

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



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March 24, 2023

Pravesh Upadhaya
10851 E Jewell Ave
Aurora, CO 80012

Re: Third 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 third submission, which we started to process on March 7, 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 April 10th, 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 May 8, 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: Scott Campbell, Community Engagement Coordinator
Brit Vigil, ODA
Filed: K:\\$DA\2300-2399\2310-00rev3



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Outstanding fees totaling **\$8,161.00** have yet to be paid. These will need to be paid before we can accept another submission.
- 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.

3. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

3A. There were no comments from Addressing on this review.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Fire / Life Safety (Mike Dean / 303-739-7447 / mdean@auroragov.org / Comments in blue)

4A. There were no more comments from Fire/Life Safety on this review.

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

- 5A. The Street Vacation description and illustration was not submitted for review. This document is pertinent to the review of the proposed Plat.
- 5B. 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.
- 5C. Update the Title Commitment to be within 30 calendar days of the plat recording date.
- 5D. 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 for the last minute to add the needed info.

[Kenton Replat Page 1]

- 5E. Delete this square
- 5F. Update this to be within 30 days of plat approval/recording date.
- 5G. Label this street.
- 5H. "City Ordinance by Ord. No. _____ and recorded at"

[Kenton Replat Page 2]

- 5I. Delete this note and line.
- 5J. List Ordinance No.

6. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

6A. There were no more comments from Xcel Energy on this review.