

Agency and Department Review Comments for Consolidation Plat Case S-755-23

Commerce City Public Works

Lee Alverson, Development Review Engineer, lalverson@c3gov.com

Response Dated February 15, 2023:

Public Works has reviewed the above submittal and has the following comments.

Drainage Report:

1. All Public Works comments in the drainage report have been addressed.

Traffic Study:

1. All comments regarding the traffic have been addressed.

Subdivision Plat

1. All Public Works comments in the plat report have been addressed.

For Information:

1. Since the proposal doesn't meet the requirement for a traffic study and off-site improvement are not warranted, a development agreement is not required.

South Adams County Fire Department

Randall Weigum, Division Chief of Fire Prevention/Fire Marshal, rweigum@sacfd.org

Response Dated February 2, 2023:

Per communication between planning staff and Chief Weigum, South Adams County Fire Department has no objection to the zone change and plat applications moving forward.

South Adams County Water and Sanitation District

Jeff Nelson, Development Review Supervisor, jnelson@sacwsd.org

Response Dated February 8, 2023:

Per communication between planning staff and Jeff Nelson, South Adams County Water and Sanitation District has no objection to the zone change and plat applications moving forward.

Xcel Energy

Donna George, Right of Way and Permits, donna.l.george@xcelenergy.com

Response Dated June 30, 2020:

Per Xcel Energy, "PSCo has no conflict with the plat; and, has no conflict with the 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.”

Response Dated October 21, 2019:

“To ensure that adequate utility easements are available within this development, PSCo requests minimum 10-foot wide dry utility easements along the westerly and southerly property lines.”

*This comment was address and included in the consolidation plat document

Mile High Flood District

Mark Schutte, Project Engineer, mschutte@udfcd.org

Response Dated June 25, 2020:

Per communication between planning staff and the MHFD project engineer, MHFD has no comment, as this project does not include any major drainage features.

Commerce City Parks, Recreation, and Golf

Traci Ferguson, Parks Planner, tferguson@c3gov.com

Response Dated October 23, 2019:

Per communication between planning staff and parks planning, the application was reviewed and there are no comments. There will not be a park fee-in-lieu charged for this non-residential development.