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June 26, 2024

Mr. Erik Gates  
City of Aurora, Planning Department  
15151 E. Alameda Parkway, Suite 5200  
Aurora, CO 80012

Re: Technical Submission Review #3 – Kings Point South PAS 1-4 – Site Plan and Plat  
Application Number: DA-1628-06  
Case Numbers: 2022-4037-00, 2022-3063-00

Dear Mr. Gates,

This letter is in response to the City of Aurora's comments dated December 21, 2023. Comment responses are shown in *red*. Please don't hesitate to contact me with any questions or concerns.

Sincerely,

A handwritten signature in blue ink that reads 'Julie Gamec'.

Julie Gamec

THK Associates, Inc. | Principal

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions, Comments and Concerns**

1A. There were no community comments during this review cycle. *Noted.*

#### **2. Planning Issues**

[Site Plan Page 1]

2A. The cover sheet was not provided with this submittal. Assuming no changes were made to it, it will need to be included in your final mylar set. *Included with this set.*

2B. Add "-Site Plan with Adjustments" to the title. *Updated.*

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

#### **3. Real Property**

[Plat Page 1]

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.) *Title work included with this submittal.*

3B. (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 at the time of your final submittal of the electronic Plat for recording.) *Certificate of Taxes due included with this submittal.*

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3C. (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. *Noted.*

4. Douglas County School District

4A. There were no more comments received from Douglas County School District. *Noted.*