

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



December 4, 2023

Matt Hopper  
Aerotropolis Regional Transportation Authority  
8390 E Crescent Pkwy Ste 300  
Greenwood Village, CO 80111

**Re: Second Submission Review:** Aerotropolis Parkway Subdivision Filing No 1 - Plat  
**Application Number:** DA-2062-48  
**Case Number:** 2023-3045-00

Dear Mr. Hopper:

Thank you for your submission. We 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 December 26, 2023.

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 give me a call. I may be reached at 303-739-7261.

Sincerely,

Deborah Bickmire, Senior Planner  
City of Aurora Planning Department

Attachment: Xcel Comments

cc: Dave Center, AECOM  
Margie Krell, AECOM  
Jacob Cox, ODA  
Filed: K:\\$DA\2062-48rev2.rtf



## *Second Submission Review*

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Planning**

1A. Show the location of the site on the Vicinity Map.

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

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

2A. Revise language on the cover sheet per the redline comments.

2B. Revise the label for signal easements.

2C. (Advisory Comment) Provide in the updated Title Commitment to be dated within 30 calendar days of the plat approval date. This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.

2D. (Advisory Comment) Send in the Certificate of Taxes Due obtained from the County Treasurer's office showing the 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.

2E. Please be advised - sometimes the margins or scale factor may not match the County or City standards as stated in 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.

2F. See the red line comments on the plat.

#### **3. Xcel Energy (Donna George / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))**

3A. See attached comment letter.



**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)

November 20, 2023

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

Attn: Debbie Bickmire

**Re: Aerotropolis Parkway Infrastructure Filing No. 1, Case # DA-2062-48**

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk reminds the property owner/developer/contractor regarding PSCo's existing *electric transmission* line and an existing *high-pressure natural gas transmission* pipeline with associated land rights as shown within this property:

- **for Electric Transmission:** email [coloradorightofway@xcelenergy.com](mailto:coloradorightofway@xcelenergy.com) or website [www.xcelenergy.com/rightofway](http://www.xcelenergy.com/rightofway)
- **for High Pressure Natural Gas Transmission:** [encroachment requests \(xcelenergy.com\)](http://xcelenergy.com/encroachmentrequests) - click on Colorado; an engineer will then be in contact to request specific plan sheets

The property owner/developer/contractor is also reminded to complete the application process for any new natural gas or electric service via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect).

Are there comment responses?

Donna George  
Right of Way and Permits  
Public Service Company of Colorado / Xcel Energy  
Office: 303-571-3306 – Email: [Donna.L.George@xcelenergy.com](mailto:Donna.L.George@xcelenergy.com)