

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



April 23, 2020

Jason Pock
Richmond American Homes of Colorado Inc
4350 S Monaco St Ste 500
Denver, CO 80237-3400

Re: First Submission Review: 1680 S Tower Rd – Street Vacation
Application Number: DA-2218-01
Case Number: 2020-8002-00

Dear Mr. Pock:

Thank you for your initial submission, which we started to process on Monday, March 30, 2020. We reviewed it 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 still remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before May 7, 2020.

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.

Your estimated City Council hearing is tentatively scheduled for Monday, June 1, 2020 the submittal is received by the date noted above and all comments have been sufficiently addressed. 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 give me a call. I may be reached at 303-739-7220 or rloomis@auroragov.org.

Sincerely,

Ryan Loomis, Senior Planner
City of Aurora Planning Department

Attachments: Xcel Energy, April 16, 2020

cc: Anthony Files, Terracina Design, 10200 E Girard Avenue, Building A, Suite 314, Denver, CO 80231
Meg Allen, Neighborhood Services
Mark Geyer, ODA
Filed: K:\\$DA\2218-01rev1.rtf



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Please address the comment from a neighbor.
- Remove the AutoCAD SHX text items.
- Please send in the closure sheet for the legal description.

PLANNING DEPARTMENT COMMENTS

1. Community Questions Comments and Concerns

1A. One comment was received from an adjacent property owner / neighbor with concerns about how this street vacation will impact traffic on Andes Circle. Please reach out to this neighbor to discuss his concerns and provide a summary of your conversation with the next submittal. Your Case Manager can provide the contact information for Mr. Brungardt.

Name: Branden Brungardt

Comment: Concerns with narrowing a street that has people exceeding the speed limit at all hours and a school bus stop. Are there plans for a speed bump? Also taller/new fences to block out the extra traffic from the development? Is the walking path going to move closer to the owners fence during this project. Any plans for a stop light on the northwest side of Andes circle there has been multiple accidents on this corner as there is no merge lane.

2. Planning Comments (Ryan Loomis / rloomis@auroragov.org / 303-739-7220)

2A. Please remove the AutoCAD SHX items. The next submittal will not be accepted if these remain visible in the “Comment” section of the PDF. It makes it difficult for staff to review and add comments to the document.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

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

3A. Please send in the closure sheet for the legal description to confirm the area being vacated.

4. Arapahoe County (Terri Maulik / 720-874-6650 / referrals@arapahoegov.com)

4A. Comment received and no further comments.

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

5A. Letter received. No further comments.



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 16, 2020

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

Attn: Ryan Loomis

Re: 1680 South Tower Road Street Vacation, Case # DA-2218-01

Public Service Company of Colorado's Right of Way & Permits Referral Desk has reviewed the documentation for **1680 South Tower Road Street Vacation** and has no 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