

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



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April 17, 2019

Bruce Stokes
Kingspoint, LLC
3033 E First Avenue, Suite 305
Denver, CO 80206

Re: Initial Submission Review – Kings Point E Gibraltar Ct Street Vacation
Application Number: **DA-1609-18**
Case Number: **2019-8002-00**

Dear Mr. Stokes:

Thank you for your initial submission, which we started to process on March 25, 2019. We reviewed it and attached our comments along with this cover letter. The first section of our review highlights our major comments.

Your submission addressed all of our review criteria; however, we received comments from the City of Centennial and Xcel Energy that need to be addressed.

Note that all our comments are numbered. Please update the survey to reference the Centennial/Aurora boundary and reach out to Xcel to resolve the concern stated in the review comments.

Your estimated City Council hearing date is still set for May 20, 2019. Please remember that all abutter notices for public hearings must be sent and the site notices must be posted at least 10 days prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the public hearing 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.

As always, if you have any comments or concerns, please give me a call. I may be reached at 303-739-7184.

Sincerely,

Heather L. Lamboy, AICP
Planning Supervisor

cc: Mindy Parnes, Planning Manager
EVA MATHER, NORRIS DESIGN, 1101 BANNOCK ST, DENVER CO 80204
Scott Campbell, Neighborhood Liaison
Mark Geyer, ODA
Filed: K:\\$DA\1609 18rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- The City of Centennial commented that the city's boundary should be labeled.
- Xcel Energy commented that there may be a potential conflict. Please contact Xcel to address this concern.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

A. Name: Michael Gradis

Organization: City Of Centennial Planning - Planning & Zoning Division

Address: 10730 E Briarwood Ave., Suite 100 Centennial, CO 80112

Phone: 3037543356

Email: centennialplanning@centennialcolorado.com

The City of Centennial appreciates being included for this referral. The City offers one comment: Revise survey to note the location of the Centennial/Aurora Boundary.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

A. No comment.

3. Fire / Life Safety (William Polk/ 303-739-7371 / wpolk@auroragov.org / Comments in blue)

A. No comment.

4. Aurora Water (Steven Dekoskie / 303-739-7490 / sdekoski@auroragov.org / Comments in red)

A. No comment.

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

A. The legal description exhibit matches Book 6232, Box 524.

6. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

A. Please see the attached letter.

B. *Although correspondence was provided by the applicant regarding the Xcel easement, please touch base with Donna George to ensure that there is no other concern or reason for the identification of the conflict mentioned in the 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

April 8, 2019

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

Attn: Heather Lamboy

Re: Kings Point East Gibraltar Court Street Vacation, Case # DA-1609-18

Public Service Company of Colorado's Right of Way & Permits Referral Desk has reviewed the right-of-way street vacation for **Kings Point East Gibraltar Court** and has a **conflict** in that there are existing natural gas distribution facilities within this area, requiring a 6-foot wide utility easement to be reserved, 3-feet on each side of the main pipeline.

Should the gas facilities need to be removed, the property owner/developer/contractor must complete the **application process** via FastApp-Fax-Email-USPS (go to: https://www.xcelenergy.com/start_stop_transfer/installing_and_connecting_service/). The Builder's Call Line is 1-800-628-2121. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Donna George
Right of Way and Permits
Public Service Company of Colorado / Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com