

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



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October 4, 2021

Ted Laudick
Aurora High Point at DIA Metropolitan District
4100 E Mississippi Avenue, Suite 500
Denver, CO 80246

Re: Third Technical Submission: Possum Gully Channel and Pond – Preliminary Plat and Final Plat
Application Number: DA-1746-23
Case Numbers: 2020-6012-00; 2020-3015-00

Dear Mr. Laudick:

Thank you for your technical submission. Only the final plat was submitted for review. Subsequent review of the Preliminary Plat is still required. Please see comments from all city departments attached to this cover letter.

Another submission is necessary. Please upload both the Preliminary Plat and Final Plat with your next submittal. 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.

Please let me know if you have any questions or concerns. I may be reached at 303-739-7261.

Sincerely,

Deborah Bickmire
Senior Planner, City of Aurora
Planning and Development Services Department

cc: Ryan Byrne, Martin Martin Consulting Engineers, 12499 W Colfax Avenue, Lakewood, CO 80215
Meg Allen, Neighborhood Liaison
Cesarina Dancy, ODA
Filed: K:\\$DA\1746-23tech3.rtf



Third Technical Review

1. Planning (Debbie Bickmire / 303-739-7261 / dbickmir@auroragov.org / Comments in teal)

1A. Please submit the Preliminary Plat for review along with the Final Plat. The plans need to be reviewed and approved concurrently prior to submitting mylars.

2. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

Final Plat

2A. Submit an updated Title Commitment.

2B. The legal description is different from the previous description. Provide the closure sheet and the for the new description to confirm the area.

2C. The net area is not called out in the description. Please delete.

2D. Add the full stamping from the found caps.

2E. Label right-of-way(s) and add reception number(s)

3. PROS (Michelle Teller / 303-739-7395 / mteller@auroragov.org / Comments in purple)

3A. The Possum Gully Trail corridor is to be privately owned and maintained; therefore, if that space is indicated on the plat, it needs to be a separate tract called out as private. If current tract lines only refer to the floodplain, please, remove 'open space' so that there is no confusion about the trail corridor/open space being city owned as this is all Metro District. Per the Master Plan, it is recorded that Open Space credit was given to a portion of the Floodplain.