



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

*AuroraGov.org*

January 24, 2025

Carlo Ferreira  
The Aurora Highlands, LLC  
141 Union Blvd Ste 150  
Lakewood, CO 89228

**Re: Second Submission Review:** The Aurora Highlands Subdivision Filing No 35 - Plat  
**Application Number:** DA-2062-63  
**Case Numbers:** 2024-3032-00

Dear Carlo Ferreira:

Thank you for your second submission, which we started to process on January 6, 2025. 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 February 14, 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 let me know. I may be reached at 303-739-7261.

Sincerely,

Debbie Bickmire, Senior Planner  
City of Aurora Planning Department

Attachment: Xcel Comments

cc: Patrick Chelin, Bowman  
Jeff Killion, Matrix Design Group  
Jacob Cox, Director of Development Services  
Justin Andrews, ODA  
Filed: K:\\$DA\2062-63rev2.rtf



## *Second Submission Review*

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Completeness and Clarity of the Application**

1A. Update the Vicinity Map to include The Aurora Highlands Subdivision Flg. No. 24 and label all streets.

Aztec – Addressed

1B. Adams County records indicate the subject area has changed ownership. If so, please update the Owner Signature Block.

Aztec – Owners are what is currently shown on Adams County Assessor Map. I will have legal counsel order and updated title commitment to confirm ownership.

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

#### **2. Aurora Water** (Iman Ghazali / 303-807-8869 / [ighazali@auroragov.org](mailto:ighazali@auroragov.org) / Comments in red)

2A. Add “water, sanitary, and storm” to the easements within Tract G.

Aztec – Addressed

#### **3. Real Property** (Roger Nelson / 720-587-2657 / [ronelson@auroragov.org](mailto:ronelson@auroragov.org) / Comments in magenta)

3A. The blanket easement referenced in Note 12 must be released before plat approval.

Aztec – Addressed. Per language within easement deed this easement get revised to what is platted after such Plat records.

3B. Easements labeled “to be dedicated by separate document” will either need reception numbers or be removed. Aztec – When recording information for TAH Filing No. 30 is available the RN’s will be added.

3C. Label, dimension, and trim out easements per the comments on the redlines.

Aztec – Addressed

3D. Move the Legend on Sheet 5 so it is all visible.

Aztec – Addressed

3E. Provide a statement of authority for the person signing on behalf of the entity named in the title commitment.

Aztec – Comment Noted. Thank You!

3F. The Title Commitment must 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.

Aztec – Comment Noted. Thank You!

3G. 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.

Aztec – Comment Noted. Thank You!

3H. Be advised - sometimes the margins or scale factor may not match the County or City standards as stated on 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.

Aztec – Comment Noted. Thank You!

3I. All new easements are to be dedicated by plat. Easement releases are to be submitted to [releaseeasements@auroragov.org](mailto:releaseeasements@auroragov.org).

Aztec – Comment Noted. Thank You!

#### **4. Xcel Energy** (Donna George / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))

4A. See attached comment letter. Please provide a response.

Aztec – General Note not added.



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303.571.3284  
donna.l.george@xcelenergy.com

January 14, 2025

City of Aurora Planning and Development Services  
15151 E. Alameda Parkway, 2<sup>nd</sup> Floor  
Aurora, CO 80012

Attn: Debbie Bickmire

**Re: The Aurora Highlands Subdivision Filing No. 35, Case # DA-2062-63**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plat for **The Aurora Highlands F31** and requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:

*Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.*

Please be aware PSCo owns and operates existing natural gas distribution facilities along Reserve Boulevard. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

If additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted by the Designer.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Donna George  
Right of Way and Permits  
Public Service Company of Colorado dba Xcel Energy  
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

# THE AURORA HIGHLANDS SUBDIVISION FILING NO. 35

A RESUBDIVISION OF A PORTION OF TRACT A, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1  
AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH,  
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 1 OF 6

Reference TAH Area B  
Site PlanRSN 1619783 /  
DA-2062-33

Revised. We are now a replat  
of proposed Tracts O & P, TAH  
Filing No. 30. TAH Filing No. 30  
will record before this Plat does.

Added note to general notes

## DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND BEING A PORTION OF TRACT A, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO. 2019000089309, AND A PORTION OF SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2020000096730, BOTH IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER, COUNTY OF ADAMS, STATE OF COLORADO, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF AURORA, SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION CONTINUED ON SHEET 2.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS AND TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **THE AURORA HIGHLANDS SUBDIVISION FILING NO. 35**, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS AND EASEMENTS AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

## COVENANTS

SEE SHEET 2 FOR COVENANTS

Per the county assessor website  
the 2 owners shown are the  
owners of record. I will confirm  
with legal counsel and also have  
a new title commitment ordered.

## OWNER:

GVR KING LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

IT'S: \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_ 20\_\_\_\_ AD. BY \_\_\_\_\_

AS \_\_\_\_\_ OF  
MANAGER OF GVR KING, LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

County records  
indicate this area has  
been sold. Add  
signature block for  
new owner.

## OWNER:

AURORA HIGHLANDS HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: CGF MANAGEMENT, INC., A NEVADA CORPORATION

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

IT'S: \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )SS

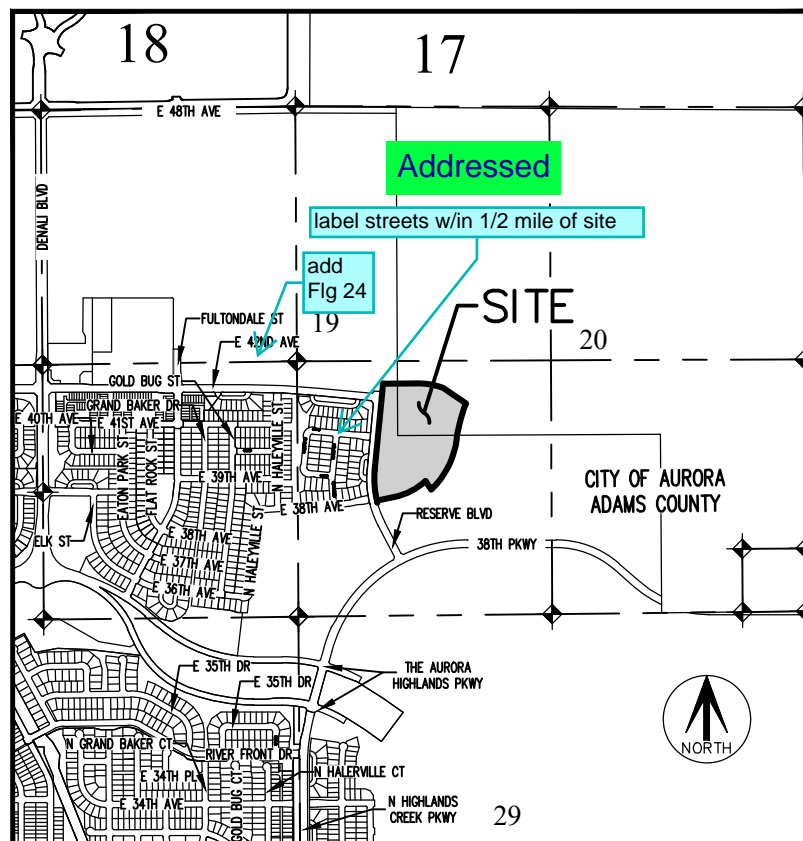
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_ 20\_\_\_\_ AD. BY \_\_\_\_\_

AS \_\_\_\_\_ OF CGF MANAGEMENT, INC., A NEVADA CORPORATION,  
MANAGER OF AURORA HIGHLANDS, LLC, A NEVADA LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_



VICINITY MAP  
SCALE 1" = 2000'

(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.) per COA 2024 Subdivision Plat Checklist Item 19.b.

(Advisory Comment) Provide statement of authority for person signing on behalf of the entity named in the title commitment.

(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 (This Certificate of Taxes should be submitted no later than your second submittal of the plat.) per COA 2024 Subdivision Plat Checklist Item #19.a.

(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.

Comments Noted. Thank You!

All references to "by separate document" will either need reception numbers or to be removed.

SHEET 3 OVERALL BOUNDARY,  
SHEETS 4-5 LOT DETAILS  
SHEET 6 EASEMENT DETAIL

## CITY OF AURORA APPROVALS

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF STREETS AND EASEMENTS, AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_AD, SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH STREETS ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO CITY OF AURORA SPECIFICATIONS.

CITY ENGINEER

DATE

PLANNING DIRECTOR

DATE

## SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON \_\_\_\_\_, 20\_\_\_\_.

I FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS ACCURATE AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE TO MY KNOWLEDGE, INFORMATION AND BELIEF. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

BRADY J. MOORHEAD, LICENSED PROFESSIONAL LAND SURVEYOR  
COLORADO P.L.S. NO. 38668  
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

**NOTICE:** ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

**AZTEC**  
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
[www.aztecconsultants.com](http://www.aztecconsultants.com)

AzTec Proj. No.: 136624-08

Drawn By: RBA

DATE OF  
PREPARATION: 06-10-2024  
SCALE: N/A  
SHEET 1 OF 6



A RESUBDIVISION OF A PORTION OF TRACT A, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1  
AND A PORTION OF TRACT B, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 2, BOTH IN THE  
SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH,

OF TRACT A, THE ACORNA HIGHLANDS SUBDIVISION, FILING  
SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH,  
WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COLORADO, COUNTY OF ADAMS, STATE OF COLORADO

COVENANTS CONTINUED:

Addressed

4/10/2024

Addressed

1. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING - FIRE LANE".

Addressed

Spelling?/Update

DOCUMENT(S) OF

EAST 41ST

CAUSE OF  
PROPERTY ARISING

OR DAMAGES  
ONS OF ANY

COVERS THE

ON NO.  
NOT A

SHEET 2 OF 6

Drawn By: RBA

Per the language in the document for this temporary construction easement once all improvements are done this easement gets terminated.



# THE AURORA HIGHLANDS SUBDIVISION FILING NO. 35

A RESUBDIVISION OF A PORTION OF TRACT A, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1  
AND A PORTION OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 3 SOUTH,  
RANGE 65 WEST OF THE PRINCIPAL MERIDIAN,  
CITY OF AURORA, COLORADO  
SHEET 3 OF 6

W 1/4 CORNER SECTION 20, T.3S., R.65W., 6TH P.M.  
FOUND 5/8" ALUMINUM ROD WITH A 3" ALUMINUM  
CAP STAMPED "G.E.S. 1/4, S19/S20, T3S R65W, LS  
17488" 0.5"± BELOW THE SURFACE PER MONUMENT  
RECORD ACCEPTED ON APRIL 3, 1995 BY PLS 24960

Revised. We are now a replat  
of proposed Tracts O & P, TAH  
Filing No. 30. TAH Filing No. 30  
will record before this Plat does.

SECTION 20, TOWNSHIP 3 SOUTH,  
PRINCIPAL MERIDIAN,  
STATE OF COLORADO

## MONUMENT SYMBOL LEGEND

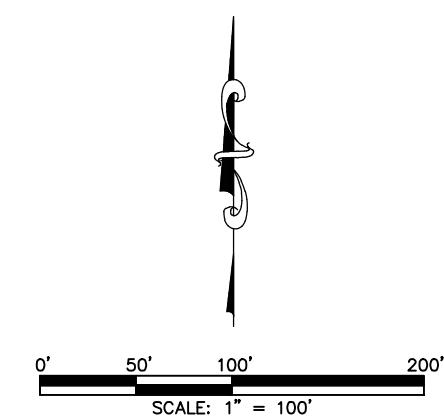
- SET NO. 5 X 18" REBAR WITH 1-1/4" ORANGE PLASTIC CAP  
STAMPED "AZTEC LS 38668"
- MONUMENT BOXES WITH A REASONABLY PERMANENT MONUMENT  
BEARING THE LICENSE NUMBER OF THE RESPONSIBLE SURVEYOR,  
TO BE SET AFTER CONSTRUCTION IS COMPLETE PER SEC. 147-47  
AURORA CITY CODE AND PER SEC. 38-51-105-(9) (a) & (b)  
COLORADO REVISED STATUTES 2024.
- FOUND SECTION CORNER AS SHOWN HEREON

LINE TABLE		
LINE	BEARING	LENGTH
L1	N78°22'39"E	165.76'
L2	S34°03'52"E	108.98'
L3	N43°26'30"E	84.00'
L4	N38°31'10"E	67.68'
L5	N34°07'55"E	67.54'
L6	N29°45'04"E	67.47'
L7	N25°22'24"E	67.45'
L8	N20°59'41"E	67.50'
L9	N17°41'03"E	34.53'
L10	N14°22'04"E	67.69'
L11	N09°58'26"E	67.72'
L12	N07°47'35"E	60.05'
L13	N10°06'31"E	60.19'
L14	N12°34'39"E	60.46'
L15	N15°09'20"E	65.52'
L16	N18°34'32"E	101.59'
L17	N21°36'09"E	46.31'
L18	N70°41'31"W	51.87'

LINE TABLE		
LINE	BEARING	LENGTH
L19	N74°35'04"W	51.20'
L20	N78°40'36"W	36.09'
L21	N82°35'35"W	52.48'
L22	N87°13'00"W	52.08'
L23	N89°55'05"W	9.02'
L24	N84°27'25"W	23.22'
L25	S05°32'35"W	87.84'
L26	N84°27'25"W	25.00'
L27	N05°32'35"E	47.95'
L28	S84°27'25"E	35.77'
L29	S46°24'51"E	24.85'
L30	S46°24'51"E	30.94'
L31	N43°44'12"E	25.82'
L32	S08°31'13"E	36.52'
L33	N05°32'35"E	11.48'
L34	N78°22'39"E	1.80'
L35	N84°27'25"W	25.00'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	93°09'15"	20.00'	32.52'
C2	90°00'00"	20.00'	31.42'
C3	90°00'00"	15.00'	23.56'
C4	14°23'23"	160.00'	40.18'
C5	14°23'23"	160.00'	40.18'
C6	11°46'39"	160.00'	32.89'
C7	11°46'39"	160.00'	32.89'
C8	87°18'50"	23.00'	35.05'
C9	90°00'00"	15.00'	23.56'
C10	90°00'00"	15.00'	23.56'
C11	94°28'13"	15.00'	24.73'
C12	22°07'03"	218.00'	84.15'
C13	90°00'00"	15.00'	23.56'
C14	90°00'00"	15.00'	23.56'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C15	82°02'36"	15.00'	21.48'
C16	105°20'06"	15.00'	27.58'
C17	90°00'00"	61.00'	95.82'
C18	90°00'00"	27.50'	43.20'
C19	51°57'26"	61.00'	55.32'
C20	51°57'26"	27.50'	24.94'
C21	93°36'47"	15.00'	24.51'
C22	93°36'47"	15.00'	24.51'
C23	93°09'16"	20.00'	32.52'
C24	0°29'30"	618.00'	5.20'
C25	94°28'13"	15.00'	24.73'
C26	22°07'03"	282.00'	108.86'
C27	90°00'00"	15.00'	23.56'
C28	90°00'00"	20.00'	31.42'



FOR REVIEW

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.

**AZTEC**  
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
www.aztecconsultants.com

AzTec Proj. No.: 136624-08

Drawn By: RBA

DATE OF  
PREPARATION: 06-10-2024

SCALE: 1" = 100'

SHEET 3 OF 6

TRACT A  
THE AURORA HIGHLANDS  
SUBDIVISION FILING NO. 1  
REC. NO. 2019000089309

POINT OF  
BEGINNING  
NORTHEAST CORNER OF  
RESERVE BOULEVARD

E 42ND AVE  
(VARIABLE WIDTH PUBLIC ROW)  
REC. NO. 2019000089309

TRACT O  
TRACT P

BLOCK 10  
THE AURORA HIGHLANDS  
SUBDIVISION FILING NO. 14  
REC. NO. 2021000148457

TRACT Q

TRACT R

TRACT S

TRACT T

TRACT U

TRACT V

TRACT W

TRACT X

TRACT Y

TRACT Z

TRACT AA

TRACT AB

TRACT AC

TRACT AD

TRACT AE

TRACT AF

TRACT AG

TRACT AH

TRACT AI

TRACT AJ

TRACT AK

TRACT AL

TRACT AM

TRACT AN

TRACT AO

TRACT AP

TRACT AQ

TRACT AR

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TRACT BS

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TRACT BU

TRACT BV

TRACT BW

TRACT BX

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TRACT BZ

TRACT CA

TRACT CB

TRACT CC

TRACT CD

TRACT CE

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TRACT CH

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TRACT HU

TRACT HV

TRACT HW

TRACT HX

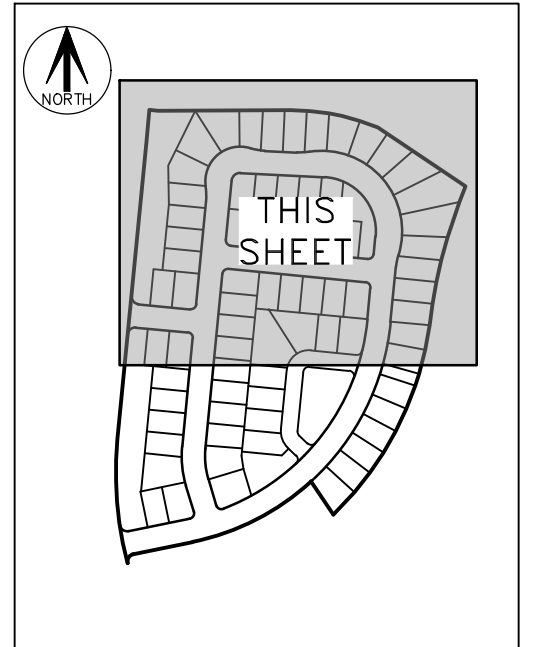


# THE AURORA HIGHLANDS SUBDIVISION FILING NO. 35

A RESUBDIVISION OF A PORTION OF TRACT A, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1  
AND A PORTION OF THE SOUTHWEST 1/4 SECTION 20, TOWNSHIP 3 SOUTH,  
RANGE 65 WEST, PRINCIPAL MERIDIAN,  
CITY OF AURORA, CO., STATE OF COLORADO  
SHEET 4 OF 5

Revised. We are now a replat  
of proposed Tracts O & P, TAH  
Filing No. 30. TAH Filing No. 30  
will record before this Plat does.

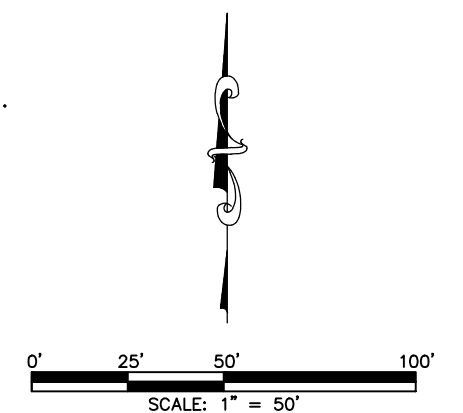
TRACT A  
THE AURORA HIGHLANDS  
SUBDIVISION FILING NO. 1  
REC. NO. 2019000089309



KEY MAP  
N.T.S.

SEE SHEET 3 FOR  
LINE AND CURVE  
TABLES &  
MONUMENT LEGEND

SEE SHEET 6 FOR  
LEGEND

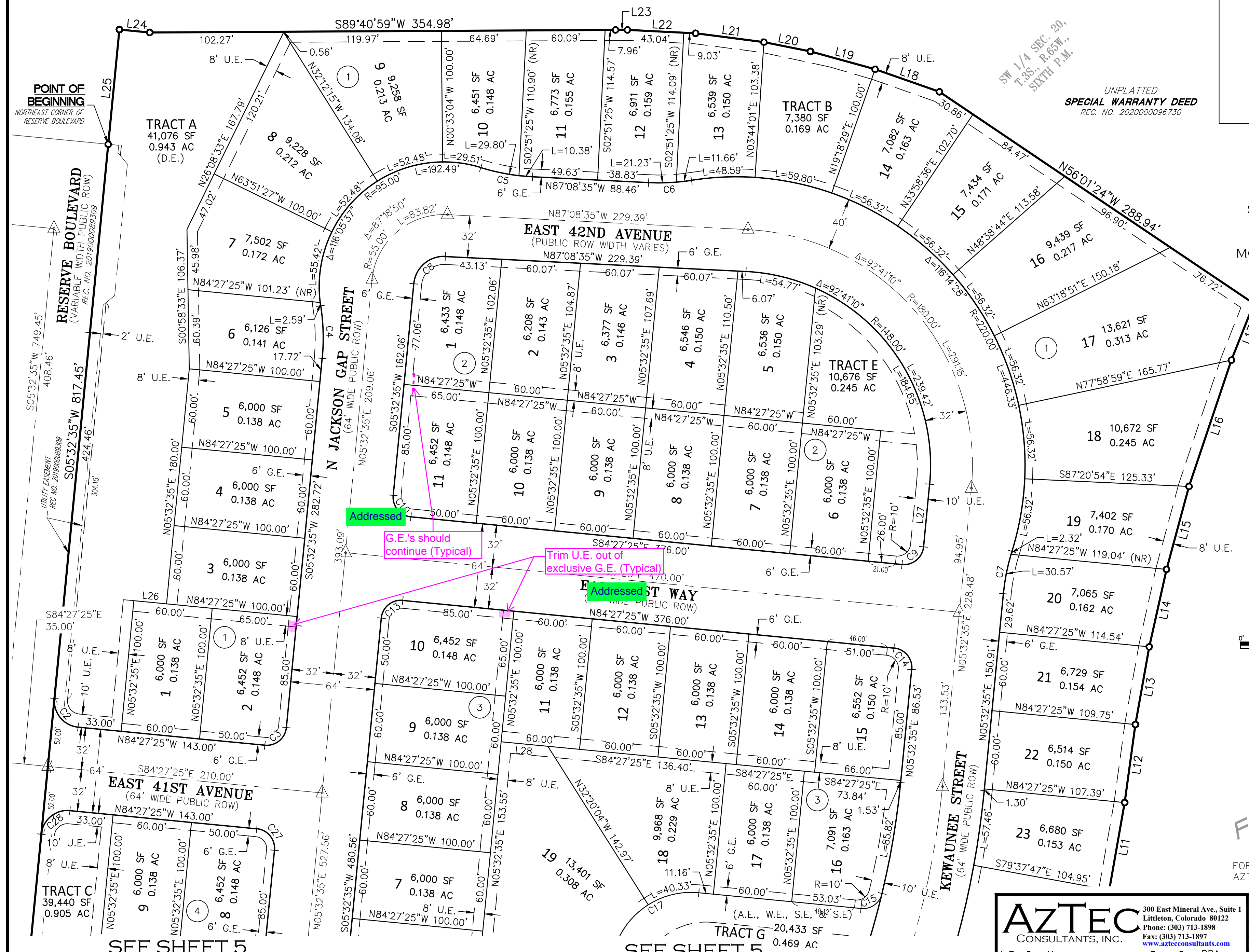


FOR REVIEW

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.

**AZTEC**  
CONSULTANTS, INC.  
300 East Mineral Ave., Suite 1  
Littleton, Colorado 80122  
Phone: (303) 713-1898  
Fax: (303) 713-1897  
www.aztecconsultants.com  
Aztec Proj. No.: 136624-08  
Drawn By: RBA

DATE OF PREPARATION:	06-10-2024
SCALE:	1" = 50'
SHEET 4 OF 5	

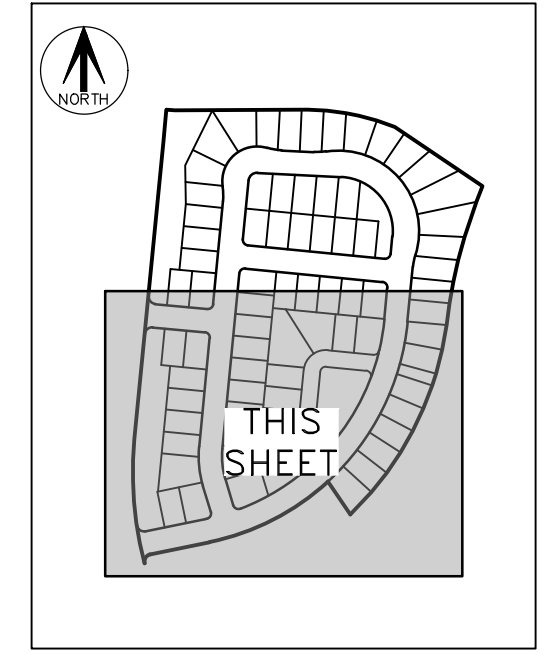




# THE AURORA HIGHLANDS SUBDIVISION FILING NO. 35

A RESUBDIVISION OF A PORTION OF TRACT A, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1  
AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH,  
RANGE 65 WEST OF THE 10TH MERIDIAN,  
CITY OF AURORA, COUNTY OF COLORADO

Revised. We are now a replat  
of proposed Tracts O & P, TAH  
Filing No. 30. TAH Filing No. 30  
will record before this Plat does.



KEY MAP  
N.T.S.

SEE SHEET 3 FOR  
LINE AND CURVE  
TABLES &  
MONUMENT LEGEND  
  
SEE SHEET 6 FOR  
LEGEND

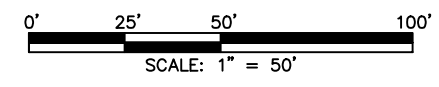
FOR REVIEW

Addressed

Move legend  
upward to reveal  
concealed text?

LEGEND	
AC	ACRES
SF	SQUARE FEET
REC. NO.	RECEPTION NUMBER
ROW.	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
G.E.	GAS EASEMENT
A.E.	ACCESS EASEMENT
D.E.	DRAINAGE EASEMENT
W.E.	WATER EASMENT
F.L.E.	FIRE LANE EASEMENT
(NR)	DENOTES NON-RADIAL LINE
(R)	DENOTES RADIAL LINE

TRACT A  
THE AURORA HIGHLANDS  
SUBDIVISION FILING NO. 1  
REC. NO. 2019000089309



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AzTec Proj. No.: 136624-08

DATE OF  
PREPARATION: 06-10-2024  
  
SCALE: 1" = 50'  
  
SHEET 5 OF 6

Drawn By: RBA

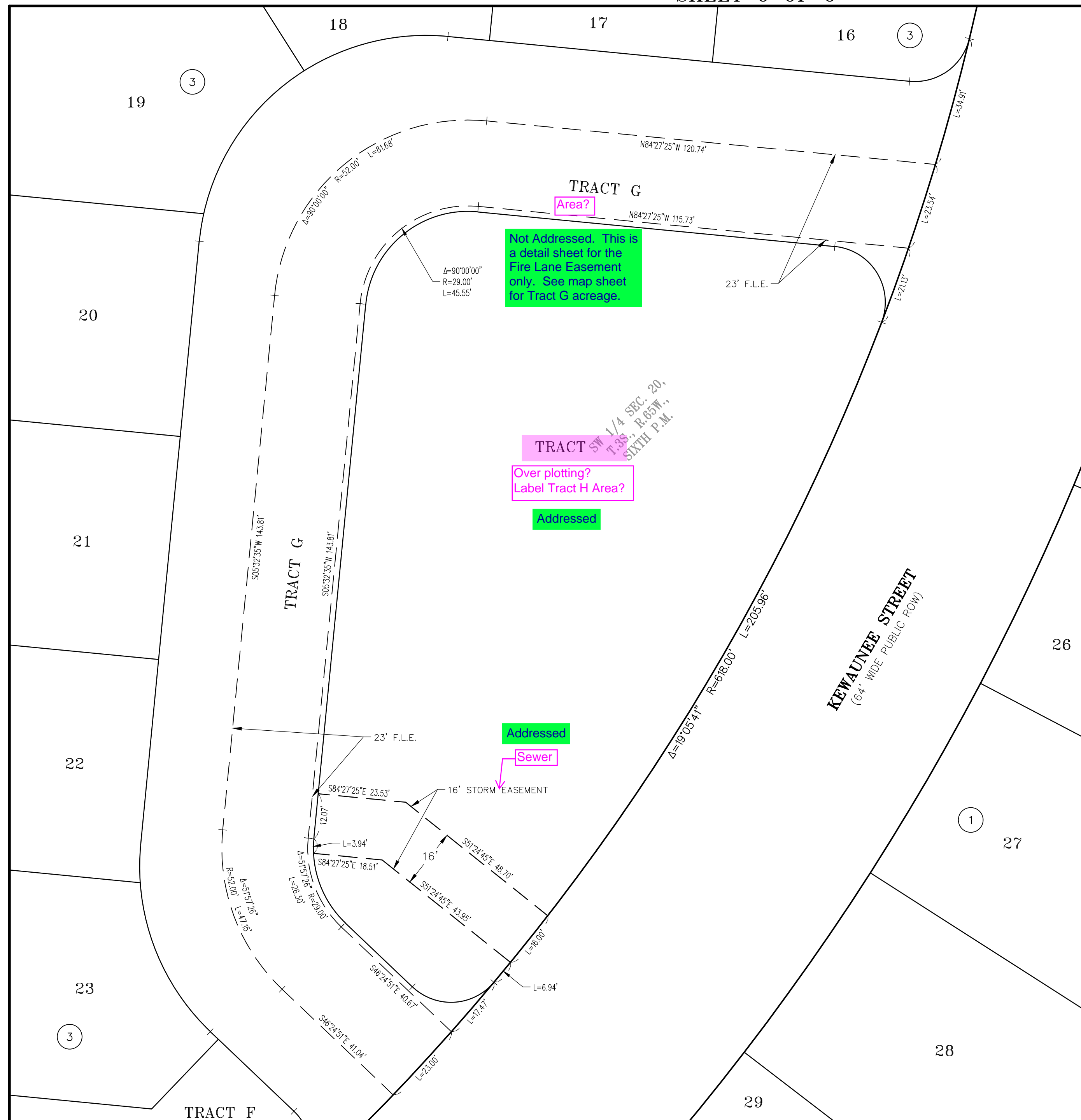




# THE AURORA HIGHLANDS SUBDIVISION FILING NO. 35

A RESUBDIVISION OF A PORTION OF TRACT A, THE AURORA HIGHLANDS SUBDIVISION FILING NO. 1  
AND A PORTION OF THE SOUTHWEST 1/4 SECTION 20, TOWNSHIP 3 SOUTH,  
RANGE 65 WEST OF T10N, R65W, PAL MERIDIAN,  
CITY OF AURORA, COUNTY OF COLORADO  
SHEET 6 OF 6

Revised. We are now a replat  
of proposed Tracts O & P, TAH  
Filing No. 30. TAH Filing No. 30  
will record before this Plat does.



## LEGEND

AC	ACRES
SF	SQUARE FEET
REC. NO.	RECEPTION NUMBER
ROW.	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT
G.E.	GAS EASEMENT
A.E.	ACCESS EASEMENT
D.E.	DRAINAGE EASEMENT
W.E.	WATER EASEMENT
F.L.E.	FIRE LANE EASEMENT
(NR)	DENOTES NON-RADIAL LINE
(R)	DENOTES RADIAL LINE
#	BLOCK NUMBER

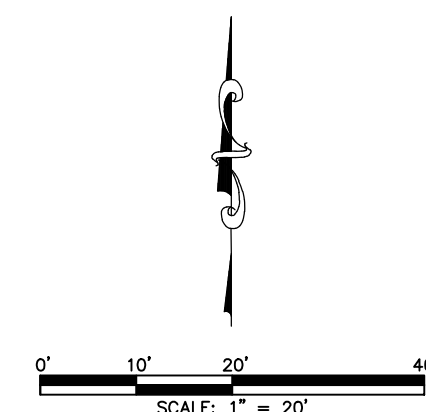
NOTE: TRACT A IS A DRAINAGE EASEMENT  
IN ITS ENTIRETY.

NOTE: TRACT G IS AN ACCESS, DRAINAGE,  
AND UTILITY EASEMENT IN ITS ENTIRETY.

Please add "water,  
sanitary and storm"

Addressed

SEE SHEET 3 FOR  
LINE AND CURVE  
TABLES &  
MONUMENT LEGEND



FOR REVIEW

FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC

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Drawn By: RBA

DATE OF  
PREPARATION: 06-10-2024

SCALE: 1" = 20'

SHEET 6 OF 6