



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

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June 9, 2023

Matt Hopper
Aerotropolis Area Coordinating Metro District
8390 E Crescent Pkwy Ste 300
Greenwood Village, CO 80111

Re: First Technical Review – 26th Avenue – Infrastructure Site Plan and Plat
Application Number: **DA-2062-39**
Case Number: **2022-6048-00**

Dear Mr. Hopper:

Thank you for your submission. We have reviewed your plans and attached our comments along with this cover letter. There are several items that still need to be addressed, therefore, you will need to make another technical submission. Please revise your plans and resubmit your plans by June 23, 2023.

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 give me a call. I may be reached at 303-739-7261.

Sincerely,

Debbie Bickmire, Senior Planner
City of Aurora Planning and Development Services

Attachment: Mineral Rights Affidavit

cc: Dave Center – Aecom 7595 Technology Way Denver CO 80237
Margie Krell, Aecom
Jacob Cox, ODA
Filed: K:\SDA\2062-39tech1.rtf



First Technical Review

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of Application

- 1A. If condemnation proceedings have started for any of the properties within the right-of-way, please provide the date(s) of any pending hearings. The Site Plan and Plat cannot be recorded until ARTA takes possession of the property.
- 1B. A Mineral Rights Affidavit was not included with the initial submittal. Please complete the attached form and upload it with your next submittal. Additional notice to mineral rights owners may be required.

Site Plan

- 1C. Provide the legal description on the Site Plan.
- 1D. Masonry wall and metal fence are included in the Legend. Where are these located? Are they existing or proposed?
- 1E. Add an Amendment Block on the cover sheet.
- 1F. Please make the right-of-way line more visible.

Plat

- 1G. Show and label 26th Avenue west of Main Street in the Vicinity Map.
- 1H. Correct the plat title.
- 1I. ARTA is the applicant and will likely be responsible for signing the plat upon taking possession of the right-of-way. Please consult your attorney to verify.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Aurora Water (Iman Ghazali / ighazali@auroragov.org / Comments in red)

Site Plan

- 3A. Manholes shall not encroach on the curb and gutter. Provide five feet of horizontal clearance.
- 3B. Storm outfall must be covered by a storm easement.
- 3C. The portion of the maintenance access path identified on Sheets 6 and 10 must be covered by an access/drainage easement.
- 3D. The Site Plan will not be approved by Aurora Water until the Preliminary Drainage Report is approved.
- 3E. Address comments and notations on the redlines.

4. Traffic Engineering (Carl Harline / 303-739-7584 / charline@auroragov.org / Comments in amber)

- 4A. Please contact Carl Harline directly for comments.

5. Real Property (John Doose / jdoose@auroragov.org / Comments in magenta)

Site Plan

- 5A. Dedicate the right-of-way and easements by submitting applications to dedicationproperty@auroragov.org. Approval or land transfer evidence will be needed from landowners and/or interest holders.

Plat

- 5B. Verify the area of the plat shown in the Vicinity Map.
- 5C. There are several owners, add signature blocks for all owners.
- 5D. Add the general dedication language in the notes.
- 5E. Provide a Title Commitment dated within 30 days of the plat acceptance (recordation) date. Update the reference on the plat coversheet too.
- 5F. Provide a certificate of taxes due showing taxes have been paid in full.

Applicant's Certificate of Compliance Regarding Minerals

With Article 65.5 of Title 24, Colorado Revised Statutes (H.B. 01-1088, Effective July 1, 2001).

Note to Applicant & Land Use Department:

For any of the following, the applicant must complete this certification as a prerequisite to the Planning and Development Services Department accepting any application that is submitted after September 1, 2015:

1. an application regarding a new or amended General Development Plan or Planned Community Zone District;
2. an application for a zone change;
3. an application that includes a subdivision or resubdivision;
4. an application for site plan or contextual site plan approval which anticipates new surface development; or
5. an application for a new or amended Framework Development Plan.

The certification is not required for minor amendments to site plans, framework development plans, general development plans, conditional uses, or redevelopment plans, ***unless no development has occurred on the property since the plan was originally approved.***

Certification

I, _____, Applicant for the following named development under the Aurora Zoning Code _____

DA # _____, hereby certify that I or my agent have examined the records in the Office of the _____ [County] Clerk and Recorder to determine if any owners or lessees of any severed mineral estate in the property which is the subject of the proposed development can be identified, as required by Article 65.5 of Title 24, Colorado Revised Statutes (also known as H.B. 01-1088 ("the Act")). Further, based on this examination, I have determined that: [check applicable entry]

☐ No such mineral estate owners or lessees exist in the Subject Property.

☐ Mineral estate owners or lessees exist in the property to whom notice of the proposed development application will need to be sent as required by the Act.

I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge.

Applicant Signature

Date

Applicant Name (Print)

Note: The same person(s) signing the development/docket application form on behalf of the Applicant must also sign the foregoing certification.

Once an applicant has submitted a certification for a property, no further certification is necessary. New applicants will need to complete the certification process.