

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



December 11, 2023

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

Re: Second Submission Review: The Aurora Highlands Subdivision Filing No 24 - Plat
Application Number: DA-2062-47
Case Numbers: 2023-3032-00

Dear Mr. Ferreira:

Thank you for your submission. 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 January 3, 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

Attachments: Xcel Energy Comments

cc: Jeff Killion, Matrix Design Group
Jacob Cox, ODA
Justin Andrews, ODA
Filed: K:\\$DA\2062-47rev2.rtf



Second Submission Review

PLANNING DEPARTMENT COMMENTS

1. Planning

- 1A. Please provide a response to Xcel Energy's comments.
- 1B. Coordinate with Phil Turner regarding the requirements for N, S, E, W in front of each street name.
- 2E. Add labels for all existing and proposed streets.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

2. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

- 2A. The listed owners do not match the Title Commitment.
- 2B. No portion of a building can encroach into the fire lane easement encroaching into Lot 1, Block 4.
- 2C. Review the lot line distances noted on the redlines. The sums do not match the underlying distances.
- 2D. Add lot and block references per the comments.
- 2E. Advisory Comment: Update the Title Commitment to be 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.
- 2F. Advisory Comment: 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.
- 2G. 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.**

3. Xcel Energy (Donna George / donna.l.george@xcelenergy.com)

- 3A. See attached comment letter.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
Donna.L.George@xcelenergy.com

November 28, 2023

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

Attn: Debbie Bickmire

**Re: The Aurora Highlands Subdivision Filing No. 24 – 2nd referral
Case # DA-2062-47**

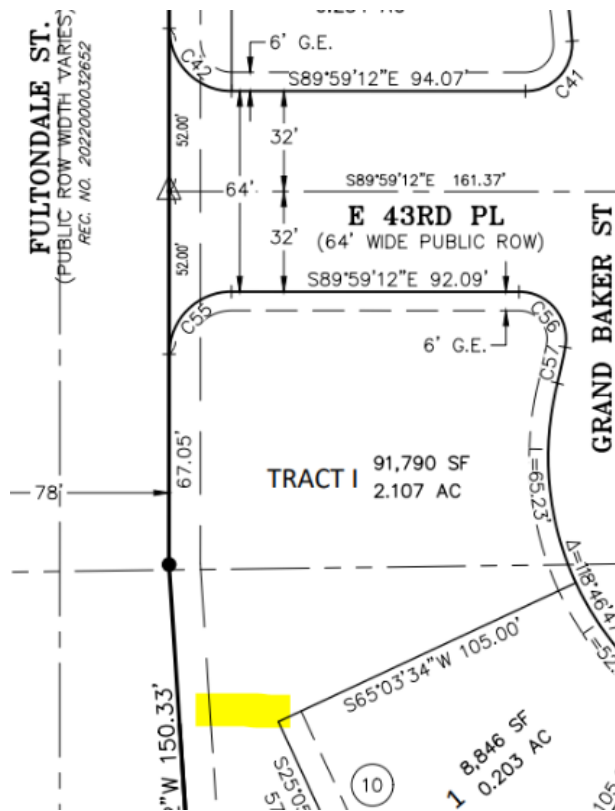
Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the second referral plat for **TAH F24** and acknowledges the requested changes made to the plat. However, these were missed:

- within Tract F between Lots 6 and 7 in Block 5 (Sheet 7)



(continued on next page)

- within Tract I between Lot 1 in Block 10 to the easement along Fultondale Street and along the north side of Lot 1



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