



Planning Division  
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June 14, 2022

Harvey Alpert  
Murphy Creek LLC  
9335 E Harvard Ave  
Denver, CO 80231

**Re: Initial Submission Review – Murphy Creek Subdivision Filing No 16, Amendment No 1 Replat**  
Application Number: **DA-1250-56**  
Case Numbers: **2022 3037 00**

Dear Mr. Alpert

Thank you for your initial submission, which we started to process on Thursday, May 26, 2022. 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 Tuesday, July 5, 2022. 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) 739-7259 or [amuca@auroragov.org](mailto:amuca@auroragov.org).

Sincerely,

Ariana Muca, PLA  
Planner I

cc: Richard Lyon Atwell, LLC 143 Union Blvd Ste 700 Lakewood, CO 80228  
Ariana Muca, Case Manager  
Scott Campbell, Neighborhood Services  
Cesarina Dancy, ODA  
Filed: K:\\$DA\1250 56app.rtf



## *First Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Only comments from Real Property remain.

### **PLANNING DEPARTMENT COMMENTS**

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

- 1 No further comments.

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

#### **2.Civil Engineering** (Kristin Tanabe / 303-739-7306 / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / Comments in green)

- 1 No further comments.

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

- 1 Provide closure report for required metes and bounds property description. See redline comments on subdivision plat.

#### *Plat 1 of 1*

- 2 Check with the County to see the next available filing No.
- 3 Provide closure report for required metes and bounds description.
- 4 In the title edit to say "A RESUBDIVISION OF".
- 5 Show controlling monuments used to set subdivision exterior per AES Board Rule:1.6.E. Standards for Land Surveys 3. Procedural Techniques a. Professional Land Surveyor Responsibility. The licensed professional land surveyor shall, under his personal direction, cause a survey to be executed, connecting all available monuments necessary for the boundary location as well as physical and parol evidence and coordinate the facts of such survey. b. Surveys Shall Reference Corners. Surveys based on the United States Public Land Survey System shall be referenced to original or properly restored corners. ... Residential subdivision layouts shall conform to local subdivision ordinances (standards and regulations). Lot surveys within such subdivisions shall be referenced to existing corner monuments within the subdivision as necessary to verify the survey.
- 6 Please include LOTS 85 THROUGH 90, INCLUSIVE, BLOCK 1, MURPHY CREEK SUBDIVISION FILING No. 16 RECORDED AT RECEPTION No. E0029544 IN THE OFFICE OF THE ARAPAHOE COUNTY CLERK AND RECORDER BEING
- 7 Edit text to show 2.37" = 2,370' and 2.26" = 2,260'.
- 8 In the first paragraph of Property Description and Land Dedication and the word additionally.
- 9 Under the Property Description and Land Dedication there are minor typos see plat.
- 10 In the second paragraph of Property Description and Land Dedication Replace with metes and bounds description. (See COA 2022 Subdivision Plat Checklist item #5.
- 11 Under owner edit to say "MURPHY CREEK BUILD TO RENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY? Per provided title commitment."
- 12 In the surveyor certificate it must be based on current field work.
- 13 Under notes make sure all years say 2022.
- 14 Under notes include Monumented as shown hereon?
- 15 Show & label S. Gun Club Road. In the vicinity map.
- 16 Show Murphy Creek East Sub Filing No. 1 & 2 and subdivision 7 in the vicinity map.
- 17 Show & label all publicly dedicated streets within 1/2 mile of the site in the vicinity map.
- 18 Under covenants owner should be plural.
- 19 In the basis of bearings add (135.33').
- 20 Label B&D's of existing easements (See COA 2022 Subdivision Plat Checklist Item 16.b.).



- 21 (6) Show a tie-out distance and bearing to the exterior boundary of the subdivision from at least two control corners (i.e., section corners, aliquot corners, existing plat boundary corner, existing lot corner, or a monument box in centerline of abutting street right-of-way, etc.).
- 22 Label Easement to the east?
- 23 The 10' utility easement is outside of the subdivision boundary and will need to be dedicated by separate document. Contact Andy Niquette [decationproperty@auroragov.org](mailto:decationproperty@auroragov.org) for the easement concerns

**4.Arapahoe County (Sarah White / 720-874-6500)**

- 1 No comments at this time.