

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



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June 29, 2020

Mr. Matt Hengel  
Richmond American Homes  
4350 S. Monaco St.  
Denver, CO 80237

**Re: Third Submission Review – The Aurora Highlands CSP No. 2 and Plat**  
Application Number: **DA-2062-06**  
Case Numbers: **2019-4010-00; 2019-3029-00**

Dear Mr. Hengel:

Thank you for your submittal, which we started to process on June 10, 2020. We have reviewed your Contextual Site Plan and Plat 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.

There is still an issue with the layout of the duplex lots and conformance with the green court standards that will require a Major Adjustment. Please contact me at your earliest convenience to discuss whether you would like to resolve the issue or proceed to schedule the Planning and Zoning Commission public hearing.

An additional submittal is required to address all outstanding redline comments. 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 give me a call. I may be reached at 303-739-7261.

Sincerely,

Debbie Bickmire, Planner II  
City of Aurora Planning Department

Attachments: Xcel Energy Comments

cc: Diana Rael, Norris Design  
Eva Mather, Norris Design  
Nancy Bailey, ODA  
Laura Rickhoff, ODA  
Filed: K:\SDA\2062-06rev3.rtf



## *Third Submittal Review*

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

- Align the pedestrian access through the green court (Planning)
- Provide mail kiosk location details (Life/Safety)
- Provide a turnaround for the maintenance access (Water)
- Start easement releases and License Agreement (Real Property)

### **PLANNING DEPARTMENT COMMENTS**

#### **1. Completeness and Clarity of Application**

- 1A. The duplex configuration has been modified since the discussion with staff to provide a through pedestrian access that meets the intent for green courts to connect to a public or private street. The proposed configuration, which requires pedestrians to navigate through the alley to reach the sidewalk to the public street, will require a Major Adjustment.
- 1B. Add landscape coverage to the site data block.
- 1C. Show and label the location of the emergency access and the secondary access gates on all applicable sheets.
- 1D. Remove the “s” from Flat Rock’s” Street to match the Addressing Committee street name recommendations.
- 1E. Please be advised, fences shall be set back a minimum of four feet from the back of adjacent sidewalks, except that fences that abut a local street and meet all the design and height requirements for front yard fences may be set back no less than 18 inches from the back of sidewalk. (Section 146-1741(B)2).
- 1F. See redlines for all comments and text edits.

#### **2. Landscaping Issues** (Debbie Bickmire / 303-739-7261 / [dbickmir@auroragov.org](mailto:dbickmir@auroragov.org) / Comments in teal)

- 2A. The loop lane on 36<sup>th</sup> Avenue is located in Tract G. Please revise the landscape tables to include the curbside landscape in Tract G, and remove it from Tract H.
- 2B. Please explain the correlation of the Tract area breakdown(s) and how the numbers correlate to the areas referenced in the tables. Please see Sheet 18 for clarification of comments.
- 2C. Identify 5 gallon and 1 gallon shrubs separately in the landscape tables.
- 2D. Clarify whether ISP #1 plant material is shown in the buffer landscape table.
- 2E. The turf in Tract D does not demonstrate recreational value. Please remove from the recreational turf calculations.
- 2F. Identify the tree associated with “WHK.”

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

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

##### **Preliminary Plat**

- 3A. Fix the overwrites on Sheet 11.

#### **4. Traffic Engineering** (Brianna Medema / 303-739-7336 / [bmedema@auroragov.org](mailto:bmedema@auroragov.org) / Comments in amber)

- 4A. Remove accessible ramp on 38<sup>th</sup> Avenue at Grand Baker Street.
- 4B. Add sight triangles per COA STD TE-13.1 for the alley connections to 41<sup>st</sup> Avenue.
- 4C. There is a ramp across 41<sup>st</sup> Avenue (see Sheet 9) that is not required. Shift to right side of the intersection or remove.

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

##### **Preliminary Plat**

- 5A. Provide a mail kiosk detail showing how accessibility and ADA requirements are being met.



**6. Aurora Water** (Steve Dekoskie / 303-739-7490 / [sdekoski@auroragov.org](mailto:sdekoski@auroragov.org) / Comments in red)

**Preliminary Plat**

6A. Provide a vehicle turn around on the maintenance access at the outlet structure in Tract I.

**7. Real Property** (Darren Akrie / 303-739-7331 / [dakrie@auroragov.org](mailto:dakrie@auroragov.org) / Comments in magenta)

**Preliminary Plat**

7A. Encroachments into easements must be included in a license agreement. Please contact Grace Gray at [ggray@auroragov.org](mailto:ggray@auroragov.org) to initiate the process. It can take 6-8 weeks to finalize and can hold up the recordation of the plans.

7B. Contact Andy Niquette at [aniquet@auroragov.org](mailto:aniquet@auroragov.org) to start the easement release and/or dedication processes.

7C. Make sure all easements are shown and labeled.

7D. Add or revise text as shown on the redlines.

**Plat**

7E. Verify the lot distances add up to the same overall length for the same total line length.

7F. Ensure all text is readable and not obscured.

7G. Identify the easements noted on Sheet 13.

7H. See all comments on redlines.

**8. Mile High Flood District** / Teresa Patterson / 303-455-6277 / [tpatterson@udfcd.org](mailto:tpatterson@udfcd.org)

8A. The District has reviewed the comment responses provided by Norris Design. They have acknowledged the need for outfall design and calculations and will provide these items with the CD and FDR. We will review at this time.

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

9A. 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

June 22, 2020

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

Attn: Deborah Bickmire

**Re: The Aurora Highlands Filing No. 2 - 3rd referral, Case # DA-2062-06**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has attached the PSCo blanket easement that is preferred to be utilized by the applicant for **The Aurora Highlands Filing No. 2**.

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

DIVISION SEMD

LOCATION The Aurora Highlands  
Subdivision Filing No. 2

ROW AGENT Russ McClung

DESCRIPTION AUTHOR Russ McClung

AUTHOR ADDRESS 2070 S Valentia St  
Denver, CO 80231

DOC. NO.

PLAT/GRID NO.

WO/JO/CREG NO.

PUBLIC SERVICE COMPANY OF COLORADO EASEMENT

The undersigned Grantor hereby acknowledges receipt of good and valuable consideration from PUBLIC SERVICE COMPANY OF COLORADO (Company), 1800 Larimer Street, Suite 1100, Street, Denver, Colorado, 80202, in consideration of which Grantor(s) hereby grants unto said Company, its successors and assigns, a non-exclusive easement to construct, operate, maintain, repair, and replace utility lines and all fixtures and devices, used or useful in the operation of said lines, through, over, under, across, and along a course as said lines may be hereafter constructed in THE AURORA HIGHLANDS SUBDIVISION FILING NO. 2 located a portion of the southeast one-quarter (SE1/4) of Section 19, and in the northeast one-quarter (NE1/4) of Section 30, Township 3 South, Range 65 West of the 6th Principal Meridian in the County of Adams, State of Colorado, the easement being described as follows:

A non-exclusive easement over, under, through and across THE AURORA HIGHLANDS SUBDIVISION FILING NO. 2 for the construction, operation, maintenance, repair and replacement of gas and electric distribution systems and appurtenances thereto as may be necessary to provide such services within this development or property contiguous thereto, excluding any building envelopes.

Together with the right to enter upon said premises, to survey, construct, maintain, operate, repair, replace, control, and use said utility lines and related fixtures and devices, and to remove objects interfering therewith, including the trimming or felling of trees and bushes, and together with the right to use so much of the adjoining premises of Grantor during surveying, construction, maintenance, repair, removal, or replacement of said utility lines and related fixtures and devices as may be required to permit the operation of standard utility construction or repair machinery. The Grantor reserves the right to use and occupy the easement for any purpose consistent with the rights and privileges above granted and which will not interfere with or endanger any of the said Company's facilities therein or use thereof. Such reservations by Grantor shall in no event include the right to erect or cause to be erected any buildings or structures upon the easement granted or to locate any mobile home or trailer units thereon. In case of the permanent abandonment of the easement, all right, privilege, and interest granted shall terminate.

The work of installing and maintaining said lines and fixtures shall be done with care; the surface along the easement shall be restored substantially to its original level and condition.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2020

(Type or print name below each signature line with official title if corporation, partnership, etc.):

**GRANTOR:** Green Valley East LLC., a Colorado limited liability company

By: \_\_\_\_\_

Its: \_\_\_\_\_

\_\_\_\_\_

STATE OF COLORADO, )  
 )ss.  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2020, by [Grantor name(s) from above]:

\_\_\_\_\_  
Witness my hand and official seal.

My commission Expires \_\_\_\_\_

Notary Public

SEAL