



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

AuroraGov.org

January 24, 2025

Andrew Klein
Aurora Crossroads LLC
4100 E Mississippi Ave, Suite 500
Glendale, CO 80246

Re: Second Submission Review: Aurora Crossroads Subdivision Filing No 4 – Subdivision Plat
Application Number: DA- 2231-09
Case Numbers: 2024-3020-00

Dear Andrew Klein:

Thank you for your initial submission, which we started to process on January 2, 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 community members.

Since several comments remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before February 14, 2025.

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.

Projects that have gone one year without a 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 303-739-7112 or swasinge@auroragov.org.

Sincerely,

Stacy Wasinger, Senior Planner
City of Aurora Planning Department

cc: Ted Laudick - Aurora Crossroads Metropolitan District 1 2154 E Commons Ave Suite 2000, Centennial, CO 80122
Cesarina Dancy, ODA
Filed: K:\SDA\2231-09rev2



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please review and respond to the Xcel Energy comments attached to this letter.
- Revise the plat per Land Development review comments.

PLANNING DEPARTMENT COMMENTS

1. Plat Comments

- 1A. Thank you for the clarification on access to each tract. Per the comment response “Access to Tracts A and C are provided through Tract B from the I-70 Frontage Road.” Please clarify if this includes access through the E-470 parcel, which is between this property and the I-70 frontage road. Is there an easement through that parcel owned by E-470?

2. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

- 2A. No additional comment at this time.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 3A. No additional comment at this time.

4. Traffic Engineering (Dean Kaiser / 303-739-7584 / djkaiser@auroragov.org / Comments in orange)

- 4A. No additional comment at this time.

5. Aurora Water (Ashley Duncan / 720-859-4319 / aduncan@auroragov.org / Comments in red)

- 5A. No additional comment at this time.

6. PROS (Adison Petti / 303-739-7437 / apetti@auroragov.org / Comments in mauve)

- 6A. No PROS comment.

7. Land Development Services (Roger Nelson / 303-739-7294 / ronelson@auroragov.org / Comments in magenta)

- 7A. (Advisory Comment) 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. (Advisory Comment) 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. (**Advisory Comment**) Be advised - sometimes the margins or scale factors may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the plat to be sent back and corrected and 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.**

Subdivision Plat

Sheet 1

- 7D. Dedication – Revise property description as requested to accurately reflect bounds call.
- 7E. General Notes - 2 Revise the basis of the bearing statement to fully describe the monuments at each end of the line, #7 Provide updated title commitment, #10 Remove this note as it is not a plat note.
- 7F. Owner – Revise to “Owner”.
- 7G. Vicinity Map Label the respective Ranges (R. 65 W. & R. 66 W.).



Sheet 2

- 7H. Detail A – Provide documentation for access through TK-1 for Tracts A & C, fully describe the found monument.
- 7I. Show all controlling monuments (NW Corner Section 6) and provide monument record, Label I-70 (ROW Varies)? Fully describe monuments, label “Found” monument, Label curve data and bearings and distances to controlling monuments, Label Reception Number for E. 14th ROW, and Remove “Per Plat”.”.

8. Easements (Grace Gray / 303-739-7227 / ggray@auroragov.org)

- 8A. Advisory: All new easements to be dedicated by plat, and releases to be submitted to releaseeasements@auroragov.org

9. PSCO (Xcel Energy) (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

- 9A. Please see attached.

10. E470 Public Highway Authority (Brandy Kemper / 303-537-3727 / bkemper@e-470.com)

- 10A. Additional comments are expected from E-470 Authority, estimated to be received next week. Staff will forward these comments as soon as they are received.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
Donna.L.George@xcelenergy.com

January 14, 2025

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

Attn: Stacy Wasinger

**Re: Aurora Crossroads Subdivision Filing No. 4 – 2nd referral
Case # DA-2231-09**

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk acknowledges the requested note that was added to the **Aurora Crossroads Subdivision Filing No. 4** plat.

However, PSCo still requests that a 10-foot-wide utility easement abutting the (jagged west/southwest/south) property line not already covered by a utility easement.

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