

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



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September 9, 2022

Pravesh Upadhaya
10851 E Jewell Ave
Aurora, CO 80012

Re: Initial Submission Review – Kenton Heights – Street Vacation and Plat Amendment

Application Number: **DA-2310-00**
Case Numbers: **2022-3071-00**

Dear Mr. Upadhaya:

Thank you for your initial submission, which we started to process on August 19, 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 community members.

Since several important issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before September 30, 2022.

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 303-739-7132 or egates@auroragov.org.

Sincerely,

Erik Gates, Planner I
City of Aurora Planning Department

cc: Scott Campbell, Community Engagement Coordinator
Brit Vigil, ODA
Filed: K:\\$DA\2300-2399\2310-00rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Outstanding fees totaling **\$8,161.00** have yet to be paid. These will need to be paid before we can accept a second submission.
- The replat to create a single lot must be submitted with the next submittal.
- Please address Xcel comments with your plat amendment
- Send in the closure sheet for the description.

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments, and Concerns

- 1B. (Gary Pettersen / 303-753-1333 / metroappraiser@aol.com): Please reject this application for the following reasons:
- #1 The property is located next to a school that already has a parking problem at drop off and pick up times.
 - #2 The applicant is attempting to enhance his property value at the expense of the public.
 - #3 Granting this request does not mean that there will actually be a single family home constructed on the site.
 - #4 Looking forward it is possible that the applicant could request a future development plan for multiple units having now secured a free access path to the site.
 - 5# There is already a traffic hazard on Jewell Ave. as posted speed limits are rarely followed and there is a primary school that already has a severe safety issue at drop off/pick up time.
 - #6 The applicant does not need to acquire "free land" to build his home. He owns all three lots currently and could combine them to build the dream home.
 - #7 The vacated street gives a buffer to the school property and should be retained

2. Planning (Erik Gates / 303-739-7132 / egates@auroragov.org / Comments in teal)

[Letter of Introduction]

- 2A. Please use a scan or copy that does not cut off portions of the letter.

[ROW Vacation]

- 2B. Plat Amendment submittal is required with the second submittal.

- 2C. The expectation is adjacent development is responsible for street improvements or proportionate share along Jewell Avenue. Please coordinate with Public Works to understand their expectations and timing for development.

3. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

- 3A. There were no comments from Addressing on this review.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

- 4A. There were no comments from Civil Engineering on this review.

5. Traffic Engineering (Steve Gomez / 303-739-7336 / segomez@auroragov.org / Comments in amber)

- 5A. There were no comments from Traffic Engineering on this review.

6. Fire / Life Safety (Mike Dean / 303-739-7447 / mdean@auroragov.org / Comments in blue)

[ROW Vacation]

- 6A. Internal COA question: Would the re-platting of these 3 lots into 1 lot require improvements to S. Kingston Street at this time?



7. Aurora Water (Cliff Stephens / cstephen@auroragov.org / Comments in red)

7A. There were no comments from Aurora Water on this review.

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

[ROW Vacation]

- 8A. Send in the closure sheet for the description.
- 8B. Delete the tile block on this description page only.
- 8C. Send in the closure for confirmation of the area.

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

- 9A. Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined **there is a possible conflict** with the Kenton Heights proposed street vacation. Please be aware PSCo has an existing underground electric distribution line on the southern end of the vacation area and requests that it is shown on a drawing in relation to the proposed vacation.
- 9B. Should the electric facilities need to be relocated, an application must be submitted via xcelenergy.com/InstallAndConnect.

10. Arapahoe County Planning Division (Terri Maulik / 720-874-6650 / referrals@arapahoegov.com)

- 10A. 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.

11. Arapahoe County Engineering Services (Sue Liu / 720-874-6500 / referrals@arapahoegov.com)

- 11A. 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.