

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



July 10, 2023

Pravesh Upadhaya
10851 E Jewell Ave
Aurora, CO 80012

Re: Fourth Submission Review – Kenton Heights – Street Vacation and Plat Amendment

Application Number: **DA-2310-00**
Case Numbers: **2022-3071-00**

Dear Mr. Upadhaya:

Thank you for your fourth submission, which we started to process on June 15, 2023. 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 July 31st, 2023, in order to maintain your estimated City Council hearing date.

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.

Your estimated City Council hearing date is tentatively set for September 11th, 2023. Please remember that all abutter notices for decisions must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility, and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7132 or egates@auroragov.org.

Sincerely,

Erik Gates, Planner 1
City of Aurora Planning Department

cc: Brit Vigil, ODA
Filed: K:\SDA\2300-2399\2310-00rev4



Fourth Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The street vacation description and illustration will need to be submitted for the next review.
- Update the Title Commitment to be within 30 calendar days of the plat recording date.
- See the Replat and ROW Vacation for the **full** Real Property comments.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

1B. There were no additional community comments on this review cycle.

2. Planning (Erik Gates / 303-739-7132 / egates@auroragov.org / Comments in teal)

2A. There were no more Planning comments on this review.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 3A. The Street Vacation description and illustration was not submitted for review. This document is pertinent to the review of the proposed Plat.
- 3B. The Street Vacation description and illustration was not submitted for review. This document is pertinent to the review of the proposed Plat. See the red line comments on the plat. There may be other comments on the Street Vacation and send in the closure sheet for the Vacation.
- 3C. Update the Title Commitment to be within 30 calendar days of the plat recording date.
- 3D. There are spaces to fill in for the Street Vacation information so that means the Street Vacation will need to be recorded prior to the plat recording. Please keep this timing in mind so you are not waiting until the last minute to add the needed info.

[Kenton Replat Sheet 1]

3E. (Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date. (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.).

3F. 24" x 36" sheets with 2" margin on left, and 1/2" margins on all other sides are required.

[Kenton Replat Sheet 2]

3G. Add a comma where indicated on the sheet.

3H. If this is the vacated R.O.W. line (shown on the sheet), then delete it.