



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
phone 303.739.7217

AuroraGov.org

March 4, 2025

The Aurora Highlands, LLC
Attn: Carlo Ferreira
141 Union Blvd Ste 150
Lakewood, CO 80228

Re: Second Submission Review: The Aurora Highlands Filing No. 36- Plat
Application Number: DA-2062-65
Case Number: 2024-3044-00

Dear Carlo:

Thank you for your second submission, which we started to process on February 18th, 2025. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our major comments. The following sections contain more specific comments, including those received from other city departments and community members.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before March 27, 2025.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item. The Planning Department reserves the right to reject any resubmissions that fail to address these items. If you have made any other changes to your documents other than those requested, be sure to also specifically list them in your letter.

Projects that have gone one year without a submission will be considered inactive and require a 25% restart fee to be reactivated. After 18 months of inactivity, projects that are not reactivated will be closed and retired.

As always, if you have any comments or concerns, please let me know. I may be reached at stimms@auroragov.org.

Sincerely,

Steve Timms, AICP
Planning Supervisor
City of Aurora Planning Department

cc: Jeff Killion, Agent, Matrix Design Group
Justin Andrews, ODA
Filed: K:\SDA\2062-65rev2



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Update of Letter of Introduction and obtain a letter from the School District
- Technical Plat comments from Planning and Fire/Life Safety
- Technical Plat comments from Land Development

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. Aurora Public Schools- The city will need a no comment/no objection letter from the school district for this filing before recording this document. Please obtain this document for staff review. (repeat comment).

2. Plat Comments-

- 2A. Sheet 1: Reference TAH Area B Site Plan PA-29.1 and 29.2DA-2062-33 / RSN 1619783 (repeat comment)
- 2B. Sheet 3: Why does Street H not connect to Street I? (repeat comment)
- 2C. Sheet 4: Block 2, Lot 9 has a label error. (repeat comment)
- 2D. Sheet 6: Block 2, Lot 9 has a label error. (repeat comment)
- 2E. Sheet 7: Block 7, Lots 8 and 9. Lot 9 appears to be a flag lot and is awkwardly laid out. Please revise the lot line between these two lots to create more of a wedge shape. (repeat comment)

3. Letter of Introduction

- 3A. Upon your next resubmittal please include a letter of introduction describing the following: 1) Which Sub Area is this filing included within, 2) Which site plan this filing is included within, 3) Total number of lots and tracts, 4) Types of lots, 5) Proposed builder, and 6) schedule for construction and completion. (repeat comment).

4. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

- 4A. No additional comments at this time.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5.Fire / Life Safety (William Polk/ wpolk@auroragov.org Comments in blue)

- 5A. Sheet 7: The fire lane turning radii do not meet the minimum requirements. Fire Lanes shall conform to the City of Aurora Road Manual requirements. Please revise the plat and site plan to reflect the minimum requirement. (repeat comment).

6. Land Development Services (Roger Nelson / rnelson@auroragov.org / Comments in magenta)

- 6A. (Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.) per COA 2024 Subdivision Plat Checklist Item 19.b.
- 6B. (Advisory Comment) Provide a statement of authority for the person signing on behalf of the entity named in the title commitment.
- 6C. (Advisory Comment) Send in the Certificate of Taxes Due to show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office (This Certificate of Taxes should be submitted no later than your second submittal of the plat.) per COA 2024 Subdivision Plat Checklist Item #19.a.
- 6D. (Advisory Comment) Be advised - sometimes the margins or scale factors may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or the



scale does not match the drawing information, then this may cause the plat to be sent back and corrected and thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.

- 6E. (Advisory Comment): All missing reception numbers will need to be inserted prior to plat acceptance. (Typical)

Subdivision Plat:

- 6F. Sheet 1: Dedication – Revise property description to reflect the correct distance from the P.O.C. to the P.O.B., remove the word “and” match the written description with the graphics, and match the area with the closure report.
- 6G. Sheet 1: Surveyor’s Certification – Insert the date of fieldwork.
- 6H. Sheet 2: General Notes – #6 Revise the title commitment date to be within 30 days of the plat acceptance date, #12 & 13 Release or restrict these blanket easements prior to plat approval.
- 6I. Sheet 3: Revise the distance from the P.O.C. to the P.O.B., remove duplicate B&D.
- 6J. Sheet 4: Exclusive G.E. should extend through the U.E.’s, trim the U.E. line in Lot 4, Block 4.
- 6K. Sheet 5: Exclusive G.E. should extend through the U.E.’s, trim the U.E. line in Lot 4, Block 4, label the easement near the bottom of this sheet, does the exclusive G.E. need to extend around the cul-de-sac?
- 6L. Sheet 6: Exclusive G.E. should extend through the U.E.’s.
- 6M. Sheet 7: Exclusive G.E. should extend through the U.E.’s, does the exclusive G.E. need to extend around the cul-de-sac and around the bubble along E. 47th Avenue?

7.Easements. (Grace Gray / ggray@auroragov.org / Comments in magenta.)

- 7A. All new easement dedications are to be done by plat, and releases to be submitted to releaseeasements@auroragov.org.

8.Xcel Energy. (Donna George).

- 8A. Please see the attached letter for comments.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

February 20, 2025

City of Aurora Planning and Development Services
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

Attn: Steve Timms

**Re: The Aurora Highlands Subdivision Filing No. 36 - 2nd referral
Case # DA-2062-65**

Public Service Company of Colorado's Right of Way & Permits Referral Desk acknowledges the comment responses for **The Aurora Highlands F36** and still needs a utility easement along East 47th Avenue within Tracts D and E for continuity.

What is the dedicated use of each tract - will there be a tract table?

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com