



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

*AuroraGov.org*

February 18, 2025

Matt Hopper  
Aerotropolis Area Coordinating Metro District  
8390 E. Crescent Pkwy Ste 300  
Greenwood Village, CO 80111

**Re: Third Submission Review: The Aurora Highlands North Area B Roads - Replat**  
Application Number: DA-2062-55  
Case Number: 2024-3009-00

Dear Matt Hopper:

Thank you for your submission. 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 agencies.

There are several items that still need to be addressed, therefore, you will need to make another submission. Please revise your previous work and send us a new submission on or before March 4, 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 give me a call. I can be reached at 303-739-7261.

Sincerely,

Debbie Bickmire, Senior Planner  
City of Aurora Planning Department

cc: Jeff Killian - Matrix Design Group  
Partick Chelin – Bowman  
Jacob Cox, Director of Development Services  
Justin Andrews, ODA  
Filed: K:\Dept\Planning and Dev Serv\ZDR\SDA\2000-2099\2062-55rev3



## *Third Submission Review*

### **PLANNING DEPARTMENT COMMENTS**

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

- 1A. Show all dedicated streets within ½ mile of the proposed site in the Vicinity Map.

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

#### **2. Land Development Services** (Roger Nelson / 720-587-2657 / [ronelson@auroragov.org](mailto:ronelson@auroragov.org) / Comments in magenta)

- 2A. Provide a closure report for the plat exterior boundary.
- 2B. Access is required for all tracts.
- 2C. Revise the right-of-way dedication language to “Granted”.
- 2D. All missing reception numbers shall be inserted prior to plat acceptance.
- 2E. Provide a statement of authority for the person signing on behalf of the entity named in the title commitment.
- 2F. Provide an updated Title Commitment to be dated within 30 calendar days of when the plat is sent in for recording.
- 2G. Please send in the Certificate of Taxes Due obtained from the County Treasurer's office showing they 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),
- 2H. 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.**