



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

AuroraGov.org

September 9, 2024

Mr. Patrick Chelin
Aerotropolis Area Coordinating Metro District
1526 Cole Blvd, Suite 100
Lakewood, CO 80401

Re: Second Technical Review: 32nd Avenue at The Aurora Highlands – Infrastructure Site Plan
Application Number: DA-2062-27
Case Numbers: 2022-6003-00; 2022-3012-00

Dear Mr. Chelin:

Thank you for your technical 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.

There are a few items that still need to be addressed; therefore, you will need to make another submission. Please revise your previous work and send us a new submission on or before September 23, 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 list them specifically in your letter.

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

Sincerely,

Debbie Bickmire, Senior Planner
City of Aurora Planning Department

cc: Samantha Pollmiller, Norris Design
Brit Vigil, ODA
Justin Andrews, ODA
Filed: K:\\$DA\2062-27\tech2



Second Technical Review

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

- 1A. Check the scale of the Vicinity Map on the plat for accuracy.
- 1B. There don't appear to be any easement dedications or releases attached to this application. Please provide more information if there are any easement requests being processed.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

2. Real Property (Rebecca Westerfield / rwesterf@auroragov.org / Comments in magenta)

Site Plan

- 2A. The legal description should match the plat description.
- 2B. Show the sidewalk easement consistent with the plat.

Plat

- 2C. Verify if there is a sidewalk easement.
- 2D. Provide the updated Title Commitment 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.
- 2E. Provide a Certificate of Taxes Due obtained from the County Treasurer's office showing the taxes are paid in full up to and through the plat approval date of recording.
- 2F. 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.
- 2G. The license agreement has not been started. All new easements should be dedicated by plat. Easement releases can be submitted to releaseeasements@auroragov.org.