



Referral Agency Comment Form

Case # _____

Referral # _____

CONTACT INFORMATION

REVIEWER NAME _____

AGENCY NAME _____

EMAIL ADDRESS _____

PHONE NUMBER _____

COMMENTS

Today's Date _____ (mm/dd/yyyy)

Is this application pertinent to your agency? Yes No (If no, please explain why below)

If so, is your agency satisfied with the plan as presented? Yes No

If "Yes", does your agency need to be included on any future referrals? Yes No

If "No", please input your comments below, or provide reference to a separate comment letter and/or redlines plan document. (The comment numbers below are for reference only. Please delete or add comment numbers as necessary, and feel free to continue the comments onto additional pages.)



INTEROFFICE MEMORANDUM

TO: Michael Rosso
FROM: Benjamin Gonzales, PE
DATE: 5/24/23
SUBJECT: 8705 Rosemary Street
Z-989-23, 2nd Submittal

Commerce City Public Works has reviewed the submitted documents for the above reference project and has no further comments.

Sincerely,

A handwritten signature in black ink, appearing to read "Ben Gonzales, PE". The signature is written in a cursive style with a large initial "B" and a stylized "G".

ec: Shawn Poe, Interim Director and City Engineer, Department of Public Works
Chris Hodyl, Development Review Manager

MEMMO

To: Michael Rosso, Planner
From: Traci Ferguson, Parks Planner
Subject: Z-989-23 8705 Rosemary St.
Date: March 13, 2023

Parks has reviewed the above proposal and has no comments. A park fee-in-lieu will not be charged for this non-residential development.

Please feel free to contact me at 303-227-8788 or tferguson@c3gov.com with any questions.





April 26, 2023

Michael Rosso
City Planner
7887 E. 60th Avenue
Commerce City, CO 8022

Re: Can Serve Request for 8705 Rosemary Street, Commerce City, CO

Michael:

As referenced in Article II, Section 1.4, Paragraph 1.4.5 of the South Adams County Water and Sanitation District ("District") Rules and Regulations this document shall serve as the Can Serve Letter with the intent to serve the afore-mentioned project if all submittal criteria required by SACWSD can be met by the applicant. After review of the information provided for said property the District has determined that, the property currently is **Included** in the District's service area. In order for the owner of the property to begin the process of acquiring water and wastewater services from the District, the owner shall refer to Article II of the District Rules and Regulations and in addition comply with, but not limited to the following:

1. Identify the source and amount of water owned in order to serve the entire development as envisioned and present evidence to support ownership of adequate Equivalent Residential Units (ERUs).
2. Complete the District's service application with corresponding design plans including site, potable water, irrigation water, and wastewater utility plans, plumbing plans, and District standard details.
3. Design and construct the District's water and sewer infrastructure in accordance with current approved Design Standards and Construction Specifications.
4. Pay appropriate connection fees and pass all required inspections.
5. Per SACWSD rules and regulations each building will be required to have individual water meters and sanitary sewer service lines.

If you have questions regarding this letter, please contact the Development Review team at 720-206-0530 or e-mail at development@sacwsd.org.

Sincerely,

A handwritten signature in blue ink, appearing to read "R. Harlow-Schalk", is written over a horizontal line.

Rachel Harlow-Schalk
Distribution, Collections & Development Manager



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

November 7, 2022

City of Commerce City Community Development Department
7887 East 60th Avenue
Commerce City, CO 80022

Attn: Alex Hufft

Re: 8705 Rosemary Street Rezone, Case # Z-989-23

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the rezone for **8705 Rosemary Street**. Please be advised that PSCo has existing electric service facilities within the areas indicated in this proposed rezone and has no objection to this proposal, 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.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities including relocation and/or removal via [xcelenergy.com/InstallAndConnect](https://www.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 *will* need to be acquired by separate document for new facilities (i.e. transformer) – be sure to contact the Designer and request that they connect with a Right-of-Way Agent.

Please also note PSCo has existing high-pressure natural gas transmission pipelines within the East 88th Avenue and Rosemary Street rights-of-way. Should there be any activities in the area of these facilities, an engineering review will be necessary via: https://www.xcelenergy.com/working_with_us/builders/encroachment_requests.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com