



15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250

AuroraGov.org

February 18, 2025

Carlo Ferreira
The Aurora Highlands, LLC
141 Union Blvd Ste 150
Lakewood, CO 89228

Re: Third Submission Review: The Aurora Highlands Subdivision Filing No 34 - Plat
Application Number: DA-2062-62
Case Number: 2024-3034-00

Dear Carlo Ferreira:

Thank you for your submission. We have reviewed your plans and attached our comments along with this cover letter. Since several items still need to be addressed, you will need to make another submission. Please revise your previous work and send us a new submission on or before March 4, 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 can be reached at 303-739-7261.

Sincerely,

Debbie Bickmire, Senior Planner
City of Aurora Planning Department

cc: Jeff Killion, Matrix Design Group
Patrick Chelin, Bowman
Jacob Cox, Director of Development Services
Justin Andrews, ODA
Filed: K:\\$DA\2062-62rev3.rtf



Third Submission Review

REFERRAL COMMENTS FROM OTHER DEPARTMENTS

1. Land Development Services (Roger Nelson / 720-587-2657 / ronelson@auroragov.org / Comments in magenta)

- 1A. Remove all easements that have been vacated prior to plat approval.
- 1B. Revise Note 2 to match the distance of graphics and written description.
- 1C. Revise the title commitment date to match the updated commitment to be within 30 days of plat acceptance date.
- 1D. Add the required sidewalk note.
- 1E. Describe the monument for the C ¼ and remove duplicated “Inc.”
- 1F. Add tic marks where easement lines are non-concentric and change direction or at P.C.’s and P.T.’s.
- 1G. Add the applicable easement labels to the Tract designations.
- 1H. Provide an updated Title Commitment to be dated within 30 calendar days of the plat being sent in for recording.
- 1I. Please send in the Certificate of Taxes Due obtained from the County Treasurer's office showing they are paid in full up to and through the plat approval date of recording. (This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording),
- 1J. Please be advised - 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 the scale does not match the drawing information, then this may cause the plat to be sent back and corrected 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.**