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May 7, 2021

Sent via upload to City portal

City of Aurora – Planning Department
Attn: Debbie Bickmire
15151 E. Alameda Parkway, 2nd Floor
Aurora, CO 80012

Re: The Aurora Highlands Filing No. 1, Amendment No. 1 – Plat Amendment
Application Number: DA-2062-22
Case Number: 2021-3012-00

Dear Ms. Bickmire:

On behalf of the Applicant, as property owner, please accept this second submittal for the above referenced matter. Enclosed are the City's comments and the revised Plat Amendment addressing

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Revise the Vicinity Map (Planning) – **Completed**
- Add reception numbers and street names (Real Property) - **Completed**

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. Referrals were sent to 19 adjacent property owners, 4 outside agencies, and 1 registered neighborhood organization within one mile of the site. Written comments were received from Xcel Energy and are attached to this letter. Please respond to their comments within the response letter for your next submission. No other comments were received. - **Understood**

2. Completeness and Clarity of Application

2A. Revise the Vicinity Map to show Filing #2, which has been recorded. Label all streets within ½ mile of the site. – **Completed.**

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 3A. Revise the Clerk and Recorder's Certificate per Adams County requirements – **Corrected.**
- 3B. Was any existing survey control recovered to locate the referenced Block? If so, those controlling monuments should be shown – **Shown.**
- 3C. Provide the depth of the set rebar in the description of monuments – **Expanded Legend**

3D. Revise bearings and dimensions as noted on the redlines – See comments and closure report.

3E. Add “and Affidavit of Plat Correction Rec. No. 2020000049252” to the Aurora Highlands Subdivision Filing No. 1 references - Not added. Identifying the plat correction which merely added the word “The” to the name of “Aurora Highlands Parkway” is not pertinent to the streets identified in this Amended Plat.

3F. Revise the sheet number on Sheet 2.- Revised.

3G. See the redlines for all comments and notations.- All red-lines were addressed or commented on in the Red-lines.

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

4A. From the attached letter: Public Service Company of Colorado’s (PSCO) Right of Way & Permits Referral Desk has reviewed the plat for **The Aurora Highlands F1 A1** and has **no apparent conflict** with the lot line changes, provided that the existing natural gas and electric distribution facilities and utility easements within the subject property are not affected. – Existing natural gas and electric distribution facilities and utility easements within the subject property are not affected by this lot line adjustment.

Should the project require any new natural gas or electric service or modification to existing facilities, the property owner/ developer/contractor must complete the application process via xcelenergy.com/InstallAndConnect. - Understood

We look forward to working with you on the review and approval of this amendment of The Aurora Highlands Plat Amendment for Filing No. 1. Feel free to contact me directly should have any comments, questions and/or requests for additional information.

Sincerely,



Rita M. Connerly
Director
Fairfield and Woods, P.C.

RMC:jh