



Planning Division
15151 E. Alameda Parkway, Ste. 2300
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303.739.7250

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June 9, 2023

Patrick Chelin
Aerotropolis Area Coordinating Metro District
8390 E. Crescent Pkwy Ste 300
Greenwood Village, CO 80111

Re: Initial Submission Review: The Aurora Highlands North Area A - Replat

Application Number: DA-2062-46

Case Number: 2023-3021-00

Dear Mr. Chelin,

Thank you for your initial submission, which we started to process on May 15, 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 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 July 3, 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,

Debbie Bickmire, Senior Planner
City of Aurora Planning Department

Attachments: Xcel Energy Comments

cc: Jeff Killian - Matrix Design Group 707 17th Street Ste 3150 Denver, CO 80202
Jacob Cox, ODA
Filed: K:\Dept\Planning and Dev Serv\ZDR\SDA\2000-2099\2062-46rev1



Initial Submission Review

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

1A. Referrals were sent to twenty-eight (28) adjacent property owners, four (4) registered neighborhood organizations, and seven (7) outside agencies. Three comments were received and are included or attached to this letter.

2. Completeness and Clarity of Application

2A. The Adams County records indicate there are multiple owners within the plat area. Please submit titlework to confirm and provide signature blocks for each owner.

2B. Label all dedicated streets within ½ mile of the site on the Vicinity Map. Confirm with Real Property that if a street is shown but has not yet been dedicated it should be labeled “Future.”

2C. It has not been determined whether “Street A” will be public or private.

2D. Include a Letter of Introduction with your next submittal that describes the proposed plat, its location and references the applicable Site Plans and case numbers that are in process within the area.

2E I don't see any type of parcel table summary for this plat. Even though it is primarily dedicating ROW, could there be a tract table added, that identifies the tract letter, size, ownership, and future development type?

2F: Could the plat identify the total acreage or square feet of the ROW dedication?

3. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

3A. 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 is 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.

COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering (Chris Eravelly / 303-739-7457 / ceravell@auroragov.org / Comments in green)

4A. The right-of-way for collectors is 80 feet.

5. Traffic Engineering (Carl Harline / 303-739-7584 / charline@auroragov.org / Comments in amber)

5A. Dedicated right-of-way will likely be impacted by the ongoing design of roundabout elements in review. This plat should not be recorded until those items are resolved.

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

6A. Provide Title Commitment dated within 30 days of the plat acceptance date.

6B. Provide a certificate of taxes due showing taxes have been paid in full.

6C. Clarify all/portion references of Tracts A and B of The Aurora Highlands Subdivision Flg. No. 1.

6D. Ownership needs to be confirmed when a Title Commitment is submitted.

6E. Edit text and legal description per the comments and notations on the redlines.

6F. Clarify monument record observations.

6G. Remnant slivers less than acres (adjacent to 48th Avenue) should be included in this plat or dedicated as right-of-way.

6H. Show opposing Right-of-way per the COA checklist.

6H. Add dimensions and labels per comments.

6I. Fix overwrites.

6J. Address all comments, notations, and edits on the redlines.



7. Revenue (Aurora Water/TAPS / Diana Porter / 303-739-7395)

7A. Storm Drainage Development fees due: 417.88 acres x \$1,242.00 = \$519,006.96. **Can you just state when this fee is due? Plat recording, approval of CDs, etc?**

****Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based on the total landscaped area.**

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

8A. See attached comment letter.

9. Mile High Flood District (Haley Koesters / submittals@udfcd.org)

9A. We appreciate the opportunity to review this submittal and we have no comments pertaining to maintenance eligibility. Please reach out to me with any questions.

10. E-470 Authority (Chuck Weiss / 303-537-3420 / cweiss@E-470.com)

10A. E-470 Public Highway Authority has no comments at this time.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
Donna.L.George@xcelenergy.com

May 31, 2023

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

Attn: Debbie Bickmire

RE: The Aurora Highlands North Area A, Case # DA-2062-46

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined there are several **conflicts/concerns** with **The Aurora Highlands North Area A**. PSCo requests 10-foot-wide utility easements abutting all roadways where there are not already utility easements for natural gas and electric use for *distribution* facilities.

In the same vein, PSCo requests that the 6-foot-wide "GE" easements are modified to 10-foot-wide, non-exclusive, since these tracts are not single-family lots. These areas are where electric and gas *distribution* feeder lines will most likely be located.

What are the "utility easements to be dedicated by separate document" as indicated on the plat – who will be providing the separate document and who will be able to use these easements?

Public Service Company 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 and electric distribution facilities in various areas of 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 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.

Additional easements will need to be acquired by separate document for new facilities (i.e. transformers) – be sure to have the Designer contact a Right-of-Way and Permits Agent.

PSCo also has existing high-pressure natural gas *transmission* facilities along East 38th Avenue, including a natural gas meter station. An **engineering review** and approval will be necessary for any activity including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-

way. Encroachments across Public Service Company's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a Public Service Company License Agreement to be executed with the property owner. PSCo is requesting that, prior to any final approval of the development plan, it is the responsibility of the property owner/developer/contractor to contact PSCo's Encroachment Team for development plan review and execution of a License Agreement (upload all files in PDF format) at:

https://www.xcelenergy.com/working_with_us/builders/encroachment_requests (scroll down to Encroachment Requests and click on APPLY NOW).

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Comment response requested.

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