



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

February 12, 2025

Ted Laudick
Colorado International Center Metro District No. 7
450 E 17th Ave Ste 400
Denver, CO 80203

Re: Fifth Submission Review – High Point - Gun Club To 61st Ave Extension - Infrastructure Site Plan

Application Number: **DA-1746-40**

Case Number: **2024-6007-00**

Dear Ted Laudick:

Thank you for your submission, which we started to process on January 27, 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.

Your Administrative Decision date hearing date is tentatively set for Wednesday, February 26, 2025. Please remember that all abutter notices must be sent, and the site notices 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 date 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 will be 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 also specifically list them in your letter.

Note: 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 303-739-7261 or dbickmire@auroragov.org.

Sincerely,

Debbie Bickmire, Senior Planner
City of Aurora Planning Department

cc: Randy Ficklin – Silverbluff Companies 18591 E 64th Ave Denver CO 80249
Cesarina Dancy, ODA
Filed: K:\SDA\1746-40rev5



Fifth Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Adjust viewport to eliminate gap (Planning)
- Truck path crosses curb, address signage comments (Traffic)
- Verify E. 61st Avenue has been constructed (Public Works Engineering)

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

- 1A. There is a gap in your matchlines. See Sheet 4 for the location.
- 1B. The Site Data Block is overly complicated and should itemize all the land area within the block. Please work with the case manager to revise.
- 1C. **Repeat comment:** remove or reduce the contour interval (only major contours) on Sheet 2. It is too hard to read. This is the overall site plan and intended for orientation and all details are not required. They are provided on enlarged scale sheets.
- 1D. There is an existing Reciprocal Access Easement that was previously noted in proximity to E 63rd Avenue. The notation has been removed. Does the easement have to be vacated? Consult Land Development Services.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

2. Civil Engineering (Moustapha Agrinan / magrigna@auroragov.org / Comments in green)

- 2A. To our knowledge, E. 61st Avenue has not been constructed. If it has been constructed, provide an EDN.

3. Traffic Engineering (Steven Gomez / 303-739-7336 / segomez@auroragov.org / Comments in amber)

- 3A. The truck path crosses over the curb. See Sheet 6.
- 3B. Address previous signage comments.

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

- 4A. See attached comment letter. **A comment response is requested.**



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 30, 2025

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

Attn: Debbie Bickmire

Re: High Point Gun Club to 61st Avenue Extension, Case # DA-1746-40

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk requests a comment response to the comments below:

PSCo requests that 10-foot-wide utility easements are dedicated abutting all public rights-of-way.

PSCo 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.

Public Service Company also requests that all utility easements are depicted graphically on the preliminary and final plats. While these easements may accommodate certain utilities to be installed in the subdivision, some additional easements may be required as planning and building progresses.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service 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.

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