



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

*AuroraGov.org*

March 29, 2024

James Spehalski  
Melcor/TC Aurora LLC  
9750 W Cambridge Pl  
Littleton, CO 80127

**Re: Fourth Technical Submission Review:** Harmony 6 Master Plan Amendment, ISP, Site Plan and Plat  
**Application Number:** DA-1925-14  
**Case Numbers:** 2013-7001-07; 2023-6001-00; 2023-4001-00; 2023-3001-00

Dear Mr. Spehalski:

Thank you for your fourth technical submission. We have reviewed your plans and attached our comments along with this cover letter.

Another full review is not required, but Land Development Services and Traffic Engineering comments must be addressed and updated plans should be emailed to those respective reviewers for their approval. The aviation easements must be completed and fees must be paid as well before submitting final mylars.

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.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7857.

Sincerely,

Sarah Wile, AICP  
Senior Planner III, City of Aurora  
Planning & Business Development Department

cc: Garrett Graham, PCS Group  
Brit Vigil, ODA  
Filed: K:\\$DA\1925-14tech4



## *Fourth Technical Submission Review*

### **1. Planning** (Sarah Wile / 303-739-7857 / [swile@auroragov.org](mailto:swile@auroragov.org) / Comments in teal)

- 1A. Submit the avigation easements for DEN and Buckley per previous email correspondence.
- 1B. Please provide receipts showing that the storm drainage development fees and PROS fees are paid before submitting final mylars.
- 1C. After all changes have been accepted by the respective reviewers, please prepare mylars in accordance with the checklists found on the bottom of this page: [Forms and Applications - City of Aurora \(auroragov.org\)](https://auroragov.org/forms-and-applications). Plat mylars are recorded electronically and Site Plan / ISP mylars are recorded with physical mylars.

### **2. Land Development** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

- 2A. Address all redline comments on the Subdivision Plat and Site Plan.
- 2B. Fill in the blanks throughout the Plat.
- 2C. Label the requested easements.
- 2D. 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.
- 2E. Advisory Comment: Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. This is obtained from the County Treasurer's office. This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.
- 2F. Advisory Comment: Sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or 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. Please check these items before sending the Plat in for recording.
- 2G. Advisory Comment: Contract Purchaser, Mortgage Holder, and Owner Names must match the title commitment per COA 2023 Subdivision Plat Checklist Item #8.
- 2H. Advisory Comment: All missing reception numbers will need to be inserted prior to Plat acceptance.

### **3. Traffic Engineering** (Steve Gomez / 303-739-7336 / [segomez@auroragov.org](mailto:segomez@auroragov.org) / Comments in orange)

- 3A. Provide a sight distance easement where requested on the Landscape Plan.