

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



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June 26, 2023

Carlo Ferreira
6550 S Pecos Rd, Suite 124
Las Vegas, NV 11711

Re: Initial Submission Review: The Aurora Highlands Site Plan No. 25 – Site Plan and Final Plat
Application Number: DA-2062-45
Case Numbers: 2023-4007-00; 2023-3023-00

Dear Mr. Ferreira:

Thank you for your initial submission, which we started to process on May 22, 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 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 Friday, July 17, 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 let me know. I may be reached at 303-739-7261.

Sincerely,

Debbie Bickmire, Senior Planner
City of Aurora Planning Department

Attachments: Xcel Energy Comments, Ordinance No. 2022-45

cc: Jeff Killion, Matrix Design Group
Jacob Cox, ODA
Filed: K:\\$DA\2062-45rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Summarize the percentage of lot types per Section 146-4.2.3.A.3.d (Planning)
- Provide water-wise lot typical landscapes, curbside landscape, label plant material and quantities (Landscape)
- Add landscape for off-site drainage improvements (Landscape)
- Revise open space tracking (PROS)
- Show slopes, revise cul-de-sac radii (Public Works/Engineering)
- Show radii of all fire lane easements and revise hydrant locations (Life/Safety)
- Add bearings, distances, and curve data, provide closure report and monument data (Real Property)
- Provide a .shp or .dwg file (Addressing)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. Notification was sent to seven (7) adjacent property owners, eight (8) outside agencies, and five (5) registered community associations. There were no comments received from adjacent property owners or community associations. Comments were received from three (3) outside agencies and are included in or attached to this letter.

2. Zoning and Land Use Comments

- 2A. To provide a full assessment of the approved residential development, please submit a summary that identifies the percentage of lots per [Section 146-4.2.3.A.3.d](#):
In the R-2 and MU-A zone districts, a Master Plan containing 100 residential lots or more may include up to 50 percent Small Residential Lots subject to all of the following standards:
- i. No more than 35 percent of the total number of lots in the Master Plan may be front-loaded Small Residential Lots.
 - ii. No more than 60 percent of the total number of lots in the Master Plan may be a single type as described in [Section 146-4.2.3.A.8](#).
 - iii. A minimum of 40 percent of the total number of lots in the Master Plan must meet or exceed the standards for minimum lot width and minimum lot area for “single-family detached dwelling, standard” shown in Table 4.2-2.
 - iv. If a Master Plan includes 200 lots or more, a minimum of ten percent of the total number of lots must be lots with at least 60 feet of lot frontage and 6,000 square feet of lot area.
- 2B. Ordinance No. 2022-45, a water conservation ordinance, became effective on October 15, 2022. All Site Plans submitted after September 30, 2022, are required to provide a water-wise landscape. Cool-season grasses are no longer permitted in the curbside landscape (tree lawn) or residential front yards. Please reference the new requirements and revise the plans accordingly. Additional comments are provided in the landscape comments.

3. Completeness and Clarity of the Application

Site Plan

- 3A. Review the acreages in the Site Data Block. The sum of the areas should equal the total area.
- 3B. Reference Site Plans in the Context Map.
- 3C. Add matchlines and revise sheet references to reflect sheet numbers. Minimize the overlap.
- 3D. Label streets on the Key Map on Sheet 6 and remove extra tract labels.
- 3E. Label and dimension sidewalks on adjacent streets.
- 3F. Guest parking is required for alley-loaded lots without on-street parking.
- 3G. Remove all fences from the fronts of lots. Side yard fences shall be set back from the right-of-way line at a distance equal to the required front yard setbacks.
- 3H. Reference adjacent subdivisions, lots, and blocks.
- 3I. Show the zone districts of adjacent areas.



- 3J. Add all symbols, including fencing, to the legend.
- 3K. Clarify the ultimate conditions for areas where the maintenance path overlaps proposed sidewalks. Is an alternate alignment needed for the maintenance paths?
- 3L. Expand the viewport so Pond 8540 is included for reference.
- 3M. Please see the redlines for all comments.

Letter of Introduction

- 3N. Revise the letter to reference the Site Plans vs. Plats. The terms filing and site plan are different and should not be used interchangeably. Site Plans identify proposed infrastructure and improvements.
- 3O. Revise per the comments and notations on the redlines.

4. Landscaping Issues

- 4A. Provide lot typical landscapes for all proposed lot types. See Item 5 of the attached ordinance for the specific standards. Briefly, it states (cool season) turf shall not be installed in the front or side yards of any single-family dwelling; and, the turf may be used in the front yard of alley loaded residential, not to exceed the lesser of 45% or 500 square feet. Additional front yard standards can be found in Section 146-4.7.P, Table 4.7-3.
- 4B. For Green Court Dwellings on lots smaller than 4,000 square feet or less than 50 feet in width, Green Court open space landscaping may be counted toward required front yard landscaping ([Section 146-4.7.5.P.6.d](#)). Front yard landscape for alley-loaded lots facing the street is required.
- 4C. Curbside landscape is now required in lieu of cool season grasses in the tree lawn. Standards are included in Section [146-4.7.5.C](#). A summary of the standards is as follows:
 - The landscape requirement is based on the square footage of the curbside area.
 - In addition to street trees, the curbside landscape areas that are between six and 10 feet in width shall be planted with shrubs. Ornamental grasses are optional.
 - No less than one shrub per 40 square feet or shrub equivalents may be installed within the curbside landscape area and no more than 40 percent of the shrub count can be ornamental grasses provided as shrub equivalents. Shrubs are assumed to be an average of four feet wide at maturity.
 - Water-conserving (xeric) seed and/or sod varieties may be provided in between shrub and ornamental grass beds.
 - All shrubs and grasses shall be a minimum five-gallon size.

The curbside landscape can be included and quantified in the lot typical. Separate diagrams will be required for lots that do not conform to a standard lot width.

- 4D. Turf may be provided in areas intended for sports fields or organized social gatherings.
- 4E. Add plant labels, quantities, and ground cover symbols on the landscape sheets.
- 4F. Provide the required open space landscape for and within all tracts.
- 4G. Preliminary Plat No. 9 states landscape will be provided for Pond 8540 and Reach 2 with the first adjacent development in PA-64. Please expand the viewport to include these areas and update the open space landscape table to provide 1 tree and 10 shrubs per 4,000 square feet. Include landscape for both sides of the channel in Tract I.
- 4H. Revise the landscape plans to ensure open space plant material is distributed throughout the tracts.
- 4I. Provide open space landscape in Tracts L and N.
- 4J. Show all existing or proposed stop signs. Set street trees back 50' from proposed stop signs. Adjust street tree locations and/or quantities per redline comments.
- 4K. Remove fences from the fronts of alley-loaded lots.
- 4L. Add a Key Map on Sheet 20 showing the locations of all streets, tracts, and the area of all tracts.
- 4M. Revise the Landscape Notes to provide the COA notes. Remove construction-related notes.
- 4N. Revise the Site Data Table to be consistent with the areas on the cover sheet.

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

- 5A. Please provide a preliminary 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 parcels, street lines, easement, and building footprint layers at a minimum. Please ensure that the digital file provided in 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

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

Site Plan

- 6A. Provide longitudinal slopes for roadways.
- 6B. Specify fixture type (SL-1 for Local, Neighborhood, Residential Parkway) per COA Roadway Design & Construction Specifications.
- 6C. A minimum 58' property line radius and 48' flowline radius is required in cul-de-sacs.
- 6D. Show slopes. A 3:1 max slope required

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

- 7A. Contact Carl Harline directly for comments.

8. Fire / Life Safety (Will Polk / 303-739-7371 / wpolk@auroragov.org / Comments in blue)

Site Plan

- 8A. Will this site be phased? If so, provide a phasing plan. A phasing plan must be provided with the Planning Department's site plan and Public Works Department civil plan submittal. The phasing plan must illustrate each phase and provide a narrative that describes how the phasing will implement the required two points of access and a looped water supply at all times during the phased construction. Also, make sure to incorporate COA Water and Public Works phasing requirements into the phasing plan.
- 8B. Please confirm that the U.S.P.S. has approved the appropriate mode of delivery and kiosk locations. Please provide a note that identifies the location of the mail kiosks and states compliance with ADA and Postal regulations
- 8C. Will this site be gated? If the area of this site is gated, then the installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety, and electrical review within the Building Division that is conducted on behalf of the Fire Chief. If gated, provide sections for the automatic and manual gates.
- 8D. Fire lane easements shall be constructed to the COA Roadway manual.
- 8E. Please show proposed and existing fire hydrants on abutting streets.
- 8F. Show radii of all fire lane easement curves (typ.) The minimum radius is 29' for the inside curve and 52' for the outside curve per 4.07.1.01 of the COA RDCS.
- 8G. Reconfigure the fire hydrants to be spaced on an average of 600' or less. Additional fire hydrant coverage is required on this street.
- 8H. Fire hydrant spacing is based on the travel path of a fire apparatus.

9. Aurora Water (Steve Dekoskie / 303-739-7490 / sdekoski@auroragov.org / Comments in red)

- 9A. All finish floor elevations are to be a min of 1' above 100yr water surface elevations.
- 9B. The Site Plan will not be approved until the Preliminary Drainage Report is approved.

10. PROS (Michelle Teller / 303-739-7437 / mteller@auroragov.org / Comments in purple)

Site Plan

- 10A. Adjust the Open Space Tracking Table per the comments.
- 10B. Tract H does not meet any of the open space types to receive credit. The adjacent area is a detention pond which does not serve any connectivity or recreation purpose. Remove Tract H from the Tract Dedication Table.
- 10C. Verify the slope in Tract J is meeting ADA requirements. Call out all slopes.
- 10D. Label the materials and widths of all sidewalks and trails.
- 10E. We suggest changing the interior of Tract F to the turf to create one pocket of the playfield in the neighborhood.
- 10F. Is the channel in Tract I a concrete drainage channel or landscaped swale? If it is concrete, it must be removed from the creditable area as drainage infrastructure is not permitted for open space credit.
- 10G. Label Tract J on Sheet 22 to match the credit requested on Sheet 6.



- 10H. Provide small connections to the open space from the alley dead ends (adjacent to Warm Springs Ave) noted on Sheet 24. It can be a crusher fines path 4' or larger.

11. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

Site Plan

- 11A. Revise the Section reference.
11B. Add a detail for lots with 3' utility easements on the front and 5' utility easements on the rear of the lot.
11C. Easements to be dedicated or released by separate documents should be started soon. Submit the documents to easement portals at dedicationproperty@auroragov.org and releaseeasements@auroragov.org.
11D. Make sure easement names are consistent between the Site Plan and the plat.
11E. Add bearings, distances, and curve data to match the plat.
11F. Show adjacent subdivision names.
11G. See the Site Plan for all redline comments.

Plat

- 11H. Update the Title Commitment to be within 120 at the time of plat approval.
11I. Provide a closure sheet for the description.
11J. Provide the State Monument Records for the aliquot corners.
11K. 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.
11L. There may be some items that were not shown or pointed out in this review. The Subdivision Plat checklist is to be utilized as a guide. Any items not adhering to the Checklist may be pointed out in the subsequent reviews, then it is up to the Surveyor to have those changes made prior to the final submission of the plat for electronic recording.
11M. Revise notes per comments on the redlines.
11N. Add bearings, distances, and curve data as noted on the redlines.
11O. Add tic marks for the changes in direction.
11P. Add street names.

12. Revenue (Aurora Water/TAPS / dsporter@auroragov.org / 303-739-7395)

- 12A. Storm Drainage Development Fees Due: 32.476 acres x \$1,242.00 = \$40,687.92
Fees are due prior to plat recordation.

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 upon the total landscaped area.

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

- 13A. See attached comment letter.

15. DEN Planning + Real Estate (DENPlanningReferrals@FLYDENVER.COM)

- 15A. Denver International Airport (DEN) received your referral letter, and we appreciate the opportunity to comment on the proposal. DEN provides the following comments:
- The proposed development is within the "10,000' Critical Area for Wildlife-Attractant Separation Area" for the final build-out of future DEN Runways, as defined by the Federal Aviation Administration (FAA). The USDA Wildlife Biologist assigned to DEN assists in implementing DEN's Wildlife Hazard Management Plan and has requested coordination as this project progresses. USDA and DEN will provide assistance with the requirements outlined in the current version of FAA Advisory Circular 150/5200-33C (see link below). DEN also requests that the landscape plan include the maintenance of trees and grasses to reduce attractants for wildlife such as raptor species, blackbirds/starlings, and geese. Fruit-producing trees and shrubs should be avoided. Water quality ponds/detention structures must be designed to meet a 40-hour drain time following a 100-year event.

https://www.faa.gov/airports/resources/advisory_circulars/index.cfm/go/document.current/documentnumber/150_5200-33



16. Aurora Public Schools (Josh Hensley / jd hensley@aurorak12.org)

16A. APS agreed to apply the school land dedication requirement for the purpose of calculating cash-in-lieu of land as site plans are approved for the Aurora Highlands. The district will request cash-in-lieu of land when the balance of the obligation from approved site plans exceeds the acreage of school sites to be dedicated. In accordance with Section 4.3.18 of the Unified Development Ordinance, land value for cash-in-lieu will be based on the fair market value of zoned land with infrastructure in place.

AURORA PUBLIC SCHOOLS - STUDENT YIELD

6/13/2023

Aurora Highlands Site Plan NO 21 (DA-2062-45)

Dwelling Type	Units	Yield Ratio	Student Yield
SFD	58	0.7	41
MF-LOW	76	0.3	23
MF-HIGH		0.145	0
TOTAL	134		63

YIELD	ELEMENTARY		MIDDLE SCHOOL		K-8 TOTAL	HIGH SCHOOL		K-12 TOTAL
	RATIO	STUDENTS	RATIO	STUDENTS	STUDENTS	RATIO	STUDENTS	
SF	0.34	20	0.16	9	29	0.2	12	41
MF-LOW	0.17	13	0.08	6	19	0.05	4	23
MF-HIGH	0.075	0	0.04	0	0	0.03	0	0
TOTAL		33		15	48		15	63

SCHOOL TYPE	STUDENT YIELD	ACRES PER CHILD	ACRES REQUIRED
ELEMENTARY	33	0.0175	0.5712
MIDDLE	15	0.025	0.3840
HIGH	15	0.032	0.4928
TOTAL	63		1.4480

Aurora Highlands Development Tracking - 6/13/2023

Filing

CSP 1
CSP 2 DA-2062-06
Plat 4 DA-2062-10
Plat 5 DA-2062-11
Plat 8 DA-2062-14
Plat 10 DA-2062-16
Site Plan 14 DA-2062-20
Site Plan 16 DA-2062-23
Site Plan 15 DA-2062-21
Plat 6 DA-2062-13
Plat 13 DA-2062-17
Site Plan 17 DA-2062-26
Aurora Highlands North A DA-2062-31
Aurora Highlands North Area B DA-2062-33
Site Plan 7 DA-2062-36
Site Plan NO 21 DA-2062-37
Site Plan NO 25 DA-2062-45
Total

SFD	MFL	MFH	Total Units	K-8	HS	Total Yield	Dedication Requirement	Status	Builder
84			84	42	17	59	1.3734	Approved	Richmond
182	44		226	102	39	141	3.265	Approved	Richmond
9			9	5	2	7	0.1472	Approved	Pulte
47			47	24	9	33	0.7685	Approved	Pulte
174			174	87	35	122	2.8449	Approved	Pulte
176			176	88	35	123	2.8776	Approved	Bridgewater
156	62		218	94	34	128	2.9583	Approved	Richmond
273			273	137	55	192	4.4636	Approved	Tri-Pointe
295	122		417	178	65	243	5.6254	Approved	Taylor Morrison
26			26	13	5	18	0.4251	Final Mylars	Richmond
13			13	7	3	10	0.2126	Tech Subm	Pulte
97			97	49	19	68	1.586	Final Mylars	Century
617	98		715	334	129	463	10.7618	3rd Subm	
589			589	295	118	413	9.6302	3rd Subm	
51	38		89	35	12	47	1.0837	2nd Submittal	
178			178	89	36	125	2.9103	Tech Subm	Century
58	76		134	48	15	63	1.448	1st Subm	
3,025	440	0	3,465	1,627	628	2,255	52.3816		

ORDINANCE NO. 2022- 46

A BILL

FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA,
COLORADO, ENACTING SECTION 138-191 OF THE CITY CODE PERTAINING TO THE
USE OF TURF AND ORNAMENTAL WATER FEATURES

WHEREAS, Aurora Water is responsible for providing water for the residents of the City of Aurora; and

WHEREAS, water scarcity in the arid west is compounded by water availability and population growth; and

WHEREAS, water used in irrigation and ornamental water features severely limits the amount of water that can be recaptured by Aurora Water's Prairie Waters potable reuse system; and

WHEREAS, low water-use landscapes are attractive, require less maintenance, save water and better withstand drought. Eliminating high water use turf in nonfunctional and aesthetic areas maximizes the amount of available reusable water, a primary goal of Aurora Water.

WHEREAS, the intent of section 138-191 is to help Aurora Water meet future water needs and is in the interest of the health, safety and general welfare of the residents of Aurora.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO:

Section 1. Section 138-191 of the City Code of the City of Aurora, Colorado, is hereby amended to read as follows:

Sec. 138-191 Use of turf and ornamental water features.

(1) Definitions. As used in this section 138-191 the following words and phrases shall have the meanings ascribed to them below:

***Turf* means any cool season turf species, variety or blend, including but not limited to Kentucky bluegrass and Fescue.**

***Aesthetic Turf* means turf areas designed for aesthetic appeal only and are not conducive to active or programmed recreation.**

Water-wise landscape means landscapes designed with shrubs, perennials and warm-season grasses with an annual irrigation water requirement of less than 15” (9.345 gallons per square foot).

Median means the landscaped area between opposing directions street traffic lanes.

Curbside Landscape means the landscaped area between a sidewalk and curb.

Residential development perimeter or common landscape means any landscaped area within a residential development not irrigated by a residential water meter and not dedicated as a park per the City of Aurora’s Parks Recreation and Open Space Dedication and Development Criteria Manual.

Commercial development means any development that meets the commercial user definition in section 138-221.

Landscaped common area means areas within a private community designed for community use in section 138-151.

Multi-family residential development means developments that meet the multi-family user development definition in section 138-221.

Active or Programmed recreation area means an area with a primary function of sport field but can also accommodate secondary functions including but not limited to non-organized sporting events, cultural activities and organized social gatherings.

Ornamental water feature means any exterior decorative fountains, waterfalls, basins, ponds, lakes, waterways or other similar aesthetic structures unless required under Chapter 138, Article VIII – Stormwater of the City Code.

(2) The intent of this section 138-191 is to assist the City in meeting future water needs.

(3) Use of turf and ornamental water features. The provisions of this section 138-191 apply to all development and redevelopment within the City.

(a) Exemptions. Developments with complete Site Plan application submitted to the City prior to the date of September 30, 2022 are exempt from this section.

(b) An exemption may be granted for consistency within developments when a Site Plan approved prior to January 1, 2023 is adjacent to a Site Plan without approval prior to January 1, 2023 and a net water savings can be accomplished beyond what is minimally required under this section 138-191.

An exemption under this section 139-191(3)(b) must be approved by both the General Manager of Aurora Water and the City of Aurora Director of Planning.

- (4) Turf that serves primarily an aesthetic purpose shall not be permitted.**
- (5) The installation of new turf shall be restricted as follows:**
 - (a) Turf shall not be installed in the front or side yards of any single-family dwelling except as specified in section 138-191(5)(b).**
 - (b) The installation of new turf in alley load residential front yards where backyard size prohibits the installation of turf shall not exceed the lesser of: forty-five percent (45%) or five hundred (500) square feet.**
 - (c) The installation of new turf in residential backyards shall not exceed the lesser of: forty-five percent (45%) of the backyard area as defined by the Unified Development Ordinance; or five hundred (500) square feet.**
 - (d) The removal of water-wise landscaping for the purpose of installing turf is prohibited, regardless of building permit issue date.**
 - (e) Turf shall not be installed in medians or curbside landscapes.**
- (6) The installation of turf in the following developments shall be allowed only in active or programmed recreation areas:**
 - (a) Multi-family developments;**
 - (b) Commercial developments;**
 - (c) Public and private schools;**
 - (d) Interior landscaped common areas on a common irrigation meter designed for recreation and conforming to the City's Unified Development Ordinance, as modified from time to time; and**
 - (e) Formal sports fields, informal play areas, active and reflective recreation areas only as defined in the City's Parks and Recreation and Open Space Dedication and Development Criteria Manual.**
- (7) Turf shall not be installed for the development of golf courses.**
- (8) Ornamental water features. The use of water in all public and private exterior ornamental water features and ponds is prohibited.**
- (9) Median and Curbside landscape. The installation of new spray and/or sprinkler irrigation systems in median and curbside landscaping is prohibited.**
- (10) Except as indicated in section 138-191(3)(a) and (b) above, there shall be no waivers or variances to this section 138-191 permitted.**
- (11) Three years after the effective date of this ordinance, the City Manager shall have a third party economic study conducted to include at least the following elements: impact of this ordinance on water usage in the City of Aurora; impact of this ordinance on household water rates in the City of Aurora; impact of this ordinance on home values and prices in the City of Aurora; impacts of this ordinance on new home construction in the City of Aurora; and adoption of similar ordinances by other jurisdictions within the Denver metropolitan area.**
 - (a) The results of this economic study shall be presented to City Council within thirty-nine (39) months of the effective date of this ordinance.**

Section 2. Severability. The provisions of this Ordinance are hereby declared to be severable. If any section, paragraph, clause, or provision of this Ordinance shall, for any reason, be held to be invalid or unenforceable by a court of competent jurisdiction, the invalidity or

unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Ordinance.

Section 3. Penalty. City employees violating the terms, directives, or mandates of this Code are not subject to the general penalty provisions contained in Section 1-13 of this City Code.

Section 4. Pursuant to Section 5-5 of the Charter of the City of Aurora, Colorado, the second publication of this Ordinance shall be by reference, utilizing the ordinance title. Copies of this Ordinance are available at the Office of the City Clerk.

Section 5. Repealer. All orders, resolutions, or ordinances in conflict with this Ordinance or with any of the documents hereby approved, are hereby repealed only to the extent of such conflict. This repealer shall not be construed as reviving any resolution, ordinance, or part thereof, heretofore repealed.

INTRODUCED, READ AND ORDERED PUBLISHED this 8th day of August, 2022.

PASSED AND ORDERED PUBLISHED this 12th day of September, 2022.


MIKE COFFMAN, Mayor

ATTEST:


KADEE RODRIGUEZ, City Clerk



APPROVED AS TO FORM:


Ian Best, Assistant City Attorney



Right of Way & Permits

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

June 9, 2023

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

Attn: Debbie Bickmire

**RE: The Aurora Highlands Site Plan and Subdivision No. 25
Case # DA-2062-45**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined **there are several conflicts** with **The Aurora Highlands Site Plan and Subdivision No. 25**. Why is the 8-foot-wide utility easement along the north side of Lots 1-14 to be dedicated by separate document (and/or the ones on adjacent platted areas that are indicated on this plat document)? It is my understanding that utility easements are to be dedicated by plat.

There are many areas that are apparently for natural gas distribution facilities where there are 3-foot-wide utility easements, which are not sufficient (6-feet is needed). There are other areas apparently for electric distribution where there are 5-foot-wide utility easements, which are not sufficient (8-feet is needed).

The property owner/developer/contractor must complete the application process for any new natural gas or electric service 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.

For additional easements that may need to be acquired by separate document for new facilities (i.e. transformers), the Designer must contact a Right-of-Way and Permits Agent.

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