



Planning Division
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Aurora, Colorado 80012
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AuroraGov.org

February 4, 2025

Paul Hyde
Hyde Development
250 Nicollett Mall Ste 920
Minneapolis, MN 55401

Re: Initial Submission Review: Forgotten Star Brewery – Site Plan
Application Number: DA-2233-08
Case Numbers: 2025-6001-00

Dear Paul Hyde:

Thank you for your initial submission, which we started to process on January 16, 2025. 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 March 3, 2025.

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.

The estimated Administrative Decisions date is still set for April 9, 2025. Please remember that all abutter notices must be sent and the site notices must be posted at least 10 days prior to the decision date. These notifications are your responsibility and the lack of proper notification will cause the decision date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained. The Administrative Decision is dependent on revisions to the architecture. As stated in Section 4 of this letter, if major adjustments are requested, a public hearing and additional fees will be required.

Projects that have gone one year without a submission will be considered inactive and require a 25% restart fee to be reactivated. After 18 months of inactivity, projects that are not reactivated will be closed and retired.

As always, if you have any comments or concerns, please let me know. I may be reached at 303.739.7126 or jfettig@aurogov.org.

Sincerely,

Jeremiah Fettig, AICP
Planner II
City of Aurora Planning Department

Attachments: Xcel Energy First Review Comment Letter

cc: Beccah Bailey – Norris Design 1101 Bannock Street Denver, Co 80204
Lorianne Thennes, ODA
Filed: K:\\$DA\2233-08rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Technical comments on site plan from various departments.
- Compliance with architectural requirements.
- Provision of additional information for access and connectivity to the west.
- Pedestrian mobility and connectivity.
- Coordination of offsite improvements.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. Two (2) registered neighborhood organizations and three (3) abutting property owners were notified of the application. As of the date of this letter, no public comments have been received. Therefore, no neighborhood meeting will be required. Review comments were received by one (1) outside agency and have been incorporated into this letter.

2. Completeness and Clarity of the Application

- 2A. Application fees have been paid. Fees may apply if additional sheets are added to the site plan set.
- 2B. Per comment 4B. additional fees will be assessed if this application requires an adjustment for architecture, triggering a public hearing before the Planning Commission.
- 2C. Revise the letter of introduction as the response to the criteria on page 5 references Building 2 Cold Distribution Center.

3. Site Plan Comments

- 3A. Sheet 1: Revise the owner's signature block as it references a different site plan.
- 3B. Sheet 1: Provide an internal floor plan and square footage amounts for the brewery and seating.
- 3C. Sheet 1: Remove dock door and drive-in door information from the data table.
- 3D. Sheet 1: Remove tractor and trailer parking information from the data table.
- 3E. Sheet 1: Revise site plan sheet ordering. Move Sheets 18 and 19 after Sheet 13.
- 3F. Sheet 1: Add a photometric plan. See UDO Section 146.4.9 for additional site lighting information.
- 3G. Sheet 1: Increase amendments box size.
- 3H. Sheet 1: Use the city standard signature block.
- 3I. Sheet 1: Show the location, setbacks, and sight triangle on the site plan for the proposed monument sign.
- 3J. Sheet 1: There are a maximum of 5 signs permitted.
- 3K. Sheet 1: One monument, one wall, where is the third sign? The sign behind the glass in the building does not count towards signage maximums.
- 3L. Sheet 2: Remove all notes relating to future amendments.
- 3M. Sheet 2: Remove "in review" from the ISP note and add Case Number: 2024-6007-00.
- 3N. Sheet 3: Provide zoning - Mixed Use - Airport (MU-A) Zone District.
- 3O. Sheet 3: Provide zoning - Airport District (AD).
- 3P. Sheet 4: Add a 6' minimum width sidewalk connecting the brewery building to E. 63rd Avenue.
- 3Q. Sheet 4: Identify how the parking lot access drives connecting the west, trash enclosure, and loading bay will be accessed as no improvements have been planned for the area to the west. All-access points and connections to the west must be included in this site plan.
- 3R. Sheet 4: Provide detail for the storage tank. Include dimensions and materials.
- 3S. Sheet 4: Landscape islands minimum width is 9'
- 3T. Sheet 4: Add a connection from the parking lot to the sidewalk along N. Gun Club Road.
- 3U. Sheet 4: Dimension building, hop trellis, and shade structure to all furthest extents.
- 3V. Sheet 5: Remove RSN numbers and provide reception, EDN, or case numbers. Gun Club extension is Case Number: 2024-6007-00.
- 3W. Sheet 5: Add a blank for reception number. Will update once the plat is approved and recorded.



- 3X. Sheet 5: Revise lot, block and subdivision for both lots. Highpoint Filing No 2.
- 3Y. Sheet 6: Revise lot, block and subdivision for both lots. Highpoint Filing No 2.
- 3Z. Sheet 6: Trail/maintenance path was part of Case No. 2022-6012-00.
- 3AA. Sheet 7: Revise lot, block and subdivision for both lots. Highpoint Filing No 2.
- 3BB. Sheet 7: Remove RSN numbers and provide reception, EDN or case numbers. Gun Club extension is Case Number: 2024-6007-00.
- 3CC. Sheet 8: Add lot and block, update to Filing No. 2
- 3DD. Sheet 7: The northern drive aisle in the parking lot overlaps the proposed sidewalk.
- 3EE. Sheet 7: Update Gun Club Extension ISP information – HIGH POINT GUN CLUB TO 61ST AVE EXTENSION – Case Number: 2024-6007-00.
- 3FF. Sheet 12: Label and dimension sidewalk.
- 3GG. Sheet 12: Label Gun Club Road as private and reference Case Number: 2024-6007-00.

4. Site Plan Architectural Comments

- 4A. Advisory Comment: High Point at DIA Master Plan does not permit single-thickness corrugated metal. Provide material samples.
- 4B. Advisory Comment: As currently proposed, the building does not comply with several requirements of UDO Section 146-4.8 Building Design Standards. Staff request a meeting to discuss the architectural requirements. Based on the provided and reviewed architectural drawings, major adjustment(s) (<https://aurora.municipal.codes/UDO/146-5.4.4.D>) to the UDO are required. Any major adjustment from the UDO triggers a public hearing before the Planning Commission and additional fees. This would take the site plan from an administratively approved application to one that is approved by the Planning Commission. As currently proposed, the major adjustment(s) for architecture would not be supported by staff. If the architecture is not revised to meet the stated requirements of the UDO, justification for the requested adjustments will need to be added to the letter of introduction/project narrative. The application will be reviewed within the same timeframe, with additional time added for noticing and the public hearing. Specific deficiencies in architecture relate to roofline breaks, changes in material, color change, compliance with wainscot requirements and façade character elements for four-sided building design. There are examples of similar existing structures from the same manufacturer as this application that incorporated additional materials, amenities and features. Staff is generally supportive of the unique building concept paying respect to the industrial nature of the surrounding area and airport proximity, but enhancement, as stated above and below, will need to be made.
- 4C. Sheet 20: Add additional glazing element or increase entrance width for more prominence.
- 4D. Sheet 20: Make a minimum of 10' in height and add a canopy/overhang for the articulation of the facade. The rationale is that one-story buildings are typically 10-11' in height when the roof line starts. If bump outs, glazing, indents, overhangs, etc. are provided at a 10-foot height and a distance of less than 60' measured horizontally, this articulates the roof line and provides horizontal plane breaks of the facade.
- 4E. Sheet 20: Banding of different colors achieves color change requirement.
- 4F. Sheet 20: Mural, green wall, and architectural metal panels to enhance the façade are supportable enhancements.
- 4G. Sheet 20: Provide physical material and sample board.
- 4H. Sheet 20: Provide code analysis demonstrating compliance with Primary, Secondary, and Minor Façade treatments. [Table 4.8-8 Façade Character Elements for Four-Sided Building Design](#). Airport District zoning is classified as a special district.
- 4I. Sheet 20: Advisory Comment: Special Purpose Districts, industrial buildings with metal as the primary exterior surface material shall have roofs enhanced with a decorative fascia, a roof pitch of 4:12 or greater, projecting gables, or other similar techniques.
- 4J. Sheet 20: Could metal insulated panels be a different color to lighten/brighten the facades?
- 4K. Sheet 20: Add downcast lighting for visual effect and interest.
- 4L. Sheet 20: Add overhang to the majority length of the north facade.
- 4M. Sheet 20: Where flat roofs are used, the design or height of the parapet shall include at least one change in setback or height of at least three feet along each 60 linear feet of façade. Incorporating overhangs similar



- to the image on the left in the redlines could be used to meet this requirement.
- 4N. Sheet 20: UDO requires metal buildings to include a minimum 42" in height wainscot. This is applicable to all sides of the building except the southern elevation as currently proposed.
 - 4O. Sheet 20: Provide sign envelope dimensions. Signage allowances can be found here: <https://aurora.municipal.codes/UDO/146-4.10.5>.
 - 4P. Sheet 20: Chain-link is not permitted for screening or fencing – metal screen panels or materials that integrate with the building are permitted.
 - 4Q. Sheet 20: Will need to screen all ground-mounted mechanical.

5. Landscaping (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

- 5A. Sheet 9: Provide the required six landscape notes as found in the Landscape Reference Manual available online.
- 5B. Sheet 9: Please list the actual seed mixes being proposed.
- 5C. Sheet 9: Provide the following landscape compliance tables: Building Perimeter, Street Frontage Buffer, and Special Landscape Buffer.
- 5D. Sheet 12: While the scale of the drawing is appreciated and does help to make the landscape plan more legible, do not cut off the external streets for reference and connectivity to the site. Just add additional sheets/matchlines.
- 5E. Sheet 12: Add a note/call-out referencing the High Point Gun Club to 63rd Avenue Extension Case Number for the curbside landscaping along 63rd Avenue and Gun Club Road.
- 5F. Sheet 12: Adjust the viewport potentially by adding sheets and providing the street name for 63rd Avenue.
- 5G. Sheet 12: Add the required end island parking lot trees where indicated.
- 5H. Sheet 12: The parking lot requires perimeter screening.
- 5I. Sheet 12: Dimension and label the street frontage buffers as measured from the back of the walk.
- 5J. Sheet 12: Label and dimension the Special Landscape Buffer.
- 5K. Sheet 12: The required parking lot screening can overlap with the required street frontage buffers. The most restrictive requirement must be met.
- 5L. Sheet 12: Remove the seeding from any of the parking lot islands. This is not permitted in accordance with the UDO.
- 5M. Sheet 12: The parking lot is encroaching into the sidewalk along the north.
- 5N. Sheet 12: Based on the current layout, the street frontage buffer depths are not being met.
- 5O. Sheet 12: The northern portion of the site is being cut off.
- 5P. Sheet 12: Adjust the plantings for the current site/landscape plan under review for Gun Club Road as the proposed crosswalk overlaps with the curbside landscaping being proposed.
- 5Q. Sheet 12: The matchline information being provided does not match the actual sheet numbers.
- 5R. Sheet 12: Include all proposed and existing utilities and utility easements.
- 5S. Sheet 12: Is a monument sign being considered? If so, please include that on the landscape plan with the appropriate landscaping as well as a detail of the proposed monument.
- 5T. Sheet 12: Are trash or recycling bins being proposed? If so, locate those on the landscape plan and provide a detail of the proposed enclosure.
- 5U. Sheet 12: Please include the driveway from 63rd full width.
- 5V. Sheet 12: What is happening in the specified parking lot island for landscaping? There should be a tree and a minimum of six shrubs.
- 5W. Sheet 12: Please be advised that these larger/double islands require 12 shrubs in accordance with the UDO. Staff will permit the quantity provided as we acknowledge the ultimate growth of the plant material.
- 5X. Sheet 12: The parking lot is located within the required street frontage buffer.
- 5Y. Sheet 12: If these are trash enclosures how is access going to be done? Why is a seed mix being used in front of where the access should be?
- 5Z. Sheet 13: While labeled elsewhere in the plan set, please call-out the art folly.
- 5AA. Sheet 13: Why are areas along the east and west sides of the building cool season seed mix?



- 5BB. Sheet 13: Per code, while these trees may be included in a seeded area, they will still require mulch. Please add a note to the notes that are required to address this.
- 5CC. Sheet 13: Please call out what the Ginkgo trees are planted in. Sheet 11 lists crushed rock yet the detail provided on Sheet 14 indicates "Specified Mulch".
- 5DD. Sheet 13: Are there two sidewalks merging at this location? If so, this does not appear to show that.
- 5EE. Sheet 13: Label the trail and indicate whether it is maintenance access.
- 5FF. Sheet 14: Specify the mulch type in the Crushed Stone Paving Detail.

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

- 6A. Please submit a preliminary digital addressing .SHP or a .DWG file as soon as possible. This digital file is used for street naming, addressing, and preliminary GIS analysis. Include the following layers as a minimum:
 - Parcels
 - Street lines
 - Building footprints (If available)
- 6B. Please ensure that the digital file is provided in a NAD 83 feet, State plane, Central Colorado projection so it will display correctly within our GIS system. Please provide a CAD .dwg file that is a 2013 CAD version. Please eliminate any line work outside of the target area. More information can be found at: <https://auroragov.org/CADtoGISstandards> OR by contacting CADGIS@auroragov.org.

7. Energy & Environment (Maria Alvarez / 303-739-6824 / malvarez@auroragov.org)

- 7A. Advisory Comment: There are no known plugged and abandoned (P&A) wells within your site and no existing or planned oil and gas surface facilities on your site at this time. There may be existing underground pipelines in rights-of-way. If you have questions or concerns about this, the Energy & Environment Division can assist by providing additional information.
- 7B. Advisory Comment: In the future, a horizontal well may be drilled underneath your site. If so, the depth would be greater than 7,000 feet below the surface. At that depth, we do not expect any effects to be felt at the surface.
- 7C. Advisory Comment: Additional information regarding oil and gas development can be found on the Colorado Energy and Carbon Management Commission (ECMC) website at (<https://ecmc.state.co.us/#/home>). Should you have any questions about oil and gas development in the City of Aurora you can visit our webpage at Oil and Gas Drilling - City of Aurora, and you may also reach out to Jeffrey S. Moore, Manager of the Energy & Environment Division.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

8. Civil Engineering (Julie Bingham / jbingham@auroragov.org / Comments in green)

- 8A. Sheet 1: This site plan will not be approved until the ISP's showing the required infrastructure are approved.
- 8B. Sheet 2: Please add the following note: "The Infrastructure Site Plan (ISP) and civil plans for the associated infrastructure must be approved prior to the issuance of building permits. The construction shown on the civil plans for the ISP for associated infrastructure must be initially accepted by the City prior to the issuance of Temporary Certificate of Occupancy (TCO) or Certificate of Occupancy (CO) per the approved Public Improvement Plan."
- 8C. Sheet 4: What is occurring here with the linework? How does this site connect to this access?
- 8D. Sheet 4: Identify the ROW width and street classifications for adjacent streets.
- 8E. Sheet 4: Provide the case numbers for the ISPs/site plans providing adjacent public improvements.
- 8F. Sheet 4: Label/dimension all existing and proposed easements.
- 8G. Sheet 4: Label proposed curb returns. Provide curb ramps at all curb returns.
- 8H. Sheet 4: Ensure grading plans and site plans match. There is a new sidewalk shown on the grading plan that is not shown here.
- 8I. Sheet 5: Label/dimension all existing and proposed easements.



- 8J. Sheet 5: Is this grading and sidewalk proposed with this application? This does not match the site plan.
- 8K. Sheet 7: The fire lane radii should meet the requirements in Section 5.C.1.a in the Roadway Manual.

9. Traffic Engineering (Jason Igo / jigo@auroragov.org / Comments in orange)

Site Plan

- 9A. Sheet 4: In all instances, label access type such as full movement, right in right out, etc.
- 9B. Sheet 4: In all instances, show sight triangles.
- 9C. Sheet 4: Throat depth should be 50'.
- 9D. Sheet 7: Call out all signs even if they exist or are installed by others. Apply to all signs.
- 9E. Sheet 12: Show sight triangles, in all instances.
- 9F. Sheet 12: Show all stop signs on the sheet. Trees can not block the sight of the sign. See TE-13 for requirements.
- 9G. Sheet 12: Add Note- All proposed landscaping within the sight triangle shall be in compliance with COA Roadway Specifications, Section 4.04.2.10.

Traffic Impact Study

- 9H. Page 3: The trip generation should compare the 64KSF building and the brewery. This trip generation makes it look like the brewery is significantly reducing the trips. The brewery is increasing the trips.
- 9I. Page 3: Have a separate paragraph describing the reduction from the whole foods showing an overall reduction in the planned site.
- 9J. Page 3: Add the amount of additional seconds of delay to the write-up.
- 9K. Page 4: Need discussion on why NB increased when the report says that PM outbound reduced significantly. The changes to trip generation that I suggested will help make that clear.
- 9L. Page 4: We will look at the warrants when provided.
- 9M. Page 4: Update this stating the increase in overall trips and PM trips with the brewery but the reduction in warehouse space in other locations in the original TIS is why there is a reduction.
- 9N. Page 5: Provide queue analysis sheets.
- 9O. Page 5: Provide in appendix Figure 11 out of the other report.

10. Fire / Life Safety (Richard Tenorio/ 303-739-7628 / rtenorio@auroragov.org / Comments in blue)

- 10A. Sheet 1: If provided in the parking space count, include EV charging spaces.
- 10B. Sheet 2: Add photometry plan general notes per redlines.
- 10C. Sheet 2: Please add the following photometry plan general notes or notes missing from the notes provided.

PHOTOMETRY PLAN GENERAL NOTES:

- (1) Values shown are maintained horizontal illuminance values measured at grade.
- (2) Site lighting design has been completed to produce even illumination of parking and paved areas with minimal glare onto adjacent properties.
- (3) All light fixtures shall be fully shielded and direct light downwards.
- (4) There will be no off-site glare allowed. Site lighting design has been completed to conform to the City of Aurora exterior lighting standards.
- (5) Illumination within the site must comply with the 2021 International Building Code requirement from Section 1006 - Means of Egress Illumination. Section 1006. Illumination required: the means of egress, including the exit discharge, shall be illuminated at all times the building is occupied. Section 1006.2 Illumination level. The means of egress illumination level shall not be less than 1 foot-candle (11 lux) at the floor level and continue to the "public way".
- (6) No portion of a light pole will encroach into or over a dedicated fire lane easement.

10D. GATING SYSTEM NOTES:

- (1) The installation of any gating system will require a City of Aurora licensed contractor to obtain a building permit through the Aurora Building Division prior to the start of any work. This would be considered a structural, life safety, and electrical review within the Building Division that is conducted on behalf of the Fire Department. For assistance, please call 303-739-7420 to begin



the plan review, permitting and inspection processes.

- (2) An encroachment into or over a fire lane easement will require the developer to obtain a license agreement through the Real Property Division of the Public Works Department. Please call 303-739-7300.

- 10E. Sheet 4: Show how the fire department will have hose lay access to within 150-feet of all portions of all structures and facilities on this site.
- 10F. Sheet 7: Show the fire lane easement by dedication.
- 10G. Sheet 7: Revise plans per typical fire hydrant placement detail.
- 10H. Sheet 8: Update ADA parking sign detail per redlines.
- 10I. Sheet 10: Deferred Submittal Required for Gating Systems: A licensed contractor is required to obtain a valid building permit through the Aurora Building Division prior to the installation of any gating system utilized by emergency responders to enter the site. Call 303-739-7420 to begin the plan review, permitting and inspection processes.
- 10J. Sheet 10: If this is intended to be an extension of the fire lane easement, please provide the license agreement authorizing the installation of a gate encroaching into a fire lane easement.
- 10K. Sheet 10: Provide detail for all ADA parking spaces per redline comment.
- 10L. Sheet 10: Show and label all EV parking spaces if provided at this site.
- 10M. Sheet 12: Trees that encroach into the fire lane easement must have a clear height of 13'6" to allow fire apparatus to pass without damaging the vehicle.
- 10N. Sheet 20: Show and label on the elevation sheet:
 - The location of the fire sprinkler riser room door
 - The location of the fire dept. Connection on the building
 - The location of the knox box(es) for the building

11. Aurora Water (Jennifer Wynn / jwynn@auroragov.org / Comments in red)

- 11A. Sheet 7: Advisory Comment: This 12" water main may not be necessary. The fireline may be able to come off of the water main in Gun Club Road. Please set up a meeting with the Fire and Life Safety reviewer, myself, and the designer to discuss this further.
- 11B. Sheet 7: Show a Water Easement for this hydrant that is 10ft wide and 5ft behind the hydrant.
- 11C. Sheet 7: Label as private and ensure it is outside of the water meter easement.
- 11D. Sheet 7: Show a Water Easement for the meter that is 10' wide and extends to 5' behind the meter.
- 11E. Sheet 12: Trees can not be within a fire hydrant water easement.

12. PROS (Abigail Scheuermann / 303-739-7169 / abscheue@auroragov.org / Comments in mauve)

- 12A. Sheet 4: Differentiate the ADA route from the property boundary on the legend.
- 12B. Sheet 5: Please label the longitudinal grade and width of all sidewalks connecting to the regional trail. Ensure compliance with ADA standards.
- 12C. Sheet 11: Please identify the location of trash receptacles in the event garden.

13. Land Review Services (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

- 13A. Sheet 1: In the signature block: the Legal description is not on sheet 2.
- 13B. Sheet 2: Please add the following Standard Site Plan Note: All crossings or encroachments into easements and rights-of-way owned by the City of Aurora ("City") identified as being privately owned and maintained herein are acknowledged by the undersigned as being subject to City's use and occupancy of said easements or rights-of-way. The undersigned, its successors, and assigns, further agree to remove, repair, replace, relocate, modify, or otherwise adjust said crossings or encroachments upon request from the City and at no expense to the City. The City reserves the right to make full use of the easements and rights-of-way as may be necessary or convenient and the City retains all rights to operate, maintain, install, repair, remove, or relocate any City facilities located within said easements and rights-of-way at any time and in such a manner as it deems necessary or convenient.
- 13C. Sheet 3-8: (Advisory) Make the Site Plan Lot line a Bold solid/continuous line (typ.).
- 13D. Sheet 7: Add "E." to 63rd Ave. & "N." to Gun Club Road. Add the recording info for the E. 63rd R.O.W.



- 13E. Sheet 7: Confirm this easement name with Aurora Water Dept. (Water-type easements).
- 13F. Sheet 7: Confirm this name with Fire/Life Safety Dept. (Typ.) (Fire Access?)
- 13G. Add the name of the Subdivision here (as indicated).
- 13H. Please confirm with the Aurora Water Dept. to see if the hydrant has an easement to cover. (as indicated).
- 13I. Do these water-type facilities need to be in an easement? Confirm with Aurora Water Dept. (Water Meter).

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

- 14A. All departments requiring a license, easement dedications or releases need to be started. Easement dedications to be submitted to dedicationproperty@auroragov.org, and releases to be submitted to releaseeasements@auroragov.org.

15. Public Art (Roberta Bloom / 303-739-6747/ rbloom@auroragov.org)

- 15A. The Public Art Plan for High Point does not indicate a public art requirement in Planning Area 28A.

Outside Agency Comments

16. Xcel Energy

- 16A. 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

January 27, 2025

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

Attn: Jeremiah Fettig

Re: Forgotten Star Brewery, Case # DA-2233-08

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plan for **Forgotten Star Brewery**. 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. 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, 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