

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



April 6, 2018

Joshua Woodbury  
Woodbury Corporation  
2733 E Parleys Way STE 300  
Salt Lake City, UT 84109

**Re: Second Submission Review - Metro Center – Planning Area 1 Site Plan and Replat**  
Application Number: **DA-1489-14**  
Case Number: **2017-6050-00**

Dear Mr. Woodbury:

Thank you for your second submission, which we started to process on Monday, March 5, 2018. 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.

Since several important issues still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Friday, April 20, 2017.

Note that all our comments are numbered. 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 required Master Plan must be completed prior to this Site Plan and a Design Review Committee (DRC) must be established. With the next submittal the Metro Center DRC must provide an approval letter for the proposed design.

As always, if you have any comments or concerns, please feel free to contact me. I may be reached at 303-739-7184 or [hlamboy@auroragov.org](mailto:hlamboy@auroragov.org).

Sincerely,

Heather L. Lamboy, Planning Supervisor  
City of Aurora Planning Department

#### Attachment

Cc: Mindy Parnes, Planning Department  
Randy Smith, Galloway and Company, Inc, 6162 S Willow Dr, Suite 320 Greenwood Village, CO 80111  
Margee Cannon, Neighborhood Liaison  
Mark Geyer, ODA



## Second Submission Review

### SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- ✓ A Design Review Committee must review this Site Plan and a letter of approval must be provided with the next submittal.
- ✓ Please begin the easement release process. It can take up to 6 weeks and has to be complete prior to the recording of an approved Site Plan and Plat.
- ✓ The Tenant Sign Design Criteria will be reviewed with the Master Plan. That criteria applies to all of Metro Center and should accompany the Master Plan.
- ✓ All sheets, including the elevations, should be sequentially numbered. Also please format the elevation sheet titles the same way the rest of the sheets are formatted.
- ✓ A neighborhood meeting to provide a Master Plan update and discuss the Site Plans for Planning Area 1 and Planning Area 10 is recommended. If there is an anticipated application for review of other Planning Areas, please include that in the neighborhood meeting as well.
- ✓ The developer is obligated to pay the \$234,000 match prior to the recording of the plat and install landscaping for the trail corridor.

### PLANNING DEPARTMENT COMMENTS

Reviewed by: Heather Lamboy / [hlamboy@auroragov.org](mailto:hlamboy@auroragov.org) / 303-739-7184 / PDF comment color is green clouds.

#### 1. Community Comments

- A. No additional community comments have been received as of April 2, 2018. It is suggested that a neighborhood meeting be held to update the community on the Master Plan, Planning Area 1, and Planning Area 10.

#### 2. Completeness and Clarity of the Application

- A. The Master Plan must be approved and recorded prior to the final approval of this first Site Plan.
- B. Please make the corrections and responses to the redlines throughout the plan set.
- C. An approval letter from the Metro Center Design Review Committee should be provided with the next submittal.
- D. The Master Sign Program document will be moved to accompany the Master Plan. Comments relating to signage in the Planning Area can be found below. In addition to Planning Area 1, the Development Review Committee should review and approve the proposed signage design standards.
- E. The Fire Lane/Fire Corridor illustration should be edited so that it is more legible and cannot be confused with parking spaces.
- F. Remove "Future" from all Planning Area labels.
- G. In Building A, which is labeled as a restaurant, there appears to be two tenant spaces. Is that correct?
- H. Street and pedestrian lights on S Eagle Street and E Virginia Avenue should be added to the drawings. Additionally, update the photometric plan to take into account those lights. Additionally, lights in the trail corridor should be reflected on the plan.
- I. Check the sheet numbering – ends with page 34 of 34 when 31 sheets are in the set. It will have to be renumbered anyway when Civil Set sheets are removed.
- J. Monument signs should be illustrated on the site plan. Additionally, monument signs as well as sign details should be illustrated on the landscape plan.
- K. Please provide a material sample board with the next submittal.
- L. Provide a key map with the buildings highlighted on all architectural elevation sheets.
- M. Remove the "Bid Set" label from all architectural elevation sheets.
- N. Building A's north and south elevations are missing.
- O. Building B's elevations are incorrectly labeled.

#### 3. Zoning and Land Use Comments Comments are in green clouds.



- A. Please refer to the required site plan notes, which are provided below. These are the notes that should appear on Sheet C0.1, several of those notes refer to Civil Plans. Please see redlines on the plan.
- a. On the cover sheet, please provide building heights according to the definition found in the City ordinance (Section 146-20, Definitions):
  - b. *Height, building* means the vertical distance above a reference datum measured to the highest point of the coping of a flat roof or the deck line of a mansard roof or to the average height of the highest gable of a pitched or hipped roof. The reference datum shall be selected by either of the following, whichever yields a greater height of building:
    - i. The elevation of the highest adjoining sidewalk or ground surface within a five-foot distance of the exterior wall of the building when such sidewalk or ground surface is not more than ten feet above the lowest grade.
    - ii. An elevation ten feet higher than the lowest grade when the sidewalk or ground surface described in subsection 1 of this definition is more than ten feet above lowest grade.
    - iii. The height of a stepped or terraced building is the maximum height of any segment of the building.
- B. The Site Plan notes should be used on page 2. Many of the notes listed relate to the Civil Plans, not the Site Plan. Keep notes as indicated on redline, beginning with “Accessible Exterior Routes...” and add them at the end of the Site Plan notes.

#### **4. Architectural and Urban Design Issues**

Has a Design Review Board, as required by the Master Plan, been formed? A letter of approval from the Design Review Board is required.

- A. The elevations must have the same formatting as the rest of the Site Plan. Please also number pages sequentially with the entire Site Plan set.
- B. Many of the directional labels for the elevations are incorrect.
- C. Please provide a key map of the site plan with the building being illustrated highlighted.
- D. No material sample board has been provided.
- E. Four-sided design is required for all TOD projects, and it is required according to the Architectural Design Guidelines. Blank facades facing public right-of-way are not permitted.
- F. Although the parking garage is illustrated on the elevations, it is unclear what kind of screening material is provided. The Architectural Design Guidelines have specific standards for parking garages. Please illustrate compliance.
- G. A detail drawing of the trash dumpsters should be provided.

#### **5. Phasing and Transportation Planning Issues**

- A. The developer will be responsible for 50% for Street A and Alameda Ave. This fee must be paid to be held in escrow prior to the issuance of the first building permit.

#### **6. Open Space and Recreational Amenities**

- A. The developer is responsible for a \$234,000 match for the development of the park and trail corridor adjacent to Planning Area 1. The match must be paid prior to the recordation of the first plat.
- B. Additionally, the landscaping within this corridor must be installed in association with the development of Planning Area 1 (this site).



## **7. Landscape Design Issues**

Kelly K. Bish PLA, LEED AP/ [Kbish@auroragov.org](mailto:Kbish@auroragov.org)/ (303) 739-7189/ Comments in teal clouds.

### **Sheet L1.0**

- Add a leader line and a note that the tree lawn area is to be installed by the master developer with the development of Planning Area 1.

### **Sheet L1.2**

- The landscaping shown in the open space area does not match what is shown on the Metro Center Master Plan or vice versa.

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

## **8. Addressing**

Cathryn Day, Planner II/GIS Addresser/ 303-739-7357 / [cday@auroragov.org](mailto:cday@auroragov.org)

- A. Please provide the number of tenant units for each retail building, if known.

Here is additional information regarding the City of Aurora's CAD submission requirements:

The city has developed CAD Data Submittal Standards for internal and external use to streamline the process of importing AutoCAD information into the city's Enterprise GIS. ***Please note that a digital submission meeting the CAD Data Submittal Standards is required before your final site plan mylars can be routed for signatures or recorded.*** Please review the [CAD Data Submittal Standards](#) and email your Case Manager the .DWG file before submitting your final site plan mylars. Once received, the city's AutoCAD Operator will run an audit report and your Case Manager will let you know within 2-3 days whether the .DWG file meets or does not meet the city's CAD Data Submittal Standards.

These files can be emailed directly to me at [cday@auroragov.org](mailto:cday@auroragov.org).

## **9. Civil Engineering**

Kristin Tanabe, [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / 303-739-7306 Redlines are in green.

- A. Remove profile sheets from the Site Plan submittal. These should be included in the civil package.  
B. Street and pedestrian lights are required on South Eagle St and E Virginia Ave.

## **10. Parks, Recreation and Open Space Department**

Doug Hintzman [dhintzma@auroragov.org](mailto:dhintzma@auroragov.org) 303-739-7147 Redlines are in purple.

- A. Provide directional signage stating, "To Alameda Underpass, Aurora Municipal Center and Metro Center Light Rail Station" with arrows. You may want to consider the flag sign design used by the City on trails near the light rail stations.  
B. At the connection to the east of Building A, provide 5' radii at the trail connection with the open space trail network.  
C. Make the connecting trail from the hotel to the open space 6 feet wide.  
D. Provide a groove in the concrete along the steps for a bicycle wheel on the trail connection west of Building A.  
E. On Sheet C5.2, the proposed grading on both sides of the bridge is wrong. Tie contours into the bridge abutments.

## **11. Real Property**

Darren Akrie/ [dakrie@auroragov.org](mailto:dakrie@auroragov.org) / 303-739-7331 Redlines are magenta.

- A. Begin the easement release process.  
B. Please address the following redlines as illustrated on the plat and site plan.

**12. Life Safety**

Reviewed by: William Polk/ 303-739-7371 / [wpolk@auroragov.org](mailto:wpolk@auroragov.org) See [blue](#) comments

**A. Site Plan Comments**

Sheet 1

- Please identify required van accessible parking spaces

Sheet 2

- Add this note: THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS.
- Add this note: THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.

Sheet 3

- Change to "Fire Department Connection (FDC w/approved Knox Hardware")

Sheet 4

- Please change this portion reflect a Fire Lane easement
- Please change fire corridor to fire lane easement. Ensure the Plat reflects accordingly.

Sheet 5

- Identify and provide bollard protection for this fire hydrant. TYP
- Please include this portion in the fire lane easement
- Please change this portion to fire lane easement.

Sheet 12

- Change to "Fire Department Connection (FDC w/approved Knox Hardware")

Sheet 13

- Advisory Note: Other than the 90 degree vertical bend in the fire service line at the building riser, the fire service line may have one 90 degree bend, or more than one bend when the sum of all bends does not exceed 90 degrees from the water main tee to the riser. The fire line servicing the fire sprinkler system must be supplied by a separate tap from a looped water supply system. (TYP)

Sheet 14

- The current location of the fire hydrant shown just to the east is not in compliance. During a recent meeting with Mike Dean, it had been discussed to utilize a wall fire hydrant that would be feed internally with the standpipe and fire sprinkler system at this location. Please call William Polk at 303-739-7371 to discuss options associated to this issue.
- Is this portion labeled correctly?
- Civil will require a hydraulic calculation to confirm a minimum of 20 psi residual pressure is being provided at this dead-end fire hydrant.
- Identify and provide bollard protection for this fire hydrant. TYP

Sheet 30

- Crosshatch this accessible path across the drive aisle.
- Please continue and connect the heavy dashed delineation to include all accessible parking. See example (TYP)

**B. Plat Comments**

Sheet 2

- Please add Fire Lane to this easement.

**13. Traffic**

Reviewed by: Victor Rachael / [vrachael@auroragov.org](mailto:vrachael@auroragov.org) / (303) 739-7309 / Comments in [orange](#)

A. Please refer to the technical redlines throughout the Site Plan set.

B. If existing sidewalk ramps are replaced, the new ramps must be directional in order to comply with ADA standards



- C. Clarify the entity responsible for payment of 50% of traffic signalization costs (Page C0.1).
- D. On Sheet C2.1, add and label all contour elevations along the roadway.
- E. On Sheet C4.0, the sign appears to be in the traffic signal easement, review and adjust location.
- F. On Sheet C5.2, add existing and proposed contour labels.
- G. On Sheet L1.1, grasses should not be used in or immediately adjacent to the sight triangle, revise the plan and move the grasses south.

#### **14. Aurora Water**

Reviewed by: Steven Dekoskie / [sdekoski@auroragov.org](mailto:sdekoski@auroragov.org) / (303) 739-7490 / Comments in red

##### **Sheet C4.0:**

- A. Max horizontal bends can't exceed 90° on fire lines. Can you run the fire line to the east side of Building B? It will save a lot of pipe and future maintenance.
- B. Private fire lines must be located outside of the utility easements for the water and sewer mains. Valves are needed between the hydrant and private fire lines.
- C. Use 2 45° bends. You will need to provide calculations demonstrating that this dead-end main will have the capacity to serve the hydrant with proposed water services, with a minimum 20 psi residual pressure during the max day fire flow scenario.
- D. Remove meter for Building B off of this line and tap water main near the site entrance.
- E. Sewer service lines may require encasement at the water line crossings. A utility corridor easement may be required for water/sewer service lines, if they are crossing adjacent property lines.
- F. Meter pits cannot be located over the sanitary sewer main.
- G. All storm water lines must be labeled private.
- H. What is the water line located at the southeast corner of the garage structure? It must be served through a meter.
- I. Water main to be installed in a carrier pipe in this area along the trail, under the proposed bridge. A 16' utility easement is required. Provide bridge elevations and clearances to utility easements. A license agreement will be required for the bridge. In this area, all water mains are public.
- J. Water meter at the southeast corner of the hotel should be located within an easement, in a landscaped area, and 2' from any concrete. In this case, the water meter appears too close to the building, the water meter needs to be installed closer to the main. Include the proposed size. There needs to be vehicular access to the water meter and grease interceptor.
- K. What is the connection to the east of the hotel on the water main? Is it a proposed fire hydrant? Otherwise, all tap connections must feed through a water meter.
- L. Can you place a water meter in the landscaped area to the east of the hotel?
- M. At the southern end of the hotel, is the water line a fire line? A valve is required prior to the private side of the water line.
- N. Include proposed pipe sizes and types.

##### **Sheet C4.1:**

- A. Connect grease waste line to sanitary service after the interceptor (typ).
- B. Valves are needed to isolate hydrants and private fire lines. The maximum bend on fire lines should not exceed 90°. How long are the proposed fire lines? Verify long runs have the capacity to serve.
- C. A sampling MH is not required for the grease interceptor. If you decide to keep it, move it out of the utility easement.
- D. Separate pocket easements are needed for water meters. Does the sanitary main extend west of the MH? Water meters need to be clear of sanitary lines.
- E. Water meters, service lines and grease traps must be located on the lots they serve. Service lines are not permitted to cross adjacent property lines. Provide a utility corridor easement for service lines that must cross adjacent property lines.
- F. The line adjacent to the trash enclosure located to the west of the hotel is not approved for use by Aurora Water. Provide more detail on how this would work. Elevations? Why is it tapped on the other side of the bridge?





**Sheet C4.2:**

- A. The 10" water line adjacent to the trail corridor is to be public with the required utility easements and license agreements. 10" mains are not allowed in COA. COA does not allow private water systems servicing the public.
- B. All water mains are public (typ).

**15. Public Art**

Roberta Bloom / 303-739-6747 / [rbloom@auroragov.org](mailto:rbloom@auroragov.org)

- A. The updated Public Art Plan illustrates a lot of thought on the placement of art, and articulates the types of art.
- B. There are some elements that are still absent:
  - a. There is no discussion on what you want to achieve with the artwork. What are the goals for the art program for the different areas that have been identified? What are the guiding principles to be used in the artist selection process?
  - b. There is no budget, and one needs to be provided.
  - c. An estimated timeline should be provided. For example, "The first buildings will open in [month/year] and the art at these locations will be in place prior to the opening. We plan to start the art selection process in [month/year]."
  - d. List who is responsible for choosing the artists and artworks.

**16. CenturyLink**

Name: DUSTIN PULCIANI

Organization: CENTURYLINK

Address: 700 W MINERAL AVE LITTLETON, CO 80120

Phone: 7205203133

Email: [Dustin.Pulciani@centurylink.com](mailto:Dustin.Pulciani@centurylink.com)

Previous Comment: CenturyLink objects to the proposed plat and site plan. Note 6 of the Plat indicates that there will be dedications for PUEs, but the plat does not dedicate any PUEs on any of the lots. In order for CTL to access each lot, CTL will need access to PUEs on each lot.

Additionally, our facility maps show that we have a buried conduit situated somewhere in the NE corner of Lot 1, Block 2. The site plan indicates that there will be multi-family housing on this Lot. Thus, CTL requests that the Applicant contact Dustin Pulciani to initiate discussions to identify the exact location of this conduit and the potential relocation of this conduit to a new location that will support the site plan.

*Note from city staff: Has this been addressed? I have placed a call and haven't heard back as of the date of this letter.*

**17. Xcel Energy**

Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com)

- A. Please see the attached letter.

**18. Regional Transportation District (RTD)**

Reviewed by: Clayton Woodruff, Engineer III / [Clayton.woodruff@rtd-denver.com](mailto:Clayton.woodruff@rtd-denver.com) / (303) 299-2943

- A. Please provide additional information on how this site ties in (from a grade perspective) along the western property line with the rail right-of-way.

*As of the date of this letter, Staff has not heard back from RTD. When comments are received, they will be forwarded to you.*

**Signature Block**

\_\_\_\_\_ Site Plan \*  
(Official Project Name)

Legal Description: \_\_\_\_\_

This Site Plan and any amendments hereto, upon approval by the City of Aurora and recording, shall be binding upon the applicants therefore, their successors and assigns. This plan shall limit and control the issuance and validity of all building permits, and shall restrict and limit the construction, location, use, occupancy and operation of all land and structures within this plan to all conditions, requirements, locations and limitations set forth herein. Abandonment, withdrawal or amendment of this plan may be permitted only upon approval of the City of Aurora.

In witness thereof, \_\_\_\_\_ has caused these  
(Corporation, Company, or Individual)  
presents to be executed this \_\_\_\_\_ day of \_\_\_\_\_ AD. \_\_\_\_\_.

By: \_\_\_\_\_ Corporate  
(Principals or Owners) Seal

State of Colorado )ss  
County of \_\_\_\_\_)

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ AD, \_\_\_\_\_ by  
\_\_\_\_\_  
(Principals or Owners)

Witness my hand and official seal

\_\_\_\_\_  
(Notary Public) Seal Notary

My commission expires \_\_\_\_\_ Notary Business Address: \_\_\_\_\_  
\_\_\_\_\_

\* To be placed at the top of the document in large letters.



CITY OF AURORA APPROVALS

City Attorney: \_\_\_\_\_ Date: \_\_\_\_\_

Planning Director: \_\_\_\_\_ Date: \_\_\_\_\_

Planning Commission: \_\_\_\_\_ Date: \_\_\_\_\_  
(Chairperson)

City Council: \_\_\_\_\_ Date: \_\_\_\_\_  
(Mayor)

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
(City Clerk)

Database Approval Date \_\_\_\_\_

RECORDER'S CERTIFICATE:

Accepted for filing in the office of the Clerk and Recorder of \_\_\_\_\_  
Colorado at \_\_\_\_\_ o'clock \_\_\_\_ M, this \_\_\_\_\_ day of \_\_\_\_\_ AD, \_\_\_\_\_.

Clerk and Recorder: \_\_\_\_\_ Deputy: \_\_\_\_\_

### **Required Site Plan Notes**

(Copy applicable notes to your Site Plan)

1. The developer, his successors and assigns, including the homeowners or merchants association, shall be responsible for installation, maintenance and replacement of all fire lane signs as required by the City of Aurora.
2. All signs must conform to the City of Aurora sign code.
3. Right of way for ingress and egress for service and emergency vehicles is granted over, across, on and through any and all private roads and ways now or hereafter established on the described property, and the same are hereby designated as "Service/Emergency and Utility Easements" and shall be posted "No Parking - Fire Lane."

#### **4. Commercial Projects built under the 2015 IBC:**

"accessible exterior routes" shall be provided from public transportation stops, accessible parking and accessible passenger loading zones and public sidewalks to 60% of the accessible building entrances they serve. The accessible route between accessible parking and accessible building entrances shall be the most practical direct route. The accessible route must be located within a sidewalk. No slope along this route may exceed 1:20 without providing a ramp with a maximum slope of 1:12 and handrails. Crosswalks along this route shall be wide enough to wholly contain the curb ramp with a minimum width of 36" and shall be painted with white stripes. The City of Aurora enforces handicapped accessibility requirements based on the 2015 international building code, chapter 11, and the International Code Council (ICC) a117.1-2009.

*(Note to Applicant: Please see Exhibit B8 under the Development/Design Standards section of this Guidebook for items to be shown on a Site Plan).*

#### **Accessibility Note for Commercial Projects Built under the 2009 IBC:**

"accessible exterior routes" shall be provided from public transportation stops, accessible parking and accessible passenger loading zones and public sidewalks to 60% of the accessible building entrance they serve. The accessible route between accessible parking and accessible building entrances shall be the most practical direct route. The accessible route must be located within a sidewalk. No slope along this route may exceed 1:20 without providing a ramp with a maximum slope of 1:12 and handrails. Crosswalks along this route shall be wide enough to wholly contain the curb ramp with a minimum width of 36" and shall be painted with white stripes. The City of Aurora enforces handicapped accessibility requirements

5. The applicant has the obligation to comply with all applicable requirements of the American with Disabilities Act.
6. The developer, his successors and assigns, shall be responsible for installation, maintenance and replacement of all landscaping materials shown or indicated on the approved Site Plan or Landscape Plan on file in the Planning Department. All landscaping will be installed prior to issuance of Certificate of Occupancy.

7. All crossings or encroachments by private landscape irrigation systems or private utilities into easements and street rights-of-way owned by the City of Aurora are acknowledged by the undersigned as being subject to City of Aurora's use and occupancy of the said easements or rights-of-way. The undersigned, their successors and assigns, hereby agree to indemnify the City of Aurora for any loss, damage or repair to city facilities that may result from the installation, operation or maintenance of said private irrigation lines or systems and/or private utilities.

8. The approval of this document does not constitute final approval of grading, drainage, utility, public improvements and building plans. Construction plans must be reviewed and approved by the appropriate agency prior to the issuance of building permits.

9. All building address numbers shall comply with Sections 126-271 and 126-278 of the Aurora City Code.

10. All rooftop mechanical equipment and vents greater than eight (8) inches in diameter must be screened. Screening may be done either with an extended parapet wall or a freestanding screen wall. Screens shall be at least as high as the equipment they hide. If equipment is visible because screens don't meet this minimum height requirement, the Director of Planning may require construction modifications prior to the issuance of a permanent Certificate of Occupancy.

11. Notwithstanding any surface improvements, landscaping, planting or changes shown in these site or construction plans, or actually constructed or put in place, all utility easements must remain unobstructed and fully accessible along their entire length to allow for adequate maintenance equipment. Additionally, no installation, planting, change in the surface, etc., shall interfere with the operation of the utility lines placed within the easement. By submitting these site or construction plans for approval, the landowner recognizes and accepts the terms, conditions and requirements of this note.

12. Final grade shall be at least six (6) inches below any exterior wood siding on the premises.

13. All interested parties are hereby alerted that this Site Plan is subject to administrative changes and as shown on the original Site Plan on file in the Aurora City Planning Office at the Municipal Building. A copy of the official current plan may be purchased there. Likewise, Site Plans are required to agree with the approved subdivision plat of record at the time of a building permit; and if not, must be amended to agree with the plat as needed, or vice versa.

14. Errors in approved Site Plans resulting from computations or inconsistencies in the drawings made by the applicant are the responsibility of the property owner of record. Where found, the current minimum Code requirements will apply at the time of building permit. Please be sure that all plan computations are correct.

15. All representations and commitments made by applicants and property owners at public hearings regarding this plan are binding upon the applicant, property owner, and its heirs, successors, and assigns.

16. Architectural features, such as bay windows, fireplaces, roof overhangs, gutters, eaves, foundations, footings, cantilevered walls, etc, are not allowed to encroach into any easement or fire lane.

17. *(This note is required only when applicable)--*

Attention Building Department: An acoustic analysis, prepared by an acoustic expert, and prepared according to the Planning Application Guidebook instructions, will identify building design features necessary to accomplish exterior noise reduction to achieve interior noise levels not exceeding Ldn \_\_\_\_ (Ldn value to be determined for each project) under worse-case noise conditions.

18. *(This note is required only when applicable)--*

The vendor of any future sale of the real property shall provide the required notice per City Code Section 146-1587(c) to be recorded with the County Clerk and Recorder and shall provide such notice to each prospective purchaser of any and all said property. See Exhibit C4 under the Airport Related Land Use Restrictions section of this Guidebook.

19. *(This note is required only when applicable) --*

*State any requested waivers of development standards and the applicable terms and conditions pursuant thereto.*

20. *For proposed auto repair/service uses, add the following note:*

- There will be no outside, overnight storage of vehicles on the site.

21. *For proposed auto sales lots, add the following notes:*

- No loading and unloading of vehicles will be allowed in the public rights-of-way.
- No parking or sale of display vehicles will occur in the public rights-of-way.
- No vehicle shall be parked, stored or displayed for purpose of sale in the designated display spaces that shows evidence of having flat tires or has exterior body damage that is obviously visible from public rights-of-way.
- No vehicle ramp display equipment will be allowed on the site and no vehicle(s) for display or sale shall be mounted on vehicle ramp display equipment.

BASED ON THE 2009 INTERNATIONAL BUILDING CODE, CHAPTER 11, AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ICC/ANSI) A117-2003.

**Note:** This form is also available online:

<https://www.auroragov.org/CityHall/FormsAndApplications/Development/index.htm>



**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

March 8, 2018

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

Attn: Heather Lamboy

**Re: Metro Center Planning Area 1 and Centrepont Subdivision Filing No.  
6 - 2nd referral, Case # DA-1489-14**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the second referral documentation for the above captioned project. There does not appear to be a comment response or response on the plat to the requests previously made; therefore, PSCo reiterates the request for minimum 10-foot wide utility easements to be dedicated on private property abutting all public streets, and around the perimeter of each commercial/industrial lot in the subdivision or platted area including tracts, outlots, parcels and/or open space areas.

The property owner/developer/contractor is reminded to complete the **application process** for any new natural gas or electric service, or modification to existing facilities via FastApp-Fax-Email-USPS (go to: [https://www.xcelenergy.com/start\\_stop\\_transfer/new\\_construction\\_service\\_activation\\_for\\_builders](https://www.xcelenergy.com/start_stop_transfer/new_construction_service_activation_for_builders)).

As a safety precaution, PSCo would like to remind the developer to call the **Utility Notification Center** at 1-800-922-1987 to have all utilities located prior to any construction.

Should you have any questions with this referral response, please contact me at 303-571-3306.

Donna George  
Right of Way and Permits  
Public Service Company of Colorado