



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

AuroraGov.org

May 30, 2024

Andrew Klein
Aurora Crossroads LLC
4100 E Mississippi Ave, Suite 500
Glendale, CO 80246

Re: Initial Submission Review: Aurora Crossroads Subdivision Filing No 4 – Subdivision Plat
Application Number: DA- 2231-09
Case Numbers: 2024-3020-00

Dear Mr. Klein:

Thank you for your initial submission, which we started to process on May 6, 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 June 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.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7112 or swasinge@auroragov.org.

Sincerely,

A handwritten signature in blue ink that reads "Stacy Wasinger".

Stacy Wasinger, Senior Planner
City of Aurora Planning Department

cc: Ted Laudick - Aurora Crossroads Metropolitan District 1 2154 E Commons Ave Suite 2000, Centennial, CO 80122
Cesarina Dancy, ODA
Filed: K:\\$DA\2231-09rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Clarify road names and labels on the plat.
- Clarify access to the overall Tract B, as well as for Tract A and C through Tract B.
- Total application fees in the amount of \$10,752.00 are due prior to the second submittal.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. No comments from neighbors were received. Therefore no neighborhood meeting will be required. Please see all comments from review agencies in this letter and on the redlines.

2. Completeness and Clarity of the Application

- 2A. Total application fees in the amount of \$10,752.00 are due prior to the second submittal.
- 2B. Columns should not overlap and include enough space between for organization. Consider increasing the plat to two sheets for readability of the vicinity map and overall plat.
- 2C. Please clarify the use of tracts A and B in the narrative.

3. Plat Comments

- 3A. Clarify street names. It appears that Colfax Ave./I-70 access road is to the north and E. 14th Avenue is the street labeled Colfax Avenue on the plat.
- 3B. How is Tract B accessed? Is there an easement through the E470 property to the access road in the I-70 ROW to the north? Or any anticipated access through the tract or lot to the south?
- 3C. First Creek Floodway and Floodplain is on the parcel that is not shown or noted on the plat. Include the purpose of the land dedication (i.e. First Creek Floodplain) in the dedication statement.
- 3D. Are the only proposed access to Tracts A and C through Tract B from the E470 parcel?
- 3E. Remove the County Recorder's Certificate; this is no longer used for recordation in Arapahoe County.
- 3F. The property is within the Airport Influence zone district for Buckley Space Force Base. Please add the required note from the Subdivision plat checklist (12m).

4. Addressing (Phil Turner / 303-739-7357 / pturner@auroragov.org)

- 4A. East Colfax Avenue street name must be corrected to East 14th Ave on the Plat. East Colfax Avenue is the frontage road that runs adjacent to I-70.
- 4B. 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.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Civil Engineering (Julie Bingham / jbingham@auroragov.org / Comments in green)

- 5A. Verify street name.

6. Traffic Engineering (Dean Kaiser / 303-739-7584 / djkaiser@auroragov.org / Comments in orange)

- 6A. No specific traffic-related comments other than illustrate the access route to Tracts A & C.

7. Fire / Life Safety (Stephen Kirchner / 303-739-7489 / stkirchn@auroragov.org / Comments in blue)

- 7A. No fire life safety comments.



8. Aurora Water (Ashley Duncan / 720-859-4319 / aduncan@auroragov.org / Comments in red)

8A. A sanitary easement needs to be dedicated in this configuration

9. Aurora Water Revenue (Melody Oestmann / 303-739-7490 / moestman@auroragov.org)

9A. Fee not required.

10. Forestry (Jacque Chomiak / 303-739-7178 / jchomiak@auroragov.org / Comments in purple)

10A. No comments.

11. PROS (Adison Petti / 303-739-7437 / apetti@auroragov.org / Comments in mauve)

11A. No PROS comment.

12. Land Development Services (Roger Nelson / 303-739-7294 / ronelson@auroragov.org / Comments in magenta)

- 12A. (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.) per COA 2024 Subdivision Plat Checklist Item 19.b.
- 12B. (Advisory Comment) Send in the Certificate of Taxes Due to show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office (This Certificate of Taxes should be submitted no later than your second submittal of the plat.) per COA 2024 Subdivision Plat Checklist Item #19.a.
- 12C. (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 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.
- 12D. Send in the State Monument Records for the aliquot corners used in the plat per COA 2024 Subdivision Plat Checklist Item #19.e.
- 12E. Confirm margins.
- 12F. Confirm ability to create new access across E-470 that are not defined in Access Limitation Reception Number B1076982.
- 12G. Edit property description to reference 115.00' Witness Corner as the Point of Commencement.
- 12H. Change reference for Lot 1, Block 1 to Lot 1, Block 3 as shown on Filing No. 1 Plat.
- 12I. Covenants syntax needs to match exactly as that specified in the COA 2023 Subdivision Plat Checklist.
- 12J. Provide Rebar size in the Basis of Bearing Statement and on the graphics. Fully describe all monuments.
- 12K. General Notes must match the syntax specified in the COA 2023 Subdivision Plat Checklist.
- 12L. Add additional notes as requested in the red line comments.
- 12M. Revise reference to "East Colfax Avenue" to reflect the affidavit of correction "14th Avenue."
- 12N. Label the reception number for all existing easements.
- 12O. Revise Tract B area to reflect the correct area (Tract A & C subtracted).
- 12P. Book 5597, Page 45, Reception Number 3043036 reserves the requirement to dedicate 35 feet of ROW along the N-S Center of Section at the time of platting and would like to confirm that the requirement has been dropped.
- 12Q. Revise the legend to remove the proposed as this plat should be capturing existing conditions only & address additional red line comments in the legend.
- 12R. Add dimensions as shown in the red line comments.
- 12S. Label the recording information for I-70 ROW and show the opposing ROW.
- 12T. Remove the Clerk and Recorder's Certificate as Arapahoe County now stamps the 3" x 7" open space in the upper right-hand corner of the plat.
- 12U. Rename "Approval of Tracts A, B, & C" to "Owner".



13. Easements (Grace Gray / 303-739-7227 / ggray@auroragov.org)

13A. All new easements to be dedicated by plat. Easement releases are to be submitted to releaseeasements@auroragov.org

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

14A. Please see attached.

15. Arapahoe County Planning Division (Terri Maulik / 720-874-6650 / referrals@arapahoegov.com)

15A. Thank you for the opportunity to review and comment on this project. The Arapahoe County Planning Division has no comments; however, other departments and/or divisions may submit comments.

16. Arapahoe County Engineering Services Division (Ceila Rethamel / referrals@arapahoegov.com)

16A. No comments at this time. See attached letter.

17. E470 Public Highway Authority (Brandy Kemper / 303-537-3727 / bkemper@e-470.com)

17A. Occupying space for utility work, access, and any construction within the E-470 ROW and MUE (multi-use easement) is subject to and will be in compliance with the E-470 Public Highway Authority Permit Manual, April 2008, as may be amended from time to time (the "Permit Manual") and will require an E-470 Construction or Access Permit. The administration fee is \$750.00 and \$75,000 per acre for instruction.

17B. A permit will be required from E-470 for any encroachment or disturbance to E-470 ROW or MUE before construction.

17C. Here is a link to our permit: <https://www.e-470.com/Pages/WorkingWithUs/Permits.aspx>

17D. Identify the E-470 ROW and MUE on all applicable drawings.

17E. E-470 will have a future directional ramp for the NB E-470 to EB I-70 movement adjacent to this project.

17F. There is an access limitation line along the project boundary. No access will be allowed across this line to Tracts A, B, or C.

17G. The E-470 TBMS (fiber) line running along the east side of E-470, this line shall be protected in place.

17H. A dig watch shall be required whenever there are construction activities near the TBMS line.

17I. A minimum of 4' of cover is required over the fiber.

17J. E-470 will be widened to 4 lanes in each direction in the future.

17K. Developed flows from the site will need to be treated and discharged at or below historic rates.

17L. The contractor will be responsible for stormwater permitting through the City, County, or E-470 for this project.

17M. An entity will need to take responsibility for the ongoing maintenance of proposed improvements within the ROW and MUE.

17N. Survey monuments along and within the E-470 ROW/MUE that are disturbed shall be reset and conform to the E-470 coordinate system.

17O. Revegetation of disturbed areas within the E-470 property will need to meet E-470 seed mix specifications.

17P. Any fencing disturbed will need to be reset to meet E-470 specifications.

17Q. A comment/response document would be helpful to track the revisions to each submittal.

17R. Additional comments will be issued as the design progresses.

18. Colorado Department of Transportation (CDOT) (Steve Loeffler / steven.loeffler@state.co.us)

18A. Tract B is being (mostly) dedicated to the City of Aurora and abuts E-470 ROW, so there are no impacts to CDOT ROW (and the dedication to The City does not appear to be for ROW purposes). There are no issues from the CDOT ROW end.



Right of Way & Permits

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

May 20, 2024

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

Attn: Stacy Wasinger

Re: Aurora Crossroads Subdivision Filing No. 4, Case # DA-2231-09

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has reviewed the replat for **Aurora Crossroads Subdivision Filing No. 4** and requests a 10-foot-wide utility easement abutting the (jagged west/southwest/south) property line not already covered by a utility easement.

PSCo requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:

Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

Public Service Company also requests that all utility easements are **depicted graphically** on the preliminary and final plats. While these easements may accommodate certain utilities to be installed in the subdivision, some additional easements may be required as planning and building progresses.

Upon recordation of the final version of the plat, PSCo requests that a copy is provided via email: designrow@xcelenergy.com.

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.

If additional easements need to be acquired by separate PSCo document (i.e. transformer), a

Right-of-Way Agent will need to be contacted by the Designer.

Our Builder Developer Representatives are here to help you with planning during the concept phase of a project. Please contact us at BDRCO@xcelenergy.com.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 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



BRYAN D. WEIMER, PWLF
Director

Lima Plaza
6924 South Lima Street
Centennial, Colorado 80112-3853
720-874-6500
arapahoeco.gov

Engineering Services Division Referral Comments

May 13, 2024

City of Aurora Planning & Development Services
15151 E Alameda Parkway, Ste 2300
Aurora, CO 80012
Attn: Case Manager



RE: AURORA CROSSROADS FLG NO 4 / REPLAT
RSN: DA-2231-09 (1791616)

Engineering Services Division of Arapahoe County Public Works and Development (Staff) thanks you for the opportunity to review the outside referral for the proposed project located in the City of Aurora. Staff has no comments regarding the referral at this time based on the information submitted. This project does not appear to be in Arapahoe County.

If you have any questions, please feel free to contact me directly at 720-874-6541 or our offices at 720-874-6500.

Respectfully,

Ceila Rethamel, PE, PMP
Arapahoe County Public Works & Development
Engineering Services Division

cc Arapahoe County Case No. O24-090