

Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
303.739.7250



August 21, 2023

Carlo Ferreira  
The Aurora Highlands, LLC  
141 Union Blvd Ste 150  
Lakewood, CO 89228

**Re: Initial Submission Review:** The Aurora Highlands Subdivision Filing No 24 - Plat  
**Application Number:** DA-2062-47  
**Case Numbers:** 2023-3032-00

Dear Mr. Ferreira:

Thank you for your initial submission, which we started to process on July 24, 2023. 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 referral agencies.

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 7, 2023.

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 303-739-7261.

Sincerely,

A handwritten signature in black ink, appearing to read "Debbie Bickmire".

Debbie Bickmire, Senior Planner  
City of Aurora Planning Department

Attachments: Xcel Energy Comments

cc: Jeff Killion, Matrix Design Group  
Jacob Cox, ODA  
Filed: K:\\$DA\2062-47rev1.rtf



## *Initial Submission Review*

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions, Comments and Concerns**

- 1A. Notification was sent to eight (8) adjacent property owners, five (5) outside agencies, and four (4) registered community associations. There were no comments received from adjacent property owners or community associations. Comments were received from three (3) outside agencies and are included in or attached to this letter.

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

##### **Letter of Introduction**

- 2A. Revise the letter to reference the Site Plans vs. Plats. The terms filing and site plan are different and should not be used interchangeably. Site Plans identify proposed infrastructure and improvements.
- 2B. Revise per the comments and notations on the redlines.

##### **Plat**

- 2C. Please review all tract labels and ensure they are consistent with the North Area A Site Plan.
- 2D. Show the proposed right-of-way for Fultondale Street as included in The Aurora Highlands Sub. Flg. No. 26. Include a line to add the reception number.
- 2E. Add labels for all existing and proposed streets.

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

- 3A. Please provide a preliminary 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 parcels, street lines, 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**

#### **4. PROS (Michelle Teller / 303-739-7437 / [mteller@auroragov.org](mailto:mteller@auroragov.org) / Comments in purple)**

- 4A. Comments will be provided separately and sent by email.

#### **5. Real Property (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto: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.
- 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.
- 5C. Review owners in Title Commitment and make sure the signature blocks on the cover sheet match.
- 5D. Provide a closure sheet for the description.
- 5E. Add street names.
- 5F. Revise easement labels and notes per comments on the redlines.
- 5G. No portion of a building can encroach into the fire lane easement that overlaps Lot 1, Block 4.

#### **6. Revenue (Aurora Water/TAPS / [dsporter@auroragov.org](mailto:dsporter@auroragov.org) / 303-739-7395)**

- 6A. Storm Drainage Development Fees Due: 41.6 acres x \$1,242.00 = \$51,667.20  
Fees are due prior to plat recordation.

Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based on the total landscaped area.



**7. Xcel Energy (Donna George / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))**

7A. See attached comment letter.



**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](mailto:Donna.L.George@xcelenergy.com)

August 4, 2023

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

Attn: Debbie Bickmire

**Re: The Aurora Highlands Subdivision Filing No. 24, Case # DA-2062-47**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plat for **The Aurora Highlands F24** and requests that "10' G.E." is changed to "10' U.E." in all locations – 10-foot-wide utility easements are intended for both natural gas and electric distribution facilities in these types of locations within subdivisions.

PSCo requests that all tracts are dedicated for utility use, particularly in areas where rear lot utility easements need connectivity to each other. If this is not possible, PSCo requests "connector" utility easements in these locations:

- within Tract C between Lot 12 in Block 2 leading to Street G
- within Tract C between Lot 1 in Block 2 leading to Street F
- within Tract E between Lots 21 and 22 in Block 4
- within Tract E between Lots 19 and 21 in Block 4
- within Tract F between Lots 6 and 7 in Block 5
- within Tract I between Lot 1 in Block 10 to the easement along Fultondale Street and along the north side of Lot 1

The property owner/developer/contractor must complete the application process for any new natural gas or electric service via [xcelenergy.com/InstallAndConnect](http://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 by the Designer.

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)