



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

AuroraGov.org

April 3, 2025

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

Re: Initial Submission Review: The Aurora Highlands Subdivision Filing No 38 - Plat
Application Number: DA-2062-69
Case Numbers: 2025-3015-00

Dear Carlo Ferreira:

Thank you for your initial submission, which we started to process on March 10, 2025. 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 April 10, 2025.

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.

Please be advised that projects that go one year without a submission will be considered inactive and require a 25% restart fee to be reactivated. After 18 months of inactivity, projects that are not reactivated will be closed and retired

As always, if you have any comments or concerns, please let me know. I can be reached at 303-739-7261.

Sincerely,

Debbie Bickmire
Senior Planner
City of Aurora Planning Department

Attachment: Xcel Energy Comments

cc: Jeff Killion, Agent, Matrix Design Group
Justin Andrews, ODA
Filed: K:\\$DA\2062-69rev2



First Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Provide a letter of introduction, update the vicinity map, verify street name (Planning)
- Provide curb and street radii (Engineering)
- Add 10' utility easement, label tracts, check monuments, address comments (Land Development Services)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. Referrals were sent to thirteen (13) adjacent property owners, two (2) registered neighborhood organizations, and three (3) outside agencies. One comment was received and is attached to this letter.

2. Plat Comments

- 2A. Show all recorded streets and lots within ½ mile of the site in the Vicinity Map.
2B.

3. Letter of Introduction

- 3A. Please provide a letter of introduction with the next submittal. Include a description of the site location and the name(s) of any site plan in which the subject area is included.

4. Addressing (Phil Turner / 303-739-7357 / pturner@auroragov.org)

- 4A. 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. More information can be found at: <https://auroragov.org/CADtoGISstandards> OR by contacting CADGIS@auroragov.org.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Civil Engineering (Julie Bingham / jbingham@auroragov.org / Comments in green.)

- 5A. Provide lot corner radii at intersections of collector streets.
5B. Identify the centerline radii for street(s).

6. Land Development Services (Maruice Brooks / mbrooks@auroragov.org / Comments in magenta)

- 6A. Change “replat” to “Resubdivision” in the title per the plat checklist.
6B. Delete the "Right of Way and easements" reference in the dedicatory language.
6C. Provide a Statement of Authority for the person(s) able to sign for the ownership.
6D. The areas of the parcels do not add up to the total overall area.
6E. Revise the text and fill in the blanks as noted on the redlines.
6F. Warranty Deed 2020000086411 is not shown on the plat. Please add it to the graphic pages.
6G. Add the full stamping on the cap in Note 2.
6H. Revise Note 8 to add “or Tracts.” Should "N. Reserve Loop Rd. be included in this note? Confirm with Aurora Engineering Dept.
6I. Add the line types to the Legend.
6J. No distance can be longer than 1,400' along any straight Subdivision line.
6K. Add the 10' Utility easement along the perimeter of the subdivision.
6L. Confirm what notations are required for the Street names (directions and types of streets).
6M. Revise the right-of-way dedication language to “Granted to the City of Aurora as Street Right of Way” where indicated.



- 6N. Label all Tracts and areas
- 6O. Check the monument records. Some are different from the record.
- 6P. Add the tic marks for the easement lines and change of directions on the easement lines.
- 6Q. There are a couple of missing bearings in the Drainage easement on Sheet 6.
- 6R. Some of the details/distances on Sheet 8 do not match the scale. Please check these as indicated.
- 6S. Detail A: there is a line that should be labeled and an area above the line that needs to be explained.
- 6T. Detail B: there are two pins near line L16. Please show both pins.
- 6U. Detail D: The subordinate distances should add up to the total length. (Line L3)
- 6V. Detail G: add a street name, recording info, and width.
- 6W. Detail I: Please indicate what the line is. Is it a lot or a tract line? If not, delete it.
- 6X. Provide an updated Title Commitment to be dated within 30 calendar days of the plat approval date. This commitment should be submitted at your final submittal of the electronic Plat for recording.
- 6Y. Provide a Certificate of Taxes Due obtained from the County Treasurer's office showing the taxes are paid in full up to and through the plat approval date of recording. This Certificate of Taxes should be submitted at your final submittal of the electronic Plat for recording.
- 6Z. 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.

7. Easements (Grace Gray / ggray@auroragov.org / Comments in magenta.)

- 7A. Advisory comments: all new easements to be dedicated by plat. Easement releases are to be submitted to releaseeasements@auroragov.org.
- 7B. All departments requiring a license for items encroaching into right-of-way or city-owned lands must be submitted.

8. Revenue (Melody Oestman / moestman@auroragov.org)

- 8A. Storm drain development fee due: \$717,523.27.

9.Xcel Energy (Donna George / donna.l.george@xcelenergy.com)

- 9A. Please see the attached letter for comments.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.571.3306
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

March 26, 2025

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

Attn: Debbie Bickmire

Re: The Aurora Highlands Subdivision Filing No. 38, Case # DA-2062-69

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has reviewed the plat for **The Aurora Highlands F38** and has determined an **engineering review** is necessary due to the existing high-pressure natural gas transmission pipeline along the north side of East 38th Avenue leading to a valve/regulator station south of 38th in the southwest corner of 38th and the Powhaton Road alignment, and associated land rights. Any activity including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require Public Service Company approval. Encroachments across Public Service Company's easements must be reviewed for safety standards, operational and maintenance clearances, and liability issues, and acknowledged with a Public Service Company License Agreement to be executed with the property owner. PSCo is requesting that, before any final approval of the development plan, it is the responsibility of the property owner/developer/contractor to contact PSCo's Encroachment Team for development plan review and execution of a License Agreement at <https://co.my.xcelenergy.com/s/partner-resources/build-remodel/encroachment-requests>).

PSCo also has existing high-tension electric transmission facilities along the east side of the Powhaton Road alignment. If any activities are conducted within this property, a Land Rights Agent will need to be assigned to review the materials and provide a License Agreement (make contact via either website www.xcelenergy.com/rightofway or email coloradorightofway@xcelenergy.com).

PSCo also owns and operates existing underground electric distribution facilities along the east side of the subject property. 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. 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 PSCo document, the Designer must contact a Right-of-Way 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 dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com