



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

AuroraGov.org

August 7, 2024

Luke Cannon
Koelbel And Company
5291 E Yale Ave
Denver, CO 80222

Re: Initial Submission Review: The Point at Nine Mile Station Subdivision Filing No 3 – Replat
Application Number: DA-2061-09
Case Numbers: 2024-3013-00

Dear Mr. Cannon:

Thank you for your second submission, which we started to process on Friday, July 19, 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 external agencies.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission.

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 (303) 739-7126 or jfettig@auroragov.org.

Sincerely,

Jeremiah Fettig, AICP
Planner II
City of Aurora Planning Department

cc: Mikaela Moore - Kimley-Horn 4582 S Ulster St Ste 1500, Denver, CO 80237
Cesarina Dancy, ODA
Filed: K:\\$DA\2061-09rev2



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Technical Comments on Plat

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. Review comments were received by one outside agency and have been incorporated into this letter.

2. Completeness and Clarity of the Application

- 2A. Provide written responses to non-redline comments.
2B. All Sheets: Please remove the Preliminary note from all sheets.

3. Zoning and Subdivision Use Comments

- 3A. Advisory comment: The property is currently zoned Mixed-Use Transit-Oriented Development District (MU-TOD). Any future development and uses will need to comply with this zone district.
3B. Comment not addressed: It appears that the private street layout on Sheet 2 is different than the street layout identified in the Master Plan. Can you please provide some background and documentation on how you arrived at the current street configuration?
3C. Comment not addressed: All future developments shall be consistent with the approved The Point at Nine Mile Station Master Plan. Deviations from the approved master plan will require amendments and additional processes.

4. Subdivision Plat Comments

- 4A. Planning has reviewed the submittal and has no comments as currently proposed.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS

5. Civil Engineering (Christopher Eravelly / 303-739-7457 / ceravell@auroragov.org / Comments in green)

- 5A. Sheet 3: The fire lane inside and outside radii should meet the requirements in Section 4.07.1.01 in the Roadway Manual.

6. Fire / Life Safety (Erick Bumpass / 303-739-7627 / ebumpass@auroragov.org)

- 6A. Fire Life Safety has reviewed the submittal and has no comments as currently proposed.

7. Aurora Water (Casey Ballard / 303-739-7382 / cballard@auroragov.org)

- 7A. Utilities has reviewed the submittal and has no comments as currently proposed.

8. Land Development Services (Roger Nelson / 720-587-2657 / ronelson@auroragov.org / Comments in magenta)

- 8A. (Advisory Comment) Send in the updated Title Commitment to be dated within 30 calendar days of the plat approval date. (This Commitment should be submitted at the time of your final submittal of the electronic Plat for recording.)
8B. (Advisory Comment) Send in the Statement of Taxes due showing all taxes are paid in full.
8C. (Advisory Comment) 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 and 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.

Plat:

- 8D. Sheet 1: Add the following to the "NOTES" section: Tract A shall be maintained by The Point



Metropolitan District. Tract B is to be privately owned and maintained. (Remove Tract D on this plat.)

- 8E. Sheet 1: Add the following to the “NOTES” section: Tract C is Granted to the City of Aurora for Public Land purposes for the construction and maintenance of the pedestrian bridge.
- 8F. Sheet 1: All owners of Lots or Tracts adjacent to (insert names of any arterial, collector, and continuous Type 1 local streets here shall be required to comply with requirements of the Aurora City Code restricting the ability to build a fence along those streets or the types and sizes of fences that can be built along those streets.
- 8G. Sheet 1: Move note 9 to the Legend on the graphic pages
- 8H. Sheet 1: Notes – Revise Note 5 to include fully described monuments and cap stamping.
- 8I. Sheet 1: Notes – Revise Note 8 to include Tract C?
- 8J. Sheet 1: Notes – Add a note about the ability to build fences.
- 8K. Sheet 1: Revise property description – move “said” to in prior to “Lot 2”
- 8L. Sheet 2: CRS 38-51-106 (f) A description of all monuments, both found and set, that mark the boundaries of the property and of all control monuments used in conducting the survey. If any such boundary monument or control monument marks the location of a lost or obliterated public land survey monument that was restored as a part of the survey on which the plat is based, the professional land surveyor shall briefly describe the evidence, and the procedure used for such restoration. If any such boundary monument or control monument marks the location of a quarter section corner or sixteenth section corner that was established as a part of the survey, the professional land surveyor shall briefly describe the evidence and procedure used for such establishment unless the corner location was established by the mathematical procedure as outlined in section 38-51-103.
- 8M. Sheet 2: Must indicate if monuments were found or set, fully describe the cap stamping, and fully describe what the cap is attached to.
- 8N. Sheet 2: Add this note to the Legend: The entirety of Tracts A and B will act as Public Access, Water and Sanitary Sewer Easements
- 8O. Sheet 2: Confirm that easements that are not shown and were created by Filing No. 2 have been vacated.
- 8P. Sheet 2: Remove the reference and boundary line of Tract D.
- 8Q. Sheets 2 & 3: Fire Lane access overlaps an area that is indicated as “No Access” per CDOT.
- 8R. Sheet 3: Add data for the surrounding areas: Tracts and Lots
- 8S. Sheet 3: Add this note to the Legend: The entirety of Tracts A and B will act as Public Access, Water and Sanitary Sewer Easements
- 8T. Sheet 3: Remove the reference and boundary line of Tract D.

9. Land Development Services – Easements (Grace Gray / 303-739-7277 / ggray@auroragov.org)

- 9A. Continue completing easements with CJ.

REFERRAL COMMENTS FROM OTHER AGENCIES

10. Xcel Energy (PSCO)

- 10A. Comment letter attached.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

April 16, 2024

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

Attn: Steve Timms

Re: The Point at Nine Mile Station Subdivision Filing No. 3, Case # DA-2061-09

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has reviewed the plat for **The Point at Nine Mile Station F3**. As always, thank you for the opportunity to take part in the review process. To ensure that adequate utility easements are available within this development and per state statute §31-23-214 (3), PSCo requests 10-foot-wide perimeter utility easements around Lot 1 and the balance of Lot 2, particularly abutting all roadways.

PSCo requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:

Ten-foot (10') wide utility easements are hereby granted around the perimeter of commercial/industrial lots and platted areas including, tracts, parcels and/or open space areas. These easements are dedicated to the City of Aurora for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities. Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

Public Service Company also requests that all utility easements are depicted graphically on the preliminary and final plats. While these easements may accommodate certain utilities to be installed in the subdivision, some additional easements may be required as planning and building progresses.

Please be aware PSCo owns and operates existing natural gas and electric distribution 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.

Not ready to apply? Our Builder Developer Representatives can provide you with capacity and process information during the concept phase of a project. Contact us at BDRCO@xcelenergy.com or learn more at [Building and Remodeling \(xcelenergy.com\)](http://Building and Remodeling (xcelenergy.com)) as well as view the attached:



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Additional easements *will* need to be acquired by separate document for new facilities (i.e. transformers)
– be sure to have the Designer contact a Right-of-Way Agent.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 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