



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

AuroraGov.org

April 21, 2025

The Aurora Highlands, LLC
Attn: Carlo Ferreira
141 Union Blvd Ste 150
Lakewood, CO 80228

Re: Third Submission Review: The Aurora Highlands Filing No. 36- Plat
Application Number: DA-2062-65
Case Number: 2024-3044-00

Dear Carlo:

Thank you for your third submission, which we started to process on April 7, 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 issues remain, you will need to make a technical submission. Please revise your previous work and send us a re-submission on or before May 12, 2025. Please note that there are several items (school letter and letter of introduction that are needed based on previous comments).

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 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.

Sincerely,

Steve Timms, AICP
Planning Supervisor
City of Aurora Planning Department

cc: Jeff Killion, Agent, Matrix Design Group
Justin Andrews, ODA
Filed: K:\SDA\2062-65rev3



Third 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 Xcel Energy
- 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). *Let me know if you need a contact for Aurora Public Schools.*

2. Plat Comments-

- 2A. No additional comments.

3. Letter of Introduction

- 3A. Upon your next resubmittal please include a letter of introduction describing the following: 1) Which Sub Area is this filing included within, 2) Which site plan 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).

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Fire / Life Safety (William Polk/ wpolk@auroragov.org Comments in blue)

- 4A. No additional comments at this time.

5. Land Development Services (Roger Nelson / rnelson@auroragov.org / Comments in magenta)

- 5A. (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.
- 5B. (Advisory Comment) Provide statement of authority for person signing on behalf of the entity named in the title commitment.
- 5C. (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. 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.
- 5D. (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 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. 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.

- 5E. (Advisory Comment): All missing reception numbers will need to be inserted prior to plat acceptance. (Typical)

Subdivision Plat:

- 5F. Sheet 1: Add Date of field work to the surveyor's certification.
5G. Sheet 2: General Notes - 6 Revise the title commitment date to be within 30 days of plat acceptance date, 12 & 13 Add clarification regarding easement status once plat is recorded.
5H. Sheet 3: Add recording information for all easements.
5I. Sheet 4 & 6: Label Tract A & B

6.Easements. (Grace Gray / ggray@auroragov.org / Comments in magenta.)

- 6A. No further comments at this time.

7.Xcel Energy. (Donna George).

- 7A. Please see the attached letter for comments.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

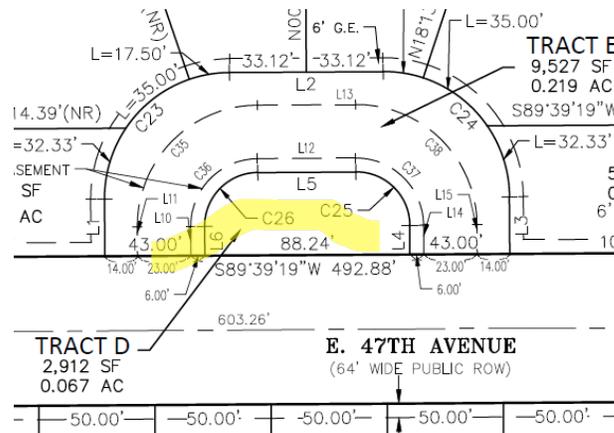
April 16, 2025

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

Attn: Steve Timms

**Re: The Aurora Highlands Subdivision Filing No. 36 – 3rd referral
Case # DA-2062-65**

For **The Aurora Highlands F36**, Public Service Company of Colorado’s Right of Way & Permits Referral Desk still needs a utility easement along East 47th Avenue within Tracts D and E for continuity as shown in yellow below:



Will there be a tract table or note? What is the dedicated use of each tract?

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