



Planning Division
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July 7, 2017

Mike Serra
Gateway East Industrial LLC
270 St Paul St, Suite 300
Denver, CO 80206-5133

Re: Second Submission Review Gateway Park III Subdivision Flg No 15
 Application Number **DA-1136-09**
 Case Number **2017-3023-00**

Dear Mr. Serra:

Thank you for your initial submission, which we started to process on June 15, 2017. 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.

You will need to make another 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 specifically list them in your letter.

As always, if you have any comments or concerns, please give me a call. I can be reached at 303-739-7261.

Sincerely,

Debbie Bickmire, Planner I
City of Aurora, Planning Department

cc: Cannan Reeverts - Kimley-Horn 4582 S Ulster St, Suite 1500 Denver, CO 80209
Meg Allen, Neighborhood Services
Mark Geyer, ODA
Hector Reynoso, Real Property
Filed: K:\\$DA\1136-09rev2.rtf



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- CenturyLink objection (utility easements)
- Xcel conflict letter

PLANNING DEPARTMENT COMMENTS

Debbie Bickmire / dbickmir@auroragov.org / 303-739-7261

1. Community Questions, Comments and Concerns

1A. Comments were received from CenturyLink and Xcel Energy and are attached herein.

2. Completeness and Clarity of Application

2A. Please respond to redlines using the comment letter provided. Please do not put responses on the redline drawing.

2B. Adjacent subdivision to the west is Lot 2, Block 1 United Properties Southwest, Subdivision Flg. No. 2. A copy is attached for your reference.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Real Property

Darren Akrie / dakrie@auroragov.org / 303-739-7331 (Comments in Magenta)

3A. A 10' Utility easement is required around the interior of each lot per plat checklist.

3B. Upload monument records.

3C. Revise legal description to describe measured data. Drawing should be consistent with written legal.

3D. Add the "Exception Area" to the legal description.

3E. Mortgage holders should be the same.

3F. Revise adjacent subdivision reference for United Properties Southwest as indicated on redlines.

3G. Remove logos from the title block.

4. Century Link

Dustin Pulciani / Dustin.Pulciani@centurylink.com / 720-520-3133

4A. "CenturyLink objects to the replat again on the 2nd submittal. CTL's objection comments for the 1st submittal are listed below: "CenturyLink objects to the replat due to confusion as to utility easements that might be in place for the property. The replat identifies the existing 50-foot Roadway & Utility Easement that is situated along the western portion of the property. However, this recorded document is not listed on the title commitment that was submitted with the application. The recorded document is also not viewable on the County Clerk & Records website. CTL has no way to ascertain whether it has access to this easement area. CTL requests that the Applicant provide a copy of this recorded document. If this document confirms that CTL has access to this easement area, then CTL will not have any objection to the replat. However, if the recorded document indicates that CTL does not have access to this easement area, then CTL requests that replat is revised to dedicate a minimum 10-foot wide PUE along the west lot line of Lot 1, Block 1 and Lot 1, Block 2."

The replat provided on the 2nd submittal has not addressed CTL concerns and thus CTL's objection to the replat on the 2nd submittal is identical to the afore-mentioned 1st submittal comments.



5. Excel Energy

Donna George/ donna.l.george@xcelenergy.com / 303-571-3306

5A. Public Service Company of Colorado/Xcel Energy requests the reason why the requested utility easements will not be dedicated on this plat. Given this, the property owner/developer/contractor must contact Russ McClung, Right-of-Way Agent (303-671-3932) in order to obtain all necessary easements by separate document. The property owner/developer/contractor is reminded to contact Mike Diehl (303-571-7260) for the potential electric transmission conflict.