



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

AuroraGov.org

9/18/2024

Jeremy Weber
Evergreen Devco, Inc.
2390 E Camelback Road Ste 410
Phoenix, AZ 85016

Re: Technical Submission Review: Station 60 Lot 2 Filing No 2– Replat
Application Number: DA-2274-06
Case Numbers: 2024-3019-00

Dear Jeremy:

Thank you for your technical submission, which we started to process on September 3rd, 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 community members.

Since only minor comments remain, your next submittal will be technical in nature. Please revise your previous work and send us a new submission on or before October 5th, 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 303-739-7209 or sgubrud@auroragov.org.

Sincerely,

Stephen Gubrud, Planner I
City of Aurora Planning Department

cc: Shelby Madrid, Kimley-Horn
Brit Vigil, ODA
Filed: K:\\$DA\2200-2299\2274-06tech1



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Reconcile Closure Sheet Data in the Curve Table.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. No public comments were received regarding this project during this review period.

2. Completeness and Clarity of the Application

- 2A. Please see the advisory comments below regarding the title commitment, certificate of taxes, and closure report. It may be prudent to prepare these items in anticipation of this next submittal being approved and recorded.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

Advisory Comments

- 3A. 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.
- 3B. Provide a statement of authority for the person signing on behalf of the entity named in the title commitment.
- 3C. Send in the Certificate of Taxes Due to show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office (This Certificate of Taxes should be submitted no later than your second submittal of the plat.) per COA 2024 Subdivision Plat Checklist Item #19.a.
- 3D. 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.
- 3E. Send in a closure report for the plat exterior boundary per COA 2024 Subdivision Plat Checklist Item #19.d.

Plat Sheet 2

- 3F. Research and provide the ROW recording information for North Norfolk Street. I have provided record information that was easily obtained online from the Adams County Clerk & Recorder. Confirm this information and label ROW record information accordingly.