



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
phone 303.739.7217

AuroraGov.org

April 3, 2025

Fredrick Boening
Aurora Public Schools
1369 Airport Blvd
Aurora, CO 80011

Re: Initial Submission Review: Pickens Technology Center Subdivision Filing No 6 - Plat
Application Number: DA-1711-12
Case Number: 2025-3014-00

Dear Fredrick Boening:

Thank you for your initial submission, which we started to process on March 10, 2025. 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 May 1, 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.

Projects that have gone one year without submission will be considered inactive and require a 25% restart fee to be reactivated. After 18 months of inactivity, projects that are not reactivated will be closed and retired.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7112 or swasinge@auroragov.org.

Sincerely,

Stacy Wasinger, Senior Planner
City of Aurora Planning Department

cc: Danielle Breedlove, JVA, Incorporated
Lorianne Thennes, ODA
Filed: K:\\$DA\1711-12rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- See Aurora Water comments and include information and easements that pertain to Granby Ditch (see Item 9A).
Response: Noted
- See attached comment from Xcel Energy and include a response with the resubmittal.
Response: Noted
- Address Land Development Review comments, including all labels and information about the off-site easement on Buckley Space Force Base property (see Item 11).
Response: Noted

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. Staff did not receive any comments from the adjacent neighbors.
Response: Noted
- 1B. Please see the attached comments from PSCo/Xcel Energy and Arapahoe County. Comments are still expected from Buckley Space Force Base and will be forwarded as soon as received.
Response: Noted

2. Completeness and Clarity of the Application

- 2A. Application fees of \$14,510 are due before the second submittal of the subdivision application materials.
Response: Noted. Application fees have been paid.

3. Letter of Introduction Comments

- 3A. Please update the narrative to include any information regarding Granby Ditch and pertinent information for the plat. This should include why it is platted to one lot.
Response: Revised.

4. Subdivision Plat Comments

Sheet 1

- 4A. Remove the Clerk and Recorder certificate; the county no longer uses this format. A 3" by 7" space should be left in the upper right corner for recordation information.
Response: Revised.

Sheet 6

- 4B. There is a noted "easement to be dedicated by separate document" across property owned by Buckley Space Force Base. Please provide the reception number or authorization for the easement from the property owner.
Response: An offsite easement, originally executed in 2015 between the Department of the Air Force and Aurora Public Schools, was established to provide necessary access to the project site via Buckley Air Force Base. Although fully executed at the time, the easement was never officially recorded with Arapahoe County. As part of the current platting and entitlement process, this easement will be formally recorded to ensure it is properly documented in the public record and legally recognized for future use.. A copy of the easement has been provided with this submittal package.

5. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES



6. Civil Engineering (Christopher Eravelly/ 303-739-7454 / ceravell@auroragov.org / Comments in green)

Sheet 3

- 6A. A 25' min. radius property/ROW line required per section 8.E of the 2025 COA Roadway Design & Construction Specifications.

Response: Revised.

7. Traffic Engineering (Dean Kaiser / 303-739-7584 / djkaiser@auroragov.org / Comments in orange)

Sheet 4

- 7A. Airport sidewalk easement OR ROW rededication notation required based on RSN 1872309 Civil Plan requirements.

Response: Revised.

8. Fire / Life Safety (Stephen Kirchner/ 303-739-7489 / stkirchn@auroragov.org / Comments in blue)

- 8A. No fire life safety comments

Response: Noted.

9. Aurora Water (Jenny Wynn/ 303-739-7490 / jwynn@auroragov.org / Comments in red)

Sheet 4

- 9A. Granby Ditch is considered a Major Stream. A drainage easement is required including one foot of freeboard above the 100-year WSEL. If assistance is needed, please contact

aurorawaterdrainage@auroragov.org

Response: Revised.

- 9B. Please provide the width of the utility easement.

Response: Revised.

- 9C. According to Plat Rec No. B4137087 there should be a Public Service Company of Colorado Utility Easement running North-South approximately here. Please double-check and ensure that all dedicated easements are included.

Response: Noted.

10. Aurora Water /Taps Office (Revenue) (Melody Oestmann / 303-739-7490 / moestman@auroragov.org)

- 10A. The storm drain development fee is due for 34 unplatted acres - \$42,228.

Response: Noted. Application fees have been paid.

11. Land Development Services (Rebecca Westerfield / 303-739-7325 / rwesterf@auroragov.org / Comments in magenta)

Sheet 1

- 11A. Bearing and distance in the legal description must match the illustration.
11B. Should the Bearing statement match the Basis of Bearings in Note 2?
11C. Basis of Bearing statement to fully describe monuments.
11D. Label all public dedication streets within ½ mile of the exterior of the site.
11E. Label the Point of Beginning in the legal description.
11F. Add covenants for Drainage Easement, Utility Easement, Fire Lane Easement, Water Easement per the 2025 Subdivision Plat Checklist.
11G. Correct Chapter 147 in the Covenant language to be Chapter 146.
11H. Provide a 3" x 7" rectangle area in the upper right corner for the Arapahoe County Clerk & Recorder Stamp.
11I. Contract Purchaser & Owner Names must match the title commitment.
11J. Add a signature block for any mortgage holders.
11K. The surveyor's certification must match COA 2024 Subdivision Plat Checklist Item #11, and include the email, physical address, and phone number of the professional land surveyor. Survey must stamp all pages of the plat.
11L. Add notes regarding the documentation of new existing easements, as well as the note for the airport influence district.



11M. Send in the State Monument Records for the aliquot corners used in the plat.

11N. See advisory comments.

Sheet 2

11O. Label the Point of Beginning.

11P. Add ties to the aliquot corners and label dimensions between all points.

11Q. No distance between points can be longer than 1400' (Typical).

11R. Show symbols for street center line control monuments COA 2024 Subdivision Plat Checklist Item #13.f.
"Granted to the City of Aurora as Street Right-of-Way _____ sq. feet"

11S. Label Subdivision Name with Recording Information COA 2024 Subdivision Plat Checklist Item #14.

11T. Label City Limits lines, county, township, and ranges COA 2024 Subdivision Plat Checklist Item #14.

11U. On all sides of the new plat show adjoining or departing lot lines; size and type of abutting or departing easements (city-owned or private); lot numbers, block numbers, and subdivision plat names with filing numbers. If the abutting property is unplatted, label it "Unplatted."

11V. Dimension to easement line crossing COA 2024 Subdivision Plat Checklist Item #16.b.

11W. Add tic marks on easements per COA 2024 Subdivision Plat Checklist Item #16.b.

Sheet 3

11X. Label dimensions between all points.

11Y. No distance between points can be longer than 1400' (Typical).

Sheet 4

11Z. Label the Fire Lane Easement in the NE area of Lot 1, Block 1 to be 24' instead of 23'.

Sheet 5

11AA. Please illustrate and label a 10' Utility Easement along the permitter of Lot 1, Block 1.

Sheet 6

11BB. Provide the recording number of the offsite access easement dedicated by a separate document. *Sheets 7 and 8*

11CC. Label dimensions between all points.

Response: Land Development Comments have been incorporated.

12. Land Development Services / Easements (Grace Gray / 303-739-7277 / ggray@auroragov.org)

12A. Advisory Comments: All new easements to be dedicated by plat. Easement releases to be submitted to releaseeasements@auroragov.org. All departments requiring a license for items encroaching into ROW or city-owned land must be submitted.

Response: Noted.

13. Arapahoe County (720-874-6650 / referrals@arapahoe.gov)

13A. Planning Division (Terri Maulik): Thank you for the opportunity to review and comment on this project. The Arapahoe County Planning Division has no comments; however, other departments and/or divisions may submit comments.

Response: Noted.

13B. Engineering Services Division (Sue Liu): A no-comment letter is attached. Thank you.

Response: Noted.

14. PSCo/Xcel Energy (Donna George / 303-571-3306/ ReferralsXcelDistribution@xcelenergy.com)

14A. Please see attached.

Response: Noted.

15. Buckley Space Force Base (Robert "Porter" Ingram / robert.ingrum@spaceforce.mil)

15A. Comments are still expected from Buckley Space Force Base. Staff will forward any comments as soon as they are received.

Response: Noted.



Engineering Services Division Referral Comments

March 13, 2025

City of Aurora Planning & Development Services
15151 E Alameda Parkway, Ste 2300
Aurora, CO 80012
Attn: Case Manager

RE: PICKENS TECHNOLOGY CTR #06 - PLAT
DA-1711-12 (1879457)

Engineering Services Division of Arapahoe County Public Works and Development (Staff) thanks you for the opportunity to review the outside referral for the proposed project located in the City of Aurora. Staff has no comments regarding the referral at this time based on the information submitted.

If you have any questions, please feel free to contact our offices at 720-874-6500.

Sincerely,

Sue Liu, P.E., CFM
Arapahoe County Public Works and Development
Engineering Services Division
Arapahoe County Case No. O25-055



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

March 24, 2025

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

Attn: Stacy Wasinger

Re: Pickens Technology Center Subdivision Filing No. 6, Case # DA-1711-12

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plat for **Pickens Technology Center Subdivision F6** and has no concerns combining the existing lots into one lot.

Please be aware PSCo owns and operates existing natural gas and electric distribution facilities throughout the subject property along with multiple utility easements. If additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via 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