



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

AuroraGov.org

Second Review Addendum

January 9, 2025

Orlando Martinez
1530 Quebec St
Denver, CO 80220

Re: Second Submission Review: Martinez Minor Subdivision Filing No 1 Amdt 1 – Plat Amendment
Application Number: DA-2192-01
Case Numbers: 2024-3052-00

Dear Orlando Martinez:

Thank you for your second submission, which we started to process on December 17, 2024. 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 referral agencies.

There are several remaining comments on the plat. Please revise your previous work and send us a new submission for technical review.

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 303-739-7126 or jfettig@auroragov.org.

Sincerely,

Jeremiah Fettig, AICP – Planner II
City of Aurora Planning Department

Attachments: Xcel Energy Comments

cc: Jim Rogers, Aegis Surveying Inc., 3395 Yates St, Denver, CO 80212
Cesarina Dancy, ODA
Filed: K:\\$DA\2192-01rev2.docx



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Payment of drainage fees prior to recordation of the plat.
- **Technical comments on the plat from Land Development Services.**

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. Fourteen (14) registered neighborhood organizations and seven (7) abutting property owners were notified of the application. As of the date of this letter, no public comments have been received. Therefore, no neighborhood meeting will be required. Review comments were received by one (1) outside agency and have been incorporated into this letter.

2. Completeness and Clarity of the Application

- 2A. Pay the storm drain development fee before the recordation of the plat.

3. Plat Comments

- 3A. Planning has reviewed and has no comments at this time.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS

4. Civil Engineering (Christopher Eravelly / ceravell@auroragov.org / Comments in green)

- 4A. Civil Engineering's comment relates to the 25-foot radius ROW currently shown as Tract dedication. Land Development Services is to make the final determination.

5. Aurora Water / Taps Office (Melody Oestman/ moestman@auroragov.org)

- 5A. Storm drain development fee of \$360.18 due before recordation of the plat.

6. Land Development Services (Roger Nelson / 720-587-2657 / ronelson@auroragov.org / Comments in magenta)

- 6A. **Advisory Comment: (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.**
- 6B. **Advisory Comment: Provide statement of authority for person signing on behalf of the entity named in the title commitment.**
- 6C. **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.**
- 6D. **Advisory Comment: Send in a closure report for the plat exterior boundary per COA 2024 Subdivision Plat Checklist Item #19.d. (Closure accuracy needs to be included).**

Subdivision Plat

- 6E. Subdivision Plat:
- 6F. Sheet 1: Revise the title "...Resubdivision of Martinez Minor Subdivision Filing No. 1"
- 6G. Sheet 1: Vicinity Map – Expand to show ½ mile each direction from the site exterior.
- 6H. Sheet 1: Remove the Clerk and Recorder's Information.
- 6I. Sheet 1: Legal Description – Revise as redlined



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- 6J. Sheet 1: Covenants – Revise as redlined.
- 6K. Sheet 1: Notes - #1 Revise date of title commitment to be within 30 days of plat acceptance and provide updated title commitment, #8 Remove this note as Tracts cannot be dedicated as public ROW per COA 2024 Subdivision Plat Checklist, #10 replace “or” with “and”, Add additional note for the unaccepted monuments at the SW and SE lot corners.
- 6L. Sheet 1: City of Aurora Approvals – Remove reference to Tract A.
- 6M. Sheet 2: Show opposing ROW for E. 26th Avenue.
- 6N. Sheet 2: Include recording information that established all public ROW’s.
- 6O. Sheet 2: Show record Bearings & Distances as indicated.
- 6P. Sheet 2: Legend – Add “WC.”
- 6Q. Sheet 2: Add WC monument symbol near the NW corner of Lot.
- 6R. Sheet 2: Add bearing from chiseled “+” near the NE corner of Lot.
- 6S. Sheet 2: Add diameter of found monuments (Typical).
- 6T. Sheet 2: Remove reference to “Tract A” as tracts cannot be dedicated as public ROW.
- 6U. Sheet 2: Remove duplicate distance on south line of Lot 24.
- 6V. Sheet 2: Add Subdivision Name for Lots 20 – 24 and Lot 29 that adjoin this subdivision.

7. Land Development Services – Easements (Grace Gray / 303-739-7277 / ggray@auroragov.org)

- 7A. Advisory comments: all new easements to be dedicated by plat. Easement releases are to be submitted to releaseeasements@auroragov.org. Encroachments in easements require a license agreement.

REFERRAL COMMENTS FROM OTHER AGENCIES

8. Xcel Energy

- 8A. Comment letter attached.