

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



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October 24, 2023

Stephon Fitch
City of Aurora
15151 Alameda Pkwy Suite 3200
Aurora, CO 80012

Re: Initial Submission Review – NESTH Subdivision Plat
Application Number: **DA-2368-00**
Case Numbers: **2023-3050-00**

Dear Stephon:

Thank you for your initial submission, which we started to process on October 2, 2023. 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 issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before November 17, 2023.

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 stimms@auroragov.org.

Sincerely,

Steve Timms, AICP
Planning Supervisor
City of Aurora Planning Department

cc: Eric Ansart, City of Aurora, Agent
Cesarina Dancy, ODA
Filed: K:\\$DA\2368-00rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Avigation Easement is needed.
- Comments from Xcel Energy
- Redlines and Advisories from Land Development Services
- Notes from Planning about future development of the site.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

- 1A. Six (6) registered neighborhood organizations and six (6) adjacent property owners were notified of the Subdivision Plat Site application. As of the date of this letter, no public comments have been received. Review comments were received by four outside agencies. Three outside agencies, Arapahoe County Public Works, Arapahoe County Planning, and CDOT, stated that they had no comments and are therefore not attached to this letter.

2. Completeness and Clarity of the Application

- 2A. Upon your next resubmittal, please submit a narrative that describes your application, including the purpose, scope, and desired outcome for this property.
- 2B. All application fees have been paid at this time.

3. Zoning and Subdivision Use Comments

- 3A. The property is currently zoned MU-R (Mixed-Use Regional District). This district contains some very specific standards for future development, contained within the UDO. Please see Sec. 2.4.7 for basic information about the district. Because this site is relatively small, and typically MU-R properties are relatively large, it may be in the City's best interest to rezone this property to accommodate commercial development that is more in line with the size of the parcel. A MU-C (Mixed Use Corridor) District designation may be more appropriate for this site and may be easier to develop.
- 3B. In addition, this property is contained within the Airport Influence Zone Overlay District. An avigation easement document will need to be executed prior to recording of the plat. Please see the template attached.
- 3C. Finally, the property is included within the airport noise 60 LDN. As such, no residential development will be allowed within this property (no matter the zoning district).

4. Subdivision Plat Comments

- 4A. Please be aware that the City has an election next month and the mayor may change. If this happens, the signature name for the mayor will also need to be updated.

5. Addressing (Phil Turner / 303-739-7357 / pturner@auroragov.org)

- 5A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement, and building footprint layers at a minimum. Please ensure that the digital file provided is in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

6. Civil Engineering (Christopher Eravelly Ceravelly@auroragov.org / Comments in green)

- 6A. No additional comments at this time.



7. Traffic Engineering (Steven Gomez sgomez@auroragov.org/ Comments in amber)

7A. No additional comments at this time.

8. Fire / Life Safety (Richard Tenorio / rtenorio@auroragov.org / Comments in blue)

8A. No additional comments at this time

9. Parks and Open Space (Curtis Bish cbish@auroragov.org.

9A. No additional comments at this time

10.Aurora Water (Daniel Pershing / 303-739-7490 / dpershing@auroragov.org/ Comments in red)

10A. No additional comments at this time.

11. Land Development Services (Roger Nelson / 303-739-7294 / rnelson@auroragov.org Comments in magenta)

- 11A. Provide AES Board Current Monument Records for all Section corner monuments shown on this plat.
- 11B. (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.)
- 11C. (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 at the time of your final submittal of the electronic Plat for recording.)
- 11D. See redline comments on the plat.

12.Revenue- Aurora Water (Diana Porter- 303-739-7395 / dsporter@auroragov.org)

12A. Storm drainage development fees due 2.108 acres x \$1,242.00 = \$ 2,618.14 (due at the time of plat recording). Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based on the total landscaped area.

13.Xcel Energy Donna George

13A. Please see the attached comment letter for your review.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

October 16, 2023

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

Attn: Steve Timms

Re: Nesth Subdivision, Case # DA-2368-00

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plat for **The Nesth Subdivision F1** and requests that the 10-foot utility corridor is dedicated to the City of Aurora for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities.

PSCo also 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.

Please be aware there are multiple *planned* underground electric distribution facilities along East 6th Avenue/East Stephen D. Hogan Parkway. PSCo also has existing underground electric distribution facilities on the east side of the subject property. As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

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](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.

Additional easements *will* need to be acquired by separate document for new facilities (i.e. transformer) – be sure to contact the Designer and request that they connect with a Right-of-Way Agent.

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