



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

*AuroraGov.org*

July 18, 2024

Alicia Khine  
EVC WDG Aurora One, LLC  
3501 SW Fairlawn Rd, Ste 200  
Topeka, KS 66614

**Re: Initial Submission Review: Eagle Ridge Subdivision Filing No. 2 - Replat**  
**Application Number: DA-2338-05**  
**Case Numbers: 2024-3032-00**

Dear Ms. Khine:

Thank you for your initial submission, which we started to process on Monday, June 24, 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 Friday, August 09, 2024. The application will continue to be resubmitted till there are no outstanding comments. Please pay the \$11,040.00 fee ahead of the second submission.

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 303-729-7359 or [amuca@auroragov.org](mailto:amuca@auroragov.org).

Sincerely,

A handwritten signature in black ink, appearing to read "Ariana Muca".

Ariana Muca, Planner II  
City of Aurora Planning Department

cc: Mike Beach - Ridgetop Engineering & Consulting 541 E Garden Drive, Unit N Windsor, CO 80550  
Ariana Muca, Case Manager  
Brit Vigil, ODA  
Filed: K:\SDA\DA-2338-05rev1.rtf



## *Initial Submission Review*

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

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

### **PLANNING DEPARTMENT COMMENTS**

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

1A. No comments received during first review.

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

2A. Please pay the \$11,040.00 fee ahead of the second submission.

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

3A. No comments.

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

#### **4.Civil Engineering** (Jonathan Phan / 303-326-8273 / [jphan@auroragov.org](mailto:jphan@auroragov.org))

4A. No comments.

#### **5.Traffic Engineering** (Steven Gomez / 303-739-7336 / [segomez@auroragov.org](mailto:segomez@auroragov.org) / Comments in amber)

5A. No comments.

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

6A. No comments.

#### **7.Fire / Life Safety** (Erick Bumpass / 303-739-7627 / [ebumpass@auroragov.org](mailto:ebumpass@auroragov.org) / Comments in blue)

7A. No comments.

#### **8.Land Development Services** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

- 8A. See the Advisory Comments on the first page of the plat.
- 8B. Change the margin widths to match the Checklist.
- 8C. Change the Notes to match the Checklist.
- 8D. Add the new Covenants as indicated.
- 8E. Add the Block designation on the graphic page.

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

9A. All new easements are to be dedicated by plat. Easement releases are to be submitted to [releaseeasements@auroragov.org](mailto:releaseeasements@auroragov.org).



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

10A. 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)

July 3, 2024

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

Attn: Ariana Muca

**Re: Eagle Ridge Subdivision Filing No. 2, Case # DA-2338-05**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plat for **Eagle Ridge F2**. Please be aware PSCo apparently has *planned* underground electric distribution facilities including switch cabinets within the subject property. PSCo also owns and operates *existing* overhead electric distribution facilities within the subject property. If the property owner/developer/contractor has not already completed the application process for any new natural gas or electric service or modification to any of the existing facilities, the developer must do so via [xcelenergy.com/InstallAndConnect](http://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. transformer/s) – 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](mailto:donna.l.george@xcelenergy.com)