

Agency Type	Agency Name	Agency Comments	Applicant's Response
ARAPAHOE COUNTY AGENCIES			
	<u>ARAPAHOE COUNTY OPEN SPACES</u>	OS is requesting CiL based on the Appraisal Method rather than the Assumed Value Method. There is a "Pocket Park" shown and briefly described in the submittal, but no exact size is provided. The pocket park may be eligible for consideration for OS dedication if it is private. Pedestrian circulation on connectivity throughout the community will be determined through the SDP and ASP process.	ACKNOWLEDGED - OS will be further determined and developed through the SDP and ASP processes once the final plan is determined. Any proposed pocket park would be private. Trail connections and crossings will be considered during later stages of the approval process.

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	<p data-bbox="359 237 873 342"><u>ARAPAHOE COUNTY PUBLIC HEALTH DEPARTMENT - LAND USE REFERRALS</u></p>	<p data-bbox="907 237 1503 310">No documented landfills, past, present or planned within 1,000 feet of this property.</p> <p data-bbox="907 350 1503 537">Records indicate several historical or active septic systems on or near the subject properties. The applicant must notify ACPH in writing if any of the septic systems have been or will be decommissioned.</p> <p data-bbox="907 586 1503 1040">The applicant must provide wastewater and drinking water will-serve letter for any portions of the site not currently within the boundaries of Southwest Metro WSD or Platte Canyon WSD, consistent with the August 16, 2024, letter from Southwest Metro WSD. ACPH acknowledges the November 17, 2025, response from the applicant on comment letter from the first submittal that the applicant will continue to work with utility providers to secure will serve letters as the process moves forward.</p>	<p data-bbox="1528 237 2045 383">ACKNOWLEDGED - Applicant will continue to work with utility providers to secure will serve letters as this entitlement process moves forward.</p>

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	<u>ARAPAHOE COUNTY PUBLIC WORKS - BUILDING DIVISION</u>	New Construction Pre-Submittal Considerations provided to the applicant.	ACKNOWLEDGED - All required approvals and permits will be obtained prior to construction.
	<u>ARAPAHOE COUNTY R&amp;B REFERRALS</u>	I am concerned with the proposed volume of traffic entering S. Platte Canyon Rd and the proximity of the proposed entrance to the existing roads of W. Canyon Trail and South Platte Canyon Drive.	ACKNOWLEDGED - SITE PLAN HAS BEEN ADJUSTED AND MAIN ENTRY HAS BEEN AND WILL BE ALIGNED WITH W. CANYON TRAIL
CITIZEN ORG & HOA			
	<u>UNINCORPORATED ARAPAHOE COUNTY ECONOMIC DEVELOPMENT (UACED)</u>	No comments.	ACKNOWLEDGED
FIRE			
	<u>SOUTH METRO FIRE-REFERRALS</u>	<p>Provide a scaled autoturn exhibit complying with the specification in letter from district.</p> <p>Emergency vehicle access to the north shall be permitted as a vehicle access gate with SMFR. This gate shall be set back 50 feet from S. Platte Canyon Rd.</p> <p>Provide the construction type and total square footage of the largest structure.</p>	<p>ACKNOWLEDGED - A full Autoturn analysis will be completed during the site plan application process. At this time, the zoning document does not include enough design information to accurately depict turning diagrams.</p> <p>Noted, gate and access to be designed during site plan application process.</p> <p>Unknown at this time, will provide during site plan application.</p>

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HEALTH DEPARTMENT/AIR QUALITY			
	<u>CDPHE/ DEPARTMENT OF HEALTH &amp; ENVIRONMENT - STATE OF COLORADO</u>	Land development activities release fugitive dust, a pollutant regulation by the Division. Land development is less than 25 acres and less than 6 months in duration do not need to report air emissions to the Division. Even if a permit is not required, fugitive dust control measures including Land Development APEN Form APCD-223 must be followed at the site.	ACKNOWLEDGED- All mitigation and permit requirements will be met during land development.
	<u>CDPHE/COLORADO DEPARTMENT OF HEALTH/BROWNFIELD/SUPERFUND</u>		
HOA			
LIBRARY			
	<u>ARAPAHOE LIBRARY DISTRICT- REFERRALS</u>		
PARK & RECREATION			

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	<u>SOUTH SUBURBAN PARKS &amp; RECREATION</u>		
PLANNING OFFICES			
	<u>CITY OF LITTLETON - COMMUNITY DEVELOPMENT</u>	Staff would like to confirm that the intersection of S. Platte Canyon Rd and W Ken Caryl Ave / W. Mineral Ave will be included in the analysis. See letter dated 11/12/25.	ACKNOWLEDGED- YES THAT INTERSECTION IS INCLUDED IN THE STUDY
	<u>DOUGLAS COUNTY PLANNING &amp; ENGINEERING</u>	This development has the potential to affect residents in unincorporated Douglas County. The proposed development is adjacent to the South Platte Reservoir which is drinking water supply for Highlands Ranch. The developer should work with Highlands Ranch Water to ensure that the surface water supply is protected from the impacts of future development.	ACKNOWLEDGED- Developer will work with Highlands Ranch Water to mitigate any impacts to the South Platte Reservoir.
	<u>JEFFERSON COUNTY PLANNING- REFERRALS</u>		
SCHOOLS			

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	<u>LITTLETON PUBLIC SCHOOLS</u>	Letter dated April 1, 2026, indicates the district "is willing and capable of serving the students expected to be served by the proposed development." The letter requests CiL and recognizes the exact amount of CiL will be calculated prior to the final plat.	ACKNOWLEDGED-
SHERIFF			
	<u>ARAPAHOE COUNTY SHERIFF-OFFICE OF EMERGENCY MANAGEMENT (OEM)</u>		
	<u>ARAPAHOE COUNTY SHERIFF'S OFFICE - COMMUNITY RESOURCE UNIT</u>	No comments.	ACKNOWLEDGED
	<u>ARAPAHOE COUNTY SHERIFF'S OFFICE - LAND USE REFERRALS</u>	No comments.	ACKNOWLEDGED
	<u>ARAPAHOE COUNTY SHERIFF'S OFFICE - LAND USE REFERRALS</u>		

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SOIL OR CONSERVATION			
	<u>COLORADO GEOLOGICAL SURVEY - STATE OF COLORADO</u>	A more comprehensive preliminary geotechnical investigation that covers the entire proposed PUD, with sufficient borings and laboratory testing will be required with Preliminary Plat and/or SDP application.	ACKNOWLEDGED- A more comprehensive geotech study will be needed at the preliminary plat stage of the approval process.
TRANSPORTATION			
	<u>CDOT - REGION 1 - METRO DENVER</u>	A rezone will not trigger any improvements to S. Platte Canyon Rd. An email dated February 18, 2026, from CDOT indicates the applicant acknowledges all CDOT comments and CDOT has no further comments at this time.	ACKNOWLEDGED.
	<u>RTD</u>	No exceptions.	ACKNOWLEDGED.
UTILITIES OR PHONE			
	<u>CENTURYLINK NETWORK REAL ESTATE DEPARTMENT</u>		

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	<u>XCEL ENERGY - PSCO ROW &amp; REFERRALS</u>	Please be advised that Public Service Company has existing electric distribution facilities along and within property lines and natural gas service lines within property boundaries. Public Service Company has no objection to this proposed rezone, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities, and that our current use/enjoyment of the area would continue to be an accepted use on the property and that it be "grandfathered" into these changes.	ACKNOWLEDGED. It is understood that utility easements will be needed, and specific notes shall be added to final plat documents for this project as outlined in PSCo's letter.
WATER & SANITATION			

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	<u>PLATTE CANYON WATER AND SANITATION DISTRICT</u>	The properties are not currently located within the boundaries of the Platte Canyon Water and Sanitation District. However, discussions have been held between the District and the project owner regarding future inclusion of the Property into the District. An agreement-in-principle has been reached and, if all conditions are met, the Property will be eligible to receive domestic water and wastewater service from facilities of the District. This is documented in meeting minutes from the December 19, 2025, District Board meeting.	Services are being reviewed and coordinated through Platte Canyon via annexation into the district.
	<u>SOUTHWEST METRO WATER &amp; SANITATION</u>		
WELL AND SEPTIC			

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	<u>DIVISION OF WATER RESOURCES- STATE ENGINEER/GROUNDWATER</u>	<p>Water supply demand for this proposal is unknown. The proposed water supplier is Southwest Metro WSD. However, the district has not provided a letter committing to serving the subdivision.</p> <p>Provide a water supply plan that specifies the estimated water requirements and proposed uses for the subdivision.</p> <p>Provide a letter from the entity committing to supplying water to the proposed subdivision.</p>	<p>Applicant team will continue to work with utility companies and suppliers to ensure adequate facilities are in place at the time of construction. Once plan has been designed and demand can be determined- additional details and will-serve letters will be provided for review and comment.</p>