



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. 48th Avenue to the Vicinity Map.

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

3. Addressing (Phil Turner / 303-739-7357 / pturner@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.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Real Property (Roger Nelson / 720-587-2657 / ronelson@auroragov.org / Comments in magenta)

4A. Provide a closure sheet for the description.

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

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

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

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

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

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.

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.

5. Revenue (Aurora Water/TAPS / 303-739-7395 / 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)

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

- 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)

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