

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



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August 30, 2023

Rick Weller  
Armstrong Commercial Services  
4643 S Ulster St, Ste 240  
Denver, CO 80237

**Re: Initial Submission Review – Potomac East Subdivision Filing No 5 – Plat**  
Application Number: **DA-1996-01**  
Case Numbers: **2023-3036-00**

Dear Mr. Weller:

Thank you for your initial submission, which we started to process on August 7, 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 community members.

Some important issues remain, so you will need to make another submission. Please revise your previous work and send us a new submission on or before September 22, 2023. Please contact Land Development Service directly for comments/redlines.

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 list them specifically in your letter.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7450 or [efuselier@auroragov.org](mailto:efuselier@auroragov.org).

Sincerely,

Liz C. Fuselier, Planner II  
City of Aurora Planning Department

cc: Scott Brown-Galloway and Company, Inc 6162 S Willow Drive, Ste 320 Greenwood Village CO 80111  
Jacob Cox, ODA  
Filed: K:\\$DA\DA-1996-01rev1



## *Initial Submission Review*

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

- PSCO Letter (External Agency)
- Turn off AutoCAD (Planning)
- Fire Lane Easements (Civil Engineering, Fire/ Life Safety)
- Water Easements (Aurora Water)
- Contact Land Development Services directly for comments/redlines

### **PLANNING DEPARTMENT COMMENTS**

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

- 1A. See PSCO letter attached.
- 1B. Please turn off all AutoCAD with the next submission.

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

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

- 2A. Fire lane easements are required to have 29-foot inside radii and 52' outside radii per section 4.07.1.01 of the Roadway Manual.

#### **3. Traffic Engineering** (Steve Gomez / 303-739-7336 / [segomez@auroragov.org](mailto:segomez@auroragov.org) / Comments in amber)

- 3A. Approved.

#### **4. Fire / Life Safety** (Mark Apodaca / 303-739-7656 / [mapodaca@auroragov.org](mailto:mapodaca@auroragov.org) / Comments in blue)

- 4A. The new fire lane easement must loop/connect back into the existing fire lane easement. See snippet.
- 4B. Add "Fire Lane". See snippet.
- 4C. Add "Fire Lane". Remove access.

#### **5. Aurora Water** (Casey Ballard / 303-739-7382 / [cballard@auroragov.org](mailto:cballard@auroragov.org) / Comments in red)

- 5A. Sheet 1: This is to be a water easement.
- 5B. Please ensure any changes made through the associated civil plans (RSN 1732970) are reflected on this plat. This also applies to the conditional use of the coffee shop (RSN 1736541).

#### **6. Land Development Services** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

- 6A. Please contact Land Development Services directly for comments. None were received to date. ***Do not resubmit until comments/redlines have been acquired and revisions are incorporated into the Plat.***



**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

August 21, 2023

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

Attn: Liz Fuselier

**Re: Potomac East Subdivision Filing No. 5, Case # DA-1996-01**

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has reviewed the plat for **Potomac East F5** and has no conflict with the lot split replat.

Please be aware PSCo owns and operates existing natural gas and electric facilities within 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](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 document for new facilities (i.e. transformer), 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 dba Xcel Energy  
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com