

Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250



March 4, 2024

Carlo Ferreira
The Aurora Highlands, LLC
141 Union Blvd Ste 150
Lakewood, CO 89228

Re: Third Submission Review: The Aurora Highlands Subdivision Filing No 24 - Plat
Application Number: DA-2062-47
Case Numbers: 2023-3032-00

Dear Mr. Ferreira:

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 and referral agencies.

There are still several items to be addressed, therefore, you will need to make another submission. Please revise your previous work and send us a new submission on or before March 18, 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 303-739-7261.

Sincerely,

A handwritten signature in black ink, appearing to read "Debbie Bickmire".

Debbie Bickmire, Senior Planner
City of Aurora Planning Department

Attachments: Xcel Energy Comments

cc: Jeff Killion, Matrix Design Group
Patrick Chelin, Matrix Design Group
Jacob Cox, ODA
Justin Andrews, ODA
Filed: K:\\$DA\2062-47rev3.rtf



Third Submission Review

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

1. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

- 1A. Add “a political subdivision and public corporation of the State of Colorado” to the Owner’s signature block.
- 1B. Update the Title Commitment date.
- 1C. Revise the lot line distances as noted on the redlines.
- 1D. The fire lane to be dedicated by separate document must be released prior to any building permits.
- 1E. Some utility easements do not maintain their full width, which may inhibit some items from being located within the easement.
- 1F. Advisory Comment: Update the Title Commitment to be within 30 calendar days of the plat approval date. The commitment should be submitted at the time of final submission of the electronic plat for recording.
- 1G. Advisory Comment: Provide the Certificate of Taxes Due obtained from the County Treasurer’s Office showing 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.
- 1H. 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 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.**

2. Xcel Energy (Donna George / donna.l.george@xcelenergy.com)

- 2A. See attached comment letter.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
Donna.L.George@xcelenergy.com

February 7, 2024

City of Aurora Planning and Development Services
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

Attn: Debbie Bickmire

**Re: The Aurora Highlands Subdivision Filing No. 24 – 3rd referral
Case # DA-2062-47**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk acknowledges the requested changes made to the plat on the second referral for **TAH F24**, and also requests that the word "gas" is deleted from Note 4 as these utility easements should be non-exclusive.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: Donna.L.George@xcelenergy.com