



Planning Division
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AuroraGov.org

May 1, 2024

Alain Hernandez
Genaros Automotive
15950 E 6th Ave,
Aurora, CO 80011

Re: Initial Submission Review: Genaros Automotive at Centretech – Site Plan and Conditional Use
Application Number: DA-1005-32
Case Numbers: 1997-6030-04; 1997-6030-05

Dear Alain Hernandez,

Thank you for your initial submission, which we started to process on April 9, 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 23, 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 Planning & Zoning Commission hearing date is still set for Wednesday, July 10th, 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.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7468 or Jschirem@auroragov.org.

Sincerely,

James Schireman, Planner I
City of Aurora Planning Department

cc: MC Architecture (Mihajlo Crnogorac), 6620 S Locust Way, Centennial, CO 80111
Britt Vigil, ODA
Filed: K:\SDA\1005-32rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Remove unnecessary site plan sheets from the site and utilize City templates to improve organization and clarity.
- Identify a suitable meter location that does not conflict with other easements.
- As required by the IFC, update the building information to show this building will be sprinklered.
- Submit a drainage report to Aurora Water for acceptance and potential approval.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns (James Schireman / 303-739-7468 /

Jschirem@auroragov.org / Comments in sea-green)

- 1A. Fifteen (15) registered neighborhood organizations and six (6) adjacent property owners were notified of the Site Plan and Conditional Use applications. As of the date of this letter, no public comments have been received. Review comments were received by three (3) outside agencies and are attached to this letter

RESPONSE: Noted.

- 1B. When you have finalized the building's materials and colors, please create a materials sample and colored elevation so that it can be used as an exhibit to visualize the building to the planning and zoning commission. A PDF of the sample materials is an acceptable format.

RESPONSE: The proposed building materials with colored elevation will be submitted following the submittal of this site plan set.

- 1C. (Applicable to all sheets) Adjust the sheet index so that it only features page numbers and not prefixes. Pages on subsequent sheets should appear as "Sheet X" and not "Sheet X of X".

RESPONSE: Noted. Please refer to updated sheet naming and index.

2. Site Plan Clarity and Organization (James Schireman / 303-739-7468 / Jschirem@auroragov.org / Comments in sea-green)

Sheet T1

- 2A. Please refer to the site plan notes template available on the City of Aurora site plan webpage (<https://www.auroragov.org/cms/One.aspx?portalId=16242704&pageId=16529407>). The site plan is missing essential notes, primarily items 4, 5, 6, 10, 12, 13, 15, 17, 22, and 23.

RESPONSE: Please refer to updated site plan notes following the COA template.

- 2B. Under site plan note #4 please note that this site falls within the 55 LDN threshold.

RESPONSE: Noted.

- 2C. The "vicinity plan" should be labeled as a "vicinity map" and include all of the local and higher classification streets in the immediate vicinity, primarily the cul-de-sacs to the north.

RESPONSE: Please refer to updated vicinity map.

- 2D. The cover sheet should feature a 2" by 3" amendment block so that any future changes to the site plan can be easily documented.

RESPONSE: Please refer to added amendment block.

- 2E. Use the site plan data block template available on the City of Aurora site plan webpage.

RESPONSE: Please refer to the updated site plan data block. Note that Occupancy, Fire Protection, and Parking Access agreement have been added per reviewers' commentary.

- 2F. The signature block should include the site plan title as well.

RESPONSE: Please refer to updated information.

- 2G. The City approvals section should list the planning commission as the "Planning & Zoning Commission".



RESPONSE: Please refer to updated sheet.

2H. Make sure the title on the right margin matches the title of the site plan.

RESPONSE: Please refer to updated title block information.

2I. The recorder's certificate block is not necessary for Arapahoe County site plans.

RESPONSE: The requested information has been removed from the sheet.

Sheet S1

2J. The land title survey does not need to be included as part of the site plan submittal.

RESPONSE: The requested sheet has been removed from the site plan submittal and sheet index.

Sheet S2

2K. The land title survey does not need to be included as part of the site plan submittal.

RESPONSE: The requested sheet has been removed from the site plan submittal and sheet index.

Sheet A1

2L. Identify and label the zoning of all abutting properties. Owner information is not necessary.

RESPONSE: Please refer to updated zoning labeling.

2M. Bays/interior configuration of the building are not necessary for the site plan submittal unless explicitly required by fire life safety.

RESPONSE: Please refer to updated sheet A1 for requested information.

2N. Call out each garage roll up door on the eastern elevation.

RESPONSE: Please refer to updated sheet A1 for requested information.

2O. Include site detail notes and new strokes in the legend to call out where fencing is being proposed. Each



gate should include a respective site plan detail as well.

RESPONSE: Please refer to updated site plan.

2P. Add surfacing to the legend as well to call out concrete, decorative pavers, mulch/landscape beds, and any other surfaces.

RESPONSE: Please refer to updated site plan legend.

2Q. Consider using smaller notation to label the number of parking spaces provided in a bay rather than a line that spans all the stalls. A circle with an X inside in the centermost stall in a bay is typically accepted.

RESPONSE: Refer to new circle symbol for indicating parking stall count.

2R. Place the scale bar close to the engineering scale for ease of reading the site plan.

RESPONSE: The scale bar has been added in the updated site plans.

Sheet C0

2S. Remove this sheet as it is not required for the site plan submittal.

RESPONSE: Noted and removed.

Sheet A2

2T. Please affirm that no rooftop equipment will be added in conjunction with this building, otherwise screening walls will be necessary and should be shown the building elevations.

RESPONSE: No rooftop equipment is being proposed.

2U. Show any wall-mounted electrical equipment as part of the building elevation.

RESPONSE: Currently, the design team, in collaboration with the electrical engineer, is unable to definitively determine the precise placement of the wall-mounted electrical equipment, apart from specifying the wall-mounted lighting downlights as depicted in the site plan drawings. Please confirm if this question may be carried during the building permit review process once we finalize the building floor plan and location of the electrical room?

2V. Please revise the building height measurements so that the total height of the building from grade can be easily determined.

RESPONSE: Noted and updated.

Sheet E1

2W. Upscale the photometric plan to at least 1" = 40' so that the photometric plan can be more easily read.

RESPONSE: Please refer to updated photometric site plan.

2X. Coordinate the photometric lighting feature symbology with the product sheets so staff can easily discern what lights are in what locations on the plan.

RESPONSE: Please refer to updated photometric legend/symbols.

Sheet A3

2Y. Add details to show the typical types of service yard fencing, as well as details for fence gates.

RESPONSE: Please refer to requested details.

Sheet SD1.1

2Z. The 4-rail wood fence shown on this sheet was not clearly identified on the site plan. Please highlight



where this fence was proposed.

RESPONSE: This specific fence has been removed from the project and replaced with a different fence product.

2AA. Include details that show elevations of each face of the proposed trash enclosure.

RESPONSE: Refer to elevation sheet #6. The rear and side elevation are typical.

3. Conditional Use Comments (James Schireman / 303-739-7468 / Jschirem@auroragov.org / Comments in sea-green)

3A. As part of your next submittal, please include a criterion response letter that explicitly addresses the conditional use approval criteria found in section 146-5.4.A.3 (<https://aurora.municipal.codes/UDO/1465.4.3.A.3>). Each response should highlight the design and operations approaches and measures that minimize the proposed use's ability to result in adverse impact.

RESPONSE: Please refer to updated letter.

3B. Please highlight in the operations plan how the auto repair facility will dispose of environmentally hazardous materials.

RESPONSE: The note has been added to describe the disposal of hazardous materials.

3C. Please highlight in the operations plan how many vehicles the auto repair facility will serve in a single day and over the week. Also, clarify how long vehicles will be allowed to be stored on site before needing to be picked up by a customer or moved to a long-term storage facility.

RESPONSE: I have added daily and weekly number of vehicles being serviced. I expanded the note under Vehicle Storage to include the duration of the vehicle storage.

4. Site Plan Comments. (James Schireman / 303-739-7468 / Jschirem@auroragov.org / Comments in sea-green)

4A. As part of your next submittal, please include a criterion response letter that explicitly addresses the major site plan approval criteria found in section 146-5.4.B.2.c (<https://aurora.municipal.codes/UDO/146-5.4.3.B.2>). Each response should highlight the specific design approaches that make this proposed site plan compatible with the City of Aurora Comprehensive Plan.

RESPONSE: Please refer to updated letter.

4B. Include the site's address on the site plan sheets.

RESPONSE: Updated.

Sheet A1

4C. Show the minimum setback requirements for this site and the provided setbacks on the site plan.

RESPONSE: Please refer to the updated setback information.

4D. Coordinate with traffic to identify and label the sight triangle for this site's entrance and exit to clearly identify where monument signage could be allowed in the future.

RESPONSE:

4E. Call out the distance from the trash enclosure to the building to determine compliance.

RESPONSE: Please refer to the requested dimension.



Sheet A2

4F. Sec 3.3.5.NN.8 requires that all repair and servicing operations shall be screened from view, meaning that fence elevations should be updated to show a permitted screening fence material.

RESPONSE: Refer to updated elevation and fence details.

4G. Fences fronting arterial streets (E 6th Avenue) are required to feature 18" by 18" masonry columns at least once every 120 feet and at every fence corner, point of transition, or termination point.

RESPONSE: Please refer to the updated fence design and materials.

5. Streets and Pedestrian Comments

Sheet A1

5A. The pedestrian crossing directly across from the sidewalk and the building entrance should utilize a different colored paving material to call attention to it as a pedestrian crossing.

RESPONSE: The pedestrian crossing has been annotated to be different colored paving.

6. Parking Comments (James Schireman / 303-739-7468 / Jschirem@auroragov.org / Comments in sea-green)

6A. Because a shared parking agreement is being provided, the overall site meets the minimum required off-street parking requirements for this use. Please note in the parking section of the data block that a shared parking agreement accounts for the higher number of total parking spaces provided.

RESPONSE: Noted and updated.

6B. Because this site is required to provide 62 parking spaces, a total of three accessible spaces should be required. While a shared parking agreement may satisfy the total number of spaces required, the three accessible spaces for this use should remain on site and located in a direct and safe location in relation to the building's primary entrance. Please show the 3 total required accessible spaces on this site.

RESPONSE: Please refer to the updated accessible parking spaces per updated site plan layout showing (3) stalls.

7. Architectural and Urban Design Comments (James Schireman / 303-739-7468 / Jschirem@auroragov.org / Comments in sea-green)

Sheet A2

7A. The building should feature at least 1 horizontal articulation method from table 4.8-3 at an interval of 100 feet or less on each street-facing façade.

RESPONSE: Refer to updated



7B. Demonstrate you are satisfying the four-sided building design requirements in section 4.8.7, especially for this primary façade, which requires 2/3 methods/features compared to other special purpose facades.

Significant changes in stucco texture and color could be considered to satisfy this requirement, per staff approval.

RESPONSE: The exterior elevations have been updated to create another top horizontal change in stucco color and texture.

8. Signage & Lighting Comments

Sheet A2

8A. Remove all signage from the building elevations, allowable signage is determined by the data presented on the cover sheet and approved by a separate permit.

RESPONSE: Noted and removed.

9. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

Sheet T1

8A. Add the landscape consultants' contact information.

RESPONSE: Updated.

8B. Only do sheet numbers aka 1, 2, 3, etc. Do not use T1, C1 or 1 of 12, etc.

RESPONSE: Noted and updated

Sheet L1

8C. Proposed landscape material should be darker and not the same line weight as existing plant material.

RESPONSE: Noted and updated

8D. Create a legend for the existing landscaping to remain. Make sure to call out what each symbol represents.

RESPONSE:Noted and updated.



8E. Provide landscape tables documenting the required and provided building perimeter landscaping and non-street buffer along the south.

RESPONSE: Please refer to added table.

8F. Include in a legend the proposed fencing symbology and the proposed wall symbology.

RESPONSE: Please refer to updated landscape plans.

8G. Include the proposed fencing and walls on the landscape plan.

RESPONSE: Please refer to updated landscape plans.

8H. Refer to the approved landscape plan. Add a deciduous tree here along E. 6th Avenue. While the approved plan indicates two trees in this general location, due to the presence of the utility easements, it is not possible to provide both trees.

RESPONSE: Please refer to updated landscape plans.

8J. Please turn the accessible route information off on the landscape plan.

RESPONSE: The requested information has been updated.

8K. Include the proposed utilities.

RESPONSE: Please refer to updated landscape plans.

8L. Dimension and label the non-street buffer. According to the pre-application notes a minimum 12' wide buffer is required. Refer to the pre-application notes regarding the required plant quantities.

RESPONSE: Refer to indicated non-street buffer.

8M. No scale is listed. This cannot be an architectural scale. Must be engineering scale.

RESPONSE: Updated.

8N. Update the notes per the comments provided.

RESPONSE: Updated.

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

10A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, 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.

RESPONSE: Refer to provided CAD plans as part of the response.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

11. Civil Engineering (Jonathan Phan / 303-326-8273 / jphan@auroragov.org / Comments in green)

Sheet A1

11A. Remove duplicated site plan notes that are shown on the site plan cover sheet.

RESPONSE: The duplicated site plan notes have been removed.

11B. Label the proposed curb return radii per section 4.04.5.03 of the 2023 COA Roadway Manual

RESPONSE: Please refer to the newly proposed curb return radii per requested information.

11C. Include the dimensions and purpose of the sidewalk and landscaping, per the site plan redlines.

RESPONSE: Please refer to the provided dimensions.



Sheet C0

11D. Remove this cover sheet as it is only required for the civil plans.

RESPONSE: Noted and removed from the set.

Sheet C1

11E. Label the E 6th Avenue roadway classification and dimension the ROW per 2.06.1.03 of the 2023 COA Roadway manual.

RESPONSE: Please refer to the updated plan with requested information.

11F. Provide slope arrows by the access entrance. Slope can be a max of 4% when sloping down to a public street and 6% when sloping up.

RESPONSE: Refer to updated grading plan.

11G. Dimension all the easements shown on the site plan.

RESPONSE: Refer to updated site plans.

11H. Indicate the max height or height range for the proposed retaining wall. Also, indicate this feature is private and to be maintained by the property owner.

RESPONSE: The new masonry fence wall has been indicated in the updated plans. It is considered a partially retaining wall.

11I. Remove the point elevations from the grading sheet and include the curb ramps by building.

RESPONSE: Refer to updated plan.

11J. Hatch the southern area as mulch and add an item to the legend.

RESPONSE: The mulch areas has been added and indicate via note.

11K. Add all the relevant engineering site plan notes as shown on the redlines.

RESPONSE: Refer to added site plan notes.

Sheet E1

11L. Include the notes provided per the redlines to the photometric plan sheets.

RESPONSE: Updated.

Sheet A3

11M. Remove the curb ramp details from this sheet and include them in the civil plan instead.

RESPONSE: Removed from the sheet.



12. Traffic Engineering (Steven Gomez / 303-739-7336 / segomez@auroragov.org / Comments in orange)

Sheet T1

12A. Add site plan note requiring the developer to stripe and place signage for adjacent streets.

RESPONSE: Refer to added note #18.

Sheet A1

12B. Add stop signs to all of the referenced locations of the site plan redlines.

RESPONSE: Please refer to site plan for added stop signs.

12C. Add an R4-7 sign adjacent to the site exit, per the site plan redlines.

RESPONSE: Please refer to site plan for the added sign.

12D. Add typical parking stall dimensions

RESPONSE: Please refer to requested information.

12E. Add missing pedestrian ramps and call out those already indicated on the site plan.

RESPONSE: Added and updated.

12F. Call out striping for all pedestrian crossing areas.

RESPONSE: Please refer to updated site plan.

12G. Relocate the tree on the western side of the site to allow for stop sign visibility.

RESPONSE: Noted and relocated.

12H. Provide details for all accessible parking.

RESPONSE: Please refer to sheet 8 for requested information.

13. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)

Sheet A1

13A. Update the site plan notes to reference the applicable years for the fire and building codes, as indicated in the redlines.

RESPONSE: Refer to the updated fire and building codes.

13B. Per the 2021 IFC Section 903, this building is required to be sprinklered. Update the building information data block to show the building will be sprinklered.

RESPONSE: Please refer to the updated building information indicating the building will be fully sprinklered.

13C. Update the turning radii of the fire lane easement to directly connect to the 23' fire lane, as no encroachments are allowed within the fire lane easement.

RESPONSE: Refer to updated turning radius.

Sheet A1

13D. Include site plan details that show the required accessible signage.

RESPONSE: Refer to updated site plan.

13E. Show the fire hydrant facing the drive aisle.

RESPONSE: Refer to the updated fire hydrant facing direction.

13F. Show the accessible route from the public right of way to the building's primary entrance.

RESPONSE: Refer to the updated accessible route.

13G. Provide a fire service line and label it as a 4" Fire Land DIP (Private).

RESPONSE: Refer to the provided fire service line and label.



13H. Show the location of the FDC, which must be 100' within a fire hydrant.

RESPONSE: Refer to provided dimension from the fire hydrant to FDC which is app. 52'.

Sheet C1

13I. Provide spot elevations at corners of the accessible parking stalls and their aisle. Accessible route should feature spot elevations, right up to the building entry.

RESPONSE: Refer to updated plan with requested information.

13J. Label fire lane easements and include typical widths.

RESPONSE: Refer to updated plan with requested information.

Sheet C2

13K. Show and label the FDC, Fire Riser Room, and Fire Service Line.

RESPONSE: Refer to updated Utility Plan.

Sheet L1

13L. Add a note to the landscaping sheet that states that no landscape material shall be placed or kept near the hydrant to obscure it. Refer to redlines for exact note.

RESPONSE: Updated.

Sheet A2

13M. Label the knox box to allow entry into the building.

RESPONSE: Refer to labeled knox box.

13N. Show and label the FDC, and Fire Riser Room door location.

RESPONSE: Refer to labeled requested information.

Sheet E1

13O. Show the accessible route on the photometric plan as a heavy dashed line.

RESPONSE: Refer to the updated photometric plan.

Sheet A3

13P. Update the site plan detail sheet to show all the required IFC signage including accessible parking, sprinkler room, FDC, and fire lane signage.

RESPONSE: Refer to the updated and added signage/notes.



Sheet SD 1.1

13Q. Update the trash enclosure foundation plan to include a detail of the enclosure's gating/latch mechanism and hinges.

RESPONSE: Please refer to updated details showing requested information.

14. **Aurora Water** (Jenny Wynn / 303-739-7490 / jwynn@auroragov.org / Comments in red)

14A. (Advisory Comment): The site plan cannot be approved until the preliminary drainage report is accepted and approved.

RESPONSE: Noted.

Sheet C2.

14B. Please indicate the existing utility sizes.

RESPONSE: Refer to updated Utility Plan.

14C. Clarify if there is a main extension as part of this application and show the service lateral connection point.

RESPONSE: Refer to updated utility plans.

14D. Please include a fixture unit table with the civil plan submittal to determine the appropriate meter sizes for each building.

RESPONSE: Refer to updated civil plans.

14E. Show the existing fire hydrant, as indicated on the redlines.

RESPONSE: Refer to updated Utility Plan showing the correct position of the existing fire hydrant.

14F. Gas lines cannot occupy the City of Aurora easements. In addition, show the easement definitions for the pocket easement for the relocated water meter.

RESPONSE: The new gas line is shown outside the COA easement. Refer to updated plans.

14G. A water utility easement must be dedicated and include the service lateral from the main and the meter of the western building.

RESPONSE: Refer to updated utility plans.

14H. Show the domestic sanitary service connection downstream of sand/oil interceptor.

RESPONSE: Refer to updated Utility Plan showing the requested information.

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

15A. There are no trees on this property, however, trees adjacent to this property to the south may be impacted by the development of this site. We are requesting that you send a certified letter to the adjacent property indicating the methods used to protect these trees, as well as remedies as a result of potential damage incurred from the development. Please provide the City of Aurora a copy of this letter including the date sent and received.

RESPONSE: Refer to provided letter. The adjacent property owner has received the letter on 8/5/2024 and made no exception to the proposed development.



Space Dedication and Development Criteria manual. These notes shall be added to the plan.

RESPONSE: xxxxxxxxxxxx

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

- 16A. Add the Standard Site Plan Note on the first page. Change the Lot Line to be solid/continuous (Typ.)
Add the Subdivision name and Filing Number. Match the easement with the Plat easement name.

RESPONSE: Please refer to updated plans.

Sheet A1

- 16B. Add the lot filing numbers to all adjacent lots, per the redlines.

RESPONSE: Noted and updated. Please refer to updated site plan.

- 16C. Label the eastern easement as a “Fire Lane, access, and utility easement”.

RESPONSE: Noted and updated. Please refer to updated site plan.

- 16D. Use a solid/continuous line to indicate lot lines.

RESPONSE: Noted and updated. Please refer to updated site plan.

17. External Agencies

CDOT (Steve Loeffler / 303-757-9891 / steven.loeffler@stats.co.us)

- 17A. CDOT highlighted that a state highway access permit has been offered, but not formally issued. Please coordinate with CDOT to receive permit approval to satisfy their requirements.

RESPONSE: Please refer to uploaded CDOT permit.



RTD Clayton Woodruff / 303-299-2943 / clayton.woodruff@rtd-denver.com

17B. RTD reviewed the proposed site plan and clarified that no exceptions would apply, meaning no design changes are being requested to accommodate RTD facilities.

RESPONSE: Noted.

Xcel Energy Donna George / 303-571-3306 / donna.l.george@xcelenergy.com

17C. Please see the attached letter on the following page from Xcel Energy providing advisory information:

RESPONSE: Noted.

ADDITIONAL REVISIONS/DESIGN COMMENTS FROM THE DESIGN TEAM:

1. The main entry pedestrian ramp has been relocated from east to west side to allow for the requested fire riser room location.
2. The façade on all sides has been updated to incorporate the new stucco color and texture at the top, as per the COA zoning requirements. Please refer to exterior elevations for more information.
3. Central area of the north wall façade has been recessed 3' to comply with the COA horizontal articulation method from table 4.8-3. Refer to updated building elevation
4. The accessible parking has been updated to show a total of (3) required parking stalls per reviewer's comments.
5. Per civil review, the adjacent western Lot 1 has been revised to address the drainage and water quality comments.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

April 22, 2024

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

Attn: James Schireman

Re: Genaros Automotive at Centretech, Case # DA-1005-32

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the site plan and conditional use for **Genaros Automotive at Centretech**. Please be aware PSCo owns and operates existing underground electric distribution facilities for streetlighting along the north property line, and existing natural gas distribution facilities within the road.

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.

Additional easements *will* need to be acquired by separate document for new facilities (i.e. transformer) – be sure to have the Designer contact a Right-of-Way Agent.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 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