



Planning Division
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August 11, 2022

Tim Bertoch
Consolidated Investment Group
18 Inverness Place East
Englewood, CO 80112

Re: Second Submission Review – Eastpark 70 Subdivision Filing 7 – Plat Amendment
Application Number: **DA-1735-10**
Case Numbers: **2022-3047-00**

Dear Applicant Name:

Thank you for your second submission, which we started to process on July 18, 2022. 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.

Some additional important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before August 26, 2022.

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.

As always, if you have any comments or concerns, please let me know. I may be reached at 303.739.7450 or efuselier@auroragov.org.

Sincerely,

Liz Fuselier, Planner I
City of Aurora Planning Department

cc: Ted Swan-Ware Malcomb 990 S Broadway Suite 230 Denver CO 80209
Scott Campbell, Neighborhood Liaison
Cesarina Dancy, ODA
Filed: K:\SDA\1735-10rev2



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- AES Monument Records (Real Property)
- Signature Block (Real Property)
- Basis of Bearings (Real Property)
- Additional Redline Comments (Real Property)

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

1. Real Property (Andy Niquette / 303-739-7325 / aniquette@auroragov.org / Comments in magenta)

- 1A. Provide the most recent AES Board Monument Record for all aliquot section monuments. Provide linked title commitment or supporting documents.
- 1B. In previous plats, Consolidated Investment Group, LLC, signed the plat as property manager of Eastpark 70 First Tilt Building 4. The signature block should not be changed.
- 1C. 1.16" = 2,320' Extend the vicinity map to cover 1/2 mile per COA 2022 Subdivision Plat Checklist Item #3.
- 1D. See COA 2022 Subdivision Plat Checklist Item #11: 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 guarantee or warranty, either expressed or implied.
- 1E. Per COA 2022 Subdivision Plat Checklist Item 13.d.(5): On the graphic, you must show as-measured angles and distances if they differ from recorded information.
- 1F. Per direction from the City of Aurora Real Property, existing easements are NOT labeled with bearing and distance on subdivision plats.
- 1G. 1.6.H. Basis of Bearing Statements. 2. Composition. The basis of the bearing statement shall state the method used to derive the bearing (i.e., assumed, astronomic, geodetic, grid, reference to recorded or deposited survey, etc.) and the bearing between fully described monuments (i.e., monument material, diameter, length (if set), cap size and material, cap markings/stampings, etc.) at each end of a single line. When the monuments at each end of the reference line are fully described on the plat, they need only be referenced in the "Basis of Bearings" statement. A land survey plat shall show the graphic and mathematical relationship between the basis of bearing and the survey.
- 1H. Label B&D's of all existing easements and tie them to the lot lines (Typical). See COA 2022 Subdivision Plat Checklist Item 16.b.b. Easements Show all proposed and existing easements within the plat with dashed lines; bearings, distances, and curve data; and tied out to a lot or tract line, or corner in the plat. If an easement line crosses a lot or tract line, break the overall distance for the easement line into two distances, one on each side of the lot or tract line. If easements are existing, show the recording information and who they belong to (if they are not City easements).
- 1I. See additional redline comments.