



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

AuroraGov.org

May 13, 2024

Jim Bergman
Kaiser Foundation Health Plan of Colorado
10350 East Dakota Avenue
Denver, CO 80247

Re: Second Submission Review – Kaiser Permanente Re-Plat
Application Number: **DA-1005-31**
Case Numbers: **2023-3059-00**

Dear Mr. Bergman:

Thank you for your third submission, which we started to process on April 24th, 2024. All outstanding comments have been marked as approved, which means you may prepare the official mylars for electronic submission.

To ensure you have addressed all of our requirements, please send in a signed copy of the attached Subdivision checklist along with your digital submission. The Planning Department reserves the right to reject any mylars that fail to address the applicable items, which are highlighted in yellow. Please also note that all easements by separate document and license agreements must be finalized prior to recording the Site Plan.

Once again, I thank you for your diligence and cooperation in preparing this application and addressing the City's comments. As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7468 or at Jschirem@auroragov.org.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Schireman".

James Schireman
Planner I
City of Aurora Planning Department

cc: Britt Palmberg, Rick Engineering, Agent
Justin Andrews, ODA
Filed: K:\SDA\1005-31rev3



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. No new comments were provided by adjacent stakeholders.

2. Zoning and Subdivision Use Comments (James Schireman / 303-739-7468 / jschirem@auroragov.org / Comments in teal)

2A. (Repeat Comment) This property lies within the Airport Influence Zone Overlay District. As a result, an avigation easement document will need to be executed before recording the plat. Please see the template attached and fill it out with the appropriate information. Should an avigation easement already exist for this property, please provide a copy of the recorded document. As we discussed via email, I am happy to meet with you all to further review the avigation easement requirements and answer any questions you have on the process.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Aurora Water (Alicia Caton / 303-739-7490 / acaton@auroragov.org / Comments in red)

3A. Approved. No additional comments at this time.

4. Land Development Services (Maurice Brooks / (303)-739-7294 / mbrooks@auroragov.org Comments in magenta)

4A. Approved. No additional comments at this time.

5. Revenue- Aurora Water (Melody Oestmann / 303-739-7244 / moestman@auroragov.org)

5A. (Repeat Comment) Storm drainage development fees are due in accordance with 2.108 acres at \$1,242.00 per acre, resulting in \$2,618.14 (due at the time of plat recording). Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based on the total landscaped area.

6. Regional Transportation District (RTD / 303-299-2439 / Engineering@rtd-denver.com)

6A. Please refer to the attached advisory letter from RTD regarding the proposed replat, requiring ADA improvements to the nearby bus stop upon redevelopment.



City of Aurora Planning & Development Services

RECORDING CHECKLIST - SUBDIVISIONS

15151 E. Alameda Parkway, Ste 2300 · Aurora, CO 80012
 303.739.7217 · Email: Planning@AuroraGov.org · AuroraGov.org/Planning

Instructions: The applicant shall confirm that each item listed below has been completed by checking each box or writing not applicable (N/A) and signing and dating the form before submitting electronic copies to the planning case manager. Use this form for all subdivision plat applications including plat amendments, replats, and lot line adjustments. NOTE: All subdivision must be recorded electronically. No MYLARS will be accepted. Please allow a minimum of 10 business days for recording.

Subdivision Name: _____ DA #: _____

Applicant Name: _____ Date: _____

Phone: _____ Email: _____

Applicant (√)	Steps Needed for Electronic Recording	Staff (√)
	All required city application and recording fees have been paid (verify this with the planning case manager)	
	· Impact fee for relevant school district has been paid (for residential plats only). Please attach the paid invoice from the respective district.	
	· Impact fee for parks has been paid (for residential plats only). Please attach the paid invoice..	
	· Impact fee for stormwater drainage fee has been paid. Please attach the paid invoice.	
	Comments from all departments have been addressed and all changes to the final electronic copy have been approved by the affected departments prior to submittal of the final PDF to the planning case manager.	
	Drainage plan/study approved and civil drawings near completion.	
	If an Avigation Easement is required, a copy of the final document with signatures has been submitted to the planning case manager.	
	The property owner(s), mortgage company/lien holder (if applicable), surveyor, and notary must sign the plat electronically, using either 1) digital stamps and flattening the document, or 2) physically signing the document and scanning it to a digital PDF format. Do not use e-signature technology as that locks the file, and can cause issues with adding additional signatures and reprinting to an incorrect scale. The notaries must also apply their seals. Signature blocks on Sheet 1 must match the most current title work exactly and must not deviate from the Statement of Authority statement. The surveyor is required to sign and stamp all sheets per the State Surveying Bylaws.	
	The effective date on the title work is within 30 days of signature set submission of the plat.	
	The effective date on the Certificate of Taxes Due is within 30 days of signature set submission of the plat.	
	Ensure the Statement of Authority is submitted and up to date.	

	<p>Please submit the following: One final and approved subdivision plat copy in PDF. NOTE- all subdivision plats can be scanned at no more than 300 DPI. In addition, no electronic plat may be over 20 MB in size as the Counties will reject anything over that size.</p>	
	<p><i>For properties within Adams County:</i></p> <p>a) One complete set of signed and notarized subdivision sheets in 18.00 inch by 24.00 inch electronic format (Please note, all plat must be this exact size on ALL sheets. If any sheet is determined to be a different size, even by a tenth or a hundredth, the plat will be returned for correction).</p> <p>b) 2" on left margin and ½" margins on all the other sides.</p>	
	<p><i>For properties within Arapahoe or Douglas Counties:</i></p> <p>a) One complete set of signed and notarized subdivision sheets in 24.00 inch by 36.00 inch electronic format. (Please note, all plat must be this exact size on ALL sheets. If any sheet is determined to be a different size, even by a tenth or a hundredth, the plat will be returned for correction).</p> <p>b) 2" margin on left side and 1" margins on all other sides.</p>	

When ready to submit the electronic copy of the plat, please attach this checklist for ease of routing and review.

Note: This form is also available online