



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

*AuroraGov.org*

November 7, 2024

Martin Petrov  
Housing Authority of The City of Aurora  
2280 S Xanadu Way  
Aurora, CO 80014

**Re: Initial Submission Review: STANLEY 98 MULTI-FAMILY - SITE PLAN WITH ADJUSTMENTS**  
**Application Number:** DA-2393-01  
**Case Numbers:** 2024-4025-00; 2024-3051-00

Dear Martin Petrov,

Thank you for your initial submission, which we started to process on Monday, October 14, 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 Tuesday, December 3, 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.

The estimated Planning & Zoning Commission hearing date is tentatively set for Wednesday, January 22, 2025. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility, and the lack of proper notification will cause the public hearing date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

As always, if you have any comments or concerns, please let me know. I may be reached at 303.739.7259 or [amuca@auroragov.org](mailto:amuca@auroragov.org).

Sincerely,

Ariana Muca, Planner II  
City of Aurora Planning Department

cc: Derek Westby VMWP 1738 Wynkoop St Suite 203, Denver, CO 80202  
Ariana Muca, Case Manager  
Brit Vigil, ODA  
Filed: K:\\$DA\DA 2393-01rev1.rtf



## *Initial Submission Review*

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

- Compact parking is not permitted per the UDO. Parking stalls are required to be 9x19'. Street parking cannot be counted towards the required multi-family parking requirements (Planning).
- Storm Drain Development fees are \$3,255.88. These fees are due ahead of plat recordation.
- Landscape adjustment requests should be listed on this sheet, the cover sheet and in the letter of introduction. Adjustment requests requiring mitigating measures to offset the adjustment. Make sure the Letter of Introduction provides an explanation of what measures are being taken/offered to offset the adjustments (Landscape, Planning).
- Significant comments regarding whether proposed streets are private or public. Also show more grading throughout grading sheet, street typical section does not match plan view, typical sections for walls not provided (Public Works).
- There are trees that should be protected located on the neighboring properties to the south. Communication with those neighboring properties will be required so that they understand tree protection measures. Forestry will need you to submit the neighbor notice letter with your plan so that we are sure the neighboring property owner has been notified (Forestry).
- RTD, Aurora Schools and Xcel comments are attached.

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions, Comments, and Concerns**

- 1A. No neighborhood comment was received during the first review; therefore, the neighborhood meeting will not be required at this time.

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

- 2A. Minor comment: please eliminate “and plat” within the title. The plat though tied to the site plan is a separate application.
- 2B. Under city approvals, the signature line for city council and attest can be eliminated.
- 2C. The data block has all the necessary items. The next submittal should include a minor comment to add the percentage of the building coverage, hardscape, and landscape.
- 2D. Please include the abutting zone districts on the site plan for the north.

#### **3. Parking Comments**

- 3A. On-site parking is required by Section 146-4.6 (Table 4.6-1) of the Unified Development Ordinance. Affordable multi-family residential development requires .85 space per dwelling unit and 1 additional space per 5 dwelling units for guest parking. Based on the information provided (75 residential units), a total of 79 spaces would be required. 4 of those spaces need to meet Accessible Parking standards. Table 4.6-4 provides the parking stall dimensional standards. Based on the comments below and adjustment for required parking could be necessary if the parking stalls do not meet the UDO size requirements.
- 3B. Along the southern edge of the parking lot the stalls do not meet the 9x19' parking stall dimension. The parking along Ironton Street needs to be 23x8'. Compact parking is not permitted for spaces that are required to meet the minimum off-street requirements. Since it appears that all provided parking spaces are needed, an adjustment for parking stall dimensions would be required. Staff recommends reducing the number of spaces and meeting the dimensional standards. The staff is supportive of a parking reduction.
- 3C. Per 146-4.6.4.H, on-street parking can only be counted towards guest parking requirements for multi-family applications. It appears that the parking on Ironton Street and Jamaica Street are being counted as meeting the off-street parking requirements. These additional spaces could be used as a justification/mitigation for an adjustment to reduce the site's parking requirements.
- 3D. Multifamily and non-residential development in Subarea A shall provide bicycle parking spaces equal to at least 10 percent of required automobile parking spaces. Staff noted that bike parking would be located inside the building. Please confirm the number of bike parking spaces that will be provided.



#### **4. Architectural and Urban Design Comments**

- 4A. To both the south and the north, there appears to be a retaining wall. Details need to be provided, and material and height must be identified. Staff does see that heights have been identified, with some of the walls sitting a little over 7'. Per code, retaining walls in common areas cannot exceed 48". Staff is concerned with a 7' wall between the multi-family and residential to the south, creating a physical divide between the neighboring properties. Review code <https://aurora.municipal.codes/UDO/146-4.7.9.T>.
- 4B. Please provide height dimensions for the rooftop equipment on page 17.
- 4C. Please provide elevation heights on all elevation pages.
- 4D. Staff appreciates the inclusion of porches on the ground floor. Staff would encourage further modifications to design these spaces as building entries using wood doors, and having gates that open up to the street. This design alteration could be used for a design mitigation to an architecture adjustment.
- 4E. MU-OA-MS applications require at least 30 percent of all units to have a balcony, deck, or patio. The application meets the requirements.
- 4F. The architecture submission has strong vertical and horizontal articulation but needs further design iteration with building materials to meet code standards.
- 4G. The application is using both corrugated metal and metal shingles as primary building materials. In discussions with staff with Aurora Housing and Community Service, there were concerns about the energy efficiency of using so much metal at this level of altitude. In response to the comment, please discuss how the application will meet guidelines designed by HUD. Staff would also like a sample of the Metal shingles to be mailed for review.
- 4H. Please confirm the material breakdown provided on page 16 is the net material breakdown for all the elevations.

#### **5. Signage & Lighting Comments**

- 5A. Thank you for including the signage with the first submittal. Minor comments are listed below.
- 5B. Per Table 4.10-1, multi-family applications may have 1 wall sign or monument sign per street frontage at a max area of 70 sf. Please include the monument sign on the site plan with the second submission and ensure it is on a street different from the wall sign on the west elevation.
- 5C. Per table 4.10-3, Fabric, pole-mounted, and other types of permanent signs are prohibited; therefore, the blade sign would not be permitted.
- 5D. On the photometric plan, please show the abutting lot lines (including those across the street). On Joliet St. to the east is single-family residential. Staff wants to ensure no light spillway into the lower residential lots.
- 5E. The photometric plans are required to show the illumination levels on the site 10' beyond all property levels. Light levels shall not exceed .1 footcandles at this distance. Adjust lighting to meet this requirement.

#### **6. Landscaping Issues (Kelly Bish / 303.739.7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)**

- 6A. Three landscape adjustments may be necessary. One for the Special Landscape Buffer as the depth is not being met. A second one for the screening of the trash enclosure and mechanical equipment and a third one for the displacement of the landscaping within the parking lot island. Please determine with the next submission whether compliance with code requirements can be met.

##### *Cover Sheet*

##### *Sheet 1*

- 6B. Group or list the landscape adjustments consecutively.
- 6C. Provide Section # 146-4.7.8.B.2.b. Service, Loading, Storage and Trash Area Screening in connection with the adjustment request for the trash enclosure screening.

##### *Site Plan*

##### *Sheet 6*

- 6D. Landscape adjustment requests should be listed on this sheet, the cover sheet and in the letter of introduction. Adjustment requests requiring mitigating measures to offset the adjustment. Make sure the



Letter of Introduction provides an explanation of what measures are being taken/offered to offset the adjustments.

- 6E. Please only include the required landscape notes found in the Landscape Manual available online plus a note regarding any edger material being provided and specific mulch types. The Planning Department does not review landscape construction drawings and therefore no contractor directed notes should be included on the plan.
- 6F. Remove the reference to the prior landscape code.
- 6G. Please provide the landscape architects contact information on the landscape plans.
- 6H. Update the various landscape tables per the comments provided.
- 6I. Any ornamental grasses used in the curbside area must be five-gallon. Either use a different plant symbol or provide a different plant abbreviation and list the grasses separately as five-gallon in the plant schedule.

*Site Plan*

*Sheet 8*

- 6J. Dimension and label the Special Landscape Buffer.
- 6K. Darken all the parking spaces.
- 6L. Label the identified items.
- 6M. Add four more shrubs to the specified parking lot island.
- 6N. Darken the identified ornamental grasses.
- 6O. All parking rows are to terminate with a landscaped island. This is to consist of one tree here and six shrubs. An adjustment may be necessary if this requirement cannot be met. The UDO prohibits the displacement of the required landscaping by trash enclosures, mechanical equipment, light poles, fire hydrants, transformers etc.
- 6P. Label the building.
- 6Q. Include the storm water utilities
- 6R. Darken the proposed and existing utilities.
- 6S. Label the easements.

*Site Plan*

*Sheet 9*

- 6T. For the Water Use Zone table breakdown, please make sure that the percentages of all the vegetated areas are included in the table.

*Site Plan*

*Sheet 9*

- 6U. Provide a detail for the proposed rain garden walls. Include proposed material, color and height.

**7. Addressing (Phil Turner / 303.739.7357 / [pturner@auroragov.org](mailto:pturner@auroragov.org))**

- 7A. 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**

**8.Civil Engineering (Sergio Um / [sum@auroragov.org](mailto:sum@auroragov.org) / 303.739.7563)**

*Site Plan*

*Sheet 1*

- 8A. Not ready for technical referral. Significant comments regarding whether proposed streets are private or public. Also show more grading throughout grading sheet, street typical section does not match plan view, typical sections for walls not provided.

*Sheet 3*

- 8B. Remove any reference to the paving material, shall be determined by the pavement design report for public streets or by pavement section if private.



- 8C. State which streets this typical applies to. Also state the roadway classification.
- 8D. Does this street have a name?
- 8E. Label ROW to be vacated.
- 8F. A typical section needs to be provided for the walls shown. Typical shall include maximum height and railings if necessary
- 8G. Advisory Note: Provide a typical section for retaining walls in civil plans that show the material, maximum exposed wall height, whether it is private or public, and handrails if applicable. (4.02.7.03.3.3 of the 2023 COA Roadway Manual). Also note that walls may need structural calculations with the civil plan submittal. (4.02.7.03.3.1 of the 2023 COA Roadway Manual).
- 8H. Parking not shown on typical road section (typ.) applies to Joliet St and Jamaica St as well.
- 8I. Label and dimension water easement (typ.) all easements
- 8J. Typical section shows landscaped width to be 8'.
- 8K. Dimension ROW
- 8L. Sidewalk width shall match or taper to existing (typ.).
- 8M. State the roadway classification.
- 8N. Cannot tell the difference between existing and proposed concrete. Make the proposed darker/bolder.

*Sheet 4*

- 8O. What is this symbol? Seems like a light but it is shown inside the rain garden.
- 8P. Dimension and label all proposed easements.
- 8Q. Show slopes at access drives.
- 8R. Show slopes in the rain gardens (typ.).
- 8S. What is this symbol? Seems like a light but it is shown inside the rain garden.
- 8T. Show more slopes throughout site. See note 1 for minimum slope requirements.
- 8U. Show resultant slopes at accessible parking spots. Ensure they do not exceed 2%
- 8V. Show slopes away from building, ensure the criteria on note 3 is met.

*Sheet 8*

- 8W. Show light locations on this plan sheet to ensure there are no conflicts with proposed trees/bushes, etc.

**9. Traffic Engineering** (Dean Kaiser / 303.739.7584 / [djkaiser@auroragov.org](mailto:djkaiser@auroragov.org) / Comments in amber)

- 9A. Minor comments to Traffic Letter, need updated copy for next submission.
- 9B. Site Plan has numerous parking stalls smaller than required UDO standard sizes.
- 9C. Remove a few parking stalls near intersections for pedestrian visibility & safety.
- 9D. STOP sign needing to be relocated and trees needing to be 50' from STOP signs.

**10. Utilities** (Fatin "Iman" Ghazali / [ighazali@auroragov.org](mailto:ighazali@auroragov.org) / Comments in red)

- 10A. The site plan will not be approved by Aurora Water until the preliminary drainage letter/report is approved.

*Site Plan*

*Sheet 3*

- 10B. Show and label all existing and proposed water, sanitary and storm infrastructure in this plan view. Meters and hydrants shall also be shown.

*Planting Plan*

*Sheet 7*

- 10C. Ensure tree is not located in a pocket water easement.

**11. Aurora Water Revenue** (TAPS Office / [moestman@auroragov.org](mailto:moestman@auroragov.org))

- 11A. Storm Drain Development fees \$3,255.88.

**12. Fire / Life Safety** (Erick Bumpass / 303.739.7627 / [ebumpass@auroragov.org](mailto:ebumpass@auroragov.org) / Comments in blue)

- 12A. The Plan set is missing the Utility Sheet #5. Please submit the Utility Sheet.

*Cover Sheet*

*Sheet 1*



- 12B. Please include the van Accessible Parking spaces required and the Van Accessible Parking spaces provided in the Data Block.

*Site Plan*

*Sheet 2*

- 12C. Are there any Gating Systems planned as part of this project?
- 12D. Please add the House Bill 1221 Notes and Provide an Implementation Plan.
- 12E. Please add the following Emergency Radio Responder Coverage-THE 2021 INTERNATIONAL FIRE CODE, APPENDIX J AND CITY OF AURORA CODE, CHAPTER 66-38 FIRE PREVENTION REGULATIONS, REQUIRE ALL BUILDINGS TO BE ASSESSED FOR ADEQUATE EMERGENCY RESPONDER RADIO COVERAGE. AT THE TIME THE STRUCTURE IS AT FINAL FRAME AND FINAL ELECTRICAL INSPECTIONS. THE GENERAL CONTRACTOR (GC) WILL BE NOTIFIED BY A BUILDING DIVISION LIFE SAFETY INSPECTOR AS TO WHETHER THE STRUCTURE HAS PASSED OR FAILED THE PRELIMINARY RADIO SURVEILLANCE. A STRUCTURE THAT HAS PASSED THIS SURVEILLANCE REQUIRES NO FURTHER ACTION BY THE GC. A FAILED RADIO SURVEILLANCE WILL REQUIRE AN INDEPENDENT THIRD-PARTY RADIO STUDY FOR THE ENTIRE BUILDING AT THE OWNER OR DEVELOPERS EXPENSE. WHERE AN EMERGENCY RESPONDER RADIO COVERAGE SYSTEM IS REQUIRED, A DESIGNATED CONTRACTOR SHALL SUBMIT PLANS TO THE BUILDING DIVISION TO OBTAIN A BUILDING PERMIT PRIOR TO INSTALLATION.
- 12F. Please add the Fire Lane Sign note as shown-THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS.

*Sheet 3*

- 12G. Can the Fire Sprinkler Riser Room and FDC be relocated to the northwest corner of the building? This is a better location than what is shown.
- 12H. Encroachment into the Fire Lane Easement is not permitted. Trash Enclosure doors show swing into the easement.
- 12I. 502.11 Electrical vehicle charging stations. An electrical vehicle charging station serving a parking space shall comply with Section 502.11.
- 12J. Premium Code Insights 502.11.1 Operable parts. Operable parts on the charging station intended for operation by the user, including card readers, shall comply with Section 309.502.11.2
- 12K. Accessible Route. An accessible route shall be provided from the access aisle adjacent to the parking space to the clear floor space complying with Section 502.11.1 adjacent to the vehicle charging station. When the vehicle is being charged, the accessible route shall not be obstructed by the cable between the car and charging station. 502.11.3 Obstructions. Protection bollards, curbs or wheel stops shall be located so that they do not obstruct the clear floor space required by Section 502.11.1, or the accessible route required by Section 502.11.2.
- 12L. Please provide additional information for the Generator to be installed. Fuel Type, Capacity etc.
- 12M. Please show flush mount FDC.
- 12N. Please label the Fire Sprinkler Riser Room on the site plan.
- 12O. Encroachment into the Fire Lane Easement is not permitted at the Accessible parking Spaces or trash enclosure. Please show self-closing gate detail or sliding gate doors.
- 12P. Please check with Planning to verify the 17-foot Parking stalls are acceptable.
- 12Q. Where Fire Lane Signs are shown provide a 30–45-degree angle to oncoming traffic.
- 12R. Verify with Planning that the 8-foot width shown for parallel parking is acceptable.
- 12S. Where does the Fire Lane end? Please clarify on plan.
- 12T. Parking is prohibited where a Fire Lane Easement is shown and the Fire Lane "No Parking Sign locations must be indicated on the plans.
- 12U. Please verify with Engineering that ALL intersections shown are acceptable.
- 12V. Is this intended to be Parking along Joliet Street?
- 12W. Please clarify the intent of the lines within the Fire Lane easement and R.O.W.
- 12X. This is labeled as a Fire Lane easement and as a Right Of way. It can't be both. Please clarify what it is



intended to be.

*Sheet 4*

12Y. Please show spot elevations or percentage of grade within the Accessible Parking Spaces.

*Sheet 5*

12Z. Please add the Landscaping Hydrant Note as shown.

*Sheet 6*

12AA. Advisory note: Specialty Pavers utilized within a Dedicated Fire Lane Easement must be capable of withstanding the 85,000-pound load of a Fire Apparatus and be approved by the Fire Official.

12BB. Please show the locations of the FDC, Knox Box and Fire Sprinkler Riser Room on the Landscaping Plans.

12CC. Please show all proposed and existing Fire Hydrants for this site on the Landscaping Plans.

*Sheet 10*

12DD. Advisory note-Specialty Pavers utilized within a Dedicated Fire Lane Easement will need to be capable of withstanding an 85,000-pound load from the Fire Apparatus and will need to be approved by the City Engineer.

*Sheet 11*

12EE. Are there any Man-Gates that are part of this fence that will be part of the Exterior Accessible route? Do they meet Accessibility requirements?

*Sheet 13*

12FF. Please use the symbols shown to indicate the FDC, Knox Box, and Fire Sprinkler Riser Room Door on the Elevation Sheets.

12GG. This Rail/Fence will not be permitted to be located in front of the FDC or Fire Sprinkler Riser Room.

*Sheet 17*

12HH. Encroachment into the Fire Lane Easement is not permitted at the Accessible parking Spaces or trash enclosure. Please show self-closing gate detail or sliding gate doors.

*Sheet 18*

12II. The Site Plan must include details for Fire Lane Signs, No-Parking, Accessible Parking, Fire Sprinkler Riser Room, FDC and EV Charging Spaces.

12JJ. Please show in the sign details the bottom of the lowest sign at a minimum of 84"(7 feet) above the walking surface.

12KK. Please provide a complete sign package with the required Visual Aide Signs for both the Fire Lane and Accessible parking Signage.

*Sheet 20*

12LL. Please provide a Legend that shows the Heavy dashed Line representing the Exterior Accessible Route.

**13.Land Development Services (Maurice Brooks / 303.739.7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)**

13A. See the Advisory Comment on the first page of the Plat.

*Plat*

*Sheet 1*

13B. Add the ordinance numbers for the Street Vacation – fill in the Blanks.

13C. Check the spelling in the description.

13D. Change to “a Lot and a Block” in the dedicatory statement.

13E. Add notary blocks for all owners and contract purchasers. These signatures must be notarized.

13F. Add signature date lines (City Approvals).

*Sheet 2*

13G. Update to be within 30 days of the plat recording date (Note #2).

13H. Add the Basis of Bearing Statement Note.

*Sheet 3*

13I. Add the full stamping shown on the cap to match the monument record.

13J. Dedicate this offsite easement to connect the Fire Lane to the R.O.W.

13K. Add the curve data for this easement line.



- 13L. Add distance and bearing and tic marks for the change of direction for all easement lines.
- 13M. Delete the easements that say “by separate document” - delete any easement within the Platted boundary that is to be dedicate later. Private easements cannot be dedicated on this plat and delete this from the plat.
- 13N. Add and label the 10' Utility easement around the perimeter of the plat. This East side easement can be reduced to 5' because of the building location.
- 13O. Add the North Arrow with the bar scale of the drawing and the scale ratio

Page 2

- 13P. Add the Standard Site Plan 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 City’s use and occupancy of said easements or rights-of-way. The undersigned, its successors and assigns, further agrees 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 3

- 13Q. These bollards in the street R.O.W. will need to be covered by a License Agreement. Send documents to: [licenseagreement@auroragov.org](mailto:licenseagreement@auroragov.org)
- 13R. Add the curve data on this plat boundary line.
- 13S. Match the easement name on the plat.
- 13T. Add and label the 10' Utility easement around the perimeter of the plat. This East side easement can be reduced to 5' because of the building location.
- 13U. Add the 30’ Storm Sewer easement (match the plat)
- 13V. Label the Drainage easement.
- 13W. Delete the easements that say “by separate document” - delete any easement within the Platted boundary that is to be dedicate later. Private easements cannot be dedicated on this plat and delete this from the plat.
- 13X. Label the Water easements.
- 13Y. Add the Subdivision name under the Lot and Block notation (and add the area)

**14.Land Development Services (Grace Gray / [ggray@auroragov.org](mailto:ggray@auroragov.org) / 303.739.7277 / Comments in magenta)**

- 14A. All new easements are to be dedicated by plat. Easement releases to be submitted [releaseeasements@auroragov.org](mailto:releaseeasements@auroragov.org).

**15.PROS (Adison Petti/ 303.739.7131 / [apetti@auroragov.org](mailto:apetti@auroragov.org))**

- 15A. PROS seconds the landscape labeling, dimension, and planning comments provided by Kelly Bish. Sheet 8 should clearly indicate the retaining wall, and future civil plans should clearly indicate any adjacent limits of construction disturbance which might be affected. Continue to coordinate with PROS on access and easements.

**16. Forestry (Rebecca Lamphear / 303.739.7139 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / Comments in purple)**

- 16A. There are trees that should be protected located on the neighboring properties to the south. Communication with those neighboring properties will be required so that they understand tree protection measures, possible tree loss and how they will be made whole should damage occur. If the trees are damaged during development activities, the entity who damaged them will be required to mitigate their loss or injury. The neighboring property owner should be contacted using registered mail to notify them of your plan to develop and how you plan to protect the tree(s). Forestry will need you to submit this letter with your plan so that we are sure the neighboring property owner has been notified.
- 16B. Please contact Aurora Forestry if sample letter is needed.

**17.RTD**

- 17A. RTD staff have reviewed the submittal and have the following comments:



17B. Bus Operations - No exceptions • Bus Stop Program - No exceptions • Commuter Rail - No exceptions • Construction Management - No exceptions • Engineering - No exceptions • Light Rail - No exceptions • Real Property - No exceptions • Service Development - No exceptions • Transit Oriented Development - No exceptions • Utilities - No exceptions This review is for Design concepts and to identify any necessary improvements to RTD stops and property affected by the design. This review of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements or permits that may be required by the RTD for any work on or around our facilities and property.

**18.Xcel Energy** ([Donna George / 303.571.3306 / donna.l.george@xcelenergy.com](mailto:Donna.George@303.571.3306))

18A. See below for comments.



**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)

October 28, 2024

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

Attn: Ariana Muca

**Re: Stanley 98 Multi-Family, Case # DA-2393-01**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plat and site plan for **Stanley 98 Multi-Family**. The property owner/ developer/contractor must complete the application process for any new natural gas or electric service via [xcelenergy.com/InstallAndConnect](http://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](mailto:donna.l.george@xcelenergy.com)



**19. Aurora Public Schools** (Josh Hensley/ [jdhensley@aurorak12.org](mailto:jdhensley@aurorak12.org) / 303.365.7812)

19A. In accordance with Section 146-4.3.18 of the Unified Development Ordinance, the school land dedication obligation for the 75 proposed multifamily apartment units is .2454 acres. If this is to be an Aurora Housing Authority project, Aurora Public Schools will not collect cash-in-lieu of school land for this development. However, if this is not to be an Aurora Housing Authority project, Aurora Public Schools will accept cash-in-lieu of land for this obligation valued at market value of zoned land with infrastructure in place. Cash-in-lieu is due prior to site plan and plat approval.