



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

AuroraGov.org

October 10, 2024

Luke Cannon
Koelbel And Company
5291 E Yale Ave
Denver, CO 80222

Re: Third Submission Review: The Point at Nine Mile Station Subdivision Filing No 3 – Replat
Application Number: DA-2061-09
Case Numbers: 2024-3013-00

Dear Mr. Cannon:

Thank you for your third submission, which we started to process on September 26, 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 external agencies.

Since several comments remain outstanding, you will need to make another submission for a technical review. Please revise your previous work and send us a new submission. Please note that all technical comments must be resolved prior to plat recording.

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) 739-7126 or jfettig@auroragov.org.

Sincerely,

Jeremiah Fettig, AICP
Planner II
City of Aurora Planning Department

Attachments: Xcel Energy Comment Letter

cc: Mikaela Moore - Kimley-Horn 4582 S Ulster St Ste 1500, Denver, CO 80237
Cesarina Dancy, ODA
Filed: K:\SDA\2061-09rev2



Third Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Technical Comments on Plat
- Resolution of CDOT Access Restriction

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

1A. Review comments were received by one outside agency and have been incorporated into this letter.

2. Completeness and Clarity of the Application

- 2A. Provide written responses to non-redline comments.
2B. All Sheets: Please remove the Preliminary note from all sheets before recordation.

3. Zoning and Subdivision Use Comments

3A. Advisory comment: The property is currently zoned Mixed-Use Transit-Oriented Development District (MU-TOD). Any future development and uses will need to comply with this zoning district.

4. Subdivision Plat Comments

4A. Planning has reviewed the submittal and has no comments as currently proposed.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS

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

5A. Civil Engineering has reviewed the submittal and has no comments as currently proposed.

6. Land Development Services (Roger Nelson / 720-587-2657 / ronelson@auroragov.org / Comments in magenta)

- 6A. (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.
- 6B. (Advisory Comment) Provide a statement of authority for the person signing on behalf of the entity named in the title commitment.
- 6C. (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. (The current Certificate is good thru 10/19/2024).
- 6D. (Advisory Comment) The Monument Record needs to be AES Board Approved.
- 6E. (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.

Subdivision Plat:

- 6F. Sheet 1: Revise the vicinity map to encompass ½ mile from the site exterior, label all publicly dedicated roads and add cardinal direction to street names (N, S, E, or W).
- 6G. Sheet 1: Notes - #8 Revise to remove the responsible party for Tract A.
- 6H. Sheet 1: Notes - #9 Revise to match the checklist.
- 6I. Sheet 1: Notes - #11 Revise to name the applicable streets.
- 6J. Sheet 1: Notes - #15 Remove this note as this is not provided for in the COA Checklist.
- 6K. Sheet 2: Add Purpose for Tract F (Public Access and Fire Lane Easement).



- 6L. Sheet 2: Show easement ties to the hundredth of a foot (Typical).
- 6M. Sheet 2: Add cardinal direction to the Parker Road label.
- 6N. Sheet 2 & 3: East Eastman Place is labeled as private, and the legend note contradicts stating this is public access.
- 6O. Sheet 2 & 3: The CDOT access restriction in front of the Fire Lane should be resolved prior to plat approval. The email permission does not provide public notice.

7.Land Development Services – Easements (Grace Gray / 303-739-7277 / ggray@auroagov.org)

- 7A. Continue completing easements with the city.

REFERRAL COMMENTS FROM OTHER AGENCIES

8. Xcel Energy (PSCO)

- 8A. Comment letter attached.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

September 27, 2024

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

Attn: Jeremiah Fettig

Re: The Point at Nine Mile Station Subdivision Filing No. 3, Case # DA-2061-09

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has reviewed the second referral documentation for **The Point at Nine Mile Station F3** and requests that the 10-foot-wide utility easements requested around Lot 1 and the balance of Lot 2, particularly abutting all roadways, are depicted graphically on the plat.

The property owner/developer/contractor is reminded to complete the application process for any new natural gas or electric service, or modification to the existing natural gas and electric distribution facilities via [xcelenergy.com/InstallAndConnect](https://www.xcelenergy.com/InstallAndConnect).

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

PSCo would like to remind the developer to call 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