



Planning Division
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November 8, 2022

R Lane Cutter
Legacy Partners
6312 S Fiddler’s Green Circle, Suite 300E
Greenwood Village, CO 80111

Re: Fourth Submission Review – Legacy Metro Center Subdivision Filing No 1 – Plat
Application Number: **DA-1489-21**
Case Numbers: **2021-3073-00**

Dear Mr. Cutter:

Thank you for your fourth submission, which we started to process on Thursday, September 29, 2022. 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. Please revise your previous work and send us a new submission on or before December 1, 2022. Please email the case manager upon 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) 739-7184 or hlanbo@auroragov.org.

Sincerely,

Ariana Muca, PLA
Planner I

cc: Eva Mather, Norris Design 1101 Bannock St, Denver, CO 80204
Scott Campbell, Neighborhood Liaison
Laura Rickhoff, ODA
Filed: K:\SDA\1489-21rev4.rtf



Fourth Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please update the plat to reflect comments made by Real Property.
- Cash-in-Lieu and PDF are still outstanding for the PROS department.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. No comments were received from the community.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

2. Civil Engineering (Julie Bingham / jbingham@auroragov.org / Comments in green)

- 2A. No further comments.

3. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)

- 3A. No further comments.

4. Aurora Water (Daniel Pershing / 303-739-7646 / ddpershi@auroragov.org / Comments in red)

- 4A. No further comments.

5. Aurora Water - Revenue (Diana Porter / 303-739-7395 / dsporter@auroragov.org)

- 5A. Storm Drain Development fees due 8.344 acres x \$1,242.00 = \$ 10,363.25

6. PROS (Alex Grimsman / 303-739-7437 / agrimisma@auroragov.org / Comments in mauve)

- 6A. Cash-in-Lieu and PDF are still outstanding. Need further direction from Master Developer on how they would like to proceed with payment of these fees - by each plat or lump sum payment for the entire amount

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

- 7A. Complete easement releases and dedications with Andy Niquette. If you haven't already, begin the off-site ROW dedication process.

Sheet 1

- 7B. Send in the updated Title Commitment to be dated within 120 calendar days of the plat approval date. 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.
- 7C. The plat may be electronically submitted with the accompanying signatures, provided the separate document (updated Title and COTD) are sent in along and the changes are made as shown in these pages.
- 7D. No gas easements are shown hereon - delete note 6.
- 7E. Edit note 1.
- 7F. Add street names to note 7.
- 7G. Note 2: update this to be within 120 calendar days of the plat approval date.

Sheet 2

- 7H. Add scale.
- 7I. Add B & D to the sidewalk easement.
- 7J. Clear up the northeast corner.