



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

Worth Discovering • [auroragov.org](http://auroragov.org)

November 12, 2020

Ted Laudick  
Silverbluff Companies  
1660 Wynkoop Suite 1150  
Denver, CO 80202

**Re: Initial Submission Review:** 64<sup>th</sup> Avenue Subdivision Filing No. 1 - Plat  
**Application Number:** DA-2205-01  
**Case Numbers:** 2020-3050-00

Dear Mr. Laudick:

Thank you for your initial submission, which we started to process on Monday, October 19, 2019. 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 second submission on or before Tuesday, December 8, 2020. Payment of application fees (\$12,399.00) are required prior to the second submittal.

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 [rloomis@auroragov.org](mailto:rloomis@auroragov.org) or 303-739-7220.

Sincerely,

Ryan Loomis, Senior Planner  
City of Aurora Planning Department

cc: Patrick Horn - Martin Martin Consulting Engineers 12499 W Colfax Ave Lakewood CO 80215-3720  
Ryan Loomis, Case Manager  
Scott Campbell, Neighborhood Services  
Cesarina Dancy, ODA  
Filed: K:\SDA\2205-01rev1.rtf



## *Initial Submission Review*

### **SUMMARY OF KEY COMMENTS FROM ALL DEPARTMENTS**

- ✓ **Please pay invoice of \$12,399.00 prior to second submittal.**
- ✓ Final Plat recorded after Preliminary Plat approved.
- ✓ Ensure revisions per Real Property and Public Works are provided
- ✓ Contact Aurora Water-Revenue directly to pay Storm Drainage Development Fees \$5,520.69.

#### **1. Planning** (Ryan Loomis / 303-739-7220 / [rloomis@auroragov.org](mailto:rloomis@auroragov.org) / Comments in teal)

- 1A. Please pay fee of \$12,399.00 before second submittal.
- 1B. Add City Attorney signature and date.
- 1C. Please note that the Preliminary Plat (DA-2205-00) needs to be approved prior to recording the Final Plat.

#### **2. Civil Engineering** (Kristin Tanabe / 303-739-7306 / [ktanabe@auroragov.org](mailto:ktanabe@auroragov.org) / Comments in green)

- 2A. A 25' radius is required, typical all intersections.

#### **3. Real Property** (Maurice Brooks / 303-739-7294 / [mbrooks@auroragov.org](mailto:mbrooks@auroragov.org) / Comments in magenta)

Redlines to Sheet 1

- 3A. Move the Preamble and the Dedicatory Language to the first page.
- 3B. Delete the hyphen in the title. Make necessary change to all pages.
- 3C. Add all the existing street R.O.W. names within ½ mile for vicinity map.
- 3D. Add the different ranges on both sides of the range line in vicinity map.
- 3E. Move the Covenants to the second page and replace it with the Preamble to the description and the Dedicatory language - with a reference to read "see the description on the second and third pages".
- 3F. Change the highlighted to match the Subdivision Plat Checklist.
- 3G. Change "Tracts" to "Streets" as shown.

Redlines to Sheet 2

- 3H. Change "Dedications" to: Legal Description.
- 3I. Move the language under "Dedications" to the first page along with the Dedicatory language statement.
- 3J. Send in the closure sheet for this description. See same comment on Sheet 3.
- 3K. Add these "excepted" areas to assist in the calculation for the net area being dedicated to the City of Aurora.

Redlines to Sheet 3

- 3L. Add the gross and net areas for the subdivision.
- 3M. Revise "tracts" to "parcels of land" as shown.
- 3N. Move this dedicatory statement to the first page with the preamble to the description.
- 3O. Revise "tracts" to "streets" as shown.
- 3P. Add the "Filing No. 1".

Redline to Sheet 4

- 3Q. Send in the state monument record. See same comment throughout.

Redlines to Sheet 6

- 3R. The shown should add up to the total length. See same comment on Sheet 7.

#### **4. Xcel Energy** (Donna George / 303-571-3306 / [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com))

- 4A. See the attached comment letter.

#### **5. Aurora Water-Revenue** (Diana Porter / 303-739-7395 / [dsporter@auroragov.org](mailto:dsporter@auroragov.org))

- 5A. Storm Drainage Development Fees due 4.445 acres x \$1,242.00 = \$5,520.69. Please contact Diana Porter.



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303. 571. 3284  
donna.l.george@xcelenergy.com

November 9, 2020

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

Attn: Ryan Loomis

**Re: 64th Avenue Subdivision Filing No. 1, Case # DA-2205-01**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plat for **64th Avenue Subdivision Filing No. 1**. Please be aware PSCo owns and operates existing electric distribution facilities in conduit including manholes within the 64<sup>th</sup> Avenue right-of-way. As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction. Please be advised that any subsequent change of grade to original installation depths may render current required depths incorrect. Should there be grading changes, PSCo approval is required. Use caution and hand dig when excavating within 18-inches of each side of the marked facilities. Please be aware that all risk and responsibility for this request are unilaterally that of the Applicant/Requestor.

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