



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

*AuroraGov.org*

September 6, 2024

Amy Kruse  
Outside Dreams LLC  
22456 E Lehigh Place  
Aurora, CO 80018

**Re: Initial Submission Review: 2020 Tower Road – Site Plan, Plat, and Deferral of Public Improvements**  
**Application Number:** DA-2389-00  
**Case Numbers:** 2024-6032-00; 2024-3045-00; 2024-9002-00

Dear Ms. Kruse:

Thank you for your initial submission, which we started to process on August 12, 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 September 27, 2024.

Note that all our comments are numbered. When you resubmit, include a comment response 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 Administrative Decisions date is *tentatively* set for November 6, 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.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-326-8834 or [mllee@auroragov.org](mailto:mllee@auroragov.org).

Sincerely,

Morgan Jennings, Planner I  
City of Aurora Planning and Business Development

cc: Madison Jurewicz – Raptor Civil Engineering LLC 8620 Wolff Ct Westminster CO 80234  
Jazmine Marte, ODA  
Filed: K:\\$DA\DA-2389-00rev1



## *Initial Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- Xcel Energy Comment (Planning)
- RTD Comment (Planning)
- Only One of Each Plan showing Ultimate Conditions (Planning)
- ADA Route to Public Right-of-Way (Planning)
- Identify Zoning of Abutting Properties (Planning)
- “Landscape Area” in Operations Plan (Planning)
- Screening on Interior of Landscape Buffer (Planning)
- Lighting in Operations Plan (Planning)
- Update Plant Labeling (Landscaping)
- Fix Several Issues in Landscape Legend (Landscaping)
- Update Landscape Notes (Landscaping)
- Remove All Existing Conditions (Landscaping)
- Provide Digital File (Addressing)
- Deferral Request Letter Section of Code (Civil Engineering)
- Update Notes (Civil Engineering)
- Traffic Letter (Traffic Engineering)
- Knox Boxes (Fire/Life Safety)
- Add Notes (Fire/Life Safety)
- Update Data Block (Fire/Life Safety)
- Locate Hydrants on Plans (Fire/Life Safety)
- Preliminary Drainage Report to be Approved First (Aurora Water)
- Tree Mitigation Plan (Forestry)
- Utility Easement Covenant (Land Development Services)
- Add Site Plan Note (Land Development Services)

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions, Comments, and Concerns** (Morgan Jennings / 303.326-8834 / [mllee@auroragov.org](mailto:mllee@auroragov.org) / Comments in dark teal)

- 1A. Please see *Public Service of Colorado* letter from Donna George attached. Respond to it in your comment response letter with your next submission.
- 1B. Please respond also to the RTD comments from Scott Woodruff (attached) in your comment response letter.

#### **2. Completeness and Clarity of the Application**

- 2A. Do not use the word “Subdivision” or “Filing” as part of a Site Plan title. Please remove from all pages of the Site Plan.
- 2B. Label Site Plan sheets numerically (Sheet 1, Sheet 2, Sheet 3, etc.), not “1 of X”.
- 2C. In the plan set, please include one site plan, one grading plan, and one utility plan with ultimate conditions rather than two separate plans as it is now.

#### **3. Streets and Pedestrian Comments**

- 3A. The ADA route needs to be shown *connecting* to the public right-of-way.

#### **4. Parking Comments**

- 4A. Sufficient parking, including ADA and bike, is provided.



## **5. Architectural and Urban Design Comments**

### **Sheet 3**

- 5A. Identify zoning on all abutting properties.
- 5B. Will the large "Landscape Area" be of use/will there be any outdoor storage held on it? Please clarify what this space will be used for in the Operations Plan.

### **Sheet 10**

- 5C. Fence and wall screening should be located on the interior of the landscape buffer around each side of the property.
- 5D. Per Section 4.7.9.H.3 of code, masonry columns should be provided along Tower Road. The columns should be a minimum of 18 inches by 18 inches and should be placed at a minimum spacing of 120 feet on center. The column spacing should be referenced on the site plan sheet.

### **Sheet 16**

- 5E. Please include operating hours of any onsite lighting in the Operations Plan.

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

Refer to Site Plan for all comments.

### **Sheet 1**

- 6A. If a landscape adjustment is being requested, list it on the Cover Sheet and Landscape Plan.

### **Sheet 3**

- 6B. Shift the fence to one side of the landscaped island as a tree is required in this island or increase the size of the island to allow for the location of both.

### **Sheet 10**

- 6C. Re-label this the street frontage buffer and update the measurement location as the street frontage buffers are measured from the back of walk.
- 6D. Remove only the identified landscaping from this area. Staff will support an adjustment request for the street frontage buffer along Tower Road given the ultimate roadway build out and the site constraints.
- 6E. Don't hatch the future roadway as it looks like sod.
- 6F. Please add the note: A deferral has been requested, if approved, the landscaping will be installed upon completion of the roadway.
- 6G. Per code, this should be a deciduous canopy tree.
- 6H. Please update the labeling for the plant material as it is not very legible.
- 6I. Per the pre-app notes, a distinctive landscape feature to include specimen quality plant material that will provide visual interest during all seasons. Are you anticipating signage and if so, where would it be?
- 6J. Provide a table documenting the required and provided detention pond landscaping.
- 6K. Provide a table documenting the high, medium and low water use areas as square footages and percentages of the overall landscape area.
- 6L. There are several ornamental grass species listed in the plant schedule and therefore please label which one of the ornamental grasses these are.
- 6M. Label non-street frontage buffer.
- 6N. If these existing trees are to be removed, then they should not be showing on this sheet, and a separate tree mitigation plan should be included for all trees being removed in connection with this application.
- 6O. Add edging material between the shrub bed and the native seed area.
- 6P. Specify the grass species. If 1 gallon, then this island is short 2 shrubs. Three (1) gallon grasses = 1 shrub. Or use 5-gallon grasses. 6 shrubs are required.
- 6Q. Shrubs are required to be contained in edger. Do not plant in native seed or use edger to separate the shrubs from the seed. This area is so small and likely will be a maintenance issue. Would be better suited with mulch and shrubs.
- 6R. 6 shrubs are required in this island.
- 6S. This mulch hatch does not match what is in the legend.



- 6T. 5-gallon shrubs are required in the curbside landscape area.
- 6U. This tree should be a deciduous canopy tree that can be limbed up over time to avoid the conflict with the fence since they are required to provide a tree in the parking lot island.
- 6V. Only 6 trees are required here in the curbside landscape.
- 6W. This tree symbol is not shown in the Legend.
- 6X. Label non-street frontage buffer.
- 6Y. For the Landscape Legend: Why is the landscape treatment labeled as temporary?
- 6Z. Do not include plant sizes in the legend because they do not correspond with the plant schedule.
- 6AA. Show the line type for the AB wall and reference L3 Detail 2.
- 6BB. Please correct spelling for ornamental.
- 6CC. Provide an asterisk and a note at the bottom of the table that an adjustment has been requested.
- 6DD. Reference Sheet L3 detail 1.
- 6EE. For the Landscape Data Table: Include the Curbside Landscape requirements for E. Montview Blvd. and Tower Road.
- 6FF. Update the numbers per the markups.
- 6GG. Provide a building perimeter landscape table documenting the required and provided landscaping for the office building.
- 6HH. Remove quantities. See additional comment on landscape plan.
- 6II. Note # of evergreen trees and percentage.

#### Sheet 11

- 6JJ. For the Planting Plan: Enlarge the font and add the plant symbology.
- 6KK. The ornamental trees are required to be 2".
- 6LL. Remove the General Landscape notes as the city does not review construction documents.
- 6MM. For the City of Aurora Landscape Notes: Update this note to address the deferral being requested for landscaping along Tower Road.

#### Sheet 12

- 6NN. Add titles under each of these details.

#### Sheet 13

- 6OO. Update this plan to match the other sheets. The existing conditions should be removed.

#### 7. Addressing (Phil Turner / 303-739-7357 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))

- 7A. 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

#### 8. Civil Engineering (Jonathan Phan / 303-326-8273 / [jphan@auroragov.org](mailto:jphan@auroragov.org) / Comments in green)

##### Defferal Request Letter

- 8A. Identify the section of code and the specific criteria the code follows under <https://aurora.municipal.codes/UDO/146-5.3.19.B>.

##### Site Plan

##### Sheet 1

- 8B. Remove copyright notes restricting reproduction of the approved plans and reports. (2.03.5.10 of the 2023 COA Roadway Manual)
- 8C. Add the following note: "In locations where utility easements overlap drainage easements, only subsurface utilities shall be permitted within the portion of the utility easement that overlaps the drainage easement. Installation of above ground utilities within a drainage easement requires prior written approval by the City Engineer."



### Sheet 3

- 8D. Identify the type of curb. Catch or spill.
- 8E. The plat shows this as a 17' Sidewalk easement.
- 8F. Label the fire lane radii (TYP.)
- 8G. Dimension existing sidewalk and landscaping (TYP.)
- 8H. Public street light needs to be in the ROW or within an easement.
- 8I. Typical section should reflect the Tower Rd section that was provided earlier.

### Sheet 4

- 8J. Remove duplicate text that overlaps title (TYP.)
- 8K. Minimum grade for concrete is 0.5% (TYP.) (2.08.1.06 of the 2023 COA Roadway Manual)
- 8L. The resultant grade in any direction within accessible parking areas shall not exceed two percent (4.07.7.01.5 of the 2023 COA Roadway Manual)

### Sheet 6

- 8M. Show the asphalt transition back to existing.
- 8N. Curb ramps shall be equal to the width of the approaching sidewalk. In this case 10 ft.
- 8O. See comment on sheet 3 about the typical section.

### Sheet 7

- 8P. Max cross slope for the sidewalk is 2%.

### Sheet 13

- 8Q. Remove copyright notes restricting reproduction of the approved plans and reports. (2.03.5.10 of the 2023 COA Roadway Manual)

### Sheet 16

- 8R. Please add the following note: "Proposed street light locations are conceptual. Final locations will be determined with photometric analysis submitted with the street lighting plans in the civil plan submittal."
- 8S. Advisory comment: During the civil plan process, one street light might not be enough and additional street lights might be needed along Montview.
- 8T. Public streets shall have public streetlights in conformance with COA standards.
- 8U. For each street, identify the following information as part of the site plan submittal in conformance with Section 2.12.0.1 of the Roadway Manual:
  - Roadway Classification (typical section name)
  - Adjacent Land Use Category (i.e., TOD), as applicable
  - Number of lanes
  - Back-to-back curb width
  - Pedestrian Activity Level
  - Pavement Type: R3, for all lighting calculations

This information (if not already shown) can be added to the street sections provided if desired.

### Sheet 17

- 8V. Provide the conceptual location for the street light along Tower Rd.

### Sheet 18

- 8W. Please remove PUBLIC street light fixture or pole information in the site plan (off site lighting). These will need to be included in the civil plans.

## **9. Traffic Engineering** (Dean Kaiser / 303-739-1718 / [djkaiser@auroragov.org](mailto:djkaiser@auroragov.org) / Comments in orange)

### **Traffic Letter**

- 9A. Verify size of intended warehouse, existing building said not being modified is only 1,448 sf.
- 9B. Correct North Arrow on Fig 2.

No Site Plan comments.



**10. Fire / Life Safety** (Erick Bumpass / 303-739-7627 / [ebumpass@auroragov.org](mailto:ebumpass@auroragov.org) / Comments in blue)

Refer to Site Plan for all comments.

**Sheet 1**

- 10A. The Construction Plan Set must include Gating Details for all proposed Gates.
- 10B. Knox Boxes must be installed within 6 feet of either side of the entrance door/gate and be visible and accessible. Knox Boxes cannot be lower than 4 feet and no higher than 6 feet above the ground.
- 10C. Your plans show a Gating System across a Fire Apparatus Access Road. Please provide the following note on the Cover Sheet: ***Access Control Gate or Barrier Systems: Gating and barriers systems installed across fire apparatus access road(s) intended to restrict public use must include the following notes:*** THE DEVELOPER, HIS OR HER SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS, AND ASSIGNS, SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES WILL BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED, AND RETESTED. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE AGREEMENT FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. THE GATING SYSTEM WILL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF; A) SIREN OPERATED SYSTEM; B) AUTOMATIC KNOX KEY SWITCH; AND C) MANUAL OVERRIDE (IN THE EVENT OF SYSTEM FAILURE). GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST". A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.
- 10D. Please provide the type of construction, occupancy classification and sprinklered or non-sprinklered in the Data Block.
- 10E. Please show the Accessible Parking and Van-Accessible Parking Spaces required and the number of Accessible and van-Accessible parking Spaces provided in the Data Block.
- 10F. Please specify the 2021 IBC and the 2017 A117.1 ANSI in note #3.
- 10G. Please add the Fire Lane easement note as shown.
- 10H. Please show the proposed building height.

**Sheet 3**

- 10I. Please re-label the Fire & Access easement to Fire Lane & Access Easement. TYP
- 10J. *Approved* fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an *approved* route around the exterior of the building or facility.
- 10K. Encroachment into the Fire Lane Easement is not permitted. Please show self-closing Gates at the Trash Enclosure.
- 10L. Dead ends require a fire vehicle turnaround when they exceed 150 feet (45 720 mm). The turnaround is to be located at the end of the roadway or within 150 feet (45 720 mm) of the end of the roadway to limit the backing distance to a maximum of 150 feet (45 720 mm). Backing a large vehicle, such as a tower ladder, over 150 feet (45 720 mm) can be especially challenging, especially in cases where the engineer may have to use a video camera-equipped back-up system due to the vehicle's length. Refer to the table for more guidance in determining the kind of turning radius required. In any event, the configuration of the roadway and turnaround must be approved by the fire code official.





- 10M. Please relabel the ADA Parking to Accessible Parking in the Legend.
- 10N. Advisory Note: The Data Block shows a Maximum Building height of 65 feet. If the building height(s) exceed 30 feet in height the minimum width of the Fire Lane Easement will be 26 feet and will have additional conditions that would need to be met for an Aerial Apparatus Access Road.
- 10O. Please show the Fire Hydrants in the street sections.
- 10P. The Main Entry gate will be required to be a powered gate. Please label at gate and in the legend with the correct naming convention. Example: 23' Electric Swinging Gate with Manual Release and Approved Knox Hardware
- 10Q. 503.2.5 2021 IFC Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. The Turn-Around must meet the criteria in Appendix D of the 2021 IFC.
- 10R. Please use the following naming convention for the Gating System: 24' Manual Swinging Gate w/Approved Knox Hardware.
- 10S. Advisory note: Fences greater than 7 feet in height require a separate permit for construction of the fence through the Building Department. And Approved Site or Civil Plan is not an approved Construction Plan for Fences or gating Systems.
- 10T. Please include No Parking Fire Lane Signs for the Fire Lane Easement.
- 10U. Please identify all existing or proposed Hydrants within 400 feet of this site. Hydrants located outside the plan area shall utilize a fire hydrant symbol with an arrow identifying the distance from the symbol to the existing/proposed fire hydrant. (TYP on all road sections for Utility, Grading, and Landscaping Plans)

#### Sheet 9

- 10V. Please include the Visual Aide Sign as part of the Accessible Sign Detail as shown.
- 10W. Please rewrite note 7 to state: Minimum 7' (84 inches) to the bottom of the lowest sign.
- 10X. Advisory note: Fences greater than 7 feet in height require a separate permit for construction of the fence through the Building Department. And Approved Site or Civil Plan is not an approved Construction Plan for Fences or gating Systems.
- 10Y. View Site Plan for other required sign details.

#### Sheet 11

- 10Z. Please add the Hydrants within landscaping note to the Landscaping Plan.

#### Sheet 16

- 10AA. Please add the 1-Foot candle Note to the Photometric Plan.

### 11. Aurora Water (Jennifer Wynn / 303-739-7490 / [jwynn@auroragov.org](mailto:jwynn@auroragov.org) / Comments in red)

#### Sheet 1

- 11A. Site Plan cannot be approved until preliminary drainage report is approved.

#### Sheet 5

- 11B. This meter must be converted to a .75" commercial meter.

#### Sheet 10

- 11C. Trees can not be within 5ft of the hydrant or meter here. Revise if necessary.

### 12. Forestry (Rebecca Lamphear / 303-739-7139 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / Comments in purple)

#### Sheet 10

- 12A. There may be trees impacted by redevelopment of this site. Tree mitigation is always above and beyond the Landscape Code requirements. Any tree that is removed from this site will either require replacement within the landscape or be mitigated through payment to the Community Tree Fund.
- 12B. The adjacent property to the north has several trees, which will most likely be impacted by this development. 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 damaged incurred from the development. Please provide the City of Aurora a copy of this letter including the date sent and received.



- 12C. When the site plan is submitted, please show and label all existing trees on a separate sheet called Tree Mitigation Plan and indicate which existing trees will be preserved or removed. Please include grading on this sheet as well. Forestry Division staff will conduct a tree assessment after the initial submittal, which includes species, size, condition, and location factors.
- 12D. Any trees that are preserved on the site during construction activities shall follow the standard details for Tree Protection per the current Parks, Recreation & Open Space Dedication and Development Criteria manual. The Tree Protection notes shall be included on the plan. The link for the manual can be found at: <https://auroraver2.hosted.civicleve.com/cms/One.aspx?portalId=16242704&pageId=16529352>.

**13. Land Development Services** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

**Subdivision Plat**

**Sheet 1**

- 13A. (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.)
- 13B. (Advisory Comment) Send in the Certificate of Taxes Due 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 at the time of your final submittal of the electronic Plat for recording.)
- 13C. (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 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. 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.
- 13D. Add the Utility easement Covenant from the Checklist: The area(s) labeled as "UTILITY EASEMENT" hereon depict easement(s) hereby dedicated by the Owner to the City for use by public utility companies authorized in writing by the City for provision of services required or ordinarily performed within the UTILITY EASEMENT by third party public utility providers of electric, television, cable, telecommunication facilities, and other public utilities to survey, install, construct, reconstruct, relocate, replace, maintain, enlarge, upgrade, repair, use, operate, patrol, control, improve, test, inspect or remove at any time and from time to time as may be useful to, or required by City, any and all pipes, casings, wires, conduit, culverts, valves, ventilators, manholes, equipment, or material and any other appurtenances necessary, and to make any cuts and fills in the earth needed only in, on, under, through, over and across the "UTILITY EASEMENT" for one or more public utility improvements including all things deemed by the City, in its sole discretion, to be necessary or convenient for the operation of such public utility. The authorized public utility shall maintain said improvements installed by the public utility within, across, under or upon the UTILITY EASEMENT. However, the City shall have the perpetual right, but not obligation, to cut, trim, control and remove trees, brush, and other obstructions which injure or interfere with the City's or authorized public utility's improvements, use, occupation or enjoyment of the UTILITY EASEMENT, or their rights in the UTILITY EASEMENT, without liability to the City for damages arising therefrom.

**Sheet 2**

- 13E. Update note No. 1- per Subdivision Plat Checklist

**Sheet 3**

- 13F. Add the 10' Utility easement on the perimeter of the Plat boundary.
- 13G. Change the notation about the street R.O.W. dedication being Granted to the City of Aurora.





## **Site Plan**

### **Sheet 1**

- 13H. Delete the word “Subdivision” in the title of the Site Plan. (Typ.)
- 13I. Add the standard Site Plan Note: All crossings or encroachments into easements and rights-of-way owned by the City of Aurora (“City”) identified as being privately-owned and maintained herein are acknowledged by the undersigned as being subject to City’s use and occupancy of said easements or rights-of-way. The undersigned, its successors and assigns, further agrees to remove, repair, replace, relocate, modify, or otherwise adjust said crossings or encroachments upon request from the City and at no expense to the City. The City reserves the right to make full use of the easements and rights-of-way as may be necessary or convenient and the City retains all rights to operate, maintain, install, repair, remove or relocate any City facilities located within said easements and rights-of-way at any time and in such a manner as it deems necessary or convenient.

### **Sheet 3**

- 13J. Change the Lot & R.O.W. lines to continuous/solid lines (Typ.)
- 13K. Match the names of the easements to the Plat easement names. (Typ.)

### **Sheet 5**

- 13L. Add the 10’ Utility Easement.

**From:** [Clayton Woodruff](#)  
**To:** [Jennings, Morgan](#)  
**Subject:** RE - 2020 Tower Rd Site Plan  
**Date:** Monday, August 26, 2024 4:04:41 PM

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Morgan,

RTD comments:

Department	Comments
Bus Operations	No exceptions
Bus Stop Program	No exceptions
Commuter Rail	No exceptions
Construction Management	No exceptions
Engineering	No exceptions
Utilities	No exceptions
Light Rail	No exceptions
Real Property	No exceptions
Service Development	No exceptions
TOD	no exceptions

This review is for Design concepts and to identify any necessary improvements to RTD stops and property affected by the design. This review of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements or permits that may be required by the RTD for any work on or around our facilities and property.

Thank you,



**C. Scott Woodruff**  
**Engineer III**

Regional Transportation District  
1560 Broadway, Suite 700, FAS-73 | Denver, CO 80202

o 303.299.2943 | m 303-720-2025  
[clayton.woodruff@rtd-denver.com](mailto:clayton.woodruff@rtd-denver.com)



**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

August 23, 2024

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

Attn: Morgan Jennings

**Re: 2020 Tower Road, Case # DA-2389-00**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plat, site plan and deferral of public improvements for **2020 Tower Road**. Please be aware PSCo owns and operates existing intermediate pressure natural gas distribution facilities along the south property line, overhead electric distribution facilities along the north and west property lines, and underground electric distribution facilities along the east property line.

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.

If additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted.

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](mailto:donna.l.george@xcelenergy.com)