



27J Schools

Kerrie Monti – Planning Manager
1850 Egbert Street, Suite 140, Brighton, CO 80601
Superintendent Chris Fiedler, Ed.D.

27J Schools Board of Education

Greg Piotraschke, President
Lloyd Worth, Vice President
Ashley Conn, Director
Tom Green, Director
Mandy Thomas, Director
Leon Thornton, Director
Mary Vigil, Director

Planner: Michael Rosso
mrosso@c3gov.com

DATE: April 24, 2023

SUBDIVISION NAME: Reunion Ridge Filing 2
LOCATION: SWC of Reunion Ridge Way and E 100th Ave
STATUS: Development Plan and Final Plat

Dear Mike,

A. STUDENT GENERATION

Estimated Dwelling Units	Students
147 SFD	113.925

(Any discrepancy due to rounding)

B. LAND DEDICATION/CASH-IN-LIEU REQUIREMENTS

The land dedication requirement for this filing will be satisfied with the transfer of the high school site.

C. SCHOOL ATTENDANCE AREA

Students from this proposed development will currently attend:

Second Creek ES – 9950 Laredo Dr, Commerce City
Stuart MS – 15955 E 101st Way, Commerce City
Prairie View HS – 12909 E 120th Avenue, Henderson

Current projections indicate available capacity for the next several years at Second Creek ES depending on residential development and the possibility of a charter school on the Second Creek Farm school site. The District will be adjusting boundary areas to provide additional capacity at Stuart MS in 2023. There will be added capacity at Prairie View High School when the new CTE annex opens in 2023.

D. CAPITAL FACILITY FEE FOUNDATION

The Capital Facility Fee Foundation is a unique public/private nonprofit organization founded in January 2001 to help fund school expansion or new school construction. This program has been developed in partnership with each of the municipalities in the District, developer and builder representatives, and 27J Schools. Funding is provided by builders and developers who have agreed to contribute per residential dwelling unit based on the current fee structure.

The current fees negotiated for this program are as follows: \$980 per single family residential unit and \$560 per multi-family unit.

SCHOOL DISTRICT PLANNING COMMENTS AND RECOMMENDATIONS:

1. The land dedication requirement for this filing will be satisfied with the transfer of the high school site.
2. The District appreciates that Oakwood Homes will be mitigating the impact of this development on District school facilities by contributing to the Capital Facility Fee Foundation.

We appreciate your continuing cooperation and the opportunity to comment upon issues of interest to both the City and the School District. We look forward to receiving updated referrals on this subdivision. Please let me know if you have questions about these comments.

Sincerely,

Kerrie Monti

Kerrie Monti
Planning Manager

Reunion Ridge F2

School District Enrollment and Site Implications

Dwelling Unit Type	Number of DUs	Student Generation Rate	Total Students
SFD	147	0.775	113.925
SFA	0	0.364	0.000
TH/C	0	0.303	0.000
Apartment	0	0.195	0.000
Total	147		113.925
			0.02 acres
Land Dedication Requirement			2.279 acres
Land Dedication Provided			0
Remaining Land Needed			0.000 acres
Land Cost Per Acre per AC			\$101,600
Cash in Lieu of Land Dedication			\$0

Capital Facility Fee Foundation Contributions

Dwelling Unit Type	Number of DUs	Rate per Unit	Total Contribution
SFD	147	\$980.00	\$144,060.00
SFA	0	\$980.00	\$0.00
TH/C	0	\$560.00	\$0.00
Apartment	0	\$560.00	\$0.00
Mobile Home	0	\$980.00	\$0.00
Total	147		\$144,060.00



27J Schools

Kerrie Monti – Planning Manager
1850 Egbert Street, Suite 140, Brighton, CO 80601
Superintendent Chris Fiedler, Ed.D.

27J Schools Board of Education

Greg Piotraschke, President
Lloyd Worth, Vice President
Ashley Conn, Director
Tom Green, Director
Mandy Thomas, Director
Leon Thornton, Director
Mary Vigil, Director

Planner: Michael Rosso
mrosso@c3gov.com

DATE: April 24, 2023

SUBDIVISION NAME: Reunion Ridge Filing 3
LOCATION: SWC of Reunion Ridge Way and E 100th Ave
STATUS: Development Plan and Final Plat

Dear Mike,

A. STUDENT GENERATION

Estimated Dwelling Units	Students
104 SFD	80.600

(Any discrepancy due to rounding)

B. LAND DEDICATION/CASH-IN-LIEU REQUIREMENTS

The land dedication requirement for this filing will be satisfied with the transfer of the high school site.

C. SCHOOL ATTENDANCE AREA

Students from this proposed development will currently attend:

- Second Creek ES – 9950 Laredo Dr, Commerce City
- Stuart MS – 15955 E 101st Way, Commerce City
- Prairie View HS – 12909 E 120th Avenue, Henderson

Current projections indicate available capacity for the next several years at Second Creek ES depending on residential development and the possibility of a charter school on the Second Creek Farm school site. The District will be adjusting boundary areas to provide additional capacity at Stuart MS in 2023. There will be added capacity at Prairie View High School when the new CTE annex opens in 2023.

D. CAPITAL FACILITY FEE FOUNDATION

The Capital Facility Fee Foundation is a unique public/private nonprofit organization founded in January 2001 to help fund school expansion or new school construction. This program has been developed in partnership with each of the municipalities in the District, developer and builder representatives, and 27J Schools. Funding is provided by builders and developers who have agreed to contribute per residential dwelling unit based on the current fee structure.

The current fees negotiated for this program are as follows: \$980 per single family residential unit and \$560 per multi-family unit.

SCHOOL DISTRICT PLANNING COMMENTS AND RECOMMENDATIONS:

1. The land dedication requirement for this filing will be satisfied with the transfer of the high school site.
2. The District appreciates that Oakwood Homes will be mitigating the impact of this development on District school facilities by contributing to the Capital Facility Fee Foundation.

We appreciate your continuing cooperation and the opportunity to comment upon issues of interest to both the City and the School District. We look forward to receiving updated referrals on this subdivision. Please let me know if you have questions about these comments.

Sincerely,

Kerrie Monti

Kerrie Monti
Planning Manager

Reunion Ridge F3

School District Enrollment and Site Implications

Dwelling Unit Type	Number of DUs	Student Generation Rate	Total Students
SFD	104	0.775	80.600
SFA	0	0.364	0.000
TH/C	0	0.303	0.000
Apartment	0	0.195	0.000
Total	104		80.600
			0.02 acres
Land Dedication Requirement			1.612 acres
Land Dedication Provided			0
Remaining Land Needed			0.000 acres
Land Cost Per Acre per AC			\$101,600
Cash in Lieu of Land Dedication			\$0

Capital Facility Fee Foundation Contributions

Dwelling Unit Type	Number of DUs	Rate per Unit	Total Contribution
SFD	104	\$980.00	\$101,920.00
SFA	0	\$980.00	\$0.00
TH/C	0	\$560.00	\$0.00
Apartment	0	\$560.00	\$0.00
Mobile Home	0	\$980.00	\$0.00
Total	104		\$101,920.00



Referral Agency Comment Form

Case # S-778-20-23

Referral # 6

CONTACT INFORMATION

REVIEWER NAME _____

AGENCY NAME

Commerce City GIS

EMAIL ADDRESS

gis@c3gov.com

PHONE NUMBER _____

COMMENTS

Today's Date 3/30/2023 (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.)

ROADWAY NAMING POLICY –

- Roadway names are approved

ADDRESSING POLICY –

- Addresses are approved



Referral Agency Comment Form

Case # S-810-21-23

Referral # 4

CONTACT INFORMATION

REVIEWER NAME _____

AGENCY NAME _____

Commerce City GIS

EMAIL ADDRESS _____

gis@c3gov.com

PHONE NUMBER _____

COMMENTS

Today's Date 3/30/2023 _____ (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.)

ROADWAY NAMING POLICY –

- Roadway names are approved

ADDRESSING POLICY –

- Addresses are approved

MEMMO

To: Michael Rosso, Planner

From: Traci Ferguson, Parks Planner

Subject: S-778-20-23 Reunion Ridge Filing 2

Date: March 21, 2023

Parks has reviewed the above proposal and has the following comments.

- 1.) There will be a park fee-in-lieu associated with this development and it shall be calculated as follows per the current plan. The fee will be recalculated if developed area and/or number of lots changes.

$\$45,364/\$12,000 \times \$0.09 \times 473,626 \text{ sq. ft.} = \mathbf{\$161,141}$

$\$161,141/147 \text{ lots} = \mathbf{\$1,096 \text{ per unit}}$

- 2.) The park fee will be due at the time a building permit is obtained.

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



MEMO

To: Michael Rosso, Planner

From: Traci Ferguson, Parks Planner

Subject: S-810-21-23 Reunion Ridge Filing 3

Date: March 21, 2023

Parks has reviewed the above proposal and has the following comments.

- 1.) There will be a park fee-in-lieu associated with this development and it shall be calculated as follows per the current plat. This fee will be recalculated if the developable area and/or number of lots changes.

$\$45,364/\$12,000 \times \$0.09 \times 330,860 \text{ sq. ft.} = \mathbf{\$112,568}$

$\$112,568/104 \text{ lots} = \mathbf{\$1,082 \text{ per lot}}$

- 2.) The park fee will be due at the time a building permit is obtained.

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





Referral Agency Comment Form

Case # S-778-20-23

Referral # 6

CONTACT INFORMATION

REVIEWER NAME

Michael Rosso

AGENCY NAME

Planning

EMAIL ADDRESS

mrosso@c3gov.com

PHONE NUMBER

(303) 227-7179

COMMENTS

Today's Date 5/26/2023 (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.)

This is confirmation that there are no remaining Planning comments on the final plat request.



Referral Agency Comment Form

Case # S-810-21-23

Referral # 4

CONTACT INFORMATION

REVIEWER NAME

Michael Rosso

AGENCY NAME

Planning

EMAIL ADDRESS

mrosso@c3gov.com

PHONE NUMBER

(303) 227-7179

COMMENTS

Today's Date 5/26/2023 (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.)

This is confirmation that there are no remaining Planning comments on the final plat request.



INTEROFFICE MEMORANDUM

TO: Michael Rosso, Planner
FROM: Lindy Howard, P.E., Consulting Development Review Engineer
DATE: May 22, 2023
SUBJECT: Case Nos: Z-778-20-23 (Final Plat) & D-515-23 (PUD Development Permit); Reunion Ridge Filing 2 – PUD Permit & Plat, 7th PW review

Public Works has reviewed the above and has the following comments:

Plat (Reunion Ridge Filing No. 2), dated March 27, 2023:

1. All previous plat comments have been satisfactorily addressed.

PUD Permit (Reunion Ridge Filing No. 2 P.U.D. Permit), dated June 24, 2021, revised April 5, 2023:

1. All previous PUD Permit comments have been satisfactorily addressed.

General:

1. Please continue to coordinate with Lee Alverson to complete this Development Agreement.

For Information:

1. A Road Impact Fee will be due for these areas, per Section 21-9220 of the City's *Land Development Code* (LDC). Payment will be due at the time of Building Permit.
2. A Drainage Impact Fee will be due for these areas, per Section 21-9240 of the City's *Land Development Code*. Payment will be due at the time of the Building Permit.
3. A ROW Permit will be required to be obtained from Public Works for any work within the Public ROW.
4. Public Works Permit information can be found here:
<http://www.c3gov.com/doing-business/developing-in-commerce-city/civil-plan-approval-grading-permits>.

If you have any questions, please call me at 720-286-5327.

ec: Lee Alverson, Development Review Engineer
Chris Hodyl, P.E., Development Review Engineering Manager
Rose Clawson, Senior Engineering Technician
Michael Renk, P.E., City Traffic Engineer
Shawn Poe, P.E., City Engineer/Interim Public Works Director
PWSubmittals



INTEROFFICE MEMORANDUM

TO: Michael Rosso, Planner
FROM: Lindy Howard, P.E., Consulting Development Review Engineer
DATE: May 22, 2023
SUBJECT: Case Nos: S-810-21-23 (Final Plat) & D-536-23 (PUD Development Permit)– 6th PW review

Public Works has reviewed the above and has the following comments:

Plat (Reunion Ridge Filing No. 3), dated 03/27/2023:

1. All previous plat comments have been satisfactorily addressed.

PUD Permit (Reunion Ridge Filing 3 P.U.D. Permit), dated 12/23/21, revised 4/5/2023:

1. All previous PUD Permit comments have been satisfactorily addressed.

General:

1. Please continue to coordinate with Lee Alverson to complete this Development Agreement.
2. This project can be permitted for grading and erosion control under Filing 2 as long as the construction occurs concurrently.
3. This project cannot be approved prior to Reunion Ridge Way.

For Information:

1. A Road Impact Fee will be due for these areas, per Section 21-9220 of the City's *Land Development Code* (LDC). Payment will be due at the time of Building Permit.
2. A Drainage Impact Fee will be due for these areas, per Section 21-9240 of the City's *Land Development Code*. Payment will be due at the time of the Building Permit.
3. A ROW Permit will be required to be obtained from Public Works for any work within the Public ROW.
4. Public Works Permit information can be found here:
<http://www.c3gov.com/doing-business/developing-in-commerce-city/civil-plan-approval-grading-permits>.

If you have any questions, please call me at 720-286-5327.

Enclosures: None

ec: Chris Hodyl, P.E., Development Review Engineering Manager
Rose Clawson, Senior Engineering Technician
Michael Renk, P.E., City Traffic Engineer
Lee Alverson, Development Review Engineer
Shawn Poe, P.E., City Engineer/Interim Public Works Director
Jennifer Strauss, City Stormwater Coordinator
PW Submittals



South Adams County Fire Department

6050 Syracuse Street

Commerce City, CO 80022

Phone: (303) 288-0835

Fax: (303) 288-5977

Project:	S-778-20-23
Location:	South of 104th Avenue at the SE corner of proposed Peoria Parkway and proposed Reunion Ridge Way – generally SE of the Peoria and 104th intersection.
Review Type:	Final Plat
Fire Code:	2018 International Fire Code with Local Amendments
Planner:	Michael Rosso
Date:	4/3/2023
Reviewer:	Randall S. Weigum, Division Chief/Fire Marshal

Comments specific to the Development Review are below. In addition to submitting a response to Commerce City, South Adams County Fire Department (SACFD) requires responses to be submitted directly to the Reviewer. The 2018 International Fire Code may be referenced at:

https://codes.iccsafe.org/content/IFC2018?site_type=public

General

1. South Adams County Fire Department approves the Final Plat for Reunion Ridge Filing 2: Platting of 22.3 acres of unplatted, vacant land – proposed for 147 lots for cluster home construction (min. 2,200 sf. lots) and 6 tracts with the following conditions.

Fire and Emergency Services Impact Fee

2. South Adams County Fire Department requires an impact fee of \$668.00 per single family dwelling. For fees and other information see <https://sacfd.org/fireandemergencyservicesimpactfees/>

Fire Department Access

3. The Porchlight 4 Pack Cluster units and Carriage House 6 Pack Cluster units shall have no parking fire lane signs installed on each side of the driveway. See attached sheet L2.2 and sheet L2.4 of Reunion Ridge Filing 2 P.U.D. Permit for locations. Fire department access roads 24-26 feet wide will require NO PARKING-FIRE LANE signs on both sides of the road.

Please contact your assigned SACFD plans examiner by phone or e-mail if you have any questions regarding the comments on the following pages or if you would like to set up a meeting.

Randall S. Weigum

Randall S. Weigum



South Adams County Fire Department

6050 Syracuse Street

Commerce City, CO 80022

Phone: (303) 288-0835

Fax: (303) 288-5977

Division Chief/Fire Marshal

Colorado Fire Inspector III - Plans Examiner Cert. # 126302147

International Code Council – Fire Plans Examiner Cert # 1055849



South Adams County Fire Department

6050 Syracuse Street

Commerce City, CO 80022

Phone: (303) 288-0835

Fax: (303) 288-5977

Project:	S-810-21-23
Location:	SW Corner of Reunion Ridge Way and E. 100 th (Future)
Review Type:	Final Plat
Fire Code:	2018 International Fire Code with Local Amendments
Planner:	Michael Rosso
Date:	4/3/2023
Reviewer:	Randall S. Weigum, Division Chief/Fire Marshal

Comments specific to the Development Review are below. In addition to submitting a response to Commerce City, South Adams County Fire Department (SACFD) requires responses to be submitted directly to the Reviewer. The 2018 International Fire Code may be referenced at: https://codes.iccsafe.org/content/IFC2018?site_type=public

General

1. South Adams County Fire Department approves the Final Plat for Reunion Ridge Filing 3: Platting of 11 acres of unplatted, vacant land – proposed for 104 single family residential lots and four tracts with the following conditions.

Fire and Emergency Services Impact Fee

2. South Adams County Fire Department requires an impact fee of \$668.00 per single family dwelling of any proposed building. For fees and other information see <https://sacfd.org/fireandemergencyservicesimpactfees/>

Fire Department Access

3. The Carriage House 6 Pack Cluster units shall have no parking fire lane signs installed on each side of the driveway. See attached sheet L2.3 of Reunion Ridge Filing 3 P.U.D. Permit for locations. Fire department access roads 24-26 feet wide will require NO PARKING-FIRE LANE signs on both sides of the road.

Please contact your assigned SACFD plans examiner by phone or e-mail if you have any questions regarding the comments on the following pages or if you would like to set up a meeting.

Randall S. Weigum

Randall S. Weigum

Division Chief/Fire Marshal

Colorado Fire Inspector III - Plans Examiner Cert. # 126302147

International Code Council – Fire Plans Examiner Cert # 1055849



Referral Agency Comment Form

Case # S-778-20-23

Referral # 6

CONTACT INFORMATION

REVIEWER NAME

Sharleen Maier

AGENCY NAME

SACWSD

EMAIL ADDRESS

development@sacwsd.org

PHONE NUMBER

720-401-0595

COMMENTS

Today's Date 05/24/2023 (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.)

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.



Referral Agency Comment Form

Case # S-810-21-23

Referral # 4

CONTACT INFORMATION

REVIEWER NAME

Sharleen Maier

AGENCY NAME

SACWSD

EMAIL ADDRESS

development@sacwsd.org

PHONE NUMBER

720-206-0595

COMMENTS

Today's Date 05/24/2023 (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.)

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.



Your Touchstone Energy® Cooperative 

March 20, 2023

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

Re: S-778-20-23 – Reunion Ridge Filing No. 2 – Final Plat

Dear Michael:

On behalf of United Power, Inc., thank you for inviting us to review and comment on the 6th submittal of the Reunion Ridge Filing No. 2 – Final Plat. After review of the information, United Power continues to have no further comments at this time.

Please have the property owner/developer/contractor submit an application for new electric service, along with CAD data via <https://www.unitedpower.com/construction>. United Power would like to work with these persons early in the construction process on getting an electric design prepared so that we can request any additional easements needed and hopefully have those easements dedicated on the plat rather than obtaining separate instrument. Obtaining easements via a separate instrument can be time consuming and could cause delays.

As a Reminder: No permanent structures are acceptable within the dry utility easement(s); such as, window wells, wing walls, retaining walls, basement walls, roof overhang, anything affixed to the house like decks, etc. United Power considers any structure that impedes the access, maintenance, and safety of our facilities a permanent structure. No exceptions will be allowed, and any encroachments could result in penalties.


Service will be provided according to the rules, regulations, and policies in effect by United Power at the time service is requested. We would like to remind the developer to call the Utility Notification Center by dialing 811 to have all utilities located prior to construction. We look forward to safely and efficiently providing reliable electric power and outstanding service.

Thank you,



Samantha Riblett
United Power, Inc.
Right of Way Agent
O: 303-637-1324 | Email: platreferral@unitedpower.com



Your Touchstone Energy® Cooperative 

March 20, 2023

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

Re: S-810-21-23 – Reunion Ridge Riling No. 3 – Final Plat

Dear Michael:

On behalf of United Power, Inc., thank you for inviting us to review and comment on the Reunion Ridge Filing No. 3 – Final Plat. The following comments are subject to change as information is received or if there are changes to the plans during additional reviews. Any comments/requirements provided are not all inclusive and are provided with the intention to aid you in your process.

After review of the information, we have the following comments:

- Thank you for acknowledging my last submittal request and ensuring those areas have an 8' U.E.

Please keep in mind:

- **Streetlights** – When streetlight locations are identified in a subdivision, we need a 5' wide dry utility easement along one side of the lot closest to the streetlight location. All streetlight locations must be approved and signed off by the city/town, etc. Please note, if we do not get these through the platting process, we will have to get individual ones during the design which will slow United Power's ability to start construction significantly.
- **Landscaping within a Utility Easement** - Please do not plant trees under or close to overhead power lines. Keeping power lines clear of trees and vegetation helps protect the property. United Power will trim or remove trees within 10-feet of primary overhead lines. When placing landscaping above underground lines, we cannot have any deep rooting vegetation or trees planted over our lines. The trunk/base of the tree(s) should be minimum of 5' away from the underground electric line. Any landscaping should be a minimum clearance distance of 15-feet from the front and both sides of equipment such as transformers, and cabinets, etc. and five feet from the back to allow a backhoe if needed.

Please have the property owner/developer/contractor submit an application for new electric service, along with CAD data via <https://www.unitedpower.com/construction>. United Power would like to work early with the applicant in the construction process to get an electric design prepared so that we can request any additional easements. When possible, we prefer these easements are dedicated on the plat rather than obtaining by separate instrument. Obtaining easements via a separate instrument can be time consuming and could cause delays.

As a Reminder: No permanent structures are acceptable within the dry utility easement(s); such as, window wells, wing walls, retaining walls, basement walls, roof overhang, anything affixed to the house like decks, etc. United Power considers any structure that impedes the access, maintenance, and safety of our facilities a permanent structure. No exceptions can be allowed, and any encroachments could result in penalties.

Thank you,



Samantha Riblett
United Power, Inc.
Right of Way Agent
O: 303-637-1324 | Email: platrefferal@unitedpower.com



Right of Way & Permits

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

March 7, 2023

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

Attn: Michael Rosso

Re: Reunion Ridge F2, Case #s D-515-23 and S-778-20-23

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the PUD development permit and plat for **Reunion Ridge F2**. The property owner/developer/contractor must complete the application process for any new natural gas *service* 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.

If additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted.

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



Right of Way & Permits

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

March 7, 2023

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

Attn: Michael Rosso

Re: Reunion Ridge F3 - 4th referral, Case #s D-536-23 and S-810-21-23

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the PUD development permit and plat for **Reunion Ridge F3**. The property owner/developer/contractor must complete the application process for any new natural gas *service* 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.

If additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted.

Please be aware PSCo owns and operates an existing high-pressure natural gas *transmission* pipeline directly east of the subject property. If there are any activities in this area, an engineering review will be necessary via: https://www.xcelenergy.com/encroachment_application.

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