



Planning Division
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April 15, 2021

Glenn Nier
Pulte Home Company LLC
7601 Jefferson St. NE, Suite 320
Albuquerque, NM 87109

Re: **Second Technical Review:** The Aurora Highlands - Preliminary Plat No. 5 and Final Plat
 Application Number: DA-2062-11
 Case Numbers: 2020-4010-00; 2020-3019-00

Dear Mr. Nier:

Thank you for your submission. We have reviewed your plans and there are a few minor items to address, plus the completion of the temporary construction easement release. The License Agreement is currently being routed for signatures. The plans will not be recorded until all outstanding items are addressed.

Please revise your plans and resubmit the plans. If all items are address you will be requested to prepare the mylars for signature and recording.

As always, if you have any comments or concerns, please give me a call. I may be reached at (303) 739-7261.

Sincerely,

Debbie Bickmire, Senior Planner
City of Aurora Planning Department

cc: Samantha Crowder, Norris Design
Eva Mather, Norris Design
Laura Rickhoff, ODA
Scott Campbell, Neighborhood Liaison
Filed: K:\\$DA\2062-11tech2.rtf



Second Technical Review

REFERRAL COMMENTS FROM OTHER DEPARTMENTS

1. Civil Engineering (Kristin Tanabe / 303-739-7306 / KTanabe@auroragov.org / Comments in green)

Preliminary Plat

1A. A railing or barrier is required for any wall greater than 30". The retaining wall detail indicates a maximum height of 29". Please clarify.

1B. Include the limits of the utility easement relative to the landscape wall.

2. Aurora Water (Steve Dekoskie / 303-739-7382 / cballard@auroragov.org / Comments in red)

Preliminary Plat

2A. Can the landscape walls between Tracts F and G be moved outside of the utility easement? A license agreement will be required if located in the utility easement.

2B. Label what appears to be an irrigation meter in the utility easement south of Tract F.

3. Real Property (Darren Akrie / 303-739-7331 / dakrie@auroragov.org / Comments in magenta)

Preliminary Plat

3A. Provide reception number(s) referenced on the redlines.

Final Plat

3B. Provide the current Certificate of Taxes Due from the County Treasurer's office.

3C. Provide a copy of the Title Commitment referenced in the notes.

3D. Provide reception numbers and make edits as noted on redlines

3E. Add the description of the monument pins at each end of the Basis of Bearing line.

3F. The Temporary Construction Easement needs to be released or vacated prior to issuance of building permits.

3G. Work with Andy Niquette (aniquet@auroragov.org) to finalize release of the access and utility easement.