

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



August 19, 2020

Matt Hengel
Richmond American Homes
4350 S. Monaco St.
Denver, CO 80237

Re: Second Submission Review: The Aurora Highlands – Preliminary Plat No. 6 and Final Plat
Application Number: DA-2062-13
Case Numbers: 2020-4012-00; 2020-3022-00

Dear Mr. Hengel:

Thank you for your initial submission, which we started to process on July 31, 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.

Your Administrative Decision date is tentatively set for September 9, 2020. The decision will include a condition that the Preliminary Plat and Final Plat will not be recorded until the LOMR is complete and approved. Please remember that all abutter notices must be sent, and the site posted at least 10 days prior to the approval date. These notifications are your responsibility and the lack of proper notification will cause the 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 technical corrections submittal will be required following the Administrative Decision to address all outstanding redline 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 let me know. I may be reached at 303-739-7261.

Sincerely,

Debbie Bickmire, Senior Planner
City of Aurora Planning Department

Attachment: Xcel Energy Comments

cc: Samantha Crowder, Norris Design, 1101 Bannock Street, Denver, CO 80204
Scott Campbell, Neighborhood Services
Nancy Bailey, ODA
Laura Rickhoff, ODA
Filed: K:\\$DA\2062-13rev2.rtf



Second Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Add residential landscape requirements for large lots (Landscape)
- Preliminary and Final Plats will not be approved until the CLOMR is approved (Public Works)
- Owner needs to match title work (Real Property)
- Provide a .DWG file (Addressing)

PLANNING DEPARTMENT COMMENTS

1. Zoning and Land Use Comments

1A. The Administrative Decision will be issued with a condition that the Preliminary Plat and Final Plat will not be recorded until the LOMR is complete and approved.

2. Completeness and Clarity of the Application

2A. Revise the zoning and IBC classification in the Site Data block.

2B. Remove old lot lines and background information from the Vicinity Map.

2C. Was there a reason the roadway improvement notes were revised from previous submittals? Please explain.

3. Landscaping Issues

3A. The proposed lots are considered large (60'-70' wide). Please adjust the Typical Lot Landscape design accordingly per Article 14, Table 14.2 in the FDP Appendix.

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

4A. 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

5. Civil Engineering (Kristin Tanabe / 303-739-7306 / KTanabe@auroragov.org / Comments in green)

5A. The Preliminary Plat will not be approved until the CLOMR has been approved.

5B. Add "Per Approved CLOMR" to the proposed floodplain and floodway references, as noted on the redlines.

6. Real Property (Darren Akrie / 303-739-7331 / dakrie@auroragov.org / Comments in magenta)

Preliminary Plat

6A. The ownership should match the current title commitment.

6B. The street names need to match the plat.

6C. Fill in the reception numbers prior to printing the mylars.

6D. Contact Grace Gray (ggray@auroragov.org) to follow-up on the status of the License Agreement.

Plat

6E. The owner should match the current title commitment.

6F. Remove the legend from the cover sheet.

6G. Add the Basis of Bearing and the gas easement note.

6H. Add a legend to Sheet 3.

6I. Fill in the reception numbers.



7. Revenue (Aurora Water/TAPS / 303-739-7395)

Please contact Aurora Water about the Storm Drainage Development Fees due. Payment is required prior to recordation.

8. Xcel Energy (Donna George / donna.l.george@xcelenergy.com)

See attached comment letter.



Right of Way & Permits

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

August 13, 2020

City and County of Denver Development Services
201 West Colfax, Department 205
Denver, CO 80202

Attn:

**Re: The Aurora Highlands Subdivision Filing No. 6 – 2nd referral
Case # DA-2062-13**

AGENCY RESPONSE: *referral* approval for Denver, however not *design* approval for natural gas and electric; no resubmittals necessary for this plan review

Public Service Company of Colorado's Right of Way & Permits Referral Desk has no additional comments to what has already been conveyed for **The Aurora Highlands F6**.

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