



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

[AuroraGov.org](http://AuroraGov.org)

July 24, 2024

Megan Waldschmidt  
Westside Investment Partners  
4100 E Mississippi Avenue, Suite 500  
Denver, CO 80246

**Re: Third Submission Review:** Skydance Neighborhood 1 – Site Plan and Replat  
**Application Number:** DA-2283-03  
**Case Numbers:** 2023-4024-00; 2023-3060-00

Dear Ms. Waldschmidt:

Thank you for your third submission, which we received on July 3, 2024. We have reviewed your plans and attached our comments along with this cover letter.

The administrative decision date is tentatively scheduled for August 21, 2024. An email outlining the public notice requirements will be sent next week and must be completed by August 9, 2024 in order to remain on schedule. A technical corrections submittal will be required following the administrative decision to address all outstanding comments outlined in this review letter.

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 303-739-7857.

Sincerely,

Sarah Wile, AICP  
Senior Planner III, City of Aurora  
Planning & Business Development Department

cc: Al Cunningham, PCS Group  
Cesarina Dancy, ODA  
Filed: K:\\$DA\2283-03rev3.rtf



## Third Submission Review

### **1. Planning** (Sarah Wile / 303-739-7857 / [swile@auroragov.org](mailto:swile@auroragov.org) / Comments in teal)

- 1A. Please move the Lot Tracking Tables back to Sheet 2 so they can be easily found and referenced within the Site Plan. In addition, please address all redline comments on these tables.
- 1B. Make minor revision to the references for adjacent ISPs on the Landscape Plan.

### **2. Landscaping** (Tammy Cook / 954-266-6488 / [tdcook@auroragov.org](mailto:tdcook@auroragov.org) / Comments in bright teal)

- 2A. Label Picadilly Road on Sheet 28.
- 2B. The curbside landscape needs to specify the actual maximum quantity for all lot typicals. For example, two may be provided at 5-gallon, four may be provided at 1-gallon.
- 2C. Specific landscape quantities must be provided where requested so inspectors can easily verify requirements in the field.
- 2D. Add requested notes regarding curbside landscape and street trees on Sheet 32.
- 2E. Aurora Water does not permit sod in small areas such as Tract E. Please change to a different material.
- 2F. Relabel the Skydance Phase 2 ISP per comments on Sheets 35 and 39.

### **3. Fire / Life Safety** (Steve Kirchner / 303-739-7489 / [stkirchn@auroragov.org](mailto:stkirchn@auroragov.org) / Comments in blue)

- 3A. Remove the Emergency Access label on Sheet 2.
- 3B. Use the same symbol for existing hydrants as for proposed hydrants, but in black / white instead of blue.

### **4. Land Development** (Roger Nelson / 303-739-2657 / [ronelson@auroragov.org](mailto:ronelson@auroragov.org) / Comments in magenta)

- 4A. Address all redline comments on the Site Plan and Plat.
- 4B. The utility locations could interfere with the road centerline control locations. Please confirm with Engineering.
- 4C. Fill in missing reception numbers.
- 4D. Match tract references on the Site Plan and Plat.
- 4E. 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.
- 4F. Advisory Comment: Send in the Certificate of Taxes Due showing they are paid in full up to and through the Plat approval date of recording. This can be obtained from the County Treasurer's office. This Certificate of Taxes should be submitted at the time of your final submittal of the electronic Plat for recording.
- 4G. Advisory Comment: 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 scale does not match the drawing information, then this may cause the Plat to be sent back and corrected and thus adding time to your submittal. Please check these items before sending the Plat in for recording.

### **5. Xcel Energy** (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))

- 5A. See the attached comment letter and respond with the next submittal.



**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

July 11, 2024

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

Attn: Sarah Wile

**Re: Skydance Neighborhood 1 - Skydance Subdivision Filing No. 2 - 2nd referral, Case # DA-2283-03**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined **there is a conflict** with the above captioned project. Please note that natural gas distribution facilities must be located on the side of the lot that is drivable pavement (minimum 8-feet wide, 6-inches thick) with space for service truck access and plowing in snowy conditions with a minimum 5-foot clearance from any structure.

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