



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

*AuroraGov.org*

April 19, 2024

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

**Re: Initial Submission Review: The Aurora Highlands North Area B Roads - Replat**  
Application Number: DA-2062-5546  
Case Number: 2024-3009-00

Dear Mr. Chelin,

Thank you for your initial submission, which we started to process on March 11, 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 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 May 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 give me a call. I may be reached at 303-739-7261.

Sincerely,

A handwritten signature in cursive script, appearing to read "Debbie Bickmire".

Debbie Bickmire, Senior Planner  
City of Aurora Planning Department

Attachment: Xcel Energy Comments

cc: Jeff Killian - Matrix Design Group 707 17th Street Ste 3150 Denver, CO 80202  
Partick Chelin – Matrix Design Group 707 17th Street Ste 3150 Denver, CO 80202  
Jacob Cox, ODA  
Filed: K:\Dept\Planning and Dev Serv\ZDR\SDA\2000-2099\2062-55rev1



## *Initial Submission Review*

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions, Comments, and Concerns**

- 1A. Referrals were sent to thirteen (13) adjacent property owners, four (4) registered neighborhood organizations, and three (3) outside agencies. One comment was received and is attached to this letter.

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

- 2A. Revise the Vicinity Map to include all dedicated roads within ½ mile of the site. This includes Harvest Road.
- 2B. Revise the “Site” label to point at the correct location.

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

#### **3. Real Property (Roger Nelson / 720-587-2657 / [ronelson@auroragov.org](mailto:ronelson@auroragov.org) / Comments in magenta)**

- 3A. Monuments must be set on the subdivision's external boundary at each angle or curve change. Show linear and angular dimensions between the monuments on the graphic.
- 3B. Fully describe monument and cap stamping.
- 3C. Revise the legal description and/or the graphic per the comments.
- 3D. Fill in missing reception numbers.
- 3E. Do not show existing underlying subdivision names, lot lines, or lot and block designations.
- 3F. Only reference existing conditions.
- 3G. Monuments must be set no more than 1,400' apart along any straight boundary line.
- 3H. Show opposing street right-of-way.
- 3I. Ensure all tracts are labeled.
- 3J. Gas and sidewalk easements are not shown. Are notes 11 and 12 needed?
- 3K. Remove the logo from the north arrow.
- 3L. Expand the Vicinity Map to include ½ mile around the site.
- 3M. Address all comments, notations, and edits on the redlines.
- 3N. Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date. This Commitment should be submitted at your final submittal of the electronic Plat for recording.
- 3O. Send in the Certificate of Taxes Due obtained from the County Treasurer's office showing they are paid in full up to and through the plat approval date of recording. This Certificate of Taxes should be submitted at your final submittal of the electronic Plat for recording.
- 3P. 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 the scale does not match the drawing information, then this may cause the plat to be sent back and corrected 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.

#### **4. Revenue (Aurora Water/TAPS / Melody Oestman / [moestman@auroragov.org](mailto:moestman@auroragov.org))**

- 4A. Storm Drainage Development fees due: 187.299 acres x \$1,242.00 = \$232,625.36.



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

5A. See attached comment letter.



**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

April 4, 2024

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 B Roads, Case # DA-2062-55**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the replat for **The Aurora Highlands North Area B Roads**. As the project progresses, the property owner/developer/contractor must complete the application process for any new natural gas or electric service via [xcelenergy.com/InstallAndConnect](https://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 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](mailto:donna.l.george@xcelenergy.com)