



Planning Division
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January 9, 2018

Wendell Ayers
Paragon Engineering Consultants, Inc.
7852 S Elati St, Ste 106
Littleton, CO 80120

Re: Initial Submission Review – Wheatlands Subdivision Filing No. 13 - Replat
Application Number: **DA-1455-29**
Case Number: **2017-3059-00**

Dear Mr. Ayers,

Thank you for your initial submission, which we started to process on December 15, 2017. We reviewed it and attached our comments along with this cover letter. The redlined comments are on the Plat. 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.

There are several minor issues that need to be addressed. Please work with Maurice Brooks in Real Property to obtain approval for this application.

As always, if you have any comments or concerns, please give me a call.

Sincerely,

A handwritten signature in cursive script, appearing to read "Dan Osoba".

Dan Osoba, Planner I
City of Aurora Planning Department

cc: Mindy Parnes, Planning Manager
Margee Cannon, Neighborhood Services
Tommy Pucciano, Lokal Homes
Filed: K:\SDA\1455-29rev1



Initial Submission Review

PUBLIC COMMENTS, CONCERNS, AND QUESTIONS

There are no public comments at this time.

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Public Service Company of Colorado requests that new 10-foot utility easements be added to the new property lines.
- Verify the existing Fire Lane easements within the plat with Real Property.
- Submit updated Title work and State Monument Records.
- Work with Real Property to dedicate any new easements if necessary.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS

1. Life Safety

Neil Wiegert | 303.739.7613 | nwiegert@auroragov.org | PDF comments in blue

1A. Plat: Sheet 2 of 2

- Per City of Aurora records on Plat Map Books, these roads are recorded as “23’ FIRE LANE” easements only. Please verify this with Real Property.

2. Real Property

Maurice Brooks | 303-739-7300 | mbrooks@auroragov.org

2A. Submit the State Monument Records for all aliquot corners used on the plat in your next submission.

2B. Submit the updated Title Work.

COMMENTS FROM OUTSIDE REFERRALS

Re: Wheatlands Subdivision Filing No. 13, Case # DA-1455-29

Public Service Company of Colorado’s (PSCo) Right of Way & Permits Referral Desk has reviewed the plat for **Wheatlands Subdivision F13** and requests that 10-foot wide utility easements are added to the two new property lines.

Please be aware PSCo owns and operates existing natural gas and electric distribution facilities, including transformers, throughout the development. The property owner/ developer/contractor must complete the **application process** for any new natural gas or electric service, or modification to existing facilities including relocation and/o removal via FastApp-Fax-Email-USPS (go to:

https://www.xcelenergy.com/start_stop_transfer/new_construction_service_activation_for_builders). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

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
Contract Right of Way Referral Processor
Public Service Company of Colorado