



November 8, 2023

Kent Petersen
Lennar
9193 S Jamaica St 4th Fr
Englewood, CO 80112

Re: Technical Submission Review – Kings Point South PAS 1-4 – Site Plan and Plat
Application Number: **DA-1628-06**
Case Numbers: **2022-4037-00, 2022-3063-00**

Dear Mr. Petersen:

Thank you for your technical submission, which we started to process on October 20th, 2023. 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. 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) 739-7132 or egates@auroragov.org.

Sincerely,

Erik Gates
Planner

cc: Julie Gamec, THK Associates Inc.
Cesarina Dancy, ODA
Filed: K:\SDA\1600-1699\1628-06tech3



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- There are a number of minor comments and labeling comments from Real Property. See the Site Plan and Plat for the full comments. [Real Property]

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. There were no community comments during this review cycle.

2. Planning Issues

- 2A. There were no more Planning comments on this review.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Real Property (Roger Nelson / 720-587-2657 / ronelson@auroragov.org / Comments in magenta)

- 3A. 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.)
- 3B. Send in the Certificate of Taxes Due show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office. (This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.)
- 3C. 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 scale does not match the drawing information, then this may cause the plat to be sent back and corrected and 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.
- 3D. See the **full** red line comments on the plat and site plan.
[Site Plan Page 2]
- 3E. See comments on subdivision plat and match those comments.
[Site Plan Page 3]
- 3F. Why is this outside of the access easement?
[Plat Page 1]
- 3G. Label public streets on the vicinity map.
- 3H. Only ½ mile required on the vicinity map.
- 3I. Note 11 only required if there are conflicting monuments.

4. Douglas County School District (Shavon Caldwell / 303-387-0417 / scaldwell2@dcsdk12.org)

- 4A. There were no more comments received from Douglas County School District.