



October 10, 2024

City of Aurora
Debbie Bickmire, Senior Planner
15151 E. Alameda Pkwy
Aurora, CO 80012

Re: Fifth Submission Review: 32nd Avenue at The Aurora Highlands Infrastructure Site Plan
Application Number: DA-2062-27
Case Numbers: 2022-6003-00; 2022-3012-00

Dear Ms. Bickmire:

Thank you for taking the time to review the 32nd Avenue at The Aurora Highlands Infrastructure Site Plan. We received comments and valuable feedback on September 9, 2024. Please see the following pages for responses to comments. If you have any questions, please feel free to reach out by phone at 303-892-1166 or by email, spollmiller@norris-design.com.

We look forward to making this project a success with the City of Aurora.

Sincerely,
Norris Design

A handwritten signature in black ink, which appears to read 'Samantha Pollmiller'.

Samantha Pollmiller
Principal



Second Technical Review

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

1A. Check the scale of the Vicinity Map on the plat for accuracy.

Response: Revised to 1" = 2,000'.

1B. There don't appear to be any easement dedications or releases attached to this application. Please provide more information if there are any easement requests being processed.

Response: There are now three easement dedications being processed: RSN#1843710, RSN#1843723, and RSN#1843727

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

2. Real Property (Rebecca Westerfield / rwesterf@auroragov.org / Comments in magenta)

Site Plan

2A. The legal description should match the plat description.

Response: Legal description has been revised.

2B. Show the sidewalk easement consistent with the plat.

Response: Sidewalk easement now being shown on the plat.

Plat

2C. Verify if there is a sidewalk easement.

Response: Sidewalk Easement added.

2D. Provide the updated Title Commitment 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.

Response: Updated title commitment will be sent in with this submittal.

2E. Provide a 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.

Response: Tax Certs will be ordered when we get closer to this Plat recording.

2F. 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.

Response: Margins were checked and are good.

2G. The license agreement has not been started. All new easements should be dedicated by plat. Easement releases can be submitted to releaseeasements@auroragov.org.

Response: License Agreements have been prepared and sent to client for a submittal.