



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

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September 14, 2022

Geoffery Babbit
GB Capital, LLC
2993 S Peoria St, Ste 105
Aurora, CO 80014

Re: 6th Technical Submission Review – The Overlook at Sorrel Ranch – Preliminary Plat and Final Plat
Application Number: **DA-1379-26**
Case Numbers: **2019-4017-00; 2019-3050-00**

Dear Mr. Babbit:

Thank you for your 6th technical submission. We reviewed it 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.

There are a couple comments remaining; however, they can be incorporated into the electronic file for recordation and another submission will be not required. Please reference the Applicant Electronic Recording Checklist for instructions on recording electronic documents; printed mylars are no longer accepted for the Preliminary Plat and Final Plat.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7121 or dosoba@auroragov.org.

Sincerely,

Dan Osoba, Planner II
City of Aurora Planning Department

cc: Julie Gamec – THK Associates Inc
Filed: K:\SDA\1379-26tech6



6th Technical Submission Review

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. There were no additional community questions, comments, or concerns received with this submission.

2. Completeness and Clarity of the Application

2A. All AutoCAD SHX text items must be flattened on the Preliminary Plat and Final Plat signature set documents to be recorded. Submissions that include AutoCAD SHX text items will be rejected.

3. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

Sheet L-4

- 3A. The following items do not require a resubmission. Please include this correction on the electronic file for recordation.
- 3B. Adjust the hatch or select a different hatch. Hatch B matches Hatch C and does not accurately reflect the hatch the is shown on the sheet.
- 3C. Hatch D does not match the plan.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

Preliminary Plat Comments

4A. Add the 8-foot utility easement to match the plat. A resubmission is not required. Please include this correction on the electronic file for recordation.

Final Plat Comments

4B. Update the title to 120 calendar days. A resubmission is not required. Please include this correction on the electronic file for recordation.

ELECTRONIC RECORDING CHECKLIST

15151 E. ALAMEDA PARKWAY, STE 2300 • AURORA, CO 80012 • 303.739.7217



Instructions: The applicant shall confirm that each item listed below has been completed by checking each bullet point or writing not applicable (N/A) and signing and dating the bottom of the form before submitting final plans in PDF form to the Planning Case Manager.

- All required city fees have been paid (verify this with Planning)
- Comments from all departments have been addressed and all changes to the MYLARS have been approved by the affected departments prior to.
- The effective date on the title work and Certificate of Taxes Due is within 120 days of the final city approval of the plan. (Subdivision Plats Only)
- If an Avigation Easement is required, a copy of the recorded document has been submitted to the Planning Case Manager and the City Clerk.
- A PDF of the site plan, subdivision plat, or master plan has been submitted to the Planning Case Manager.
- The surveyor and property owner(s) have signed the cover sheet with an electronic signature.
- The notary has filled in the signature block and applied their electronic signature.
- The City of Aurora will no longer accept Mylar's to be sent to the county to be recorded. All recordings will now be done electronically. The following are the requirements.
 - Electronic signatures on the PDF
 - A minimum of 300 dots per inch
 - The size needs to be 24" X 36"
 - The PDF is in gray scale
 - Electronic maps must have a physical space on the cover sheet of 3" tall by 7" long to accommodate the recording stamp (For Arapahoe County)
 - Electronic maps must have a physical space of 2" tall by 3" long in the top, left corner to accommodate the recording stamp (for Adams County)

Project Name: _____ DA #: _____

Applicant Signature: _____ Date: _____

CITY OF AURORA PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

ELECTRONIC RECORDING CHECKLIST

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Phone _____ Email _____