



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

AuroraGov.org

November 4, 2024

Dave Carro
Oakwood Homes
4908 Tower Road
Denver, CO 80249

Re: Initial Submission Review: Tibet Road Access Right of Way Vacation- Street Vacation
Application Number: DA-1662-38
Case Numbers: 2024-8005-00

Dear Dave:

Thank you for your initial submission, which we started to process on October 17, 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.

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 November 22, 2024.

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 stimms@auroragov.org.

Sincerely,

Steve Timms, AICP
Planning Supervisor
City of Aurora Planning Department

cc: Mike Weiher, Terracina Design, Agent
Cesarina Dancy, ODA
Filed: K:\\$DA-1662-38rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Markups on the application from Land Development dealing with conflicting information.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. Referrals were sent to 5 adjacent property owners and 1 outside agency. Written comments were received from one outside agency, Xcel Energy, and can be found within or attached to this letter. If needed, please respond to their comments within the response letter for your next submission.

2. Completeness and Clarity of the Application

- 2A. The application fee of 12,440.00 has been paid. There are currently no additional planning application fees due.

3. Vacation of ROW Comments

- 3A. No comments at this time.

4. Landscaping Issues (Kelly Bish / 303.739.7189 / kbish@auroragov.org / Comments in bright teal)

- 4A. No comments at this time.

5. Addressing (Phil Turner / 303.739.7357 / pturner@auroragov.org)

- 5A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided is 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

6. Civil Engineering (Moustapha Agrignan / magrigna@auroragov.org / Comments in green)

- 6A. No comments at this time.

7. Traffic Engineering (Dean Kaiser / dkaiser@auroragov.org / Comments in orange)

- 7A. No comments at this time.

8. Fire / Life Safety (Steve Kirchner / skirchne@auroragov.org / Comments in blue)

- 8A. No comments at this time.

9. Aurora Water (Steven Dekoski / sdekosk@auroragov.org / Comments in red)

- 9A. No comments at this time.

10. Land Development Services (Maurice Brooks / 303.739.7294 / mbrooks@auroragov.org / Comments in magenta)

- 10A. The description has a discrepancy, and the Illustration has a Blank to be filled in.
10B. Please see markups on the attachments.

11. Xcel Energy (Donna George)

- 11A. Please see attached letter.



Right of Way & Permits

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

October 18, 2024

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

Attn: Steve Timms

Re: Tibet Road Access Right of Way Vacation, Case # DA-1662-38

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for **Tibet Road Access Right of Way Vacation** and has **no apparent conflict**.

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