the agenda item will not be added to the agenda without submitting this completed form as an attachment in e-Scribe. The agenda item will not be added to the agenda if the workflow is not completed by the WORKFLOW COMPLETED date indicated on the agenda deadline calendar.

\_\_\_\_\_  
Agenda Item Initiator Name

\_\_\_\_\_  
Agenda Item Initiator Signature

\_\_\_\_\_  
Date

**Jason Batchelor**

\_\_\_\_\_  
Late Submission Approver Name (Deputy City Manager)

\_\_\_\_\_  
Late Submission Approver Signature

**01.31.25**

\_\_\_\_\_  
Date



# CITY OF AURORA

## Council Agenda Commentary

**Item Title:** Region 12 Opioid Intergovernmental Agreement with Douglas County R2025-15 A RESOLUTION BY THE CITY COUNCIL OF AURORA, COLORADO, TO APPROVE THE COLORADO REGION 12 OPIOID INTERGOVERNMENTAL AGREEMENT WITH DOUGLAS COUNTY

**Item Initiator:** Jason Batchelor, City Manager

**Staff Source/Legal Source:** Jason Batchelor, City Manager / Jack Bajorek, Chief Deputy City Attorney

**Outside Speaker:** N/A

**Council Goal:** 2012: 1.0--Assure a safe community for people

### COUNCIL MEETING DATES:

**Study Session:** N/A

**Regular Meeting:** 2/10/2025

**2<sup>nd</sup> Regular Meeting (if applicable):** N/A

**Item requires a Public Hearing:**  Yes  No

### ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time: (For Study Session items only indicate combined time needed for presentation and discussion)

Jason Batchelor, City Manager / Jack Bajorek, Chief Deputy City Attorney

### ACTIONS(S) PROPOSED *(Check all appropriate actions)*

- Approve Item and Move Forward to Study Session  Approve Item as Proposed at Study Session
- Approve Item and Move Forward to Regular Meeting  Approve Item as Proposed at Regular Meeting
- Information Only
- Approve Item with Waiver of Reconsideration  
*Reason for waiver is described in the Item Details field above.*

### PREVIOUS ACTIONS OR REVIEWS:

**Policy Committee Name:** Use dropdown menu to select committee from list.

**Policy Committee Date:** N/A

**Action Taken/Follow-up: (Check all that apply)**

- Recommends Approval
- Does Not Recommend Approval
- Forwarded Without Recommendation
- Minutes Not Available
- Minutes Attached

**HISTORY** (Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)

Type history here or if none, type N/A

**ITEM SUMMARY** (Brief description of item, discussion, key points, recommendations, etc.)

The Colorado Opioids Settlement Memorandum of Understanding (MOU) divides the state into 19 regions and requires each region to form a governing Regional Council by September 2022. Regional Councils will submit a request for funds from their allocation of the regional share, accompanied by a two-year plan that outlines how the region will fund programs to meet opioid crisis relief needs.

The City of Aurora is part of three single-county regions: Arapahoe, Adams, and Douglas. The City of Aurora has reached an intergovernmental agreement with Douglas County and the municipalities within the county that is similar to the other agreements. This includes a rotating seat as voting member. Per the Colorado Opioids Settlement MOU, voting members must be elected officials or employees of the participating local governments.

The attached resolution will approve the Intergovernmental Agreement and authorize the execution of this agreement.

**FISCAL IMPACT**

Select all that apply. (If no fiscal impact, click that box and skip to "Questions for Council")

- Revenue Impact
- Budgeted Expenditure Impact
- Non-Budgeted Expenditure Impact
- Workload Impact
- No Fiscal Impact

**REVENUE IMPACT**

Provide the revenue impact or N/A if no impact. (What is the estimated impact on revenue? What funds would be impacted? Provide additional detail as necessary.)

**BUDGETED EXPENDITURE IMPACT**

Provide the budgeted expenditure impact or N/A if no impact. (List Org/Account # and fund. What is the amount of budget to be used? Does this shift existing budget away from existing programs/services? Provide additional detail as necessary.)

**NON-BUDGETED EXPENDITURE IMPACT**

Provide the non-budgeted expenditure impact or N/A if no impact. (Provide information on non-budgeted costs. Include Personal Services, Supplies and Services, Interfund Charges, and Capital needs. Provide additional detail as necessary.)

**WORKLOAD IMPACT**

*Provide the workload impact or N/A if no impact. (Will more staff be needed or is the change absorbable? If new FTE(s) are needed, provide numbers and types of positions, and a duty summary. Provide additional detail as necessary.)*

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**QUESTIONS FOR COUNCIL**

Does City Council wish to approve this agreement?

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**LEGAL COMMENTS**

City Council has the authority to provide for the safety, preserve the health, promote the prosperity, and improve the morals, order, comfort and convenience of the city and its inhabitants. (City Code sec. 2-32). The state and its political subdivisions may contract with one another to provide any function, service, or facility lawfully authorized to each of the contracting units. (Colo. Const. Art. XIV, Section 18 and C.R.S. Sec. 29-1-203 and City Charter Sec. 10-12) (Bajorek)

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RESOLUTION NO. R2025-\_\_\_\_\_

A RESOLUTION BY THE CITY COUNCIL OF AURORA, COLORADO, TO APPROVE THE COLORADO REGION 12 OPIOID INTERGOVERNMENTAL AGREEMENT WITH DOUGLAS COUNTY

WHEREAS, the City is authorized, pursuant to Article XIV of the Colorado Constitution and Section 29-1-201, *et seq.*, of the Colorado Revised Statutes, to cooperate and contract with any political subdivision of the State of Colorado, to provide any function, service or facility lawfully authorized to each of the contracting or cooperating units of government; and

WHEREAS, the City of Aurora has participated in active litigation in cooperation with multiple other local government entities, collectively known as the Colorado Coalition, to address the ongoing opioid epidemic; and

WHEREAS, this litigation has resulted in several settlement agreements with distributors and manufacturers of opioids with additional settlements anticipated in the future, all of which will provide funding to address the ongoing opioid epidemic; and

WHEREAS, the Colorado Opioids Settlement Memorandum of Understanding memorializes the agreement between the City of Aurora, the Colorado Coalition and the Colorado Attorney General for the distribution of settlement funds within Colorado; and

WHEREAS, the City Council previously approved and entered into the Colorado Opioids Settlement Memorandum of Understanding; and

WHEREAS, the Colorado Opioids Settlement Memorandum of Understanding sets forth the procedure to establish Regional Councils among local governments; and

WHEREAS, Douglas County is considered Region 12; and

WHEREAS, the participating local governments in the Region 12 have reached an agreement regarding the formation and governance of the Region 12 Regional Council, known as the Colorado Region 12 Opioid Intergovernmental Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and agreements hereinafter set forth and valuable consideration, the receipt and sufficiency of which are hereby

acknowledged, Douglas County Government and the Region 12 Council Members incorporate the recitals set forth above and agree as follows:

Section 1. The Colorado Region 12 Opioid Intergovernmental Agreement is hereby approved.

Section 2. The Mayor and the City Clerk are hereby authorized to execute and deliver such Agreement on behalf of the City in substantially the form presented at this meeting, with such technical additions, deletions, and variations as the City Attorney may deem necessary or appropriate and not inconsistent with this Resolution.

Section 3. All resolutions or parts of resolutions of the City in conflict herewith are hereby rescinded.

RESOLVED AND PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
MIKE COFFMAN, Mayor

ATTEST:

\_\_\_\_\_  
KADEE RODRIGUEZ, City Clerk

APPROVED AS TO FORM:

PETER A. SCHULTE, CITY ATTORNEY

By: Jack Bajorek  
JACK BAJOREK, Chief Deputy City Attorney



**MEMORANDUM OF UNDERSTANDING BETWEEN THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF DOUGLAS, THE CITY OF AURORA, THE CITY OF CASTLE PINES, THE TOWN OF CASTLE ROCK, THE TOWN OF LARKSPUR, THE CITY OF LONE TREE, THE CITY OF LITTLETON, AND THE TOWN OF PARKER REGARDING THE DOUGLAS COUNTY - REGION 12 OPIOID ABATEMENT COUNCIL (“REGION 12”) AND OPIOID FUND**

**THIS MEMORANDUM OF UNDERSTANDING** ("Region 12 MOU") is entered into this 15th day of January 2025, by and between the County of Douglas, the City of Aurora, the City of Castle Pines, the Town of Castle Rock, the Town of Larkspur, the City of Lone Tree, the City of Littleton, and the Town of Parker (“Region 12 Members”).

**WHEREAS**, the State of Colorado and Participating Local Governments (“PLGs”) executed in 2021 the Colorado Opioids Memorandum of Understanding (the “Colorado MOU”), establishing the manner in which Opioid Funds shall be divided and distributed within the State of Colorado;

**WHEREAS**, this Region 12 MOU assumes and incorporates the definitions and provisions contained in the Colorado MOU, and shall be construed to conform with the Colorado MOU;

**WHEREAS**, all Opioid Funds, regardless of allocation, shall be used for Approved Purposes;

**WHEREAS**, Participating Local Governments shall organize themselves into Regions, as described in Exhibit E to the Colorado MOU;

**WHEREAS**, Douglas County is considered Region 12;

**WHEREAS**, all aspects of the creation, administration, and operation of the Region 12 Council shall proceed in accordance with the provisions of the Colorado MOU;

**WHEREAS**, there shall be a 60% direct allocation of Opioid Funds to Regions through a Regional Share;

**WHEREAS**, each Region shall be eligible to receive a Regional Share according to Exhibit C to the Colorado MOU;

**WHEREAS**, the Colorado MOU establishes the procedures by which each Region shall be entitled to Opioid Funds from the Colorado General Abatement Fund Council (“Abatement Council”) and administer its Regional Share allocation;

**WHEREAS**, each Regional Council, including Region 12 shall designate a fiscal agent from a county or municipal government within that Region;

**WHEREAS**, each such Regional Council, including Region 12 shall submit a two-year plan to the Abatement Council that identifies the Approved Purposes for which the requested

funds will be used, and the Regional Council’s fiscal agent shall provide data and a certification to the Abatement Council regarding compliance with its two-year plan on an annual basis;

**WHEREAS**, the Region 12 MOU described the procedures and bylaws to establish and operate the Region 12 Council, designate a fiscal agent, and request and administer Opioid Funds in a manner consistent with the Colorado MOU.

**NOW, THEREFORE**, in consideration of the mutual covenants and agreements hereinafter set forth and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Douglas County Government and the Region 12 Council Members incorporate the recitals set forth above and agree as follows:

**1. DEFINITIONS.** Terms defined in the Colorado MOU will have the same meanings in this Region 12 MOU. Capitalized terms used herein and not otherwise defined within the Region 12 MOU or in the Colorado MOU shall have the plain meaning given them in their use in this Region 12 MOU.

**2. OBLIGATIONS OF DOUGLAS COUNTY GOVERNMENT.** The County shall perform its respective obligations as set forth in the Region 12 MOU, the Colorado MOU and the accompanying Colorado MOU exhibits, which are each incorporated herein by reference.

**3. REGIONAL COUNCIL**

**3.1. Purpose:** In accordance with the Colorado MOU, Region 12 has established a Regional Council to oversee the procedures by which Region 12 may request Opioid Funds from the Abatement Council and the procedures by which the allocation of its Region’s Share of Opioid Funds will be administered.

**3.2. Membership:** The Regional Council of Region 12 (“Region 12 Council”) shall consist of the following:

**a. Voting Members.** Voting Members are as follows:

- i. One (1) representative appointed by the Douglas County Board of County Commissioners (“BOCC”)
- ii. The Public Health Director of the Douglas County Public Health Department, or their designee
- iii. The Director of the Douglas County Human Services Department or their designee
- iv. The Douglas County Sheriff or their designee
- v. One (1) representative from the Town of Parker
- vi. One (1) representative from the City of Lone Tree
- vii. One (1) representative from the Town of Castle Rock
- viii. One (1) representative from the City of Castle Pines
- ix. One (1) representative from the 23rd Judicial District Attorney’s Office
- x. One (1) representative from the 23rd Judicial District Probation
- xi. One (1) representative appointed from South Metro Fire and Rescue
- xii. One (1) rotating representative from the remaining participating local

governments (Town of Larkspur, City of Aurora, City of Littleton)

xiii. Alternates may be appointed who may attend meetings and vote when their respective primary representative will be absent.

**b. Non-Voting Members.** Non-voting members of the Region 12 Council shall consist of representatives of all localities within Region 12 which do not otherwise have an appointed representative serving on the Region 12 Council and will serve as Advisory Council Members. In addition, by majority vote of the Region 12 Council, additional non-voting members may be appointed from time to time to ideally include representatives from behavioral health providers, representatives from health care providers recovery/treatment experts, community representative(s), school district representative, Attorney General's Office or State representative, college-aged representatives, preferably those with lived experience with the opioid crisis, and harm reduction experts. All non-voting members shall receive the same notice of meetings and meeting materials as voting members and shall be entitled to engage in discussion regarding matters discussed during meetings. Non-voting members serve in an advisory role.

**c. Chair/Other Officers:** At the first meeting of each year, the Voting Members shall appoint one Voting Member to serve as Chair of the Region 12 Council. The Chair's primary responsibilities shall be to schedule periodic meetings and votes of the Regional Council as needed and to serve as the point of contact for disputes within the Region. The Chair must be either a Voting Member from Douglas County, such as a county commissioner or their designee, or a Voting Member from a city or town within a Region, such as a mayor or city or town council member or their designee. The Voting Members may also appoint such other officers, for example a chair elect and/or vice-chair, recording secretary, from the Members as may be desired to conduct the business of the Regional Council.

**d. Terms:** Members of the Region 12 Council shall serve for two-year terms. If an appointed Voting Member resigns or is otherwise removed from the Regional Council prior to the expiration of their term, a replacement shall be appointed within sixty (60) days in the same manner as the original appointment, to serve the remainder of the term. The purpose of the two-year term is to allow an increased opportunity to serve on the Region 12 Council. However, Region 12 Council members who have already served on the Regional Council may be appointed more than once and may serve consecutive terms without term limits.

**3.3. Duties:** The Region 12 Council is primarily responsible for engaging with the Abatement Council on behalf of Region 12 and following the procedures outlined in the Colorado MOU for requesting Opioid Funds from the Regional Share, which shall include deciding how Opioid Funds from the Regional Share (and any other Opioid Funds that are contributed to Region 12) are to be expended, developing and submitting 2-year plans, amending those plans as appropriate,

monitoring the use of Opioid Funds for compliance with the Colorado MOU, and providing the Abatement Council with data through its fiscal agent regarding Opioid Fund expenditures. The Region 12 Council shall also be responsible for any other duties assigned to it by the Colorado MOU. Upon request from the Abatement Council, the Region 12 Council may also be subject to an accounting from the Abatement Council.

**3.4. Governance:** The Region 12 Council shall adopt its initial bylaws through the adoption of this Region 12 MOU, which shall be consistent the Regional and Colorado MOUs.

**3.5. Authority:** The terms of the Colorado MOU control the authority of the Region 12 Council. When necessary, The Region 12 Council shall use the legal counsel of the Region 12 Council’s fiscal agent.

**3.6. Collaboration:** The Region 12 Council shall facilitate collaboration between the State, Participating Local Governments within Region 12, the Abatement Council, and other stakeholders within its Region for the purposes of sharing data, outcomes, strategies, and other relevant information related to abating the opioid crisis in Colorado.

**3.7. Committees:** The Region 12 Council may appoint such advisory committees as may be desirable to assist in conducting its business. Such committees shall include a Technical Advisory Committee, which shall consist of persons who are subject matter experts in fields related to opioid education, treatment, recovery, or related fields, for the purpose of providing technical assistance as may be needed, as well as a Staff Planning Committee, which shall consist of staff from one or more PLGs, for the purpose of assisting the Regional Council with operational and planning support.

**3.8. Transparency:** The Region 12 Council shall operate with all reasonable transparency and abide by all Colorado laws relating to open records and meetings.

**3.9. Conflicts of Interest:** Voting Members shall abide by the conflict-of-interest rules applicable to local government officials under state law.

**3.10. Ethics Laws:** Voting Members shall abide by their local ethics laws or, if no such ethics laws exist, by applicable state ethics laws.

**3.11 Decision Making:** The Region 12 Council will seek to make all decisions by consensus. In the event consensus cannot be achieved, the Region 12 Council shall make decisions by the affirmative vote of two-thirds of Voting Members present in person or appearing remotely, who must constitute at least a quorum.

#### **4. REGIONAL FISCAL AGENT**

**4.1. Purpose:** According to the Colorado MOU, the Region 12 Council must

designate a fiscal agent for Region 12 prior to Region 12 receiving any Opioid funds from the Regional Share. All funds from the Regional Share shall be distributed to the Regional Council's fiscal agent for the benefit of the entire Region.

**4.2. Designation:** The Douglas County Director of Finance or his/her designee shall serve as the fiscal agent.

Should the designated fiscal agent be unable to perform the duties identified in the Bylaws, Douglas County Government shall appoint a temporary or permanent replacement.

**4.3. Duties:** The Regional fiscal agent shall receive, deposit, and make available Opioid Funds distributed from the Abatement Council and provide expenditure reporting data to the Abatement Council on an annual basis. In addition, the Regional fiscal agent shall perform certain recordkeeping duties outlined below.

**a. Opioid Funds:** The Regional fiscal agent shall receive all Opioid Funds as distributed by the Abatement Council. Upon direction by the Regional Council, the Regional fiscal agent shall make any such Opioid Funds available to the Regional Council.

**b. Reporting:** On an annual basis, as determined by the Abatement Council, the Regional fiscal agent shall provide to the Abatement Council the Regional Council's expenditure data from their allocation of the Regional Share and certify to the Abatement Council that the Regional Council's expenditures were for Approved Purposes and complied with its 2-year plan.

**c. Recordkeeping:** The Regional fiscal agent shall maintain necessary records with regard the Regional Council's meetings, decisions, plans, and expenditure data.

**4.4. Authority:** The fiscal agent serves at the direction of the Regional Council and in service to the entire Region. The terms of the Colorado MOU control the authority of a Regional Council, and by extension, the Regional fiscal agent.

## **5. REGIONAL TWO-YEAR PLAN**

**5.1 Purpose:** According to the Colorado MOU, as part of a Regional Council's request to the Abatement Council for Opioid Funds from its Regional Share, the Regional Council must submit a 2-year plan identifying the Approved Purposes for which the requested funds will be used.

**5.2 Development of 2-Year Plan:** In developing a 2-year plan, the Region 12 Council shall solicit recommendations and information from all stakeholders within Region 12 for the purposes of sharing data, outcomes, strategies, and other relevant information related to abating the opioid crisis in Colorado. At its discretion, the Region 12 Council may seek assistance from the Abatement

Council for purposes of developing a 2-year plan.

**5.3 Amendment:** At any point, the Region 12 Council's 2-year plan may be amended so long as such amendments comply with the terms of the Colorado MOU and any Settlement.

## **6. DISPUTES WITHIN REGION**

If a stakeholder disagrees with a decision of the Region 12 Council, or there is a dispute regarding the appointment of Voting or Non-Voting Members to the Region 12 Council, that stakeholder shall inform the Chair of its dispute at the earliest possible opportunity. In Response, the Region 12 Council shall gather any information necessary to resolve the dispute. Within fourteen (14) days of the stakeholder informing the Chair of its dispute, the Region 12 Council shall issue a decision with respect to the dispute. In reaching its decision, the Region 12 Council may hold a vote of Voting Members, with the Chair serving as the tiebreaker, or the Region 12 Council may devise its own dispute resolution process. However, in any disputes regarding the appointment of a Voting Member, that Voting Member will be recused from voting on the dispute. The decision of the Region 12 Council is a final decision.

## **7. DISPUTES WITH ABATEMENT COUNCIL**

If the Region 12 Council disputes the amount of Opioid Funds it receives from its allocation of the Regional Share, the Regional Council shall alert the Abatement Council within sixty (60) days of discovering the information underlying the dispute. However, the failure to alert the Abatement Council within this time frame shall not constitute a waiver of the Regional Council's right to seek recoupment of any deficiency in its Regional Share.

## **8. ALLOCATION OF PLG SHARES**

The Regional PLGs hereby agree to allocation provided in the Colorado MOU, Exhibit E.

## **9. RECORDKEEPING**

Region 12's fiscal agent shall be responsible for maintaining records consistent with the Regional Agreement.

## **10. AUTHORIZED REPRESENTATIVES**

Each Regional PLG shall designate a representative who is the point of contact for purposes of helping to coordinate the obligations as provided herein. Such designation and the person's contact information shall be provided to the Chair of the Region 12 Council and shall be updated promptly when there are changes.

## **11. OBLIGATIONS OF THE REGIONAL PLGS**

The Regional PLGs shall perform their respective obligations as set forth in the Regional Agreement, the Colorado MOU, and the accompanying exhibits to the Colorado MOU, which are incorporated herein by reference.

## **12. TERM**

The Region 12 MOU will commence on January 13, 2023 and shall expire on the date the last action is taken by the Region, consistent with the terms of the Colorado MOU and any Settlement (the “Term”).

## **13. INFORMATIONAL OBLIGATIONS**

Each Regional PLG will meet its obligations as set forth in § 29-1-205, C.R.S., as amended, to include information about this Region 12 MOU in a filing with the Colorado Division of Local Government; however, failure to do so shall in no way affect the validity of this Region 12 MOU or any remedies available to the Regional PLGs through the Region 12 MOU or by law.

## **14. CONFIDENTIALITY**

The Regional PLGs, for themselves, their agents, employees, and representatives, agree that they will not divulge any confidential or proprietary information they receive from another Regional PLG or otherwise have access to, except as may be required by law. Nothing in this Region 12 MOU shall in any way limit the ability of the Regional PLGs to comply with any laws or legal process concerning disclosures by public entities. The Regional PLGs understand that all materials exchanged under this Regional Agreement, including confidential information or proprietary information, may be subject to the Colorado Open Records Act., § 24-72-201, et seq., C.R.S., (the “Act”). In the event of a request to a Regional PLG for disclosure of confidential materials, the Regional PLG shall advise the Regional PLGs of such request to give the Regional PLGs the opportunity to object within the time frame for delivery of the documents under the Act to the disclosure of any of its materials which it marked as, or otherwise asserts is, proprietary or confidential. If a Regional PLG objects to disclosure of any of its material, the Regional PLG shall identify the legal basis under the Act for any right to withhold. In the event of any action or the filing of a lawsuit to compel disclosure, the Regional PLG agrees to intervene in such action or lawsuit to protect and assert its claims of privilege against disclosure of such material or waive the same. If the matter is not resolved, the Regional PLGs may tender all material to the court for judicial determination of the issue of disclosure.

## **15. GOVERNING LAW; VENUE**

This Region 12 MOU shall be governed by the laws of the State of Colorado. Venue for any legal action relating solely to this Region 12 MOU will be in the applicable District Court of the State of Colorado for the county of Region 12’s fiscal agent. Venue for any legal action relating to the Colorado MOU shall be in a court of competent jurisdiction where a settlement or consent decree was entered, as those terms are described or defined in the Colorado MOU. If a legal action relates to both a Region 12 MOU and the Colorado MOU, venue shall also be in a court of competent jurisdiction where a settlement or consent decree was entered.

## **16. TERMINATION**

The Regional PLGs enter this Region 12 MOU to serve the public interest. If this Region

12 MOU ceases to further the public interest, a Regional PLG, in its discretion, may terminate their participation in the Regional Agreement, in whole or in part, upon written notice to the other Regional PLGs. Each Regional PLG also has the right to terminate the Region 12 MOU with cause upon written notice effective immediately, and without cause upon thirty (30) days prior written notice to the other Regional PLGs. A Regional PLG's decision to terminate this Regional Agreement, with or without cause, shall have no impact on the other Regional PLGs present or future administration of its Opioid Funds and the other procedures outlined in this Regional Agreement. Rather, a Regional PLG's decision to terminate this Region 12 MOU shall have the same effect as non-participation, as outlined in Section 3.2(d).

## **17. NOTICES**

“Key Notices” under this Region 12 MOU are notices regarding default, disputes, or termination of the Regional Agreement. Key Notices shall be given in writing and shall be deemed received if given by confirmed electronic transmission that creates a record that may be retained, retrieved and reviewed by a recipient thereof, and that may be directly reproduced in paper form by such a recipient through an automated process, but specifically excluding facsimile transmissions and texts when transmitted, if transmitted on a business day and during normal business hours of the recipient, and otherwise on the next business day following transmission; certified mail, return receipt requested, postage prepaid, three business days after being deposited in the United States mail; or overnight carrier service or personal delivery, when received. For Key Notices, the Regional PLGs will follow up any electronic transmission with a hard copy of the communication by the means described above. All other communications or notices between the Regional PLGs that are not Key Notices may be done via electronic transmission. The Regional PLGs agree that any notice or communication transmitted by electronic transmission shall be treated in all manner and respects as an original written document; any such notice or communication shall be considered to have the same binding and legal effect as an original document. All Key Notices shall include a reference to the Regional Agreement, and Key Notices shall be given to the Regional PLGs at the following address for Douglas County:

Douglas County Attorney  
100 Third Street  
Castle Rock, CO 80104

## **18. GENERAL TERMS AND CONDITIONS**

**18.1 Independent Entities.** The Regional PLGs enter this Region 12 MOU as separate, independent governmental entities and shall maintain such status throughout.

**18.2 Assignment.** This Region 12 MOU shall not be assigned by any Regional PLG without the prior written consent of all Regional PLGs. Any assignment or subcontracting without such consent will be ineffective and void and will be cause for termination of this Regional Agreement.

**18.3 Integration and Amendment.** This Region 12 MOU represents the entire agreement between the Regional PLGs and terminates any oral or collateral



agreement or understandings. This Region 12 MOU may be amended only by a writing signed by the Regional PLGs. If any provision of this Region 12 MOU is held invalid or unenforceable, no other provision shall be affected by such holding, and the remaining provision of this Region 12 MOU shall continue in full force and effect.

**18.4 No Construction Against Drafting Party.** The Regional PLGs and their respective counsel have had the opportunity to review the Regional Agreement, and the Region 12 MOU will not be construed against any Regional PLG merely because any provisions of the Region 12 MOU were prepared by a particular Regional PLG.

**18.5 Captions and References.** The captions and headings in this Region 12 MOU are for convenience of reference only and shall not be used to interpret, define, or limit its provisions. All references in this Region 12 MOU to sections (whether spelled out or using the § symbol), subsections, exhibits or other attachments, are references to sections, subsections, exhibits, or other attachments contained herein or incorporated as a part hereof, unless otherwise noted.

**18.6 Statutes, Regulations, and Other Authority.** Any reference in this Region 12 MOU to a statute, regulation, policy, or other authority shall be interpreted to refer to such authority then current, as may have been changed or amended since the execution of this Regional Agreement.

**18.7 Conflict of Interest.** No Regional PLG shall knowingly perform any act that would conflict in any manner with said Regional PLG's obligations hereunder. Each Regional PLG certifies that it is not engaged in any current project or business transaction, directly or indirectly, nor has it any interest, direct or indirect, with any person or business that might result in a conflict of interest in the performance of its obligations. No elected or employed member of any Regional PLG shall be paid or receive, directly or indirectly, benefit through Region 12 MOU.

**18.8 Inurement.** The rights and obligations of the Regional PLGs to the Region 12 MOU inure to the benefit of and shall be binding upon the Regional PLGs and their respective successors and assigns, provided assignments are consented to in accordance with the terms of the Regional Agreement.

**18.9 Survival.** Notwithstanding anything to the contrary, the Regional PLGs understand and agree that all terms and conditions of this Region 12 MOU and any exhibits that require continued performance or compliance beyond the termination or expiration of this Region 12 MOU shall survive such termination or expiration and shall be enforceable against a Regional PLG if such Regional PLG fails to perform or comply with such term or condition.

**18.10 Waiver of Rights and Remedies.** This Region 12 MOU or any of its provisions may not be waived except in writing by a Regional PLG's authorized representative. The failure of a Regional PLG to enforce any right arising under

this Region 12 MOU on one or more occasions will not operate as a waiver of that or any other right on that or any other occasion.

**18.11 No Third-Party Beneficiaries.** Enforcement of the terms of the Region 12 MOU and all rights of action relating to enforcement are strictly reserved to the Regional PLGs. Nothing contained in the Region 12 MOU gives or allows any claim or right of action to any third person or entity. Any person or entity other than the Regional PLGs receiving services or benefits pursuant to the Region 12 MOU is an incidental beneficiary only.

**18.12 Records Retention.** The Regional PLGs shall maintain all records, including working papers, notes, and financial records in accordance with their applicable record retention schedules and policies. Copies of such records shall be furnished to the Parties upon their request.

**18.13 Execution by Counterparts; Electronic Signatures and Records.** This Region 12 MOU may be executed in two or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument. The Regional PLGs approve the use of electronic signatures for execution of this Regional Agreement. All use of electronic signatures shall be governed by the Uniform Electronic Transactions Act, C.R.S. §§ 24-71.3-101, et seq. The Regional PLGs agree not to deny the legal effect or enforceability of the Region 12 MOU solely because it is in electronic form or because an electronic record was used in its formation. The Regional PLGs agree not to object to the admissibility of the Region 12 MOU in the form of an electronic record, or a paper copy of an electronic document, or a paper copy of a document bearing an electronic signature, on the ground that it is an electronic record or electronic signature or that it is not in its original form or is not an original.

**18.14 Authority to Execute.** Each Regional PLG represents that all procedures necessary to authorize such Regional PLG's execution of this Region 12 MOU have been performed and that the person signing for such Regional PLG has been authorized to execute the Regional Agreement.

**18.15 No Waiver of Governmental Immunity Act.** The parties hereto understand and agree that the County, its commissioners, officials, officers, directors, agents, and employees, are relying on, and do not waive or intend to waive by any provision of this Contract, the monetary limitations or any other rights, immunities and protections provided by the Colorado Governmental Immunity Act, §§ 24-10-101 to 120, C.R.S., or otherwise available to the County.

(Remainder of Page Intentionally Blank)

**PASSED, APPROVED AND ADOPTED** by a majority two-thirds vote of the Voting Members of the Region 12 Council, executed, and acknowledged this \_\_\_\_ day of \_\_\_\_\_, 2024, by:

\_\_\_\_\_  
George Teal, Chair  
Board of County Commissioners  
County of Douglas

\_\_\_\_\_  
Sherilyn West  
Mayor  
Town of Larkspur

\_\_\_\_\_  
Mike Coffman  
Mayor  
City of Aurora

\_\_\_\_\_  
Marissa Harmon  
Mayor  
City of Lone Tree,

\_\_\_\_\_  
Tracy Engerman  
Mayor  
City of Castle Pines

\_\_\_\_\_  
Kyle Schlachter  
Mayor  
City of Littleton

\_\_\_\_\_  
Jason Gray  
Mayor  
Town of Castle Rock

\_\_\_\_\_  
Jeff Toborg  
Mayor  
Town of Parker

**Exhibit A**

**BYLAWS**

**ARTICLE 1  
GENERAL**

**SECTION 1. NAME**

The official name of this body is the Douglas County Regional Opioid Abatement Council.

This body may also be referred to as the Region 12 Opioid Abatement Council or Region 12 Council-.

**SECTION 2. PURPOSE**

The general purpose of the Region 12 Council is the oversee the receipt and allocation of opioid settlement funds for the Douglas County Region as further set forth in the Colorado Opioids Settlement Memorandum of Understanding (“Colorado MOU”), and the Memorandum of Understanding Between the Board Of County Commissioners of the County Of Douglas, the City of Aurora, the City of Castle Pines, the Town of Castle Rock, the Town of Larkspur, the City of Lone Tree, the City of Littleton, and the Town of Parker Regarding the Douglas County - Region12 Opioid Abatement Council and Opioid Fund (“Region 12 MOU”).

**SECTION 3. MEMBERS**

The members of the Region 12 Council shall be as set forth in the Region 12 MOU.

**SECTION 4. ADDRESS**

The mail address for the Region 12 Council shall be

Douglas County Attorney’s Office  
100 Third Street  
Castle Rock, CO 80104

Written notice of any address change shall be provided in advance to all members of the Region 12 Council and Region 12 Participating Local Governments.

**ARTICLE 2  
OFFICERS**

**SECTION 1. GENERAL**

The officers of the Region 12 Council shall be a Chair, Vice Chair, and such other officers, necessary to conduct the business of the Region 12 Council. Following their initial appointment, when there is a vacancy, officers shall be elected by a majority vote of the Region

12 Council 's Voting Members at the first regular meeting of any calendar year. All officers so elected shall hold office at the pleasure of the Region 12 Council and shall otherwise serve a one-year term unless such term is altered by the officer's resignation or removal. Officers may be re-elected to an unlimited number of additional terms.

## **SECTION 2. QUALIFICATIONS**

All Officers must be Voting Members of the Region 12 Council.

## **SECTION 3. DUTIES OF OFFICERS**

The Chair shall:

- Facilitate the setting of the agenda for each meeting;
- Preside at each meeting;
- Take action to ensure the orders and directions of the Region 12 Council are completed;
- Provide informational updates to Region 12 Council members regarding matters pertinent to their responsibility;
- Represent the Region 12 Council and be the spokesperson for the Region 12 Council at governmental, community, or other meetings;
- Sign letters and other official documents on behalf of the Region 12 Council; and
- Perform such other duties as are incident to holding the office of Chair, and as are determined by mutual agreement, from time to time.

The Vice Chair shall have the responsibility to carry out all duties of the Chair in the Chair's absence. If the Chair or Vice-Chair elects not to preside over a meeting or matter, a Majority Vote of the Regional Council present shall then elect a temporary chair who shall be the Presiding Officer for that meeting or particular matter only, as the case may be.

If Region 12 Council elects to create other officer positions, the titles and duties of those officers shall be reviewed and approved by a majority vote of the Region 12 Council. These bylaws shall be amended to include additional permanent other officer positions. Temporary other officers will be provided a written description of their position and duties.

## **SECTION 4. RESIGNATION AND REMOVAL**

An officer may resign at any time by giving written notice to the Region 12 Council Chair. The resignation shall be effective as of the date stated in the written notice.

Any officer may be removed with cause at any meeting of the Region 12 Council by a majority vote of the quorum present at the meeting. "Cause" is defined to include failure to fully disclose conflicts of interest, misuse of confidential information, missing three consecutive Region 12 Council meetings, obstructive and other behavior not furthering the Region 12 Council's purpose, or removal from Region 12 Council by the appropriate appointing organization.

Any officer may be removed without cause at any meeting of the Region 12 Council by a 75% Super Majority Vote of all voting members of the of the Region 12 Council.

### **ARTICLE 3 MEETINGS**

#### **SECTION 1. REGULAR MEETINGS**

Meetings shall occur regularly at locations and times as scheduled by the Chair. Meetings shall occur at least once every three months.

Regular meetings may also be held via videoconference or teleconference transmission at which time all Region 12 Council members shall have an opportunity to participate in the same manner as they would participate in a meeting at which they are physically present.

#### **SECTION 2. SPECIAL MEETINGS**

Special meetings of the Region 12 Council may be called by the Chair, or by a motion and majority vote of the members of the Region 12 Council at any time, for the transaction of any business.

Special meetings may be held at locations and times as scheduled, and in the same mode and manner as Regular Meetings.

Special meetings shall be called upon three (3) days prior written notice to the Region 12 Council members or, in the case of an emergency, upon twenty-four (24) hours' notice by written notice to each Region 12 Council member. The written notice shall reasonably and briefly describe each agenda item to be considered, transacted, or voted upon.

#### **SECTION 3. NOTICE OF MEETINGS AND ELECTRONIC RECORDING**

The Region 12 Council shall comply with the Colorado Open Meetings Law, C.R.S. § 24-6-401 *et seq.*, including all notice and recording requirements.

The Region 12 Council shall comply with all Colorado laws regarding executive sessions. The Region 12 Council may enter executive session when permitted by law and by majority vote of the Region 12 Council Voting Members present.

The agenda for each public meeting shall be posted on the Douglas County website.

#### **SECTION 4. QUORUM FOR MEETINGS**

Any formal action undertaken at a public meeting shall require a quorum.

A majority of the Region 12 Council Voting Members shall constitute a quorum for the transaction of business at any regular or special meetings of the Region 12 Council.

## **SECTION 5. CONDUCT OF MEETINGS**

All meetings of the Region 12 Council shall generally conform with the provisions of the most current edition of *Robert's Rules of Order Newly Revised*, to the extent applicable and not inconsistent with any applicable law and these Bylaws.

The Region 12 Council has discretion to provide opportunities for public comment at the regularly scheduled public meetings. Public comment shall be limited to 3 minutes per person and no more than one hour in total, unless otherwise noted by the Chair.

## **SECTION 6. CONFLICT OF INTEREST AND ETHICAL CONDUCT**

Any voting member of the Region 12 Council who is present at a meeting at which any matter is discussed in which they have a private pecuniary or property interest, or such other circumstance where the member has an interest that results in their inability to be impartial, the member shall declare that they have a potential conflict of interest. The member shall abstain from voting on such matter and shall refrain from attempting to influence the decision of the Region 12 Council regarding the matter.

## **SECTION 7. VOTING AT MEETINGS**

All formal actions to be taken by the Region 12 Council shall be submitted to a vote of the Region 12 Council Voting Members at a legally convened meeting at which a quorum is present.

Votes may be cast during a meeting by Voting Member in person or by videoconference or teleconference transmission.

All votes of the Region 12 Council and its committees shall be public record.

## **SECTION 8. MINUTES OF MEETINGS**

Minutes of meetings can be recorded electronically or in written form. If in written form, each member of the Region 12 Council shall be furnished a copy of the minutes of the preceding Region 12 Council meeting and such minutes shall be formally adopted on the record, either with or without corrections, at the next ensuing meeting of the Region 12 Council. All minutes shall be entered posted onto the Douglas County website.

## **ARTICLE 4 COMMITTEES**

### **SECTION 1. ESTABLISH COMMITTEES**

The Region 12 Council may establish by resolution create standing, temporary, or special committees as determined necessary to accomplish the Council's duties and responsibilities.

The Chair or Region 12 Council may by majority vote of the Voting Members of the quorum present may any matter to the proper committee for study, recommendations, or action.

All committees act as an agent of the Region 12 Council and shall never operate to relieve the Region 12 Council or any of its members of their duties or responsibilities.

## **SECTION 2. LIMITATIONS**

Except as otherwise expressly stated in law, the Colorado MOU, the Region 12 MOU, these Bylaws or a properly adopted Region 12 Council resolution, the function of any committee is limited to an advisory body to Region 12 Council.

No member of any committee, without the prior authorization of the Region 12 Council has the authority to purchase, collect funds, implement policy, or bind, or obligate the Regional Council in any way or by any means.

Unless a condition or limitation expressly states as only or specifically applying to committees, the conditions and limits of these Bylaws apply to committees in a reasonable manner as they apply Region 12 Council.

## **SECTION 3. COMMITTEE MEMBERSHIP**

Committee members may include representatives of the Participating Local Governments, Voting and Non-Voting Members of the Region 12 Council and such other parties, as determined necessary and appropriate by the Region 12 Council.

The Region 12 Council may appoint any committee member as Committee Chair, Committee Vice Chair, or Liaison to the Region 12 Council. Where the Region 12 Council appoints no committee officers and the committee determines officers are necessary, the committee may elect by majority vote of the committee members a Committee Chair and Committee Vice Chair.

The Committee Chair and Vice Chair shall perform the duties of the Region 12 Council Chair and Vice Chair position limited to the scope and function of the represented committee.

A committee member may resign or be removed in the same manner and with the same effect as a Region 12 Council member. Any Region 12 Council removed for clause shall also be removed from all appointed committees.

The Region 12 Council shall make all appointments necessary to fill any committee vacancies.

## **SECTION 4. COMMITTEE MEETINGS AND RECOMMENDATIONS**

A committee may hold regular meetings at a time and place to be determined by the members of such committee.

A quorum must be present at any committee meeting for formal business to take place. A quorum of a committee shall be a majority of the members of such committee.

## **ARTICLE 5**



## **ADMINISTRATION**

### **SECTION 1. PROCEDURE FOR AMENDMENT**

These Bylaws may be amended at any legally convened meeting by a majority vote of all Region 12 Council Voting Members.

### **SECTION 2. FUNDING**

The Region 12 Council shall be funded with Opioid Funds.

The Region 12 Council shall operate on a calendar year fiscal year.

### **SECTION 3. CUSTODIAN OF RECORDS**

At the first meeting of each year, the Chair shall appoint a Region 12 Council records custodian. If no records custodian is appointed, the Douglas County Attorney's Office shall serve as the Region 12 Council records custodian

### **SECTION 4. INTERPRETATION AND APPLICATION**

Unless otherwise stated, these Bylaws shall be used and applied using the plain, simple, and common definitions of the language used. These Bylaws may never be applied to effect an outcome contrary to the goals of the Region 12 Council. Where there is a conflict between these Bylaws and any applicable law, the Colorado MOU, or the Region 12 MOU, any applicable law, the Colorado MOU, or the Region 12 MOU shall govern. If any portion of of these Bylaws shall not determined invalid by a Court of competent jurisdiction, these Bylaws shall be construed in all respects as if such invalid provision were omitted.



# CITY OF AURORA

## Late Submission Approval for Agenda Item

**Item Title:** Rules of Order and Procedure Concerning Public Comment and City Council Meeting Times

**Item Initiator:** Françoise Bergan, Council Member / Danielle Jurinsky, Council Member

**Staff Source/Legal Source:** Jason Batchelor, City Manager / Andrea Wood, Assistant City Attorney

**Outside Speaker:** N/A

**Council Goal:** 2012: 4.0--Create a superior quality of life for residents making the city a desirable place to live and work

**CRITERIA - PLEASE CONSIDER ITEM FOR LATE SUBMISSION FOR THE FOLLOWING REASON:**

- There is a time-sensitive legal requirement that must be met and cannot be met by a future meeting date
- The delay will result in an adverse financial impact to the city
- The item is related to a disaster and must be addressed before the next available meeting
- The item has been requested by Council Members, Françoise Bergan and Danielle Jurinsky

**COUNCIL MEETING DATES FOR LATE SUBMISSION:**

**Study Session:** N/A

**Regular Meeting:** 2/10/2025

**EXPLANATION:**

This item has been requested by Council Members, Françoise Bergan and Danielle Jurinsky.

I understand the agenda item will not be added to the agenda without submitting this completed form as an attachment in e-Scribe. The agenda item will not be added to the agenda if the workflow is not completed by the WORKFLOW COMPLETED date indicated on the agenda deadline calendar.

**Jason Batchelor**

\_\_\_\_\_  
Agenda Item Initiator Name

\_\_\_\_\_  
Late Submission Approver Name (Deputy City Manager)

\_\_\_\_\_  
Agenda Item Initiator Signature                      Date

  
\_\_\_\_\_  
Late Submission Approver Signature                      01.31.25  
Date



# CITY OF AURORA

## Council Agenda Commentary

<b>Item Title:</b> Rules of Order and Procedure: Concerning Public Comment and City Council Meeting Times
<b>Item Initiator:</b> Françoise Bergan, Council Member / Danielle Jurinsky, Council Member
<b>Staff Source/Legal Source:</b> Jason Batchelor, City Manager / Peter Schulte, City Attorney
<b>Outside Speaker:</b> N/A
<b>Council Goal:</b> 2012: 4.0--Create a superior quality of life for residents making the city a desirable place to live and work

### COUNCIL MEETING DATES:

**Study Session:** N/A

**Regular Meeting:** 2/10/2025

**2<sup>nd</sup> Regular Meeting (if applicable):** N/A

**Item requires a Public Hearing:**  Yes  No

### ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time: (For Study Session items only indicate combined time needed for presentation and discussion)

R2025-16 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, TO AMEND THE RULES OF ORDER AND PROCEDURE FOR THE AURORA, COLORADO, CITY COUNCIL CONCERNING PUBLIC COMMENT AND CITY COUNCIL MEETING TIMES

Sponsors: Françoise Bergan, Council Member / Danielle Jurinsky, Council Member  
Jason Batchelor, City Manager / Peter Schulte, City Attorney

### ACTIONS(S) PROPOSED *(Check all appropriate actions)*

- Approve Item and Move Forward to Study Session  Approve Item as Proposed at Study Session
- Approve Item and Move Forward to Regular Meeting  Approve Item as Proposed at Regular Meeting
- Information Only
- Approve Item with Waiver of Reconsideration  
*Reason for waiver is described in the Item Details field above.*

### PREVIOUS ACTIONS OR REVIEWS:

---

**Policy Committee Name:** Use dropdown menu to select committee from list.

**Policy Committee Date:** N/A

**Action Taken/Follow-up: (Check all that apply)**

- |   |  |
|---|--|
| <input type="checkbox"/> Recommends Approval              | <input type="checkbox"/> Does Not Recommend Approval |
| <input type="checkbox"/> Forwarded Without Recommendation | <input type="checkbox"/> Minutes Not Available       |
| <input type="checkbox"/> Minutes Attached                 |  |

---

**HISTORY** (Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)

N/A

---

**ITEM SUMMARY** (Brief description of item, discussion, key points, recommendations, etc.)

Creates a separate public comment listening session and adjusts Council meeting time to accommodate that.

---

**FISCAL IMPACT**

Select all that apply. (If no fiscal impact, click that box and skip to "Questions for Council")

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Revenue Impact  | <input type="checkbox"/> Budgeted Expenditure Impact | <input type="checkbox"/> Non-Budgeted Expenditure Impact |
| <input type="checkbox"/> Workload Impact | <input type="checkbox"/> No Fiscal Impact            |  |

**REVENUE IMPACT**

Provide the revenue impact or N/A if no impact. (What is the estimated impact on revenue? What funds would be impacted? Provide additional detail as necessary.)

**BUDGETED EXPENDITURE IMPACT**

Provide the budgeted expenditure impact or N/A if no impact. (List Org/Account # and fund. What is the amount of budget to be used? Does this shift existing budget away from existing programs/services? Provide additional detail as necessary.)

**NON-BUDGETED EXPENDITURE IMPACT**

Provide the non-budgeted expenditure impact or N/A if no impact. (Provide information on non-budgeted costs. Include Personal Services, Supplies and Services, Interfund Charges, and Capital needs. Provide additional detail as necessary.)

**WORKLOAD IMPACT**

Provide the workload impact or N/A if no impact. (Will more staff be needed or is the change absorbable? If new FTE(s) are needed, provide numbers and types of positions, and a duty summary. Provide additional detail as necessary.)

---

**QUESTIONS FOR COUNCIL**

Does Council wish to support the resolution?

---

**LEGAL COMMENTS**

The council shall prescribe rules of procedure to govern meetings. (Article 3-8 City Charter). The council shall determine its own rules and procedures and order of business and shall keep a journal of its proceedings. It may compel attendance of members and may punish members for misconduct. (Section 2-32 City Code). (Wood)

---

RESOLUTION NO. R2025- \_\_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, TO AMEND THE RULES OF ORDER AND PROCEDURE FOR THE AURORA, COLORADO, CITY COUNCIL CONCERNING PUBLIC COMMENT AND CITY COUNCIL MEETING TIMES.

WHEREAS, the Aurora City Council (Council) believes the election of an individual to the Council imposes a heavy responsibility to observe those tenets and requirements which flow from the solemn oath administered at the time of installation to office; and

WHEREAS, the Council wants the Rules for the Council to facilitate the fulfillment of the duties and responsibilities contained in the oath of office; and

WHEREAS, the Council desires to make certain changes to the Rules; and

WHEREAS, as authorized under Article III, Section 8 of the City Charter, the Council promulgates the Rules to govern meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, THAT:

Section 1. The Aurora City Council hereby amends Section A.1. of the Council Rules of Order and Procedure to read as follows:

Regular City Council Meetings. The City Council<sup>1</sup> will meet in regular session in the Council Chambers of the Aurora Municipal Center on designated Mondays at ~~6:30~~ **7:15** p.m., and on such other days and at such other times as may be chosen by City Council at the last meeting of the calendar year, unless otherwise determined at a prior meeting. Once defined, changes to the calendar can only occur under the Special Meeting Rules set forth in A(2) or with a 2/3 vote of the City Council. At least twenty-four (24) hours prior to the meeting, the City Council shall post the agenda of the meeting in the entryway at the east entrance of the Aurora Municipal Center. The posting location shall be redesignated annually at the last regular City Council meeting of each calendar year.

Section 2. The Aurora City Council hereby amends Section E.4. of the Council Rules of Order and Procedure to read as follows:

Order of Business. Council meetings are to conduct business for the city. All citizens are encouraged to contact their Councilperson for matters outside the agenda. The business of all regularly-scheduled meetings of the City Council shall be conducted in the following order:

- a. Call to Order

- b. Roll Call
- c. Invocation/Moment of Silence
- d. Pledge of Allegiance
- e. Approval of Minutes
- f. Proclamations or Ceremonies
- ~~g. Public Invited to be Heard (limited to 30 minutes)~~
- g. Adoption of Agenda
- h. Consent Calendar
  - i. Motions (Mayor may vote upon)
  - ii. Resolutions (Mayor may not vote upon Resolutions or Ordinances)
  - iii. Finalizing of Ordinances that were unanimous on the prior reading
- i. Public Hearings With or Without Related Ordinances
- j. Introduction of Ordinances
- k. Finalizing of Ordinances
- l. Annexations
- m. Reconsiderations and Call-Ups
- n. General Business
- o. Appointments to Boards and Commissions
- p. Reports
- q. Mayor
- r. City Council
- ~~s. Public Invited to be Heard (limited to 30 minutes)~~
- s. Adjournment

Section 3. The Aurora City Council hereby amends Section E.5. of the Council Rules of Order and Procedure to read as follows:

**Public comment listening session will be a separate session, not part of a City Council Meeting agenda, limited to 40 minutes, and will take place from 6:30 p.m. to 7:10 p.m. on the same Mondays as Regular City Council meetings. Public comment listening session is limited to City related topics which are not on the agenda for the regular Council meeting.** Persons wishing to address Council at a public comment **listening session** shall sign up to do so with the City Clerk on a first-come, first-served basis. Except that any individual who, when signing up, provides acceptable proof of Aurora residency to the City Clerk shall be placed in order before those who have not provided such proof. Proof of Aurora residency may include, but is not limited to, a government-issued identification card, utility bill, or lease agreement. Those wishing to address Council may sign up online before 1:00pm on the day of the ~~Council meeting~~ **public comment listening session**, or may sign up in-person with the City Clerk no earlier than 5:00pm and no later than ~~6:2015~~ pm on the date they wish to be heard. Speakers shall provide their first and last name, address, phone number, and email address on the form when they sign up. Speakers shall appear at the ~~Council Meeting~~ **public comment listening session** in-person and speak from the podium **in the Council Chambers of the Aurora Municipal Center. Council Members can join either in the Council Chambers on the dais or join virtually from**

**a separate location, but will not interact with speakers, but may follow up later at their discretion.** Once at the podium, the speaker shall state their true name and whether or not they are an Aurora resident. Speakers shall be limited to a maximum of two minutes of speaking time. **The City Clerk or his/her designee will facilitate the public comment listening session.**

- a. whenever feasible, individuals or groups wishing to address the same topic are encouraged to coordinate and designate a single spokesperson to present their views on behalf of the group, in order to ensure efficient use of time, thereby giving other speakers the opportunity to be heard on various topics of interest.
- b. If a **public comment listening session, or the regular** City Council meeting ~~public comment session~~ becomes disrupted to the extent that it jeopardizes the ability to ~~continue conducting~~ **conduct** City business and Council decides to move the Council meeting to a virtual format, the City Manager is directed to order the Aurora Municipal Center closed to the public.
- c. Upon a closure of the building **during a public comment session, any remaining public comment time will be suspended. Upon a closure of the building during a regular Council meeting,** the City Council meeting will transition to a virtual format, and Council Members will not return to the dais. ~~Any remaining public comment time will be suspended, and Council will proceed with any remaining agenda items.~~
- d. If a closure of the building occurs prior to ~~other~~ agenda items, members of the public who properly signed up to speak on a specific agenda item will be directed to an alternate location to participate virtually.

Section 4. The Aurora City Council hereby amends Section E.6. of the Council Rules of Order and Procedure to read as follows:

Public Comment on Agenda Items. In addition to the public comment session on non-agenda items, persons may speak during **the regular Council meeting on** any item scheduled for consideration on the regular meeting agenda. **Speakers may only speak on the specific agenda item.** Those wishing to address Council on any scheduled item must sign up online by 1:00pm on the day of the Council Meeting. The 1:00pm deadline does not apply to those signing up for items scheduled as public hearings. Speakers shall provide their first and last name, address, phone number, and email address when they sign up. **As indicated in section E.5., those who provide acceptable proof of Aurora residency to the City Clerk shall be placed in order before those who have not provided such proof.** The online sign up shall also indicate whether the speaker is for or against the agenda item. That information will then be relayed from the City Clerk to the Council Members by 5:00pm. Speakers shall appear in-person and speak from the podium. Once at the podium, the speaker shall state their true name and whether or not they are an Aurora resident. Speakers shall be limited to a maximum of three minutes. Public comment on agenda items will be limited to a total of 30 minutes, with the exception of those speaking on items scheduled as public hearings.

- a. whenever feasible, individuals or groups wishing to address the same topic are encouraged to coordinate and designate a single spokesperson to present their



views on behalf of the group, in order to ensure efficient use of time, thereby giving other speakers the opportunity to be heard on various topics of interest.

Section 5. The Aurora City Council hereby amends Section E.7. of the Council Rules of Order and Procedure to read as follows:

Council Dialog Limited. Council shall be given opportunity to address staff to exchange contact information when the speaker is at the podium. Council may clarify statements related to any speaker's comments at the conclusion of ~~Public Invited to be Heard~~ **the public comment listening session**, but shall not enter into debate with the speakers.

Section 6. The Aurora City Council hereby amends Section E.9.(a)(iv) of the Council Rules of Order and Procedure to read as follows:

- iv. Members of the public may speak **on the specific topic of the public hearing**, provided that they have submitted a speaker's slip to the City Clerk prior to the opening of the public hearing. Speakers shall appear in-person and speak from the podium. Each speaker shall state their true name, whether or not they are an Aurora resident, and indicate whether they support, oppose, or are neutral about the proposal. Presentations by members of the public shall be limited to three (3) minutes.

Section 7. The Aurora City Council hereby amends Section E.9.(b)(v) of the Council Rules of Order and Procedure to read as follows:

- v. Members of the public may speak **on the specific topic of the public hearing**. Speakers shall appear in-person and speak from the podium. Each speaker shall state their true name, whether or not they are an Aurora resident, and indicate whether they support, oppose, or are neutral about the item on appeal. Presentations by members of the public shall be limited to three (3) minutes.

Section 8. All resolutions or part of resolutions of the City in conflict herewith are hereby rescinded.

RESOLVED AND PASSED this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

\_\_\_\_\_  
MIKE COFFMAN, Mayor

ATTEST:

\_\_\_\_\_  
KADEE RODRIGUEZ, City Clerk

APPROVED AS TO FORM:

By:   
\_\_\_\_\_  
PETER A. SCHULTE, City Attorney



# CITY OF AURORA

## Late Submission Approval for Agenda Item

**Item Title:** Directing Council Appointees to Encourage All Full Time Staff to Work in the Office At Least Three Days Per Week

**Item Initiator:** Jason Batchelor, City Manager

**Staff Source/Legal Source:** Jason Batchelor, City Manager / Peter Schulta, City Attorney

**Outside Speaker:** N/A

**Council Goal: 2012: 4.0--Create a superior quality of life for residents making the city a desirable place to live and work**

**CRITERIA - PLEASE CONSIDER ITEM FOR LATE SUBMISSION FOR THE FOLLOWING REASON:**

- There is a time-sensitive legal requirement that must be met and cannot be met by a future meeting date
- The delay will result in an adverse financial impact to the city
- The item is related to a disaster and must be addressed before the next available meeting
- The item has been requested by Council Members Danielle Jurinsky and Stephanie Hanckck

**COUNCIL MEETING DATES FOR LATE SUBMISSION:**

**Study Session:** N/A

**Regular Meeting:** 2/10/2025

**EXPLANATION:**

This item has been requested by Council Members, Daielle Jurinsky and Stephaie Hancock

I understand the agenda item will not be added to the agenda without submitting this completed form as an attachment in e-Scribe. The agenda item will not be added to the agenda if the workflow is not completed by the WORKFLOW COMPLETED date indicated on the agenda deadline calendar.

\_\_\_\_\_  
Agenda Item Initiator Name

\_\_\_\_\_  
Agenda Item Initiator Signature

\_\_\_\_\_  
Date

**Jason Batchelor**

\_\_\_\_\_  
Late Submission Approver Name (Deputy City Manager)

*Jason Batchelor*  
Late Submission Approver Signature

**02.03.25**

\_\_\_\_\_  
Date



# CITY OF AURORA

## Council Agenda Commentary

**Item Title:** Directing Council Appointees to Encourage All Full Time Staff to Work in the Office At Least Three Days Per Week

**Item Initiator:** Danielle Jurinsky, Council Member / Stephanie Hancock, Council Member

**Staff Source/Legal Source:** Jason Batchelor, City Manager / Peter Schulte, City Attorney

**Outside Speaker:** N/A

**Council Goal:** 2012: 5.5--Promote education and workforce development as a key to economic vitality

### COUNCIL MEETING DATES:

**Study Session:** N/A

**Regular Meeting:** 2/10/2025

**2<sup>nd</sup> Regular Meeting (if applicable):** N/A

**Item requires a Public Hearing:**  Yes  No

### ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time: (For Study Session items only indicate combined time needed for presentation and discussion)

**R2025-17** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, DIRECTING COUNCIL APPOINTEES TO ENCOURAGE ALL FULL-TIME STAFF TO WORK IN THE OFFICE AT LEAST THREE DAYS PER WEEK

Sponsor: Danielle Jurinsky, Council Member / Stephanie Hancock, Council Member  
Jason Batchelor, City Manager / Peter Schulte, City Attorney

### ACTIONS(S) PROPOSED *(Check all appropriate actions)*

- Approve Item and Move Forward to Study Session  Approve Item as Proposed at Study Session
- Approve Item and Move Forward to Regular Meeting  Approve Item as Proposed at Regular Meeting
- Information Only
- Approve Item with Waiver of Reconsideration  
*Reason for waiver is described in the Item Details field above.*

### PREVIOUS ACTIONS OR REVIEWS:

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**Policy Committee Name:** Use dropdown menu to select committee from list.

**Policy Committee Date:** N/A

**Action Taken/Follow-up: (Check all that apply)**

- |   |  |
|---|--|
| <input type="checkbox"/> Recommends Approval              | <input type="checkbox"/> Does Not Recommend Approval |
| <input type="checkbox"/> Forwarded Without Recommendation | <input type="checkbox"/> Minutes Not Available       |
| <input type="checkbox"/> Minutes Attached                 |  |

---

**HISTORY** (Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)

N/A

---

**ITEM SUMMARY** (Brief description of item, discussion, key points, recommendations, etc.)

Directs Council Appointees to encourage staff to work in the office at least three days per week.

---

**FISCAL IMPACT**

Select all that apply. (If no fiscal impact, click that box and skip to "Questions for Council")

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Revenue Impact  | <input type="checkbox"/> Budgeted Expenditure Impact | <input type="checkbox"/> Non-Budgeted Expenditure Impact |
| <input type="checkbox"/> Workload Impact | <input type="checkbox"/> No Fiscal Impact            |  |

**REVENUE IMPACT**

Provide the revenue impact or N/A if no impact. (What is the estimated impact on revenue? What funds would be impacted? Provide additional detail as necessary.)

**BUDGETED EXPENDITURE IMPACT**

Provide the budgeted expenditure impact or N/A if no impact. (List Org/Account # and fund. What is the amount of budget to be used? Does this shift existing budget away from existing programs/services? Provide additional detail as necessary.)

**NON-BUDGETED EXPENDITURE IMPACT**

Provide the non-budgeted expenditure impact or N/A if no impact. (Provide information on non-budgeted costs. Include Personal Services, Supplies and Services, Interfund Charges, and Capital needs. Provide additional detail as necessary.)

**WORKLOAD IMPACT**

Provide the workload impact or N/A if no impact. (Will more staff be needed or is the change absorbable? If new FTE(s) are needed, provide numbers and types of positions, and a duty summary. Provide additional detail as necessary.)

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**QUESTIONS FOR COUNCIL**

Does Council wish to support the resolution?

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**LEGAL COMMENTS**

A resolution may be used for a statement of policy or other matters which are not required to be adopted by ordinance as long as it doesn't include International issues or concerns (Section F, Paragraph 2, Rules of Order and Procedure for the Aurora City Council). An item is appropriate for Council's consideration if it is necessary and proper for the administration of municipal matters (Article 1-3 City Charter). (Wood)

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RESOLUTION NO. R2025- \_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, DIRECTING COUNCIL APPOINTEES TO ENCOURAGE ALL FULL-TIME STAFF TO WORK IN THE OFFICE AT LEAST THREE DAYS PER WEEK.

WHEREAS, the Aurora City Council (Council) recognizes the importance of fostering collaboration, productivity, and engagement among staff; and

WHEREAS, the Council believes that in-office presence supports team cohesion, enhances accountability, and promotes better service delivery to the public; and

WHEREAS, the Council believes that returning to in-person work benefits both employees and the community. It fosters collaboration, reduces isolation, and creates healthier boundaries between work and personal life. Operating empty city buildings wastes taxpayer dollars on utilities that could be better spent on community needs.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, THAT:

Section 1. The Aurora City Council hereby directs the Council Appointees to implement a policy encouraging all full-time City staff to work in the office at least three days per week. This policy shall include appropriate exceptions for reasonable accommodations, job descriptions indicating otherwise, public health emergencies, or job functions that must be performed in a remote environment, and also include:

(a) When a proposed meeting is offered in both an in-person and virtual format, city employees are encouraged to choose to attend the meetings in-person,

(b) For those virtual meetings that include participants from outside the City, city employees shall have their cameras turned on during those virtual meetings, unless the meeting circumstances dictate otherwise.

Section 2. The Council Appointees shall develop and communicate the specific details of this policy to their respective departments and divisions.

Section 3. All resolutions or part of resolutions of the City in conflict herewith are hereby rescinded.

RESOLVED AND PASSED this \_\_\_\_ day of \_\_\_\_\_ 2025.

\_\_\_\_\_  
MIKE COFFMAN, Mayor

ATTEST:

\_\_\_\_\_  
KADEE RODRIGUEZ, City Clerk

APPROVED AS TO FORM:

By:   
\_\_\_\_\_  
PETER A. SCHULTE, City Attorney





# CITY OF AURORA

## Council Agenda Commentary

<b>Item Title:</b> Windler Zoning Map Amendments – Parcel A
<b>Item Initiator:</b> Aja Tibbs, Planning Supervisor, Planning and Business Development
<b>Staff Source/Legal Source:</b> Aja Tibbs, Planning Supervisor / Lena McClelland, Assistant City Attorney
<b>Outside Speaker:</b> Chris Fellows, Applicant, GVP Windler / Jeff Norberg, Agent, PCS Group
<b>Council Goal:</b> 2012: 5.6--Continue to plan for high quality neighborhoods with a balanced housing stock

### COUNCIL MEETING DATES:

**Study Session:** N/A

**Regular Meeting:** 1/27/2025

**2<sup>nd</sup> Regular Meeting (if applicable):** 2/10/2025

**Item requires a Public Hearing:**  Yes  No

### ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time: (For Study Session items only indicate combined time needed for presentation and discussion)

2025-02 A PUBLIC HEARING AND CONSIDERATION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, FOR A ZONING MAP AMENDMENT TO REZONE APPROXIMATELY 24.4 ACRES OF LAND TO MEDIUM-DENSITY RESIDENTIAL DISTRICT (R-2), LOCATED AT THE SOUTHEAST CORNER OF 56TH AVENUE AND E-470 (WINDLER PARCEL A REZONE)  
 Aja Tibbs, Planning Supervisor, Planning and Business Development / Lena McClelland, Assistant City Attorney

### ACTIONS(S) PROPOSED *(Check all appropriate actions)*

- Approve Item and Move Forward to Study Session  Approve Item as Proposed at Study Session
- Approve Item and Move Forward to Regular Meeting  Approve Item as Proposed at Regular Meeting
- Information Only
- Approve Item with Waiver of Reconsideration  
*Reason for waiver is described in the Item Details field above.*

### PREVIOUS ACTIONS OR REVIEWS:

**Policy Committee Name:** Planning and Zoning Commission

**Action Taken/Follow-up: (Check all that apply)**

- Recommends Approval
- Does Not Recommend Approval
- Forwarded Without Recommendation
- Minutes Not Available
- Minutes Attached

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**HISTORY** (Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)

The Planning and Zoning Commission held a public hearing to review the zoning map amendment request at a **regular meeting held on January 8, 2025. Following staff's presentation, no public comments were given at the hearing.** The commission unanimously voted to make recommendation of approval after the public hearing was closed. A copy of the Planning Commission Summary is attached for reference. (Exhibit F)

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**ITEM SUMMARY** (Brief description of item, discussion, key points, recommendations, etc.)

The applicant, GVP Windler, LLC, requests approval of four Zoning Map Amendments to adjust existing zone district boundaries within the Windler Master Plan development to align with a proposed Master Plan Major Amendment. The Windler Master Plan area is located west of E-470 on the north and south corners of 48th Avenue, as well as east of E-470 from 48th Avenue to 56th Avenue. The proposed Zoning Map Amendments only impact the zone district boundaries located east of E-470 and west of N. Denali Pkwy (Exhibit B). The proposed Zone Map Amendments are generally described as follows:

- Parcel A - 24.4± acres of Mixed Use Regional (MU-R) District to Medium Residential (R-2) District;
- Parcel B - 20.2± acres of Mixed Use Regional (MU-R) District to Medium Residential (R-2) District;
- Parcel C - 20.0± acres of Mixed Use Airport (MU-A) to Medium Density Residential (R-2) and;
- Parcel D - 84.0± acres from Mixed Use Regional (MU-R) to Mixed Use Airport (MU-A).

Detailed legal descriptions and maps of each parcel are attached to the draft ordinance (Exhibit A). In total, the request will rezone approximately 65 acres from mixed-use districts to the R-2 district, and rezone all the remaining MU-R area to MU-A.

The zoning map amendment requests are needed to accomplish the neighborhood design goals of the most recent Windler Master Plan Amendment (See excerpt land use map attached as Exhibit D). Specifically, to allow the development of two neighborhoods known as Village North and Midtown. Both are small lot subdivisions with a mixture of single-family detached and attached residential units. The applicant describes the purpose of this **amendment as addressing, "a need for attainable housing not only within Aurora but in the Denver Metro Area generally."** However, single-family detached residential uses are not permitted within the MU-R zone district, so three of the four rezonings (Parcels A, B, and C) are intended to incorporate all of the neighborhood areas within the R-2 zone district.

As a result of this change, staff worked to retain commercial areas within the master plan. The rezone from MU-R to MU-A (Parcel D) provides a regulatory minimum requirement for commercial development, and the activity center within the Village North neighborhood will provide additional commercial development opportunity. Staff are in support of the amendment requests.

---

**FISCAL IMPACT**

Select all that apply. (If no fiscal impact, click that box and skip to "Questions for Council")

- Revenue Impact
- Budgeted Expenditure Impact
- Non-Budgeted Expenditure Impact
- Workload Impact
- No Fiscal Impact

**REVENUE IMPACT**

Provide the revenue impact or N/A if no impact. (What is the estimated impact on revenue? What funds would be impacted? Provide additional detail as necessary.)

N/A

**BUDGETED EXPENDITURE IMPACT**

*Provide the budgeted expenditure impact or N/A if no impact. (List Org/Account # and fund. What is the amount of budget to be used? Does this shift existing budget away from existing programs/services? Provide additional detail as necessary.)*

N/A

**NON-BUDGETED EXPENDITURE IMPACT**

*Provide the non-budgeted expenditure impact or N/A if no impact. (Provide information on non-budgeted costs. Include Personal Services, Supplies and Services, Interfund Charges, and Capital needs. Provide additional detail as necessary.)*

N/A

**WORKLOAD IMPACT**

*Provide the workload impact or N/A if no impact. (Will more staff be needed or is the change absorbable? If new FTE(s) are needed, provide numbers and types of positions, and a duty summary. Provide additional detail as necessary.)*

N/A

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**QUESTIONS FOR COUNCIL**

Does the City Council wish to approve the ordinance to rezone 24.4 acres of Mixed Use Regional (MU-R) to Medium Density Residential (R-2) for the Windler Zoning Map Amendment for Parcel A?

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**LEGAL COMMENTS**

The City Council is the governing body of the City and has the authority to approve the Official Zoning Map and amendments to that map. (UDO §146-5.1.1.B)  
The City Council shall conduct a public hearing on the application. (UDO §146-5.4.1.C.2.c)  
Changes to the Zoning Map for individual parcels shall only be approved if City Council finds that the change to the Zoning Map is required because of changed conditions or circumstances on the property or the surrounding area and (a) the applicant has demonstrated that the proposed rezoning is consistent with the spirit and intent of the Comprehensive Plan, the other policies and plans adopted by the City Council, and with the purpose statement of the proposed new zone district(s); (b) the applicant has demonstrated that the size, scale, height, density, and multi-modal traffic impacts of the proposed rezoning are compatible with surrounding development or can be made compatible through approval conditions; and (c) the application demonstrates that the change in zoning will not create significant dislocations of tenants or occupants of the property, or that any impacts are outweighed by other public benefits or progress toward other Comprehensive Plan goals that would be achieved by approval of the application. (UDO §146-5.4.1.C.3.a.ii) (McClelland)

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ORDINANCE NO. 2025- \_\_\_\_\_

A BILL

FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, FOR A ZONING MAP AMENDMENT TO REZONE APPROXIMATELY 24.4 ACRES OF LAND TO MEDIUM-DENSITY RESIDENTIAL DISTRICT (R-2), LOCATED AT THE SOUTHEAST CORNER OF 56<sup>TH</sup> AVENUE AND E-470 (WINDLER PARCEL A REZONE)

WHEREAS, the applicant has requested that approximately 24.4 acres of land located at the southeast corner of 56<sup>th</sup> Avenue and E-470, County of Adams, State of Colorado (the “Property”), be rezoned from Mixed-Use Regional Activity Center District (MU-R) to Medium-Density Residential District (R-2); and

WHEREAS, Section 146-5.4.1.C.3 of the Uniform Development Ordinance provides that all applications for the rezoning of property within the City of Aurora, Colorado (the “City”), shall be presented for a public hearing, both to the Planning and Zoning Commission, who shall render a recommendation to City Council, and to City Council for final decision; and

WHEREAS, on January 8, 2025, following a public hearing, the Planning and Zoning Commission voted to recommend the rezoning of the Property.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO:

Section 1. Based on the evidence presented at tonight’s public hearing, City Council finds and determines that: the rezoning is consistent with the spirit and intent of the Comprehensive Plan, is compatible with surrounding development, and would not result in a significant dislocation of tenants or occupants of the Property.

Section 2. The Property, as more particularly described in “Exhibit A” attached hereto and incorporated herein, is zoned Medium-Density Residential District (R-2) and the zoning map is hereby amended in accordance with said zoning.

Section 3. Pursuant to Section 5-5 of the Charter of the City of Aurora, Colorado, the second publication of this Ordinance shall be by reference, utilizing the ordinance title. Copies of this Ordinance are available at the Office of the City Clerk.

Section 4. Repealer. All orders, resolutions, or ordinances in conflict with this Ordinance or with any of the documents hereby approved, are hereby repealed only to the

extent of such conflict. This repealer shall not be construed as reviving any resolution, ordinance, or part thereof, heretofore repealed.

INTRODUCED, READ AND ORDERED PUBLISHED this \_\_\_\_ day of \_\_\_\_\_, 2025.

PASSED AND ORDERED PUBLISHED this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
MIKE COFFMAN, Mayor

ATTEST:

\_\_\_\_\_  
KADEE RODRIGUEZ, City Clerk

APPROVED AS TO FORM BY CITY ATTORNEY PETE SCHULTE:

BY: *Lena McClelland* RLA  
(LENA MCCLELLAND, Assistant City Attorney)

**EXHIBIT A**  
**ZONING MAP AMENDMENT**

A PARCEL OF LAND, TO HAVE A ZONING DESIGNATION OF R-2, BEING A PART OF WINDLER SUBDIVISION FILING NO. 4, AS RECORDED IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, AT RECEPTION NO. 2024000013716. SITUATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF SAID SECTION 18, BEING MONUMENTED BY A FOUND NO. 6 REBAR WITH 3-1/4 INCH DIAMETER ALUMINUM CAP, STAMPED WESTWOOD T3S S12/S7/S13/S18 R66W/R65W 2023 PLS 38004, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 18, BEING MONUMENTED BY A FOUND NO. 6 REBAR WITH 3-1/4 INCH DIAMETER ALUMINUM CAP, STAMPED WESTWOOD T3S R65W 1/4 S7/S18 2024 PLS 38004, IS ASSUMED TO BEAR NORTH 89°19'43" EAST, A DISTANCE OF 2607.98 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 72°05'13" EAST, A DISTANCE OF 1296.67 FEET, TO THE **POINT OF BEGINNING**;

THENCE THE FOLLOWING FOUR (4) COURSES;

1. NORTH 89°45'22" EAST, A DISTANCE OF 1375.79 FEET, TO THE EASTERLY LINE OF SAID NORTHWEST QUARTER;
2. SOUTH 00°14'34" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 776.63 FEET;
3. DEPARTING SAID EASTERLY LINE, SOUTH 89°59'57" WEST, A DISTANCE OF 1371.18 FEET;
4. NORTH 00°35'14" WEST, A DISTANCE OF 770.78 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINING A CALCULATED AREA OF 1,062,645 SQUARE FEET OR 24.395 ACRES, MORE OR LESS AND BEING SUBJECT TO ANY EXISTING EASEMENTS AND OR RIGHTS OF WAY OF WHATSOEVER NATURE.

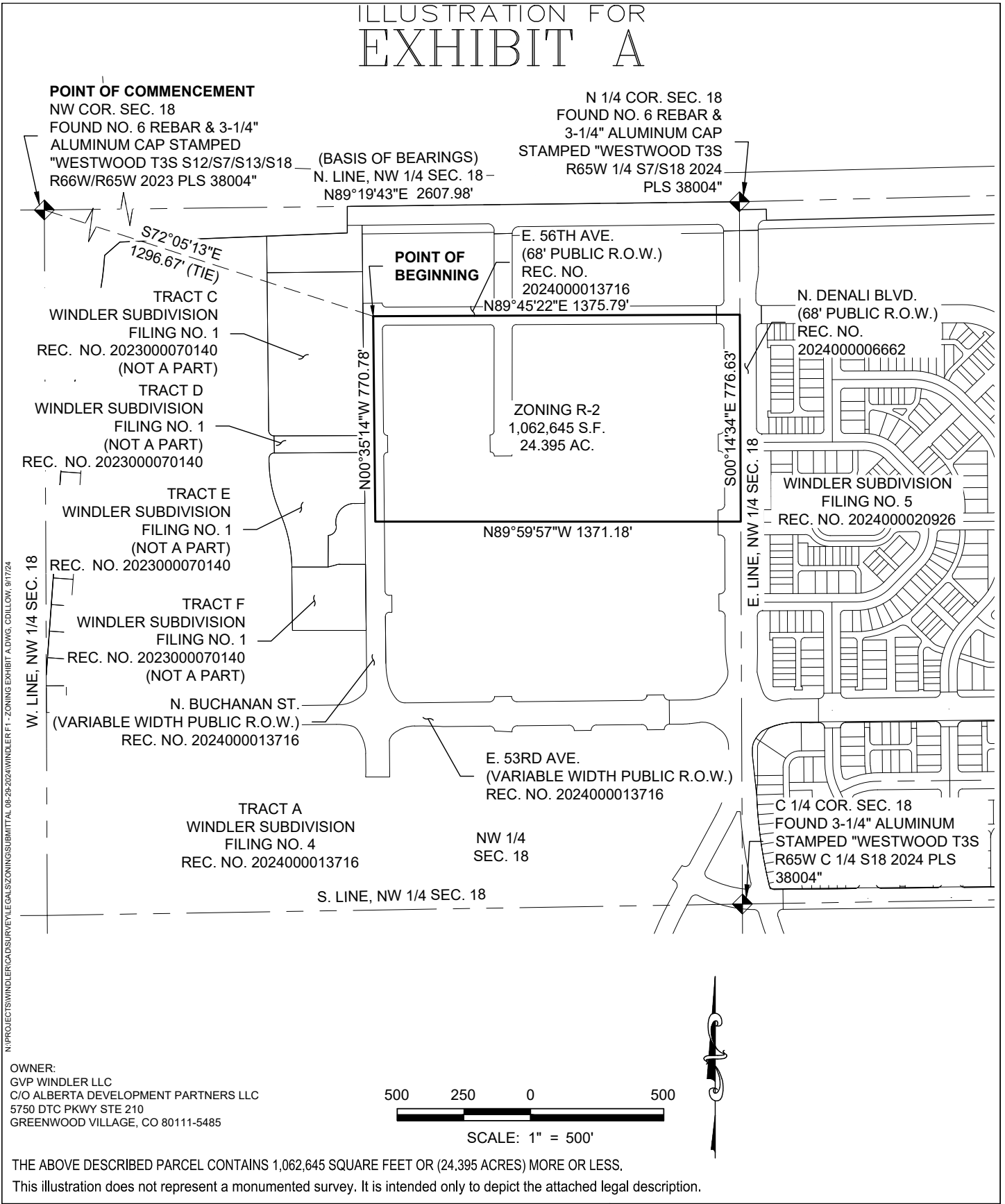
THE LINEAL UNIT USED IN THE PREPARATION OF THIS DESCRIPTION IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

I, JEAN P. HALPIN, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.

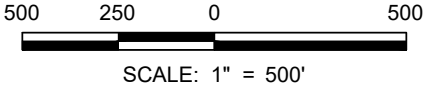
---

JEAN P. HALPIN, P.L.S. 38474  
FOR AND ON BEHALF OF  
WESTWOOD PROFESSIONAL SERVICES, INC.  
10333 E. DRY CREEK ROAD, SUITE 400  
ENGLEWOOD, CO 80112

# ILLUSTRATION FOR EXHIBIT A



OWNER:  
 GVP WINDLER LLC  
 C/O ALBERTA DEVELOPMENT PARTNERS LLC  
 5750 DTC PKWY STE 210  
 GREENWOOD VILLAGE, CO 80111-5485



THE ABOVE DESCRIBED PARCEL CONTAINS 1,062,645 SQUARE FEET OR (24.395 ACRES) MORE OR LESS.  
 This illustration does not represent a monumented survey. It is intended only to depict the attached legal description.

A PARCEL OF LAND, BEING A PART OF WINDLER SUBDIVISION FILING NO. 4, AS RECORDED IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, AT RECEPTION NO. 2024000013716, SITUATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF AURORA, ADAMS COUNTY, COLORADO.

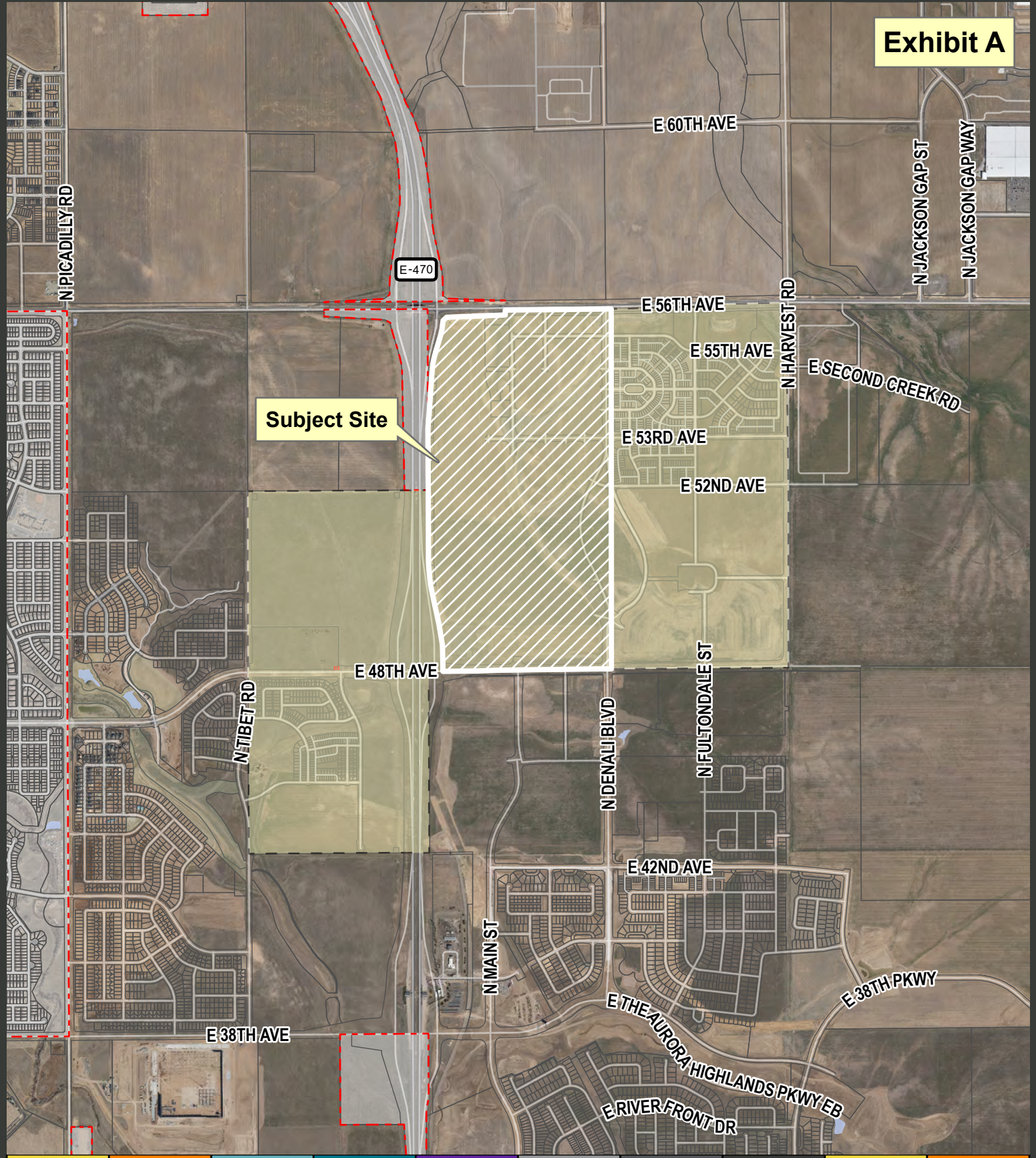
SCALE: 1" = 500' | BY: CAD | CK'D: JPH | DATE: 9/17/2024

**Westwood**

10333 E DRY CREEK RD.  
 SUITE 400  
 ENGLEWOOD, CO 80112  
 TEL: 720.482.9526

Westwoodps.com  
 Westwood Professional Services, Inc.





Planning and Business Development

15151 E. Alameda Parkway  
Aurora CO 80012 USA  
AuroraGov.org  
303.739.7250  
GIS@auroragov.org

City of Aurora, Colorado

# Windler Zoning Map Amendments

- Windler Master Plan
- Subject Site



Case Numbers: 2005-2017-03; 2005-2017-04;  
2005-2017-05; 2005-2017-06  
Development Application: #1708-36





August 5th, 2024  
WINDLER Zoning Amendment No. 3

Rezone Request - Letter of Justification

### **Introduction:**

This Zone Amendment 3 to the Windler Master Plan proposes 4 separate rezone requests:

1. To rezone approximately 24 acres of MU-R (Mixed-Use Regional) to R-2 (Medium Density Residential) within Village North (PA-3, Windler Master Plan).
2. To rezone approximately 20 acres from MU-R to R-2 within Midtown (PA-15, Windler Master Plan).
3. To rezone approximately 21 acres from MU-A (Mixed-Use Airport) to R-2 within Midtown (PA-15, Windler Master Plan).
4. To rezone approximately 84 acres from MU-R to MU-A within PA-1 & PA-16, Windler Master Plan.

The purpose of the rezone is to re-align the zoning boundaries to match with the latest planning efforts for the Windler community east of E-470. The requested re-zoning does not fundamentally change the final outcome of the built environment, or the proposed land uses, from what was previously approved in the Master Plan, but refines the boundaries of these uses to align with new planning efforts from the development team. This rezone is accompanied by an amendment to the Windler Master Plan which provides further definition to the land uses proposed in this rezoning request.

### **Conformance with Rezoning Criteria:**

5. The change is required because of changed conditions or circumstances and;
6. that the proposed rezoning is consistent with the spirit and intent of the Comprehensive Plan, with other policies and plans adopted by the City Council, and with the purpose statement of the proposed new zone district;
7. and that the size, scale, height, density, and multi-modal traffic impacts of the proposed rezoning are compatible with surrounding development;
8. and that the change in zoning will not create significant dislocations of tenants or occupants of the property, or that any impacts are outweighed by other public benefits

### **Change in Circumstances:**

The Windler development team has identified a need for attainable housing not only within Aurora but in the Denver Metro Area generally. The Windler Master Plan is uniquely positioned to address this need by way of the Flexible Residential Lot Option (FRLO) applicable to the residential areas of the master plan. The purpose of the FRLO is to offer additional flexibility for the creation of diverse residential housing types by removing minimum lot size standards for residential lots. The benefit of Windler's FRLO designation is that it allows a Master Plan to refine the development standards of the UDO to achieve a higher density than typically permitted, from a maximum of 5 dwelling units per acre up to 12 dwelling units per acre. This flexibility to adjust lot standards in response to market conditions, beyond what would normally be allowed by code, will allow Windler to provide a solution to housing attainability within the City of Aurora. We have already engaged in a productive dialogue with city staff regarding these adjustments and will continue to define a shared path toward increasing attainability.



## Compatibility with the Comprehensive Plan:

Exhibit A shows the area east of E-470 as City Corridor and Emerging Neighborhood placetypes in the City of Aurora Comprehensive Plan. The proposed land uses in the Windler Master Plan largely align with these placetypes, defined primarily by commercial, mixed commercial and multi-family adjacent to E-470 and medium density residential, with Flexible Residential Lot Option (FRLO) to the east. The focus of the City Corridor placetype is commercial activity whose primary uses are restaurants, retail, office, and commercial services. Multi-family and single-family attached residential are considered secondary uses to allow for the development of mixed-use projects. The Emerging Neighborhood placetype is described as primarily residential with a mix of housing types and densities, with restaurants, retail and commercial as secondary uses. This placetype is also characterized by a walkable and connected pedestrian infrastructure with highly accessible parks and open space integrated throughout each neighborhood. Consequently, this is exactly what the approved Windler Master Plan provides, and also what this Rezone aims to achieve. If we examine the underlying zoning relative to the current planning for Windler we can see how this amendment is compatible with the Comprehensive Plan.

Current MU-R zoning dictates that the area should serve as an “image-making” gateway, with spatial standards that emphasize a visible focal point, a walkable main street, public plazas and a strong internal multi-modal network. Permitted uses allow for a mix of medium to high-density residential, including single-family attached and greencourt dwellings, and regional commercial uses.

In comparison, MU-A zoning is designed to enable master-planned developments to incorporate a mix of uses that will allow Aurora to leverage the economic opportunities created by the Denver International Airport. A wide variety of attached and detached single-family, duplex, and low to medium-density multi-family housing is permitted, along with a diversity of non-residential including office, hotel and conference facilities, and supporting retail, commercial and service uses. This zone district is especially compatible with the FRLO in that it permits higher residential densities when that residential is adjacent to an Activity Center (AAC). The Windler Master Plan contains two AAC’s within this rezone, one located near 56th Ave, and the other near 48th Ave, where higher permitted residential densities are integrated with local retail/commercial uses.

In contrast with MU-R zoning, which has no limitation on residential density or area, MU-A zoning has a limit on the amount of residential permitted to no more than 50% of the zoned area. And no more than half of this allotment is permitted to be single-family detached. The rezone of MU-R to MU-A ensures at least 67 acres of the Windler development east of E-470 is committed to non-residential uses.

The limit on residential is in line with the land uses proposed within the MU-A, which are primarily commercial and mixed commercial, with multi-family and single-family attached/detached as secondary uses. This distribution of uses fully supports the City Corridor placetype. The addition of Administrative Activity Centers proposed in Planning Areas 3 & 14 of the Windler Master Plan, further supports the City Corridor and Emerging Neighborhood placetypes by providing a transition between commercial/retail/office/service uses and the residential to the east. In the Windler Master Plan these two Activity Centers are described as “main streets” and are intended to integrate small scale retail and commercial services within higher density residential uses. In combination with a strong pedestrian network and a robust Parks and Open Space system, the proposed rezone is consistent with the spirit and intent of these two placetypes within the Windler Master Plan.

**Compatibility with Surrounding Uses:**

A mix of uses surround the Windler development, including Logistics/Distribution, Commercial, Mixed-Use and Residential, much of which also share the Comprehensive Plan's designation of City Corridor and Emerging Neighborhood placetypes. The proposed land uses in the Windler Master Plan Amendment are also very closely aligned with the land uses in the currently approved Master Plan and so, are compatible with the size, scale, height, density, and multi-modal traffic impacts within the Windler development. If the proposed land uses are almost identical to the approved land uses, then the uses proposed in this rezone are also consistent with adjacent development.

**Summary:**

The requested zoning change will result in a largely similar outcome and built environment as would be expected from the existing zoning. The zoning change is needed to align with new planning boundaries in the Master Plan, which are intended to help address housing attainability and diversity within the City of Aurora. The requested combination of MU-A (Mixed-Use Airport) and R-2 zoning will allow for, and result in, virtually exactly the uses that the existing MU-R zoning allows.

We appreciate your consideration of this request.

APPENDIX #1: ENLARGED MAPS

PLACETYPE PLAN

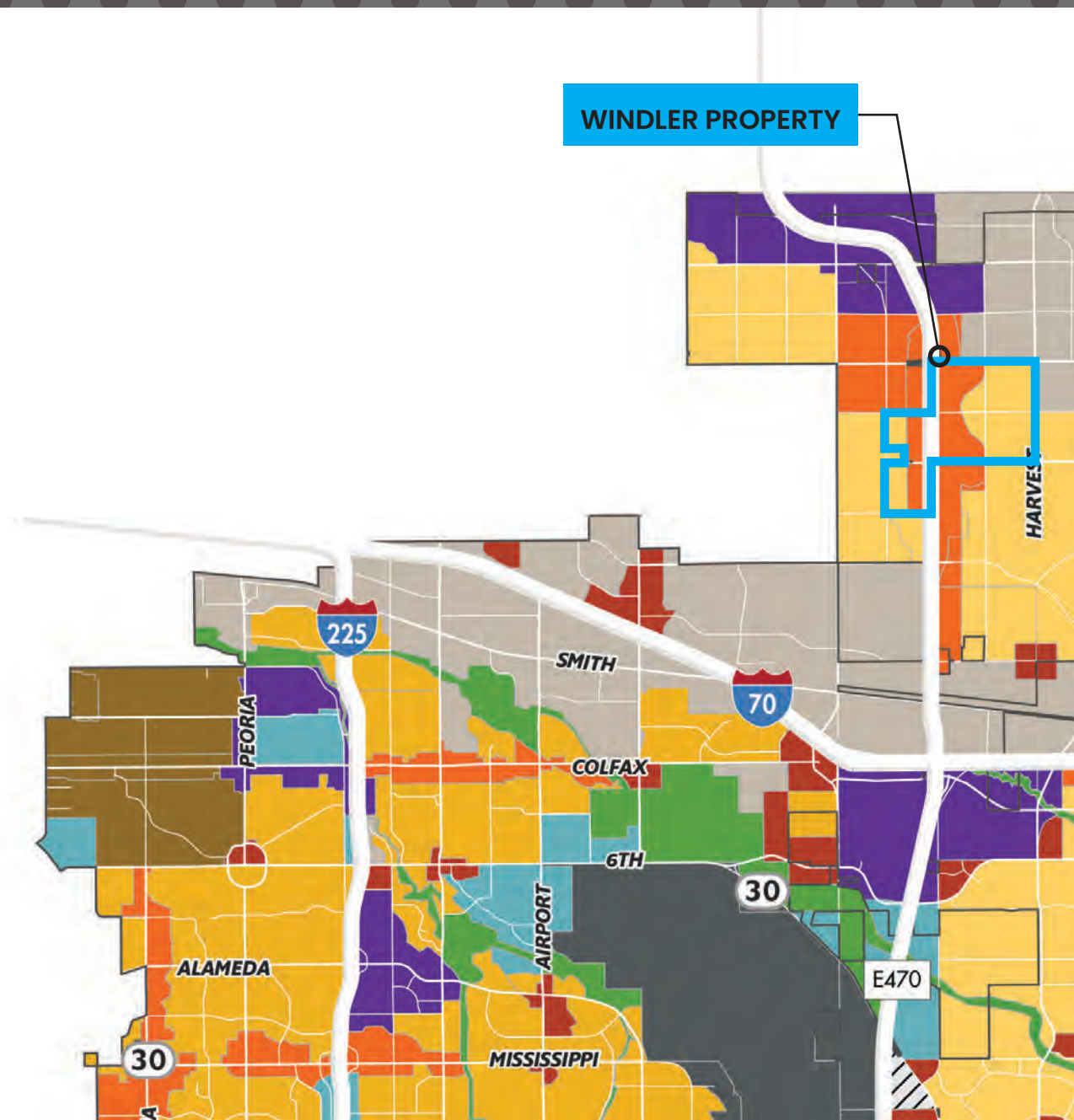


PLACETYPES

- Urban District
- Innovation District
- Industry Hub
- Buckley Air Force Base
- Urban Green Space
- City Corridor
- Established Neighborhood
- Emerging Neighborhood
- Original Aurora
- Commercial Hub
- Special Use
- State Land Boundary

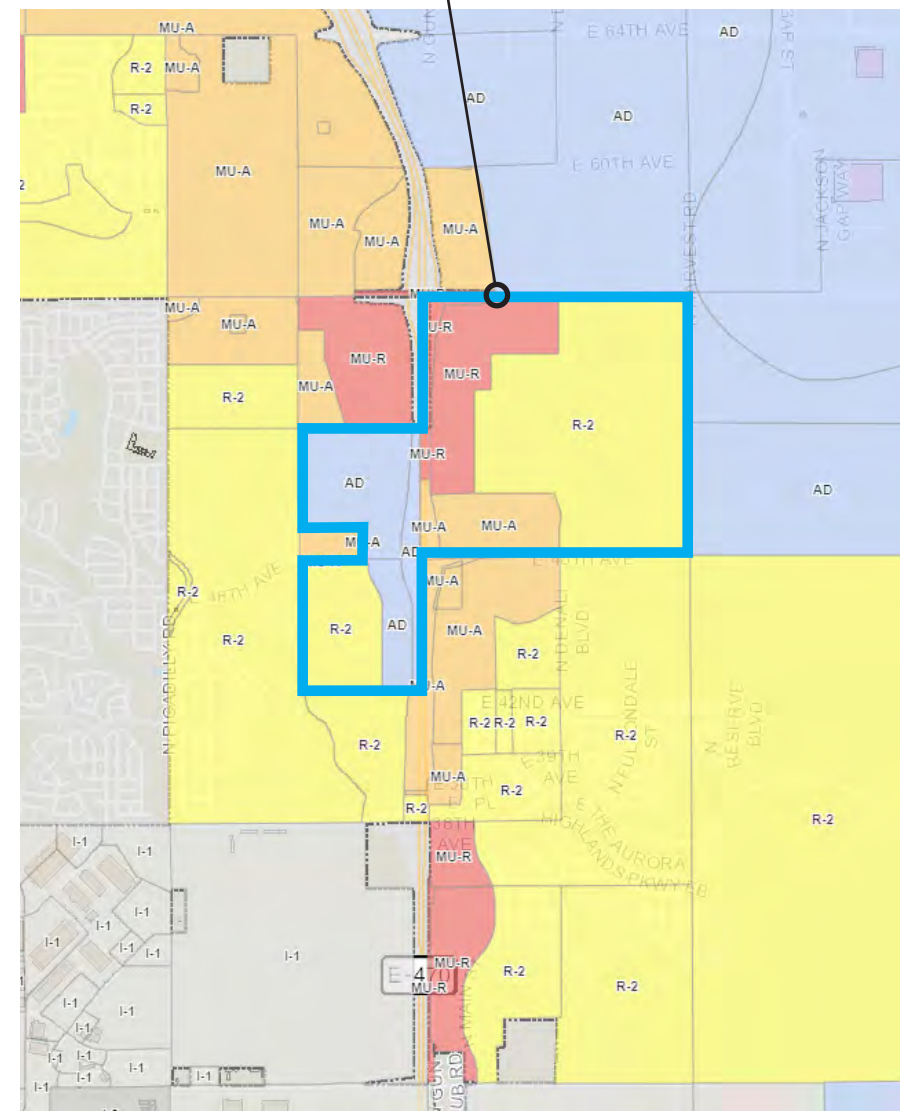
This map identifies placetype designations for all areas within the city of Aurora's adopted planning and annexation boundaries. See page 51 for additional information about these boundaries.

Placetype designations for areas outside of the city limits are for long-range planning purposes only. These properties are subject to rules and regulations of their appropriate jurisdiction(s). The city of Aurora does not enforce zoning, subdivision or development standards in unincorporated areas.

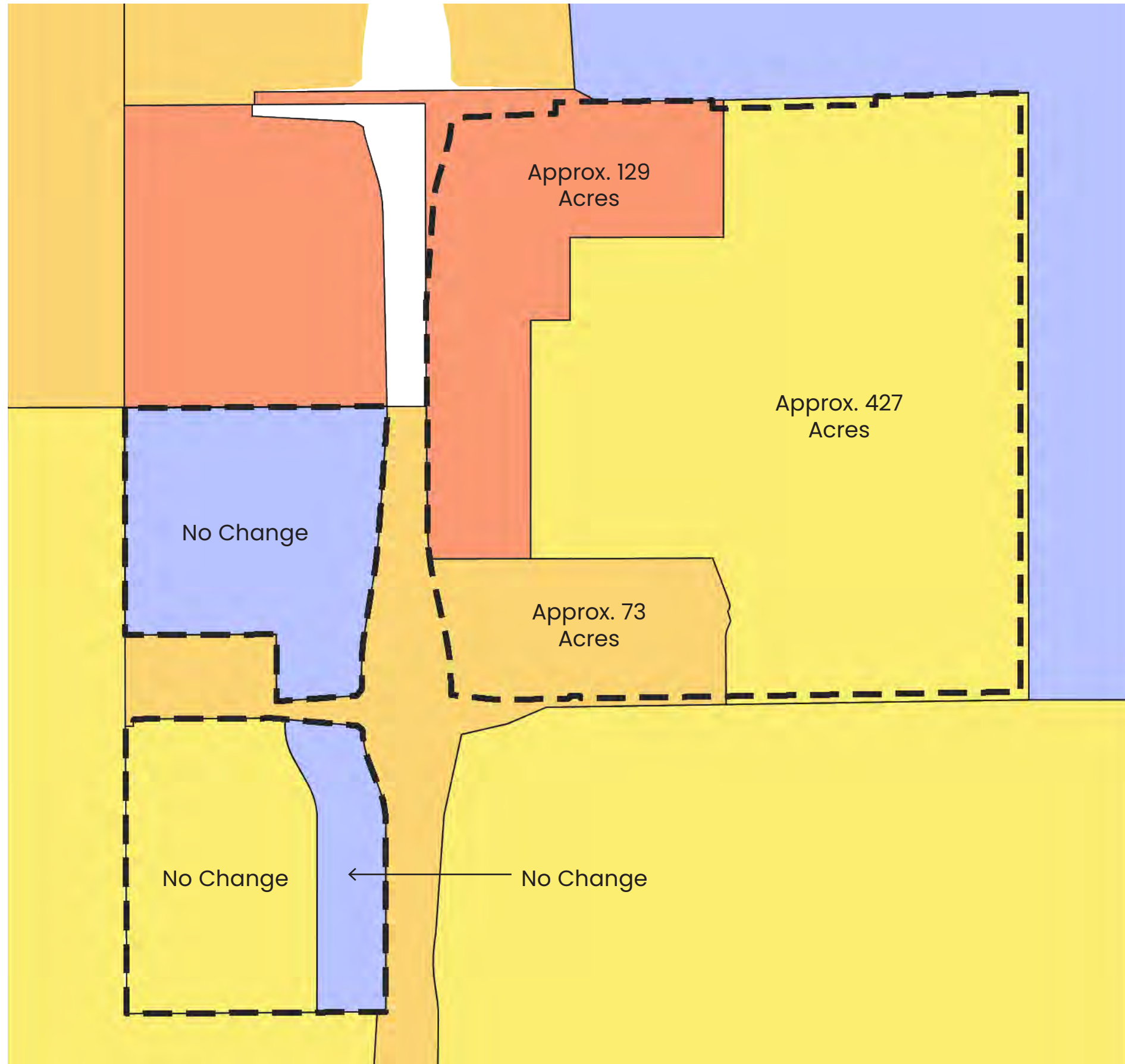


WINDLER PROPERTY

WINDLER PROPERTY







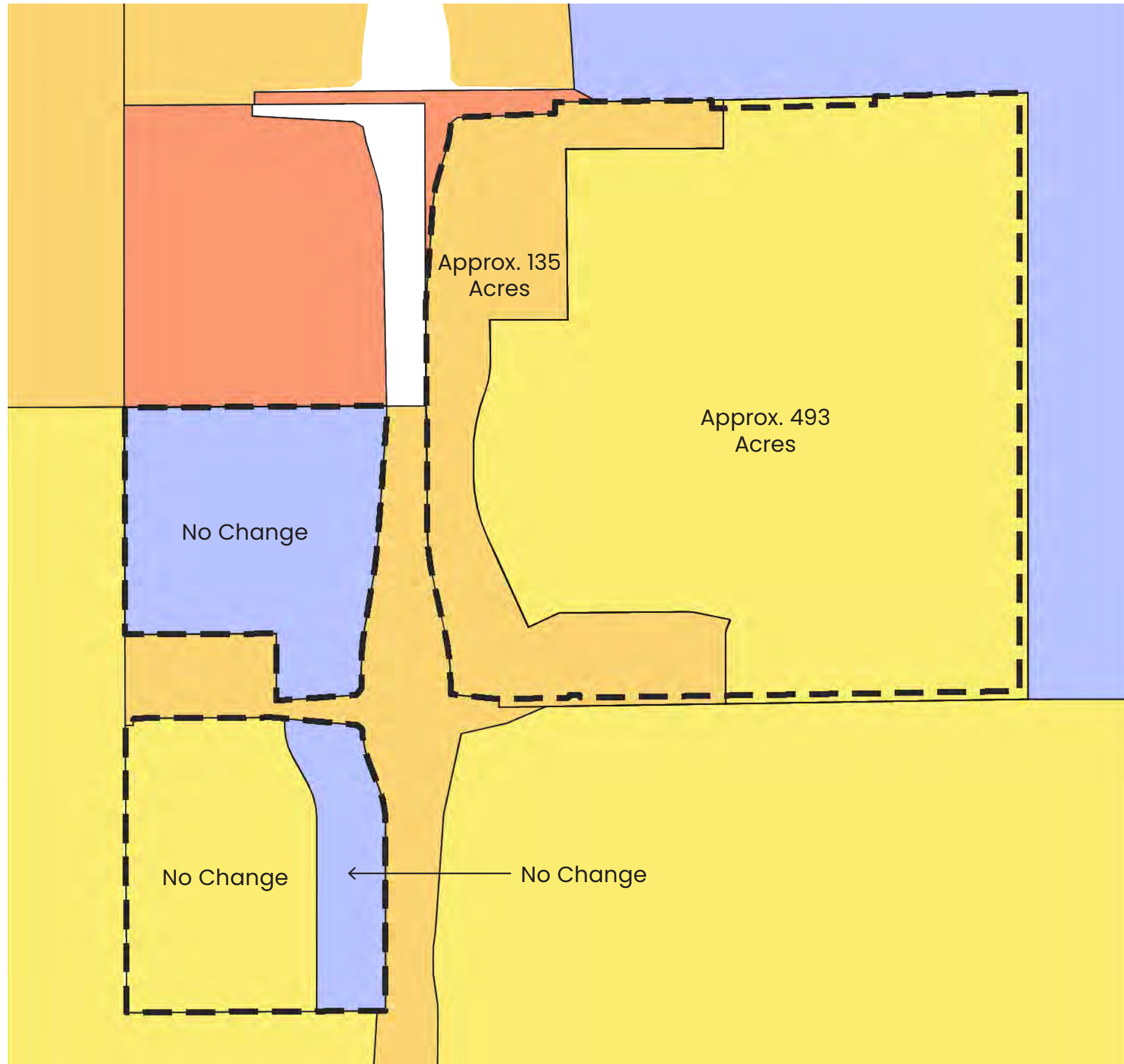
**LEGEND**

- WINDLER Boundary
- Yellow R-2 Zoning
- Orange MU-A Zoning
- Red MU-R Zoning
- Blue AD Zoning








**Exhibit B: Existing Zoning Designation**





**LEGEND**

-  WINDLER Boundary
-  R-2 Zoning
-  MU-A Zoning
-  MU-R Zoning
-  AD Zoning



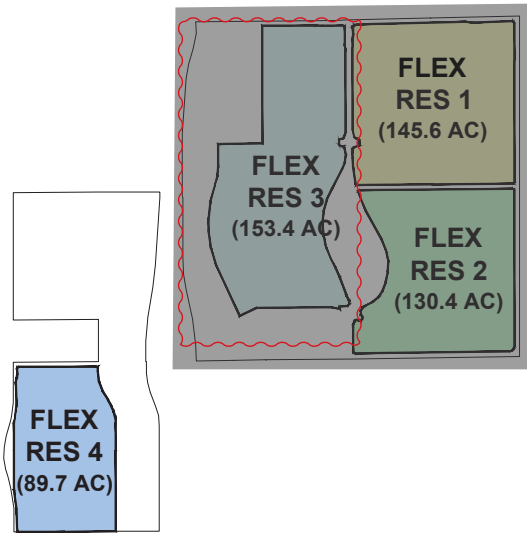
**Exhibit C: Proposed Zoning Designation**







tab 8

# LAND USE MAP

## KEYMAP



## LEGEND


- OPEN SPACE
- NEIGHBORHOOD PARK
- FLEX RES - 1 (145.6 Acres Gross)
- FLEX RES - 2 (130.4 Acres Gross)
- FLEX RES - 3 (153.4 Acres Gross)
- FLEX RES - 4 (89.7 Acres Gross)
- MIXED USE
- COMMERCIAL
- INDUSTRIAL
- SCHOOL
- SHARED USE OPEN SPACE
-  ADMINISTRATIVE ACTIVITY CENTER \*
-  WHELEN WARNING SYSTEM LOCATION
-  RECREATION CENTER
-  LOCAL STREET CONNECTION \*\*

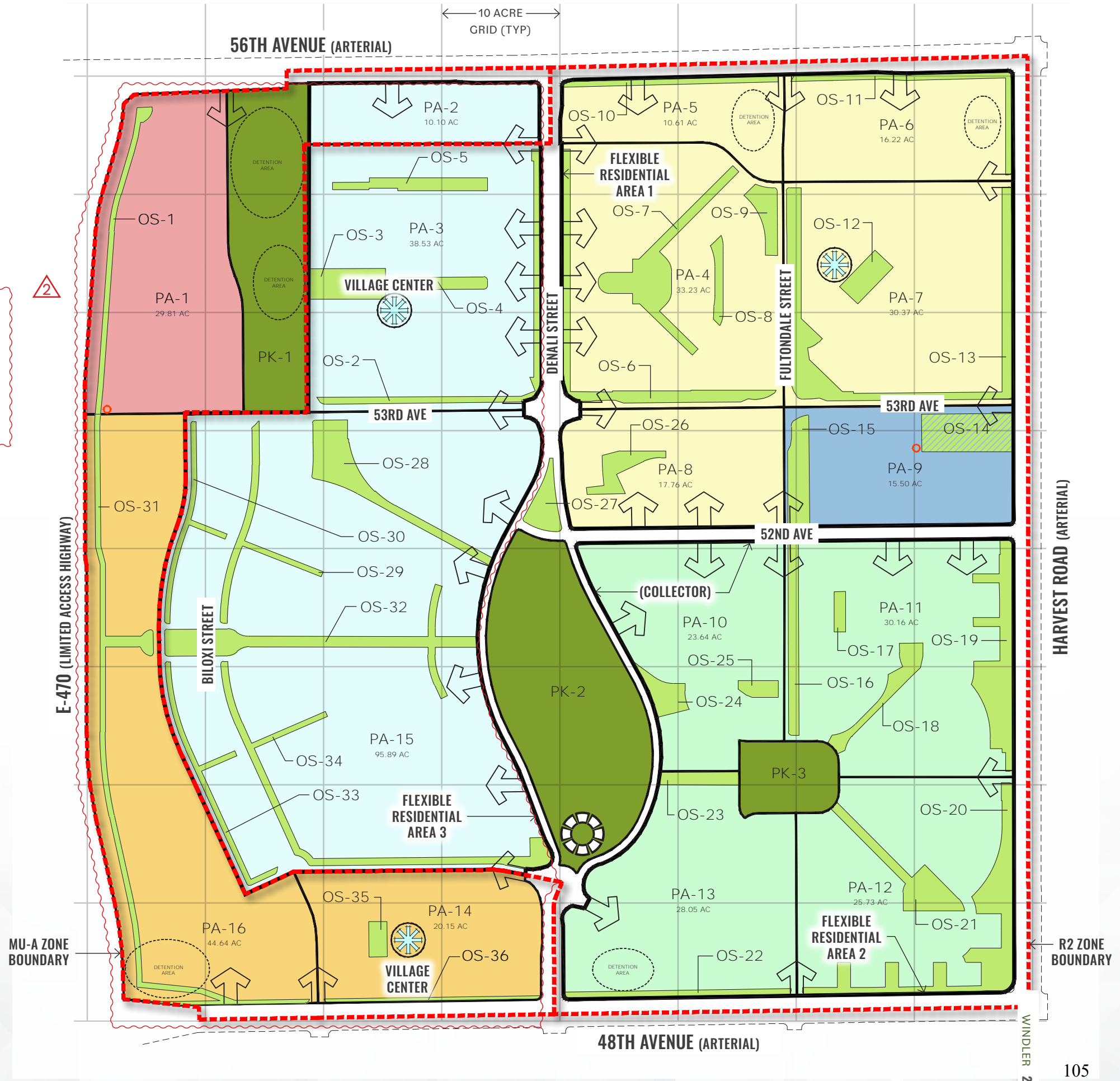
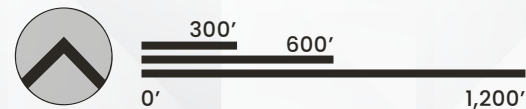
## NOTES

Planning areas depicted for Open Space, Neighborhood Park and School are for acreage only. Final location, configuration, and shape will be determined at time of Site Plan.

\* The exact location of Administrative Activity Centers shall be determined at site plan submittal. Locations will comply with Section 146-5.4.3 unless an adjustment is approved by the Planning Commission

\*\* Local street placement will be determined at time of site plan. Additional street connectivity may be required to meet the UDO standards

 UPDATES TO PLANNING AREAS, OPEN SPACES & NEIGHBORHOOD BOUNDARIES

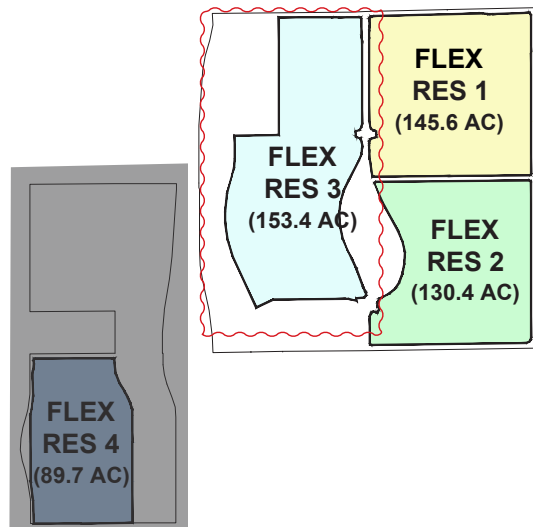








tab 8

# LAND USE MAP

## KEYMAP



## LEGEND

- OPEN SPACE
- NEIGHBORHOOD PARK
- FLEX RES - 1 (145.6 Acres Gross) 2
- FLEX RES - 2 (130.4 Acres Gross)
- FLEX RES - 3 (153.4 Acres Gross)
- FLEX RES - 4 (89.7 Acres Gross)
- MIXED USE
- COMMERCIAL
- INDUSTRIAL
- SCHOOL
- SHARED USE OPEN SPACE
-  ADMINISTRATIVE ACTIVITY CENTER \*
-  WHELEN WARNING SYSTEM LOCATION
-  RECREATION CENTER
-  LOCAL STREET CONNECTION \*\*

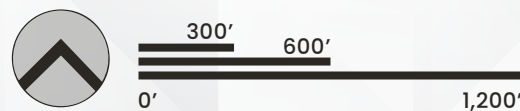
## NOTES

Planning areas depicted for Open Space, Neighborhood Park and School are for acreage only. Final location, configuration, and shape will be determined at time of Site Plan.

\* The exact location of Administrative Activity Centers shall be determined at site plan submittal. Locations will comply with Section 146-5.4.3 unless an adjustment is approved by the Planning Commission

\*\* Local street placement will be determined at time of site plan. Additional street connectivity may be required to meet the UDO standards

2 UPDATES TO PLANNING AREA I.D. NUMBERS





# Windler Zoning Map Amendments

Project No: DA-1707-36

Public Hearing

Aurora City Council

January 27, 2025



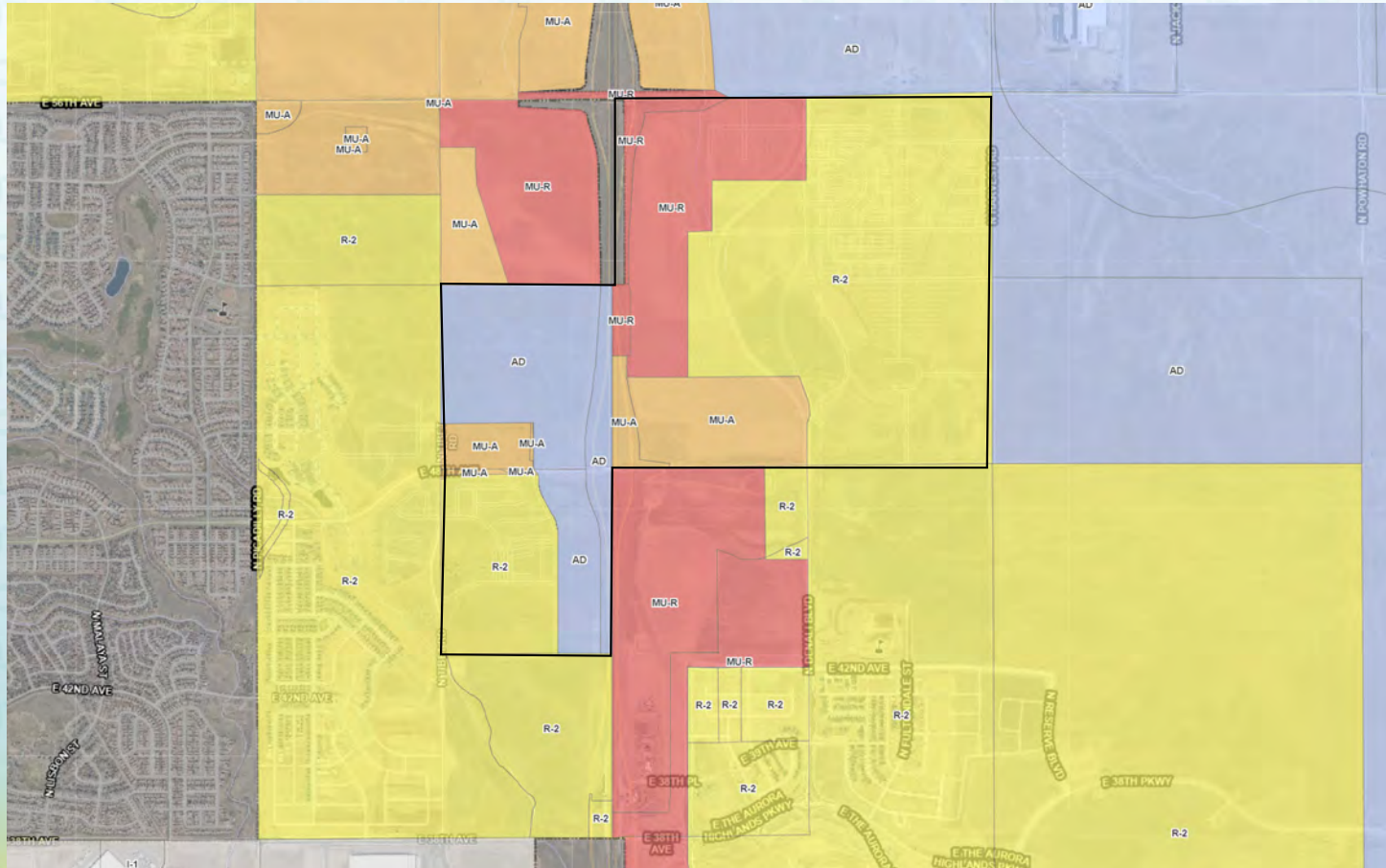
# VICINITY MAP

Parcel	Size	Current Zone	Requested Zone
A	24.4± acres	MU-R	R-2
B	20.2± acres	MU-R	R-2
C	20.0± acres	MU-A	R-2
D	84.0± acres	MU-R	MU-A





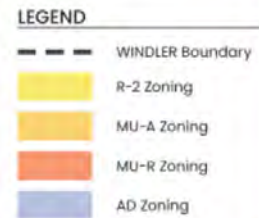
# CURRENT ZONING MAP



# PROPOSED ZONING MAP



Existing Zoning Designation



Proposed Zoning Designation





**Planning and Zoning Commission  
DRAFT MINUTES  
January 8, 2025**

**8bcde. WINDLER ZONING MAP AMENDMENTS**

The applicant, GVP Windler, LLC, requests approval of four Zoning Map Amendments to adjust existing zone district boundaries within the Windler Master Plan Development to align with a proposed Master Plan Major Amendment. The Windler Master Plan area is located west of E-470 on the north and south corners of 48<sup>th</sup> Avenue, as well as east of E-470 from 48<sup>th</sup> Avenue to 56<sup>th</sup> Avenue. The proposed Zoning Map Amendments only impact the zone district boundaries of the Windler site located east of E-470 and west of N. Denali. The proposed Zone Map Amendments are generally described as follows: Parcel A - 24.4± acres of Mixed-Use Regional (MU-R) District to Medium Residential (R-2) District; Parcel B – 20.2± acres of Mixed-Use Regional (MU-R) District to Medium Residential (R-2) District; Parcel C – 20.0± acres of Mixed-Use Airport (MU-A) to Medium Density Residential (R-2) and; Parcel D – 84.0± acres from Mixed-Use Regional (MU-R) to Mixed Use Airport (MU-A). In total, the request will rezone approximately 65 acres from mixed-use districts to the R-2 district, and rezone all the remaining MU-R area to MU-A.

<i>Parcel</i>	<i>Size</i>	<i>Current Zone</i>	<i>Requested Zone</i>
A	24.4± acres	MU-R	R-2
B	20.2± acres	MU-R	R-2
C	20.0± acres	MU-A	R-2
D	84.0± acres	MU-R	MU-A

The purpose and intent of each of the existing and proposed districts are as follows:

- The Mixed-Use Airport (MU-A) district is to enable the development of master-planned developments that allow for a mix of uses, located and designed in accordance with the Comprehensive Plan, and allow Aurora to leverage the economic opportunities created by Denver International Airport. A wide variety of attached and detached single-family, two-family, and low to medium-density multi-family housing is permitted.
- The Mixed-Use Regional (MU-R) district is to serve “image-making” areas in Aurora such as gateways, major arterial street and highway intersections, and regional activity centers. The MU-R district allows for a mix of medium to high-density residential and regional commercial uses.
- The Medium Density Residential (R-2) district is to promote and preserve various types of medium-density housing with adequate amounts of usable common space and amenities.

The zoning map amendment requests are needed to accomplish the neighborhood design goals of the most recent Windler Master Plan Amendment. The applicant describes the purpose of this amendment as addressing, “a need for attainable housing not only within Aurora but in the Denver Metro Area generally.” Staff are in support of the amendment requests.

Twelve (12) adjacent property owners and four registered neighborhood organizations were notified of the rezoning application. No comments were received by staff. Therefore, no neighborhood meeting was held. Staff have also not received additional comments as a result of the Planning and Zoning Commission Public



**Planning and Zoning Commission  
DRAFT MINUTES  
January 8, 2025**

Hearing Notice and signposting.

**Testimony Given at the Hearing:**

Commissioners Jetchick, Bush and Banka visited the site.

Aja Tibbs, Case Manager, gave a presentation on the item, including the staff recommendation.

Chris Fellows and Kelly Walls, Windler Public Improvement Authority, 9155 E Nichols Avenue STE 360, Centennial, CO 80112, applicant, were available for questions.

Jeff Norberg, PCS Group, 200 Kalamath Street, Denver, CO 80223, agent representing the applicant, was available for questions.

The Planning Commission had no questions for staff or the applicant.

There was no public comment.

**Planning Commission Results**

**AGENDA ITEM 8b – ZONING MAP AMENDMENT TO REZONE PARCEL A FROM MIXED-USE REGIONAL TO MEDIUM-DENSITY RESIDENTIAL**

A MOTION WAS MADE BY COMMISSIONER BUSH AND SECONDED BY COMMISSIONER BANKA.

MOVE TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE ZONING MAP AMENDMENT OF PARCEL A (+/- 24.4 ACRES) FROM MIXED-USE REGIONAL (MU-R) TO MEDIUM-DENSITY RESIDENTIAL (R-2) BECAUSE THE PROPOSAL COMPLIES WITH THE REQUIREMENTS OF CODE 146-5.4.1.C.3 OF THE UNIFIED DEVELOPMENT ORDINANCE FOR THE FOLLOWING REASONS:

1. IT REMAINS CONSISTENT WITH THE SPIRIT AND INTENT OF THE COMPREHENSIVE PLAN AND THE “HOUSING FOR ALL PRINCIPLE;”
2. IT SUPPORTS UPDATES TO THE WINDLER MASTER PLAN THAT IS BETTER ALIGNED WITH THE ZONE DISTRICTS AND OTHER REGULATIONS OF THE UNIFIED DEVELOPMENT ORDINANCE;
3. THE ZONING MAP AMENDMENT DOES NOT IMPACT COMPATIBILITY WITH THE SURROUNDING AREAS OR USES; AND,
4. IT WILL NOT CREATE ANY DISLOCATIONS OF TENANTS OR OCCUPANTS OF THE PROPERTY.

**Further Discussion:**

Chair Walls requested an amendment to Commissioner Bush’s motion to correct the requested rezoning district to Medium-Density Residential from Minimum-Density.

Commissioner Bush amended his motion to incorporate this correction.



**Planning and Zoning Commission  
DRAFT MINUTES  
January 8, 2025**

MOTION PASSED UNANIMOUSLY

**AGENDA ITEM 8c – ZONING MAP AMENDMENT TO REZONE PARCEL B FROM MIXED-USE REGIONAL TO MEDIUM- DENSITY RESIDENTIAL**

A MOTION WAS MADE BY COMMISSIONER JETCHICK AND SECONDED BY COMMISSIONER BANKA.

MOVE TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE ZONING MAP AMENDMENT OF PARCEL B (+/- 20.2 ACRES) FROM MIXED-USE REGIONAL (MU-R) TO MEDIUM-DENSITY RESIDENTIAL (R-2) BECAUSE THE PROPOSAL COMPLIES WITH THE REQUIREMENTS OF CODE 146-5.4.1.C.3 OF THE UNIFIED DEVELOPMENT ORDINANCE FOR THE FOLLOWING REASONS:

1. IT REMAINS CONSISTENT WITH THE SPIRIT AND INTENT OF THE COMPREHENSIVE PLAN AND THE “HOUSING FOR ALL PRINCIPLE;”
2. IT SUPPORTS UPDATES TO THE WINDLER MASTER PLAN THAT IS BETTER ALIGNED WITH THE ZONE DISTRICTS AND OTHER REGULATIONS OF THE UNIFIED DEVELOPMENT ORDINANCE;
3. THE ZONING MAP AMENDMENT DOES NOT IMPACT COMPATIBILITY WITH THE SURROUNDING AREAS OR USES; AND,
4. IT WILL NOT CREATE ANY DISLOCATIONS OF TENANTS OR OCCUPANTS OF THE PROPERTY.

**Further Discussion:**

No further discussion occurred.

MOTION PASSED UNANIMOUSLY

**AGENDA ITEM 8d – ZONING MAP AMENDMENT TO REZONE PARCEL C FROM MIXED-USE AIRPORT TO MEDIUM- DENSITY RESIDENTIAL**

A MOTION WAS MADE BY COMMISSIONER BANKA AND SECONDED BY COMMISSIONER HOGAN.

MOVE TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE ZONING MAP AMENDMENT OF PARCEL C (+/- 20.0 ACRES) FROM MIXED-USE REGIONAL (MU-R) TO MEDIUM-DENSITY RESIDENTIAL (R-2) BECAUSE THE PROPOSAL COMPLIES WITH THE REQUIREMENTS OF CODE 146-5.4.1.C.3 OF THE UNIFIED DEVELOPMENT ORDINANCE FOR THE FOLLOWING REASONS:

1. IT REMAINS CONSISTENT WITH THE SPIRIT AND INTENT OF THE COMPREHENSIVE PLAN AND THE “HOUSING FOR ALL PRINCIPLE;”





**Planning and Zoning Commission  
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2. IT SUPPORTS UPDATES TO THE WINDLER MASTER PLAN THAT IS BETTER ALIGNED WITH THE ZONE DISTRICTS AND OTHER REGULATIONS OF THE UNIFIED DEVELOPMENT ORDINANCE;
3. THE ZONING MAP AMENDMENT DOES NOT IMPACT COMPATIBILITY WITH THE SURROUNDING AREAS OR USES; AND,
4. IT WILL NOT CREATE ANY DISLOCATIONS OF TENANTS OR OCCUPANTS OF THE PROPERTY.

**Further Discussion:**

No further discussion occurred.

MOTION PASSED UNANIMOUSLY

**AGENDA ITEM 8e – ZONING MAP AMENDMENT TO REZONE PARCEL D FROM MIXED-USE REGIONAL TO MIXED-USE AIRPORT**

A MOTION WAS MADE BY COMMISSIONER HOGAN AND SECONDED BY COMMISSIONER JETCHICK.

MOVE TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE ZONING MAP AMENDMENT OF PARCEL D (+/- 84.0 ACRES) FROM MIXED-USE REGIONAL (MU-R) TO MIXED-USE AIRPORT (MU-A) BECAUSE THE PROPOSAL COMPLIES WITH THE REQUIREMENTS OF CODE 146-5.4.1.C.3 OF THE UNIFIED DEVELOPMENT ORDINANCE FOR THE FOLLOWING REASONS:

1. IT REMAINS CONSISTENT WITH THE SPIRIT AND INTENT OF THE COMPREHENSIVE PLAN AND THE "HOUSING FOR ALL PRINCIPLE;"
2. IT SUPPORTS UPDATES TO THE WINDLER MASTER PLAN THAT IS BETTER ALIGNED WITH THE ZONE DISTRICTS AND OTHER REGULATIONS OF THE UNIFIED DEVELOPMENT ORDINANCE;
3. THE ZONING MAP AMENDMENT DOES NOT IMPACT COMPATIBILITY WITH THE SURROUNDING AREAS OR USES; AND,
4. IT WILL NOT CREATE ANY DISLOCATIONS OF TENANTS OR OCCUPANTS OF THE PROPERTY.

**Further Discussion:**

No further discussion occurred.

MOTION PASSED UNANIMOUSLY





# CITY OF AURORA

## Council Agenda Commentary

<b>Item Title:</b> Windler Zoning Map Amendment – Parcel B
<b>Item Initiator:</b> Aja Tibbs, Planning Supervisor, Planning and Business Development
<b>Staff Source/Legal Source:</b> Aja Tibbs, Planning Supervisor / Lena McClelland, Assistant City Attorney
<b>Outside Speaker:</b> Chris Fellows, Applicant, GVP Windler / Jeff Norberg, Agent / PCS Group
<b>Council Goal:</b> 2012: 5.6--Continue to plan for high quality neighborhoods with a balanced housing stock

### COUNCIL MEETING DATES:

**Study Session:** N/A

**Regular Meeting:** 1/27/2025

**2<sup>nd</sup> Regular Meeting (if applicable):** 2/10/2025

**Item requires a Public Hearing:**  Yes  No

### ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time: (For Study Session items only indicate combined time needed for presentation and discussion)

2025-03 A PUBLIC HEARING AND INTRODUCTION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, FOR A ZONING MAP AMENDMENT TO REZONE APPROXIMATELY 20.2 ACRES OF LAND TO MEDIUM-DENSITY RESIDENTIAL DISTRICT (R-2), LOCATED AT THE SOUTHEAST CORNER OF 56TH AVENUE AND E-470 (WINDLER PARCEL B REZONE)  
 Aja Tibbs, Planning Supervisor, Planning and Business Development / Lena McClelland, Assistant City Attorney

### ACTIONS(S) PROPOSED *(Check all appropriate actions)*

- Approve Item and Move Forward to Study Session  Approve Item as Proposed at Study Session
- Approve Item and Move Forward to Regular Meeting  Approve Item as Proposed at Regular Meeting
- Information Only
- Approve Item with Waiver of Reconsideration  
*Reason for waiver is described in the Item Details field above.*

### PREVIOUS ACTIONS OR REVIEWS:

**Policy Committee Name:** Planning and Zoning Commission

**Action Taken/Follow-up: (Check all that apply)**

- Recommends Approval
- Does Not Recommend Approval
- Forwarded Without Recommendation
- Minutes Not Available
- Minutes Attached

---

**HISTORY** (Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)

The Planning and Zoning Commission held a public hearing to review the zoning map amendment request at a regular meeting held on January 8, 2025. Following staff’s presentation, no public comments were given at the hearing. The commission unanimously voted to make recommendation of approval after the public hearing was closed. A copy of the Planning Commission Meeting Minutes are attached for reference. (Exhibit F)

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**ITEM SUMMARY** (Brief description of item, discussion, key points, recommendations, etc.)

The applicant, GVP Windler, LLC, requests approval of four Zoning Map Amendments to adjust existing zone district boundaries within the Windler Master Plan development to align with a proposed Master Plan Major Amendment. The Windler Master Plan area is located west of E-470 on the north and south corners of 48th Avenue, as well as east of E-470 from 48th Avenue to 56th Avenue. The proposed Zoning Map Amendments only impact the zone district boundaries located east of E-470 and west of N. Denali Pkwy (Exhibit B). The proposed Zone Map Amendments are generally described as follows:

- Parcel A - 24.4± acres of Mixed Use Regional (MU-R) District to Medium Residential (R-2) District;
- Parcel B - 20.2± acres of Mixed Use Regional (MU-R) District to Medium Residential (R-2) District;
- Parcel C - 20.0± acres of Mixed Use Airport (MU-A) to Medium Density Residential (R-2) and;
- Parcel D - 84.0± acres from Mixed Use Regional (MU-R) to Mixed Use Airport (MU-A).

Detailed legal descriptions and maps of each parcel are attached to the draft ordinance (Exhibit A). In total, the request will rezone approximately 65 acres from mixed-use districts to the R-2 district, and rezone all the remaining MU-R area to MU-A.

The zoning map amendment requests are needed to accomplish the neighborhood design goals of the most recent Windler Master Plan Amendment (See excerpt land use map attached as Exhibit D). Specifically, to allow the development of two neighborhoods known as Village North and Midtown. Both are small lot subdivisions with a mixture of single-family detached and attached residential units. The applicant describes the purpose of this amendment as addressing, “a need for attainable housing not only within Aurora but in the Denver Metro Area generally.” However, single-family detached residential uses are not permitted within the MU-R zone district, so three of the four rezonings (Parcels A, B, and C) are intended to incorporate all of the neighborhood areas within the R-2 zone district.

As a result of this change, staff worked to retain commercial areas within the master plan. The rezone from MU-R to MU-A (Parcel D) provides a regulatory minimum requirement for commercial development, and the activity center within the Village North neighborhood will provide additional commercial development opportunity. Staff are in support of the amendment requests.

Note: Refer to Parcel A packet for Exhibits B-F

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**FISCAL IMPACT**

Select all that apply. (If no fiscal impact, click that box and skip to “Questions for Council”)

- Revenue Impact
- Budgeted Expenditure Impact
- Non-Budgeted Expenditure Impact
- Workload Impact
- No Fiscal Impact

**REVENUE IMPACT**

Provide the revenue impact or N/A if no impact. (What is the estimated impact on revenue? What funds would be impacted? Provide additional detail as necessary.)

N/A

**BUDGETED EXPENDITURE IMPACT**

*Provide the budgeted expenditure impact or N/A if no impact. (List Org/Account # and fund. What is the amount of budget to be used? Does this shift existing budget away from existing programs/services? Provide additional detail as necessary.)*

N/A

**NON-BUDGETED EXPENDITURE IMPACT**

*Provide the non-budgeted expenditure impact or N/A if no impact. (Provide information on non-budgeted costs. Include Personal Services, Supplies and Services, Interfund Charges, and Capital needs. Provide additional detail as necessary.)*

N/A

**WORKLOAD IMPACT**

*Provide the workload impact or N/A if no impact. (Will more staff be needed or is the change absorbable? If new FTE(s) are needed, provide numbers and types of positions, and a duty summary. Provide additional detail as necessary.)*

N/A

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**QUESTIONS FOR COUNCIL**

Does the City Council approve the ordinance to rezone 20.2 acres of Mixed Use Regional (MU-R) to Medium Density Residential (R-2) for the Windler Zoning Map Amendment for Parcel B?

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**LEGAL COMMENTS**

The City Council is the governing body of the City and has the authority to approve the Official Zoning Map and amendments to that map. (UDO §146-5.1.1.B)  
The City Council shall conduct a public hearing on the application. (UDO §146-5.4.1.C.2.c)  
Changes to the Zoning Map for individual parcels shall only be approved if City Council finds that the change to the Zoning Map is required because of changed conditions or circumstances on the property or the surrounding area and (a) the applicant has demonstrated that the proposed rezoning is consistent with the spirit and intent of the Comprehensive Plan, the other policies and plans adopted by the City Council, and with the purpose statement of the proposed new zone district(s); (b) the applicant has demonstrated that the size, scale, height, density, and multi-modal traffic impacts of the proposed rezoning are compatible with surrounding development or can be made compatible through approval conditions; and (c) the application demonstrates that the change in zoning will not create significant dislocations of tenants or occupants of the property, or that any impacts are outweighed by other public benefits or progress toward other Comprehensive Plan goals that would be achieved by approval of the application. (UDO §146-5.4.1.C.3.a.ii) (McClelland)

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ORDINANCE NO. 2025- \_\_\_\_\_

A BILL

FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, FOR A ZONING MAP AMENDMENT TO REZONE APPROXIMATELY 20.2 ACRES OF LAND TO MEDIUM-DENSITY RESIDENTIAL DISTRICT (R-2), LOCATED AT THE SOUTHEAST CORNER OF 56<sup>TH</sup> AVENUE AND E-470 (WINDLER PARCEL B REZONE)

WHEREAS, the applicant has requested that approximately 20.2 acres of land located at the southeast corner of 56<sup>th</sup> Avenue and E-470, County of Adams, State of Colorado (the “Property”), be rezoned from Mixed-Use Regional Activity Center District (MU-R) to Medium-Density Residential District (R-2); and

WHEREAS, Section 146-5.4.1.C.3 of the Uniform Development Ordinance provides that all applications for the rezoning of property within the City of Aurora, Colorado (the “City”), shall be presented for a public hearing, both to the Planning and Zoning Commission, who shall render a recommendation to City Council, and to City Council for final decision; and

WHEREAS, on January 8, 2025, following a public hearing, the Planning and Zoning Commission voted to recommend the rezoning of the Property.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO:

Section 1. Based on the evidence presented at tonight’s public hearing, City Council finds and determines that: the rezoning is consistent with the spirit and intent of the Comprehensive Plan, is compatible with surrounding development, and would not result in a significant dislocation of tenants or occupants of the Property.

Section 2. The Property, as more particularly described in “Exhibit A” attached hereto and incorporated herein, is zoned Medium-Density Residential District (R-2) and the zoning map is hereby amended in accordance with said zoning.

Section 3. Pursuant to Section 5-5 of the Charter of the City of Aurora, Colorado, the second publication of this Ordinance shall be by reference, utilizing the ordinance title. Copies of this Ordinance are available at the Office of the City Clerk.

Section 4. Repealer. All orders, resolutions, or ordinances in conflict with this Ordinance or with any of the documents hereby approved, are hereby repealed only to the

extent of such conflict. This repealer shall not be construed as reviving any resolution, ordinance, or part thereof, heretofore repealed.

INTRODUCED, READ AND ORDERED PUBLISHED this \_\_\_\_ day of \_\_\_\_\_, 2025.

PASSED AND ORDERED PUBLISHED this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
MIKE COFFMAN, Mayor

ATTEST:

\_\_\_\_\_  
KADEE RODRIGUEZ, City Clerk

APPROVED AS TO FORM BY CITY ATTORNEY PETE SCHULTE:

BY: *Lena McClelland* RLA  
(LENA MCCLELLAND, Assistant City Attorney)

**EXHIBIT A**  
**ZONING MAP AMENDMENT**

A PARCEL OF LAND, TO HAVE A ZONING DESIGNATION OF R-2, BEING A PART OF WINDLER SUBDIVISION FILING NO. 4, AS RECORDED IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, AT RECEPTION NO. 2024000013716. SITUATED IN THE WEST HALF OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF SAID SECTION 18, BEING MONUMENTED BY A FOUND NO. 6 REBAR WITH 3-1/4 INCH DIAMETER ALUMINUM CAP, STAMPED WESTWOOD T3S S12/S7/S13/S18 R66W/R65W 2023 PLS 38004, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 18, BEING MONUMENTED BY A FOUND NO. 6 REBAR WITH 3-1/4 INCH DIAMETER ALUMINUM CAP, STAMPED WESTWOOD T3S R65W 1/4 S7/S18 2024 PLS 38004, IS ASSUMED TO BEAR NORTH 89°19'43" EAST, A DISTANCE OF 2607.98 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 16°40'55" EAST, A DISTANCE OF 1979.12 FEET, TO THE **POINT OF BEGINNING**;

THENCE THE FOLLOWING NINE (9) COURSES;

1. NORTH 89°51'07" EAST, A DISTANCE OF 353.19 FEET;
2. SOUTH 00°01'39" WEST, A DISTANCE OF 2087.33 FEET;
3. SOUTH 89°55'52" WEST, A DISTANCE OF 291.43 FEET;
4. NORTH 24°33'49" WEST, A DISTANCE OF 210.08 FEET TO A POINT OF CURVATURE;
5. NORTHWESTERLY, A DISTANCE OF 542.85 FEET, ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1297.25 FEET, A CENTRAL ANGLE OF 23°58'35", A CHORD BEARING OF NORTH 12°34'31" WEST, AND A CHORD LENGTH OF 538.90 FEET, TO A POINT OF TANGENCY;
6. NORTH 00°35'14" WEST, A DISTANCE OF 176.45 FEET TO A POINT OF CURVATURE;
7. NORTHEASTERLY, A DISTANCE OF 576.63 FEET, ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1519.25 FEET, A CENTRAL ANGLE OF 21°44'47", A CHORD BEARING OF NORTH 10°17'10" EAST, AND A CHORD LENGTH OF 573.17 FEET, TO A POINT OF REVERSE CURVATURE;
8. NORTHEASTERLY, A DISTANCE OF 265.68 FEET, ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 700.00 FEET, A CENTRAL ANGLE OF 21°44'47", A CHORD BEARING OF NORTH 10°17'10" EAST, AND A CHORD LENGTH OF 264.09 FEET, TO A POINT OF TANGENCY;
9. NORTH 00°35'14" WEST, A DISTANCE OF 369.50 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINING A CALCULATED AREA OF 879,374 SQUARE FEET OR 20.188 ACRES, MORE OR LESS AND BEING SUBJECT TO ANY EXISTING EASEMENTS AND OR RIGHTS OF WAY OF WHATSOEVER NATURE.

THE LINEAL UNIT USED IN THE PREPARATION OF THIS DESCRIPTION IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

I, JEAN P. HALPIN, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.

---

JEAN P. HALPIN, P.L.S. 38474  
FOR AND ON BEHALF OF  
WESTWOOD PROFESSIONAL SERVICES, INC.  
10333 E. DRY CREEK ROAD, SUITE 400  
ENGLEWOOD, CO 80112

# ILLUSTRATION FOR EXHIBIT A

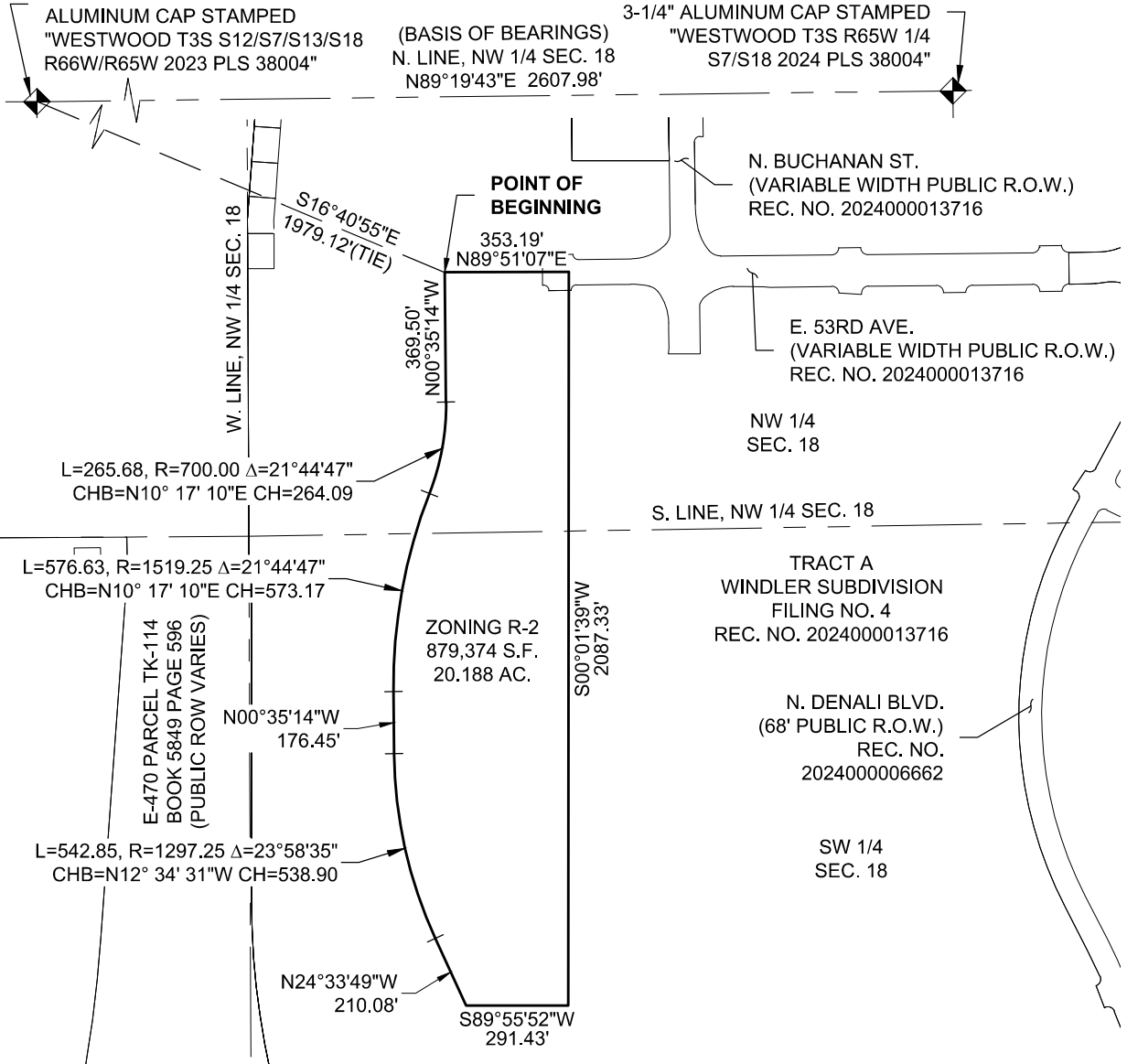
**POINT OF COMMENCEMENT**

NW COR. SEC. 18  
 FOUND NO. 6 REBAR & 3-1/4"  
 ALUMINUM CAP STAMPED  
 "WESTWOOD T3S S12/S7/S13/S18  
 R66W/R65W 2023 PLS 38004"

(BASIS OF BEARINGS)  
 N. LINE, NW 1/4 SEC. 18  
 N89°19'43"E 2607.98'

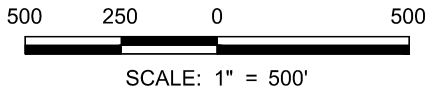
**N 1/4 COR. SEC. 18**

FOUND NO. 6 REBAR &  
 3-1/4" ALUMINUM CAP STAMPED  
 "WESTWOOD T3S R65W 1/4  
 S7/S18 2024 PLS 38004"



N:\PROJECTS\WINDLER\CAD\SURVEY\LEGAL\SF1\SUBMITTAL 05-23-2024\WINDLER F1 - ZONING EXHIBIT - B.DWG, C.BYERS, 6/2024

OWNER:  
 GVP WINDLER LLC  
 C/O ALBERTA DEVELOPMENT PARTNERS LLC  
 5750 DTC PKWY STE 210  
 GREENWOOD VILLAGE, CO 80111-5485



THE ABOVE DESCRIBED PARCEL CONTAINS 879,374 SQUARE FEET OR (20.188 ACRES) MORE OR LESS.  
 This illustration does not represent a monumented survey. It is intended only to depict the attached legal description.

A PARCEL OF LAND, BEING A PART OF WINDLER SUBDIVISION FILING NO. 4, AS RECORDED IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, AT RECEPTION NO. 2024000013716, SITUATED IN THE WEST HALF OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF AURORA, ADAMS COUNTY, COLORADO.

## Westwood

10333 E DRY CREEK RD.  
 SUITE 400  
 ENGLEWOOD, CO 80112  
 TEL: 720.482.9526

Westwoodps.com  
 Westwood Professional Services, Inc.

SCALE: 1" = 500' | BY: CWB | CK'D: JPH | DATE: 6/20/2024



# CITY OF AURORA

## Council Agenda Commentary

<b>Item Title:</b> Windler Zoning Map Amendment Parcel C
<b>Item Initiator:</b> Aja Tibbs, Planning Supervisor, Planning and Business Development
<b>Staff Source/Legal Source:</b> Aja Tibbs, Planning Supervisor / Lena McClelland, Assistant City Attorney
<b>Outside Speaker:</b> Chris Fellows, Applicant, GDP Windler / Jeff Norberg, Agent, PCS Group
<b>Council Goal:</b> 2012: 5.6--Continue to plan for high quality neighborhoods with a balanced housing stock

### COUNCIL MEETING DATES:

**Study Session:** N/A

**Regular Meeting:** 1/27/2025

**2<sup>nd</sup> Regular Meeting (if applicable):** 2/10/2025

**Item requires a Public Hearing:**  Yes  No

### ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time: (For Study Session items only indicate combined time needed for presentation and discussion)

2025-04 A PUBLIC HEARING AND INTRODUCTION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, FOR A ZONING MAP AMENDMENT TO REZONE APPROXIMATELY 20.0 ACRES OF LAND TO MEDIUM-DENSITY RESIDENTIAL DISTRICT (R-2), LOCATED AT THE SOUTHEAST CORNER OF 56TH AVENUE AND E-470 (WINDLER PARCEL C REZONE)

Aja Tibbs, Planning Supervisor, Planning and Business Development / Lena McClelland, Assistant City Attorney

### ACTIONS(S) PROPOSED *(Check all appropriate actions)*

- Approve Item and Move Forward to Study Session  Approve Item as Proposed at Study Session
- Approve Item and Move Forward to Regular Meeting  Approve Item as Proposed at Regular Meeting
- Information Only
- Approve Item with Waiver of Reconsideration  
*Reason for waiver is described in the Item Details field above.*

### PREVIOUS ACTIONS OR REVIEWS:

**Policy Committee Name:** Planning and Zoning Commission



**Action Taken/Follow-up: (Check all that apply)**

- Recommends Approval
- Does Not Recommend Approval
- Forwarded Without Recommendation
- Minutes Not Available
- Minutes Attached

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**HISTORY** (Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)

The Planning and Zoning Commission held a public hearing to review the zoning map amendment request at a **regular meeting held on January 8, 2025. Following staff’s presentation, no public comments were given at the hearing.** The commission unanimously voted to make recommendation of approval after the public hearing was closed. A copy of the Planning Commission Meeting Minutes are attached for reference. (Exhibit F)

---

**ITEM SUMMARY** (Brief description of item, discussion, key points, recommendations, etc.)

The applicant, GVP Windler, LLC, requests approval of four Zoning Map Amendments to adjust existing zone district boundaries within the Windler Master Plan development to align with a proposed Master Plan Major Amendment. The Windler Master Plan area is located west of E-470 on the north and south corners of 48th Avenue, as well as east of E-470 from 48th Avenue to 56th Avenue. The proposed Zoning Map Amendments only impact the zone district boundaries located east of E-470 and west of N. Denali Pkwy (Exhibit B). The proposed Zone Map Amendments are generally described as follows:

- Parcel A - 24.4± acres of Mixed Use Regional (MU-R) District to Medium Residential (R-2) District;
- Parcel B - 20.2± acres of Mixed Use Regional (MU-R) District to Medium Residential (R-2) District;
- Parcel C - 20.0± acres of Mixed Use Airport (MU-A) to Medium Density Residential (R-2) and;
- Parcel D - 84.0± acres from Mixed Use Regional (MU-R) to Mixed Use Airport (MU-A).

Detailed legal descriptions and maps of each parcel are attached to the draft ordinance (Exhibit A). In total, the request will rezone approximately 65 acres from mixed-use districts to the R-2 district, and rezone all the remaining MU-R area to MU-A.

The zoning map amendment requests are needed to accomplish the neighborhood design goals of the most recent Windler Master Plan Amendment (See excerpt land use map attached as Exhibit D). Specifically, to allow the development of two neighborhoods known as Village North and Midtown. Both are small lot subdivisions with a mixture of single-family detached and attached residential units. The applicant describes the purpose of this **amendment as addressing, “a need for attainable housing not only within Aurora but in the Denver Metro Area generally.”** However, single-family detached residential uses are not permitted within the MU-R zone district, so three of the four rezonings (Parcels A, B, and C) are intended to incorporate all of the neighborhood areas within the R-2 zone district.

As a result of this change, staff worked to retain commercial areas within the master plan. The rezone from MU-R to MU-A (Parcel D) provides a regulatory minimum requirement for commercial development, and the activity center within the Village North neighborhood will provide additional commercial development opportunity. Staff are in support of the amendment requests.

Refer to Parcel A packet for Exhibits B-F

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**FISCAL IMPACT**

Select all that apply. (If no fiscal impact, click that box and skip to “Questions for Council”)

- Revenue Impact
- Budgeted Expenditure Impact
- Non-Budgeted Expenditure Impact
- Workload Impact
- No Fiscal Impact

**REVENUE IMPACT**

Provide the revenue impact or N/A if no impact. (What is the estimated impact on revenue? What funds would be impacted? Provide additional detail as necessary.)

N/A

**BUDGETED EXPENDITURE IMPACT**

*Provide the budgeted expenditure impact or N/A if no impact. (List Org/Account # and fund. What is the amount of budget to be used? Does this shift existing budget away from existing programs/services? Provide additional detail as necessary.)*

N/A

**NON-BUDGETED EXPENDITURE IMPACT**

*Provide the non-budgeted expenditure impact or N/A if no impact. (Provide information on non-budgeted costs. Include Personal Services, Supplies and Services, Interfund Charges, and Capital needs. Provide additional detail as necessary.)*

N/A

**WORKLOAD IMPACT**

*Provide the workload impact or N/A if no impact. (Will more staff be needed or is the change absorbable? If new FTE(s) are needed, provide numbers and types of positions, and a duty summary. Provide additional detail as necessary.)*

N/A

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**QUESTIONS FOR COUNCIL**

Does the City Council approve the ordinance to rezone 20.0 acres of Mixed Use Airport (MU-A) to Medium Density Residential (R-2) for the Windler Zoning Map Amendment for Parcel C?

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**LEGAL COMMENTS**

The City Council is the governing body of the City and has the authority to approve the Official Zoning Map and amendments to that map. (UDO §146-5.1.1.B)  
The City Council shall conduct a public hearing on the application. (UDO §146-5.4.1.C.2.c)  
Changes to the Zoning Map for individual parcels shall only be approved if City Council finds that the change to the Zoning Map is required because of changed conditions or circumstances on the property or the surrounding area and (a) the applicant has demonstrated that the proposed rezoning is consistent with the spirit and intent of the Comprehensive Plan, the other policies and plans adopted by the City Council, and with the purpose statement of the proposed new zone district(s); (b) the applicant has demonstrated that the size, scale, height, density, and multi-modal traffic impacts of the proposed rezoning are compatible with surrounding development or can be made compatible through approval conditions; and (c) the application demonstrates that the change in zoning will not create significant dislocations of tenants or occupants of the property, or that any impacts are outweighed by other public benefits or progress toward other Comprehensive Plan goals that would be achieved by approval of the application. (UDO §146-5.4.1.C.3.a.ii) (McClelland)

---

ORDINANCE NO. 2025- \_\_\_\_\_

A BILL

FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, FOR A ZONING MAP AMENDMENT TO REZONE APPROXIMATELY 20.0 ACRES OF LAND TO MEDIUM-DENSITY RESIDENTIAL DISTRICT (R-2), LOCATED AT THE SOUTHEAST CORNER OF 56<sup>TH</sup> AVENUE AND E-470 (WINDLER PARCEL C REZONE)

WHEREAS, the applicant has requested that approximately 20.0 acres of land located at the southeast corner of 56<sup>th</sup> Avenue and E-470, County of Adams, State of Colorado (the “Property”), be rezoned from Mixed-Use Airport District (MU-A) to Medium-Density Residential District (R-2); and

WHEREAS, Section 146-5.4.1.C.3 of the Uniform Development Ordinance provides that all applications for the rezoning of property within the City of Aurora, Colorado (the “City”), shall be presented for a public hearing, both to the Planning and Zoning Commission, who shall render a recommendation to City Council, and to City Council for final decision; and

WHEREAS, on January 8, 2025, following a public hearing, the Planning and Zoning Commission voted to recommend the rezoning of the Property.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO:

Section 1. Based on the evidence presented at tonight’s public hearing, City Council finds and determines that: the rezoning is consistent with the spirit and intent of the Comprehensive Plan, is compatible with surrounding development, and would not result in a significant dislocation of tenants or occupants of the Property.

Section 2. The Property, as more particularly described in “Exhibit A” attached hereto and incorporated herein, is zoned Medium-Density Residential District (R-2) and the zoning map is hereby amended in accordance with said zoning.

Section 3. Pursuant to Section 5-5 of the Charter of the City of Aurora, Colorado, the second publication of this Ordinance shall be by reference, utilizing the ordinance title. Copies of this Ordinance are available at the Office of the City Clerk.

Section 4. Repealer. All orders, resolutions, or ordinances in conflict with this Ordinance or with any of the documents hereby approved, are hereby repealed only to the

extent of such conflict. This repealer shall not be construed as reviving any resolution, ordinance, or part thereof, heretofore repealed.

INTRODUCED, READ AND ORDERED PUBLISHED this \_\_\_\_ day of \_\_\_\_\_, 2025.

PASSED AND ORDERED PUBLISHED this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
MIKE COFFMAN, Mayor

ATTEST:

\_\_\_\_\_  
KADEE RODRIGUEZ, City Clerk

APPROVED AS TO FORM BY CITY ATTORNEY PETE SCHULTE:

BY: *Lena McClelland* RLA  
(LENA MCCLELLAND, Assistant City Attorney)

## EXHIBIT A ZONING MAP AMENDMENT

A PARCEL OF LAND, TO HAVE A ZONING DESIGNATION OF R-2, BEING A PART OF WINDLER SUBDIVISION FILING NO. 4, AS RECORDED IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, AT RECEPTION NO. 2024000013716. SITUATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF SAID SECTION 18, BEING MONUMENTED BY A FOUND NO. 6 REBAR WITH 3-1/4 INCH DIAMETER ALUMINUM CAP, STAMPED WESTWOOD T3S S12/S7/S13/S18 R66W/R65W 2023 PLS 38004, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 18, BEING MONUMENTED BY A FOUND NO. 6 REBAR WITH 3-1/4 INCH DIAMETER ALUMINUM CAP, STAMPED WESTWOOD T3S R65W 1/4 S7/S18 2024 PLS38004, IS ASSUMED TO BEAR NORTH 89°19'43" EAST, A DISTANCE OF 2607.98 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 08°58'24" EAST, A DISTANCE OF 4031.93 FEET, TO THE **POINT OF BEGINNING**;

THENCE THE FOLLOWING ELEVEN (11) COURSES;

1. NORTH 89°55'52" EAST, A DISTANCE OF 641.58 FEET;
2. NORTH 89°45'26" EAST, A DISTANCE OF 1241.17 FEET TO A POINT OF NON-TANGENTIAL CURVATURE;
3. SOUTHEASTERLY, A DISTANCE OF 336.08 FEET, ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 55053.84 FEET, A CENTRAL ANGLE OF 00°20'59", A CHORD BEARING OF SOUTH 21°03'35" EAST, AND A CHORD LENGTH OF 336.08 FEET, TO A POINT OF REVERSE CURVATURE;
4. SOUTHEASTERLY, A DISTANCE OF 87.86 FEET, ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 649.20 FEET, A CENTRAL ANGLE OF 07°45'16", A CHORD BEARING OF SOUTH 18°52'09" EAST, AND A CHORD LENGTH OF 87.80 FEET, TO A POINT OF COMPOUND CURVATURE;
5. SOUTHWESTERLY, A DISTANCE OF 70.01 FEET, ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 62.55 FEET, A CENTRAL ANGLE OF 64°07'29", A CHORD BEARING OF SOUTH 13°47'29" WEST, AND A CHORD LENGTH OF 66.41 FEET, TO A POINT OF NON-TANGENCY;
6. SOUTH 15°57'39" EAST, A DISTANCE OF 84.10 FEET;
7. NORTH 78°45'26" WEST, A DISTANCE OF 326.98 FEET TO A POINT OF CURVATURE;
8. NORTHWESTERLY, A DISTANCE OF 52.83 FEET, ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 12°06'25", A CHORD BEARING OF NORTH 84°48'39" WEST, AND A CHORD LENGTH OF 52.73 FEET, TO A POINT OF NON-TANGENCY;
9. SOUTH 89°24'46" WEST, A DISTANCE OF 1120.28 FEET;
10. SOUTH 65°10'34" WEST, A DISTANCE OF 297.25 FEET;
11. NORTH 24°33'49" WEST, A DISTANCE OF 663.87 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINING A CALCULATED AREA OF 917,870 SQUARE FEET OR 21.071 ACRES, MORE OR LESS AND BEING SUBJECT TO ANY EXISTING EASEMENTS AND OR RIGHTS OF WAY OF WHATSOEVER NATURE.

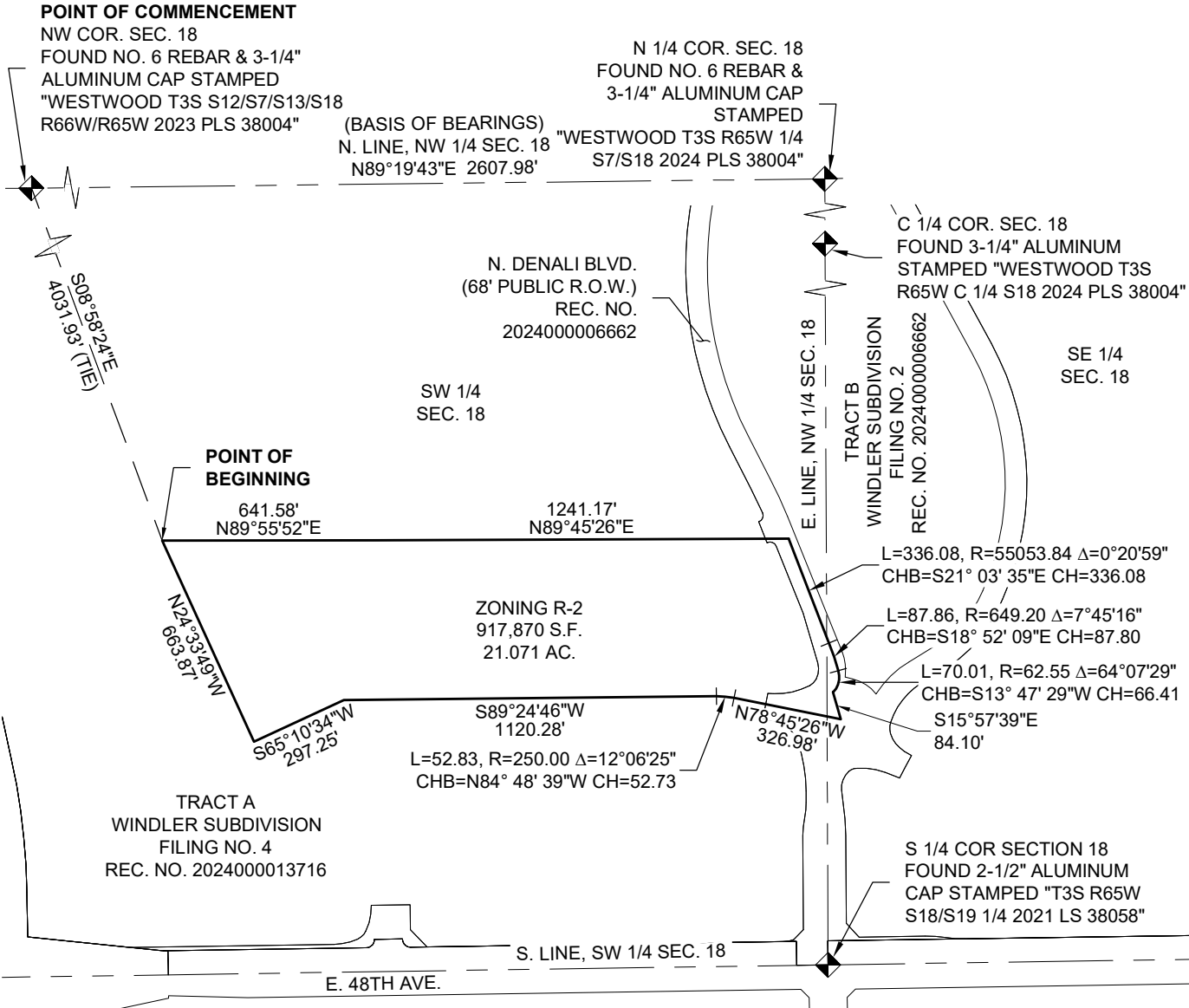
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I, JEAN P. HALPIN, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.

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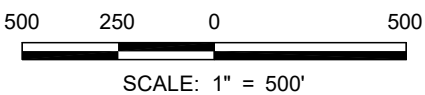
JEAN P. HALPIN, P.L.S. 38474  
FOR AND ON BEHALF OF  
WESTWOOD PROFESSIONAL SERVICES, INC.  
10333 E. DRY CREEK ROAD, SUITE 400  
ENGLEWOOD, CO 80112

# ILLUSTRATION FOR EXHIBIT A



N:\PROJECTS\WINDLER\CAD\SURVEY\LEGAL\SUBMITTAL\_05-23-2024\WINDLER\_F1\_ZONING\_EXHIBIT - C.DWG, CDLLOW, 8/28/24

OWNER:  
GVP WINDLER LLC  
C/O ALBERTA DEVELOPMENT PARTNERS LLC  
5750 DTC PKWY STE 210  
GREENWOOD VILLAGE, CO 80111-5485



**THE ABOVE DESCRIBED PARCEL CONTAINS 917,870 SQUARE FEET OR (21.071 ACRES) MORE OR LESS.**

**This illustration does not represent a monumented survey. It is intended only to depict the attached legal description.**

A PARCEL OF LAND, BEING A PART OF WINDLER SUBDIVISION FILING NO. 4, AS RECORDED IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, AT RECEPTION NO. 2024000013716, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF AURORA, ADAMS COUNTY, COLORADO.

SCALE: 1" = 500' | BY: CWB | CK'D: JPH | DATE: 8/28/2024

## Westwood

10333 E DRY CREEK RD.  
SUITE 400  
ENGLEWOOD, CO 80112  
TEL: 720.482.9526

Westwoodps.com  
Westwood Professional Services, Inc.



# CITY OF AURORA

## Council Agenda Commentary

<b>Item Title:</b> Windler Zoning Map Amendments – Parcel D
<b>Item Initiator:</b> Aja Tibbs, Planning Supervisor, Planning and Business Development
<b>Staff Source/Legal Source:</b> Aja Tibbs, Planning Supervisor / Lena McClelland, Assistant City Attorney
<b>Outside Speaker:</b> Chris Fellows, Applicant, GDP Windler / Jeff Norberg, Agent, PCS Group
<b>Council Goal:</b> 2012: 5.6--Continue to plan for high quality neighborhoods with a balanced housing stock

### COUNCIL MEETING DATES:

**Study Session:** N/A

**Regular Meeting:** 1/27/2025

**2<sup>nd</sup> Regular Meeting (if applicable):** 2/10/2025

**Item requires a Public Hearing:**  Yes  No

### ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time: (For Study Session items only indicate combined time needed for presentation and discussion)

2025-05 A PUBLIC HEARING AND INTRODUCTION OF AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, FOR A ZONING MAP AMENDMENT TO REZONE APPROXIMATELY 84.0 ACRES OF LAND TO MIXED-USE AIRPORT DISTRICT (MU-A), LOCATED AT THE SOUTHEAST CORNER OF 56TH AVENUE AND E-470 (WINDLER PARCEL D REZONE)

Aja Tibbs, Planning Supervisor, Planning and Business Development / Lena McClelland, Assistant City Attorney

### ACTIONS(S) PROPOSED *(Check all appropriate actions)*

- Approve Item and Move Forward to Study Session  Approve Item as Proposed at Study Session
- Approve Item and Move Forward to Regular Meeting  Approve Item as Proposed at Regular Meeting
- Information Only
- Approve Item with Waiver of Reconsideration  
*Reason for waiver is described in the Item Details field above.*

### PREVIOUS ACTIONS OR REVIEWS:

**Policy Committee Name:** Planning & Economic Development



**Action Taken/Follow-up: (Check all that apply)**

- Recommends Approval
- Does Not Recommend Approval
- Forwarded Without Recommendation
- Minutes Not Available
- Minutes Attached

---

**HISTORY** (Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)

The Planning and Zoning Commission held a public hearing to review the zoning map amendment request at a regular meeting held on January 8, 2025. Following staff’s presentation, no public comments were given at the hearing. The commission unanimously voted to make recommendation of approval after the public hearing was closed. A copy of the Planning Commission Meeting Minutes are attached for reference. (Exhibit F)

---

**ITEM SUMMARY** (Brief description of item, discussion, key points, recommendations, etc.)

The applicant, GVP Windler, LLC, requests approval of four Zoning Map Amendments to adjust existing zone district boundaries within the Windler Master Plan development to align with a proposed Master Plan Major Amendment. The Windler Master Plan area is located west of E-470 on the north and south corners of 48th Avenue, as well as east of E-470 from 48th Avenue to 56th Avenue. The proposed Zoning Map Amendments only impact the zone district boundaries located east of E-470 and west of N. Denali Pkwy (Exhibit B). The proposed Zone Map Amendments are generally described as follows:

- Parcel A - 24.4± acres of Mixed Use Regional (MU-R) District to Medium Residential (R-2) District;
- Parcel B - 20.2± acres of Mixed Use Regional (MU-R) District to Medium Residential (R-2) District;
- Parcel C - 20.0± acres of Mixed Use Airport (MU-A) to Medium Density Residential (R-2) and;
- Parcel D - 84.0± acres from Mixed Use Regional (MU-R) to Mixed Use Airport (MU-A).

Detailed legal descriptions and maps of each parcel are attached to the draft ordinance (Exhibit A). In total, the request will rezone approximately 65 acres from mixed-use districts to the R-2 district, and rezone all the remaining MU-R area to MU-A.

The zoning map amendment requests are needed to accomplish the neighborhood design goals of the most recent Windler Master Plan Amendment (See excerpt land use map attached as Exhibit D). Specifically, to allow the development of two neighborhoods known as Village North and Midtown. Both are small lot subdivisions with a mixture of single-family detached and attached residential units. The applicant describes the purpose of this amendment as addressing, “a need for attainable housing not only within Aurora but in the Denver Metro Area generally.” However, single-family detached residential uses are not permitted within the MU-R zone district, so three of the four rezonings (Parcels A, B, and C) are intended to incorporate all of the neighborhood areas within the R-2 zone district.

As a result of this change, staff worked to retain commercial areas within the master plan. The rezone from MU-R to MU-A (Parcel D) provides a regulatory minimum requirement for commercial development, and the activity center within the Village North neighborhood will provide additional commercial development opportunity. Staff are in support of the amendment requests.

Refer to Parcel A packet for Exhibits B-F

---

**FISCAL IMPACT**

Select all that apply. (If no fiscal impact, click that box and skip to “Questions for Council”)

- Revenue Impact
- Budgeted Expenditure Impact
- Non-Budgeted Expenditure Impact
- Workload Impact
- No Fiscal Impact

**REVENUE IMPACT**

Provide the revenue impact or N/A if no impact. (What is the estimated impact on revenue? What funds would be impacted? Provide additional detail as necessary.)

N/A

**BUDGETED EXPENDITURE IMPACT**

*Provide the budgeted expenditure impact or N/A if no impact. (List Org/Account # and fund. What is the amount of budget to be used? Does this shift existing budget away from existing programs/services? Provide additional detail as necessary.)*

N/A

**NON-BUDGETED EXPENDITURE IMPACT**

*Provide the non-budgeted expenditure impact or N/A if no impact. (Provide information on non-budgeted costs. Include Personal Services, Supplies and Services, Interfund Charges, and Capital needs. Provide additional detail as necessary.)*

N/A

**WORKLOAD IMPACT**

*Provide the workload impact or N/A if no impact. (Will more staff be needed or is the change absorbable? If new FTE(s) are needed, provide numbers and types of positions, and a duty summary. Provide additional detail as necessary.)*

N/A

---

**QUESTIONS FOR COUNCIL**

Does the City Council approved the ordinance to rezone 84.0 acres from Mixed Use Regional (MU-A) to Mixed Use Airport (MU-A) for the Zoning Map Amendment for Parcel D?

---

**LEGAL COMMENTS**

The City Council is the governing body of the City and has the authority to approve the Official Zoning Map and amendments to that map. (UDO §146-5.1.1.B)  
The City Council shall conduct a public hearing on the application. (UDO §146-5.4.1.C.2.c)  
Changes to the Zoning Map for individual parcels shall only be approved if City Council finds that the change to the Zoning Map is required because of changed conditions or circumstances on the property or the surrounding area and (a) the applicant has demonstrated that the proposed rezoning is consistent with the spirit and intent of the Comprehensive Plan, the other policies and plans adopted by the City Council, and with the purpose statement of the proposed new zone district(s); (b) the applicant has demonstrated that the size, scale, height, density, and multi-modal traffic impacts of the proposed rezoning are compatible with surrounding development or can be made compatible through approval conditions; and (c) the application demonstrates that the change in zoning will not create significant dislocations of tenants or occupants of the property, or that any impacts are outweighed by other public benefits or progress toward other Comprehensive Plan goals that would be achieved by approval of the application. (UDO §146-5.4.1.C.3.a.ii) (McClelland)

---

ORDINANCE NO. 2025- \_\_\_\_\_

A BILL

FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, FOR A ZONING MAP AMENDMENT TO REZONE APPROXIMATELY 84.0 ACRES OF LAND TO MIXED-USE AIRPORT DISTRICT (MU-A), LOCATED AT THE SOUTHEAST CORNER OF 56<sup>TH</sup> AVENUE AND E-470 (WINDLER PARCEL D REZONE)

WHEREAS, the applicant has requested that approximately 84.0 acres of land located at the southeast corner of 56<sup>th</sup> Avenue and E-470, County of Adams, State of Colorado (the “Property”), be rezoned from Mixed-Use Regional Activity Center District (MU-R) to Mixed-Use Airport District (MU-A); and

WHEREAS, Section 146-5.4.1.C.3 of the Uniform Development Ordinance provides that all applications for the rezoning of property within the City of Aurora, Colorado (the “City”), shall be presented for a public hearing, both to the Planning and Zoning Commission, who shall render a recommendation to City Council, and to City Council for final decision; and

WHEREAS, on January 8, 2025, following a public hearing, the Planning and Zoning Commission voted to recommend the rezoning of the Property.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO:

Section 1. Based on the evidence presented at tonight’s public hearing, City Council finds and determines that: the rezoning is consistent with the spirit and intent of the Comprehensive Plan, is compatible with surrounding development, and would not result in a significant dislocation of tenants or occupants of the Property.

Section 2. The Property, as more particularly described in “Exhibit A” attached hereto and incorporated herein, is zoned Mixed-Use Airport District (MU-A) and the zoning map is hereby amended in accordance with said zoning.

Section 3. Pursuant to Section 5-5 of the Charter of the City of Aurora, Colorado, the second publication of this Ordinance shall be by reference, utilizing the ordinance title. Copies of this Ordinance are available at the Office of the City Clerk.

Section 4. Repealer. All orders, resolutions, or ordinances in conflict with this Ordinance or with any of the documents hereby approved, are hereby repealed only to the

extent of such conflict. This repealer shall not be construed as reviving any resolution, ordinance, or part thereof, heretofore repealed.

INTRODUCED, READ AND ORDERED PUBLISHED this \_\_\_\_ day of \_\_\_\_\_, 2025.

PASSED AND ORDERED PUBLISHED this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
MIKE COFFMAN, Mayor

ATTEST:

\_\_\_\_\_  
KADEE RODRIGUEZ, City Clerk

APPROVED AS TO FORM BY CITY ATTORNEY PETE SCHULTE:

BY: *Lena McClelland* RLA  
(LENA MCCLELLAND, Assistant City Attorney)

**EXHIBIT A**  
**ZONING MAP AMENDMENT**

A PARCEL OF LAND, TO HAVE A ZONING DESIGNATION OF MU-A, BEING A PART OF WINDLER SUBDIVISION FILING NO. 4, AS RECORDED IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, AT RECEPTION NO. 2024000013716. SITUATED IN THE WEST HALF AND THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF SAID SECTION 18, BEING MONUMENTED BY A FOUND NO. 6 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP, STAMPED WESTWOOD T3S S12/S7/S13/S18 R66W/R65W 2023 PLS 38004, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 18, BEING MONUMENTED BY A FOUND NO. 6 REBAR WITH A 3-1/4 INCH DIAMETER ALUMINUM CAP, STAMPED WESTWOOD T3S R65W 1/4 S7/S18 2024 PLS 38004, IS ASSUMED TO BEAR NORTH 89°19'43" EAST, A DISTANCE OF 2607.98 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 66°56'03" EAST, A DISTANCE OF 307.70 FEET, TO THE SOUTHERLY RIGHT-OF-WAY OF E-470, AS RECORDED IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, IN BOOK 5849, AT PAGE 596, AND THE **POINT OF BEGINNING**;

THENCE THE FOLLOWING TWENTY-FOUR (24) COURSES;

1. NORTH 87°43'26" EAST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 853.88 FEET;
2. CONTINUING ALONG SAID RIGHT-OF-WAY, NORTH 00°00'09" EAST, A DISTANCE OF 99.96 FEET, TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18;
3. CONTINUING ALONG SAID NORTH LINE, NORTH 89°19'43" EAST, A DISTANCE OF 1471.59 FEET TO SAID NORTH QUARTER CORNER;
4. DEPARTING SAID NORTH LINE, AND ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, SOUTH 00°14'35" EAST, A DISTANCE OF 423.53 FEET;
5. DEPARTING SAID EAST LINE, SOUTH 89°45'22" WEST, A DISTANCE OF 1375.79 FEET;
6. SOUTH 00°35'14" EAST, A DISTANCE OF 1496.17 FEET;
7. SOUTH 89°55'24" WEST, A DISTANCE OF 681.03 FEET;
8. SOUTH 00°35'14" EAST, A DISTANCE OF 369.50 FEET, TO A POINT OF CURVATURE;
9. SOUTHWESTERLY, A DISTANCE OF 265.68 FEET, ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 700.00 FEET, A CENTRAL ANGLE OF 21°44'47", A CHORD BEARING OF SOUTH 10°17'10" WEST, AND A CHORD LENGTH OF 264.09 FEET, TO A POINT OF REVERSE CURVATURE;
10. SOUTHWESTERLY, A DISTANCE OF 576.63 FEET, ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1519.25 FEET, A CENTRAL ANGLE OF 21°44'47", A CHORD BEARING OF SOUTH 10°17'10" WEST, AND A CHORD LENGTH OF 573.17 FEET, TO A POINT OF TANGENCY;
11. SOUTH 00°35'14" EAST, A DISTANCE OF 176.45 FEET, TO A POINT OF CURVATURE;
12. SOUTHEASTERLY, A DISTANCE OF 542.85 FEET, ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1297.25 FEET, A CENTRAL ANGLE OF 23°58'35", A CHORD BEARING OF SOUTH 12°34'31" EAST, AND A CHORD LENGTH OF 538.90 FEET, TO A POINT OF TANGENCY;
13. SOUTH 24°33'49" EAST, A DISTANCE OF 201.13 FEET;

14. SOUTH 89°08'09" WEST, A DISTANCE OF 586.66 FEET, TO THE EASTERLY RIGHT-OF-WAY OF E-470, AS RECORDED IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER IN BOOK 5849, AT PAGE 596, AND A POINT OF NON-TANGENTIAL CURVATURE;

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES;

15. NORTHWESTERLY, A DISTANCE OF 301.86 FEET, ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2252.81 FEET, A CENTRAL ANGLE OF 07°40'38", A CHORD BEARING OF NORTH 03°50'19" WEST, AND A CHORD LENGTH OF 301.64 FEET TO A POINT OF TANGENCY;
16. NORTH 00°00'00" EAST, A DISTANCE OF 935.52 FEET;
17. NORTH 13°50'55" WEST, A DISTANCE OF 30.54 FEET;
18. NORTH 00°13'40" WEST, A DISTANCE OF 69.97 FEET, TO THE WEST QUARTER CORNER OF SAID SECTION 18, BEING MONUMENTED BY A FOUND 2-1/2 INCH DIAMETER PIPE WITH A 3-1/8 INCH DIAMETER BRASS CAP, STAMPED T3S R66W/R65W S13/S18 1/4 1999 LS 23413;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF E-470, AS RECORDED IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER AIN BOOK 5849, AT PAGE 596, THE FOLLOWING SIX (6) COURSES;

19. NORTH 00°14'00" WEST, A DISTANCE OF 902.92 FEET;
20. NORTH 04°06'00" EAST, A DISTANCE OF 864.95 FEET, TO A POINT OF CURVATURE;
21. NORTHEASTERLY, A DISTANCE OF 234.24 FEET, ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1055.92 FEET, A CENTRAL ANGLE OF 12°42'37", A CHORD BEARING OF NORTH 10°27'19" EAST, AND A CHORD LENGTH OF 233.76 FEET, TO A POINT OF TANGENCY;
22. NORTH 16°48'38" EAST, A DISTANCE OF 247.48 FEET, TO A POINT OF CURVATURE;
23. NORTHEASTERLY, A DISTANCE OF 248.65 FEET, ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1044.93 FEET, A CENTRAL ANGLE OF 13°38'02", A CHORD BEARING OF NORTH 09°59'37" EAST, AND A CHORD LENGTH OF 248.06 FEET, TO A POINT OF NON-TANGENCY;
24. NORTH 48°50'42" EAST, A DISTANCE OF 75.85 FEET, TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINING A CALCULATED AREA OF 3,659,164 SQUARE FEET OR 84.003 ACRES, MORE OR LESS AND BEING SUBJECT TO ANY EXISTING EASEMENTS AND OR RIGHTS OF WAY OF WHATSOEVER NATURE.

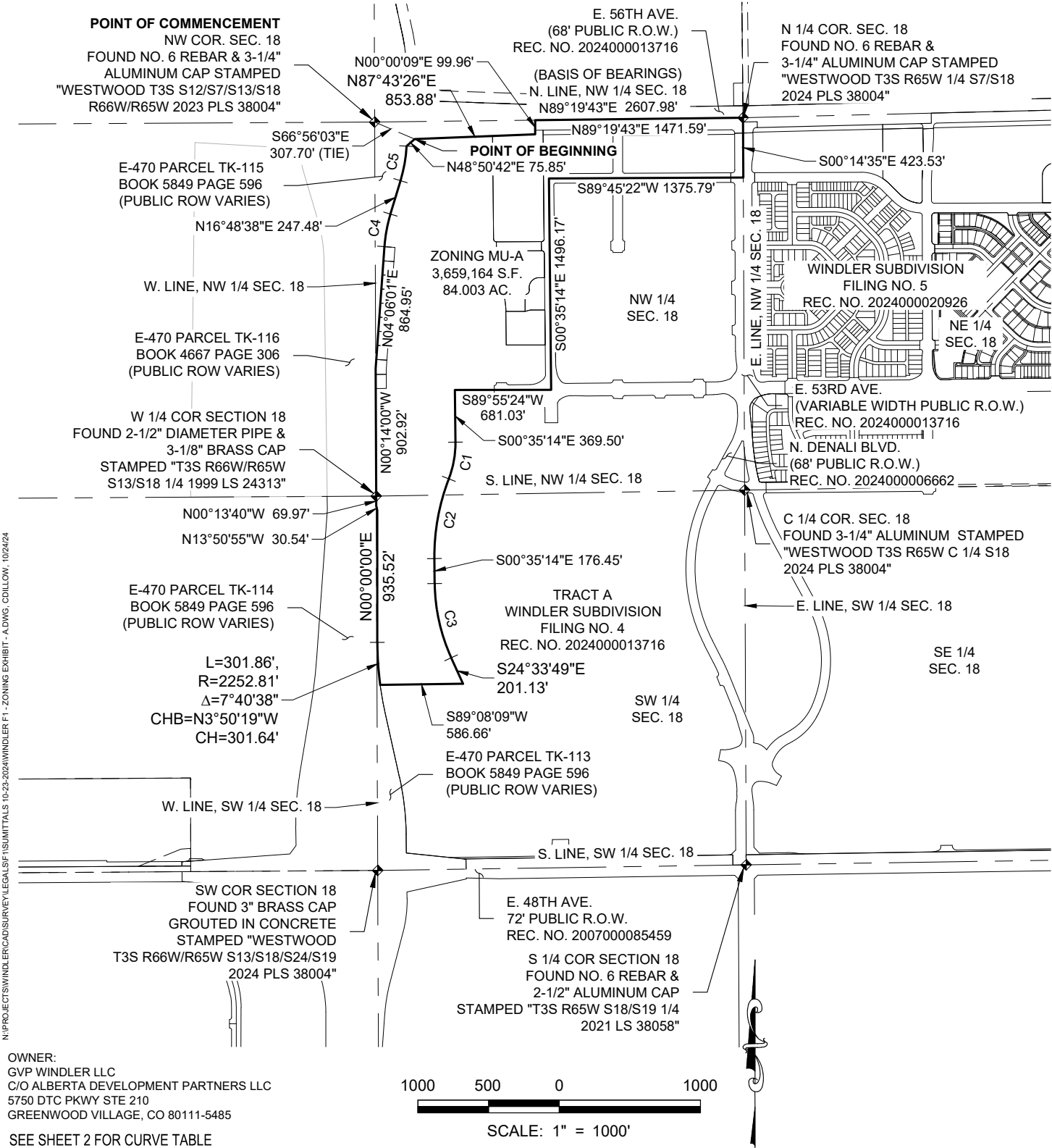
THE LINEAL UNIT USED IN THE PREPARATION OF THIS DESCRIPTION IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

I, JEAN P. HALPIN, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.

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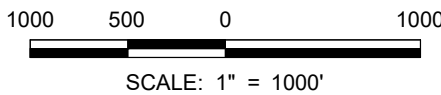
JEAN P. HALPIN, P.L.S. 38474  
FOR AND ON BEHALF OF  
WESTWOOD PROFESSIONAL SERVICES, INC.  
10333 E. DRY CREEK ROAD, SUITE 400  
ENGLEWOOD, CO 80112

# ILLUSTRATION FOR EXHIBIT A



N:\PROJECTS\WINDLER\CAD\SURVEY\LEGAL\SUBMITTALS 10-23-2024\WINDLER F.I. ZONING EXHIBIT - ADWG. COLLOR. 10/24/24

OWNER:  
GVP WINDLER LLC  
C/O ALBERTA DEVELOPMENT PARTNERS LLC  
5750 DTC PKWY STE 210  
GREENWOOD VILLAGE, CO 80111-5485



SEE SHEET 2 FOR CURVE TABLE  
 THE ABOVE DESCRIBED PARCEL CONTAINS 3,659,164 SQUARE FEET OR (84.003 ACRES) MORE OR LESS.  
 This illustration does not represent a monumented survey. It is intended only to depict the attached legal description.

A PARCEL OF LAND, BEING A PART OF WINDLER SUBDIVISION FILING NO. 4, AS RECORDED IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, AT RECEPTION NO. 2024000013716, SITUATED IN THE WEST HALF AND THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF AURORA, ADAMS COUNTY, COLORADO.

SCALE: 1" = 1000' | BY: CAD | CK'D: JPH | DATE: 10/24/2024

## Westwood

10333 E DRY CREEK RD.  
SUITE 400  
ENGLEWOOD, CO 80112  
TEL: 720.482.9526

Westwoodps.com  
Westwood Professional Services, Inc.

# ILLUSTRATION FOR EXHIBIT A

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	700.00'	21°44'47"	265.68'	S10°17'10"W	264.09'
C2	1519.25'	21°44'47"	576.63'	S10°17'10"W	573.17'
C3	1297.25'	23°58'35"	542.85'	S12°34'31"E	538.90'
C4	1055.92'	12°42'37"	234.24'	N10°27'19"E	233.76'
C5	1044.93'	13°38'02"	248.65'	N09°59'37"E	248.06'

N:\PROJECTS\WINDLER\CAD\SURVEY\LEGAL\SF1\SUBMITTALS 10-23-2024\WINDLER F1 - ZONING EXHIBIT - A.DWG. CDILLOW, 10/24/24

OWNER:  
GVP WINDLER LLC  
C/O ALBERTA DEVELOPMENT PARTNERS LLC  
5750 DTC PKWY STE 210  
GREENWOOD VILLAGE, CO 80111-5485

This illustration does not represent a monumented survey. It is intended only to depict the attached legal description.

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SCALE: NTS	BY: CAD	CK'D: JPH	DATE: 10/24/2024
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# CITY OF AURORA

## Council Agenda Commentary

<b>Item Title:</b> Unified Development Ordinance - Text Change Residential Fence Height along Collector and Arterial Streets
<b>Item Initiator:</b> Brandon Cammarata, Manager, Planning and Business Development
<b>Staff Source/Legal Source:</b> Brandon Cammarata, Manager, Planning and Business Development; Lena McClelland, Assistant City Attorney
<b>Outside Speaker:</b> N/A
<b>Council Goal:</b> 2012: 4.0--Create a superior quality of life for residents making the city a desirable place to live and work

### COUNCIL MEETING DATES:

**Study Session:** 1/13/2025

**Regular Meeting:** 1/27/2025

**2<sup>nd</sup> Regular Meeting (if applicable):** 2/10/2025

**Item requires a Public Hearing:**  Yes  No

### ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time: (For Study Session items only indicate combined time needed for presentation and discussion)

Staff Source: Brandon Cammarata, Manager, Planning and Business Development  
Estimated Time: 5 minutes

### ACTIONS(S) PROPOSED *(Check all appropriate actions)*

- Approve Item and Move Forward to Study Session  Approve Item as Proposed at Study Session
- Approve Item and Move Forward to Regular Meeting  Approve Item as Proposed at Regular Meeting
- Information Only
- Approve Item with Waiver of Reconsideration  
*Reason for waiver is described in the Item Details field above.*

### PREVIOUS ACTIONS OR REVIEWS:

**Policy Committee Name:** Planning and Zoning Commission

**Policy Committee Date:** 11/26/2024

**Action Taken/Follow-up:** *(Check all that apply)*

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Recommends Approval

Does Not Recommend Approval

Forwarded Without Recommendation

Minutes Not Available

Minutes Attached

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**HISTORY** *(Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)*

This proposal came before the Planning and Economic Development subcommittee on November 13, 2024. General support for this amendment was represented by the subcommittee. A public hearing was held at the Planning and Zoning Commission on November 26, 2024 and the commission recommended approval unanimously (6-0). Minutes of both meetings are attached.

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**ITEM SUMMARY** *(Brief description of item, discussion, key points, recommendations, etc.)*

The Planning and Business Development Department recommends amending the zoning code within the Unified Development Ordinance (UDO) to allow residential side and rear yard privacy fences up to eight feet tall along collector and arterial streets. This is an increase from the current allowance of six feet (ref. UDO 146-4.7.9.L).

This proposal provides flexibility likely to impact older developments where homes back to arterial streets. The city has received multiple requests for fence height increases from existing homes backing streets like Havana Street and Chambers Road. These requests have been processed as variances supported by staff and approved by the Board of Appeals and Adjustments (BOAA). Based on the results of the variance approvals this proposed code amendment may result in inconsistent fence heights on existing corridors, but not significant negative results.

This proposal was heard at the November 13 Planning and Economic Development Council subcommittee, and no concerns were expressed.

Examples where increased fence height is applicable.

The Google Street View below shows a representative location where this request has been made. The picture is along Havana Street near 4th Avenue. Residents asking for the higher fences cite privacy, security, and noise as their reasons for requesting them.

This allowance is anticipated to be less utilized in new neighborhoods, which tend to have fewer situations with homes backing arterials, and when they do, a buffer is required between the public sidewalk and the homes.



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**FISCAL IMPACT**

Select all that apply. (If no fiscal impact, click that box and skip to "Questions for Council")

Revenue Impact

Budgeted Expenditure Impact

Non-Budgeted Expenditure Impact

Workload Impact

No Fiscal Impact

**REVENUE IMPACT**

*Provide the revenue impact or N/A if no impact. (What is the estimated impact on revenue? What funds would be impacted? Provide additional detail as necessary.)*

[Empty dotted box for revenue impact details]

**BUDGETED EXPENDITURE IMPACT**

*Provide the budgeted expenditure impact or N/A if no impact. (List Org/Account # and fund. What is the amount of budget to be used? Does this shift existing budget away from existing programs/services? Provide additional detail as necessary.)*

[Empty dotted box for budgeted expenditure impact details]

**NON-BUDGETED EXPENDITURE IMPACT**

*Provide the non-budgeted expenditure impact or N/A if no impact. (Provide information on non-budgeted costs. Include Personal Services, Supplies and Services, Interfund Charges, and Capital needs. Provide additional detail as necessary.)*

[Empty dotted box for non-budgeted expenditure impact details]

**WORKLOAD IMPACT**

*Provide the workload impact or N/A if no impact. (Will more staff be needed or is the change absorbable? If new FTE(s) are needed, provide numbers and types of positions, and a duty summary. Provide additional detail as necessary.)*

[Empty dotted box for workload impact details]

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**QUESTIONS FOR COUNCIL**

Does Council wish to support a Unified Development Ordinance text amendment to allow residential fences up to 8' in height along collector and arterial streets.

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**LEGAL COMMENTS**

The City Council is the governing body of the City and has the authority to approve amendments to the text of the UDO. (UDO §146-5.1.1.A)  
The City Council shall conduct a public hearing on the application. (UDO §146-5.4.1.C.2.c)  
Amendments to the text of the UDO shall only be approved if City Council finds that the proposed amendment is consistent with the spirit and intent of the Comprehensive Plan and with other policies and plans adopted by the City Council; and (a) the text amendment is required because of changed conditions or circumstances in all or a portion of the City; or (b) the text amendment is required to address a new or unforeseen threat to the public health, safety, and welfare; or (c) the text amendment is required to promote economic growth and investment that will not create material risks to the public health, safety, and welfare. (UDO §146-5.4.1.C.3.b.i) (McClelland)

# UDO TEXT AMENDMENT TEXT CHANGES

## Residential Fence Height on Arterial & Collector Streets

Project No: DA-2163-20  
Public Hearing  
Aurora City Council





# REQUEST

- Unified Development Ordinance (UDO) Amendment:
  - Allow side and rear yard privacy fences, along arterial and collector streets, to be up to eight (8) feet tall
- In accordance with the City of Aurora Zoning Ordinance, Sec. 146-5.4.1.3.b, Ordinance Text Amendments:

Applicant: City Staff

Project Location: Citywide





# Background – Multiple Variance requests

- Homes backing High Volume and speed streets have requested higher fences.
- Typically older neighborhoods over 30 years old.
- New Development typical has a buffer





# APPROVAL CRITERIA

- In compliance with the City of Aurora Zoning Ordinance, Sec. 146-5.4.1.3.b, Ordinance Text Amendments:
  - The applicant has demonstrated that the proposed Ordinance amendment is consistent with the spirit and intent of the Comprehensive Plan and with other policies and plans adopted by the City Council; and*
    - The change to the Ordinance text is required because of changed conditions or circumstances in all or a portion of the city; or*
    - The change to the Ordinance text is required to address a new or unforeseen threat to the public health, safety, and welfare; or*
    - The change to the Ordinance text is required to promote economic growth and investment that will not create material risks to the public health, safety, and welfare.*



# STAFF FINDINGS

- The flexibility for increasing fence heights along high volume and speed streets supports Established Neighborhoods in Aurora Places and
- This has been a reoccurring request for variances and is not contrary to other public goals along these corridors and not shown to create material risks to public health, safety, and welfare.



APPROVED

**PLANNING AND ECONOMIC DEVELOPMENT POLICY COMMITTEE MEETING  
MINUTES**

**Date:** November 13, 2024  
**Time:** 8:30 am

Members Present Chair: Council Member Francoise Bergan, Vice Chair: Council Member Curtis Gardner, Council Member Steve Sundberg

Others Present Aja Tibbs, Alejandra Major, Andrea Amonick, Ariana Muca, Bob Roth, Brandon Cammarata, Brenda Kenney, Brian Rulla, Brit Vigil, Cathy DeWolf, Cesarina Dancy, Chad Argentar, Chad Giron, Chance Horiuchi, Crystal Vigil, Daniel Krzyzanowski, Darren Akrie, David Schoonmaker, David Scott, Deborah Bickmire, Diana Rael, Gayle Jetchick, Geoff Babbitt Jacob Cox, Jake Calegari, Jeffrey Moore, Jennifer Orozco, Jeremiah Fettig, Jose Rodriguez, Julie Patterson, Kelly Bish, Laura Perry, Leah Ramsey, Lena McClelland, Leticia Callanen, Mac Callison, Marisa Noble, Maurice Healy, Megan Waldschmidt, Melissa Rogers, Michael Kerrigan, Mindy Parnes, Morgan Cullen, Morgan Jennings, Naomi Colwell, Robert Oliva, Sarah Wile, Scott Berg, Stacy Wasinger, Stephen E Rodriguez, Stephen Gubrud, Steve Timms, Sunny Banka, Thomas Blevins, Tod Kuntzelman, Tom Oldenburg, Wendy Renee, Wendy Vue, Yuriy Gorlov

**1. CALL TO ORDER**

**2. APPROVAL OF OCTOBER 9, 2024, DRAFT MINUTES–COUNCIL MEMBER BERGAN**

**2.a.** The minutes were approved.

**3. GENERAL BUSINESS**

**3.a. Minor Text Updates to City Code Chapter 135 Oil and Gas Manual**

*Summary of Issue and Discussion:*

Jeffrey S. Moore, Manager Energy & Environment Division

Jeffrey S. Moore, Manager of the Energy and Environment Division, provided a detailed presentation on the proposed changes to Chapter 135 of the Aurora City Code. He explained that the manual, initially passed in 2021, had not been updated since its adoption. The proposed updates are necessary to align with recent changes at the state and local levels, including the rebranding of the Colorado Oil and Gas

## APPROVED

Conservation Commission (COGCC) to the Energy and Carbon Management Commission (ECMC). These changes, though minor, require extensive textual revisions throughout the chapter.

J. Moore clarified that the updates do not alter the existing regulations, which remain effective, nor do they address well maintenance and workover easements around plugged wells, which will be handled in a future update to the Unified Development Ordinance (UDO). Locally, updates also include renaming the Oil and Gas Division to the Energy and Environment Division, aligning the appeals process in Chapter 135 with the UDO, and shifting administrative approval authority from his position to the Planning and Business Development Director for consistency with other city departments.

Further, the updates incorporate minor wording adjustments from Public Works to ensure consistency across city regulations. These include changes to terms such as pre-submittal meeting to pre-acceptance review and updates to subsurface utility investigation requirements to align with Colorado Revised Statutes. The presentation concluded with a proposal to move the updates forward to a Study Session scheduled for December 2nd, pending notification provisions.

J. Moore expressed openness to questions and requested Council's support for the updates, which received no objections from members.

**Outcome:**

Council approved this item to move forward to Study Session.

**Follow-up Action:**

Staff will add this item to the Study Session Agenda.

**3.b. UDO Amendments to Allow Duplexes on Motor Courts and Increase Fence Height on Collectors and Arterials****Summary of Issue and Discussion:**

Brandon Cammarata, Planning Manager

Brandon Cammarata, Planning Manager, presented the proposals, which focus on design standards within the Unified Development Ordinance (UDO). He sought the Committee's support for advancing these amendments to the Planning Commission and City Council, with an optional Study Session before the public hearing.

The first amendment proposes increasing the maximum height for residential privacy fences from six feet to eight feet along collector and arterial streets. This change addresses numerous variance requests from residents with properties adjacent to high-volume, high-speed streets, such as Havana and Chambers, and aims to formalize a practice already supported by staff and the Board of Adjustment.

The second amendment involves motor courts, which are currently limited to six single-family detached homes sharing a single driveway. This proposal would allow this arrangement for up to eight duplexes.

## APPROVED

This proposal reflects an approach to permit more housing options and is not anticipated to have significant adverse impacts beyond those presented by existing allowances.

B. Cammarata addressed questions regarding parking needs, explaining that motor courts function similarly to alleys and include design features to manage access effectively.

- CM Sundberg expressed concern about motor courts being used as shortcuts, referencing Murphy Creek as a positive example of a private drive design that avoids public street connectivity.
- CM Perry highlighted the visual representation of motor court configurations in the meeting materials.
- B. Cammarata elaborated on, demonstrating the proposed duplex arrangements and associated parking layouts.
- The Committee agreed to move the proposals forward, with no significant objections.

**Outcome:**

Council approved this item to move forward to Planning Commission and City Council.

**Follow-up Action:**

Staff will add this item to the 11/26/24 Planning Commission Agenda and tentatively the January City Council Agenda.

**3.c. Pad Ready Commercial Concept****Summary of Issue and Discussion:**

Jacob Cox, Director of Development Services

Jacob Cox, Director of Development Services, and Yuriy Gorlov from AEDC presented the concept, emphasizing collaboration and process improvements to help commercial and industrial developers bring projects to market more quickly.

Y. Gorlov highlighted AEDC's mission to attract quality developers and industries by fostering predictability and certainty in development processes. He outlined Aurora's success in expanding business parks and attracting prominent developers like Ambrose, Northpoint, and Hillwood. The focus on market trends and collaboration with city staff has built trust and streamlined efforts, encouraging competitive readiness.

J. Cox detailed the context-based approach to streamline development processes, using Aurora's six established and 21 recently activated business parks as examples. The city collaborates closely with developers, offering proactive support through pre-application meetings, tailored workshops, and strategic permitting. This approach ensures predictability, resolves issues efficiently, and aligns infrastructure and zoning with market demands.

J. Cox provided a case study on the Food Bank of the Rockies project in the Majestic Commerce Center. The project involved a tight timeline, requiring permit

## APPROVED

approval within five months. By breaking down the development process into manageable phases—site plans, civil documents, and building permits—the city met all deadlines without requiring special review processes. The success was attributed to effective communication, collaboration, and a pilot team-based review approach.

J. Cox emphasized that the Pad Ready Concept’s goal is to replicate these successes citywide, ensuring newer projects and existing parks benefit from an efficient, context-driven process. J. Cox and Y. Gorloy reiterating the importance of strategic partnerships and inviting questions from Council Members.

- CM Bergan inquired about the deadline for the Food Bank of the Rockies project.
- J. Cox explained was driven by specific funding requirements tied to federal programs like HUD. The City’s approach involved mapping out a proactive timeline to meet the developer’s needs without altering standard processes. By working collaboratively with AEDC and the master developer, Majestic, the city ensured the project met its deadline within existing timelines and requirements.
- CM Bergan further asked about the distinction between pad ready and site ready, emphasizing the need for infrastructure, such as utilities and roads, to be in place.
- J. Cox confirmed that while many pad-ready sites are marketable, some still require additional infrastructure improvements, which can be addressed flexibly during the development process.
- CM Bergan emphasized the importance of preparing larger potential projects with necessary infrastructure.
- J. Cox explained that the city actively works with developers to ensure readiness, particularly for parcels in recently annexed areas requiring extended utilities and roadways. Established parks with existing infrastructure remain the most marketable and efficient opportunities.
- Y. Gorlov highlighted the importance of this initiative for AEDC's marketing efforts, explaining how it differentiates Aurora by offering readily available plots for development. He noted the importance of understanding and vetting company timelines, ensuring realistic expectations, and fostering collaborative planning between developers and the city.

**Outcome:**

Information only.

**Follow-up Action:**

None required.

**3.d. Retail Strategy Update****Summary of Issue and Discussion:**

Andrea Amonick, Business Development & Redevelopment Manager

Andrea Amonick, Business Development and Redevelopment Manager, outlined the strategy’s purpose: optimizing retail sales tax generation by supporting existing

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businesses, attracting new ones, and revitalizing retail areas. She emphasized that the strategy is being developed entirely in-house, leveraging the team's deep knowledge of Aurora and its businesses.

The process included data collection, meetings with Ward Council Members to understand constituent priorities, and canvassing retail businesses within each Ward. A. Amonick noted that face-to-face engagement proved the most effective method for gathering insights from business owners, though it has been time intensive. Additionally, staff conducted physical assessments of retail areas to evaluate infrastructure and the condition of shopping centers.

The strategy encompasses eight overarching goals, including attracting high-volume retailers, supporting small businesses, assisting with filling vacant spaces, redeveloping underperforming areas, and collaborating with city departments to align policies and trends. A. Amonick highlighted Ward-specific strategies, such as fostering relationships with major retail operators in Ward VI, while noting that many strategies will overlap citywide.

The team is nearing completion of the Ward-level analyses, with four of six Wards mostly done. A draft strategy is expected for internal review by December, followed by presentation to PED in early 2025 for feedback and eventual formal adoption by City Council.

A. Amonick emphasized the importance of tailoring strategies to each Ward's unique characteristics, such as Ward I's smaller operators versus Ward VI's larger, professionally managed centers. The strategy will include both citywide and Ward-specific recommendations to ensure a comprehensive approach.

- CM Bergan expressed appreciation for the Retail Strategy process and highlighted the challenges of engaging with smaller retail centers and understanding issues such as long-term vacancies. She emphasized the importance of maintaining relationships with property owners and leveraging data collected during the strategy development to connect opportunities with the appropriate stakeholders.
- A. Amonick acknowledged these points, noting that owner participation is crucial for activating vacant spaces and that future steps will include discussions with Council on programming, resource allocation, and policy priorities.
- CM Bergan also underscored the need to educate constituents about the City's role in supporting but not directly controlling retail market dynamics, emphasizing that private businesses ultimately make decisions about their operations.
- A. Amonick agreed and reinforced the City's role in facilitating connections and addressing gaps without dictating market outcomes.
- CM Gardner raised concerns about adapting the retail strategy to reflect modern retail trends, including the shift toward service-based and non-traditional retail models. He highlighted the need for tailored strategies for existing small strip malls and considerations for future retail development that anticipates evolving market needs.

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- CM Gardner suggested partnering with developers to incorporate innovative retail design ideas, emphasizing the importance of avoiding outdated layouts that could lead to long-term vacancies.
- B. Oliva provided examples of non-traditional retail opportunities, such as Bowlero, entertainment complexes, and recreational uses like pickleball. He explained that non-traditional retail often presents unique challenges, such as zoning and parking, but can still contribute to activating spaces that would otherwise remain vacant. B. Oliva assured the Council that these considerations are being addressed in the strategy.
- CM Gardner emphasized that filling retail spaces, whether through traditional or non-traditional means, should remain a core part of the City's approach to maximize sales tax revenues and avoid economic stagnation in retail areas.
- B. Oliva and A. Amonick affirmed that the final strategy would include these elements, ensuring flexibility and forward-thinking solutions for both existing and future retail development.

**Outcome:**

Information only.

**Follow-up Action:**

None required.

**3.e. Retail Update 3rd Q 2024****Summary of Issue and Discussion:**

Robert Oliva, Senior Project Manager

Robert Oliva, Senior Project Manager, presented the third-quarter retail sales tax generation report for 2024, highlighting a 4.5% year-over-year increase compared to the same period in 2023. He explained that home improvement sales grew by 4.3%, driven by homeowners preparing properties for sale or renovation. Auto dealers faced declining vehicle sales due to high prices, but parts and service departments saw increased activity as consumers maintained older vehicles.

R. Oliva noted an 8.8% decline in electronics and computers due to reduced demand for durable goods and lengthened upgrade cycles. Grocery stores reported consistent growth, fueled by increased hard good offerings generating additional taxable revenue. Clothing and accessories sales declined, affected by unseasonably warm weather delaying back-to-school shopping and a slowdown in fast fashion due to environmental concerns and economic uncertainty.

R. Oliva reported a 2.9% increase in beer, wine, and liquor sales, though smaller liquor stores faced challenges from grocery store competition. Department stores continued to decline as consumers favored specialized retailers, and he emphasized the need to reimagine these spaces to address evolving retail trends.

- Council Member Bergan suggested adding bars in department stores.
- R. Oliva noted some upscale stores, like Bergdorf Goodman, already do.
- Council Member Sundberg added that Nordstrom also features bars.

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- R. Oliva provided an update on the third-quarter retail sales tax trends for 2024, highlighting sector-specific insights. Sporting goods experienced a continued decline due to an overhang from COVID-era purchases of durable items like bikes and camping gear, although a slight uptick was attributed to back-to-school spending on team-related goods. Furniture and home furnishings declined by 18.2%, driven by reduced housing market activity and a halt in post-COVID consumer spending in this sector. Oliva noted that recovery in this area hinges on housing market improvements and lower interest rates. R. Oliva explained that bars, restaurants, and eating establishments saw increases, primarily driven by promotional strategies from national chains like Chili's and McDonald's, which successfully used pricing and marketing campaigns to boost sales. However, local establishments struggled to compete, with high costs and less flexibility to offer aggressive promotions. He noted the disparities in performance between national chains and smaller businesses, emphasizing the challenging environment for independent operators.
- CM Sundberg discussed the broader economic challenges, observing that locally owned establishments and home improvement businesses were struggling, which he attributed to inflation and reduced disposable income.
- Sundberg suggested the economy might already be in a recession, despite ongoing debates.
- R. Oliva acknowledged the complex economic landscape, describing it as a potential turning point and expressing hope for a rebound, contingent on improved consumer confidence and economic clarity.

**Outcome:**

Information only.

**Follow-up Action:**

None required.

**3.f. Housing UDO Analysis Update*****Summary of Issue and Discussion:***

Steve Timms, Planning Supervisor

Steve Timms, Planning Supervisor, provided an update on the Housing UDO analysis, focusing on upcoming changes and current discussions. He noted that the duplex on motor courts proposal is moving forward, and internal work is ongoing to address state legislative requirements. A recent parking roundtable with developers, the Home Builders Association, and realtors addressed multifamily and single-family parking challenges, including the adequacy of garages, carports, and parking pads. He emphasized the importance of balancing development needs with creating livable communities.

S. Timms explained that a consultant would be brought on after the new year to further analyze parking issues, particularly as lot sizes shrink. He mentioned ongoing research into innovative financing tools and policies related to parking. Small lot and design standard discussions are set to ramp up after the holidays, as these topics are complex and require detailed consideration.

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S. Timms outlined a staggered approach to implementing UDO changes, with some updates potentially ready by the first quarter of the following year, while more complex issues like multifamily and small lot standards may take longer. He confirmed that the consultant's scope would cover multiple topics beyond parking.

- Council Member Bergan highlighted the need for timely updates to provide certainty for developers as they plan for market needs.
- Laura Perry confirmed the consultant's broader role in the process.

**Outcome:**

Information only.

**Follow-up Action:**

None required.

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**4. MISCELLANEOUS MATTERS FOR CONSIDERATION****4. a. Aurora Economic Development Council**

- Yuri Gorlov

NO REPORT

**4.b. Havana Business Improvement District**

- Chance Horiuchi

**4.c. Aurora Chamber of Commerce**

- Naomi Colwell

NO REPORT

**4.d. Planning Commission**

- Becky Hogan

NO REPORT

**4.e. Oil and Gas Committee**

- Brad Pierce

NO REPORT

**4.f. Business Advisory Board**

- Garrett Walls

NO REPORT

**4.g. Retail**

- Bob Oliva

NO REPORT

**4.h. Small Business**

- Elena Vasconez



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NO REPORT

- 4.i. Visit Aurora**
- Bruce Dalton
- NO REPORT

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**5. CONFIRM NEXT MEETING DATE**

Scheduled for December 11, 2024, at 8:30 AM MT.

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**6. ADJOURNMENT**

APPROVED: \_\_\_\_\_  
Francoise Bergan, Committee Chair



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**Commissioners Present**

**Garrett Walls  
Becky Hogan  
Robert Gaiser  
Sonda Banka  
Gayle Jetchick  
Melvin Bush**

**Commissioners Absent**

**Robert Roth**

- 1. Study Session – 5:00 p.m. – Connecting Aurora – Aurora Citywide Multimodal Transportation Master Plan – Huiliang Liu**
- 2. Regular Meeting – Call to Order 6:10 p.m.**
- 3. Roll Call**
- 4. Pledge of Allegiance**  
Not Conducted Due to Virtual Meeting
- 5. Approval of the Planning Commission Minutes**  
**5.a. November 13, 2024, Draft Minutes**

A MOTION WAS MADE BY CHAIR WALLS AND SECONDED BY COMMISSIONER BANKA TO APPROVE THE MINUTES AS SUBMITTED.

MOTION PASSED WITHOUT OBJECTION.

- 6. Adoption of Agenda**

A MOTION WAS MADE BY CHAIR WALLS AND SECONDED BY COMMISSIONER HOGAN.

MOVE TO APPROVE THE DRAFT AGENDA AS THE PERMANENT AGENDA. AGENDA ITEMS 8a-c WILL BE HEARD AT THIS MEETING ALL OTHER AGENDA ITEMS HAVE EITHER BEEN WITHDRAWN, ARE INACTIVE, OR ARE BEING CONTINUED TO A LATER DATE.

MOTION PASSED WITHOUT OBJECTION.

- 7. Consent Agenda**

Not Conducted Due to Lack of Items



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**8. General Business**

**8a. UNIFIED DEVELOPMENT ORDINANCE AMENDMENT – TEXT CHANGE FOR DUPLEXES ON MOTOR COURTS**

The Planning and Business Development Department recommends amending the zoning code within the Unified Development Ordinance (UDO) to allow up to eight duplex units on *Motor Court* lot configurations (ref. UDO 146-4.2.3). This proposal expands the current code, which only permits single-family detached units, not duplex units on Motor Courts. The proposal also retains the maximum of six single-family detached units on a Motor Court but proposes to allow up to eight duplex units.

Motor Courts were enabled by the zoning code with the UDO in 2019 as a means to allow increased density and diversity of housing products, which also has the potential to contribute to the provision of lower price point homes. Motor Courts are permitted in most residential zone districts and have been a widely used lot type throughout eastern Aurora since 2019.

In the UDO, various design standards apply to Motor Courts and will also apply to duplexes on Motor Courts if approved. Two examples of design standards are the homes along the street must have a front door facing the street, and Motor Courts with over four units are required to include two additional parking spaces in addition to the two required for each unit. The full list of design standards is in UDO Section 146-4.2.3.E.

This proposed ordinance also clarifies that duplexes are permitted on *green courts*. This allowance is already in place per the definition of green courts in the UDO, but the amendment communicates this allowance more consistently with the rest of the code.

Some members of the homebuilding community have identified this amendment as a desirable addition to the UDO. This proposal was brought to the Planning and Economic Development (PED) council subcommittee on November 13, 2024, and they supported advancing the proposal through the public process.

**Testimony Given at the Hearing:**

Brandon Cammarata, Planning Manager, gave a presentation of the item, including the staff recommendation.

Commissioner Jetchick asked for clarification on the number of units that will be allowed. B. Cammarata responded that four duplexes for a total of eight units would be allowed for each motor court.

Commissioner Hogan asked if the development community had the opportunity to give input on this change to the UDO. B. Cammarata responded affirmatively and further explained that it was something that could be advanced that would not have impacts on other items in the code. Commissioner Hogan asked if the development community indicated their support on this item. B. Cammarata responded that there was support for the amendment.



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**Planning Commission Results**

**AGENDA ITEM 8a – ORDINANCE TEXT AMENDMENT**

A MOTION WAS MADE BY COMMISSIONER HOGAN AND SECONDED BY COMMISSIONER BUSH.

RECOMMEND APPROVAL TO THE AURORA CITY COUNCIL OF THE ORDINANCE TEXT AMENDMENT TO THE UDO TO ALLOW UP TO EIGHT DUPLEX UNITS ON A MOTOR COURT BECAUSE THE PROPOSAL COMPLIES WITH THE REQUIREMENTS OF SECTION 146-5.4.1.C.3.B OF THE UNIFIED DEVELOPMENT ORDINANCE FOR THE FOLLOWING REASONS:

1. THE PROPOSAL IS CONSISTENT WITH AURORA PLACES' GOALS OF PROVIDING MORE HOUSING CHOICES AND,
2. DEMAND FOR A VARIETY OF HOUSING TYPES CONTINUES TO GROW, AND
3. NEIGHBORHOOD DESIGN REQUIREMENTS CAN SUPPORT THIS APPROACH AND NOT CREATE MATERIAL RISKS TO PUBLIC HEALTH, SAFETY, AND WELFARE.

**Further Discussion:**

Chair Walls stated full support for the UDO Amendment as it helps to incentivize development, especially on small and odd-shaped parcels of land. Furthermore, the development community has let it be known that this type of amendment would allow for higher density on smaller parcels which is desirable.

MOTION PASSED UNANIMOUSLY.



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**8a. UNIFIED DEVELOPMENT ORDINANCE AMENDMENT – TEXT CHANGE FOR FENCES**

The Planning and Business Development Department recommends amending the zoning code within the Unified Development Ordinance (UDO) to allow residential side and rear yard privacy fences up to eight feet tall along collector and arterial streets. This is an increase from the current allowance of six feet (*ref. UDO 146-4.7.9.L*).

This proposal is likely to impact older developments where homes back to arterial streets. The city has received multiple requests for fence height increases from existing homes backing streets like Havana Street and Chambers Road. These requests have been processed as variances supported by staff and approved by the Board of Appeals and Adjustments (BOAA). Based on the results of the variance approvals this proposed code amendment may result in inconsistent fence heights on existing corridors, but not significant negative results.

This proposal was heard at the November 13 Planning and Economic Development Council subcommittee, and no concerns were expressed.

**Testimony Given at the Hearing:**

Brandon Cammarata, Planning Manager, gave a presentation of the item, including the staff recommendation.

The Planning Commission did not have any questions for staff.

**Planning Commission Results**

**AGENDA ITEM 8a – ORDINANCE TEXT AMENDMENT**

A MOTION WAS MADE BY COMMISSIONER BANKA AND SECONDED BY COMMISSIONER HOGAN.

RECOMMEND APPROVAL TO THE AURORA CITY COUNCIL OF THE ORDINANCE TEXT AMENDMENT TO THE UDO TO ALLOW PRIVACY FENCES ALONG COLLECTOR AND ARTERIAL STREETS TO BE UP TO EIGHT FEET IN HEIGHT BECAUSE THE PROPOSAL COMPLIES WITH THE REQUIREMENTS OF SECTION 146-5.4.1.C.3.B OF THE UNIFIED DEVELOPMENT ORDINANCE FOR THE FOLLOWING REASONS:

1. THE FLEXIBILITY FOR INCREASING FENCE HEIGHTS ALONG HIGH VOLUME AND SPEED STREETS SUPPORTS ESTABLISHED NEIGHBORHOODS IN AURORA PLACES AND
2. THIS HAS BEEN A REOCCURRING REQUEST FOR VARIANCES AND IS NOT CONTRARY TO OTHER PUBLIC GOALS ALONG THESE CORRIDORS AND NOT SHOWN TO CREATE MATERIAL RISKS TO PUBLIC HEALTH, SAFETY, AND WELFARE.

**Further Discussion:**

Commissioner Jetchick supported the change to allow the height increase to eight feet, many residents along Havana have wanted to increase the height of their fences. Peoria Street is another section of the city that will take advantage of this amendment.



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Chair Walls also supported the change and noted that there are residents along the Hampden corridor who have wanted to increase the fence heights due to noise from the heavy traffic. Chair Walls stated appreciation for staff for bringing this amendment forward and looks forward to other amendments to increase the functionality of the UDO

Commissioner Hogan stated appreciation that residents will now have an option for fencing.

MOTION PASSED UNANIMOUSLY.



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**8c. IRON HAMMER -SITE PLAN AMENDMENT**

The applicant, Iron Hammer, Inc., is proposing to construct an 18,500-square-foot multi-tenant office/flex warehouse building on approximately 1.61 acres of land. The site is located on the southwest corner of the intersection of E. Lockheed Drive and N. Laredo Street. The site is zoned I-1 (Business/Tech District) within Subarea B and is part of the Innovation Campus placetype. The site is bordered by an information services center to the west, vacant land with a recently approved Site Plan for office/flex warehouse to the south, outdoor storage and DBC Irrigation Supply to the east and a Verizon switching center to the north across E. Lockheed Drive.

The proposed 18,500-square-foot building will be one story with six planned units. Three of the units are intended to be occupied by Iron Hammer, Inc., an existing business in Aurora moving from 12001 E 33<sup>rd</sup> Avenue. This use includes storage, distribution, warehousing, light manufacturing, and accessory outdoor storage for a steel fabrication business. The remaining three units are intended to be rented to tenants with long-term leases. The proposed building will face Laredo Street to the east, with parking located between the building and the street. Dock doors will be oriented west to the interior of the site. A wrought iron metal fence is proposed on the site perimeter. A 33.8' by 58' outdoor storage area is proposed in the southwest corner of the site, screened from Lockheed Drive with a solid fence. Landscape buffers on the south and west property lines will also screen and buffer the site. The architecture of the building has been designed to meet or exceed the building design requirements of the Unified Development Ordinance (UDO) and will be primarily comprised of 42" of concrete wainscoting, architectural metal accents, and metal siding. Architectural elements will include varying parapet height, material color variation, and awnings. 24 automobile parking stalls will be provided, including two accessible stalls, exceeding the 20-stall parking requirement for this proposal.

This site, along with the property to the south, was previously approved as Phase 2 of the Lockheed Facility Site Plan in 1990. That phase was never developed. The current proposed development would replace the previous Site Plan.

**Testimony Given at the Hearing:**

Commissioners Jetchick and, Banka, visited the site.

Stacy Wasinger, Case Manager, gave a presentation of the item, including the staff recommendation.

Commissioner Jetchick noted that there was a large pile of trash along Laredo Street during the site visit and asked if no dumping signs would be posted.

S Wasinger responded that it would be up to the applicant to post the signs and added that as the site is developed it should alleviate that circumstance.

Jesse Donovan, Brightlighter Engineering, LLC, 3253 N Gaylord Street, Denver, CO, representing the applicant, was available for questions.



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**Planning Commission Results**  
**AGENDA ITEM 8c – SITE PLAN AMENDMENT**

A MOTION WAS MADE BY CHAIR WALLS AND SECOND BY COMMISSIONER BANKA.

APPROVE, WITH ONE CONDITION, THE SITE PLAN BECAUSE IT COMPLIES WITH THE REQUIREMENTS OF CODE 146-5.4.3.B.2 OF THE UNIFIED DEVELOPMENT ORDINANCE FOR THE FOLLOWING REASONS:

1. THE SITE PLAN COMPLIES WITH THE STANDARDS AND REVIEW CRITERIA OF THE BUSINESS/TECH ZONE DISTRICT AND THE INNOVATION CAMPUS PLACETYPE OF THE AURORA PLACES COMPREHENSIVE PLAN;
2. THE SITE PLAN COMPLIES WITH ALL APPLICABLE STANDARDS IN THE UDO;
3. CITY INFRASTRUCTURE WILL BE IMPROVED IN ASSOCIATION WITH THIS DEVELOPMENT THROUGH THE CONSTRUCTION OF AND IMPROVEMENT TO ADJACENT SIDEWALKS TO THE DEVELOPMENT;
4. THE PROPOSED DEVELOPMENT IS COMPATIBLE WITH THE SURROUNDING LAND USES; AND
5. MEASURES HAVE BEEN TAKEN TO MITIGATE ADVERSE IMPACTS ON THE SURROUNDING DEVELOPMENT.

APPROVAL IS TO BE SUBJECT TO THE FOLLOWING CONDITION:

1. RESOLUTION OF OUTSTANDING TECHNICAL ISSUES PRIOR TO THE RECORDATION OF THE SITE PLAN AND ISSUANCE OF ANY BUILDING PERMITS.

**Further Discussion:**

No further discussion occurred.

MOTION PASSED UNANIMOUSLY.





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**9. Public Invited to be Heard**

None

**10. Commissioner Comments/Miscellaneous Items of Business**

Commissioner Banka asked if lighting was required in new subdivisions by mailbox kiosks. Brandon Cammarata, Planning Manager, responded that the zoning code does not have specific requirements for lighting at mailbox banks. Commissioner Gaiser noted that mailbox banks in many communities do not have sufficient lighting.

Chair Walls asked what the proper venue/path for this type of concern is.

A general discussion ensued.

Commissioner Hogan noted that a draft agenda for study sessions has been provided to Planning staff and will be presented to the Commission in January. It was asked if commissioners had topics of interest for the 2025 calendar year to send them to Commissioner Hogan.

Chair Walls complimented S Wasinger for the presentation on the Iron Hammer agenda item, the presentation was done very well and was appreciated.

**11. Reports**

**11a. Report by Planning Division Manager**

Brandon Cammarata, Planning Division Manager reviewed the Administrative Decisions made over the past two weeks which included: Aspen South Lateral, Site Plan Amendment, and Lussing Trust North Lateral, Site Plan Amendment.

B. Cammarata also acknowledged that work is being done on study session topics for the 2025 calendar year.

Susan Chapel, Project Coordinator III, staff liaison, gave an update on the Holiday Get-Together.

**11b. Report by City Attorney**

Lena McClelland, Assistant City Attorney, did not have a report.

**12. Adjournment**

Chairman Walls adjourned the meeting at 6:53 p.m. until Wednesday, December 11, 2024.

Minutes Approved

## City of Aurora Planning Commission Case Report

Project Title: Unified Development Ordinance - Text Change Residential Fence Height along Collector and Arterial Streets
Date: November 26, 2024
Development Application Number: DA-2163-20
Case Number: 2018-1006-20
Case Manager: Brandon Cammarata
Applicant: City of Aurora
General Location: Within the boundaries of the city
Wards: All

**Project Summary:**

The Planning and Business Development Department recommends amending the zoning code within the Unified Development Ordinance (UDO) to allow residential side and rear yard privacy fences up to eight feet tall along collector and arterial streets. This is an increase from the current allowance of six feet (*ref. UDO 146-4.7.9.L*).

This proposal is likely to impact older developments where homes back to arterial streets. The city has received multiple requests for fence height increases from existing homes backing streets like Havana Street and Chambers Road. These requests have been processed as variances supported by staff and approved by the Board of Appeals and Adjustments (BOAA). Based on the results of the variance approvals this proposed code amendment may result in inconsistent fence heights on existing corridors, but not significant negative results.

This proposal was heard at the November 13 Planning and Economic Development Council subcommittee, and no concerns were expressed.

**Request:**

Recommend Approval of the Ordinance Text Amendment to the Unified Development Ordinance

**Additional Information:**

- Examples where increased fence height is applicable.

**Examples where increased fence height is applicable.**

The Google Street View below shows a typical location where this request has been made. The picture is along Havana Street near 4th Avenue. Residents asking for the higher fences cite privacy, security, and noise as their reasons for requesting them.

This allowance is anticipated to be less utilized in new neighborhoods, which tend to have fewer situations with homes backing arterials, and when they do, a buffer is required between the public sidewalk and the homes.



**Summary of Staff Recommendation:**

Recommend approval. (See the last page of the report for the vote.)

**Detailed Case Analysis**

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**Public Notification:**

Legal notice appeared in the Aurora Sentinel on November 14, 2024.

**Conformance with Code Criteria:**

1. **Ordinance Text Amendment Approval Criteria** - Ordinance Text Amendment approval criteria are found in Section 146-5.4.1.C.3.b of the UDO as follows:
  1. *The proposed Ordinance amendment is consistent with the spirit and intent of the Comprehensive Plan and with other policies and plans adopted by the City Council; and*
    - (a) *The change to the Ordinance text is required because of changed conditions or circumstances in all or a portion of the City; or*
    - (b) *The change to the Ordinance text is required to address a new or unforeseen threat to the public health, safety, and welfare; or*
    - (c) *The change to the Ordinance text is required to promote economic growth and investment that will not create material risks to the public health, safety, and welfare.*

The proposed Ordinance Text Amendment complies with the approval criteria for the following reasons:

- The flexibility for increasing fence heights along high volume and speed streets supports Established Neighborhoods in Aurora Places and
- This has been a reoccurring request for variances and is not contrary to other public goals along these corridors and not shown to create material risks to public health, safety, and welfare.

**Compliance with Comprehensive Plan:**

This proposal is consistent with Aurora Places' goals described in Chapter 6 of the Comprehensive Plan for supporting established neighborhoods. Allowing residents to invest in their properties in this manner supports existing neighborhoods.

**Exhibits:**

Exhibit A      Draft Ordinance

### **Staff Recommendation:**

#### **Agenda Item 8b: Ordinance Text Amendment for Residential Fence Height Along Collector and Arterial Streets**

Recommend approval to the Aurora City Council of the Ordinance Text Amendment to the UDO to allow privacy fences along collector and arterial streets to be up to eight feet in height because the proposal complies with the requirements of Section 146-5.4.1.C.3.b of the Unified Development Ordinance for the following reasons:

- The flexibility for increasing fence heights along high volume and speed streets supports Established Neighborhoods in Aurora Places and
- This has been a reoccurring request for variances and is not contrary to other public goals along these corridors and not shown to create material risks to public health, safety, and welfare.

ORDINANCE NO. 2025- \_\_\_\_

A BILL

FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, AMENDING SECTION 146-4.7.9 OF THE UNIFIED DEVELOPMENT ORDINANCE PERTAINING TO FENCING

WHEREAS, Section 146-5.4.1.C.3 of the Unified Development Ordinance provides that all applications for ordinance text amendments shall be presented for a public hearing, both to the Planning and Zoning Commission, who shall render a recommendation to City Council, and to the City Council for final decision; and

WHEREAS, on November 26, 2024, following a public hearing, the Planning and Zoning Commission voted to recommend the ordinance text amendment to City Council.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO:

Section 1. Section 146-4.7.9.L.1 Table 4.7-4 of the Unified Development Ordinance of the City of Aurora, Colorado, is hereby amended as follows:

<b>Table 4.7-4 Fence Location and Height: Residential Uses</b>	
<b>Standard</b>	<b>Requirements</b>
<b>Front Yards</b>	
Height	Maximum 42 inches
Setback	Fence – 18 inches minimum from back of sidewalk, unless larger setback required per by another provision of this UDO.
<b>Side Yards (See Section 146-4.7.9.H for new fencing along Arterial and Collector Streets)</b>	
Height	Maximum six feet; <b>except fences along arterial or collector streets may be up to eight feet</b>
Setback	Four feet minimum from back of sidewalk, if replacing an existing fence
	Where existing homes that share a rear yard fence, the fence may be located on the lot line.
<b>Rear Yards (See Section 146-4.7.9.H for new fencing along Arterial and Collector Streets)</b>	
Height	Maximum six feet; <b>except fences along arterial or collector streets may be up to eight feet</b>

Setback	Four feet minimum from back of sidewalk, if replacing an existing fence
	Where existing homes that share a rear yard fence, the fence may be located on the lot line.

Section 2. Severability. The provisions of this Ordinance are hereby declared to be severable. If any section, paragraph, clause, or provision of this Ordinance shall, for any reason, be held to be invalid or unenforceable by a court of competent jurisdiction, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Ordinance.

Section 3. Pursuant to Section 5-5 of the Charter of the City of Aurora, Colorado, the second publication of this Ordinance shall be by reference, utilizing the ordinance title. Copies of this Ordinance are available at the Office of the City Clerk.

Section 4. Repealer. All orders, resolutions, or ordinances in conflict with this Ordinance or with any of the documents hereby approved, are hereby repealed only to the extent of such conflict. This repealer shall not be construed as reviving any resolution, ordinance, or part thereof, heretofore repealed.

INTRODUCED, READ AND ORDERED PUBLISHED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

PASSED AND ORDERED PUBLISHED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
MIKE COFFMAN, Mayor

ATTEST:

\_\_\_\_\_

KADEE RODRIGUEZ, City Clerk

APPROVED AS TO FORM BY CITY ATTORNEY PETE SHULTE:

*Lena McClelland* <sup>RLA</sup>  
\_\_\_\_\_  
LENA MCCLELLAND, Assistant City Attorney



# CITY OF AURORA

## Council Agenda Commentary

<b>Item Title:</b> Unified Development Ordinance Text Change to Allow Duplexes on Motor Courts (Ordinance)
<b>Item Initiator:</b> Brandon Cammarata, Manager, Planning and Business Development
<b>Staff Source/Legal Source:</b> Brandon Cammarata, Manager, Planning and Business Development; Lena McClelland, Assistant City Attorney
<b>Outside Speaker:</b> N/A
<b>Council Goal:</b> 2012: 4.0--Create a superior quality of life for residents making the city a desirable place to live and work

### COUNCIL MEETING DATES:

**Study Session:** 1/13/2025

**Regular Meeting:** 1/27/2025

**2<sup>nd</sup> Regular Meeting (if applicable):** 2/10/2025

**Item requires a Public Hearing:**  Yes  No

### ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time: (For Study Session items only indicate combined time needed for presentation and discussion)

Brandon Cammarata, Manager, Planning and Business Development / Lena McClelland, Assistant City Attorney

### ACTIONS(S) PROPOSED *(Check all appropriate actions)*

- Approve Item and Move Forward to Study Session  Approve Item as Proposed at Study Session
- Approve Item and Move Forward to Regular Meeting  Approve Item as Proposed at Regular Meeting
- Information Only
- Approve Item with Waiver of Reconsideration  
*Reason for waiver is described in the Item Details field above.*

### PREVIOUS ACTIONS OR REVIEWS:

**Policy Committee Name:** Planning and Zoning Commission

**Policy Committee Date:** 11/26/2024

**Action Taken/Follow-up:** *(Check all that apply)*

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Recommends Approval

Does Not Recommend Approval

Forwarded Without Recommendation

Minutes Not Available

Minutes Attached

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**HISTORY** *(Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)*

This proposal came before the Planning and Economic Development subcommittee on November 13, 2024. General support for this amendment was represented by the subcommittee. A public hearing was held at the Planning and Zoning Commission on November 26, 2024 and the commission recommended approval unanimously (6-0). Minutes of both meetings are attached.

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**ITEM SUMMARY** *(Brief description of item, discussion, key points, recommendations, etc.)*

The Planning and Business Development Department recommends amending the zoning code within the Unified Development Ordinance (UDO) to allow up to eight duplex units on Motor Court lot configurations (ref. UDO 146-4.2.3). This proposal expands the current code, which only permits single-family detached units, not duplex units on Motor Courts. The proposal also retains the maximum of six single-family detached units on a Motor Court but proposes to allow up to eight duplex units.

Motor Courts were enabled by the zoning code with the UDO in 2019 as a means to allow limited increased density and diversity of housing products, which also has the potential to contribute to the provision of lower price point homes. Motor Courts are permitted in most residential zone districts and have been a widely used lot type throughout eastern Aurora since 2019.

In the UDO, various design standards apply to Motor Courts and will also apply to duplexes on Motor Courts if approved. Two examples of design standards are the homes along the street must have a front door facing the street, and Motor Courts with over four units are required to include two additional parking spaces in addition to the two required for each unit. The full list of design standards is in UDO Section 146-4.2.3.E.

This proposed ordinance also clarifies that duplexes are permitted on green courts. This allowance is already in place per the definition of green courts in the UDO, but the amendment communicates this allowance more consistently with the rest of the code.

Some members of the homebuilding community have identified this amendment as a desirable addition to the UDO. This proposal was brought to the Planning and Economic Development (PED) council subcommittee on November 13, 2024, and they supported advancing the proposal through the public process. Planning Commission recommended approval of the ordinance on November 26, 2024.

Additional Information:

- Small Lots
- Parking
- Typical Green Court Configuration

Small Lots.

Motor Courts are enabled in the package of development options known as "Small Lots" in the UDO. This section of the code was established by the UDO in 2019 to enable higher single family densities over limited areas and allow a greater variety of housing options. **Currently "small lots" are limited to 50% of the single lot units in a development.** This has been the predominant approach to development in eastern Aurora since then. Before the enabling of small lots, most development occurred at 3 to 5 dwelling units per acre. With small lots, we routinely see areas developed at 6 to 8 DUA, which should or could produce lower price points.

With the increased densities, neighborhoods require more robust features to support the density.

- Street Network – A more highly connected street network.
- Park Space – Greater frequency of active park spaces to produce proximity to small lot residents which typically have minimal private outdoor space.
- Mixed Uses – assure proximity to retail and schools.



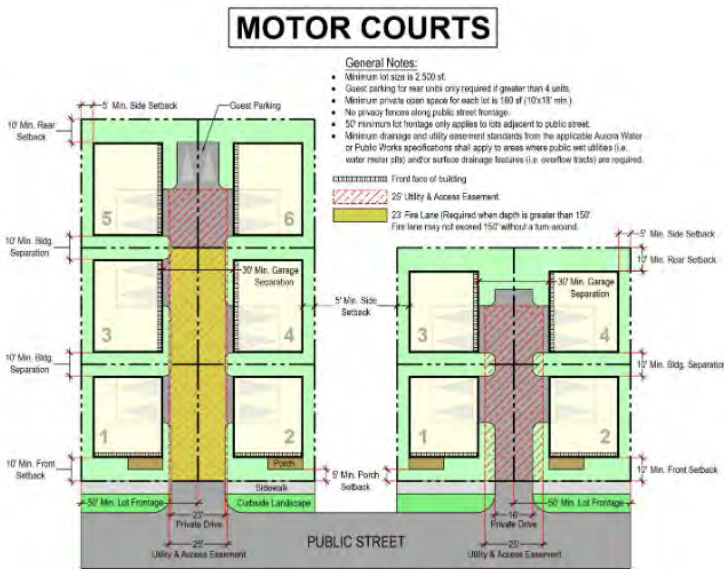
- Walkable Streets – With the more intense use of on-street parking and proximity to places, walkable streets with detached sidewalks, street trees, and fewer driveways are important.
- Product Variations – Avoid areas of a single type of higher-density product.
- Buildings facing streets – The buildings along the street need to face the street to support eyes and activity on the street, logical maintenance expectations, and aesthetic quality.

**Parking.**

Motor Court configurations put additional pressure on on-street parking because more homes are on each block than in traditional home layouts. For example, where you would have two homes under a traditional lot layout with Motor Courts, you would have 4 to 8 homes on that street frontage (and instead of 10 traditional homes, 20 to 40 Motor Court homes). For the same reasons that the parking pressures are created, Motor Courts can yield lower price points than traditional home layouts.

The primary and preferred tool for addressing on-street parking pressure is to avoid large areas dedicated to the Motor Court product and instead try to mix Motor Courts with product types that put less pressure on on-street parking, such as traditional alley-loaded products. Also, having Motor Courts with four units has less impact than Motor Courts with 6 or 8 units. As mentioned, Motor Courts require two additional guest parking spaces when a Motor Court exceeds four units.

**Typical Motor Court Configuration**



**Figure 4.2-3: Motor Courts**

**FISCAL IMPACT**

Select all that apply. (If no fiscal impact, click that box and skip to "Questions for Council")

- Revenue Impact     
  Budgeted Expenditure Impact     
  Non-Budgeted Expenditure Impact  
 Workload Impact     
  No Fiscal Impact

**REVENUE IMPACT**

Provide the revenue impact or N/A if no impact. (What is the estimated impact on revenue? What funds would be impacted? Provide additional detail as necessary.)

**BUDGETED EXPENDITURE IMPACT**

Provide the budgeted expenditure impact or N/A if no impact. (List Org/Account # and fund. What is the amount of budget to be used? Does this shift existing budget away from existing programs/services? Provide additional detail as necessary.)

**NON-BUDGETED EXPENDITURE IMPACT**

Provide the non-budgeted expenditure impact or N/A if no impact. (Provide information on non-budgeted costs. Include Personal Services, Supplies and Services, Interfund Charges, and Capital needs. Provide additional detail as necessary.)

**WORKLOAD IMPACT**

Provide the workload impact or N/A if no impact. (Will more staff be needed or is the change absorbable? If new FTE(s) are needed, provide numbers and types of positions, and a duty summary. Provide additional detail as necessary.)

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**QUESTIONS FOR COUNCIL**

Does Council wish to support an amendment to the Unified Development Ordinance (UDO) to add duplexes as an allowable product type on motor court lot configurations.

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**LEGAL COMMENTS**

The City Council is the governing body of the City and has the authority to approve amendments to the text of the UDO. (UDO §146-5.1.1.A)  
The City Council shall conduct a public hearing on the application. (UDO §146-5.4.1.C.2.c)  
Amendments to the text of the UDO shall only be approved if City Council finds that the proposed amendment is consistent with the spirit and intent of the Comprehensive Plan and with other policies and plans adopted by the City Council; and (a) the text amendment is required because of changed conditions or circumstances in all or a portion of the City; or (b) the text amendment is required to address a new or unforeseen threat to the public health, safety, and welfare; or (c) the text amendment is required to promote economic growth and investment that will not create material risks to the public health, safety, and welfare. (UDO §146-5.4.1.C.3.b.i) (McClelland)

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# UDO TEXT AMENDMENT TEXT CHANGES

## Duplexes on Motor Courts

Project No: DA-2163-19  
Public Hearing  
Aurora City Council



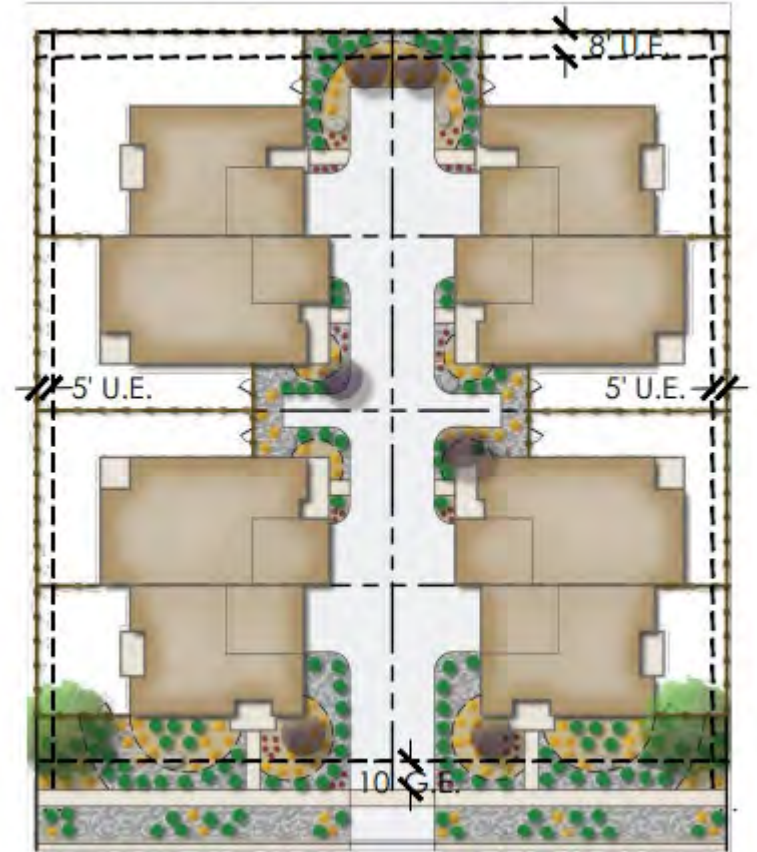


# REQUEST

- Unified Development Ordinance (UDO) Amendment:
  - Allow up to eight (8) duplex units on a Motor Court
- In accordance with the City of Aurora Zoning Ordinance, Sec. 146-5.4.1.3.b, Ordinance Text Amendments:

Applicant: City Staff

Project Location: Citywide





# Background – Motor Courts

- Enabled in 2019
  - one of numerous “small lot” options
- Current allowance:
  - Single Family Detached;  
Up to 6 units
- Widely used in new development
- Provides for higher density option



Planning & Business Services Department



# Small Lots

A limited % of “small lots”; based on limited supportive infrastructure

- Street Network –connected street network.
- Park Space – Greater Proximity.
- Mixed Uses –Proximity to retail and schools.
- Walkable Streets – With the more intense use of on-street parking and proximity to places, walkable streets with detached sidewalks, street trees, and fewer driveways are important.
- Product Variations – Avoid areas of a single type of higher-density product.
- Buildings facing streets – The buildings along the street need to face the street to support eyes and activity on the street, logical maintenance expectations, and aesthetic quality.



# APPROVAL CRITERIA

- In compliance with the City of Aurora Zoning Ordinance, Sec. 146-5.4.1.3.b, Ordinance Text Amendments:
  - The applicant has demonstrated that the proposed Ordinance amendment is consistent with the spirit and intent of the Comprehensive Plan and with other policies and plans adopted by the City Council; and*
    - The change to the Ordinance text is required because of changed conditions or circumstances in all or a portion of the city; or*
    - The change to the Ordinance text is required to address a new or unforeseen threat to the public health, safety, and welfare; or*
    - The change to the Ordinance text is required to promote economic growth and investment that will not create material risks to the public health, safety, and welfare.*



# STAFF FINDINGS

- The proposal is consistent with Aurora Places' goals of providing more housing choices and,
- Demand for a variety of compact housing types continues to grow, and
- Neighborhood design requirements can support this approach and not create material risks to public health, safety, and welfare.



APPROVED

**PLANNING AND ECONOMIC DEVELOPMENT POLICY COMMITTEE MEETING  
MINUTES**

**Date:** November 13, 2024  
**Time:** 8:30 am

Members Present Chair: Council Member Francoise Bergan, Vice Chair: Council Member Curtis Gardner, Council Member Steve Sundberg

Others Present Aja Tibbs, Alejandra Major, Andrea Amonick, Ariana Muca, Bob Roth, Brandon Cammarata, Brenda Kenney, Brian Rulla, Brit Vigil, Cathy DeWolf, Cesarina Dancy, Chad Argentar, Chad Giron, Chance Horiuchi, Crystal Vigil, Daniel Krzyzanowski, Darren Akrie, David Schoonmaker, David Scott, Deborah Bickmire, Diana Rael, Gayle Jetchick, Geoff Babbitt Jacob Cox, Jake Calegari, Jeffrey Moore, Jennifer Orozco, Jeremiah Fettig, Jose Rodriguez, Julie Patterson, Kelly Bish, Laura Perry, Leah Ramsey, Lena McClelland, Leticia Callanen, Mac Callison, Marisa Noble, Maurice Healy, Megan Waldschmidt, Melissa Rogers, Michael Kerrigan, Mindy Parnes, Morgan Cullen, Morgan Jennings, Naomi Colwell, Robert Oliva, Sarah Wile, Scott Berg, Stacy Wasinger, Stephen E Rodriguez, Stephen Gubrud, Steve Timms, Sunny Banka, Thomas Blevins, Tod Kuntzelman, Tom Oldenburg, Wendy Renee, Wendy Vue, Yuriy Gorlov

**1. CALL TO ORDER**

**2. APPROVAL OF OCTOBER 9, 2024, DRAFT MINUTES–COUNCIL MEMBER BERGAN**

**2.a.** The minutes were approved.

**3. GENERAL BUSINESS**

**3.a. Minor Text Updates to City Code Chapter 135 Oil and Gas Manual**

*Summary of Issue and Discussion:*

Jeffrey S. Moore, Manager Energy & Environment Division

Jeffrey S. Moore, Manager of the Energy and Environment Division, provided a detailed presentation on the proposed changes to Chapter 135 of the Aurora City Code. He explained that the manual, initially passed in 2021, had not been updated since its adoption. The proposed updates are necessary to align with recent changes at the state and local levels, including the rebranding of the Colorado Oil and Gas

## APPROVED

Conservation Commission (COGCC) to the Energy and Carbon Management Commission (ECMC). These changes, though minor, require extensive textual revisions throughout the chapter.

J. Moore clarified that the updates do not alter the existing regulations, which remain effective, nor do they address well maintenance and workover easements around plugged wells, which will be handled in a future update to the Unified Development Ordinance (UDO). Locally, updates also include renaming the Oil and Gas Division to the Energy and Environment Division, aligning the appeals process in Chapter 135 with the UDO, and shifting administrative approval authority from his position to the Planning and Business Development Director for consistency with other city departments.

Further, the updates incorporate minor wording adjustments from Public Works to ensure consistency across city regulations. These include changes to terms such as pre-submittal meeting to pre-acceptance review and updates to subsurface utility investigation requirements to align with Colorado Revised Statutes. The presentation concluded with a proposal to move the updates forward to a Study Session scheduled for December 2nd, pending notification provisions.

J. Moore expressed openness to questions and requested Council's support for the updates, which received no objections from members.

**Outcome:**

Council approved this item to move forward to Study Session.

**Follow-up Action:**

Staff will add this item to the Study Session Agenda.

**3.b. UDO Amendments to Allow Duplexes on Motor Courts and Increase Fence Height on Collectors and Arterials****Summary of Issue and Discussion:**

Brandon Cammarata, Planning Manager

Brandon Cammarata, Planning Manager, presented the proposals, which focus on design standards within the Unified Development Ordinance (UDO). He sought the Committee's support for advancing these amendments to the Planning Commission and City Council, with an optional Study Session before the public hearing.

The first amendment proposes increasing the maximum height for residential privacy fences from six feet to eight feet along collector and arterial streets. This change addresses numerous variance requests from residents with properties adjacent to high-volume, high-speed streets, such as Havana and Chambers, and aims to formalize a practice already supported by staff and the Board of Adjustment.

The second amendment involves motor courts, which are currently limited to six single-family detached homes sharing a single driveway. This proposal would allow this arrangement for up to eight duplexes.

## APPROVED

This proposal reflects an approach to permit more housing options and is not anticipated to have significant adverse impacts beyond those presented by existing allowances.

B. Cammarata addressed questions regarding parking needs, explaining that motor courts function similarly to alleys and include design features to manage access effectively.

- CM Sundberg expressed concern about motor courts being used as shortcuts, referencing Murphy Creek as a positive example of a private drive design that avoids public street connectivity.
- CM Perry highlighted the visual representation of motor court configurations in the meeting materials.
- B. Cammarata elaborated on, demonstrating the proposed duplex arrangements and associated parking layouts.
- The Committee agreed to move the proposals forward, with no significant objections.

**Outcome:**

Council approved this item to move forward to Planning Commission and City Council.

**Follow-up Action:**

Staff will add this item to the 11/26/24 Planning Commission Agenda and tentatively the January City Council Agenda.

**3.c. Pad Ready Commercial Concept****Summary of Issue and Discussion:**

Jacob Cox, Director of Development Services

Jacob Cox, Director of Development Services, and Yuriy Gorlov from AEDC presented the concept, emphasizing collaboration and process improvements to help commercial and industrial developers bring projects to market more quickly.

Y. Gorlov highlighted AEDC's mission to attract quality developers and industries by fostering predictability and certainty in development processes. He outlined Aurora's success in expanding business parks and attracting prominent developers like Ambrose, Northpoint, and Hillwood. The focus on market trends and collaboration with city staff has built trust and streamlined efforts, encouraging competitive readiness.

J. Cox detailed the context-based approach to streamline development processes, using Aurora's six established and 21 recently activated business parks as examples. The city collaborates closely with developers, offering proactive support through pre-application meetings, tailored workshops, and strategic permitting. This approach ensures predictability, resolves issues efficiently, and aligns infrastructure and zoning with market demands.

J. Cox provided a case study on the Food Bank of the Rockies project in the Majestic Commerce Center. The project involved a tight timeline, requiring permit

## APPROVED

approval within five months. By breaking down the development process into manageable phases—site plans, civil documents, and building permits—the city met all deadlines without requiring special review processes. The success was attributed to effective communication, collaboration, and a pilot team-based review approach.

J. Cox emphasized that the Pad Ready Concept’s goal is to replicate these successes citywide, ensuring newer projects and existing parks benefit from an efficient, context-driven process. J. Cox and Y. Gorloy reiterating the importance of strategic partnerships and inviting questions from Council Members.

- CM Bergan inquired about the deadline for the Food Bank of the Rockies project.
- J. Cox explained was driven by specific funding requirements tied to federal programs like HUD. The City’s approach involved mapping out a proactive timeline to meet the developer’s needs without altering standard processes. By working collaboratively with AEDC and the master developer, Majestic, the city ensured the project met its deadline within existing timelines and requirements.
- CM Bergan further asked about the distinction between pad ready and site ready, emphasizing the need for infrastructure, such as utilities and roads, to be in place.
- J. Cox confirmed that while many pad-ready sites are marketable, some still require additional infrastructure improvements, which can be addressed flexibly during the development process.
- CM Bergan emphasized the importance of preparing larger potential projects with necessary infrastructure.
- J. Cox explained that the city actively works with developers to ensure readiness, particularly for parcels in recently annexed areas requiring extended utilities and roadways. Established parks with existing infrastructure remain the most marketable and efficient opportunities.
- Y. Gorlov highlighted the importance of this initiative for AEDC's marketing efforts, explaining how it differentiates Aurora by offering readily available plots for development. He noted the importance of understanding and vetting company timelines, ensuring realistic expectations, and fostering collaborative planning between developers and the city.

**Outcome:**

Information only.

**Follow-up Action:**

None required.

**3.d. Retail Strategy Update****Summary of Issue and Discussion:**

Andrea Amonick, Business Development & Redevelopment Manager

Andrea Amonick, Business Development and Redevelopment Manager, outlined the strategy’s purpose: optimizing retail sales tax generation by supporting existing

## APPROVED

businesses, attracting new ones, and revitalizing retail areas. She emphasized that the strategy is being developed entirely in-house, leveraging the team's deep knowledge of Aurora and its businesses.

The process included data collection, meetings with Ward Council Members to understand constituent priorities, and canvassing retail businesses within each Ward. A. Amonick noted that face-to-face engagement proved the most effective method for gathering insights from business owners, though it has been time intensive. Additionally, staff conducted physical assessments of retail areas to evaluate infrastructure and the condition of shopping centers.

The strategy encompasses eight overarching goals, including attracting high-volume retailers, supporting small businesses, assisting with filling vacant spaces, redeveloping underperforming areas, and collaborating with city departments to align policies and trends. A. Amonick highlighted Ward-specific strategies, such as fostering relationships with major retail operators in Ward VI, while noting that many strategies will overlap citywide.

The team is nearing completion of the Ward-level analyses, with four of six Wards mostly done. A draft strategy is expected for internal review by December, followed by presentation to PED in early 2025 for feedback and eventual formal adoption by City Council.

A. Amonick emphasized the importance of tailoring strategies to each Ward's unique characteristics, such as Ward I's smaller operators versus Ward VI's larger, professionally managed centers. The strategy will include both citywide and Ward-specific recommendations to ensure a comprehensive approach.

- CM Bergan expressed appreciation for the Retail Strategy process and highlighted the challenges of engaging with smaller retail centers and understanding issues such as long-term vacancies. She emphasized the importance of maintaining relationships with property owners and leveraging data collected during the strategy development to connect opportunities with the appropriate stakeholders.
- A. Amonick acknowledged these points, noting that owner participation is crucial for activating vacant spaces and that future steps will include discussions with Council on programming, resource allocation, and policy priorities.
- CM Bergan also underscored the need to educate constituents about the City's role in supporting but not directly controlling retail market dynamics, emphasizing that private businesses ultimately make decisions about their operations.
- A. Amonick agreed and reinforced the City's role in facilitating connections and addressing gaps without dictating market outcomes.
- CM Gardner raised concerns about adapting the retail strategy to reflect modern retail trends, including the shift toward service-based and non-traditional retail models. He highlighted the need for tailored strategies for existing small strip malls and considerations for future retail development that anticipates evolving market needs.

## APPROVED

- CM Gardner suggested partnering with developers to incorporate innovative retail design ideas, emphasizing the importance of avoiding outdated layouts that could lead to long-term vacancies.
- B. Oliva provided examples of non-traditional retail opportunities, such as Bowlero, entertainment complexes, and recreational uses like pickleball. He explained that non-traditional retail often presents unique challenges, such as zoning and parking, but can still contribute to activating spaces that would otherwise remain vacant. B. Oliva assured the Council that these considerations are being addressed in the strategy.
- CM Gardner emphasized that filling retail spaces, whether through traditional or non-traditional means, should remain a core part of the City's approach to maximize sales tax revenues and avoid economic stagnation in retail areas.
- B. Oliva and A. Amonick affirmed that the final strategy would include these elements, ensuring flexibility and forward-thinking solutions for both existing and future retail development.

**Outcome:**

Information only.

**Follow-up Action:**

None required.

**3.e. Retail Update 3rd Q 2024****Summary of Issue and Discussion:**

Robert Oliva, Senior Project Manager

Robert Oliva, Senior Project Manager, presented the third-quarter retail sales tax generation report for 2024, highlighting a 4.5% year-over-year increase compared to the same period in 2023. He explained that home improvement sales grew by 4.3%, driven by homeowners preparing properties for sale or renovation. Auto dealers faced declining vehicle sales due to high prices, but parts and service departments saw increased activity as consumers maintained older vehicles.

R. Oliva noted an 8.8% decline in electronics and computers due to reduced demand for durable goods and lengthened upgrade cycles. Grocery stores reported consistent growth, fueled by increased hard good offerings generating additional taxable revenue. Clothing and accessories sales declined, affected by unseasonably warm weather delaying back-to-school shopping and a slowdown in fast fashion due to environmental concerns and economic uncertainty.

R. Oliva reported a 2.9% increase in beer, wine, and liquor sales, though smaller liquor stores faced challenges from grocery store competition. Department stores continued to decline as consumers favored specialized retailers, and he emphasized the need to reimagine these spaces to address evolving retail trends.

- Council Member Bergan suggested adding bars in department stores.
- R. Oliva noted some upscale stores, like Bergdorf Goodman, already do.
- Council Member Sundberg added that Nordstrom also features bars.

## APPROVED

- R. Oliva provided an update on the third-quarter retail sales tax trends for 2024, highlighting sector-specific insights. Sporting goods experienced a continued decline due to an overhang from COVID-era purchases of durable items like bikes and camping gear, although a slight uptick was attributed to back-to-school spending on team-related goods. Furniture and home furnishings declined by 18.2%, driven by reduced housing market activity and a halt in post-COVID consumer spending in this sector. Oliva noted that recovery in this area hinges on housing market improvements and lower interest rates. R. Oliva explained that bars, restaurants, and eating establishments saw increases, primarily driven by promotional strategies from national chains like Chili's and McDonald's, which successfully used pricing and marketing campaigns to boost sales. However, local establishments struggled to compete, with high costs and less flexibility to offer aggressive promotions. He noted the disparities in performance between national chains and smaller businesses, emphasizing the challenging environment for independent operators.
- CM Sundberg discussed the broader economic challenges, observing that locally owned establishments and home improvement businesses were struggling, which he attributed to inflation and reduced disposable income.
- Sundberg suggested the economy might already be in a recession, despite ongoing debates.
- R. Oliva acknowledged the complex economic landscape, describing it as a potential turning point and expressing hope for a rebound, contingent on improved consumer confidence and economic clarity.

**Outcome:**

Information only.

**Follow-up Action:**

None required.

**3.f. Housing UDO Analysis Update****Summary of Issue and Discussion:**

Steve Timms, Planning Supervisor

Steve Timms, Planning Supervisor, provided an update on the Housing UDO analysis, focusing on upcoming changes and current discussions. He noted that the duplex on motor courts proposal is moving forward, and internal work is ongoing to address state legislative requirements. A recent parking roundtable with developers, the Home Builders Association, and realtors addressed multifamily and single-family parking challenges, including the adequacy of garages, carports, and parking pads. He emphasized the importance of balancing development needs with creating livable communities.

S. Timms explained that a consultant would be brought on after the new year to further analyze parking issues, particularly as lot sizes shrink. He mentioned ongoing research into innovative financing tools and policies related to parking. Small lot and design standard discussions are set to ramp up after the holidays, as these topics are complex and require detailed consideration.



## APPROVED

S. Timms outlined a staggered approach to implementing UDO changes, with some updates potentially ready by the first quarter of the following year, while more complex issues like multifamily and small lot standards may take longer. He confirmed that the consultant's scope would cover multiple topics beyond parking.

- Council Member Bergan highlighted the need for timely updates to provide certainty for developers as they plan for market needs.
- Laura Perry confirmed the consultant's broader role in the process.

**Outcome:**

Information only.

**Follow-up Action:**

None required.

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**4. MISCELLANEOUS MATTERS FOR CONSIDERATION****4. a. Aurora Economic Development Council**

- Yuri Gorlov

NO REPORT

**4.b. Havana Business Improvement District**

- Chance Horiuchi

**4.c. Aurora Chamber of Commerce**

- Naomi Colwell

NO REPORT

**4.d. Planning Commission**

- Becky Hogan

NO REPORT

**4.e. Oil and Gas Committee**

- Brad Pierce

NO REPORT

**4.f. Business Advisory Board**

- Garrett Walls

NO REPORT

**4.g. Retail**

- Bob Oliva

NO REPORT

**4.h. Small Business**

- Elena Vasconez

APPROVED

NO REPORT

- 4.i. Visit Aurora**
- Bruce Dalton
- NO REPORT

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**5. CONFIRM NEXT MEETING DATE**

Scheduled for December 11, 2024, at 8:30 AM MT.

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**6. ADJOURNMENT**

APPROVED: \_\_\_\_\_  
Francoise Bergan, Committee Chair



**Planning and Zoning Commission Minutes  
November 26, 2024**

**Commissioners Present**

**Garrett Walls  
Becky Hogan  
Robert Gaiser  
Sonda Banka  
Gayle Jetchick  
Melvin Bush**

**Commissioners Absent**

**Robert Roth**

- 1. Study Session – 5:00 p.m. – Connecting Aurora – Aurora Citywide Multimodal Transportation Master Plan – Huiliang Liu**
- 2. Regular Meeting – Call to Order 6:10 p.m.**
- 3. Roll Call**
- 4. Pledge of Allegiance**  
Not Conducted Due to Virtual Meeting
- 5. Approval of the Planning Commission Minutes**  
**5.a. November 13, 2024, Draft Minutes**

A MOTION WAS MADE BY CHAIR WALLS AND SECONDED BY COMMISSIONER BANKA TO APPROVE THE MINUTES AS SUBMITTED.

MOTION PASSED WITHOUT OBJECTION.

- 6. Adoption of Agenda**

A MOTION WAS MADE BY CHAIR WALLS AND SECONDED BY COMMISSIONER HOGAN.

MOVE TO APPROVE THE DRAFT AGENDA AS THE PERMANENT AGENDA. AGENDA ITEMS 8a-c WILL BE HEARD AT THIS MEETING ALL OTHER AGENDA ITEMS HAVE EITHER BEEN WITHDRAWN, ARE INACTIVE, OR ARE BEING CONTINUED TO A LATER DATE.

MOTION PASSED WITHOUT OBJECTION.

- 7. Consent Agenda**

Not Conducted Due to Lack of Items



**Planning and Zoning Commission Minutes  
November 26, 2024**

**8. General Business**

**8a. UNIFIED DEVELOPMENT ORDINANCE AMENDMENT – TEXT CHANGE FOR DUPLEXES ON MOTOR COURTS**

The Planning and Business Development Department recommends amending the zoning code within the Unified Development Ordinance (UDO) to allow up to eight duplex units on *Motor Court* lot configurations (ref. UDO 146-4.2.3). This proposal expands the current code, which only permits single-family detached units, not duplex units on Motor Courts. The proposal also retains the maximum of six single-family detached units on a Motor Court but proposes to allow up to eight duplex units.

Motor Courts were enabled by the zoning code with the UDO in 2019 as a means to allow increased density and diversity of housing products, which also has the potential to contribute to the provision of lower price point homes. Motor Courts are permitted in most residential zone districts and have been a widely used lot type throughout eastern Aurora since 2019.

In the UDO, various design standards apply to Motor Courts and will also apply to duplexes on Motor Courts if approved. Two examples of design standards are the homes along the street must have a front door facing the street, and Motor Courts with over four units are required to include two additional parking spaces in addition to the two required for each unit. The full list of design standards is in UDO Section 146-4.2.3.E.

This proposed ordinance also clarifies that duplexes are permitted on *green courts*. This allowance is already in place per the definition of green courts in the UDO, but the amendment communicates this allowance more consistently with the rest of the code.

Some members of the homebuilding community have identified this amendment as a desirable addition to the UDO. This proposal was brought to the Planning and Economic Development (PED) council subcommittee on November 13, 2024, and they supported advancing the proposal through the public process.

**Testimony Given at the Hearing:**

Brandon Cammarata, Planning Manager, gave a presentation of the item, including the staff recommendation.

Commissioner Jetchick asked for clarification on the number of units that will be allowed. B. Cammarata responded that four duplexes for a total of eight units would be allowed for each motor court.

Commissioner Hogan asked if the development community had the opportunity to give input on this change to the UDO. B. Cammarata responded affirmatively and further explained that it was something that could be advanced that would not have impacts on other items in the code. Commissioner Hogan asked if the development community indicated their support on this item. B. Cammarata responded that there was support for the amendment.



**Planning and Zoning Commission Minutes  
November 26, 2024**

**Planning Commission Results**

**AGENDA ITEM 8a – ORDINANCE TEXT AMENDMENT**

A MOTION WAS MADE BY COMMISSIONER HOGAN AND SECONDED BY COMMISSIONER BUSH.

RECOMMEND APPROVAL TO THE AURORA CITY COUNCIL OF THE ORDINANCE TEXT AMENDMENT TO THE UDO TO ALLOW UP TO EIGHT DUPLEX UNITS ON A MOTOR COURT BECAUSE THE PROPOSAL COMPLIES WITH THE REQUIREMENTS OF SECTION 146-5.4.1.C.3.B OF THE UNIFIED DEVELOPMENT ORDINANCE FOR THE FOLLOWING REASONS:

1. THE PROPOSAL IS CONSISTENT WITH AURORA PLACES' GOALS OF PROVIDING MORE HOUSING CHOICES AND,
2. DEMAND FOR A VARIETY OF HOUSING TYPES CONTINUES TO GROW, AND
3. NEIGHBORHOOD DESIGN REQUIREMENTS CAN SUPPORT THIS APPROACH AND NOT CREATE MATERIAL RISKS TO PUBLIC HEALTH, SAFETY, AND WELFARE.

**Further Discussion:**

Chair Walls stated full support for the UDO Amendment as it helps to incentivize development, especially on small and odd-shaped parcels of land. Furthermore, the development community has let it be known that this type of amendment would allow for higher density on smaller parcels which is desirable.

MOTION PASSED UNANIMOUSLY.



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**8a. UNIFIED DEVELOPMENT ORDINANCE AMENDMENT – TEXT CHANGE FOR FENCES**

The Planning and Business Development Department recommends amending the zoning code within the Unified Development Ordinance (UDO) to allow residential side and rear yard privacy fences up to eight feet tall along collector and arterial streets. This is an increase from the current allowance of six feet (*ref. UDO 146-4.7.9.L*).

This proposal is likely to impact older developments where homes back to arterial streets. The city has received multiple requests for fence height increases from existing homes backing streets like Havana Street and Chambers Road. These requests have been processed as variances supported by staff and approved by the Board of Appeals and Adjustments (BOAA). Based on the results of the variance approvals this proposed code amendment may result in inconsistent fence heights on existing corridors, but not significant negative results.

This proposal was heard at the November 13 Planning and Economic Development Council subcommittee, and no concerns were expressed.

**Testimony Given at the Hearing:**

Brandon Cammarata, Planning Manager, gave a presentation of the item, including the staff recommendation.

The Planning Commission did not have any questions for staff.

**Planning Commission Results**

**AGENDA ITEM 8a – ORDINANCE TEXT AMENDMENT**

A MOTION WAS MADE BY COMMISSIONER BANKA AND SECONDED BY COMMISSIONER HOGAN.

RECOMMEND APPROVAL TO THE AURORA CITY COUNCIL OF THE ORDINANCE TEXT AMENDMENT TO THE UDO TO ALLOW PRIVACY FENCES ALONG COLLECTOR AND ARTERIAL STREETS TO BE UP TO EIGHT FEET IN HEIGHT BECAUSE THE PROPOSAL COMPLIES WITH THE REQUIREMENTS OF SECTION 146-5.4.1.C.3.B OF THE UNIFIED DEVELOPMENT ORDINANCE FOR THE FOLLOWING REASONS:

1. THE FLEXIBILITY FOR INCREASING FENCE HEIGHTS ALONG HIGH VOLUME AND SPEED STREETS SUPPORTS ESTABLISHED NEIGHBORHOODS IN AURORA PLACES AND
2. THIS HAS BEEN A REOCCURRING REQUEST FOR VARIANCES AND IS NOT CONTRARY TO OTHER PUBLIC GOALS ALONG THESE CORRIDORS AND NOT SHOWN TO CREATE MATERIAL RISKS TO PUBLIC HEALTH, SAFETY, AND WELFARE.

**Further Discussion:**

Commissioner Jetchick supported the change to allow the height increase to eight feet, many residents along Havana have wanted to increase the height of their fences. Peoria Street is another section of the city that will take advantage of this amendment.



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Chair Walls also supported the change and noted that there are residents along the Hampden corridor who have wanted to increase the fence heights due to noise from the heavy traffic. Chair Walls stated appreciation for staff for bringing this amendment forward and looks forward to other amendments to increase the functionality of the UDO

Commissioner Hogan stated appreciation that residents will now have an option for fencing.

MOTION PASSED UNANIMOUSLY.





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**8c. IRON HAMMER -SITE PLAN AMENDMENT**

The applicant, Iron Hammer, Inc., is proposing to construct an 18,500-square-foot multi-tenant office/flex warehouse building on approximately 1.61 acres of land. The site is located on the southwest corner of the intersection of E. Lockheed Drive and N. Laredo Street. The site is zoned I-1 (Business/Tech District) within Subarea B and is part of the Innovation Campus placetype. The site is bordered by an information services center to the west, vacant land with a recently approved Site Plan for office/flex warehouse to the south, outdoor storage and DBC Irrigation Supply to the east and a Verizon switching center to the north across E. Lockheed Drive.

The proposed 18,500-square-foot building will be one story with six planned units. Three of the units are intended to be occupied by Iron Hammer, Inc., an existing business in Aurora moving from 12001 E 33<sup>rd</sup> Avenue. This use includes storage, distribution, warehousing, light manufacturing, and accessory outdoor storage for a steel fabrication business. The remaining three units are intended to be rented to tenants with long-term leases. The proposed building will face Laredo Street to the east, with parking located between the building and the street. Dock doors will be oriented west to the interior of the site. A wrought iron metal fence is proposed on the site perimeter. A 33.8' by 58' outdoor storage area is proposed in the southwest corner of the site, screened from Lockheed Drive with a solid fence. Landscape buffers on the south and west property lines will also screen and buffer the site. The architecture of the building has been designed to meet or exceed the building design requirements of the Unified Development Ordinance (UDO) and will be primarily comprised of 42" of concrete wainscotting, architectural metal accents, and metal siding. Architectural elements will include varying parapet height, material color variation, and awnings. 24 automobile parking stalls will be provided, including two accessible stalls, exceeding the 20-stall parking requirement for this proposal.

This site, along with the property to the south, was previously approved as Phase 2 of the Lockheed Facility Site Plan in 1990. That phase was never developed. The current proposed development would replace the previous Site Plan.

**Testimony Given at the Hearing:**

Commissioners Jetchick and, Banka, visited the site.

Stacy Wasinger, Case Manager, gave a presentation of the item, including the staff recommendation.

Commissioner Jetchick noted that there was a large pile of trash along Laredo Street during the site visit and asked if no dumping signs would be posted.

S Wasinger responded that it would be up to the applicant to post the signs and added that as the site is developed it should alleviate that circumstance.

Jesse Donovan, Brightlighter Engineering, LLC, 3253 N Gaylord Street, Denver, CO, representing the applicant, was available for questions.



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**Planning Commission Results**  
**AGENDA ITEM 8c – SITE PLAN AMENDMENT**

A MOTION WAS MADE BY CHAIR WALLS AND SECOND BY COMMISSIONER BANKA.

APPROVE, WITH ONE CONDITION, THE SITE PLAN BECAUSE IT COMPLIES WITH THE REQUIREMENTS OF CODE 146-5.4.3.B.2 OF THE UNIFIED DEVELOPMENT ORDINANCE FOR THE FOLLOWING REASONS:

1. THE SITE PLAN COMPLIES WITH THE STANDARDS AND REVIEW CRITERIA OF THE BUSINESS/TECH ZONE DISTRICT AND THE INNOVATION CAMPUS PLACETYPE OF THE AURORA PLACES COMPREHENSIVE PLAN;
2. THE SITE PLAN COMPLIES WITH ALL APPLICABLE STANDARDS IN THE UDO;
3. CITY INFRASTRUCTURE WILL BE IMPROVED IN ASSOCIATION WITH THIS DEVELOPMENT THROUGH THE CONSTRUCTION OF AND IMPROVEMENT TO ADJACENT SIDEWALKS TO THE DEVELOPMENT;
4. THE PROPOSED DEVELOPMENT IS COMPATIBLE WITH THE SURROUNDING LAND USES; AND
5. MEASURES HAVE BEEN TAKEN TO MITIGATE ADVERSE IMPACTS ON THE SURROUNDING DEVELOPMENT.

APPROVAL IS TO BE SUBJECT TO THE FOLLOWING CONDITION:

1. RESOLUTION OF OUTSTANDING TECHNICAL ISSUES PRIOR TO THE RECORDATION OF THE SITE PLAN AND ISSUANCE OF ANY BUILDING PERMITS.

**Further Discussion:**

No further discussion occurred.

MOTION PASSED UNANIMOUSLY.



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**9. Public Invited to be Heard**

None

**10. Commissioner Comments/Miscellaneous Items of Business**

Commissioner Banka asked if lighting was required in new subdivisions by mailbox kiosks. Brandon Cammarata, Planning Manager, responded that the zoning code does not have specific requirements for lighting at mailbox banks. Commissioner Gaiser noted that mailbox banks in many communities do not have sufficient lighting.

Chair Walls asked what the proper venue/path for this type of concern is.

A general discussion ensued.

Commissioner Hogan noted that a draft agenda for study sessions has been provided to Planning staff and will be presented to the Commission in January. It was asked if commissioners had topics of interest for the 2025 calendar year to send them to Commissioner Hogan.

Chair Walls complimented S Wasinger for the presentation on the Iron Hammer agenda item, the presentation was done very well and was appreciated.

**11. Reports**

**11a. Report by Planning Division Manager**

Brandon Cammarata, Planning Division Manager reviewed the Administrative Decisions made over the past two weeks which included: Aspen South Lateral, Site Plan Amendment, and Lussing Trust North Later, Site Plan Amendment.

B. Cammarata also acknowledged that work is being done on study session topics for the 2025 calendar year.

Susan Chapel, Project Coordinator III, staff liaison, gave an update on the Holiday Get-Together.

**11b. Report by City Attorney**

Lena McClelland, Assistant City Attorney, did not have a report.

**12. Adjournment**

Chairman Walls adjourned the meeting at 6:53 p.m. until Wednesday, December 11, 2024.

Minutes Approved

## City of Aurora Planning Commission Case Report

Project Title: Unified Development Ordinance - Text Change to Allow Duplexes on Motor Courts
Date: November 26, 2024
Development Application Number: DA-2163-19
Case Number: 2018-1006-19
Case Manager: Brandon Cammarata
Applicant: City of Aurora
General Location: Within the boundaries of the city
Wards: All

**Project Summary:**

The Planning and Business Development Department recommends amending the zoning code within the Unified Development Ordinance (UDO) to allow up to eight duplex units on *Motor Court* lot configurations (*ref. UDO 146-4.2.3*). This proposal expands the current code, which only permits single-family detached units, not duplex units on Motor Courts. The proposal also retains the maximum of six single-family detached units on a Motor Court but proposes to allow up to eight duplex units.

Motor Courts were enabled by the zoning code with the UDO in 2019 as a means to allow increased density and diversity of housing products, which also has the potential to contribute to the provision of lower price point homes. Motor Courts are permitted in most residential zone districts and have been a widely used lot type throughout eastern Aurora since 2019.

In the UDO, various design standards apply to Motor Courts and will also apply to duplexes on Motor Courts if approved. Two examples of design standards are the homes along the street must have a front door facing the street, and Motor Courts with over four units are required to include two additional parking spaces in addition to the two required for each unit. The full list of design standards is in [UDO Section 146-4.2.3.E](#).

This proposed ordinance also clarifies that duplexes are permitted on *green courts*. This allowance is already in place per the definition of green courts in the UDO, but the amendment communicates this allowance more consistently with the rest of the code.

Some members of the homebuilding community have identified this amendment as a desirable addition to the UDO. This proposal was brought to the Planning and Economic Development (PED) council subcommittee on November 13, 2024, and they supported advancing the proposal through the public process.

**Applicant’s Request:**

Recommend Approval of the Ordinance Text Amendment to the Unified Development Ordinance

**Additional Information:**

- Small Lots
- Parking
- Typical Green Court Configuration

**Small Lots.** Motor Courts are enabled in the package of development options known as Small Lots in the UDO. UDO Section 146-4.2.3.A.1 states *“The purpose of the Small Residential Lot single-family development standards is to create high-quality mixed residential developments that will retain their social and economic value over time and provide housing for individuals and families seeking convenience, a range of housing choices, and generous and high quality open space amenities. Small Residential Lot developments should be designed to provide a variety of lot sizes that are distributed in groupings throughout the development so that large areas of one lot size do not exist. The Small Residential Lot subdivision shall also be specifically designed to provide adequate light and air between units, adequate drainage between lots, interior and exterior privacy, open space relief on the individual lot and throughout the neighborhood, low maintenance building materials, innovative and architecturally interesting home design, attractive streetscapes, and adequate parking. In addition, the standards are designed to increase the variety of lot sizes, preserve open space, enhance natural features and site amenities, provide landscaped buffers, and promote energy conservation.”*

This section of the code was established by the UDO in 2019 to enable higher densities and a greater variety of housing options. This has been the predominant approach to development in eastern Aurora since then. Before the enabling of small lots, most development occurred at 3 to 5 dwelling units per acre. With small lots, we routinely see areas developed at 6 to 8 DUA, which should or could produce lower price points.

With the increased densities, neighborhoods require more robust features to support the density.

- Street Network – A more highly connected street network.
- Park Space – Greater frequency of active park spaces to produce proximity to small lot residents which typically have minimal private outdoor space.
- Mixed Uses – assure proximity to retail and schools.
- Walkable Streets – With the more intense use of on-street parking and proximity to places, walkable streets with detached sidewalks, street trees, and fewer driveways are important.
- Product Variations – Avoid areas of a single type of higher-density product.
- Buildings facing streets – The buildings along the street need to face the street to support eyes and activity on the street, logical maintenance expectations, and aesthetic quality.

**Parking.** Motor Court configurations tend to put additional pressure on on-street parking because more homes are on each block than in traditional home layouts. For example, where you would have two homes under a traditional lot layout with Motor Courts, you would have 4 to 8 homes on that street frontage (and instead of 10 traditional homes, 20 to 40 Motor Court homes). For the same reasons that the parking pressures are created, Motor Courts can yield lower price points than traditional home layouts.

The primary and preferred tool for addressing on-street parking pressure is to avoid large areas dedicated to the Motor Court product and instead try to mix Motor Courts with product types that put less pressure on on-street parking, such as traditional alley-loaded products. Also, having Motor Courts with four units has less impact than Motor Courts with 6 or 8 units. As mentioned, Motor Courts require two additional guest parking spaces when a Motor Court exceeds four units.



## Detailed Case Analysis

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### Public Notification:

Legal notice appeared in the Aurora Sentinel on November 14, 2024.

### Conformance with Code Criteria:

1. **Ordinance Text Amendment Approval Criteria** - Ordinance Text Amendment approval criteria are found in Section 146-5.4.1.C.3.b of the UDO as follows:

*1. The proposed Ordinance amendment is consistent with the spirit and intent of the Comprehensive Plan and with other policies and plans adopted by the City Council; and*

*(a) The change to the Ordinance text is required because of changed conditions or circumstances in all or a portion of the City; or*

*(b) The change to the Ordinance text is required to address a new or unforeseen threat to the public health, safety, and welfare; or*

*(c) The change to the Ordinance text is required to promote economic growth and investment that will not create material risks to the public health, safety, and welfare.*

The proposed Ordinance Text Amendment complies with the approval criteria for the following reasons:

- The proposal is consistent with Aurora Places' goals of providing more housing choices and,
- Demand for a variety of compact housing types continues to grow, and
- Neighborhood design requirements can support this approach and not create material risks to public health, safety, and welfare.

### Compliance with Comprehensive Plan:

The "Housing for All" section of Aurora Places supports allowing a variety of housing products in conjunction with supportive neighborhood design. These goals also include continued assessment of the zoning code to ensure the code meets the goal of the community. This proposal adds another product option.

### Exhibits:

Exhibit A      Draft Ordinance

## **Staff Recommendation:**

### **Agenda Item 8a: Ordinance Text Amendment**

Recommend approval to the Aurora City Council of the Ordinance Text Amendment to the UDO to allow up to eight duplex units on a Motor Court because the proposal complies with the requirements of Section 146-5.4.1.C.3.b of the Unified Development Ordinance for the following reasons:

- The proposal is consistent with Aurora Places' goals of providing more housing choices and,
- Demand for a variety of housing types continues to grow, and
- Neighborhood design requirements can support this approach and not create material risks to public health, safety, and welfare.



ORDINANCE NO. 2025- \_\_\_\_\_

A BILL

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, AMENDING SECTION 146-4.2.3 OF THE UNIFIED DEVELOPMENT ORDINANCE PERTAINING TO GREEN COURTS AND MOTOR COURTS

WHEREAS, Section 146-5.4.1.C.3 of the Unified Development Ordinance provides that all applications for ordinance text amendments shall be presented for a public hearing, both to the Planning and Zoning Commission, who shall render a recommendation to City Council, and to the City Council for final decision; and

WHEREAS, on November 26, 2024, following a public hearing, the Planning and Zoning Commission voted to recommend the ordinance text amendment to City Council.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO:

Section 1. Section 146-4.2.3.C.1.b.i of the Unified Development Ordinance of the City of Aurora, Colorado, is hereby amended as follows:

*C. Green Court Dwellings.*

1. The following standards apply to all Green Court Dwelling developments, regardless of whether they are included in a development containing Small Residential Lots.
  - b. *Standards.* Green Court Dwelling developments shall comply with the following standards.
    - i. Only single-family detached, **two-family (duplex)** or attached dwellings are permitted in a Green Court Dwelling development.

Section 2. Section 146-4.2.3.E.1.b of the Unified Development Ordinance of the City of Aurora, Colorado, is hereby amended as follows:

*E. Motor Court Dwellings.*

1. The following standards apply to all Motor Court Dwelling developments, regardless of whether they are included in a development containing Small Residential Lots.
  - b. *Standards.* Motor Court Dwelling developments shall comply with the following standards:
    - i. This use is ~~not~~ **not** permitted in the R-3 and R-4 zone districts in Subareas A and B.

- ii. Only single-family detached **and two-family (duplex)** dwelling units are permitted in a Motor Court Dwelling development.
- iii. No more than six single-family **detached** dwelling units **or eight two-family dwelling units** may obtain access from a public street through a shared driveline in a Motor Court Dwelling development.
- iv. The minimum lot size of each lot is 2,500 square feet.
- v. The minimum lot width of each lot is 50 feet, as measured at the centerline of the private, shared driveline.
- vi. If four or fewer dwellings obtain access from the shared driveline, the minimum width of the driveline is 16 feet, and the driveline must be posted with “no parking-tow away zone” signs to ensure homeowner access and fire department hose pull activity.
- vii. If five or ~~six~~ **more** dwellings obtain access from the shared driveline, the minimum width of the driveline is 23 feet.
- viii. Dwellings on lots abutting a public or private street shall have front doors facing that street, and any fence between the dwelling and the street shall comply with the requirements of Section [146-4.7.9.L](#) (Fences and Walls in Residential Developments).
- ix. All garages shall receive access from the shared driveline and not onto a private or public street.
- x. The front, side and rear setbacks of a Motor Court Dwelling development shall be measured from the outer lot lines of the Motor Court Dwelling development, and shall not apply to individual lots within the development. The front setback shall be the lot line adjacent to the street, rear is opposite the street and sides are perpendicular to the street.
- xi. The front setback for homes on lots abutting a public or private street shall be 10 feet for the house and five feet for a porch facing the street. The five foot setback shall be increased if necessary to accommodate utilities, required landscaping, or other City regulations.
- xii. For those lots abutting the rear property line, the minimum setback from the rear property line is 10 feet. For those lots abutting the side property lines, the minimum setback from the side property lines is five feet.
- xiii. The minimum separation between dwellings is 10 feet, and the minimum separation between garage doors on adjacent dwellings is 30 feet.

- xiv. If a wall or fence is provided along the rear property line, the provisions of Section [146-4.7.5.D.8.b](#) shall apply.
- xv. Each Motor Court Dwelling development containing five or ~~six~~ **more** dwellings shall include at least two guest parking spaces.
- xvi. Motor Courts Dwelling developments shall be organized as shown, and shall comply with the building location, setback, and separation standards shown, on the figure below.

Section 3. Severability. The provisions of this Ordinance are hereby declared to be severable. If any section, paragraph, clause, or provision of this Ordinance shall, for any reason, be held to be invalid or unenforceable by a court of competent jurisdiction, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Ordinance.

Section 4. Pursuant to Section 5-5 of the Charter of the City of Aurora, Colorado, the second publication of this Ordinance shall be by reference, utilizing the ordinance title. Copies of this Ordinance are available at the Office of the City Clerk.

Section 5. Repealer. All orders, resolutions, or ordinances in conflict with this Ordinance or with any of the documents hereby approved, are hereby repealed only to the extent of such conflict. This repealer shall not be construed as reviving any resolution, ordinance, or part thereof, heretofore repealed.

INTRODUCED, READ AND ORDERED PUBLISHED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

PASSED AND ORDERED PUBLISHED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
MIKE COFFMAN, Mayor

ATTEST:

\_\_\_\_\_  
KADEE RODRIGUEZ, City Clerk

APPROVED AS TO FORM BY CITY ATTORNEY PETE SHULTE:

*Lena McClelland* <sup>RLA</sup>  
\_\_\_\_\_  
LENA MCCLELLAND, Assistant City Attorney



# CITY OF AURORA

## Council Agenda Commentary

<b>Item Title:</b> Financing for New Golf Carts and Course Maintenance Equipment (Ordinance)
<b>Item Initiator:</b> Teresa Sedmak, City Treasurer, Finance
<b>Staff Source/Legal Source:</b> Teresa Sedmak, City Treasurer, Finance / Hanosky Hernandez, Senior Assistant City Attorney
<b>Outside Speaker:</b> N/A
<b>Council Goal:</b> 2012: 4.1--Develop and maintain high quality parks, rec facilities/programs, libraries, natural areas, trails and open space

### COUNCIL MEETING DATES:

**Study Session:** 1/13/2025

**Regular Meeting:** 1/27/2025

**2<sup>nd</sup> Regular Meeting (if applicable):** 2/10/2025

**Item requires a Public Hearing:**  Yes  No

### ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Agenda long title
- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time (For Study Session items only, indicate combined time needed for presentation and discussion)

Teresa Sedmak, City Treasurer, Finance / Hanosky Hernandez, Senior Assistant City Attorney

Estimated time: 10 mins

### ACTIONS(S) PROPOSED *(Check all appropriate actions)*

- Approve Item and Move Forward to Study Session  Approve Item as Proposed at Study Session
- Approve Item and Move Forward to Regular Meeting  Approve Item as Proposed at Regular Meeting
- Information Only
- Approve Item with Waiver of Reconsideration  
*Reason for waiver is described in the Item Details field above.*

### PREVIOUS ACTIONS OR REVIEWS:

**Policy Committee Name:** Management & Finance

**Policy Committee Date:** 12/3/2024

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**Action Taken/Follow-up: (Check all that apply)**

- Recommends Approval  Does Not Recommend Approval  
 Forwarded Without Recommendation  Minutes Not Available  
 Minutes Attached

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**HISTORY** (Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)

The City owns and operates 5 golf courses. As these courses and attendant assets age, the replacement of both maintenance equipment and golf carts becomes necessary to maintain its courses and provide a positive experience to those utilizing them.

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**ITEM SUMMARY** (Brief description of item, discussion, key points, recommendations, etc.)

Aurora Golf is desiring to replace certain golf equipment which is at the end of its useful life. It is in discussions with suppliers to acquire course maintenance equipment and 72 electric golf carts to maintain its assets and provide golf experience for those utilizing its courses.

While vendor financing is available for these assets, staff would like to explore bank financing, which could provide for a more cost-efficient solution for Aurora Golf.

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**FISCAL IMPACT**

Select all that apply. (If no fiscal impact, click that box and skip to "Questions for Council")

- Revenue Impact     Budgeted Expenditure Impact     Non-Budgeted Expenditure Impact  
 Workload Impact     No Fiscal Impact

**REVENUE IMPACT**

Provide the revenue impact or N/A if no impact. (What is the estimated impact on revenue? What funds would be impacted? Provide additional detail as necessary.)

**BUDGETED EXPENDITURE IMPACT**

Provide the budgeted expenditure impact or N/A if no impact. (List Org/Account # and fund. What is the amount of budget to be used? Does this shift existing budget away from existing programs/services? Provide additional detail as necessary.)

Debt service expense of approximately \$452,000 in years 1-4, decreasing to approximately \$278,000 in year five will be paid out of the Golf Fund (Org# 63763, Acct# 66670).

**NON-BUDGETED EXPENDITURE IMPACT**

Provide the non-budgeted expenditure impact or N/A if no impact. (Provide information on non-budgeted costs. Include Personal Services, Supplies and Services, Interfund Charges, and Capital needs. Provide additional detail as necessary.)

**WORKLOAD IMPACT**

Provide the workload impact or N/A if no impact. (Will more staff be needed or is the change absorbable? If new FTE(s) are needed, provide numbers and types of positions, and a duty summary. Provide additional detail as necessary.)

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**QUESTIONS FOR COUNCIL**

Does Council wish to approve financing for new golf carts and course maintenance equipment?

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**LEGAL COMMENTS**

The City and its enterprises are authorized to enter into long-term or short-term rental or leasehold agreements in order to provide necessary land, buildings, equipment, and other property for governmental or proprietary purposes, which agreements may include an option to purchase and acquire title to such leased or rented property, and may have a term, at the discretion of the City, in excess of 30 years. Sec. 31-15-801, C.R.S.; City Code Sec. 2-683. Any use of lease-purchase financing by the City or its enterprises shall be approved by ordinance. City Charter Art. 5-3. (Hernandez)

ORDINANCE NO. 2024-\_\_\_\_

A BILL

FOR AN ORDINANCE AUTHORIZING THE USE OF LEASE-PURCHASE FINANCING TO ACQUIRE CERTAIN GOLF EQUIPMENT PURSUANT TO THE TERMS OF AN EQUIPMENT LEASE-PURCHASE AGREEMENT BY AND BETWEEN THE AURORA CAPITAL LEASING CORPORATION, AS LESSOR, AND THE CITY OF AURORA, COLORADO, AS LESSEE; AUTHORIZING OFFICIALS OF THE CITY TO TAKE ALL ACTION NECESSARY TO CARRY OUT THE TRANSACTIONS CONTEMPLATED HEREBY; AND OTHER RELATED MATTERS

WHEREAS, the City of Aurora, Colorado, (the “City”), is a home rule municipality, organized and existing under and by virtue of Article XX, Section 6 of the Colorado Constitution; and

WHEREAS, the City is authorized pursuant to Section 31-15-801, C.R.S., as amended, the City’s home rule powers, and Section 2-683 of the City Code to enter into long-term or short-term rental or leasehold agreements in order to provide necessary land, buildings, equipment, and other property for governmental or proprietary purposes, which agreements may include an option to purchase and acquire title to such leased or rented property, and may have a term, at the discretion of the City, in excess of 30 years; and

WHEREAS, in order to provide for the capital asset needs of the City, the City Council of the City (the “Council”) hereby determines that it is necessary and in the best interests of the City and its citizens that the City undertake lease-purchase financing of equipment for use by the City for governmental or proprietary purposes; and

WHEREAS, the City wishes to obtain lease-purchase financing of certain golf equipment, including vehicles and related equipment for use by the City’s Golf Enterprise (the "Equipment"), which acquisition is to be completed by or before December 31, 2026; and

WHEREAS, the Equipment is hereby authorized to be financed by a tax-exempt municipal lease purchase financing from the Aurora Capital Leasing Corporation ("ACLC") to the City pursuant to a direct placement of a lease-purchase agreement, or an assignment thereof, as a tax-exempt obligation, with one or more banks or institutional investors selected by the Finance Director through a request-for-proposals or informal competitive process (a "Financing"); and

WHEREAS, there has been filed for public inspection with the City Clerk in connection herewith a proposed form of Equipment Lease Purchase Agreement (the "Lease"), to be entered into by and between ACLC, as lessor, and the City, as lessee; and

WHEREAS, as specific items of Equipment are acquired by ACLC for the City's use in accordance with the terms of this ordinance (the “Ordinance”), one or more Leases, or schedules thereto, may be executed by and between ACLC and the City in accordance with the parameters set forth in this Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO.

Section 1. *Ratification of Actions.* All action heretofore taken, not inconsistent with the provisions of this Ordinance, by the Council or the officers of the City directed toward the acquisition of the Equipment and the preparation of the form of the Lease are hereby ratified, approved, and confirmed.

Section 2. *The Equipment.* The City is hereby authorized to obtain lease-purchase financing through one or more lease-purchase agreements with ACLC to acquire up to seventy-two (72) golf carts, two (2) personal transportation vehicles, two (2) utility vehicles, lithium batteries for such vehicles, and other equipment for use by the City's Golf Enterprise, including all equipment, software, warranties, and service contracts accessory thereto and/or associated therewith, which Equipment is to be acquired by or before December 31, 2026. All title to, or other indicia of ownership of, the Equipment is to be initially issued in ACLC's name.

Section 3. *Maximum Principal Amount; Interest Rate; Term.* The principal amount to be financed shall not exceed One Million Eight Hundred and Fifty Thousand (\$1,850,000), the interest component of rental payments to be made by the City shall accrue at a rate not to exceed 4.75 percent (4.75%), and the term of any Lease hereunder shall not exceed sixty (60) months. Rental payments may be made annually, semi-annually, or at any other convenient interval as determined by the Finance Director.

Section 4. *Findings; Authorizations.* The Council hereby finds and determines, pursuant to the City's home rule powers and the laws of the State of Colorado, that the acquisition of the Equipment is necessary, convenient, and in furtherance of the governmental purposes of the City and in the best interests of the City and its citizens; and the Council hereby authorizes the acquisition of the Equipment by means of lease-purchase financing.

Section 5. *Agency Relationship.* Pursuant to the Lease, the City shall act as the agent of ACLC solely for the purpose of acquiring the Equipment. The City will do all things necessary to effect the acquisition of the Equipment free and clear of any encumbrances and subject the same to any security interests as may be contemplated under the Lease.

Section 6. *Approval and Execution of Documents; Authorized Officers.* The Lease, in substantially the form filed in the office of the City Clerk prior to the final adoption of this Ordinance, is in all respects approved, authorized and confirmed. The Mayor is hereby authorized and directed to execute and deliver, and the City Clerk is hereby authorized and directed to affix the seal of the City to, and attest, each Lease hereunder in substantially the form filed with the City Clerk, with such changes as are not inconsistent with the intent of this Ordinance and as approved by the City Attorney. The Council hereby designates the Finance Director to act as "Authorized Officer" under the Lease. The Finance Director is hereby authorized to determine, based on the recommendation of the City's financial advisor, whether the Financing will be completed through a single disbursement of funds sufficient to acquire all of the items of Equipment contemplated by this Ordinance or the phased disbursement of funds for the acquisition of individual items of Equipment as they become available. To the extent the Finance Director determines that a phased disbursement of funds is preferred, changes to the Lease not inconsistent with the intent of this



Ordinance and as approved by the City Attorney to accommodate a master lease structure are hereby authorized. Prior to the execution of each Lease, the final terms of the Financing, the description and price of the Equipment subject to the Lease, and the schedule of rental payments allocated to the Equipment under the Lease shall be approved by a certificate executed by the Finance Director (the "Final Terms Certificate") and attached as a schedule to the Lease.

Section 7. *Additional Documents.* The City Clerk is hereby authorized and directed to attest all signatures and acts of any official of the City in connection with the matters authorized by this Ordinance. The Mayor and the Authorized Officers are hereby authorized to execute and deliver for and on behalf of the City any and all additional certificates, documents and other papers and to perform all other acts that they may deem necessary or appropriate in order to implement and carry out the transactions and other matters authorized by this Ordinance.

Section 8. *No General Obligation or Other Indebtedness.* The obligation of the City to make rental payments under the Lease is subject to annual appropriation by the Council and constitutes an undertaking of the City to make current expenditures. Such payments are subject to termination and nonrenewal by the City in accordance with the provisions of the Lease. No provision of this Ordinance or any Lease hereunder shall be construed as constituting or giving rise to a general obligation or other indebtedness or multiple fiscal year financial obligation of the City within the meaning of any home rule, constitutional or statutory debt limitation nor a mandatory charge or requirement against the City in any ensuing fiscal year beyond the current fiscal year.

Section 9. *Expression of Need.* The City hereby declares its current need for the Equipment. It is hereby declared to be the present intention and expectation of the Council that each Lease will be renewed annually until title to all of the Equipment is acquired by the City pursuant to the Lease; but this declaration shall not be construed as contractually obligating or otherwise binding on the City.

Section 10. *Reasonable Rentals.* The Council hereby determines and declares that, after execution and delivery of each Lease, the rental payments due thereunder will represent the fair value of the use of the Equipment and the purchase price, as defined therein, will represent, as of any date upon which the City may exercise its option to purchase such Equipment, the fair purchase price of such Equipment. The Council further hereby determines and declares that, after the execution and delivery of each Lease, the rental payments due thereunder will not exceed a reasonable amount so as to place the City under an economic or practical compulsion to renew the Lease or to exercise its option to purchase the Equipment pursuant to the Lease. In making such determinations, the Council has given consideration to the cost of acquiring and installing the Equipment, the uses and purposes for which the Equipment will be employed by the City, the benefit to the citizens of the City by reason of the acquisition and use of the Equipment pursuant to the terms and provisions of each Lease, the City's option to purchase the Equipment, and the expected eventual vesting of title to, or other indicia of ownership of, the Equipment in the City. The Council hereby determines and declares that, after execution and delivery of each Lease, the maximum duration of the portion of the Lease allocable to any item of Equipment separately identified in the payment schedule appended thereto will not exceed the weighted average useful life of such item of Equipment.

Section 11. *Confirmation of Prior Acts.* All prior acts and doings of the officials, agents and employees of the City which are in conformity with the purpose and intent of this Ordinance and in furtherance of the purchase of the Equipment are in all respects ratified, approved and confirmed.

Section 12. *Severability.* The provisions of this Ordinance are hereby declared to be severable. If any section, paragraph, clause, or provision of this Ordinance shall, for any reason, be held to be invalid or unenforceable by a court of competent jurisdiction, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Ordinance.

Section 13. *Repealer.* All acts, orders, resolutions, ordinances, or parts thereof, in conflict with this Ordinance or with any of the documents hereby approved, are hereby repealed only to the extent of such conflict. This repealer shall not be construed as reviving any resolution, ordinance, or part thereof, heretofore repealed.

Section 14. *Publication.* Pursuant to Section 5-5 of the City Charter, the second publication of this Ordinance shall be by reference, utilizing the ordinance title. Copies of this Ordinance are available at the office of the City Clerk.

INTRODUCED, READ AND ORDERED PUBLISHED this \_\_\_\_ day of \_\_\_\_\_, 2024.


PASSED AND ORDERED PUBLISHED BY REFERENCE this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
MIKE COFFMAN, Mayor

ATTEST:

\_\_\_\_\_  
KADEE RODRIGUEZ, City Clerk

APPROVED AS TO FORM:

  
Hanosky Hernandez  
HANOSKY HERNANDEZ,  
Sr. Assistant City Attorney



# CITY OF AURORA

## Council Agenda Commentary

<b>Item Title:</b> Revision to Section 2-668 of Article VI Chapter 2 of the City Code (Ordinance)
<b>Item Initiator:</b> Nathan Jones, Procurement Supervisor, Finance
<b>Staff Source/Legal Source:</b> Nathan Jones, Procurement Supervisor, Finance / Hanosky Hernandez, Senior Assistant City Attorney
<b>Outside Speaker:</b> N/A
<b>Council Goal:</b> 2012: 3.0--Ensure excellent infrastructure that is well maintained and operated.

### COUNCIL MEETING DATES:

**Study Session:** 1/13/2025

**Regular Meeting:** 1/27/2025

**2<sup>nd</sup> Regular Meeting (if applicable):** 2/10/2025

**Item requires a Public Hearing:**  Yes  No

### ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time: (For Study Session items only, indicate combined time needed for presentation and discussion)

Nathan Jones, Procurement Supervisor, Finance / Hanosky Hernandez, Senior Assistant City Attorney  
Estimated time: 10 mins

### ACTIONS(S) PROPOSED *(Check all appropriate actions)*

- Approve Item and Move Forward to Study Session  Approve Item as Proposed at Study Session
- Approve Item and Move Forward to Regular Meeting  Approve Item as Proposed at Regular Meeting
- Information Only
- Approve Item with Waiver of Reconsideration  
*Reason for waiver is described in the Item Details field above.*

### PREVIOUS ACTIONS OR REVIEWS:

**Policy Committee Name:** Management & Finance

**Policy Committee Date:** 12/3/2024

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**Action Taken/Follow-up: (Check all that apply)**

- |   |   |
|---|---|
| <input type="checkbox"/> Recommends Approval              | <input type="checkbox"/> Does Not Recommend Approval      |
| <input type="checkbox"/> Forwarded Without Recommendation | <input checked="" type="checkbox"/> Minutes Not Available |
| <input type="checkbox"/> Minutes Attached                 |   |

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**HISTORY** (Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)

N/A

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**ITEM SUMMARY** (Brief description of item, discussion, key points, recommendations, etc.)

The current city code prevents city officers and employees from having an interest in city contracts for up to 6 months after the termination of their employment. This restriction prevents the city from utilizing **companies or contractors for those 6 months, potentially delaying the city’s ability to** engage in business with qualified vendors. The proposed code change preserves the restriction, but creates some flexibility by allowing the city manager to waive the provisions when it is in the best interest of the city. Currently there is no such flexibility.

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**FISCAL IMPACT**

Select all that apply. (If no fiscal impact, click that box and skip to “Questions for Council”)

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Revenue Impact  | <input checked="" type="checkbox"/> Budgeted Expenditure Impact | <input type="checkbox"/> Non-Budgeted Expenditure Impact |
| <input type="checkbox"/> Workload Impact | <input type="checkbox"/> No Fiscal Impact                       |  |

**REVENUE IMPACT**

Provide the revenue impact or N/A if no impact. (What is the estimated impact on revenue? What funds would be impacted? Provide additional detail as necessary.)

N/A

**BUDGETED EXPENDITURE IMPACT**

Provide the budgeted expenditure impact or N/A if no impact. (List Org/Account # and fund. What is the amount of budget to be used? Does this shift existing budget away from existing programs/services? Provide additional detail as necessary.)

**NON-BUDGETED EXPENDITURE IMPACT**

Provide the non-budgeted expenditure impact or N/A if no impact. (Provide information on non-budgeted costs. Include Personal Services, Supplies and Services, Interfund Charges, and Capital needs. Provide additional detail as necessary.)

N/A

**WORKLOAD IMPACT**

Provide the workload impact or N/A if no impact. (Will more staff be needed or is the change absorbable? If new FTE(s) are needed, provide numbers and types of positions, and a duty summary. Provide additional detail as necessary.)

N/A

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**QUESTIONS FOR COUNCIL**

**LEGAL COMMENTS**

The City of Aurora is a home rule municipality, organized and existing under Article XX, Section 6 of the Colorado Constitution. Article XX Section 6 grants the city and its citizens the right to self-government in matters of local affairs not preempted by the State legislature. The City Council shall have and shall exercise the powers, privileges and duties granted and conferred by the state constitution, statute, or city Charter. The City Council has the power to make and publish from time to time ordinances not inconsistent with the laws of the state for carrying into effect or discharging the powers and duties conferred by the state constitution, statute or city Charter and such as it shall deem necessary and proper to provide for the safety; preserve the health; promote the prosperity; and improve the morals, order, comfort and convenience of the city. See Section 2-32 Aurora City Code. The City Council has found and determined that amending the purchasing code fulfills this purpose. City Council shall act only by ordinance, resolution, or motion. All legislative enactments must be in the form of an ordinance; all actions, except as herein provided, may be in the form of Resolutions or motions. This is a change to the Aurora City Code and a legislative action, therefore it must be taken in the form of an ordinance. *See*, Article 5-1 Aurora City Charter. (Hernandez).

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ORDINANCE NO. 2024- \_\_\_\_

A BILL

FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, AMENDING SECTION 2-668 OF ARTICLE VI OF CHAPTER 2 OF THE CITY CODE PERTAINING TO CONTRACTS AND PURCHASING

WHEREAS, the City of Aurora, Colorado, (the “City”), is a home rule municipality, organized and existing under and by virtue of Article XX, Section 6 of the Colorado Constitution, and under Article XX Section 6 the Colorado Constitution, the City has authority over local taxation matters; and

WHEREAS, contracting and purchasing expectations have changed over the years and the City needs to update the purchasing code from time to time to reflect market changes and meet these needs; and

WHEREAS, the City Council has determined that the changes contained in this ordinance are necessary and proper for the functioning of the City and they are reasonable and appropriate.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO.

Section 1. Subsection (a) of Section 2-668 of the City Code of the City of Aurora is hereby amended and shall read as follows:

Section 2-668. Prohibitions.

(a) *Interests in contracts.* City officers and employees shall not be interested in any contract made by them in their official capacity or by anybody, agency, or board of the city of which they are members or employees. Within six months following the termination of his or her employment or retirement, **unless waived in writing by the city manager or designee**, a former employee may not contract with or be employed by an employer who contracts with the city involving matters with which he or she was directly involved during his or her employment.

Section 2. The definition of *Contract* found in Subsection (b) of Section 2-668 of the City Code of the City of Aurora is hereby amended by adding a Subsection (6) and shall read as follows:

(b)

Contract does not include:

**6. A contract that because of its unique characteristics, specifications, or subject, that at the discretion of the city manager or designee, cannot be performed by any other person or provider. This may include contracts with unique parts, products, or services that the city needs and cannot be reasonably sourced from another provider without a significant increase of cost to the city.**

Section 3. Repealer. All orders, resolutions, or ordinances in conflict with this Ordinance or with any of the documents hereby approved, are hereby repealed only to the extent of such conflict. This repealer shall not be construed as reviving any resolution, ordinance, or part thereof, heretofore repealed.

Section 4. Pursuant to Section 5-5 of the Charter of the City of Aurora, Colorado, the second publication of this ordinance shall be by reference, utilizing the ordinance title. Copies of this ordinance are available at the office of the city clerk.

INTRODUCED, READ, AND ORDERED PUBLISHED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

PASSED AND ORDERED PUBLISHED BY REFERENCE this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
MIKE COFFMAN, Mayor

ATTEST:

\_\_\_\_\_  
KADEE RODRIGUEZ,  
City Clerk

APPROVED AS TO FORM:

*Hanosky Hernandez* *HK*  
\_\_\_\_\_  
HANOSKY HERNANDEZ,  
Sr. Assistant City Attorney



# CITY OF AURORA

## Council Agenda Commentary

<b>Item Title:</b> Stanley 98 Street Vacation 1.0
<b>Item Initiator:</b> Ariana Muca, Planner II
<b>Staff Source/Legal Source:</b> Ariana Muca, Planner II; Lena McClelland, Assistant City Attorney
<b>Outside Speaker:</b> N/a
<b>Council Goal:</b> 2012: 5.2--Plan for the development and redevelopment of strategic areas, station areas and urban centers

### COUNCIL MEETING DATES:

**Study Session:** N/a

**Regular Meeting:** 1/27/2025

**2<sup>nd</sup> Regular Meeting (if applicable):** N/a

**Item requires a Public Hearing:**  Yes  No

### ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time: (For Study Session items only indicate combined time needed for presentation and discussion)

2025-13 FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, VACATING THE NORTHERN PORTION OF THE PUBLIC RIGHT-OF-WAY FOR JAMAICA STREET, LOCATED BETWEEN EAST 25TH AVENUE AND EAST 26TH PLACE, AND BETWEEN IRONTON STREET AND JOLIET STREET

Arian Muca, Planner II, Planning and Business Development / Lena McClelland, Assistant City Attorney

### ACTIONS(S) PROPOSED *(Check all appropriate actions)*

- Approve Item and Move Forward to Study Session  Approve Item as Proposed at Study Session
- Approve Item and Move Forward to Regular Meeting  Approve Item as Proposed at Regular Meeting
- Information Only
- Approve Item with Waiver of Reconsideration  
*Reason for waiver is described in the Item Details field above.*

### PREVIOUS ACTIONS OR REVIEWS:

**Policy Committee Name:** N/A



**Action Taken/Follow-up: (Check all that apply)**

- Recommends Approval
- Does Not Recommend Approval
- Forwarded Without Recommendation
- Minutes Not Available
- Minutes Attached

**HISTORY** (Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)

This request seeks to vacate a portion of the Jamaica Street right-of-way. Street vacations do not require Planning Commission review and are solely the responsibility of the City Council.

**ITEM SUMMARY** (Brief description of item, discussion, key points, recommendations, etc.)

The applicant, Housing Authority of The City of Aurora, proposes to vacate two segments of street right-of-way and two alley right-of-ways at the northeast corner of Ironton Street and East 25th Avenue. This street vacation is part of a broader plan to facilitate the development of an affordable multi-family housing project (see Exhibit D).

Jamaica Street and related alleys, north of East 25th Avenue, are currently unpaved, and Jamaica includes existing stormwater utilities. The existing street layout does not support the proposed site configuration for the Stanley 98 Affordable Multi-Family site plan application, and a new access configuration has been designed. Refer to the attached ordinance for legal descriptions and illustrations of the right-of-way to be vacated.



In addition to the street vacation, the applicant has proposed to replat eight undeveloped lots into a single, larger lot that will accommodate any remaining utilities in easements as needed. The replat will be administratively reviewed with the Stanley 98 Affordable Multi-Family application following the approval of the Stanley 98 Street Vacations.

The proposed right-of-way vacation meets the criteria outlined in Section 146-5.4.2.B.3.C of the Unified Development Ordinance (UDO). It does not restrict access to any parcels or reduce the quality of public services to adjacent properties. The vacation will facilitate a cohesive site design and enable the approved development.

Therefore, staff recommends the approval of the right-of-way vacation.

**FISCAL IMPACT**

Select all that apply. (If no fiscal impact, click that box and skip to "Questions for Council")

- Revenue Impact
- Budgeted Expenditure Impact
- Non-Budgeted Expenditure Impact
- Workload Impact
- No Fiscal Impact

**REVENUE IMPACT**

Provide the revenue impact or N/A if no impact. (What is the estimated impact on revenue? What funds would be impacted? Provide additional detail as necessary.)

N/A

**BUDGETED EXPENDITURE IMPACT**

Provide the budgeted expenditure impact or N/A if no impact. (List Org/Account # and fund. What is the amount of budget to be used? Does this shift existing budget away from existing programs/services? Provide additional detail as necessary.)

N/A

**NON-BUDGETED EXPENDITURE IMPACT**

Provide the non-budgeted expenditure impact or N/A if no impact. (Provide information on non-budgeted costs. Include Personal Services, Supplies and Services, Interfund Charges, and Capital needs. Provide additional detail as necessary.)

N/A

**WORKLOAD IMPACT**

Provide the workload impact or N/A if no impact. (Will more staff be needed or is the change absorbable? If new FTE(s) are needed, provide numbers and types of positions, and a duty summary. Provide additional detail as necessary.)

N/A

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**QUESTIONS FOR COUNCIL**

Does Council wish to approve this ordinance?

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**LEGAL COMMENTS**

The City Council shall review and act to approve or deny applications for the vacation of all or part of an improved public right-of-way that has been accepted by the City. (UDO §146-5.4.2.B.3.a and UDO §146-5.4.2.B.3.b.iii) The City Council may approve a public right-of-way vacation if it finds that the requested vacation will not (i) create any landlocked parcels; (ii) restrict access to any parcel so that access is unreasonable or economically prohibitive; (iii) vacate a public alley unless such vacation is consistent with the Comprehensive Plan and the resulting land complies with lot access and connectivity requirements per Section 146-4.5 (Access and Connectivity); (iv) reduce the quality of public services to any property; or (v) be inconsistent with any transportation plan adopted by the City. (UDO §146-5.4.2.B.3.c) (McClelland)

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August 13, 2024

Ariana Muca  
City of Aurora  
Planning and Development Services  
15151 E. Alameda Parkway  
Aurora, Colorado 80012

RE: Letter of Introduction – Stanley 98 Site Plan Submittal

Dear Ms. Muca:

The Stanley 98 apartment development is an affordable multifamily housing project being developed and owned by the Housing Authority of the City of Aurora. The development is located near the intersection of Joliet Street and East 25<sup>th</sup> Ave.

**Background and Funding:** Stanley 98 is an affordable housing development funded with competitive state and federal low income housing tax credits awarded by the Colorado Housing and Finance Authority (CHFA). The demand for tax credits is four times that of the supply. The number of units and amenity components promised in CHFA application cannot be altered after an award of tax credits. Stanley 98 includes the following components:

1. One building with 75 apartments, including 31 one-bedroom, 31 two-bedroom and 13 three-bedroom units.
2. Offices for on-site property management, family services programming, compliance and maintenance.
3. Resident amenities including a rooftop deck, computer lab, package storage, bike storage, and community meeting space.
4. Exterior amenities including seating, various playgrounds, picnic and barbeque area.
5. A pedestrian bridge to connect over the 25<sup>th</sup> Drive drainageway.

Given site constraints, in order to build the physical components promised, AHA and the City of Aurora must work intentionally to address any concerns on the site. Consolidation of parcels, the vacations of alleyways and portions of Jamaica Street and East 26<sup>th</sup> Place, and an aerial apparatus for fire safety have been taken into design consideration and coordinated with City staff through the pre-application process.

An award of tax credits comes with hard deadlines for completion, and coupled with tax credit investor contribution dates. Overall, our timeline is as follows:

~March 3, 2025 - Completion of Architectural Construction Design Plans

~May 30, 2025 - Finalize project construction cost (GC GMP)

**~July 11, 2025 - Building Permit Approval and Close of tax credit partnership**

~July 21, 2025 - Begin Construction  
~November 13, 2026 - Construction Completion-TCO (15 mo.)/Placed in Service  
~January 1, 2027 – Lease up/100% Qualified Occupancy

**Physical Site:** The existing lot, 2.71 acres (117,853 SF+/-) site, which is currently owned by the Housing Authority of the City of Aurora and is vacant. A total of 75 units will be provided in this proposed development, with a mix of 1-, 2-, and 3-bedroom units, for a total density of 27.7 units per acre. The site is zoned OA-MS and no change in zoning is proposed.

It is important to note that the Applicant, the Housing Authority of the City of Aurora (AHA), is an affordable housing provider whose **mission is to develop and promote quality housing while supporting and encouraging economic opportunities leading to self-sufficiency and independence.** The Housing Authority desires to maximize the density of the site and serve the largest number of households on the parcel. These households will pay a reasonable rent and have the chance to improve their own well-being as well as contribute to the City of Aurora's economy. Stanley 98 will provide 75 affordable rental apartments meeting a portion of the City's production goals. This goal states a need for 3,500 new units per year to keep up with projected new jobs as per the City of Aurora Housing Strategy 12/21/2020.

Because of the infill nature of the site, the project is unique and the design team is working with constraints. The proposed development will require parcel consolidations, and vacations of alleyways and portions of Jamaica Street and East 26<sup>th</sup> Place. The project borders an open space amenity to the north, and will provide a pedestrian bridge connection to the adjacent neighborhood on the north side of the development. The building location on the site plan will activate Jamaica Street as the building entrance, and will incorporate a private drive for an aerial apparatus road to the north. The building will also have prominent frontage onto the existing Joliet Street. Entry to the site will be enhanced through specialty paving on Jamaica Street, prioritizing residential safety. Parking will be located on the western half of the site with guest parking spaces located along the new private drive just north of the parking lot, as well as on Joliet Street where directly abutting the parcel. The building footprint allows for a privatized south-facing courtyard amenity to help buffer the existing residential properties along East 25<sup>th</sup> Avenue to the south, and maximizes views from residences onto the open space to the north.

A landscape buffer adjustment to the north has been requested and given by City staff understanding the need to prioritize housing, parking and amenity spaces on the site.

The proposed site plan has used the site plan criteria in Section 146-405(F) as a basis for the development.

1. The development is consistent with the comprehensive plan.
2. There is not adverse effect to the existing city infrastructure and public improvements. This portion of the site is vacant with the anticipation of a development being placed on this site.
3. The proposed multi-family affordable housing is a permitted use of the zoning. It is noted that the adjacent parcels are both residential and non-residential in use. In accordance with city plans, the building has been sited with both primary frontage on a primary street (Jamaica Street) as well as residential frontage toward the adjacent multifamily parcels to the east. The building height remains well below the allowable height.
4. The proposed development is situated on a relatively flat site with a slight slope. Drive lanes, sidewalks, and the building work with this sloping and integrate landscaping strategies to complement the grading.
5. Landscaping for this site took into consideration the Unified Development Ordinance to the maximum extent feasible. Please refer to the site plan and landscape plan for amenities provided.
6. Careful consideration for the day-to-day functions of the residents as well as maintenance and regular services has been incorporated to provide efficient design and movement through the building and site.

7. Nuisance impacts are carefully considered as well, with mechanical equipment located on the roof, wherever possible, and screened from view as required with the use of parapets. Patios were designed to be covered to shelter from weather and sun and provide relief in the articulation in the building facade. The building's orientation to Joliet provides an attractive residential street frontage.
8. Unified Development Ordinances were carefully considered and adopted to provide a product that enhances and complements the surrounding community while also utilizing the affordable housing features applicable to this development.
9. A clear pattern of circulation has been designed around the site. Vehicular movement and uses follow the existing neighborhood patterns established by the street patterns of Ironton, Jamaica, and Joliet Streets with a new connecting private drive on the north border of the site. Pedestrian circulation is adjacent to the building and opens into the courtyard amenity and public sidewalk connections. Bicycle parking is located inside the building and accessed directly from the courtyard amenity.
10. The ROW improvements to the sidewalk and landscaping are to be provided. No additional streets are planned as part of the development, but all internal drive lanes and parking areas are designed to meet City standards.
11. The Housing Authority of the City of Aurora has developed and maintained numerous properties throughout the City of Aurora and continues to maintain positive relationships with the City and their neighbors.

The following outlines the Housing Authority's multifamily goals for this development:

- Create a new community that evokes a sense of pride for the residents.
- To provide high quality, sustainable affordable housing without compromising design.
- To create a new community of 75 affordable units with active features including a peaceful courtyard, children's play features, and gathering areas for resident connection and contentment.
- To provide resident services and amenities enhancing confidence, community inclusion and personal enrichment.
- To create a safe community that heightens the existing neighborhood environment.

Below is a list of the property Ownership team and project design team:

**Owner:** Martin Petrov

Housing Authority of the City of Aurora  
 2280 S. Xanadu Way  
 Aurora, CO 80014  
 720-251-2094  
[mpetrov@aurorahousing.org](mailto:mpetrov@aurorahousing.org)

**Civil Engineer:** Connor Culligan

Craft Civil Design  
 23 Lincoln Street, Suite 200  
 Denver, CO 80203  
 650-888-4550  
[cculligan@craftcivil.com](mailto:cculligan@craftcivil.com)

**Design Team:**

**Architect:** Brett Jacques

Van Meter Williams Pollack LLP  
 1738 Wynkoop Street, Suite 203  
 Denver, CO 80202  
 303-298-1480  
[brett@vmwp.com](mailto:brett@vmwp.com)

**Landscape Architect:** Bob Couri

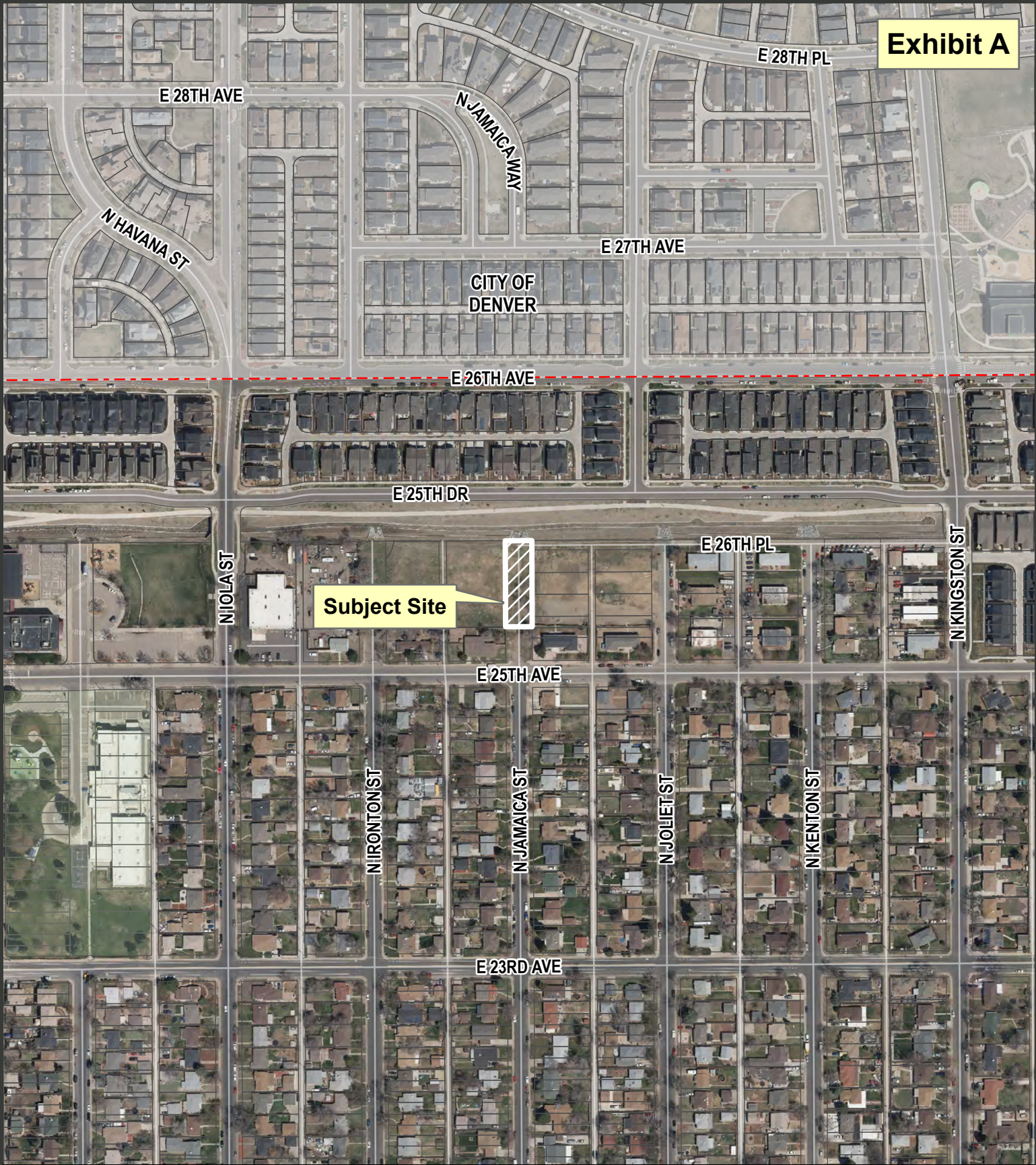
Britina Design Group  
 1760 Gaylord Street, Suite 3M  
 Denver, CO 80206  
 303-423-5680  
[bob@britina.com](mailto:bob@britina.com)

Regards,

Brett Jacques

Van Meter Williams Pollack





Subject Site

Planning and Business Development

15151 E. Alameda Parkway  
Aurora CO 80012 USA  
AuroraGov.org  
303.739.7250  
GIS@auroragov.org

City of Aurora, Colorado  
**Stanley 98  
Street Vacation**

Miles 0 0.0225 0.045



Case Number: 2024-8001-00  
Development Application: #2303-00



# EXHIBIT A

## SHEET 1 OF 3

A PORTION OF THAT 30 FOOT WIDE RIGHT OF WAY, TO BE VACATED, DEDICATED BY BOOK 422, PAGE 366, IN BLOCK 103, THE PLAT OF BOSTON HEIGHTS 2ND FILING, TOGETHER WITH A PORTION OF THAT 30 FOOT WIDE RIGHT OF WAY DEDICATED BY THE PLAT OF JOHNSON-HICKAM SUBDIVISION AT RECEPTION NUMBER 480782, MAKING A 60 FOOT RIGHT OF WAY OF JAMAICA STREET, SITUATED IN THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE PARCEL DESCRIBED IN BOOK 612, PAGE 86, AND THE WEST LINE OF SAID 60 FOOT RIGHT OF WAY, FROM WHICH THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 BEARS N59°50'37"W, A DISTANCE OF 1114.45 FEET, WHERE THE NORTH LINE OF SAID SECTION BEARS N89°42'41"E, A DISTANCE OF 2661.10 FEET PER THE CITY OF AURORA HORIZONTAL CONTROL MAP BOOK 03C, MONUMENTED BY A 3 1/4" ALUMINUM CAP STAMPED 20683 IN RANGE BOX ON THE EAST AND WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE N00°18'28"W, A DISTANCE OF 196.32 FEET, ON SAID WEST LINE, TO THE SOUTH LINE OF THE NORTH 318.4 FEET OF SAID BLOCK 103;  
THENCE N89°42'41"E, A DISTANCE OF 60.00 FEET, ON SAID SOUTH LINE, TO THE EXTENSION OF THE WEST LINE OF BLOCK 104, SAID PLAT;  
THENCE S00°18'28"E, A DISTANCE OF 196.42 FEET, ON SAID WEST LINE;  
THENCE S89°48'25"W, A DISTANCE OF 60.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 11,782± SQUARE FEET (0.270± ACRES)

RESERVING UNTO THE CITY OF AURORA A STORM SEWER EASEMENT BEING A PORTION OF THE ABOVE DESCRIBED PARCEL, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE PARCEL DESCRIBED IN BOOK 612, PAGE 86, AND THE WEST LINE OF SAID 60 FOOT RIGHT OF WAY, FROM WHICH THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 BEARS N59°50'37"W, A DISTANCE OF 1114.45 FEET;  
THENCE N89°48'25"E, A DISTANCE OF 15.00 FEET, TO THE POINT OF BEGINNING;

THENCE THENCE N00°18'28"W, A DISTANCE OF 196.35 FEET, TO THE SOUTH LINE OF THE NORTH 318.4 FEET OF SAID BLOCK 103;  
THENCE N89°42'41"E, A DISTANCE OF 30.00 FEET, ON SAID SOUTH LINE;  
THENCE S00°18'28"E, A DISTANCE OF 196.40 FEET;  
THENCE S89°48'25"W, A DISTANCE OF 30.00 FEET, TO THE POINT OF BEGINNING.

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

ROBERT E. HARRIS  
COLORADO P.L.S. 37601  
FOR & ON BEHALF OF  
GILLIANS LAND CONSULTANTS

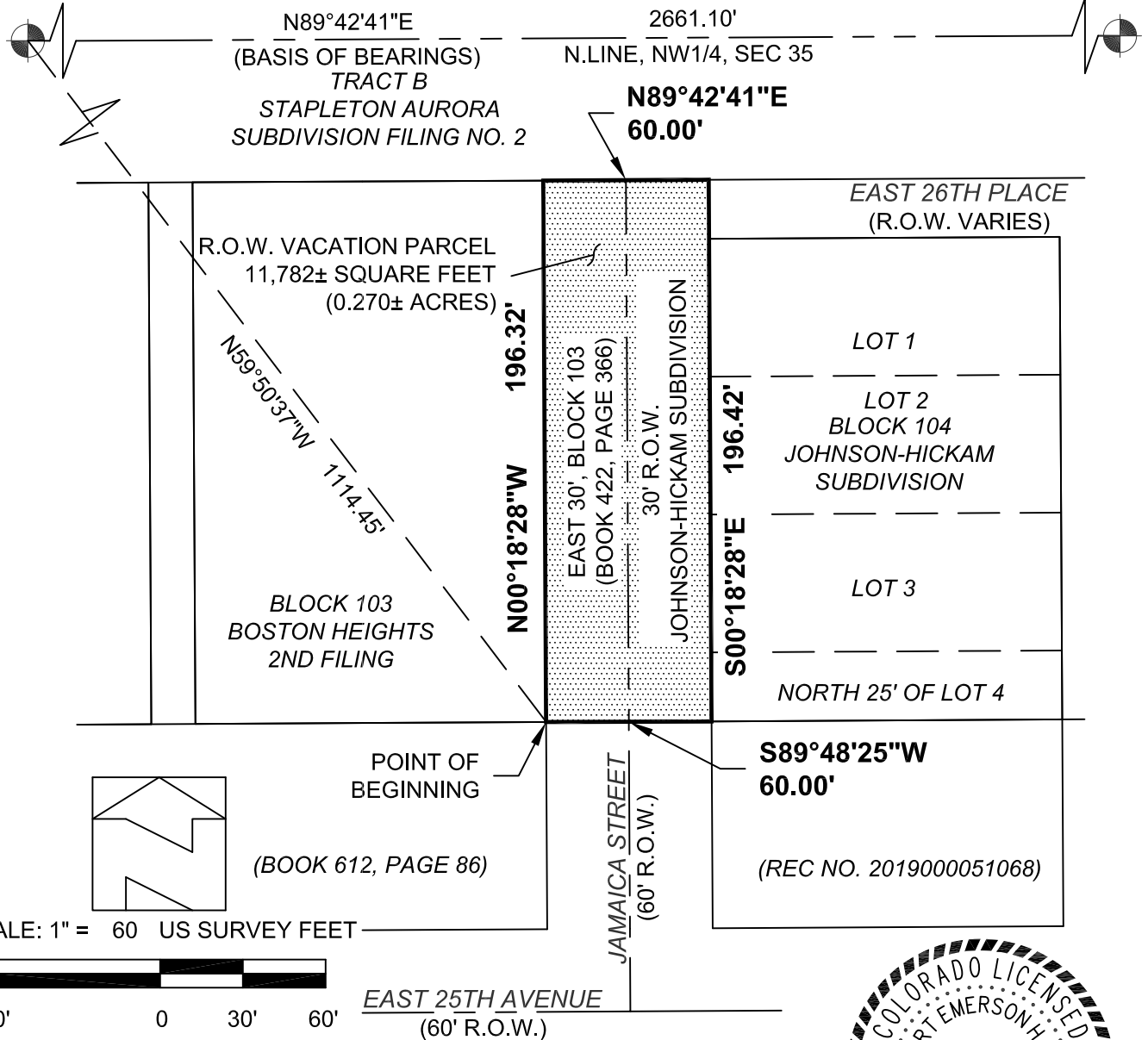


NW CORNER,  
SEC 35, T3S, R67W  
FOUND 3 1/4"  
ALUMINUM CAP  
STAMPED 20683  
IN RANGE BOX

# ILLUSTRATION FOR *EXHIBIT A*

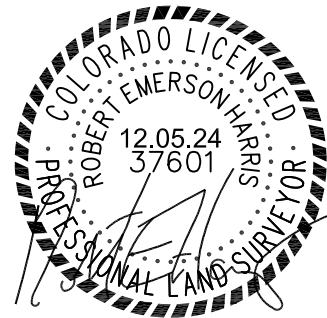
N1/4 CORNER,  
SEC 35, T3S, R67W  
FOUND 3 1/4"  
ALUMINUM CAP  
STAMPED 20683  
IN RANGE BOX

SHEET 2 OF 3



OWNER: PUBLIC RIGHT OF WAY

This illustration does not represent a monumented survey.  
It is intended only to depict the attached legal description.



## CITY OF AURORA, COLORADO

A PARCEL OF LAND, TO BE VACATED, LYING IN THE NW 1/4 OF SECTION 35, T3S, R67W OF THE 6th P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

DRAWN BY: DRH	SCALE: 1" = 60'	R.O.W. FILE NUMBER
CHECKED BY: REH	DATE: 12-05-2024	JOB NUMBER: 24132

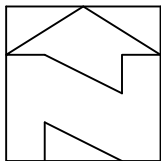
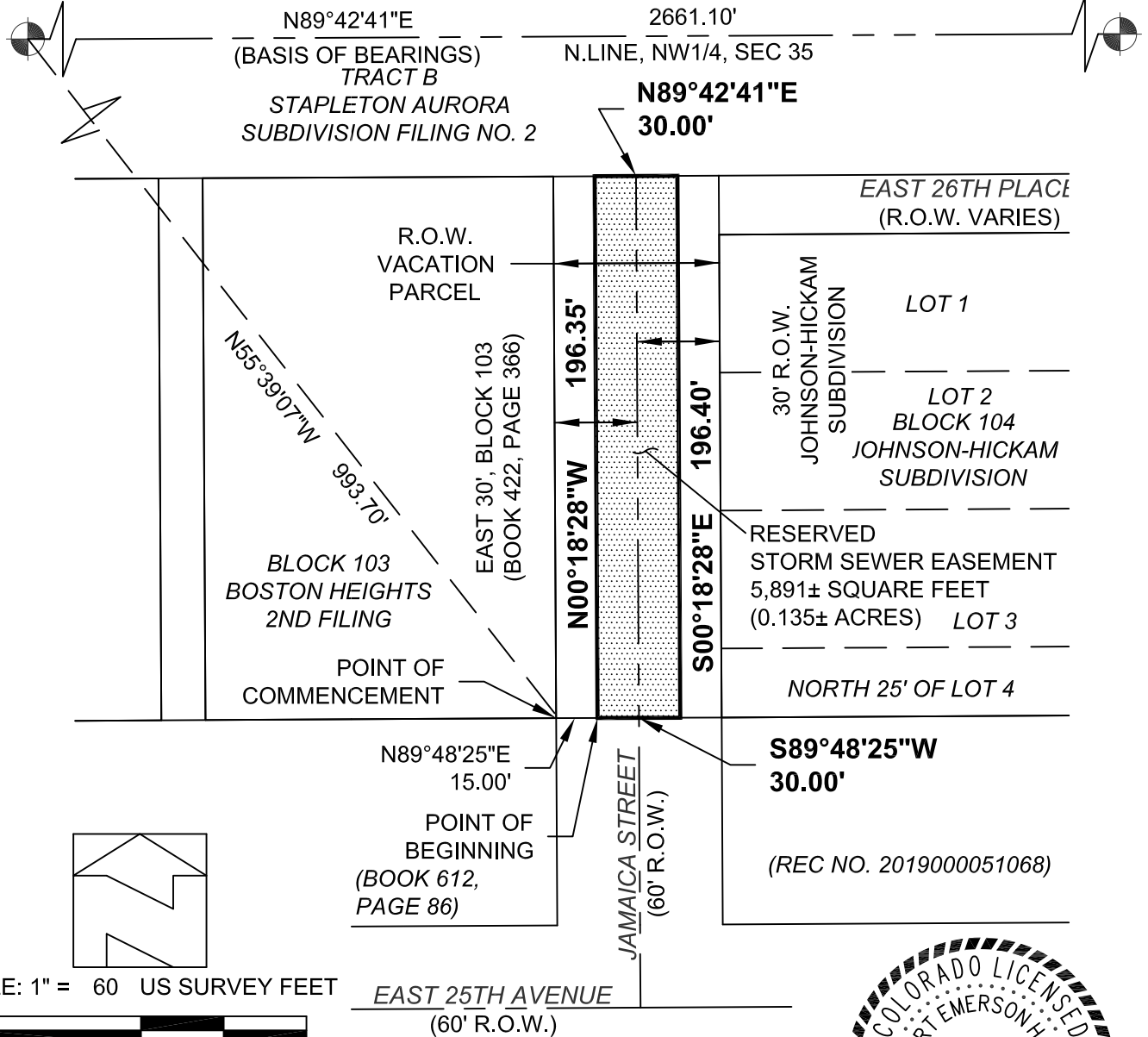


NW CORNER,  
SEC 35, T3S, R67W  
FOUND 3 1/4"  
ALUMINUM CAP  
STAMPED 20683  
IN RANGE BOX

# ILLUSTRATION FOR *EXHIBIT A*

N1/4 CORNER,  
SEC 35, T3S, R67W  
FOUND 3 1/4"  
ALUMINUM CAP  
STAMPED 20683  
IN RANGE BOX

SHEET 3 OF 3



SCALE: 1" = 60 US SURVEY FEET



60' 0 30' 60'

OWNER: PUBLIC RIGHT OF WAY

This illustration does not represent a monumented survey.  
It is intended only to depict the attached legal description.



**CITY OF AURORA, COLORADO**

A 30 FOOT WIDE STORM SEWER EASEMENT RESERVATION,  
LYING IN THE NW 1/4 OF SECTION 35, T3S, R67W OF THE 6th  
P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF  
COLORADO.

DRAWN BY: DRH	SCALE: 1" = 60'	R.O.W. FILE NUMBER
CHECKED BY: REH	DATE: 12-05-2024	JOB NUMBER: 24132

**LAND DESCRIPTION AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE OWNER OF LOTS 1, 2, 3, 8, 9, 10 AND THE NORTH 25 FEET OF LOT 4 AND THE NORTH 25 FEET OF LOT 7, BLOCK 104, JOHNSON-HICKAM SUBDIVISION, TOGETHER WITH THAT PART OF BLOCK 103, BOSTON HEIGHTS, 2ND FILING, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE (OR SAID NORTH LINE EXTENDED) OF THE PARCEL DESCRIBED IN DEED RECORDED IN BOOK 612 AT PAGE 86 WITH THE WEST LINE OF THE EAST 30 FEET OF SAID BLOCK;

THENCE NORTH, ALONG THE WEST LINE OF THE EAST 30 FEET OF SAID BLOCK TO THE NORTH LINE OF THE SOUTH 301.6 FEET OF SAID BLOCK;  
THENCE WEST, PARALLEL WITH THE SOUTH LINE OF SAID BLOCK, TO THE EAST LINE OF THE WEST 30 FEET OF SAID BLOCK;  
THENCE SOUTH, ALONG THE EAST LINE OF THE WEST 30 FEET OF SAID BLOCK, TO THE NORTH LINE (OR SAID NORTH LINE EXTENDED) OF THE PARCEL DESCRIBED IN BOOK 972 AT PAGE 270;  
THENCE EAST, ALONG THE NORTH LINE OF SAID PARCEL DESCRIBED IN BOOK 972 AT PAGE 270, TO THE WEST LINE OF A 16-FOOT STRIP THROUGH SAID BLOCK, THE CENTER LINE OF WHICH IS THE NORTH-SOUTH CENTER LINE OF SAID BLOCK;  
THENCE EASTERLY TO THE NORTHWEST CORNER OF THE PARCEL DESCRIBED IN DEED RECORDED IN BOOK 612 AT PAGE 86;  
THENCE EASTERLY, ALONG THE NORTH LINE OF SAID PARCEL DESCRIBED IN BOOK 612 AT PAGE 86, TO THE POINT OF BEGINNING;

EXCEPT THAT PART OF SAID PROPERTY LYING WITHIN A STRIP OF LAND 8 FEET ON EACH SIDE OF THE NORTH-SOUTH CENTER LINE OF SAID BLOCK; AND EXCEPT ANY PORTION OF SAID PROPERTY LYING WITHIN THE NORTH 318.4 FEET OF SAID BLOCK; AND ALSO EXCEPTING THAT PARCEL CONVEYED TO THE CITY OF AURORA IN QUIT CLAIM DEED RECORDED JUNE 18, 1951 IN BOOK 422 AT PAGE 366, AND FURTHER EXCEPTING, THAT PARCEL CONVEYED IN SPECIAL WARRANTY DEED RECORDED DECEMBER 8, 1951 IN BOOK 432 AT PAGE 273, COUNTY OF ADAMS, STATE OF COLORADO, TOGETHER WITH THOSE VACATED RIGHTS OF WAY OF EAST 26TH PLACE IN RECEPTION NUMBER \_\_\_\_\_, AND JAMAICA STREET IN RECEPTION NUMBER \_\_\_\_\_, AND THAT 16 FOOT ALLEY IN SAID BLOCK 103 IN RECEPTION NUMBER \_\_\_\_\_, AND THAT 16 FOOT ALLEY IN SAID BLOCK 104 IN RECEPTION NUMBER \_\_\_\_\_, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE PARCEL DESCRIBED IN SAID BOOK 612, PAGE 86, AND THE WEST RIGHT OF WAY LINE OF JAMAICA STREET AS DESCRIBED IN SAID BOOK 422 AT PAGE 366, FROM WHICH THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 BEARS N59°50'37"W, A DISTANCE OF 1114.45 FEET, WHERE THE NORTH LINE OF SAID SECTION BEARS N89°42'41"E, A DISTANCE OF 2661.10 FEET PER THE CITY OF AURORA HORIZONTAL CONTROL MAP BOOK 03C, MONUMENTED BY A 3 1/4" ALUMINUM CAP STAMPED 20683 IN RANGE BOX ON THE EAST AND WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

THENCE S89°40'24"W, A DISTANCE OF 270.23 FEET, ON THE NORTH LINE OF SAID BOOK 612, PAGE 86, AND THE NORTH LINE OF SAID BOOK 972 AT PAGE 270, TO THE EAST RIGHT OF WAY LINE OF IRONTON STREET AS DESCRIBED IN SAID BOOK 422 AT PAGE 366;  
THENCE N00°18'28"W, A DISTANCE OF 160.03 FEET, ON SAID EAST RIGHT OF WAY LINE;  
THENCE ON A NON-TANGENT CURVE TO THE LEFT 37.71 FEET, WITH A RADIUS OF 437.50 FEET, A DELTA OF 4°56'18", AND A CHORD WHICH BEARS N14°21'06"E, A DISTANCE OF 37.70 FEET, TO THE SOUTH LINE OF THE NORTH 318.4 FEET OF SAID BLOCK 103;  
THENCE N89°42'41"E, A DISTANCE OF 590.85 FEET, ON SAID SOUTH LINE, TO THE EXTENSION OF THE WEST RIGHT OF WAY LINE OF JOLIET STREET, AS DEDICATED BY SAID SUBDIVISION;  
THENCE S00°18'28"E, A DISTANCE OF 196.24 FEET, ON SAID WEST RIGHT OF WAY LINE OF JOLIET STREET, TO THE SOUTH LINE OF THE NORTH 25 FEET OF SAID LOTS 4 AND 7;  
THENCE S89°40'24"W, A DISTANCE OF 270.16 FEET, ON SAID SOUTH LINE OF THE NORTH 25 FEET OF SAID LOTS 4 AND 7, TO THE EAST RIGHT OF JAMAICA STREET AS DEDICATED BY SAID SUBDIVISION;  
THENCE S89°48'25"W, A DISTANCE OF 60.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 117,714 SQUARE FEET OR 2.702 ACRES, MORE OR LESS; HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO A LOT, AND A BLOCK AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **STANLEY 98 SUBDIVISION FILING NO. 1** AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS, EASEMENTS, AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

**OWNER:**  
UC SMP, LLC, A COLORADO LIMITED LIABILITY COMPANY

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
PRINT NAME                      PRINT TITLE

**NOTARIAL:**

STATE OF COLORADO )  
COUNTY OF ADAMS ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_DAY OF \_\_\_\_\_, 20\_\_A.D.

BY: \_\_\_\_\_ AS \_\_\_\_\_ OF \_\_\_\_\_ AS PRESIDENT.

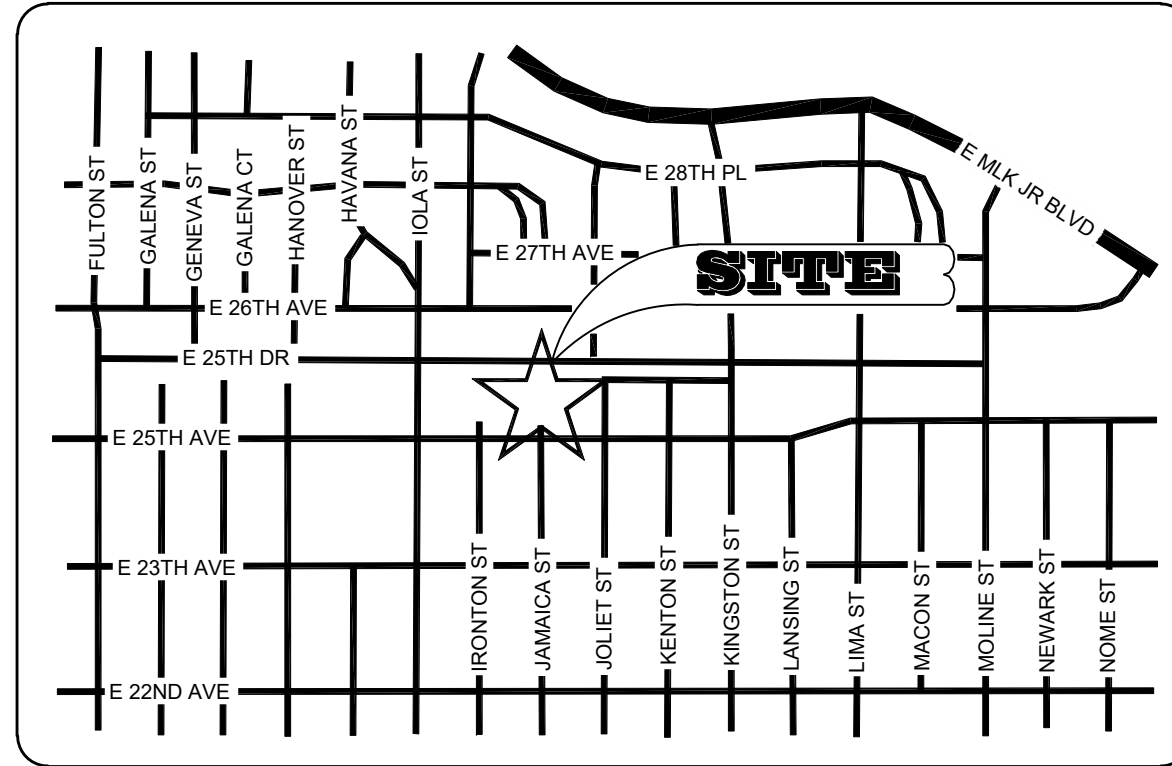
WITNESS MY HAND AND OFFICIAL SEAL:

\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

**STANLEY 98 SUBDIVISION FILING NO. 1**

A RESUBDIVISION OF A PART OF BLOCK 104,  
JOHNSON-HICKAM SUBDIVISION,  
AND A PART OF BLOCK 103, BOSTON HEIGHTS 2ND FILING,  
THE NORTHWEST 1/4 OF SECTION 35,  
TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 1 OF 3



**VICINITY MAP**

SCALE: 1"=1,000'



**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON \_\_\_\_\_. I FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS ACCURATE AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE TO MY KNOWLEDGE, INFORMATION, AND BELIEF. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

ROBERT E. HARRIS  
COLORADO P.L.S. 37601  
FOR & ON BEHALF OF  
GILLIANS LAND CONSULTANTS



**CITY OF AURORA APPROVALS:**

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF STREETS, EASEMENTS AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_A.D, SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH STREETS ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO CITY OF AURORA SPECIFICATIONS

\_\_\_\_\_  
CITY ENGINEER                      DATE

\_\_\_\_\_  
PLANNING DIRECTOR                      DATE

**MORTGAGE HOLDER**

THE UNDERSIGNED, AS MORTGAGE HOLDERS ON PART OR ALL OF THE HEREON SHOWN REAL PROPERTY, DO HEREBY AGREE AND CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON.

ENTERPRISE COMMUNITY LOAN FUND, INC., A MARYLAND NONSTOCK, NONPROFIT CORPORATION, AS ADMINISTRATIVE AGENT FOR CERTAIN LENDERS, ITS SUCCESSORS AND/OR ASSIGNS

**CONTRACT PURCHASER:**  
HOUSING AUTHORITY OF THE CITY OF AURORA,  
COLORADO, A BODY CORPORATE AND POLITIC

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
PRINT NAME                      PRINT TITLE

**NOTARIAL:**

STATE OF COLORADO )  
COUNTY OF ADAMS ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_DAY OF \_\_\_\_\_, 20\_\_A.D.

BY: \_\_\_\_\_ AS \_\_\_\_\_ OF \_\_\_\_\_ AS PRESIDENT.

WITNESS MY HAND AND OFFICIAL SEAL:

\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

NO	REVISION RECORD	DATE	BY
2	EASEMENT CHANGES	12-04-2024	DRH
1	CITY COMMENTS	11-18-2024	DRH
NO	REVISION RECORD	DATE	BY

GILLIANS LAND CONSULTANTS  
P.O. BOX 375  
BENNETT, CO 80102  
303-972-6640  
www.gillianslc.com  
JN: 24132  
INITIAL SUBMITTAL DATE: 09/27/2024

# STANLEY 98 SUBDIVISION FILING NO. 1

## A RESUBDIVISION OF A PART OF BLOCK 104, JOHNSON-HICKAM SUBDIVISION, AND A PART OF BLOCK 103, BOSTON HEIGHTS 2ND FILING, THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO SHEET 2 OF 3

### NOTES

1. NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY GILLIANS LAND CONSULTANTS TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHT OF WAY, AND TITLE OF RECORD. GILLIANS LAND CONSULTANTS RELIED UPON LAND TITLE GUARANTEE COMPANY ORDER NUMBER: ABD70821440-5, COMMITMENT DATE 12/27/2023 AT 5:00 P.M. FOR THIS INFORMATION.
3. DISTANCES ON THIS SURVEY ARE EXPRESSED IN US SURVEY FEET AND DECIMALS THEREOF. A US SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
4. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS AND SHALL BE POSTED "NO PARKING- FIRE LANE".
5. THE EASEMENT AREA WITHIN EACH LOT OR TRACT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT OR TRACT EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.

### COVENANTS:

THE UNDERSIGNED OWNER(S), FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS (COLLECTIVELY HEREAFTER "OWNER"), COVENANT AND AGREE WITH THE CITY OF AURORA ("CITY");

ALL ELECTRICAL, COMMUNITY UTILITY LINES AND SERVICES, AND STREET LIGHTING CIRCUITS, EXCEPT AS PROVIDED IN SECTION 126-505 OF THE CITY CODE AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SHALL BE INSTALLED UNDERGROUND;

ALL CROSSINGS OR ENCROACHMENTS, INCLUDING BUT NOT LIMITED, TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES INTO EASEMENTS OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA'S USE AND OCCUPANCY OF SAID EASEMENTS AND RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES THAT MAY RESULT FROM THE CITY OF AURORA'S USE AND OCCUPANCY OR EXERCISE OF ITS RIGHTS IN SAID EASEMENTS AND RIGHTS OF WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, PRIVATE DETENTION POND AND DRAINAGE FEATURES, OR PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO THE CITY OF AURORA.

THE AREA(S) LABELED "DRAINAGE EASEMENT" ("DRAINAGE EASEMENT AREA") HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY AS SET FORTH HEREIN. OWNER GRANTS THE RIGHT, PRIVILEGE AND AUTHORITY, BUT NOT THE OBLIGATION, TO THE CITY TO SURVEY, CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN, REMOVE, REPLACE, UPGRADE AND USE: STORM DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO FENCES, GATES, SIGNS, WALLS, CHANNELS, DROP STRUCTURES, TRICKLE CHANNELS, OUTLET STRUCTURES, FOREBAY, WEIR SECTIONS, INCLUDING ALL FIXTURES, DEVICES, STRUCTURES, GRADING, AND ANY AND ALL OTHER APPURTENANCES THERETO WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF A DRAINAGE AREA AND ALL OTHER ITEMS LOCATED BELOW GRADE LEVEL, AT GRADE LEVEL AND ABOVE GRADE LEVEL WITHIN THE DRAINAGE EASEMENT AREA (COLLECTIVELY AND INDIVIDUALLY HERINAFTER REFERRED TO AS "DRAINAGE FACILITIES"), TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER, ACROSS, ON AND THROUGH SAID DRAINAGE EASEMENT AREA, AND THE RIGHT TO REMOVE OBJECTS OR STRUCTURES THEREFROM THAT INTERFERE OR ENDANGER ANY DRAINAGE FACILITIES AS DETERMINED BY THE CITY IN ITS SOLE DISCRETION AND WITHOUT LIABILITY OR EXPENSE TO THE CITY. THE DRAINAGE EASEMENT TOGETHER WITH ANY AND ALL DRAINAGE FACILITIES LOCATED WITHIN THE DRAINAGE EASEMENT AREA ARE TO BE CONSTRUCTED AND CONTINUOUSLY MAINTAINED BY THE OWNER OF THE APPLICABLE PORTION OF THE DRAINAGE EASEMENT AREA AND AT NO COST TO THE CITY. SUCH OWNER HAS RESPONSIBILITY AND LIABILITY FOR THE APPLICABLE DRAINAGE EASEMENT AREA, DRAINAGE FACILITIES, AND THEIR MAINTENANCE. THE CITY, IN CITY'S SOLE DISCRETION AND WITHOUT ASSUMING RESPONSIBILITY OR LIABILITY FOR THE DRAINAGE EASEMENT AREA, DRAINAGE FACILITIES OR THEIR MAINTENANCE, MAY ENTER THE DRAINAGE EASEMENT AREA FOR THE PURPOSES SET FORTH HEREIN AND FOR CLEANING, MAINTAINING, REPAIRING, CONSTRUCTING, OR IMPROVING THE DRAINAGE EASEMENT AREA OR DRAINAGE FACILITIES AT THE EXPENSE OF THE APPLICABLE OWNER, FOLLOWING SUCH OWNER'S FAILURE TO REASONABLY CURE ANY DEFAULT UPON RECEIPT OF WRITTEN NOTICE OF THE SAME. SUCH OWNER SHALL PROMPTLY REIMBURSE THE CITY, UPON REQUEST, FOR ANY EXPENSE RELATED THERETO (INCLUDING, BUT NOT LIMITED TO REMOVAL, REMEDIATION, COURT, COLLECTION AND ATTORNEYS' FEES AND COSTS). FAILURE TO REIMBURSE THE CITY MAY RESULT IN THE CITY RECORDING A MECHANIC AND MATERIAL MEN'S LIEN AGAINST THE APPLICABLE PORTION OF THE DRAINAGE EASEMENT AREA IN THE RECORDS OF THE COUNTY CLERK AND RECORDER'S OFFICE WHERE THE DRAINAGE EASEMENT AREA IS LOCATED.

THE AREA(S) LABELED "FIRE LANE EASEMENT" ("FIRE LANE EASEMENT AREA") HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY AS SET FORTH HEREIN. OWNER GRANTS THE RIGHT, PRIVILEGE AND AUTHORITY, BUT NOT THE OBLIGATION, TO THE CITY TO SURVEY, CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN, REMOVE, REPLACE, UPGRADE AND USE: FACILITIES, AND ALL FIXTURES, DEVICES AND STRUCTURES WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF A FIRE LANE OVER, ACROSS, ON AND THROUGH THE AREAS DEPICTED HEREON AS FIRE LANE EASEMENT; TOGETHER WITH THE RIGHT-OF-WAY FOR INGRESS AND EGRESS OF EMERGENCY AND SERVICE VEHICLES OVER, ACROSS, ON AND THROUGH THE AREAS DEPICTED HEREON AS FIRE LANE EASEMENTS, WHICH SAID LANES TO BE DEDICATED AND DESIGNATED AS FIRE LANE EASEMENTS AND EMERGENCY AND SERVICE VEHICLE ROADS; FIRE LANE EASEMENTS SHALL BE CONSTRUCTED AND MAINTAINED BY EACH OWNER OF THE APPLICABLE PORTION OF THE FIRE LANE EASEMENT AREA AT NO COST TO THE CITY IN ACCORDANCE WITH CURRENT CITY STANDARDS FOR FIRE LANE EASEMENTS AND SHALL BE POSTED BY SUCH OWNER WITH SIGNS STATING "NO PARKING - FIRE LANE" IN ACCORDANCE WITH THE CITY CODE OF AURORA, COLORADO (COLLECTIVELY AND INDIVIDUALLY HERINAFTER REFERRED TO AS "FIRE LANE FACILITIES"). OWNER ALSO GRANTS THE CITY THE RIGHT OF INGRESS AND EGRESS OVER, ACROSS, ON AND THROUGH SAID FIRE LANE EASEMENT AREA, AND THE RIGHT TO REMOVE OBJECTS OR STRUCTURES THEREFROM THAT INTERFERE OR ENDANGER ANY FIRE LANE FACILITIES AS DETERMINED BY THE CITY IN ITS SOLE DISCRETION AND WITHOUT LIABILITY OR EXPENSE TO THE CITY. OWNER HAS RESPONSIBILITY AND LEGAL LIABILITY FOR THE FIRE LANE EASEMENT AREA, CONSTRUCTION OF FIRE LANE FACILITIES AND CONTINUOUS MAINTENANCE OF THE FIRE LANE EASEMENT AREA, FIRE LANE FACILITIES, AND ALL OTHER ITEMS LOCATED BELOW GRADE LEVEL, AT GRADE LEVEL AND ABOVE GRADE LEVEL WITHIN THE FIRE LANE EASEMENT AREA; ALL AT NO COST TO THE CITY. THE CITY, IN CITY'S SOLE DISCRETION AND WITHOUT ASSUMING RESPONSIBILITY OR LEGAL LIABILITY FOR THE FIRE LANE EASEMENT AREA, FIRE LANE FACILITIES OR THEIR MAINTENANCE, MAY ENTER THE FIRE LANE EASEMENT AREA FOR THE PURPOSES SET FORTH HEREIN AND FOR CLEANING, MAINTAINING, REPAIRING, CONSTRUCTING OR IMPROVING THE EASEMENT OR FIRE LANE FACILITIES AT THE EXPENSE OF THE APPLICABLE OWNER, FOLLOWING SUCH OWNER'S FAILURE TO REASONABLY CURE ANY DEFAULT UPON RECEIPT OF WRITTEN NOTICE OF THE SAME. SUCH OWNER SHALL PROMPTLY REIMBURSE THE CITY FOR ANY EXPENSE RELATED THERETO (INCLUDING, BUT NOT LIMITED TO REMOVAL, REMEDIATION, COURT, COLLECTION AND ATTORNEYS' FEES AND COSTS). FAILURE TO REIMBURSE THE CITY MAY RESULT IN THE CITY RECORDING A MECHANIC AND MATERIAL MEN'S LIEN AGAINST THE APPLICABLE PORTION OF THE FIRE LANE EASEMENT AREA IN THE RECORDS OF THE COUNTY CLERK AND RECORDER'S OFFICE WHERE THE FIRE LANE EASEMENT AREA IS LOCATED.

THE AREA(S) LABELED AS "WATER EASEMENT" HEREON DEPICT EASEMENT(S) DEDICATED BY THE OWNER TO THE CITY FOR USE BY THE CITY, BUT NOT BY THIRD PARTY PUBLIC UTILITIES, TO SURVEY, INSTALL, CONSTRUCT, RECONSTRUCT, RELOCATE, REPLACE, MAINTAIN, ENLARGE, UPGRADE, REPAIR, USE, OPERATE, PATROL, CONTROL, IMPROVE, TEST, INSPECT OR REMOVE AT ANY TIME AND FROM TIME TO TIME AS MAY BE NECESSARY AND USEFUL TO, OR REQUIRED BY CITY, ANY AND ALL IMPROVEMENTS, FACILITIES AND APPURTENANCES TO WATER LINES, WATER MAINS, METERS, FIRE HYDRANTS CONDUITS, VAULTS, METERS, VALVES, MANHOLES, VENT PIPES, UTILITY LOCATION MARKERS OR ANY OTHER WATER UTILITY STRUCTURES INCLUDING, BUT NOT LIMITED TO, ANY AND ALL NECESSARY CABLES, WIRES AND ALL IMPROVEMENTS AND APPURTENANCES THERETO, AND ALL FACILITIES, AND FIXTURES, DEVICES AND STRUCTURES AND APPURTENANCES WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF ANY OF THEM AND TO MAKE ANY NEEDED CUTS AND FILLS IN THE EARTH IN, ON, UNDER, THROUGH, OVER AND ACROSS THE AREAS LABELED AS "WATER EASEMENT" FOR AND BEING FURTHER SUBJECT TO THOSE TERMS AND CONDITIONS SET FORTH IN THE DOCUMENT ENTITLED "GENERAL EASEMENT TERMS AND CONDITIONS" RECORDED ON DATE IN THE RECORDS OF THE ADAMS, ARAPAHOE, DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NOS. (ADAMS COUNTY) 2024000018661, (ARAPAHOE COUNTY) E4021602, (DOUGLAS COUNTY) 2024013875, RESPECTIVELY.

THE AREA(S) LABELED AS "SANITARY SEWER EASEMENT" HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY FOR USE BY THE CITY, BUT NOT BY THIRD PARTY PUBLIC UTILITIES, TO SURVEY, INSTALL, CONSTRUCT, RECONSTRUCT, RELOCATE, REPLACE, MAINTAIN, ENLARGE, UPGRADE, REPAIR, USE, OPERATE, PATROL, CONTROL, IMPROVE, TEST, INSPECT OR REMOVE AT ANY TIME AND FROM TIME TO TIME AS MAY BE NECESSARY AND USEFUL TO, OR REQUIRED BY CITY, ANY AND ALL IMPROVEMENTS, FACILITIES AND APPURTENANCES TO SANITARY SEWER COLLECTION MAINS AND TRANSMISSION MAINS, LINES AND ALL FACILITIES, FIXTURES, DEVICES AND STRUCTURES AND APPURTENANCES WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF ANY OF THEM AND BEING FURTHER SUBJECT TO THOSE TERMS AND CONDITIONS SET FORTH IN THE DOCUMENT ENTITLED "GENERAL EASEMENT TERMS AND CONDITIONS" RECORDED ON DATE IN THE RECORDS OF THE ADAMS/ARAPAHOE/DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NOS. (ADAMS COUNTY) 2024000018661, (ARAPAHOE COUNTY) E4021602, (DOUGLAS COUNTY) 2024013875, RESPECTIVELY.

THE AREA(S) LABELED AS "STORM SEWER EASEMENT" HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY FOR USE BY THE CITY, BUT NOT BY THIRD PARTY PUBLIC UTILITIES, TO SURVEY, INSTALL, CONSTRUCT, RECONSTRUCT, RELOCATE, REPLACE, MAINTAIN, ENLARGE, UPGRADE, REPAIR, USE, OPERATE, PATROL, CONTROL, IMPROVE, TEST, INSPECT OR REMOVE AT ANY TIME AND FROM TIME TO TIME AS MAY BE NECESSARY AND USEFUL TO, OR REQUIRED BY CITY, ANY AND ALL IMPROVEMENTS, FACILITIES AND APPURTENANCES TO STORM COLLECTION MAINS AND TRANSMISSION MAINS, LINES, DRAINS, AND IRRIGATION LINES AND ALL FACILITIES, FIXTURES, DEVICES, APPURTENANCES AND STRUCTURES WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF ANY OF THEM AND BEING FURTHER SUBJECT TO THOSE TERMS AND CONDITIONS SET FORTH IN THE DOCUMENT ENTITLED "GENERAL EASEMENT TERMS AND CONDITIONS" RECORDED ON DATE IN THE RECORDS OF THE ADAMS/ARAPAHOE/DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NOS. (ADAMS COUNTY) 2024000018661, (ARAPAHOE COUNTY) E4021602, (DOUGLAS COUNTY) 2024013875, RESPECTIVELY.

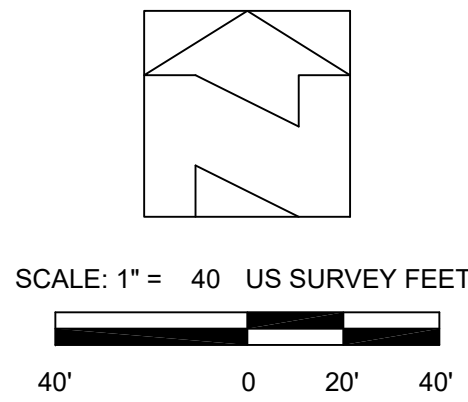
THE AREA(S) LABELED AS "UTILITY EASEMENT" HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY FOR USE BY PUBLIC UTILITY COMPANIES AUTHORIZED IN WRITING BY THE CITY FOR PROVISION OF SERVICES REQUIRED OR ORDINARILY PERFORMED WITHIN THE UTILITY EASEMENT BY THIRD PARTY PUBLIC UTILITY PROVIDERS OF ELECTRIC, TELEVISION, CABLE, TELECOMMUNICATION FACILITIES, AND OTHER PUBLIC UTILITIES TO SURVEY, INSTALL, CONSTRUCT, RECONSTRUCT, RELOCATE, REPLACE, MAINTAIN, ENLARGE, UPGRADE, REPAIR, USE, OPERATE, PATROL, CONTROL, IMPROVE, TEST, INSPECT OR REMOVE AT ANY TIME AND FROM TIME TO TIME AS MAY BE USEFUL TO, OR REQUIRED BY CITY, ANY AND ALL PIPES, CASINGS, WIRES, CONDUIT, CULVERTS, VALVES, VENTILATORS, MANHOLES, EQUIPMENT, OR MATERIAL AND ANY OTHER APPURTENANCES NECESSARY, AND TO MAKE ANY CUTS AND FILLS IN THE EARTH NEEDED ONLY IN, ON, UNDER, THROUGH, OVER AND ACROSS THE "UTILITY EASEMENT" FOR ONE OR MORE PUBLIC UTILITY IMPROVEMENTS INCLUDING ALL THINGS DEEMED BY THE CITY, IN ITS SOLE DISCRETION, TO BE NECESSARY OR CONVENIENT FOR THE OPERATION OF SUCH PUBLIC UTILITY. THE AUTHORIZED PUBLIC UTILITY SHALL MAINTAIN SAID IMPROVEMENTS INSTALLED BY THE PUBLIC UTILITY WITHIN, ACROSS, UNDER OR UPON THE UTILITY EASEMENT. HOWEVER, THE CITY SHALL HAVE THE PERPETUAL RIGHT, BUT NOT OBLIGATION, TO CUT, TRIM, CONTROL AND REMOVE TREES, BRUSH, AND OTHER OBSTRUCTIONS WHICH INJURE OR INTERFERE WITH THE CITY'S OR AUTHORIZED PUBLIC UTILITY'S IMPROVEMENTS, USE, OCCUPATION OR ENJOYMENT OF THE UTILITY EASEMENT, OR THEIR RIGHTS IN THE UTILITY EASEMENT, WITHOUT LIABILITY TO THE CITY FOR DAMAGES ARISING THEREFROM.

GILLIANS LAND CONSULTANTS  
P.O. BOX 375  
BENNETT, CO 80102  
303-972-6640  
www.gillianslc.com  
JN: 24132  
INITIAL SUBMITTAL DATE: 09/27/2024

# STANLEY 98 SUBDIVISION FILING NO. 1

A RESUBDIVISION OF A PART OF BLOCK 104,  
JOHNSON-HICKAM SUBDIVISION,  
AND A PART OF BLOCK 103, BOSTON HEIGHTS 2ND FILING,  
THE NORTHWEST 1/4 OF SECTION 35,  
TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 3 OF 3

LINE	BEARING	LENGTH
L1	S00°17'19"E	16.43'
L2	S00°18'28"E	15.86'
L3	S85°55'10"W	8.59'
L4	S89°41'32"W	10.07'
L5	N85°55'10"E	8.21'
L6	N00°18'28"W	13.87'
L7	N00°18'28"W	13.06'
L8	N85°55'10"E	8.26'
L9	N85°55'10"E	8.87'
L12	S00°18'28"E	18.77'
L13	S00°18'28"E	8.37'
L14	S63°11'34"W	10.00'
L15	S89°41'32"W	10.47'
L16	N89°41'32"E	14.58'
L17	S00°18'28"E	10.00'
L18	S89°41'32"W	14.58'
L19	N00°18'28"W	10.00'
L20	N89°41'32"E	23.16'
L21	S00°18'28"E	10.00'
L22	S89°41'32"W	23.16'
L23	N00°18'28"W	10.00'



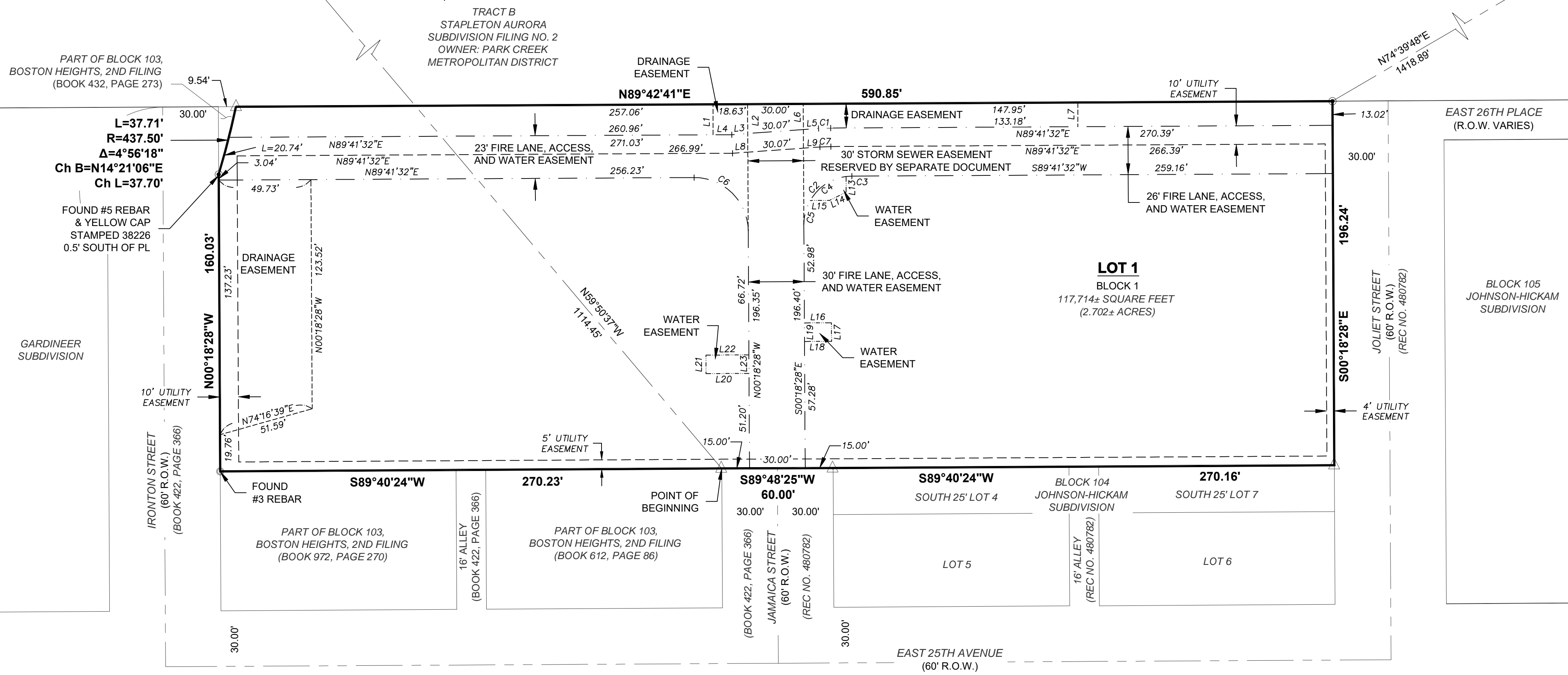
CURVE	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	6.58'	100.00'	3°46'22"	S87°48'21"W	6.58'
C2	40.84'	26.00'	90°00'00"	S44°41'32"W	36.77'
C3	3.12'	26.00'	6°52'16"	S86°15'24"W	3.12'
C4	24.13'	26.00'	53°10'20"	S56°14'06"W	23.27'
C5	13.59'	26.00'	29°57'25"	S14°40'14"W	13.44'
C6	45.55'	29.00'	90°00'00"	N45°18'28"W	41.01'
C7	5.93'	90.00'	3°46'22"	S87°48'21"W	5.93'

## LEGEND

- 
- 
- 
- 
- 
- 
- 
- 
- 

NW CORNER,  
SEC 35, T3S, R67W  
FOUND 3 1/4" ALUMINUM CAP  
STAMPED URS CORP 20683 2006  
IN RANGE BOX

N1/4 CORNER,  
SEC 35, T3S, R67W  
FOUND 3 1/4" ALUMINUM CAP  
STAMPED URS CORP 20683 2011  
IN RANGE BOX



**L=37.71'**  
**R=437.50'**  
**Δ=4°56'18"**  
**Ch B=N14°21'06"E**  
**Ch L=37.70'**

**LOT 1**  
BLOCK 1  
117,714± SQUARE FEET  
(2.702± ACRES)

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INITIAL SUBMITTAL DATE: 09/27/2024

ORDINANCE NO. 2025- \_\_\_\_\_

A BILL

FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, VACATING THE NORTHERN PORTION OF THE PUBLIC RIGHT-OF-WAY FOR JAMAICA STREET, LOCATED BETWEEN EAST 25<sup>TH</sup> AVENUE AND EAST 26<sup>TH</sup> PLACE, AND BETWEEN IRONTON STREET AND JOLIET STREET

WHEREAS, the applicant, the Aurora Housing Authority, requests to vacate a segment of a portion of the public right-of-way for Jamaica Street, located between E 25<sup>th</sup> Avenue and E 26<sup>th</sup> Place, between Ironton Street and Joliet Street; and

WHEREAS, the street vacation is needed to facilitate the development of an affordable multi-family housing project; and

WHEREAS, Section 146-5.4.2.B.3.C of the Uniform Development Ordinance authorizes City Council to approve a public right-of-way vacation; and

WHEREAS, the City Council finds that the requested vacation will not: (i) create any landlocked parcels, (ii) restrict access to any parcel so that access is unreasonable or economically prohibitive; (iii) vacate a public alley unless such vacation is consistent with the Comprehensive Plan and the resulting land complies with lot access and connectivity requirements per Section 146-4.5 (Access and Connectivity); (iv) reduce the quality of public services to any property, and (v) be inconsistent with any transportation plan adopted by the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO:

Section 1. The public right-of-way for a portion of public right-of-way for Jamaica Street, located between E 25<sup>th</sup> Avenue and E 26<sup>th</sup> Place, between Ironton Street and Joliet Street, in the City of Aurora, County of Adams, State of Colorado, more particularly described in Exhibit A, is hereby vacated.

Section 2. All acts, orders, resolutions, ordinances, or parts thereof, in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 3. Pursuant to Section 5-5 of the Charter of the City of Aurora, Colorado, the second publication of this Ordinance shall be by reference, utilizing the ordinance title. Copies of this Ordinance are available at the Office of the City Clerk.

INTRODUCED, READ AND ORDERED PUBLISHED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

PASSED AND ORDERED PUBLISHED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
MIKE COFFMAN, Mayor

ATTEST:

\_\_\_\_\_  
KADEE RODRIGUEZ, City Clerk

APPROVED AS TO FORM BY CITY ATTORNEY PETE SCHULTE:

BY: *Lena McClelland* RLA  
LENA MCCLELLAND, Assistant City Attorney

# EXHIBIT A

## SHEET 1 OF 3

A PORTION OF THAT 30 FOOT WIDE RIGHT OF WAY, TO BE VACATED, DEDICATED BY BOOK 422, PAGE 366, IN BLOCK 103, THE PLAT OF BOSTON HEIGHTS 2ND FILING, TOGETHER WITH A PORTION OF THAT 30 FOOT WIDE RIGHT OF WAY DEDICATED BY THE PLAT OF JOHNSON-HICKAM SUBDIVISION AT RECEPTION NUMBER 480782, MAKING A 60 FOOT RIGHT OF WAY OF JAMAICA STREET, SITUATED IN THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE PARCEL DESCRIBED IN BOOK 612, PAGE 86, AND THE WEST LINE OF SAID 60 FOOT RIGHT OF WAY, FROM WHICH THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 BEARS N59°50'37"W, A DISTANCE OF 1114.45 FEET, WHERE THE NORTH LINE OF SAID SECTION BEARS N89°42'41"E, A DISTANCE OF 2661.10 FEET PER THE CITY OF AURORA HORIZONTAL CONTROL MAP BOOK 03C, MONUMENTED BY A 3 1/4" ALUMINUM CAP STAMPED 20683 IN RANGE BOX ON THE EAST AND WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE N00°18'28"W, A DISTANCE OF 196.32 FEET, ON SAID WEST LINE, TO THE SOUTH LINE OF THE NORTH 318.4 FEET OF SAID BLOCK 103;  
THENCE N89°42'41"E, A DISTANCE OF 60.00 FEET, ON SAID SOUTH LINE, TO THE EXTENSION OF THE WEST LINE OF BLOCK 104, SAID PLAT;  
THENCE S00°18'28"E, A DISTANCE OF 196.42 FEET, ON SAID WEST LINE;  
THENCE S89°48'25"W, A DISTANCE OF 60.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 11,782± SQUARE FEET (0.270± ACRES)

RESERVING UNTO THE CITY OF AURORA A STORM SEWER EASEMENT BEING A PORTION OF THE ABOVE DESCRIBED PARCEL, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE PARCEL DESCRIBED IN BOOK 612, PAGE 86, AND THE WEST LINE OF SAID 60 FOOT RIGHT OF WAY, FROM WHICH THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 BEARS N59°50'37"W, A DISTANCE OF 1114.45 FEET;  
THENCE N89°48'25"E, A DISTANCE OF 15.00 FEET, TO THE POINT OF BEGINNING;

THENCE THENCE N00°18'28"W, A DISTANCE OF 196.35 FEET, TO THE SOUTH LINE OF THE NORTH 318.4 FEET OF SAID BLOCK 103;  
THENCE N89°42'41"E, A DISTANCE OF 30.00 FEET, ON SAID SOUTH LINE;  
THENCE S00°18'28"E, A DISTANCE OF 196.40 FEET;  
THENCE S89°48'25"W, A DISTANCE OF 30.00 FEET, TO THE POINT OF BEGINNING.

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

ROBERT E. HARRIS  
COLORADO P.L.S. 37601  
FOR & ON BEHALF OF  
GILLIANS LAND CONSULTANTS

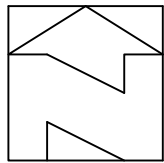
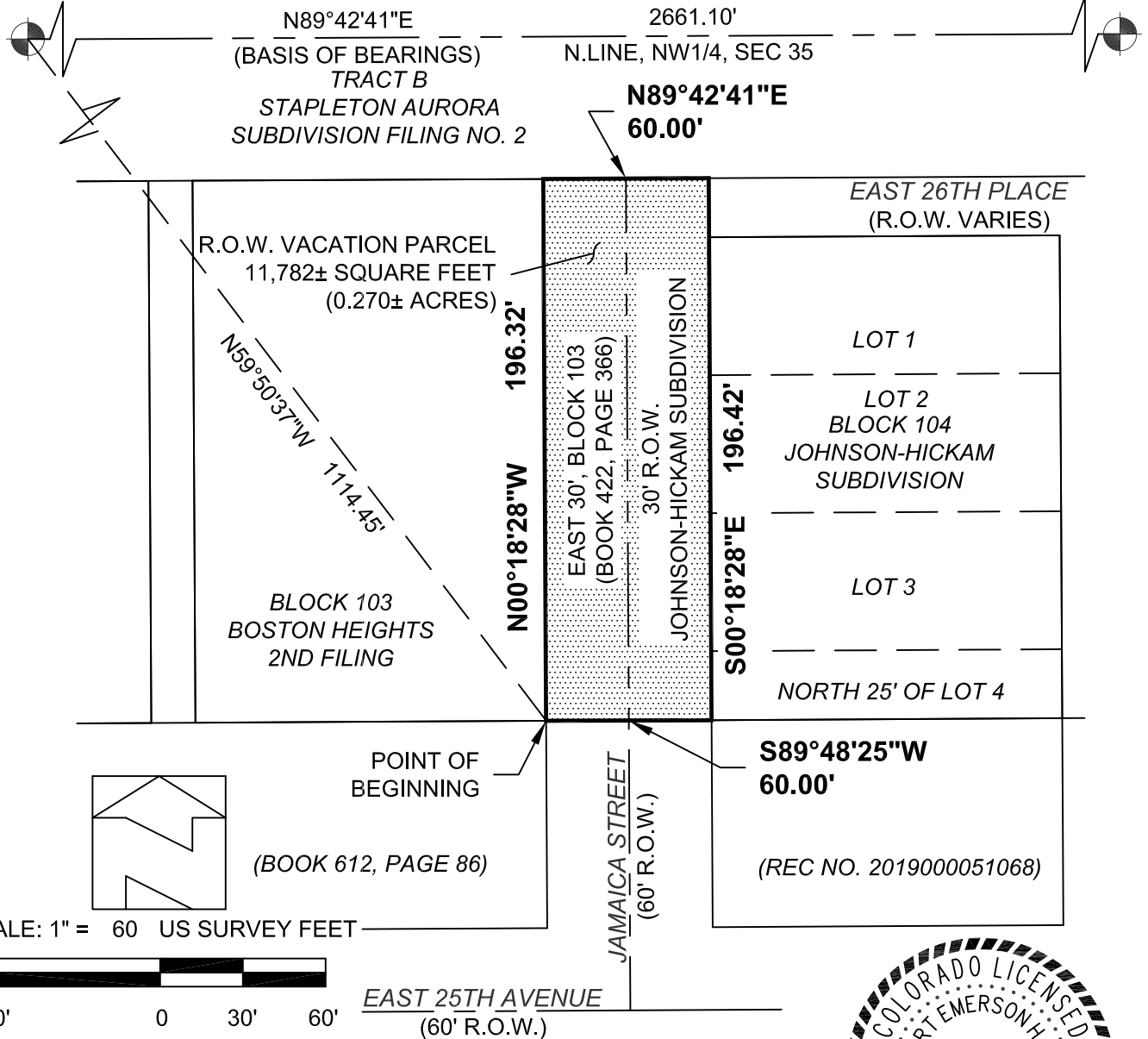


NW CORNER,  
SEC 35, T3S, R67W  
FOUND 3 1/4"  
ALUMINUM CAP  
STAMPED 20683  
IN RANGE BOX

# ILLUSTRATION FOR *EXHIBIT A*

N1/4 CORNER,  
SEC 35, T3S, R67W  
FOUND 3 1/4"  
ALUMINUM CAP  
STAMPED 20683  
IN RANGE BOX

SHEET 2 OF 3



(BOOK 612, PAGE 86)

SCALE: 1" = 60 US SURVEY FEET



60' 0 30' 60'



OWNER: PUBLIC RIGHT OF WAY

This illustration does not represent a monumented survey.  
It is intended only to depict the attached legal description.

## CITY OF AURORA, COLORADO

A PARCEL OF LAND, TO BE VACATED, LYING IN THE NW 1/4 OF SECTION 35, T3S, R67W OF THE 6th P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

DRAWN BY: DRH	SCALE: 1" = 60'	R.O.W. FILE NUMBER
CHECKED BY: REH	DATE: 12-05-2024	JOB NUMBER: 24132

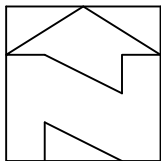
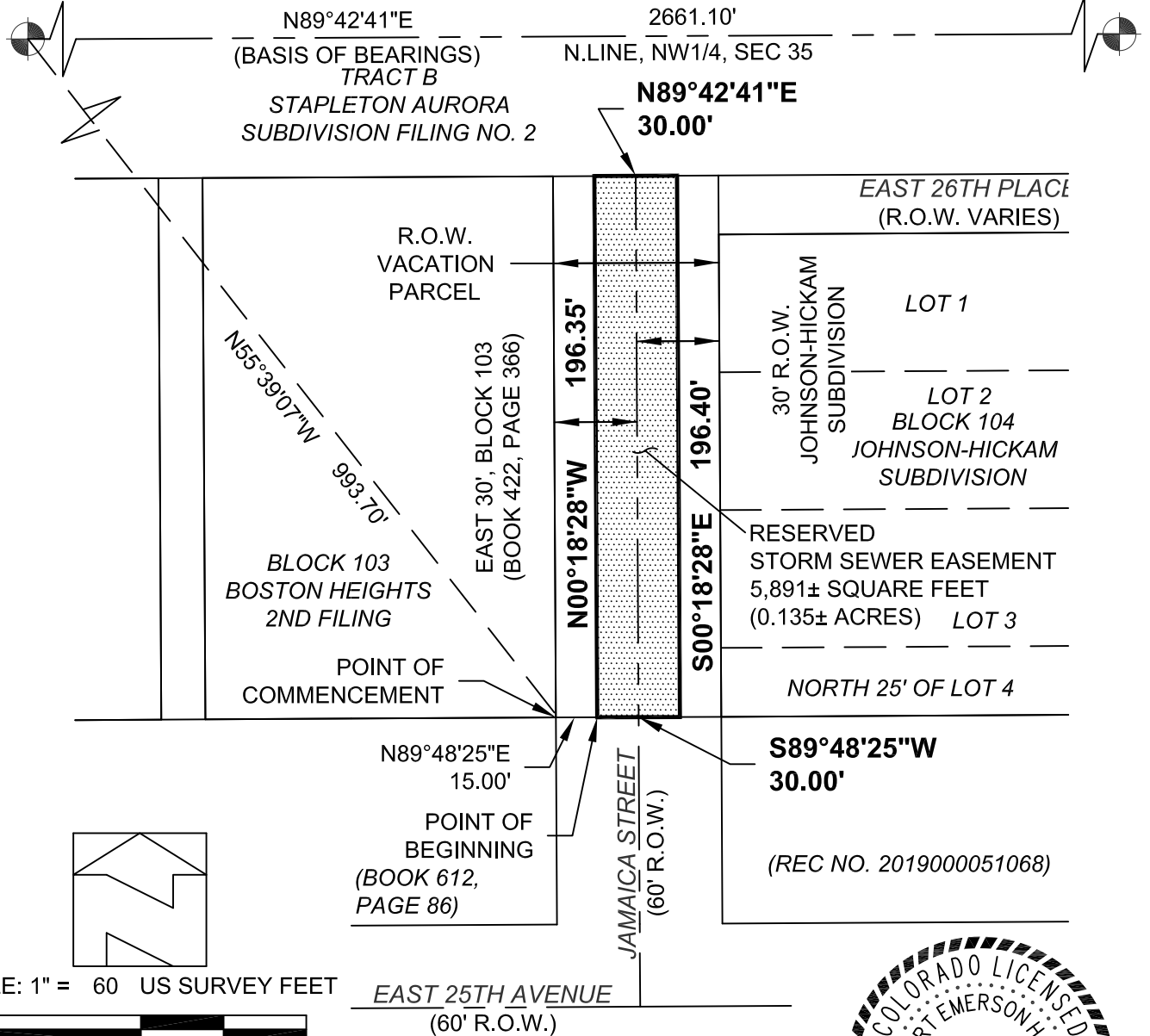


NW CORNER,  
SEC 35, T3S, R67W  
FOUND 3 1/4"  
ALUMINUM CAP  
STAMPED 20683  
IN RANGE BOX

# ILLUSTRATION FOR *EXHIBIT A*

N1/4 CORNER,  
SEC 35, T3S, R67W  
FOUND 3 1/4"  
ALUMINUM CAP  
STAMPED 20683  
IN RANGE BOX

SHEET 3 OF 3



SCALE: 1" = 60 US SURVEY FEET



60' 0 30' 60'

OWNER: PUBLIC RIGHT OF WAY

This illustration does not represent a monumented survey.  
It is intended only to depict the attached legal description.



## CITY OF AURORA, COLORADO

A 30 FOOT WIDE STORM SEWER EASEMENT RESERVATION,  
LYING IN THE NW 1/4 OF SECTION 35, T3S, R67W OF THE 6th  
P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF  
COLORADO.

DRAWN BY: DRH	SCALE: 1" = 60'	R.O.W. FILE NUMBER
CHECKED BY: REH	DATE: 12-05-2024	JOB NUMBER: 24132



# CITY OF AURORA

## Council Agenda Commentary

<b>Item Title:</b> Stanley 98 Street Vacation 2.0
<b>Item Initiator:</b> Ariana Muca, Planner II
<b>Staff Source/Legal Source:</b> Ariana Muca, Planner II; Lena McClelland, Assistant City Attorney
<b>Outside Speaker:</b> N/A
<b>Council Goal:</b> 2012: 5.2--Plan for the development and redevelopment of strategic areas, station areas and urban centers

### COUNCIL MEETING DATES:

**Study Session:** N/A

**Regular Meeting:** 1/27/2025

**2<sup>nd</sup> Regular Meeting (if applicable):** N/A

**Item requires a Public Hearing:**  Yes  No

### ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time: (For Study Session items only indicate combined time needed for presentation and discussion)

2025-14 FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, VACATING A PORTION OF A 16-FOOT WIDE ALLEY RIGHT-OF-WAY, DEDICATED BY BOOK 422, PAGE 366, IN BLOCK 103, THE PLAT OF BOSTON HEIGHTS 2ND FILING, SITUATED IN THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M., LOCATED NORTH OF EAST 25TH AVENUE, AND BETWEEN IRONTON STREET AND JAMAICA STREET  
Ariana Muca, Planner II, Planning and Business Development / Lena McClelland, Assistant City Attorney

### ACTIONS(S) PROPOSED *(Check all appropriate actions)*

- Approve Item and Move Forward to Study Session  Approve Item as Proposed at Study Session
- Approve Item and Move Forward to Regular Meeting  Approve Item as Proposed at Regular Meeting
- Information Only
- Approve Item with Waiver of Reconsideration  
*Reason for waiver is described in the Item Details field above.*

### PREVIOUS ACTIONS OR REVIEWS:

**Policy Committee Name:** N/A

**Policy Committee Date:** N/A

**Action Taken/Follow-up: (Check all that apply)**

- Recommends Approval
- Does Not Recommend Approval
- Forwarded Without Recommendation
- Minutes Not Available
- Minutes Attached

**HISTORY** (Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)

This request seeks to vacate a portion of a 16-foot-wide alley right-of-way. The vacation of right-of-ways (such as an alley), do not require Planning Commission review and are exclusively under the purview of the City Council.

**ITEM SUMMARY** (Brief description of item, discussion, key points, recommendations, etc.)

The applicant, Housing Authority of The City of Aurora, proposes to vacate two segments of street right-of-way and two alley right-of-ways at the northeast corner of Ironton Street and East 25th Avenue. This street vacation is part of a broader plan to facilitate the development of an affordable multi-family housing project (see Exhibit D).

Jamaica Street and related alleys, north of East 25th Avenue, are currently unpaved, and Jamaica includes existing stormwater utilities. The existing street layout does not support the proposed site configuration for the Stanley 98 Affordable Multi-Family site plan application, and a new access configuration has been designed. Refer to the attached ordinance for legal descriptions and illustrations of the right-of-way to be vacated.

In addition to the street vacation, the applicant has proposed to replat eight undeveloped lots into a single, larger lot that will accommodate any remaining utilities in easements as needed. The replat will be administratively reviewed with the Stanley 98 Affordable Multi-Family application following the approval of the Stanley 98 Street Vacations.



The proposed right-of-way vacation meets the criteria outlined in Section 146-5.4.2.B.3.C of the Unified Development Ordinance (UDO). It does not restrict access to any parcels or reduce the quality of public services to adjacent properties. The vacation will facilitate a cohesive site design and enable the approved development.

Therefore, staff recommends the approval of the right-of-way vacation.

**FISCAL IMPACT**

Select all that apply. (If no fiscal impact, click that box and skip to "Questions for Council")

- Revenue Impact
- Budgeted Expenditure Impact
- Non-Budgeted Expenditure Impact
- Workload Impact
- No Fiscal Impact

**REVENUE IMPACT**

Provide the revenue impact or N/A if no impact. (What is the estimated impact on revenue? What funds would be impacted? Provide additional detail as necessary.)

N/A

**BUDGETED EXPENDITURE IMPACT**

Provide the budgeted expenditure impact or N/A if no impact. (List Org/Account # and fund. What is the amount of budget to be used? Does this shift existing budget away from existing programs/services? Provide additional detail as necessary.)

N/A

**NON-BUDGETED EXPENDITURE IMPACT**

Provide the non-budgeted expenditure impact or N/A if no impact. (Provide information on non-budgeted costs. Include Personal Services, Supplies and Services, Interfund Charges, and Capital needs. Provide additional detail as necessary.)

N/A

**WORKLOAD IMPACT**

Provide the workload impact or N/A if no impact. (Will more staff be needed or is the change absorbable? If new FTE(s) are needed, provide numbers and types of positions, and a duty summary. Provide additional detail as necessary.)

N/A

---

**QUESTIONS FOR COUNCIL**

Does Council wish to approve the ordinance?

---

**LEGAL COMMENTS**

The City Council shall review and act to approve or deny applications for the vacation of all or part of an improved public right-of-way that has been accepted by the City. (UDO §146-5.4.2.B.3.a and UDO §146-5.4.2.B.3.b.iii) The City Council may approve a public right-of-way vacation if it finds that the requested vacation will not (i) create any landlocked parcels; (ii) restrict access to any parcel so that access is unreasonable or economically prohibitive; (iii) vacate a public alley unless such vacation is consistent with the Comprehensive Plan and the resulting land complies with lot access and connectivity requirements per Section 146-4.5 (Access and Connectivity); (iv) reduce the quality of public services to any property; or (v) be inconsistent with any transportation plan adopted by the City. (UDO §146-5.4.2.B.3.c) (McClelland)

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August 13, 2024

Ariana Muca  
City of Aurora  
Planning and Development Services  
15151 E. Alameda Parkway  
Aurora, Colorado 80012

RE: Letter of Introduction – Stanley 98 Site Plan Submittal

Dear Ms. Muca:

The Stanley 98 apartment development is an affordable multifamily housing project being developed and owned by the Housing Authority of the City of Aurora. The development is located near the intersection of Joliet Street and East 25<sup>th</sup> Ave.

**Background and Funding:** Stanley 98 is an affordable housing development funded with competitive state and federal low income housing tax credits awarded by the Colorado Housing and Finance Authority (CHFA). The demand for tax credits is four times that of the supply. The number of units and amenity components promised in CHFA application cannot be altered after an award of tax credits. Stanley 98 includes the following components:

1. One building with 75 apartments, including 31 one-bedroom, 31 two-bedroom and 13 three-bedroom units.
2. Offices for on-site property management, family services programming, compliance and maintenance.
3. Resident amenities including a rooftop deck, computer lab, package storage, bike storage, and community meeting space.
4. Exterior amenities including seating, various playgrounds, picnic and barbeque area.
5. A pedestrian bridge to connect over the 25<sup>th</sup> Drive drainageway.

Given site constraints, in order to build the physical components promised, AHA and the City of Aurora must work intentionally to address any concerns on the site. Consolidation of parcels, the vacations of alleyways and portions of Jamaica Street and East 26<sup>th</sup> Place, and an aerial apparatus for fire safety have been taken into design consideration and coordinated with City staff through the pre-application process.

An award of tax credits comes with hard deadlines for completion, and coupled with tax credit investor contribution dates. Overall, our timeline is as follows:

~March 3, 2025 - Completion of Architectural Construction Design Plans

~May 30, 2025 - Finalize project construction cost (GC GMP)

**~July 11, 2025 - Building Permit Approval and Close of tax credit partnership**

~July 21, 2025 - Begin Construction  
~November 13, 2026 - Construction Completion-TCO (15 mo.)/Placed in Service  
~January 1, 2027 – Lease up/100% Qualified Occupancy

**Physical Site:** The existing lot, 2.71 acres (117,853 SF+/-) site, which is currently owned by the Housing Authority of the City of Aurora and is vacant. A total of 75 units will be provided in this proposed development, with a mix of 1-, 2-, and 3-bedroom units, for a total density of 27.7 units per acre. The site is zoned OA-MS and no change in zoning is proposed.

It is important to note that the Applicant, the Housing Authority of the City of Aurora (AHA), is an affordable housing provider whose **mission is to develop and promote quality housing while supporting and encouraging economic opportunities leading to self-sufficiency and independence.** The Housing Authority desires to maximize the density of the site and serve the largest number of households on the parcel. These households will pay a reasonable rent and have the chance to improve their own well-being as well as contribute to the City of Aurora's economy. Stanley 98 will provide 75 affordable rental apartments meeting a portion of the City's production goals. This goal states a need for 3,500 new units per year to keep up with projected new jobs as per the City of Aurora Housing Strategy 12/21/2020.

Because of the infill nature of the site, the project is unique and the design team is working with constraints. The proposed development will require parcel consolidations, and vacations of alleyways and portions of Jamaica Street and East 26<sup>th</sup> Place. The project borders an open space amenity to the north, and will provide a pedestrian bridge connection to the adjacent neighborhood on the north side of the development. The building location on the site plan will activate Jamaica Street as the building entrance, and will incorporate a private drive for an aerial apparatus road to the north. The building will also have prominent frontage onto the existing Joliet Street. Entry to the site will be enhanced through specialty paving on Jamaica Street, prioritizing residential safety. Parking will be located on the western half of the site with guest parking spaces located along the new private drive just north of the parking lot, as well as on Joliet Street where directly abutting the parcel. The building footprint allows for a privatized south-facing courtyard amenity to help buffer the existing residential properties along East 25<sup>th</sup> Avenue to the south, and maximizes views from residences onto the open space to the north.

A landscape buffer adjustment to the north has been requested and given by City staff understanding the need to prioritize housing, parking and amenity spaces on the site.

The proposed site plan has used the site plan criteria in Section 146-405(F) as a basis for the development.

1. The development is consistent with the comprehensive plan.
2. There is not adverse effect to the existing city infrastructure and public improvements. This portion of the site is vacant with the anticipation of a development being placed on this site.
3. The proposed multi-family affordable housing is a permitted use of the zoning. It is noted that the adjacent parcels are both residential and non-residential in use. In accordance with city plans, the building has been sited with both primary frontage on a primary street (Jamaica Street) as well as residential frontage toward the adjacent multifamily parcels to the east. The building height remains well below the allowable height.
4. The proposed development is situated on a relatively flat site with a slight slope. Drive lanes, sidewalks, and the building work with this sloping and integrate landscaping strategies to complement the grading.
5. Landscaping for this site took into consideration the Unified Development Ordinance to the maximum extent feasible. Please refer to the site plan and landscape plan for amenities provided.
6. Careful consideration for the day-to-day functions of the residents as well as maintenance and regular services has been incorporated to provide efficient design and movement through the building and site.

7. Nuisance impacts are carefully considered as well, with mechanical equipment located on the roof, wherever possible, and screened from view as required with the use of parapets. Patios were designed to be covered to shelter from weather and sun and provide relief in the articulation in the building facade. The building's orientation to Joliet provides an attractive residential street frontage.
8. Unified Development Ordinances were carefully considered and adopted to provide a product that enhances and complements the surrounding community while also utilizing the affordable housing features applicable to this development.
9. A clear pattern of circulation has been designed around the site. Vehicular movement and uses follow the existing neighborhood patterns established by the street patterns of Ironton, Jamaica, and Joliet Streets with a new connecting private drive on the north border of the site. Pedestrian circulation is adjacent to the building and opens into the courtyard amenity and public sidewalk connections. Bicycle parking is located inside the building and accessed directly from the courtyard amenity.
10. The ROW improvements to the sidewalk and landscaping are to be provided. No additional streets are planned as part of the development, but all internal drive lanes and parking areas are designed to meet City standards.
11. The Housing Authority of the City of Aurora has developed and maintained numerous properties throughout the City of Aurora and continues to maintain positive relationships with the City and their neighbors.

The following outlines the Housing Authority's multifamily goals for this development:

- Create a new community that evokes a sense of pride for the residents.
- To provide high quality, sustainable affordable housing without compromising design.
- To create a new community of 75 affordable units with active features including a peaceful courtyard, children's play features, and gathering areas for resident connection and contentment.
- To provide resident services and amenities enhancing confidence, community inclusion and personal enrichment.
- To create a safe community that heightens the existing neighborhood environment.

Below is a list of the property Ownership team and project design team:

**Owner:** Martin Petrov

Housing Authority of the City of Aurora  
 2280 S. Xanadu Way  
 Aurora, CO 80014  
 720-251-2094  
[mpetrov@aurorahousing.org](mailto:mpetrov@aurorahousing.org)

**Civil Engineer:** Connor Culligan

Craft Civil Design  
 23 Lincoln Street, Suite 200  
 Denver, CO 80203  
 650-888-4550  
[cculligan@craftcivil.com](mailto:cculligan@craftcivil.com)

**Design Team:**

**Architect:** Brett Jacques

Van Meter Williams Pollack LLP  
 1738 Wynkoop Street, Suite 203  
 Denver, CO 80202  
 303-298-1480  
[brett@vmwp.com](mailto:brett@vmwp.com)

**Landscape Architect:** Bob Couri

Britina Design Group  
 1760 Gaylord Street, Suite 3M  
 Denver, CO 80206  
 303-423-5680  
[bob@britina.com](mailto:bob@britina.com)

Regards,

Brett Jacques

Van Meter Williams Pollack



E 28TH AVE

**Exhibit A**

E 27TH AVE

CITY OF DENVER

E 26TH AVE

E 25TH DR

E 26TH PL

**Subject Site**

E 25TH AVE

E 23RD AVE

N IOLA ST

N HAVANA ST

N IRONTON ST

N JAMACA ST

N JOLIET ST

**Planning and Business Development**

15151 E. Alameda Parkway  
Aurora CO 80012 USA  
AuroraGov.org  
303.739.7250  
GIS@auroragov.org

City of Aurora, Colorado

# Stanley 98 Street Vacation

Miles 0 0.015 0.03



Case Number: 2024-8003-00  
Development Application: #2399-00



# EXHIBIT B

## SHEET 1 OF 2

A PORTION OF THAT 16 FOOT WIDE ALLEY RIGHT OF WAY, TO BE VACATED, DEDICATED BY BOOK 422, PAGE 366, IN BLOCK 103, THE PLAT OF BOSTON HEIGHTS 2ND FILING, SITUATED IN THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE ON THE WEST LINE OF SAID ALLEY RIGHT OF WAY, AND THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN BOOK 972, PAGE 270, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION BEARS N55°39'07"W, A DISTANCE OF 933.70 FEET, WHERE THE NORTH LINE OF SAID NORTHWEST 1/4 BEARS N89°42'41"E, A DISTANCE OF 2661.10 FEET PER THE CITY OF AURORA HORIZONTAL CONTROL MAP BOOK 03C, MONUMENTED BY A 3 1/4" ALUMINUM CAP STAMPED 20683 IN RANGE BOX ON THE EAST AND WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE N00°18'28"W, A DISTANCE OF 196.41 FEET, ON SAID WEST LINE, TO THE SOUTH LINE OF THE NORTH 318.4 FEET OF SAID BLOCK;

THENCE N89°42'41"E, A DISTANCE OF 16.00 FEET, ON SAID SOUTH LINE;

THENCE S00°18'28"E, A DISTANCE OF 196.40 FEET, ON THE EAST LINE OF SAID ALLEY RIGHT OF WAY, TO THE NORTHWEST CORNER OF THE PARCEL DESCRIBED IN BOOK 612, PAGE 86;

THENCE S89°41'30"W, A DISTANCE OF 16.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 3,143± SQUARE FEET (0.072± ACRES)

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

ROBERT E. HARRIS  
COLORADO P.L.S. 37601  
FOR & ON BEHALF OF  
GILLIANS LAND CONSULTANTS

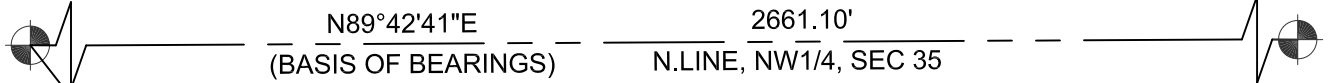


NW CORNER,  
SEC 35, T3S, R67W  
FOUND 3 1/4"  
ALUMINUM CAP  
STAMPED 20683  
IN RANGE BOX

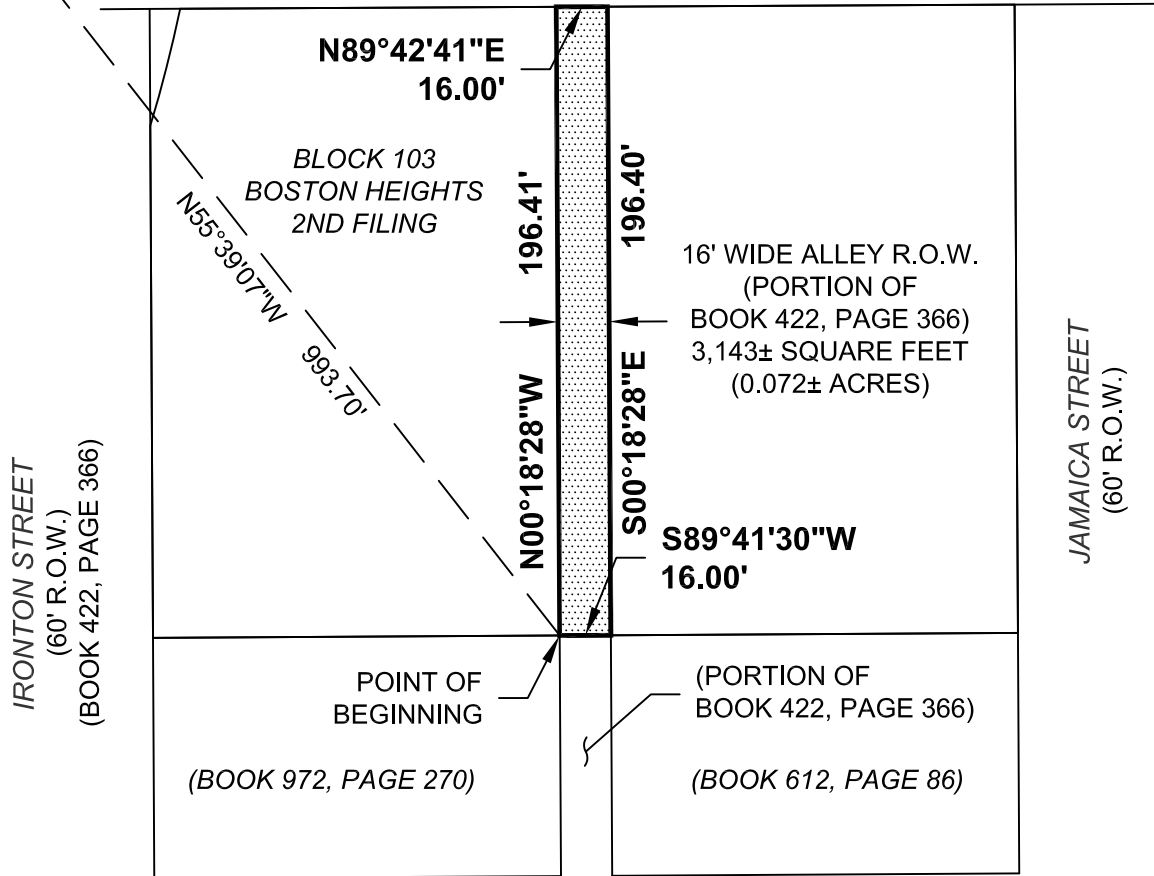
# ILLUSTRATION FOR *EXHIBIT B*

N1/4 CORNER,  
SEC 35, T3S, R67W  
FOUND 3 1/4"  
ALUMINUM CAP  
STAMPED 20683  
IN RANGE BOX

SHEET 2 OF 2



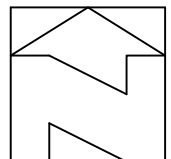
TRACT B  
STAPLETON AURORA  
SUBDIVISION FILING NO. 2



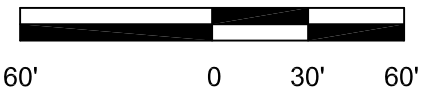
IRONTON STREET  
(60' R.O.W.)  
(BOOK 422, PAGE 366)

JAMAICA STREET  
(60' R.O.W.)

EAST 25TH AVENUE  
(60' R.O.W.)



SCALE: 1" = 60 US SURVEY FEET



OWNER: PUBLIC RIGHT OF WAY

This illustration does not represent a monumented survey.  
It is intended only to depict the attached legal description.

## CITY OF AURORA, COLORADO

A 16 FOOT WIDE STRIP OF LAND, TO BE VACATED, LYING IN THE NW 1/4 OF SECTION 35, T3S, R67W OF THE 6th P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

DRAWN BY: DRH	SCALE: 1" = 60'	R.O.W. FILE NUMBER
CHECKED BY: REH	DATE: 12-05-2024	JOB NUMBER: 24132

**LAND DESCRIPTION AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE OWNER OF LOTS 1, 2, 3, 8, 9, 10 AND THE NORTH 25 FEET OF LOT 4 AND THE NORTH 25 FEET OF LOT 7, BLOCK 104, JOHNSON-HICKAM SUBDIVISION, TOGETHER WITH THAT PART OF BLOCK 103, BOSTON HEIGHTS, 2ND FILING, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE (OR SAID NORTH LINE EXTENDED) OF THE PARCEL DESCRIBED IN DEED RECORDED IN BOOK 612 AT PAGE 86 WITH THE WEST LINE OF THE EAST 30 FEET OF SAID BLOCK;

THENCE NORTH, ALONG THE WEST LINE OF THE EAST 30 FEET OF SAID BLOCK TO THE NORTH LINE OF THE SOUTH 301.6 FEET OF SAID BLOCK;  
 THENCE WEST, PARALLEL WITH THE SOUTH LINE OF SAID BLOCK, TO THE EAST LINE OF THE WEST 30 FEET OF SAID BLOCK;  
 THENCE SOUTH, ALONG THE EAST LINE OF THE WEST 30 FEET OF SAID BLOCK, TO THE NORTH LINE (OR SAID NORTH LINE EXTENDED) OF THE PARCEL DESCRIBED IN BOOK 972 AT PAGE 270;  
 THENCE EAST, ALONG THE NORTH LINE OF SAID PARCEL DESCRIBED IN BOOK 972 AT PAGE 270, TO THE WEST LINE OF A 16-FOOT STRIP THROUGH SAID BLOCK, THE CENTER LINE OF WHICH IS THE NORTH-SOUTH CENTER LINE OF SAID BLOCK;  
 THENCE EASTERLY TO THE NORTHWEST CORNER OF THE PARCEL DESCRIBED IN DEED RECORDED IN BOOK 612 AT PAGE 86;  
 THENCE EASTERLY, ALONG THE NORTH LINE OF SAID PARCEL DESCRIBED IN BOOK 612 AT PAGE 86, TO THE POINT OF BEGINNING;

EXCEPT THAT PART OF SAID PROPERTY LYING WITHIN A STRIP OF LAND 8 FEET ON EACH SIDE OF THE NORTH-SOUTH CENTER LINE OF SAID BLOCK; AND EXCEPT ANY PORTION OF SAID PROPERTY LYING WITHIN THE NORTH 318.4 FEET OF SAID BLOCK; AND ALSO EXCEPTING THAT PARCEL CONVEYED TO THE CITY OF AURORA IN QUIT CLAIM DEED RECORDED JUNE 18, 1951 IN BOOK 422 AT PAGE 366, AND FURTHER EXCEPTING, THAT PARCEL CONVEYED IN SPECIAL WARRANTY DEED RECORDED DECEMBER 8, 1951 IN BOOK 432 AT PAGE 273, COUNTY OF ADAMS, STATE OF COLORADO, TOGETHER WITH THOSE VACATED RIGHTS OF WAY OF EAST 26TH PLACE IN RECEPTION NUMBER \_\_\_\_\_, AND JAMAICA STREET IN RECEPTION NUMBER \_\_\_\_\_, AND THAT 16 FOOT ALLEY IN SAID BLOCK 103 IN RECEPTION NUMBER \_\_\_\_\_, AND THAT 16 FOOT ALLEY IN SAID BLOCK 104 IN RECEPTION NUMBER \_\_\_\_\_, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE PARCEL DESCRIBED IN SAID BOOK 612, PAGE 86, AND THE WEST RIGHT OF WAY LINE OF JAMAICA STREET AS DESCRIBED IN SAID BOOK 422 AT PAGE 366, FROM WHICH THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 BEARS N59°50'37"W, A DISTANCE OF 1114.45 FEET, WHERE THE NORTH LINE OF SAID SECTION BEARS N89°42'41"E, A DISTANCE OF 2661.10 FEET PER THE CITY OF AURORA HORIZONTAL CONTROL MAP BOOK 03C, MONUMENTED BY A 3 1/4" ALUMINUM CAP STAMPED 20683 IN RANGE BOX ON THE EAST AND WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

THENCE S89°40'24"W, A DISTANCE OF 270.23 FEET, ON THE NORTH LINE OF SAID BOOK 612, PAGE 86, AND THE NORTH LINE OF SAID BOOK 972 AT PAGE 270, TO THE EAST RIGHT OF WAY LINE OF IRONTON STREET AS DESCRIBED IN SAID BOOK 422 AT PAGE 366;  
 THENCE N00°18'28"W, A DISTANCE OF 160.03 FEET, ON SAID EAST RIGHT OF WAY LINE;  
 THENCE ON A NON-TANGENT CURVE TO THE LEFT 37.71 FEET, WITH A RADIUS OF 437.50 FEET, A DELTA OF 4°56'18", AND A CHORD WHICH BEARS N14°21'06"E, A DISTANCE OF 37.70 FEET, TO THE SOUTH LINE OF THE NORTH 318.4 FEET OF SAID BLOCK 103;  
 THENCE N89°42'41"E, A DISTANCE OF 590.85 FEET, ON SAID SOUTH LINE, TO THE EXTENSION OF THE WEST RIGHT OF WAY LINE OF JOLIET STREET, AS DEDICATED BY SAID SUBDIVISION;  
 THENCE S00°18'28"E, A DISTANCE OF 196.24 FEET, ON SAID WEST RIGHT OF WAY LINE OF JOLIET STREET, TO THE SOUTH LINE OF THE NORTH 25 FEET OF SAID LOTS 4 AND 7;  
 THENCE S89°40'24"W, A DISTANCE OF 270.16 FEET, ON SAID SOUTH LINE OF THE NORTH 25 FEET OF SAID LOTS 4 AND 7, TO THE EAST RIGHT OF JAMAICA STREET AS DEDICATED BY SAID SUBDIVISION;  
 THENCE S89°48'25"W, A DISTANCE OF 60.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 117,714 SQUARE FEET OR 2.702 ACRES, MORE OR LESS; HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO A LOT, AND A BLOCK AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **STANLEY 98 SUBDIVISION FILING NO. 1** AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS, EASEMENTS, AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

**OWNER:**  
 UC SMP, LLC, A COLORADO LIMITED LIABILITY COMPANY

\_\_\_\_\_  
 SIGNATURE

\_\_\_\_\_  
 PRINT NAME                      PRINT TITLE

**NOTARIAL:**

STATE OF COLORADO )  
 COUNTY OF ADAMS ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_DAY OF \_\_\_\_\_, 20\_\_ A.D.

BY: \_\_\_\_\_ AS \_\_\_\_\_ OF \_\_\_\_\_ AS PRESIDENT.

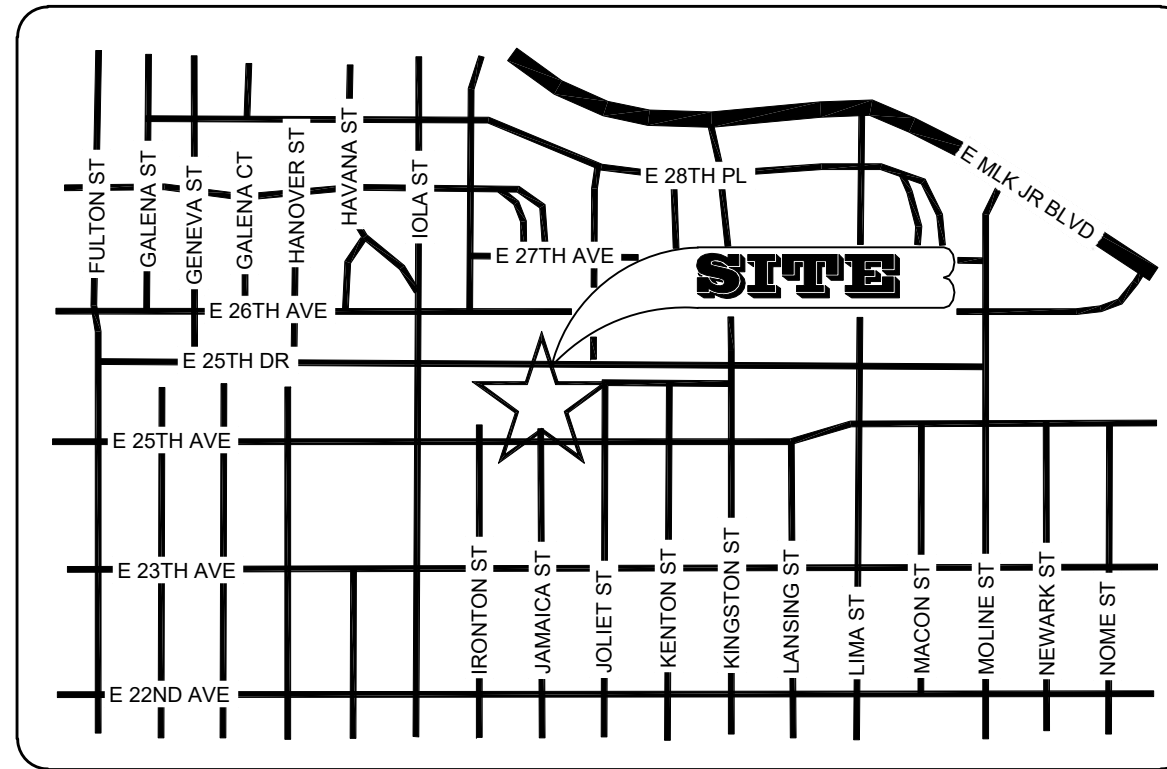
WITNESS MY HAND AND OFFICIAL SEAL:

\_\_\_\_\_  
 NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

**STANLEY 98 SUBDIVISION FILING NO. 1**

A RESUBDIVISION OF A PART OF BLOCK 104,  
 JOHNSON-HICKAM SUBDIVISION,  
 AND A PART OF BLOCK 103, BOSTON HEIGHTS 2ND FILING,  
 THE NORTHWEST 1/4 OF SECTION 35,  
 TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,  
 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
 SHEET 1 OF 3



**VICINITY MAP**  
 SCALE: 1"=1,000'

**CONTRACT PURCHASER:**  
 HOUSING AUTHORITY OF THE CITY OF AURORA,  
 COLORADO, A BODY CORPORATE AND POLITIC

\_\_\_\_\_  
 SIGNATURE

\_\_\_\_\_  
 PRINT NAME                      PRINT TITLE

**NOTARIAL:**

STATE OF COLORADO )  
 COUNTY OF ADAMS ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_DAY OF \_\_\_\_\_, 20\_\_ A.D.

BY: \_\_\_\_\_ AS \_\_\_\_\_ OF \_\_\_\_\_ AS PRESIDENT.

WITNESS MY HAND AND OFFICIAL SEAL:

\_\_\_\_\_  
 NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON \_\_\_\_\_. I FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS ACCURATE AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE TO MY KNOWLEDGE, INFORMATION, AND BELIEF. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

ROBERT E. HARRIS  
 COLORADO P.L.S. 37601  
 FOR & ON BEHALF OF  
 GILLIANS LAND CONSULTANTS



**CITY OF AURORA APPROVALS:**

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF STREETS, EASEMENTS AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D, SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH STREETS ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO CITY OF AURORA SPECIFICATIONS

\_\_\_\_\_  
 CITY ENGINEER                      DATE

\_\_\_\_\_  
 PLANNING DIRECTOR                      DATE

**MORTGAGE HOLDER**

THE UNDERSIGNED, AS MORTGAGE HOLDERS ON PART OR ALL OF THE HEREON SHOWN REAL PROPERTY, DO HEREBY AGREE AND CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON.

ENTERPRISE COMMUNITY LOAN FUND, INC., A MARYLAND NONSTOCK, NONPROFIT CORPORATION, AS ADMINISTRATIVE AGENT FOR CERTAIN LENDERS, ITS SUCCESSORS AND/OR ASSIGNS

2	EASEMENT CHANGES	12-04-2024	DRH
1	CITY COMMENTS	11-18-2024	DRH
NO	REVISION RECORD	DATE	BY

GILLIANS LAND CONSULTANTS  
 P.O. BOX 375  
 BENNETT, CO 80102  
 303-972-6640  
 www.gillianslc.com  
 JN: 24132  
 INITIAL SUBMITTAL DATE: 09/27/2024

# STANLEY 98 SUBDIVISION FILING NO. 1

## A RESUBDIVISION OF A PART OF BLOCK 104, JOHNSON-HICKAM SUBDIVISION, AND A PART OF BLOCK 103, BOSTON HEIGHTS 2ND FILING, THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO SHEET 2 OF 3

### NOTES

1. NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY GILLIANS LAND CONSULTANTS TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHT OF WAY, AND TITLE OF RECORD. GILLIANS LAND CONSULTANTS RELIED UPON LAND TITLE GUARANTEE COMPANY ORDER NUMBER: ABD70821440-5, COMMITMENT DATE 12/27/2023 AT 5:00 P.M. FOR THIS INFORMATION.
3. DISTANCES ON THIS SURVEY ARE EXPRESSED IN US SURVEY FEET AND DECIMALS THEREOF. A US SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
4. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS AND SHALL BE POSTED "NO PARKING- FIRE LANE".
5. THE EASEMENT AREA WITHIN EACH LOT OR TRACT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT OR TRACT EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.

### COVENANTS:

THE UNDERSIGNED OWNER(S), FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS (COLLECTIVELY HEREAFTER "OWNER"), COVENANT AND AGREE WITH THE CITY OF AURORA ("CITY");

ALL ELECTRICAL, COMMUNITY UTILITY LINES AND SERVICES, AND STREET LIGHTING CIRCUITS, EXCEPT AS PROVIDED IN SECTION 126-505 OF THE CITY CODE AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SHALL BE INSTALLED UNDERGROUND;

ALL CROSSINGS OR ENCROACHMENTS, INCLUDING BUT NOT LIMITED, TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES INTO EASEMENTS OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA'S USE AND OCCUPANCY OF SAID EASEMENTS AND RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES THAT MAY RESULT FROM THE CITY OF AURORA'S USE AND OCCUPANCY OR EXERCISE OF ITS RIGHTS IN SAID EASEMENTS AND RIGHTS OF WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, PRIVATE DETENTION POND AND DRAINAGE FEATURES, OR PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO THE CITY OF AURORA.

THE AREA(S) LABELED "DRAINAGE EASEMENT" ("DRAINAGE EASEMENT AREA") HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY AS SET FORTH HEREIN. OWNER GRANTS THE RIGHT, PRIVILEGE AND AUTHORITY, BUT NOT THE OBLIGATION, TO THE CITY TO SURVEY, CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN, REMOVE, REPLACE, UPGRADE AND USE: STORM DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO FENCES, GATES, SIGNS, WALLS, CHANNELS, DROP STRUCTURES, TRICKLE CHANNELS, OUTLET STRUCTURES, FOREBAY, WEIR SECTIONS, INCLUDING ALL FIXTURES, DEVICES, STRUCTURES, GRADING, AND ANY AND ALL OTHER APPURTENANCES THERETO WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF A DRAINAGE AREA AND ALL OTHER ITEMS LOCATED BELOW GRADE LEVEL, AT GRADE LEVEL AND ABOVE GRADE LEVEL WITHIN THE DRAINAGE EASEMENT AREA (COLLECTIVELY AND INDIVIDUALLY HERINAFTER REFERRED TO AS "DRAINAGE FACILITIES"), TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER, ACROSS, ON AND THROUGH SAID DRAINAGE EASEMENT AREA, AND THE RIGHT TO REMOVE OBJECTS OR STRUCTURES THEREFROM THAT INTERFERE OR ENDANGER ANY DRAINAGE FACILITIES AS DETERMINED BY THE CITY IN ITS SOLE DISCRETION AND WITHOUT LIABILITY OR EXPENSE TO THE CITY. THE DRAINAGE EASEMENT TOGETHER WITH ANY AND ALL DRAINAGE FACILITIES LOCATED WITHIN THE DRAINAGE EASEMENT AREA ARE TO BE CONSTRUCTED AND CONTINUOUSLY MAINTAINED BY THE OWNER OF THE APPLICABLE PORTION OF THE DRAINAGE EASEMENT AREA AND AT NO COST TO THE CITY. SUCH OWNER HAS RESPONSIBILITY AND LIABILITY FOR THE APPLICABLE DRAINAGE EASEMENT AREA, DRAINAGE FACILITIES, AND THEIR MAINTENANCE. THE CITY, IN CITY'S SOLE DISCRETION AND WITHOUT ASSUMING RESPONSIBILITY OR LIABILITY FOR THE DRAINAGE EASEMENT AREA, DRAINAGE FACILITIES OR THEIR MAINTENANCE, MAY ENTER THE DRAINAGE EASEMENT AREA FOR THE PURPOSES SET FORTH HEREIN AND FOR CLEANING, MAINTAINING, REPAIRING, CONSTRUCTING, OR IMPROVING THE DRAINAGE EASEMENT AREA OR DRAINAGE FACILITIES AT THE EXPENSE OF THE APPLICABLE OWNER, FOLLOWING SUCH OWNER'S FAILURE TO REASONABLY CURE ANY DEFAULT UPON RECEIPT OF WRITTEN NOTICE OF THE SAME. SUCH OWNER SHALL PROMPTLY REIMBURSE THE CITY, UPON REQUEST, FOR ANY EXPENSE RELATED THERETO (INCLUDING, BUT NOT LIMITED TO REMOVAL, REMEDIATION, COURT, COLLECTION AND ATTORNEYS' FEES AND COSTS). FAILURE TO REIMBURSE THE CITY MAY RESULT IN THE CITY RECORDING A MECHANIC AND MATERIAL MEN'S LIEN AGAINST THE APPLICABLE PORTION OF THE DRAINAGE EASEMENT AREA IN THE RECORDS OF THE COUNTY CLERK AND RECORDER'S OFFICE WHERE THE DRAINAGE EASEMENT AREA IS LOCATED.

THE AREA(S) LABELED "FIRE LANE EASEMENT" ("FIRE LANE EASEMENT AREA") HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY AS SET FORTH HEREIN. OWNER GRANTS THE RIGHT, PRIVILEGE AND AUTHORITY, BUT NOT THE OBLIGATION, TO THE CITY TO SURVEY, CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN, REMOVE, REPLACE, UPGRADE AND USE: FACILITIES, AND ALL FIXTURES, DEVICES AND STRUCTURES WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF A FIRE LANE OVER, ACROSS, ON AND THROUGH THE AREAS DEPICTED HEREON AS FIRE LANE EASEMENT; TOGETHER WITH THE RIGHT-OF-WAY FOR INGRESS AND EGRESS OF EMERGENCY AND SERVICE VEHICLES OVER, ACROSS, ON AND THROUGH THE AREAS DEPICTED HEREON AS FIRE LANE EASEMENTS, WHICH SAID LANES TO BE DEDICATED AND DESIGNATED AS FIRE LANE EASEMENTS AND EMERGENCY AND SERVICE VEHICLE ROADS; FIRE LANE EASEMENTS SHALL BE CONSTRUCTED AND MAINTAINED BY EACH OWNER OF THE APPLICABLE PORTION OF THE FIRE LANE EASEMENT AREA AT NO COST TO THE CITY IN ACCORDANCE WITH CURRENT CITY STANDARDS FOR FIRE LANE EASEMENTS AND SHALL BE POSTED BY SUCH OWNER WITH SIGNS STATING "NO PARKING - FIRE LANE" IN ACCORDANCE WITH THE CITY CODE OF AURORA, COLORADO (COLLECTIVELY AND INDIVIDUALLY HERINAFTER REFERRED TO AS "FIRE LANE FACILITIES"). OWNER ALSO GRANTS THE CITY THE RIGHT OF INGRESS AND EGRESS OVER, ACROSS, ON AND THROUGH SAID FIRE LANE EASEMENT AREA, AND THE RIGHT TO REMOVE OBJECTS OR STRUCTURES THEREFROM THAT INTERFERE OR ENDANGER ANY FIRE LANE FACILITIES AS DETERMINED BY THE CITY IN ITS SOLE DISCRETION AND WITHOUT LIABILITY OR EXPENSE TO THE CITY. OWNER HAS RESPONSIBILITY AND LEGAL LIABILITY FOR THE FIRE LANE EASEMENT AREA, CONSTRUCTION OF FIRE LANE FACILITIES AND CONTINUOUS MAINTENANCE OF THE FIRE LANE EASEMENT AREA, FIRE LANE FACILITIES, AND ALL OTHER ITEMS LOCATED BELOW GRADE LEVEL, AT GRADE LEVEL AND ABOVE GRADE LEVEL WITHIN THE FIRE LANE EASEMENT AREA; ALL AT NO COST TO THE CITY. THE CITY, IN CITY'S SOLE DISCRETION AND WITHOUT ASSUMING RESPONSIBILITY OR LEGAL LIABILITY FOR THE FIRE LANE EASEMENT AREA, FIRE LANE FACILITIES OR THEIR MAINTENANCE, MAY ENTER THE FIRE LANE EASEMENT AREA FOR THE PURPOSES SET FORTH HEREIN AND FOR CLEANING, MAINTAINING, REPAIRING, CONSTRUCTING OR IMPROVING THE EASEMENT OR FIRE LANE FACILITIES AT THE EXPENSE OF THE APPLICABLE OWNER, FOLLOWING SUCH OWNER'S FAILURE TO REASONABLY CURE ANY DEFAULT UPON RECEIPT OF WRITTEN NOTICE OF THE SAME. SUCH OWNER SHALL PROMPTLY REIMBURSE THE CITY FOR ANY EXPENSE RELATED THERETO (INCLUDING, BUT NOT LIMITED TO REMOVAL, REMEDIATION, COURT, COLLECTION AND ATTORNEYS' FEES AND COSTS). FAILURE TO REIMBURSE THE CITY MAY RESULT IN THE CITY RECORDING A MECHANIC AND MATERIAL MEN'S LIEN AGAINST THE APPLICABLE PORTION OF THE FIRE LANE EASEMENT AREA IN THE RECORDS OF THE COUNTY CLERK AND RECORDER'S OFFICE WHERE THE FIRE LANE EASEMENT AREA IS LOCATED.

THE AREA(S) LABELED AS "WATER EASEMENT" HEREON DEPICT EASEMENT(S) DEDICATED BY THE OWNER TO THE CITY FOR USE BY THE CITY, BUT NOT BY THIRD PARTY PUBLIC UTILITIES, TO SURVEY, INSTALL, CONSTRUCT, RECONSTRUCT, RELOCATE, REPLACE, MAINTAIN, ENLARGE, UPGRADE, REPAIR, USE, OPERATE, PATROL, CONTROL, IMPROVE, TEST, INSPECT OR REMOVE AT ANY TIME AND FROM TIME TO TIME AS MAY BE NECESSARY AND USEFUL TO, OR REQUIRED BY CITY, ANY AND ALL IMPROVEMENTS, FACILITIES AND APPURTENANCES TO WATER LINES, WATER MAINS, METERS, FIRE HYDRANTS CONDUITS, VAULTS, METERS, VALVES, MANHOLES, VENT PIPES, UTILITY LOCATION MARKERS OR ANY OTHER WATER UTILITY STRUCTURES INCLUDING, BUT NOT LIMITED TO, ANY AND ALL NECESSARY CABLES, WIRES AND ALL IMPROVEMENTS AND APPURTENANCES THERETO, AND ALL FACILITIES, AND FIXTURES, DEVICES AND STRUCTURES AND APPURTENANCES WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF ANY OF THEM AND TO MAKE ANY NEEDED CUTS AND FILLS IN THE EARTH IN, ON, UNDER, THROUGH, OVER AND ACROSS THE AREAS LABELED AS "WATER EASEMENT" FOR AND BEING FURTHER SUBJECT TO THOSE TERMS AND CONDITIONS SET FORTH IN THE DOCUMENT ENTITLED "GENERAL EASEMENT TERMS AND CONDITIONS" RECORDED ON DATE IN THE RECORDS OF THE ADAMS, ARAPAHOE, DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NOS. (ADAMS COUNTY) 2024000018661, (ARAPAHOE COUNTY) E4021602, (DOUGLAS COUNTY) 2024013875, RESPECTIVELY.

THE AREA(S) LABELED AS "SANITARY SEWER EASEMENT" HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY FOR USE BY THE CITY, BUT NOT BY THIRD PARTY PUBLIC UTILITIES, TO SURVEY, INSTALL, CONSTRUCT, RECONSTRUCT, RELOCATE, REPLACE, MAINTAIN, ENLARGE, UPGRADE, REPAIR, USE, OPERATE, PATROL, CONTROL, IMPROVE, TEST, INSPECT OR REMOVE AT ANY TIME AND FROM TIME TO TIME AS MAY BE NECESSARY AND USEFUL TO, OR REQUIRED BY CITY, ANY AND ALL IMPROVEMENTS, FACILITIES AND APPURTENANCES TO SANITARY SEWER COLLECTION MAINS AND TRANSMISSION MAINS, LINES AND ALL FACILITIES, FIXTURES, DEVICES AND STRUCTURES AND APPURTENANCES WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF ANY OF THEM AND BEING FURTHER SUBJECT TO THOSE TERMS AND CONDITIONS SET FORTH IN THE DOCUMENT ENTITLED "GENERAL EASEMENT TERMS AND CONDITIONS" RECORDED ON DATE IN THE RECORDS OF THE ADAMS/ARAPAHOE/DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NOS. (ADAMS COUNTY) 2024000018661, (ARAPAHOE COUNTY) E4021602, (DOUGLAS COUNTY) 2024013875, RESPECTIVELY.

THE AREA(S) LABELED AS "STORM SEWER EASEMENT" HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY FOR USE BY THE CITY, BUT NOT BY THIRD PARTY PUBLIC UTILITIES, TO SURVEY, INSTALL, CONSTRUCT, RECONSTRUCT, RELOCATE, REPLACE, MAINTAIN, ENLARGE, UPGRADE, REPAIR, USE, OPERATE, PATROL, CONTROL, IMPROVE, TEST, INSPECT OR REMOVE AT ANY TIME AND FROM TIME TO TIME AS MAY BE NECESSARY AND USEFUL TO, OR REQUIRED BY CITY, ANY AND ALL IMPROVEMENTS, FACILITIES AND APPURTENANCES TO STORM COLLECTION MAINS AND TRANSMISSION MAINS, LINES, DRAINS, AND IRRIGATION LINES AND ALL FACILITIES, FIXTURES, DEVICES, APPURTENANCES AND STRUCTURES WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF ANY OF THEM AND BEING FURTHER SUBJECT TO THOSE TERMS AND CONDITIONS SET FORTH IN THE DOCUMENT ENTITLED "GENERAL EASEMENT TERMS AND CONDITIONS" RECORDED ON DATE IN THE RECORDS OF THE ADAMS/ARAPAHOE/DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NOS. (ADAMS COUNTY) 2024000018661, (ARAPAHOE COUNTY) E4021602, (DOUGLAS COUNTY) 2024013875, RESPECTIVELY.

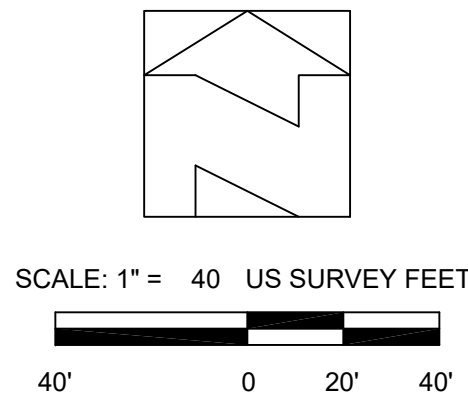
THE AREA(S) LABELED AS "UTILITY EASEMENT" HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY FOR USE BY PUBLIC UTILITY COMPANIES AUTHORIZED IN WRITING BY THE CITY FOR PROVISION OF SERVICES REQUIRED OR ORDINARILY PERFORMED WITHIN THE UTILITY EASEMENT BY THIRD PARTY PUBLIC UTILITY PROVIDERS OF ELECTRIC, TELEVISION, CABLE, TELECOMMUNICATION FACILITIES, AND OTHER PUBLIC UTILITIES TO SURVEY, INSTALL, CONSTRUCT, RECONSTRUCT, RELOCATE, REPLACE, MAINTAIN, ENLARGE, UPGRADE, REPAIR, USE, OPERATE, PATROL, CONTROL, IMPROVE, TEST, INSPECT OR REMOVE AT ANY TIME AND FROM TIME TO TIME AS MAY BE USEFUL TO, OR REQUIRED BY CITY, ANY AND ALL PIPES, CASINGS, WIRES, CONDUIT, CULVERTS, VALVES, VENTILATORS, MANHOLES, EQUIPMENT, OR MATERIAL AND ANY OTHER APPURTENANCES NECESSARY, AND TO MAKE ANY CUTS AND FILLS IN THE EARTH NEEDED ONLY IN, ON, UNDER, THROUGH, OVER AND ACROSS THE "UTILITY EASEMENT" FOR ONE OR MORE PUBLIC UTILITY IMPROVEMENTS INCLUDING ALL THINGS DEEMED BY THE CITY, IN ITS SOLE DISCRETION, TO BE NECESSARY OR CONVENIENT FOR THE OPERATION OF SUCH PUBLIC UTILITY. THE AUTHORIZED PUBLIC UTILITY SHALL MAINTAIN SAID IMPROVEMENTS INSTALLED BY THE PUBLIC UTILITY WITHIN, ACROSS, UNDER OR UPON THE UTILITY EASEMENT. HOWEVER, THE CITY SHALL HAVE THE PERPETUAL RIGHT, BUT NOT OBLIGATION, TO CUT, TRIM, CONTROL AND REMOVE TREES, BRUSH, AND OTHER OBSTRUCTIONS WHICH INJURE OR INTERFERE WITH THE CITY'S OR AUTHORIZED PUBLIC UTILITY'S IMPROVEMENTS, USE, OCCUPATION OR ENJOYMENT OF THE UTILITY EASEMENT, OR THEIR RIGHTS IN THE UTILITY EASEMENT, WITHOUT LIABILITY TO THE CITY FOR DAMAGES ARISING THEREFROM.

GILLIANS LAND CONSULTANTS  
P.O. BOX 375  
BENNETT, CO 80102  
303-972-6640  
www.gillianslc.com  
JN: 24132  
INITIAL SUBMITTAL DATE: 09/27/2024

# STANLEY 98 SUBDIVISION FILING NO. 1

A RESUBDIVISION OF A PART OF BLOCK 104,  
JOHNSON-HICKAM SUBDIVISION,  
AND A PART OF BLOCK 103, BOSTON HEIGHTS 2ND FILING,  
THE NORTHWEST 1/4 OF SECTION 35,  
TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 3 OF 3

LINE	BEARING	LENGTH
L1	S00°17'19"E	16.43'
L2	S00°18'28"E	15.86'
L3	S85°55'10"W	8.59'
L4	S89°41'32"W	10.07'
L5	N85°55'10"E	8.21'
L6	N00°18'28"W	13.87'
L7	N00°18'28"W	13.06'
L8	N85°55'10"E	8.26'
L9	N85°55'10"E	8.87'
L12	S00°18'28"E	18.77'
L13	S00°18'28"E	8.37'
L14	S63°11'34"W	10.00'
L15	S89°41'32"W	10.47'
L16	N89°41'32"E	14.58'
L17	S00°18'28"E	10.00'
L18	S89°41'32"W	14.58'
L19	N00°18'28"W	10.00'
L20	N89°41'32"E	23.16'
L21	S00°18'28"E	10.00'
L22	S89°41'32"W	23.16'
L23	N00°18'28"W	10.00'



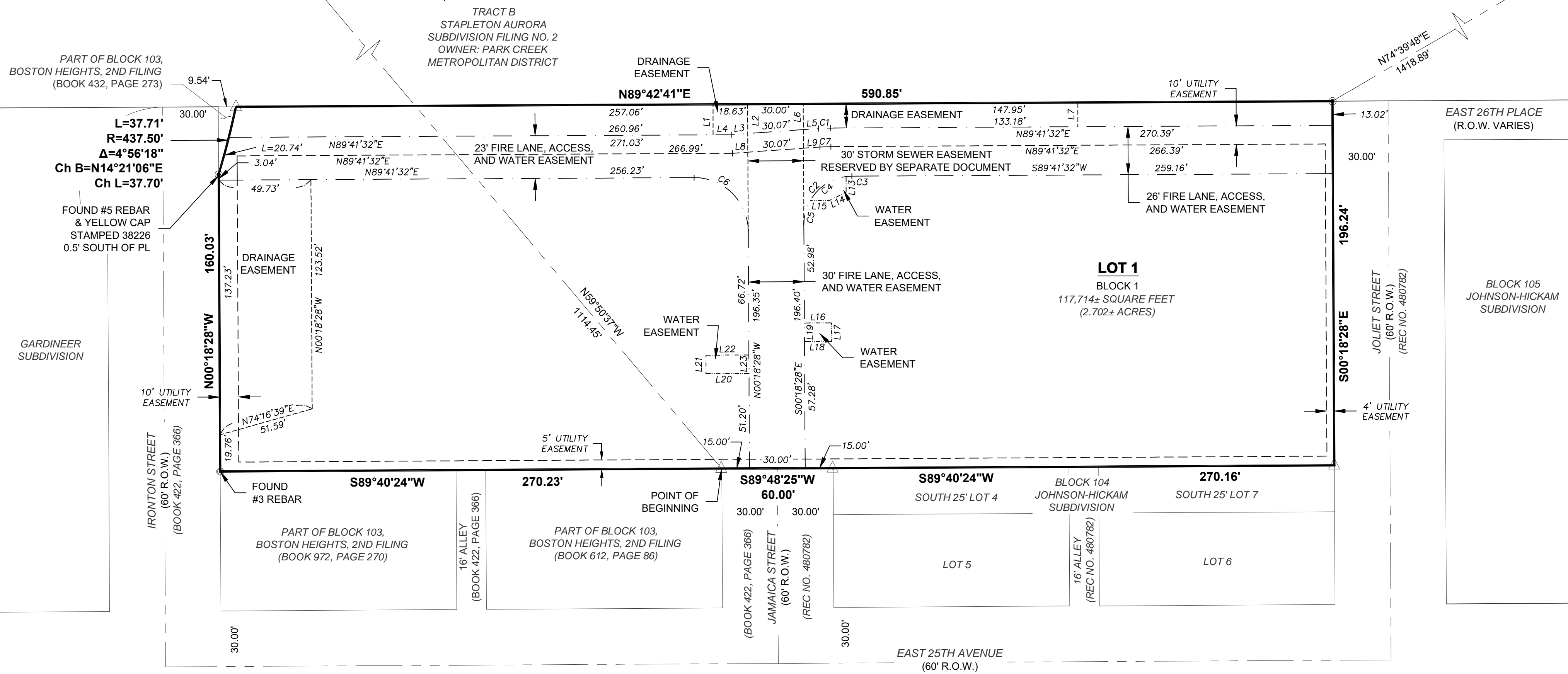
CURVE	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	6.58'	100.00'	3°46'22"	S87°48'21"W	6.58'
C2	40.84'	26.00'	90°00'00"	S44°41'32"W	36.77'
C3	3.12'	26.00'	6°52'16"	S86°15'24"W	3.12'
C4	24.13'	26.00'	53°10'20"	S56°14'06"W	23.27'
C5	13.59'	26.00'	29°57'25"	S14°40'14"W	13.44'
C6	45.55'	29.00'	90°00'00"	N45°18'28"W	41.01'
C7	5.93'	90.00'	3°46'22"	S87°48'21"W	5.93'

## LEGEND

- 
- 
- 
- 
- 
- 
- 
- 
- 

NW CORNER,  
SEC 35, T3S, R67W  
FOUND 3 1/4" ALUMINUM CAP  
STAMPED URS CORP 20683 2006  
IN RANGE BOX

N1/4 CORNER,  
SEC 35, T3S, R67W  
FOUND 3 1/4" ALUMINUM CAP  
STAMPED URS CORP 20683 2011  
IN RANGE BOX



**L=37.71'**  
**R=437.50'**  
**Δ=4°56'18"**  
**Ch B=N14°21'06"E**  
**Ch L=37.70'**

**LOT 1**  
BLOCK 1  
117,714± SQUARE FEET  
(2.702± ACRES)

GILLIANS LAND CONSULTANTS  
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JN: 24132  
INITIAL SUBMITTAL DATE: 09/27/2024

ORDINANCE NO. 2025- \_\_\_\_\_

A BILL

FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, VACATING A PORTION OF A 16-FOOT WIDE ALLEY RIGHT-OF-WAY, DEDICATED BY BOOK 422, PAGE 366, IN BLOCK 103, THE PLAT OF BOSTON HEIGHTS 2<sup>ND</sup> FILING, SITUATED IN THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6<sup>TH</sup> P.M., LOCATED NORTH OF EAST 25<sup>TH</sup> AVENUE, AND BETWEEN IRONTON STREET AND JAMAICA STREET

WHEREAS, the applicant, the Aurora Housing Authority, requests to vacate a segment of a 16-foot alley right-of-way located north of East 25<sup>th</sup> Avenue, between Ironton Street and Jamaica Street; and

WHEREAS, the street vacation is needed to facilitate the development of an affordable multi-family housing project; and

WHEREAS, Section 146-5.4.2.B.3.C of the Uniform Development Ordinance authorizes City Council to approve a public right-of-way vacation; and

WHEREAS, the City Council finds that the requested vacation will not: (i) create any landlocked parcels, (ii) restrict access to any parcel so that access is unreasonable or economically prohibitive; (iii) vacate a public alley unless such vacation is consistent with the Comprehensive Plan and the resulting land complies with lot access and connectivity requirements per Section 146-4.5 (Access and Connectivity); (iv) reduce the quality of public services to any property, and (v) be inconsistent with any transportation plan adopted by the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO:

Section 1. The public right-of-way for a portion of a 16-foot alley located north of East 25<sup>th</sup> Avenue, between Ironton Street and Jamaica Street, in the City of Aurora, County of Adams, State of Colorado, more particularly described in Exhibit A, is hereby vacated.

Section 2. All acts, orders, resolutions, ordinances, or parts thereof, in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 3. Pursuant to Section 5-5 of the Charter of the City of Aurora, Colorado, the second publication of this Ordinance shall be by reference, utilizing the ordinance title. Copies of this Ordinance are available at the Office of the City Clerk.

INTRODUCED, READ AND ORDERED PUBLISHED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

PASSED AND ORDERED PUBLISHED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
MIKE COFFMAN, Mayor

ATTEST:

\_\_\_\_\_  
KADEE RODRIGUEZ, City Clerk

APPROVED AS TO FORM BY CITY ATTORNEY PETE SCHULTE:

BY: *Lena McClelland* RLA  
LENA MCCLELLAND, Assistant City Attorney



# EXHIBIT A

## SHEET 1 OF 2

A PORTION OF THAT 16 FOOT WIDE ALLEY RIGHT OF WAY, TO BE VACATED, DEDICATED BY BOOK 422, PAGE 366, IN BLOCK 103, THE PLAT OF BOSTON HEIGHTS 2ND FILING, SITUATED IN THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE ON THE WEST LINE OF SAID ALLEY RIGHT OF WAY, AND THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN BOOK 972, PAGE 270, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION BEARS N55°39'07"W, A DISTANCE OF 933.70 FEET, WHERE THE NORTH LINE OF SAID NORTHWEST 1/4 BEARS N89°42'41"E, A DISTANCE OF 2661.10 FEET PER THE CITY OF AURORA HORIZONTAL CONTROL MAP BOOK 03C, MONUMENTED BY A 3 1/4" ALUMINUM CAP STAMPED 20683 IN RANGE BOX ON THE EAST AND WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE N00°18'28"W, A DISTANCE OF 196.41 FEET, ON SAID WEST LINE, TO THE SOUTH LINE OF THE NORTH 318.4 FEET OF SAID BLOCK;

THENCE N89°42'41"E, A DISTANCE OF 16.00 FEET, ON SAID SOUTH LINE;

THENCE S00°18'28"E, A DISTANCE OF 196.40 FEET, ON THE EAST LINE OF SAID ALLEY RIGHT OF WAY, TO THE NORTHWEST CORNER OF THE PARCEL DESCRIBED IN BOOK 612, PAGE 86;

THENCE S89°41'30"W, A DISTANCE OF 16.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 3,143± SQUARE FEET (0.072± ACRES)

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

ROBERT E. HARRIS  
COLORADO P.L.S. 37601  
FOR & ON BEHALF OF  
GILLIANS LAND CONSULTANTS

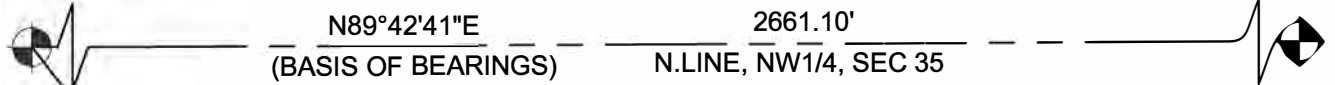


NW CORNER,  
SEC 35, T3S, R67W  
FOUND 3 1/4"  
ALUMINUM CAP  
STAMPED 20683  
IN RANGE BOX

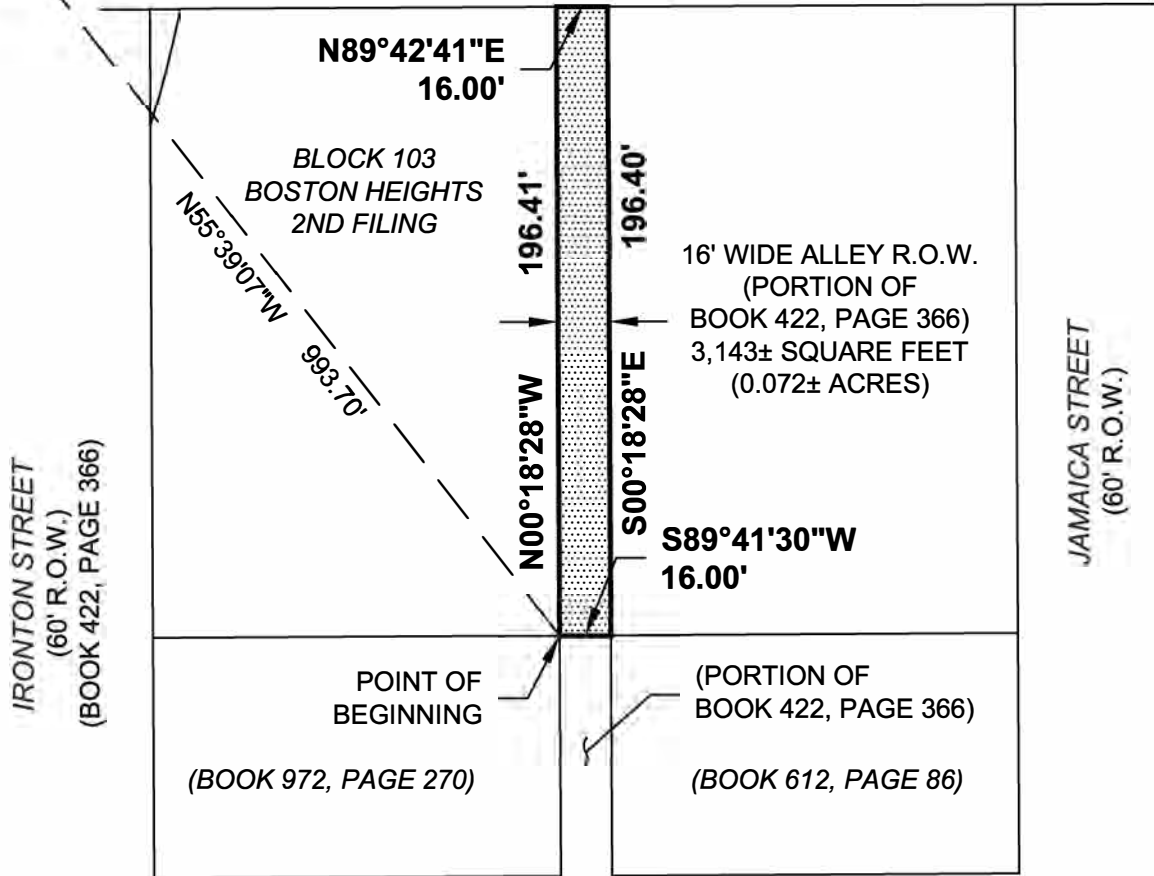
# ILLUSTRATION FOR *EXHIBIT A*

N1/4 CORNER,  
SEC 35, T3S, R67W  
FOUND 3 1/4"  
ALUMINUM CAP  
STAMPED 20683  
IN RANGE BOX

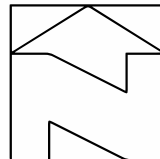
SHEET 2 OF 2



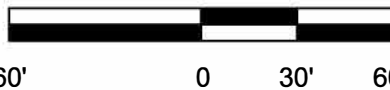
TRACT B  
STAPLETON AURORA  
SUBDIVISION FILING NO. 2



EAST 25TH AVENUE  
(60' R.O.W.)



SCALE: 1" = 60 US SURVEY FEET



OWNER: PUBLIC RIGHT OF WAY

This illustration does not represent a monumented survey.  
It is intended only to depict the attached legal description.



**CITY OF AURORA, COLORADO**

A 16 FOOT WIDE STRIP OF LAND, TO BE VACATED, LYING IN THE NW 1/4 OF SECTION 35, T3S, R67W OF THE 6th P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

DRAWN BY: DRH	SCALE: 1" = 60'	R.O.W. FILE NUMBER
CHECKED BY: REH	DATE: 12-05-2024	JOB NUMBER: 24132



# CITY OF AURORA

## Council Agenda Commentary

<b>Item Title:</b> Stanley 98 Street Vacation 3.0
<b>Item Initiator:</b> Ariana Muca, Planner II
<b>Staff Source/Legal Source:</b> Ariana Muca, Planner II; Lena McClelland, Assistant City Attorney
<b>Outside Speaker:</b> N/A
<b>Council Goal:</b> 2012: 5.2--Plan for the development and redevelopment of strategic areas, station areas and urban centers

### COUNCIL MEETING DATES:

**Study Session:** N/A

**Regular Meeting:** 1/27/2025

**2<sup>nd</sup> Regular Meeting (if applicable):** N/A

**Item requires a Public Hearing:**  Yes  No

### ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time: (For Study Session items only indicate combined time needed for presentation and discussion)

2025-15 FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, VACATING THE NORTHERN PORTION OF THE PUBLIC RIGHT-OF-WAY FOR JAMAICA STREET, LOCATED BETWEEN EAST 25TH AVENUE AND EAST 26TH PLACE, AND BETWEEN IRONTON STREET AND JOLIET STREET  
 Ariana Muca, Planner II, Planning and Business Development / Lena McClelland, Assistant City Attorney

### ACTIONS(S) PROPOSED *(Check all appropriate actions)*

- Approve Item and Move Forward to Study Session  Approve Item as Proposed at Study Session
- Approve Item and Move Forward to Regular Meeting  Approve Item as Proposed at Regular Meeting
- Information Only
- Approve Item with Waiver of Reconsideration  
*Reason for waiver is described in the Item Details field above.*

### PREVIOUS ACTIONS OR REVIEWS:

**Policy Committee Name:** N/A

**Action Taken/Follow-up: (Check all that apply)**

- Recommends Approval
- Does Not Recommend Approval
- Forwarded Without Recommendation
- Minutes Not Available
- Minutes Attached

**HISTORY** (Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)

This request seeks to vacate a portion of a 16-foot-wide alley right-of-way. The vacation of right-of-ways (such as an alley), do not require Planning Commission review and are exclusively under the purview of the City Council.

**ITEM SUMMARY** (Brief description of item, discussion, key points, recommendations, etc.)

The applicant, Housing Authority of The City of Aurora, proposes to vacate two segments of street right-of-way and two alley right-of-ways at the northeast corner of Ironton Street and East 25th Avenue. This street vacation is part of a broader plan to facilitate the development of an affordable multi-family housing project (see Exhibit D).

Jamaica Street and related alleys, north of East 25th Avenue, are currently unpaved, and Jamaica includes existing stormwater utilities. The existing street layout does not support the proposed site configuration for the Stanley 98 Affordable Multi-Family site plan application, and a new access configuration has been designed. Refer to the attached ordinance for legal descriptions and illustrations of the right-of-way to be vacated.



In addition to the street vacation, the applicant has proposed to replat eight undeveloped lots into a single, larger lot that will accommodate any remaining utilities in easements as needed. The replat will be administratively reviewed with the Stanley 98 Affordable Multi-Family application following the approval of the Stanley 98 Street Vacations.

The proposed right-of-way vacation meets the criteria outlined in Section 146-5.4.2.B.3.C of the Unified Development Ordinance (UDO). It does not restrict access to any parcels or reduce the quality of public services to adjacent properties. The vacation will facilitate a cohesive site design and enable the approved development.

Therefore, staff recommends the approval of the right-of-way vacation.

**FISCAL IMPACT**

Select all that apply. (If no fiscal impact, click that box and skip to "Questions for Council")

- Revenue Impact
- Budgeted Expenditure Impact
- Non-Budgeted Expenditure Impact
- Workload Impact
- No Fiscal Impact

**REVENUE IMPACT**

Provide the revenue impact or N/A if no impact. (What is the estimated impact on revenue? What funds would be impacted? Provide additional detail as necessary.)

**BUDGETED EXPENDITURE IMPACT**

*Provide the budgeted expenditure impact or N/A if no impact. (List Org/Account # and fund. What is the amount of budget to be used? Does this shift existing budget away from existing programs/services? Provide additional detail as necessary.)*

N/A

**NON-BUDGETED EXPENDITURE IMPACT**

*Provide the non-budgeted expenditure impact or N/A if no impact. (Provide information on non-budgeted costs. Include Personal Services, Supplies and Services, Interfund Charges, and Capital needs. Provide additional detail as necessary.)*

N/A

**WORKLOAD IMPACT**

*Provide the workload impact or N/A if no impact. (Will more staff be needed or is the change absorbable? If new FTE(s) are needed, provide numbers and types of positions, and a duty summary. Provide additional detail as necessary.)*

N/A

---

**QUESTIONS FOR COUNCIL**

Does Council wish to approve the ordinance?

---

**LEGAL COMMENTS**

The City Council shall review and act to approve or deny applications for the vacation of all or part of an improved public right-of-way that has been accepted by the City. (UDO §146-5.4.2.B.3.a and UDO §146-5.4.2.B.3.b.iii) The City Council may approve a public right-of-way vacation if it finds that the requested vacation will not (i) create any landlocked parcels; (ii) restrict access to any parcel so that access is unreasonable or economically prohibitive; (iii) vacate a public alley unless such vacation is consistent with the Comprehensive Plan and the resulting land complies with lot access and connectivity requirements per Section 146-4.5 (Access and Connectivity); (iv) reduce the quality of public services to any property; or (v) be inconsistent with any transportation plan adopted by the City. (UDO §146-5.4.2.B.3.c)(McClelland)

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August 13, 2024

Ariana Muca  
City of Aurora  
Planning and Development Services  
15151 E. Alameda Parkway  
Aurora, Colorado 80012

RE: Letter of Introduction – Stanley 98 Site Plan Submittal

Dear Ms. Muca:

The Stanley 98 apartment development is an affordable multifamily housing project being developed and owned by the Housing Authority of the City of Aurora. The development is located near the intersection of Joliet Street and East 25<sup>th</sup> Ave.

**Background and Funding:** Stanley 98 is an affordable housing development funded with competitive state and federal low income housing tax credits awarded by the Colorado Housing and Finance Authority (CHFA). The demand for tax credits is four times that of the supply. The number of units and amenity components promised in CHFA application cannot be altered after an award of tax credits. Stanley 98 includes the following components:

1. One building with 75 apartments, including 31 one-bedroom, 31 two-bedroom and 13 three-bedroom units.
2. Offices for on-site property management, family services programming, compliance and maintenance.
3. Resident amenities including a rooftop deck, computer lab, package storage, bike storage, and community meeting space.
4. Exterior amenities including seating, various playgrounds, picnic and barbeque area.
5. A pedestrian bridge to connect over the 25<sup>th</sup> Drive drainageway.

Given site constraints, in order to build the physical components promised, AHA and the City of Aurora must work intentionally to address any concerns on the site. Consolidation of parcels, the vacations of alleyways and portions of Jamaica Street and East 26<sup>th</sup> Place, and an aerial apparatus for fire safety have been taken into design consideration and coordinated with City staff through the pre-application process.

An award of tax credits comes with hard deadlines for completion, and coupled with tax credit investor contribution dates. Overall, our timeline is as follows:

~March 3, 2025 - Completion of Architectural Construction Design Plans

~May 30, 2025 - Finalize project construction cost (GC GMP)

**~July 11, 2025 - Building Permit Approval and Close of tax credit partnership**

- ~July 21, 2025 - Begin Construction
- ~November 13, 2026 - Construction Completion-TCO (15 mo.)/Placed in Service
- ~January 1, 2027 – Lease up/100% Qualified Occupancy

**Physical Site:** The existing lot, 2.71 acres (117,853 SF+/-) site, which is currently owned by the Housing Authority of the City of Aurora and is vacant. A total of 75 units will be provided in this proposed development, with a mix of 1-, 2-, and 3-bedroom units, for a total density of 27.7 units per acre. The site is zoned OA-MS and no change in zoning is proposed.

It is important to note that the Applicant, the Housing Authority of the City of Aurora (AHA), is an affordable housing provider whose **mission is to develop and promote quality housing while supporting and encouraging economic opportunities leading to self-sufficiency and independence.** The Housing Authority desires to maximize the density of the site and serve the largest number of households on the parcel. These households will pay a reasonable rent and have the chance to improve their own well-being as well as contribute to the City of Aurora’s economy. Stanley 98 will provide 75 affordable rental apartments meeting a portion of the City’s production goals. This goal states a need for 3,500 new units per year to keep up with projected new jobs as per the City of Aurora Housing Strategy 12/21/2020.

Because of the infill nature of the site, the project is unique and the design team is working with constraints. The proposed development will require parcel consolidations, and vacations of alleyways and portions of Jamaica Street and East 26<sup>th</sup> Place. The project borders an open space amenity to the north, and will provide a pedestrian bridge connection to the adjacent neighborhood on the north side of the development. The building location on the site plan will activate Jamaica Street as the building entrance, and will incorporate a private drive for an aerial apparatus road to the north. The building will also have prominent frontage onto the existing Joliet Street. Entry to the site will be enhanced through specialty paving on Jamaica Street, prioritizing residential safety. Parking will be located on the western half of the site with guest parking spaces located along the new private drive just north of the parking lot, as well as on Joliet Street where directly abutting the parcel. The building footprint allows for a privatized south-facing courtyard amenity to help buffer the existing residential properties along East 25<sup>th</sup> Avenue to the south, and maximizes views from residences onto the open space to the north.

A landscape buffer adjustment to the north has been requested and given by City staff understanding the need to prioritize housing, parking and amenity spaces on the site.

The proposed site plan has used the site plan criteria in Section 146-405(F) as a basis for the development.

1. The development is consistent with the comprehensive plan.
2. There is not adverse effect to the existing city infrastructure and public improvements. This portion of the site is vacant with the anticipation of a development being placed on this site.
3. The proposed multi-family affordable housing is a permitted use of the zoning. It is noted that the adjacent parcels are both residential and non-residential in use. In accordance with city plans, the building has been sited with both primary frontage on a primary street (Jamaica Street) as well as residential frontage toward the adjacent multifamily parcels to the east. The building height remains well below the allowable height.
4. The proposed development is situated on a relatively flat site with a slight slope. Drive lanes, sidewalks, and the building work with this sloping and integrate landscaping strategies to complement the grading.
5. Landscaping for this site took into consideration the Unified Development Ordinance to the maximum extent feasible. Please refer to the site plan and landscape plan for amenities provided.
6. Careful consideration for the day-to-day functions of the residents as well as maintenance and regular services has been incorporated to provide efficient design and movement through the building and site.



7. Nuisance impacts are carefully considered as well, with mechanical equipment located on the roof, wherever possible, and screened from view as required with the use of parapets. Patios were designed to be covered to shelter from weather and sun and provide relief in the articulation in the building facade. The building's orientation to Joliet provides an attractive residential street frontage.
8. Unified Development Ordinances were carefully considered and adopted to provide a product that enhances and complements the surrounding community while also utilizing the affordable housing features applicable to this development.
9. A clear pattern of circulation has been designed around the site. Vehicular movement and uses follow the existing neighborhood patterns established by the street patterns of Ironton, Jamaica, and Joliet Streets with a new connecting private drive on the north border of the site. Pedestrian circulation is adjacent to the building and opens into the courtyard amenity and public sidewalk connections. Bicycle parking is located inside the building and accessed directly from the courtyard amenity.
10. The ROW improvements to the sidewalk and landscaping are to be provided. No additional streets are planned as part of the development, but all internal drive lanes and parking areas are designed to meet City standards.
11. The Housing Authority of the City of Aurora has developed and maintained numerous properties throughout the City of Aurora and continues to maintain positive relationships with the City and their neighbors.

The following outlines the Housing Authority's multifamily goals for this development:

- Create a new community that evokes a sense of pride for the residents.
- To provide high quality, sustainable affordable housing without compromising design.
- To create a new community of 75 affordable units with active features including a peaceful courtyard, children's play features, and gathering areas for resident connection and contentment.
- To provide resident services and amenities enhancing confidence, community inclusion and personal enrichment.
- To create a safe community that heightens the existing neighborhood environment.

Below is a list of the property Ownership team and project design team:

**Owner:** Martin Petrov

Housing Authority of the City of Aurora  
 2280 S. Xanadu Way  
 Aurora, CO 80014  
 720-251-2094  
[mpetrov@aurorahousing.org](mailto:mpetrov@aurorahousing.org)

**Civil Engineer:** Connor Culligan

Craft Civil Design  
 23 Lincoln Street, Suite 200  
 Denver, CO 80203  
 650-888-4550  
[cculligan@craftcivil.com](mailto:cculligan@craftcivil.com)

**Design Team:**

**Architect:** Brett Jacques

Van Meter Williams Pollack LLP  
 1738 Wynkoop Street, Suite 203  
 Denver, CO 80202  
 303-298-1480  
[brett@vmwp.com](mailto:brett@vmwp.com)

**Landscape Architect:** Bob Couri

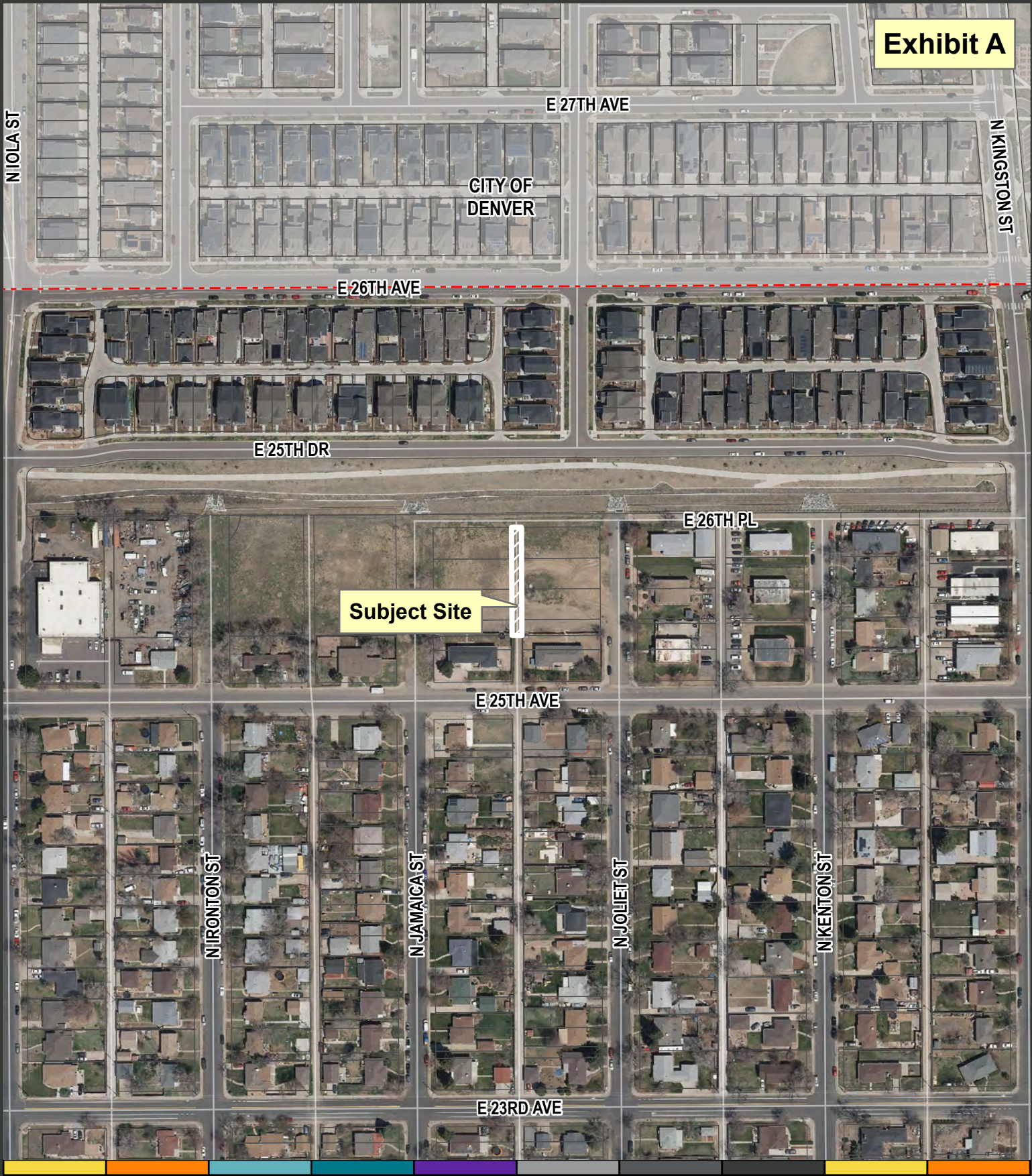
Britina Design Group  
 1760 Gaylord Street, Suite 3M  
 Denver, CO 80206  
 303-423-5680  
[bob@britina.com](mailto:bob@britina.com)

Regards,

Brett Jacques

Van Meter Williams Pollack





Planning and Business Development

15151 E. Alameda Parkway  
Aurora CO 80012 USA  
AuroraGov.org  
303.739.7250  
GIS@auroragov.org

City of Aurora, Colorado  
**Stanley 98  
Street Vacation**

Miles 0 0.015 0.03



Case Number: 2024-8002-00  
Development Application: #2396-00



# EXHIBIT C

## SHEET 1 OF 2

A PORTION OF THAT 16 FOOT WIDE ALLEY RIGHT OF WAY , TO BE VACATED, IN BLOCK 104 DEDICATED BY THE PLAT OF JOHNSON-HICKAM SUBDIVISION AT RECEPTION NUMBER 480782, SITUATED IN THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID ALLEY RIGHT OF WAY, AND THE SOUTH LINE OF THE NORTH 25 FEET, LOT 4, SAID BLOCK, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION BEARS N64°05'36"W, A DISTANCE OF 1279.29 FEET, WHERE THE NORTH LINE OF SAID NORTHWEST 1/4 BEARS N89°42'41"E, A DISTANCE OF 2661.10 FEET PER THE CITY OF AURORA HORIZONTAL CONTROL MAP BOOK 03C, MONUMENTED BY A 3 1/4" ALUMINUM CAP STAMPED 20683 IN RANGE BOX ON THE EAST AND WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE N00°18'28"W, A DISTANCE OF 175.00 FEET, ON SAID WEST LINE, TO THE NORTH LINE OF SAID BLOCK;  
THENCE N89°40'24"E, A DISTANCE OF 16.00 FEET, ON SAID NORTH LINE OF SAID BLOCK;  
THENCE S00°18'28"E, A DISTANCE OF 175.00 FEET, ON THE EAST LINE OF SAID ALLEY RIGHT OF WAY, TO THE SOUTH LINE OF THE NORTH 25 FEET, LOT 7, SAID BLOCK;  
THENCE S89°40'24"W, A DISTANCE OF 16.00 FEET, ON SAID SOUTH LINE OF SAID LOT 7, TO THE POINT OF BEGINNING.

CONTAINING 2,800± SQUARE FEET (0.064± ACRES)

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

ROBERT E. HARRIS  
COLORADO P.L.S. 37601  
FOR & ON BEHALF OF  
GILLIANS LAND CONSULTANTS

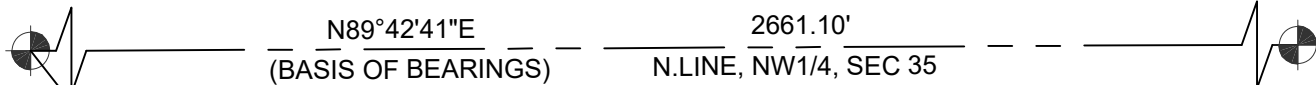


NW CORNER,  
 SEC 35, T3S, R67W  
 FOUND 3 1/4"  
 ALUMINUM CAP  
 STAMPED 20683  
 IN RANGE BOX

# ILLUSTRATION FOR EXHIBIT C

N1/4 CORNER,  
 SEC 35, T3S, R67W  
 FOUND 3 1/4"  
 ALUMINUM CAP  
 STAMPED 20683  
 IN RANGE BOX

SHEET 2 OF 2

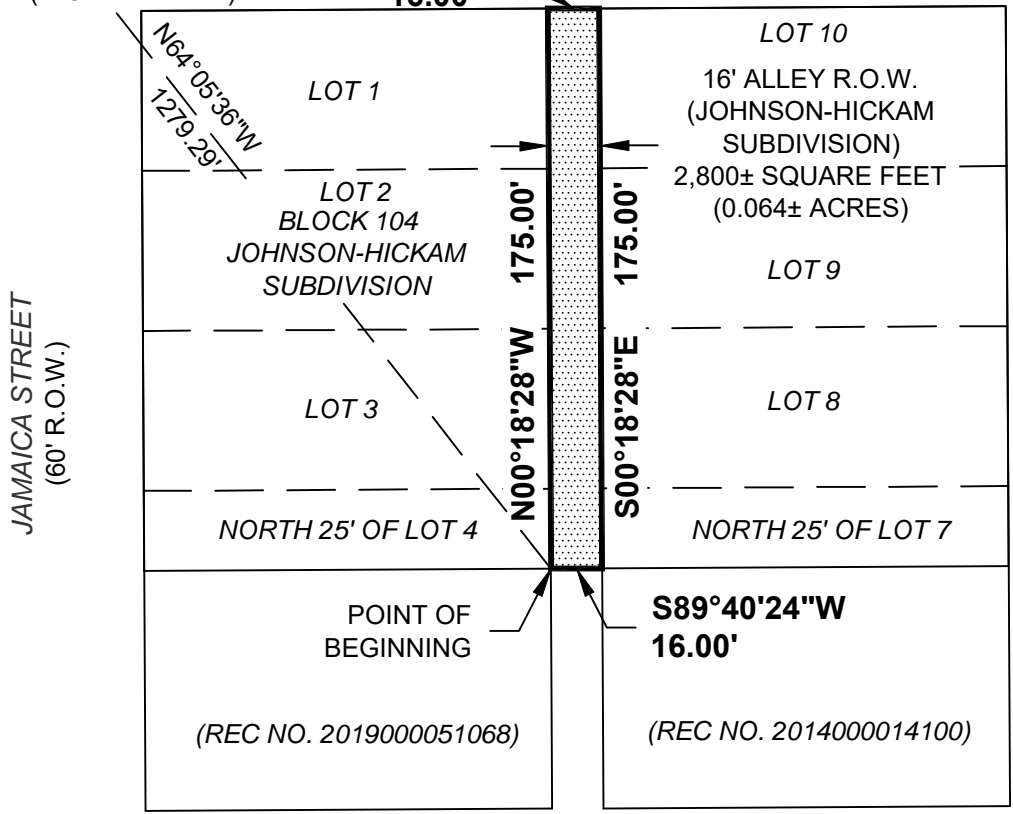


TRACT B  
 STAPLETON AURORA  
 SUBDIVISION FILING NO. 2

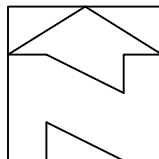
CITY AND COUNTY OF DENVER

EAST 26TH PLACE **N89°40'24"E**  
 (R.O.W. VARIES) **16.00'**

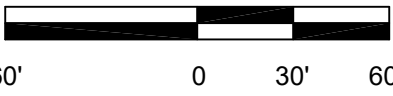
CITY OF AURORA, COUNTY OF ADAMS



EAST 25TH AVENUE  
 (60' R.O.W.)

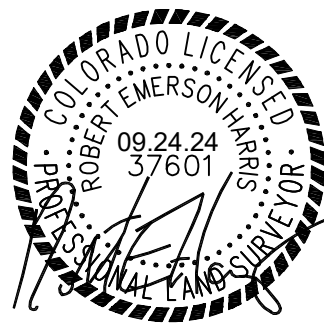


SCALE: 1" = 60 US SURVEY FEET



OWNER: PUBLIC RIGHT OF WAY

This illustration does not represent a monumented survey.  
 It is intended only to depict the attached legal description.



## CITY OF AURORA, COLORADO

A 16 FOOT WIDE STRIP OF LAND , TO BE VACATED, LYING IN THE NW 1/4 OF SECTION 35, T3S, R67W OF THE 6th P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

DRAWN BY: DRH	1" = 60'	R.O.W. FILE NUMBER
CHECKED BY: REH	08-05-2024	JOB NUMBER: 24132

**LAND DESCRIPTION AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE OWNER OF LOTS 1, 2, 3, 8, 9, 10 AND THE NORTH 25 FEET OF LOT 4 AND THE NORTH 25 FEET OF LOT 7, BLOCK 104, JOHNSON-HICKAM SUBDIVISION, TOGETHER WITH THAT PART OF BLOCK 103, BOSTON HEIGHTS, 2ND FILING, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE (OR SAID NORTH LINE EXTENDED) OF THE PARCEL DESCRIBED IN DEED RECORDED IN BOOK 612 AT PAGE 86 WITH THE WEST LINE OF THE EAST 30 FEET OF SAID BLOCK;

THENCE NORTH, ALONG THE WEST LINE OF THE EAST 30 FEET OF SAID BLOCK TO THE NORTH LINE OF THE SOUTH 301.6 FEET OF SAID BLOCK;  
 THENCE WEST, PARALLEL WITH THE SOUTH LINE OF SAID BLOCK, TO THE EAST LINE OF THE WEST 30 FEET OF SAID BLOCK;  
 THENCE SOUTH, ALONG THE EAST LINE OF THE WEST 30 FEET OF SAID BLOCK, TO THE NORTH LINE (OR SAID NORTH LINE EXTENDED) OF THE PARCEL DESCRIBED IN BOOK 972 AT PAGE 270;  
 THENCE EAST, ALONG THE NORTH LINE OF SAID PARCEL DESCRIBED IN BOOK 972 AT PAGE 270, TO THE WEST LINE OF A 16-FOOT STRIP THROUGH SAID BLOCK, THE CENTER LINE OF WHICH IS THE NORTH-SOUTH CENTER LINE OF SAID BLOCK;  
 THENCE EASTERLY TO THE NORTHWEST CORNER OF THE PARCEL DESCRIBED IN DEED RECORDED IN BOOK 612 AT PAGE 86;  
 THENCE EASTERLY, ALONG THE NORTH LINE OF SAID PARCEL DESCRIBED IN BOOK 612 AT PAGE 86, TO THE POINT OF BEGINNING;

EXCEPT THAT PART OF SAID PROPERTY LYING WITHIN A STRIP OF LAND 8 FEET ON EACH SIDE OF THE NORTH-SOUTH CENTER LINE OF SAID BLOCK; AND EXCEPT ANY PORTION OF SAID PROPERTY LYING WITHIN THE NORTH 318.4 FEET OF SAID BLOCK; AND ALSO EXCEPTING THAT PARCEL CONVEYED TO THE CITY OF AURORA IN QUIT CLAIM DEED RECORDED JUNE 18, 1951 IN BOOK 422 AT PAGE 366, AND FURTHER EXCEPTING, THAT PARCEL CONVEYED IN SPECIAL WARRANTY DEED RECORDED DECEMBER 8, 1951 IN BOOK 432 AT PAGE 273, COUNTY OF ADAMS, STATE OF COLORADO, TOGETHER WITH THOSE VACATED RIGHTS OF WAY OF EAST 26TH PLACE IN RECEPTION NUMBER \_\_\_\_\_, AND JAMAICA STREET IN RECEPTION NUMBER \_\_\_\_\_, AND THAT 16 FOOT ALLEY IN SAID BLOCK 103 IN RECEPTION NUMBER \_\_\_\_\_, AND THAT 16 FOOT ALLEY IN SAID BLOCK 104 IN RECEPTION NUMBER \_\_\_\_\_, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE PARCEL DESCRIBED IN SAID BOOK 612, PAGE 86, AND THE WEST RIGHT OF WAY LINE OF JAMAICA STREET AS DESCRIBED IN SAID BOOK 422 AT PAGE 366, FROM WHICH THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 BEARS N59°50'37"W, A DISTANCE OF 1114.45 FEET, WHERE THE NORTH LINE OF SAID SECTION BEARS N89°42'41"E, A DISTANCE OF 2661.10 FEET PER THE CITY OF AURORA HORIZONTAL CONTROL MAP BOOK 03C, MONUMENTED BY A 3 1/4" ALUMINUM CAP STAMPED 20683 IN RANGE BOX ON THE EAST AND WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

THENCE S89°40'24"W, A DISTANCE OF 270.23 FEET, ON THE NORTH LINE OF SAID BOOK 612, PAGE 86, AND THE NORTH LINE OF SAID BOOK 972 AT PAGE 270, TO THE EAST RIGHT OF WAY LINE OF IRONTON STREET AS DESCRIBED IN SAID BOOK 422 AT PAGE 366;  
 THENCE N00°18'28"W, A DISTANCE OF 160.03 FEET, ON SAID EAST RIGHT OF WAY LINE;  
 THENCE ON A NON-TANGENT CURVE TO THE LEFT 37.71 FEET, WITH A RADIUS OF 437.50 FEET, A DELTA OF 4°56'18", AND A CHORD WHICH BEARS N14°21'06"E, A DISTANCE OF 37.70 FEET, TO THE SOUTH LINE OF THE NORTH 318.4 FEET OF SAID BLOCK 103;  
 THENCE N89°42'41"E, A DISTANCE OF 590.85 FEET, ON SAID SOUTH LINE, TO THE EXTENSION OF THE WEST RIGHT OF WAY LINE OF JOLIET STREET, AS DEDICATED BY SAID SUBDIVISION;  
 THENCE S00°18'28"E, A DISTANCE OF 196.24 FEET, ON SAID WEST RIGHT OF WAY LINE OF JOLIET STREET, TO THE SOUTH LINE OF THE NORTH 25 FEET OF SAID LOTS 4 AND 7;  
 THENCE S89°40'24"W, A DISTANCE OF 270.16 FEET, ON SAID SOUTH LINE OF THE NORTH 25 FEET OF SAID LOTS 4 AND 7, TO THE EAST RIGHT OF JAMAICA STREET AS DEDICATED BY SAID SUBDIVISION;  
 THENCE S89°48'25"W, A DISTANCE OF 60.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 117,714 SQUARE FEET OR 2.702 ACRES, MORE OR LESS; HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO A LOT, AND A BLOCK AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **STANLEY 98 SUBDIVISION FILING NO. 1** AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS, EASEMENTS, AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

**OWNER:**  
 UC SMP, LLC, A COLORADO LIMITED LIABILITY COMPANY

\_\_\_\_\_  
 SIGNATURE

\_\_\_\_\_  
 PRINT NAME                      PRINT TITLE

**NOTARIAL:**

STATE OF COLORADO )  
 COUNTY OF ADAMS ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_DAY OF \_\_\_\_\_, 20\_\_ A.D.

BY: \_\_\_\_\_ AS \_\_\_\_\_ OF \_\_\_\_\_ AS PRESIDENT.

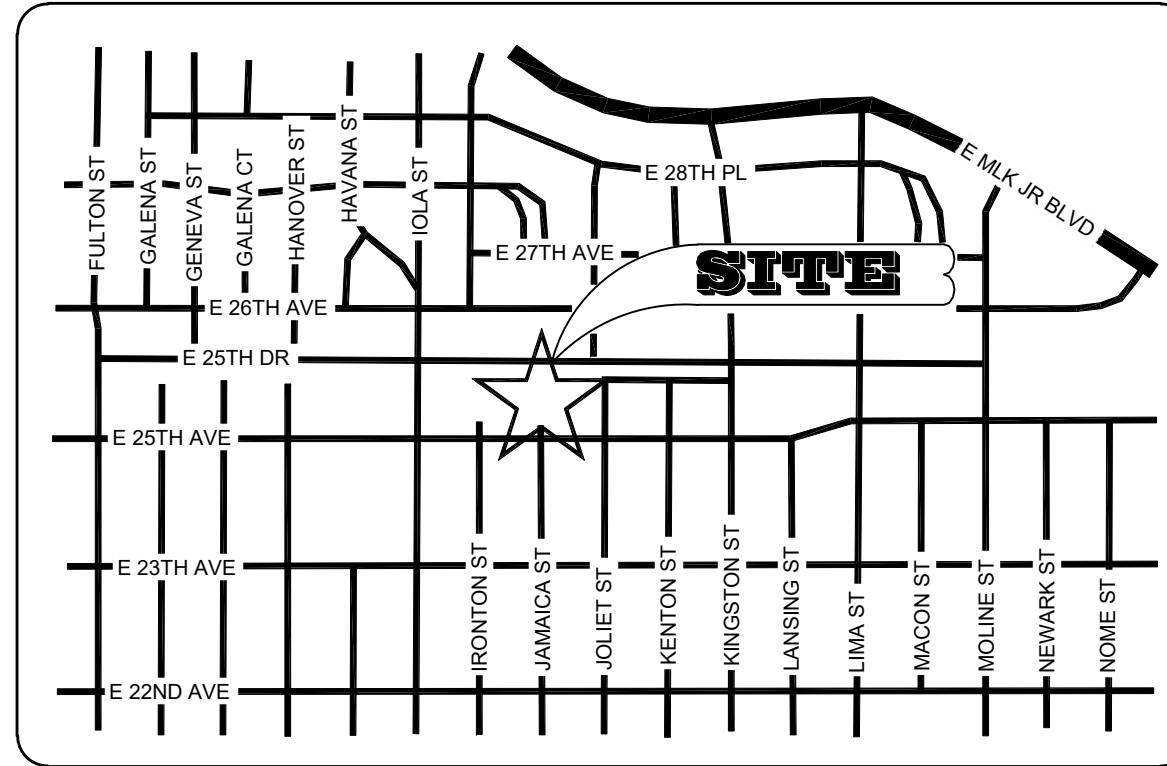
WITNESS MY HAND AND OFFICIAL SEAL:

\_\_\_\_\_  
 NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

**STANLEY 98 SUBDIVISION FILING NO. 1**

A RESUBDIVISION OF A PART OF BLOCK 104,  
 JOHNSON-HICKAM SUBDIVISION,  
 AND A PART OF BLOCK 103, BOSTON HEIGHTS 2ND FILING,  
 THE NORTHWEST 1/4 OF SECTION 35,  
 TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,  
 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
 SHEET 1 OF 3



**VICINITY MAP**  
 SCALE: 1"=1,000'

**CONTRACT PURCHASER:**  
 HOUSING AUTHORITY OF THE CITY OF AURORA,  
 COLORADO, A BODY CORPORATE AND POLITIC

\_\_\_\_\_  
 SIGNATURE

\_\_\_\_\_  
 PRINT NAME                      PRINT TITLE

**NOTARIAL:**

STATE OF COLORADO )  
 COUNTY OF ADAMS ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_DAY OF \_\_\_\_\_, 20\_\_ A.D.

BY: \_\_\_\_\_ AS \_\_\_\_\_ OF \_\_\_\_\_ AS PRESIDENT.

WITNESS MY HAND AND OFFICIAL SEAL:

\_\_\_\_\_  
 NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON \_\_\_\_\_. I FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS ACCURATE AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE TO MY KNOWLEDGE, INFORMATION, AND BELIEF. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

ROBERT E. HARRIS  
 COLORADO P.L.S. 37601  
 FOR & ON BEHALF OF  
 GILLIANS LAND CONSULTANTS



**CITY OF AURORA APPROVALS:**

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF STREETS, EASEMENTS AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D, SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH STREETS ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO CITY OF AURORA SPECIFICATIONS

\_\_\_\_\_  
 CITY ENGINEER                      DATE

\_\_\_\_\_  
 PLANNING DIRECTOR                      DATE

**MORTGAGE HOLDER**

THE UNDERSIGNED, AS MORTGAGE HOLDERS ON PART OR ALL OF THE HEREON SHOWN REAL PROPERTY, DO HEREBY AGREE AND CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON.

ENTERPRISE COMMUNITY LOAN FUND, INC., A MARYLAND NONSTOCK, NONPROFIT CORPORATION, AS ADMINISTRATIVE AGENT FOR CERTAIN LENDERS, ITS SUCCESSORS AND/OR ASSIGNS

2	EASEMENT CHANGES	12-04-2024	DRH
1	CITY COMMENTS	11-18-2024	DRH
NO	REVISION RECORD	DATE	BY

GILLIANS LAND CONSULTANTS  
 P.O. BOX 375  
 BENNETT, CO 80102  
 303-972-6640  
 www.gillianslc.com  
 JN: 24132  
 INITIAL SUBMITTAL DATE: 09/27/2024

# STANLEY 98 SUBDIVISION FILING NO. 1

## A RESUBDIVISION OF A PART OF BLOCK 104, JOHNSON-HICKAM SUBDIVISION, AND A PART OF BLOCK 103, BOSTON HEIGHTS 2ND FILING, THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO SHEET 2 OF 3

### NOTES

1. NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY GILLIANS LAND CONSULTANTS TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHT OF WAY, AND TITLE OF RECORD. GILLIANS LAND CONSULTANTS RELIED UPON LAND TITLE GUARANTEE COMPANY ORDER NUMBER: ABD70821440-5, COMMITMENT DATE 12/27/2023 AT 5:00 P.M. FOR THIS INFORMATION.
3. DISTANCES ON THIS SURVEY ARE EXPRESSED IN US SURVEY FEET AND DECIMALS THEREOF. A US SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
4. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS AND SHALL BE POSTED "NO PARKING- FIRE LANE".
5. THE EASEMENT AREA WITHIN EACH LOT OR TRACT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT OR TRACT EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.

### COVENANTS:

THE UNDERSIGNED OWNER(S), FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS (COLLECTIVELY HEREAFTER "OWNER"), COVENANT AND AGREE WITH THE CITY OF AURORA ("CITY");

ALL ELECTRICAL, COMMUNITY UTILITY LINES AND SERVICES, AND STREET LIGHTING CIRCUITS, EXCEPT AS PROVIDED IN SECTION 126-505 OF THE CITY CODE AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SHALL BE INSTALLED UNDERGROUND;

ALL CROSSINGS OR ENCROACHMENTS, INCLUDING BUT NOT LIMITED, TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES INTO EASEMENTS OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA'S USE AND OCCUPANCY OF SAID EASEMENTS AND RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES THAT MAY RESULT FROM THE CITY OF AURORA'S USE AND OCCUPANCY OR EXERCISE OF ITS RIGHTS IN SAID EASEMENTS AND RIGHTS OF WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, PRIVATE DETENTION POND AND DRAINAGE FEATURES, OR PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO THE CITY OF AURORA.

THE AREA(S) LABELED "DRAINAGE EASEMENT" ("DRAINAGE EASEMENT AREA") HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY AS SET FORTH HEREIN. OWNER GRANTS THE RIGHT, PRIVILEGE AND AUTHORITY, BUT NOT THE OBLIGATION, TO THE CITY TO SURVEY, CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN, REMOVE, REPLACE, UPGRADE AND USE: STORM DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO FENCES, GATES, SIGNS, WALLS, CHANNELS, DROP STRUCTURES, TRICKLE CHANNELS, OUTLET STRUCTURES, FOREBAY, WEIR SECTIONS, INCLUDING ALL FIXTURES, DEVICES, STRUCTURES, GRADING, AND ANY AND ALL OTHER APPURTENANCES THERETO WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF A DRAINAGE AREA AND ALL OTHER ITEMS LOCATED BELOW GRADE LEVEL, AT GRADE LEVEL AND ABOVE GRADE LEVEL WITHIN THE DRAINAGE EASEMENT AREA (COLLECTIVELY AND INDIVIDUALLY HERINAFTER REFERRED TO AS "DRAINAGE FACILITIES"), TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER, ACROSS, ON AND THROUGH SAID DRAINAGE EASEMENT AREA, AND THE RIGHT TO REMOVE OBJECTS OR STRUCTURES THEREFROM THAT INTERFERE OR ENDANGER ANY DRAINAGE FACILITIES AS DETERMINED BY THE CITY IN ITS SOLE DISCRETION AND WITHOUT LIABILITY OR EXPENSE TO THE CITY. THE DRAINAGE EASEMENT TOGETHER WITH ANY AND ALL DRAINAGE FACILITIES LOCATED WITHIN THE DRAINAGE EASEMENT AREA ARE TO BE CONSTRUCTED AND CONTINUOUSLY MAINTAINED BY THE OWNER OF THE APPLICABLE PORTION OF THE DRAINAGE EASEMENT AREA AND AT NO COST TO THE CITY. SUCH OWNER HAS RESPONSIBILITY AND LIABILITY FOR THE APPLICABLE DRAINAGE EASEMENT AREA, DRAINAGE FACILITIES, AND THEIR MAINTENANCE. THE CITY, IN CITY'S SOLE DISCRETION AND WITHOUT ASSUMING RESPONSIBILITY OR LIABILITY FOR THE DRAINAGE EASEMENT AREA, DRAINAGE FACILITIES OR THEIR MAINTENANCE, MAY ENTER THE DRAINAGE EASEMENT AREA FOR THE PURPOSES SET FORTH HEREIN AND FOR CLEANING, MAINTAINING, REPAIRING, CONSTRUCTING, OR IMPROVING THE DRAINAGE EASEMENT AREA OR DRAINAGE FACILITIES AT THE EXPENSE OF THE APPLICABLE OWNER, FOLLOWING SUCH OWNER'S FAILURE TO REASONABLY CURE ANY DEFAULT UPON RECEIPT OF WRITTEN NOTICE OF THE SAME. SUCH OWNER SHALL PROMPTLY REIMBURSE THE CITY, UPON REQUEST, FOR ANY EXPENSE RELATED THERETO (INCLUDING, BUT NOT LIMITED TO REMOVAL, REMEDIATION, COURT, COLLECTION AND ATTORNEYS' FEES AND COSTS). FAILURE TO REIMBURSE THE CITY MAY RESULT IN THE CITY RECORDING A MECHANIC AND MATERIAL MEN'S LIEN AGAINST THE APPLICABLE PORTION OF THE DRAINAGE EASEMENT AREA IN THE RECORDS OF THE COUNTY CLERK AND RECORDER'S OFFICE WHERE THE DRAINAGE EASEMENT AREA IS LOCATED.

THE AREA(S) LABELED "FIRE LANE EASEMENT" ("FIRE LANE EASEMENT AREA") HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY AS SET FORTH HEREIN. OWNER GRANTS THE RIGHT, PRIVILEGE AND AUTHORITY, BUT NOT THE OBLIGATION, TO THE CITY TO SURVEY, CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN, REMOVE, REPLACE, UPGRADE AND USE: FACILITIES, AND ALL FIXTURES, DEVICES AND STRUCTURES WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF A FIRE LANE OVER, ACROSS, ON AND THROUGH THE AREAS DEPICTED HEREON AS FIRE LANE EASEMENT; TOGETHER WITH THE RIGHT-OF-WAY FOR INGRESS AND EGRESS OF EMERGENCY AND SERVICE VEHICLES OVER, ACROSS, ON AND THROUGH THE AREAS DEPICTED HEREON AS FIRE LANE EASEMENTS, WHICH SAID LANES TO BE DEDICATED AND DESIGNATED AS FIRE LANE EASEMENTS AND EMERGENCY AND SERVICE VEHICLE ROADS; FIRE LANE EASEMENTS SHALL BE CONSTRUCTED AND MAINTAINED BY EACH OWNER OF THE APPLICABLE PORTION OF THE FIRE LANE EASEMENT AREA AT NO COST TO THE CITY IN ACCORDANCE WITH CURRENT CITY STANDARDS FOR FIRE LANE EASEMENTS AND SHALL BE POSTED BY SUCH OWNER WITH SIGNS STATING "NO PARKING - FIRE LANE" IN ACCORDANCE WITH THE CITY CODE OF AURORA, COLORADO (COLLECTIVELY AND INDIVIDUALLY HERINAFTER REFERRED TO AS "FIRE LANE FACILITIES"). OWNER ALSO GRANTS THE CITY THE RIGHT OF INGRESS AND EGRESS OVER, ACROSS, ON AND THROUGH SAID FIRE LANE EASEMENT AREA, AND THE RIGHT TO REMOVE OBJECTS OR STRUCTURES THEREFROM THAT INTERFERE OR ENDANGER ANY FIRE LANE FACILITIES AS DETERMINED BY THE CITY IN ITS SOLE DISCRETION AND WITHOUT LIABILITY OR EXPENSE TO THE CITY. OWNER HAS RESPONSIBILITY AND LEGAL LIABILITY FOR THE FIRE LANE EASEMENT AREA, CONSTRUCTION OF FIRE LANE FACILITIES AND CONTINUOUS MAINTENANCE OF THE FIRE LANE EASEMENT AREA, FIRE LANE FACILITIES, AND ALL OTHER ITEMS LOCATED BELOW GRADE LEVEL, AT GRADE LEVEL AND ABOVE GRADE LEVEL WITHIN THE FIRE LANE EASEMENT AREA; ALL AT NO COST TO THE CITY. THE CITY, IN CITY'S SOLE DISCRETION AND WITHOUT ASSUMING RESPONSIBILITY OR LEGAL LIABILITY FOR THE FIRE LANE EASEMENT AREA, FIRE LANE FACILITIES OR THEIR MAINTENANCE, MAY ENTER THE FIRE LANE EASEMENT AREA FOR THE PURPOSES SET FORTH HEREIN AND FOR CLEANING, MAINTAINING, REPAIRING, CONSTRUCTING OR IMPROVING THE EASEMENT OR FIRE LANE FACILITIES AT THE EXPENSE OF THE APPLICABLE OWNER, FOLLOWING SUCH OWNER'S FAILURE TO REASONABLY CURE ANY DEFAULT UPON RECEIPT OF WRITTEN NOTICE OF THE SAME. SUCH OWNER SHALL PROMPTLY REIMBURSE THE CITY FOR ANY EXPENSE RELATED THERETO (INCLUDING, BUT NOT LIMITED TO REMOVAL, REMEDIATION, COURT, COLLECTION AND ATTORNEYS' FEES AND COSTS). FAILURE TO REIMBURSE THE CITY MAY RESULT IN THE CITY RECORDING A MECHANIC AND MATERIAL MEN'S LIEN AGAINST THE APPLICABLE PORTION OF THE FIRE LANE EASEMENT AREA IN THE RECORDS OF THE COUNTY CLERK AND RECORDER'S OFFICE WHERE THE FIRE LANE EASEMENT AREA IS LOCATED.

THE AREA(S) LABELED AS "WATER EASEMENT" HEREON DEPICT EASEMENT(S) DEDICATED BY THE OWNER TO THE CITY FOR USE BY THE CITY, BUT NOT BY THIRD PARTY PUBLIC UTILITIES, TO SURVEY, INSTALL, CONSTRUCT, RECONSTRUCT, RELOCATE, REPLACE, MAINTAIN, ENLARGE, UPGRADE, REPAIR, USE, OPERATE, PATROL, CONTROL, IMPROVE, TEST, INSPECT OR REMOVE AT ANY TIME AND FROM TIME TO TIME AS MAY BE NECESSARY AND USEFUL TO, OR REQUIRED BY CITY, ANY AND ALL IMPROVEMENTS, FACILITIES AND APPURTENANCES TO WATER LINES, WATER MAINS, METERS, FIRE HYDRANTS CONDUITS, VAULTS, METERS, VALVES, MANHOLES, VENT PIPES, UTILITY LOCATION MARKERS OR ANY OTHER WATER UTILITY STRUCTURES INCLUDING, BUT NOT LIMITED TO, ANY AND ALL NECESSARY CABLES, WIRES AND ALL IMPROVEMENTS AND APPURTENANCES THERETO, AND ALL FACILITIES, AND FIXTURES, DEVICES AND STRUCTURES AND APPURTENANCES WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF ANY OF THEM AND TO MAKE ANY NEEDED CUTS AND FILLS IN THE EARTH IN, ON, UNDER, THROUGH, OVER AND ACROSS THE AREAS LABELED AS "WATER EASEMENT" FOR AND BEING FURTHER SUBJECT TO THOSE TERMS AND CONDITIONS SET FORTH IN THE DOCUMENT ENTITLED "GENERAL EASEMENT TERMS AND CONDITIONS" RECORDED ON DATE IN THE RECORDS OF THE ADAMS, ARAPAHOE, DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NOS. (ADAMS COUNTY) 2024000018661, (ARAPAHOE COUNTY) E4021602, (DOUGLAS COUNTY) 2024013875, RESPECTIVELY.

THE AREA(S) LABELED AS "SANITARY SEWER EASEMENT" HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY FOR USE BY THE CITY, BUT NOT BY THIRD PARTY PUBLIC UTILITIES, TO SURVEY, INSTALL, CONSTRUCT, RECONSTRUCT, RELOCATE, REPLACE, MAINTAIN, ENLARGE, UPGRADE, REPAIR, USE, OPERATE, PATROL, CONTROL, IMPROVE, TEST, INSPECT OR REMOVE AT ANY TIME AND FROM TIME TO TIME AS MAY BE NECESSARY AND USEFUL TO, OR REQUIRED BY CITY, ANY AND ALL IMPROVEMENTS, FACILITIES AND APPURTENANCES TO SANITARY SEWER COLLECTION MAINS AND TRANSMISSION MAINS, LINES AND ALL FACILITIES, FIXTURES, DEVICES AND STRUCTURES AND APPURTENANCES WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF ANY OF THEM AND BEING FURTHER SUBJECT TO THOSE TERMS AND CONDITIONS SET FORTH IN THE DOCUMENT ENTITLED "GENERAL EASEMENT TERMS AND CONDITIONS" RECORDED ON DATE IN THE RECORDS OF THE ADAMS/ARAPAHOE/DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NOS. (ADAMS COUNTY) 2024000018661, (ARAPAHOE COUNTY) E4021602, (DOUGLAS COUNTY) 2024013875, RESPECTIVELY.

THE AREA(S) LABELED AS "STORM SEWER EASEMENT" HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY FOR USE BY THE CITY, BUT NOT BY THIRD PARTY PUBLIC UTILITIES, TO SURVEY, INSTALL, CONSTRUCT, RECONSTRUCT, RELOCATE, REPLACE, MAINTAIN, ENLARGE, UPGRADE, REPAIR, USE, OPERATE, PATROL, CONTROL, IMPROVE, TEST, INSPECT OR REMOVE AT ANY TIME AND FROM TIME TO TIME AS MAY BE NECESSARY AND USEFUL TO, OR REQUIRED BY CITY, ANY AND ALL IMPROVEMENTS, FACILITIES AND APPURTENANCES TO STORM COLLECTION MAINS AND TRANSMISSION MAINS, LINES, DRAINS, AND IRRIGATION LINES AND ALL FACILITIES, FIXTURES, DEVICES, APPURTENANCES AND STRUCTURES WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF ANY OF THEM AND BEING FURTHER SUBJECT TO THOSE TERMS AND CONDITIONS SET FORTH IN THE DOCUMENT ENTITLED "GENERAL EASEMENT TERMS AND CONDITIONS" RECORDED ON DATE IN THE RECORDS OF THE ADAMS/ARAPAHOE/DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NOS. (ADAMS COUNTY) 2024000018661, (ARAPAHOE COUNTY) E4021602, (DOUGLAS COUNTY) 2024013875, RESPECTIVELY.

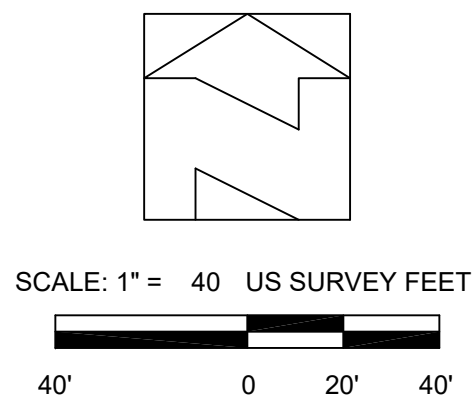
THE AREA(S) LABELED AS "UTILITY EASEMENT" HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY FOR USE BY PUBLIC UTILITY COMPANIES AUTHORIZED IN WRITING BY THE CITY FOR PROVISION OF SERVICES REQUIRED OR ORDINARILY PERFORMED WITHIN THE UTILITY EASEMENT BY THIRD PARTY PUBLIC UTILITY PROVIDERS OF ELECTRIC, TELEVISION, CABLE, TELECOMMUNICATION FACILITIES, AND OTHER PUBLIC UTILITIES TO SURVEY, INSTALL, CONSTRUCT, RECONSTRUCT, RELOCATE, REPLACE, MAINTAIN, ENLARGE, UPGRADE, REPAIR, USE, OPERATE, PATROL, CONTROL, IMPROVE, TEST, INSPECT OR REMOVE AT ANY TIME AND FROM TIME TO TIME AS MAY BE USEFUL TO, OR REQUIRED BY CITY, ANY AND ALL PIPES, CASINGS, WIRES, CONDUIT, CULVERTS, VALVES, VENTILATORS, MANHOLES, EQUIPMENT, OR MATERIAL AND ANY OTHER APPURTENANCES NECESSARY, AND TO MAKE ANY CUTS AND FILLS IN THE EARTH NEEDED ONLY IN, ON, UNDER, THROUGH, OVER AND ACROSS THE "UTILITY EASEMENT" FOR ONE OR MORE PUBLIC UTILITY IMPROVEMENTS INCLUDING ALL THINGS DEEMED BY THE CITY, IN ITS SOLE DISCRETION, TO BE NECESSARY OR CONVENIENT FOR THE OPERATION OF SUCH PUBLIC UTILITY. THE AUTHORIZED PUBLIC UTILITY SHALL MAINTAIN SAID IMPROVEMENTS INSTALLED BY THE PUBLIC UTILITY WITHIN, ACROSS, UNDER OR UPON THE UTILITY EASEMENT. HOWEVER, THE CITY SHALL HAVE THE PERPETUAL RIGHT, BUT NOT OBLIGATION, TO CUT, TRIM, CONTROL AND REMOVE TREES, BRUSH, AND OTHER OBSTRUCTIONS WHICH INJURE OR INTERFERE WITH THE CITY'S OR AUTHORIZED PUBLIC UTILITY'S IMPROVEMENTS, USE, OCCUPATION OR ENJOYMENT OF THE UTILITY EASEMENT, OR THEIR RIGHTS IN THE UTILITY EASEMENT, WITHOUT LIABILITY TO THE CITY FOR DAMAGES ARISING THEREFROM.

GILLIANS LAND CONSULTANTS  
P.O. BOX 375  
BENNETT, CO 80102  
303-972-6640  
www.gillianslc.com  
JN: 24132  
INITIAL SUBMITTAL DATE: 09/27/2024

# STANLEY 98 SUBDIVISION FILING NO. 1

A RESUBDIVISION OF A PART OF BLOCK 104,  
 JOHNSON-HICKAM SUBDIVISION,  
 AND A PART OF BLOCK 103, BOSTON HEIGHTS 2ND FILING,  
 THE NORTHWEST 1/4 OF SECTION 35,  
 TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,  
 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
 SHEET 3 OF 3

LINE	BEARING	LENGTH
L1	S00°17'19"E	16.43'
L2	S00°18'28"E	15.86'
L3	S85°55'10"W	8.59'
L4	S89°41'32"W	10.07'
L5	N85°55'10"E	8.21'
L6	N00°18'28"W	13.87'
L7	N00°18'28"W	13.06'
L8	N85°55'10"E	8.26'
L9	N85°55'10"E	8.87'
L12	S00°18'28"E	18.77'
L13	S00°18'28"E	8.37'
L14	S63°11'34"W	10.00'
L15	S89°41'32"W	10.47'
L16	N89°41'32"E	14.58'
L17	S00°18'28"E	10.00'
L18	S89°41'32"W	14.58'
L19	N00°18'28"W	10.00'
L20	N89°41'32"E	23.16'
L21	S00°18'28"E	10.00'
L22	S89°41'32"W	23.16'
L23	N00°18'28"W	10.00'



CURVE	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	6.58'	100.00'	3°46'22"	S87°48'21"W	6.58'
C2	40.84'	26.00'	90°00'00"	S44°41'32"W	36.77'
C3	3.12'	26.00'	6°52'16"	S86°15'24"W	3.12'
C4	24.13'	26.00'	53°10'20"	S56°14'06"W	23.27'
C5	13.59'	26.00'	29°57'25"	S14°40'14"W	13.44'
C6	45.55'	29.00'	90°00'00"	N45°18'28"W	41.01'
C7	5.93'	90.00'	3°46'22"	S87°48'21"W	5.93'

## LEGEND

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- 
- 
- 
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- 
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NW CORNER,  
 SEC 35, T3S, R67W  
 FOUND 3 1/4" ALUMINUM CAP  
 STAMPED URS CORP 20683 2006  
 IN RANGE BOX

N1/4 CORNER,  
 SEC 35, T3S, R67W  
 FOUND 3 1/4" ALUMINUM CAP  
 STAMPED URS CORP 20683 2011  
 IN RANGE BOX

(BASIS OF BEARINGS)  
 N89°42'41"E 2661.10'  
 N.LINE, NW 1/4, SEC 35

PART OF BLOCK 103,  
 BOSTON HEIGHTS, 2ND FILING  
 (BOOK 432, PAGE 273)

TRACT B  
 STAPLETON AURORA  
 SUBDIVISION FILING NO. 2  
 OWNER: PARK CREEK  
 METROPOLITAN DISTRICT

$L=37.71'$   
 $R=437.50'$   
 $\Delta=4°56'18"$   
 Ch B=N14°21'06"E  
 Ch L=37.70'

FOUND #5 REBAR  
 & YELLOW CAP  
 STAMPED 38226  
 0.5' SOUTH OF PL

GARDINEER  
 SUBDIVISION

10' UTILITY  
 EASEMENT

IRON TON STREET  
 (60' R.O.W.)  
 (BOOK 422, PAGE 366)

FOUND  
 #3 REBAR

PART OF BLOCK 103,  
 BOSTON HEIGHTS, 2ND FILING  
 (BOOK 972, PAGE 270)

16' ALLEY  
 (BOOK 422, PAGE 366)

PART OF BLOCK 103,  
 BOSTON HEIGHTS, 2ND FILING  
 (BOOK 612, PAGE 86)

POINT OF  
 BEGINNING

JAMAICA STREET  
 (60' R.O.W.)  
 (REC NO. 480782)

BLOCK 104  
 JOHNSON-HICKAM  
 SUBDIVISION  
 16' ALLEY  
 (REC NO. 480782)

SOUTH 25' LOT 4  
 SOUTH 25' LOT 7

LOT 5

LOT 6

EAST 25TH AVENUE  
 (60' R.O.W.)

BLOCK 130  
 RESUBDIVISION OF BLOCKS 130-131  
 BOSTON HEIGHTS  
 SECOND FILING

RESUBDIVISION OF BLOCK 129  
 BOSTON HEIGHTS  
 SECOND FILING

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 INITIAL SUBMITTAL DATE: 09/27/2024



ORDINANCE NO. 2025- \_\_\_\_\_

A BILL

FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, VACATING THE NORTHERN PORTION OF THE PUBLIC RIGHT-OF-WAY FOR JAMAICA STREET, LOCATED BETWEEN EAST 25<sup>TH</sup> AVENUE AND EAST 26<sup>TH</sup> PLACE, AND BETWEEN IRONTON STREET AND JOLIET STREET

WHEREAS, the applicant, the Aurora Housing Authority, requests to vacate a segment of a portion of the public right-of-way for Jamaica Street, located between E 25<sup>th</sup> Avenue and E 26<sup>th</sup> Place, between Ironton Street and Joliet Street; and

WHEREAS, the street vacation is needed to facilitate the development of an affordable multi-family housing project; and

WHEREAS, Section 146-5.4.2.B.3.C of the Uniform Development Ordinance authorizes City Council to approve a public right-of-way vacation; and

WHEREAS, the City Council finds that the requested vacation will not: (i) create any landlocked parcels, (ii) restrict access to any parcel so that access is unreasonable or economically prohibitive; (iii) vacate a public alley unless such vacation is consistent with the Comprehensive Plan and the resulting land complies with lot access and connectivity requirements per Section 146-4.5 (Access and Connectivity); (iv) reduce the quality of public services to any property, and (v) be inconsistent with any transportation plan adopted by the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO:

Section 1. The public right-of-way for a portion of public right-of-way for Jamaica Street, located between E 25<sup>th</sup> Avenue and E 26<sup>th</sup> Place, between Ironton Street and Joliet Street, in the City of Aurora, County of Adams, State of Colorado, more particularly described in Exhibit A, is hereby vacated.

Section 2. All acts, orders, resolutions, ordinances, or parts thereof, in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 3. Pursuant to Section 5-5 of the Charter of the City of Aurora, Colorado, the second publication of this Ordinance shall be by reference, utilizing the ordinance title. Copies of this Ordinance are available at the Office of the City Clerk.

INTRODUCED, READ AND ORDERED PUBLISHED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

PASSED AND ORDERED PUBLISHED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
MIKE COFFMAN, Mayor

ATTEST:

\_\_\_\_\_  
KADEE RODRIGUEZ, City Clerk

APPROVED AS TO FORM BY CITY ATTORNEY PETE SCHULTE:

BY: *Lena McClelland* RLA  
LENA MCCLELLAND, Assistant City Attorney

# EXHIBIT A

## SHEET 1 OF 3

A PORTION OF THAT 30 FOOT WIDE RIGHT OF WAY, TO BE VACATED, DEDICATED BY BOOK 422, PAGE 366, IN BLOCK 103, THE PLAT OF BOSTON HEIGHTS 2ND FILING, TOGETHER WITH A PORTION OF THAT 30 FOOT WIDE RIGHT OF WAY DEDICATED BY THE PLAT OF JOHNSON-HICKAM SUBDIVISION AT RECEPTION NUMBER 480782, MAKING A 60 FOOT RIGHT OF WAY OF JAMAICA STREET, SITUATED IN THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE PARCEL DESCRIBED IN BOOK 612, PAGE 86, AND THE WEST LINE OF SAID 60 FOOT RIGHT OF WAY, FROM WHICH THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 BEARS N59°50'37"W, A DISTANCE OF 1114.45 FEET, WHERE THE NORTH LINE OF SAID SECTION BEARS N89°42'41"E, A DISTANCE OF 2661.10 FEET PER THE CITY OF AURORA HORIZONTAL CONTROL MAP BOOK 03C, MONUMENTED BY A 3 1/4" ALUMINUM CAP STAMPED 20683 IN RANGE BOX ON THE EAST AND WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE N00°18'28"W, A DISTANCE OF 196.32 FEET, ON SAID WEST LINE, TO THE SOUTH LINE OF THE NORTH 318.4 FEET OF SAID BLOCK 103;  
THENCE N89°42'41"E, A DISTANCE OF 60.00 FEET, ON SAID SOUTH LINE, TO THE EXTENSION OF THE WEST LINE OF BLOCK 104, SAID PLAT;  
THENCE S00°18'28"E, A DISTANCE OF 196.42 FEET, ON SAID WEST LINE;  
THENCE S89°48'25"W, A DISTANCE OF 60.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 11,782± SQUARE FEET (0.270± ACRES)

RESERVING UNTO THE CITY OF AURORA A STORM SEWER EASEMENT BEING A PORTION OF THE ABOVE DESCRIBED PARCEL, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE PARCEL DESCRIBED IN BOOK 612, PAGE 86, AND THE WEST LINE OF SAID 60 FOOT RIGHT OF WAY, FROM WHICH THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 BEARS N59°50'37"W, A DISTANCE OF 1114.45 FEET;  
THENCE N89°48'25"E, A DISTANCE OF 15.00 FEET, TO THE POINT OF BEGINNING;

THENCE THENCE N00°18'28"W, A DISTANCE OF 196.35 FEET, TO THE SOUTH LINE OF THE NORTH 318.4 FEET OF SAID BLOCK 103;  
THENCE N89°42'41"E, A DISTANCE OF 30.00 FEET, ON SAID SOUTH LINE;  
THENCE S00°18'28"E, A DISTANCE OF 196.40 FEET;  
THENCE S89°48'25"W, A DISTANCE OF 30.00 FEET, TO THE POINT OF BEGINNING.

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

ROBERT E. HARRIS  
COLORADO P.L.S. 37601  
FOR & ON BEHALF OF  
GILLIANS LAND CONSULTANTS

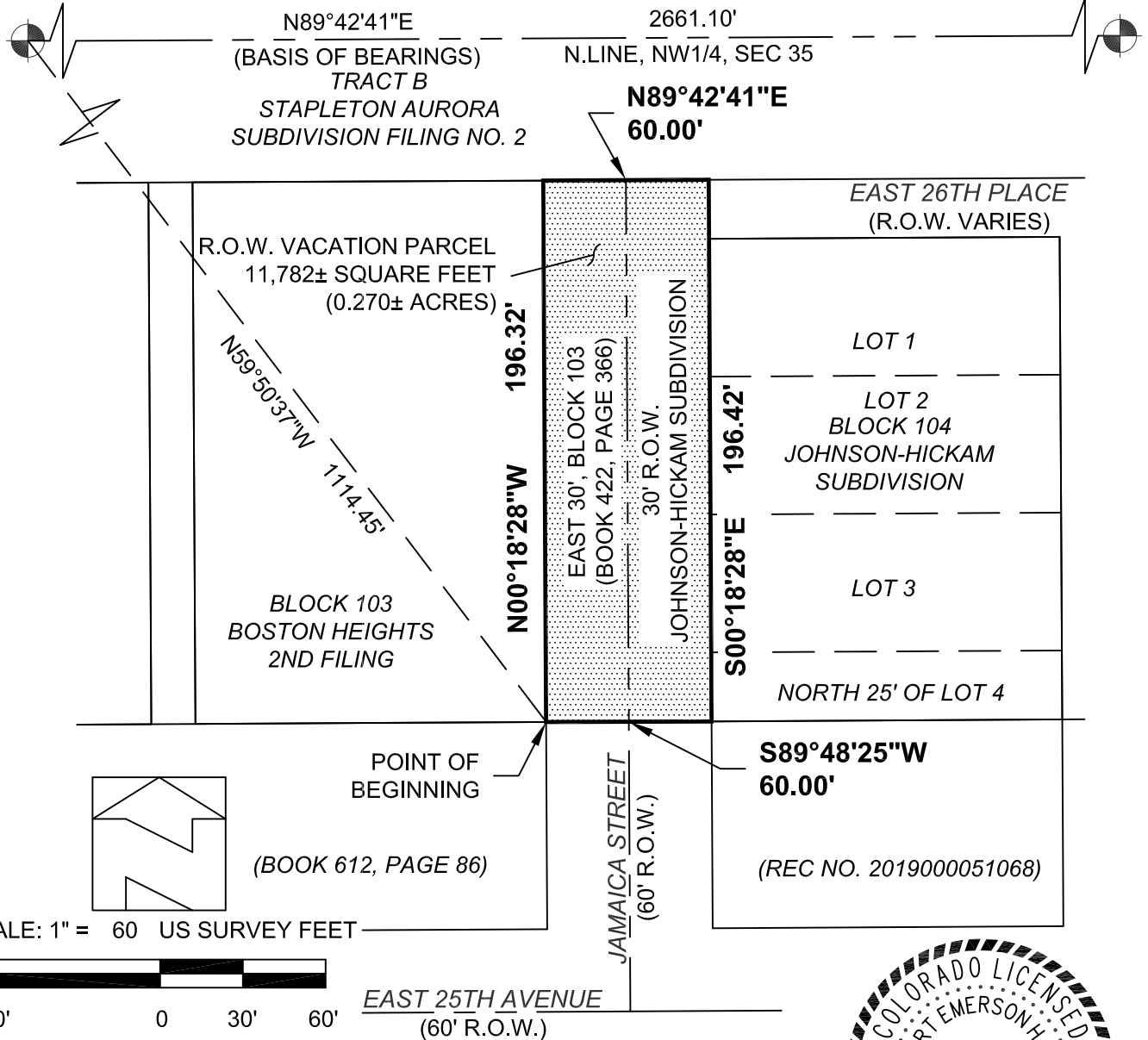


NW CORNER,  
SEC 35, T3S, R67W  
FOUND 3 1/4"  
ALUMINUM CAP  
STAMPED 20683  
IN RANGE BOX

# ILLUSTRATION FOR *EXHIBIT A*

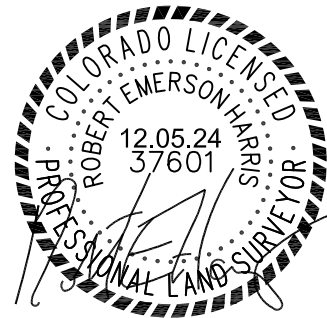
N1/4 CORNER,  
SEC 35, T3S, R67W  
FOUND 3 1/4"  
ALUMINUM CAP  
STAMPED 20683  
IN RANGE BOX

SHEET 2 OF 3



OWNER: PUBLIC RIGHT OF WAY

This illustration does not represent a monumented survey.  
It is intended only to depict the attached legal description.



## CITY OF AURORA, COLORADO

A PARCEL OF LAND, TO BE VACATED, LYING IN THE NW 1/4 OF SECTION 35, T3S, R67W OF THE 6th P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

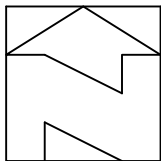
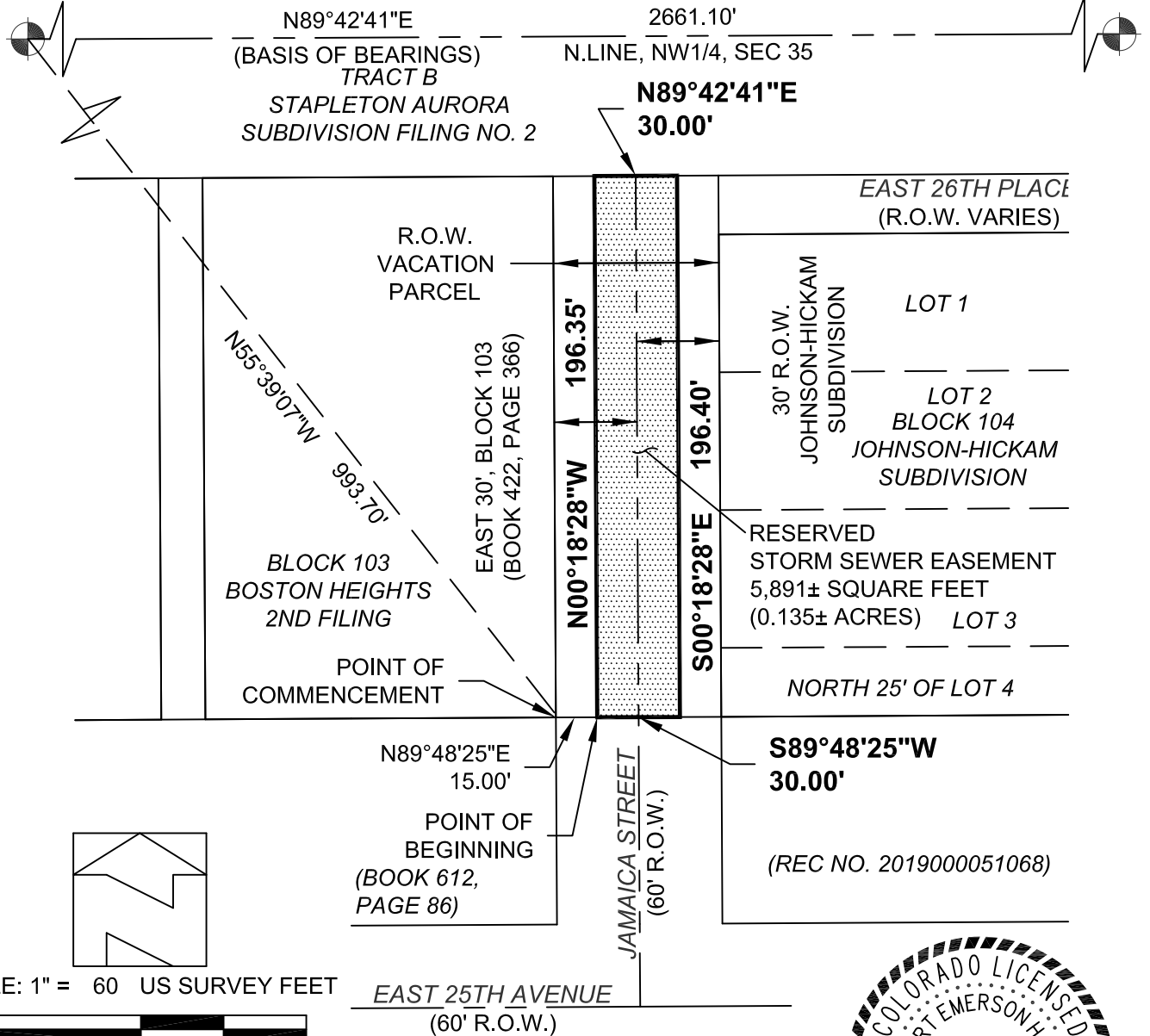
DRAWN BY: DRH	SCALE: 1" = 60'	R.O.W. FILE NUMBER
CHECKED BY: REH	DATE: 12-05-2024	JOB NUMBER: 24132

NW CORNER,  
SEC 35, T3S, R67W  
FOUND 3 1/4"  
ALUMINUM CAP  
STAMPED 20683  
IN RANGE BOX

# ILLUSTRATION FOR *EXHIBIT A*

N1/4 CORNER,  
SEC 35, T3S, R67W  
FOUND 3 1/4"  
ALUMINUM CAP  
STAMPED 20683  
IN RANGE BOX

SHEET 3 OF 3



SCALE: 1" = 60 US SURVEY FEET



60' 0 30' 60'

OWNER: PUBLIC RIGHT OF WAY

This illustration does not represent a monumented survey.  
It is intended only to depict the attached legal description.



**CITY OF AURORA, COLORADO**

A 30 FOOT WIDE STORM SEWER EASEMENT RESERVATION,  
LYING IN THE NW 1/4 OF SECTION 35, T3S, R67W OF THE 6th  
P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF  
COLORADO.

DRAWN BY: DRH	SCALE: 1" = 60'	R.O.W. FILE NUMBER
CHECKED BY: REH	DATE: 12-05-2024	JOB NUMBER: 24132



# CITY OF AURORA

## Council Agenda Commentary

<b>Item Title:</b> Stanley 98 Street Vacation 4.0
<b>Item Initiator:</b> Ariana Muca, Planner II
<b>Staff Source/Legal Source:</b> Ariana Muca, Planner II; Lena McClelland, Assistant City Attorney
<b>Outside Speaker:</b> N/A
<b>Council Goal:</b> 2012: 5.2--Plan for the development and redevelopment of strategic areas, station areas and urban centers

### COUNCIL MEETING DATES:

**Study Session:** N/A

**Regular Meeting:** 1/27/2025

**2<sup>nd</sup> Regular Meeting (if applicable):** N/A

**Item requires a Public Hearing:**  Yes  No

### ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time: (For Study Session items only indicate combined time needed for presentation and discussion)

2025-16 FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, VACATING A PORTION OF THE PUBLIC RIGHT-OF-WAY FOR EAST 26TH PLACE, LOCATED BETWEEN EAST 25TH AVENUE AND EAST 25TH DRIVE, AND BETWEEN JAMAICA STREET AND JOLIET STREET  
 Ariana Muca, Planner II, Planning and Business Development / Lena McClelland, Assistant City Attorney

### ACTIONS(S) PROPOSED *(Check all appropriate actions)*

- Approve Item and Move Forward to Study Session  Approve Item as Proposed at Study Session
- Approve Item and Move Forward to Regular Meeting  Approve Item as Proposed at Regular Meeting
- Information Only
- Approve Item with Waiver of Reconsideration  
*Reason for waiver is described in the Item Details field above.*

### PREVIOUS ACTIONS OR REVIEWS:

**Policy Committee Name:** N/A

**Policy Committee Date:** N/A

**Action Taken/Follow-up: (Check all that apply)**

- Recommends Approval
- Does Not Recommend Approval
- Forwarded Without Recommendation
- Minutes Not Available
- Minutes Attached

**HISTORY** (Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)

This request seeks to vacate a portion of the East 26<sup>th</sup> Place right-of-way. Street vacations do not require Planning Commission review and are solely the responsibility of the City Council.

**ITEM SUMMARY** (Brief description of item, discussion, key points, recommendations, etc.)

The applicant, Housing Authority of The City of Aurora, proposes to vacate two segments of street right-of-way and two alley right-of-ways at the northeast corner of Ironton Street and East 25th Avenue. This street vacation is part of a broader plan to facilitate the development of an affordable multi-family housing project (see Exhibit D).

Jamaica Street and related alleys, north of East 25th Avenue, are currently unpaved, and Jamaica includes existing stormwater utilities. The existing street layout does not support the proposed site configuration for the Stanley 98 Affordable Multi-Family site plan application, and a new access configuration has been designed. Refer to the attached ordinance for legal descriptions and illustrations of the right-of-way to be vacated.



In addition to the street vacation, the applicant has proposed to replat eight undeveloped lots into a single, larger lot that will accommodate any remaining utilities in easements as needed. The replat will be administratively reviewed with the Stanley 98 Affordable Multi-Family application following the approval of the Stanley 98 Street Vacations.

The proposed right-of-way vacation meets the criteria outlined in Section 146-5.4.2.B.3.C of the Unified Development Ordinance (UDO). It does not restrict access to any parcels or reduce the quality of public services to adjacent properties. The vacation will facilitate a cohesive site design and enable the approved development.

Therefore, staff recommends the approval of the right-of-way vacation.

**FISCAL IMPACT**

Select all that apply. (If no fiscal impact, click that box and skip to "Questions for Council")

- Revenue Impact
- Budgeted Expenditure Impact
- Non-Budgeted Expenditure Impact
- Workload Impact
- No Fiscal Impact

**REVENUE IMPACT**

Provide the revenue impact or N/A if no impact. (What is the estimated impact on revenue? What funds would be impacted? Provide additional detail as necessary.)



N/A

**BUDGETED EXPENDITURE IMPACT**

*Provide the budgeted expenditure impact or N/A if no impact. (List Org/Account # and fund. What is the amount of budget to be used? Does this shift existing budget away from existing programs/services? Provide additional detail as necessary.)*

N/A

**NON-BUDGETED EXPENDITURE IMPACT**

*Provide the non-budgeted expenditure impact or N/A if no impact. (Provide information on non-budgeted costs. Include Personal Services, Supplies and Services, Interfund Charges, and Capital needs. Provide additional detail as necessary.)*

N/A

**WORKLOAD IMPACT**

*Provide the workload impact or N/A if no impact. (Will more staff be needed or is the change absorbable? If new FTE(s) are needed, provide numbers and types of positions, and a duty summary. Provide additional detail as necessary.)*

N/A

---

**QUESTIONS FOR COUNCIL**

Does Council wish to approve the ordinance?

---

**LEGAL COMMENTS**

The City Council shall review and act to approve or deny applications for the vacation of all or part of an improved public right-of-way that has been accepted by the City. (UDO §146-5.4.2.B.3.a and UDO §146-5.4.2.B.3.b.iii) The City Council may approve a public right-of-way vacation if it finds that the requested vacation will not (i) create any landlocked parcels; (ii) restrict access to any parcel so that access is unreasonable or economically prohibitive; (iii) vacate a public alley unless such vacation is consistent with the Comprehensive Plan and the resulting land complies with lot access and connectivity requirements per Section 146-4.5 (Access and Connectivity); (iv) reduce the quality of public services to any property; or (v) be inconsistent with any transportation plan adopted by the City. (UDO §146-5.4.2.B.3.c) (McClelland)

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August 13, 2024

Ariana Muca  
City of Aurora  
Planning and Development Services  
15151 E. Alameda Parkway  
Aurora, Colorado 80012

RE: Letter of Introduction – Stanley 98 Site Plan Submittal

Dear Ms. Muca:

The Stanley 98 apartment development is an affordable multifamily housing project being developed and owned by the Housing Authority of the City of Aurora. The development is located near the intersection of Joliet Street and East 25<sup>th</sup> Ave.

**Background and Funding:** Stanley 98 is an affordable housing development funded with competitive state and federal low income housing tax credits awarded by the Colorado Housing and Finance Authority (CHFA). The demand for tax credits is four times that of the supply. The number of units and amenity components promised in CHFA application cannot be altered after an award of tax credits. Stanley 98 includes the following components:

1. One building with 75 apartments, including 31 one-bedroom, 31 two-bedroom and 13 three-bedroom units.
2. Offices for on-site property management, family services programming, compliance and maintenance.
3. Resident amenities including a rooftop deck, computer lab, package storage, bike storage, and community meeting space.
4. Exterior amenities including seating, various playgrounds, picnic and barbeque area.
5. A pedestrian bridge to connect over the 25<sup>th</sup> Drive drainageway.

Given site constraints, in order to build the physical components promised, AHA and the City of Aurora must work intentionally to address any concerns on the site. Consolidation of parcels, the vacations of alleyways and portions of Jamaica Street and East 26<sup>th</sup> Place, and an aerial apparatus for fire safety have been taken into design consideration and coordinated with City staff through the pre-application process.

An award of tax credits comes with hard deadlines for completion, and coupled with tax credit investor contribution dates. Overall, our timeline is as follows:

~March 3, 2025 - Completion of Architectural Construction Design Plans

~May 30, 2025 - Finalize project construction cost (GC GMP)

**~July 11, 2025 - Building Permit Approval and Close of tax credit partnership**

~July 21, 2025 - Begin Construction  
~November 13, 2026 - Construction Completion-TCO (15 mo.)/Placed in Service  
~January 1, 2027 – Lease up/100% Qualified Occupancy

**Physical Site:** The existing lot, 2.71 acres (117,853 SF+/-) site, which is currently owned by the Housing Authority of the City of Aurora and is vacant. A total of 75 units will be provided in this proposed development, with a mix of 1-, 2-, and 3-bedroom units, for a total density of 27.7 units per acre. The site is zoned OA-MS and no change in zoning is proposed.

It is important to note that the Applicant, the Housing Authority of the City of Aurora (AHA), is an affordable housing provider whose **mission is to develop and promote quality housing while supporting and encouraging economic opportunities leading to self-sufficiency and independence.** The Housing Authority desires to maximize the density of the site and serve the largest number of households on the parcel. These households will pay a reasonable rent and have the chance to improve their own well-being as well as contribute to the City of Aurora's economy. Stanley 98 will provide 75 affordable rental apartments meeting a portion of the City's production goals. This goal states a need for 3,500 new units per year to keep up with projected new jobs as per the City of Aurora Housing Strategy 12/21/2020.

Because of the infill nature of the site, the project is unique and the design team is working with constraints. The proposed development will require parcel consolidations, and vacations of alleyways and portions of Jamaica Street and East 26<sup>th</sup> Place. The project borders an open space amenity to the north, and will provide a pedestrian bridge connection to the adjacent neighborhood on the north side of the development. The building location on the site plan will activate Jamaica Street as the building entrance, and will incorporate a private drive for an aerial apparatus road to the north. The building will also have prominent frontage onto the existing Joliet Street. Entry to the site will be enhanced through specialty paving on Jamaica Street, prioritizing residential safety. Parking will be located on the western half of the site with guest parking spaces located along the new private drive just north of the parking lot, as well as on Joliet Street where directly abutting the parcel. The building footprint allows for a privatized south-facing courtyard amenity to help buffer the existing residential properties along East 25<sup>th</sup> Avenue to the south, and maximizes views from residences onto the open space to the north.

A landscape buffer adjustment to the north has been requested and given by City staff understanding the need to prioritize housing, parking and amenity spaces on the site.

The proposed site plan has used the site plan criteria in Section 146-405(F) as a basis for the development.

1. The development is consistent with the comprehensive plan.
2. There is not adverse effect to the existing city infrastructure and public improvements. This portion of the site is vacant with the anticipation of a development being placed on this site.
3. The proposed multi-family affordable housing is a permitted use of the zoning. It is noted that the adjacent parcels are both residential and non-residential in use. In accordance with city plans, the building has been sited with both primary frontage on a primary street (Jamaica Street) as well as residential frontage toward the adjacent multifamily parcels to the east. The building height remains well below the allowable height.
4. The proposed development is situated on a relatively flat site with a slight slope. Drive lanes, sidewalks, and the building work with this sloping and integrate landscaping strategies to complement the grading.
5. Landscaping for this site took into consideration the Unified Development Ordinance to the maximum extent feasible. Please refer to the site plan and landscape plan for amenities provided.
6. Careful consideration for the day-to-day functions of the residents as well as maintenance and regular services has been incorporated to provide efficient design and movement through the building and site.

7. Nuisance impacts are carefully considered as well, with mechanical equipment located on the roof, wherever possible, and screened from view as required with the use of parapets. Patios were designed to be covered to shelter from weather and sun and provide relief in the articulation in the building facade. The building's orientation to Joliet provides an attractive residential street frontage.
8. Unified Development Ordinances were carefully considered and adopted to provide a product that enhances and complements the surrounding community while also utilizing the affordable housing features applicable to this development.
9. A clear pattern of circulation has been designed around the site. Vehicular movement and uses follow the existing neighborhood patterns established by the street patterns of Ironton, Jamaica, and Joliet Streets with a new connecting private drive on the north border of the site. Pedestrian circulation is adjacent to the building and opens into the courtyard amenity and public sidewalk connections. Bicycle parking is located inside the building and accessed directly from the courtyard amenity.
10. The ROW improvements to the sidewalk and landscaping are to be provided. No additional streets are planned as part of the development, but all internal drive lanes and parking areas are designed to meet City standards.
11. The Housing Authority of the City of Aurora has developed and maintained numerous properties throughout the City of Aurora and continues to maintain positive relationships with the City and their neighbors.

The following outlines the Housing Authority's multifamily goals for this development:

- Create a new community that evokes a sense of pride for the residents.
- To provide high quality, sustainable affordable housing without compromising design.
- To create a new community of 75 affordable units with active features including a peaceful courtyard, children's play features, and gathering areas for resident connection and contentment.
- To provide resident services and amenities enhancing confidence, community inclusion and personal enrichment.
- To create a safe community that heightens the existing neighborhood environment.

Below is a list of the property Ownership team and project design team:

**Owner:** Martin Petrov

Housing Authority of the City of Aurora  
 2280 S. Xanadu Way  
 Aurora, CO 80014  
 720-251-2094  
[mpetrov@aurorahousing.org](mailto:mpetrov@aurorahousing.org)

**Civil Engineer:** Connor Culligan

Craft Civil Design  
 23 Lincoln Street, Suite 200  
 Denver, CO 80203  
 650-888-4550  
[cculligan@craftcivil.com](mailto:cculligan@craftcivil.com)

**Design Team:**

**Architect:** Brett Jacques

Van Meter Williams Pollack LLP  
 1738 Wynkoop Street, Suite 203  
 Denver, CO 80202  
 303-298-1480  
[brett@vmwp.com](mailto:brett@vmwp.com)

**Landscape Architect:** Bob Couri

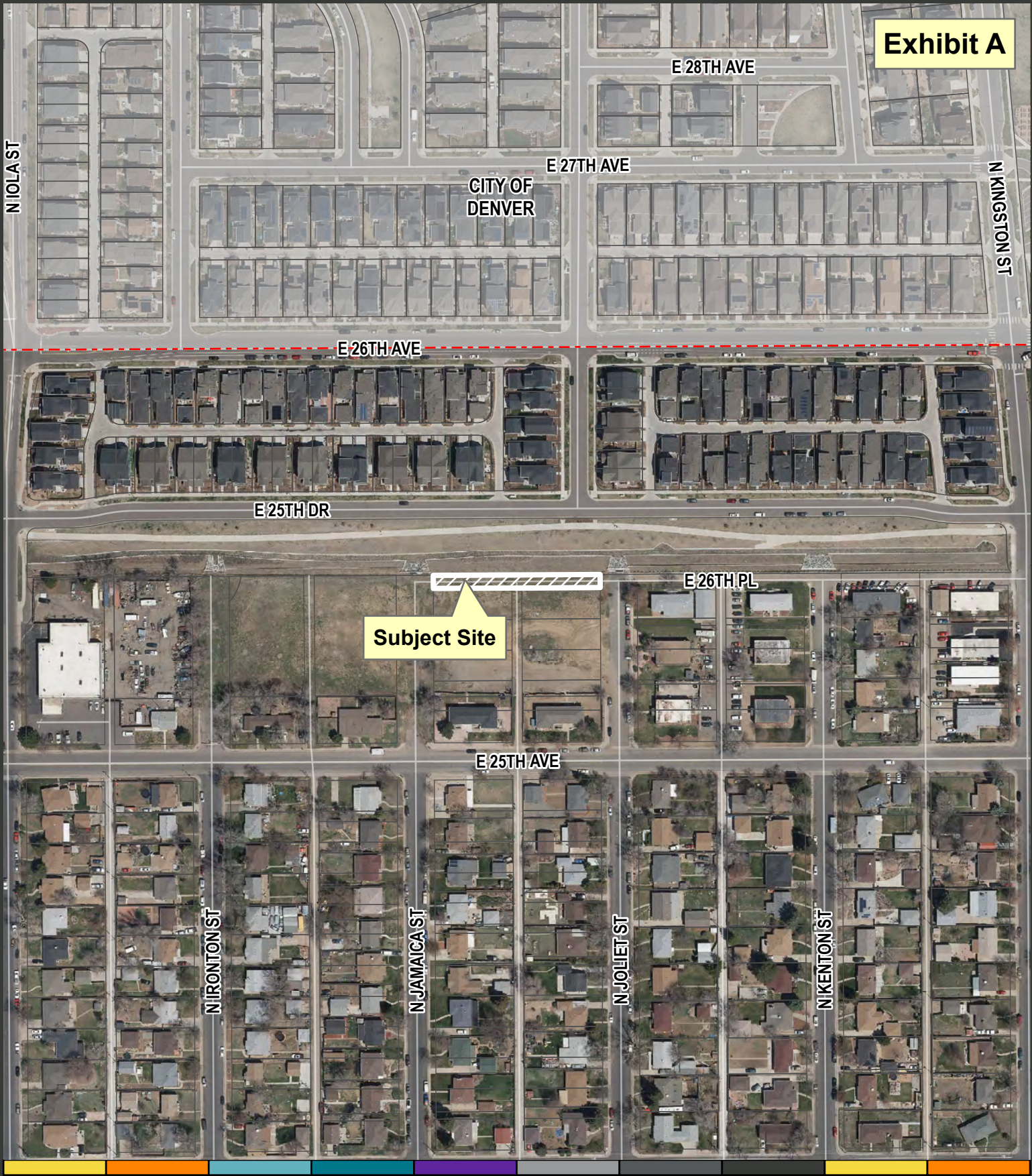
Britina Design Group  
 1760 Gaylord Street, Suite 3M  
 Denver, CO 80206  
 303-423-5680  
[bob@britina.com](mailto:bob@britina.com)

Regards,

Brett Jacques

Van Meter Williams Pollack





Planning and Business Development

15151 E. Alameda Parkway  
Aurora CO 80012 USA  
AuroraGov.org  
303.739.7250  
GIS@auroragov.org

City of Aurora, Colorado  
**Stanley 98  
Street Vacation**

Miles 0 0.015 0.03



Case Number: 2024-8004-00  
Development Application: #2303-00



# EXHIBIT D

## SHEET 1 OF 2

A PORTION OF THAT VARIED WIDTH RIGHT OF WAY, TO BE VACATED, DEDICATED BY THE PLAT OF JOHNSON-HICKAM SUBDIVISION AT RECEPTION NUMBER 480782, ALSO KNOWN AS EAST 26TH PLACE, SITUATED IN THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF BLOCK 9, SAID PLAT, FROM WHICH THE NORTH 1/4 CORNER OF SAID SECTION BEARS N73°50'18"E, A DISTANCE OF 1424.54 FEET, WHERE THE NORTH LINE OF SAID SECTION BEARS N89°42'41"E, A DISTANCE OF 2661.10 FEET PER THE CITY OF AURORA HORIZONTAL CONTROL MAP BOOK 03C, MONUMENTED BY A 3 1/4" ALUMINUM CAP STAMPED 20683 IN RANGE BOX ON THE EAST AND WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE S89°40'24"W, A DISTANCE OF 270.16 FEET, ON THE NORTH LINE OF SAID BLOCK, TO THE NORTHWEST CORNER OF SAID BLOCK;  
THENCE N00°18'28"W, A DISTANCE OF 21.42 FEET, ON THE EXTENSION OF THE WEST LINE OF SAID BLOCK, TO THE NORTH LINE OF SAID EAST 26TH PLACE RIGHT OF WAY;  
THENCE N89°42'41"E, A DISTANCE OF 270.16 FEET, ON SAID NORTH RIGHT OF WAY LINE;  
THENCE S00°18'28"E, A DISTANCE OF 21.24 FEET, TO THE POINT OF BEGINNING.

CONTAINING 5,763± SQUARE FEET (0.132± ACRES)

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

ROBERT E. HARRIS  
COLORADO P.L.S. 37601  
FOR & ON BEHALF OF  
GILLIANS LAND CONSULTANTS

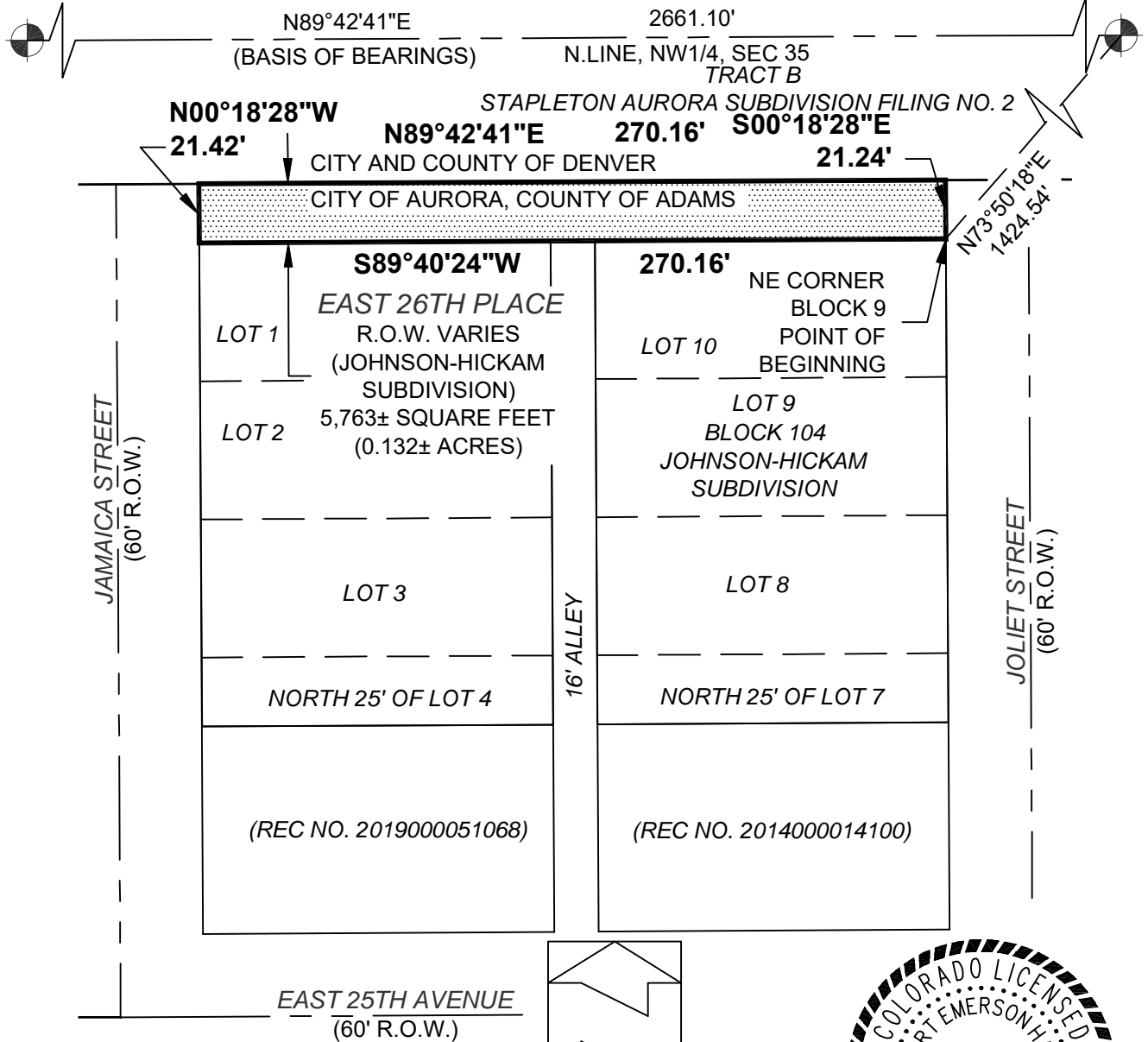


NW CORNER,  
SEC 35, T3S, R67W  
FOUND 3 1/4"  
ALUMINUM CAP  
STAMPED 20683  
IN RANGE BOX

# ILLUSTRATION FOR *EXHIBIT D*

N1/4 CORNER,  
SEC 35, T3S, R67W  
FOUND 3 1/4"  
ALUMINUM CAP  
STAMPED 20683  
IN RANGE BOX

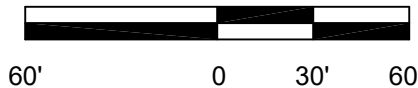
SHEET 2 OF 2



OWNER: PUBLIC RIGHT OF WAY

This illustration does not represent a monumented survey.  
It is intended only to depict the attached legal description.

SCALE: 1" = 60 US SURVEY FEET



## CITY OF AURORA, COLORADO

A PARCEL OF LAND, TO BE VACATED, LYING IN THE NW 1/4 OF SECTION 35, T3S, R67W OF THE 6th P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

DRAWN BY: DRH	1" = 60'	R.O.W. FILE NUMBER
CHECKED BY: REH	08-13-2024	JOB NUMBER: 24132



**LAND DESCRIPTION AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE OWNER OF LOTS 1, 2, 3, 8, 9, 10 AND THE NORTH 25 FEET OF LOT 4 AND THE NORTH 25 FEET OF LOT 7, BLOCK 104, JOHNSON-HICKAM SUBDIVISION, TOGETHER WITH THAT PART OF BLOCK 103, BOSTON HEIGHTS, 2ND FILING, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE (OR SAID NORTH LINE EXTENDED) OF THE PARCEL DESCRIBED IN DEED RECORDED IN BOOK 612 AT PAGE 86 WITH THE WEST LINE OF THE EAST 30 FEET OF SAID BLOCK;

THENCE NORTH, ALONG THE WEST LINE OF THE EAST 30 FEET OF SAID BLOCK TO THE NORTH LINE OF THE SOUTH 301.6 FEET OF SAID BLOCK;  
 THENCE WEST, PARALLEL WITH THE SOUTH LINE OF SAID BLOCK, TO THE EAST LINE OF THE WEST 30 FEET OF SAID BLOCK;  
 THENCE SOUTH, ALONG THE EAST LINE OF THE WEST 30 FEET OF SAID BLOCK, TO THE NORTH LINE (OR SAID NORTH LINE EXTENDED) OF THE PARCEL DESCRIBED IN BOOK 972 AT PAGE 270;  
 THENCE EAST, ALONG THE NORTH LINE OF SAID PARCEL DESCRIBED IN BOOK 972 AT PAGE 270, TO THE WEST LINE OF A 16-FOOT STRIP THROUGH SAID BLOCK, THE CENTER LINE OF WHICH IS THE NORTH-SOUTH CENTER LINE OF SAID BLOCK;  
 THENCE EASTERLY TO THE NORTHWEST CORNER OF THE PARCEL DESCRIBED IN DEED RECORDED IN BOOK 612 AT PAGE 86;  
 THENCE EASTERLY, ALONG THE NORTH LINE OF SAID PARCEL DESCRIBED IN BOOK 612 AT PAGE 86, TO THE POINT OF BEGINNING;

EXCEPT THAT PART OF SAID PROPERTY LYING WITHIN A STRIP OF LAND 8 FEET ON EACH SIDE OF THE NORTH-SOUTH CENTER LINE OF SAID BLOCK; AND EXCEPT ANY PORTION OF SAID PROPERTY LYING WITHIN THE NORTH 318.4 FEET OF SAID BLOCK; AND ALSO EXCEPTING THAT PARCEL CONVEYED TO THE CITY OF AURORA IN QUIT CLAIM DEED RECORDED JUNE 18, 1951 IN BOOK 422 AT PAGE 366, AND FURTHER EXCEPTING, THAT PARCEL CONVEYED IN SPECIAL WARRANTY DEED RECORDED DECEMBER 8, 1951 IN BOOK 432 AT PAGE 273, COUNTY OF ADAMS, STATE OF COLORADO, TOGETHER WITH THOSE VACATED RIGHTS OF WAY OF EAST 26TH PLACE IN RECEPTION NUMBER \_\_\_\_\_, AND JAMAICA STREET IN RECEPTION NUMBER \_\_\_\_\_, AND THAT 16 FOOT ALLEY IN SAID BLOCK 103 IN RECEPTION NUMBER \_\_\_\_\_, AND THAT 16 FOOT ALLEY IN SAID BLOCK 104 IN RECEPTION NUMBER \_\_\_\_\_, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE PARCEL DESCRIBED IN SAID BOOK 612, PAGE 86, AND THE WEST RIGHT OF WAY LINE OF JAMAICA STREET AS DESCRIBED IN SAID BOOK 422 AT PAGE 366, FROM WHICH THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 BEARS N59°50'37"W, A DISTANCE OF 1114.45 FEET, WHERE THE NORTH LINE OF SAID SECTION BEARS N89°42'41"E, A DISTANCE OF 2661.10 FEET PER THE CITY OF AURORA HORIZONTAL CONTROL MAP BOOK 03C, MONUMENTED BY A 3 1/4" ALUMINUM CAP STAMPED 20683 IN RANGE BOX ON THE EAST AND WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

THENCE S89°40'24"W, A DISTANCE OF 270.23 FEET, ON THE NORTH LINE OF SAID BOOK 612, PAGE 86, AND THE NORTH LINE OF SAID BOOK 972 AT PAGE 270, TO THE EAST RIGHT OF WAY LINE OF IRONTON STREET AS DESCRIBED IN SAID BOOK 422 AT PAGE 366;  
 THENCE N00°18'28"W, A DISTANCE OF 160.03 FEET, ON SAID EAST RIGHT OF WAY LINE;  
 THENCE ON A NON-TANGENT CURVE TO THE LEFT 37.71 FEET, WITH A RADIUS OF 437.50 FEET, A DELTA OF 4°56'18", AND A CHORD WHICH BEARS N14°21'06"E, A DISTANCE OF 37.70 FEET, TO THE SOUTH LINE OF THE NORTH 318.4 FEET OF SAID BLOCK 103;  
 THENCE N89°42'41"E, A DISTANCE OF 590.85 FEET, ON SAID SOUTH LINE, TO THE EXTENSION OF THE WEST RIGHT OF WAY LINE OF JOLIET STREET, AS DEDICATED BY SAID SUBDIVISION;  
 THENCE S00°18'28"E, A DISTANCE OF 196.24 FEET, ON SAID WEST RIGHT OF WAY LINE OF JOLIET STREET, TO THE SOUTH LINE OF THE NORTH 25 FEET OF SAID LOTS 4 AND 7;  
 THENCE S89°40'24"W, A DISTANCE OF 270.16 FEET, ON SAID SOUTH LINE OF THE NORTH 25 FEET OF SAID LOTS 4 AND 7, TO THE EAST RIGHT OF JAMAICA STREET AS DEDICATED BY SAID SUBDIVISION;  
 THENCE S89°48'25"W, A DISTANCE OF 60.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 117,714 SQUARE FEET OR 2.702 ACRES, MORE OR LESS; HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO A LOT, AND A BLOCK AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **STANLEY 98 SUBDIVISION FILING NO. 1** AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS, EASEMENTS, AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

**OWNER:**  
 UC SMP, LLC, A COLORADO LIMITED LIABILITY COMPANY

\_\_\_\_\_  
 SIGNATURE

\_\_\_\_\_  
 PRINT NAME                      PRINT TITLE

**NOTARIAL:**

STATE OF COLORADO )  
 COUNTY OF ADAMS ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_DAY OF \_\_\_\_\_, 20\_\_A.D.

BY: \_\_\_\_\_ AS \_\_\_\_\_ OF \_\_\_\_\_ AS PRESIDENT.

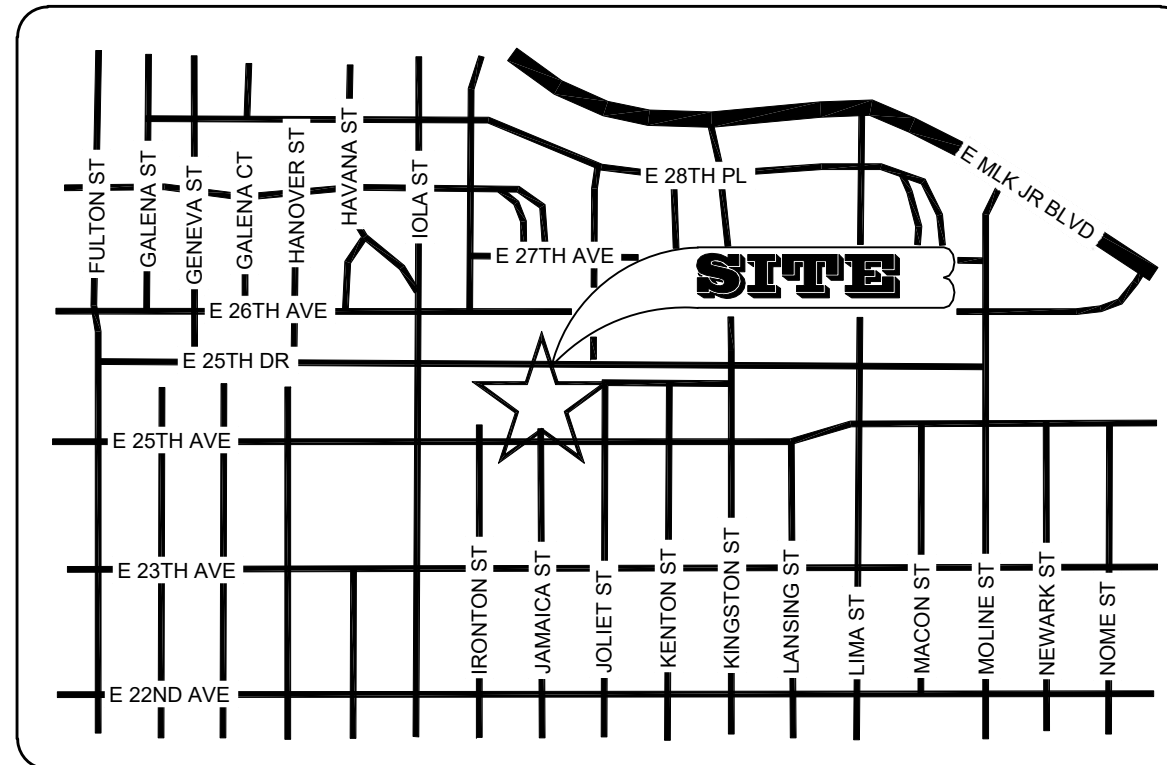
WITNESS MY HAND AND OFFICIAL SEAL:

\_\_\_\_\_  
 NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

**STANLEY 98 SUBDIVISION FILING NO. 1**

A RESUBDIVISION OF A PART OF BLOCK 104,  
 JOHNSON-HICKAM SUBDIVISION,  
 AND A PART OF BLOCK 103, BOSTON HEIGHTS 2ND FILING,  
 THE NORTHWEST 1/4 OF SECTION 35,  
 TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,  
 CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
 SHEET 1 OF 3



**VICINITY MAP**  
 SCALE: 1"=1,000'

**CONTRACT PURCHASER:**  
 HOUSING AUTHORITY OF THE CITY OF AURORA,  
 COLORADO, A BODY CORPORATE AND POLITIC

\_\_\_\_\_  
 SIGNATURE

\_\_\_\_\_  
 PRINT NAME                      PRINT TITLE

**NOTARIAL:**

STATE OF COLORADO )  
 COUNTY OF ADAMS ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_DAY OF \_\_\_\_\_, 20\_\_A.D.

BY: \_\_\_\_\_ AS \_\_\_\_\_ OF \_\_\_\_\_ AS PRESIDENT.

WITNESS MY HAND AND OFFICIAL SEAL:

\_\_\_\_\_  
 NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON \_\_\_\_\_. I FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS ACCURATE AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE TO MY KNOWLEDGE, INFORMATION, AND BELIEF. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

ROBERT E. HARRIS  
 COLORADO P.L.S. 37601  
 FOR & ON BEHALF OF  
 GILLIANS LAND CONSULTANTS



**CITY OF AURORA APPROVALS:**

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF STREETS, EASEMENTS AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_A.D, SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH STREETS ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO CITY OF AURORA SPECIFICATIONS

\_\_\_\_\_  
 CITY ENGINEER                      DATE

\_\_\_\_\_  
 PLANNING DIRECTOR                      DATE

**MORTGAGE HOLDER**

THE UNDERSIGNED, AS MORTGAGE HOLDERS ON PART OR ALL OF THE HEREON SHOWN REAL PROPERTY, DO HEREBY AGREE AND CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON.

ENTERPRISE COMMUNITY LOAN FUND, INC., A MARYLAND NONSTOCK, NONPROFIT CORPORATION, AS ADMINISTRATIVE AGENT FOR CERTAIN LENDERS, ITS SUCCESSORS AND/OR ASSIGNS

2	EASEMENT CHANGES	12-04-2024	DRH
1	CITY COMMENTS	11-18-2024	DRH
NO	REVISION RECORD	DATE	BY

GILLIANS LAND CONSULTANTS  
 P.O. BOX 375  
 BENNETT, CO 80102  
 303-972-6640  
 www.gillianslc.com  
 JN: 24132  
 INITIAL SUBMITTAL DATE: 09/27/2024

# STANLEY 98 SUBDIVISION FILING NO. 1

## A RESUBDIVISION OF A PART OF BLOCK 104, JOHNSON-HICKAM SUBDIVISION, AND A PART OF BLOCK 103, BOSTON HEIGHTS 2ND FILING, THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO SHEET 2 OF 3

### NOTES

1. NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY GILLIANS LAND CONSULTANTS TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHT OF WAY, AND TITLE OF RECORD. GILLIANS LAND CONSULTANTS RELIED UPON LAND TITLE GUARANTEE COMPANY ORDER NUMBER: ABD70821440-5, COMMITMENT DATE 12/27/2023 AT 5:00 P.M. FOR THIS INFORMATION.
3. DISTANCES ON THIS SURVEY ARE EXPRESSED IN US SURVEY FEET AND DECIMALS THEREOF. A US SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
4. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS AND SHALL BE POSTED "NO PARKING- FIRE LANE".
5. THE EASEMENT AREA WITHIN EACH LOT OR TRACT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT OR TRACT EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.

### COVENANTS:

THE UNDERSIGNED OWNER(S), FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS (COLLECTIVELY HEREAFTER "OWNER"), COVENANT AND AGREE WITH THE CITY OF AURORA ("CITY");

ALL ELECTRICAL, COMMUNITY UTILITY LINES AND SERVICES, AND STREET LIGHTING CIRCUITS, EXCEPT AS PROVIDED IN SECTION 126-505 OF THE CITY CODE AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SHALL BE INSTALLED UNDERGROUND;

ALL CROSSINGS OR ENCROACHMENTS, INCLUDING BUT NOT LIMITED, TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES INTO EASEMENTS OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA'S USE AND OCCUPANCY OF SAID EASEMENTS AND RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES THAT MAY RESULT FROM THE CITY OF AURORA'S USE AND OCCUPANCY OR EXERCISE OF ITS RIGHTS IN SAID EASEMENTS AND RIGHTS OF WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, PRIVATE DETENTION POND AND DRAINAGE FEATURES, OR PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO THE CITY OF AURORA.

THE AREA(S) LABELED "DRAINAGE EASEMENT" ("DRAINAGE EASEMENT AREA") HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY AS SET FORTH HEREIN. OWNER GRANTS THE RIGHT, PRIVILEGE AND AUTHORITY, BUT NOT THE OBLIGATION, TO THE CITY TO SURVEY, CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN, REMOVE, REPLACE, UPGRADE AND USE: STORM DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO FENCES, GATES, SIGNS, WALLS, CHANNELS, DROP STRUCTURES, TRICKLE CHANNELS, OUTLET STRUCTURES, FOREBAY, WEIR SECTIONS, INCLUDING ALL FIXTURES, DEVICES, STRUCTURES, GRADING, AND ANY AND ALL OTHER APPURTENANCES THERETO WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF A DRAINAGE AREA AND ALL OTHER ITEMS LOCATED BELOW GRADE LEVEL, AT GRADE LEVEL AND ABOVE GRADE LEVEL WITHIN THE DRAINAGE EASEMENT AREA (COLLECTIVELY AND INDIVIDUALLY HERINAFTER REFERRED TO AS "DRAINAGE FACILITIES"), TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER, ACROSS, ON AND THROUGH SAID DRAINAGE EASEMENT AREA, AND THE RIGHT TO REMOVE OBJECTS OR STRUCTURES THEREFROM THAT INTERFERE OR ENDANGER ANY DRAINAGE FACILITIES AS DETERMINED BY THE CITY IN ITS SOLE DISCRETION AND WITHOUT LIABILITY OR EXPENSE TO THE CITY. THE DRAINAGE EASEMENT TOGETHER WITH ANY AND ALL DRAINAGE FACILITIES LOCATED WITHIN THE DRAINAGE EASEMENT AREA ARE TO BE CONSTRUCTED AND CONTINUOUSLY MAINTAINED BY THE OWNER OF THE APPLICABLE PORTION OF THE DRAINAGE EASEMENT AREA AND AT NO COST TO THE CITY. SUCH OWNER HAS RESPONSIBILITY AND LIABILITY FOR THE APPLICABLE DRAINAGE EASEMENT AREA, DRAINAGE FACILITIES, AND THEIR MAINTENANCE. THE CITY, IN CITY'S SOLE DISCRETION AND WITHOUT ASSUMING RESPONSIBILITY OR LIABILITY FOR THE DRAINAGE EASEMENT AREA, DRAINAGE FACILITIES OR THEIR MAINTENANCE, MAY ENTER THE DRAINAGE EASEMENT AREA FOR THE PURPOSES SET FORTH HEREIN AND FOR CLEANING, MAINTAINING, REPAIRING, CONSTRUCTING, OR IMPROVING THE DRAINAGE EASEMENT AREA OR DRAINAGE FACILITIES AT THE EXPENSE OF THE APPLICABLE OWNER, FOLLOWING SUCH OWNER'S FAILURE TO REASONABLY CURE ANY DEFAULT UPON RECEIPT OF WRITTEN NOTICE OF THE SAME. SUCH OWNER SHALL PROMPTLY REIMBURSE THE CITY, UPON REQUEST, FOR ANY EXPENSE RELATED THERETO (INCLUDING, BUT NOT LIMITED TO REMOVAL, REMEDIATION, COURT, COLLECTION AND ATTORNEYS' FEES AND COSTS). FAILURE TO REIMBURSE THE CITY MAY RESULT IN THE CITY RECORDING A MECHANIC AND MATERIAL MEN'S LIEN AGAINST THE APPLICABLE PORTION OF THE DRAINAGE EASEMENT AREA IN THE RECORDS OF THE COUNTY CLERK AND RECORDER'S OFFICE WHERE THE DRAINAGE EASEMENT AREA IS LOCATED.

THE AREA(S) LABELED "FIRE LANE EASEMENT" ("FIRE LANE EASEMENT AREA") HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY AS SET FORTH HEREIN. OWNER GRANTS THE RIGHT, PRIVILEGE AND AUTHORITY, BUT NOT THE OBLIGATION, TO THE CITY TO SURVEY, CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN, REMOVE, REPLACE, UPGRADE AND USE: FACILITIES, AND ALL FIXTURES, DEVICES AND STRUCTURES WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF A FIRE LANE OVER, ACROSS, ON AND THROUGH THE AREAS DEPICTED HEREON AS FIRE LANE EASEMENT; TOGETHER WITH THE RIGHT-OF-WAY FOR INGRESS AND EGRESS OF EMERGENCY AND SERVICE VEHICLES OVER, ACROSS, ON AND THROUGH THE AREAS DEPICTED HEREON AS FIRE LANE EASEMENTS, WHICH SAID LANES TO BE DEDICATED AND DESIGNATED AS FIRE LANE EASEMENTS AND EMERGENCY AND SERVICE VEHICLE ROADS; FIRE LANE EASEMENTS SHALL BE CONSTRUCTED AND MAINTAINED BY EACH OWNER OF THE APPLICABLE PORTION OF THE FIRE LANE EASEMENT AREA AT NO COST TO THE CITY IN ACCORDANCE WITH CURRENT CITY STANDARDS FOR FIRE LANE EASEMENTS AND SHALL BE POSTED BY SUCH OWNER WITH SIGNS STATING "NO PARKING - FIRE LANE" IN ACCORDANCE WITH THE CITY CODE OF AURORA, COLORADO (COLLECTIVELY AND INDIVIDUALLY HERINAFTER REFERRED TO AS "FIRE LANE FACILITIES"). OWNER ALSO GRANTS THE CITY THE RIGHT OF INGRESS AND EGRESS OVER, ACROSS, ON AND THROUGH SAID FIRE LANE EASEMENT AREA, AND THE RIGHT TO REMOVE OBJECTS OR STRUCTURES THEREFROM THAT INTERFERE OR ENDANGER ANY FIRE LANE FACILITIES AS DETERMINED BY THE CITY IN ITS SOLE DISCRETION AND WITHOUT LIABILITY OR EXPENSE TO THE CITY. OWNER HAS RESPONSIBILITY AND LEGAL LIABILITY FOR THE FIRE LANE EASEMENT AREA, CONSTRUCTION OF FIRE LANE FACILITIES AND CONTINUOUS MAINTENANCE OF THE FIRE LANE EASEMENT AREA, FIRE LANE FACILITIES, AND ALL OTHER ITEMS LOCATED BELOW GRADE LEVEL, AT GRADE LEVEL AND ABOVE GRADE LEVEL WITHIN THE FIRE LANE EASEMENT AREA; ALL AT NO COST TO THE CITY. THE CITY, IN CITY'S SOLE DISCRETION AND WITHOUT ASSUMING RESPONSIBILITY OR LEGAL LIABILITY FOR THE FIRE LANE EASEMENT AREA, FIRE LANE FACILITIES OR THEIR MAINTENANCE, MAY ENTER THE FIRE LANE EASEMENT AREA FOR THE PURPOSES SET FORTH HEREIN AND FOR CLEANING, MAINTAINING, REPAIRING, CONSTRUCTING OR IMPROVING THE EASEMENT OR FIRE LANE FACILITIES AT THE EXPENSE OF THE APPLICABLE OWNER, FOLLOWING SUCH OWNER'S FAILURE TO REASONABLY CURE ANY DEFAULT UPON RECEIPT OF WRITTEN NOTICE OF THE SAME. SUCH OWNER SHALL PROMPTLY REIMBURSE THE CITY FOR ANY EXPENSE RELATED THERETO (INCLUDING, BUT NOT LIMITED TO REMOVAL, REMEDIATION, COURT, COLLECTION AND ATTORNEYS' FEES AND COSTS). FAILURE TO REIMBURSE THE CITY MAY RESULT IN THE CITY RECORDING A MECHANIC AND MATERIAL MEN'S LIEN AGAINST THE APPLICABLE PORTION OF THE FIRE LANE EASEMENT AREA IN THE RECORDS OF THE COUNTY CLERK AND RECORDER'S OFFICE WHERE THE FIRE LANE EASEMENT AREA IS LOCATED.

THE AREA(S) LABELED AS "WATER EASEMENT" HEREON DEPICT EASEMENT(S) DEDICATED BY THE OWNER TO THE CITY FOR USE BY THE CITY, BUT NOT BY THIRD PARTY PUBLIC UTILITIES, TO SURVEY, INSTALL, CONSTRUCT, RECONSTRUCT, RELOCATE, REPLACE, MAINTAIN, ENLARGE, UPGRADE, REPAIR, USE, OPERATE, PATROL, CONTROL, IMPROVE, TEST, INSPECT OR REMOVE AT ANY TIME AND FROM TIME TO TIME AS MAY BE NECESSARY AND USEFUL TO, OR REQUIRED BY CITY, ANY AND ALL IMPROVEMENTS, FACILITIES AND APPURTENANCES TO WATER LINES, WATER MAINS, METERS, FIRE HYDRANTS CONDUITS, VAULTS, METERS, VALVES, MANHOLES, VENT PIPES, UTILITY LOCATION MARKERS OR ANY OTHER WATER UTILITY STRUCTURES INCLUDING, BUT NOT LIMITED TO, ANY AND ALL NECESSARY CABLES, WIRES AND ALL IMPROVEMENTS AND APPURTENANCES THERETO, AND ALL FACILITIES, AND FIXTURES, DEVICES AND STRUCTURES AND APPURTENANCES WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF ANY OF THEM AND TO MAKE ANY NEEDED CUTS AND FILLS IN THE EARTH IN, ON, UNDER, THROUGH, OVER AND ACROSS THE AREAS LABELED AS "WATER EASEMENT" FOR AND BEING FURTHER SUBJECT TO THOSE TERMS AND CONDITIONS SET FORTH IN THE DOCUMENT ENTITLED "GENERAL EASEMENT TERMS AND CONDITIONS" RECORDED ON DATE IN THE RECORDS OF THE ADAMS, ARAPAHOE, DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NOS. (ADAMS COUNTY) 2024000018661, (ARAPAHOE COUNTY) E4021602, (DOUGLAS COUNTY) 2024013875, RESPECTIVELY.

THE AREA(S) LABELED AS "SANITARY SEWER EASEMENT" HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY FOR USE BY THE CITY, BUT NOT BY THIRD PARTY PUBLIC UTILITIES, TO SURVEY, INSTALL, CONSTRUCT, RECONSTRUCT, RELOCATE, REPLACE, MAINTAIN, ENLARGE, UPGRADE, REPAIR, USE, OPERATE, PATROL, CONTROL, IMPROVE, TEST, INSPECT OR REMOVE AT ANY TIME AND FROM TIME TO TIME AS MAY BE NECESSARY AND USEFUL TO, OR REQUIRED BY CITY, ANY AND ALL IMPROVEMENTS, FACILITIES AND APPURTENANCES TO SANITARY SEWER COLLECTION MAINS AND TRANSMISSION MAINS, LINES AND ALL FACILITIES, FIXTURES, DEVICES AND STRUCTURES AND APPURTENANCES WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF ANY OF THEM AND BEING FURTHER SUBJECT TO THOSE TERMS AND CONDITIONS SET FORTH IN THE DOCUMENT ENTITLED "GENERAL EASEMENT TERMS AND CONDITIONS" RECORDED ON DATE IN THE RECORDS OF THE ADAMS/ARAPAHOE/DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NOS. (ADAMS COUNTY) 2024000018661, (ARAPAHOE COUNTY) E4021602, (DOUGLAS COUNTY) 2024013875, RESPECTIVELY.

THE AREA(S) LABELED AS "STORM SEWER EASEMENT" HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY FOR USE BY THE CITY, BUT NOT BY THIRD PARTY PUBLIC UTILITIES, TO SURVEY, INSTALL, CONSTRUCT, RECONSTRUCT, RELOCATE, REPLACE, MAINTAIN, ENLARGE, UPGRADE, REPAIR, USE, OPERATE, PATROL, CONTROL, IMPROVE, TEST, INSPECT OR REMOVE AT ANY TIME AND FROM TIME TO TIME AS MAY BE NECESSARY AND USEFUL TO, OR REQUIRED BY CITY, ANY AND ALL IMPROVEMENTS, FACILITIES AND APPURTENANCES TO STORM COLLECTION MAINS AND TRANSMISSION MAINS, LINES, DRAINS, AND IRRIGATION LINES AND ALL FACILITIES, FIXTURES, DEVICES, APPURTENANCES AND STRUCTURES WHATSOEVER NECESSARY OR USEFUL IN THE OPERATION OF ANY OF THEM AND BEING FURTHER SUBJECT TO THOSE TERMS AND CONDITIONS SET FORTH IN THE DOCUMENT ENTITLED "GENERAL EASEMENT TERMS AND CONDITIONS" RECORDED ON DATE IN THE RECORDS OF THE ADAMS/ARAPAHOE/DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NOS. (ADAMS COUNTY) 2024000018661, (ARAPAHOE COUNTY) E4021602, (DOUGLAS COUNTY) 2024013875, RESPECTIVELY.

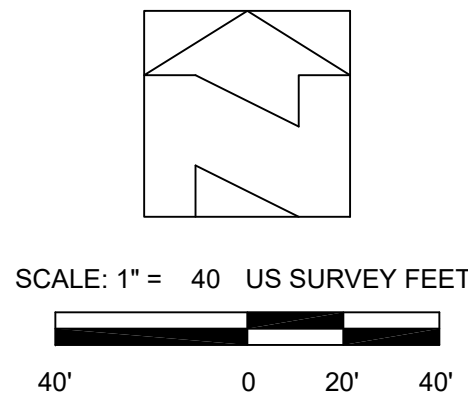
THE AREA(S) LABELED AS "UTILITY EASEMENT" HEREON DEPICT EASEMENT(S) HEREBY DEDICATED BY THE OWNER TO THE CITY FOR USE BY PUBLIC UTILITY COMPANIES AUTHORIZED IN WRITING BY THE CITY FOR PROVISION OF SERVICES REQUIRED OR ORDINARILY PERFORMED WITHIN THE UTILITY EASEMENT BY THIRD PARTY PUBLIC UTILITY PROVIDERS OF ELECTRIC, TELEVISION, CABLE, TELECOMMUNICATION FACILITIES, AND OTHER PUBLIC UTILITIES TO SURVEY, INSTALL, CONSTRUCT, RECONSTRUCT, RELOCATE, REPLACE, MAINTAIN, ENLARGE, UPGRADE, REPAIR, USE, OPERATE, PATROL, CONTROL, IMPROVE, TEST, INSPECT OR REMOVE AT ANY TIME AND FROM TIME TO TIME AS MAY BE USEFUL TO, OR REQUIRED BY CITY, ANY AND ALL PIPES, CASINGS, WIRES, CONDUIT, CULVERTS, VALVES, VENTILATORS, MANHOLES, EQUIPMENT, OR MATERIAL AND ANY OTHER APPURTENANCES NECESSARY, AND TO MAKE ANY CUTS AND FILLS IN THE EARTH NEEDED ONLY IN, ON, UNDER, THROUGH, OVER AND ACROSS THE "UTILITY EASEMENT" FOR ONE OR MORE PUBLIC UTILITY IMPROVEMENTS INCLUDING ALL THINGS DEEMED BY THE CITY, IN ITS SOLE DISCRETION, TO BE NECESSARY OR CONVENIENT FOR THE OPERATION OF SUCH PUBLIC UTILITY. THE AUTHORIZED PUBLIC UTILITY SHALL MAINTAIN SAID IMPROVEMENTS INSTALLED BY THE PUBLIC UTILITY WITHIN, ACROSS, UNDER OR UPON THE UTILITY EASEMENT. HOWEVER, THE CITY SHALL HAVE THE PERPETUAL RIGHT, BUT NOT OBLIGATION, TO CUT, TRIM, CONTROL AND REMOVE TREES, BRUSH, AND OTHER OBSTRUCTIONS WHICH INJURE OR INTERFERE WITH THE CITY'S OR AUTHORIZED PUBLIC UTILITY'S IMPROVEMENTS, USE, OCCUPATION OR ENJOYMENT OF THE UTILITY EASEMENT, OR THEIR RIGHTS IN THE UTILITY EASEMENT, WITHOUT LIABILITY TO THE CITY FOR DAMAGES ARISING THEREFROM.

GILLIANS LAND CONSULTANTS  
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www.gillianslc.com  
JN: 24132  
INITIAL SUBMITTAL DATE: 09/27/2024

# STANLEY 98 SUBDIVISION FILING NO. 1

A RESUBDIVISION OF A PART OF BLOCK 104,  
JOHNSON-HICKAM SUBDIVISION,  
AND A PART OF BLOCK 103, BOSTON HEIGHTS 2ND FILING,  
THE NORTHWEST 1/4 OF SECTION 35,  
TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 3 OF 3

LINE	BEARING	LENGTH
L1	S00°17'19"E	16.43'
L2	S00°18'28"E	15.86'
L3	S85°55'10"W	8.59'
L4	S89°41'32"W	10.07'
L5	N85°55'10"E	8.21'
L6	N00°18'28"W	13.87'
L7	N00°18'28"W	13.06'
L8	N85°55'10"E	8.26'
L9	N85°55'10"E	8.87'
L12	S00°18'28"E	18.77'
L13	S00°18'28"E	8.37'
L14	S63°11'34"W	10.00'
L15	S89°41'32"W	10.47'
L16	N89°41'32"E	14.58'
L17	S00°18'28"E	10.00'
L18	S89°41'32"W	14.58'
L19	N00°18'28"W	10.00'
L20	N89°41'32"E	23.16'
L21	S00°18'28"E	10.00'
L22	S89°41'32"W	23.16'
L23	N00°18'28"W	10.00'



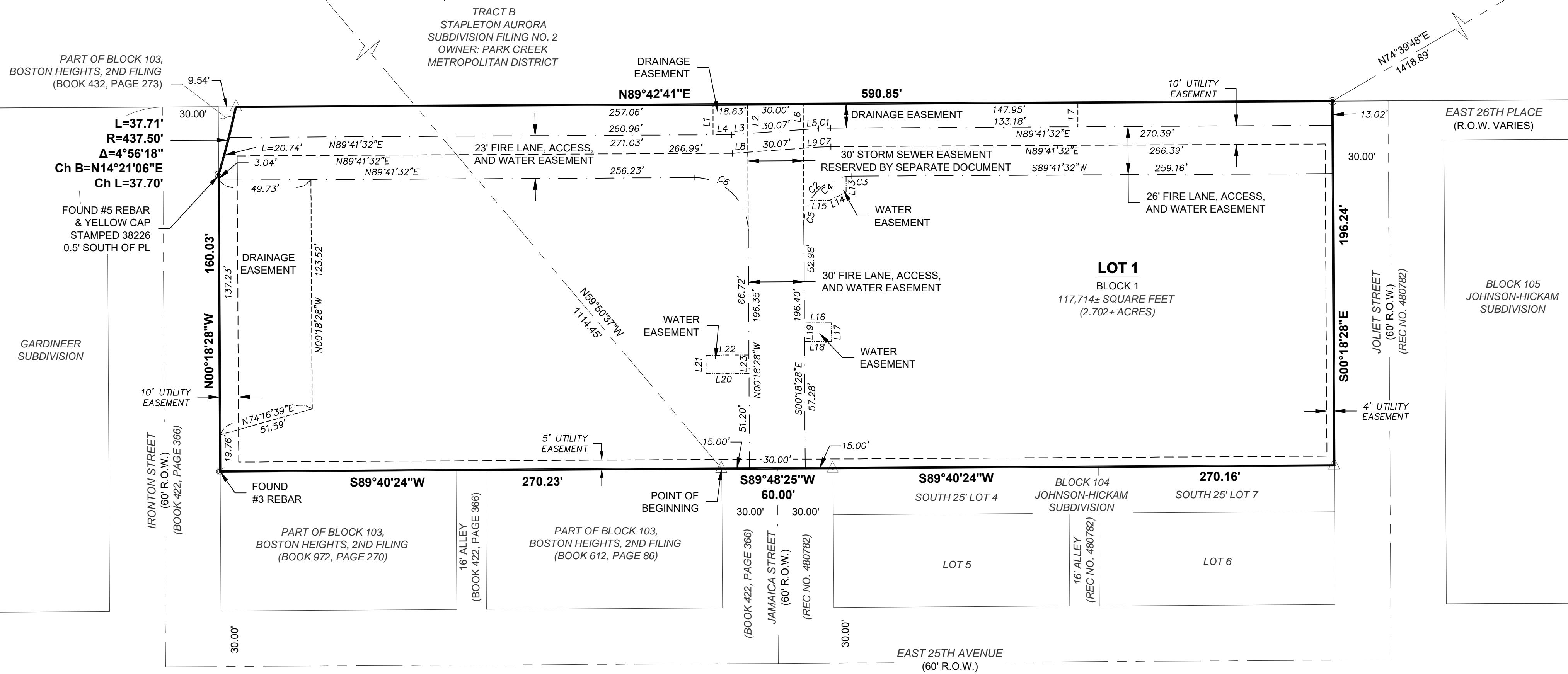
CURVE	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	6.58'	100.00'	3°46'22"	S87°48'21"W	6.58'
C2	40.84'	26.00'	90°00'00"	S44°41'32"W	36.77'
C3	3.12'	26.00'	6°52'16"	S86°15'24"W	3.12'
C4	24.13'	26.00'	53°10'20"	S56°14'06"W	23.27'
C5	13.59'	26.00'	29°57'25"	S14°40'14"W	13.44'
C6	45.55'	29.00'	90°00'00"	N45°18'28"W	41.01'
C7	5.93'	90.00'	3°46'22"	S87°48'21"W	5.93'

## LEGEND

- 
- 
- 
- 
- 
- 
- 
- 
- 

NW CORNER,  
SEC 35, T3S, R67W  
FOUND 3 1/4" ALUMINUM CAP  
STAMPED URS CORP 20683 2006  
IN RANGE BOX

N1/4 CORNER,  
SEC 35, T3S, R67W  
FOUND 3 1/4" ALUMINUM CAP  
STAMPED URS CORP 20683 2011  
IN RANGE BOX



TRACT B  
STAPLETON AURORA  
SUBDIVISION FILING NO. 2  
OWNER: PARK CREEK  
METROPOLITAN DISTRICT

PART OF BLOCK 103,  
BOSTON HEIGHTS, 2ND FILING  
(BOOK 432, PAGE 273)

L=37.71'  
R=437.50'  
Δ=4°56'18"  
Ch B=N14°21'06"E  
Ch L=37.70'

FOUND #5 REBAR  
& YELLOW CAP  
STAMPED 38226  
0.5' SOUTH OF PL

GARDINEER  
SUBDIVISION

10' UTILITY  
EASEMENT

IRONONTON STREET  
(60' R.O.W.)  
(BOOK 422, PAGE 366)

FOUND #3 REBAR  
PART OF BLOCK 103,  
BOSTON HEIGHTS, 2ND FILING  
(BOOK 972, PAGE 270)

16' ALLEY  
(BOOK 422, PAGE 366)

PART OF BLOCK 103,  
BOSTON HEIGHTS, 2ND FILING  
(BOOK 612, PAGE 86)

JAMAICA STREET  
(60' R.O.W.)  
(REC NO. 480782)

BLOCK 104  
JOHNSON-HICKAM  
SUBDIVISION

16' ALLEY  
(REC NO. 480782)

PART OF BLOCK 103,  
BOSTON HEIGHTS, 2ND FILING  
(BOOK 972, PAGE 270)

4' UTILITY  
EASEMENT

JOLIET STREET  
(60' R.O.W.)  
(REC NO. 480782)

BLOCK 105  
JOHNSON-HICKAM  
SUBDIVISION

EAST 25TH AVENUE  
(60' R.O.W.)

EAST 26TH PLACE  
(R.O.W. VARIES)

BLOCK 130  
RESUBDIVISION OF BLOCKS 130-131  
BOSTON HEIGHTS  
SECOND FILING

RESUBDIVISION OF BLOCK 129  
BOSTON HEIGHTS  
SECOND FILING

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JN: 24132  
INITIAL SUBMITTAL DATE: 09/27/2024

ORDINANCE NO. 2025- \_\_\_\_\_

A BILL

FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, VACATING A PORTION OF THE PUBLIC RIGHT-OF-WAY FOR EAST 26<sup>TH</sup> PLACE, LOCATED BETWEEN EAST 25<sup>TH</sup> AVENUE AND EAST 25<sup>TH</sup> DRIVE, AND BETWEEN JAMAICA STREET AND JOLIET STREET

WHEREAS, the applicant, the Aurora Housing Authority, requests to vacate a segment of a portion of the public right-of-way for East 26<sup>th</sup> Place, located between E 25<sup>th</sup> Avenue and E 25<sup>th</sup> Drive, between Jamaica Street and Joliet Street; and

WHEREAS, the street vacation is needed to facilitate the development of an affordable multi-family housing project; and

WHEREAS, Section 146-5.4.2.B.3.C of the Uniform Development Ordinance authorizes City Council to approve a public right-of-way vacation; and

WHEREAS, the City Council finds that the requested vacation will not: (i) create any landlocked parcels, (ii) restrict access to any parcel so that access is unreasonable or economically prohibitive; (iii) vacate a public alley unless such vacation is consistent with the Comprehensive Plan and the resulting land complies with lot access and connectivity requirements per Section 146-4.5 (Access and Connectivity); (iv) reduce the quality of public services to any property, and (v) be inconsistent with any transportation plan adopted by the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO:

Section 1. The public right-of-way for a portion of public right-of-way for East 26<sup>th</sup> Place, located between E 25<sup>th</sup> Avenue and E 25<sup>th</sup> Drive, between Jamaica Street and Joliet Street, in the City of Aurora, County of Adams, State of Colorado, more particularly described in Exhibit A, is hereby vacated.

Section 2. All acts, orders, resolutions, ordinances, or parts thereof, in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 3. Pursuant to Section 5-5 of the Charter of the City of Aurora, Colorado, the second publication of this Ordinance shall be by reference, utilizing the ordinance title. Copies of this Ordinance are available at the Office of the City Clerk.

INTRODUCED, READ AND ORDERED PUBLISHED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

PASSED AND ORDERED PUBLISHED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
MIKE COFFMAN, Mayor

ATTEST:

\_\_\_\_\_  
KADEE RODRIGUEZ, City Clerk

APPROVED AS TO FORM BY CITY ATTORNEY PETE SCHULTE:

BY: *Lena McClelland* <sup>RLA</sup>  
LENA MCCLELLAND, Assistant City Attorney

# EXHIBIT A

## SHEET 1 OF 2

A PORTION OF THAT VARIED WIDTH RIGHT OF WAY, TO BE VACATED, DEDICATED BY THE PLAT OF JOHNSON-HICKAM SUBDIVISION AT RECEPTION NUMBER 480782, ALSO KNOWN AS EAST 26TH PLACE, SITUATED IN THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF BLOCK 9, SAID PLAT, FROM WHICH THE NORTH 1/4 CORNER OF SAID SECTION BEARS N73°50'18"E, A DISTANCE OF 1424.54 FEET, WHERE THE NORTH LINE OF SAID SECTION BEARS N89°42'41"E, A DISTANCE OF 2661.10 FEET PER THE CITY OF AURORA HORIZONTAL CONTROL MAP BOOK 03C, MONUMENTED BY A 3 1/4" ALUMINUM CAP STAMPED 20683 IN RANGE BOX ON THE EAST AND WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE S89°40'24"W, A DISTANCE OF 270.16 FEET, ON THE NORTH LINE OF SAID BLOCK, TO THE NORTHWEST CORNER OF SAID BLOCK;  
THENCE N00°18'28"W, A DISTANCE OF 21.42 FEET, ON THE EXTENSION OF THE WEST LINE OF SAID BLOCK, TO THE NORTH LINE OF SAID EAST 26TH PLACE RIGHT OF WAY;  
THENCE N89°42'41"E, A DISTANCE OF 270.16 FEET, ON SAID NORTH RIGHT OF WAY LINE;  
THENCE S00°18'28"E, A DISTANCE OF 21.24 FEET, TO THE POINT OF BEGINNING.

CONTAINING 5,763± SQUARE FEET (0.132± ACRES)

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

ROBERT E. HARRIS  
COLORADO P.L.S. 37601  
FOR & ON BEHALF OF  
GILLIANS LAND CONSULTANTS

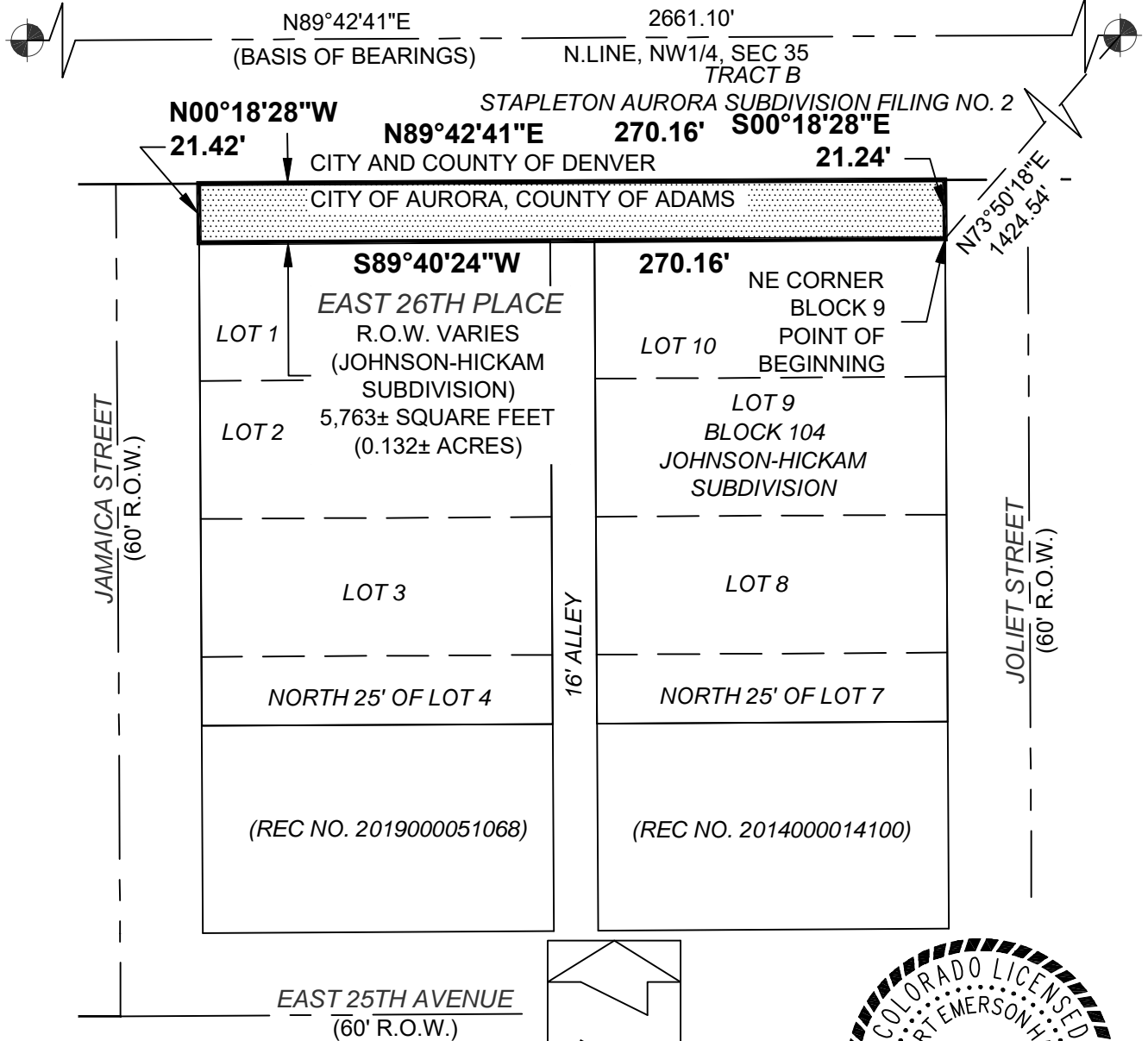


NW CORNER,  
SEC 35, T3S, R67W  
FOUND 3 1/4"  
ALUMINUM CAP  
STAMPED 20683  
IN RANGE BOX

# ILLUSTRATION FOR *EXHIBIT A*

N1/4 CORNER,  
SEC 35, T3S, R67W  
FOUND 3 1/4"  
ALUMINUM CAP  
STAMPED 20683  
IN RANGE BOX

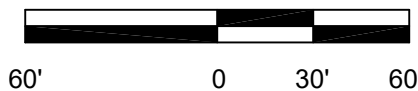
SHEET 2 OF 2



OWNER: PUBLIC RIGHT OF WAY

This illustration does not represent a monumented survey.  
It is intended only to depict the attached legal description.

SCALE: 1" = 60 US SURVEY FEET



**CITY OF AURORA, COLORADO**

A PARCEL OF LAND, TO BE VACATED, LYING IN THE NW 1/4 OF SECTION 35, T3S, R67W OF THE 6th P.M., CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO.

DRAWN BY: DRH	1" = 60'	R.O.W. FILE NUMBER
CHECKED BY: REH	08-13-2024	JOB NUMBER: 24132





# CITY OF AURORA

## Council Agenda Commentary

<b>Item Title:</b> Notice of Requirements and Available Shelter Options in the Abatement of Unauthorized Camps (Ordinance)
<b>Item Initiator:</b> Steve Sundberg, Council Member / Angela Lawson, Council Member
<b>Staff Source/Legal Source:</b> Jessica Prosser, Director of Housing and Community Services / Tim Joyce, Assistant City Attorney
<b>Outside Speaker:</b> N/A
<b>Council Goal:</b> 2012: 4.0--Create a superior quality of life for residents making the city a desirable place to live and work

### COUNCIL MEETING DATES:

**Study Session:** 1/13/2025

**Regular Meeting:** 1/27/2025

**2<sup>nd</sup> Regular Meeting (if applicable):** N/A

**Item requires a Public Hearing:**  Yes  No

### ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time: (For Study Session items only indicate combined time needed for presentation and discussion)

Sponsor: Steve Sundberg, Mayor Pro Tem / Angela Lawson, Council Member  
Jason Batchelor, City Manager / Tim Joyce, Assistant City Attorney  
Estimated time: 15 mins

### ACTIONS(S) PROPOSED *(Check all appropriate actions)*

- Approve Item and Move Forward to Study Session  Approve Item as Proposed at Study Session
- Approve Item and Move Forward to Regular Meeting  Approve Item as Proposed at Regular Meeting
- Information Only
- Approve Item with Waiver of Reconsideration  
*Reason for waiver is described in the Item Details field above.*

### PREVIOUS ACTIONS OR REVIEWS:

**Policy Committee Name:** Use dropdown menu to select committee from list.

**Policy Committee Date:** N/A

**Action Taken/Follow-up:** *(Check all that apply)*

Recommends Approval

Does Not Recommend Approval

Forwarded Without Recommendation

Minutes Not Available

Minutes Attached

**HISTORY** *(Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)*

On June 10, 2024, Council approved an amendment to Ordinance FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, AMENDING SECTIONS 94-122, 114-107, 114-109, AND 114-110 OF THE CITY CODE AND ADDING SECTION 114-112 TO THE CITY CODE PERTAINING TO THE ABATEMENT OF UNAUTHORIZED CAMPS ON PUBLIC PROPERTY AND IN AN AREA CLOSED TO CAMPING.

This followed the Supreme Court ruling on Johnson v. Grants Pass, in which the Court concluded: No, the Eighth Amendment's protections against cruel and unusual punishment does not prohibit local governments from passing or enforcing ordinances banning sleeping or camping on public property.

**ITEM SUMMARY** *(Brief description of item, discussion, key points, recommendations, etc.)*

This amendment to Ordinance 2022-12 removes the requirement for providing shelter and 72-hour notice prior to the removal of unauthorized camping on public property. It aligns with the recent U.S. Supreme Court decision in *City of Grants Pass v. Johnson* (2024), which overturned the 9th Circuit rulings in *Grants Pass v. Johnson* and *Martin v. Boise*.

*While having a shelter option is preferred, it is no longer a prerequisite of abatement.*

**FISCAL IMPACT**

Select all that apply. (If no fiscal impact, click that box and skip to "Questions for Council")

Revenue Impact

Budgeted Expenditure Impact

Non-Budgeted Expenditure Impact

Workload Impact

No Fiscal Impact

**REVENUE IMPACT**

*Provide the revenue impact or N/A if no impact. (What is the estimated impact on revenue? What funds would be impacted? Provide additional detail as necessary.)*

**BUDGETED EXPENDITURE IMPACT**

*Provide the budgeted expenditure impact or N/A if no impact. (List Org/Account # and fund. What is the amount of budget to be used? Does this shift existing budget away from existing programs/services? Provide additional detail as necessary.)*

**NON-BUDGETED EXPENDITURE IMPACT**

*Provide the non-budgeted expenditure impact or N/A if no impact. (Provide information on non-budgeted costs. Include Personal Services, Supplies and Services, Interfund Charges, and Capital needs. Provide additional detail as necessary.)*

**WORKLOAD IMPACT**

*Provide the workload impact or N/A if no impact. (Will more staff be needed or is the change absorbable? If new FTE(s) are needed, provide numbers and types of positions, and a duty summary. Provide additional detail as necessary.)*

Removing the requirement of notice may significantly impact staff's time and ability to keep up with no trespassing and clean ups.

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## **QUESTIONS FOR COUNCIL**

Does Council approve of moving the Ordinance amendments forward to a regular City Council meeting?

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## **LEGAL COMMENTS**

City Council has all the legislative powers of the city and all other powers of a home rule city not specifically limited by the Constitution of the State of Colorado and not specifically limited or conferred upon others by the Charter. (City Charter, art. III, sec. 3-9). Council may amend an ordinance. Ordinances may be amended without the requirement of further republication at the time of final passage if the proposed amendment is technical or not substantial in character or if the proposed amendment would not adversely affect the rights or responsibilities of any party. (Aurora, Colo. Code sec. 1-9). (TJoyce)

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ORDINANCE NO. 2025- \_\_\_\_

A BILL

FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, AMENDING SECTIONS 94-122, 114-107, 114-108, 114-109, AND 114-110 OF THE CITY CODE PERTAINING TO NOTICE REQUIREMENTS AND AVAILABLE SHELTER OPTIONS IN THE ABATEMENT OF UNAUTHORIZED CAMPS

WHEREAS, in the cases of *Martin v. City of Boise*, 920 F.3d 584 (9<sup>th</sup> Cir. 2019), and *Johnson v. City of Grants Pass*, 72 F.4<sup>th</sup> 868 (9<sup>th</sup> Cir. 2023), the 9<sup>th</sup> Circuit Court of Appeals ruled that as long as there are a greater number of homeless individuals in a jurisdiction than the number of available beds the jurisdiction cannot remove and prosecute homeless individual violating an ordinance prohibiting camping on public property; and

WHEREAS, the U.S. Supreme Court, in the case of *City of Grants Pass v. Johnson*, 603 U.S. \_\_\_, 144 S.Ct. 2202, 219 L.Ed.2d 941 (2024), overruled the 9<sup>th</sup> Circuit ruling on the *Grants Pass v. Johnson* case which also overruled the ruling in the *Martin v. Boise* case; and

WHEREAS, the U.S. Supreme Court ruled the Eight Amendment's Cruel and Unusual Punishment Clause does not prohibit the enforcement of an ordinance prohibiting camping on public property; and

WHEREAS, the U.S. Supreme Court ruling allows the City to treat violations of the unauthorized camping ordinances as the City would treat any unlawful act; and

WHEREAS, the U.S. Supreme Court ruling allows a jurisdiction to abate an unauthorized camp without the requirement of having a shelter bed, or shelter option, available for the individuals in the unauthorized camp before the camp can be abated; and

WHEREAS, the City has a legitimate governmental purpose in protecting public spaces from the environmental damage and the health and safety concerns of unauthorized camping on public property.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO:

Section 1. That section 94-122 of the City Code of the City of Aurora, Colorado, is amended to read as follows:

Sec. 94-122. Unauthorized camping on public property prohibited.

(a) It shall be unlawful for any person to camp on private property without the express written consent of the property owner or the owner's agent, except in any location where camping has been expressly authorized by the City. It shall be unlawful for any person to camp or store property in an area or location designated as an area Closed to Camping, as defined in City Code section 114-112.

(b) It shall be unlawful for any person to camp on any public property, except in any location where camping has been expressly authorized by the city.

~~(c) No city employee authorized to issue a citation shall issue a citation, make an arrest, or otherwise enforce this section against a person camping on public property unless:~~

~~(1) A city employee or a law enforcement official has issued the person in a camp a verbal or written order to move from the camp and take their property with them; and~~

~~(2) The city has a shelter option available for the person ordered to move from the camp and the person has been offered placement in the shelter option; and~~

~~(3) Exception to this section. If a person is offered a shelter option and refuses to go to the shelter option and the person refuses or fails to move from the camp location immediately after being ordered this person may be issued a citation and is subject to arrest.~~

~~(d)~~(c) Any person convicted of violating this section shall ~~not be~~ is subject to the general penalty provisions as provided in section 1-13.

~~(e)~~(d) For purposes of this section:

(1) *Camp or camping* means the use of property for the purpose of unauthorized overnight occupancy, or to reside or dwell on public property with shelter overnight, or the use of public property for the purpose of overnight occupancy or longer occupancy. The term "shelter" as used in this definition includes, without limitation, any tent, tarpaulin, lean-to, sleeping bag, bedroll, blankets, or any form of cover or protection from the elements other than clothing. The term "reside or dwell" includes, without limitation, conducting such activities as eating, sleeping, or the storage of personal possessions. Evidence of unauthorized camps includes, but is not limited to, sleeping, or making preparations to sleep by laying out personal belongings, bedding, bedroll(s), blanket(s), sleeping pad(s), sleeping bag(s), erecting or occupying a tent, makeshift shelter, lean-to, tarpaulin, enclosure, or other

structure used for overnight living purposes, or any form of cover or protection from the elements other than clothing, or making preparations for a fire or making a fire (except for fires at sites specifically designated or authorized for a fire by the parks, recreation and open space (PROS) department), setting up or using a camp stove, cooking device, or other type of heating source (except for grills and personal grills permitted in designated areas by PROS). Camp or camping can include using a vehicle for overnight occupancy where overnight occupancy or overnight camping violates City Code or a city rule or regulation or is not otherwise authorized by the city. Camping does not include napping during the day or picnicking.

(2) *Public property* means, by way of illustration, but not limited to, a highway, highway median, any street, street median, road, road median, alley, sidewalk, strips of land between streets and sidewalks, lanes, catch basins, pedestrian or transit mall, bike path, greenway, public parking lot, or any other structure or area encompassed within the public right-of-way; any park, parkway, mountain park, open space, natural area, trail, beach, playground, or other publicly owned recreation facility; a municipal watercourse, bodies of water, watercourses, stormwater infrastructure such as, but not limited to, bridges, pipes, inlets and culverts; or any other grounds, buildings, or other facilities owned or leased by the city or by any other public entity, regardless of whether such public property is vacant or occupied and actively used for any public purpose

~~(e)~~(e) Any person convicted of camping or storing property in an area Closed to Camping, as described in City Code section 114-112, is subject to the General Penalty provision as provided in section 1-13 of the City Code

Section 2. That section 114-107 of the City Code of the City of Aurora, Colorado, is hereby amended to read as follows:

Sec. 114-107. Abatement of unauthorized camps.

~~(a) If the notice requirements of this article are met and if the city has enough shelter options available for all the individuals and families in an unauthorized camp the~~ **The** City Manager shall authorize the removal of any unauthorized camp from public property.

(b) The City will not use this article to abate unauthorized camping in legally operable vehicles and lawfully registered recreational vehicles (RVs).

~~(c) The 72-hour notice requirement and the shelter option requirement of this article do not apply to an unauthorized camp in an area closed to camping. An unauthorized camp in an area closed to camping shall be abated without further notice and without the 72-hour~~

~~notice requirement or the shelter option requirement of this article. Any individual or family occupying an unauthorized camp in an area closed to camping or storing property in an area closed to camping shall be ordered to immediately move and remove their property.~~

Section 3. That section 114-108 of the City Code of the City of Aurora, Colorado, is hereby amended to read as follows:

Sec. 114-108. ~~Prerequisites for abatement of unauthorized camps.~~ **Available shelter options**

~~(a) Available shelter option. The City of Aurora, Colorado ("city") must have enough~~ **Having a** shelter options available for all the individuals and families in an unauthorized camp ~~before an unauthorized camp can be abated~~ **is preferred before the City abates an unauthorized camp but it is not a prerequisite that will prevent the abatement of an unauthorized camp.**

Section 4. That section 114-109 of the City Code of the City of Aurora, Colorado, is hereby amended to read as follows:

Sec. 114-109. Notice requirements.

~~(a) Verbal and written notices shall be provided to all occupants present in an unauthorized camp advising the occupants of the date and time of the abatement with an order the occupants must immediately leave the camp and remove their property. Any occupant present in the camp on the day of the abatement shall be offered placement in a shelter option and advised that services are available for them.~~

**(a) Advance written or verbal notice to an individual or a family in an unauthorized camp is not required before the unauthorized camp may be abated.**

**(b) Verbal orders only may be given to occupants in an any unauthorized camp in an area closed to camping, requiring them the individuals or families to immediately move and remove their property from the area. Failing to obey a verbal order to immediately move and remove property may result in criminal charges.**

~~(c) Written notices shall also be attached to unattended property.~~

~~(d) Written notices shall be posted around the camp at intervals sufficient to advise anyone entering the camp of the intended date and time of the camp abatement. The city shall not repost notices if they are removed or destroyed prior to the abatement.~~



~~(e) Weather conditions or other acts of God may prevent abatement of the unauthorized camp on the abatement date stated in the notice. Therefore, the date of the abatement may occur on the date in the notice or within the next 10 days.~~

~~(f) The notice requirements of this section do not apply to an unauthorized camp located in an area closed to camping. The signs posted advising the location is an area closed to camping is sufficient notice to the individuals and families in an unauthorized camp in an area closed to camping that the unauthorized camp shall be immediately abated without further notice.~~

Section 5. That section 114-110 of the City Code of the City of Aurora, Colorado, is hereby repealed.

~~Sec. 114-110. Minimum notice period before an unauthorized camp may be abated.~~

~~(a) *Seventy two hour notice.* No unauthorized camp will be abated until a minimum of 72 hours' notice, both verbal and written as required in section 114-109, has been provided to the occupants of a camp.~~

~~(b) *Exceptions.* The 72-hour notice requirement to abate an unauthorized camp does not apply and unauthorized camps may be ordered to immediately move and remove their property in the following situations:~~

~~(1) When a camp (or campers) is in a watercourse and there is an imminent threat of flooding due to a flash flood warning, flood warning, or flood watch issued by the National Weather Service.~~

~~(2) The unauthorized camp, camper, or camp property blocks a fire exit, an exit route, or a means of egress in violation of Occupational Safety and Health Administration ("OSHA") Standard Number 1910.37(a)(3), and 29 CFR 1910.37, as amended.~~

~~(3) When any person, vehicle, vessel, or other thing is ordered to move or be removed from a fire scene by the fire chief or officer of the fire department in charge at the scene of a fire or other emergency involving the protection of life or property, pursuant to International Fire Code section 104.11.~~

~~(4) When a camp is on a public sidewalk causing less than 36 inches of free travel.~~

~~(5) When a camp is in or along a public right of way or on a public sidewalk along a snow emergency route and the weather forecast is for snow that will require the snow emergency route to be plowed.~~

~~(6) When hazardous or explosive material is present.~~

~~(7) Unauthorized camps located in an area closed to camping.~~

Section 6. Severability. The provisions of this Ordinance are hereby declared to be severable. If any section, paragraph, clause, or provision of this Ordinance shall, for any reason, be held to be invalid or unenforceable by a court of competent jurisdiction, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Ordinance.

Section 7. Pursuant to Section 5-5 of the Charter of the City of Aurora, Colorado, the second publication of this Ordinance shall be by reference, utilizing the ordinance title. Copies of this Ordinance are available at the Office of the City Clerk.

Section 8. Repealer. All orders, resolutions, or ordinances in conflict with this Ordinance or with any of the documents hereby approved, are hereby repealed only to the extent of such conflict. This repealer shall not be construed as reviving any resolution, ordinance, or part thereof, heretofore repealed.

INTRODUCED, READ AND ORDERED PUBLISHED this \_\_\_\_ day of \_\_\_\_\_, 2025.

PASSED AND ORDERED PUBLISHED this \_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
MIKE COFFMAN, Mayor


ATTEST:

\_\_\_\_\_  
KADEE RODRIGUEZ, City Clerk

APPROVED AS TO FORM:

PETER A. SCHULTE, CITY ATTORNEY

By:

  
\_\_\_\_\_  
TIM JOYCE, Assistant City Attorney

*PK*



# CITY OF AURORA

## Council Agenda Commentary

<b>Item Title:</b> Picadilly and Stephen D. Hogan Annexation Substantial Compliance
<b>Item Initiator:</b> Cesarina Dancy, Manager, Development Services
<b>Staff Source/Legal Source:</b> Justin Andrews, Project Manager, Development Services / Brian Rulla, Assistant City Attorney
<b>Outside Speaker:</b> N/A
<b>Council Goal:</b> 2012: 5.0--Be a great place to locate, expand and operate a business and provide for well-planned growth and development

### COUNCIL MEETING DATES:

**Study Session:** N/A

**Regular Meeting:** 2/10/2025

**2<sup>nd</sup> Regular Meeting (if applicable):** N/A

**Item requires a Public Hearing:**  Yes  No

### ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time: (For Study Session items only indicate combined time needed for presentation and discussion)

R2025-18 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, FINDING A PETITION FOR ANNEXATION OF A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2 AND THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, TO BE IN SUBSTANTIAL COMPLIANCE WITH SECTION 31-12-107(1), C.R.S., AND GIVING NOTICE OF A PUBLIC HEARING ON THE PROPOSED ANNEXATION (Picadilly and Stephen D. Hogan Annexation) 2.589 ACRES  
Justin Andrews, Project Manager, Development Services / Brian Rulla, Assistant City Attorney

### ACTIONS(S) PROPOSED *(Check all appropriate actions)*

- Approve Item and Move Forward to Study Session  Approve Item as Proposed at Study Session
- Approve Item and Move Forward to Regular Meeting  Approve Item as Proposed at Regular Meeting
- Information Only
- Approve Item with Waiver of Reconsideration  
*Reason for waiver is described in the Item Details field above.*

### PREVIOUS ACTIONS OR REVIEWS:

**Policy Committee Name:** N/A

**Policy Committee Date:** N/A

**Action Taken/Follow-up: (Check all that apply)**

- Recommends Approval
- Does Not Recommend Approval
- Forwarded Without Recommendation
- Minutes Not Available
- Minutes Attached

**HISTORY** (Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)

The City Council has adopted the Aurora Places Comprehensive Plan to guide future growth and development within the city. This plan has established the City's Annexation Area which is the boundary within which the City will consider annexation requests. This property is located within the City's Annexation Area.

**ITEM SUMMARY** (Brief description of item, discussion, key points, recommendations, etc.)

A petition for annexation was filed with the City Clerk for annexation of a 2.589 acre parcel owned by Triple Creek Capital LLC. This parcel is located at the NWC of Stephen D. Hogan Parkway and Picadilly Road (see attached vicinity map).

The parcel falls within the City's Annexation Boundary and meets contiguity requirements. There will be a Development Application submitted for the property following annexation, indicating commercial land uses. The Initial Zoning Ordinance will be presented to City Council concurrently with the Annexation Ordinance. The initial zoning shall follow the City's Comprehensive Plan.

The annexation process follows state law, and this annexation will be considered over three City Council meetings. Consideration of this resolution is item #1 listed below:

- 1) City Council considers approval of a Resolution making a finding that the Petition is in substantial compliance with statutory requirements and sets the Public Hearing date.
- 2) City Council conducts the Public Hearing, considers approval of a Resolution making a finding that the land is eligible for annexation, and considers Introduction of the Annexation Ordinance.
- 3) City Council considers the Annexation Ordinance on final reading and the Annexation Agreement will be presented for Council consideration.

**FISCAL IMPACT**

Select all that apply. (If no fiscal impact, click that box and skip to "Questions for Council")

- Revenue Impact
- Budgeted Expenditure Impact
- Non-Budgeted Expenditure Impact
- Workload Impact
- No Fiscal Impact

**REVENUE IMPACT**

Provide the revenue impact or N/A if no impact. (What is the estimated impact on revenue? What funds would be impacted? Provide additional detail as necessary.)

**BUDGETED EXPENDITURE IMPACT**

Provide the budgeted expenditure impact or N/A if no impact. (List Org/Account # and fund. What is the amount of budget to be used? Does this shift existing budget away from existing programs/services? Provide additional detail as necessary.)

N/A

**NON-BUDGETED EXPENDITURE IMPACT**

*Provide the non-budgeted expenditure impact or N/A if no impact. (Provide information on non-budgeted costs. Include Personal Services, Supplies and Services, Interfund Charges, and Capital needs. Provide additional detail as necessary.)*

Public Fiscal Impact: Annexation obligates the City to provide municipal services and utilities upon development. The fiscal impact of this development will be offset by various development fees paid at time of development, as well as future taxes generated by the expected development of commercial uses on this property.

**WORKLOAD IMPACT**

*Provide the workload impact or N/A if no impact. (Will more staff be needed or is the change absorbable? If new FTE(s) are needed, provide numbers and types of positions, and a duty summary. Provide additional detail as necessary.)*

N/A

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**QUESTIONS FOR COUNCIL**

Does City Council wish to approve the resolution as proposed and set the date for a public hearing on the proposed annexation?

---

**LEGAL COMMENTS**

According to the Colorado Municipal Annexation Act, a resolution is necessary to make a finding that the petition is compliance with Section 31-12-107(1). The resolution also establishes a date for a public hearing on the proposed annexation. The hearing is scheduled for March 24, 2025.

A petition is in substantial compliance if it is filed with the City Clerk and contains the following:

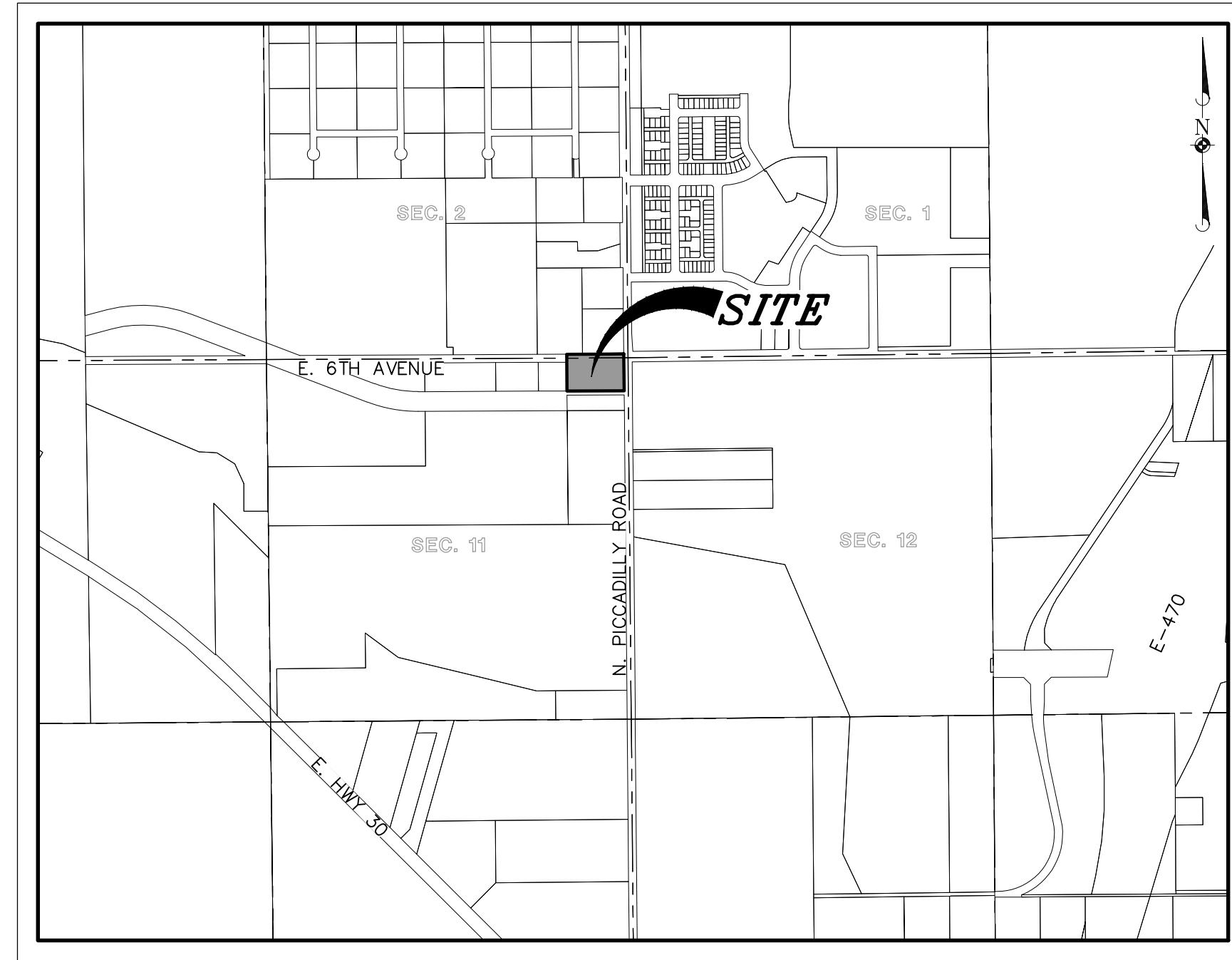
- 1) an allegation that it is desirable and necessary that the area be annexed
- 2) an allegation that the required contiguity exists
- 3) an allegation that the signers of the petition comprise more than 50 percent of the owners owning more than 50 percent of the property
- 4) a request that the City approve the annexation of the area proposed
- 5) a signature and address of the landowner
- 6) a legal description of the land owned
- 7) date of signature
- 8) an affidavit of the circulator of the petition
- 9) four copies of the annexation map.

This petition complies with the statutory requirements. (Rulla)

---

# ANNEXATION MAP

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2 AND THE NORTHEAST QUARTER OF SECTION 11,  
ALL IN TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF ARAPAHOE, STATE OF COLORADO



VICINITY MAP

T4S, R66W OF THE 6TH P.M.  
(1" = 1000')

## LEGAL DESCRIPTION (ANNEXATION AREA)

A PARCEL OF LAND IN THE SE 1/4 OF SECTION 2 AND THE NE 1/4 OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 11;  
THENCE NORTH 0°31'07" WEST, A DISTANCE OF 30.00 FEET;  
THENCE SOUTH 89°43'32" WEST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;  
THENCE SOUTH 00°31'07" EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF NORTH PICCADILLY ROAD, A DISTANCE OF 270.00 FEET TO THE SOUTHEAST CORNER OF A PARCEL RECORDED AT RECEPTION NO. E4009096;  
THENCE ALONG THE SOUTHERLY LINE AND THE WESTERLY LINE OF SAID PARCEL AND THE NORTHERLY PROLONGATION THEREOF, THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 89°43'32" WEST, A DISTANCE OF 417.70 FEET;
- 2) NORTH 00°31'07" WEST, A DISTANCE OF 270.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 6TH AVENUE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 89°43'32" EAST, A DISTANCE OF 417.70 FEET TO THE POINT OF BEGINNING.

CONTAINING: 112,779 SQUARE FEET OR 2.589 ACRES.

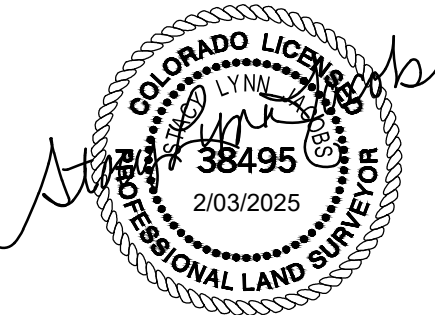
## CITY SIGNATURES

MAYOR	DATE
CITY CLERK	DATE
CITY ENGINEER	DATE
CITY ATTORNEY	DATE
CITY COUNCIL ORDINANCE NO.	EFFECTIVE DATE

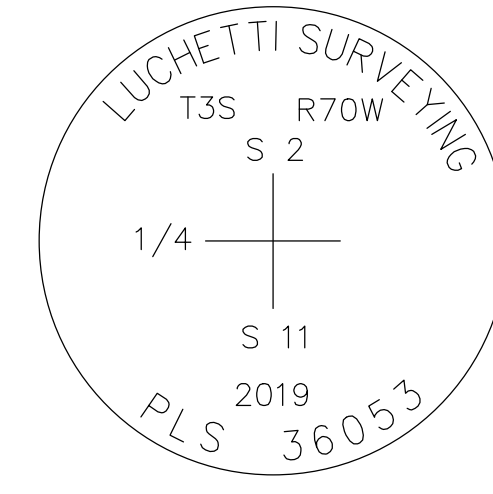
## SURVEYOR'S CERTIFICATION

I, STACY LYNN JACOBS, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT NOT LESS THAN ONE-SIXTH (1/6) OF THE PERIMETER OF THE AREA PROPOSED TO BE ANNEXED TO THE CITY OF AURORA, COLORADO, IS CONTIGUOUS WITH THE BOUNDARIES OF THE ANNEXING MUNICIPALITY, AND THAT THIS ANNEXATION MAP SUBSTANTIALLY COMPLIES WITH THE COLORADO REVISED STATUTES AND THE CITY OF AURORA, COLORADO CODES APPERTAINING THERETO.

DATE OF PLAT OR MAP: JUNE 5, 2024, REVISED JANUARY 21, 2025

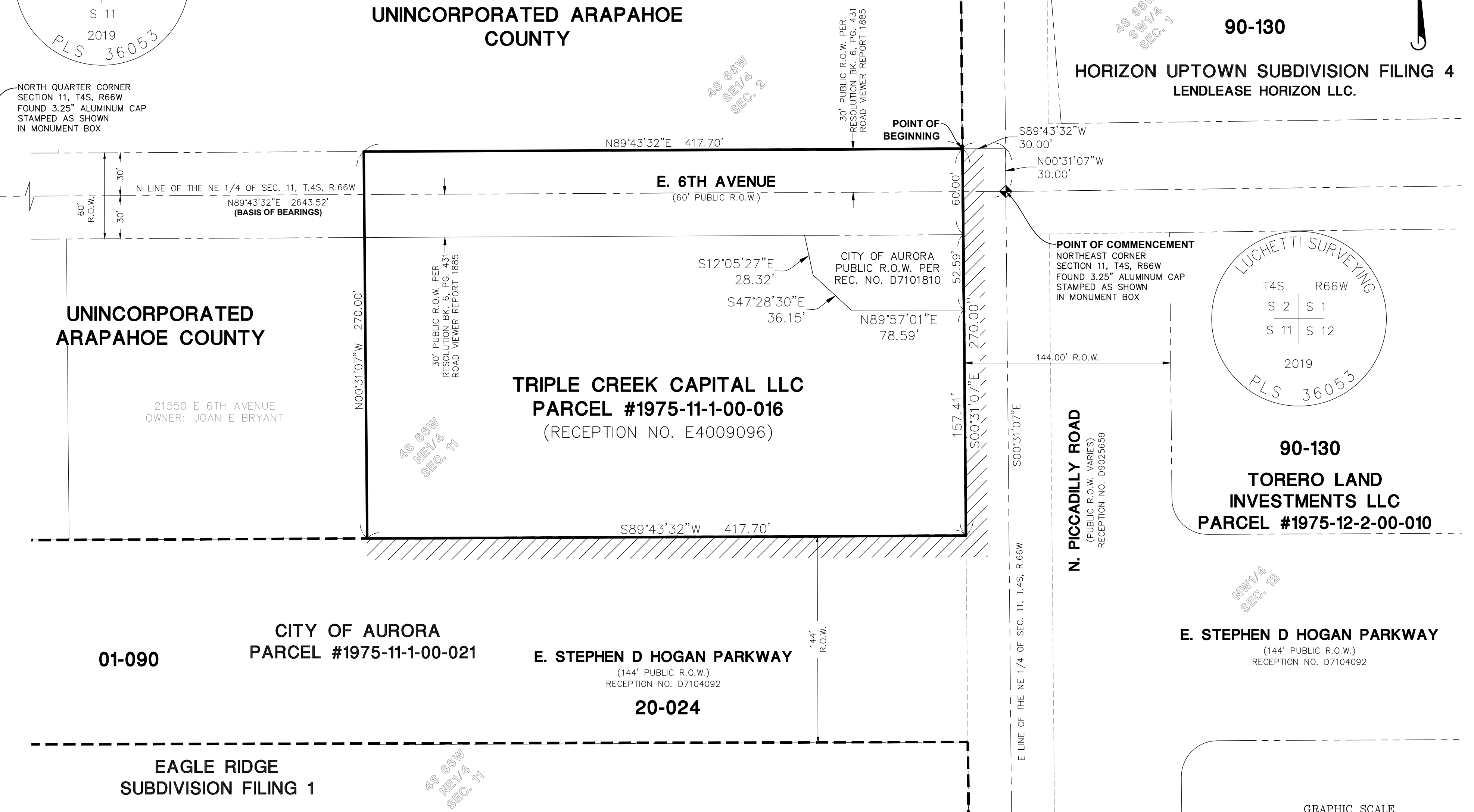


STACY LYNN JACOBS, PLS  
COLORADO REG. NO. 38495  
FOR AND ON BEHALF OF MANHARD CONSULTING  
7600 E. ORCHARD ROAD, SUITE 150-N  
GREENWOOD VILLAGE, COLORADO 80111  
(303) 708-0500



SURVEYOR'S NOTE:  
FOUND MONUMENT HAS THE TOWNSHIP AND RANGE STAMPED INCORRECTLY, AS SHOWN HEREON AND ON THE FILED MONUMENT RECORD. THE MONUMENT RECORD SHOWS THE CORRECT TOWNSHIP AND RANGE IN THE INDEXING SECTION THEREOF.

NORTH QUARTER CORNER SECTION 11, T4S, R66W FOUND 3.25" ALUMINUM CAP STAMPED AS SHOWN IN MONUMENT BOX

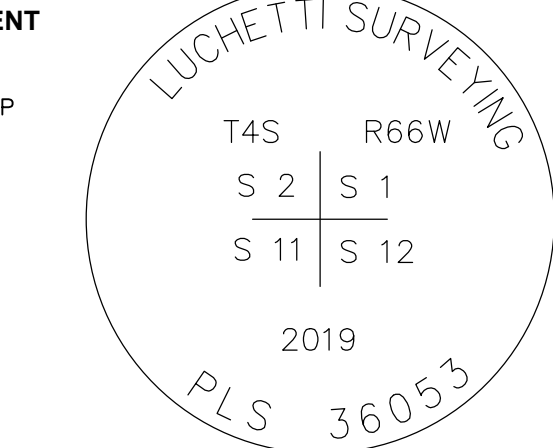


01-090

CITY OF AURORA  
PARCEL #1975-11-1-00-021

E. STEPHEN D HOGAN PARKWAY  
(144' PUBLIC R.O.W.)  
RECEPTION NO. D7104092  
20-024

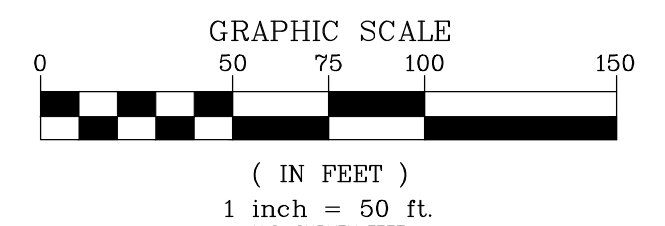
EAGLE RIDGE  
SUBDIVISION FILING 1



90-130  
TORERO LAND  
INVESTMENTS LLC  
PARCEL #1975-12-2-00-010

NW 1/4  
SEC. 12

E. STEPHEN D HOGAN PARKWAY  
(144' PUBLIC R.O.W.)  
RECEPTION NO. D7104092



## NOTES

1. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON PURSUANT TO STATE STATUTE 13-80-105 C.R.S.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. THE LINEAL UNIT USED IN THE PREPARATION OF THIS SURVEY IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY, 1200/3937 METERS.
4. BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 11, T.4S, R.66 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR NORTH 89°43'32" EAST, BASED ON NAD83 (2011) COLORADO STATE PLANE CENTRAL ZONE (502) COORDINATES, AS MONUMENTED ON THE BOTH ENDS BY A 3.25" ALUMINUM CAP STAMPED LUCHETTI SURVEYING, PLS 36053, 2019"
5. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MANHARD CONSULTING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, MANHARD CONSULTING RELIED UPON THE TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE, NATIONAL COMMERCIAL SERVICES, ORDER NUMBER NO036947-020-LM1-DK2, WITH A COMMITMENT DATE OF JANUARY 31, 2024.

## SITE INFORMATION

TOTAL PERIMETER	1,375.4 FEET
CONTIGUOUS PERIMETER	687.7 FEET
TOTAL SITE AREA	102,417 SQUARE FEET (2.351 ACRES)
MINIMUM REQUIRED CONTIGUITY	229.2 FEET
PERCENT CONTIGUOUS BOUNDARY	50%

## LEGEND

- = FOUND SECTION CORNER AS NOTED
- = ANNEXATION BOUNDARY LINE
- = RIGHT-OF-WAY LINE
- = RIGHT-OF-WAY LINE (VACATED)
- = CITY OF AURORA CONTIGUOUS BOUNDARY
- = EXISTING CITY OF AURORA ANNEXATION BOUNDARIES
- = SECTION LINE
- = ADJACENT PARCEL LINE

DATE	REVISIONS
1/31/25	REVERSE BOUNDARY OF ANNEXATION PARCEL
1/28/25	ADD MONUMENT STAMP INFORMATION
6/17/24	ATTORNEY COMMENTS
7/22/24	CLIENT COMMENTS
7/17/24	UPDATE PER CLIENT AND CITY COMMENTS

**Manhard CONSULTING**  
7600 East Orchard Road, Suite 150-N, Greenwood Village, CO 80111, ph:303.708.0500, manhard.com  
Civil Engineering | Surveying & Geospatial Services | GIS  
Water Resource Management | Construction Management

6TH AVENUE & PICCADILLY ROAD  
COUNTY OF ARAPAHOE, STATE OF COLORADO  
ANNEXATION MAP

PROJ. MGR.: SLJ  
PROJ. ASSOC.: SLJ  
DRAWN BY: ALM/JDM  
DATE: 05/29/2024  
SCALE: N/A  
SHEET  
1 OF 1  
GBC.AUC001.02

## PETITION FOR ANNEXATION

TO: THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO:

The undersigned (the "Petitioners"), being the owners of more than fifty percent (50%) of the property proposed to be annexed, exclusive of public streets and alleys, which property is described in Exhibit A attached hereto and incorporated herein by this reference (the "Property"), hereby petitions the City Council (the "Council") of the City of Aurora, Colorado (the "City"), for annexation of the Property in accordance with the provisions of Title 31, Article 12, Part 1, C.R.S., as amended.

In support of this petition, the Petitioners state the following:

1. It is desirable and necessary that the Property be annexed to the City.
2. The requirements of Sections 31-12-104 and 31-12-105, C.R.S., exist or have been met:
  - a. Not less than one sixth (1/6) of the perimeter of the Property is contiguous with the existing boundaries of the City.
  - b. Contiguity with the City is not established by: (i) use of any boundary of an area: previously annexed to the City that, at the time of its annexation, was not contiguous at any point with the boundary of the City, was not otherwise in compliance with Section 31-12-104(1)(a), C.R.S., and was located more than three miles from the nearest boundary of the City ("Non-Contiguous Area"); or (ii) use of any boundary of territory subsequently annexed directly to, or indirectly connected through subsequent annexations to, a Non-Contiguous Area.
  - c. A community of interest exists between the Property and the City.
  - d. The Property is urban or will be urbanized in the near future.
  - e. The Property is integrated or is capable of being integrated with the City.
  - f. In establishing the boundaries of the Property, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, has been divided into separate parts or parcels without the written consent of the landowner unless separated by a dedicated street, road, or other public way.
  - g. No land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, comprising twenty acres or more which, together with the buildings and improvements situated thereon, has a valuation for assessment in excess of \$200,000 for the preceding tax year has been included in the Property without the written consent of the landowner.
  - h. No annexation proceedings have been commenced for the annexation of all or any portion of the Property to another municipality.
  - i. The annexation of the Property shall not result in the detachment of area from any school district or the attachment of area to another school district.
  - j. No portion of the Property is more than three miles in any direction from any point of the City boundary as such was established more than one year before this annexation will become effective.



- k. If a portion of a platted street or alley is to be annexed, the entire width of said street or alley is included within the boundaries of the Property.
- l. The Property is not presently a part of any incorporated town, city and county, or city.

3. The petitioners comprise more than fifty percent (50%) of the landowners owning more than fifty percent (50%) of the territory included in the area proposed to be annexed, exclusive of streets and alleys. A legal description of the land owned by each Petitioner is set forth in Exhibit B attached hereto and incorporated herein by this reference.

4. Accompanying this Petition are four copies of an annexation map showing the seal of a registered engineer or land surveyor, containing the following information:

- a. A written legal description of the boundaries of the Property;
- b. A showing of the boundary of the Property;
- c. A showing of the location of each ownership tract in unplatted land and, if part or all of the Property is platted, the boundaries and the plat numbers of plots or of lots and blocks;
- d. Next to the boundary of the Property, a drawing of the contiguous boundary of the City and any other municipality abutting the Property.

5. Accompanying this Petition is a copy of the Special Warranty Deed(s) for the non-tributary and not nontributary water within the Dawson-Arkose, Denver, Arapahoe, and Laramie-Fox Hills aquifers that lie beneath the Property. It is not required that the deed(s) be executed at the time of the Petition, but to the extent that the Petitioners do not deliver original executed Special Warranty Deeds for any said ground water underlying the Property, accompanying this Petition is an affidavit(s) stating that original executed deed(s) can and will be delivered to Aurora prior to approval of the annexation. An original executed Special Warranty Deed(s) for any and all said ground water underlying the Property will be delivered to Aurora prior to scheduling of the final reading and annexation approval before the City Council. To the extent Petitioners cannot deliver the original executed Special Warranty Deed(s) for the non-tributary and not non-tributary water within the Dawson-Arkose, Denver, Arapahoe, and Laramie-Fox Hills aquifers that lie beneath the Property, accompanying this Petition is an affidavit by Petitioners stating Petitioners' current knowledge of the ownership of said water. Prior to scheduling of the final reading and annexation approval before the City Council, Petitioners shall pay to the City the monetary value of that portion of said water beneath the Property not to be deeded to the City. Said deed(s) and monies paid to the City will be held in escrow to be returned to the Petitioners in the event the annexation is not approved by City Council.

6. Prior to the hearing before the City Council on whether to annex the Property, the Petitioners and the City shall have entered into an annexation agreement which shall govern and control the development of the Property within the City (the "Annexation Agreement"). Annexation of the Property shall be conditioned upon the City Council's approval of the Annexation Agreement. Upon the effective date of the ordinance annexing the Property and approving the Annexation Agreement ("Annexation Ordinance"), the Property shall be subject to all of the terms and provisions of the Annexation Agreement.

7. In the event that an Annexation Agreement satisfactory to both the Petitioners and the City is not agreed to on or before the date of the second reading of the Annexation Ordinance, the Petitioners shall have the right to withdraw this Petition at their option and this Petition shall be deemed to be null and void as of the date of this Petition and of no force and effect as if it had never been executed and filed with the City. In such event, no filing fees shall be refunded to the Petitioners by the City.

8. No vested rights to use or develop the Property in any particular way, as defined in Section 24-68-101, et seq., C.R.S., have been requested by the Petitioners from any governmental entity, other than those requested and included in the Annexation Agreement

9. The Petitioners signed this Petition no more than one hundred eighty (180) days prior to the date of filing.

10. The Petitioners shall pay all fees and costs incurred by the City in processing this Petition through the annexation hearing before the City Council.

11. Except as modified by the terms and provisions of the Annexation Agreement, upon the effective date of the Annexation Ordinance, the Property shall become subject to the Charter and all ordinances, resolutions, rules, and regulations of the City, except for general property taxes of the City which shall become effective on January 1 of the next succeeding year following the effective date of the Annexation Ordinance.

12. The Petitioners acknowledge that, upon the effective date of the Annexation Ordinance and subject to the terms and provisions of the Annexation Agreement, the Property, the owners thereof, and the uses thereon shall be subject to all taxes and fees imposed by the City. The Property, the owners thereof, and the uses thereon are also bound by any taxes imposed and voter authorization obtained pursuant to Article X, Section 20 of the Colorado Constitution prior to the annexation of the Property. The Petitioners hereby waive any claims they may have under Article X, Section 20 of the Colorado Constitution related to such taxes and voter authorization.


**[ Signature Page and Exhibits Follow this Page ]**

WHEREFORE, the Petitioner respectfully requests that the City Council approve the annexation of the Property.

Respectfully submitted this 26<sup>th</sup> day of November, 2024.

**Petitioner/Landowner:**

**Triple Creek Capital LLC,**  
a Colorado limited liability company

By:   
Name: Steven Nichols  
Title: Member

Date of Signature: November 26<sup>th</sup>, 2024

**Petitioner's Mailing Address:** 2953 South Peoria Street, Suite 200  
Aurora, Colorado 80014

**Is Petitioner a resident of the Property:** No

**[Affidavit of Circulator Follows This Page]**

**AFFIDAVIT OF CIRCULATOR**

The undersigned, being of lawful age, being first duly sworn upon oath, deposes and says:

That (he or she) was the circulator of the foregoing Petition for Annexation of lands to the City of Aurora, Colorado, consisting of (7) pages, including this page, and that the signature thereon was witnessed by your affiant and is the true signature of the person whose name it purports to be.

Name Steven Nichols  
(Please Print)

[Handwritten Signature]  
(Signature)

STATE OF COLORADO )  
COUNTY OF Arapahoe )

The foregoing Affidavit of Circulator was subscribed and affirmed before me this 26<sup>th</sup> day of November, 2021.

Witness my hand and official seal. [Handwritten Signature]  
Notary Public

[S E A L]

My commission expires: 6/12/25

Jennifer K O'Brien  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID# 19994005442  
MY COMMISSION EXPIRES June 12, 2025

Exhibit A

(Legal Description of property to be annexed)

A PARCEL OF LAND IN THE SE 1/4 OF SECTION 2 AND THE NE 1/4 OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 11;

THENCE NORTH 0°31'07" WEST, A DISTANCE OF 30.00 FEET;

THENCE SOUTH 89°43'32" WEST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°31'07" EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF NORTH PICCADILLY ROAD, A DISTANCE OF 270.00 FEET TO THE SOUTHEAST CORNER OF A PARCEL RECORDED AT RECEPTION NO. E4009096;

THENCE ALONG THE SOUTHERLY LINE AND THE WESTERLY LINE OF SAID PARCEL AND THE NORTHERLY PROLONGATION THEREOF, THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 89°43'32" WEST, A DISTANCE OF 417.70 FEET;
- 2) NORTH 00°31'07" WEST, A DISTANCE OF 270.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 6TH AVENUE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 89°43'32" EAST, A DISTANCE OF 417.70 FEET TO THE POINT OF BEGINNING.

CONTAINING: 112,779 SQUARE FEET OR 2.589 ACRES.

Exhibit B  
(Legal description of land owned by Petitioner)

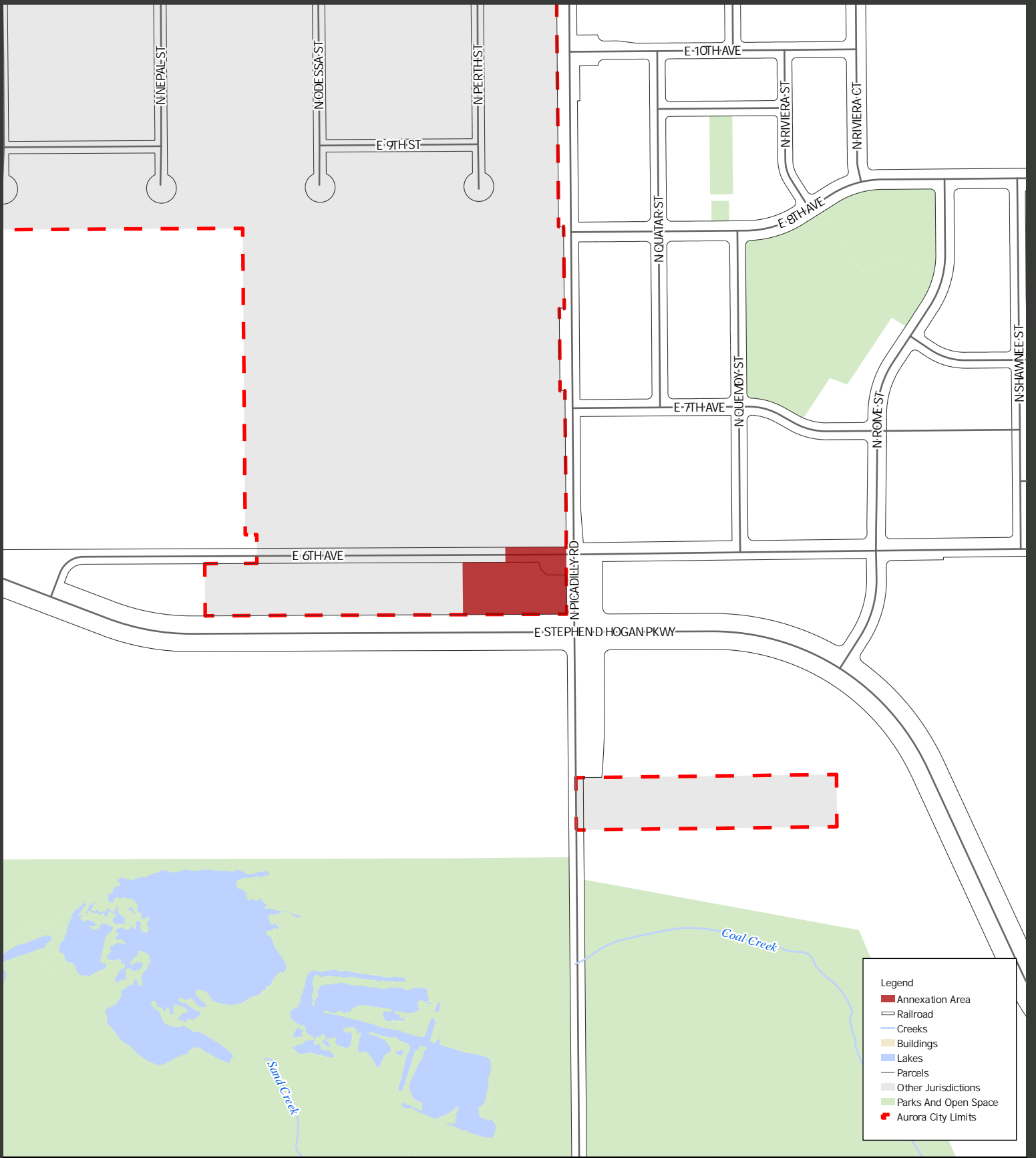
**Legal description of land owned by Triple Creek Capital LLC:**

A PARCEL OF LAND IN THE NE 1/4 OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT 30 FEET SOUTH AND 30 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION 11;  
THENCE SOUTH 0°13' WEST, A DISTANCE OF 210 FEET;  
THENCE SOUTH 89°40' WEST, A DISTANCE OF 417.7 FEET;  
THENCE NORTH 0°13'10" EAST, A DISTANCE OF 210 FEET;  
THENCE NORTH 89°41' EAST, A DISTANCE OF 417.7 FEET TO THE POINT OF BEGINNING.

SAVE AND EXCEPT THAT PORTION CONVEYED TO CITY OF AURORA, COLORADO IN WARRANTY DEED RECORDED SEPTEMBER 6, 2017 AT RECEPTION NO. D7101810, ARAPAHOE COUNTY RECORDS.

CONTAINING: 82,461 SQUARE FEET OR 1.8930 ACRES.



**Legend**

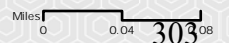
- Annexation Area
- Railroad
- Creeks
- Buildings
- Lakes
- Parcels
- Other Jurisdictions
- Parks And Open Space
- Aurora City Limits

Planning and Business Development

15151 E. Alameda Parkway  
 Aurora CO 80012 USA  
 AuroraGov.org  
 303.739.7250  
 GIS@auroragov.org

City of Aurora, Colorado  
**Picadilly and Stephen D. Hogan Pkwy  
 Annexation**

January 16, 2025





RESOLUTION NO. R2025 \_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, FINDING A PETITION FOR ANNEXATION OF A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 2 AND THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, TO BE IN SUBSTANTIAL COMPLIANCE WITH SECTION 31-12-107(1), C.R.S., AND GIVING NOTICE OF A PUBLIC HEARING ON THE PROPOSED ANNEXATION (Picadilly and Stephen D. Hogan Annexation) 2.589 ACRES

WHEREAS, a petition for annexation of a certain parcels of land, described herein in Exhibit A attached hereto, has been filed with the City Clerk of the City of Aurora, Colorado (the “City”); and

WHEREAS, the petition has been referred to the City Council of the City for a determination of substantial compliance with requirements of Section 31-12-107(1), C.R.S.; and

WHEREAS, the City Council has been advised by staff, and has taken official notice of all maps, records, and other information and materials on file with the City regarding said petition.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO:

Section 1. The petition for annexation of certain land more particularly described in Exhibit A, attached hereto and incorporated herein, is hereby determined to be in substantial compliance with Section 31-12-107(1), C.R.S.

Section 2. The City Council shall hold a public hearing on the proposed annexation on March 24, 2025, at 6:30 p.m., or soon thereafter, in the City Council Chambers, Aurora Municipal Center, 15151 East Alameda Parkway, Aurora, Colorado, or, if the hearing is not held in person, then by such telephonic or electronic means accessed as described on the City’s website Auroragov.org, to determine if the proposed annexation complies with Sections 31-12-104 and 31-12-105, C.R.S., or such parts thereof as may be required to establish eligibility for annexation.

Section 3. The City Clerk is hereby directed to publish this Resolution and a Notice of Public Hearing once each week for four consecutive weeks in a newspaper of general circulation in the area proposed to be annexed.

RESOLVED AND PASSED this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

\_\_\_\_\_  
MIKE COFFMAN, Mayor

ATTEST:

\_\_\_\_\_  
KADEE RODRIGUEZ, City Clerk

APPROVED AS TO FORM:

PETER A. SCHULTE, CITY ATTORNEY

By:  RLA  
\_\_\_\_\_  
BRIAN J. RULLA, Assistant City Attorney

**Exhibit A**

**(Legal description of property to be annexed)**

A PARCEL OF LAND IN THE SE 1/4 OF SECTION 2 AND THE NE 1/4 OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 11;

THENCE NORTH 0°31'07" WEST, A DISTANCE OF 30.00 FEET;

THENCE SOUTH 89°43'32" WEST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°31'07" EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF NORTH PICCADILLY ROAD, A DISTANCE OF 270.00 FEET TO THE SOUTHEAST CORNER OF A PARCEL RECORDED AT RECEPTION NO. E4009096;

THENCE ALONG THE SOUTHERLY LINE AND THE WESTERLY LINE OF SAID PARCEL AND THE NORTHERLY PROLONGATION THEREOF, THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 89°43'32" WEST, A DISTANCE OF 417.70 FEET;
- 2) NORTH 00°31'07" WEST, A DISTANCE OF 270.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 6TH AVENUE;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 89°43'32" EAST, A DISTANCE OF 417.70 FEET TO THE POINT OF BEGINNING.

CONTAINING: 112,779 SQUARE FEET OR 2.589 ACRES.



# CITY OF AURORA

## Council Agenda Commentary

<b>Item Title:</b> Discussion and Possible Action Regarding Future In-Person or Virtual Council Meetings
<b>Item Initiator:</b> Peter Schulte, City Attorney
<b>Staff Source/Legal Source:</b> Peter Schulte, City Attorney / Jack Bajorek, Interim City Attorney
<b>Outside Speaker:</b> N/A
<b>Council Goal:</b> 2012: 2.1--Work with appointed and elected representatives to ensure Aurora's interests

### COUNCIL MEETING DATES:

**Study Session:** N/A

**Regular Meeting:** 10/14/2024

**2<sup>nd</sup> Regular Meeting (if applicable):** N/A

**Item requires a Public Hearing:**  Yes  No

### ITEM DETAILS *(Click in highlighted area below bullet point list to enter applicable information.)*

- Agenda long title
- Waiver of reconsideration requested, and if so, why
- Sponsor name
- Staff source name and title / Legal source name and title
- Outside speaker name and organization
- Estimated time (For Study Session items only, indicate combined time needed for presentation and discussion)

Peter Schulte, City Attorney / Jack Bajorek, Interim City Attorney

### ACTIONS(S) PROPOSED *(Check all appropriate actions)*

- Approve Item and Move Forward to Study Session       Approve Item as Proposed at Study Session
- Approve Item and Move Forward to Regular Meeting       Approve Item as Proposed at Regular Meeting
- Information Only
- Approve Item with Waiver of Reconsideration  
*Reason for waiver is described in the Item Details field above.*

### PREVIOUS ACTIONS OR REVIEWS:

**Policy Committee Name:** N/A

**Policy Committee Date:** N/A

**Action Taken/Follow-up:** *(Check all that apply)*

---

Recommends Approval

Does Not Recommend Approval

Forwarded Without Recommendation

Minutes Not Available

Minutes Attached

---

**HISTORY** *(Dates reviewed by City council, Policy Committees, Boards and Commissions, or Staff. Summarize pertinent comments. ATTACH MINUTES OF COUNCIL MEETINGS, POLICY COMMITTEES AND BOARDS AND COMMISSIONS.)*

N/A

---

**ITEM SUMMARY** *(Brief description of item, discussion, key points, recommendations, etc.)*

If needed, this is notice on the Council Agenda for Council to discuss their rules and procedures moving forward with in-person/virtual council meetings and other matters involving their rules and procedures.

---

**FISCAL IMPACT**

Select all that apply. (If no fiscal impact, click that box and skip to "Questions for Council")

Revenue Impact

Budgeted Expenditure Impact

Non-Budgeted Expenditure Impact

Workload Impact

No Fiscal Impact

**REVENUE IMPACT**

*Provide the revenue impact or N/A if no impact. (What is the estimated impact on revenue? What funds would be impacted? Provide additional detail as necessary.)*

N/A

**BUDGETED EXPENDITURE IMPACT**

*Provide the budgeted expenditure impact or N/A if no impact. (List Org/Account # and fund. What is the amount of budget to be used? Does this shift existing budget away from existing programs/services? Provide additional detail as necessary.)*

N/A

**NON-BUDGETED EXPENDITURE IMPACT**

*Provide the non-budgeted expenditure impact or N/A if no impact. (Provide information on non-budgeted costs. Include Personal Services, Supplies and Services, Interfund Charges, and Capital needs. Provide additional detail as necessary.)*

N/A

**WORKLOAD IMPACT**

*Provide the workload impact or N/A if no impact. (Will more staff be needed or is the change absorbable? If new FTE(s) are needed, provide numbers and types of positions, and a duty summary. Provide additional detail as necessary.)*

N/A

---

**QUESTIONS FOR COUNCIL**

If needed, does Council wish to discuss their Rules and Procedures, including, but not limited to, addressing and/or making a decision on whether future council meetings will be in-person/virtual?

---

## **LEGAL COMMENTS**

The corporate authority and all legislative authority of the City shall be vested in the council, as the governing body of the City. The council shall determine its own rules and procedures and order of business and shall keep a journal of its proceedings. City Code Section 2-32. (Schulte)