

June 27, 2018

Mr. Brandon Cammarata, Senior Planner

City of Aurora Planning Department Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012

Re: Response to third review of submittal materials for Colorado Science and Technology Park at Fitzsimons Subdivision Filing No. 7.

Dear Mr. Cammarata,

Per your April 9, 2018 review letter, we are re-submitting the following revised documents for review:

- 3rd Submittal Comment Response Letter
- Revised Plat Pdf File
- Revised Plat Cad Dwg File
- Revised Title Commitment

Responses (bold and italicized) to each of the comments are located below:

Plat Red-Line Comment Responses

A. Sheet 1 of 3:

- a. Regarding the legal description – “TOGETHER WITH A PORTION OF VACATED EAST 22ND AVENUE ACCORDING TO THE OFFICIAL VACATION RECORDED XXXXXXXXXXXX 2018 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER XXXXXXXXXXXX.” ***This portion of the legal description has been filled in with the recording information of the vacation.***
- a. Regarding the legal description – “BEARINGS REFERENCED TO THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 36,”. “does not match the illustration”. ***The incorrect quarter section call in the written description has been corrected and now calls for the northeast one-quarter.***
- b. Regarding the legal description – “AND ON THE EAST END BY A FOUNE 3-1/2” ALUMINUM CAP” – ***The misspelling of the word found has been corrected.***
- c. Regarding the dedication statement following the legal description – “Add “Block””. ***The statement now reads “Lots, blocks and tracts”.***
- d. Regarding the ownership block for Aimco 21 Fitzsimons, LLC – Fill out Signatory information “By & Title”. ***The signatory information has been added to the ownership block.***
- e. Regarding the Mortgage Holder signature block – Fill in the signatory information. ***The signatory information has been added to the mortgage holder block.***

B. Sheet 2 of 3:

- a. Regarding General note 2 – change to “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"." ***The note has been amended as noted.***
- b. Regarding general note 5 - TRACT "A" AND "B" WILL BE PRIVATELY OWNED AND MAINTAINED ~~AND ARE AN ACCESS, FIRE LANE, UTILITY AND DRAINAGE EASEMENTS IN THEIR ENTIRETY.~~ “Delete this here and state this on the graphic pages only”. ***The note has been amended and the removed portion has been added to the graphics sheet.***
- c. Regarding General note 7 (title commitment) – “Change to most current date”. ***The note has been updated to reflect the most current title report, a copy of the report has been included in this submittal.***
- d. Regarding the graphic detail for the north fire lane 22nd avenue label – “add R.O.W. width” – ***The width has been added to the graphic for this submittal.***
- e. Regarding the graphic detail for the north fire lane – “Add this existing 24’ fire lane easement (2006001005834)”. ***This easement is in the process of being released and is not shown on this plat. It is understood that the plat cannot be recorded until the easement release is finalized.***
- f. Regarding the graphic detail for the south fire lane – “Add access & fire lane easement (rec. no. 2006001005834)”. ***This easement is in the process of being released and is not shown on this plat. It is understood that the plat cannot be recorded until the easement release is finalized.***
- g. Regarding the graphic detail for the south fire lane – “Add Utility easement (rec. no. 2006060900059)”. ***This easement is in the process of being released and is not shown on this plat. It is understood that the plat cannot be recorded until the easement release is finalized.***

C. Sheet 3 of 3:

- a. Regarding the boundary label 1.84’ along 22nd avenue – “Add bearing”. ***The bearing has been added to the label as directed.***
- b. Regarding the curve label on Ursula street – “Change “D” to either the word delta or the symbol”. ***The label has been changed to the delta symbol.***
- c. “Add the existing 24’ fire lane easement (2006001005834)”. ***This easement is in the process of being released and is not shown on this plat. It is understood that the plat cannot be recorded until the easement release is finalized.***
- d. “Add the existing access, drainage and utility easement”. ***This easement is in the process of being released and is not shown on this plat. It is understood that the plat cannot be recorded until the easement release is finalized.***

- e. "Add the existing access and fire lane easement". ***This easement is in the process of being released and is not shown on this plat. It is understood that the plat cannot be recorded until the easement release is finalized.***
- f. Regarding the remaining utility easements shown along the north line of tract A – "What utility (or utilities) are these easements for? The public water and sewer mains will be removed/relocated—are these still needed?". ***The remaining portions of these utility easements have been added to the descriptions for release and have been removed from this submittal. It is understood that the plat cannot be recorded until the easement release is finalized.***
- g. "Show & label cl of 16' sanitary easement". ***This easement is in the process of being released and is not shown on this plat. It is understood that the plat cannot be recorded until the easement release is finalized.***
- h. "Show & Label cl of 16' storm easement". ***This easement is in the process of being released and is not shown on this plat. It is understood that the plat cannot be recorded until the easement release is finalized.***
- i. "Does this fire lane & Public access easement still exist"? ***The easement was released by reception number 2016000068031.***

End of Comment Responses

We trust that the information provided addresses the comments and concerns raised during the initial review of the project. We appreciate your assistance and, if you have any questions or need additional information, please give me a call.

Sincerely,
Matrix Design Group, Inc.

Jeffrey A. Miller, PLS
Project Surveyor