

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



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January 4, 2023

Chad Ballard  
Paradigm Systems, Inc.  
2513 Elmira Street  
Aurora, CO 80010

**Re: Third Submission Review – Elmira North – Site Plan with Adjustment and Subdivision Plat**  
Application Number: **DA-2029-02**  
Case Numbers: **2022-3026-00; 2017-6009-01**

Dear Mr. Ballard:

Thank you for your third submission, which we started to process on December 20, 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 January 20, 2023.

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 list them specifically in your letter.

Your estimated Planning Commission hearing date is tentatively set for February 8, 2023. 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 let me know. I may be reached at 303-739-7450 or [efuselier@auroragov.org](mailto:efuselier@auroragov.org).

Sincerely,

Liz Fuselier, Planner I  
City of Aurora Planning Department

cc: Kay Galligan, Factor Design Build  
Jesse Donovan, Brightlighter Engineering  
Scott Campbell, Neighborhood Liaison  
Brit Vigil, ODA  
Filed: K:\SDA\2029-02rev3



## *Third Submission Review*

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

- Preliminary Drainage (Public Works)
- Public Improvements (Public Works)
- Site Plan Notes (Real Property)
- Plat (Real Property)

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Landscaping Issues** (Kelly Bish / 303-739-7189 / [kbish@auroragov.org](mailto:kbish@auroragov.org) / Comments in bright teal)

- 1A. Approved.

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

#### **2. Civil Engineering** (Kristin Tanabe / 303-739-7306 / [KTanabe@auroragov.org](mailto:KTanabe@auroragov.org) / Comments in green)

- 2A. The site plan will not be approved by Public Works until the preliminary drainage letter/report is approved. Comments were provided 8/12/22 and no subsequent submittal has been made.
- 2B. Missing sheet index; please add.
- 2C. Sheet 3: Add that no TCO/CO will be issued until the public improvements on Elmira Street are replaced and accepted. Also, refer to the previously approved civil plans that show the design (EDN 218067).
- 2D.

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

- 3A. Approved.

#### **4. Fire / Life Safety** (Will Polk / 303-739-7371 / [wpolk@auroragov.org](mailto:wpolk@auroragov.org) / Comments in blue)

- 4A. Approved.

#### **5. PROS** (Joe Odrzywocik / 303-739-7154 / [cbish@auroragov.org](mailto:cbish@auroragov.org) / Comments in mauve)

- 5A. Approved.

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

- 6A. Cover Sheet: Add Lot, Block, and Subdivision name.
- 6B. All crossings or encroachments into easements and rights-of-way owned by the City of Aurora ("City") identified as being privately owned and maintained herein are acknowledged by the undersigned as being subject to the City's use and occupancy of said easements or rights-of-way. The undersigned, its successors, and assigns, further agree to remove, repair, replace, relocate, modify, or otherwise adjust said crossings or encroachments upon request from the City and at no expense to the City. The City reserves the right to make full use of the easements and rights-of-way as may be necessary or convenient and the City retains all rights to operate, maintain, install, repair, remove or relocate any City facilities located within said easements and rights-of-way at any time and in such a manner as it deems necessary or convenient.
- 6C. Sheet 2: Add and label the 10' Utility easement per the subdivision plat.
- 6D. Sheet 3: This needs to be filled in for this existing water easement. Change the name of the easement to Water easement. Add and label the 10' Utility easement per the subdivision plat. Add Lot, Block, and Subdivision names.
- 6E. **Submit the Plat with the next submission.**

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

- 7A. See attached 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

January 3, 2023

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

Attn: Elizabeth Fuselier

**Re: Elmira North - 3rd referral, Case # DA-2029-02**

Public Service Company of Colorado's Right of Way & Permits Referral Desk advises the property owner/developer/contractor refer to the previous submittal for **Elmira North**.

No resubmittals are 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