



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

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August 10, 2021

Rob Montano  
Montano Homes, LLC  
7375 E Orchard Rd  
Greenwood Village, CO 80111

**Re: Initial Submission Review:** Murphy Creek Parcel 3E Old Gun Club Rd Vacation - Street Vacation  
**Application Number:** DA-1250-50  
**Case Number(s):** 2021-8002-00

Dear Mr. Montano:

Thank you for your initial submission, which we started to process on July 19, 2021. 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 remain, you will need to make another submission. Please revise your previous work and send us a new submission. Once received, the second 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](mailto:rrabbaa@auroragov.org).

Sincerely,

Rachid Rabbaa  
Planner I  
City of Aurora, Planning Department

cc: Jim Lynch - Aztec Consultants 300 E Mineral Ave Ste 1 Littleton, CO 80211  
Scott Campbell, Neighborhood Services  
Cesarina Dancy, ODA  
Filed: K:\SDA\1250-50rev1



## *Initial Submission Review*

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

- Work with Real Property on legal description and illustration. Until the legal description and illustration is accurate, a hearing with the City Council cannot be scheduled.

### **PLANNING DEPARTMENT COMMENTS**

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

1A. Referrals were sent to all the adjacent property owners, 6 community associations and 6 outside agencies. No comments were received from the adjacent property owners or neighborhood associations. Four responses were received from outside agencies and are included in or attached to this letter. Please provide responses to each comment within the response letter for your next submission.

Name: Donna George  
Organization: Public Service Company of Colorado dba Xcel Energy  
Phone: 3035713306  
Email: [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com)  
Comment: please see attached letter

Name: MILE HIGH FLOOD DISTRICT  
Organization: MILE HIGH FLOOD DISTRICT (aka UDFCD)

Phone: 3034556277  
Email: [submittals@udfcd.org](mailto:submittals@udfcd.org)  
Comment: see attached letter, no comment

Name: REFERRALS  
Organization: ARAPAHOE COUNTY PLANNING  
Address: 6924 S LIMA CENTENNIAL, CO 80112  
Phone: 7208746500  
Email: [referrals@arapahoegov.com](mailto:referrals@arapahoegov.com)  
Comment: no comments

Name: TERRI MAULIK  
Organization: 6924 S LIMA ST  
Address: ARAPAHOE COUNTY PLANNING DIVISION CENTENNIAL CO 80112  
Phone: 720-874-6650  
Email: [REFERRALS@ARAPAHOEGOV.COM](mailto:REFERRALS@ARAPAHOEGOV.COM)  
Comment: Thank you for the opportunity to review and comment on this project. The Arapahoe County Planning Division has no comments; however, other departments and/or divisions may submit comments.

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

- Civil Engineering** ([Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org](mailto:Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org) / Comments in green)
  - 1A. No comments.
- Real Property** ([Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org](mailto:Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org) / Comments in magenta)
  - 2A. Send in an 8 ½" x 11" legal description and illustration for review. Send a closure sheet for the description. Send in a copy of the original document that established the street R.O.W. being vacated
- Traffic Engineering** ([Brianna Medema / 303-739-7336 / bmedema@auroragov.org](mailto:Brianna Medema / 303-739-7336 / bmedema@auroragov.org) / Comments in orange)
  - 3A. No comments.



4. **Utilities (Steven Dekoski / 303-739-7490 / [sdekoski@auroragov.org](mailto:sdekoski@auroragov.org))**

4A. No comments.

5. **Neighborhood Liaison (Scott Campbell / 303-739-7441 / [scampbell@auroragov.org](mailto:scampbell@auroragov.org))**

5A. No comments.



**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](mailto:donna.l.george@xcelenergy.com)

August 5, 2021

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

Attn: Rachid Rabbaa

**Re: Murphy Creek Parcel 3E Old Gun Club Road Vacation, Case # DA-1250-50**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined **there is a conflict** with the above captioned project. Please be aware PSCo owns and operates existing underground electric distribution facilities within the right-of-way proposed to be vacated. Therefore, prior to the vacation being finalized, an easement must be retained over these facilities via either:

- retaining a utility easement over the vacation area per City process
- securing a utility easement by separate PSCo document, in which case the property owner/developer/contractor must contact Russ McClung (Right of Way Agent) at [russell.w.mcclung@xcelenergy.com](mailto:russell.w.mcclung@xcelenergy.com)

A survey will most likely be necessary to verify exact location of these facilities.

Should the project require the relocation of these existing facilities, the property owner/developer/contractor must complete the application process via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect).

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](mailto:donna.l.george@xcelenergy.com)



2480 W. 26th Ave Suite 156-B | Denver, CO 80211  
TEL 303 455 6277 | FAX 303 455 7880



**MAINTENANCE ELIGIBILITY PROGRAM (MEP)**  
**MHFD Referral Review Comments**

For Internal MHFD Use Only.	
MEP ID:	108412
Submittal ID:	10006812
MEP Phase:	Referral

**Date:** August 10, 2021  
**To:** **Rachid Rabba**  
*Via email*  
**RE:** MHFD Referral Review Comments

<b>Project Name:</b>	Murphy Creek Parcel 3E Old Gun Club Road Vacation (RSN 1522747)
<b>Drainageway:</b>	Murphy Creek Trib 3000E

This letter is in response to the request for our comments concerning the referenced project. We have reviewed this proposal only as it relates to maintenance eligibility of major drainage features, in this case:

- Not applicable

We have no comments on the referenced project – we are reviewing the drainage improvements related to this project, but the street vacation is not an issue.

We appreciate the opportunity to review this proposal. Please feel free to contact me with any questions.

Sincerely,

**Mark Schutte, P.E., CFM**  
Project Engineer, Sand Creek  
Mile High Flood District



## ARAPAHOE COUNTY

### **PUBLIC WORKS & DEVELOPMENT**

BRYAN D. WEIMER, PWLF Director  
6924 South Lima Street Centennial,  
CO 80112-3853  
Phone: 720-874-6500  
Relay Colorado: 711  
[www.arapahoegov.com](http://www.arapahoegov.com)

### **Engineering Services Division Referral Comments**

July 28, 2021

City of Aurora Planning & Development  
Services 15151 E Alameda Parkway, Ste 2300  
Aurora, CO 80012  
Attn: Planning Case Manager

RE: MURPHY CREEK PARCEL 3E OLD GUN CLUB RD  
VACATION - STREET VACATION  
DA-1250-50 (1522747)

Engineering Services Division of Arapahoe County Public Works and Development (Staff) thanks you for the opportunity to review the outside referral for the proposed project located in the City of Aurora. Staff has no comments regarding the referral at this time based on the information submitted.

Please know that other Divisions in the Arapahoe County Public Works Department may submit comments as well.

If you have any questions, please feel free to contact our offices at 72874-6500.

Thank you,

Sarah L White, PE, CFM  
Arapahoe County Public Works &  
Development Engineering Services Division  
cc Arapahoe County Case No. O21-175