



Planning Division
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Aurora, Colorado 80012
303.739.7250

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March 5, 2021

Darrell Schuler
14221 E 4th Avenue
Suite 221
Aurora CO 80011

Re: Initial Submission Review: New Venture Subdivision Filing No.3 – Replat
Application Number: DA-1388-02
Case Number: 2021-3004-00

Dear Mr. Schuler:

Thank you for your initial submission, which we started to process on Monday, February 8, 2021. We reviewed it and attached our comments along with this cover letter. The following sections contain more specific comments, including those received from other city departments, outside agencies, and neighborhood groups.

Since several important issues remain, you will need to make another submission. Please revise your previous work send your second submission to us on or before Monday, March 29, 2021. Include a comment response letter to all comments in this letter including the neighborhood comments. The full payment of your outstanding balance of \$4,969.00 is required before your next submission for review.

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 abenton@auroragov.org or 303-739-7209.

Sincerely,

Antonnio Benton II

Antonnio Benton II, Planner I
City of Aurora Planning Department



Initial Submission Review

SUMMARY OF KEY COMMENTS

- Upload the Site Plan pdf (Potomac Professional Plaza)
- Response is needed for neighborhood comments from Mr. Freddie Badger (See Item 1)
- An updated Title Commitment is needed (See Item 3)
- Storm Drainage Development Fee is due See Item 7)
- Comments provided from external agencies (See Items 8 & 9)

PLANNING DEPARTMENT COMMENTS

- 1. Planning Comments** (Antonnio Benton II / abenton@auroragov.org / 303-739-7209 / Comments in teal)
 - 1A. Please upload the site plan to verify against the plat.
 - 1B. Please address the neighborhood comments from Mr. Freddie Badger, pbadgeralston2@gmail.com
I live in the adjoining property and had a difficult time getting the current business occupant to put up a fence. It didn't meet our expectations or standards. Selling half of the property to another business will lower our property value and increase safety issues for my family. I oppose subdividing the property.
- 2. Addressing** (Phil Turner / pturner@auroragov.org / 303-739-7271)
 - 2A. Approved, no comments.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

- 3. Real Property** (Andy Niquette / aniquette@auroragov.org / 303-739- / Comments in pink)
 - 3A. Change the name of the plat to be "New Venture Subdivision Filing No. 4" – you are adding a Lot, which make this a new subdivision instead of a plat amendment.
 - 3B. See the red line comments on the plat.
 - 3C. Send in the updated the Title Commitment to be within 120 calendar days of the plat approval date.
- 4. Civil Engineering** (Kristin Tanabe/ ktanabe@auroragov.org / 303-739-7431/ Comments in green)
 - 4A. Please resubmit and do not submit scanned sheets.
- 5. Traffic** (Brianna Medema / bmedema@auroragov.org / 303-739-7336 / Comments in gold)
 - 5A. Include the Site Plan to understand the context of the lot split.
- 6. Life Safety** (Ted Caviness / tcaviness@auroragov.org / 303-739-7464 / Comments in blue)
 - 6A. Approved, no comments.
- 7. Aurora Water** (Nina Khanzadeh/ nkhanzadeh@auroragov.org / 303-739-7490 / Comments in red)
 - 7A. Please resubmit provide site plan to verify against plat.
 - 7B. Storm Drainage Development fee due -.86 acres x \$1,242.00 = \$1,068.12 (Diana Porter / dsporter@auroragov.org /303-739-7395)
- 8. Xcel Energy** (Donna George)/ donna.l.george@xcelenergy.com / 303-571-3306
 - 8A. Please address Xcel Energy comments.
 - 8B. Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has existing overhead electric high-voltage **transmission** lines and associated land rights as shown within this property; and, requests that, prior to any final approval of the plat, the property owner/developer/contractor submits these plans to our



Siting and Land Rights department for review and approval via either website www.xcelenergy.com/rightofway or email coloradorightofway@xcelenergy.com). Any activity including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require PSCo approval. Encroachments across PSCo's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues.

PSCo also has existing underground electric ***distribution*** facilities within the subject property. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities 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 – be sure to contact the Designer and request that they connect with a Right-of-Way and Permits Agent in this event.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 to have all utilities located prior to any construction.

9. **Arapahoe County Planning Division** (Terri Maulik) / referrals@arapahoe.gov / 720-874-6650

9A. Thank you for the opportunity to review and comment on this project. the arapahoe county planning division has no comments; however, other departments and/or divisions may submit comments.