



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

Worth Discovering • [auroragov.org](http://auroragov.org)

December 27, 2019

Jason Carr  
SA Miro, Inc.  
4582 S Ulster Parkway, Suite 300  
Denver, CO 80237-2634

**Re: Second Submission Review - VA MC Subdivision FLG NO 1 - Replat**  
Application Number: **DA-1233-32**  
Case Number: **2016-3055-00**

Dear Mr. Carr:

Thank you for your second submission, which we started to process on Monday, December 9, 2019. 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, January 10, 2020.

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 give me a call. I may be reached at 303-739-7184 or [hlamboy@auroragov.org](mailto:hlamboy@auroragov.org).

Sincerely,

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

Attachment

Cc: Mindy Parnes, Planning Department  
Kelly Schlichting, Altura Land Consultants, 6551 S Revere Pkwy, Suite 165 Centennial, CO 80111  
Lyle Artz, Fitzsimons Redevelopment Authority  
Meg Allen, Neighborhood Liaison  
Cesarina Dancy, ODA



## *Second Submission Review*

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

- ✓ Please correct the redlines on the plat.
- ✓ Xcel Energy states that the comments from the first referral were not addressed, and has identified a potential conflict.
- ✓ Please ensure that the Fitzsimons Redevelopment Authority reviews the plat prior to recording.

### **PLANNING DEPARTMENT COMMENTS**

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

#### **1. Community and External Agency Comments**

- A. Comments were received from Xcel Energy, which are detailed at the end of this letter.
- B. CenturyLink has no additional comments.

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

- A. Please make the corrections shown on the redlines throughout the Plat set.
- B. Add notes regarding sidewalk easements, ownership of Tract A, and a note regarding fence construction. These notes are detailed in the redlines on the plat.

#### **3. Zoning and Land Use Comments**

- A. Prior to recording, the Fitzsimons Redevelopment Authority must review the plat, as they are the property owner of Tract A. I have sent a copy of this review letter and the plans to Lyle Artz for his review and approval.
- B. Please update all north arrows to eliminate the bird, please use a more conventional north arrow.

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

#### **4. Civil Engineering**

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

- A. A 25' lot corner radius is required in the noted location along East Colfax.

#### **5. Real Property**

Maurice Brooks/ [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / 303-739-7294 Comments in magenta.

- A. The plat name must match the dedicatory statement. Please correct title on all sheets to read, "Rocky Mountain Regional VA Medical Center Subdivision Filing No. 1."
- B. Send in the closure sheet for confirmation purposes.
- C. There's 0.19' distance between lines 7 and 8 on description. Please add it to the description.
- D. Please update code citations as noted.
- E. Please update the "All crossings and encroachments..." note as reflected in the redlines.
- F. Please edit note number 8 as noted in the redline.
- G. Please delete note number 10.
- H. Make the noted edits to the City of Aurora Approvals section, including updating the year.
- I. Delete the Public Works Director signature line, update the City Attorney line to state "City Engineer."
- J. Update the year in the Clerk and Recorder's Certificate.
- K. On the Wheeling Street detail, add bearing and add this to the B&D to the description.
- L. On the Line Table, L19 is missing. There should be no gaps in the line table.



- M. Please send in the State Monument records where noted.
- N. Please update "Firelane" to two words, "Fire Lane" where noted.
- O. Several sidewalk easements are noted by Tract A – confirm with Civil Engineering as to whether that is required. This is usually for sidewalks along the public right-of-way.
- P. There is a 0.19' distance between these other B&D's (see detail B on sheet 2 of 5). Add this to the description.
- Q. Please note the counties on Sheet 2 where indicated in the redlines.
- R. Correct the redlined descriptions along Colfax Avenue.
- S. Add tic marks to the Tract A line to show the change of direction or curve data.

#### **6. Aurora Water**

Reviewed by: Daniel Pershing / [ddpershi@auroragov.org](mailto:ddpershi@auroragov.org) / (303) 739-7646 Comments in red

- A. A 16-foot easement dedication is required for the public sanitary main to the north of the water main.
- B. There is a hydrant lateral aligned to the south. A 10-foot easement needs to be dedicated for the lateral.
- C. Stormwater development fees are required. Please provide the percentage of pervious surface as well as impervious surface. The impervious surface area is used as a basis for determining the fee. For information on the stormwater fees, please contact Vern Adam, Engineering Services Manager, at (720) 859-4324.

#### **7. Xcel Energy**

Reviewed by: Donna George, Right of Way & Permits / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com) / (303) 571-3524



#### **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](mailto:donna.l.george@xcelenergy.com)

December 18, 2019

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

Attn: Heather Lamboy

**RE: VA MC Subdivision Filing No. 1 - 2nd referral, Case # DA-1233-32**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined **there is a conflict** with the above captioned project in that there were no comments responding to the PSCo requests on the first referral, nor were the requested changes made to the plat.

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](mailto:donna.l.george@xcelenergy.com)

***Xcel Comments from 1<sup>st</sup> Referral:***

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has determined **there is a possible conflict** with the above captioned project. Public Service Company has an existing high pressure natural gas transmission pipeline 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 **Jesse Vallejos**, Right-of-Way Agent at 303-571-3304 or [jesse.m.vallejos@xcelenergy.com](mailto:jesse.m.vallejos@xcelenergy.com), for development plan review and execution of a License Agreement.

To ensure that adequate utility easements are available within this development, PSCo requests that the following language or plat note be placed on the preliminary and final plats for the subdivision:

*Minimum ten-foot (10') wide utility easements are hereby 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, parcels and/or open space areas. These 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.*

**8. CenturyLink**

Reviewed by: Real Estate Department, Century Link / [nre.easement@centurylink.com](mailto:nre.easement@centurylink.com) / (720) 520-3133

A. No additional comments.