



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

December 31, 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 34 - Plat  
**Application Number:** DA-2062-62  
**Case Number:** 2024-3034-00

Dear Carlo:

Thank you for your second submission, which we started to process on December 12, 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. Due to the holidays, some comments will be forwarded to you separately.

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 January 23, 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.

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: Jeff Killion, Matrix Design Group  
Jacob Cox, Director of Development Services  
Justin Andrews, ODA  
Filed: K:\SDA\2062-62rev2.rtf



## *Second Submission Review*

### **PLANNING DEPARTMENT COMMENTS**

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

- 1A. Show lots and right-of-way per The Aurora Highlands Subdivision Filings 24, 26, and 27 on the Vicinity Map. Remove ownership lines that are not associated with a plat.
- 1B. The lot area for Lots 27-38, Block 1 is significantly different than what was shown on the Site Plan. Per discussion during the Site Plan review, we would not require an amendment as long as the plat was generally consistent, however, the discrepancy is too great to overlook. Additionally, it appears these being on the site plan may be the result of an error. Please submit a mylar change request for The Aurora Highlands North – Area A Site Plan to update the lot areas and, if applicable, the Lot Tracking Chart.
- 1C. The Site Plan shows drainage and utility easements that were to be vacated by separate documents. Have the documents for vacation been submitted for review? Delay in completing these processes may hold up the final approval of the plat.
- 1D. Repeat comment: Verify if the sidewalk easement located south of Tract G needs to be extended through the tract.

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

#### **2. Land Development Services** (Roger Nelson / 720-587-2657 / [ronelson@auroragov.org](mailto:ronelson@auroragov.org) / Comments in magenta)

- 2A. Comments are forthcoming and will be sent separately upon completion.

#### **3. Easements** (Grace Gray / [ggray@auroragov.org](mailto:ggray@auroragov.org))

- 3A. All new easements are to be dedicated by plat. Easement releases are to be submitted to [releaseeasements@auroragov.org](mailto:releaseeasements@auroragov.org).

#### **4. Xcel Energy** (Donna George / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))

- 4A. No additional comments.