



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

AuroraGov.org

6/28/2024

Darcie Friess
West Centertech, LLC
16275 E 2nd Ave.
Aurora, CO 80011

Re: Initial Submission Review: Aurora Centertech Park Subdivision FLG #26 – Replat
Application Number: DA-2356-01
Case Numbers: 2024-3025-00

Dear Darcie:

Thank you for your initial submission, which we started to process on June 6th, 2024. 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 July 22nd, 2024.

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 303-739-7209 or sgubrud@auroragov.org.

Sincerely,

Stephen Gubrud, Planner I
City of Aurora Planning Department

cc: Rob Devenney, R&R Engineers-Surveyors Inc.
Justin Andrews, ODA
Filed: K:\\$DA\2300-2399\2356-01rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Note amendments to cover sheet
- Inclusion of ROW recording information and dimensions.
- Modifications to vicinity map.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. No public comments were received regarding this project during the first review period.
- 1B. Two external agencies have provided comments regarding this application. You can find these comments including any relevant attachments following the notes from City review staff.

2. Completeness and Clarity of the Application

- 2A. Planning fees paid as of 6/18/2024, no further comments at this time.

3. Zoning and Subdivision Use Comments

All Plat Sheets

- 3A. Please include the subdivision filing number in the document title (#26).

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Aurora Water (Steve DeKoskie / 303-739-7490/ sdekoski@auroragov.org / Comments in red)

Plat Sheet 2

- 4A. Please provide 16' water utility easements extending through the site to E. Centrectech Parkway. This water main connection is required to keep the looped water main in the same Zone 2. Extension of the main in E. 2nd Avenue will not be permitted for this project. The water utility easement can't be located within the drainage easement for underground detention. All weather surface maintenance access is required when the water main is not installed in drive isles.

5. Civil Engineering (Sergio Um / 303-739-7563/ sum@auroragov.org / Comments in green)

Plat Sheet 2

- 5A. Existing roadway bulb easement needs to be shown until 2nd Avenue is built to city standards.

6. Land Development Services (Roger Nelson / 720-587-2657 / ronelson@auroragov.org / Comments in magenta)

Plat Sheet 1

- 6A. Show and label all publicly dedicated streets within 1/2 mile of the site.
- 6B. Please re-label measurement: should be 2.64".
- 6C. (Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.) per COA 2024 Subdivision Plat Checklist Item 19.b.
- 6D. (Advisory Comment) Send in the Certificate of Taxes Due to show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office (This Certificate of Taxes should be submitted no later than your second submittal of the plat.) per COA 2024 Subdivision Plat Checklist Item #19.a.
- 6E. (Advisory Comment) Be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or the scale does not match the drawing information, then this may cause the plat to be sent back and corrected thus adding time to your submittal. In turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.



- 6F. Send in a closure report for the plat exterior boundary per COA 2024 Subdivision Plat Checklist Item #19.d.
- 6G. Send in the State Monument Records for the aliquot corners used in the plat per COA 2024 Subdivision Plat Checklist Item #19.e. See the red line comments on the plat and site plan.
- 6H. Requires 7" x 3" blank space for the Clerk & Recorder to stamp recording information.
- 6I. See COA 2024 Subdivision Plat Checklist Item #4.
- 6J. Insert "said" where indicated.
- 6K. Insert "a" where indicated.
- 6L. (collectively hereafter "Owner") [See COA 2024 Subdivision Plat Checklist for new requirements].
- 6M. ("City")
- 6N. Please add the provided notes under the Covenants heading.
- 6O. Remove [See comment in the upper right-hand corner.]
- 6P. Line return.
- 6Q. Confirm the date being three years ago?
- 6R. Label sizes.
- 6S. Graphics shows 33"?
- 6T. Add: "or tracts."

Plat Sheet 2

- 6U. Show bearings and distances to tie found monument to this survey.
- 6V. Make property lines solid.
- 6W. Fully describe the cap stamping.
- 6X. Provide ROW Width & Recording Information for all shown ROWs.
- 6Y. Label Lot, Block, Subdivision Name, and Recording Information.
- 6Z. Label record bearing and distance differed from as measured. (Typical)
- 6AA. Show a controlling monument with bearing and distance and tie it to establish this line and set your monument.
- 6BB. Explain not accepting this monument (See COA 2024 Subdivision Plat Checklist).
- 6CC. Show a controlling monument with bearing and distance tie to establish this line and set your monument.
- 6DD. Was street center line control found, if so show and provide B&D tie to survey?
- 6EE. Fully describe the monument; the cap is on and is in the range box.
- 6FF. Are these lines intended to be parallel?
- 6GG. Bearing does not match the bearing of the section line or F8 record?
- 6HH. B&D tie?
- 6II. Label dimension.
- 6JJ. Label distance.
- 6KK. Label width.
- 6LL. Remainder of Lot 1, Block 1, Filing No. 8?

7. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

- 7A. Please see the attached referral comment letter from Xcel Energy.

8. Arapahoe County (Ceila Rethamel / 720-874-6541)

- 8A. Please see the attached referral comment letter from Arapahoe County Engineering Division.



Right of Way & Permits

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

June 20, 2024

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

Attn: Stephen GuBrud

Re: Aurora Centertech Park Subdivision Filing No. 26, Case # DA-2356-01

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the replat for **Aurora Centertech Park F26**. If needed, will the access and utility easement dedicated by this plat be available for use by dry utilities?

Please be aware PSCo owns and operates existing underground electric distribution facilities along Centertech Parkway, and underground electric distribution facilities along Laredo Street for streetlighting. 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.

For additional easements that may need to be acquired by separate PSCo document (i.e. transformer), the Designer must contact a Right-of-Way Agent.

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



BRYAN D. WEIMER, PWLF
Director

Lima Plaza
6924 South Lima Street
Centennial, Colorado 80112-3853
720-874-6500
arapahoeco.gov

Engineering Services Division Referral Comments

June 6, 2024

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



RE: AURORA CENTRETECH PARK SUB FLG #26 / REPLAT
RSN: DA-2356-01 (1804420)

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. This project does not appear to be in nor borders unincorporated Arapahoe County.

If you have any questions, please feel free to contact me directly at 720-874-6541 or our offices at 720-874-6500.

Respectfully,

Ceila Rethamel, PE, PMP
Arapahoe County Public Works & Development
Engineering Services Division

cc Arapahoe County Case No. O24-114