



Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
303.739.7250

Worth Discovering • [auroragov.org](http://auroragov.org)

August 23, 2023

Patrick Chelin  
Aerotropolis Area Coordinating Metro District  
8390 E. Crescent Pkwy Ste 300  
Greenwood Village, CO 80111

**Re: Second Submission Review: The Aurora Highlands North Area A - Replat**

Application Number: DA-2062-46  
Case Number: 2023-3021-00

Dear Mr. Chelin,

Thank you for your submission. 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 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 September 20, 2023.

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 give me a call. I may be reached at 303-739-7261.

Sincerely,

Debbie Bickmire, Senior Planner  
City of Aurora Planning Department

Attachments: Xcel Energy Comments

cc: Jeff Killian - Matrix Design Group 707 17th Street Ste 3150 Denver, CO 80202  
Jacob Cox, ODA



## *Second Submission Review*

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Completeness and Clarity of Application**

- 1A. Repeat comment: The Adams County records indicate there are multiple owners within the plat area. Please submit titlework to confirm and provide signature blocks for each owner.
- 1B. Repeat comment: Label all dedicated streets within ½ mile of the site on the Vicinity Map. Confirm with Real Property that if a street is shown but has not yet been dedicated it should be labeled “Future.”
- 1C. Submit a written response to this comment letter with the next submittal. Include a response to Xcel’s comments as well. Submit your response to the redlines as a separate file.
- 1D. Ensure N, S, E, and W references are included with street names. Correct misspelled street names as noted.

#### **2. Addressing (Phil Turner / 303-739-7357 / [pturner@auroragov.org](mailto:pturner@auroragov.org))**

- 2A. The CAD file submitted did not display properly. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement, and building footprint layers at a minimum. Please ensure that the digital file provided is a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.
- 2B. Correct misspelled street names.

### **COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

#### **3. Traffic Engineering (Carl Harline / 303-739-7584 / [charline@auroragov.org](mailto:charline@auroragov.org) / Comments in amber)**

- 3A. Dedicated right-of-way will likely be impacted by the ongoing design of the roundabout. The final design is required before this plat can be recorded. Additional comments may be forthcoming.

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

- 4A. Provide Title Commitment dated within 30 days of the plat acceptance date.
- 4B. Provide a Certificate of Taxes Due obtained from the County Treasurer’s office, showing taxes have been paid in full through the time of the recordation of the plat.
- 4C. There are several easements listed to be dedicated by separate documents. The easement names may have to be changed. Please check with Aurora Water to see if the names are correct.
- 4D. Indicate how the additional R.O.W. is going to be dedicated to the City of Aurora.
- 4E. Some of the street names seem to be missing the direction indicator (N, E, S, & W). Confirm with Planning what indicators need to be added.
- 4F. Add street names and R.O.W. widths to the details.
- 4G. Address all comments, notations, and edits on the redlines.

#### **5. Xcel Energy (Donna George / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))**

- 5A. See attached comment letter. A comment response is requested.



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

August 17, 2023

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

Attn: Debbie Bickmire

**RE: The Aurora Highlands North Area A – 2<sup>nd</sup> referral, Case # DA-2062-46**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined there are *still* several **conflicts/concerns** with **The Aurora Highlands North Area A**. PSCo requests 10-foot-wide utility easements abutting all roadways where there are not already utility easements for natural gas and electric use for *distribution* facilities. For non-residential type lots and for tracts, PSCo does not require 6-foot wide gas easements. These are only for residential-type lots. The 10-foot widths are to accommodate natural gas and electric distribution facilities in these areas, not only natural gas. These lot sides are essentially not really "front" or even "rear". Note 11 is not necessary.

Public Service Company requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:

*Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.*

Please be aware PSCo owns and operates existing natural gas and electric distribution facilities in various areas of the subject property. The property owner/developer/contractor is reminded to 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).

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

PSCo also has existing high-pressure natural gas transmission facilities along East 38<sup>th</sup> Avenue, including a natural gas meter station. An **engineering review** and approval will be necessary

for any activity including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way. The property owner/developer/contractor must contact PSCo's Encroachment Team for development plan review and execution of a License Agreement (upload all files in PDF format) at:

[https://www.xcelenergy.com/working\\_with\\_us/builders/encroachment\\_requests](https://www.xcelenergy.com/working_with_us/builders/encroachment_requests) (scroll down to Encroachment Requests and click on APPLY NOW).

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

*Comment response requested.*

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