



Planning Division  
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June 28, 2022

David Carro  
 Clayton Properties Group II  
 4908 Tower Road  
 Denver, CO 80249

**Re: Initial Submission Review:** Green Valley Ranch East 52<sup>nd</sup> Avenue - Site Plan  
**Application Number:** DA-1662-29  
**Case Number:** 2022-6024-00

Dear Mr. Carro:

Thank you for your initial submission, which we started to process on May 16, 2022. 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 outside agencies.

Since several important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before July 19, 2022.

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 give me a call. I may be reached at 303-739-7261.

Sincerely,

Deborah Bickmire, Senior Planner  
 City of Aurora Planning Department

Attachments: Xcel Energy Comments

cc: Michael Weiher, Terracina Design, 10200 E Girard Ave, Suite A-314, Denver, CO 80231  
 Scott Campbell, Neighborhood Service  
 Laura Rickhoff, ODA  
 Filed: K:\\$DA\1662-29rev1.rtf



## *Initial Submission Review*

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

- Revise the narrative to provide more context (Planning)
- Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved (Civil Engineering)
- Show storage lengths per the traffic study (Traffic)
- Taps will not be permitted on the 16' main (Water)
- Account for acreage not included in the legal description (Planning)
- Show the location of the landscape buffer area (Landscape)
- Include bollards in the License Agreement (Real Property)

### **PLANNING DEPARTMENT COMMENTS**

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

1A. Referrals were sent to thirteen (13) adjacent property owners, four (4) community associations and eight (8) outside agencies. No comments were received from the adjacent property owner or neighborhood associations. Five (5) responses were received from outside agencies and are included in or attached to this letter. Please provide responses to each comment within the response letter for your next submission.

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

- 2A. Identify how the right-of-way and easements will be dedicated.
- 2B. Revise the Narrative to provide more context to the proposed land uses to the north and south; and, to identify how the proposed application meets the approval criteria for a Minor Site Plan.
- 2C. Include a signature block for the property owner to the north.
- 2D. The Site Data acreage doesn't match the legal description acreage.
- 2E. Identify/label Tract A and include its acreage.
- 2F. Revise the Vicinity Map to include 56<sup>th</sup> Avenue.
- 2G. Remove "COA" numbers and replace with the case numbers of the applicable Site Plans. Where applicable, add the subdivision plat reception numbers.
- 2H. Add adjacent zone districts on Sheet 3.

#### **3. Landscape**

- 3A. Please label Tract A.
- 3B. Label and dimension the street buffer.
- 3C. Are perennials counted in the landscape buffer? Please make sure they are not included in the plant count.
- 3D. Clarify if perennials are included in the curbside landscape. If so, please itemize separately. Perennials must be a minimum 1 gallon and may only be counted toward 5% of the overall landscape requirement.
- 3E. The length of the buffer is unclear. Please provide more information so the landscape material can be verified.
- 3F. Plant "POD" is not shown in the Plant Schedule.

### **REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**

#### **4. Civil Engineering** (Kristin Tanabe / 303-739-7306 / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / Comments in green)

##### **Site Plan**

- 4A. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.
- 4B. Is the Tibet plan set providing the intersection design?
- 4C. Add the note provide on Sheet 4.
- 4D. Label the slope of the swale. A minimum of 2% is required.



4E. The minimum slope for all non-paved areas is 2%.

**5. Traffic Engineering** (Carl Harline / 303-739-7336 / [charline@auroragov.org](mailto:charline@auroragov.org) / Comments in amber)

5A. Additional comments may be forthcoming pending results of the Master TIS. Site plan will not be approved until Master TIS is approved.

5B. Revise the note language per the redline comments on Sheet 2.

5C. Filing No. 17 TIS shows 225' storage for the WBRT in ultimate build out (6-lane arterial for Picadilly). These plans are to accommodate the ultimate storage length relative to the future widening. Please revise.

5D. Show the proposed connection at Picadilly Road.

5E. Provide the design speed of 52<sup>nd</sup> Avenue.

5F. Label all access movements.

5G. Label all storage lengths for turn bays.

5H. Revise the laneage, striping and symbols per the comments on Sheet 4.

5I. Filing No. 17 TIS shows 450' storage for the EBRT. Please revise.

5J. Revise the signage and striping plans per the redline comments on Sheet 6.

5K. Provide details for all signage.

5J. Add the note provided on Sheet 6.

**6. Parks and Open Space (PROS)** (Michelle Teller / 303-739-7437 / [mteller@auroragov.org](mailto:mteller@auroragov.org))

6A. Verify the timing of the trail connection north of 52<sup>nd</sup> Avenue.

6B. PROS does not maintain medians on collector streets.

**7. Aurora Water** (Steve Dekoskie / 303-739-7490 / [sdekoski@auroragov.org](mailto:sdekoski@auroragov.org) / Comments in red)

7A. The 16" water line is not existing (as labeled).

7B. No service tap connections are permitted on the 16" water line.

**8. Life/Safety** (Mike Dean / 303-739-7447 / [mdean@auroragov.org](mailto:mdean@auroragov.org) / Comments in blue)

8A. Life/Safety comments will be provided with the next review.

**9. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

9A. The perimeter of the boundary lines should be labeled with dimensions, bearings and curve data. This should match the plat.

9B. Does the drainage easement need to be dedicated or is it existing?

9C. Barriers located in the right-of-way must be covered by a License Agreement. Contact Grace Gray at [ggray@auroragov.org](mailto:ggray@auroragov.org) for License Agreement concerns.

**10. Xcel Energy** (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))

10A. See attached letter.

**11. Mile High Flood District** (Haley Koesters / [submittals@udfcd.org](mailto:submittals@udfcd.org))

11A. We have no comments to offer at this tie and will review the Engineering/Public Works submittal for this project.

**12. Adams County** (Jen Rutter / [jrutter@adcogov.org](mailto:jrutter@adcogov.org))

12A. Thank you for including Adams County in this review. All adjacent roads appear to be within the City of Aurora or are right-of-way for E-470, therefore the County has no comment on this referral.

**13. DEN Planning + Design** (Lisa Nguyen / [lisa.nguyen@flydenver.com](mailto:lisa.nguyen@flydenver.com))

13A. DEN Planning + Design have no comments at this time. Thank you for the continued opportunity to review and provide comments.



**14. Regional Transportation District (RTD)** ([C. Scott Woodruff / Clayton.Woodruff@RTD-Denver.com](mailto:C.Scott.Woodruff@RTD-Denver.com))

14A. The RTD has no comment on this work as it is currently outside of the service area. The general request is to design with transit in mind and try to keep the major intersections grade from back of curb to back of walk less than 2%.



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

June 6, 2022

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

Attn: Deborah Bickmire

**Re: Green Valley Ranch East at 52nd Avenue Infrastructure Site Plan  
Case # DA-1662-29**

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has reviewed the **Green Valley Ranch East at 52nd Avenue Infrastructure Site Plan** and requests that an **engineering review** is conducted due to the existing high-pressure natural gas transmission pipeline and associated land rights along Picadilly Road. 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 PSCo's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a Public Service Company License Agreement to be executed with the property owner. PSCo is requesting that, prior to any final approval of the infrastructure site 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 (upload all files in PDF format) at: [https://www.xcelenergy.com/encroachment\\_application](https://www.xcelenergy.com/encroachment_application) (click *Colorado* if necessary). An engineer will then be in contact to request specific plan sheets.

For future planning and to ensure that adequate utility easements are available within this development and per state statutes, PSCo will need 10-foot-wide utility easements abutting all external and internal roadways for natural gas and electric distribution facilities, particularly feeder lines.

Donna George  
Right of Way and Permits  
Public Service Company of Colorado / Xcel Energy  
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com