



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

AuroraGov.org

April 22, 2025

Matt Hopper
Aerotropolis Area Coordinating Metro District
8390 E. Crescent Pkwy Ste 300
Greenwood Village, CO 80111

Re: Fourth Submission Review: The Aurora Highlands North Area B Roads - Replat
Application Number: DA-2062-55
Case Number: 2024-3009-00

Dear Matt Hopper:

Thank you for your submission. We have reviewed your plans and attached our comments along with this cover letter. Several items remain to be addressed; therefore, you will need to make another submission. Please revise your previous work and send us a new submission on or before May 13, 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.

Please be advised, projects that go 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 give me a call. I can be reached at 303-739-7261.

Sincerely,

Debbie Bickmire, Senior Planner
City of Aurora Planning Department

cc: Jeff Killian - Matrix Design Group
Partick Chelin – Bowman
Jacob Cox, Director of Development Services
Justin Andrews, ODA
Filed: K:\Dept\Planning and Dev Serv\ZDR\SDA\2000-2099\2062-55rev4



Fourth Submission Review

COMMENTS FROM OTHER DEPARTMENTS

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

- 2A. Provide access for Tracts M, N and O. Access should be platted prior to this plat approval and shown to meet the access requirement(s).
- 2B. Add the date of field work to the surveyor's certificate.
- 2C. Revise the legal description to confirm curve tangency per the closure report, remove redundant calls, and match the closure report area.
- 2D. Revise "N BNDY OF TRACT A" to "N BNDY OF TRACT H" on Sheets 4 and 6.
- 2E. Confirm Tract G has access.
- 2F. All easements by separate document need to have the recording information added or be removed from the plat.
- 2G. Add 10' utility easements in tracts that abut future road right-of-way.
- 2H. Detail the south end of N. Reserve Boulevard.
- 2I. Provide a statement of authority for the person signing on behalf of the entity named in the title commitment.
- 2J. Provide an updated Title Commitment to be dated within 30 calendar days of when the plat is sent in for recording.
- 2K. 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),
- 2L. 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.