



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
phone 303.739.7217

AuroraGov.org

7/26/2024

Jessica Glavas
Quiktrip Corporation
1200 Washington St. Suite 175
Thornton, CO, 80241

Re: Initial Submission Review: Quiktrip 4263 – Site Plan & Conditional Use
Application Number: DA-1483-03
Case Numbers: 2000-6044-07; 2000-6044-08

Dear Jessica Glavas:

Thank you for your initial submission, which we started to process on July 1, 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 August 16, 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 303-739-7468 or Jschirem@auroragov.org.

Sincerely,

James Schireman, Planner I
City of Aurora Planning Department

cc: Shelby Madrid, Agent, (Kimley Horn and Associates)
Lorianne Thennes, ODA
Filed: K:\\$DA\ K:\Dept\Planning and Dev Serv\ZDR\\$DA\1400-1499



Initial Submittal

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Rather than a direct pedestrian connection to the anchor retail, a pedestrian pathway from the adjacent RTD bus stop is located along Parker Road. will need to be provided to provide a safe, convenient, and direct route to the convenience store on site. Please provide a separate pedestrian path that connects the storefront to Parker Road.
- The transition between the attached and detached sidewalk needs to be revised to provide a more gradual transition.
- The TIS identified the need for improvements at the Parker and Havana intersection which should be shown on the site plan.
- RTD identified a need for bus stop relocation and boarding area redesign adjacent to Parker Road.
- Coordinate with CDOT regarding potential permits and design requirements for their facility.

GENERAL PLANNING DEPARTMENT COMMENTS

- Six (6) adjacent property owners were notified of this application, and none provided comment regarding the proposed use and design.
- Only one (1) HOA required notice and had no comments regarding the proposed use, so no neighborhood meeting will be required at this time.
- Of the external agencies notified, Xcel Energy, Colorado Department of Transportation, and RTD had comments regarding this application.
- Because the planning application fees have been paid, no additional planning fees are required at this time.

1. Site Plan Organization

Sheet 1

- 1A. Include site plan notes #12 and #23 along with the other site plan notes.
- 1B. Swap the locations for the parking summary and contact information so all of the site data is in the central column.
- 1C. Upsize the amendment block to match the overall width of the 3rd column.
- 1D. Affirm all site plan scales are at least 1" = 40'

Sheet 2

- 2E. Label all of the surrounding properties with their corresponding zone district.

Sheet 8

- 2F. Include a detail drawing of the proposed trash enclosure.

Sheet 16

- 2G. Include a scale bar for elevation measurements.

Sheet 17

- 2H. Include a scale bar for elevation measurements.

2. Conditional Use Comments

- 2A. The response to criterion four (4) references parking abutting Tower Road, which is not in the vicinity of this site plan. Please revise the CUP responses to factor in the unique conditions of the Parker and Havana



site specifically.

- 2B. Please respond to the CUP criterion as exactly listed in section 146-5.4.3.A.3. Summaries of code criteria are not acceptable to demonstrate adherence to the code. Revise the responses and include them as a separate item from the overall letter of introduction.
- 2C. The proposed canopy location does not satisfy use specific standard 146-3.3.5.OO.9 which requires fueling canopies be located behind buildings. Currently, this canopy location is located in front of the building's primary entrance. The canopy location does not need to change if the building is reoriented to the front directly onto Havana St.
- 2D. In your next submittal, please include a separate operations plan that clarifies some of the following items, as well as any other potential adverse impacts generated by this use:
- Will the convenience store serve alcohol or feature a full-service kitchen?
 - What security measures are typically utilized, and how will the development address unhoused users?
 - What safety precautions are in place regarding fueling safety, especially regarding spills or leaks? What state agency regulates underground tanks?

3. Access and Connectivity Comments

Sheet 2

- 3A. If you are unable to provide a direct pedestrian connection to the anchor retail on-site, planning would accept a direct pedestrian connection from the adjacent RTD bus stop along Parker Rd. to the convenience store, preferably within the landscape buffer along the northern property line.
- 3B. The northwest corner of the building should feature a sidewalk that connects the building perimeter sidewalk to the Havana Street sidewalk. This also has the opportunity to connect with the pedestrian path to Parker Road. bus stop and can provide a cross block connection in this area.

4. Parking Comments

Sheet 3

- 4A. All parking stalls should measure 9' x 19'.
- 4B. In Subarea A no more than 25% of a frontage may be occupied by surface parking. Please remove these seven (7) parallel parking spaces directly along Havana st.

5. Architectural and Urban Design Comments

Sheet 16

- 5A. Please label which street/cardinal direction each elevation faces for easy reference.
- 5B. This secondary facade needs additional features to satisfy the 4-sided building design requirements of table 4.8-8, especially regarding the massing and human scale categories. Also, a granite band to unify the facade and add an additional material to this facade would satisfy the materials category. The left elevation is much more suitable for a minor facade.
- 5C. The rear minor facade needs a feature in the human scale category, such as corner enhancements or architectural details.
- 5D. A high-resolution, black-and-white drawing of elevations is preferred over images for elevations. Please include a materials key with swatches of each material on this page that corresponds to the various symbols/hatching. Refer to the redlines for a sample image of such elevations.
- 5E. The rear elevation facing Havana Street. requires further design and elements to connect the building to the improved Havana Street. Columns, windows (faux would be acceptable), awnings, and other human-scale elements along the southwestern corner of the building and directly adjacent to the pedestrian plaza, and not obscured by trees, could help satisfy this requirement.

Sheet 17

- 5F. Affirm the illuminated fascia band on the canopy will be no greater than 9" in height.
- 5G. Repeat of comment 6E. requiring a high-resolution black and white drawing for elevations.



6. Signage & Lighting Comments

Sheet 1

- 6A. Based on the 92'4" frontage, the max sign area for this development should be 184'8". Amend the max sign area section to reflect this.

Sheet 3

- 6B. Clarify that both of the monument signs shown on the site plan notes are multi-tenant signs. If any single-tenant monument signs are proposed, include them as well.

Sheet 24

- 6C. User-specific branding, logos, and words should not be contained in site plan signage. Only materials, dimensions, colors, and electronic area calculations are needed. Add a note that clarifies signs are permitted via a separate permit.
- 6D. The sign detail sheet shows only two monument signs, but there are 3 site plan notes regarding monument signs on sheet 3.
- 6E. Per section 146-4.10.5.E, monument signs for multiple tenants are allowed a maximum of 100 SF per sign face. Clarify what each sign area per face is.
- 6F. Previous signage on site featured the "On Havana" monument sign a banner to unify the development with the commercial corridor. Include the same "On Havana" banner on at least one of the monument signs proposed along Havana St.

7. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

Sheet 6

- 8A. Is there another existing or proposed utility along Parker Road?

Sheet 9

- 8B. The north arrow is not oriented correctly.

Sheet 10

- 8C. Remove this sheet as the city does not review landscape construction drawings i.e. specifications.

Sheet 11

- 8D. Please have this sheet occur right have Sheet 6 or the utility plan.
- 8E. While a very nice evergreen, Taxus do not grow here. Please select another plant.
- 8F. Grasses in the curbside landscape are required to be five gallons. No more than 40% of the total shrub count may be ornamental grasses. If trees are required, then no more than 28 grasses are permitted.
- 8G. Provide a north arrow and scale.
- 8H. Remove the contractor-directed note from the Landscape Schedule.
- 8I. Correct the sidewalk and shrub overlap along Havana Street.
- 8J. The curbside landscape is supposed to have a "diversity" of plant materials of varying heights, textures, colors, etc. for aesthetic interest. Only two different plants are being provided.
- 8K. Bluegrass is no longer permitted unless in parks, activated spaces, etc. This can be native seeds or shrubs.
- 8L. Dimension and label the street frontage buffer as required by the Havana Overlay District. A nine-foot-wide buffer is required along both street frontages since both are within the Havana Overlay District. Five feet can be provided with a low wall and a double row of shrubs. The Manzanita alone will not screen the parking lot.
- 8M. Turn the accessible route information off on this sheet.
- 8N. Add the missing hatches to the legend.
- 8O. Dimension and label the non-street buffer.
- 8P. Don't hatch the sidewalk for clarity. However, darken the edges of the walk



- 8Q. Based upon the width of the curbside area along Parker Road, it can either be all native seed with trees or you must provide one shrub per 40sf of curbside area, but it cannot just be rock mulch.
- 8R. Label the bus stop.
- 8S. The internal area adjacent to Parker Road is essentially a parking lot. Ensure that the shrub material being provided will screen the area from Parker Road.

Sheet 12

- 8T. If space does not allow for the required quantity of plant material to be provided, ask for an adjustment and do not try and squeeze plant material in for the sake of trying to meet UDO requirements when it will be detrimental to the success of the landscape. There are several shrubs required by the Havana Overlay District and it does not appear to be feasible to meet that requirement. If trees can be provided, then they may count towards the required vegetation.
- 8U. Update the landscape tables per the comments provided.

Sheet 14.

- 8V. Regarding detail, L6, the city does not allow plant material to be mulched with decomposed granite.

8. Addressing (Phil Turner / 303-739-7357 / 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 (Sara Siggue / 303-739-1958 / ssiggue@auroragov.org / Comments in green)

Sheet 1

- 10A. Please add the following note: Final grade shall be at least six (6) inches below any exterior wood siding on the premises.
- 10B. Please add the following note: 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 photometric 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 the 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. Certificates of occupancy will not be issued until the street and/or pedestrian lighting plans are approved, constructed, and initially accepted.

Sheet 3

- 10C. Label the proposed curb return radii, typical.
- 10D. Label inside and outside turn radius at all fire lane easements that should meet the requirements in Section 4.07.1.01 of the Roadway Manual. (TYP)
- 10E. Please label the Roadway classifications for Parker Rd and Havana St.
- 10F. Provide and label the curb return that matches the city standard.
- 10G. Redesign the ramps to locate the crossing outside the cross pan.
- 10H. Provide a gentler transition to the detached sidewalk. Acceptable transitions could be a 45-degree angle or a compound curve.
- 10I. Relocate the monument sign out of the driveway.



Sheet 5

- 10J. Please add the following notes:
- "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."
 - "Detailed layout and design for proposed curb ramps within the right of way or along an accessible route will be completed with the civil plans."
- 10K. Private street, private driveway, parking lot drive, and fire lane grades, other than single-family residential, maybe 4% maximum when sloping down toward the public street and up to 6% maximum when sloping up toward the public street. Identifying a variance is required.
- 10L. The scale doesn't look right. Please correct it.
- 10M. This location's grade doesn't appear to have a 3:1 ratio. According to section 2.08.1.08 of the Roadway Manual, "Maximum slopes shall be 3:1." Provide a retaining wall or reduce the slope in the landscape area. If a retaining wall is provided, provide a typical section and identify a maximum height.
- 10N. All point elevations shall be removed from the site plan grading sheet, as they are applicable for review during the civil plan.

Sheet 14

- 10O. Remove grading at walk detail. This detail indicates a 4" sidewalk which doesn't meet the City of Aurora standards. This level of detail is appropriate in civil plans.

Sheet 18

- 10P. Additional streetlights may be required along Parker and Havana streets to comply with current photometric standards, if necessary.
- 10Q. Public streets shall have public streetlights in conformance with COA standards. For each street, identify the following information as part of the site plan submittal in conformance with Section 2.12.0.1 of the Roadway Manual:
- Roadway Classification (typical section name)
 - Adjacent Land Use Category (i.e., TOD), as applicable
 - Number of lanes
 - Back-to-back curb width
 - Pedestrian Activity Level
 - Pavement Type: R3, for all lighting calculations.

Sheet 24

- 10R. Please relocate signs out of the right-of-way. If an exception is being requested, additional coordination is required.

10. Traffic Engineering (Dean Kaiser / 303-739-7584 / djkaiser@auroragov.org / Comments in orange)

Sheet 3

- 11A. TIS outlined required improvements at the intersection of Parker and Havana and therefore should be included on the site plan.
- 11B. Parking spaces are required to be 19' deep.

11. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)

Sheet 1

- 12A. See comments to update the code years.
- 12B. Verify accessible parking count.
- 12C. Provide building construction type and occupancy.



Sheet 3

- 12D. See note to provide fire lane signs.
- 12E. Please show all fire lane turning radii.
- 12F. Provide wheel stops in the accessible parking spaces.
- 12G. Provide an emergency shut-off switch on the main building.
- 12H. See the comment to connect the fire lane easement to the existing adjacent fire lane easement.

Sheet 4

- 12I. See comment to update the Fire Lane & Access easement label. Typical on all sheets.
- 12J. See the updated fire truck turning template detail.

Sheet 5

- 12K. See comment for accessible parking maximum slope.
- 12L. Provide an accessible route to the trash enclosure.
- 12M. See comment for the maximum traverse slope in the fire lane.

Sheet 6

- 12N. See the comment to label the emergency switch.

Sheet 16

- 12O. See the note to label the emergency switch.
- 12P. Show and label the Knox box.

Sheet 18

- 12Q. Show and label the accessible route.
- 12R. Show and label the 23' fire lane easement.

12. Aurora Water (Samantha Bayliff / 303-739-7490 / email / Comments in red)

Sheet 1

- 12A. Advisory comment, the site plan will not be approved until associated drainage documents have been approved.

Sheet 6

- 12B. The proposed inlet must be separated at least 5' from the existing sanitary sewer.
- 12C. License agreement will be required for storm sewer crossing in an existing water and sanitary sewer easement.
- 12D. Include more information about the type and size of the existing sanitary sewer line in site plan notes.
- 12E. Water meter must be located in a landscaped area, not in the curb and gutter. Must be within an easement or in ROW.

Sheet 11

- 12F. No trees are allowed in a water easement or within 8' of a water easement.

13. Forestry (Jacque Chomiak / 303-739-7178 / jchomiak@auroragov.org / Comments in purple)

- 13A. Forestry did not have an opportunity to review the tree mitigation plan as part of this application but will provide comments on the second submittal.

14. Land Development Services (Roger Nelson / 303-587-2657 / ronelson@auroragov.org / Comments in magenta)

Sheet 1

- 14A. Revise property description to include the recording information, Section, Township, Range, and



Principal Meridian.

- 14B. Sheet 1: Include the following note: 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 the 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.

Sheet 2

- 14C. Label the reception number that creates ROW for Havana Street & South Parker Road.
14D. Label adjoining properties with Lot, Block, Subdivision Name and Filing No., & reception number.

Sheet 3

- 14E. Label the reception number that creates ROW for Havana Street & South Parker Road.
14F. Confirm monument signs have the required license agreements.
14G. Confirm easement labels to agree with the plat.
14H. Does the Sanitary Sewer line require an easement?
14I. Re-label “Fire” to “Fire Lane”.
14J. Label all easements.

15. Real Property Easements (Grace Gray / 303-739-7277 / ggray@auroragov.org)

- 15A. Easement dedications should be submitted to dedicationproperty@auroragov.org, releases submitted to releaseeasements@auroragov.org.

OTHER AGENCY COMMENTS

16. Arapahoe County Planning (Terri Maulik / 720-874-6650 / referrals@arapahoe.gov)

- 16A. No Comments.

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

- 17A. The developer is required to complete the application process for any new natural gas or electric service, as well as any modification or relocation of existing facilities.
17B. Additional easements will need to be acquired by separate documents for new facilities (I.E. transformer). Please contact a right-of-way agent regarding the easement process
17C. As a safety precaution, please contact Colorado 811 for utility locates before construction.

18. Colorado Department of Transportation (Steve Loeffler / 303-757-9891 / steven.loeffler@state.co.us)

Hydraulics Comments

- 18A. It was concluded that the underground detention and water quality system is the most feasible option for the development of the site, which will maintain historic drainage patterns while reducing impact to the existing storm infrastructure.

Permits Comments

- 18B. A state highway access permit is required to cover any work regarding accesses, sidewalks, street lighting, and stormwater in association with state highway facilities. Any work outside of this scope, including but not limited to, landscaping, survey, or utility work will require a separate permit. An Application can be made online at the following link:
<https://cdotpermits.force.com/portal/s/login/?ec=302&startURL=%2Fportal%2Fs%2F>



- 18C. Please show and label the CDOT ROW on the site plan. ROW varies is not acceptable.
- 18D. Any signage on site cannot be wholly or partially within CDOT ROW. Signage must be compliant with CDOT code regarding outdoor advertising per 2 CCR 601-3.

Traffic Comments

- 18E. Traffic was unable to provide review comments within the allotted timeframe, please reach out to Steve Loeffler for further information.

Engineering Comments

- 18F. Engineering noted a potential conflict with a right-in resulting in slow-downs and a nearby right-out resulting in increased speeds. Traffic should provide comments regarding this conflict.
- 18G. Please clarify whether the existing roadway will be reconstructed.

19. RTD (Clayton Woodruff / 303-299-2943 / clayton.woodruff@rtd-denver.com)

- 19A. Please refer to the attached redlines regarding Parker Road. bus stop design improvements. The bus stop should be relocated to align directly with the full-width bud pad. The board area should be 50' long and extend from the back of the curb to the face of the walk. Lastly, the boarding area should be laid at 1.5% to allow for a field variance of less than 2%.

Traffic & Safety

Region 1

2829 W Howard Place, 2nd Floor
Denver, Colorado 80204



COLORADO
Department of Transportation
Region 1

Project Name: Quiktrip at Havana and Parker Road

Print Date: 7/26/2024

Highway: 30

Mile Marker: 3.675

A comment response letter is REQUIRED along with the next submittal.

Review POC: Loeffler, Steven

Hydraulics Comments:

Rivera Comments: I do not see the Preliminary Drainage Report for this project. The storm runoff will be conveyed using an underground detention and water quality system. This new system will not negatively impact the existing drainage conditions.

I have reviewed the drainage for this location. The proposed use of underground water quality and detention facilities represents the most feasible option for the

development of the site, which will maintain historic drainage patterns while reducing impact to existing storm sewer

and regional pond infrastructure. I concluded that there will be no negative drainage impact and existing drainage patterns will be maintained and improved Samer 7-19-2024

Permits Comments:

7.18.24

- The state highway access permit will cover any access work, sidewalk work, street lighting, and stormwater work. Any work outside of that including, but not limited to, landscaping, survey, or utility work will require a separate permit. Application is made online at the following link:

<https://cdotpermits.force.com/portal/s/login/?ec=302&startURL=%2Fportal%2Fs%2F>

- Please show and clearly label the CDOT ROW on the Site Plans. ROW varies is not acceptable.

- Any signing must be on premise and cannot be either partly or wholly in CDOT Right-of-Way. Signing must be compliant with CDOT rules governing outdoor advertising per 2 CCR 601-3. -- Aaron Eyl 7.18.4

7-18-2024 Traffic comments will be late for this review.

--Steve Loeffler, 7-18-2024

Residential Engineer Comments:

DJH 7/16/2024

1. There appears to be a lot of entrance / exits in a short location already. This plan would be installing a right in with traffic slowing down to turn in, and just upstream from a right out where traffic is speeding up. The two interests are going to conflict. The Traffic Office should comment on this in particular.
2. I can't tell if the existing road is being reconstructed or not.

Traffic Comments:

GRilling 07/25/2024

1. Why is the cross access to Burger King currently blocked? My guess is that one development was required to provide cross access, but that the other lot was already built, and wouldn't be required to allow such cross access until it developed in turn. That point is now. Cross access should be properly assessed, and agreements researched to determine the plan here. Is it in anybody's deed? Personally, I think cross access should be provided, as it allows the Burger King to be served by full movement intersections further south via the parking lot.
2. TIS page 32- 2050 striping changes (NB to WB dual left) are infeasible. The pavement available for the second turn lane is actually the offset so that the signal doesn't have to be split phased. The third westbound through is set to be eliminated with an upcoming project by 2030 (BRT).
3. No safety analysis has been performed. Such an analysis is required by the state highway access code. I see a potential broadside pattern associated with accesses on Parker Rd which should be discussed.
4. TIS page 32- MUTCD 11th edition is referenced in error. Colorado has not yet adopted the 11th edition, and likely won't for another year or more. Revise to read as "currently adopted version", given that this development may take a while and could see the new MUTCD adopted before completion.
5. TIS page 61- number of fueling positions given as 18, while the letter of intent states that 16 fueling positions will be used. Which is it?
6. TIS page 61- square footage of convenience store given as 4.5-5k, while the letter of intent states it will be 5,312 SF. Which is correct?
7. TIS page 63- where did these timings come from? They show a 3.5 second yellow time, but that seems short (I calculated it as 4.5 to 5 seconds depending on roadway grade)
8. TIS page 76- V/C ratios for this (2050 background AM) are higher than those on page 80 (2050 total AM). How does that work? Verify there's not an error. It looks to me like you've assumed 2 NB left turn lanes for the total scenario, but not for the background scenario. There may be other changes as well (3 WB through lanes). This keeps it from being an apples-to-apples comparison. Additionally, neither of those improvements will be present

in 2050 without an intersection rebuild, given the geometry restrictions present (NB and SB lefts would conflict if a second NBLT lane is built). The same thing has probably happened in the PM analysis. Redo this.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

July 12, 2024

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

Attn: James Schireman

Re: Quiktrip 4263, Case # DA-1483-03

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan and conditional use for **Quiktrip 4263**. Please be aware PSCo owns and operates existing natural gas distribution facilities along South Parker Road, and underground electric distribution facilities including a transformer and switch cabinet within 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 including relocation and/or removal 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