



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

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June 28, 2022

Tim Bertoch
Consolidated Investment Group
18 Inverness Place East
Englewood, CO 80112

Re: Initial Submission Review – Eastpark 70 Subdivision Filing 7 – Plat Amendment
Application Number: **DA-1735-10**
Case Numbers: **2022-3-47-00**

Dear Mr. Bertoch:

Thank you for your initial submission, which we started to process on June 6, 2022. We have reviewed your plans 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 remain, you will need to make another submission. Please revise your previous work and send us a new submission on or before July 25, 2022.

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 let me know. I may be reached at 303-739-7450 or efuselier@auroragov.org.

Sincerely,

Liz Fuselier, Planner I
City of Aurora Planning Department

cc: Ted Swan – Ware Malcomb 990 S Broadway Suite 230 Denver CO 80209
Scott Campbell, Neighborhood Liaison
Laura Rickoff, ODA
Filed: K:\SDA\1735-10rev1



Initial Submission Review

SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS

- Adjacent Property Owner Comment (Planning)
- Aliquot sections (Real Property)
- Title Commitment (Real Property)
- Redline Comments on Subdivision Plat (Real Property)

PLANNING DEPARTMENT COMMENTS

1. Community Questions, Comments and Concerns

1A. Notification was sent to 22 adjacent property owners, 6 registered neighborhood groups and 4 outside agencies. One comment was received from an adjacent property owner. Please contact this property owner to address their concerns and provide a response with your next submission.

Name: Pedro Cayetano

Organization: 19839 Montview Dr.

Address: Aurora Colorado 80011

Phone: 7203645484

Email: raulcayetano11@gmail.com

Comment: In the household of 19839 Montview DR. we would like to decline the Plat Amendment.

2. Addressing (Phil Turner / 303-739-7357 / pcturner@auroragov.org)

2A. Approved.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

3. Civil Engineering (Julie Bingham/ 303-739-7403 / JBingham@auroragov.org / Comments in green)

3A. Approved

4. Fire / Life Safety (Mike Dean / 303-739-7447 / mdean@auroragov.org / Comments in blue)

4A. Approved.

5. Aurora Water (Nina Khanzadeh / 303-883-2060 / Khanzad@auroragov.org / Comments in red)

5A. Approved.

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

6A. Provide most recent AES Board Monument Record for all aliquot section monuments.

6B. Provide linked title commitment or Supporting documents.

6C. See redline comments on subdivision plat.

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

7A. Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has no particular concerns with the replat for Eastpark 70 Subdivision Filing No. 7. (See attached 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

June 27, 2022

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

Attn: Elizabeth Fuselier

RE: Eastpark 70 Subdivision Filing No. 7, Case # DA-1735-10

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has no particular concerns with the replat for **Eastpark 70 Subdivision Filing No. 7**.

Should the project require any new natural gas or electric service or modification to the existing gas and electric facilities, the property owner/developer/contractor must complete the application process via xcelenergy.com/InstallAndConnect.

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