



November 8, 2024

Steve Timms
City of Aurora Planning Department
15151 E. Alameda Parkway, Suite 2300
Aurora, CO 80012

Re: Initial Submission Review: Tibet Road Access Right of Way Vacation- Street Vacation
Application Number: DA-1662-38
Case Numbers: 2024-8005-00

Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Markups on the application from Land Development dealing with conflicting information. **Response: Redlines addressed**

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

1A. Referrals were sent to 5 adjacent property owners and 1 outside agency. Written comments were received from one outside agency, Xcel Energy, and can be found within or attached to this letter. If needed, please respond to their comments within the response letter for your next submission. **Response: Noted**

2. Completeness and Clarity of the Application

2A. The application fee of 12,440.00 has been paid. There are currently no additional planning application fees due. **Response: Noted**

3. Vacation of ROW Comments

3A. No comments at this time. **Response: Noted**

4. Landscaping Issues (Kelly Bish / 303.739.7189 / kbish@auroragov.org / Comments in bright teal)

4A. No comments at this time. **Response: Noted**

5. Addressing (Phil Turner / 303.739.7357 / pturner@auroragov.org)

5A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided is a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file. **Response: CAD of row release area provided to Phil.**

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

6. Civil Engineering (Moustapha Agrignan / magrigna@auroragov.org / Comments in green)

6A. No comments at this time. **Response: Noted**

7. Traffic Engineering (Dean Kaiser / dkaiser@auroragov.org / Comments in orange)

7A. No comments at this time. **Response: Noted**

8. Fire / Life Safety (Steve Kirchner / skirchne@auroragov.org / Comments in blue)

8A. No comments at this time. **Response: Noted**

9. Aurora Water (Steven Dekoski / sdekosk@auroragov.org / Comments in red)

9A. No comments at this time. **Response: Noted**

10. Land Development Services (Maurice Brooks / 303.739.7294 / mbrooks@auroragov.org / Comments in magenta)

10A. The description has a discrepancy, and the Illustration has a Blank to be filled in.

Response: description revised

10B. Please see markups on the attachments. **Response: See responses on redlines**

11. Xcel Energy (Donna George) 11A. Please see attached letter. No further comments. **Response: Noted**

EXHIBIT A

A PARCEL OF LAND IN THE CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO, BEING A PORTION OF NORTH TIBET ROAD RIGHT-OF-WAY, DESCRIBED AS EXHIBIT A, IN THE SPECIAL WARRANTY DEED RECORDED OCTOBER 6, 2021 AT RECEPTION NO. 2021000117784, IN THE OFFICIAL RECORDS OF SAID COUNTY, SITUATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID CITY, COUNTY AND STATE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER, BEING A POINT ON THE EASTERLY BOUNDARY OF EAST 48TH AVENUE RIGHT-OF-WAY, DESCRIBED AS EXHIBIT B, IN THE SPECIAL WARRANTY DEED RECORDED APRIL 17, 2006 AT RECEPTION NO. 20060417000386390, IN THE OFFICIAL RECORDS OF SAID COUNTY;

THENCE ALONG THE EAST LINE OF SAID NORTHWEST QUARTER AND ALONG SAID EASTERLY BOUNDARY, SOUTH 00°16'32" EAST, A DISTANCE OF 98.15 FEET TO THE SOUTHEASTERLY CORNER OF SAID EASTERLY BOUNDARY AND THE NORTHEASTERLY CORNER OF NORTH TIBET ROAD RIGHT-OF-WAY, DESCRIBED AS EXHIBIT A, IN THE SPECIAL WARRANTY DEED RECORDED OCTOBER 6, 2021 AT RECEPTION NO. 2021000117784, IN SAID OFFICIAL RECORDS;

THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID EAST 48TH AVENUE RIGHT-OF-WAY AND THE NORTHERLY BOUNDARY OF SAID NORTH TIBET ROAD RIGHT-OF-WAY, SOUTH 89°43'28" WEST, A DISTANCE OF 40.00 FEET TO THE NORTHWESTERLY CORNER OF SAID NORTH TIBET ROAD RIGHT-OF-WAY;

THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF SAID NORTH TIBET ROAD, THE FOLLOWING 2 COURSES:

- 1) SOUTH 00°16'32" EAST, A DISTANCE OF 512.26 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET;
- 2) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 63°53'46", AN ARC LENGTH OF 27.88 FEET TO A LINE PARALLEL WITH AND DISTANT 54.00 FEET WEST OF THE EAST LINE OF SAID NORTHWEST QUARTER, AND THE **POINT OF BEGINNING**;

is this correct? Should be Tangent.

THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY ALONG SAID ~~PARALLEL LINE~~, SOUTH 00°16'32" EAST, A DISTANCE OF 25.21 FEET TO THE BEGINNING OF A ~~NON-TANGENT~~ CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 946.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS, SOUTH 89°43'28" WEST;

Addressed as noted.

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°42'02", AN ARC LENGTH OF 44.59 FEET TO SAID WESTERLY RIGHT-OF-WAY AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVE A RADIUS OF 25.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 29°12'39" WEST;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, THE FOLLOWING 3 COURSES:

- 1) WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°29'27", AN ARC LENGTH OF 12.87 FEET;
- 2) NON-TANGENT TO SAID CURVE, NORTH 01°50'11" EAST, A DISTANCE OF 64.04 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 25.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 00°16'48" WEST;
- 3) EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°05'59", AN ARC LENGTH OF 11.39 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 789 SQUARE FEET OR 0.018 ACRES, MORE OR LESS.

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

EXHIBIT ATTACHED AND MADE A PART HEREOF.
DANIEL E. DAVIS, PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVE., SUITE 1, LITTLETON, CO 80122

ILLUSTRATION FOR EXHIBIT A

PAGE 2 OF 2

SW 1/4 SEC. 13
T3S, R66W, 6TH P.M.

**GREEN VALLEY RANCH EAST
SUBDIVISION FILING NO. 6**
REC. NO. 2022000037325

SE 1/4 SEC. 13
T3S, R66W, 6TH P.M.

WINDLER SUBDIVISION
LOT 1, BLOCK 1
REC. NO. 984962

REC. NO. 2023000045831

REC. NO. 984962

E. 48TH AVE. N LINE NE 1/4 SEC. 24

REC. NO. 2007000085459

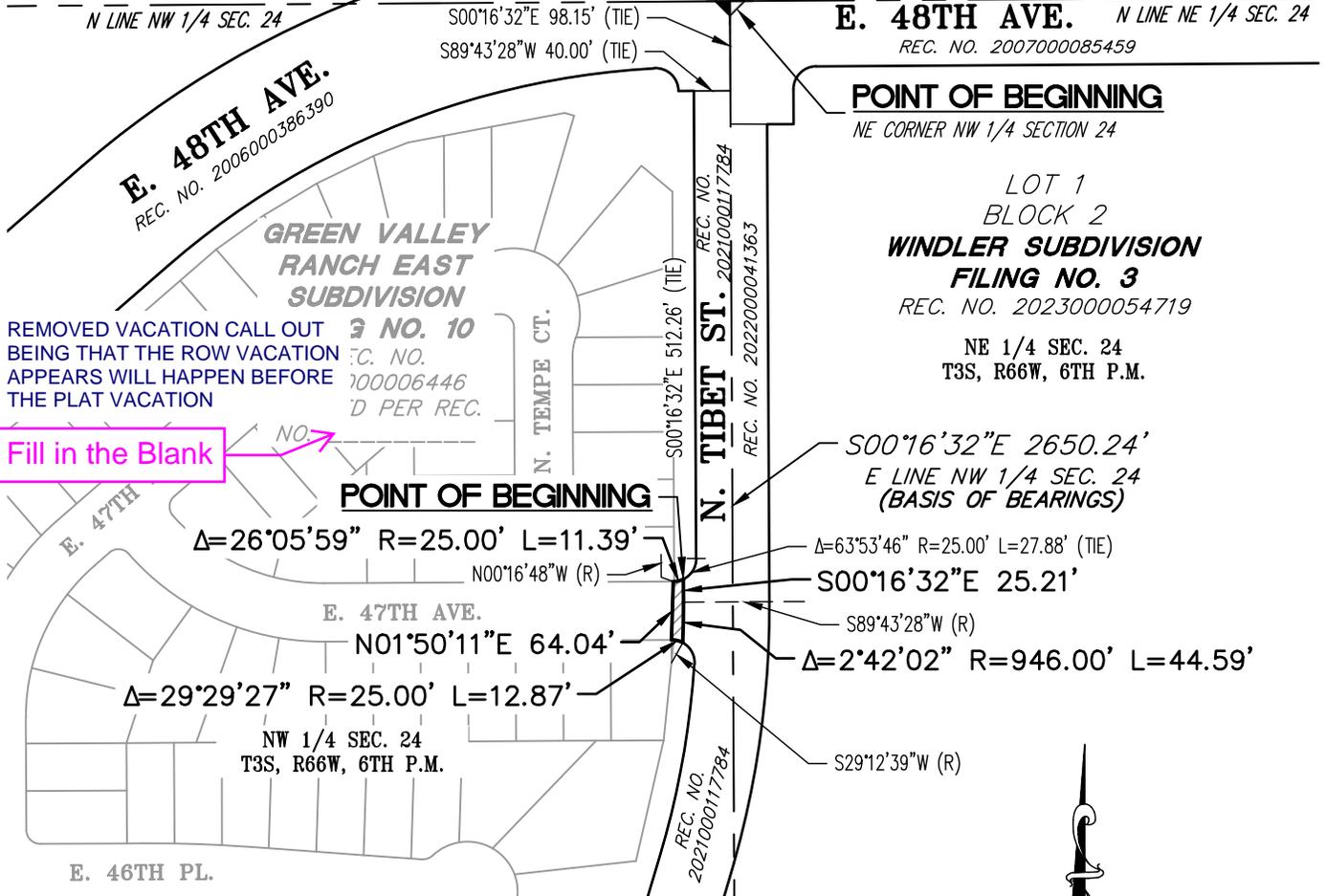
POINT OF BEGINNING

NE CORNER NW 1/4 SECTION 24

LOT 1
BLOCK 2
**WINDLER SUBDIVISION
FILING NO. 3**

REC. NO. 2023000054719

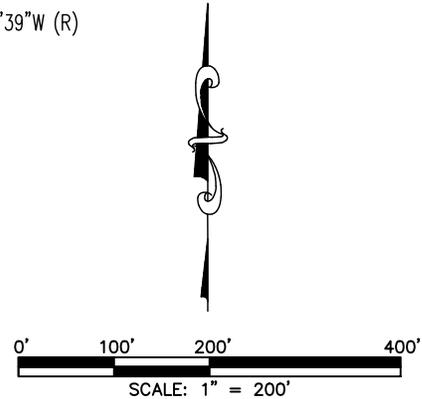
NE 1/4 SEC. 24
T3S, R66W, 6TH P.M.



OWNER:
CLAYTON PROPERTIES GROUP II INC,
4908 TOWER ROAD
DENVER, CO 80249-6684

PARCEL CONTAINS 789 SQ. FT., OR 0.018 ACRES, MORE OR LESS

NOTE: This illustration does not represent a monumented survey.
It is intended only to depict the attached description.



CITY OF AURORA, COLORADO

A PARCEL OF LAND
SITUATED IN THE NW 1/4 OF SEC. 24
T.3S., R.66W., SIXTH P.M.
CITY OF AURORA, COUNTY OF ADAMS
STATE OF COLORADO

DRAWN BY: RDS	SCALE: 1"=200'	R-O-W FILE NO.
CHECKED BY: DED	DATE: 05/22/2024	JOB NO. 19324-06