

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



November 17, 2023

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

Re: Initial Submission Review: The Aurora Highlands Subdivision Filing No 27 - Plat
Application Number: DA-2062-50
Case Numbers: 2023-3053-00

Dear Mr. Ferreira:

Thank you for your initial submission, which we started to process on October 23, 2023. 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 December 12, 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 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: Jeff Killion, Matrix Design Group
Jacob Cox, ODA
Filed: K:\\$DA\2062-50rev1.rtf



Initial Submission Review

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. Notification was sent to nine (9) adjacent property owners, three (3) outside agencies, and four (4) registered community associations. There were no comments received from adjacent property owners or community associations. Comments were received from one (1) outside agency and are attached to this letter.

2. Completeness and Clarity of the Application

Letter of Introduction

2A. Add Development Application numbers as noted on the redlines.

Plat

2B. Show all recorded streets within ½ mile on the Vicinity Map.

Aztec - Addressed

2C. Add access easements to all alleys. Ensure all tracts and easements are labeled on all sheets.

Aztec – Tract B is noted as being dedicated as Access, Sanitary and Water Easements in the Legend. Tracts D and E are noted as being dedicated as Access Easements in the Legend. This is how we have dedicated the uses of Tracts on previous Plats.

2D. The plat consists of 11.441 acres but Note 14 states 16.173 acres are dedicated for right-of-way.

Aztec – The general note 14 is describing that acreage that is being dedicated to the City for Right-of-Way and not the overall Plat boundary.

2E. Our expectation is adjacent right-of-way will be recorded prior to the recordation of this plat.

Aztec – All adjacent Right-of-Way dedications have been sent into the City for approval.

2F. All streets should include a N, S, E, W preceding reference.

Aztec - Addressed

2G. The area located on the west side of Tract B is intended for parking. The design of this area has not been resolved; therefore, additional comments may be forthcoming.

Aztec - Comment Noted. Thank You!

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Aurora Water (Alicia Caton / acaton@auroragov.org / Comments in red)

3A. A 16' easement is for a single water utility, if more than one utility is present then 26' shall be required. *Aztec – Noted. Alleys D and E do not have utilities within them.*

3B. If water meters in alleys are located outside of the 23' easement, additional easement dedication will be required to cover the meters. *Aztec – Water meter easements have been added.*

3C. Ensure there is a minimum 10' separation of water and sanitary sewer in alleys. *Aztec – Noted. Dimensions are shown with the CDs*

3D. Advisory comment: Any changes in the utility layout in the site plan will require revisions to the plat. *Aztec – Noted.*

4. Traffic Engineering (Carl Harline / 303-739-7548 / charline@auroragov.org / Comments in amber)

4A. Contact Carl Harline directly for traffic comments.

Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta) 5A. Comments are forthcoming and will be sent to the consultant directly. *Aztec – All comments have been addressed.*

5. Revenue (Aurora Water/TAPS / dsporter@auroragov.org / 303-739-7395)

6A. Storm Drainage Development Fees Due: 11.441 acres x \$1,242.00 = \$14,209.72
Fees are due prior to plat recordation. *Aztec – Noted.*

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

7A. See attached comment letter. **Aztec – Noted.**



Right of Way & Permits

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

November 6, 2023

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. 27, Case # DA-2062-50

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plat for **The Aurora Highlands F27** and has a **conflict**. It appears that Lots 1-5 in Block 1 are missing the easements along the north side of the lots.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service 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.

For additional easements that may need to be acquired by separate PSCo document for new facilities, the Designer must contact a Right-of-Way Agent.

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