



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

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September 19, 2023

Bill Wichterman  
ACP DIAA 1287 Investors LLC  
4530 E Shea Boulevard Suite 100  
Phoenix, AZ 85028

**Re: Initial Submission Review – North Jackson Gap Street – Street Vacation**  
Application Number: **DA-1903-36**  
Case Numbers: **2023-8004-00**

Dear Mr. Wichterman:

Thank you for your initial submission, which we started to process on August 28, 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 October 9, 2023.

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 list them specifically in your letter.

The estimated City Council hearing date will be set after the next review. Please remember that all abutter notices for public hearings 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 303-739-7450 or [efuselier@auroragov.org](mailto:efuselier@auroragov.org).

Sincerely,

Liz Fuselier, Planner II  
City of Aurora Planning Department

cc: Neil Jost-Westwood 10333 E Dry Creek Rd Suite 240 Englewood CO 80112  
Scott Campbell, Neighborhood Liaison  
Cesarina Dancy, ODA  
Filed: K:\SDA\1903-36rev1



## *Initial Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- PSCO Letter (External Agency)
- Sidewalk Easements (Public Works)
- Sanitary Main Easement (Aurora Water)
- Legal Description (Land Development Services)

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions, Comments and Concerns**

- 1A. Attached is a letter from Public Service of Colorado. Please include any and all conversations you may have with them within the Comment Response Letter with the next submittal.

**Westwood Response:**

PSCO letter is acknowledged. Westwood reached out to Donna George and LaChelle Harris-Coffey on September 21. Westwood and the owner are working with PSCO on an agreement to grant PSCO and easement for their existing natural gas and electric lines in the area.

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

#### **2. Civil Engineering** (Kendra Hanagami / 303-739-7295 / [KHanagam@auroragov.org](mailto:KHanagam@auroragov.org) / Comments in green)

- 2A. **Legal Description:** Dedicate a sidewalk easement for the existing sidewalk that is outside of public ROW for Jackson Gap St and Jackson Gap Way roadways.

**Westwood Response:**

Acknowledged. There is no sidewalk outside of public ROW for Jackson Gap St and Jackson Gap Way. Additional ROW has already been dedicated and process by Aurora (REC#2023000026469).

- 2B. Release ex. s/w easement.

**Westwood Response:**

Acknowledged. Sidewalk easement release has been processed by Aurora (REC#2023000051485).

#### **3. Traffic Engineering** (Carl Harline / 303-739-7584 / [charline@auroragov.org](mailto:charline@auroragov.org) / Comments in amber)

- 3A. Approved.

**Westwood Response:**

Acknowledged.

#### **4. Fire / Life Safety** (Mark Apodaca / 303-739-7656 / [MApodaca@auroragov.org](mailto:MApodaca@auroragov.org) / Comments in blue)

- 4A. Approved.

**Westwood Response:**

Acknowledged.

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

- 5A. **Legal Description:** There is a sanitary main in this vicinity that will also require an easement.

**Westwood Response:**

Acknowledged. Sidewalk easement release has been in process with Aurora (RSN 1521214). Aurora informed Westwood this will be recorded once the street release is processed.

**6. Land Development Services (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)**

- 6A. Legal description: add Lot and Block. Add: Reserving unto the City of Aurora, Colorado a Water easement (\_\_\_\_ft.) in width of the above-described property, more particularly described as follows: (add metes and bounds description here); And: Aurora Water will give you the width of the easement to cover the water line.

**Westwood Response:**

Acknowledged. Waterline Easement is being dedicated with this street release. The legal description and exhibit have been updated per email correspondence with Maurice.

- 6B. Please see additional minor redline comments on the Legal Description document.

**Westwood Response:**

There does not appear to be any minor comments in magenta on the legal descriptions that Westwood received. The legal description and exhibit have been updated per email correspondence with Maurice.

- 6C. Easements have been approved.

**Westwood Response:**

Acknowledged.



**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

September 12, 2023

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

Attn: Liz Fuselier

**Re: North Jackson Gap Street - Street Vacation, Case # DA-1903-36**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined **there is a conflict** with the above captioned project. Prior to completion of the vacation, some easements will need to be acquired for existing electric and natural gas distribution facilities.

If this cannot be accomplished via plat, the property owner/developer/contractor must work with LaChelle Harris-Coffey, Right of Way Agent at [lachelle.r.harris-coffey@xcelenergy.com](mailto:lachelle.r.harris-coffey@xcelenergy.com), to acquire easements by separate PSCo document.

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