



Planning Division  
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July 17, 2020

Chris Owens  
V-Esprit  
5240 Shalom Park Circle  
Aurora, CO 80015

**Re: Third Submission Review – V-Esprit at Shalom Park Patio Homes – Site Plan and Replat**  
Application Number: **DA-1301-23**  
Case Number: 2019-4023-00; 2019-3065-00

Dear Mr. Owens:

Thank you for your second submission, which we started to process on Wednesday, June 24, 2020. 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.

Since some issues remain, you will need to make a technical submission after the Administrative Decision has been made, which is scheduled for August 5, 2020. 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.

Please remember that all abutter notices for administrative decisions must be sent and the site notices must be posted at least 10 days prior to the hearing date (since that is a Sunday, it is suggested that everything is complete by July 24, 2020). These notifications are your responsibility and the lack of proper notification will cause the Administrative Decision date to be postponed. It is important that you obtain an updated list of adjacent property owners from the county before the notices are sent out. Take all necessary steps to ensure an accurate list is obtained.

A Notice of Pending Administrative Decision will be sent to you next week along instructions for mailing. You will need to pick up a public notice board as well. Since the municipal building is still closed to the public, please contact me to set a time and date so that we can meet at the front door and I can give you the sign.

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 Lamboy, Planning Supervisor  
City of Aurora Planning Department

cc: Lawrence Hunter - Allred & Associates 580 Burbank Ste 125 Broomfield, CO 80020  
Heather Lamboy, Case Manager  
Scott Campbell, Neighborhood Services  
Mark Geyer, ODA  
Filed: K:\SDA\1301-23rev1.rtf

Attached: Xcel Energy Letter



## *Third Submission Review*

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

- ✓ Please make edits to the plat and site plan regarding easements and remember to apply for required license agreements.
- ✓ Please flatten the file and ensure that no AutoCad SHX Text is part of the next submittal.

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Community Questions Comments and Concerns**

1A. No additional comments were received.

#### **2. Landscape Design Issues**

Kelly K. Bish PLA, LEED AP/ [Kbish@auroragov.org](mailto:Kbish@auroragov.org) / (303) 739-7189/ PDF comments in teal.

##### **2A. Sheet 5 of 11 Landscape Notes**

- Update the Site Data Table. Compare data from Cover Sheet.
- Ensure that the high water use sod quantity is less than 34 percent.

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

#### **3. Civil Engineering**

Kristin Tanabe / 303-739-7431 / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org),

3A. No additional comments.

#### **4. Real Property**

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

- 4A. See the red line comments on the Plat and Site Plan.
- 4B. Continue working with Andy Niquette ([aniquett@auroragov.org](mailto:aniquett@auroragov.org)) on the easement dedications and continue working with Grace Gray ([ggray@auroragov.org](mailto:ggray@auroragov.org)) on the License Agreement for the objects in the easements.
- 4C. Update the Title Commitment.
- 4D. No portion of the buildings can encroach into any easements (see redlines).
- 4E. Any physical features located in the Drainage easements will need to be covered by a License Agreement.  
Contact Grace Gray to start the License Agreement process.

#### **5. Aurora Water**

Daniel Pershing / 303-739-7646 / [ddpershi@auroragov.org](mailto:ddpershi@auroragov.org)

5A. No additional comments.

#### **6. Forestry**

Rebecca Lamphear / [rlamphea@auroragov.org](mailto:rlamphea@auroragov.org) / 303-739-7139

6A. Applicant has decided to pay tree mitigation value in the amount of \$4,070.00. Payment must be received prior to Aurora Forestry final approval.

#### **7. Life Safety**

Ted Caviness / [tcavines@auroragov.org](mailto:tcavines@auroragov.org) / 303.739.7628 / PDF Comments in Blue.

7A. No additional comments.

#### **8. Xcel Energy**

Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com)

8A. Please see the attached letter.



**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

July 7, 2020

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

Attn: Heather Lamboy

**Re: V-Esprit at Shalom Park Patio Homes - 3rd referral, Case # DA-1301-23**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has no additional comments to what has already been conveyed for **V-Esprit at Shalom Park Patio Homes**. The property owner/developer/contractor is reminded to work with the Designer assigned to the project for approval of natural gas and electric design details. Additional easements may need to be acquired by separate document for new facilities.

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