



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

*AuroraGov.org*

November 8, 2024

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

**Re: Third Submission Review – High Point Gun Club To 61st Ave Extension - Infrastructure Site Plan**  
Application Number: **DA-1746-40**  
Case Number: **2024-6007-00**

Dear Mr. Laudick:

Thank you for your submission. 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 outside agencies.

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 December 4, 2024.

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 303-739-7261 or [dbickmire@auroragov.org](mailto:dbickmire@auroragov.org).

Sincerely,

Debbie Bickmire, Senior Planner  
City of Aurora Planning Department

Attachments: Xcel Energy Comments, Letter of Introduction Redlines

cc: Randy Ficklin – Silverbluff Companies 18591 E 64<sup>th</sup> Ave Denver CO 80249  
Cesarina Dancy, ODA  
Filed: K:\\$DA\1746-40rev3



## *Third Submission Review*

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

- Add segment of 61<sup>st</sup> Ave to Site Plan, verify site data (Planning)
- Show/label all easements, remove duplicate details (Planning)
- Redesign to accommodate truck turning templates, relocate pedestrian crossing (Traffic)
- Review deflection angles of sewer connections, show flow directions (Water)
- Label slopes and radii, verify approval of street section (Public Works Engineering)
- Show existing and proposed easements (Landscape)

### **PLANNING DEPARTMENT COMMENTS**

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

##### *Letter of Introduction*

- 1A. A revised LOI was requested with the last comments. Please see attached redlines and resubmit. The letter is required for the Administrative Decision.

##### *Site Plan*

- 1B. Provide a response to the written comment letter with your next submittal and include a response to Xcel's comments.
- 1C. Clarify access easements vs. the limits of the right-of-way. Show all proposed access, fire lane and/or utility easements. Include reception numbers and/or note to be recorded by separate document.
- 1D. Reference all adjacent subdivisions, including lot and/or tract label and reception number(s).
- 1E. Street sections and infrastructure notes are only required once. All duplicates can be removed.
- 1F. What is the purpose of the open space lines? There aren't any open space requirements for this site plan and the outlines include off-site areas.
- 1G. Clarify the reason for the changes to the data block. Confirm the overall site plan acreage represents the site boundary shown on Sheet 2.
- 1H. The overall site plan should show the overall site boundary and the proposed roadway layout/linework. The topo is too much and, at a minimum, should be reduced to 10' intervals.
- 1I. Add the south half of E. 61<sup>st</sup> Avenue to the overall and individual site plan sheets. The sidewalk on the south side of the street was not included in the Building 4 Site Plan. It is included in the landscape plans.
- 1J. Label all linework/symbols or add to the legend.
- 1K. Add/show matchlines. The Key Map should show all sheet numbers.

##### *Landscape Plans*

- 1L. Show and label all existing and proposed easements.
- 1M. Add a note that the Building 4 Site Plan will be amended to revise landscape plans.

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

#### **2. Civil Engineering** (Moustapha Agrinan / [magrigna@auroragov.org](mailto:magrigna@auroragov.org) / Comments in green)

- 2A. Per section 4.04.2.02.2 of the Roadway Manual, the proposed street section may only be used where there is no access for a minimum of 1,000' measured from the flowline. The proposed section is not identified in the Master Plan. Please confirm who in Public Works confirmed the section was appropriate on 6/18/2024.



- 2B. Provide the longitudinal roadway slope.
- 2C. Please remove the concrete pan or add the following note: Proposed cross pan locations are conceptual. Final locations will be reviewed in the civil plan submittal.
- 2D. Label curb radii.
- 2E. Remove the benchmark.

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

- 3A. Revise the truck turning templates so trucks do not cross over into opposing lanes.
- 3B. The drive lane width should be consistent with the street section.
- 3C. Move the pedestrian crossing away from the road curve and add an appropriate crosswalk signing. If not feasible, add pedestrian crossing enhancements:
  - 1. Pedestrian crossing signs at the crosswalk
  - 2. Advance pedestrian crossing signs
  - 3. RRFB
  - 4. Other enhancements

**4. Aurora Water** (Casey Ballard / 303-739-7382 / [cballard@auroragov.org](mailto:cballard@auroragov.org) / Comments in red)

- 4A. To help with identifying flow direction, include directional arrows on the sanitary and storm sewer line types.
- 4B. The sanitary sewer layout is new. Ensure that there are no more than 90 degrees of deflection at any one single manhole.
- 4C. Call out the inlet noted on Sheet 3 to be removed. It was not shown on the previous plan set.

**5. Land Development Services** (Grace Gray / [ggray@auroragov.org](mailto:ggray@auroragov.org))

- 5A. Submit easement dedications to [dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org) and submit releases to [releaseeasements@auroragov.org](mailto:releaseeasements@auroragov.org).

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

- 6A. See attached comment letter. **A comment response is requested.**



**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

October 28, 2024

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

Attn: Debbie Bickmire

**Re: High Point Gun Club to 61st Avenue Extension – 3rd referral, 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 for **High Point Gun Club to 61st Avenue Extension**.

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](https://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](mailto:donna.l.george@xcelenergy.com)