



Planning
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Aurora, Colorado 80012
303.739.7250

AuroraGov.org

February 10, 2025

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

Re: First Technical Review – 32nd Pkwy - 26th Avenue Realignment – Infrastructure Site Plan and Plat
Application Number: DA-2342-01
Case Number: 2023-6047-00, 2025-3004-00

Dear Matt Hopper:

Thank you for your submittal. We have reviewed your Site Plan and Plat and attached our comments along with this cover letter. There are still several items to be addressed, therefore, you will need to make another submission. Please revise your previous work and send us a new submission on or before February 24, 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.

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

Sincerely,

Debbie Bickmire, Senior Planner
City of Aurora Planning and Development Services

cc: Dave Center, ARTA
Margie Krell, Aecom
Jacob Cox, Director of Development Services
Filed: K:\SDA\2342-02tech1.rtf



First Technical Review

PLANNING DEPARTMENT COMMENTS

- Remit the plat application fee of \$4,471.00 before resubmittal
- Confirm street names, update for consistency
- Revise plat title, provide a closure report, edit text per redlines

1. Completeness and Clarity of Application

Site Plan

1A. Consult with Phil Turner to confirm the proposed street names.

Plat

1B. Show all dedicated streets within ½ mile of the site on the Vicinity Map.

2. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

2A. Please submit a preliminary digital .shp or .dwg file as soon as possible. This digital file is used for street naming, addressing and other GIS analysis. Include the following layers at a minimum:

- Parcels
- Street lines

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 provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside the target area. More information can be found at <http://tinyurl.com/AuroraCAD> or by contacting CADGIS@auroragov.org.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Land Development Services (Roger Nelson / ronelson@auroragov.org / Comments in magenta)

Site Plan

3A. Confirm road names in cross-section details.

3B. Label all proposed and existing easements.

Plat

3C. Provide a closure report for the plat exterior boundary.

3D. Send in the State Monument Records for the aliquot corners used in the plat.

3E. Verify the title – confirm “E. 32nd Parkway to E. 26th Avenue...” and filing number.

3F. Revise the General Notes as follows:

- #1 Match the checklist syntax exactly
- #2 Fully describe the cap stamping for the basis of bearing
- #4 Delete this note
- #6 Revise to reflect a revised title commitment date being within 30 days of plat acceptance.

3G. Revise the Covenants to match the checklist exactly.

3H. Add the date of the last field work to the Surveyor’s Certificate.

3I. Revise the Dedication to name the county and state for the first time and remove “Parcel A”. Add bounds call for being 58.00 feet northerly of and parallel with the south line of the southeast one-quarter of section 25, add a reference to being non-tangent following curve descriptions, and match the title and name of the subdivision in the dedication.

3J. The project number in the title block on Sheet 1 differs from the remaining sheets.



- 3K. Fully describe the cap stamping for all control monuments (Section & Quarter Section monuments).
- 3L. Confirm road names with directions (N., S., E., W.).
- 3M. Add a key map as required by the checklist.
- 3N. Revise “Dedicated” to “Granted”.
- 3O. Fully describe the cap stamping for all control monuments (Section & Quarter Section monuments).
- 3P. Add monument symbols for the exterior boundary of the plat.
- 3Q. Confirm all existing easements are shown.
- 3R. Do the E-470 easements need to be vacated where road dedication is occurring?
- 3S. Provide an 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.
- 3T. Provide a statement of authority for the person signing on behalf of the entity named in the title commitment.
- 3U. Advisory comment - Sometimes the margins or scale factors 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.**
- 3V. Provide a Certificate of Taxes Due obtained from the County Treasurer's office showing the 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.