

Referral Agency	Referral Response	Applicant's Response
BUCKLEY AFB / SPACE FORCE		
BUCKLEY AFB / SPACE FORCE		
BUCKLEY AIR BASE/ SPACE FORCE		
DEN - DENVER INTERNATIONAL AIRPORT	This development is within the DEN Airport 55 -DNL noise contour and will have significant impacts from aircraft noise and overflights. An Avigation Easement is required for this development.	An Avigation Easement has been recorded with the County.
FAA- FEDERAL AVIATION ADMINISTRATION-DIA		
ARAPAHOE COUNTY ASSESSOR-COMMERCIAL		
ARAPAHOE COUNTY ASSESSOR'S OFFICE	No comments	
ARAPAHOE COUNTY ATTORNEY'S OFFICE		
ARAPAHOE COUNTY COMMUNITY RESOURCES		
ARAPAHOE COUNTY OPEN SPACES		
ARAPAHOE COUNTY PUBLIC HEALTH DEPARTMENT - LAND USE REFERRALS	No comments	
ARAPAHOE COUNTY PUBLIC WORKS - BUILDING DIVISION		
ARAPAHOE COUNTY PUBLIC WORKS MAPPING DIVISION		
ARAPAHOE COUNTY PWD/ZONING/ANIMAL CONTROL		
ARAPAHOE COUNTY/PLANNING-OIL & GAS		
ARAPAHOE COUNTY/PWD ENG/TRAFFIC OPS		
ARAPAHOE COUNTY/PWD PLANNING		

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ARAPAHOE COUNTY/R&B REFERRALS	I am concerned that the rezoning will increase the commercial and residential traffic, on the existing I-70 interchange, beyond current capacity. Can a stipulation be made requiring the interchange improvements and the widening of Monaghan Rd to be completed prior to construction on this parcel?	The site is designated as an Employment District in the Comprehensive Master Plan's Urban Area District. This designation is intended to accommodate land uses associated with a denser population, including industrial, commercial/retail, or residential uses. Sky Ranch is responsible for the I-70 interchange and Monaghan Road improvements. As determined by Arapahoe County, our project will be required to contribute our pro rata share of the cost associated with those improvements.
AURORA CHAMBER OF COMMERCE		
AURORA ECONOMIC DEVELOPMENT COUNCIL		
CENCON		
EAST ARAPAHOE COUNTY/ADVISORY PLANNING COMMISSION		
	A concern is traffic. I see CDOT has plans for the interchange, however, Bennett is still a disaster with ever increasing traffic and very slow progress with managing it. And Sky Ranch is still new in its development. I think light industrial would be most appropriate for this land and large acre homesites (10+ acres).	The site is designated as an Employment District in the Comprehensive Master Plan's Urban Area District. This designation is intended to accommodate land uses associated with a denser population, including industrial, commercial/retail, or residential use. Sky Ranch is responsible for the I-70 interchange and Monaghan Road improvements. As determined by Arapahoe County, our project will be required to contribute our pro rata share of the cost associated with those improvements.
LOWRY LANDFILL CITIZENS ADVISORY GROUP		
REAP -I-70 CORRIDOR REGIONAL ADVANCEMENT PARTNERSHIP		
REAP -I-70 CORRIDOR REGIONAL ADVANCEMENT PARTNERSHIP		
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UNINCORPORATED ARAPAHOE COUNTY ECONOMIC DEVELOPMENT (UACED)		
COGCC OIL & GAS CONSERVATION COMMISSION -ORPHANED WELL		
DIVISION OF OIL & PUBLIC SAFETY - STATE OF COLORADO		
PHILLIPS 66		
WESTERN MIDSTREAM		
AURORA FIRE DEPARTMENT		
BENNETT- WATKINS FIRE RESCUE		
SABLE ALTURA FIRE DISTRICT	Sable Altura Fire Protection District is the Fire Jurisdiction for the proposed development and has the intention and capability to service this area as proposed. The District has no concerns or comments against the re-zoning, or project as described in the documents and application.	As stated by the district has no concerns or comments against the re-zoning, or project as described. They intend and have the capacity to service our site.
MILE HIGH FLOOD DISTRICT		
US ARMY CORPS OF ENGINEERS		
US ARMY CORPS OF ENGINEERS		
CDPHE/ DEPARTMENT OF HEALTH & ENVIRONMENT - STATE OF COLORADO		
EPA/LCRD BRANCH		
DORA -CO DEPARTMENT OF REGULATORY AGENCIES- HOA		
ARAPAHOE LIBRARY DISTRICT- REFERRALS		
DRCOG-DENVER REGIONAL COUNCIL OF GOVERNMENTS		
SKY RANCH METRO DISTRICT #05		
SKY RANCH METRO DISTRICT 1		

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ARAPAHOE PARK & RECREATION DISTRICT	No comments	
ADAMS COUNTY REFERRALS		
AURORA PLANNING - REFERRALS		
COLORADO STATE BOARD OF LAND COMMISSIONERS		
TOWN OF BENNETT - PLANNING		
ARAPAHOE COUNTY POST OFFICE-CO/WY		
BENNETT POST OFFICE		
AURORA SCHOOL DISTRICT 28J-REFERRALS	In accordance with Section 4-2.5 of the Arapahoe County Land Development Code, Aurora Public Schools respectfully requests cash-in-lieu of school land dedication based on the number of residential units to be approved in future submittals/ plats. The school district requests that the value for cash-in-lieu be based on the Appraisal Method for determining fair market value.	Acknowledged.
BENNETT SCHOOL DISTRICT 29J - REFERRALS	No opinion	
ARAPAHOE COUNTY SHERIFF-OFFICE OF EMERGENCY MANAGEMENT (OEM)	No comments	
ARAPAHOE COUNTY SHERIFF'S OFFICE - LAND USE REFERRALS	It is absolutely ESSENTIAL that county government increase SO staffing as we had more development and population out east.	We attempted to reach the Sherriff's department, but we were not able to track down the individual or department who commented on our application. We are increasing the tax basis and hope our additional tax revenue will benefit the department and increase the staffing as requested.
ARAPAHOE COUNTY/SHERIFF/COMMUNITY RESOURCES		
ARAPAHOE COUNTY/SHERIFF/CRIME PREVENTION UNIT		

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<p>COLORADO GEOLOGICAL SURVEY - STATE OF COLORADO</p>	<p>The site is not undermined, does not contain steep slopes, is not within a mapped 100-year flood hazard zone, and no geological hazards or unusual geotechnical constraints are known or suspected to be present that would preclude the proposed uses and density. CGS therefore has no objection to approval of the Eastgate 1041 and GDP applications as proposed.</p> <p>A previous Eastgate GDP23-003 referral included a Preliminary Geotechnical Engineering Report, Future 27500 East Colfax Development, 27500 East Colfax Avenue, Aurora, Colorado (Terracon Project No. 25235037, April 20, 2023). Terracon's characterization of subsurface conditions is valid, but was prepared for proposed commercial-only development and anticipated slab floors at or near the ground surface. If any residential component of Eastgate is proposed to have basements or crawl spaces, the county should require updated geotechnical recommendations for mitigating shallow, highly expansive shale and claystone bedrock.</p> <p>Thank you for the opportunity to review and comment on this project. If you have questions or require additional review, please call me at (303) 384-2643, or e-mail carlson@mines.edu.</p>	<p>It is noted and agreed the site is within the 100-year flood hazard zone.</p> <p>Geotechnical report updated to include recommendations for residential uses.</p>
<p>DEER TRAIL & EAST ADAMS CONSERVATION DISTRICT</p>		
<p>WEST ARAPAHOE CONSERVATION DISTRICT</p>		
<p>CDOT - REGION 1 - METRO DENVER</p>	<p>Still waiting on comments from CDOT Traffic Unit.</p> <p>Review the letter dated March 1, 2024 and respond to all comments and concerns.</p>	<p>If additional space is required for RTD, we will include those improvements in future Final Plats and Construction Drawings.</p>
<p>CDOT REGION 1 -ROADSIDE ADVERTISING</p>		
<p>CDOT-DEPT. OF TRANSPORTATION/ STATE OF CO-REGION ONE</p>		
<p>RTD</p>	<p>This review is for Design concepts and to identify any necessary improvements to RTD stops and properties affected by the design. This review of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements or permits that may be required by the RTD for any work on or around our facilities and property.</p>	<p>If additional space is required for RTD, we will include those improvements in future Final Plats and Construction Drawings.</p>
<p>BIJOU TELEPHONE CO-OP</p>	<p>No comments</p>	

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CENTURYLINK NETWORK REAL ESTATE DEPARTMENT	<p>To Whom It May Concern:</p> <p>Qwest Corporation d/b/a CENTURYLINK, QC (“CenturyLink”) has reviewed the request for the subject vacation and has determined there are CenturyLink facilities within the area.</p> <p>It is the intent and understanding of CenturyLink that this development shall not reduce our rights to any easements or rights we have on this site or in the area.</p> <p>This No objection response is for the rezoning and submitted WITH THE STIPULATION that IF CenturyLink facilities are damaged within the area, the Applicant will bear the cost of relocation and /or repair of said facilities.</p> <p>Qwest Corporation d/b/a CENTURYLINK QC (“CenturyLink”) has determined that in order to protect its facilities CenturyLink must request at this time exhibits for the subject area and the developer’s plans for the existing facilities located on the property and/or within and/or along N. Monaghan Rd and E. Colfax Ave.</p> <p>If the developer desires to discuss this further and/or have the facilities relocated in the future the developer should contact nre.easement@lumen.com and/or relocations@centurylink.com and reference Lumen ROW project P860677 POC - VeShon Sheridan NIS Right-of-Way Agent II Contractor - Faulk & Foster 804-234-6825 / VeShon.Sheridan@Lumen.com</p>	As we prepare our final plats and CD’s we will be in contact with Century Link regarding service.
COGCC- COLORADO NATURAL GAS		
CRESTONE PEAK-PIPELINE REFERRALS		
CRESTONE PEAK-WELL SITE REFERRALS		
IREA		
PHILLIPS 66	No assests near the target property, no comments	
XCEL ENERGY		

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XCEL ENERGY	<p>Please be advised that Public Service Company has both overhead and underground electric distribution facilities and natural gas distribution facilities along west, north, and east boundary lines in this proposed rezone. 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.</p> <p>Additional easements may need to be acquired by separate document for new facilities.</p> <p>As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.</p>	As we prepare our final plats and CD's we will be in contact with Xcel regarding service and additional easements required for service.
XCEL ENERGY - PSCO ROW		
RANGEVIEW METROPOLITAN DISTRICT #4460		
DIVISION OF WATER RESOURCES- STATE ENGINEER/GROUNDWATER	See letters dated February 5 2024 and February 11, 2016. Please provide a complete response to both letters.	
COLORADO PARKS & WILDLIFE/ 1ST POINT OF CONTACT		
COLORADO PARKS & WILDLIFE- NON PRIMARY REFERRAL		
COLORADO PARKS AND WILDLIFE- COMMERCIAL/RESIDENTIAL REFERRAL		
RODENT CONTROL DEPARTMENT OF AGRICULTURE		