



Planning Division  
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Aurora, Colorado 80012  
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[AuroraGov.org](http://AuroraGov.org)

5/30/2024

Jeremy Weber  
Evergreen Devco, Inc.  
2390 E Camelback Road Ste 410  
Phoenix, AZ 85016

**Re: Initial Submission Review:** Station 60 Lot 2 Filing No 2– Replat  
**Application Number:** DA-2274-06  
**Case Numbers:** 2024-3019-00

Dear Shelby:

Thank you for your initial submission, which we started to process on May 9<sup>th</sup>, 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 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 June 24<sup>th</sup>, 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 let me know. I may be reached at 303-739-7209 or [sgubrud@auroragov.org](mailto:sgubrud@auroragov.org).

Sincerely,

Stephen Gubrud, Planner I  
City of Aurora Planning Department

cc: Shelby Madrid, Kimley-Horn  
Brit Vigil, ODA  
Filed: K:\\$DA\2200-2299\2274-06rev1



## *Initial Submission Review*

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

- Text Modifications to Cover Sheet
- Inclusion of Monument Description and Cap Stamping
- Address Inconsistency with Northern Property Boundary for Proposed Lots 2 and 3.

### **PLANNING DEPARTMENT COMMENTS**

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

- 1A. No public comments were received regarding this project during the first review period.
- 1B. One external agency (Xcel Energy) has provided comments regarding this application. Please see the attached comment letter indicated in section 8 of this document.

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

- 2A. Planning fees paid as of 5/1/2024, no further comments at this time.

#### **3. Zoning and Subdivision Use Comments**

##### Plat Sheet 2

- 3A. Is there a purpose for these northern boundaries not to match between proposed lots 2 and 3? Ideally, these would line up to help create a consistent internal access/circulation route and the parcel line would be located in the middle of the access drive.

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

- 4A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. At minimum, include the parcel, street line, easement, and building footprint layers. 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 (Richard Tenorio / 303-739-7628 / [rtenorio@auroragov.org](mailto:rtenorio@auroragov.org) / Comments in blue)**

- 5A. Approved, no further comments at this time.

#### **6. Aurora Water (Iman Ghazali / 303-807-8869 / [ighazali@auroragov.org](mailto:ighazali@auroragov.org) / Comments in red)**

- 6A. Approved, no further comments at this time.

#### **7. Land Development Services (Roger Nelson / 720-587-2657 / [ronelson@auroragov.org](mailto:ronelson@auroragov.org) / Comments in magenta)**

##### Advisory Comments

- 7A. 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 2024 Subdivision Plat Checklist Item 19.b.
- 7B. Send in the Certificate of Taxes Due to 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 2024 Subdivision Plat Checklist Item #19.a.
- 7C. 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.**



- 7D. Send in a closure report for the plat exterior boundary per COA 2024 Subdivision Plat Checklist Item #19d.
- 7E. Send in the State Monument Records for the aliquot corners used in the plat per COA 2024 Subdivision Plat Checklist Item #19.e.

Plat Sheet 1

- 7F. Revise the vicinity map to cover ½ mile (2,640 ft.) North & South of the site and label all publicly dedicated roads.
- 7G. Remove the coma from the dedication.
- 7H. Add a reference to the proper township and range for section 5.
- 7I. Add “and easements” to the dedication.
- 7J. Confirm ownership matches what is referenced in the title commitment.
- 7K. Remove unnecessary space in the word “Relocate” in the covenants.
- 7L. Revise the basis of the bearing statement to be between two monuments and fully describe those monuments.
- 7M. Remove the Clerk and Recorder’s Certificate as Adams County now stamps that information in the upper left-hand corner.
- 7N. Confirm there is enough space to write in longer month names for the City of Aurora Approvals.
- 7O. Add required notes regarding easement maintenance, fences, and aerial easement.

Plat Sheet 2

- 7P. Fully describe all monuments and set any controlling monuments used in the survey.
- 7Q. Revise “Norfolk Street” to “North Norfolk Street”
- 7R. Provide the reception number for that portion of North Norfolk Street ROW lying westerly of the westerly 15’ feet.
- 7S. Show opposing Colfax ROW.
- 7T. Monument the subdivision exterior boundary.

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

- 8A. Please see attached referral comment letter from Xcel Energy.



**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

May 20, 2024

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

Attn: Stephen GuBrud

**Re: Station 60 Lot 2 Filing No. 2, Case # DA-2274-06**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the replat for **Station 60 L2 F2**. Please be aware PSCo owns and operates existing natural gas distribution facilities along the west and south property lines, and electric distribution facilities along the west property line.

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](https://www.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 Agent.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 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