

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



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January 25, 2017

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

Re: Initial 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 initial submission, which we started to process on Monday, December 19, 2016. 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 Wednesday, February 8, 2017.

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.

Sincerely,

Heather L. Lamboy, 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
Mary Avgerinos, Neighborhood Liaison
Jacob Cox, ODA



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- ✓ There are several concerns with the location of easements, and the possible need to release some easements and dedicate others.
- ✓ The address listed is a temporary address for the construction office, please update the address as noted in Section 5 below.
- ✓ A meeting with CenturyLink is needed to document location of CenturyLink facilities on site and dedicate additional easements if necessary.
- ✓ It is suggested that you meet with Aurora Water to discuss location of utilities and properly note them on the plat.

PLANNING DEPARTMENT COMMENTS

Reviewed by: Heather Lamboy / hlamboy@auroragov.org / 303-739-7184 / PDF comment color is teal.

1. Community and External Agency Comments

- 1A. Comments were received from Xcel Energy and CenturyLink, which are detailed at the end of this letter.
- 1B. Nadine Caldwell, representative for the Northwest Aurora Neighborhood Organization (bnthdnth@comcast.net, 303-364-2859), stated that there were no concerns with the proposed plat.

2. Completeness and Clarity of the Application

- 2A. Please make the corrections shown on the redlines throughout the Plat set.
- 2B. A title commitment policy, which is current within 120 days of the approval date, is required. Be sure the legal description in the title work matches the legal description of the plat.
- 2C. 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.
- 2D. Since this plat includes property owned by the Fitzsimons Redevelopment Authority, a signature block should be added to the plat.
- 2E. There are a number of easements that need to be released by separate document. Please contact Maurice Brooks to begin the process, which may take 6-8 weeks to complete.

3. Zoning and Land Use Comments

- 3A. The site is located within the Fitzsimons General Development Plan (Case Number 1998-2011-04).

4. Landscape Comments

- 4A. No comment.



REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

5. Addressing

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

5A. The address needs to be changed from 13611 E Colfax Ave to 1700 N Wheeling St. The 13611 E Colfax address is being used as VA temporary offices and Kiewit offices.

6. Civil Engineering

Kristin Tanabe, ktanabe@auroragov.org / 303-739-7306

6A. No comment.

7. Real Property

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

7A. Please note that easement releases take approximately 6-8 weeks to process. Additionally, a signature block should be added to include the Fitzsimons Redevelopment Authority.

8. Life Safety

Reviewed by: Les Lallo / llallo@auroragov.org / 303-739-7624

8A. No comment.

9. Traffic

Reviewed by: Victor Rachael / vrachael@auroragov.org / (303) 739-7309 Comments in green

9A. Provide a 25-foot lot corner radius.

10. Aurora Water

Reviewed by: Jonathan Villines / jvilline@auroragov.org / (303) 739-7646 Comments in red

10A. Sanitary sewer mains are located on the property. The mains either need to be relocated or will require the dedication of easements.

10B. Where labeled “Waterline Easement” change to “Utility Easement.”

10C. You may consider the possibility of petitioning the City to vacate a portion of right-of-way along Colfax Avenue.

10D. Ascertain the alignment of the easements are correct.

**11. Xcel Energy**

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



Right of Way & Permits
1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

January 9, 2017

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

Attn: Heather Lamboy

Re: VA MC Subdivision Filing No. 1, Case # DA-1233-32

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, 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.



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 natural gas and electric distribution facilities including a natural gas regulator station within the subject property. The property owner/developer/contractor must contact the **Builder's Call Line** at 1-800-628-2121 **or** <https://xcelenergy.force.com/FastApp> (*register* so you can track your application) and complete the application process for any new 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.

If you have any questions about this referral response, please contact me at (303) 571-3306.

Donna George
Contract Right of Way Referral Processor
Public Service Company of Colorado

12. CenturyLink

Reviewed by: Dustin Pulciani / dustin.pulciani@centurylink.com / (720) 520-3133

11A. CenturyLink cannot approve the proposed replat at this time. It appears that CTL has facilities at various locations on Lot 1 & Lot 2 that are not within any existing or proposed easement areas. The owner will need to set a meeting with CTL so that we can collectively identify the locations of all CTL facilities and ensure that all existing facilities are supported by recorded or platted easements.