



15151 E. Alameda Parkway, Ste. 5900
Aurora, Colorado 80012
303.739.7010

October 24, 2024

Nancy Floyd
Crestone Peak Resources Midstream
1631 Manila Rd.
Bennett, CO 80102

RE: Initial Submission Review

Aspen South Lateral - Site Plan Amendment #15
Location: QS:97AA – 56th Ave and Monaghan Rd
Case Number(s): 2023-6048-10

Dear Ms. Floyd:

Thank you for your initial submission, which we started to process on Monday, September 30, 2024. We reviewed it 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.

Minor adjustments are needed. Please revise your previous work and send final/technical submission by Monday, October 28, 2024. Your administrative decision (AD) date is tentatively set for Wednesday, November 13, 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.

As always, if you have any comments or concerns, please contact me. I can be reached at 303-739-6824 or malvarez@auroragov.org.

Sincerely,

Maria Alvarez, MURP
Senior Oil and Gas Planner
Energy & Environment Division
City of Aurora

cc: Kacy Williams, Westwood Team 10333 E Dry Creek Rd Ste 240 Englewood CO 80112
Scott Campbell, Neighborhood Liaison
Lorianne Thennes, ODA
Filed: K:\\$DA\2201-09Tech.rtf



ASPEN SOUTH LATERAL - SITE PLAN AMENDMENT #15

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- See External Comments (Page 2-3)
- See Land Review Services Comments (Page 3)

REVIEWERS

- Energy & Environment – Maria Alvarez / 303-739-6824 / malvarez@auroragov.org / Comments in dark teal
- Land Review Services – Grace Gray / 303-739-7277 / ggray@auroragov.org / Comments in magenta

STAFF AND EXTERNAL COMMENTS

1. (Energy & Environment) - Neighborhood Meeting Schedule & Results / Response to Public Comments

1A. The Neighborhood Meeting requirement was waived during the Pre-Application meeting on 2/22/2024.

1B. External Comments received by the City:

- **Name:** Donna George
Organization: PSCo / Xcel Energy,
Address: 1123 W. 3rd Ave, Denver CO 80223
Email: (donna.l.george@xcelenergy.com)

Comment: Letter Attached

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined there is a potential conflict with the above captioned project. Public Service Company has existing electric transmission lines and associated land rights crossing the project at the East 48th Avenue alignment. Any activity including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require Public Service Company approval.

Encroachments across Public Service Company's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a Public Service Company License Agreement to be executed with the property owner. PSCo is requesting that, prior to any final approval of the site plan, it is the responsibility of the property owner/ developer/ contractor to have this project assigned to a Land Rights Agent for development plan review and execution of a License Agreement (via either website www.xcelenergy.com/rightofway or email coloradorightofway@xcelenergy.com).

PSCo also owns and operates existing both overhead and underground electric distribution facilities along Monaghan Road. Bear in mind that per OSHA standards, a minimum 10-foot radial clearance must be maintained at all times from all overhead electric facilities including, but not limited to, construction activities and permanent structures.

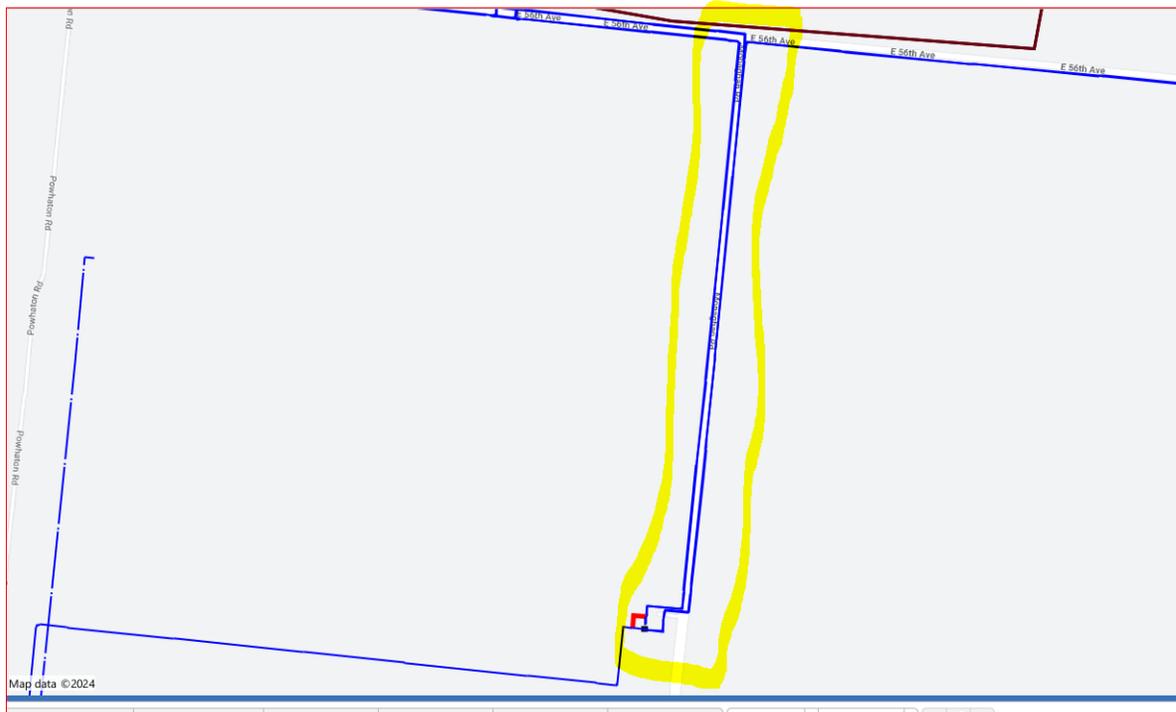
Note that proper clearances must be maintained including ground cover over buried facilities that should not be modified from original depths. In other words, if the original cover is changed (by less or more), PSCo facilities must be raised or lowered to accommodate that change. Contact Colorado 811 for locates before excavating. Use caution and hand dig when excavating within 18-inches of each side of the marked facilities. Please be aware that all risk and responsibility for this request are unilaterally that of the Applicant/Requestor.

- **Name:** Dennis O'Dell
Organization: Lumen Plat Review,
Address: 5325 Zuni St Denver CO 80221
Email: (dennis.odell@lumen.com)



Comment: Letter Attached

Our engineer has reviewed this plat, and their comments are: "Lumen has RESERVATIONS of utilities east of Monahan from 48th to 56th Ave. If developer has any digging, they need to do locates (811) and let Lumen know if any issues. See in yellow. BLUE are Fiber lines. Developer will call out Locates (811) before digging and developing land. If any utilities need to be adjusted, Developer will be responsible for billing and relocation."



1C. License Agreement/Assignment Transfer

Land Review Services Has requested copies of DJ South Gathering System assignment and associated midstream transfer agreement to Crestone Peak Resources Midstream, lateral road crossing licenses. Land Review Services Review will make changes once documents are submitted.