



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

[AuroraGov.org](http://AuroraGov.org)

March 10, 2025

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

**Re: Second Technical Review: 26<sup>th</sup> Avenue – Infrastructure Site Plan and Plat**  
Application Number: **DA-2062-39**  
Case Number: **2022-6048, 2022-3078-00-6048-00**

Dear Matt Hopper:

Thank you for your technical submission. We have reviewed your plans and attached our comments along with this cover letter. There are still items that need to be addressed; therefore, you will need to make another technical submission. Please revise your plans and resubmit by March 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.

Please be advised, projects that go 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  
Justin Andrews, ODA  
Filed: K:\\$DA\2062-39tech2rtf



## *Second Technical Review*

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Completeness and Clarity of Application**

##### **Site Plan**

- 1A. Rename “Road G” as N Haleyville St. and ensure the design aligns with what is proposed in the TAH Lennar Phase 1 Site Plan.

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

#### **2. Aurora Water** (Iman Ghazali / [ighazali@auroragov.org](mailto:ighazali@auroragov.org) / Comments in red)

##### **Site Plan**

- 2A. In light of significant changes made to storm and drainage infrastructure, revisions to the approved Preliminary Drainage Report (EDN 223185) must be submitted and approved prior to the approval of this Site Plan. Please reach out to Rich Ommert ([rommert@auroragov.org](mailto:rommert@auroragov.org)) for inquiries.
- 2B. According to our records, the gate valve and lateral noted on Sheet 6 do not exist.
- 2C. Please change linetype noted on Sheet 7 to be the same as the proposed water main.
- 2D. Remove “temporary” from proposed blowoffs as noted on the redlines.
- 2E. Ensure there is a 5-foot separation between hydrant(s) and tree(s). Provide an 8-foot separation between water main(s) and tree(s).
- 2F. Advisory: A license agreement is required for equipment on top of the water main.

#### **3. Traffic Engineering** (Dean Kaiser / [djkaiser@auroragov.org](mailto:djkaiser@auroragov.org) / Comments in amber)

- 3A. No additional comments.

#### **4. Real Property** (Maurice Brooks / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

##### **Plat**

- 4A. Provide a Statement of Authority showing the person authorized to sign for each ownership.
- 4B. No distance can be over 1,400' along the Subdivision Boundary line.
- 4C. Add/review curve data per comments on the redlines.
- 4D. Provide an updated Title Commitment to be dated within 30 calendar days of the time of your final submittal of the electronic Plat for recording.
- 4E. Provide a 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.
- 4F. 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.