



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

AuroraGov.org

3/5/2025

Darcie Friess
West Centertech, LLC
16275 E 2nd Ave.
Aurora, CO 80011

Re: Second Submission Review: Aurora Centertech Park Subdivision FLG #26 – Replat
Application Number: DA-2356-01
Case Numbers: 2024-3025-00

Dear Darcie:

Thank you for your second submission, which we started to process on February 13th, 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 issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before March 26th, 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.

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 303-739-7209 or sgubrud@auroragov.org.

Sincerely,

Stephen Gubrud, Planner II
City of Aurora Planning Department

cc: Rob Devenney, R&R Engineers-Surveyors Inc.
Justin Andrews, ODA
Filed: K:\\$DA\2300-2399\2356-01rev2



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Update the curve data table and show the necessary curve data on sheet 2.
- Clarify which monuments were set and found, and update easement titles.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1A. No public comments were received regarding this project during this review period.
- 1B. One external agency has provided updated comments regarding this application. You can find these comments including any relevant attachments following the notes from City review staff.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

2. Aurora Water (Steve DeKoskie / 303-739-7490/ sdekoski@auroragov.org / Comments in red)

Plat Sheet 2

- 2A. Approved, no further comments.

3. Civil Engineering (Sergio Um / 303-739-7563/ sum@auroragov.org / Comments in green)

Plat Sheet 2

- 3A. Please amend the curve data table to reflect the provided measurements. The fire lane is 23' wide, and C1 is 29', therefore, the radius of C8 should equal 52'.
- 3B. Is this easement existing or proposed? Fire lane easement shall have curves at turns. The inside radius shall be 26' and the outside radius shall be 52'.
- 3C. Fix typo (Detail).

4. Land Development Services (Roger Nelson / 720-587-2657 / ronelson@auroragov.org / Comments in magenta)

Plat Sheet 1

- 4A. Remove line return. (Formatting).
- 4B. Please re-label measurement: should be 2.64".
- 4C. (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.
- 4D. (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. This should be 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.
- 4E. (Advisory Comment) Be advised - sometimes the margins or scale factors may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or the scale does not match the drawing information, then this may cause the plat to be sent back and corrected thus adding time to your submittal. In turn, you may need to update the Title Commitment to bring it within the 30-day time limit. Please check these items before sending the plat in for recording.
- 4F. Send in a closure report for the plat exterior boundary per COA 2024 Subdivision Plat Checklist Item #19.d.
- 4G. Send in the State Monument Records for the aliquot corners used in the plat per COA 2024 Subdivision Plat Checklist Item #19.e. See the red line comments on the plat and site plan.
- 4H. Insert: At reception No. R2501674.
- 4I. See COA 2024 Subdivision Plat Checklist Item #4.
- 4J. Label/provide Parcel A and Parcel B area.
- 4K. A metes and bounds description of the exterior boundaries (no plus or minus distances will be accepted).



Distances must be given to the nearest hundredth of a foot and bearings/angles to the nearest second.
(Amendments to Subdivision Plats do not require a metes and bounds description.)

Plat Sheet 2

- 4L. Show distance between indicated points.
- 4M. Provide B&D at indicated locations.
- 4N. Provide curve data where indicated.
- 4O. Properly indicate which monuments were set and found.
- 4P. Add "Lane &" to indicated easement descriptions.
- 4Q. Confirm: does Roadway Easement need to be released?
- 4R. Be clearer with what record distance the indicated measurement matches with.

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

- 5A. Please see the attached referral comment letter from Xcel Energy.

6. Arapahoe County (Ceila Rethamel / 720-874-6541)

- 6A. No further comment was provided regarding this application.



Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

February 20, 2025

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

Attn: Stephen GuBrud

Re: Aurora Centertech Park F26 – 2nd referral, Case # DA-2356-01

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the second referral replat for **Aurora Centertech Park F26** and requests the words "natural gas" to the paragraph on the plat that begins with "THE AREA(S) LABELED AS "UTILITY EASEMENT"... – this utility should be allowed within the 10-foot-wide utility along the roadway.

Please be aware PSCo owns and operates existing underground electric distribution facilities along Centertech Parkway, and underground electric distribution facilities along Laredo Street for streetlighting. 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 (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