

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



November 17, 2022

Pravesh Upadhaya  
10851 E Jewell Ave  
Aurora, CO 80012

**Re: Second 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 second submission, which we started to process on October 31, 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.

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 November 30, 2022, 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 January 9, 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](mailto:egates@auroragov.org).

Sincerely,

A handwritten signature in black ink that reads "Erik Gates".

Erik Gates, Planner 1  
City of Aurora Planning Department

cc: Scott Campbell, Community Engagement Coordinator  
Brit Vigil, ODA  
Filed: K:\\$DA\2300-2399\2310-00rev2



## *Second 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 the third submission.
- Send in the closure sheet for the street vacation boundary. Send in the separate documents shown on the first page of the plat.
- 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](mailto:egates@auroragov.org) / Comments in teal)

2A. There were no more Planning comments on this review.

#### **3. Addressing** (Phil Turner / 303-739-7357 / [pturner@auroragov.org](mailto:pturner@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](mailto: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](mailto:mbrooks@auroragov.org) / Comments in magenta)

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

5B. See the various typo edits on the replat

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

[Kenton Replat Page 1]

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

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

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

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

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

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

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

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

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

5M. Remove this - see the upper right-hand corner of this page.

[Kenton Replat Page 2]

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

5O. Fill this in.

5P. Add the length of the rebar.

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

5R. Label the adjacent easement.

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

5T.

[ROW Vacation Page 1]

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

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



5W. Delete the title block on the description page only.

[ROW Vacation Page 2]

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

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

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

**6. Xcel Energy (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))**

6A. Public Service Company of Colorado's Right of Way & Permits Referral Desk acknowledges the comment responses for Kenton Heights and has no additional comments.