



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

AuroraGov.org

January 24, 2025

Carlo Ferreira
The Aurora Highlands, LLC
141 Union Blvd Ste 150
Lakewood, CO 89228

Re: Second Submission Review: The Aurora Highlands Subdivision Filing No 35 - Plat
Application Number: DA-2062-63
Case Numbers: 2024-3032-00

Dear Carlo Ferreira:

Thank you for your second submission, which we started to process on January 6, 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 referral 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 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.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7261.

Sincerely,

Debbie Bickmire, Senior Planner
City of Aurora Planning Department

Attachment: Xcel Comments

cc: Patrick Chelin, Bowman
Jeff Killion, Matrix Design Group
Jacob Cox, Director of Development Services
Justin Andrews, ODA
Filed: K:\\$DA\2062-63rev2.rtf



Second Submission Review

PLANNING DEPARTMENT COMMENTS

1. Completeness and Clarity of the Application

- 1A. Update the Vicinity Map to include The Aurora Highlands Subdivision Flg. No. 24 and label all streets.
- 1B. Adams County records indicate the subject area has changed ownership. If so, please update the Owner Signature Block.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

2. Aurora Water (Iman Ghazali / 303-807-8869 / ighazali@auroragov.org / Comments in red)

- 2A. Add “water, sanitary, and storm” to the easements within Tract G.

3. Real Property (Roger Nelson / 720-587-2657 / ronelson@auroragov.org / Comments in magenta)

- 3A. The blanket easement referenced in Note 12 must be released before plat approval.
- 3B. Easements labeled “to be dedicated by separate document” will either need reception numbers or be removed.
- 3C. Label, dimension, and trim out easements per the comments on the redlines.
- 3D. Move the Legend on Sheet 5 so it is all visible.
- 3E. Provide a statement of authority for the person signing on behalf of the entity named in the title commitment.
- 3F. The Title Commitment must be updated within 30 calendar days of the plat approval date. The commitment should be submitted at the time of final submission of the electronic plat for recording.
- 3G. Provide the Certificate of Taxes Due obtained from the County Treasurer’s Office showing taxes are paid in full up to and through the plat approval date of recording. This Certificate of Taxes should be submitted at the time of your final submittal of the electronic plat for recording.
- 3H. Be advised - sometimes the margins or scale factor may not match the County or City standards as stated on the Subdivision Plat Checklist. If any of these factors are misaligned or the scale does not match the drawing information, then this may cause the plat to be sent back and corrected 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.
- 3I. All new easements are to be dedicated by plat. Easement releases are to be submitted to releaseeasements@auroragov.org.

4. Xcel Energy (Donna George / donna.l.george@xcelenergy.com)

- 4A. See attached comment letter. Please provide a response.



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: Debbie Bickmire

Re: The Aurora Highlands Subdivision Filing No. 35, Case # DA-2062-63

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plat for **The Aurora Highlands F31** and 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.

Please be aware PSCo owns and operates existing natural gas distribution facilities along Reserve Boulevard. 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. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

If additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted by the Designer.

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