



Planning Division
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Aurora, Colorado 80012
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August 3, 2018

Terry Hodge
Toll Brothers Inc
10 Inverness Drive East, Suite 125
Englewood, CO 80112

Re: Initial Submission Review - Southshore Subdivision Filing No 20 – Plat Amendment
Application Number: **DA-1605-17**
Case Number: **2018-3037-00**

Dear Mr. Hodge:

Thank you for your initial submission, which we started to process on Monday, July 16, 2018. 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 Thursday, August 30, 2018.

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 303-739-7251 or bcammara@auroragov.org.

Sincerely,

Brandon Cammarata, Senior Planner
City of Aurora Planning Department

cc: Jeff White - Martin Martin Consulting Engineers 12499 W Colfax Ave Lakewood CO 80215-3720
Brandon Cammarata, Case Manager
Scott Campbell, Neighborhood Services
Cesarina Dancy, ODA
Filed: K:\\$DA\1605-17rev1.rtf



Initial Submission Review

1. Real Property

Darren Akrie, 303-739-7331, dakrie@auroragov.org

- 1A. Send in an updated Title Commitment showing both owners.
- 1B. Send in the State Monument Records for the aliquot corners used on the plat.
- 1C. Send in a closure sheet for the description.
- 1D. Make redline corrections.

2. Xcel

Re: Southshore at Aurora Subdivision Filing No. 20, Case # DA-1605-17

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has reviewed the plat for **Southshore at Aurora F20** and may have a **conflict**. Please be aware PSCo owns and operates existing electric distribution facilities within the rear lots of this platted area with future natural gas and electric facilities already planned. PSCo requests confirmation that these facilities are not impacted by the proposed boundary changes.

Public Service Company requests that the following language or plat note be added to the plat:

Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

The property owner/developer/contractor must complete the **application process** for any new natural gas or electric service, or modification to existing facilities including relocation via FastApp-Fax-Email-USPS (go to:

https://www.xcelenergy.com/start_stop_transfer/new_construction_service_activation_for_builders). 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.

As a safety precaution, PSCo would like to remind the developer to call the **Utility Notification Center** at 1-800-922-1987 for utility locates prior to construction.

Please contact me at donna.l.george@xcelenergy.com or 303-571-3306 if there are any questions with this referral response.

Donna George
Right of Way and Permits
Public Service Company of Colorado