

March 13, 2023

Dan Osoba  
City of Aurora, Planning Department  
15151 E. Alameda Parkway, 2nd Floor  
Aurora, Colorado 80012

**Re: 2<sup>nd</sup> Technical Submission Review – Lona / Forum Vista Creek – Master Plan, Site Plan and Final Plat**  
Application Number: **DA-2248-01**  
Case Numbers: **2021-7009-00; 2021-4025-00; 2021-3051-00**

Dear Mr. Osoba:

Thank you for the comments on the Vista Creek Apartments Pre-Application which we received on February 16, 2023. We have reviewed all the comments and have addressed them in the following pages.

Please feel free to contact me directly should you have any other comments, questions and/or special requests for additional information. We look forward to continuing to work with you and your colleagues at the City of Aurora.

Sincerely,  
Norris Design



Diana Rael  
Principal

2<sup>nd</sup> Technical Submission Review Comments

**PLANNING DEPARTMENT COMMENTS**

**1. Community Questions, Comments and Concerns**

1A. No additional comments were received from several outside agency groups nor from any adjacent property owners or registered neighborhood organizations.

**Response: Comment noted, thank you.**

**2. Completeness and Clarity of the Application**

*Avigation Easement*

2A. Please re-sign the avigation easement attached to this letter. The language has been updated to reflect current standards. We can record this avigation easement with the final mylar set.

**Response: The revised Avigation Easement has been signed and is included with this submittal.**

*Site Plan*

*Sheet 4*

2B. Please indicate a pedestrian crossing over EVA access. Add ramps and crosswalks as appropriate.

**Response: Pedestrian crossing over EVA indicated. Sidewalk now extends across EVA. Truncated domes have been placed on both sides. Curb ramps are not needed as the sidewalk and EVA will be at an elevation that meets accessibility requirements without a proposed ramp.**

*Sheet 9*

2C. This tree is over the sidewalk. Please revise and ensure the pedestrian walk along Gun Club is unobstructed.

**Response: Planting conflict resolved.**

*Sheet 11*

2D. Label as permanent emergency vehicle access per the meeting on 1/17.

**Response: Revised.**

**3. Parking Issues**

3A. Parking comments have been addressed.

**Response: Comment noted, thank you.**

**4. Signage Issues**

*Site Plan*

*Sheet 1*

4A. Apologies this was missed on the last review: Please fill in number of wall signs as 1 per building.

**Response: Revised, per comment.**

4B. Update permitted monument signs as 1 per street frontage.

**Response: Revised, per comment.**

4C. There appears to be only 1 monument sign on the site plan.

**Response: Revised, per comment.**

*Sheet 4*

4D. This appears to be the only monument sign on the plan. Please revise sheet 1 data block.

**Response: Revised, per comment.**

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

Sheet 8

5A. Remove these notes. Some are not needed for Site plan approval and others are duplicated on Sheet 7. No contractor notes.

**Response: Notes removed.**

Sheet 10

5B. These two areas are deficient in terms of screening the parking lot.

**Response: Shrubs have been added in these areas and evergreen trees shifted to properly screen the parking lot.**

5C. While plants have been provided here, the proposed plant material Yucca and the Juniper will not get 3'-4' tall and provide the required screening. Ornamental grasses may not be used to screen the parking but can be used as accents to supplement the landscaping used to screen the parking.

**Response: The planting in this area has been updated to be tall enough to sufficiently screen the parking lot.**

Sheet 11

5D. Add a parking lot island tree in the locations shown.

**Response: Trees added.**

5E. Add 1 more shrub as the grasses are 1 gallon and count as (3) one-gallon plants to one shrub.

**Response: Shrub added.**

6. **Addressing** (Phil Turner / 303-739-7357 / pturner@auroragov.org)

Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided is in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

**Response: Addressing was confirmed in July of 2022, Phil Turner has confirmed that no additional information is needed.**

**REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

7. **Civil Engineering** (Kristin Tanabe / 303-739-7306 / KTanabe@auroragov.org / Comments in green)

Site Plan Comments

Sheet 1

7A. Add a note indicating if the storm sewer system is public or private and who will maintain it.

**Response: The system will be privately owned and maintained, but easements will allow for public access, should it be needed. A note (#29) with this information has been added to sheet 2 of the Site Plan set.**

8. **Traffic Engineering** (Steven Gomez / 303-739-7336 / segomez@auroragov.org / Comments in amber)

Site Plan Comments

Sheet 2

8A. Per TIS signalization of intersections is warranted by 2045

Add notes:

29. The intersections of 5th Avenue and Gun Club Road and 6th Avenue and Gun Club Road are potential candidates for a future traffic signal if and when signal warrants are met. As an adjacent land owner/developer, you must participate in the cost of the traffic signal installation. Add the following note to the Site Plan:

(Applicant/owner name, address, phone) shall be responsible for payment of 25% of the traffic signalization costs for the intersections of 5th Avenue and Gun Club Road and 6th Avenue and Gun Club Road, if and when traffic signal warrants are satisfied. Traffic signal warrants to consider shall be as described in the most recently adopted version of the Manual on Uniform Traffic Control Devices, as of the date or dates of any such warrant studies. For warrant purposes, the minor street approach traffic shall typically be comprised of all through and left-turn movements and 50% of right-turn movements unless otherwise determined by the traffic engineer. Pursuant to 147-37.5 of city code, the percentage of the traffic signalization costs identified above shall be paid to the city by the applicant/owner, to be held in escrow for such purpose, prior to the issuance of a building permit for the related development or as otherwise required by city code. The percentage above will be applied to the entire traffic signalization cost as estimated at the time of the escrow deposit to calculate specific dollar funding requirements.

30. Applicant shall provide 3" conduit for future fiber with pull boxes @ max 750' spacing along all arterial streets. Locate pull boxes at minimum at proposed conduit ends, and at one corner of each intersection.

**Response: Noes have been added to Cover Sheet.**

#### Sheet 4

8C. 50' storage shown in the TIS.

**Response: Plans now show 50' left turn storage length.**

8D. This fire lane access cannot co-exist with the 5th Ave intersection. Label access as temporary until 5th Ave is constructed.

- Note from the Case Manager: Please reach out to your Traffic Engineering Reviewer to clarify that this access is intended to be permanent. Per our discussion on 1/17/23.

**Response: Applicant team and the City had a meeting regarding this comment on 03/01 to resolve. Outcome of the meeting as follows:**

***The EVA Access infrastructure behind the Right of Way line is permanent and can remain on the project as currently designed for the lifetime of the development. The EVA tie in to Gun Club inside of City Right of Way is an interim condition that will need to be removed/ replaced when 5th avenue is built. The applicant was requested to provide the following note on the site plan: "Temporary access tie in to be removed by others when 5th Avenue is complete. Mountable curb shall be replaced with vertical curb at time of 5th Ave construction and concrete between sidewalk and curb shall be demolished and replaced with landscaping" City staff noted that additional site plan sheets / design documentation is not needed, the note will suffice.***

8E. Clarify fire lane extends to the south and that there is an access agreement that allows emergency/public access.

**Response: Fire lane easement will extend south and be proposed with the adjacent development. Future location shown for reference.**

Sheet 5

8F. Callout the left turn storage and taper.

**Response: Left turn storage and taper called out.**

8G. Callout the 50' left turn storage and add taper length.

**Response: 50' left turn storage and taper called out.**

Traffic Impact Study Comments

8H. Comments provided on 2/8/2023:

**Response: Comments resolved. See revised traffic impact study.**

8I. This Site Plan shown in Figure 2 is not consistent with the actual site plan.

**Response: Site plan updated to be consistent.**

8J. 50- as agreed upon via email chain 12/27/2022.

**Response: Revised to 50'**

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

Utility Conformance Letter Comments

9A. The adopted codes need to be updated to 2015 per the redlines.

**Response: Updated to 2015.**

10. **Aurora Water** (Chong Woo / 303-739-7249 / ddpershi@auroragov.org / Comments in red)

Site Plan Comments

Sheet 6

10A. The model shows the water line connection to the south. Provide a stub for future connection.

**Response: Utility plan now show a stub to south.**

10B. The inlets were correct in the previous submittal. Because they are collecting ROW flows, they should be public.

**Response: Revised to public.**

Utility Conformance Letter Comments

10C. The section highlighted in the redlines is not shown on the site plan.

**Response: Utility site plan now shows a water stub for future connection south.**

10D. Clarify that some of these are for Lamar Landing.

**Response: Additional annotation added indicating areas specific to Lamar Landing.**

10E. Where is this location? It should match the civil plan. See several instances of this comment throughout.

**Response: Overall sanitary plan exhibit has been updated to indicate specifically where flow master calculations were done. They are now associated with a number as well.**

10F. Add a circular diagram.

**Response: Circular diagram has been added.**

10G. The model shows the connection to the south.

**Response: Site utility plan now shows a stub for a future water main connection to the south.**

10H. See pages 12 and 14. Is this the location for the first sanitary analysis?

**Response:** *See revised overall sanitary exhibit in appendix C indicated locations where calculations were taken.*

10I. Is this the location for the second sanitary analysis?

**Response:** *See revised overall sanitary exhibit in appendix C indicated locations where calculations were taken.*

10J. Provide an analysis at the junction.

**Response:** *Analysis has been provided as requested.*

10K. Shouldn't we add the Vista Creek number here too?

**Response:** *Vista Creek number added to the indicated table.*

**11. Real Property** (Roger Nelson / 720-587-2657 / ronelson@auroragov.org / Comments in magenta)

*Site Plan Comments*

*Sheet 4*

11A. If any portion of the retaining wall or monument sign is within the utility easement a license agreement may be required (Typical).

**Response:** *Noted.*

11B. May require a license agreement if obstructing the fire lane and access easement?

**Response:** *Noted. The bollard and chain is a function of the EVA to indicate it is not for use other than emergency vehicles.*

*Final Plat Comments*

11C. 1.) Provide Certificate of taxes due.

2.) Provide a copy of the title work referenced below and dated November 8, 2022 (must be dated within 120 days of the plat acceptance date. Provide the updated Title Commitment.

**Response:** *A Title Commitment and Certificate of Taxes Due will be provided once the Final Plat has been approved for recordation. We want to ensure that we don't pull these documents too early and have to renew them again once it comes time to record.*

11D. Label all publicly dedicated roads within 1/2 mile of the site per COA Subdivision Plat Checklist (Typical).

Per COA 2022 Subdivision Plat checklist)

3. VICINITY MAP Put on Sheet 1.

The vicinity map must show the outline of the property being subdivided and its relationship to existing street rights-of-way (with street name labels) within a 1/2 mile. Include a north arrow and distance ratio. If not to scale, add a label stating "NTS".

**Response:** *Added street names, per comment.*

11E. Generally accepted standard to rehabilitate this aliquot monument with a properly stamped cap also describe what the cap is on.

1.6.M. Description of Monuments.

Section 38-51-106(1)(f), C.R.S., requires professional land surveyors to provide "a description of all monuments, both found or set, that mark the boundaries of the property and of all control monuments used in conducting a survey."

1. Purpose. The purpose of this statute is to identify the physical attributes of the monuments and caps set or found during the original survey and subsequent retracement surveys.

2. Acceptable description of monuments. Description of monuments found or set should include, but not be limited to the physical attributes and size of the monument, and the physical attributes and size of the cap.

**Response: Added wording and stamping for set alloy cap monuments and size of rebar.**

11F. Generally accepted standard to rehabilitate this aliquot monument with a properly stamped cap.

**Response: Added wording and stamping for set alloy cap monuments.**

**12. Storm Drainage** ([Diana Porter / 303-739-7395 / dsporter@auroragov.org](#))

12A. Advisory Note: Storm Drainage Development Fees: 9.128-acres – 0.395-acres dedicated to the city for street ROW = 8.733-acres.

- 8.733-acres x \$1,242.00 per acre = \$10,846.39 due at time of plat recordation.
- Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based on the total landscaped area.

**Response: Noted, thank you.**



1.) Provide Certificate of taxes due.  
2.) Provide a copy of the title work referenced below and dated November 8, 2022 (must be dated within 120 days of plat acceptance date.

# VISTA CREEK SUBDIVISION FILING NO. 1

1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO  
SHEET 1 OF 5

## LEGAL DESCRIPTION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT IT IS THE OWNER OF A PARCEL OF LAND SITUATED IN THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING THE SAME PARCEL OF LAND AS DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED NOVEMBER 22, 2022 AT RECEPTION NO. E2113684 IN THE OFFICE OF THE CLERK AND RECORDER FOR SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12, FROM WHICH THE NORTHERLY LINE OF THE NORTHEAST 1/4 OF SAID SECTION 12 BEARS SOUTH 89°16'48" WEST BETWEEN THE FOUND MONUMENTS AS SHOWN HEREON, WITH ALL BEARINGS CONTAINED HEREIN BEING REFERENCED TO SAID NORTHERLY LINE;  
THENCE ALONG SAID NORTHERLY LINE, SOUTH 89°16'48" WEST, A DISTANCE OF 663.50 FEET TO THE EAST-EAST 1/64 CORNER BETWEEN SECTION 12 AND SECTION 13;  
THENCE ALONG THE WESTERLY LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, SOUTH 00°20'47" WEST, A DISTANCE OF 30.00 FEET TO A LINE PARALLEL WITH AND DISTANT 30.00 SOUTHERLY FROM SAID NORTHERLY LINE OF THE NORTHEAST 1/4 OF SECTION 12, BEING THE SOUTHERLY RIGHT-OF-WAY OF EAST 6TH AVENUE, A 60-FOOT-WIDE PUBLIC RIGHT-OF-WAY PER BOOK 6, PAGE 431;  
THENCE ALONG SAID PARALLEL LINE, NORTH 89°16'48" EAST, A DISTANCE OF 33.41 FEET TO THE INTERSECTION OF SAID PARALLEL LINE WITH THE EASTERLY LINE OF THE PARCEL OF LAND DESCRIBED IN THE RULE AND ORDER RECORDED MARCH 1, 1999 AT RECEPTION NO. A9034383 IN SAID OFFICE OF THE CLERK AND RECORDER, BEING THE POINT OF BEGINNING;  
THENCE CONTINUING ALONG SAID PARALLEL LINE, NORTH 89°16'48" EAST, A DISTANCE OF 600.08 FEET TO THE WESTERLY RIGHT-OF-WAY OF NORTH GUN CLUB ROAD, A PUBLIC RIGHT-OF-WAY WITH A WIDTH THAT VARIES, PER BOOK 257, PAGE 553 AND RECEPTION NO. B4002718;  
THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 00°19'19" EAST, A DISTANCE OF 632.15 FEET TO THE SOUTHERLY LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12;  
THENCE ALONG SAID SOUTHERLY LINE, SOUTH 89°17'52" WEST, A DISTANCE OF 633.21 FEET TO THE NORTHEAST-NORTHEAST 1/64 CORNER OF SAID SECTION 12;  
THENCE ALONG THE WESTERLY LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, NORTH 00°20'47" WEST, A DISTANCE OF 470.82 FEET TO THE SOUTH CORNER OF SAID PARCEL OF LAND DESCRIBED IN THE RULE AND ORDER AT RECEPTION NO. A9034383;  
THENCE ALONG THE EASTERLY LINE OF SAID PARCEL OF LAND, NORTH 11°21'08" EAST, A DISTANCE OF 164.77 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL OF 397,610 SQUARE FEET OR 9.128 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO ONE LOT AND ONE BLOCK AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **VISTA CREEK SUBDIVISION FILING NO. 1**, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF AURORA, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS AND EASEMENTS AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

## COVENANTS

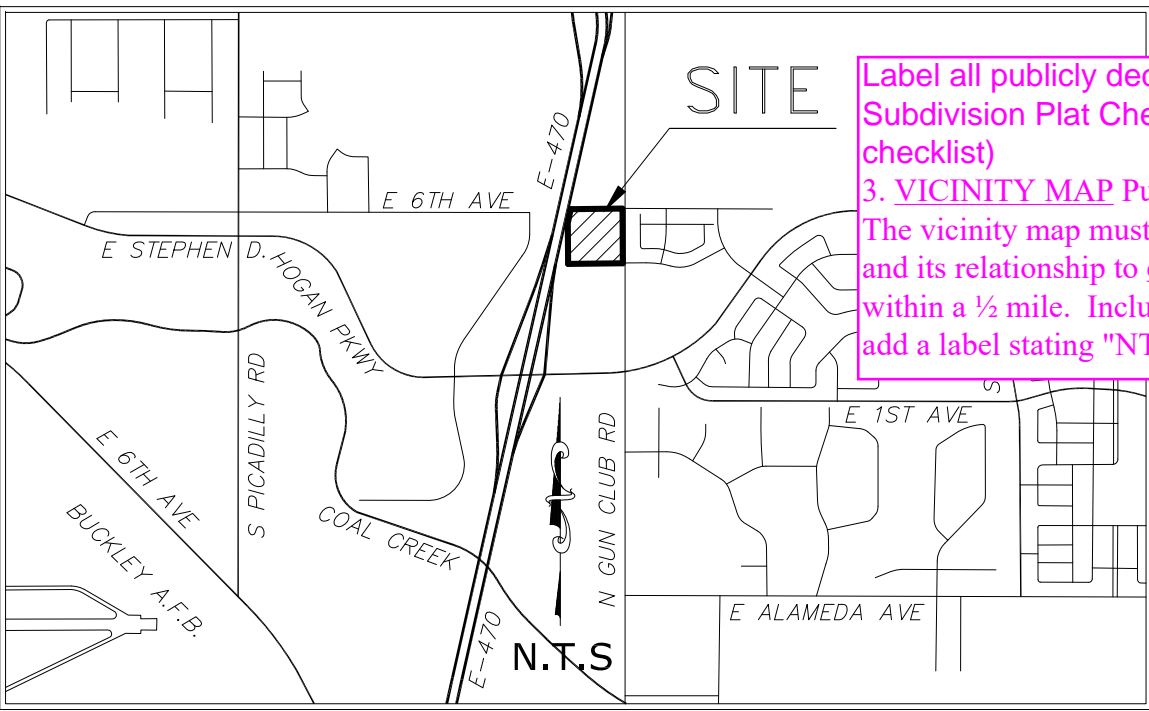
THE UNDERSIGNED OWNER(S), FOR THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, COVENANT AND AGREE WITH THE CITY OF AURORA;

NO STRUCTURE CONSTRUCTED ON ANY PORTION OF THE PLATTED LAND SHOWN HEREIN SHALL BE OCCUPIED OR USED UNLESS AND UNTIL ALL PUBLIC IMPROVEMENTS, AS DEFINED BY CHAPTER 146 OF THE CITY CODE OF AURORA, COLORADO, ARE IN PLACE AND ACCEPTED BY THE CITY OR CASH FUNDS OR OTHER SECURITY FOR THE SAME ARE ESCROWED WITH THE CITY OF AURORA AND A CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED BY THE CITY.

ALL ELECTRICAL, AND COMMUNITY UTILITY LINES AND SERVICES, AND STREET LIGHTING CIRCUITS, EXCEPT AS PROVIDED IN SECTION 126-505 OF THE CITY CODE AS THE SAME MAY BE AMENDED FROM TIME TO TIME, SHALL BE INSTALLED UNDERGROUND;

ALL CROSSINGS OR ENCROACHMENTS, INCLUDING BUT NOT LIMITED, TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES INTO EASEMENTS OWNED BY THE CITY OF AURORA ARE ACKNOWLEDGED BY THE UNDERSIGNED AS BEING SUBJECT TO THE CITY OF AURORA'S USE AND OCCUPANCY OF SAID EASEMENTS AND RIGHTS-OF-WAY. THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, HEREBY AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF AURORA FOR ANY LOSS, DAMAGE, OR REPAIR TO PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, OR PRIVATE UTILITIES THAT MAY RESULT FROM THE CITY OF AURORA'S USE AND OCCUPANCY OR EXERCISE OF ITS RIGHTS IN SAID EASEMENTS AND RIGHTS-OF-WAY. THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, FURTHER AGREES TO REMOVE, REPAIR, REPLACE, RELOCATE, MODIFY, OR OTHERWISE ADJUST SAID PRIVATE LANDSCAPE IRRIGATION SYSTEMS, UNDERDRAINS, PRIVATE DETENTION POND AND DRAINAGE FEATURES, OR PRIVATE UTILITIES UPON REQUEST FROM THE CITY OF AURORA AND AT NO EXPENSE TO THE CITY OF AURORA.

## VICINITY MAP (N.T.S.)



Label all publicly dedicated roads within 1/2 mile of the site per COA Subdivision Plat Checklist (Typical). Per COA 2022 Subdivision Plat checklist)  
3. VICINITY MAP Put on Sheet 1.  
The vicinity map must show the outline of the property being subdivided and its relationship to existing street rights-of-way (with street name labels) within a ½ mile. Include a north arrow and distance ratio. If not to scale, add a label stating "NTS".

ALTURA RESPONSE:  
ADDED ADDITIONAL STREET NAMES

## SHEET INDEX

SHEET 1 - COVER SHEET  
SHEET 2 - BOUNDARY DETAIL  
SHEET 3 - FIRE LANE & ACCESS EASEMENT DETAIL  
SHEET 4 - DRAINAGE & TRAFFIC SIGNAL EASEMENT DETAIL  
SHEET 5 - WATER EASEMENT DETAIL AND LINE & CURVE TABLES

## NOTES

- 1) RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING-FIRE LANE".
- 2) BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO, WHICH BEARS SOUTH 89°16'48" WEST BETWEEN THE FOUND MONUMENTS SHOWN HEREON, BEING A FOUND 2 INCH ALUMINUM CAP STAMPED "CITY OF AURORA 2012 PLS 23527" FOR THE NORTHEAST CORNER OF SAID SECTION AND A FOUND 3.25 INCH ALUMINUM CAP STAMPED "LAMP RYNEARSON 2018 PLS 38318" FOR THE NORTH QUARTER CORNER OF SAID SECTION.
- 3) THE EASEMENT AREA WITHIN EACH LOT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT OR TRACT EXCEPTING THE CITY OF AURORA FROM SUCH RESPONSIBILITY. ANY STRUCTURES INCONSISTENT WITH THE USE GRANTED IN THE EASEMENT ARE PROHIBITED.
- 4) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ALTURA LAND CONSULTANTS, LLC TO DETERMINE RECORD TITLE, EASEMENTS OR RIGHTS-OF-WAY. TITLE COMMITMENT NO. ABC70790895-2, WITH AN EFFECTIVE DATE OF NOVEMBER 8, 2022, PREPARED BY LAND TITLE GUARANTEE COMPANY WAS RELIED UPON FOR ALL INFORMATION REGARDING TITLE OF RECORD, EASEMENTS OF RECORD AND RIGHTS-OF-WAY.
- 5) THE LINEAL UNITS OF MEASURE SHOWN ON THIS PLAT ARE BASED UPON THE U.S. SURVEY FOOT.
- 6) ALL LOTS WITHIN THIS PLAT ARE SUBJECT TO DEVELOPMENT STANDARDS AS ADOPTED BY THE AURORA CITY COUNCIL IN ORDINANCES 96-74 AND 96-75.
- 7) THE OWNERS OR OCCUPANTS OF THE LANDS HEREIN DESCRIBED SHALL HAVE NO RIGHT OR CAUSE OF ACTION, EITHER IN LAW OR IN EQUITY, FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY ARISING OUT OF OR RESULTING DIRECTLY OR INDIRECTLY, FROM THE OVERFLIGHT OF AIRCRAFT OR FOR DAMAGES OR INJURY TO ANY PERSON OR PROPERTY RESULTING FROM ANY NOISE, NUISANCE, VIBRATIONS OF ANY KIND OR DESCRIPTION RESULTING, DIRECTLY OR INDIRECTLY, FROM AIRCRAFT OVERFLIGHTS PROVIDED THAT NOTHING CONTAINED IN THE FOREGOING EASEMENT SHALL DIVEST THE OWNERS OR OCCUPANTS, THEIR HEIRS, SUCCESSORS ADMINISTRATORS OR ASSIGNS, OF ANY RIGHT OR CAUSE OF ACTION FOR DAMAGES TO ANY PERSON OR PROPERTY RESULTING FROM THE NEGLIGENT OPERATION OF AIRCRAFT OVERFLIGHTS OVER THE DESCRIBED PREMISES AT ANY ALTITUDE ABOVE GROUND LEVEL.
- 8) ALL OWNERS OF LOTS ADJACENT TO SOUTH GUN CLUB ROAD AND EAST 6TH AVENUE SHALL BE REQUIRED TO COMPLY WITH REQUIREMENTS OF THE AURORA CITY CODE THAT MAY RESTRICT THE ABILITY TO BUILD A FENCE ALONG THOSE STREETS OR THE TYPES AND SIZES OF FENCES THAT CAN BE BUILT ALONG THOSE STREETS.
- 9) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT, IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

## SIGNATURE BLOCKS

OWNER: FDG LONA VERTICAL ASSOCIATES, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: FORUM MANAGEMENT, INC., A COLORADO CORPORATION, ITS MANAGER

BY: \_\_\_\_\_ AS VICE PRESIDENT  
KEVIN FOLTZ

STATE OF COLORADO )

CITY AND COUNTY OF DENVER )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, A.D. BY KEVIN FOLTZ AS VICE PRESIDENT OF FORUM MANAGEMENT, INC., A COLORADO CORPORATION, AS MANAGER OF FDG LONA VERTICAL ASSOCIATES, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

## MORTGAGE HOLDER

THE UNDERSIGNED AS MORTGAGE HOLDERS ON PART OR ALL OF THE HEREON SHOWN REAL PROPERTY, DO HEREBY AGREE AND CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON.

FIRSTBANK

## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON NOVEMBER 8, 2019.

I FURTHER CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS ACCURATE AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE TO MY KNOWLEDGE, INFORMATION AND BELIEF. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

JESUS A. LUGO, PLS 38081  
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR  
FOR AND ON BEHALF OF ALTURA LAND CONSULTANTS, LLC

## CITY OF AURORA APPROVALS

THE FOREGOING INSTRUMENT IS APPROVED FOR FILING AND CONVEYANCE OF THE STREETS AND EASEMENTS AS SHOWN HEREON AND IS ACCEPTED BY THE CITY OF AURORA, COLORADO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023 AD, SUBJECT TO THE CONDITION THAT THE CITY SHALL UNDERTAKE MAINTENANCE OF ANY SUCH STREETS ONLY AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE SUBDIVIDER TO CITY OF AURORA SPECIFICATIONS.

CITY ENGINEER

DATE

PLANNING DIRECTOR

DATE

PREPARED BY:

**ALTURA**  
LAND CONSULTANTS

6950 S. Tucson Way, Unit C Phone: (720)488-1303  
Centennial, Colorado 80112

JOB NO. 21101

NOVEMBER 30, 2021



THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 4 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO

Bargain and Sale Deed, Rec. No. B6125442

(PRIVATE RIGHT-OF-WAY, WIDTH VARIES, REC. NOS. A6075089 & A8173498)

UNPLATTED

UNPLATTED

UNPLATTED

1.6.M. Description of Monuments.  
Section 38-51-106(1)(f), C.R.S., requires professional land surveyors to provide "a description of all monuments, both found or set, that mark the boundaries of the property and of all control monuments used in conducting a survey."

2. Acceptable description of monuments. Description of monuments found or set should include, but not be limited to the physical attributes and size of the monument, and the physical attributes and size of the cap.

Found 1.25 green plastic cap stamped "ALTURA LAND PLS 37601", flush with grade, **Held & Accepted**, as the Northwest corner & Point of Beginning.

2012 PLS 25527 EAST 6TH AVE  
(83.5' PUBLIC RIGHT-OF-WAY, ROAD  
73; BOOK 7793, PAGE 649; & RE

EAST 6TH AVENUE  
(83.5' PUBLIC RIGHT-OF-WAY, ROAD VIEWERS REPORT  
73; BOOK 7793, PAGE 649; & REC. NO. B4002718)

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SUBJECT, BARCEL, BOUNDARY LINES

UNITED STATES SURVEYING

10/10/2016 11:56:33 AM

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Generally accepted standard to rehabilitate this aliquot monument with a properly stamped cap.

----- Southerly line of t

Special Warranty Deed, Book 7330, Page 391

ALTURA RESPONSE:  
ADDED SIZE OF REBAR

UNPLATTED 10' US West  
Boo

CITY OF AURORA  
TAS

PREPARED BY:

6950 S. Tucson Way, Unit C Phone: (720)488-1303  
Centennial, Colorado 80112

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Centennial, Colorado 80112

**JOB NO. 21101** **NOVEMBER 30, 2021**