



Planning
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Aurora, Colorado 80012
303.739.7250

AuroraGov.org

May 29, 2024

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

Re: Second Submission Review: The Aurora Highlands Subdivision Filing No 28 - Plat
Application Number: DA-2062-54
Case Numbers: 2023-3063-00

Dear Mr. Ferreira:

Thank you for your second submission, which we started to process on May 9, 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.

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 June 18, 2024.

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

cc: Patrick Chelin, Matrix Design Group
Jeff Killion, Matrix Design Group
Jacob Cox, ODA
Justin Andrews, ODA
Filed: K:\\$DA\2062-54rev2.rtf



Initial Submission Review

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

- 1A. Show dedicated streets north of E. 48th Avenue.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 2A. Label publicly dedicated streets within ½ mile of the site on the Vicinity Map.
- 2B. All missing reception numbers will need to be inserted before plat acceptance.
- 2C. Confirm the distance dimension for the street center line throughout the plat.
- 2D. Review the consistency of easement labels throughout the plat.
- 2E. Trim linework for overlapping easements of the same purpose.
- 2F. Trim linework for easements that overlap exclusive gas easements.
- 2G. Provide an updated Title Commitment to be dated within 30 calendar days of when the plat is sent in for recording.
- 2H. Send in the Certificate of Taxes Due obtained from the County Treasurer's office showing they 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),
- 2I. 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 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.**
- 2J. Address all redline comments on the plat.