

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



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November 29, 2022

Jaime Perez
Three Sons Construction
3085 Carson St
Aurora, CO 80011

Re: Fourth Submission Review: 18820 E Smith Rd – Site Plan and Deferral of Public Improvements
Application Number: DA-2191-00
Case Numbers: 2021-6020-00, 2021-9001-00

Dear Mr. Perez:

Thank you for your fourth submission, which we started to process on November 07, 2022. 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 outside agencies.

Since several important issues still remain, you will need to make another submission. Please resubmit your revised pdf's through the Planning portal. Once received, the next review will commence, and you will receive your next set of comments in approximately two weeks.

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 303-739-7541 or rrabbaa@auroragov.org.

Sincerely,

Rachid Rabbaa, Planner I
City of Aurora Planning Department

cc: Jose Ramirez, Rocky Ridge Civil Engineering
Scott Campbell, Neighborhood Services
Brittany Vigil, ODA
Filed: K:\SDA\2191-00rev4.rtf



Fourth Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- See Planning comments (Item 2-4)
- The site plan will not be approved by public works until the preliminary drainage letter/report is approved. (Item 5)
- **Please address all the repeated comments from Landscaping and Civil Engineering.**
- There are easement and License Agreement concerns for this site (see Item 8).

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

1A. No comments were received from outside referral agencies.

2. Completeness and Clarity of the Application

2A. No further comments.

3. Zoning and Land Use

3A. **Missing Avigation Easement for the property. Please Provide it in the resubmittal.**

3B. Comment Responses Letter is missing.

3C. **Verify Deferral of Public Improvements (DPI). This is something you need to fill out and submit to Public Works.**

4. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in teal box)

4A. **The current submittal does not include updates or revisions to the landscape plan. There were no responses to the previous landscape comments from September 21, 2021. Please include a revised landscape plan and responses to the previous comments. No additional or new landscape comments are being provided at this time.**

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

5A. The site plan will not be approved by public works until the preliminary drainage letter/report is approved.

5B. **Previous comment not addressed. The sidewalk should not have this jog in it. Refer to the standard COA detail for Smith Road section.**

5C. If the slopes away from the building are not labeled on the plan, add a note indicating the minimum slopes required.

6. Traffic Engineering (Carl Harline / 303-739-7584 / charline@auroragov.org / Comments in amber)

6A. With the deferment of the roadway work, this STOP sign needs to be located closer to the existing Smith Road access.

7. Aurora Water (Daniel Pershing / 303- 326-7646/ ddpershi@auroragov.org / Comments in red)

7A. No further comments.

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

8A. Continue with the separate document dedications for the easements shown hereon and submit the accompanying documents to dedicationproperty@auroragov.org and the License Agreement accompanying documents to licenseagreement@auroragov.org . Please refer to the Site Plan to identify the encroachments or easement needs as shown thereon.



Right of Way & Permits
1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

September 14, 2022

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

Attn: Rachid Rabbaa

Re: 18920 East Smith Road – 4th referral, Case # DA-2191-00

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk reminds the property owner/developer/contractor to complete the application process for any new natural gas or electric service, or modification to the existing underground electric and natural gas distribution facilities along the north property line via [xcelenergy.com/InstallAndConnect](https://www.xcelenergy.com/InstallAndConnect) for **18920 East Smith Road**.

If additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted.

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