



Planning Division
15151 E. Alameda Parkway, Ste. 2300
Aurora, Colorado 80012
303.739.7250

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May 26, 2017

Mike Serra
Gateway East Industrial LLC
270 St Paul St, Suite 300
Denver, CO 80206-5133

Re: Initial Submission Review Gateway Park III Subdivision Flg No 15
Application Number **DA-1136-09**
Case Number **2017-3023-00**

Dear Mr. Serra:

Thank you for your initial submission, which we started to process on May 4, 2017. 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. Comments from Real Property are forthcoming.

Upon receipt of comments from Real Property, you will need to make another submission. 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 specifically list them in your letter.

As always, if you have any comments or concerns, please give me a call. I can be reached at 303-739-7261.

Sincerely,

Debbie Bickmire, Planner I
City of Aurora, Planning Department

cc: Cannan Reeverts - Kimley-Horn 4582 S Ulster St, Suite 1500 Denver, CO 80209
Margee Cannon, Neighborhood Services
Mark Geyer, ODA
Hector Reynoso, Real Property
Filed: K:\\$DA\1136-09rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Outstanding development fees
- CenturyLink objection (utility easements)
- Xcel conflict letter

PLANNING DEPARTMENT COMMENTS

Debbie Bickmire / dbickmir@auroragov.org / 303-739-7261

1. Community Questions, Comments and Concerns

1A. Referrals were sent to ten (10) adjacent property owners and fifteen (15) outside agencies. There were no registered neighborhood organizations to be notified. Comments were received from Xcel Energy and CenturyLink and are attached herein. No adjacent property owner comments were received.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

2. Addressing

Cathryn Day, Planner II/GIS Addresser / cday@auroragov.org / 303-739-7357

2A. No comments.

3. Civil Engineering

Kristen Tanabe/ ktanabe@auroragov.org / (303)739-7306

3A. No comments.

4. Life Safety

John Van Essen / jvanesse@auroragov.org / 303-739-7489

4A. Based on the documentation provided, Life Safety identified no concerns.

5. Real Property

Darren Akrie / dakrie@auroragov.org / 303-739-7331

5A. No comments were received. Please contact Darren Akrie directly for redlines and comments.

6. Revenue

Diana Porter/ dsporter@auroragov.org / (303) 739-7395

6A. I have reviewed the annexation file and find the following Development Fees are due prior to finalization of the plat:

Sewer Interceptor Development Fees	10.883/acre	x \$ 500.00/acre	= \$ 5,416.50
Storm Drainage Development Fees	10.883/acre	x \$ 2,903.00/acre	= <u>\$ 31,448.20</u>
		Total due	\$36,864.70

7. Century Link

Dustin Pulciani / Dustin.Pulciani@centurylink.com / 720-520-3133

7A. CenturyLink objects to the replat due to confusion as to utility easements that might be in place for the property. The replat identifies the existing 50-foot Roadway & Utility Easement that is situated along the western portion of the property. However, this recorded document is not listed on the title commitment that was submitted with the application. The recorded document is also not viewable on the County Clerk & Records website. CTL has no way to ascertain whether it has access to this easement area. CTL requests that the Applicant provide a copy of this recorded document. If this document confirms that CTL has access to this easement area, then CTL will not have any objection to the replat.



However, if the recorded document indicates that CTL does not have access to this easement area, then CTL requests that replat is revised to dedicate a minimum 10-foot wide PUE along the west lot line of Lot 1, Block 1 and Lot 1, Block 2.

8. Excel Energy

Donna George/ donna.l.george@xcelenergy.com / 303-571-3306

8A. See attached conflict letter.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.571.3306
Facsimile: 303. 571.3524
donna.l.george@xcelenergy.com

May 19, 2017

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

Attn: Deborah Bickmire

Re: *** AMENDED RESPONSE ***
Gateway Park III Subdivision Filing No. 15, Case # DA-1136-09

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 as shown within this property. 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 development plan**, it is the responsibility of the property owner/developer/contractor to contact **Mike Diehl**, Siting and Land Rights Manager at (303) 571-7260 to have this project assigned to a Land Rights Agent for development plan review and execution of a License Agreement.

To ensure that adequate utility easements are available within this development, PSCo requests 10-foot utility easements in the following places as shown in green on the attached:

- Westerly lot lines within Lot 1 Block 1
- Northerly lot line between the 50-foot roadway and utility easement within Lot 1 Block 1
- Southeasterly lot line of Lot 1 Block 1 along the Exception Parcel
- Northwesterly lot line of Lot 1 Block 2 along the Exception Parcel

PSCo also requests that the following language or plat note be placed on the preliminary and final plats for the subdivision:

The 10-foot utility easements are dedicated to the City of Aurora for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities. Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

Public Service Company also requests that **all utility easements be depicted graphically on the preliminary and final plats**. While these easements may accommodate certain utilities to be installed in the subdivision, some additional easements may be required as planning and building progresses.

Please be aware PSCo owns and operates existing electric street lighting facilities within the proposed project area. The property owner/developer/contractor must contact the **Builder's Call Line** at 1-800-628-2121 or <https://xcelenergy.force.com/FastApp> (*register*, application can then be tracked) and complete the application process for any new natural gas or electric service, or modification to existing facilities. 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

