



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

AuroraGov.org

November 12, 2024

Orlando Martinez
1530 Quebec St
Denver, CO 80220

Re: Initial Submission Review: Martinez Minor Subdivision Filing No 1 Amdt 1 – Plat Amendment
Application Number: DA-2192-01
Case Numbers: 2024-3052-00

Dear Mr. Martinez:

Thank you for your initial submission, which we started to process on October 21, 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 referral agencies.

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 Tuesday, December 10, 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 303-739-7126 or jfettig@auroragov.org.

Sincerely,

Jeremiah Fettig, AICP – Planner II
City of Aurora Planning Department

Attachments: Xcel Energy Comments

cc: Jim Rogers, Aegis Surveying Inc., 3395 Yates St, Denver, CO 80212
Cesarina Dancy, ODA
Filed: K:\\$DA\2192-01rev1.docx



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Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Technical Comments on the plat by various departments
- Provide closure report, updated title commitment and statement of authority (Land Development)
- Payment of drainage fees

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. Fourteen (14) registered neighborhood organizations and seven (7) abutting property owners were notified of the application. As of the date of this letter, no public comments have been received. Therefore, no neighborhood meeting will be required. Review comments were received by one (1) outside agency and have been incorporated into this letter.

2. Completeness and Clarity of the Application

- 2A. Planning has reviewed and has no comments at this time.

3. Plat Comments

- 3A. Planning has reviewed and has no comments at this time.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS

4. Civil Engineering (Christopher Eravelly / ceravell@auroragov.org / Comments in green)

- 4A. Sheet 2: 25' radius property/ROW line required per section 4.04.5.03 of the COA Roadway Design & Construction Specifications.

5. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org)

- 5A. Fire/Life Safety has reviewed and has no comments at this time.

6. Aurora Water (Samantha Bayliff / sbayliff@auroragov.org)

- 6A. Aurora Water reviewed the and has no comments at this time.

7. Aurora Water / Taps Office (Melody Oestman/ moestman@auroragov.org)

- 7A. Storm drain development fee of \$360.18 due.

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

- 8A. Advisory Comment: The City of Aurora has revised the subdivision plat checklist (2024) to include new covenants amongst other changes and this checklist must now be followed.
- 8B. 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.
- 8C. Advisory Comment: Provide statement of authority for person signing on behalf of the entity named in the title commitment.
- 8D. Advisory Comment: 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 scale does not match the drawing information, then this may cause the plat to be sent back and corrected and thus adding time to your submittal. And 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.



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- 8E. Send in a closure report for the plat exterior boundary per COA 2024 Subdivision Plat Checklist Item #19.d.
- 8F. Send in the State Monument Records for the aliquot corners used in the plat per COA 2024 Subdivision Plat Checklist Item #19.e.

Subdivision Plat:

- 8G. Sheet 1: Revise to be a Subdivision Plat and modify the title to reflect Filing No. 2.
- 8H. Sheet 1: Remove the statement of intent as this is only required for plat amendments and this will need to be a full subdivision plat.
- 8I. Sheet 1: Revise the reception number for Filing No. 1 to reflect the correct reception number.
- 8J. Sheet 1: Remove the historic description.
- 8K. Sheet 1: Add the required dedication language.
- 8L. Sheet 1: Add the required covenants.
- 8M. Sheet 1: Expand the vicinity map to cover ½ mile from the site exterior.
- 8N. Sheet 1: Remove the company logo and move to right hand corner of all sheets.
- 8O. Sheet 1: Remove the Clerk and Recorder Certificate (See COA 2024 Subdivision Plat Checklist).
- 8P. Sheet 1: Add required notes.
- 8Q. Sheet 1: Revise Surveyor's Certificate to match what is required.
- 8R. Sheet 2: Show record angles and distances.
- 8S. Sheet 2: Show opposing road ROW as required.
- 8T. Sheet 2: Provide explanation for not accepting controlling monuments.
- 8U. Sheet 2: Provide the length of set rebars.
- 8V. Sheet 2: Correct spelling in the legend.
- 8W. Sheet 2: Set or recover controlling monuments.
- 8X. Sheet 2: Provide the recording information for existing easements.

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

- 9A. Advisory comments: all new easements to be dedicated by plat. Easement releases to be submitted to releaseeasements@auroragov.org. Encroachments in easements require a license agreement.

REFERRAL COMMENTS FROM OTHER AGENCIES

10. Xcel Energy

- 10A. Comment letter attached.



Right of Way & Permits

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

November 4, 2024

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

Attn: Jeremy Fettig

Re: Martinez Minor Subdivision F1 A1, Case # DA-2192-01

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plat for **Martinez Minor Subdivision F1 A1** and has no conflict with the lot line elimination.

Please be aware PSCo owns and operates existing natural gas distribution facilities along the west property line, and underground electric distribution facilities along the west and south property lines. 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](https://www.xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

If additional easements need to be acquired by separate PSCo document (i.e. transformer), a Right-of-Way Agent will need to be contacted by the Designer.

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