



Initial Submission Review

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. Notification was sent to 9 adjacent property owners, 4 registered neighborhood associations and 3 outside agencies. No comments were received from adjacent property owners. Comments were received from one outside agency and are attached to this letter. Please provide a response with your next submittal. **AECOM – will continue coordination with Xcel Electric Transmission and HPG Transmission. Current Xcel property overlapping the west side of the project area will retain an easement after transfer of ownership to ARTA. Current Xcel easement on the east side of the project area will remain.**

2. Planning

2A. Include a brief outline of the underlying ownership of the area to be platted in the Letter of Introduction. Will the Public Service Company of Colorado sign the plat? **AECOM – ARTA is in the process of acquiring the property from PSCO and dedicate it to the City as ROW afterwards.**

2B. Planning recommends removing “Infrastructure” from the plat title to minimize confusion with the site plan.

Aztec – Infrastructure removed, and Subdivision added.

2C. Show existing roads in the Vicinity Map.

Aztec – Addressed

2D. Consult Phil Turner (pcturner@auroragov.org) to determine if the street name needs to be preceded by “North”.

Aztec – An email was sent to Phil Turner.

3. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

3A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. This digital file is used for street naming, addressing and preliminary GIS analysis. Include the following layers as a minimum: parcels, street lines, easement and building footprint layers.

Please ensure that the digital file provided is 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

4. Civil Engineering (Chris Eravelly / 303-739-7457 / ceravell@aurora.org / Comments in green)

4A. The PSCo right-of-way overlaps with public right-of-way.

Aztec – Comment Noted. We have a PSCO signature block on the Plat. I believe our client is working on purchasing the land from PSCO, so they will not have to sign the Plat.

Land Development Services (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

5A. Update the Title Commitment to be within 30 calendar days of the plat approval date. The commitment should be submitted at the time of final submission of the electronic plat for recording. **Aztec – An updated title commitment will be ordered when we get closer to the recording of this Plat.**

5B. Provide the Certificate of Taxes Due obtained from the County Treasurer’s Office showing 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.

Aztec – Updated tax certs will be ordered when we get closer to the recording of this Plat.

5C. Additional comments are forthcoming and will be emailed to the consultant.

Aztec – Comment Noted. Thank You.

5. Revenue/Aurora Water/TAPs (Melody Oestmann / moestman@auroragov.org)

6A. Storm drain development fees due: 32.18 acres x \$1,242.00 = \$39,967.56
AECOM – fee will be paid prior to approvals

6. **Xcel Energy** (Donna George / donna.l.george@xcelenergy.com

7A. See attached comment letter.



Right of Way & Permits

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September 11, 2023

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

Attn: Debbie Bickmire

Re: Aerotropolis Parkway Infrastructure Filing No. 1, Case # DA-2062-48

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has determined there are **conflicts** with the above captioned project. Public Service Company has an existing *electric transmission* line and an existing *high-pressure natural gas transmission* pipeline with associated land rights as shown within this property. Any activity including annexation, zoning, grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require PSCo approval. Encroachments across Public Service Company's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a PSCo License Agreement to be executed with the property owner. PSCo is requesting that, prior to any final approval of the development plan, it is the responsibility of the property owner/developer/contractor to contact the following for development plan review and execution of License Agreements:

- **for Electric Transmission:** email coloradorightofway@xcelenergy.com or website www.xcelenergy.com/rightofway
- **for High Pressure Natural Gas Transmission:** encroachment.requests.xcelenergy.com - click on Colorado; an engineer will then be in contact to request specific plan sheets

PSCo has existing overhead and underground electric **distribution** facilities crossing this area at East 38th Avenue, as well as a natural gas **distribution** regulator/valve station in the southwest corner of East 38th Avenue and Powhaton Road.

PSCo requests that 10-foot-wide utility easements are dedicated abutting all property lines located abutting public rights-of-way for natural gas and electric distribution facilities.

As the project progresses, 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.

For additional easements that may need to be acquired by separate document for new facilities,

the Designer must contact a Right-of-Way and Permits Agent.

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 / Xcel Energy
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