



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

*AuroraGov.org*

May 15, 2025

Noor Noorie  
Jans Limited

**Re: Initial Submission Review: Seven Hills Flg #16 – Replat**  
**Application Number: DA-2408-00**  
**Case Number: 2025-3020-00**

Dear Noor Noorie:

Thank you for your initial submission, which we started to process on Monday, April 21, 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 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 Monday, June 16, 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.

Projects that have gone one year without a submission will be considered inactive and require a 25% restart fee to be reactivated. After 18 months of inactivity, projects that are not reactivated will be closed and retired.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7259 or [amuca@auroragov.org](mailto:amuca@auroragov.org).

Sincerely,

Ariana Muca, Planner III  
City of Aurora Planning Department

cc: Ariana Muca, Case Manager  
Jazmine Marte, ODA  
Filed: K:\\$DA\DA-2408-00rev1.rtf



## *Initial Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Several comments requiring additional details for Plat notes, easements and required content (Land Development Services).
- The application has been reviewed as a single-family lot; any changes to that use will trigger several additional requirements, processes, and fees (Planning).
- No comments on the plat. Please note, per the pre-app meeting and notes, two points of access will be required for the development of the site (Fire and Life Safety).
- Please include a sidewalk easement along Hampden Avenue (Public Works).
- Storm Drain Development fees due \$7,452 due ahead of recordation.

### **PLANNING DEPARTMENT COMMENTS**

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

- 1A. No public comments were received by staff during the first review. A public meeting will not be required at this time.

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

- 2A. Thank you for paying the Planning Invoice of \$11,608.50.
- 2B. Please note that at the time of site plan development, the future application will be subject to additional fees such as Parks and Open Space and Aurora Public School if a change of use or additional units are proposed.

#### **3. Zoning and Subdivision Use Comments**

- 3A. As per our previous discussion, subdividing this plat into one lot limits the development of this parcel to one single-family detached residence. As the team moves forward to site development, please note that any change in use may trigger additional development application requirements prior to building permit.
- 3B. If development of more than one single-family residence is desired in the future, staff recommends attending an additional pre-application meeting to discuss the additional plan review process and design requirements that would apply to the new use.

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

- 4A. No further comments.

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

#### **5.Civil Engineering (Julie Bingham/ 303-739-7403 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org))**

- 5A. Sidewalk easement not shown along Hampden.
- 5B. Deferral letter received – Public Works to start processing deferral for improvements.

#### **6.Traffic Engineering (Jason Igo / [jigo@auroragov.org](mailto:jigo@auroragov.org) / Comments in amber)**

- 6A. Traffic has reviewed and has no comments on the plans.

#### **7.Utilities (Fatin “Iman” Ghazali / [ighazali@auroragov.org](mailto:ighazali@auroragov.org)/ Comments in red)**

- 7A. No further comments.

#### **8.Aurora Water Revenue ([moestman@auroragov.org](mailto:moestman@auroragov.org))**

Storm Drain Development fees due \$7,452 due ahead of recordation.

#### **9.Fire / Life Safety (Erick Bumpass / 303-739-7627 / [ebumpass@auroragov.org](mailto:ebumpass@auroragov.org) / Comments in blue)**

- 9A. No comments on the plat per the pre-app meeting and notes two points of access will be required for the development of the site if the site is developed beyond a single family lot.



**10.Land Development Services (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)**

*Plat*

*Page 1*

- 10A. See the Advisory Comments on the first page of the plat.
- 10B. Change the spellings in the description.
- 10C. Change the dedicatory statement match the Checklist language.
- 10D. Send the Statement of Authority for the person signing for the owner on the plat.
- 10E. Move the Basis of Bearings statement to the Notes and change it in accordance (AEC Rule 1.6.H.2)
- 10F. Delete the Flood Certification statement. It's not a Plat Note.
- 10G. Change the Title Block at the top of the page, as indicated. (Typ.)
- 10H. In the Vicinity Map: add the North Arrow and add the street names within 1/2 mile of the Site. (Public Streets). You may want to reduce the size of the map to accommodate.
- 10I. In the Notes: change the Subdivision name in Note #1.
- 10J. Delete Note #4 and #9: not a Plat Note.
- 10K. Update the Title Commitment date in Note #8
- 10L. Add the additional Notes from the Subdivision Plat Checklist. As indicated.
- 10M. Add the "I further certify ..." statement to the Surveyor's Certification. As indicated.
- 10N. City of Aurora Approvals: change this to the statement in the Subdivision Plat Checklist with the correct signatories.
- 10O. Delete the Clerk and Recorders Certification: it is not needed for a electronically recorded plat.

*Plat*

*Page 2*

- 10P. Show and label all existing easements and add the recording info for them.
- 10Q. Tie out another Subdivision pin to an independent Section Corner - per Checklist. Show, add, and Tie out the other Section Corner.
- 10R. The Plat should only show the boundary of the plat and the Lot lines with bearings and distances, show all the existing or proposed easements and the abutting easements to the plat boundary.
- 10S. Delete any physical features on the Subdivision Plat.
- 10T. Add the 10' Utility easement along the Plat boundary - per Plat checklist.
- 10U. Delete the old Subdivision plat reference.
- 10V. Add "Block 1" to the two Lots.
- 10W. Add the Reception No. of this Street R.O.W. (Typ.)
- 10X. Change the Lot Lines to be continuous/solid lines.
- 10Y. Add: Point of Commencement and the Point of Beginning, as indicated.
- 10Z. In the Legend: delete any physical features on the Subdivision Plat
- 10AA. Add the Lot and Block to the adjacent Lot.

**11.Land Development Services (Grace Gray / [ggray@auroragov.org](mailto:ggray@auroragov.org) / 3037397277 / Comments in magenta)**

- 11A. All new easements are to be dedicated by plat. Easement releases to be submitted [releaseeasements@auroragov.org](mailto:releaseeasements@auroragov.org).

**12.PROS (Abigail Scheuermann / 303-739-7169 / [ahscheue@auroragov.org](mailto:ahscheue@auroragov.org))**

- 12A. Fees to be applied at the time of the site plan if the site is developed beyond a single family lot.