



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

*AuroraGov.org*

May 8 2024

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

**Re: Fourth Submission Review:** The Aurora Highlands Subdivision Filing No 24 - Plat  
**Application Number:** DA-2062-47  
**Case Numbers:** 2023-3032-00

Dear Mr. Ferreira:

Thank you for your submission. We have reviewed your plans and attached our comments along with this cover letter. There are a few minor items to be addressed, as well as a response to the Xcel's comments. Please revise your previous work and send us a new submission on or before May 21, 2024. Additionally, there are numerous easements to be released. Please submit your applications to [releaseeasements@auroragov.org](mailto:releaseeasements@auroragov.org) at your earliest convenience.

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

Attachments: Xcel Energy Comments

cc: Jeff Killion, Matrix Design Group  
Patrick Chelin, Matrix Design Group  
Jacob Cox, ODA  
Justin Andrews, ODA  
Filed: K:\SDA\2062-47rev4.rtf



## *Fourth Submission Review*

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

#### **1. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

- 1A. Release the easement located in Lot 1, Block 4. The Site Plan shows Drainage easements and Utility easements that need to be released before any building permits can be approved. The [2024 Easement Release](#) packet is available on the city website.
- 1B. Update the Title Commitment to be 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.
- 1B. 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.
- 1C. Please 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 returned 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 submitting the plat in for recording.**

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

- 2A. Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk still requests that the word "gas" is deleted from Note 4 as these utility easements should be non-exclusive for **TAH F24**.



**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

April 22, 2024

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. 24 – 4<sup>th</sup> referral  
Case # DA-2062-47**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk still requests that the word "gas" is deleted from Note 4 as these utility easements should be non-exclusive for **TAH F24**.

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