



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

*AuroraGov.org*

October 15, 2024

Jarrett Lawaway  
Archdiocese Of Denver  
1300 S Steele Street  
Denver, CO 80210

**Re: Second Submission Review:** Mississippi and Uvalda Subdivision Filing No 1 - Plat  
**Application Number:** DA-1165-04  
**Case Numbers:** 2024-3047-00

Dear Mr. Lawaway:

Thank you for your second submission, which we started to process on October 2, 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 important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before November 4, 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 303.739.7133 or [akarabas@auroragov.org](mailto:akarabas@auroragov.org).

Sincerely,

Ani Karabashian, Planner I  
City of Aurora Planning Department



## Second Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Storm Drain Development Fee (see item 2A)
- Land Development Review – Plan Revisions (see items 4E-4H)

### PLANNING DEPARTMENT COMMENTS

1A. No Comment

### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

#### **2. Revenue** (Melody Oestmann / (303) 739-7244 / [moestman@auroragov.org](mailto:moestman@auroragov.org) )

2A. Remaining Storm Drain Development Fee - \$2,582.12. Please contact Melody Oestmann to pay fee. Fees are due prior to the second submission.

#### **3.Civil Engineering** (Julie Bingham / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)

3A. Minor Comment – Minimum 25-foot lot corner radius is required. Please label on plans.

#### **4. Land Development Services** (Roger Nelson / (720) 587-2657 / [ronelson@auroragov.org](mailto:ronelson@auroragov.org) / Comments in magenta)

4A. (Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date per COA 2024 Subdivision Plat Checklist Item 19.b. *(This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.)*

4B. (Advisory Comment) Send in the Certificate of Taxes Due. Show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office per COA 2024 Subdivision Plat Checklist Item #19.a. *(This Certificate of Taxes should be submitted no later than your second submittal of the plat.)*

4C. (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 scale does not match the drawing information, then this may cause the plat to be sent back and corrected and 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.*

4D. All new easements to be dedicated by plat. Easement releases to be submitted to [releaseeasements@auroragov.org](mailto:releaseeasements@auroragov.org)

#### **Sheet 1** (see redlines on plan)

4E. Dedication – Reference recording information for Aurora Hills Filing No. 9, add “and one block” after “Lots”.

4F. Covenants – Insert “Private” in front of “Detention”.

4G. Notes – Send in updated title commitment and add note explaining why existing monument was not accepted.

#### **Sheet 2** (see redlines on plan)

4H. Add distance to easement intersect on the northerly boundary, label record bearing and distances, revise ROW dedication text to match the checklist, label lot curve data, fully describe the found monument at the NW corner of Lot 1, Block 1, and remove reference to state plane coordinates at the SW Section corner.