



Planning Division  
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December 4, 2023

Patrick Chelin  
Aerotropolis Area Coordinating Metro District  
707 17<sup>th</sup> Street Ste 31500  
Denver, CO 80202

**Re: Third Submission Review: The Aurora Highlands North Area A - Replat**

Application Number: DA-2062-46  
Case Number: 2023-3021-00

Dear Mr. Chelin,

Thank you for your submission. 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.

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 December 26, 2023.

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 give me a call. I may be reached at 303-739-7261.

Sincerely,

Debbie Bickmire, Senior Planner  
City of Aurora Planning Department

cc: Jeff Killian - Matrix Design Group 707 17th Street Ste 3150 Denver, CO 80202  
Jacob Cox, ODA

Filed: K:\Dept\Planning and Dev Serv\ZDR\SDA\2000-2099\2062-46rev3



## *Third Submission Review*

### **PLANNING DEPARTMENT COMMENTS**

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

- 1A. Contact Phil Turner at [pcturner@auroragov.org](mailto:pcturner@auroragov.org) to review the recorded street names to verify the N, S, W, E, and W references.

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

#### **2. Traffic Engineering** (Carl Harline / 303-739-7584 / [charline@auroragov.org](mailto:charline@auroragov.org) / Comments in amber)

- 2A. The city has not yet seen latest submittal addressing the roundabout geometry comments (delivered 8/17/23). A follow up meeting was held 8/31/23, but no further submittal has been received by City. This plat should not be recorded until those items are resolved.

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

- 3A. Show the unincorporated Adams County parcel in the Vicinity Map.
- 3B. Add the second tie bearing and distance as noted on Sheet 2.
- 3C. Show the opposing right-of-way lines for E. 48<sup>th</sup> Avenue.
- 3D. Add the right-of-way widths per the redline comments.
- 3E. Fill in missing reception numbers.
- 3F. Add the street centerline monuments per the comments on Sheet 4.
- 3G. Add the street center line control for Fultondale Street. Is Fultondale being dedicated as street right-of-way?
- 3H. Label all linework and existing and proposed easements.
- 3I. There are several easements listed to be dedicated by separate documents. Our records indicate they have not been submitted. Please consult the [Easement Dedication Packet](#) and submit your documents at [dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org).
- 3J. (Advisory Comment) Provide 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.
- 3K. (Advisory Comment) Send in the Certificate of Taxes Due obtained from the County Treasurer's office showing the 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.
- 3L. 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 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.
- 3M. See the red line comments on the plat.