

Referral Agency

Referral Agency Comments

Applicant's Response

ARAPAHOE COUNTY PUBLIC HEALTH
DEPARTMENT - LAND USE REFERRALS

1. ACPH has no objection to the proposed subdivision being served by an On-Site Wastewater Treatment System (OWTS), provided the systems are permitted, installed, and operated in compliance with ACPH's current OWTS regulation.
2. The northern lots in the proposed subdivision will border the Aurora Water wastewater service area. The applicant should consider whether Aurora Water would expand its service area to accommodate this proposed subdivision, as ACPH may refuse to issue a permit for the construction of an OWTS where a sewage treatment works is available within 400 feet of the nearest property line and connection can be made thereto (ACPH On-site Wastewater Regulations (Regulations), Section 3.6).
3. The future owner of Lot 4 and Lot 9 will need to plan accordingly to meet all the setbacks required in Table 6 of the Regulations, given the drainage easement running through the lots.
4. Depending on soil conditions and planned number of bedrooms, the lot could properly accommodate an OWTS and a well while maintaining setbacks to the property line, drainageway and the well with appropriate planning and design. Neighboring wells and neighboring OWTS should also be considered

1. Noted.
2. The City of Aurora Water is not requiring the applicant to connect to their water and sewer lines.
3. Noted.
4. Noted.
5. Permit 186137 is to remain with the existing landowner whose house is located on Lot 3 of the plat. Permit 130211 is not within the proposed development.
6. Noted.
7. Noted. City of Aurora Water provided an email stating that this development doesn't need to connect to their water and sewer.

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	<p>during planning and design to ensure all setbacks are met.</p> <p>Water Systems:</p> <p>5. There are two existing wells on this property, 186137 (Domestic Stock) and 130211 (Domestic). The applicant may conduct a due diligence examination of records at the Division of Water Resources, https://dwr.state.co.us/Tools/WellPermits, to ensure any existing wells on the property are properly abandoned, if applicable.</p> <p>6. It is ACPH's understanding that the subject property may not be within the boundaries of an existing water district. ACPH has no objection to the proposed subdivision being served by wells. The Division of Water Resources of the Department of Natural Resources regulates well permitting.</p> <p>7. With the email provided from City of Aurora Water, Public Health does not have any objection or additional concerns.</p>	
<p>ARAPAHOE COUNTY R&B REFERRALS</p>	<p>I am concerned that the roadway just West of Jamison Circle is not shown as privately maintained.</p>	<p>The road within the proposed development is private.</p>
<p>CHERRY CREEK SCHOOLS</p>	<p>Using the Arapahoe County Land Development Code, the land dedication calculation for the school district would be an appropriate cash-in-lieu fee equivalent to 0.201500 acres. In this instance, the district believes that the Assumed Value Method that is commonly used to determine cash-in-lieu requirements will result in an</p>	<p>Fees will be paid when required.</p>

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	<p>amount that is far less than the actual fair market value of this property.</p> <p>To fairly evaluate the cash-in-lieu amount, the district's intent is to utilize the Appraisal Method to determine the fair market value as outlined in the Arapahoe County Land Development Code 14-111.05.02 B.1. Based on adjacent properties located directly across the street on Kettle Ave (25639, 25424 & 25343 East Kettle Avenue), the value applied in this instance is \$158,000 per acre and the cash-in-lieu value would be \$31,837.00.</p>	
<p>CCBWQA-CHERRY CREEK BASIN WATER QUALITY AUTHORITY</p>	<p>The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from Arapahoe County that the proposed development plans for PF25-004, Forest Rim Final Plat have been or will be reviewed by Arapahoe County for compliance with the applicable Regulation 72 construction and post-construction requirements. Based on the Authority's current policy, the Authority will no longer routinely conduct a technical review and instead the Authority will defer to Arapahoe County's review and ultimate determination that the proposed development plans comply with Regulation 72.</p> <p>If a technical review of the proposed development plan is needed, please contact LandUseReferral@ccbwqa.org. The review may include consultation with the Authority's Technical Manager to address specific questions or to conduct a more detailed Land Use Review, if warranted.</p>	<p>Noted.</p>
<p>ARAPAHOE COUNTY SHERIFF-OFFICE OF EMERGENCY MANAGEMENT (OEM)</p>	<p>This appears to be another one-way in, one-way out subdivision. While the density is low, OEM remains opposed to these types of access arrangements. The limited ingress/egress restricts evacuation options,</p>	<p>We have looked at several different options and coordinated with the West Metro Fire Department. Unfortunately, no other access works due to the grades. As part of this discussion with West Metro, the road was redesigned to meet the cross-section and slope</p>

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	<p>limits responder ingress and requires additional levels of care by the residents intending to occupy this space. While I do not see another option for ingress/egress on the drawings, is the development team able to consider an emergency egress lane that would end up on E Kettle Ave from the proposed cul-de-sac?</p> <p>Update: On 07/11/25, I spoke at length with DFM Conroy at SMFR. He indicated that development has been ongoing on this site for a number of years, and SMFR had similar concerns. Those concerns were mitigated by reducing density, building sprinkled homes, and adding a fire-specific cistern. I withdraw my comments on this case. Philosophically, I remain opposed to single ingress/egress development.</p>	<p>requirements. As discussed with the West Metro Fire Department, this HOA will ensure the roads are well-maintained and plowed to allow emergency access at any time.</p>
ARAPAHOE COUNTY SHERIFF'S OFFICE - LAND USE REFERRALS & PUBLIC SAFETY	No comments.	Noted.
CENTURYLINK NETWORK REAL ESTATE DEPARTMENT	<p>Qwest Corporation d/b/a CENTURYLINK, QC ("CenturyLink") has reviewed the request for the subject development and has determined that there are CenturyLink facilities at the proposed access to this new development. It is the intent and understanding of CenturyLink that this development shall not reduce our rights to any existing easements or rights we have on this site or in the area.</p> <p>This No Objection response is submitted WITH THE STIPULATION that IF CenturyLink facilities are damaged or need to be relocated within the area as described, the Applicant will bear the cost of relocation (https://relocation-</p>	<p>No plan changes are required with this referral comment.</p> <p>If there are field conflicts, we will work closely with Lumen to ensure utilities are replaced/relocated if required. We will be sure to coordinate with the ROW team.</p>

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	<p>request.lumen.com/rmpp/#/relocationreq) and/or repair of said facilities. If any conflicts or assistance is needed during the development, the requestor may contact Bobby Hight, Lumen Network Implementation Engineer II, Field Operations Network Implementation at tel: 303-309-8794 cell: 303-229-0756 or bobby.hight@lumen.com.</p>	
<p>XCEL ENERGY - PSCO ROW & REFERRALS</p>	<p>Public Service Company of Colorado’s (PSCo) Right of Way & Permits Referral Desk has reviewed the Forest Rim Final Plat and currently has no apparent conflict. Please be aware PSCo owns and operates existing natural gas distribution facilities along East Kettle Avenue and electric distribution facilities along north development line. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities. 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.</p>	<p>Noted.</p>
<p>DIVISION OF WATER RESOURCES- STATE ENGINEER/GROUNDWATER</p>	<p>Pursuant to section 30-28-136 (1)(h)(II), C.R.S., the State Engineer’s Office offers the opinion that the proposed water supply is expected to be adequate</p>	<p>Noted.</p>

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and can be provided without causing material injury to existing water rights.

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 physically available, based on current conditions.

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 to subdivision on an annual basis for the proposed uses, according to the statutory allocation approach, is greater than the annual amount of water required to supply the demands of the proposed subdivision.

Our opinion is qualified by the following:
For the decreed Denver Basin water, the Division 1 Water Court has retained jurisdiction over the final amount of water available pursuant to the decree referenced in Applicant's court case, pending actual geophysical data from the aquifer.

The amounts of water in the Denver Basin aquifer, and identified in this letter, are calculated based on estimated current aquifer conditions. The source of water is from a non-renewable aquifer, the allocations of which are based on a 100-year aquifer life. The county should be aware that the economic life of a water supply on wells in a given Denver Basin aquifer may be less than the 100 year used for

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	<p>allocation due to anticipated water level declines. We recommend that the county determine whether it is appropriate to require development of renewable water resources for this subdivision to provide for a long-term water supply.</p>	
SOUTH METRO FIRE-REFERRALS	<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 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> <ol style="list-style-type: none"> 1. Water distribution cistern shall be submitted to SMFR by separate Application. 2. All Individual Residences shall have automatic fire sprinklers installed to the NFPA 13D standard. 	<p>A note about the sprinkler design AND cistern has been added to the utility plan.</p> <p>All cistern applications will be submitted separately. All buildings will be sprinklered as required, and this will be shown on the building permit.</p>
ARAPAHOE COUNTY OPEN SPACES	<p>Open Spaces has reviewed the information provided by Planning regarding the Rim Forest Estates Subdivision Filing No. 2, Final Plat. Arapahoe County Open Spaces and the Arapahoe County Recreation District provide recreation for many unincorporated areas of the County as the sole recreation provider. Based on plan review and small nature of the development, no parkland dedication is being shown or is being requested. Cash in Lieu of park land dedication will be requested by Open Spaces. Open Spaces formerly requests cash-in-lieu of land dedication using the Appraisal Land Value Method. Open Spaces would like to utilize and match the Cherry Creek School District's market value assessment, which was calculated for their cash in</p>	Noted.

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	<p>lieu of \$158,000 per acre for the 0.18 acres required for public parks. Based on this calculation, the public parks cash in lieu value would be: \$28,060.80.</p>	
<p>COLORADO GEOLOGIC SURVEY</p>	<p>As discussed in our PM23-002 review (September 13, 2023), no unusual geologic hazards or geotechnical constraints are known or suspected to be present that would preclude approval of the proposed residential density. However, we have advisory comments, questions, and recommendations: Drainages and setbacks: Several wide and/or incised drainages traverse the site. Drainages, even after they have been filled in, tend to remain conduits for subsurface water flow. Erosion, slumping, and local failure of slopes associated with drainage can cause damage to yards and structures. I am concerned about the wide, indistinct drainage with no drainage easement on Lots 5 through 7, and incised drainages and shallow slope instability (slumping) within proposed lots 4, 7, 9, and 10 (Sheet C4.0 of the CDs, Overall Grading Plan, Craft Civil Design, January 19, 2026). Additionally, it appears that driveways on all proposed lots except Lot 3 will cross drainage easements, roadside ditches, and/or drainage not in easements. How will grading and surface flow be maintained within drainages to be crossed by driveways? To reduce the risk of wet basements and overactive sump pumps, and potential damage due to flooding, erosion and shallow slope failures along and above drainages within Lots 4 through 7, 9, and 10, CGS</p>	<p>We acknowledge the concerns regarding the wide and incised drainages traversing the site and the potential for subsurface water flow, erosion, or slope instability. The specific building location, lot grading, and erosion control plan are determined after the Final Plan and during the building permit process. These engineered plans will ensure that the house location, drainage, and site grading are strategically positioned to avoid future issues. Furthermore, the final design of the lots and the buildings will incorporate appropriate mitigation measures—such as proper surface drainage management and, if necessary, subdrain systems—to prevent damage to the structure.</p> <p>The driveways that cross the drainage ditch along the road within the development will have a culvert installed at each driveway. This will ensure the flow of stormwater within the ditch.</p>

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	recommends either: 1) lot reconfiguration to provide lot boundary setbacks of at least 20 feet from drainages and the crests of slopes above drainages, 2) non-buildable setbacks of at least 20 feet from drainages and the crests of slopes above drainages, or 3) delineation of building envelopes that specifically exclude drainages and the recommended 20 ft. setback.	
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Staff sent referrals to the following agencies and did not receive a response:

- ARAPAHOE COUNTY ASSESSOR'S OFFICE
- ARAPAHOE COUNTY OPEN SPACES
- ARAPAHOE COUNTY PUBLIC WORKS - BUILDING DIVISION
- ARAPAHOE COUNTY PUBLIC WORKS WEED CONTROL
- ARAPAHOE COUNTY/PWD ENG/TRAFFIC OPS
- US ARMY CORPS OF ENGINEERS
- ARAPAHOE LIBRARY DISTRICT- REFERRALS
- CITY OF AURORA - ENGINEERING REFERRALS
- CITY OF AURORA - PLANNING REFERRALS
- ARAPAHOE COUNTY POST OFFICE-CO/WY
- ARAPAHOE COUNTY SHERIFF'S OFFICE - COMMUNITY RESOURCE UNIT
- ARAPAHOE COUNTY/SHERIFF/CRIME PREVENTION UNIT
- WEST ARAPAHOE CONSERVATION DISTRICT
- RTD
- COLORADO PARKS & WILDLIFE/ 1ST POINT OF CONTACT
- COLORADO PARKS AND WILDLIFE - COMMERCIAL, RESIDENTIAL, & ENERGY
- ALLRED HOA
- COUNTY VILLAGE HOA