



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

AuroraGov.org

February 28, 2025

Jerry Richmond
Integrity Land Ventures, LLC
7200 S Alton Way
Centennial, CO 80112

Re: Technical Submission Review: E. County Line Road ISP - Infrastructure Site Plan
Application Number: DA-1692-07
Case Number: 2024-6034-00

Dear Jerry Richmond:

Thank you for your technical submission, which we started to process on February 13, 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.

A minor technical comment remains on the ISP; please work directly offline with Civil Engineering to resolve this item. Once these comments are satisfactorily addressed and Engineering has no further comments, mylars can be submitted for recordation; see the attached Site Plan recording checklist. Please see the comments on the following page for additional details.

Note: Projects that have gone one year without a 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,

A handwritten signature in blue ink that reads "Stacy Wasinger".

Stacy Wasinger, Senior Planner
City of Aurora Planning Department

cc: Daniel Clark, JR Engineering
Justin Andrews, ODA
Filed: K:\SDA\1692-07tech1



Technical Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The Infrastructure Site Plan was approved with one condition to resolve technical comments via Administrative Decision on January 22, 2025.
- There is one remaining comment (Item 2A) on the ISP, which will need to be resolved before mylars are submitted. Please coordinate with Julie Bingham regarding any questions associated with the comment. Email a pdf of the revised ISP to staff for review prior to submitting mylars for recordation. See the attached checklist regarding mylar submittal.
- Please see attached Xcel comments and coordinate any required Xcel permits.

PLANNING DEPARTMENT COMMENTS

1. Infrastructure Site Plan Comments

- 1A. No additional comments at this time.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

2. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green) *Sheet 6*

- 2A. Clarification: the full sidewalk length along the County Line should be deferred. Please revise these plans to reflect that.

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

- 3A. Previous traffic comments addressed. No further traffic comments at this time.

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

- 4A. Please see 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

February 14, 2025

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

Attn: Stacy Wasinger

Re: E County Line Road Infrastructure Site Plan, RSN # 1832212

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the infrastructure site plan for **E County Line Road**. Please be aware PSCo's GIS system shows planned underground electric distribution facilities along Monaghan Road and County Line Road, including switch cabinets on each end along County Line Road. Depending upon the timing of this installation, note that proper clearances must be maintained including ground cover over buried facilities that should not be modified from original depths. In other words, if the original cover is changed (by less or more), PSCo facilities must be raised or lowered to accommodate that change. Contact Colorado 811 for locates before excavating. Use caution and hand dig when excavating within 18-inches of each side of the marked facilities. Please be aware that all risk and responsibility for this request are unilaterally that of the Applicant/Requestor.

The property owner/developer/contractor is reminded to 1) complete the application process via xcelenergy.com/InstallAndConnect for any new natural gas or electric service; and 2) contact a Right of Way Agent for any necessary easements by separate PSCo document.

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



RECORDING CHECKLIST - SITE PLANS

15151 E. Alameda Parkway, Ste 2300 • Aurora, CO 80012
 303.739.7217 • Email: Planning@AuroraGov.org • AuroraGov.org/Planning

Instructions: The applicant shall confirm that each item listed below has been completed by checking each box or writing not applicable (N/A) and signing and dating the form before submitting final plans to the planning case manager. Use this form for all new site plans and all major site plan amendments. Minor site plan amendments, mylar changes, and redevelopment plans do not need to be recorded. Please allow a minimum of 10 business days for recording.

Site Plan Name: _____ DA #: _____

Applicant Name: _____ Date: _____

Phone: _____ Email: _____

Applicant (√)	Steps Needed for Final Plan Set Recording	Staff (√)
	All required city application and recording fees have been paid (verify this with the planning case manager)	
	· Impact fee for tree mitigation fund has been paid (if applicable)	
	· Public art fee has been paid (if applicable for properties with Metro Districts or zoned MU- TOD).	
	Comments from all departments have been addressed and all changes to the Final Plan Set have been approved by the affected departments prior to submittal of the Final Plan Set to the planning case manager.	
	Drainage plan/study approved and civil drawings near completion.	
	If an Avigation Easement is required, a copy of the final document with signatures has been submitted to the planning case manager.	
	The property owner(s), mortgage company/lien holder (if applicable), and notary have signed both cover sheets with black, permanent ink. Please ensure that any signatures, stamps, and seals do not smear	
	Any public notice/hearing signs on the property have been taken down	
	Please submit the following for properties within Adams County: · One complete signed and notarized site plan PDF in 18" x 24" format at 40MB or under (can be emailed to the case planner). Plans must be scanned black and white with 300 dpi. · If the site plan PDF is over 40MB, please submit MYLARS following the below instructions.	
	Please submit the following for properties within Arapahoe or Douglas Counties: · One complete signed and notarized site plan PDF in 24" x 36" format at 40MB or under (can be emailed to the case planner). It must be scanned black and white with 300 dpi. · If the site plan PDF is over 40MB, please submit MYLARS following the below instructions.	
	Steps Needed for MYLAR Recording if the file size exceeds the size limitations mentioned above.	
	For properties within Adams County: · One complete set of signed and notarized MYLARS in 18" x 24" format. · One additional signed and notarized MYLAR cover sheet in 24" x 36" format	

	<ul style="list-style-type: none"> · All mylars shall be four millimeters thick, double mat, reverse print/burn, and photo quality · One complete site plan set in PDF (can be emailed to the case planner). 	
	<p>For properties within Arapahoe or Douglas Counties:</p> <ul style="list-style-type: none"> · One complete set of signed and notarized MYLARS in 24" x 36" format · One additional signed and notarized MYLAR cover sheet in 24" x 36" format · All mylars shall be four millimeters thick, double mat, reverse print/burn, and photo quality · One complete site plan set in PDF (can be emailed to the case planner). 	

When ready to submit the MYLARS, please drop off at the Access Aurora Window in the Lobby of the Municipal Center during business hours. Please attach this checklist for ease of routing and review.

Note: This form is also available online