



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

AuroraGov.org

May 17, 2024

Carlo Ferreira
The Aurora Highlands, LLC
141 Union Blvd Ste 150
Lakewood, CO 89228

Re: Third 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 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 referral agencies.

The Aurora Highlands Subdivision Filing No. 26 needs to be completed and recorded prior to the approval of this plat. Following the recordation of Filing 26, please submit your plans for another review.

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,

A handwritten signature in black ink, appearing to read "Debbie Bickmire".

Debbie Bickmire, Senior Planner
City of Aurora Planning Department

Attachment: Xcel Comments

cc: Jeff Killion, Matrix Design Group
Jacob Cox, ODA
Filed: K:\\$DA\2062-50rev3.rtf



Third Submission Review

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

- 2A. Repeat Comment: Show recorded streets within ½ mile of the site on the vicinity map.
- 2B. Revise the Vicinity Map scale.
- 2C. The area of Tract A differs from the area on the site plan. The difference is greater than 250 square feet so it needs to be resolved.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 2A. Fill in the missing reception numbers throughout the plat.
- 2B. There is a 10' utility easement "to be dedicated by a separate document" in Tract A, Block 1. Dedicate this easement with this plat.
- 2C. 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.
- 2D. 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.
- 2E. 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.

3. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

- 3A. No additional comments.



Right of Way & Permits

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

May 3, 2024

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

Attn: Debbie Bickmire

**Re: The Aurora Highlands Subdivision Filing No. 27 – 3rd referral
Case # DA-2062-50**

Public Service Company of Colorado's Right of Way & Permits Referral Desk acknowledges the requested changes made to the plat for **The Aurora Highlands F27**.

No resubmittals are necessary.

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