



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

[AuroraGov.org](http://AuroraGov.org)

August 9, 2024

Ted Laudick  
Colorado International Center Metro District No. 7  
450 E 17<sup>th</sup> Ave Ste 400  
Denver, CO 80203

**Re: Second Submission Review – High Point Gun Club To 61st Ave Extension - Infrastructure Site Plan**  
Application Number: **DA-1746-40**  
Case Number: **2024-6007-00**

Dear Mr. Laudick:

Thank you for your initial submission. 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 August 30, 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 303-739-7261 or [dbickmire@auroragov.org](mailto:dbickmire@auroragov.org).

Sincerely,

Debbie Bickmire, Senior Planner  
City of Aurora Planning Department

Attachments: Xcel Energy Comments

cc: Randy Ficklin – Silverbluff Companies 18591 E 64<sup>th</sup> Ave Denver CO 80249  
Cesarina Dancy, ODA  
Filed: K:\\$DA\1746-40rev2



## *Second Submission Review*

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

- Provide a legal description, label sheets, and label easements (Planning)
- Label lane widths, taper lengths, striping, and signage, and provide turning templates (Traffic)
- Label infrastructure to be removed (Water)
- Label slopes, and curb radii (Public Works Engineering)
- Show adjacent landscape (Landscape)
- Start easement dedications/releases (Land Development Services)

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Completeness and Clarity of the Application**

##### *Letter of Introduction*

- 1A. The narrative should be rewritten per the previous and current comments.
- 1B. Revise the description to discuss the improvements as the extension of Gun Club Road, not 61<sup>st</sup> Avenue.
- 1C. Orient the location of the site relative to E-470 and E. 64<sup>th</sup> Avenue, not section, township, and range.
- 1D. Describe the scope of the project as roadway improvements, infrastructure, a detention pond, etc..
- 1E. Address how the proposed site plan meets the approval criteria found in Section 146-5.4.3.B.3.c.

##### *Site Plan*

- 1F. Will the HP Elevated Sub. Flg. #2 be recorded concurrently with or before this site plan? If not, can a metes and bounds legal description be included?
- 1G. Include a more substantive description for each sheet and include it in the index.
- 1H. Why are parts of the plans shaded? It does not seem relevant to the proposed plans.
- 1I. Include all hatches and symbols in the legend or add labels.
- 1J. What are the bold lines around the detention pond? The linework does not match any in the legend.
- 1K. Remove right-of-way labels on private streets. Show and label all proposed easements.
- 1L. Label all adjacent plats, lots, blocks, and reception numbers.
- 1M. Show and label all proposed stop signs on the landscape sheets.
- 1N. Edger is required between turf and mulch areas, and different mulch materials.
- 1O. Show the landscape proposed with the Building 4 Site Plan shaded back. Ensure the required 25' landscape buffer will be maintained west of the truck parking area.
- 1P. Revise plans to eliminate overwrites.
- 1Q. Address all comments and notations in the redlines.

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

#### **2. Civil Engineering** (Moustapha Agrinan / [magrigna@auroragov.org](mailto:magrigna@auroragov.org) / Comments in green)

- 2A. Advisory note: The benchmark is missing benchmark ID, and elevation, and is no longer on the COA website. Please use the current COA Benchmark ID. The information is available from the City's website here:  
<https://auroraco.maps.arcgis.com/apps/webappviewer/index.html?id=72f79202572d45cbb2709c801b4a7ad0>.
- 2B. Label existing Gun Club Road as public or private and show the location where the private street starts.

##### *Sheet 2*

- 2C. Provide approach grade of intersecting street per section 4.05.4 of the 2023 COA Roadway Design Manual.



- 2D. Provide flow direction arrows with slope percentages.
- 2E. Describe the pavement material type(s).
- 2F. Per section 4.04.2.02.2 of the Roadway Manual, the proposed roadway section may only be used where there is no access for a minimum of 1,000' measured from the flowline. The street section is not identified in the master plan.
- 2G. Sidewalk and curb and gutter are not permitted within the fire lane easement. Please separate the fire lane easement.

*Sheet 3*

- 2H. Label longitudinal roadway slopes.
- 2I. Identify all curb return radii.
- 2J. Remove the access point to Tract A or provide the case number of the site that will be using the access.
- 2K. Reduce the curb radius at Gun Club Road to 25' and provide a directional ramp.

*Sheet 5*

- 2L. Define the limit of construction around Building 4.
- 2M. Clarify how the proposed grade is going to connect to the existing grade.

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

- 3A. Label all lane widths and call out all striping on all sheets.
- 3B. Show and label all signs on all sheets and add street name signs at all intersections that include public right-of-way.
- 3C. Call out all storage lengths and taper rates/lengths.

*Sheet 3*

- 3D. Review drive lane dimension. The street section is different.
- 3E. The accessible ramps should be facing each other.
- 3F. Move the sign noted away from the intersection.

*Sheet 4*

- 3G. Provide a truck-turning template for curves.
- 3H. Move the pedestrian crossing away from the road curve. If not feasible, add pedestrian crossing enhancements:
  - pedestrian crossing signs at the crosswalk
  - advance pedestrian crossing signs
  - RRFB
  - other enhancements

*Sheet 5*

- 3I. Provide truck turning template for curves and for entering/exiting trucks at the site access.
- 3J. Remove the curb linework as noted.

*Landscape Plans*

- 3K. Add sight triangles per COA TE-13.
- 3L. Verify mature plant heights within ALL sight triangles meet COA 4.04.2.10 requirements.
- 3M. Set trees back a minimum 30-feet from the crosswalks.

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

- 4A. Show the existing sanitary with a call out that it will be removed.
- 4B. The label noted on Sheet 3 can be changed to say existing sanitary to be removed as the proposed shows the new route.
- 4C. The manhole noted on Sheet 4 is to be adjusted to allow the thrust block of the waterline enough room.



- 4D. Adjust the proposed waterline to the end where the “existing” is located. Is the site going to provide a stub to be connected to or will this plan need to remove a fitting and install a tee? See Sheet 5 for location.

**5. Land Development Services** (Grace Gray / [ggray@auroragov.org](mailto:ggray@auroragov.org))

- 5A. Submit easement dedications to [dedicationproperty@auroragov.org](mailto:dedicationproperty@auroragov.org) and submit releases to [releaseeasements@auroragov.org](mailto:releaseeasements@auroragov.org).

**6. Xcel Energy** (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))

- 6A. See attached comment letter. A comment response is requested.



**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

July 12, 2024

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

Attn: Debbie Bickmire

**Re: High Point Gun Club to 61st Avenue Extension – 2<sup>nd</sup> referral, Case # DA-1746-40**

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has reviewed the infrastructure site plan for **High Point Gun Club to 61st Avenue Extension** and requests that 10-foot-wide utility easements are dedicated abutting all public rights-of-way.

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

The property owner/developer/contractor must complete the application process for any new natural gas or electric service 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.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Comment response requested.

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](mailto:donna.l.george@xcelenergy.com)