

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



January 2, 2024

Stephon Fitch
City of Aurora
15151 Alameda Pkwy Suite 3200
Aurora, CO 80012

Re: Second Submission Review – NESTH Subdivision Plat
Application Number: **DA-2368-00**
Case Numbers: **2023-3050-00**

Dear Stephon:

Thank you for your second submission, which we started to process on December 11, 2023. 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 issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before January 19, 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 stimms@auroragov.org.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Timms".

Steve Timms, AICP
Planning Supervisor
City of Aurora Planning Department

cc: Eric Ansart, City of Aurora, Agent
Cesarina Dancy, ODA
Filed: K:\\$DA\2368-00rev2



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Redlines and Advisories from Land Development Services

PLANNING DEPARTMENT COMMENTS

1. Zoning and Subdivision Use Comments

1A. The Avigation Corridor form has been reviewed by our Energy and Environmental Team. They are fine with this approach. Please obtain the necessary signatures and notary for this form, and return to me for recording at the county.

2. Subdivision Plat Comments

2A. No additional comments at this time.

3. Addressing (Phil Turner / 303-739-7357 / pturner@auroragov.org)

3A. If file was uploaded, no additional comments at this time.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

4A. No additional comments at this time.

5. Traffic Engineering (Steven Gomez sgomez@auroragov.org/ Comments in amber)

5A. No additional comments at this time.

6. Fire / Life Safety (Richard Tenorio / rtenorio@auroragov.org / Comments in blue)

6A. No additional comments at this time

7. Parks and Open Space (Curtis Bish cbish@auroragov.org.)

7A. No additional comments at this time

8. Aurora Water (Daniel Pershing / 303-739-7490 / dpershing@auroragov.org/ Comments in red)

8A. No additional comments at this time.

9. Land Development Services (Roger Nelson / 303-739-7294 / rnelson@auroragov.org Comments in magenta)

9A. (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.)

9B. (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.

9C. Send in the State Monument Records for the aliquot corners used in the plat.

9D. See the red line comments on the plat.

10. Revenue- Aurora Water (Diana Porter- 303-739-7395 / dsporter@auroragov.org)

10A. Storm drainage development fees due are 2.108 acres x \$1,242.00 = \$ 2,618.14 (due at the time of plat recording). Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based on the total landscaped area. (repeat comment).