



Planning Division
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Aurora, Colorado 80012
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April 15, 2021

Ms. Cindy Shearon
The Aurora Highlands
4110 N. E-470 Highway
Aurora, CO 80019

Re: Initial Submission Review – The Aurora Highlands Filing No. 1 Amendment No. 1 – Plat Amendment
Application Number: **DA-2062-22**
Case Numbers: **2021-3012-00**

Dear Ms. Shearon:

Thank you for your initial submittal, which we started to process on March 25, 2021. We have reviewed your Plat amendment 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 agencies.

Since several important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before May 7, 2021.

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 give me a call. I may be reached at 303-739-7261.

Sincerely,

Debbie Bickmire, Senior Planner
City of Aurora Planning and Development Services

Attachment: Xcel Energy Comments

cc: Rita Connerly, Fairfield and Woods PC
Scott Campbell, Neighborhood Liaison
Laura Rickhoff, ODA
Filed: K:\SDA\2062-22rev1.rtf



Initial Submittal Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Revise the Vicinity Map (Planning)
- Add reception numbers and street names (Real Property)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. Referrals were sent to 19 adjacent property owners, 4 outside agencies, and 1 registered neighborhood organization within one mile of the site. Written comments were received from Xcel Energy and are attached to this letter. Please respond to their comments within the response letter for your next submission. No other comments were received.

2. Completeness and Clarity of Application

2A. Revise the Vicinity Map to show Filing #2, which has been recorded. Label all streets within ½ mile of the site.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

3A. Revise the Clerk and Recorder's Certificate per Adams County requirements.

3B. Was any existing survey control recovered to locate the referenced Block? If so, those controlling monuments should be shown.

3C. Provide the depth of the set rebar in the description of monuments.

3D. Revise bearings and dimensions as noted on the redlines.

3E. Add "and Affidavit of Plat Correction Rec. No. 2020000049252" to the Aurora Highlands Subdivision Filing No. 1 references.

3F. Revise the sheet number on Sheet 2.

3G. See the redlines for all comments and notations.

4. Xcel Energy (Donna George / donna.l.george@xcelenergy.com)

4A. See attached comment 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

April 9, 2021

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

Attn: Deborah Bickmire

Re: The Aurora Highlands Filing No. 1, Amendment No. 1 – Case # DA-2062-22

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plat for **The Aurora Highlands F1 A1** and has **no apparent conflict** with the lot line changes, provided that the existing natural gas and electric distribution facilities and utility easements within the subject property are not affected.

Should the project require any new natural gas or electric service or modification to existing facilities, the property owner/ developer/contractor must complete the application process via [xcelenergy.com/InstallAndConnect](https://www.xcelenergy.com/InstallAndConnect).

No resubmittals necessary.

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