



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

AuroraGov.org

August 22, 2024

Paul Hyde
Hyde Development
250 Nicollet Matt Ste 920
Minneapolis, MN 55401

Re: Initial Submission Review: High Point Elevated Subdivision Filing No 2 Replat
Application Number: DA-2233-07
Case Numbers: 2024-3039-00

Dear Mr. Hyde:

Thank you for your initial submission, which we started to process on July 29, 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 September 13, 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 303-739-7112 or swasinge@auroragov.org.

Sincerely,

Stacy Wasinger, Senior Planner
City of Aurora Planning Department

cc: Patrick Horn, Martin Martin Consulting Engineers, 12499 W Colfax Ave Lakewood, CO 80215-3720
Cesarina Dancy, ODA
Filed: K:\\$DA\DA-2233-07rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Include all required easements on the plat (see Item 7A, 8A, 12A)
- Include all references to adjacent plats, easements, recordation numbers, etc. (see Item 3B)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. No comments from neighbors were received. Therefore, no neighborhood meeting will be required. Please see all comments from review agencies in this letter and on the redlines.
- 1B. Written comments were received from Xcel Energy and are included or attached to this letter. Please respond to their comments within the response letter for your next submission.

2. Completeness and Clarity of the Application

- 2A. Application fees totaling \$12,264 have been paid.
- 2B. Site Plan(s) will be required for any future development.

3. Plat Comments

- 3A. Please indicate the purpose and ownership/maintenance of Tract A; this does not appear to have adequate access for future development. Is this a drainage tract, or other utility?
- 3B. Sheet 1: Refer to the following site plans that are for this area: High Point Gun Club to 61st Ave Extension SP, DA-1746-40 / RSN 1777456 and QuikTrip at High Point Site Plan DA-1746-42 / RSN 1788264
- 3C. Sheet 1: The sheet index references 6 sheets, but only 4 are included with the plat. Please update/revise.
- 3D. Sheet 2: Coordinate/reference the plat for QuikTrip, which is dedicating the north portion of E. 63rd Ave.

4. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

- 4A. No comment at this time.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Civil Engineering (Moustapha Agrignan / 303-739-7300 / magrigna@auroragov.org / Comments in green)

- 5A. Sheet 3: Per section 4.04.2.02.2 of the Roadway Manual, this section may only be used where there is no access for a minimum of 1,000' measured from the flowline. This section is not identified in the master plan. This is a comment from the site plan for E. 63rd Avenue. Please show all changes from the site plan on the plat.

6. Traffic Engineering (Dean Kaiser / 303-739-7584 / dkaiser@auroragov.org / Comments in orange)

- 6A. No Traffic comments to make on the plat.

7. Fire / Life Safety (Mark Apodaca / 303-739-77656 / mapodaca@auroragov.org / Comments in blue)

- 7A. Sheet 4: See comment to add Fire Lane Easement to the private road.

8. Aurora Water (Casey Ballard / 303-739-7490 / cballard@auroragov.org / Comments in red)

- 8A. Sheet 4: This private road includes a public waterline and will require a water easement. See RSN 1777456

9. Aurora Water Revenue (Melody Oestmann / 303-739-7490 / moestman@auroragov.org)

- 9A. Fee not required.

10. PROS (Abigail Scheuermann / 303-739-7131 / ahsheue@auroragov.org / Comments in mauve)

- 10A. No comment at this time.



11. Land Development Services (Rebecca Westerfield / 303-739-7325 / rwesterf@auroragov.org / Comments in magenta)

- 11A. Sheet 1: Please provide the legal description
- 11B. Sheet 1: Please provide title commitment
- 11C. Sheet 1: Define if Tract A is privately owned and maintained
- 11D. Sheet 1: Fill out Note #2
- 11E. Sheet 1: Add note 9: The owners or occupants of the lands herein described shall have no right or cause of action, either in law or in equity, for damages or injury to any person or property arising out of or resulting directly or indirectly, from the overflight of aircraft, or for damages or injury to any person or property resulting from any noise, nuisance, vibrations of any kind or description resulting, directly or indirectly, from aircraft overflights provided, that nothing contained in the foregoing easement shall divest the owners or occupants, their heirs, successors administrators or assigns, of any right or cause of action for damages to any person or property resulting from the negligent operation of aircraft overflights over the described premises at any altitude above ground level.
- 11F. Sheet 1: Add note 10: The owner agrees to the Adams County General Easement Terms document at Reception Number 2024000018661.
- 11G. Sheet 1: Rename Lienholder Certificate to Mortgage Holder
- 11H. Sheet 1: Owner and Mortgage Holder to be confirmed by title commitment or statement of authority
- 11I. Sheet 1: (Advisory Comment) The City of Aurora has revised the subdivision plat checklist (2024) to include new covenants amongst other changes and this checklist must now be followed.
- 11J. Sheet 1: (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.) per COA 2024 Subdivision Plat Checklist Item 19.b.
- 11K. Sheet 1: (Advisory Comment) Provide a statement of authority for the person signing on behalf of the entity named in the title commitment.
- 11L. Sheet 1: (Advisory Comment) Send in the Certificate of Taxes Due to show they are paid in full up to and through the plat approval date of recording. Obtained from the County Treasurer's office (This Certificate of Taxes should be submitted no later than your second submittal of the plat.) per COA 2024 Subdivision Plat Checklist Item #19.a.
- 11M. Sheet 1: Label all publicly dedicated streets within ½ mile of the exterior of the site COA 2024 Subdivision Plat Checklist Item #3.
- 11N. Sheet 1: Names must match those in the title work COA 2024 Subdivision Plat Checklist Item #8.
- 11O. Sheet 2: Gun Club Rd needs to be dedicated or an access easement is needed
- 11P. Sheet 2: Monument PLS 23899 is not listed on the monument records
- 11Q. Sheet 3: Label the Point of Commencement per COA 2024 Subdivision Plat Checklist Item #13.d.(10)
- 11R. Sheet 3: Label the Point of Beginning per COA 2024 Subdivision Plat Checklist Item #13.d.(10)
- 11S. Sheet 3: Basis of Bearing statement to fully describe monuments per COA 2024 Subdivision Plat Checklist Item #12.b.
- 11T. Sheet 3: Show second tie out Bearing & Distance to an independent section corner COA 2024 Subdivision Plat Checklist Item #13.d.(6).
- 11U. Sheet 3: All new easements are to be dedicated with this plat.
- 11V. Sheet 3: Please update bearings and distances to match the plat of High Point Elevated Subdivision Filing No. 1.
- 11W. Sheet 3: Per COA 2024 Subdivision Plat Checklist Item #13.d.(1) Monuments must be set on the subdivision external boundary at each angle or curve change. Show linear and angular dimensions between the monuments on the graphic. Show (Section or ¼ Section) Corner Section 38-51-106(1)(f), C.R.S., requires professional land surveyors to provide “a description of all monuments, both found or set, that mark the boundaries of the property and of all control monuments used in conducting a survey.”
- 11X. Sheet 4: ROW lines, lot lines, and tract lines need to be solid continuous lines

12. Easements (Grace Gray / 303-739-7294 / ggray@auroragov.org)

- 12A. Easements to be dedicated by new plat, releases to be submitted to releasceasements@auroragov.org



13. PSCo/Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

13A. Please see 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

August 7, 2024

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

Attn: Stacy Wasinger

Re: High Point Elevated Subdivision Filing No. 2, Case # DA-2233-07

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the replat for **High Point Elevated Subdivision F2**. The property owner/developer/contractor must complete the application process for any new natural gas or electric service via 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 (i.e. transformer), the Designer must contact a Right-of-Way 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