



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

*AuroraGov.org*

June 7, 2024

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

**Re: Initial Submission Review:** The Aurora Highlands Subdivision Filing No 31 - Plat  
**Application Number:** DA-2062-60  
**Case Numbers:** 2024-3022-00

Dear Mr. Ferreira:

Thank you for your initial submission, which we started to process on May 13, 2024. 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 referral agencies.

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 July 1, 2024.

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.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7261.

Sincerely,

Debbie Bickmire, Senior Planner  
City of Aurora Planning Department

cc: Patrick Chelin, Matrix Design Group  
Jeff Killion, Matrix Design Group  
Jacob Cox, Director of Development Services  
Justin Andrews, ODA  
Filed: K:\\$DA\2062-60rev1.rtf



## *Initial Submission Review*

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions, Comments and Concerns**

1A. Notification was sent to seven (7) adjacent property owners, three (3) outside agencies, and two (2) registered community associations. There were no comments received from adjacent property owners or community associations. Comments were received from one (1) outside agency and are included in this letter.

#### **2. Completeness and Clarity of the Application**

2A. Add the recorded streets within ½ mile of the site north of E. 48<sup>th</sup> Avenue to the Vicinity Map.

2B. Label the adjacent plats, lots blocks, tracts, etc.

#### **3. Addressing** (Phil Turner / 303-739-7357 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))

3A. Please provide a preliminary digital .shp or .dwg file for addressing and other GIS mapping purposes. This digital file is used for street naming, addressing, and preliminary GIS analysis. Include the parcels, street lines, easement, and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. More information can be found at:

<https://auroragov.org/CADtoGISstandards> OR by contacting [CADGIS@auroragov.org](mailto:CADGIS@auroragov.org).

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

#### **4. Real Property** (Roger Nelson / 720-587-2657 / [ronelson@auroragov.org](mailto:ronelson@auroragov.org) / Comments in magenta)

4A. Provide a closure sheet for the description.

**AZTEC – Updated map closures will be provided with this submittal.**

4B. Send in the State Monument Records for the aliquot corners used in the plat.

**AZTEC – Monument records will be provided with this submittal.**

4C. All missing reception numbers will need to be inserted before plat acceptance.

**AZTEC – All available Reception No's have been added.**

4D. Revise the legal description per the comments and notations on the redlines.

**AZTEC – Boundary was revised and new legal description was prepared.**

4E. Show symbols for street center line control monuments.

**AZTEC – Addressed**

4F. Revise easement labels and notes per comments on the redlines.

**AZTEC – Addressed**

4G. The Title Commitment will need to be updated within 30 calendar days of the plat approval date. The commitment should be submitted at the time of final submission of the electronic plat for recording.

**AZTEC – A updated title commitment will be ordered.**

4H. Provide the Certificate of Taxes Due obtained from the County Treasurer's Office showing taxes 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.

**AZTEC – Tax Certs will be ordered when we get closer to the recording of this Plat.**

#### **5. Revenue** (Aurora Water/TAPS / 303-739-7395 / [moestman@auroragov.org](mailto:moestman@auroragov.org))

5A. Storm Drainage Development Fees Due: \$1,242 x 29.137 acres = \$36,188.15

Fees are due before plat recordation.

#### **6. Denver International Airport-Planning** ([denplanningreferrals@flydenver.com](mailto:denplanningreferrals@flydenver.com))

6A. The proposed development is in the "5-Mile 'Known - Wildlife Attractant Separation Area" for the final build-



out of future DEN Runways, as defined by the Federal Aviation Administration (FAA). The USDA Wildlife Biologists assigned to DEN (#dia-operations-usdawildlife@flydenver.com) assist in implementing DEN's Wildlife Hazard Management Plan and have requested coordination as this project progresses. USDA and DEN will assist with the requirements outlined in the current version of FAA Advisory Circular 150/5200-33C (see link below). DEN also requests that the landscape plan include the maintenance of trees and grasses to reduce attractants for wildlife such as raptor species, blackbirds/starlings, and geese. Fruit-producing trees and



shrubs should be avoided. Water quality ponds/detention structures must be designed to meet a 48-hour drain time following a 100-year event.

[https://www.faa.gov/airports/resources/advisory\\_circulars/index.cfm/go/document.current/documentnumber/150\\_5200-33](https://www.faa.gov/airports/resources/advisory_circulars/index.cfm/go/document.current/documentnumber/150_5200-33)

- 6B. The site is found within/under the navigable airspace associated with DEN, as promulgated and regulated by the Federal Aviation Administration (FAA) under 14 CFR Part 77, Objects Affecting the Navigable Airspace. Based on Part 77 and the development site location, the proponent is required to file a notice with the FAA, via the FAA Form 7460-1 process (Notice of Proposed Construction or Alteration), of any structure or temporary construction equipment (e.g., cranes) that penetrate Part 77 surfaces. The FAA website from which the need for the 7460 processes can be determined (“Notice Criteria Tool”) and/or the filing can be initiated is <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.

7. Xcel Energy (Donna George / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))

7A. Comments will be provided with the next review.







THE AURORA HIGHLANDS SUBDIVISION FILING NO. 31

A RESUBDIVISION OF A TRACT H AND A PORTION OF TRACT D THE AURORA HIGHLANDS SUBDIVISION FILING NO. 30  
SITUATED IN THE WEST HALF OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 2 OF 11

LEGAL DESCRIPTION

A PARCEL OF LAND BEING ALL OF TRACT H AND A PORTION OF TRACT D, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 30, RECORDED UNDER RECEPTION NO. \_\_\_\_\_, IN THE RECORDS OF THE ADAMS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, LOCATED IN THE WEST HALF OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 20, WHENCE THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20 BEARS NORTH 00°20'41" WEST, A DISTANCE OF 2657.11, ALL BEARINGS HEREIN ARE REFERENCED THERETO;

THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 19, SAID TOWNSHIP AND RANGE, SOUTH 89°14'26" WEST, A DISTANCE OF 54.00 FEET TO THE WESTERLY BOUNDARY OF SAID TRACT K, AND THE POINT OF BEGINNING;

THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING THREE (4) COURSES;

- 1. NORTH 00°20'41" WEST, A DISTANCE OF 147.71 FEET;
- 2. NORTH 89°40'59" EAST, A DISTANCE OF 54.00 FEET;
- 3. NORTH 00°20'41" WEST, A DISTANCE OF 64.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT D;

THENCE ALONG THE SOUTHERLY AND WESTERLY BOUNDARY OF SAID TRACT D THE FOLLOWING TWO (2) COURSES;

- 1. SOUTH 89°40'59" WEST, A DISTANCE OF 54.00 FEET;
- 2. NORTH 00°20'41" WEST, A DISTANCE OF 936.70 FEET TO THE WESTERLY EXTENSION OF THE NORTHERLY BOUNDARY OF SAID TRACT H;

THENCE ALONG SAID WESTERLY EXTENSION AND NORTHERLY BOUNDARY THE FOLLOWING TWO (2) COURSES;

- 1. NORTH 89°40'59" EAST, A DISTANCE OF 790.37 FEET;
- 2. SOUTH 59°55'27" EAST, A DISTANCE OF 216.96 FEET TO THE NORTHEAST CORNER OF SAID TRACT H, AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 743.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 59°55'27" EAST;

THENCE ALONG THE EASTERLY, SOUTHERLY, AND WESTERLY BOUNDARY OF SAID TRACT H THE FOLLOWING SEVENTEEN (17) COURSES;

- 1. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°16'28", AN ARC LENGTH OF 68.40 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 20.00 FEET;
- 2. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86°05'32", AN ARC LENGTH OF 30.05 FEET;
- 3. NON-TANGENT TO SAID CURVE, SOUTH 20°53'37" WEST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 20°53'37" WEST;
- 4. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86°05'32", AN ARC LENGTH OF 30.05 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 743.00 FEET;
- 5. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°18'10", AN ARC LENGTH OF 224.38 FEET;
- 6. TANGENT TO SAID CURVE, SOUTH 00°19'01" EAST, A DISTANCE OF 695.03 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 20.00 FEET;
- 7. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 31.42 FEET;
- 8. NON-TANGENT TO SAID CURVE, SOUTH 00°00'00" EAST, A DISTANCE OF 64.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A

LEGAL DESCRIPTION CONTINUED

- RADIUS OF 20.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 01°19'51" EAST;
  - 9. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 91°00'51", AN ARC LENGTH OF 31.77 FEET;
  - 10. TANGENT TO SAID CURVE, SOUTH 00°19'01" EAST, A DISTANCE OF 40.04 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 457.00 FEET;
  - 11. SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°51'35", AN ARC LENGTH OF 46.74 FEET;
  - 12. TANGENT TO SAID CURVE, SOUTH 05°32'35" WEST, A DISTANCE OF 90.82 FEET;
  - 13. NORTH 84°27'25" WEST, A DISTANCE OF 1.43 FEET;
  - 14. SOUTH 50°32'35" WEST, A DISTANCE OF 35.36 FEET;
  - 15. NORTH 84°27'25" WEST, A DISTANCE OF 529.50 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 8,043.00 FEET;
  - 16. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°11'50", AN ARC LENGTH OF 308.43 FEET;
  - 17. NON-TANGENT TO SAID CURVE, NORTH 00°22'39" WEST, A DISTANCE OF 255.85 FEET TO THE POINT OF BEGINNING.
- CONTAINING AN AREA OF 29.137 ACRES, (1,269,219 SQUARE FEET), MORE OR LESS.

to the North ROW of E 42nd Avenue as recorded at Reception No. 2019000089309 and the following three (3) courses along said ROW?

GENERAL NOTES:

- 1. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING - FIRE LANE".
- 2. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE ASSUMED BEARING OF NORTH 00°20'41" WEST, A DISTANCE OF 2,657.11 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M., BEING MONUMENTED BY A FOUND 5/8" ALUMINUM ROD WITH A 3-1/4" ALUMINUM CAP STAMPED "LAMP RYNEARSON T3S R65W S18/S17/S19/S20 2018 PLS 31159" AT THE NORTHWEST CORNER AND A FOUND NO. 6 REBAR WITH 3" ALUMINUM CAP STAMPED "GES, 1/4, S19/S20, T3S R65W, LS 17488" AT THE WEST QUARTER CORNER, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.
- 3. THE EASEMENT AREA WITHIN EACH LOT OR TRACT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT OR TRACT EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
- 4. TRACTS A, B, C, D, AND E ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- 5. DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- 6. FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. \_\_\_\_\_ DATED \_\_\_\_\_ AT \_\_\_\_\_ P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENT(S) AND ENCUMBRANCE(S). THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHT(S)-OF-WAY, EASEMENT(S), OR OTHER MATTERS OF PUBLIC RECORD.
- 7. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT(S) OR LAND BOUNDARY MONUMENT(S), OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO 18-4-508 CRS.
- 8. ALL OWNERS OF TRACTS ADJACENT TO NORTH RESERVE BOULEVARD AND NORTH LITTLE RIVER STREET SHALL BE REQUIRED TO COMPLY WITH REQUIREMENTS OF THE AURORA CITY CODE RESTRICTING THE ABILITY TO BUILD A FENCE ALONG THOSE STREETS OR THE TYPES AND SIZES OF FENCES THAT CAN BE BUILT ALONG THOSE STREETS.
- 9. THE OWNERS OR OCCUPANTS OF THE LANDS HEREIN DESCRIBED SHALL HAVE NO RIGHT OR CAUSE OF ACTION, EITHER IN LAW OR IN EQUITY, FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY ARISING OUT OF OR RESULTING DIRECTLY OR INDIRECTLY, FROM THE OVERFLIGHT OF AIRCRAFT, OR FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY RESULTING FROM ANY NOISE, NUISANCE, VIBRATIONS OF ANY KIND OR DESCRIPTION RESULTING, DIRECTLY OR INDIRECTLY, FROM AIRCRAFT OVERFLIGHTS PROVIDED, THAT NOTHING CONTAINED IN THE FOREGOING EASEMENT SHALL DIVEST THE OWNERS OR OCCUPANTS, THEIR HEIRS, SUCCESSORS ADMINISTRATORS OR ASSIGNS, OF ANY RIGHT OR CAUSE OF ACTION FOR DAMAGES TO ANY PERSON OR PROPERTY RESULTING FROM THE NEGLIGENT OPERATION OF AIRCRAFT OVERFLIGHTS OVER THE DESCRIBED PREMISES AT ANY ALTITUDE ABOVE GROUND LEVEL.
- 10. AN AVIGATION EASEMENT RECORDED DECEMBER 12, 2018 AT RECEPTION NO. 2018000099141 COVERS THE ENTIRE SUBJECT PROPERTY.
- 11. THE EASEMENTS HEREON SHOWN AND LABELED 6' GAS EASEMENT ARE FOR THE EXCLUSIVE USE AS GAS EASEMENTS; EXCEPT OTHER UTILITIES, SERVICE WALKS, AND DRIVEWAYS MAY CROSS SAID EASEMENTS AT SUBSTANTIALLY RIGHT ANGLES.
- 12. NON-EXCLUSIVE SIDEWALK EASEMENTS ARE HEREBY GRANTED TO THE CITY OF AURORA FOR THE PURPOSE OF MAINTAINING, RECONSTRUCTING, CONTROLLING AND USING SUCH SIDEWALKS TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, PROVIDED THE CITY SHALL NOT INTERFERE WITH ANY OTHER STRUCTURES OR IMPROVEMENTS.

AZTEC CONSULTANTS, INC.

300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
www.aztecconsultants.com

AzTec Proj. No.: 136624-02

Drawn By: RBA

DATE OF PREPARATION:	03/15/2024
SCALE:	N/A
SHEET 2 OF 11	



# THE AURORA HIGHLANDS SUBDIVISION FILING NO. 31

A RESUBDIVISION OF A TRACT H AND A PORTION OF TRACT D THE AURORA HIGHLANDS SUBDIVISION FILING NO. 30  
SITUATED IN THE WEST HALF OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 3 OF 11

NW CORNER SECTION 20, T.3S., R.65W., 6TH P.M.  
FOUND NO. 6 REBAR WITH A 3-1/4" ALUMINUM  
CAP STAMPED "LAMP RYNEARSON T.3S. R.65W.  
S18°S19°S20 2018 PLS 31159" FLUSH WITH  
SURFACE PER MONUMENT RECORD FILED BY PLS  
31159 AND ACCEPTED ON SEPTEMBER 30, 2018

Tract boundaries  
have been revised

Vacate portion of  
Tract D drainage  
easement? or label  
as drainage  
easement?

Where does it say  
Tract D is a DE?

(Drainage  
Easement?)

## MONUMENT SYMBOL LEGEND

- SET NO. 5 X 18" REBAR WITH 1-1/4" ORANGE PLASTIC CAP  
STAMPED "AZTEC LS 38668"
- FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED  
"AZTEC LS 38668"
- FOUND SECTION CORNER AS DESCRIBED HEREON
- MONUMENT BOXES WITH A REASONABLY PERMANENT MONUMENT  
BEARING THE LICENSE NUMBER OF THE RESPONSIBLE SURVEYOR,  
TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC.  
147-47 AURORA CITY CODE AND PER SEC. 38-51-105-(9) (a)  
& (b) COLORADO REVISED STATUTES 2020

CURVE TABLE				CURVE TABLE				CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH	CURVE	DELTA	RADIUS	LENGTH	CURVE	DELTA	RADIUS	LENGTH
C1	5°16'28"	743.00'	68.40'	C15	14°23'23"	160.00'	40.18'	C29	90°00'00"	15.00'	23.56'
C2	86°05'32"	20.00'	30.05'	C16	14°23'28"	159.99'	40.18'	C30	14°23'23"	160.00'	40.18'
C3	86°05'32"	20.00'	30.05'	C17	90°00'00"	23.00'	36.13'	C31	14°23'23"	160.00'	40.18'
C4	17°18'10"	743.00'	224.38'	C18	90°00'00"	15.00'	23.56'	C32	9°59'12"	218.00'	38.00'
C5	90°00'00"	20.00'	31.42'	C19	90°00'00"	15.00'	23.56'	C33	101°13'26"	15.00'	26.50'
C6	91°00'51"	20.00'	31.77'	C20	90°00'00"	23.00'	36.13'	C34	90°00'00"	15.00'	23.56'
C7	5°51'35"	457.00'	46.74'	C21	90°00'00"	23.00'	36.13'				
C8	90°00'00"	15.00'	23.56'	C22	90°00'00"	23.00'	36.13'				
C9	14°23'23"	160.00'	40.18'	C23	90°00'00"	23.00'	36.13'				
C10	14°23'23"	160.00'	40.18'	C24	90°00'00"	23.00'	36.13'				
C11	90°00'00"	15.00'	23.56'	C25	90°00'00"	23.00'	36.13'				
C12	90°00'00"	15.00'	23.56'	C26	90°00'00"	23.00'	36.13'				
C13	14°23'23"	160.00'	40.18'	C27	90°00'00"	23.00'	36.13'				
C14	14°23'23"	160.00'	40.18'	C28	90°00'00"	23.00'	36.13'				

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°20'41"W	147.71'
L2	N89°40'59"E	54.00'
L3	N00°20'41"W	64.00'
L4	S89°40'59"W	54.00'
L5	S20°53'37"W	64.00'
L6	S00°00'00"E	64.00'
L7	S00°19'01"E	40.04'

## LEGEND

- AC ACRES
- SF SQUARE FEET
- REC. NO. RECEPTION NUMBER
- ROW. RIGHT-OF-WAY
- U.E. UTILITY EASEMENT
- G.E. GAS EASEMENT
- A.E. ACCESS EASEMENT
- (NR) DENOTES NON-RADIAL LINE
- (R) DENOTES RADIAL LINE
- # BLOCK NUMBER

FOR REVIEW

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.

**AZTEC**  
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
www.aztecconsultants.com  
Drawn By: RBA

DATE OF PREPARATION:	03/15/2024
SCALE:	1" = 150'
SHEET 3 OF 11	

AzTec Proj. No.: 136624-02

0' 75' 150' 300'  
SCALE: 1" = 150'



Remove company logo from the north arrow  
COA 2024 Subdivision Plat Checklist Item  
#13.c., plat border, or signature block COA  
2024 Subdivision Plat Checklist Item #1.  
(Typical)

Addressed

label this plat

Addressed

Addressed

T3S 19|20|30|29 R65W?

SW CORNER SECTION 20, T.3S., R.65W., 6TH P.M.  
FOUND 3" BRASS CAP IN RANGE BOX STAMPED "CITY  
OF AURORA PLS 16848 (1989) 3.0'± BELOW SURFACE  
IN A RANGE BOX PER MONUMENT RECORD FILED BY  
PLS 38318 AND ACCEPTED ON SEPTEMBER 30, 2018

Repeat Comment.  
Its a found monument. We are going  
to disturb the monument to see what  
the cap is attached too.

1" Rebar?  
Fully describe monument and cap  
stamping COA 2024 Subdivision Plat  
Checklist Item #13.d.(1)

POINT OF BEGINNING  
N89°14'26"E 2649.44'  
S LINE OF THE NE  
1/4 OF SEC. 20  
WEST 1/4 CORNER SECTION 20, T.3S., R.65W., 6TH P.M.  
FOUND A 5/8" ALUMINUM ROD WITH A 3" ALUMINUM  
CAP STAMPED "GES, 1/4, S19/S20, T3S R65W, LS  
17488" 2.0± BELOW SURFACE PER MONUMENT RECORD  
FILED BY PLS 24960 AND ACCEPTED ON APRIL 3, 1995

POINT OF COMM.  
N00°22'39"W  
255.85'  
TRACT J

SE 1/4 SEC. 19,  
T.3S., R.65W.,  
SIXTH P.M.

Addressed

Addressed

Addressed

Addressed

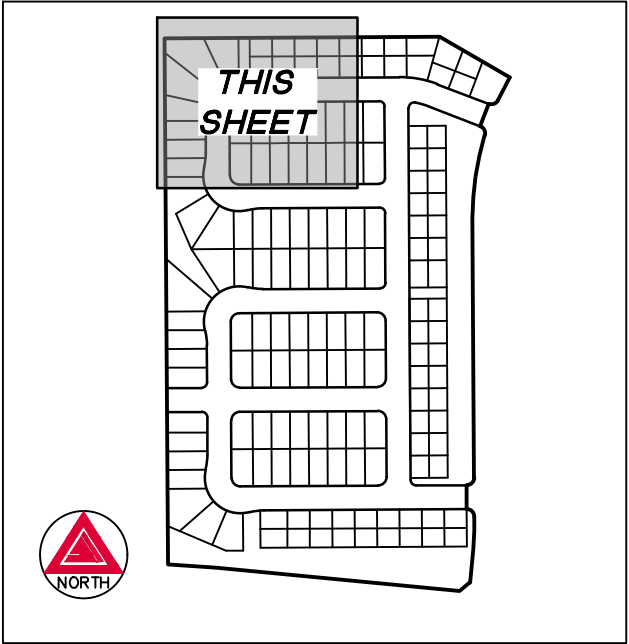
Addressed

Addressed



THE AURORA HIGHLANDS SUBDIVISION FILING NO. 31

A RESUBDIVISION OF A TRACT H AND A PORTION OF TRACT D THE AURORA HIGHLANDS SUBDIVISION FILING NO. 30  
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CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 4 OF 11



KEY MAP  
N.T.S.

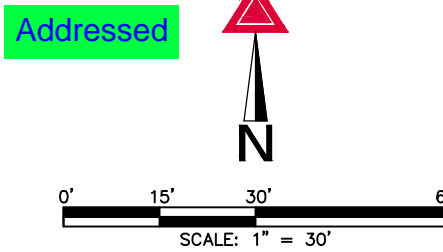
SEE SHEET 3  
FOR MONUMENT  
LEGEND

SEE SHEET 3  
FOR LINE &  
CURVE TABLES

LEGEND

AC	ACRES
SF	SQUARE FEET
REC. NO.	RECEPTION NUMBER
ROW.	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
G.E.	GAS EASEMENT
A.E.	ACCESS EASEMENT
(NR)	DENOTES NON-RADIAL LINE
(R)	DENOTES RADIAL LINE
#	BLOCK NUMBER

Monument boxes with rebar (provide length and size of rebar and cap size) with cap bearing the registration number of the responsible surveyor, to be set after construction is completed per Sec. 147-47 Aurora City Code and per Sec. 38-51-105 (9)(a) & (b) Colorado Revised Statutes 2020. COA 2024 Subdivision Plat Checklist Item #13.f.



FOR REVIEW

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

**AZTEC**  
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
www.aztecconsultants.com

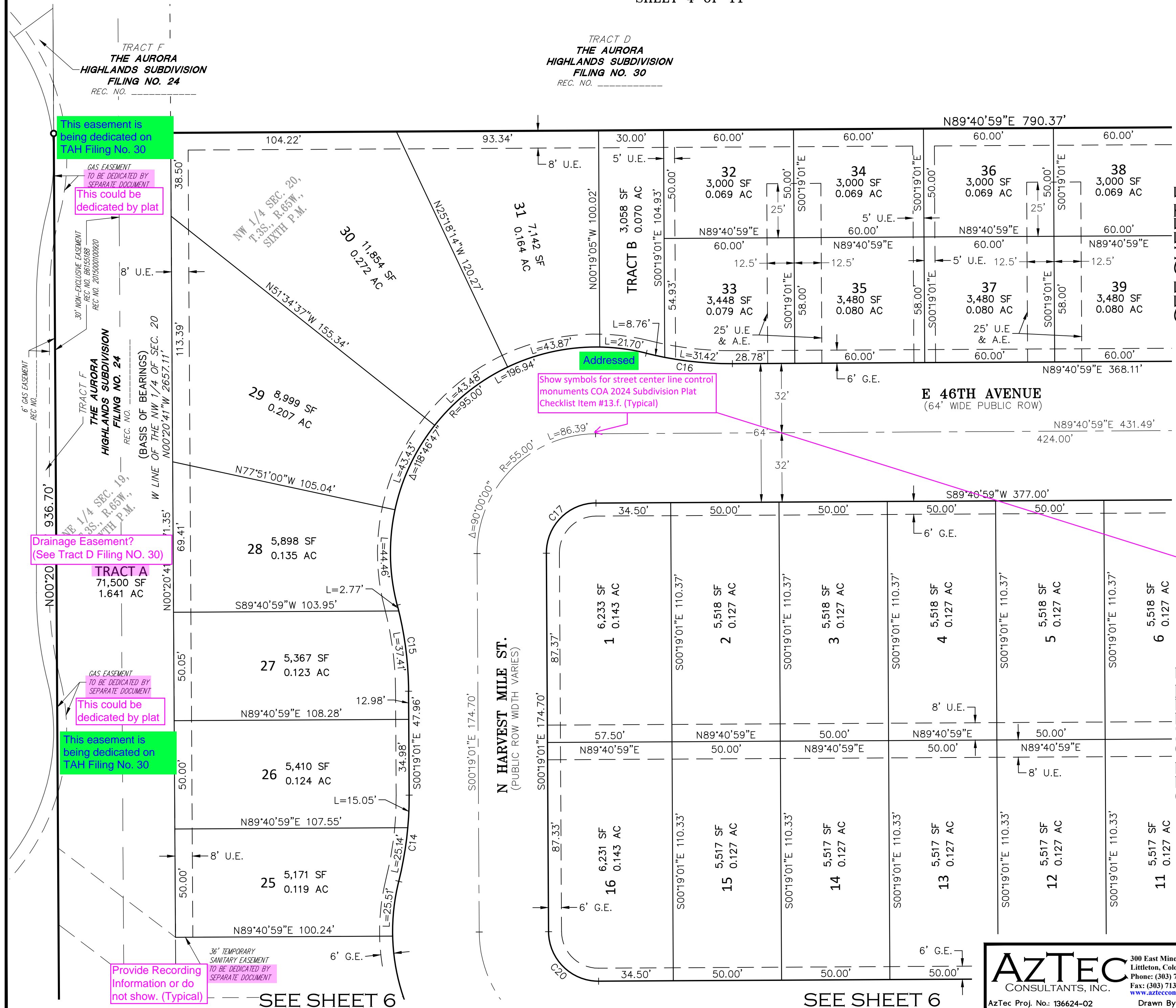
AzTec Proj. No.: 136624-02

Drawn By: RBA

DATE OF  
PREPARATION: 03/15/2024

SCALE: 1" = 30'

SHEET 4 OF 11





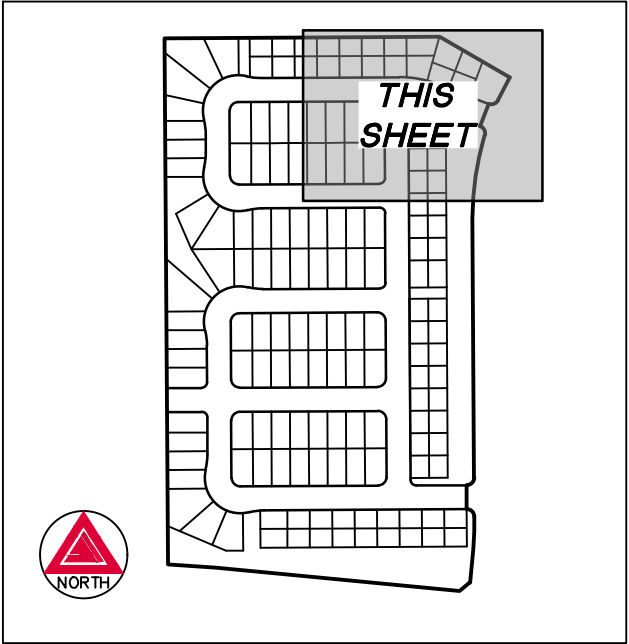
THE AURORA HIGHLANDS SUBDIVISION FILING NO. 31

A RESUBDIVISION OF A TRACT H AND A PORTION OF TRACT D THE AURORA HIGHLANDS SUBDIVISION FILING NO. 30  
SITUATED IN THE WEST HALF OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 5 OF 11

TRACT D  
THE AURORA HIGHLANDS  
SUBDIVISION FILING NO. 30  
REC. NO. \_\_\_\_\_

SEE SHEET 3 FOR  
MONUMENT  
LEGEND

SEE SHEET 3  
FOR LINE &  
CURVE TABLES



KEY MAP  
N.T.S.

10' UTILITY EASEMENT  
REC. NO. \_\_\_\_\_

TEMPORARY STORM  
EASEMENT  
TO BE DEDICATED BY  
SEPARATE DOCUMENT

N RESERVE BOULEVARD  
(78' WIDE PUBLIC ROW)  
REC. NO. \_\_\_\_\_

FOR REVIEW

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

LEGEND

- AC ACRES
- SF SQUARE FEET
- REC. NO. RECEPTION NUMBER
- ROW. RIGHT-OF-WAY
- U.E. UTILITY EASEMENT
- G.E. GAS EASEMENT
- A.E. ACCESS EASEMENT
- (NR) DENOTES NON-RADIAL LINE
- (R) DENOTES RADIAL LINE
- # BLOCK NUMBER

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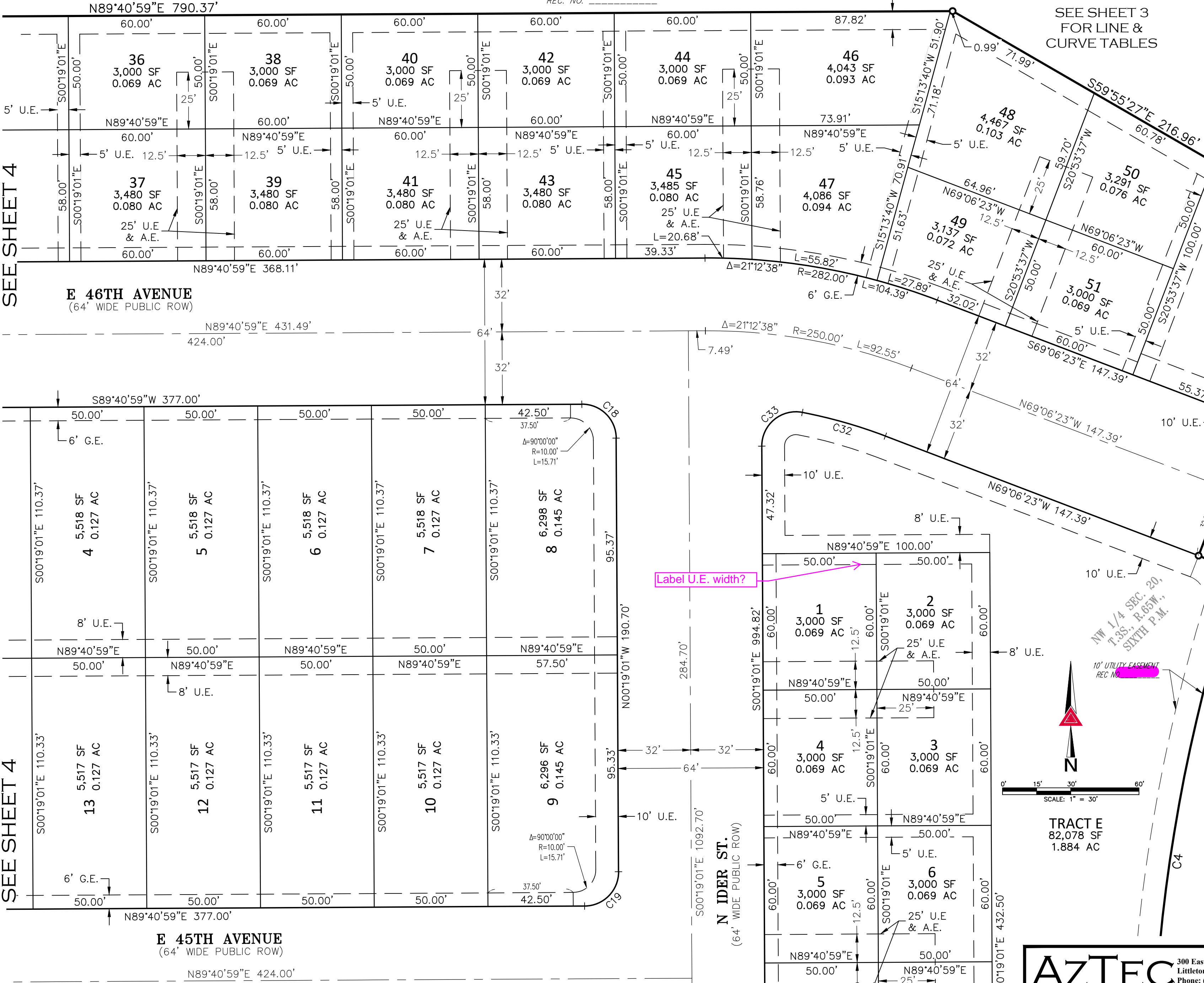
AzTec Proj. No.: 136624-02

Drawn By: RBA

DATE OF  
PREPARATION: 03/15/2024

SCALE: 1" = 30'

SHEET 5 OF 11



SEE SHEET 4

SEE SHEET 4

SEE SHEET 7

SEE SHEET 7

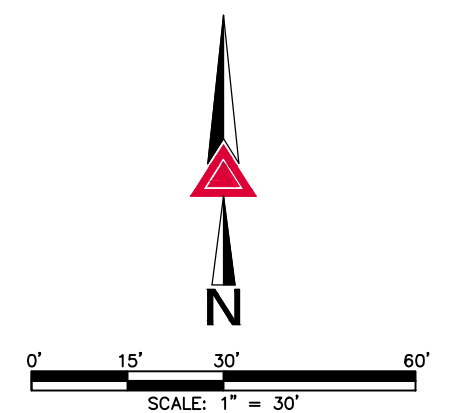
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CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

SEE SHEET 4



SEE SHEET 3  
FOR LINE &  
CURVE TABLES

AC	ACRES
SF	SQUARE FEET
REC. NO.	RECEPTION NUMBER
ROW.	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
G.E.	GAS EASEMENT
A.E.	ACCESS EASEMENT
(NR)	DENOTES NON-RADIAL LINE
(R)	DENOTES RADIAL LINE
#	BLOCK NUMBER



FOR REVIEW

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

S H E E T 6 O F 11

AzTec Proj. No.: 136624-02

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Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
[www.azteconsultants.com](http://www.azteconsultants.com)

Drawn By: RBA

TRACT A  
71,500 SF  
1.641 AC

SEE SHEET 8

SEE SHEET 8

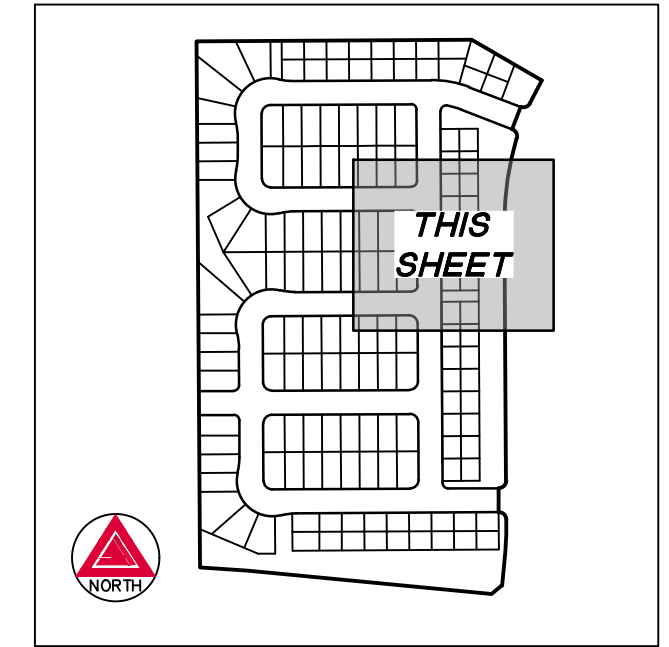
SEE SHEET 7

SEE SHEET 7



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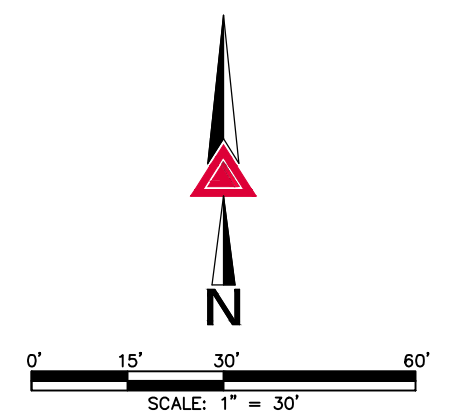


KEY MAP  
N.T.S.

SEE SHEET 3 FOR  
MONUMENT  
LEGEND

SEE SHEET 3  
FOR LINE &  
CURVE TABLES

LEGEND	
AC	ACRES
SF	SQUARE FEET
REC. NO.	RECEPTION NUMBER
ROW.	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
G.E.	GAS EASEMENT
A.E.	ACCESS EASEMENT
(NR)	DENOTES NON-RADIAL LINE
(R)	DENOTES RADIAL LINE
#	BLOCK NUMBER



FOR REVIEW

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

**AZTEC**  
CONSULTANTS, INC.

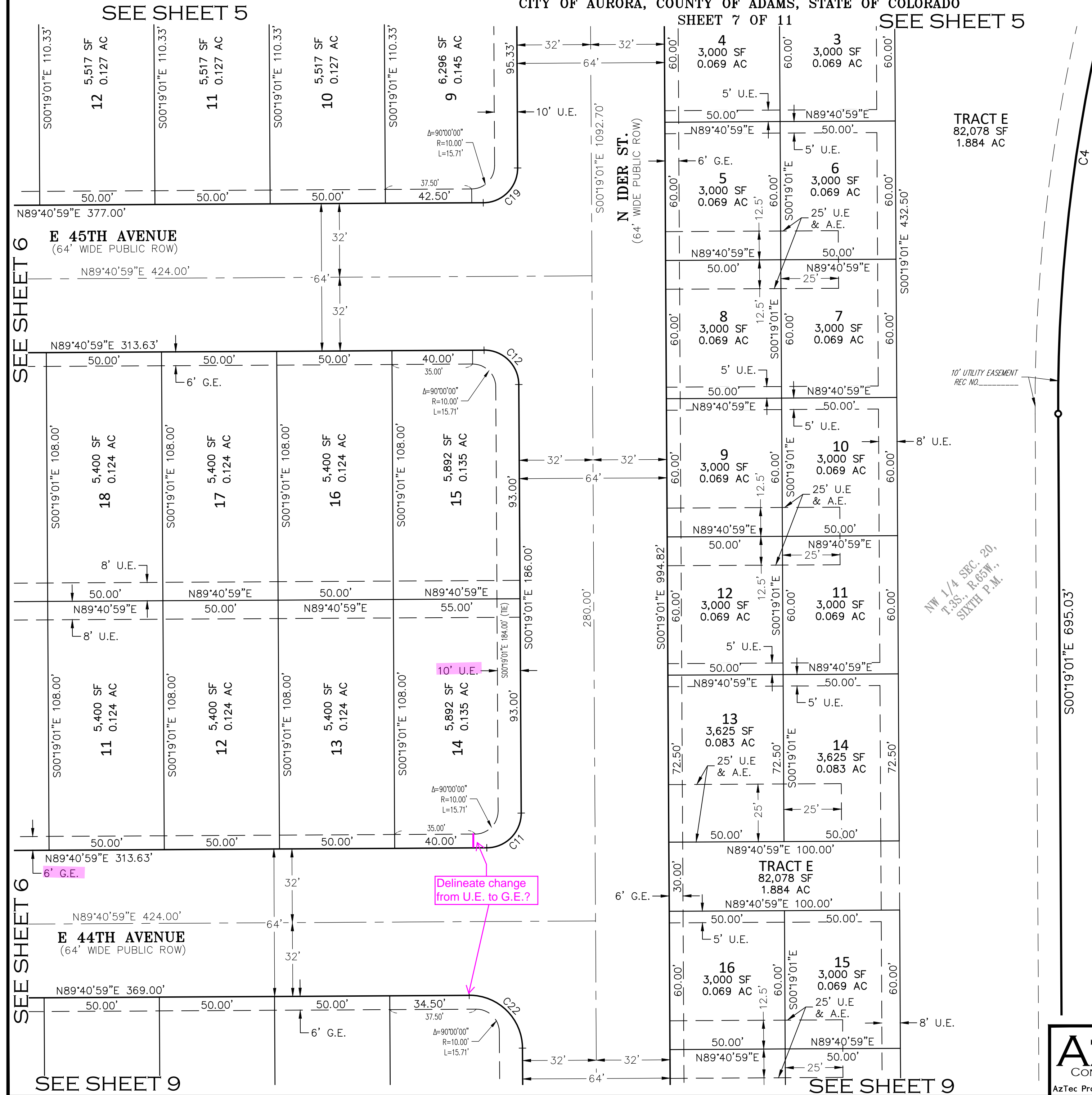
AzTec Proj. No.: 136624-02

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PREPARATION: 03/15/2024

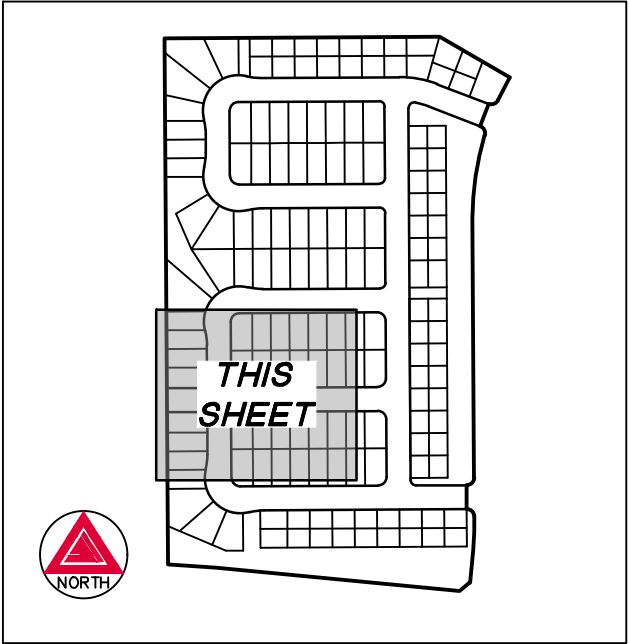
SCALE: 1" = 30'

SHEET 7 OF 11



THE AURORA HIGHLANDS SUBDIVISION FILING NO. 31

A RESUBDIVISION OF A TRACT H AND A PORTION OF TRACT D THE AURORA HIGHLANDS SUBDIVISION FILING NO. 30  
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CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 8 OF 11

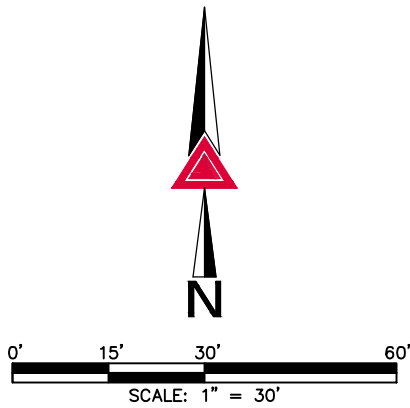


KEY MAP  
N.T.S.

SEE SHEET 3 FOR  
MONUMENT  
LEGEND

SEE SHEET 3  
FOR LINE &  
CURVE TABLES

LEGEND	
AC	ACRES
SF	SQUARE FEET
REC. NO.	RECEPTION NUMBER
ROW.	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
G.E.	GAS EASEMENT
A.E.	ACCESS EASEMENT
(NR)	DENOTES NON-RADIAL LINE
(R)	DENOTES RADIAL LINE
#	BLOCK NUMBER



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AzTec Proj. No.: 136624-02

Drawn By: RBA

DATE OF  
PREPARATION: 03/15/2024

SCALE: 1" = 30'

SHEET 8 OF 11

SEE SHEET 6

SEE SHEET 6

SEE SHEET 9

SEE SHEET 9

SEE SHEET 10

SEE SHEET 10

Drainage Easement?  
(See Tract D Filing NO. 30)

TRACT A  
71,500 SF  
1.641 AC

NE 1/4 SEC. 19,  
T.3S., R.65W.,  
SIXTH P.M.

(BASIS OF BEARINGS)  
W LINE OF THE NW  
1/4 OF SEC. 20  
N00°20'41"W 2657.11'

8' UTILITY EASEMENT  
REC. NO.

E 43RD PLACE  
(64' WIDE PUBLIC ROW)  
REC. NO.

30' NON-EXCLUSIVE EASEMENT  
REC. NO. 86155188  
REC. NO. 201500010020

TRACT D  
97,549 SF  
2.239 AC

8' UTILITY EASEMENT  
REC. NO.

POINT OF  
BEGINNING

POINT OF  
COMMENCEMENT  
WEST 1/4 CORNER SECTION 20,  
T.3S. R.65W. 6TH P.M.

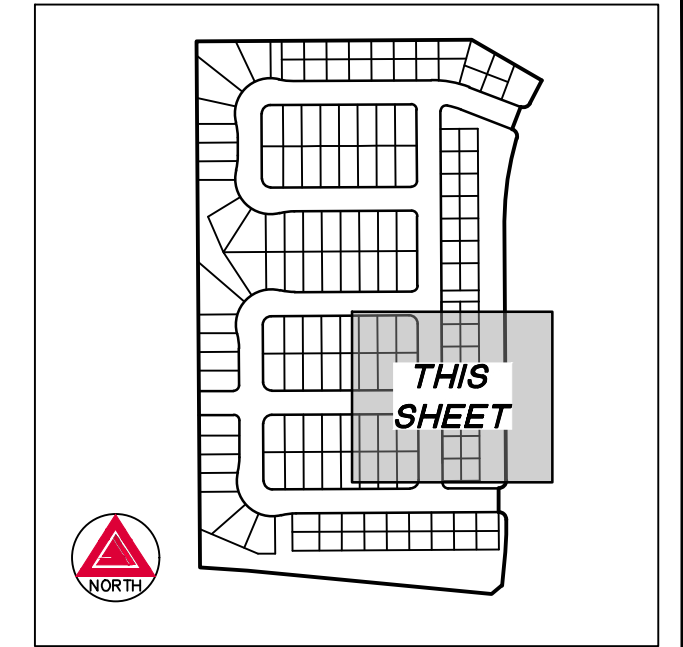
NW 1/4 SEC. 20,  
T.3S., R.65W.,  
SIXTH P.M.

S LINE OF THE N  
1/2 OF SEC. 20  
S89°45'39"W 5288.32'



# THE AURORA HIGHLANDS SUBDIVISION FILING NO. 31

A RESUBDIVISION OF A TRACT H AND A PORTION OF TRACT D THE AURORA HIGHLANDS SUBDIVISION FILING NO. 30  
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CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

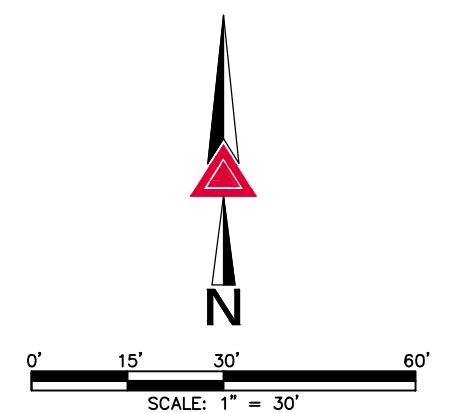


KEY MAP  
N.T.S.

SEE SHEET 3 FOR  
MONUMENT  
LEGEND

SEE SHEET 3  
FOR LINE &  
CURVE TABLES

LEGEND	
AC	ACRES
SF	SQUARE FEET
REC. NO.	RECEPTION NUMBER
ROW.	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
G.E.	GAS EASEMENT
A.E.	ACCESS EASEMENT
(NR)	DENOTES NON-RADIAL LINE
(R)	DENOTES RADIAL LINE
#	BLOCK NUMBER

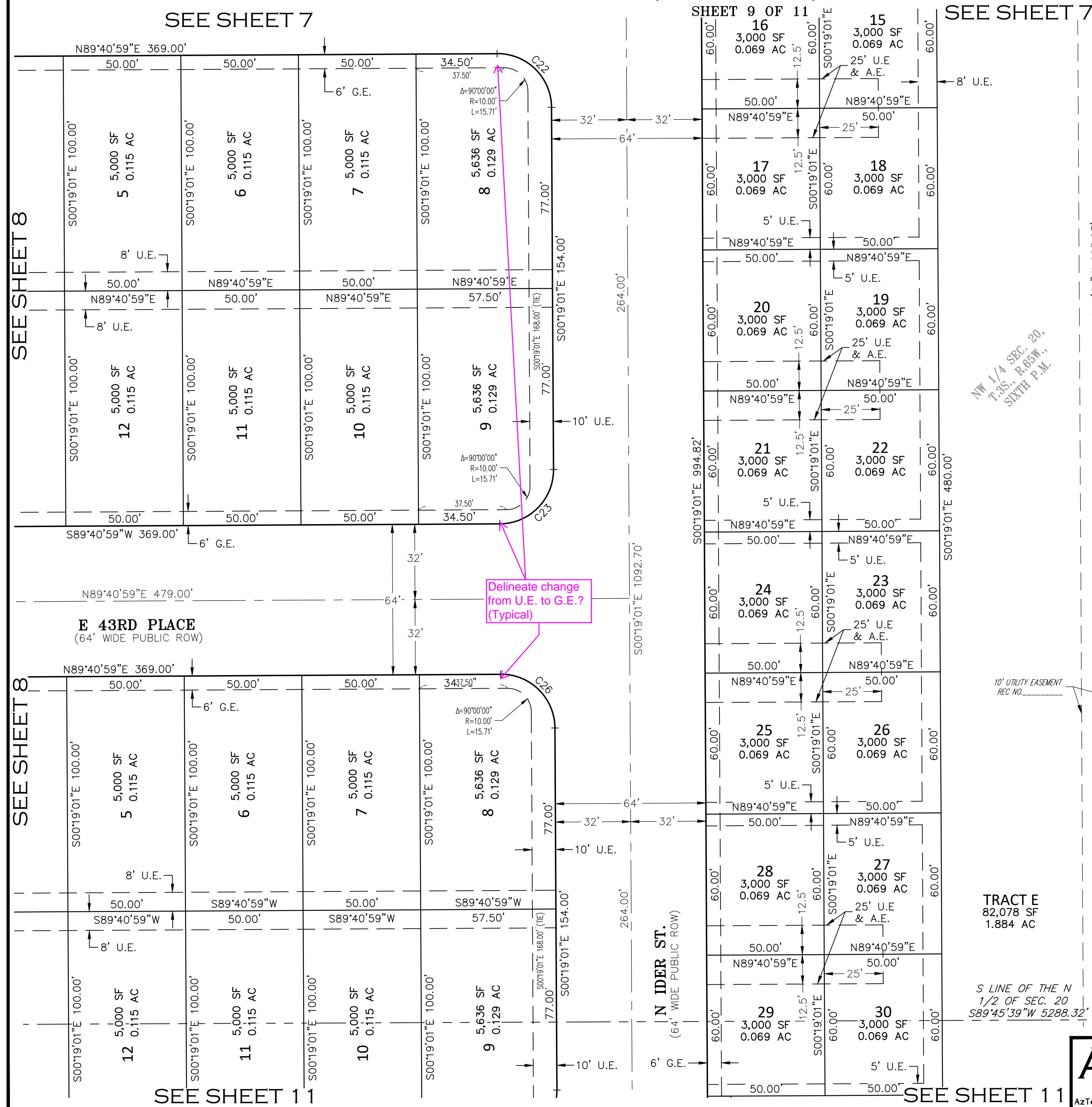


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Aztec Proj. No: 136624-02

DATE OF PREPARATION:	03/15/2024
SCALE:	1" = 30'
SHEET 9 OF 11	



N RESERVE BOULEVARD  
(78' WIDE PUBLIC ROW)  
REC. NO. \_\_\_\_\_

NW 1/4 SEC. 20,  
T.3S., R.65W.,  
SIXTH P.M.

TRACT E  
82,078 SF  
1.884 AC

S LINE OF THE N  
1/2 OF SEC. 20  
S89°45'39"W 5288.32'

SEE SHEET 11

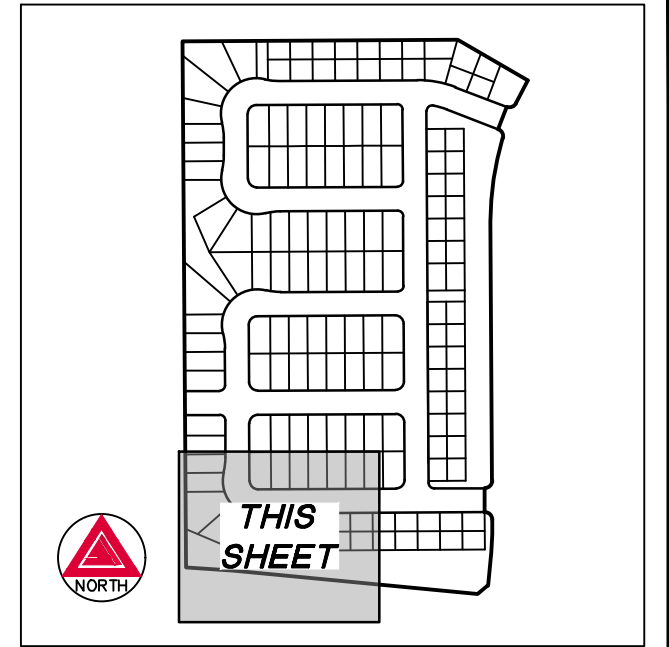
SEE SHEET 11

SEE SHEET 8

SEE SHEET 8

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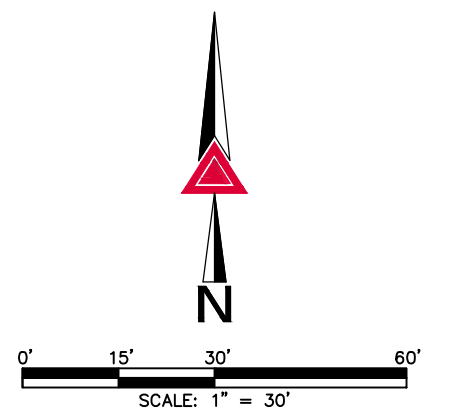


KEY MAP  
N.T.S.

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MONUMENT  
LEGEND

SEE SHEET 3  
FOR LINE &  
CURVE TABLES

LEGEND	
AC	ACRES
SF	SQUARE FEET
REC. NO.	RECEPTION NUMBER
ROW	RIGHT-OF-WAY
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Drawn By: RBA

DATE OF  
PREPARATION: 03/15/2024

SCALE: 1" = 30'

SHEET 10 OF 11

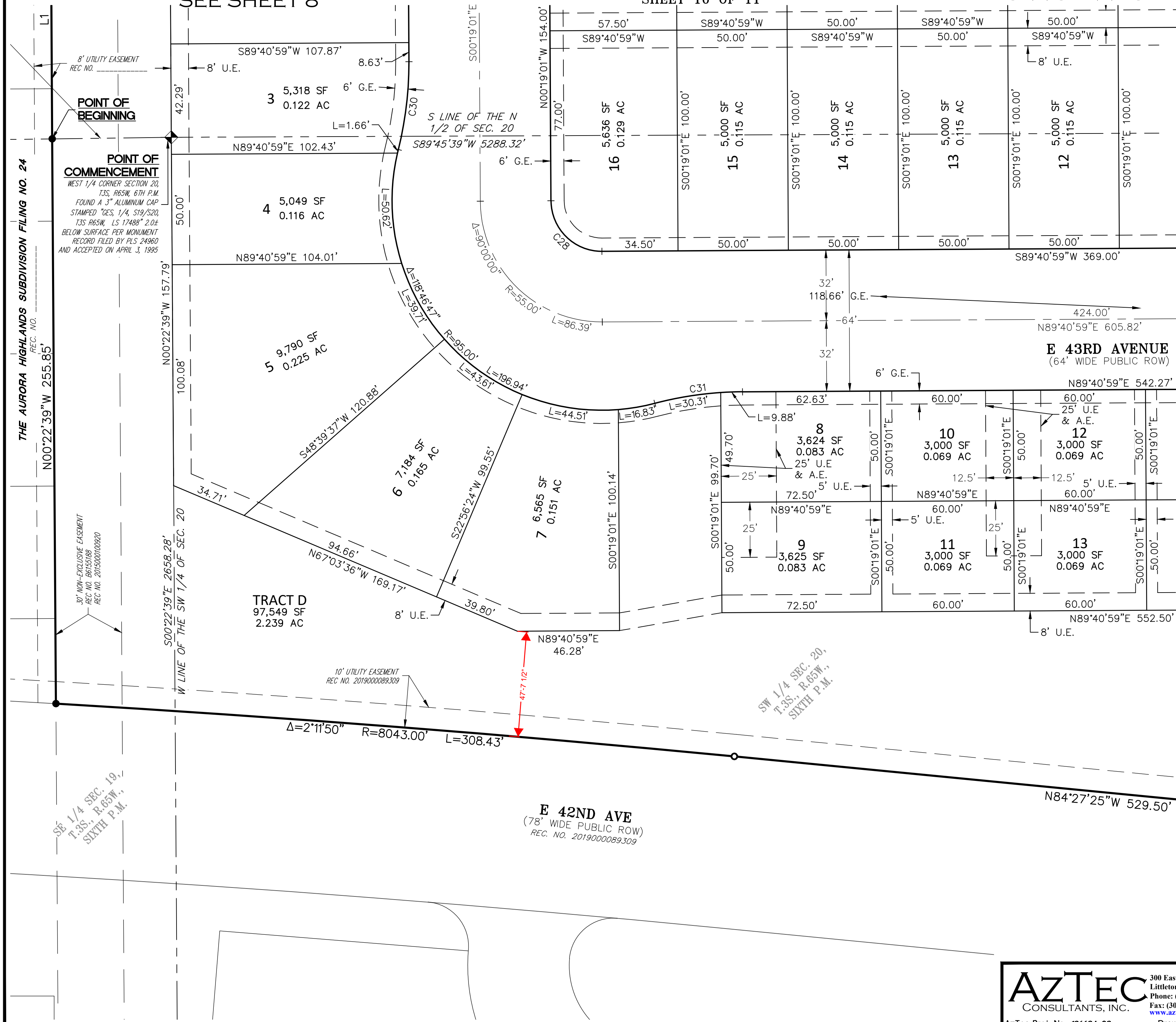
SEE SHEET 11

SEE SHEET 11

SEE SHEET 8

SHEET 10 OF 11

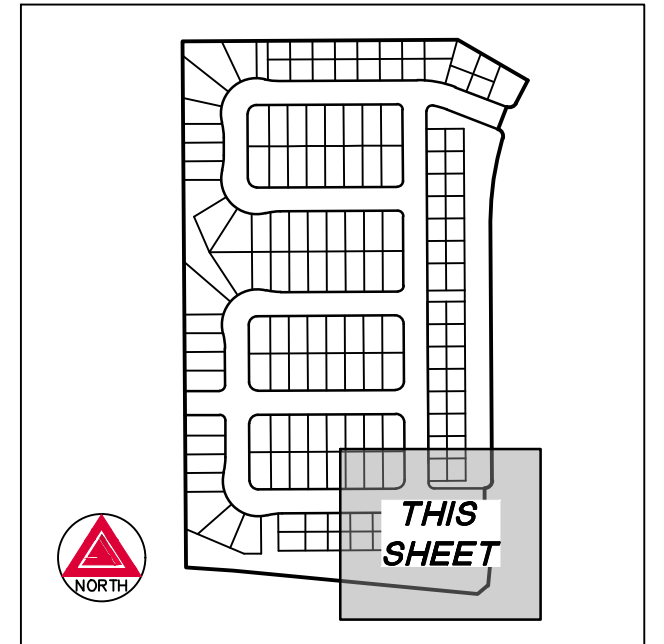
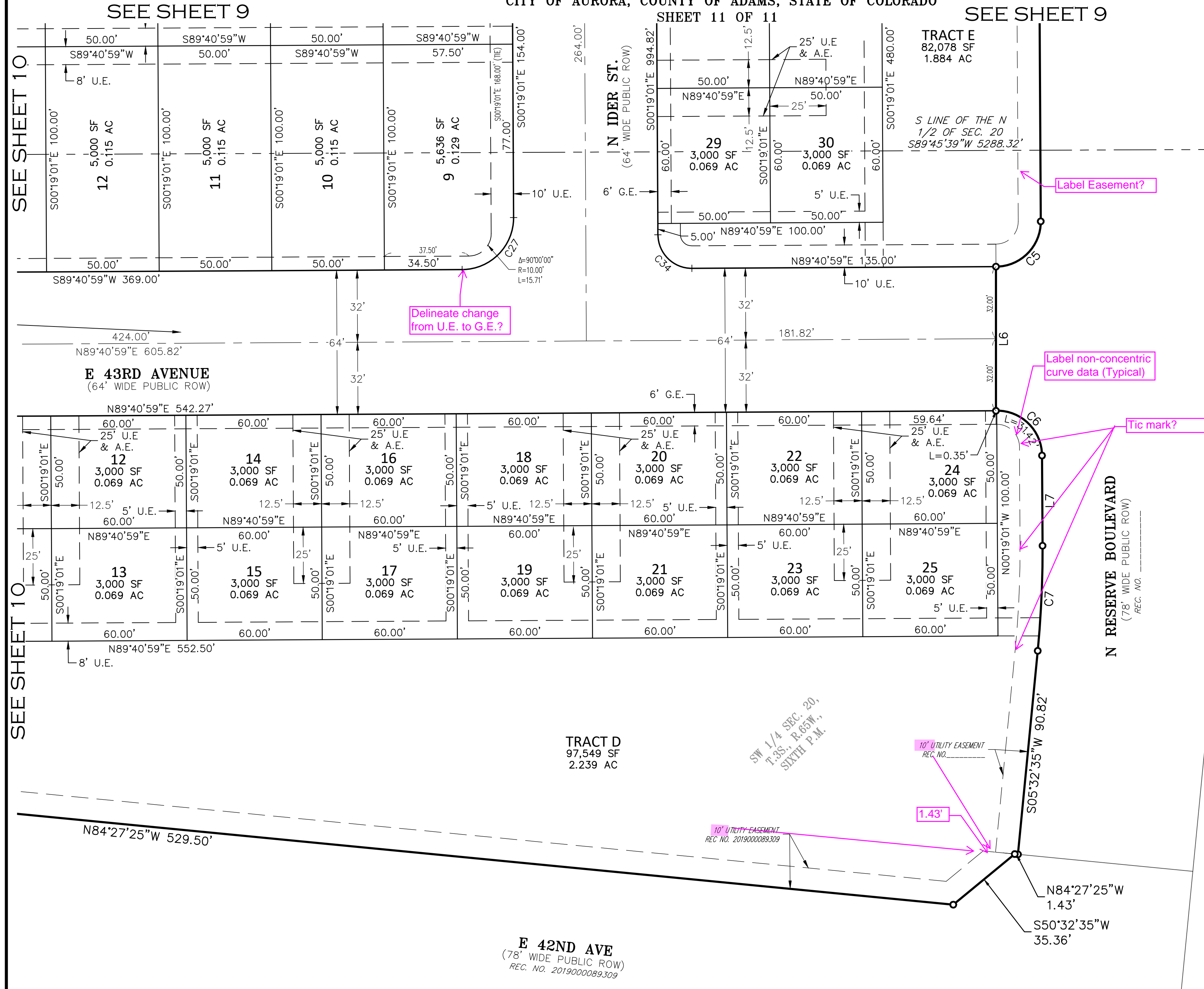
SEE SHEET 8





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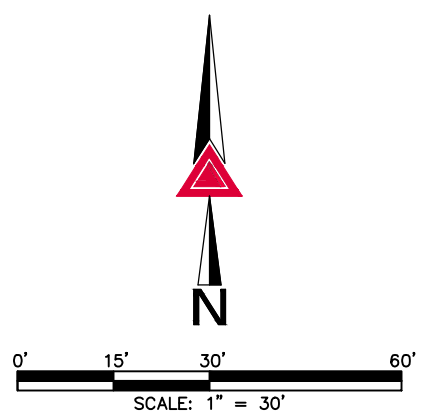
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SEE SHEET 3 FOR  
MONUMENT  
LEGEND

SEE SHEET 3  
FOR LINE &  
CURVE TABLES

LEGEND	
AC	ACRES
SF	SQUARE FEET
REC. NO.	RECEPTION NUMBER
ROW.	RIGHT-OF-WAY
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SHEET 11 OF 11	