

Referral Agency**Referral Agency Comments****Applicant's Response**

SOUTH METRO FIRE-REFERRALS	<p>No objections.</p> <p>South Metro Fire Rescue (SMFR) has reviewed the above project and has conditionally approved the plans based on the following comments that must be resolved prior to the issuance of any permits. Applicants and Contractors are encouraged to contact SMFR regarding the applicable permit requirements for the proposed project.</p> <p>COMMENTS:</p> <p>1. Water distribution compliant with 2021 IFC Appendix C shall be submitted to SMFR for review and approval via a separate application.</p>	<p>Noted. The water distribution system has been reviewed and approved under permit CWDS24-04871 on 11/13/24.</p>
AURORA PLANNING - REFERRALS	<p>No comments.</p>	<p>Acknowledged.</p>
ARAPAHOE COUNTY - BUILDING DIVISION	<p>Standard comments.</p>	<p>Noted.</p>
ARAPAHOE COUNTY SHERIFF	<p>No concerns.</p>	<p>Noted.</p>
<u>COLORADO GEOLOGICAL SURVEY - STATE OF COLORADO</u>	<p>PSI's preliminary geotechnical recommendations in their April 30, 2021 report should be adhered to during design and construction. We have no concerns regarding the SDP or preliminary plat.</p>	<p>Noted.</p>
<u>RTD</u>	<p>No exceptions.</p>	<p>Acknowledged.</p>
XCEL ENERGY	<ol style="list-style-type: none">1. PSCo requests 10-foot dry wide utility easements around the perimeter of commercial/industrial lots and platted areas including pads, lots, tracts, parcels and/or open space areas shown on the plat as stated in Plat Note 23. Increase the 5-foot utility easements wherever shown to 10-foot wide.2. The 10-foot easement along north property line is labeled "10' Xcel Easement Rec No. B6106703". The document with this recording number is in fact the Plat for Copperleaf Filing No. 2. PSCo requests the research in this regard and if there is truly an Xcel Energy Easement, it should be labeled "PSCo Easement", otherwise the label	<ol style="list-style-type: none">1. We have five-foot easements on both sides of the property boundary line to accommodate the 10-foot requirement.2. This easement is now being called out as "Utility Easement" on the final plat.

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	should be generalized to “Utility Easement”. Although “branded” as Xcel Energy, the legal owner and operator of the utility facilities in Colorado is Public Service Company of Colorado. All utility facilities and related land rights, including fee property, easements, permits, etc., are owned by, operated by and	
ECCV WATER & SANITATION DISTRICT-REFERRALS	Proposed ECCV easements must be dedicated by separate documents and not on the plat. Sheet 5 calls out utility easements that are for ECCV. These easements need to be removed from the plat. If the separate easement agreement for the easement is recorded prior to recordation of the plat, then the easements can be shown on the plat as existing with recordation information.	Understood. We will process the easements by separate document.
DIVISION OF WATER RESOURCES-STATE ENGINEER/GROUNDWATER	<p>Based upon the above and pursuant to section 30-28-136(1)(h)(I) and section 30-28-136(1)(h)(II)], C.R.S., it is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights.</p> <p>Our opinion that the water supply is adequate is based on our determination that the amount of water required annually to serve the subdivision is currently physically available based on current estimated aquifer conditions.</p> <p>Our opinion that the water supply can be provided without causing injury is based on our determination that the amount of water that is legally available on an annual basis, according to the statutory allocation approach, for the proposed uses is greater than the annual amount of water required to supply existing water commitments and the demands of the proposed subdivision.</p>	Noted.
PUBLIC COMMENT	Five emails received and all in favor of development.	Noted.

Staff sent referrals to the following agencies and did not receive a response:

- ARAPAHOE COUNTY ASSESSOR-COMMERCIAL
- ARAPAHOE COUNTY OPEN SPACES
- ARAPAHOE COUNTY/PWD ENG/TRAFFIC OPS
- COPPERLEAF METROPOLITAN DISTRICTS 1-9

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- ARAPAHOE COUNTY POST OFFICE-CO/WY
- ARAPAHOE COUNTY/SHERIFF/CRIME PREVENTION UNIT
- WESTERN ARAPAHOE CONSERVATION DISTRICT
- CENTURYLINK NETWORK REAL ESTATE DEPARTMENT
- COLORADO PARKS & WILDLIFE/1ST POINT OF CONTACT