



May 9, 2024

Rachid Rabbaa, Planner II
City of Aurora
Planning and Development Services
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012

**RE: Initial Submission Review – Porteos Industrial at Porteos –
Site Plan Amendment & Replat
Application Number: DA-1903-38
Case Numbers: 2020-6030-02;2024-3015-00**

Dear Mr. Rabbaa,

Thank you for the comments on May 3, 2024, for the above-mentioned project. In an effort to address your comments concisely and simplify your review, we have summarized your comments and our responses below.

COMMENT RESPONSE LETTER: INITIAL SUBMISSION REVIEW

CITY OF AURORA: PLANNING DEPARTMENT
Planner II: Rachid Rabbaa 303-739-7541 rrabbaa@auroragov.org

Dear Mr. Kmiecik:

Thank you for your initial submission, which we started to process on April 11, 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 May 24, 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 Administrative Decisions date is set tentatively for Wednesday, July 3, 2024. Please remember that all abutter notices must be sent and the site notices must be posted at least 10 days prior to the decision date. These notifications are your responsibility and the lack of proper notification will cause the decision 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 303-739-7541 or rrabbaa@auroragov.org.

INITIAL SUBMISSION REVIEW

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- See redlined comments from the Planning department (see Items 2-8)
- A civil plan revision is required. The site plan amendment won't be approved until the civil plan revision is submitted (see Item 9)
- Please see the 2040 analyses since this is a site plan amendment. Trip generation distribution figure needed with distribution compared to 2021 TIS. (see Item 10)
- Please clarify that the Replat is not affecting the existing Fire Lane Easements. If they are affected, please clearly show it on the plans (see Item 11)
- All portions of the public water line must remain inside a water easement. Please see all the comments from the Water department on the Site Plan and Plat. (see Item 12)
- Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date. (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.) (see item 14-15)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

A. Name: Steve Loeffler

Organization: 2829 West Howard Place

Address: Colorado Department of Transportation Denver CO 80204

Phone: 3037579891

Email: steven.loeffler@state.co.us

Comment: This development is off of the state highway system. We have no comments.

- Response: Acknowledged.

B. Name: DONNA GEORGE

Organization: XCEL ENERGY PUBLIC SERVICE CO

Address: 550 15TH ST, SUITE 700 DENVER, CO 80202

Phone: 3035713306

Email: donna.l.george@xcelenergy.com

Comment: Please see attached at the end of the letter.

- Response: Acknowledged.

C. Name: Scott Woodruff

Organization: RTD Engineering

Address: Regional Transportation District

1560 Broadway, Suite 700, FAS-73 | Denver, CO 80202

Phone: 303-299-2943

Email: clayton.woodruff@rtd-denver.com

Comment: 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.

■ Response: Acknowledged.

2. Completeness and Clarity of the Application

A. Please add a new cover sheet with a new Data Table that reflects what exists and what is proposed to be added or modified.

■ Response: A new cover sheet with a new data table has been added.

B. All the added sheets (for example sheet 31) need to be bubbled on the entire page including the title block.

■ Response: Revision clouds have been added to the entire page for added sheets.

C. Every sheet that has a layout change needs to be bubbled and deltas added to the amendments box.

■ Response: Revision clouds and deltas have been updated on sheets with layout changes.

3. Streets and Pedestrian Comments

A. Pedestrian Access (accessible route) needs to be provided to the main building entrance from the new parking lots. Show this with a thick dashed line to the building entrance(s). It is not clear how the pedestrian network connects to the areas of the site.

■ Response: The AR linetype has been updated to a thick dashed line.

4. Parking Comments

A. Parking layout dimensional requirements for head-in parking are 19 ft depth and 9 ft width. Please add dimensional to the new added Parking layout.

■ Response: Typical dimension labels have been added to the site plan.

5. Architectural and Urban Design Comments

A. The fence is an addition or amendment to the original site plan and should be circled on the landscape plan sheets.

■ Response: Revision cloud have been updated.

B. Please provide an updated photometric -Show typical details of lighting on the plan.

■ Response: Photometric sheets have been updated. Lighting details have been added to plans.

6. Signage

A. Advisory: If any monument signs are proposed their footprint must be shown on the Site Plan and Landscape Plan, with details provided on materials, colors, proposed lighting, etc. on the Architectural Details page. All monument signs must match the design aspects of the building.

■ Response: Acknowledged.

7. Landscaping Issues (Tammy Cook /954-684-0532 / TammyC@cgasolutions.com / Comments in bright teal)
 - A. Label Powhatan Road.
 - Response: Powhatan Road label has been added.
 - B. Label all exterior streets on this Key Map.
 - Response: Street labels have been added.
 - C. Per the pre-application comments: Parking Lot landscaping- The current layout exceeds the 60% parking permitted along arterial streets and will require additional buffering and/or landscape enhancements to mitigate visual impacts. Plant material should attain a height of 3' in three years. Berming is encouraged to increase screening.
 - Response: Additional evergreens have been added on north buffer to mitigate increased parking
 - D. Per the pre-app comments, for the overall landscape:

50% of the plant material provided should be evergreen trees. 38% has been provided. All truck loading and storage areas shall be oriented internal to the parcel areas and will be screened from public streets and open space networks. On the south perimeter, the truck loading area has not been adequately screened. Additional evergreen trees are noted on the plans.

Landscape along arterial and collector roads:
 Plant quantities to follow city code requirements but be clustered rather than on center spacing. A minimum 15' setback shall be implemented along the length of the arterial and collector roads at intersection corners the setback shall be 20'. Where monument signs are proposed at intersection corners, the setbacks shall be 40'. Show on plans where monument signs are proposed.

 - Response: *Evergreen plant material updated to 50% to include existing and proposed trees.*

548 trees total / 274 to be evergreen
 - E. Note: 30% of the tree species are evergreen.
 - Response: Note added to code table.
 - F. Provide the CN# instead of the DA#.
 - Response: Text updated to show CN#.
 - G. Label Street Frontage Buffer.
 - Response: Updated to street frontage buffer.
 - H. Label and dimension all easements.

- Response: Easements have been labeled.
- I. Label the 15' existing Amoco Pipeline Co. Easement.
 - Response: Esmt label added.
- J. Include the shrubs and ornamental grasses to this Plant Schedule on all sheets.
 - Response: Schedules have been updated to include these.
- K. The existing trees and the proposed fence appear to be on top of the existing trees, adjust the proposed fencing.
 - Response: Fencing has been updated.
- L. Label and dimension the street frontage buffer.
 - Response: Street and frontage buffer has been labeled and dimension.
- M. At least 30% of the tree species in the non-street buffers shall be evergreen.
 - Response: 88% of provided trees in buffer are evergreen.
- N. Label the Non-street perimeter buffer and provide the dimension.
 - Response: Updated to show perimeter buffer.
- O. Label and dimension the non-street frontage buffer.
 - Response: Updated to perimeter buffer.
- P. Per the UDO, deciduous canopy trees are required in these parking lot islands. Sidewalks may not displace the required landscaping.
 - Response: Trees have been added.
- Q. Label the 15' existing Amoco Pipeline Co. Easement.
 - Response: Esmt label added.
- R. Grasses should not be used for screening as they do not provide screening in the winter.
 - Response: Grasses have been replaced with shrubs.
- S. Label the existing 66' Panhandle Easter Pipeline Co. Easement.
 - Response: Esmt label added.
- T. Per the UDO, deciduous canopy trees are required in these parking lot islands. Sidewalks may not displace the required landscaping.
 - Response: Trees have been added.
- U. Label the existing 66' Panhandle Easter Pipeline Co. Easement

- Response: Easement has been labeled.
- V. Provide additional evergreen trees for screening the overhead doors along this perimeter.
 - Response: Additional evergreens added/rearranged for screening.
- W. Provide additional evergreen trees for screening the overhead doors along this perimeter.
 - Response: Additional evergreens added/rearranged for screening.
- X. Per the UDO, deciduous canopy trees are required in these parking lot islands. Sidewalks may not displace the required landscaping.
 - Response: Trees have been added.
- Y. The leader lines are disconnected from the actual labels.
 - Response: Leader lines have been updated.
- Z. The fence is an addition or amendment to the original site plan and should be circled on the landscape plan sheets.
 - Response: Revision clouds have been updated.
- AA. Show the property line as a traditional line type. A long dash and two short dashes.
 - Response: Property line has been changed to a traditional line type.
- BB. Provide 6 shrubs in these islands per the UDO.
 - Response: Shrubs have been added.
- 8. Addressing (Phil Turner / 303-739-7357 / pturner@auroragov.org)
 - A. No comments.
 - Response: Acknowledged.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

- 9. Civil Engineering (Moustapha Agrignan / 303-739-7306 / magrigna@auroragov.org / Comments in green)
 - A. Advisory note: A civil plan revision is required, The site plan amendment won't be approved until the civil plan revision is submitted.
 - Response: Acknowledged.
 - B. Add maximum height to the detail.
 - Response: Max height label has been added to detail.
 - C. Callout or add it to the legend (TYP.)
 - Response: Callout added to paint striping,

- D. This sheet is an added sheet from the approved set. Please bubble the entire page including the title block.
 - Response: Rev cloud has been updated to entire page/

- E. Provide owners/Cities and Counties on the east and west side of the city line limits.
 - Response: City and county labels have been added.

- F. Provide pedestrian refuge island.
 - Response: Vertical curb has been added to provide pedestrian protection.

- G. Provide fire lane radii(TYP.)
 - Response: Fire lane radii labels have been added.

- H. Show the sidewalk and the ROW
 - Response: Sidewalk and ROW have been added to plans.

- I. Please add the following note: "The slope away from the building shall have a minimum grade of five (5) percent for the first ten feet or to the property line, whichever occurs first, then a minimum of two (2) percent until the slope reaches the swale around the building. If physical obstructions or lot lines prohibit the ten feet of horizontal distance, a five (5) percent slope shall be provided to an approved alternative method of diverting storm runoff away from the foundation. Impervious surfaces within ten feet of the building foundation shall be sloped a minimum of two (2) percent away from the building." TYP.
 - Response: Note has been added.

- J. Advisory: Please review section 4.02.7.03.3.1 regarding when structural calcs are required. Structural calcs, if applicable, will be required with the first submittal of the civil plans.
 - Response: Acknowledged structural calcs have been provided with the first submittal of the civil plans.

- K. Please add the following note: "The maximum slope within ROW is 4:1, the maximum slope for property outside of the ROW is 3:1."
 - Response: Note has been added.

- L. Please add the following note: "Detailed layout and design for proposed curb ramps within right of way or along an accessible route will be completed with the civil plans." TYP.
 - Response: Note has been added.

- M. Please add the following note: "The maximum cross slope in an accessible path shall not exceed two percent. The maximum longitudinal slope in an accessible path shall not exceed five percent." TYP.
 - Response: Note has been added.

- N. Please add the following notes: "Minimum pavement slopes: 1% for asphalt, 0.5% for concrete." TYP.
 - Response: Note has been added.

- O. Advisory: Please review section 4.02.7.03.3.1 regarding when structural calcs are required. Structural calcs, if applicable, will be required with the first submittal of the civil plans.
 - Response: Acknowledged structural calcs have been provided with the first submittal of the civil plans.

- P. This sheet(31) is an added sheet from the approved set. Please bubble the entire page including the title block.
 - Response: Rev cloud has been updated to the entire page.

- Q. Provide more slope labels (slope arrow and the grade percentages) TYP.
 - Response: Additional slope labels have been added.

- R. Minimum 2% for the unpaved area (TYP.)
 - Response: Grading has been updated to be 2% min in unpaved areas.

- S. This sheet is an added sheet from the approved set. Please bubbled the entire page including the title block
 - Response: Rev cloud has been updated to the entire page.

- 10. Traffic Engineering (Dean Kaiser / 303-739-7584 / djkaiser@auroragov.org / Comments in amber) Traffic Study Letter:
 - A. Reviewed Need to see 2040 analyses since this is a site plan amendment. Trip gen distribution figure needed with distribution compare o 2021 TIS.
 - Response: A 2040 analysis has been included in the report.

 - B. 36.1% increase in peak hour trips
 - Response: Correct, the afternoon peak hour does generate four (4) more trips per minute compared to the approved traffic study development.

 - C. No long-term analyses provided. As a site plan amendment, need to see long-term analysis compared to the original TIS from 2021. The change in trip gen for Building 1 is what seems be adding to the increased site traffic so will need the 2040 analysis to ensure the local lane configurations are sufficient for the entire site.
 - Response: Understood, a long-term 2040 analysis has been provided in the letter.

 - D. 2023 Background Traffic Vols from 2021 Report.
 - Response: As shown in the volume comparison, the original study assumed the surrounding area would be more built out. However, as shown in the 2024 counts, the area is not as built out as planned.

- E. Provide a Trip Gen Volumes Figure before this 2025 Total Volume Figure for clarity. Are you using same distribution as per the 2021 TIS? Provide distribution percentages as well.
 - Response: A trip distribution and assignment figure has been provided. Since the site has specific accesses for types of vehicles, the access trip distribution has changed. Since the 64th Avenue has opened to vehicular traffic and was currently not open during the 2021 TIS, the external trip distribution remained close to the same as the TIS trip distribution.

Site Plan

- F. Traffic signal easement needs to be illustrated.
 - Response: Traffic signal easement has been added to plans.
 - G. DO NOT ENTER signs required since this is to be one-way inbound.
 - Response: Signs have been added to plans.
 - H. Provide roadway width dimension.
 - Response: Roadway width has been labeled.
 - I. STOP sign required.
 - Response: Stop signs have been added.
 - J. Call out crosswalk.
 - Response: Crosswalk has been called out.
 - K. Add RLMTR sign.
 - Response: RLMTR sign has been added.
11. Fire / Life Safety (Erick Bumpass / 303-739-7627 / ebumpass@auroragov.org/ Comments in blue)
- A. Please clarify that the Replat is not affecting the existing Fire Lane Easements. If they are affected, please clearly show it on the plans.
 - Response: Existing and proposed easements are shown on the plans. Fire lane radii and easements have been labeled.
 - B. Please confirm there are no changes or additions to the Gating Systems on site.
 - Response: There are proposed gating systems with approved knox hardware. Refer to the site plan for locations.
12. Aurora Water (Jennifer Wynn / 734-258-6523 / jwynn@auroragov.org / Comments in red)
- Plat
- A. Please show missing 10' Water Easement for hydrant approx here on the South side of the main easement.
 - Response: Easement has been updated.
 - B. Easement can not be vacated without re-dedication since it contains existing hydrant.

- Response: Acknowledged. Easement vacation process to be started.
- C. Site plan shows 5 easement for hydrants along this are, but plat only shows 4.
 - Response: Plat has been revised.
- D. Site plan shows hydrant with easement approx here.
 - Response: Plat has been revised.
- E. Missing hydrant water easement behind this label and on sheet 4.
 - Response: Plat has been revised.
- F. Please label as "Existing Access Easements" to match site plan.
 - Response: Pat has been revised.
- G. Typical Comment: Please update naming to specific type of utility. For example, "23' Fire Lane, Water & Access Easement" 1
 - Response: For existing utility easements, "utility" remains in the title. Proposed easements identify the specific utility.
- H. Rename all to Water instead of Utility.
 - Response: For existing utility easements, "utility" remains in the title. Proposed easements identify the specific utility.
- I. Please use specific utility labels like Water and Sewer. Show consistent naming with Site Plan.
 - Response: For existing utility easements, "utility" remains in the title. Proposed easements identify the specific utility.
- J. Please ensure site plan and plat match. Site Plan shows hydrant on South side.
 - Response: Plat has been revised.
- K. Please label Water Easement, as shown on the Site Plan.
 - Response: Plat has been revised.

Site Plan

- L. Per the City's new Water Master Plan, this water main to be installed must be 24".
 - Response: From discussions with the city this 24" water main is no longer required.
- M. Please ensure pole is at least 5ft from existing water meter.
 - Response: Pole has been placed more than 5' from water meter.
- N. Please point to both sections of the easement for clarity.
 - Response: Easement label has been updated.

- O. Typical Comment: Please update naming to specific type of utility. For example, "23' Fire Lane, Water & Access Easement."
 - Response: For proposed easements, naming has been updated to specific utility. For existing easements, labels have not been changed.

- P. Typical Comment: Please rename to 10' Water Easement.
 - Response: For proposed easements, naming has been updated to specific utility. For existing easements, labels have not been changed.

- Q. 26' Fire Lane and Water Easement.
 - Response: Easement label has been updated.

- R. Fire Lane & Water Easement.
 - Response: Easement label has been updated.

- S. All portions of the public water line must remain inside a water easement.
 - Response: Easement has been updated to contain entire public water line.

- T. This is labeled as a 23' Fire Lane, Water, and Access Easement on the plat. Please be consistent with all labels and types of easements.
 - Response: Plat and CSP have been updated to show consistent labels.

- U. Plat shows that the hydrant should be on the Northern side of the main easement.
 - Response: Plat and CSP have been updated to be consistent.

- V. Plat shows hydrant on the North of the main easement. Please be consistent.
 - Response: Plat and CSP have been updated to be consistent.

- W. TYP: Please provide water main sizes.
 - Response: Water main sizes have been labeled.

- X. Plat shows hydrants alternating North and South of the main.
 - Response: Plat and CSP have been updated to be consistent.

- Y. A PRV will be required as part of the connection to the pressure zone 3C waterline in 64th.
 - Response: PRV has been labeled.

- 13. Forestry (Becky Lamphear/ 303-739-7177 / rlamphea@auroragov.org / Comments in purple)
 - A. No comments.
 - Response: Acknowledged.

- 14. Land Development Services (Roger Nelson / 720-587-2657 / ronelson@auroragov.org/ Comments in magenta)

Plat

- A. Remove from description, shown in graphic.
 - Response: Plat has been revised.

- B. Offsite easement dedications are dedicated by separate document. See 2023 COA Plat Checklist Item no. 17.
 - Response: Acknowledged.

- C. Provide metes-and-bounds description. See 2023 COA Plat Checklist Item no. 5.
 - Response: Plat has been revised.

- D. Insert Dedication: "Have laid out, platted,..." See 2023 COA Checklist Item No. 6.
 - Response: Plat has been revised.

- E. (Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date. (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.)
 - Response: Acknowledged.

- F. (Advisory Comment) Be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the plat to be sent back and corrected and thus adding time to your submittal. And in turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.
 - Response: Acknowledged.

- G. Send in the closure sheet for the description.
 - Response: Closure sheet has been provided.

- H. Send in the State Monument Records for the aliquot corners used in the plat.
 - Response: Monument records have been provided.

- I. See the red line comments on the plat and site plan.
 - Response: Redline comments have been addressed.

- J. Label publicly dedicated streets within ½ mile of the site (Typical) COA 2023 Subdivision Plat Checklist Item #3.
 - Response: Streets have been labeled.

- K. Use statement from 2023 COA Plat Checklist Item No. 11.
 - Response: Plat has been revised.

- L. See 2023 COA Plat Checklist Item No. 12. I. Make note of the reason for not accepting the existing monument.
 - Response: Plat has been revised.

- M. Insert statement on sidewalk easements. See 2023 COA Plat Checklist Item No. 12. d.,
 - Response: Statement has been provided.

- N. Insert: A resubdivision of Lots 1,2, and 3 of Block 1, Porteous Subdivision Filing No. 6, in the Northwest Quarter.
 - Response: Text has been added.

- O. Existing easements cannot be released by the plat. See 2023 COA Checklist Item No. 16, b. Typical.
 - Response: Easement vacation process to be started by applicant.

- P. Provide size of monument.
 - Response: Text has been updated.

- Q. Do not show vacated easements. Typical.
 - Response: Easement vacation process to be started by applicant.

- R. Existing easements cannot be released by the plat. See 2023 COA Checklist Item No. 16, b.
 - Response: Easement vacation process to be started by applicant.

- S. Create a key map showing what areas of the overall parcel are on which map. See 2023 COA Checklist Item No. 3.
 - Response: Key map has been added.

- T. Consistent easement widths are not generally supported by curve and line information.
 - Response: Plat has been revised.

- U. Radius distances support a 25' easement distance?
 - Response: Plat has been revised.

- V. Consistent easement widths are not generally supported by curve and line information.
 - Response: Plat has been revised.

- W. Consistent easement widths are not generally supported by curve information.
 - Response: Plat has been revised.

- X. Show tie distance where easement line crosses lot line, per COA Plat Checklist Item No. 16. b.
 - Response: Plat has been revised.

- Y. Consistent easement widths are not generally supported by curve and line information.
 - Response: Plat has been revised.

Site Plan

- Z. On page 1, insert description from plat: "A resubdivision of lots 1,2 and 3, Porteous Subdivision No. 6, in the Northwest Quarter, etc."
 - Response: Legal description has been updated.

- AA. Use lot and block names, description, areas and easement info. from Porteous Subdivision Filing No. 7. Typical, all sheets.
 - Response: Text has been updated to match Porteos Subdivision Filing No. 6.

- BB. Around the perimeter of the of the plat boundary or lot lines, show dimensions, bearings and curve data. See 2022 Site Plan Checklist Item No. 2. Typical all sheets.
 - Response: Plat boundary and lot line labels have been added.

- CC. Use lot and block names, description, areas and easement info. from Porteous Subdivision Filing No. 7. Typical, all sheets.
 - Response: Text has been updated to match Porteos Subdivision Filing No. 6.

- DD. Use lot and block names, description, areas and easement info. from Porteous Subdivision Filing No. 7. Typical, all sheets.
 - Response: Text has been updated to match Porteos Subdivision Filing No. 6.

- EE. Use lot and block names, description, areas and easement info. from Porteous Subdivision Filing No. 7. Typical, all sheets, though not noted after this sheet.
 - Response: Text has been updated to match Porteos Subdivision Filing No. 6.

- FF. Use lot and block names, description, areas and easement info. from Porteous Subdivision Filing No. 7. Typical, all sheets.
 - Response: Text has been updated to match Porteos Subdivision Filing No. 6.

- GG. Use lot and block names, description, areas and easement info. from Porteous Subdivision Filing No. 7. Typical, all sheets.
 - Response: Text has been updated to match Porteos Subdivision Filing No. 6.

- HH. Use lot and block names, description, areas and easement info. from Porteous Subdivision Filing No. 7. Typical, all sheets.
 - Response: Text has been updated to match Porteos Subdivision Filing No. 6.

- II. Use lot and block names, description, areas and easement info. from Porteous Subdivision Filing No. 7. Typical, all sheets.
 - Response: Text has been updated to match Porteos Subdivision Filing No. 6.

15. Land Development Services (Grace Gray / 303-739-7277 / ggray@auroragov.org / Comments in magenta)
 - A. EASEMENT DEDICATIONS TO BE SUBMITTED TO DEDICATIONPROPERTY@AURORAGOV.ORG RELEASES TO BE SUBMITTED TO RELEASEEASEMENTS@AURORAGOV.ORG
 - Response: Acknowledged.

16. Revenue (Melody Oestmann / 303-739-7244 / moestman@auroragov.org / Comments in magenta)
 - A. No comments.
 - Response: Acknowledged.

17. Xcel (Donna George /303-751-3306 / Donna.L.George@xcelenergy.com)
 - A. Please see the attached letter
 - Response: Acknowledged, comments from attached letter have been addressed.

We appreciate your review and approval of these plans. Please contact me at 303-974-3625 or Brad.Cooney@kimley-horn.com should you have any questions.
Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Brad Cooney, P.E.
Project Manager