



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

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June 10, 2022

Matt Hopper
Summit Strategies
6331 S Blackhawk Way
Centennial, CO 80016

Re: Initial Submission Review: The Aurora Highlands Parkway Phase 2 - Site Plan
Application Number: DA-2062-34
Case Numbers: 2022-3035-00

Dear Mr. Hopper:

Thank you for your initial submission, which we started to process on May 6, 2022. We reviewed your plans and attached our comments along with this cover letter. Numerous items still need to be addressed, therefore, you will need to make another submission. Please revise your previous work and send us a new submission on or before July 1, 2022.

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,

Deborah Bickmire, Senior Planner
City of Aurora Planning Department

Attachments: Xcel Comments

cc: Patrick Chelin, Matrix Design Group, Inc.
Scott Campbell, Neighborhood Liaison
Laura Rickhoff, ODA
Filed: K:\\$DA\2062-34rev1.rtf



Initial Submission Review

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. Notification was sent to 17 adjacent property owners, 5 registered neighborhood associations and 4 outside agencies. No comments were received from adjacent property owners. Comments were received from one outside agency and are attached to this letter. Please provide a response with your next submittal.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

2. Real Property (Roger Nelson / 720-587-2657 / ronelson@auroragov.org / Comments in magenta)

2A. Provide the certificate of taxes due and the most recent AES Board Monument Records.

2B. Show ½ mile around the entire site in the Vicinity Map.

2C. Revise the subdivision number and title per the redlines.

2D. Add the notes provided on the cover sheet.

2E. Revise the dedication as noted. Include reception numbers.

2F. Label bearings and distances of existing easements.

2G. Add field observations for monument records.

2H. Address all comments and notations on the redlines.

2I. Contact Andy Niquette at releaseeasements@aurorgov.org to vacate easements.

3. Revenue/Aurora Water/TAPs (Diana Porter dsporter@auroragov.org)

3A. Storm drain development fees due: 1.625 acres x \$1,242.00 = \$2,018.25

This is to complete the acreage for DA-2062-30.

3B. Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based on the total landscaped area.

4. Xcel Energy (Donna George / donna.l.george@xcelenergy.com)

4. See attached comment letter.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

June 7, 2022

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

Attn: Devorah Bickmire

Re: The Aurora Highlands Subdivision Filing No. 22, Case # DA-2062-34

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has reviewed the documentation for **The Aurora Highlands F22** and 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 underground electric distribution facilities along most of the border of 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.

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.

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