



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

August 1, 2024

Cory Miller
Xcel Energy, Inc.
1800 Larimer St, Ste 400
Denver, CO 80202

Re: Second Submission Review – Colorado's Power Pathway - Conditional Use and Site Plan
Application Number: **DA-2384-00**
Case Numbers: **2024-6020; 2024-6020-01**

Dear Mr. Miller:

Thank you for your initial 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 several important issues remain, you will need to make another submission. Please revise your previous work and resubmit your technical corrections *after* the Planning Commission hearing.

It's important to email me the cross-section before 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 Planning Commission hearing has been *tentatively* scheduled for Wednesday, August 28, 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 rabbaa@auroragov.org.

Sincerely,

Rachid Rabbaa, Planner II
City of Aurora Planning Department



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Provide a street cross section of Quincy Avenue with the proposed transmission line, curbside, sidewalk, rights-of-way, and any utility easements being provided in association with the transmission line (Item 3)
- Label Quincy Ave as a major arterial on all sheets and Provide dimension labels of the ROW on this sheet and other previous sheets. (Item 4)
- There is one more raw water line that runs north/south between these two potable water lines. (Item 5)
- ITEMS ENCROACHING INTO CITY-OWNED PROPERTY REQUIRE A LICENSE AGREEMENT (Item 9)

PLANNING DEPARTMENT COMMENTS

1. Outside Agency Comments

Organization: ARAPAHOE COUNTY PLANNING

Address: 6924 S LIMA CENTENNIAL, CO 80112

Phone: 7208746500

Email: referrals@arapahoegov.com

Comment: Previous comments were adequately addressed. No further comments at this time.

2. Completeness and Clarity of the Application

Cover sheet:

2A. Provide a street cross section of Quincy Avenue with the proposed transmission line, curbside, sidewalk, rights-of-way, and any utility easements being provided in association with the transmission line. (See Landscaping comments below).

3. Landscaping Issues (Tammy Cook / 954-684-0532 / tammyc@cgasolutions.com / Comments in bright teal)

- 3A. Provide a street cross section of Quincy Avenue with the proposed transmission line, curbside, sidewalk, rights-of-way and any utility easements being provided in association with the transmission line.
- 3B. Include any proposed utility easements associated with the transmission line. Also include the ultimate roadway condition with sidewalks and curbside areas aka tree lawns to determine whether the proposed transmission line or the easement associated with the transmission line will impact the curbside area.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

4. Civil Engineering (Julie Bingham / 303-739-7403 / jbingham@auroragov.org / Comments in green)

- 4A. Label Quincy Ave as a major arterial on all sheets (typical).
- 4B. Provide dimension labels of the ROW on this sheet and other previous sheets.

5. Traffic Engineering (Jason Igo / 303-739-1792 / JIgo@auroragov.org / Comments in amber)

Site Plan

5A. No comments.

6. Aurora Water (Casey Ballard / 303-739-7382 / cballard@auroragov.org / Comments in red)

Site Plan

- 6A. What is this dashed blue line representing?
- 6B. There is one more raw water line that runs north/south between these two potable water lines.
- 6C. It appears this sheet has been duplicated.



7. Forestry (Becky Lamphear/ 303-739-7177 / rlamphea@auroragov.org / Comments in purple)

7A. No comments.

8. PROS Department (Abigail Scheuermann / 303-739-7131 / ahscheue@auroragov.org / Comments in blue)

8A. No comments.

9. Land Development Services (Grace Gray / 303-739-7277 / ggray@auroragov.org / Comments in magenta)

9A. NO EASEMENTS FOR THIS PROJECT. ITEMS ENCROACHING INTO CITY OWNED PROPERTY REQUIRE A LICENSE AGREEMENT, PLEASE NOTE LICENSE AGREEMENT MAY NOT BE ALLOWED BASED ON THE LOCATION. THIS WILL NEED TO BE REVIEWED BY PROS AND WATER FOR CRITICAL INFRASTRUCTURE.