



Planning
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250

AuroraGov.org

December 20, 2024

Matt Hopper
Aerotropolis Area Coordinating Metro District
8390 E. Crescent Pkwy Ste 300
Greenwood Village, CO 80111

Re: Second Submission Review: The Aurora Highlands North Area B Roads - Replat
Application Number: DA-2062-55
Case Number: 2024-3009-00

Dear Matt Hopper:

Thank you for your submission, which we started to process on December 3, 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 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 January 10, 2025.

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 give me a call. I may be reached at 303-739-7261.

Sincerely,

Debbie Bickmire, Senior Planner
City of Aurora Planning Department

cc: Jeff Killian - Matrix Design Group 707 17th Street Ste 3150 Denver, CO 80202
Partick Chelin – Matrix Design Group 707 17th Street Ste 3150 Denver, CO 80202
Jacob Cox, Director of Development Services
Justin Andrews, ODA
Filed: K:\Dept\Planning and Dev Serv\ZDR\SDA\2000-2099\2062-55rev2



Second Submission Review

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of Application

1A. Is a reference to the legend required on Sheet 5?

COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

2. Land Development Services (Roger Nelson / 720-587-2657 / ronelson@auroragov.org / Comments in magenta)

- 2A. The title description should match on all sheets.
- 2B. Expand the vicinity map to cover ½ mile from the site exterior.
- 2C. Revise the legal description per the comments on the redlines.
- 2D. Monuments shall be set no more than 1,400 feet apart along any straight boundary line.
- 2E. Reference adjacent right-of-way including recordation information. Show the opposing right-of-way.
- 2F. Access is required for all tracts.
- 2G. Label adjacent streets, lots, blocks, tracts, etc.. per comments.
- 2H. Label easements, line, and curve lengths per comments.
- 2I. Show a tie-out distance and bearing to the exterior boundary of the subdivision from at least two control corners.
- 2J. All easements that are to be dedicated by separate documents need to have reception numbers or be removed.
- 2K. Verify monument location(s).
- 2L. Provide a statement of authority for the person signing on behalf of the entity named in the title commitment.
- 2M. Provide an updated Title Commitment to be dated within 30 calendar days of when the plat is sent in for recording.
- 2N. Please send in the Certificate of Taxes Due obtained from the County Treasurer's office showing they 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),
- 2O. 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.**

3. Xcel Energy (Donna George / donna.l.george@xcelenergy.com)

3A. No resubmittals are necessary.