



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

*AuroraGov.org*

September 20, 2024

Jarrett Lawaway  
Archdiocese of Denver  
1300 S Steele Street  
Adams County, CO 80210

**Re: Initial Submission Review:** Mississippi and Uvalda Subdivision Filing No 1 - Plat  
**Application Number:** DA-1165-04  
**Case Numbers:** 2024-3047-00

Dear Mr. Lawaway:

Thank you for your initial submission, which we started to process on August 29, 2024. 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 October 3, 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. The estimated administrative approval date will be determined upon the final review letter.

As always, if you have any comments or concerns, please let me know. I may be reached at 303-739-7133 or [AKarabas@auroragov.org](mailto:AKarabas@auroragov.org).

Sincerely,

Ani Karabashian, Planner I  
City of Aurora Planning Department

cc: Frank Zwolinski, Power Surveying Company Inc  
ODA, Lorianne Thennes  
Filed: K:\\$DA\1100-1199



## *Initial Submission Review*

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

- Remaining Storm Drain Development Fee (see Item 4A)
- Extensive Land Development Review Comments (see Items 11A-11BB)
- Outside Agency Comments (see 12A-15A)

### **PLANNING DEPARTMENT COMMENTS**

#### **1. General Comments**

1A. No Comment

#### **2. Landscaping Issues** (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)

2A. No Comment

#### **3. Addressing** (Phil Turner / 303-739-7357 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))

3A. No Comment

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

#### **4. Revenue** (Melody Oestmann / (303) 739-7244 / [moestman@auroragov.org](mailto:moestman@auroragov.org))

4A. Remaining Storm Drain Development Fee - \$2,582.12. Please contact Melody Oestmann to pay fee. Fees are due prior to recording of the plat..

#### **5. Civil Engineering** (Julie Bingham / [jbingham@auroragov.org](mailto:jbingham@auroragov.org) / Comments in green)

5A. Minor Comment – Minimum 25-foot lot corner radius is required.

#### **6. Traffic Engineering** (Jason Igo / [jigo@auroragov.org](mailto:jigo@auroragov.org) / Comments in orange)

6A. No Comment

#### **7. Fire / Life Safety** (Eric Bumpass / (303) 739-7627 / [ebumpass@auroragov.org](mailto:ebumpass@auroragov.org) / Comments in blue)

7A. No Comment

#### **8. Aurora Water** (Ashley Duncan / (303) 345-8542 / [aduncan@auroragov.org](mailto:aduncan@auroragov.org) / Comments in red)

8A. Advisory Comment - 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 upon the total landscaped area.

#### **9. Forestry** (Becky Lamphear / (303) 739-7177 / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / Comments in purple)

9A. No Comment

#### **10. PROS** (Abigail Scheuermann / [ahscheue@auroragov.org](mailto:ahscheue@auroragov.org) / Comments in mauve)

10A. No Comment

#### **11. Land Development Services** (Roger Nelson / (720) 587-2657 / [ronelson@auroragov.org](mailto:ronelson@auroragov.org) / Comments in magenta)

11A. (Advisory Comment) The City of Aurora has revised the subdivision plat checklist (2024) to include new covenants amongst other changes and this checklist must now be followed.

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.) per COA 2024 Subdivision Plat Checklist Item 19.b.

11C. (Advisory Comment) Provide statement of authority for person signing on behalf of the entity named in the title commitment.



- 11D. (Advisory Comment) Send in the Certificate of Taxes Due 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 no later than your second submittal of the plat.) per COA 2024 Subdivision Plat Checklist Item #19.a.
- 11E. (Advisory Comment) Be advised - sometimes the margins or scale factor may not match the County or City standards as stated in the Subdivision Plat Checklist. If any of these factors are misaligned or scale does not match the drawing information, then this may cause the plat to be sent back and corrected and thus adding time to your submittal. And 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.**
- 11F. Send in a closure report for the plat exterior boundary per COA 2024 Subdivision Plat Checklist Item #19.d.
- 11G. Send in the State Monument Records for the aliquot corners used in the plat per COA 2024 Subdivision Plat Checklist Item #19.e.
- 11H. All new easements to be dedicated by plat. easement releases to be submitted to [releaseeasements@auroragov.org](mailto:releaseeasements@auroragov.org)

### **Sheet 1**

- 11I. Revise the Plat Title to match the requirements of the COA 2024 Subdivision Plat Checklist.
- 11J. Vicinity Map – Revise to show ½ mile each direction from the site exterior.
- 11K. Dedication – Revise to meet the requirements of the COA 2024 Subdivision Plat Checklist.
- 11L. Property Description – Revise as noted on the redlines.
- 11M. Covenant – Revise to meet the requirements of the COA 2024 Subdivision Plat Checklist.
- 11N. Notes – Note 2, provide updated title commitment.
- 11O. Notes – Note 5 revise the basis of bearing statement to either fully describe the monuments or reference as shown hereon.
- 11P. Notes – Add required notes as shown on redlines on plan.

### **Sheet 2**

- 11Q. Fully describe monuments and document new and existing monuments (NE Plat corner).
- 11R. Provide the recording information for Lot 1, Block 13 of Aurora Hills Filing No. 9.
- 11S. Provide the recording information for the remainder of Lot 2, Block 13 of Aurora Hills Filing No. 9.
- 11T. Provide the reception number for the existing 6' Gas Easement.
- 11U. Provide the reception number for S. Uvalda Street ROW.
- 11V. Show record measures and provide what record the comparison comes from.
- 11W. Provide the reception number for E. Mississippi Avenue ROW.
- 11X. Label the Point of Commencement.
- 11Y. Remove references to State Plane Coordinates.
- 11Z. Provide a 2<sup>nd</sup> tie.
- 11AA. Legend – fully describe the set monuments.
- 11BB. Remove reference to “Minor.”

### **12. Arapahoe County Planning Division** (Terri Maulik /720-874-6650 / [referrals@arapahoegov.com](mailto:referrals@arapahoegov.com))

- 12A. Thank you for the opportunity to review and comment on this project. The Arapahoe county planning division has no comments; however, other departments and/or divisions may submit comments.

### **13. Colorado Department of Transportation** (Steve Loeffler / 303-757-9891 / [steven.loeffler@state.co.us](mailto:steven.loeffler@state.co.us))

- 13A. This proposed lot split at 1040 S. Uvalda Street is off of the state highway system. We have no comments.

**14. Xcel Energy PSCo (Donna George / 303-571-3306 / [ReferralsXcelDistribution@xcelenergy.com](mailto:ReferralsXcelDistribution@xcelenergy.com))**

14A. Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plat for Mississippi and Uvalda F1. Please be aware PSCo owns and operates existing underground electric distribution facilities to an area light pole along the north and west sides of the subject property, underground electric distribution facilities along the east and south sides of the property including a transformer, as well as natural gas distribution facilities along the north side of the property.

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](http://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

If additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted by the Designer.

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

**15. Regional Transportation District (RTD) (Clayton Scott Woodruff / 303.299.2943 / [clayton.woodruff@rtd-denver.com](mailto:clayton.woodruff@rtd-denver.com))**

15A. This review is for Design concepts and to identify any necessary improvements to RTD stops and property affected by the design. This review of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements or permits that may be required by the RTD for any work on or around our facilities and property. See below for comments from RTD:

Department	Comments
Bus Operations	No exceptions
Bus Stop Program	No exceptions
Commuter Rail	No exceptions
Construction Management	No exceptions
Engineering	No exceptions
Utilities	No exceptions
Light Rail	No exceptions
Real Property	No exceptions
Service Development	No exceptions
TOD	no exceptions

**BRYAN D. WEIMER, PWLF**  
Director

Lima Plaza  
6924 South Lima Street  
Centennial, Colorado 80112-3853  
720-874-6500  
arapahoeco.gov

## **Engineering Services Division Referral Comments**

September 3, 2024

City of Aurora Planning & Development Services  
15151 E Alameda Parkway, Ste 2300  
Aurora, CO 80012  
Attn: Case Manager



RE: MISSISSIPPI AND UVALDA SUBDIVISION FILING NO 1 - PLAT  
RSN: DA-1165-04 (1804756)

Engineering Services Division of Arapahoe County Public Works and Development (Staff) thanks you for the opportunity to review the outside referral for the proposed project located in the City of Aurora. Staff has no comments regarding the referral at this time based on the information submitted. This project does not appear to be in nor borders unincorporated Arapahoe County.

If you have any questions, please feel free to contact me directly at 720-874-6541 or our offices at 720-874-6500.

Respectfully,

Ceila Rethamel, PE, PMP  
Arapahoe County Public Works & Development  
Engineering Services Division

cc Arapahoe County Case No. O24-172

Re: RE - Mississippi and Uvalda Subdivision Filing 1 - Plat

Karabashian, Ani <AKarabas@auroragov.org>

Mon 9/16/2024 8:06 AM

To: Clayton Woodruff <Clayton.Woodruff@RTD-Denver.com>

Thank you! Recieved!

Ani Karabashian

Planner I

Planning & Developmental Services Department | City of Aurora

Office 303.739.7133

Email [AKarabas@auroragov.org](mailto:AKarabas@auroragov.org).



[Facebook](#) | [Twitter](#) | [Instagram](#) | [Nextdoor](#) | [AuroraTV.org](#)

**From:** Clayton Woodruff <Clayton.Woodruff@RTD-Denver.com>  
**Sent:** Monday, September 16, 2024 8:04 AM  
**To:** Karabashian, Ani <AKarabas@auroragov.org>  
**Subject:** RE - Mississippi and Uvalda Subdivision Filing 1 - Plat

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This message came from outside your organization.

Report Suspicious

Ani,

RTD comments:

Department	Comments
Bus Operations	No exceptions
Bus Stop Program	No exceptions
Commuter Rail	No exceptions
Construction Management	No exceptions
Engineering	No exceptions
Utilities	No exceptions
Light Rail	No exceptions
Real Property	No exceptions
Service Development	No exceptions
TOD	no exceptions

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Thank you,



**C. Scott Woodruff**  
**Engineer III**

Regional Transportation District  
1560 Broadway, Suite 700, FAS-73 | Denver, CO 80202

o 303.299.2943 | m 303-720-2025  
[clayton.woodruff@rtd-denver.com](mailto:clayton.woodruff@rtd-denver.com)



**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

September 13, 2024

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

Attn: Ani Karabashian

**Re: Mississippi and Uvalda Subdivision Filing No. 1, Case # DA-1165-04**

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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