



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

*AuroraGov.org*

December 17, 2024

Jerry Richmond  
Integrity Land Ventures, LLC  
7200 S Alton Way  
Centennial, CO 80112

**Re: Third Submission Review:** E. County Line Road ISP - Infrastructure Site Plan  
**Application Number:** DA-1692-07  
**Case Number:** 2024-6034-00

Dear Jerry Richmond:

Thank you for your third submission, which we started to process on December 2, 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.

This application may proceed to technical review. Please revise your previous work and upload or submit a new submission by January 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.

The estimated Administrative Decision date is set for January 15, 2025. 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 303-739-7112 or [swasinge@auroragov.org](mailto:swasinge@auroragov.org).

Sincerely,

Stacy Wasinger, Senior Planner  
City of Aurora Planning Department

cc: Daniel Clark, JR Engineering  
Justin Andrews, ODA  
Filed: K:\SDA\1692-07rev3



## Third Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The application can proceed to technical review at this time. The Administrative Decision date is set for January 15, 2025. Staff will reach out with information regarding signposting and mailed notices in advance of the 10-day deadline (January 3, 2025).
- Please coordinate any required license agreements or easements with Land Development Review Services.
- Written comments received from Xcel Energy are attached to this letter. Please respond to their comments within the response letter for your next submission (Item 6).

### PLANNING DEPARTMENT COMMENTS

#### **1. Infrastructure Site Plan Comments**

1A. *Repeat comment:* Please update the references to the adjacent development to include the case numbers below (in addition to the DA number). Include available recordation numbers.

- Trails at Overland Ranch No. 1: DA-1692-04 / CN 2022-4042-00
- Trails at Overland Ranch No. 2: DA-1692-06 / CN 2024-4019-00
- *Update:* Include case numbers referenced above on the context map, not only the RSN. For Elora Filing 1 in Elbert County, is an RSN the correct reference?

1B. Show and label the jurisdictional lines of all three counties on the context map.

#### **2. Landscaping Issues** (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)

2A. No further comment at this time.

### REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

#### **3. Civil Engineering** (Julie Bingham / 303-739-7403 / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)

*Sheet 6*

3A. Identify the IGA that will apply to this area.

*Sheet 13*

3B. The City will not own or maintain a temporary gravel walk. Please provide the concrete walk as previously approved along County Line Rd.

#### **4. Traffic Engineering** (Dean Kaiser / 303-739-7584 / [djkaiser@auroragov.org](mailto:djkaiser@auroragov.org) / Comments in orange)

*Sheet 21*

4A. See redline comments regarding tapes and dimensions.

- 6' offset, 180' taper needed
- 7' offset, 50:1 equates to 350' taper needed
- 5' offset, 150' taper needed

#### **5. Aurora Water** (Steven DeKoskie / 303-739-7490 / [sdekoski@auroragov.org](mailto:sdekoski@auroragov.org) / Comments in red)

5A. No further comment at this time.

#### **6. Xcel Energy/PSCo** (Donna George / 303-571-3306 / [ReferralsXcelDistribution@xcelenergy.com](mailto:ReferralsXcelDistribution@xcelenergy.com))

6A. Please see attached.



**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

December 10, 2024

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

Attn: Stacy Wasinger

**Re: E County Line Road - Overland Ranch Subdivision Filing No. 1 – 3<sup>rd</sup> referral  
Case # DA-1692-07**

*Please note that the following was submitted on September 13, 2024; a comment response is requested:*

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the infrastructure site plan for **E County Line Road** and plat for **Overland Ranch F1**. Please be aware PSCo's GIS system shows planned underground electric distribution facilities along Monaghan Road and County Line Road, including switch cabinets on each end along County Line Road. Depending upon the timing of this installation, note that proper clearances must be maintained including ground cover over buried facilities that should not be modified from original depths. In other words, if the original cover is changed (by less or more), PSCo facilities must be raised or lowered to accommodate that change. Contact Colorado 811 for locates before excavating. Use caution and hand dig when excavating within 18-inches of each side of the marked facilities. Please be aware that all risk and responsibility for this request are unilaterally that of the Applicant/Requestor.

Pertaining to the **Overland Ranch F1**, in areas where the "G.E." and "U.E." curve away from the adjacent public right-of-way, PSCo requests that the sidewalk easements are modified to "sidewalk and utility easement".

The property owner/developer/contractor must complete the application process for any new natural gas or electric service 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.

For additional easements that may need to be acquired by separate PSCo document, the Designer must contact a Right-of-Way Agent.

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)