



Planning Division
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October 21, 2016

Lisa Evans
Century Communities
8390 E. Crescent Parkway #650
Greenwood Village, CO 80111

Re: Second Submission Review – Gardens at East Iliff (Danbury Park) - Plat
Application Number: **DA-1053-09**
Case Number: **2016-3035-00**

Dear Ms. Evans:

Thank you for your second submission, which we received on Friday, September 23, 2016. We reviewed it and attached our comments along with this cover letter. Please see the comments from a Danbury Park resident, Xcel Energy, and Real Property and address each comment in the next submission on or before November 2, 2016.

As always, if you have any comments or concerns, please give me a call or send along an email. I may be reached at 303-739-7251 or etart@auroragov.org.

Sincerely,

Elizabeth "Libby" Tart-Schoenfelder, AICP
Senior Planner II
City of Aurora Planning Department

cc: Mindy Parnes, Planning Department
David Addor, Engineering Service Company, 14190 E Evans Ave, Aurora CO 80014
Mary Avgerinos, Neighborhood Liaison
Mark Geyer, ODA
Filed: K:\\$DA\1053-09rev2.rtf



Second Submission Review

PLANNING DEPARTMENT COMMENTS

1. Community Questions Comments and Concerns

1A. The following comment was received from an abutting property owner: Sandra Soule, 12819 E. Dickensen Place, Aurora, CO 80014

Email: glindapw@comcast.net

Comment: This Plat is incorrect. It shows an invalid property line in the southeast corner of the parcel. This matter is in dispute and NO construction should be permitted until this matter is resolved and new documents are submitted and reviewed by abutting property owners. The utility easements are misrepresented.

1B. An additional letter of correspondence was emailed from another Danbury Park resident to Century Communities and to the Case Manager. Please see the attached document. This corresponds with the plat and the site plan reviews.

REFERRAL COMMENTS FROM OTHER DEPARTMENTS AND AGENCIES

2. Xcel Energy

2A. Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the second referral plat for **Gardens at East Iliff Subdivision Filing No. 1 (Danbury Park)**, acknowledges the platted 10-foot utility easements around the perimeter of the lots, and requests the 5-foot utility easements along South Troy Street be increased to 10-feet wide in order to accommodate natural gas and electric distribution facilities. The attached diagram indicates the locations for additional easement needed internal to the lots in order to facilitate service throughout the development.

The applicant is reminded of PSCo's existing natural gas distribution facilities within the cul-de-sac area, posing a **conflict** with the proposed right-of-way vacation as shown on the plat. Therefore, prior to this right-of-way being vacated, an easement must be retained for all existing facilities – response requested.

PSCo also has existing electric distribution facilities within the area. If the property owner/ developer/contractor has not already done so, they must contact the **Builder's Call Line** at 1-800-628-2121 or <https://xcelenergy.force.com/FastApp> (register, application can then be tracked) to complete the application process for any new gas or electric service, or modification to existing facilities. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements will need to be acquired by separate document for new facilities.

Should you have any questions with this referral response, please contact me at 303-571-3306.

Donna George
Contract Right of Way Referral Processor
Public Service Company of Colorado

3. Real Property

3A. Please continue to work with Maurice Brooks on the completion of the easement releases. Maurice can be reached at mbrooks@auroragov.org or 303-739-7294.