

September 30, 2022

Erik Gates, Planner 1

City of Aurora Planning Department

15151 E. Alameda Parkway, Ste. 2300

Aurora, Colorado 80012

**Re: Addressing the comments on the: Initial Submission Review – Kenton Heights – Street
Vacation and Plat Amendment**

Application Number: **DA-2310-00**

Case Numbers: **2022-3071-00**

Dear Mr. Gates,

We have thoroughly reviewed comments from all the departments made on the application for this amendment and have briefly addressed each of them in the original order below.

We truly hope that this answers all of the City's questions and concerns regarding the amendment, allowing the process to move further smoothly.

Please let me know if you need anything else from my side. You can reach me at (720) 532-4684. We look forward to getting a positive response from you.

Sincerely,

Pravesh Upadhaya & Bimala Bhatta

1. Community Questions, Comments, and Concerns

1B.

#1 The property is located next to a school that already has a parking problem at drop off and pick up times.

It is true that the property is located next to a school, however the one small entrance that is next to the property is just a secondary entrance for pedestrians and doesn't have any parking problem at all. The school actually has three main entrances on South Lima Street that have access to the school buildings and the parking lots. The entrance next to the property is just a pedestrian entrance and doesn't facilitate vehicle entry and doesn't have a parking lot/spot anywhere close to it. Thus, the public primarily uses three major entrances on South Lima street for student pickup/drop-off. **#2 The applicant is attempting to enhance his property value at the expense of the public.**

We don't believe that we are attempting to enhance the property value by amending our own existing 3 lots to a single lot-land. Our prime intention is to build a dream home on this land and we have no intention of selling the home by enhancing the property value.

#3 Granting this request does not mean that there will actually be a single family home constructed on the site.

We've been living on East Jewell Ave since 2006 and we consider the area our home. This is the only available land in this area which was perfect for us to build a house. Purchasing the land was our first step to building the single family home that we have dreamt of and having this amendment would be one more step closer to building the house.

#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.

As our true intention still stands to build our dream home here, there is no plan for building multiple units. We do not have any history of building homes in the past and this would be the first time by trying to do so, with our dream home, not multiple units. No, intention for future development plans for building multiple units in this vacant land.

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.

First of all, the intention of this amendment is purely based on building a single family home, so this doesn't apply to us. Traffic hazards exist on all city limits across the country. East Jewell Ave is actually a very safe zone during school time because of numerous flashing lights and school zone warning lights from a distance. There are multiple traffic lights on closely located major and minor intersections that include Jewell Ave & Peoria St, Jewell Ave & Lima St. and Jewell Ave & Havana St. The E Jewell ave almost entirely has residential properties or school zones and a lower speed limit. Thus this street is in fact safer and has lesser traffic hazard than other streets in the area.

#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.

We don't believe we are acquiring free land from the public to build our single family home on our own private land, we are just trying to combine all three lots into a single lot of land that significantly simplifies the lot paperwork(or something like that).

#7 The vacated street gives a buffer to the school property and should be retained

The school building and the playground in the school is actually centered towards Lima St., thus naturally creating a buffer at our property boundary. In addition to that, the boundary is entirely fenced very properly with additional bushes and natural vegetation creating a more effective boundary that

serves as an additional buffer. Besides that, we do not have any intention of building a house centering towards the school property at all, because of the school's noise during the school's hour and other privacy reasons.

2. Planning

[Letter of Introduction]

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

Noted and submitted without any cut-offs.

[ROW Vacation]

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

Noted and submitted.

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.

We understand the expectation that adjacent development is responsible for street improvements and we will coordinate with public works accordingly.

6. Fire / Life Safety

[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?

No re-platting or any improvements is required to S. Kingston Street at this time.

8. Real Property

[ROW Vacation]

8A. Send in the closure sheet for the description.

Uploaded

8B. Delete the tile block on this description page only.

Addressed and re-uploaded

8C. Send in the closure for confirmation of the area.

Uploaded

9. Xcel Energy

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 be shown on a drawing in relation to the proposed vacation.

Please refer to the Plat Amendment document, Page no.2, it shows 8' utility easement per Rec.

No. 599681, and we are aware.

9B. Should the electric facilities need to be relocated, an application must be submitted via xcelenergy.com/InstallAndConnect.

The electric facility will not require any relocation.