



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

[AuroraGov.org](http://AuroraGov.org)

August 2, 2024

Kevin Elliot  
2095 N Oswego Street  
Aurora, CO 80010

**Re: Third Submission Review:** 2095 N Oswego Street ADU – Conditional Use  
**Application Number:** DA-2378-00  
**Case Numbers:** 2024-1001-00

Dear Mr. Elliot:

Thank you for your third submission, which we started to process on July 12, 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 some important issues remain, you will need a technical submission *after* the Planning Commission hearing.

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 August 14, 2024. 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. ***Lack of meeting the legal requirements for posting the sign and sending the notices will result in the hearing date being pushed back to a date to be determined.***

As always, if you have any comments or concerns, please let me know. I may be reached at 303.326.8834 or [mllee@auroragov.org](mailto:mllee@auroragov.org).

Sincerely,

Morgan Jennings, Planner I  
City of Aurora Planning Department

cc: KPN Engineering LLC, 27799 E Links Place Aurora, CO 80016  
Brit Vigil, ODA  
Filed: K:\\$DA\DA-2378-00rev3



## Third Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- External Agency Comment Letter (Planning)
- Data Block Information (Planning)
- Tree Mitigation Plan (Forestry)

### PLANNING DEPARTMENT COMMENTS

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

- 1A. Please see Public Service of Colorado letter attached. Respond to it your Letter of Introduction with your next submission. **(Third request)**

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

- 2A. Data Block: Please provide square footage of ADU structure within the data block.

### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

#### 3. Forestry (Rebecca Lamphear /rlamphea@auroragov.org/ 303-739-7139)

- 3A. Silver Maple in the backyard will require removal due to root disturbance for addition. Tree mitigation is always above and beyond the Landscape Code requirements. Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund.

When the site plan is submitted, please show and label all existing trees on a separate sheet called Tree Mitigation Plan and indicate which existing trees will be preserved or removed. Please include grading on this sheet as well.

Please show the tree mitigation chart provided below and identify how mitigation will be achieved. If trees will be planted on the site, please show a symbol indicating trees that are specific to tree mitigation on a landscape plan.

The caliper inches that will be lost are 19", but only 8" would be required for planting back onto the site. The mitigation value is \$1490.00.

	TREE #	SPECIES	DIAMETER	MITIGATION VALUE	MITIGATION INCHES
	1	Silver Maple	19	\$1,486.16	8
<b>Total</b>	<b>1</b>		<b>19</b>	<b>\$1,486.16</b>	<b>8</b>

NOTE: Mitigation values are based on the International Society of Arboriculture's Guide to Plant Appraisal. Species, diameter, condition, and location factors were included in the assessment.



**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

February 6, 2024

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

Attn: Liz Fuselier

**Re: 2095 Oswego Street ADU, Case # DA-2378-00**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined there is a **possible conflict** with **2095 Oswego Street ADU**. Please be aware PSCo owns and operates existing overhead electric distribution facilities along the alley near the proposed building. Bear in mind that per the National Electric Safety Code, a minimum 10-foot radial clearance must be maintained at all times from all overhead electric facilities including, but not limited to, construction activities and permanent structures. Please review the attached close proximity documentation.

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](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.

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.

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

ATTN: Kevin Eliot

RE: 2095 Oswego Street ADU (Project) – Potential Overhead Utility Line Conflict

Dear Building Project Owner:

At Xcel Energy, safety is at the foundation of everything we do. According to the plans you submitted, your project has been identified as possibly having an overhead electric utility line conflict. Working near energized electric lines is extremely dangerous and, if safety measures are not taken, your project could put workers, building occupants and members of the public at risk during construction or in the future.

By working together early in the planning process to identify and resolve overhead electric utility line conflicts, we can help your project stay on time and budget. We will work with you and the City of Aurora to provide guidance and review designs for safety.

Xcel Energy's electric standards require all workers, materials, and tools (including scaffolding and ladders) to stay at least 10 feet from overhead power lines. Depending on equipment used and power line voltage, minimum safe vertical and horizontal distances may be greater than 10 feet. For details on Xcel Energy's specifications, please refer to [Xcel Energy's Standards for Electrical Installation and Use](#).

In addition to Xcel Energy requirements, Federal (OSHA) and state laws and regulations require minimum clearances from power lines during construction and through the life of a building to ensure a safe workspace for construction and maintenance. The National Electric Safety Code also specifies minimum safe distances between buildings and power lines.

While you are responsible to know and comply with all federal, state and local laws and regulations and Xcel Energy's requirements, we're here to help. By contacting us early in the planning process, we can help you navigate these rules and avoid costly work stoppages, delays, rework or fines.

Xcel Energy will confirm to your local permitting authority that you either requested, or failed to request, to move, underground or otherwise make safe overhead utility lines.

Let us help you keep your project moving forward smoothly, safely and on schedule. Visit [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect), call the Colorado Builders Call Line at **800-628-2121 (Monday-Friday, 7 a.m. – 5 p.m.)** or email [bclco@xcelenergy.com](mailto:bclco@xcelenergy.com) to discuss your project and possible conflicts as soon as possible.

We look forward to partnering with you to keep your project safe.

# OVERHEAD CLEARANCES FOR NEW CONSTRUCTION

INFORMATION SHEET

LOOK UP AND PLAN AHEAD TO WORK SAFELY AROUND POWER LINES



At Xcel Energy, safety is at the foundation of everything we do. Whether your project is a tree house, addition, single-family home, multi-family dwelling or commercial building, keeping a minimum safe distance from power lines is critical. If you are planning to build, renovate or do maintenance on a structure in our service territory, no matter how small or large the job, it's important to verify the location of overhead utility lines.

Keeping your distance from energized lines isn't just a safety rule. It can help you stay on schedule and budget. Federal and state laws require a safe workspace – now and through the long-term life of a building -- for construction and maintenance workers like window washers, masons or painters. The National Electric Safety Code specifies a minimum safe vertical and horizontal distance between buildings and power lines.

## Always contact us before construction

Start the process by applying for service through Xcel Energy's Builders Call Line. Visit [xcelenergy.com/InstallAndConnect](https://www.xcelenergy.com/InstallAndConnect), or call **800.628.2121**.

We will work with you to determine whether nearby power lines need to be de-energized, relocated and/or undergrounded before work is performed. Please specify if any of the following apply to your project.

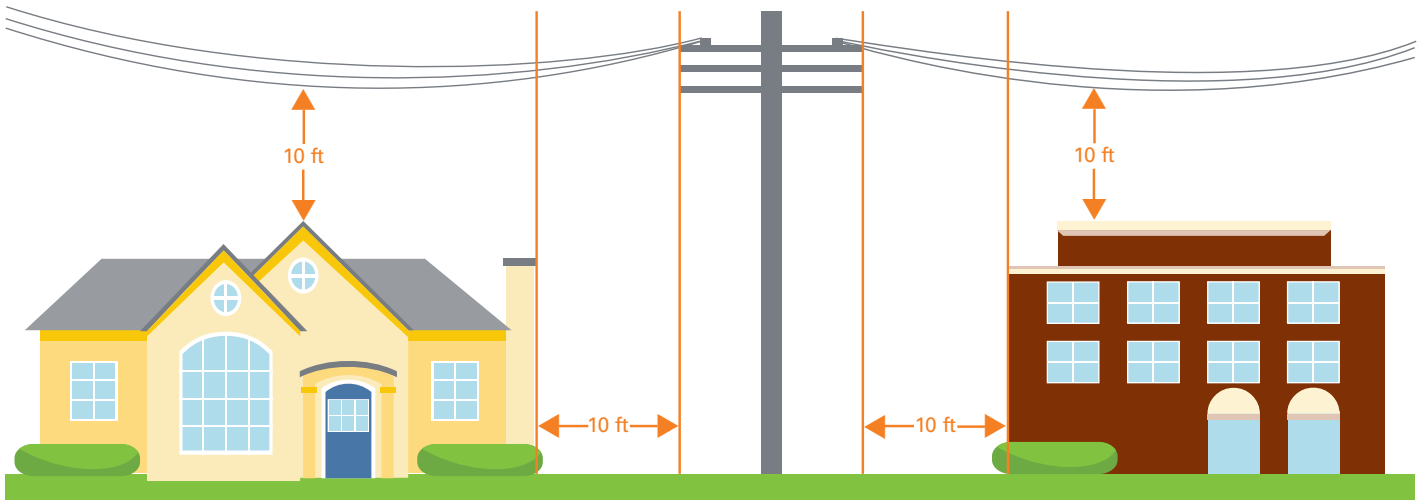
- If you plan to build or work on any structure closer than 10 feet to an overhead power or service line
- If any portion of your structure will be underneath a power line
- If your project will **ever** bring any part of the building, equipment or people (workers or occupants) closer than 10 feet to overhead lines
- If your project will **ever** require construction or maintenance equipment such as ladders, scaffolding, building tools or materials within 10 feet of overhead lines
- If a crane, derrick, aerial lift or similar equipment will cross or carry anything over or within 20 feet of overhead lines
- If you're not sure about the required clearance standards, or where power lines may be located



**OVERHEAD CLEARANCES FOR NEW CONSTRUCTION**

It is a requirement that all workers, materials and tools including scaffolding and ladders must stay at least 10 feet from overhead power lines. Minimum safe vertical and horizontal distances may be greater than 10 feet, depending on equipment used and power line voltage. Find more at

**[xcelenergy.com/start\\_stop\\_transfer/installing\\_and\\_connecting\\_service/site\\_requirements](https://www.xcelenergy.com/start_stop_transfer/installing_and_connecting_service/site_requirements)**.

**Minimum Overhead Clearances****Let us lend a hand**

You are responsible for knowing and complying with all federal, state and local laws and regulations and utility requirements. But we're here to help. Xcel Energy can assist you to navigate these rules and avoid costly delays, rework or fines. We will work with you and your local permitting authority to provide guidance and review designs for safety.

Let us help you keep your project moving forward smoothly, safely and on schedule.

Visit **[xcelenergy.com/InstallAndConnect](https://www.xcelenergy.com/InstallAndConnect)**, or contact our Builders Call Line at **800.628.2121**.

To report an emergency, or if you need immediate assistance, please call our Electrical Outage line at **800.895.1999**. Don't forget — there may be other lines you can't see. Always call **811 before you dig** to verify the location of underground utilities.

