



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
phone 303.739.7217

AuroraGov.org

May 5, 2025

Curt Boyd
SRB Properties LLC
25039 E Plymouth Circle
Aurora, Colorado 80016

Re: (Initial) Submission Review: SRB SUBDIVISION FILING NO 1 - REPLAT
Application Number: DA-1928-01
Case Numbers: 2025-3019-00

Dear Curt Boyd:

Thank you for your **Initial** submission, which we started to process on April 17, 2025. 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 community members.

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 May 22, 2025.

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.

Projects that have gone one year without a submission will be considered inactive and require a 25% restart fee to be reactivated. After 18 months of inactivity, projects that are not reactivated will be closed and retired.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7133 or akarabas@auroragov.org.

Sincerely,

Ani Karabashian
Planner 1
City of Aurora Planning Department

cc: Daniel Markofsky | Daniel Markofsky Attorney LLC | 2056 Newton Street Denver, Colorado 80211, USA
Brit Vigil, ODA
Filed: K:\\$DA\1900-1999\1928-01rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Storm Drain Development Fee (see Item 1A)
- See Advisory Comments (see Item 2B)
- Remove Clerk & Recorders Certificate (see Item 2J)
- Add 10' Utility Easement (see Item 2K)

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

1. Revenue – Aurora Water (Melody Oestmann / 303-739-7244 / moestman@auroragov.org)

- 1A. **Storm Drain Development Fee Due: \$1850.58.** Please contact Melody Oestmann regarding payment of the fee as well as any questions related to the fee.

2. Land Development Services (Maurice Brooks / 303-739-7294 / MBROOKS@auroragov.org / Comments in magenta)

- 2A. Advisory Comments: All new easements to be dedicated by plat. easement releases to be submitted to releaseeasements@auroragov.org. All departments requiring a license for items encroaching into row or city owned lands must be submitted. Contact Grace Gray at ggray@auroragov.org or (303) 739-7277 for more information or questions.

Sheet 1 (Subdivision Plat)

- 2B. See the Advisory Comments on the first page of the Plat.
- 2C. In the Covenants: Add the additional text to the first sentence.
- 2D. Add the Utility easement Covenant.
- 2E. Note #1: Update the Title Commitment to be within 30 days of the plat recording date.
- 2F. Note #3: Add the full stamping on the monuments found for the Basis of Bearing line.
- 2G. Note #5: Fill in the blank.
- 2H. Add the Fence Note for the abutting streets - see item 12.h. in the Subdivision Plat Checklist
- 2I. Add additional language to the City Approvals (per checklist)
- 2J. Delete the Clerk & Recorder's Certificate – this is now an electronic stamp from the County.

Sheet 2 (Subdivision Plat)

- 2K. Add the 10' Utility easement along the perimeter.
- 2L. Along the Jasper side of the Lot: Is this 10' left over from the Tract (then label it Tract 21) or is it to be granted to the City of Aurora as Street R.O.W. (Add: Granted to the City of Aurora as Street Right of Way _____ Sq. Ft.)
- 2M. Is this the full stamping for this corner? (the Southern most Monument) Point of Commencement.

3. XCEL Energy PSCo (Donna George / (303)571-3306 / ReferralsXcelDistribution@xcelenergy.com)

- 3A. No Conflict. No resubmittals necessary.