



**DANIEL B. MARKOFSKY,
ATTORNEY AT LAW, LLC**

May 20, 2025

Ani Karabashian, Planner 1
City of Aurora Planning Department
15151 E. Alameda Parkway, Suite 2300
Aurora, CO 80012

Re: Applicant Resubmission #1: SRB SUBDIVISION FILING NO 1 - REPLAT
Application Number: DA-1928-01
Case Numbers: 2025-3019-00
15636 and 15686 East Batavia Dr., Aurora, CO 80011

Dear Ms. Karabashian and City of Aurora Planning Department:

Thank you for your review letter dated May 5, 2025 to our initial submission. We have revised our previous work in accordance with the City comments and make this resubmission.

As requested, each City comment is addressed to in the numbered list below. There are no other changes to our documents other than those requested.

Applicant Numbered Responses to Initial Submission Review:

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

1A. Storm Drain Development Fee Due: \$1850.58. Please contact Melody Oestmann regarding payment of the fee as well as any questions related to the fee.

1A. Applicant Response: We have received the invoice from Ms. Oestmann and are taking care of it.

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

2A. Advisory Comments: All new easements to be dedicated by plat. easement releases to be submitted to releaseeasements@auroragov.org. All departments requiring a license for items encroaching into row or city owned lands must be submitted. Contact Grace Gray at ggray@auroragov.org or (303) 739-7277 for more information or questions.

2A. Applicant Response: Advisory Comments Understood

Sheet 1 (Subdivision Plat)

2B. See the Advisory Comments on the first page of the Plat.

2B. Applicant Response: Advisory Comments Understood.

2C. In the Covenants: Add the additional text to the first sentence.

2C. Applicant Response: Revised Plat uploaded.

2D. Add the Utility easement Covenant.

2D. Applicant Response: Revised Plat uploaded.

2E. Note #1: Update the Title Commitment to be within 30 days of the plat recording date.

2E. Applicant Response: Understood.

2F. Note #3: Add the full stamping on the monuments found for the Basis of Bearing line.

2F. Applicant Response: Revised Plat uploaded.

2G. Note #5: Fill in the blank.

2G. Applicant Response: Revised Plat uploaded.

2H. Add the Fence Note for the abutting streets - see item 12.h. in the Subdivision Plat Checklist

2H. Applicant Response: Revised Plat uploaded.

2I. Add additional language to the City Approvals (per checklist)

2I. Applicant Response: Revised Plat uploaded.

2J. Delete the Clerk & Recorder's Certificate – this is now an electronic stamp from the County.

2J. Applicant Response: Revised Plat uploaded.

Sheet 2 (Subdivision Plat)

2K. Add the 10' Utility easement along the perimeter.

2K. Applicant Response: Revised Plat uploaded.

2L. Along the Jasper side of the Lot: Is this 10' left over from the Tract (then label it Tract 21) or is it to be granted to the City of Aurora as Street R.O.W. (Add: Granted to the City of Aurora as Street Right of Way _____ Sq. Ft.)

2L. Applicant Response: This 10' is not part of the Applicant's property. It is City of Aurora Street R.O.W. Please see Title Commitment Exceptions number 12(a), copies attached. In document recorded in Book 1143 at Page 448 the East 20 feet of the subject property (Tract 21) was conveyed to Adams County for Road Right-of-Way. Then in Book 1170 at Page 354 the West 10 Feet of the East 20' (Tract 21) was conveyed by Adams County back to private ownership. Revised Plat uploaded.

2M. Is this the full stamping for this corner? (the Southern most Monument) Point of Commencement.

2M. Applicant Response: The Plat has been revised to show the full stamping for this corner. Revised Plat uploaded.

3. XCEL Energy PSCo (Donna George / (303)571-3306 / ReferralsXcelDistribution@xcelenergy.com)

3A. No Conflict. No resubmittals necessary.

3A. Applicant Response: Understood.

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Yours very truly,
DANIEL B. MARKOFSKY,
ATTORNEY AT LAW, LLC,
a Colorado limited liability company

/s/

By: Daniel B. Markofsky

cc: Curt Boyd, SRB Properties LLC

725563

BOOK 1143 PAGE 448

RESOLUTION AND DEED

WHEREAS it is the policy of the Adams County Planning Department to make continuing studies into the needs for additional roads and road rights-of-way in Adams County;

WHEREAS studies indicate a steadily increasing amount of traffic in the vicinity of East 17th Avenue and Jasper Street;

NOW, THEREFORE, BE IT RESOLVED, That the deed from William C. Ackard for the following described property:

The South 29.00 feet of the North 30.00 feet of Tracts 22 and 23, of the Altura Suburban Homes Company.

Also,

The East 20.00 feet of Tracts 21 and 22 of the Altura Suburban Homes Company, except the North 30.00 feet of the East 20.00 feet of said Tract 22,

be accepted for rights-of-way for East 17th Avenue and Jasper Street.

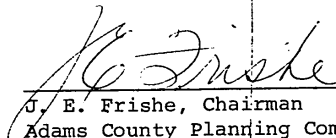
APPROVED by the Adams County Planning Commission this 9th day of April, 1964; and the same is recommended to the Board of County Commissioners.

725563

CLYDE L. MILLER

ADAMS COUNTY
COLORADO

APR 14 10 56 AM '64


J. E. Frishe, Chairman
Adams County Planning Commission

WHEREAS the Adams County Planning Commission has recommended that a deed from William C. Ackard be accepted for right-of-way for East 17th Avenue and Jasper Street;

NOW, THEREFORE, BE IT RESOLVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS, That the recommendation of the Adams County Planning Commission is approved, and that the deed for the following described property:

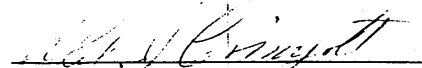
The South 29.00 feet of the North 30.00 feet of Tracts 22 and 23, of the Altura Suburban Homes Company.

Also,

The East 20.00 feet of Tracts 21 and 22 of the Altura Suburban Homes Company, except the North 30.00 feet of the East 20.00 feet of said Tract 22,

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be and is accepted by the County of Adams, State of Colorado, for
right-of-way purposes, this 13 day of April, 1964.



Del J. Cimiyott, Chairman
Board of County Commissioners
Adams County, Colorado

THIS DEED, Made this 26th day of

March in the year of our Lord one thousand nine hundred and Sixty-Four

between William C. Ackard of the County of Adams

and State of Colorado, of the first part, and County of Adams

of the County of Adams

and State of Colorado, of the second part,

WITNESSETH, That the said party of the first part, for and in consideration of the sum of ~~XXXXXX~~
 One Dollar and other valuable consideration
 to the said party of the first part in hand paid by the said party of the second part, the receipt whereof
 is hereby confessed and acknowledged, has remised, released, sold, conveyed and QUIT CLAIMED, and by
 these presents do es remise, release, sell, convey and QUIT CLAIM unto the said party of the second part,
 its ~~heirs~~ successors and assigns, forever, all the right, title, interest, claim and demand which the said
 party of the first part has in and to the following described Property and State of
 situate, lying and being in the County of Adams
 Colorado, to-wit:

The South 29.00 feet of the North 30.00 feet of Tracts 22 and 23, of the Altura Suburban Homes Company.

Also,

The East 20.00 feet of Tracts 21 and 22 of the Altura Suburban Homes Company, except the North 30.00 feet of the East 20.00 feet of said Tract 22.

For Road Purposes Only.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part, its ~~heirs~~ successors and assigns forever.

IN WITNESS WHEREOF, The said party of the first part has hereunto set his hand and seals the day and year first above written.

Signed, Sealed and Delivered in the Presence of

William C. Ackard [SEAL]
 William C. Ackard [SEAL]
 [SEAL]
 [SEAL]

STATE OF COLORADO, } ss.
 County of

The foregoing instrument was acknowledged before me this 27th day of March A. D. 1964, by* William C. Ackard

My commission expires My Commission expires Mar. 9, 1968 Witness my hand and official seal.



Charles R. Gilkey
 Notary Public.

*If by natural person, persons here insert name or names; if by person acting in representative or official capacity, or as attorney-in-fact, then insert name of person as executor, attorney-in-fact or other capacity or description; if by officer of corporation, then insert name of such officer or officers, as the president or other officers of such corporation, naming it—Statutory Acknowledgment, Section 1927.

THIS DEED, Made this 7th day of August in the year of our Lord one thousand nine hundred and Sixty-Four, between County of Adams a corporation duly organized and existing under and by virtue of the laws of the State of Colorado, of the first part, and William C. Ackard

of the County of Adams State of Colorado, of the second part, WITNESSETH, That the said party of the first part, for and in consideration of the sum of

One Dollar and other valuable consideration of the second part, the receipt whereof is to the said party of the first part in hand paid by the said party of the second part, hereby confessed and acknowledged, hath remised, released, sold, conveyed and QUIT CLAIMED, and by these presents doth remise, release, sell, convey and QUIT CLAIM unto the said party of the second part, heirs and assigns forever, all the right, title, interest, claim and demand which the said party of the first part hath in and to the following described Property situate, lying and being in the County of Adams and State of Colorado, to-wit:

The West 10.00 feet of the East 20.00 feet of Tracts 21 and 22, of the Altura Suburban Homes Company, except the North 30.00 feet of the East 20.00 feet of said Tract 22.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said part of the second part, his heirs and assigns forever.

IN WITNESS WHEREOF, The said party of the first part hath caused its corporate name to be hereunto subscribed by its President, and its corporate seal to be hereunto affixed, attested by its Secretary, the day and year first above written.

Attest: Clyde L. Miller Secretary. Del J. Cimiyott Chairman
County of Adams By _____ President.

STATE OF COLORADO, } ss.
County of Adams }
The foregoing instrument was acknowledged before me this 10th day of August 19 64, by Del J. Cimiyott, Chairman of the Board
Clyde L. Miller, Clerk of the Board
The County of Adams
My notarial commission expires May 2, 1965
Witness my hand and official seal.
Sarah A. Lane
Notary Public.

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CLYDE L. MILLER
ADAMS COUNTY
COLORADO
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