



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

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May 6, 2021

Chris Fellows
Painted Prairie Owner, LLC
5600 Greenwood Plaza Boulevard, Suite 220
Greenwood Village, CO 80111

Re: Initial Submission Review: Painted Prairie Phase Two – Prelim. Plat Amendment and Sub. Plat Amendment
Application Number: DA-1556-14
Case Numbers: 2019-4018-01; 2021-3016-00

Dear Mr. Fellows:

Thank you for your initial submission, which we started to process on April 12, 2021. We reviewed it and attached our comments along with this cover letter. The review letter contains comments from all city departments and outside agencies.

Since many 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 May 28, 2021.

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 303-739-7857.

Sincerely,

Sarah Wile, AICP
Senior Planner
City of Aurora, Planning & Development Services Department

cc: Brent Martin, LandDesign, 1360 Walnut Street, Suite 102, Boulder, CO 80302
Daunte Rushton, ODA
Filed: K:\\$DA\1556-14rev1.rtf



Initial Submission Review

1. Planning (Sarah Wile / 303-739-7857 / swile@auroragov.org / Comments in teal)

1A. A payment in the amount of \$15,419.00 is due prior to the second submittal being accepted. Please pay this invoice before the second submittal is uploaded to the development review website.

1B. Please turn off all AutoCAD SHX text in the Comment section on the Preliminary Plat PDF. It makes it difficult to review the plan in the current format. This is required in order for staff to accept the next submittal.

1C. Each Preliminary Plat sheet that is being amended must include a box with a list of the items that are being amended on that particular sheet. Please include this with the next submittal.

1D. Please ensure consistency with what areas are being bubbled on all sheets. Changes to some of the tracts and lots are bubbled on some sheets and not on others.

1E. Tract E is still shown as 65.02' wide, but the length of the adjacent lots increased by 15'. It appears that this width should be updated to account for the reduction in size of the tract.

1F. PROS did not receive a referral on the first review of this application because staff was not aware that some of the tracts were changing based on the information provided on the pre-submittal meeting form. They will receive the next referral and will need to verify that the small reductions in tract area for some of the tracts is acceptable.

1G. Sheet 6 is out of order in the plan set, please update.

2. Landscaping Issues (Kelly Bish / 303-739-7189 / kbish@auroragov.org / Comments in bright teal)

2A. For all of the proposed tract areas that have been updated, turn off the previous line work that is now being replaced.

2B. Each sheet where a change is proposed should include an itemized list of the proposed changes. Otherwise, there is no way of knowing what has changed on the sheet. See the example provided and include this on all sheets.

3. Civil Engineering (Kristin Tanabe / 303-739-7306 / ktanabe@auroragov.org / Comments in green)

3A. Label the slopes in the tracts that are being amended.

4. Aurora Water (Nina Khanzadeh / nkhanzad@auroragov.org / Comments in red)

4A. Please ensure all existing utility easements are shown on the Preliminary Plat and Plat Amendment.

5. Real Property (Maurice Brooks / 303-739-7294 / mbrooks@auroragov.org / Comments in magenta)

5A. Many of the proposed lots do not match on the Preliminary Plat and Plat Amendment. Please revise and ensure consistency.

5B. Contact Andy Niquette to start the easement release and easement dedication processes. This must be done before mylars can be recorded.

5C. Send in the updated Title Commitment that represents the boundaries for the Plat Amendment.

5D. Make revisions to the Plat Amendment Cover Sheet per redline comments.

6. Traffic Engineering (Brianna Medema / 303-739-7336 / bmedema@auroragov.org / Comments in orange)

6A. See comments regarding crossings on Sheets 5 and 7.



7. Fire / Life Safety (Mark Apodaca / 303-739-7656 / mapodaca@auroragov.org / Comments in blue)

7A. The fire lane easement requires fire lane signs. Please provide fire lane signs per comments on Sheet 7.

8. Xcel Energy (Donna George / 303-571-3306 / donna.l.george@xcelenergy.com)

8A. See the attached comment letter.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

April 30, 2021

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

Attn: Sarah Wile

**Re: Painted Prairie Phase Two - Painted Prairie Subdivision F3 A1
Case # DA-1556-14**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined **there is a conflict** with the above captioned project. It appears that not all utility easement widths will accommodate natural gas and electric distribution facilities. Please note PSCo's standard width for within each/all lots are:

- 6-feet wide for natural gas facilities with a minimum 5-foot clearance from any structure and where there is drivable pavement with space for service truck access (5-feet wide, 6-inches thick) with plowing in snowy conditions
- 8-feet wide for electric facilities
- if gas and electric are within the same trench, a 10-foot wide utility easement is required, not to overlap any wet utility easement
- bear in mind that these utility easements must have 5-feet of separation from gravity-fed wet utilities and 10-feet of separation from forced-fed water utilities

The property owner/developer/contractor must complete the application process for any new natural gas or electric service via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements may need to be acquired by separate document for new facilities (i.e. transformers) – be sure to contact the Designer and request that they connect with a Right-of-Way and Permits Agent in this event.

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