



Planning Division
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Aurora, Colorado 80012
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March 29, 2021

Steven Fabos
Original Desserts
2780 N Tower Rd
Aurora CO 80011

Re: Initial Submission Review: North Tower Road Subdivision No.1 - Replat
Application Number: DA-2263-00
Case Number: 2021-3008-00

Dear Mr. Fabos:

Thank you for your initial submission, which we started to process on Monday, March 8, 2021. We reviewed it and attached our comments along with this cover letter. The following sections contain more specific comments, including those received from other city departments, outside agencies, and neighborhood groups.

Since several important issues remain, you will need to make another submission. Please revise your previous work send your second submission to us on or before Friday, April 23, 2021. Include a comment response letter to all comments in this letter including the neighborhood comments.

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 abenton@auroragov.org or 303-739-7209.

Sincerely,

Antonnio Benton II

Antonnio Benton II, Planner I
City of Aurora Planning Department



Initial Submission Review

SUMMARY OF KEY COMMENTS

- Response is needed for neighborhood comments from Mrs. Nicole Champine (See Item 1)
- Comments provided from Real Property, Traffic and Life Safety(See Items 3, 5 & 6)
- Storm Drainage Development Fee is due to Aurora Water (See Item 7)Comments provided from Xcel Energy regarding potential conflict (See Item 8)

PLANNING DEPARTMENT COMMENTS

- 1. Planning Comments** (Antonnio Benton II / abenton@auroragov.org / 303-739-7209 / Comments in teal)
 - 1A. Please upload the site plan to verify against the plat.
 - 1B. Please address the neighborhood comments from Nicole Champine, nicole.champine@cordilleracorp.com
As the owner of the property directly to the east of the subject parcel, we ask that our access from Tower Road be ascertained and assured. There appears to be an access easement (b3420, p622) that starts at Tower and meanders through towards the southeast. This easement is acknowledged and respected by the replat. Nevertheless, at the eastern edge of this easement, our access rights become less clear. Since, Aurora is retaining a fire lane easement that continues to the east, up to the western edge of our parcel. We ask that we are granted general access over this same land (where the fire lane is designated) to the edge of our parcel.
- 2. Addressing** (Phil Turner / pturner@auroragov.org / 303-739-7271)
 - 2A. Approved, no comments.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

- 3. Real Property** (Andy Niquette / aniquette@auroragov.org / 303-739- / Comments in pink)
 - 3A. See the red line comments on the plat.
 - 3B. Delete the notation “by this plat” for the proposed easements throughout the pages.
- 4. Civil Engineering** (Kristin Tanabe/ ktanabe@auroragov.org / 303-739-7431/ Comments in green)
 - 4A. Approved, no comments.
- 5. Traffic** (Brianna Medema / bmedema@auroragov.org / 303-739-7336 / Comments in gold)
 - 5A. See the red line comments on the plat regarding the public access easement.
 - 5B. Anticipate Fire Lane Easement per Life Safety comments.
- 6. Life Safety** (Ted Caviness / tcaviness@auroragov.org / 303-739-7464 / Comments in blue)
 - 6A. The plat does not match previously agreed arrangement. Image added to plans to aid in meeting 2015-IFC Section D104 requirements for two points of access and remoteness of the accesses to include the northern second point Emergency Access-Only Fire Lane Easement and the connection to Smith Road to the south.
- 7. Aurora Water** (Nina Khanzadeh/ nkhanzadeh@auroragov.org / 303-739-7490 / Comments in red)
 - 7A. Approved, no comments.
 - 7B. Storm Drainage Development Fees Due 49.89 acres x \$1,242.00 = \$61,963.38 (Diana Porter dsporter@auroragov.org /303-739-7395)
- 8. Xcel Energy** (Donna George)/ donna.l.george@xcelenergy.com / 303-571-3306
 - 8A. Please address Xcel Energy comments.
 - 8B. 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 along the southerly property line. This “easement addendum”, while on the title report, does not appear to be shown on the plat.

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 replat, it is the responsibility of the property owner/developer/contractor to have this project assigned to a Land Rights Agent for development plan review and execution of a License Agreement (via website www.xcelenergy.com/rightofway or email coloradorightofway@xcelenergy.com).

PSCo owns and operates additional existing (intermediate pressure) natural gas and electric *distribution* facilities within the subject property. 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 – be sure to contact the Designer and request that they connect with a Right-of-Way and Permits Agent in this event.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 to have all utilities located prior to any construction.