

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



January 3, 2022

Larry Braud  
Milender White Development  
12655 W 54<sup>th</sup> Drive  
Arvada, CO 8002

**Re: Initial Submission Review – Parkside at City Center Subdivision Filing No 3 – Replat**  
Application Number: **DA-1773-08**  
Case Numbers: **2021-3068-00**

Dear Mr. Braud:

Thank you for your initial submission, which we started to process on December 6, 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 community members.

As a few issues remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before January 25, 2022. The outstanding development fee of \$9,999.00 is due prior to your next submission.

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 303.739.7450 or [efuselie@auroragov.org](mailto:efuselie@auroragov.org).

Sincerely,

A handwritten signature in cursive script that reads "Liz C. Fuselier".

Liz Fuselier, Planner I  
City of Aurora Planning Department

cc: John Perry-Engineering Service Company 141 E Evans Ave Aurora CO 80014  
Scott Campbell, Neighborhood Liaison  
Laura Rickoff, ODA  
Filed: K:\SDA\1773-08rev1



## *Initial Submission Review*

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

- Development Fees of \$9,999.00 due with resubmittal (Planning)
- Verify easements (Planning)
- Taxes and Fees (Real Property)
- Vicinity Map (Real Property)

### **PLANNING DEPARTMENT COMMENTS**

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

1A. Storm drainage fees are due. Please contact Aurora Water (Diana Porter) to pay this fee.

#### **2. Completeness and Clarity of the Application**

- 2A. Any and all development fees are due prior to the second submission.  
2B. Verify with Real Property on whether easement need to be shown on Plat.  
2C. Provide a status update on any and all easements that may have been released.

#### **3. Addressing** (Phil Turner / 303-739-7357 / [pcturner@auroragov.org](mailto:pcturner@auroragov.org))

3A. Completed

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

#### **4. Civil Engineering** (Julie Bingham/ 303-739- / [@auroragov.org](mailto:@auroragov.org) / Comments in green)

4A. Approved

#### **5. Traffic Engineering** (Steve Gomez / 303-739-7336 / [segomez@auroragov.org](mailto:segomez@auroragov.org) / Comments in amber)

5A. Approved

#### **6. Fire / Life Safety** (Mark Apodaca / 303-739-7656 / [mapodaca@auroragov.org](mailto:mapodaca@auroragov.org) / Comments in blue)

6A. Approved

#### **7. Aurora Water – Revenue** (Diana Porter / [dsporter@auroragov.org](mailto:dsporter@auroragov.org))

- 7A. Storm Drain Development Fees due 0.5666/acre x \$1,242.00/acre = \$ 703.72  
7B. Please note- Commercial users with meters one and one-half inches and smaller with landscaped areas not served by a separate irrigation system shall be charged an outdoor fee based upon the total landscaped area.  
7C. Aurora Water-Approved (Cliff Stephens / [cstephen@auroragov.org](mailto:cstephen@auroragov.org))

#### **8. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

- 8A. Send in the State monument records for the aliquot corners used in the plat.  
8B. Provide documentation that taxes are paid in full up to and through the plat approval date of recording.  
8C. Vicinity Map: add the names of all public streets within ½ mile of the site.  
8D. See grammatical changes to site plan notes.

#### **9. Xcel Energy** (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))

9A. Please see comment letter attached.



**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

December 28, 2021

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

Attn: Elizabeth Fuselier

**Re: Parkside at City Center Subdivision Filing No. 3, Case # DA-1773-08**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plat for **Parkside at City Center Subdivision Filing No. 3**. Please be aware PSCo owns and operates existing natural gas and electric distribution facilities in this area. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

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

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

No resubmittals necessary.

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