

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



September 23, 2021

Michael Noda  
Nodastudio  
3560 Walnut Street Unit 1  
Denver, CO 80205

**Re: Initial Submission Review:** Luxe Apartments - Site Plan  
**Application Number:** DA-2287-00  
**Case Numbers:** 2021-4024-00; 2021-4024-00

Dear Mr. Noda:

Thank you for your initial submission, which we started to process on September 2, 2021. We reviewed it 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 still remain, you will need to make another submission. Please resubmit your revised site plan pdf through the Planning portal. Once received, the third review will commence, and you will receive your next set of comments in approximately two weeks.

Note that all our comments are numbered. When you resubmit, include a cover letter specifically responding to each item marked with an asterisk. 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 Planning Commission Hearing date is *tentatively* set for Wednesday, November 23, 2021.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7541.

Sincerely,

Rachid Rabbaa, Planner I  
City of Aurora Planning Department

CC: Daniel Wilde - Neostudio 3560 Walnut Street Unit A Denver, CO 80205  
Rachid Rabbaa, Case Manager  
Scott Campbell, Neighborhood Services  
Cesarina Dancy, ODA  
Filed: K:\\$DA\2287-00rev1



## *Initial Submission Review*

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

- Please correct the address: 10250 E COLORADO AVE, AURORA, COLORADO, 80247
- The vicinity map is too small and difficult to read. Please update.
- Mailroom, bike storage, fitness center, and lobby are not open space. Needs to be usable open space. Please Pre-app notes (2B. Common Space and Amenities).
- Because Colorado Avenue is not an arterial or collector street, a buffer is not required. Building perimeter landscaping is, but not a buffer. The plan may be modified to reflect the this and the wall removed unless it is needed for grading purposes, however the wall has not been included on the grading plan. See more comment redlines from Landscaping (See Item 4)
- The site plan will not be approved by public works until the preliminary drainage letter/report is approved. Please see the various comments from Engineering (See Item 5)
- See comments from Traffic regarding adding a traffic notes and see Traffic Study redlines (See Item 6)
- See comments from life Safety regarding adding a Data Block showing all the items. See other comments on the site plan (see item 7)
- See the various redlines and comments on the site plan from Real Property. There are some easement issues. Contact Andy Niquette (See Item 8)
- See comment from Forestry regarding the tree mitigation plan (See Item 9)
- Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible (See Item 10)
- Please see comments from Parks (See Item 11)
- Please see comments from Utilities (See Item 12)
- Respond to all additional redline comments

### **PLANNING DEPARTMENT COMMENTS**

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

1A. Neighborhood organizations and adjacent property owners were notified of the Site Plan application. One community comment has been received. Please address his concerns in your response letter and contact Mr. Kray directly to discuss the concerns.

Name: MARK KRAY

Organization: 10300 E Colorado Ave

Address: Colorado Avenue Bible Church Aurora CO 80247

Phone: 303-506-9887

Email: mmkray1@msn.com

Comment: This development is too large to be next to our church. 5 floors and over 100 residences, and over 200 parking places, could have over 400 residents. This development must have on the order with our church property: a 6 ft privacy fence, 6 ft shrubs, 30+ ft trees. This development must be limited to 3 stories. Colorado Ave is too small, I believe the development is a zoning violation, and there is no traffic light at Havana. Noise will be excessive. There is no place for development's children to play.

1B. Comments were received from outside registered neighborhood organizations. (Please see the attached pdf's)

Cherry Creek School

Arapahoe County Public Works

RTD

Xcel



**Respond to the comments in your resubmission.**

**2. Zoning and Land Use Comments**

**Coversheet**

2A. Please correct the address: 10250 E COLORADO AVE, AURORA, COLORADO, 80247

2B. The vicinity map is too small and too difficult to read. Please update.

2C. Please add Data Block and Site Plan Notes. See comment redlines for specific requirements.

**Site Plan**

2D. All abutting zone districts must also be labeled on the site plan.

2E. Pedestrian Access needs to be provided to the main building entrance. Show this with a thick dashed line to the building entrance.

2F. On-site open space: Mailroom, bike storage, fitness center, and lobby are not open space. Needs to be usable open space. Please see Pre-app notes (2B. Common Space and Amenities).

**3. Signage Issues**

3A. If any monument signs are proposed their footprint must be shown on the Site Plan and Landscape Plan, with details provided on materials, colors, proposed lighting, etc. on Architectural Details page. All monument signs must match the design aspects of the building.

**4. Landscaping Issues (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal w/ red lettering)**

**Sheet 1**

4A. The vicinity map is too small, too difficult to read and does not indicate where the actual site is. Please update.

**Sheet 5**

4B. Because Colorado Avenue is not an arterial or collector street, a buffer is not required. Building perimeter landscaping is, but not a buffer. The plan may be modified to reflect the this and the wall removed unless it is needed for grading purposes, however the wall has not been included on the grading plan.

4C. Add the measured lengths to the buffer information in the table.

4D. Update the building perimeter landscaping requirements per the comments provided.

4E. The buffer widths are not being met for the non-street buffers. Refer to comments on the table.

4F. Update the buffer plant requirements per the comments provided.

4G. Add the required landscape notes per the Landscape Reference Manual.

4H. Provide a detail of the proposed retaining walls. Material, color, height etc.

**Sheet 6**

4I. Include the transformer on the landscape plan.

4J. There is a plant that has not been included in the plant schedule.

4K. While mugo pine may eventually get to be 5' tall, it will take years. This is supposed to be a buffer and so provide a shrub that will get between 4'-5' tall within 3-4 years.

4L. Label and dimension the non-street buffers.

4M. There appears to be an existing fence on some of the other plan sheets. Is this going to remain and if so, show it on this plan as well.

4N. Label the retaining wall.

4O. Make sure that the parking lot islands contain no more than 30% ornamental grasses.

4P. Plant material sizes between residential and non-residential shall be up-sized per code. Deciduous trees shall be 3" caliper and evergreen trees 8'.

4Q. The dwarf globe spruce should not be provided underneath deciduous trees.

4R. Detention ponds or detention pond infrastructure is not permitted within landscape buffers. If this is to remain, an adjustment should be requested. List the adjustment on the landscape plan and the cover sheet. Site the code section and update the letter of introduction to include the adjustment request and describe the hardship necessitating the adjustment request and the mitigating measures being taken to offset the adjustment request.

4S. See comment on Sheet 5, but a buffer is not required since Colorado Avenue is not an arterial or collector street. The wall unless being provided for grading purposes, may be removed. Building perimeter landscaping however, is needed.



## REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

### **5. Civil Engineering** (Julie Bingham / 303-739-7306 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)

#### COVER SHEET

5A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.

5B. Please add the required site plan notes.

5C. Please add the following notes in addition to the standard required notes:

- The streetlight or pedestrian light installation within the public right-of-way shall be designed, funded, and constructed by the developer/owner. Ownership and maintenance of the street/pedestrian lights shall be the responsibility of the City of Aurora once they have been accepted. Street light and/or pedestrian photometrics plans shall be prepared and submitted to the City for review and approval and shall become a part of the approved civil construction plans for the project. An electrical plan showing site location of lights, electrical one line and grounding details shall be submitting to the Permit Center for review by the Building Department. The owner is responsible for obtaining an address for the meter(s) from the Planning Department. A Building Permit for the meter and a Public Inspections Permit for the street lights are required. Certificate of occupancies will not be issued until the street and/or pedestrian lighting plans are approved, constructed, and initially accepted.
- In locations where utility easements overlap drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement. Installation of above ground utilities within a drainage easement requires prior written approval by the City Engineer

#### SITE PLAN

5D. Please call out proposed cross pans.

5E. Label proposed curb return radii. (typ)

5F. Street lights are required along Colorado Ave. Please include the locations on the site plan.

5G. Show/call out proposed stop signs.

5H. Dimension parking spaces, drive aisles, and proposed sidewalks.

5I. Label fire lane radii. (typ)

5J. Please indicate pavement material types.

5K. Show/label existing and proposed easements.

5L. Public improvements are required along Colorado Ave along the frontage of the property. Please include a typical street section per COA standards. Please ensure the sidewalk easement is 0.5' from the back of sidewalk within the typical section.

#### GRADING PLAN

- 4% maximum slope when sloping down to a public street for 65'.
- Show/call out all proposed storm. (typ)
- Please indicate direction and location of emergency overflows.
- Please call out the retaining wall including the material type and height range/max height. Walls over 30" require railing and walls over 4' require structural calcs. This applies to the southwest wall as well.
- Call out proposed drainage easement.
- Minimum slope away from the building is 5% for 10' for landscape areas, minimum 2% for impervious areas.
- Minimum pavement slopes: 1% for asphalt, 0.5% for concrete.
- Add a note indicating if the storm sewer system is public or private and who will maintain it.
- Show underdrain on plan and call out/show outlet.

#### UTILITY PLAN

- Add a note indicating if the storm sewer system is public or private and who will maintain it.
- Please show entire storm line up to the connection in Havana St.



## LANDSCAPE PLAN

- Ensure trees are a minimum of 10' away from proposed/existing storm.
- Please show site triangles on the landscape plan.

## LIGHTING

- Street lights are required along Colorado Ave. Please include the locations on the other sheets.

### **6. Traffic Engineering** (Kyle Morris / 720-585-2668 / [kdmorris@auroragov.org](mailto:kdmorris@auroragov.org) / Comments in orange)

6A. Add note: "THE DEVELOPER IS RESPONSIBLE FOR SIGNING AND STRIPING ALL PUBLIC STREETS. THE DEVELOPER IS REQUIRED TO PLACE TRAFFIC CONTROL, STREET NAME, AND GUIDE SIGNS ON ALL PUBLIC STREETS AND PRIVATE STREETS APPROACHING AN INTERSECTION WITH A PUBLIC STREET. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT"

6B. Show typical uncovered parking space size, 9'x19' preferred.

6C. Call out "Full-Movement" Access.

6D. Provide crosswalk striping at both accesses (typ.)

6E. What is this hatch, why does it overlap the drive aisle?

6F. Provide stop sign.

6G. Various lines need to be identified (typ.)

6H. Show parking space size within parking structure, 9'x19' preferred.

6I. Provide striping or raised curb to help delineate the drive aisle.

6J. Show ADA parking dimensions.

6K. Is this going to be depressed walkway? If not, ramps are needed.

6L. Show curb line on opposite side of E Colorado Ave and opposing accesses.

6M. Provide stop bars at all garage exits.

6N. Call out "Full-Movement" Access.

6O. Provide stop sign. Check for conflict with fire hydrant.

6R. Example sight triangles, show at both accesses and provide dimensions.

6S. 30'x30' sight triangles are no longer applicable. Use sight triangles shown in COA TE 13, Case 2. (typ.)

6T. Add note: "ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATIONS, SECTION 4.04.2.10."

6U. Show sight triangles on landscaping plan.

### **Traffic Impact Study**

6V. Comments: 09.15.21 By: Kyle Morris (BHD) Checked By:

1. Apply COVID adjustment to existing volumes at all study intersections.
2. Provide analysis for 3/4 movement restriction at the intersection of E Colorado & S Havana.
3. Provide CDOT SHAC auxiliary lane analysis at all study intersections.
4. Provide site circulation plan (can be arrows drawn on current site plan).
5. Provide discussion on pedestrian circulation and safety. How will pedestrians circulate through the site? Are any safety features needed/recommended?
6. See comments throughout the report.

6W. This statement is not supported by city staff. COVID adjustment must be applied at all studied intersections. Please reach out to obtain applicable data.

There is a large commercial development across the street from the proposed site.

6X. Provide model for 3/4 movement restriction at the intersection of Colorado & Havana.

6Y. Provide analysis of 3/4 movement restriction at this intersection.

### **7. Fire / Life Safety** (John J. Van Essen / 303-739-7489 / [jvanesse@auroragov.org](mailto:jvanesse@auroragov.org) / Comments in blue)

7A. Please Add a Data Block showing all the Life Safety Items. Please call me if you need help with this.  
John Van Essen 303-739-7489.



- 7B. The site plan cover sheet must reflect an "Implementation Plan" for all multi-family projects. Per House Bill 031221, Section 9-5-106, the builder of any project regulated by this article shall create an implementation plan that guarantees the timely and evenly phased delivery of the required number of accessible units. Such plan shall clearly specify the number and type of units required and the order in which they are to be completed. Such implementation plan shall be subject to approval by the entity with enforcement authority in such project's jurisdiction.
- 7C. Please add the Required Life Safety Site Plan Notes.
- 7D. The 26' Fire Lane Requires a 49' outside and a 26' inside radii, please label.
- 7E. Please label 26' Fire Lane and Access Easement.
- 7F. **NOTE:** Because the Building is over 30' in height the Fire Lane is required to be 26'.
- 7G. Please label and show the Riser or Pump Room?
- 7H. Please relocate the FDC with Knox Hardware to this location.
- 7I. Question: Is the Parking Enclosure going to be Sprinklered?
- 7J. Please remove this unnecessary Fire Hydrant.
- 7K. The 26' Fire Lane Requires a 49' outside and a 26' inside radii, please label.
- 7L. Please label 26' Fire Lane and Access Easement.
- 7M. Van Accessible space requires an 8' aisle.
- 7N. Please label 23' Fire Lane and Access Easement.
- 7O. Please remove this unnecessary Fire Hydrant.
- 7P. Please relocate the FDC with Knox Hardware to this location.
- 7Q. Please label as follows: 6" Fire Line DIP (Private).

**8. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

Andy Niquette / 303-739-7325 / [aniquette@auroragov.org](mailto:aniquette@auroragov.org)

8A. There are some easement issues. See the comments on the document(s). Contact Andy Niquette at [dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org) for the easement concerns. Please note that the site plan cannot be approved until all the items needed are submitted, fully reviewed and ready to record. Send in the separate documents still needed.

8B. City of Aurora

8C. All crossings or encroachments into easements and rights-of-way owned by the City of Aurora ("City") identified as being privately-owned and maintained herein are acknowledged by the undersigned as being subject to City's use and occupancy of said easements or rights-of-way. The undersigned, its successors and assigns, further agrees to remove, repair, replace, relocate, modify, or otherwise adjust said crossings or encroachments upon request from the City and at no expense to the City. The City reserves the right to make full use of the easements and rights-of-way as may be necessary or convenient and the City retains all rights to operate, maintain, install, repair, remove or relocate any City facilities located within said easements and rights-of-way at any time and in such a manner as it deems necessary or convenient.

Architectural features (i.e. bay windows, fireplaces, roof overhang, gutters, eaves, foundation, footings, cantilevered walls, etc.) are not allowed to encroach into any easement or fire lane.

8D. Add the record information for R.O.W.

8E. Add the name of the Lot, Block and Subdivision name

8F. Add an easement for the hydrant

8G. Change the bearing to the nearest second and the distance to the hundredth of a foot

8H. Add an easement for the hydrant

8I. Change the bearing to the nearest second and the distance to the hundredth of a foot

8J. Add the record information for R.O.W.

8K. Change the bearing to the nearest second and the distance to the hundredth of a foot

8L. Add the statement: "to be dedicated by separate document" Contact Andy Niquette at [dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org) to start the dedication process for these easements

8M. Add the name of the Lot, Block and Subdivision name





**9. Forestry** (Rebecca Lamphear /[rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / 303-739-7139)

9A. There doesn't seem to be a full tree mitigation plan attached to this document. I just see an inventory of the trees that will be removed and preserved.

See Pre-App notes:

**Forestry Division**

There are many trees growing on this site that will require mitigation. A Consulting Arborist must be hired to conduct inventory and provide the appraisal for the trees. I believe one of our inspectors did meet a Consulting Arborist on site, so this inventory is likely complete.

**9C. Tree Mitigation Requirements**

- Trees on site that are 4" or greater in caliper that will be impacted by development require tree preservation or mitigation. The intention of the Tree Preservation Policy is to preserve trees that are in good condition and of high value during the process of development. Mitigation for trees removed from the property can be accomplished by trees being planted back onto the site through the landscape plan, payment made into the Tree Planting Fund, or a combination of the two. If trees are planted on the site, the mitigation requirement is an inch-for-inch replacement. This is in addition to the regular landscape requirements. For example, if a 10" tree is removed, 10 caliper inches must be replaced back onto the site. The use of tree equivalents is not acceptable for tree mitigation.

**9D. Forestry's Role in Site Plan Review**

- When the site plan is submitted, please show and label all existing trees on a separate sheet called Tree Mitigation Plan and indicate which existing trees will be preserved or removed. Please include grading on this sheet as well. The inventory and appraisal should be a part of the first submittal.
- Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. The Tree Protection notes shall be included on the plan. The link for the manual can be found at: <http://www.auroragov.org/cms/one.aspx?pageId=16394080>

**9E. Ash Trees Prohibited**

- Due to the invasive Emerald Ash Borer that has been infesting trees along the Front Range, all species of Ash are prohibited from planting within the City of Aurora – please be sure that your Landscape Architect is aware of this new requirement.

**10. Addressing** (Philip Turner /[pcturner@auroragov.org](mailto:pcturner@auroragov.org) / 303-739-7271)

10A. Phil Turner [pcturner@auroragov.org](mailto:pcturner@auroragov.org)

Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum:

- Parcels
- Street lines
- Building footprints (If available)

Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at: [tinyurl.com/3xe6ds46](http://tinyurl.com/3xe6ds46) or by contacting [CADGIS@auroragov.org](mailto:CADGIS@auroragov.org)

**11. Parks** (Curtis Bish /[cbish@auroragov.org](mailto:cbish@auroragov.org) / 303-739-7131)

11A. The revised unit count for the project has resulted in changes to the following PROS-related requirements

11B. Land Dedication – Required land dedication for neighborhood park and community park purposes is 0.99 acres and 0.36 acres, respectively. Therefore, a total land dedication requirement of 1.35 acres shall be satisfied by a cash-in-lieu payment. Being infill development, a current value of \$60,200 per acre can be applied for a total payment of \$81,270 due prior to plat recordation.



11C. Park Development Fees – A \$1,827.28 will be collected per unit if building permits are pulled this year. If permits for your project are pulled in a subsequent year, the per-unit fee may be slightly higher to account for adjustments to park construction costs.

11D. Please add notes somewhere on the site plan to acknowledge the above requirements and how they are proposed to be satisfied.

**12. Utilities** (Daniel Pershing /[ddpershing@auroragov.org](mailto:ddpershing@auroragov.org) / 303-739-7646)

12A. Show entire extension to the POC

12B. Label size of proposed main

12C. Private storm crossing Public easement will require a License agreement

12D. Label meter size. To avoid multiple taps in the street for an older WL, I recommend relocating the domestic and fire service to the proposed WL loop.

12E. Label and dimension Utility easements for Hydrants

12F. Please relocate isolation valve to the west side of the TEE

12G. Label drainage easement.





## Public Works and Development

6924 South Lima Street  
Centennial, CO 80112-3853  
Phone: 720-874-6500  
Fax: 720-874-6611  
Relay Colorado: 711  
[www.arapahoegov.com](http://www.arapahoegov.com)

**BRYAN D. WEIMER, PWLF**  
Director

September 10, 2021

RASHID RABBAA  
15151 E. Alameda Parkway  
Aurora, CO 80012

Re: AURORA REF / DA-2287-00 (1569252) / LUXE APARTMENTS - SITE PLAN

Arapahoe County Engineering thanks you for giving us the opportunity to review the Site Plan for the Luxe Apartments. Engineering Staff has reviewed the proposed Site Plan. The Engineering Division has no comments regarding the referral at this time based on the information submitted.

Please know that other Divisions in the Arapahoe County Public Works Department may submit comments as well.

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

Sincerely,

Joseph Boateng

Engineering Services



**Vicky Lisi**  
Director, Planning & Enrollment

Instructional Support Facility  
5416 S Riviera Way  
Aurora, CO 80015  
720.554.5053  
vlisi@cherrycreekschools.org

September 8, 2021

Rachid Rabbaa  
City of Aurora - Planning & Development Services  
15151 E. Alameda Parkway  
Aurora, CO 80012

RE: Project # 1569252 DA-2287-00  
**LUXE Apartments – Site Plan**  
**132 apartment units on 2.5 acres**

Cherry Creek School District No.5 has reviewed the information provided by the City of Aurora regarding this site plan for the LUXE Apartments development and will provide educational services to the future residents of this project. Students from this development are within the current boundaries of Ponderosa Elementary, Prairie Middle School, and Overland High School. Boundaries are subject to change when necessary to promote the efficient utilization of school facilities.

Utilizing the City of Aurora Land Development Code, the land dedication calculation for the school district is **.43197 acres** or an appropriate cash-in-lieu. This acreage was calculated using the Aurora Building and Zoning Code 147-48 based on student yield ratios for multi-family high density housing. The District proposes to utilize the Appraisal Method to determine the fair market value as outlined in 14-111.05.02 B.1 of the Arapahoe County Land Development Code. The land dedication cash-in-Lieu for this development is **\$137,905**.

<b>Cherry Creek School District #5</b>					
<b>Planning Department</b>					
<b>Student Generation Worksheet - Aurora</b>					
<b>Project Name:</b>		<b>LUXE Apartments</b>			
<b>Project Number:</b>		<b>1569252</b>	<b>DA-2287-00</b>		
<b>Developer/Contact Person:</b>		c/o Rachid Rabbaa for Nodastudio			
<b>Submitted for Review:</b>		<b>9/3/2021</b>			
		<b>132 units on 2.5 acres</b>			
<b>Students Generated</b>					
<b>Type of Unit</b>	<b>#D.U.s</b>	<b>Elem</b>	<b>MS</b>	<b>HS</b>	<b>Total</b>
Single Family Detached (R-0/1)	0	0	0	0	0
Multifamily Low Density (R-2/3)	0	0	0	0	0
Multifamily High Density (R-4/5)	132	10	5	4	19
<b>Totals</b>		10	5	4	19
Acres per Child		0.0175	0.025	0.032	
Land Dedication Total		0.1733	0.1320	0.1267	<b>0.43197</b>
Arapahoe County Assessor - Current Land Value (per acre)					\$ 314,622
Cash in Lieu calculation					<b>\$ 135,907</b>

Thank you for the opportunity to review this proposal. Should you need additional information from Cherry Creek Schools, please feel free to contact me.

Sincerely,

*Vicky Lisi*

Vicky Lisi  
Director, Planning & Enrollment

cc: Scott Smith – Chief Operations & Financial Officer  
David Henderson – Deputy Chief of Operations



**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 19, 2021

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

Attn: Rachid Rabbaa

**Re: Luxe Apartments, Case # DA-2287-00**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plans for **Luxe Apartments**. Please be aware PSCo owns and operates existing natural gas and electric facilities within the proposed project area. 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](http://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements *will* need to be acquired by separate document for new facilities (i.e. transformer) – be sure to have the Designer contact a Right-of-Way and Permits Agent.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

***No resubmittals necessary.***

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

**From:** [Clayton Woodruff](#)  
**To:** [Rabbaa, Rachid](#)  
**Subject:** RE-Luxe Apartments PN - 1569252  
**Date:** Thursday, September 9, 2021 9:00:53 AM  
**Attachments:** [image001.jpg](#)

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Rachid,

The RTD has no comment on this project.

Thanks,

RTD



**C. Scott Woodruff**  
**Engineer III**

Regional Transportation District  
1560 Broadway, Suite 700, FAS-73 | Denver, CO 80202

o 303.299.2943 | m 303-720-2025  
[clayton.woodruff@rtd-denver.com](mailto:clayton.woodruff@rtd-denver.com)