



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

*AuroraGov.org*

April 8, 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 27 - Plat  
**Application Number:** DA-2062-50  
**Case Numbers:** 2023-3053-00

Dear Mr. Ferreira:

Thank you for your second submission, which we started to process on March 6, 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 and referral agencies.

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 April 29, 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,

Debbie Bickmire, Senior Planner  
City of Aurora Planning Department

Attachment: Xcel Comments

cc: Jeff Killion, Matrix Design Group  
Jacob Cox, ODA  
Filed: K:\\$DA\2062-50rev2.rtf



## *Second Submission Review*

### **PLANNING DEPARTMENT COMMENTS**

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

- 2A. Show recorded streets within ½ mile of the site on the vicinity map.
- 2B. Ensure the plat and site plan are consistent.

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

#### **2. Aurora Water** (Steve Dekoskie / 303-739-7490 / [sdekoski@auroragov.org](mailto:sdekoski@auroragov.org) / Comments in red)

- 2A. Call out water and sewer utility easements in private alley(s). Easements with water and sewer shall be 26' wide.

#### **3. Land Development Services** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

- 3A. Provide the State Monument Records for the aliquot corners used in the plat.
- 3B. Fill in the missing reception numbers throughout the plat.
- 3C. There is a 10' utility easement "to be dedicated by a separate document" in Tract A, Block 1. Dedicate this easement with this plat.
- 3D. If any of the Water meters are located within the Lot lines, then show and label the easements - Confirm with Aurora Water Dept. Label the Warranty Deed on the Northern side of E. 48th Avenue. Add the second tie-out (label and line type) to the other Section Corner (per Checklist).
- 3E. Be advised – sometimes the margins or scale factor may not match the County or City standards as stated on 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.
- 3F. Advisory Comment: Send in the updated Title Commitment to be 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.
- 3G. Advisory Comment: Send in the 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. This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.
- 3H. Address all comments and edits on redlines.

#### **4. Land Development Services** (Grace Gray / 303-739-7227 / [ggray@auroragov.org](mailto:ggray@auroragov.org))

- 4A. All easements to be dedicated by plat. No further comments.

#### **5. Xcel Energy** (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))

- 5A. Provide required easements. See the attached comment letter.



City of Aurora

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**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303.571.3284  
donna.l.george@xcelenergy.com

March 28, 2024

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

Attn: Debbie Bickmire

**Re: The Aurora Highlands Subdivision Filing No. 27 – 2<sup>nd</sup> referral  
Case # DA-2062-50**

Public Service Company of Colorado's Right of Way & Permits Referral Desk has reviewed the plat for **The Aurora Highlands F27** and still has a **conflict** in that Lots 1-15 in Block 1 are *still* missing the easements along the north side of the lots.

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