



Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
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*AuroraGov.org*

September 12, 2024

Martin Petrov  
Housing Authority of The City of Aurora  
2280 S Xanadu Way  
Aurora, CO 80014

**Re: Initial Submission Review: STANLEY 98 – STREET/ALLEY VACATIONS**  
**Application Number:** DA-2393-00  
**Case Numbers:** 2024-8001-00; 2024-8002-00; 2024-8003-00; 2024-8004-00

Dear Mr. Petrov:

Thank you for your initial submission, which we started to process on Monday, August 19, 2024. We have reviewed your plans and attached our comments along with this cover letter. The first section of our review highlights our significant 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 Friday, October 4, 2024. Staff recommends waiting for the second submission following the first review of the site plan.

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.

The estimated City Council hearing date is still set for Monday, November 18, 2024. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing 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 3037397259 or [amuca@auroragov.org](mailto:amuca@auroragov.org).

Sincerely,

Ariana Muca, Planner II  
City of Aurora Planning Department

cc: Connor Culligan Craft Civil Design 23 Lincoln St Ste 200 Denver Co 80203  
Ariana Muca, Case Manager  
Brit Vigil, ODA  
Filed: K:\\$DA\DA2393-00rev1.rtf



## *Initial Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- The multi-family site plan application will need to come in before the second submission of the street vacation application. Staff recommends a coordination meeting with Planning, Public Works, and the applicant to further understand how Jamaica Street and Ironton Street will be completed.
- Dedication of an easement specified by Aurora Water for existing facilities is required. Coordinate with Aurora Water for the naming and width (Land Development Services and Utilities).
- Fire lane easement is required within Jamaica Street. Coordinate with fire life safety on the required width (Land Development Services and Fire & Life Safety).
- Xcel comments attached.

### **PLANNING DEPARTMENT COMMENTS**

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

- 1A. No formal citizen comments were received during the first review. Three phone calls were received; all three were from abutting property owners. The callers had questions about the street vacation locations and future use of the site, however formal comments for or against were not submitted to staff.

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

- 2A. The multi-family site plan application will need to come in before the second submission of the street vacation application. Staff needs to understand further how Jamaica Street and Ironton Street will be completed. Staff recommends a coordination meeting with Planning, Public Works, and the applicant.
- 2B. As part of City Council approval, staff will create a presentation, and the Council will have the opportunity to ask questions of both staff and the applicant. The council may ask questions regarding the future use of the site. Staff wants to ensure that the site plan has been reviewed ahead of the Council to ensure all parties are prepared and can correctly answer Council members' questions.

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

#### **3.Civil Engineering** (Hanagami, Kendra / (303) 739-7295 / [khanagam@auroragov.org](mailto:khanagam@auroragov.org))

*Street Vacations*

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- 3A. Dedication of an easement specified by Aurora Water for existing facilities is required. Coordinate with Aurora Water for the naming and width.
- 3B. Fire lane easement is required within Jamaica Street. Coordinate with fire life safety on the required width.

#### **4.Traffic Engineering** (Dean Kaiser / (303) 739-7584 / [djkaiser@auroragov.org](mailto:djkaiser@auroragov.org) / Comments in amber)

- 4A. No further comments.

#### **5.Utilities** (Samantha Bayliff / [sbayliff@auroragov.org](mailto:sbayliff@auroragov.org)/ Comments in red)

- 5A. Dedication of an easement specified by Aurora Water for existing facilities is required. Coordinate with Aurora Water for the naming and width.

#### **6.Fire / Life Safety** (Mike Dean / 303-739-7447 / [mdean@auroragov.org](mailto:mdean@auroragov.org) / Comments in blue)

- 6A. Fire lane easement is required within Jamaica Street.

#### **7.Land Development Services** (John Doose / [jdoose@auroragov.org](mailto:jdoose@auroragov.org) / Comments in magenta)

- 7A. The reservation of the Water easement should occur at the same time as the Street R.O.W. vacation. Confirm the configuration and size of the easement with Aurora Water. The Fire Lane easement may be dedicated by a separate document. Confirm the configuration and size of the easement with the Fire/Life Safety Dept.



*Street Vacation Exhibits*

- 7B. In the description of each vacation, clearly state “RIGHT OF WAY, TO BE VACATED, DEDICATED BY...”.
- 7C. Update each vacation description with the correct county – Adams.

**8.Land Development Services** ([Grace Gray / ggray@auroragov.org / 3037397277 / Comments in magenta](mailto:ggray@auroragov.org))

- 8A. All new easements are to be dedicated by plat. Easement releases to be submitted [releaseeasements@auroragov.org](mailto:releaseeasements@auroragov.org).

**9.Xcel Energy** ([Donna George / 303-571-3306 / donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))

- 9A. See below for comments.



**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](mailto:Donna.L.George@xcelenergy.com)

August 26, 2024

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

Attn: Ariana Muca

**Re: Stanley 98, Case # DA-2393-00**

Public Service Company of Colorado’s (PSCo) Right of Way & Permits Referral Desk has determined **there is a conflict** with the above captioned project.

PSCo must deny this case until a plat and/or plan is submitted for review. The review will continue following the submittal of the site plan application.

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)