



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

AuroraGov.org

8/26/2024

Jeremy Weber
Evergreen Devco, Inc.
2390 E Camelback Road Ste 410
Phoenix, AZ 85016

Re: Third Submission Review: Station 60 Lot 2 Filing No 2– Replat
Application Number: DA-2274-06
Case Numbers: 2024-3019-00

Dear Jeremy:

Thank you for your third submission, which we started to process on August 9th, 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 community members.

Since only minor comments remain, your next submittal will be technical in nature. Please revise your previous work and send us a new submission on or before September 16th, 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 303-739-7209 or sgubrud@auroragov.org.

Sincerely,

A handwritten signature in cursive script that reads "Stephen Gubrud".

Stephen Gubrud, Planner I
City of Aurora Planning Department

cc: Shelby Madrid, Kimley-Horn
Brit Vigil, ODA
Filed: K:\\$DA\2200-2299\2274-06rev3



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Confirm the ROW Recording Information for North Norfolk Street.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. No public comments were received regarding this project during the first review period.

2. Completeness and Clarity of the Application

- 2A. Planning fees paid as of 5/1/2024, no further comments at this time.

3. Zoning and Subdivision Use Comments

- 3A. No further comments at this time.

4. Addressing (Phil Turner / 303-739-7357 / pturner@auroragov.org)

- 4A. A .shp/.dwg file is to be provided with final submittal. No further addressing comments at this time.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Fire / Life Safety (Richard Tenorio / 303-739-7628 / rtenorio@auroragov.org / Comments in blue)

- 5A. Approved, no further comments at this time.

6. Aurora Water (Iman Ghazali / 303-807-8869 / ighazali@auroragov.org / Comments in red)

- 6A. Approved, no further comments at this time.

7. Land Development Services (Roger Nelson / 720-587-2657 / ronelson@auroragov.org / Comments in magenta)

Plat Sheet 1

- 7A. Send in a closure report for the plat exterior boundary per COA 2024 Subdivision Plat Checklist Item #19.d.

Plat Sheet 2

- 7B. Research and provide the ROW recording information for North Norfolk Street. I have provided record information that was easily obtained online from the Adams County Clerk & Recorder. Confirm this information and label ROW record information accordingly.

- 7C. 30.00' W'ly of N-S 1/16th Line ROW dedicated by Rec. No. 959045, File 13, Map 39?

- 7D. 15.00' W'ly of N-S 1/16th Line ROW dedicated by Bk. 1720, Pg. 461? Also Rec. No. 19303?

- 7E. 15.00' E'ly of N-S 1/16th Line ROW dedicated by Bk. 475, Pg. 345?

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

- 8A. No further comments received at this time.