



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

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December 24, 2020

Stephanie Fuentes Harvey
Cadence Capital Investments
6400 S Fiddlers Green Circle, Suite 1820
Greenwood Village, CO 80111

Re: Initial Submission Review – 7-Eleven at Smith and Tower - Site Plan and Plat
Application Number: **DA-2208-00**
Case Numbers: **2020-6060; 2020-3059-00**

Dear Ms. Fuentes Harvey:

Thank you for your submission, which we started to process on November 23, 2020. 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.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before Wednesday, January 13, 2021. An invoice for the application fees was sent on November 23, 2020 for \$25,217.00. Please remit the payment prior to the next submittal.

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 let me know. I may be reached at 303-739-7261 or dbickmir@auroragov.org.

Sincerely,

Deborah Bickmire, Senior Planner
City of Aurora Planning Department

Attachments: Xcel Energy and Tri-County Health Comment Letters, RTD Guidelines, Avigation Easement Form

cc: Steve Cromer - The Dimension Group, 5600 S Quebec St Ste 325c Greenwood Village, CO 80111
Scott Campbell, Neighborhood Services
Cesarina Dancy, ODA
Filed: K:\SDA\2208-00rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The ultimate roadway improvements for Smith Road and Tower Road are required
- Include the plat with the next submittal
- Relocate accessible route (Life/Safety)
- Show traffic directional controls and sight triangles (Traffic)
- Add pond maintenance access (Public Works Engineering)
- Reference the UDO for landscape requirements (Landscaping)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. Referrals were sent to 8 adjacent property owners, 7 outside agencies, and 5 registered neighborhood organizations within one mile of the site. Written comments were received from Xcel Energy, Tri-County Health, Adams County and RTD and can be found within or attached to this letter. Please respond to their comments within the response letter for your next submission. No other comments were received.

2. Zoning and Land Use Comments

2A. The proposed Site Plan must include Tower Road, Smith Road and Andes Way improvements. Subsequent discussion is required regarding the Public Works requirements prior to another submittal.

2B. Revise the Letter of Introduction to address the Site Plan requirements and approval criteria. Additionally, justification should be included regarding the required improvements relative to what is proposed.

2C. An Avigation Easement is required for the site. Please complete the attached form and return to the case manager.

3. Completeness and Clarity of the Application

3A. Please remit the application fee of \$25,217.00 prior to another submittal.

3B. A plat will be required with the next submittal.

3C. Revise the Site Plan title in the side titleblock to match the title on the top of the cover sheet. Do this on all sheets.

3D. The Sheet Index is incomplete. List all sheets and revise sheet references to "Sheet X of 9."

3E. Label all equipment surrounding the building or on the site. Mechanical equipment shall be screened from view.

3F. Revise the Vicinity Map to be a black and white line drawing.

3G. Add an Amendment Block.

3H. Make sure all symbols used are included in the Legend.

3I. Add the subdivision plat for adjacent property or label "unplatted."

3J. Review the building dimensions and referenced areas for consistency.

3K. Revise the Data Block to a table format and increase the font size.

4. Streets and Pedestrian

4A. Show the ultimate improvements for Tower and Smith Roads, and Andes Way. Continue improvements, including sidewalks, to the property lines.

4B. The access easement along the southern property line will be used as a traffic cut-through. Incorporate mitigation that will discourage cut-through traffic.

4C. The accessible route needs to extend to the public sidewalk. Please revise as necessary.

4D. Add the street classification to each adjacent street.

4E. Add the width dimension for surrounding sidewalks.



5. Parking

5A. Add dimensions for standard and accessible parking spaces.

5B. Terminal islands with landscape are required at the end of parking areas. Please revise the plans to provide the islands.

6. Architectural and Urban Design

6A. Provide a materials board with actual samples with the next submittal.

6B. Replace the proposed EIFS. It is not a permitted building material.

6C. Add variations in the building façade, roofline, and/or materials to enhance the building elevations. See Table 4.8-8 for methods of enhancement.

6D. Label the material of the fueling canopies, add the color and clarify if it is opaque.

6E. Add a note to Sheet 9 stating: "Accent colors may be used as decorative elements on the canopy fascia, but they shall be limited to horizontal bands of a total area not to exceed 40 percent of the area of the canopy fascia."

6F. Provide black and white elevations with the next submittal and upload the color elevations separately. The colored elevations are too dark to read well when printed to mylar.

7. Signage

7A. The maximum sign area permitted can be calculated by the length of the canopy. The calculation for frontage on an arterial street is two square feet of sign area for each linear foot of longest side of the canopy for the first 100 feet, then one-half square feet of sign area for each linear foot of building frontage thereafter as measured along the building frontage. The canopy is 121 feet long, therefore, $100' \times 2$ plus $21' \times 0.5$ would give you a total of 210.5 square feet of signage for the site. The maximum number of signs is 5.

7B. Show and label all proposed monument signage on the plans. All signage shall require a separate permit.

7C. The fueling canopy can include color accents up to 40% of the fascia area. Additional color/logos will be counted as signage.

8. Landscaping Issues

8A. All landscape requirements can be found in the UDO. Table 14.5 is no longer applicable. Please reference Section 146-4.7 for buffer requirements.

8B. Buffers adjacent to an arterial cannot be reduced to 10-feet unless a short wall is provided. Please review Table 4.7-2 for applicable incentives.

8B. Add the quantity of plants, size of plants, and water use columns to the Plant Schedule.

8C. Only show the buffer width that is to be provided. Landscape should be distributed in planting beds throughout the buffer.

8D. Show the 100-year water elevation in the detention area. Open space landscape should be provided for the area outside the 100-year elevation at 1 tree and 10 shrubs per 4,000 square feet. Landscape requirements can be shared if they overlap.

8E. Provide landscape around the trash enclosure and behind the convenience store. Mechanical equipment should be screened with landscape or some other material.

8F. Curbside landscape areas that are between six and 10 feet in width shall be planted with shrubs at a minimum. Ornamental grasses are optional. Water conserving (xeric) seed and/or sod varieties may be provided in between shrub and ornamental grass beds.

8G. Add building perimeter landscape that is located within 20' of the building.

8H. Show the general location(s) of all proposed monument signage.

8I. Provide terminal islands with landscape at the ends of parking areas.

8J. Vary landscape material. A continuous row of 30-45 of the shrub is not acceptable.

8K. Add "NOT FOR CONSTRUCTION" on landscape sheet.

8L. See redlines on Sheet 7 for all comments.

**9. Addressing** (Phil Turner / 303-739-7357 / pturner@auroragov.org)

9A. Please provide a digital .shp or .dwg file for addressing and other GIS mapping purposes. Include the parcel, street line, easement and building footprint layers at a minimum. Please ensure that the digital file provided is in a NAD 83 feet, Stateplane, Central Colorado projection so it will display correctly within our GIS system. Please eliminate any line work outside of the target area. Please contact me if you need additional information about this digital file.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES**10. Civil Engineering** (Kristin Tanabe / 303-739-7306 / KTanabe@auroragov.org / Comments in green)

10A. A plat is required for this application.

10B. The Site Plan will not be approved by Public Works until the Preliminary Drainage Report is approved.

10C. Remove the AutoCad SHX text and flatten the drawing.

10D. Add the notes provided on the cover sheet of the redlines.

Sheet 2

10E. Maintenance access is required to the bottom of the pond and the top of the outlet structure. An access easement is required from the drainage easement through the site to the public right-of-way.

10F. Include the line work for the proposed accessible ramps and reference the COA standard detail.

10G. The ultimate roadway improvements for Smith Road and Tower Road are required to be shown on the site plan. If a deferral for improvements is agreed to, the design of the improvements is still required. Include typical sections for each street, including Andes Way.

10H. Streetlights are required on the adjacent streets. Show/label proposed street lights

10I. Label the following, at a minimum:

- proposed cross pan(s)
- curb return radii
- lot corner radii
- proposed sidewalks
- proposed stop signs
- parking lane and drive aisle dimensions
- existing and proposed easements

Sheet 3

10H. Show maintenance access as outlined above.

10I. Show the outfall from the pond.

10J. Show and label the drainage easement and the 100-year water surface elevation.

10K. The minimum slope away from the building is 5% for 10' for landscape areas, and 2% for impervious areas.

10L. Show the proposed storm sewer on the grading plan.

10M. Review the maximum slope for driveway sloping toward the public street. Refer to Table 4.05.4.1 of the Roadway Manual.

10N. Show and label the street lights on adjacent streets on the Utility Plan.

11. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in amber)**Site Plan**

11A. Add the note provided on the redlines. Insert the name of entity paying (used for invoicing and refunds if full funds not used for improvements). Traffic Signal Improvements have been identified as required for the intersection of Tower Road and Smith Road per the City's Traffic Signal Escrow Ordinance. Payment for these improvements is required prior to release of building permit for this development.

Sheet 2

11B. Include the north and west sides of the Smith and Tower intersection for through-lane geometry. Is the required two through-lanes provided with the proposed island?

11C. Include a taper to the existing condition on Tower Road.

11D. Channelization of the right-in/right-out is required. Add label indicating the limited movement.



11E. Add/show the stop sign locations and label for right turn only sign. Sight triangles are based on stop sign location.

11F. Add a “porkchop” at the right-in/right-out on Smith Road access and label.

11G. Add sight triangles to all access points and intersections. COA STD TE-13.2 for Smith Road and Tower Road. Use 50 mph design speed; Andes Way use 30 mph design speed.

11H. Extend the Andes Way striping to the intersection.

11I. Provide turning templates for large vehicles.

11J. Update crosswalk striping to meet COA standard.

11K. Add sight triangles on the Landscape Sheet. Review the plant material within the sight triangles to ensure plan material does not exceed 26”.

11L. See redlines in the Site Plan for specific notations and comments.

11M. Additional comments are forthcoming on the Traffic Study.

Traffic Impact Study

11N. Full ultimate sections of Smith Road and Tower Road need to be provided. Update analysis to match City provided sections. If an interim solution is proposed, that could be analyzed and approved at the City Engineer's discretion. The 2040 analysis shall include the ultimate sections.

11O. The 2040 LOS for Smith and Tower is unacceptable as proposed. Intersection improvements are required (may only need to be addition of lanes to meet section plus channelized right turn, but analysis needs to be updated). Whole signalized intersection LOS of "LOS D or better during AM and PM peak periods" with individual movements may be allowed to fall below.

11P. Right turn lane into Tower Road access is a requirement of this development. Existing drainage facilitates to the south may need to be relocated to accommodate this improvement, but this report needs to include the analysis of need.

11Q. Heavy vehicle of 2% appears low based on roadway connectivity and uses for Smith Road. (Traffic counts in appendix do not appear to have captured this data)

11R. Heavy vehicle percentage for access points is not appropriate for 2% as this site has 8 diesel fueling stations (and 16 standard). Update.

11S. See comments throughout the report.

12. Fire / Life Safety (Mark Apodaca / 303-739-656 / mapodaca@auroragov.org / Comments in blue)

12A. Life/Safety requests the accessible route be relocated as shown. The route must connect to the public sidewalk. The ice machine must be relocated out of the accessible route.

12B. Add notes provided on the redlines to the cover sheet.

12C. Revise “handicap” to “accessible” in the Data Block.

12D. Provide a detail for the accessible ramp.

12E. See redlines for fire hydrant placement.

12F. If bollards are proposed, they cannot be in the accessible route. Add a detail and show in the legend.

12G. Add accessible parking signs.

12H. Show and label the Knox Box.

12I. Provide a 23’ wide Fire Lane with an inside turning radius of 29’ and outside radius of 52’.

12J. Add graphic details for required signage.

13. Aurora Water (Daniel Pershing / 303-739-7646 / ddpershi@auroragov.org / Comments in red)

Sheet 4

13A. A 10' wide utility easement needs to be dedicated for the meter extending 5' past the meter. Please show and delineate on this sheet.

13B. C.O. not allowed in roadways. Please revise.

13C. As a reminder, the elevation of the existing sewer will need to be verified on the Civil plans.

13D. Please add linework to the legend. If a fence is proposed, a License agreement will be required for the portion crossing the utility easement for the water meter



14. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

14A. Some comments have been made on the Site Plan, however, a more comprehensive review is forthcoming after the plat is submitted. Please see the redlines.

14B. Dedicate any easements and/or right-of-way in the plat.

14C. Any encroachments into easements will require a License Agreement. Please contact Grace Gray (ggray@auroragov.org) to start the process. The License Agreement has to be complete prior to approval of the Site Plan.

15. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

15A. See attached comment letter.

16. Adams County (Layla Bajelan / LBajelan@adcogov.org)

16A. Thank you for including Adams County in this review. It does not appear that any Adams County roads will be affected as a result of this development, therefore the County has no comment on this proposal.

17. RTD (Clayton Woodruff / Clayton.Woodruff@RTD-Denver.com)

17A. The RTD has an existing Stop that is not shown on the plan sheet. The bus stop will need to be reinstated. Please see the attached guidelines and the developer will need to install the bus stop.

18. Tri-County Health (Pang Moua / pmoua@tchd.org)

18A. See attached comment letter.

Return to:
City Clerk
City of Aurora Colorado
15151 E Alameda Pkwy Suite 1400
Aurora Colorado 80012

AVIGATION EASEMENT

1. The undersigned (the "Grantor(s)") (is)(are) the owner(s) of that certain parcel of real property more particularly identified and described in the legal description attached to and made a part of this instrument as Exhibit A (the "Property").
2. Grantor(s), for (itself)(themselves), (its)(their) successors and assigns, hereby grant(s) and convey(s) to THE CITY OF AURORA, COLORADO, its successors and assigns (the "Grantee"), a perpetual and assignable easement in and over the Property and a right-of-way for the free and unrestricted passage and flight of all aircraft in the navigable airspace above the surface of the Property as defined by the Federal Aviation Act of 1958, 49 U.S.C. § 40101, et seq., and the regulations adopted pursuant thereto, as the same are from time to time amended (the "Airspace"), as it pertains to operations by Buckley Air Force Base ("BAFB").
3. Said easement and right-of-way granted to Grantee shall include, but is not limited to:
 - a. For the use and benefit of the public, the easement and continuing right to fly, or cause or permit the flight by any and all persons of any and all aircraft now known or hereafter invented, used, or designated for navigation of or flight in the air, in, through, across or about any portion of the Airspace; and
 - b. The right to cause or create, or permit or allow to be caused or created in the Airspace, such noise, dust, turbulence, vibration, illumination, air currents, fumes, exhaust, smoke, and all other effects as may be inherent in the proper operation of aircraft; and
 - c. The right to clear and keep clear the Airspace of any buildings, structures, or improvements of any kind, trees, vegetation, or other objects, including the right to remove or demolish those portions of such buildings, structures, improvements, trees or any other facilities that extend into the Airspace and the right to remove or demolish any portions of such obstructions that extend into the Airspace which Grantee has not previously approved; and
 - d. The right to mark and light, or cause or require to be marked or lighted, as obstructions to air navigation, any and all buildings, structures, or other improvements, and trees or other facilities now upon, or that in the future may be upon, the Property, and that extend into the Airspace; and

- e. The right of ingress to, passage within, and egress from the Property, solely for the above stated purposes.
- 4. Grantor(s) hereby covenant(s) with Grantee as follows:
 - a. Grantor(s) will not construct, install, erect, or grow upon the Property any structure, building, tree, or other facilities that extend into the Airspace, without prior written approval of Grantee, which approval shall not be unreasonable withheld; and
 - b. Grantor(s) will not use or permit the use of the Property in such a manner as to create electrical or electronic interference with radio communication or radar operation between any installation upon BAFB and any aircraft.
- 5. The easement and right-of-way granted herein shall be deemed in gross, being conveyed to Grantee for their benefit and the benefit of any and all members of the general public who may use said easement or right-of-way operating aircraft in or about, or in otherwise flying through, the Airspace.
- 6. The covenants and agreements made herein shall run with the land and shall be binding upon Grantor(s) and (its) (their) successors and assigns.
- 7. The Grantee is hereby designated as agent for all purposes regarding the enforcement or removal of the easement and right-of-way granted herein.
- 8. It is understood and agreed that Grantor(s) shall have no right or cause of action, either in law or in equity, for damages or injury to any person or property arising out of or resulting directly or indirectly, from the overflight of aircraft, or for damages or injury to any person or property resulting from any noise or nuisance of any kind or description resulting, directly or indirectly, from aircraft overflights; provided, however, that nothing herein shall divest Grantor(s) of any right or cause of action for damages to any person or property resulting from the negligent operation of aircraft overflights over the described premises at any altitude above ground level.
- 9. Nothing herein shall be construed to be a waiver of the governmental immunity afforded to the Grantee or any other governmental entity by virtue of the Colorado Governmental Immunity Act, Section 24-10-101, *et seq*, C.R.S., as amended.

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EXECUTED this ____ day of _____, _____.

GRANTOR(S)

By: _____

By: _____

ATTEST:

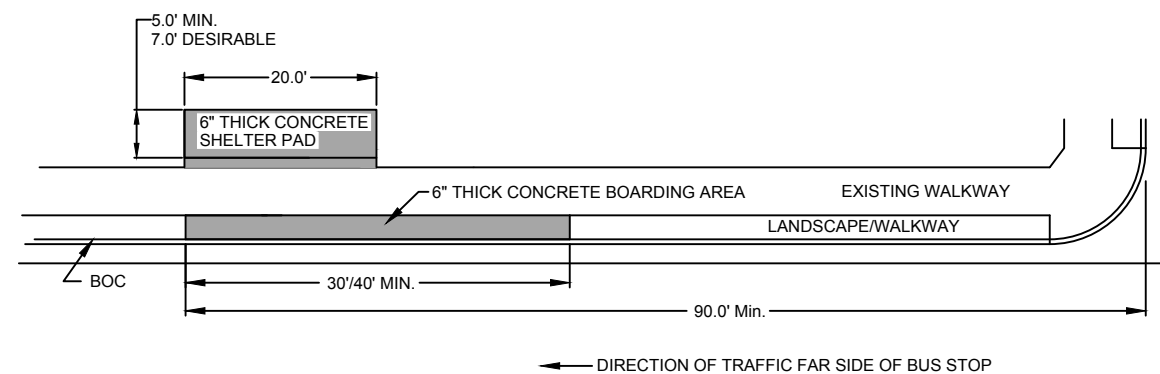
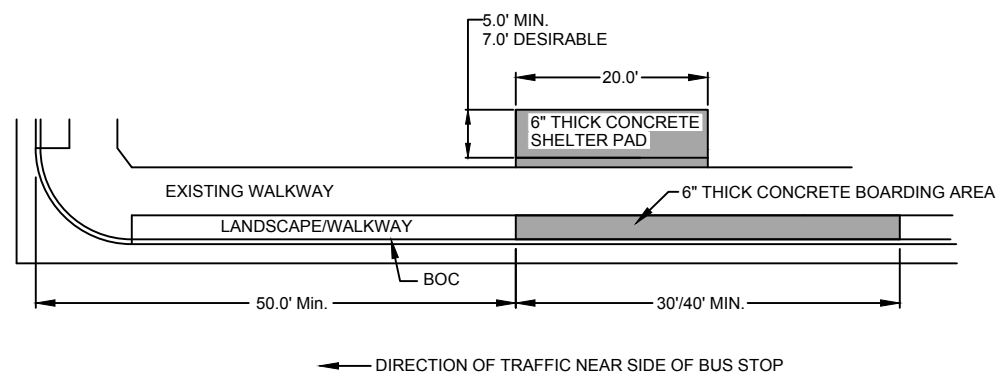
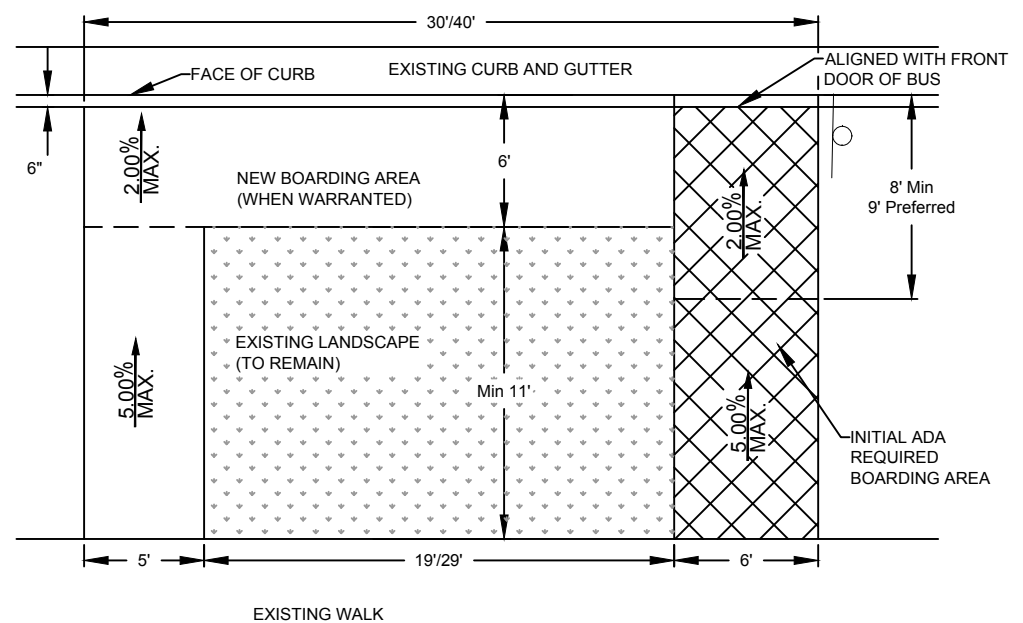
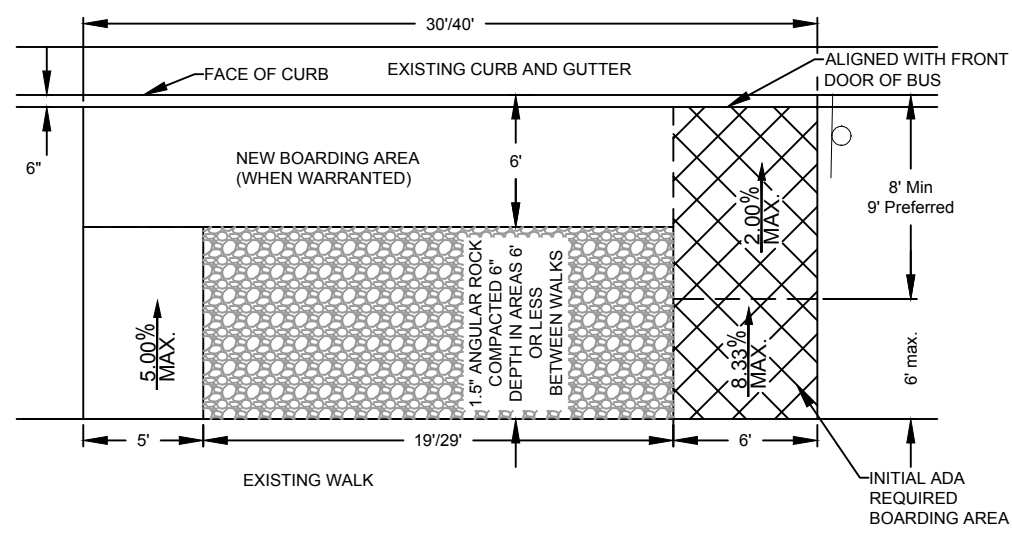
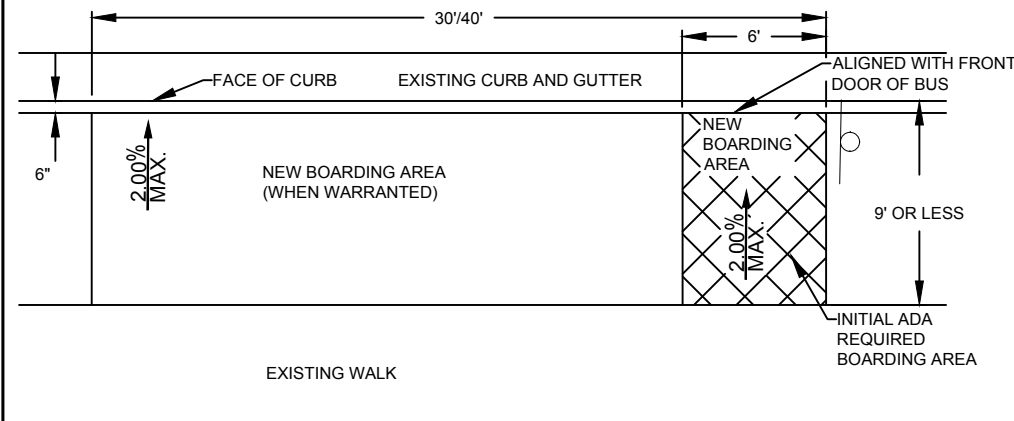
By: _____

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of
_____, _____, by
_____, _____ (and
_____) (Grantor(s).

Witness my hand and official seal.


My Commission Expires: _____



1. FAR SIDE BUS STOPS ARE PREFERRED.
2. BUS STOP LOCATIONS SHALL BE COORDINATED WITH RTD SERVICE PLANNING AND LOCAL AGENCIES.
3. BUS PAD INSTALLATION IS DETERMINED BY PAVING DESIGN, SOIL, AND SUBGRADE CONDITIONS, PREFERENCES OF LOCAL AGENCIES, AND FUNDING AVAILABILITY.
4. WIDTH OF BOARDING AREA CONCRETE BOARDING PAD SHALL BE 9' WHEN EXISTING ROW IS AVAILABLE, OTHERWISE A MINIMUM WIDTH OF 8' IS REQUIRED.
5. CONCRETE SHALL BE A MINIMUM THICKNESS OF 6".
6. A 6" THICK CONCRETE SHELTER PAD SHALL BE PROVIDED 20' IN LENGTH AND 5' MINIMUM (7' DESIRABLE) FOR PLACEMENT OF BUS SHELTER, SET BACK A MINIMUM OF 8' (9' DESIRABLE) TO ALLOW FOR DEPLOYMENT OF LIFTS FROM BUSES FOR THE AID OF DISABLED PASSENGERS.
7. FAR SIDE BUS STOPS SHALL HAVE FRONT OF BOARDING AREA PLACED 90' MINIMUM FROM FACE OF CURB OF THE EXISTING CROSS STREET.
8. NEAR SIDE BUS STOPS SHALL HAVE FRONT OF BOARDING AREA PLACED 50' MINIMUM FROM FACE OF CURB OF THE EXISTING CROSS STREET.
9. CONCRETE BOARDING AREA SHALL BE PROVIDED ENTIRE 30'/40' FROM FACE OF EXISTING WALK TO BACK OF CURB WHEN BUS SHELTER IS INSTALLED.

----	----	JV	----
NO.	REVISIONS	BY	DATE

DESIGNED BY: --	DATE: #####	CHECKED BY: JS	DATE: #####
DRAWN BY: ##	DATE: #####	APPROVED BY: HJS	DATE: #####

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RTD ENGINEERING
DIVISION

REGIONAL TRANSPORTATION DISTRICT
1600 BLAKE STREET
DENVER, COLORADO 80202
(303) 628-9000

BUS INFRASTRUCTURE STANDARD DRAWINGS
REGIONAL TRANSPORTATION DISTRICT

CIVIL BUS STOP LAYOUT

SHEET
REFERENCE
NUMBER:
SD-C101
08 OF 68



December 14, 2020

Deborah Bickmire
City of Aurora Planning and Development Services
15151 E. Alameda Parkway
Aurora, CO 80012

RE: 7-Eleven at Smith and Tower, DA-2208-00
TCHD Case No. 6654

Dear Ms. Bickmire,

Thank you for the opportunity to review and comment on the Site Plan and Plat for the 7-Eleven convenience store and gas station located on the Southeast corner of Smith Road and Tower Road. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has the following comments.

Food Service Plan Review

TCHD reviews plans for new and remodeled retail food establishments to reduce the risk of food borne illnesses. Plans for all new and remodeled retail food establishments must be reviewed by TCHD for compliance with Colorado Food Code and approved by the Department before the start of construction. The applicant shall submit plans for the proposed food establishment to our Administration Office at 6162 S Willow Drive, Suite 100, Greenwood Village, along with the Plan Review Specification Packet found at <http://www.tchd.org/DocumentCenter/View/2094>. More information can be found at <http://www.tchd.org/246/Restaurants-Grocery>. We recommend a review of the plans by TCHD be completed before the City issues a building permit for the construction.

The applicant may call TCHD's Plan Review Hotline, at our Administrative Office at (303) 846-6230, regarding requirements for, and scheduling a plan review. Instructions for opening a retail food establishment can be found on line at TCHD's web site at <http://www.tchd.org/DocumentCenter/View/315>.

Underground Storage Tanks

Leaking underground storage tanks have the potential to contaminate the soil and groundwater around the tank. The underground fuel storage tanks and piping shall comply with the regulations of the Environmental Protection Agency (EPA) and the Oil Inspections Section of the Colorado Department of Labor and Employment's Division of Oil and Public Safety. Compliance with these regulations will reduce the likelihood of a tank or piping leak and release of fuel, and provide for detection if a leak occurs. The Oil

Inspections Section (OIS) can be reached at (303) 318-8547, or information can be obtained from the web site <https://www.colorado.gov/ops> .

Although regulations reduce the possibility of a leak, some potential exists for fuel released from a leaking underground tank or piping to contaminate nearby wells. TCHD recommends that the applicant contact the Colorado Department of Natural Resources determine if there are any permitted wells within 500 feet of the facility location. This investigation should determine the location, depth and any other available information on those wells.

Community design to support walking and bicycling

Because chronic diseases related to physical inactivity and obesity now rank among the country's greatest public health risks, TCHD encourages community designs that make it easy for people to include regular physical activity, such as walking and bicycling, in their daily routines. Because research shows that the way we design our communities can encourage regular physical activity, TCHD strongly supports community plans that incorporate pedestrian and bicycle amenities that support the use of a broader pedestrian and bicycle network.

Connection to nearby bus stop or transit station:

It appears that the subject property is within a ¼ mile to the RTD bus stop Smith and Tower. Since research has shown that people who use transit regularly gain tremendous health benefits, TCHD encourages the applicant to consider providing a safe and direct connection to the transit stop. This could include designing the onsite pedestrian facilities to easily facilitate walking from the site to the nearby transit stop.

Please feel free to contact me at 720-200-1537 or pmoua@tchd.org if you have any questions on TCHD's comments.

Sincerely,



Pang Moua, MPP
Land Use and Built Environment Specialist

cc: Sheila Lynch, Dylan Garrison, TCHD



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

December 14, 2020

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

Attn: Deborah Bickmire

Re: 7-Eleven at Smith and Tower, Case # DA-2208-00

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed site plans for **7-Eleven at Smith and Tower**. Please be aware PSCo owns and operates existing natural gas and electric distribution facilities in the area of the proposed project. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. 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.

A plat was not found on the website in order to be reviewed.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Donna George
Right of Way and Permits
Public Service Company of Colorado / Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com