



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

AuroraGov.org

April 9, 2024

Ted Laudick
ACM ASOF IX Aurora 310 JV LLC
450 E 17th Ave Ste 400
Denver, CO 80022

Re: Third Submission Review: Marketplace at GVRE Offsite Improvement Site Plan - Infrastructure Site Plan
Application Number: DA-1662-37
Case Number: 2024-6052-00

Dear Ted Laudick:

Thank you for your resubmission, which we started to process on February 7, 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 referral agencies.

The Administrative Decision date has been tentatively set for May 7, 2025; however, the cover sheet of the site plan and the Letter of Introduction need to be revised before the decision date. Please e-mail the revised documents to me no later than April 21, 2025, to maintain the scheduled decision date.

Upon receipt of the revised documents, the Notice of Administrative Decision will be provided. Please remember that all abutter notices must be sent, and the site notice must be posted at least 10 days prior to the decision date. These notifications are your responsibility, and the lack of proper notification will cause the decision 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.

A technical corrections submittal is required following the Administrative Decision to address all outstanding redline comments. 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 specifically list them in your letter.

Projects that have gone one year without 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 303.739.7261 or dbickmir@auroragov.org.

Sincerely,

Debbie Bickmire
Senior Planner
City of Aurora Planning Department

Attachment: Xcel Energy Comment Letter

cc: Jeff Blankenship, Silverbluff Companies 18335 E 103rd Ave Ste 204 Denver, CO 80022
Lorianne Thennes, ODA
Filed: K:\\$DA\1662-37rev3.docx



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Revise the site data, show intersection movements (Planning)
- Add clear zones, update Picadilly intersection, revise signage and striping (Traffic)
- Revise linework and curb return labels (Engineering)
- Reference adjacent case numbers (Landscape)
- Show pond emergency overflow and extend maintenance access (Water)

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

Narrative/Letter of Introduction

- 1A. Revise all references to “Road A” to use the proposed street name.
- 1B. Include the area of the site plan and add the streets will be public.
- 1C. Revise text per comments on the redlines.

Site Plan

- 1D. Provide a response to the written comments with the next submittal.
- 1E. Revise the legal description and site data to be consistent with the proposed Green Valley Ranch East Subdivision Filing No. 23.
- 1F. Update the surface coverage areas to be more representative of the street and sidewalk coverage. Quick calculations indicate the coverage is greater than 50% of the site plan area.
- 1G. Show the proposed movements at the intersection of E. 54th Avenue and Picadilly Road. Clarify or note whether the intersection will be signalized.
- 1H. Add street classifications for all internal and adjacent streets.
- 1I. Show the Aurora city limits/boundary of the City and County of Denver along Picadilly Road.
- 1J. Revise the site plan title to “GVRE” and update all references.
- 1K. Label off-site easements that include stubs or connections from the right-of-way.
- 1L. Address all comments and notations on the redlines.

2. Landscaping (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in teal)

- 2A. Is there an issue with the curb vs. the right of way and the curbside landscaping at the intersection of E. 56th Avenue and Skydance Boulevard?
- 2B. Update on all applicable landscape plan sheets the reference to the Case Number in lieu of the Development Application Number as indicated.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (Julie Bingham / jbingham@auroragov.org / Comments in green)

- 3A. Some sheets show curb returns as proposed, and others show them as existing. Please clarify and label the radii.
- 3B. Complete the linework connection as noted on Sheet 11.

4. Traffic Engineering (Dean Kaiser / djkaiser@auroragov.org / Comments in orange)

- 4A. Illustrate the required 12' clear zones on the street cross-section.
- 4B. Relocate turn arrows and revise striping per the redlines.
- 4C. Revise/add signage as noted on the redlines.
- 4D. Illustrate the 75' signal equipment easement at the E. 54th Avenue and Picadilly intersection.



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5. Aurora Water (Steven DeKoski / sdekoski@auroragov.org / Comments in red)

- 5A. Show the location of the pond emergency overflow spillway and the overflow riprap.
- 5B. Extend the vehicle maintenance access to the top of the outlet structure, above the 100yr wsel. Provide a vehicle turn around for the outlet and force main manhole.
- 5C. Label the Pond A force main private.

6. Land Development Services (Grace Gray / ggray@auroragov.org)

- 6A. Dedicate any needed easements or rights-of-way by separate documents or by subdivision plat. Easement dedications to be submitted to dedicationproperty@auroragov.org, releases to be submitted to releaseeasements@auroragov.org.)

7. Xcel Energy

- 7A. 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

March 28, 2025

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

Attn: Debbie Bickmire

**Re: 56th Avenue and Picadilly Road Marketplace at GVRE – 3rd referral
Case # DA-1662-36**

Please note that there has not been a comment response for the items below:

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for **56th Avenue and Picadilly Road Marketplace at GVRE**. Please be aware PSCo owns and operates existing high-pressure natural gas *transmission* facilities along the west property line. For **ANY** activities in this area, an **engineering review** will be necessary via:

<https://co.my.xcelenergy.com/s/partner-resources/build-remodel/encroachment-requests>

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://co.my.xcelenergy.com/s/partner-resources/build-remodel/encroachment-requests). 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.

Comment response requested.

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