



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

June 4, 2024

Megan Waldschmidt
Westside Investment Partners
4100 E Mississippi Ave Ste 500
Denver, CO 80246

Re: Third Submission Review – Crippen Property – Zoning Map Amendments and Master Plan
Application Number: **DA-1435-02**
Case Numbers: **2000-2027-02; 2023-7007-00**

Dear Ms. Waldschmidt:

Thank you for your third submission, which we started to process on May 16, 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 with the master plan, you will need to make another submission.

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 **Planning Commission date for the Zoning Map Amendments is June 26, 2024**, and the **Administrative Decision date for the Master Plan is tentatively scheduled for August 7, 2024**. Please remember that all abutter notices must be sent and the site notices must be posted **at least 10 days prior to the decision date**. These notifications are your responsibility and the lack of proper notification will cause the decision 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.

Sincerely,

Liz Fuselier, Planner II
City of Aurora Planning Department

cc: Grant Rotman-Westside Investment Partners
Jacob Cox, ODA
Filed: K:\SDA\DA-1435-02rev3



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Address comments in the Public Service letter
- Tab 7-Public Art Plan
- Tab 13-Public Improvements Plan (Public Works)
- Master Utility Plan (Aurora Water)
- Master Utilities Report (Aurora Water)

PLANNING DEPARTMENT COMMENT

1. Completeness and Clarity of the Application

- 1A. Please confirm in the comment response letter that Public Service of CO comments from the initial review letter have been addressed. See attached letter. (Repeat Comment)

2. Zoning Comments

- 2A. **Tab 7-Public Art Plan:** Roberta Bloom/303.739.6747/rbloom@auroragov.org: Please contact Roberta Bloom to confirm there are no other comments regarding the Public Art Plan.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (Julie Bingham / 303-739-7403 / JBingham@auroragov.org / Comments in green)

Tab 13 Public Improvement Plan

- 3A. **Sheet 6:** Deferrals are not identified or specified by master plans. Deferrals are determined with ISP's and site plans. Please remove all references to deferrals from the PIP. Repeat: "and half of the median". The exhibit appears to span from the north edge of PA-03 to the south end of PA002. Please revise this sentence.
- 3B. **Sheet 9:** See previous comments for this paragraph from PA-02.
- 3C. **Sheet 14:** This master plan is responsible for half of the median. Please show it on the section. Deferrals are not identified or specified by master plans. Deferrals are determined with ISP's and site plans. Please remove all references to deferrals from the PIP.
- 3D. **Sheet 15+16:** This master plan is responsible for half of the median.

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

- 4A. Approved.

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

- 5A. Approved.

6. Aurora Water (Iman Ghazali / 303-807-8869 / IGhazali@auroragov.org / Comments in red)

- 6A. **Master Utility Study:**
- 6B. **Page 6:** This has been revised to 4000 gpm in the latest version of the Utility Manual (published January 2024)
- 6C. **Page 8:** Please update all references to the AW Utility Manual to reference the January 2024 edition.
- 6D. **Page 17:** Please use the latest revision of this plan sheet (revised January 2024).
- 6E. **Page 18:** Please use the latest revision of this plan sheet (revised January 2024)
- 6F. **Page 20:** Please remove this civil plan from this report.
- 6G. **Page 25:** Please state where these tables came from.
- 6H. **Page 26:** This civil plan has not been approved; please remove from this report. Referencing the Subdivision Name/Title and RSN in the narrative is sufficient.
- 6I. Confirm the Master Utility Report has been submitted and reviewed.



7. PROS (Curtis Bish / 303-739-7131 / cbish@auroragov.org / Comments in mauve)

7A. Approved.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
Donna.L.George@xcelenergy.com

January 8, 2024

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

Attn: Liz Fuselier

Re: Crippen Property Rezone, Case # DA-1435-02

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the request for the **Crippen Property Rezone**. Please be advised that Public Service Company has existing overhead electric distribution facilities within the areas indicated in this proposed rezone. Public Service Company has no objection to this proposed rezone, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities, and that our current use/enjoyment of the area would continue to be an accepted use on the property and that it be "grandfathered" into these changes.

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 for new facilities (i.e. transformers), 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