

January 2, 2025

Andrew Klein  
Aurora Crossroads LLC  
4100 East Mississippi Avenue, Suite 500  
Glendale, Colorado 80246

Re: Aurora Crossroads Subdivision Filing No 4 - Subdivision Plat  
Martin/Martin, Inc. Project No.: 19.1522  
Application Number: DA- 2231-09  
Case Numbers: 2024-3020-00

## PLANNING DEPARTMENT COMMENTS

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

C1A: No comments from neighbors were received. Therefore no neighborhood meeting will be required. Please see all comments from review agencies in this letter and on the redlines.

**R1A: Thank you and noted.**

### 2. Completeness and Clarity of Application

C2A: Total application fees in the amount of \$10,752.00 are due prior to the second submittal.

**R2A: Fee has been paid.**

C2B: Columns should not overlap and include enough space between for organization. Consider increasing the plat to two sheets for readability of the vicinity map and overall plat.

**R2B: The plat has been updated to two sheets for added clarity and readability as suggested.**

C2C: Please clarify the use of tracts A and B in the narrative.

**R2C: Statements have been added for the intended use of each tract.**

### 3. Plat Comments

C3A: Clarify street names. It appears that Colfax Ave./I-70 access road is to the north and E. 14th Avenue is the street labeled Colfax Avenue on the plat.

**R3A: Street name has been updated.**

C3B: How is Tract B accessed? Is there an easement through the E470 property to the access road in the I-70 ROW to the north? Or any anticipated access through the tract or lot to the south?

**R3B: Access to tract B is provided by a maintenance path within Tract A from 14<sup>th</sup> Ave.**

C3C: First Creek Floodway and Floodplain is on the parcel that is not shown or noted on the plat. Include the purpose of the land dedication (i.e. First Creek Floodplain) in the dedication statement.

**R3C: Land purpose dedication statement has been added.**

C3D: Are the only proposed access to Tracts A and C through Tract B from the E470 parcel?

**R3D: Access to Tracts A and C are provided through Tract B from the I-70 Frontage Road.**

C3E: Remove the County Recorder's Certificate; this is no longer used for recordation in Arapahoe County.



**R3E:** *Noted and removed.*

C3F: The property is within the Airport Influence zone district for Buckley Space Force Base. Please add the required note from the Subdivision plat checklist (12m).

**R3F:** *Note has been added.*

**4. Addressing** (Phil Turner / 303-739-7357 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))

C4A: East Colfax Avenue street name must be corrected to East 14th Ave on the Plat. East Colfax Avenue is the frontage road that runs adjacent to I-70.

**R4A:** *Street name has been updated.*

C4B: Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

**R4B:** *Digital CAD file has been provided.*

## REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

C5A: Verify street name.

**R5A:** *Street name has been updated.*

**6. Traffic Engineering** (Dean Kaiser / 303-739-7584 / [djkaiser@auroragov.org](mailto:djkaiser@auroragov.org) / Comments in orange)

C6A: No specific traffic-related comments other than illustrate the access route to Tracts A & C.

**R6A:** *Thank you.*

**7. Fire / Life Safety** (Stephen Kirchner / 303-739-7489 / [stkirchn@auroragov.org](mailto:stkirchn@auroragov.org) / Comments in blue)

C7A: No fire life safety comments.

**R7A:** *Thank you.*

**8. Aurora Water** (Ashley Duncan / 720-859-4319 / [aduncan@auroragov.org](mailto:aduncan@auroragov.org) / Comments in red)

C8A: A sanitary easement needs to be dedicated in this configuration.

**R8A:** *A sanitary easement has been added to the plat.*

**9. Aurora Water Revenue** (Melody Oestmann / 303-739-7490 / [moestman@auroragov.org](mailto:moestman@auroragov.org))

C9A: Fee not required.

**R9A:** *Thank you.*

**10. Forestry** (Jacque Chomiak / 303-739-7178 / [jchomiak@auroragov.org](mailto:jchomiak@auroragov.org) / Comments in purple)

C10A: No comments.

**R10A:** *Thank you.*

**11. PROS** (Adison Petti / 303-739-7437 / [apetti@auroragov.org](mailto:apetti@auroragov.org) / Comments in mauve)

C11A: No PROS comment.

**R11A:** *Thank you.*



**12. Land Development Services** (Roger Nelson / 303-739-7294 / [ronelson@auroragov.org](mailto:ronelson@auroragov.org) / Comments in magenta)

C12A: (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.

**R12A: An updated Title Commitment has been ordered and will be provided prior to recording.**

C12B: (Advisory Comment) Send in the Certificate of Taxes Due to 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.

**R12B: Noted.**

C12C: (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.

**R12C: Noted.**

C12D: Send in the State Monument Records for the aliquot corners used in the plat per COA 2024 Subdivision Plat Checklist Item #19.e

**R12D: Monument Records have been provided.**

C12E: Confirm margins.

**R12E: Margins have been confirmed and/or updated.**

C12F: Confirm ability to create new access across E-470 that are not defined in Access Limitation Reception Number B1076982.

**R12F: New access across E-470 is not required as access can be obtained from the frontage road (E. Colfax Ave).**

C12G: Edit property description to reference 115.00' Witness Corner as the Point of Commencement.

**R12G: Property description has been updated.**

C12H: Change reference for Lot 1, Block 1 to Lot 1, Block 3 as shown on Filing No. 1 Plat.

**R12H: Block label has been updated.**

C12I: Covenants syntax needs to match exactly as that specified in the COA 2023 Subdivision Plat Checklist.

**R12I: Updated.**

C12J: Provide Rebar size in the Basis of Bearing Statement and on the graphics. Fully describe all monuments.

**R12J: Monuments noted have been updated.**

C12K: General Notes must match the syntax specified in the COA 2023 Subdivision Plat Checklist.

**R12K: Notes have been updated.**

C12L: Add additional notes as requested in the red line comments.

**R12L: Notes have been updated accordingly.**

C12M: Revise reference to "East Colfax Avenue" to reflect the affidavit of correction "14th Avenue."

**R12M: Street names have been updated.**

C12N: Label the reception number for all existing easements.



**R12N: Reception numbers have been added.**

C12O: Revise Tract B area to reflect the correct area (Tract A & C subtracted).

**R12O: Tract areas updated.**

C12P: Book 5597, Page 45, Reception Number 3043036 reserves the requirement to dedicate 35 feet of ROW along the N-S Center of Section at the time of platting and would like to confirm that the requirement has been dropped.

**R12P: This requirement is no longer applicable.**

C12Q: Revise the legend to remove the proposed as this plat should be capturing existing conditions only & address additional red line comments in the legend.

**R12Q: Legend has been updated.**

C12R: Add dimensions as shown in the red line comments.

**R12R: Additional dimensions as shown in the redlines have been added.**

C12S: Label the recording information for I-70 ROW and show the opposing ROW.

**R12S: I-70 ROW labels and linework updated.**

C12T: Remove the Clerk and Recorder's Certificate as Arapahoe County now stamps the 3" x 7" open space in the upper right-hand corner of the plat.

**R12T: Signature blocks have been updated.**

C12U: Rename "Approval of Tracts A, B, & C" to "Owner".

**R12U: Noted and updated.**

**13. Easements** (Grace Gray / 303-739-7227 / [ggray@auroragov.org](mailto:ggray@auroragov.org))

C13A: All new easements to be dedicated by plat. Easement releases are to be submitted to [releaseeasements@auroragov.org](mailto:releaseeasements@auroragov.org).

**R13A: Comment noted. No easement releases are anticipated.**

**14. PSCO (Xcel Energy)** (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))

C14A: Please see attached.

**R14A: Xcel note has been added to the plat as requested.**

**15. Arapahoe County Planning Division** (Terri Maulik / 720-874-6650 / [referrals@arapahoegov.com](mailto:referrals@arapahoegov.com))

C15A: Thank you for the opportunity to review and comment on this project. The Arapahoe County Planning Division has no comments; however, other departments and/or divisions may submit comments.

**R15A: Thank you.**

**16. Arapahoe County Engineering Services Division** (Ceila Rethamel / [referrals@arapahoegov.com](mailto:referrals@arapahoegov.com))

C16A: No comments at this time. See attached letter.

**R16A: Thank you.**

**17. E470 Public Highway Authority** (Brandy Kemper / 303-537-3727 / [bkemper@e-470.com](mailto:bkemper@e-470.com))

C17A: Occupying space for utility work, access, and any construction within the E-470 ROW and MUE (multi-use easement) is subject to and will be in compliance with the E-470 Public Highway Authority Permit Manual, April 2008, as may be amended from time to time (the "Permit Manual") and will require an E-470 Construction or Access Permit. The administration fee is \$750.00 and \$75,000 per acre for instruction.



**R17A: Comment noted. No work is anticipated to occur within E-470 ROW.**

C17B: A permit will be required from E-470 for any encroachment or disturbance to E-470 ROW or MUE before construction.

**R17B: Comment noted. No work is anticipated to occur within E-470 ROW.**

C17C: Here is a link to our permit: <https://www.e-470.com/Pages/WorkingWithUs/Permits.aspx>

**R17C: Comment noted.**

C17D: Identify the E-470 ROW and MUE on all applicable drawings.

**R17D: E-470 ROW and MUE shown on drawing.**

C17E: E-470 will have a future directional ramp for the NB E-470 to EB I-70 movement adjacent to this project.

**R17E: Comment noted.**

C17F: There is an access limitation line along the project boundary. No access will be allowed across this line to Tracts A, B, or C.

**R17F: Comment noted.**

C17G: The E-470 TBMS (fiber) line running along the east side of E-470, this line shall be protected in place.

**R17G: Comment noted.**

C17H: A dig watch shall be required whenever there are construction activities near the TBMS line.

**R17H: Comment noted.**

C17I: A minimum of 4' of cover is required over the fiber.

**R17I: Comment noted.**

C17J: E-470 will be widened to 4 lanes in each direction in the future.

**R17J: Comment noted.**

C17K: Developed flows from the site will need to be treated and discharged at or below historic rates.

**R17K: Comment noted.**

C17L: The contractor will be responsible for stormwater permitting through the City, County, or E-470 for this project.

**R17L: Comment noted.**

C17M: An entity will need to take responsibility for the ongoing maintenance of proposed improvements within the ROW and MUE.

**R17M: Comment noted.**

C17N: Survey monuments along and within the E-470 ROW/MUE that are disturbed shall be reset and conform to the E-470 coordinate system.

**R17N: Comment noted.**

C17O: Revegetation of disturbed areas within the E-470 property will need to meet E-470 seed mix specifications.

**R17O: Comment noted.**

C17P: Any fencing disturbed will need to be reset to meet E-470 specifications.

**R17P: Comment noted.**

C17Q: A comment/response document would be helpful to track the revisions to each submittal.

**R17Q: Comment noted.**

C17R: Additional comments will be issued as the design progresses.

**R17R: Comment noted.**



**18. Colorado Department of Transportation (CDOT)** (Steve Loeffler / [steven.loeffler@state.co.us](mailto:steven.loeffler@state.co.us))

C18A: Tract B is being (mostly) dedicated to the City of Aurora and abuts E-470 ROW, so there are no impacts to CDOT ROW (and the dedication to The City does not appear to be for ROW purposes).  
There are no issues from the CDOT ROW end.

**R18A: Comment noted.**

Please do not hesitate to contact me with any questions.

Sincerely,

A handwritten signature in blue ink that reads "Jeffrey A. White".

Jeffrey A. White, PE  
Principal