



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

*AuroraGov.org*

January 8, 2025

Ted Laudick  
Colorado International Center Metro District No. 7  
450 E 17<sup>th</sup> Ave Ste 400  
Denver, CO 80203

**Re: Fourth Submission Review – High Point Gun Club To 61st Ave Extension - Infrastructure Site Plan**  
Application Number: **DA-1746-40**  
Case Number: **2024-6007-00**

Dear Ted Laudick:

Thank you for your submission. 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 outside agencies.

There are a number of items that need to be addressed prior to scheduling the Administrative Decision, therefore, another submission is required. We can also try to work off-line with reviewers to resolve the comments prior to resubmittal. Please revise your previous work and send us a new submission on or before January 29, 2025.

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 303-739-7261 or [dbickmire@auroragov.org](mailto:dbickmire@auroragov.org).

Sincerely,

Debbie Bickmire, Senior Planner  
City of Aurora Planning Department

Attachments: Xcel Energy Comments, Letter of Introduction Redlines

cc: Randy Ficklin – Silverbluff Companies 18591 E 64<sup>th</sup> Ave Denver CO 80249  
Cesarina Dancy, ODA  
Filed: K:\\$DA\1746-40rev4



## Fourth Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Submit a revised Letter of Introduction, respond to Xcel comments, and written COA comment letter, show/label all easements (Planning)
- Review truck turning template, revise signage and striping (Traffic)
- Address manhole located in swale (Water)
- Request variance for E 63<sup>rd</sup> Ave., provide retaining wall detail (Public Works Engineering)
- Show existing and proposed easements, add Building 4 amendment note (Landscape)

### PLANNING DEPARTMENT COMMENTS

#### 1. Completeness and Clarity of the Application

##### *Letter of Introduction*

- 1A. **Repeat comment:** Submit a revised LOI that addresses previous comments. Please see attached redlines and resubmit. The letter is required for the Administrative Decision. [LOI updated and submitted with this ISP.](#)

##### *Site Plan*

- 1B. **Repeat comment:** Respond to the written comment letter with your next submittal and include a response to Xcel's comments. [10' utility easement dedicated along public ROW. Main ROW is along 63rd Ave.](#)
- 1C. **Repeat comments:**
- Clarify access easements vs. the limits of the right-of-way. Show all proposed access, fire lane and/or utility easements. Include reception numbers and/or note to be recorded by separate document. [Easement labels added if there are additional easement labels needed please highlight](#)
  - Reference all adjacent subdivisions, including lot and/or tract label and reception number(s). [Adjacent lots and subdivisions any that you are aware of please label as by separate document](#)
  - Clarify the calculations in the data block. Is the pavement/landscape in the public right-of-way also included in those sums? [Yes pavement/landscape](#)
  - The overall site plan should show the overall site boundary and the proposed roadway layout/linework. The top is too much and should be removed or, at a minimum, should be reduced to 10' intervals. [Topo on overall boundary area](#)
- 1D. Add a note to identify when the south half of E. 61<sup>st</sup> Avenue will be designed and constructed. [Note added south half of 61st](#)
- 1E. Show viewports on the Key Map and darken the numbers on the matchlines. [Viewports to show on key map and darken the numbers](#)
- 1F. Delete the lines in the Site Data Block per the redlines. Please provide a breakdown of how the different areas were determined. Is the pavement and landscape from E. 63<sup>rd</sup> Ave. included in those sums or only in the right-of-way area? [Site plan data block updated](#)

##### *Landscape Plans*

- 1G. Show and label all existing and proposed easements. [Easement labels added if there are additional easement labels needed please highlight](#)
- 1M. Add a note that the Building 4 Site Plan will be amended to revise the access and landscape plans. [Note added](#)

### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

#### 2. Civil Engineering (Moustapha Agrinan / [magrigna@auroragov.org](mailto:magrigna@auroragov.org) / Comments in green)

- 2A. Please request a variance explaining why you are using 66' ROW Alternative 2-lane collector instead of 80' ROW 3-lane collector. Refer to standard detail S1.3 of the 2023 COA Roadway Design Manual for typical cross sections, lanes width, etc. [Variance requested and based on email coordination with COA engineering on 01/10/25. Variance to be included](#)
- 2B. Is there a retaining wall in the location noted on Sheet 5? If so, provide a typical section of the wall and identify the maximum height. [section for retaining wall added with max height and typical section](#)



- 2C. A turnaround will be required for E. 61<sup>st</sup> Avenue if the Building 4 improvements are not constructed prior to the end of this project. 61st roadway has been constructed and this project will connect to the existing roadway. no turn around required.
- 2D. Advisory comment: Please review section 4.02.7.03.3.1 regarding when structural calcs are required. Structural calcs, if applicable, will be required with the first submittal of the civil plans. Noted, structural calcs to be included

**3. Traffic Engineering** (Steven Gomez / 303-739-7336 / [segomez@auroragov.org](mailto:segomez@auroragov.org) / Comments in amber)

- 3A. Review the turning templates. The truck has to drive over the curb to complete the turn.
- 3B. Revise signage per the redlines. truck turning templates updated to show more of the turning movement with building 4 curb.
- 3C. Label pedestrian ramps. Ped ramp labels added
- 3D. remove striping within the intersection at the Building 4 driveway. Striping removed from intersection of building 4

**4. Aurora Water** (Casey Ballard / 303-739-7382 / [cballard@auroragov.org](mailto:cballard@auroragov.org) / Comments in red)

- 4A. A storm manhole cannot be located in a swale. If it is temporary in nature it could be allowed as a variance.

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

- 5A. See attached comment letter. A comment response is requested.

10' utility easement to be dedicated along public ROW by plat. Main ROW is along 63rd Ave.

Variance for storm manhole in temporary until adjacent project developed which has CSP has submitted for Forgotten star br Pre-Application (#1843429 Variance to be requested on C cover.



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303. 571.3284  
donna.l.george@xcelenergy.com

April 1, 2024

City of Aurora Planning and Development Services  
15151 E. Alameda Parkway, 2<sup>nd</sup> Floor  
Aurora, CO 80012

Attn: Debbie Bickmire

**Re: High Point Gun Club to 61st Avenue Extension, Case # DA-1746-40**

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has reviewed the infrastructure site plan for **High Point Gun Club to 61st Avenue Extension** and requests that 10-foot-wide utility easements are dedicated abutting all public rights-of-way.

PSCo requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:

*Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.*

Public Service Company also requests that all utility easements are depicted graphically on the preliminary and final plats. While these easements may accommodate certain utilities to be installed in the subdivision, some additional easements may be required as planning and building progresses.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service via [xcelenergy.com/InstallAndConnect](https://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Donna George  
Right of Way and Permits  
Public Service Company of Colorado dba Xcel Energy  
Office: 303-571-3306 – Email: [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com)



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303. 571.3284  
donna.l.george@xcelenergy.com

July 12, 2024

City of Aurora Planning and Development Services  
15151 E. Alameda Parkway, 2<sup>nd</sup> Floor  
Aurora, CO 80012

Attn: Debbie Bickmire

**Re: High Point Gun Club to 61st Avenue Extension – 2<sup>nd</sup> referral, Case # DA-1746-40**

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has reviewed the infrastructure site plan for **High Point Gun Club to 61st Avenue Extension** and requests that 10-foot-wide utility easements are dedicated abutting all public rights-of-way.

PSCo requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:

*Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.*

Public Service Company also requests that all utility easements are depicted graphically on the preliminary and final plats. While these easements may accommodate certain utilities to be installed in the subdivision, some additional easements may be required as planning and building progresses.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service via [xcelenergy.com/InstallAndConnect](https://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Comment response requested.

Donna George  
Right of Way and Permits  
Public Service Company of Colorado dba Xcel Energy  
Office: 303-571-3306 – Email: [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com)



April 14, 2024

Ms. Bickmire  
City of Aurora  
Planning & Development Services Department  
15151 E. Alameda Parkway  
Aurora, CO 80012

RE: Letter of Introduction – Gun Club Road to 61<sup>st</sup> Extension, South of E. 64th

Ms. Bickmire

On behalf of the owners of this project, we are submitting an Infrastructure Site Plan for Gun Club Road to 61<sup>st</sup> Extension.

**Property Owner #1**

Highpoint North Acquisition LLC  
800 Lasalle Ave. Ste 1210  
Minneapolis, MN 55402  
ATTN: Ted Laudick  
303-638-9553

**Property Owner #2**

ACM High Point VI K, LLC.  
4100 East Mississippi Avenue, Suite 500  
Denver, CO 80246  
303-984-9800

**Owner's Representative**

Silverbluff Companies  
4100 E. Mississippi Ave, Ste 500  
Glendale, CO 80246  
ATTN: Ted Laudick  
303-638-9553

**Civil Engineer**

Martin/Martin Inc.  
12499 W. Colfax Avenue  
Lakewood, CO 80215  
ATTN: Patrick Horn  
303-431-6100

**Landscape Architect**

Norris Design  
1101 Bannock Street  
Denver, CO 80204  
ATTN: David Lane  
303-575-4551

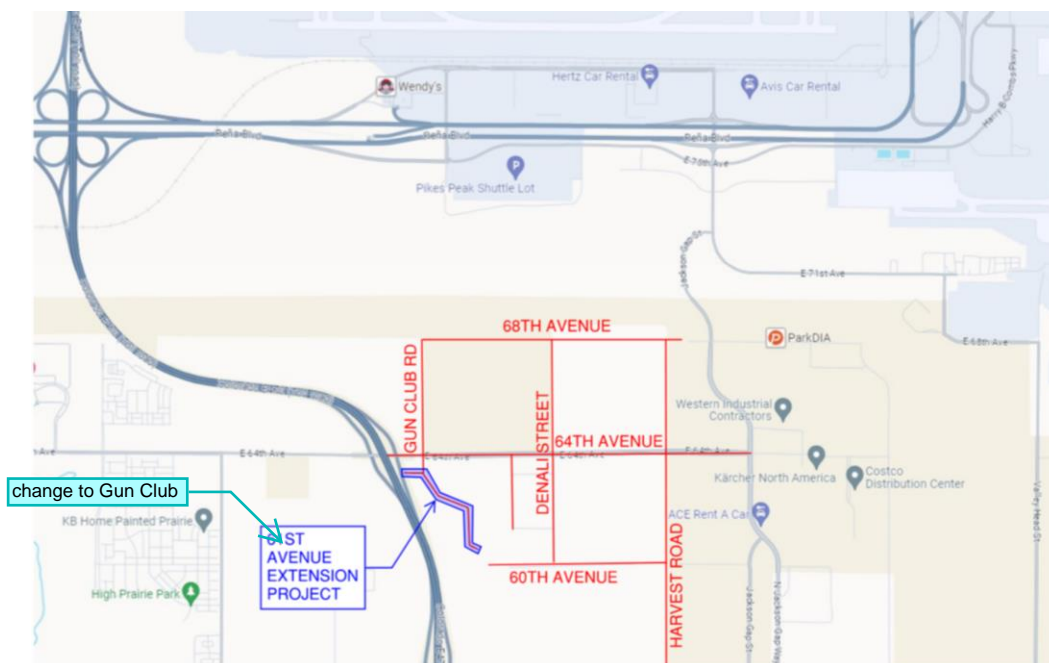
**Site Location:**

Gun Club Rd.

The proposed 61<sup>st</sup> extension roadway is relatively located

easier to understand saying east of E-470 and xx feet/miles south of E. 64th Ave. Especially since the section, twshp and range aren't shown in the vicinity map

Range 65, west of the 6th Principal Meridian, in the City of Aurora, Adams County, State of Colorado and the 61st Avenue corridor Section 12, Township 3 South, Range 66, west of the 6th Principal Meridian, in the City of Aurora, Adams County, State of Colorado. As discussed, the surrounding development is the High Point property. A vicinity map of the project location is shown below.



### Scope of Project:

rephrase to say Gun Club is connecting to private road 61st Avenue

will connect.....

The approximately 1400-linear foot improvement of ~~61st Avenue will connect~~ the existing Gun Club Road to the building (separate project) across Possum Gully to the east. The proposed roadway crosses the Possum Gully tributary, a significant tributary of Second Creek. ~~Proposed 61st Avenue will have two total in-sump type R inlets. These inlets will route collected runoff North into Possum Gully and then ultimately into Second Creek.~~

too technical. includes public/private road, infrastructure including...., a detention pond.....

The approximately 750-linear-foot improvement of 63rd Avenue will connect the existing Gun Club Road to the east of E-470's MUE. The proposed roadway does not cross any significant tributaries. Proposed 63rd Avenue will have 2 on-grade Type R Inlets. These inlets will route collected runoff east and into WQ/EURV Pond Alpha, then into Possum Gully, and ultimately into Second Creek.

The 61st Avenue roadway improvements include a 44-foot access easement private two-lane collector with supporting water and storm sewer infrastructure traversing within the High Point property. The 63rd Avenue roadway improvements include a 66-foot access easement private two-lane collector with supporting water and storm infrastructure.

### Project Phasing:

Currently, the plan for this project is to construct the entire scope of the project, except landscaping under phase one, and landscaping to be completed later per 'Landscaping' below.

### Deferral



No deferrals are currently being requested for this project.

### **Landscaping**

Curbside landscape has been designed with this Site Plan. Installation of landscaping will be the responsibility of adjacent landowners, who are also responsible for maintenance. For landscaping north of Gun Club 61<sup>st</sup> Ave Extension that directly abuts Possum Gully Channel, along with curbside and buffer landscape, and landscaping east of 61<sup>st</sup> Ave at Detention Pond, Colorado International Center Metropolitan District No. 7 will be responsible for construction and maintenance of landscaping. Installation of landscaping is to be constructed at the same time in one complete phase.

### **Easement Impacts**

This project crosses the Possum Gully Channel. Improvements will be made to the grade around the construction of the roadway and pond area as to not disrupt the natural flow through the channel.

### **Improvement Responsibility:**

The owners listed on this letter will be responsible for the construction of this project. After the typical CoA warranty period, the city of Aurora will take over the ownership and maintenance of the public ROW and utilities, and the owners listed in this letter will be responsible for the ownership and maintenance of private roadways.

### **Adjustments:**

No adjustments/Deferrals are being requested at this time.

Address the approval criteria for a Minor Site Plan and how the proposed plans are in compliance.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeff Blankenship'.

Jeff Blankenship  
Project Manager