



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

AuroraGov.org

March 5, 2025

Travis Farrell
Aurora CP, LLC
11250 El Camino Real, Suite #102
San Diego, CA 92130

Re: (Initial) Submission Review: AURORA TOWN CENTER SUBDIVISION FILING NO 5 - REPLAT
Application Number: DA-1772-04
Case Numbers: 2025-3009-00

Dear Travis Farrell:

Thank you for your **initial** submission, which we started to process on February 14, 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.

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 March 21, 2025

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.

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 303-739-7133 or akarabas@auroragov.org.

Sincerely,

Ani Karabashian
Planner I
City of Aurora Planning Department

cc: Michael Hart | Kimley Horn and Associates | 6200 South Syracuse Way, Suite 300, Greenwood Village, CO 80111
Brit Vigil, ODA
Filed: K:\\$DA\1700-1799\1772-04rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Add Access Agreement Note (see Item 2B)
- Fire Lane Easement Passing Through Existing Structure (see Item 5B)
- Fire Line Crossing Lot Lines (see Items 6A-6C)
- Send Closure Report (see Item 7G)
- Existing Underground Electric and Natural Gas Distribution Facilities (see Item 9A)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

1A. No community comments at this time.

2. Zoning and Subdivision Use Comments

- 2A. (*Advisory*) In the future, if the property owner of any of the newly created lots decides to remove the existing building and construct a new building, the building will need to adhere to the MU-R zone district dimensional standards. [Click here](#) to review those requirements.
- 2B. Please provide a note on the proposed replat plans that provides a brief detailed description of the existing access agreements and how they will be applied to the new lot configuration.

3. Parking Comments

- 3A. How will you approach these portions of the lots in terms of the property lines within the parking lot? Will parking spaces within each lot be assigned to each property owner? Does the existing parking agreement address how the parking lot portion of these lots is shared?

4. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

- 4A. 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 in 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.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Fire / Life Safety (Rich Tenorio / 303-739-7628 / rtenorio@auroragov.org / Comments in blue) **Sheet 5**

- 5A. Label all Fire Lane Easements to be dedicated and to be released.
- 5B. A portion of Fire Lane Easement passes under a structure (Raising Cane's) and may need to be released.

6. Aurora Water (Ashley Duncan / 720.859.4319 / aduncan@auroragov.org / Comments in red) **Sheet 5**

- 6A. There is a fire line that might be crossing lot lines, starting in lot 9, but connecting to the building in lot 10. If this is the case, a private license agreement will be required between the two owners.
- 6B. The fire line for the building on lot 11 looks like it might be on the border of lot 10 and lot 11, if it crosses lot lines a private license agreement will be required.
- 6C. There is a fire line that might be crossing lot lines, starting in lot 6, but connecting to the building in lot 7. If this is the case, a private license agreement will be required between the two owners.
- 6D. License agreements are required for the two fire lines in the utility easements.



7. Land Development Services (Roger Nelson / 303.799.5103 / ronelson@auroragov.org / Comments in magenta)

- 7A. All new easements to be dedicated by plat. Easement releases to be submitted to releaseeasements@auroragov.org. All departments requiring a license for items encroaching into row or city owned lands must be submitted.
- 7B. *(Advisory Comment)* The City of Aurora has revised the subdivision plat checklist (2025) to include new covenants amongst other changes and this checklist must now be followed.
- 7C. *(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 2025 Subdivision Plat Checklist Item 19.b.
- 7D. *(Advisory Comment)* Provide statement of authority for person signing on behalf of the entity named in the title commitment.
- 7E. *(Advisory Comment)* Send in the Certificate of Taxes Due 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 2025 Subdivision Plat Checklist Item #19.a.
- 7F. *(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 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.
- 7G. Send in a closure report for the plat exterior boundary per COA 2025 Subdivision Plat Checklist Item #19.d.
- 7H. Send in the State Monument Records for the aliquot corners used in the plat per COA 2025 Subdivision Plat Checklist Item #19.e.

Subdivision Plat

Sheet 1

- 7I. Top margin only needs to be ½"
- 7J. Title – Revise to match description as redlined.
- 7K. Vicinity Map – label all public roads within ½ mile of the site exterior.
- 7L. Dedication – Revise to reference recording information, correct section, correct range, correct state, address additional redline comments, remove additional spaces, reference the ROW recording information and add additional bounds calls, match the dedication language on the 2025 COA Subdivision Plat Checklist.
- 7M. City of Aurora Approvals – Match the checklist verbatim.
- 7N. Owner Certification – match the title commitment reported owner name.
- 7O. Covenants – match the checklist verbatim and see advisory comments above
- 7P. Notes: #4 Revise the date to be within 30 days of plat approval.
- 7Q. Notes: #9 Replace “or” with “and”,
- 7R. Add note regarding overflights of aircraft.

Sheet 2

- 7S. Report the ROW recording information for E. Ellsworth Avenue.
- 7T. Dimension where easement lines intersect the boundary or lot lines.
- 7U. Fully describe found monuments.
- 7V. Do not show underlying subdivision names.
- 7W. Label E. Bayaud Ave.
- 7X. Tie all found monuments to the survey with B&D's.

Sheet 3

- 7Y. Set monuments at found drill holes, if those were accepted.
- 7Z. Label E. Bayaud Ave.
- 7AA. Tie all found monuments to the survey with B&D's.
- 7BB. Dimension where easement lines intersect the boundary or lot lines.



- 7CC. Fully describe found monuments
- 7DD. Do not show underlying subdivision names.
- 7EE. Report all recording information, show & label all existing easements, show opposing ROW lines.
- 7FF. Recover or Set the S ¼ Corner of Section 7.
- 7GG. Detail the conflicting boundary evidence and add a note to sheet 1 as required, correct the SW Corner of Section 7 description.

Sheet 4

- 7HH. If any easements are to be released follow the COA protocol for that process,
- 7II. Label existing easements.
- 7JJ. Remove “Hereby Dedicated” in all instances.

Sheet 5

- 7KK. Should proposed access easement parallel the lot line?
- 7LL. Remove “Hereby Dedicated” in all instances
- 7MM. Add distance to Detail H.

8. Arapahoe County Planning (Emily Gonzalez / 720-874-6500 / referrals@arapahoegov.com)

- 8A. 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. Please know that other Divisions in the Arapahoe County Public Works Department may submit comments as well. If you have any questions, please feel free to contact our offices at 720-874-6500.

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

- 9A. Public Service Company of Colorado’s (PSCo) Right of Way and Permits Referral Desk has reviewed the plat for Aurora Town Center F5. Please be aware PSCo has existing underground electric and natural gas distribution facilities throughout the subject property. 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, the Designer must contact a Right-of-Way and Permits Agent.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

10. Arapahoe County Planning Division (Terri Maulik/ 720-874-6650 / referrals@arapahoegov.com)

- 10A. Thank you for the opportunity to review and comment on this project. The Arapahoe County Planning Division has no comments, however, other departments and/or divisions may submit comments.



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 21, 2025

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

Attn: Ani Karabashian

Re: Aurora Town Center Subdivision Filing No. 5, Case # DA-1772-04

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has reviewed the plat for **Aurora Town Center F5**. Please be aware PSCo has existing underground electric and natural gas distribution facilities throughout the subject property. 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, the Designer must contact a Right-of-Way and Permits Agent.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 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



Engineering Services Division Referral Comments

February 27, 2025

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

RE: AURORA TOWN CENTER SUBDIVISION FILING NO 5 - REPLAT
RSN: 1873188 (DA-1772-04)

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Please know that other Divisions in the Arapahoe County Public Works Department may submit comments as well.

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

Thank you,

Emily Gonzalez, PE
Arapahoe County Public Works & Development
Engineering Services Division
cc Arapahoe County Case No. O25-033