



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

*AuroraGov.org*

February 25, 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. 37- Plat**  
**Application Number:** DA-2062-64  
**Case Number:** 2019-3046-00

Dear Carlo:

Thank you for your second submission, which we started to process on February 7<sup>th</sup>, 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 20, 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](mailto: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\2062-64rev2



## *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 Engineering and Traffic
- 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 8: Block 5, Lots 36 and 37, and Lots 34 and 35 appear to be a flag lot and are 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 of TAH is this filing included within, 2) Which site plan of TAH 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 / [pturner@auroragov.org](mailto:pturner@auroragov.org))**

- 4A. No additional comments at this time.

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

#### **5.Civil Engineering (Christopher Evarely / [cevarely@auroragov.org](mailto:cevarely@auroragov.org) / Comments in green.**

- 5A. Sheet 7: The curve table on sheet 10 indicates that C16 is 63 feet. Per Figure 4.04.5.04.1 of the COA Roadway Design & Construction Specifications, 7' pavement widening is required for a 63' centerline radius. Per the Local Street Type 1 section, the property line radius will need to be at least 102 feet (63' + 32' + 7').
- 5B. Sheet 10: The line is obstructing the tables. Please remove.

#### **6. Traffic Engineering (Jason Igo/ [jigo@auroragov.org](mailto:jigo@auroragov.org) / Comments in orange)**

- 6A. Multiple Sheets-The sight distance easements need to be added to the plat. I have drawn lines of the rough location from the site plans.

#### **7. Land Development Services (Roger Nelson / [rnelson@auroragov.org](mailto:rnelson@auroragov.org) / Comments in magenta)**

- 7A. (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.
- 7B. (Advisory Comment) Provide a statement of authority for the person signing on behalf of the entity named in the title commitment.
- 7C. (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. This should be 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.
- 7D. (Advisory Comment) 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.

- 7E. (Advisory Comment): All missing reception numbers will need to be inserted before plat acceptance. (Typical)
- 7F. Sheet 2: Legal Description - External description must match Filing 30 Tract G external Bearings & Distances/Curve Data.
- 7G. Sheet 2: Notes - 12 & #13 easements will need to be released or restricted prior to plat approval.
- 7H. Sheet 3: Match Filing No. 30 exterior B&D's/Curve Data; address obscure text; label road name, ROW width, & recording information for E. 43rd Avenue adjacent to this plat; properly label Tract F of Filing No. 30; Is there a temporary storm easement adjacent to Tract O?; show controlling monuments for the labeled aliquot quarter section lines.
- 7I. Sheet 4: Remove the aliquot quarter section line so the public is not confused.
- 7J. Sheet 6: Make the exclusive 6' G.E. lines continuous and trim the U.E. lines out of the exclusive G.E.'s.
- 7K. Sheet 7: Remove the aliquot quarter section line so the public is not confused; Make the exclusive 6' G.E. lines continuous and trim the U.E. lines out of the exclusive G.E.'s.
- 7L. Sheet 8: Make the exclusive 6' G.E. lines continuous and trim the U.E. lines out of the exclusive G.E.'s; Show the temporary storm easement adjacent to Tract O as reflected on Filing No. 30.
- 7M. Sheet 9: Make the exclusive 6' G.E. lines continuous and trim the U.E. lines out of the exclusive G.E.'s.
- 7N. Sheet 10: Match Filing No. 30 exterior B&D's/Curve Data in these tables.

**8.Easements. (Grace Gray / [ggray@auroragov.org](mailto:ggray@auroragov.org) / Comments in magenta.)**

- 8A. Easement dedications to be done by plat, releases to be submitted to [releaseeasements@auroragov.org](mailto:releaseeasements@auroragov.org).

**9.Xcel Energy. (Donna George).**

- 9A. Please see the attached letter for comments.



**Right of Way & Permits**  
1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303.571.3284  
donna.l.george@xcelenergy.com

February 12, 2025

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

Attn: Steve Timms

**Re: The Aurora Highlands Subdivision Filing No. 37, Case # DA-2062-64**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk still has conflicts with **The Aurora Highlands F37**. PSCo requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:

*Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.*

PSCo also requests 8-foot-wide utility easements in these areas:

- east side of Lot 10 Block 4 within Tract E
- east side of Lot 9 Block 1
- connector easement between Lots 35 and 36 Block 5 within Tract P

Additionally, the 10-foot-wide utility easements within the tracts along the public rights-of-way should be platted.

The property owner/developer/contractor is reminded:

1. to complete the application process for any new natural gas or electric service via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect); and
2. if additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted by the Designer.

*Comment response requested.*

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](mailto:donna.l.george@xcelenergy.com)