



Planning Division  
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Aurora, Colorado 80012  
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*AuroraGov.org*

August 15, 2024

Hailab Almedom  
Ledetamariam Eritrean Orthodox Church LLC  
14573 E Mississippi Avenue  
Aurora, CO 80012

**Re: Initial Submission Review: Eritrean Orthodox Church at Centrectech – Site Plan**  
**Application Number: DA-1005-29**  
**Case Numbers: 2024-6030-00**

Dear Hailab Almedon:

Thank you for your initial submission, which we started to process on July 22, 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 September 6, 2024.

Note that all our comments are numbered. When you resubmit, include a comment response 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.

The estimated Planning & Zoning Commission hearing date is tentatively set for October 23, 2024. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing 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.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-326-8834 or [mllee@auroragov.org](mailto:mllee@auroragov.org).

Sincerely,

Morgan Jennings, Planner I  
City of Aurora Planning and Business Development

cc: Albert Caroccio – Creating Design Solutions LLC 5020 Vallejo Street Denver CO 80221  
Britt Vigil, ODA  
Filed: K:\\$DA\DA-1005-29rev1



## *Initial Submission Review*

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

- Xcel Energy Comment (Planning)
- RTD Comment (Planning)
- Community Comment (Planning)
- Singular Cover Sheet to Include all Necessary Components (Planning)
- Reorder Sheets as Outlined in the Site Plan Manual (Planning)
- Accessible Route shown on Site Plan (Planning)
- Shared Parking Documentation (Planning)
- Aurora CentreTech Design Guidelines and Design Review Committee (Planning)
- Buffers (Landscaping)
- Distinctive Landscape Features at each Entry (Landscaping)
- Island Landscape Features (Landscaping)
- Provide Digital File (Addressing)
- Identify Proper Slopes (Civil Engineering)
- Street Classifications (Civil Engineering)
- Fix Legend (Civil Engineering)
- Traffic Report (Traffic Engineering)
- Roadway Flowline (Traffic Engineering)
- Sight Triangles (Traffic Engineering)
- Add Fire Lane (Fire/Life Safety)
- Use Correct Symbols (Fire/Life Safety)
- Knox Box Placement (Fire/Life Safety)
- Main Connections and Sizes (Aurora Water)
- Trees on Adjacent Properties (Forestry)
- Easements (Land Development Services)

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions, Comments, and Concerns** (Morgan Jennings / 303-326-8834 / [mllee@auroragov.org](mailto:mllee@auroragov.org) / Comments in dark teal)

- 1A. Please see *Public Service of Colorado* letter from Donna George attached. Respond to it in your comment response letter with your next submission.
- 1B. Please respond also to the RTD comments from Scott Woodruff (attached) in your comment response letter.
- 1C. The following comment was received: (Please reach out to Jennifer Barber to discuss your project; within your comment response letter, please include what was discussed and what, if anything, was promised or agreed to).  
Name: Jennifer Barber  
Organization: Tenbar, Inc  
Address: 3808 South Sherman Street Englewood, CO 80113  
Phone: 303.815.9318  
Email: [jenniferbarber1111@yahoo.com](mailto:jenniferbarber1111@yahoo.com)  
Comment: Hello, We received a letter from Planning and Business Development regarding the proposed new church. Our building is at 15761 Centretech Parkway which, if the site plans are interpreted correctly, is just west of the proposed site. We in no way protest the building of the church, but we are concerned about our unbordered parking lot on the east side of our building. We prefer that this is NOT used for church parking at any time. We also prefer that the lot is NOT used for construction traffic or overflow. Some parking was indicated on the site plans, but then the plans were also rather busy. We ask that you take this into consideration when issuing any building permit. Please feel free to send any response to Jennifer Barber at [jenniferbarber1111@yahoo.com](mailto:jenniferbarber1111@yahoo.com) if this message is unclear, confusing, etc. Thank you for your consideration.



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

- 2A. The cover sheet needs to be a single sheet and include the title block, a legal description block, a signature block, an amendment block, the required Site Plan notes, a data block, contacts, a sheet index, and a vicinity map. The amendment block, data block, signature block, and Site Plan notes can be found on our website under [Site Plan Templates and Miscellaneous Forms](#).
- 2B. Please reorder sheets to be as outlined in the [Site Plan Manual](#). Sheet A1.0 (site plan) should come after the cover sheet, then the grading schematic, utility schematic, landscape plan, building elevations, site plan details, and finally the photometric plan.
- 2C. Label sheets numerically (Sheet 1, Sheet 2, Sheet 3, etc.).
- 2D. Please remove sheet A1.1.

## **3. Streets and Pedestrian Comments**

### **Sheet A1.0**

- 3A. Please show an accessible route from the public way to the front entry of the building using a thick dashed line on the Site Plan.
- 3B. It appears there is a loading/dropoff area located at the southern end of the property off of CentreTech Circle. Please make sure the standards applicable to this area are being met. Section 146-4.6.6.D states that 1) loading areas shall be designated to provide for truck backing and maneuvering on-site and not from or within the public rights-of-way and 2) service and loading areas visible from a public right-of-way shall be screened pursuant to Section 146-4.7 (Landscape, Water Conservation, Stormwater Management).

## **4. Parking Comments**

- 4A. One parking space is needed for every four seats in a place of worship, equalling 50 total spaces needed for this project, 2 being accessible. Non-residential development in Subarea B shall provide bicycle parking spaces equal to at least 5% of the required automobile spaces, equaling 2.5 spaces for this development. A minimum of two U-racks must be installed, with each inverted U-rack counting as two bicycle spots. Your plan currently shows 18 total parking spaces, a deficiency of 32 spaces.
- 4B. Please review parking alternatives in Section 146-4.6.4. Provide a response detailing the steps taken to meet the parking requirements.
- 4C. Shared parking is an option. If this path is taken, please provide documentation of shared parking arrangements such as finalized agreements. If shared parking arrangements cannot be secured, a major adjustment will be needed.

## **5. Architectural and Urban Design Comments**

- 5A. Please comply with the Aurora CentreTech Metropolitan District's Aurora CentreTech Design Guidelines and receive approval from the Design Review Committee. They can be contacted at their main telephone line at 303-987-0835.

### **Sheet L1.01**

- 5B. Detention/rain garden pond labeled as retention on other plans. Please specify which it is and keep consistent across all plans.

### **Sheet A1.0**

- 5C. Identify zoning on all abutting properties.
- 5D. Include bar/graphic scales on all plans and elevations.
- 5E. Water retention pond is labeled as detention on landscape plans. Please specify which it is.
- 5F. Provide a legend with graphic symbols and distinguished line types identified for this page.

### **Sheet A2.0**

- 5G. Please call out the height and materials of the site walls.
- 5H. Provide building lengths on all elevations.

### **Sheet A2.1**

- 5I. Please call out the height and materials of the site walls.



### Sheet A2.5

- 5J. Please include this sheet with the overall Site Plan package. Insert after the elevations.
- 5K. Synthetic stucco is a prohibited material. EIFS (exterior insulation and finish system) is also not permitted. Please make sure to use a three-coat stucco system and label it as such on the elevations.

### **6. Signage & Lighting Comments**

- 6A. Will there be signage? If so, please show the proposed locations and setbacks on the Site Plan with the next submittal.
- 6B. Provide street and site lighting on all plans. Refer to City Code Section 146-4.9 for requirements.
- 6C. Please include the photometric plan (Sheet P101) in the same file as the Site Plan. Include cut sheets with light and pole detail, dimensions and light types and specifications.

### **7. Landscaping Issues (Tammy Cook / 954-266-6488 / [tdcook@auroragov.org](mailto:tdcook@auroragov.org) / Comments in bright teal)**

Refer to Site Plan for all comments.

#### **Sheet L1.01**

- 7A. Label and dimension the non-street frontage buffer. Note the dimension between 14'-28'.
- 7B. Labels have been cut off on the west side of the property, please adjust the viewport.
- 7C. Note the wall height. (typical)
- 7D. Label and dimension the non-street frontage buffer on the north and south property lines.
- 7E. Label and dimension the street frontage buffer.
- 7F. Please include the existing and proposed utilities with the next submission.
- 7G. Provide a distinctive landscape feature at each site entrance. Distinctive landscape features should consist of specimen quality plant material that will provide visual interest during all seasons. Refer to Section 146-4.7.5 L.
- 7H. Note: NOT FOR CONSTRUCTION on landscape plan sheets.
- 7I. Per Section 4.7.5 K.3. No portion of the required parking lot island landscaping may be displaced by trash enclosures. A landscaped island is required on the west side of this dumpster.
- 7J. 6 shrubs area required in this island.
- 7K. Consider the plant material selection for the plants in the rain garden as they like wet conditions.
- 7L. Turn off the spot grades on the Planting Plan.

#### **Sheet L2.01**

- 7M. Remove any Construction Document Notes as the City does not review construction documents.
- 7N. Add the requirements. That is 1 tree/10 shrubs per 40 lf etc. Street frontage buffers, curbside landscaping, non-street buffers are all different. It may be easiest to list them under each category.
- 7O. Revise the Street Perimeter and Non-Street Frontage Buffer table per the markups.
- 7P. Provide a table that documents the high, medium and low water use areas by square footage and by percentage of the overall landscaped area for the entire development.
- 7Q. Remove the reference to the previous landscape code.

#### **Sheet C1.06**

- 7R. The cross sections are appreciated. Please include some basic call-outs such as parking, sidewalks, detention area, curb, courtyards etc. for reference.

#### **Sheet A1.3**

- 7S. Note the wall material and color and reference the plan sheets with this sheet number and the wall details.

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

- 8A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. 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

### 9. Civil Engineering (Farhad Sarwari / [fsarwari@auroragov.org](mailto:fsarwari@auroragov.org) / Comments in green)

Refer to Site Plan for all comments.

#### Sheet A0.0

- 9A. 1st Review comments in green were made by PW/Development Services, Engineering reviewer Farhad Sarwari. Ready for Technical Referral, Minor comments; General and Grading notes, Curb Ramp radii, Wall Section/Height, Receiving and Directional Ramps
- 9B. Per 2.03.5.10 of the Roadway Manual, "Copyright notes shall not be placed on the signature sets or any reports submitted for approval. The City must be able to make copies of the approved plans and reports at any time without written authorization from the plan's or report's author" Remove from all sheets.

#### Sheet C1.01

- 9C. Please add the following note(s):
- The applicant has the obligation to comply with all applicable requirements of the American with Disabilities Act.
  - In locations where utility easements overlap drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement. Installation of above ground utilities within a drainage easement requires prior written approval by the City Engineer.
  - (This note is required only when streetlights or pedestrian lights required within ROW) The streetlight or pedestrian light installation within the public right-of-way shall be designed, funded, and constructed by the developer/owner. Ownership and maintenance of the street/pedestrian lights shall be the responsibility of the City of Aurora once they have been accepted. Street light and/or pedestrian photometrics plans shall be prepared and submitted to the City for review and approval and shall become a part of the approved civil construction plans for the project. Separate permits for street lights will be required: one for Public Improvements and one for a Building permit for electrical. The building permit submittal will need to include an electrical plan showing site location of lights, electric meter location, electrical one line and grounding details and any additional electrical information for approval. The owner is responsible for obtaining an address for the meter(s) from the Planning Department. Certificate of occupancies will not be issued until the street and/or pedestrian lighting plans are approved, constructed, and initially accepted.
  - (This note is required only when applicable) Prior to final acceptance of public improvements, if the adjacent site is not under construction, the curb cut/curb returns and cross pan must be removed and replaced with sidewalk, landscaping and curb and gutter at the developer's expense. The developer acknowledges the risk of constructing the curb cut without approved civil plans for the adjacent site showing the curb cut.

#### Sheet C1.05

- 9D. Advisory: Please review section 4.02.7.03.3.1 regarding when structural calculations are required. Structural calculations, if applicable, will be required with the first submittal of the civil plans.
- 9E. Per Section 4.02.3 of COA Roadway Manual: All construction note details shall be called out on the drawings by the specific COA standard detail on Civil Plans.
- 9F. Please show landscape slope. Max is 4:1 inside ROW.
- 9G. Please show Access Drive slopes: - 4% max when sloping down to public street - 6% max when sloping up to public street.
- 9H. Please specify if this is asphalt paving. Legend shown is not matching the drawing and has some hatching/lines.
- 9I. Please clarify if this is a screening wall or retaining wall and show these items for the proposed walls: - Material - Section - Max height
- 9J. Please add these notes on this sheet:
- Minimum pavement slopes: 1% for asphalt, 0.5% for concrete.
  - The maximum slope within ROW is 4:1, the maximum slope for property outside of the ROW is 3:1."



- The slope away from the building shall have a minimum grade of five (5) percent for the first ten feet or to the property line, whichever occurs first, then a minimum of two (2) percent until the slope reaches the swale around the building. If physical obstructions or lot lines prohibit the ten feet of horizontal distance, a five (5) percent slope shall be provided to an approved alternative method of diverting storm runoff away from the foundation. Impervious surfaces within ten feet of the building foundation shall be sloped a minimum of two (2) percent away from the building.
- The maximum permissible longitudinal grade for fire lanes is 10%. The maximum transverse grade for a fire lane is four percent with a resultant maximum slope of ten percent.
- The resultant grade in any direction within accessible parking areas shall not exceed two percent.
- The maximum cross slope in an accessible path shall not exceed two percent. The maximum longitudinal slope in an accessible path shall not exceed five percent.

9K. The minimum pavement slope for asphalt is 1%.

9L. Please label street classification.

9M. Please remove the negative sign from the slope arrows. If this means the slope is to the other direction, please rotate the arrow.

#### Sheet A1.0

9N. Main access: Label the proposed curb return radii, typical.

9O. Loading/Dropoff: Label the proposed curb return radii, typical.

9P. Please add the following note: "Proposed street light locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal."

9Q. All easements and ROW lines should be shown on Site Plan. Please include a legend for all the items shown on this sheet as well.

9R. Sidewalk width is shown 6' on Sheet 5. Please specify which one is correct.

9S. Please add street classification and label as: E CENTRETECH CIRCLE LOCAL

9T. Please specify what these numbers are for. (Refer to Site Plan)

9U. Please dimension this sidewalk. (Refer to Site Plan)

9V. Please show the existing sidewalk in the north area with different color (gray is used for exiting features) and connect it to proposed sidewalk. Existing sidewalk should also be dimensioned.

9W. Please show the existing sidewalk in the south area with different color (gray is used for exiting features) and connect it to proposed sidewalk. Existing sidewalk should also be dimensioned.

9X. Directional curb ramps should be used.

9Y. All ramps within Public ROW (and sidewalk easement) should have Detectable Warnings (Truncated Domes). Please refer to COA Standard Detail S9.0 for General Curb Ramp Requirements.

9Z. Public street lighting fixture or pole should not be defined on Site Plan and will be reviewed and approved in the civil plan submittal.

9AA. Please propose sidewalk easement (0.5' beyond the edge of the sidewalk for maintenance proposes) for this sidewalk being outside ROW.

9BB. Please specify this hatching in the legend.

#### Sheet A1.2

9CC. Please remove these details from the site plan. (Refer to Site Plan)

#### Sheet A1.4

9DD. Per 2.03.5.10 of the Roadway Manual, "Copyright notes shall not be placed on the signature sets or any reports submitted for approval. The City must be able to make copies of the approved plans and reports at any time without written authorization from the plan's or report's author".

### **10. Traffic Engineering** (Dean Kaiser / 303-739-7584 / [djkaiser@auroragov.org](mailto:djkaiser@auroragov.org) / Comments in orange)

Refer to Site Plan for all comments.

#### Sheet C1.05

10A. Plan Scales 1"=12', revise overall plan to match 1"=10'.

10B. Per Traffic, need at min 50' from roadway flowline to first head in parking space for safety (traffic flow vs parked vehicles starting back-out maneuver).





- 10C. Only 10 spaces, not 18.
- 10D. Check Site Plan for added dimensions.

**Sheet L1.01**

- 10E. Roadway Manual's TE-13.1, Intersection Sight Distance Triangle point.
- 10F. Formal line of sight for driver exiting driveway looking left, any possibility of relocating tree(s) would be appreciated.
- 10G. Keep trees, ensure note included to keep trees 'trimmed'.
- 10H. 4.04.2.10.1.03 (RM) Trees may be planted and maintained within the sight triangle area if all branches are trimmed to maintain a clear vision for a vertical height of 84 inches above the roadway surface. The location of the trees planted, based on the tree species' expected mature height and size, shall not obstruct sight visibility by more than 25 percent of the sight triangle area.
- 10I. Check Site Plan for added dimensions.

**Traffic Impact Analysis**

- 10J. Appendices need labeling.
- 10K. Analysis worksheets need AM/PM labeling as well.
- 10L. Church operational narrative required. City of Aurora typically expects Weekday AM/PM analysis corresponding to the heaviest traffic times. Sunday Peak is acceptable, but will the church be offering events during the week that may need to be looked at?
- 10M. Label roadway in Figure 1.
- 10N. Long Range Planning for City of Aurora is 2050 (per CDOT), and will accept 2043.
- 10O. Identify the signalized intersection of 6<sup>th</sup> and Centretech (page 4).
- 10P. Figure 3 comments mainly identifying trip gen calculation. Noted no traffic count data sheets for intersections 3 and 4.
- 10Q. Page 7 text comments.
- 10R. Figure 4 lane assignment inconsistencies.
- 10S. Table 2 2043 trip gen not valid.
- 10T. Figure 5 trip distribution revisions.
- 10U. Figure 6 trip distance volumes.
- 10V. Figure 8 update lane configurations.
- 10W. Figure 10 update lane configurations.
- 10X. Figure 12 update lane configurations.
- 10Y. Figure 13 trip gen not valid.
- 10Z. Figure 14 update lane configurations.
- 10AA. Appendix B comments throughout.
- 10BB. Appendix C, Label 2025 volumes.

**11. Fire / Life Safety (Steve Kirchner / 303-739-7489 / [stkirchn@auroragov.org](mailto:stkirchn@auroragov.org) / Comments in blue)**

Refer to Site Plan for all comments.

**Sheet A0.1**

- 11A. Please include the 2021 ICC code reference in the data block, construction type, sprinklered or non-sprinklered, and the number of van accessible spaces.
- 11B. Add these notes.
- 11C. When adding this note, please add the word Influence between the words Exceeding and Under.

**Sheet C1.05**

- 11D. Show and label accessible route on grading sheet.
- 11E. Measurements on drawing appear to be accurate, but the scale is incorrect.
- 11F. Provide a 26' wide/150' long dead-end fire lane in the area shaded in blue.

**Sheet C1.07**

- 11G. Where is the fire service line?
- 11H. Move hydrant to this location. TYP
- 11I. Show hydrants in the area per note.



**Sheet L1.01**

- 11J. Use correct fire hydrant symbol and add to legend.
- 11K. Use correct FDC symbol and add to legend.
- 11L. Show fire riser room door. TYP
- 11M. See note on sheet C1.07 about fire hydrant placement.
- 11N. Identify main entry doors of building required by code and show that the accessible route connects to sixty percent of the doors identified. TYP

**Sheet L2.01**

- 11O. Add these notes.

**Sheet A1.0**

- 11P. Identify van-accessible space and meet criteria of space and accessible aisle.
- 11Q. Use the correct fire hydrant symbol and add to the legend.
- 11R. Use the correct FDC symbol and add it to the legend.
- 11S. Identify the fire riser room.
- 11T. Move accessible spaces and accessible aisle to the furthest spaces west.
- 11U. Move the accessible aisle between accessible parking spaces. Use crosswalk identification from the access aisle to the sidewalk.
- 11V. Accessible spaces must be 11' minimum width.
- 11W. Relocate this island to be at the end of the fire lane and provide an end-of fire lane sign.
- 11X. Identify the main entry doors of the building required by code and show that the accessible route connects to sixty percent of the doors identified.
- 11Y. Provide a 26' wide/150' long dead-end fire lane in the area shaded in blue.
- 11Z. Manual gates will need to have a Knox box mounted outside for fire department access. Use the example provided.
- 11AA. Add these signs per the notes above.
- 11BB. See note on sheet C1.07 about fire hydrant placement.

**Sheet A2.0**

- 11CC. Show the location of the Knox box for fire department access.

**Sheet A2.1**

- 11DD. Identify these fire service items on the elevation sheets.

**Sheet A1.2**

- 11EE. Must be 11'.

**Sheet A1.3**

- 11FF. Add this detail for the accessible parking sign.
- 11GG. Add these signs.
- 11HH. Add these signs and notes.

**Sheet P101**

- 11II. Identify the path of exit discharge and show that it meets the criteria.

**12. Aurora Water** (Jennifer Wynn / 303-739-7490 / [jwynn@auroragov.org](mailto:jwynn@auroragov.org) / Comments in red)

Refer to the Site Plan for all comments.

**Sheet A0.0**

- 12A. Advisory Comment: Preliminary drainage report must be approved before the site plan can be approved.

**Sheet C1.07**

- 12B. Please show how the hydrant will connect to the main (tee or wet tap).
- 12C. Is it a sand/oil interceptor or a grease interceptor? Please clarify.
- 12D. The Interceptor should be no more than 30ft from the waste exit of the building.
- 12E. The sanitary service should tap into the main, not an existing manhole.
- 12F. Water meter must be in a pocket water utility easement in a landscaped area.
- 12G. Show fireline connection to the water main.
- 12H. Include the size of the water main.
- 12I. Include the size of the sanitary main.





**Sheet L1.01**

12J. Trees cannot be within the water easement.

**13. Forestry** (Rebecca Lamphear / 303-739-7139 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / Comments in purple)

Refer to Site Plan for all comments.

- 14A. The adjacent properties to the north and to the south have several trees, which will most likely be impacted by this development. We are requesting that you send a certified letter to the adjacent properties indicating the methods used to protect these trees, as well as remedies as a result of potential damaged incurred from the development. Please provide the City of Aurora a copy of this letter including the date sent and received.
- 14B. Construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. Parks, Recreation & Open Space Dedication and Development Criteria manual. These notes shall be added to the plan.

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

Refer to the Site Plan for all comments.

**Sheet A0.1**

14A. Add these two Standard notes:

- All crossings or encroachments into easements and rights-of-way owned by the City of Aurora (“City”) identified as being privately owned and maintained herein are acknowledged by the undersigned as being subject to City’s use and occupancy of said easements or rights-of-way. The undersigned, its successors, and assigns, further agree to remove, repair, replace, relocate, modify, or otherwise adjust said crossings or encroachments upon request from the City and at no expense to the City. The City reserves the right to make full use of the easements and rights-of-way as may be necessary or convenient and the City retains all rights to operate, maintain, install, repair, remove or relocate any City facilities located within said easements and rights-of-way at any time and in such a manner as it deems necessary or convenient.
- Architectural features (i.e. bay windows, fireplaces, roof overhang, gutters, eaves, foundation, footings, cantilevered walls, etc.) are not allowed to encroach into any easement or fire lane.

14B. Dedicate the needed easements by separate documents. Submit the documents to [dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org). See pages: C1.05 and C1.07 for the easements needed.

**Sheet C1.05**

14C. Begin the easement dedication process.

14D. Cover the hydrant with a pocket Water easement - dedicate the easement by a separate document. Confirm with Aurora Water Dept.

**Sheet C1.07**

14E. Cover these water meters with pocket Water easements - confirm with Aurora Water Dept.

14F. Cover the hydrant with a pocket Water easement - dedicate the easement by a separate document. Confirm with Aurora Water Dept.



**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

August 2, 2024

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

Attn: Morgan Jennings

**Re: Eritrean Orthodox Church at Centretech, Case # DA-1005-29**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan for **Eritrean Orthodox Church at Centretech**. Please be aware PSCo owns and operates existing underground electric distribution facilities along the west property line, and in/near the northeast corner of the subject property. 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. transformer) – 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