



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

AuroraGov.org

February 27, 2024

Stephon Fitch
City of Aurora
15151 Alameda Pkwy Suite 3200
Aurora, CO 80012

Re: Third Submission Review: NESTH Subdivision Plat
Application Number: DA-2368-00
Case Numbers: 2023-3050-00

Dear Stephon:

Thank you for your third submission, which we started to process on February 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 community members.

Since several technical issues remain, you may either work off-line with Roger directly to accomplish those or re-submit the application for another review. Please revise your previous work and send us a new submission on or before March 18, 2024. Please note that the plat cannot be recorded until the outstanding comments have been satisfactorily resolved. Once we resolve all of Real Property's comments, then we can begin the recording process.

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 stimms@auroragov.org.

Sincerely,

Steve Timms, AICP
Planning Supervisor
City of Aurora Planning Department

cc: Eric Ansart, City of Aurora, Agent
Cesarina Dancy, ODA
Filed: K:\SDA\2368-00rev3



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Advisory Comments from Real Property
- Correct redlines on the Plat from Real Property
- Obtain waiver for Storm Drainage Fees

PLANNING DEPARTMENT COMMENTS

1. Zoning and Subdivision Use Comments

1A. No additional comments at this time.

2. Subdivision Plat Comments

2A. No additional comments at this time.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Land Development Services (Roger Nelson / 303-739-7294 / rnelson@auroragov.org / Comments in magenta)

- 3A. (Advisory Comment) Send in the updated Title Commitment to be 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.)
- 3B. (Advisory Comment) 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.
- 3C. See the red line technical comments on the plat.

4.Revenue- Aurora Water (Jason Fowler- 303-739-7395 / jfowler@auroragov.org)

- 4A. Storm drainage development fees due are 2.108 acres x \$1,242.00 = \$ 2,618.14 (due at the time of plat recording). Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based on the total landscaped area. (repeat comment). Please let me know if you obtain a waiver for this fee or will pay this amount before recording.