



Planning Division  
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Aurora, Colorado 80012  
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October 5, 2020

Blake Fulenwider  
L.C. Fulenwider  
1125 17th Street Suite 2500  
Denver, CO 80202

**Re: Initial Submission Review:** 56<sup>th</sup> Avenue Right-of-Way Vacation - Vacation  
**Application Number:** DA-1478-04  
**Case Number:** 2020-8003-00

Dear Mr. Fulenwider:

Thank you for your initial submission, which we started to process on August 31, 2020. 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 still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before October 12, 2020. A resubmittal is required prior to the application being scheduled for the public hearing with City Council. 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.

The City Council Public Hearing is tentatively scheduled for November 2, 2020. Please remember that all notices to abutting property owners must be sent and posted at least **10 days** prior to the hearing date. These notifications are your responsibility and the lack of proper notification will cause the administrative decision 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 (303-739-7261).

Sincerely,

Debbie Bickmire, Senior Planner  
City of Aurora Planning Department

Attachments: Xcel Energy and CenturyLink Comment Letters

cc: David Le, Martin-Martin  
Scott Campbell, Neighborhood Liaison  
Cesarina Dancy, ODA  
Filed: K:\SDA\1478-04rev1.rtf



## *Initial Submission Review*

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

- Revise Exhibit labels and add references to Vicinity Map (Planning)
- Provide recordation information for 56<sup>th</sup> Avenue (Real Property)
- Provide a Title Commitment (Real Property)
- Retain right-of-way for interchange (E-470 Highway Authority)

### **PLANNING DEPARTMENT COMMENTS**

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

1A. Referrals were sent to 13 adjacent property owners and 4 outside agencies and 1 neighborhood association. No comments were received from adjacent property owners. Three comments were received from outside agencies and are incorporated herein or attached to this document. Please provide responses to the comments within the response letter for your next submission.

#### **2. Zoning and Land Use Comments**

2A. Relabel the exhibits as A, B and C. They will be combined a single document.

2B. Label all adjacent streets.

2C. Revise the Letter of Introduction to include the acreage included in the right-of-way being vacated. See redlines for other clarifications requested.

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

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

3A. Add the recordation information for 56<sup>th</sup> Avenue on each exhibit.

3B. Relabel exhibits and make revisions all the exhibits as noted on the redlines.

3C. Provide a Title Commitment to confirm ownership.

#### **4. E-470 Highway Authority** (Chuck Weiss / 303.537.3420 / [cweiss@E-470.com](mailto:cweiss@E-470.com))

4A. The City should retain enough ROW for construction of future interchange improvements. E-470 has approximately 210 feet of ROW on 56th Avenue where it ties into City ROW. The width of E-470 ROW and multi-use easement total approximately 360 feet on 56th Avenue where it ties into City ROW. Please advise if we can be of further assistance. For any question please contact Chuck Weiss at 303-537-3420 or [cweiss@E-470.com](mailto:cweiss@E-470.com)

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

5A. See attached comment letter.

#### **6. Adams County** (Layla Bajelan / [lbajelan@adcogov.org](mailto:lbajelan@adcogov.org))

6A. Thank you for including Adams County in this review. It does not appear that any Adams County roads will be affected as a result of this development, therefore the County has no comment on this proposal.

#### **7. CenturyLink** (Don Davalos / [don.davalos@centurylink.com](mailto:don.davalos@centurylink.com))

7A. See attached comment letter.



**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

September 17, 2020

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

Attn: Devorah Bickmire

**Re: 56th Avenue ROW Vacation, Case # DA-1478-04**

Public Service Company of Colorado's Right of Way & Permits Referral Desk has reviewed the documentation for **56th Avenue ROW Vacation** and has **no apparent conflict**.

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

September 11, 2020

P831770

Contact Information:

Planner Info:

Case Manager: Deborah Bickmire

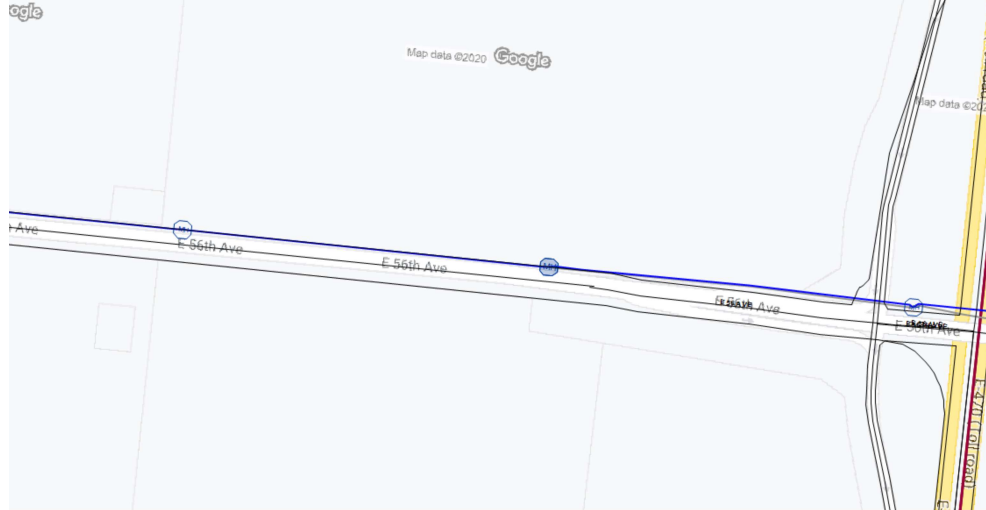
E-mail: [dbickmir@auroragov.org](mailto:dbickmir@auroragov.org)

PH: 303-739-7261

Deborah, Good Morning!!

After review, CenturyLink has the following comments regarding the review request submitted:

CTL has facilities on the north side of 56<sup>th</sup> that might be in conflict;



If, you have any questions, please contact Steven Ives at:

Steven Ives

Ph: 720-219-4160

Email: [Steven.ives@centurylink.com](mailto:Steven.ives@centurylink.com)

Thank You.

Sincerely,

*Don Davalos*

Don Davalos

Ph: 505-886-4673

[Don.davalos@CenturyLink.com](mailto:Don.davalos@CenturyLink.com)