



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

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September 21, 2023

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

Re: Initial 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 initial submission, which we started to process on August 28, 2023. 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 October 13, 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\2062-48rev1.rtf



Initial Submission Review

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. Notification was sent to 9 adjacent property owners, 4 registered neighborhood associations and 3 outside agencies. No comments were received from adjacent property owners. Comments were received from one outside agency and are attached to this letter. Please provide a response with your next submittal.

2. Planning

2A. Include a brief outline of the underlying ownership of the area to be platted in the Letter of Introduction. Will the Public Service Company of Colorado sign the plat?

2B. Planning recommends removing “Infrastructure” from the plat title to minimize confusion with the site plan.

2C. Show existing roads in the Vicinity Map.

2D. Consult Phil Turner (pcturner@auroragov.org) to determine if the street name needs to be preceded by “North”.

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. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum: parcels, street lines, easement and building footprint layers.

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.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

4A. The PSCo right-of-way overlaps with public right-of-way.

5. Land Development Services (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

5A. Update the Title Commitment to be within 30 calendar days of the plat approval date. The commitment should be submitted at the time of final submission of the electronic plat for recording.

5B. Provide the Certificate of Taxes Due obtained from the County Treasurer’s Office showing 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.

5C. Additional comments are forthcoming and will be emailed to the consultant.

6. Revenue/Aurora Water/TAPs (Melody Oestmann / moestman@auroragov.org)

6A. Storm drain development fees due: 32.18 acres x \$1,242.00 = \$39,967.56

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

7A. See attached comment letter.



Right of Way & Permits

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

September 11, 2023

City of Aurora Planning and Development Services
15151 E. Alameda Parkway, 2nd 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 has determined there are **conflicts** with the above captioned project. Public Service Company has an existing *electric transmission* line and an existing *high-pressure natural gas transmission* pipeline with associated land rights as shown within this property. Any activity including annexation, zoning, grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require PSCo approval. Encroachments across Public Service Company's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a PSCo 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 the following for development plan review and execution of License Agreements:

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

PSCo has existing overhead and underground electric **distribution** facilities crossing this area at East 38th Avenue, as well as a natural gas **distribution** regulator/valve station in the southwest corner of East 38th Avenue and Powhaton Road.

PSCo requests that 10-foot-wide utility easements are dedicated abutting all property lines located abutting public rights-of-way for natural gas and electric distribution facilities.

As the project progresses, the property owner/developer/contractor must complete the application process for any new natural gas or electric service via [xcelenergy.com/InstallAndConnect](http://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.

For additional easements that may need to be acquired by separate document for new facilities,

the Designer must contact a Right-of-Way and Permits 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 / Xcel Energy
Office: 303-571-3306 – Email: Donna.L.George@xcelenergy.com