



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

April 26, 2024

Matt Hopper  
Aerotropolis Regional Transportation Authority  
8390 E Crescent Pkwy Ste 300  
Greenwood Village, CO 80111

**Re: Third Submission Review** – 48th Avenue (Aerotropolis to Monaghan) - Infrastructure  
Site Plan and Plat  
Application Number: DA-2342-03  
Case Number: 2023-6051-00; 2023-3054-00

Dear Mr. Hopper:

Thank you for your submittal. We have reviewed your proposed Site Plan and Plat 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 agencies.

Your estimated Administrative Decision date hearing date is set for Wednesday, May 15, 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.

A technical corrections submittal will be required following the Administrative Decision to address all outstanding redline comments. 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 give me a call. I may be reached at 303-739-7261.

Sincerely,

Debbie Bickmire, Senior Planner  
City of Aurora Planning and Business Development

Attachment: Xcel Comments

cc: Dave Center, Aecom 7595 Technology Way Denver CO 80237  
Margie Krell, Aecom  
Jacob Cox, ODA  
Filed: K:\\$DA\2342-03rev3.rtf



## *Third Submittal Review*

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Completeness and Clarity of Application**

##### **Site Plan**

- 1A. As applicable, add a note that proposed easements will be dedicated by separate document.
- 1B. Please clarify, does the total ISP area represent the disturbed area?
- 1C. Where is it noted that landscape will be installed at the time of adjacent development? Make sure that note is provided.
- 1D. Address all comments, edits, and notations on the redlines.

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

#### **2. Aurora Water** (Steve Dekoskie / 303-739-7490 / [sdekoski@auroragov.org](mailto:sdekoski@auroragov.org) / Comments in red)

- 2A. Add a butterfly valve vault prior to blow off. Avoid vault manhole access with curb and gutter.

#### **3. PROS** (Adison Petti / 303-739-7437 / [apetti@auroragov.org](mailto:apetti@auroragov.org) / Comments in purple)

- 3A. PROS Advisory Comment: Consider and/or discuss with the traffic department alternative signs from the Roadway Manual for bike/ped safety on multi-use trails. For example, consider a change from W11-2 to W11-15 to indicate shared bike/ped use. Consider R1-6 instead of R1-2 for the same reason. Is signage for public transit/bus also needed?

#### **4. Land Development Services** (Roger Nelson / [ronelson@auroragov.org](mailto:ronelson@auroragov.org) / Comments in magenta)

##### **Site Plan**

- 4A. The PSCO Easement does not have a jog in it.

##### **Plat**

- 4B. Address comments regarding reception and/or instrument numbers.
- 4C. Fully describe monument and cap stamping.
- 4D. 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.
- 4E. Send in the Certificate of Taxes Due obtained from the County Treasurer's office showing the taxes are paid in full up to and through the plat approval date of recording. This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.
- 4F. 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 the scale does not match the drawing information, then this may cause the plat to be sent back and corrected 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.**

#### **5. Xcel Energy** (Donna George / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))

- 5A. See attached comment letter. A comment response is expected.



**Right of Way & Permits**

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

April 16, 2024

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

Attn: Debbie Bickmire

**Re: 48th Avenue Phase 2 (Aerotropolis Pkwy to Monaghan Rd) – 3<sup>rd</sup> referral  
Case # DA-2342-03**

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk requests how wide are/is the "utility easement to be recorded by separate document" and by what separate document will they be recorded?

PSCo requests 10-foot-wide utility easements along both sides of East 48<sup>th</sup> Avenue to be dedicated by plat, which is standard practice.

The property owner/developer/contractor must contact our Siting and Land Rights Department for review of the existing high-power electric transmission facilities along East 48<sup>th</sup> Avenue via either email [coloradorightofway@xcelenergy.com](mailto:coloradorightofway@xcelenergy.com) or website [www.xcelenergy.com/rightofway](http://www.xcelenergy.com/rightofway).

Additionally, PSCo owns and operates existing high-pressure natural gas pipeline and high-power electric transmission facilities along the Powhaton Road alignment, which is to be just outside the proposed project area. For **any** activities in this area, the property owner/developer/contractor must contact the following respectively:

- **Electric Transmission:** (see above)
- **High Pressure Natural Gas Transmission:** [encroachment requests \(xcelenergy.com\)](http://encroachment.requests(xcelenergy.com)) - click on Colorado; an engineer will then be in contact to request specific plan sheets

For any new natural gas or electric service or modification to the existing natural gas distribution facilities along the west side of the future Aerotropolis Parkway, and overhead and underground electric distribution facilities along Monaghan Road, the property owner/developer/contractor must complete the application process via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect).

Colorado 811 must be contacted for utility locates prior to construction.

*A comment response is requested.*

Donna George  
Right of Way and Permits  
Public Service Company of Colorado / Xcel Energy  
Office: 303-571-3306 – Email: [Donna.L.George@xcelenergy.com](mailto:Donna.L.George@xcelenergy.com)