

February 25, 2023

Erik Gates, Planner 1

City of Aurora Planning Department

15151 E. Alameda Parkway, Ste. 2300

Aurora, Colorado 80012

Re: Second Submission Corrections – Kenton Heights – Street Vacation and Plat Amendment

Application Number: **DA-2310-00**

Case Numbers: **2022-3071-00**

Dear Mr. Gates,

We have thoroughly reviewed comments from all the departments made on the second submission and have briefly addressed each of them in the original order below.

We truly hope that this answers all of the City's questions and concerns regarding the second submission, allowing the process to move further smoothly.

Please let me know if you need anything else from my side. You can reach me at (720) 532-4684. We look forward to getting a positive response from you.

Sincerely,

Pravesh Upadhaya & Bimala Bhatta

5. Real Property

5A. Send in the closure sheet for the street vacation boundary. Send in the separate documents shown on the first page of the plat.

Closure sheet included.

5B. See the various typo edits on the replat

Acknowledged and addressed.

5C. The Kenton Replat pages 3 and 4 appear to be duplicates of page 2. Are they needed? [Kenton Replat Page 1]

Pages 3 and 4 have been removed.

5D. Send in the updated Title Commitment to be dated within 120 calendar days of the plat approval date.

Updated Title Commitment has been included.

5E. Send in the State Monument Records for the aliquot corners used in the plat.

Acknowledged and included.

5F. Add the 3" x 3" space or square here for the County recorder's information - for the electronic recording of the plat.

Acknowledged and addressed in the replat.

5G. Add street names of the public streets within 1/2 mile of the site.

Acknowledged and addressed in the replat.

5H. Add area in the platted land - in square feet and acres.

Acknowledged and addressed in the replat.

5I. Describe and add the stamping on the caps found (See AES Rule 1.6.H.2).

Addressed and acknowledged in the replat.

5J. Delete - this is currently not a Covenant note.

Addressed.

5K. Add the Title Commitment information and send in a copy of the document.

Title Commitment included.

5L. Send in the Title Commitment to confirm this ownership information.

Title Commitment included.

5M. Remove this - see the upper right-hand corner of this page. [Kenton Replat Page 2]

Removed.

5N. This may have to be dedicated on this plat to keep the continuity of the easements.

Addressed.

5O. Fill this in.

Addressed.

5P. Add the length of the rebar.

Addressed.

5Q. Add the bearing and distance to a second subdivision corner (per plat checklist).

Addressed.

5R. Label the adjacent easement.

Adjacent easement has been labeled..

5S. Send in a copy of the Section corner - State Monument record for review. [2 comments]

Included

5T.[ROW Vacation Page 1]

5U. Move this to the bottom of the page.

Addressed.

5V. Send in the closure sheet for this description to confirm the area.

Included.

5W. Delete the title block on the description page only. [ROW Vacation Page 2]

Addressed.

5X. Move this to the bottom of the page.

Addressed.

5Y. Send in the closure for confirmation of the area.

Addressed.

5Z. Add the recording info for the R.O.W.

Addressed.