

Staff Report Addendum

DATE: JANUARY 31, 2025
TO: DOUGLAS COUNTY PLANNING COMMISSIONERS
FROM: TREVOR BEDFORD, AICP, SENIOR PLANNER
JEANETTE L. BARE, AICP, CURRENT PLANNING MANAGER *SK*
STEVEN E. KOSTER, AICP, ASSISTANT DIRECTOR OF PLANNING SERVICES
SUBJECT: 10086 S STATE HWY 67, 1ST REVISION –SUPPLEMENTAL INFORMATION
PROJECT FILE: LE2025-001

The referral period for the project ended on January 24, 2025, and comments were sent to the applicant on January 27, 2025. Updated referral comments and responses are attached.

Any additional information or comments received will be forwarded to the Planning Commission before the public hearing.

ATTACHMENTS

Referral Agency Responses

Referral Agency Response Report**Project Name:** 10086 S State Hwy 67, 1st Revision**Project File #:** LE2025-001**Date Sent:** 01/10/2025**Date Due:** 01/24/2025

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	01/10/2025	No Comment:	No response necessary
Addressing Analyst	01/21/2025	No Comment:	No response necessary
AT&T Long Distance - ROW	01/15/2025	Received: This is in response to your eReferral with a utility map showing any buried AT&T Long Line Fiber Optics near 10086 S State Hwy 67 Sedalia, Colorado. The Earth map shows the project area in red. Based on the address and/or map you provided, there should be NO conflicts with the AT&T Long Lines, as we do not have facilities in that area. Please feel free to contact us with any questions or concerns.	No response necessary
Black Hills Energy		No Response Received:	No response necessary
Building Services	01/10/2025	No Comment:	No response necessary
CenturyLink		No Response Received:	No response necessary
Colorado Department of Transportation CDOT HQ		No Response Received:	No response necessary
Comcast		No Response Received:	No response necessary
CORE Electric Cooperative		No Response Received:	No response necessary
Engineering Services	01/27/2025	Received: A GESC Plan and Permit and a Variance Request Letter will be needed. These will not be needed for the approval of the L&E, but will be needed prior to construction.	Applicant has provided necessary items to Engineering Services for review.
North Fork Fire Protection District		No Response Received:	No response necessary
Office of Emergency Management		No Response Received:	No response necessary
Pike National Forest-US Forest Service		No Response Received:	No response necessary
Sheriff's Office	01/10/2025	Received: Deputy Jeff Pelle, with the Douglas County Sheriff's Office, reviewed this project. I have no comments or concerns about the request at this time.	No response necessary
Sheriff's Office E911		No Response Received:	No response necessary
Wildfire Mitigation	01/23/2025	No Comment:	No response necessary

Referral Agency Response Report

Project Name: 10086 S State Hwy 67, 1st Revision

Project File #: LE2025-001

Date Sent: 01/10/2025

Date Due: 01/24/2025

Agency	Date Received	Agency Response	Response Resolution
Xcel Energy-Right of Way & Permits	01/22/2025	Received: Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for 10086 S State Hwy 67 and currently has no apparent conflict. 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.	Applicant acknowledged information.

REFERRAL RESPONSE REQUEST – LOCATION AND EXTENT

Date sent: January 10, 2025

Comments due by: **January 24, 2025**

Project Name: 10086 S State Hwy 67 – Location and Extent

Project File #: LE2025-001

Project Summary: Douglas County requests approval of a Location and Extent (L&E) for the construction of a helicopter landing zone and associated access road to support emergency response for the Douglas County Sheriff's Office.

Information on the identified development proposal located in Douglas County is enclosed. Please review and comment in the space provided.

<input type="checkbox"/> No Comment	
<input checked="" type="checkbox"/> Please be advised of the following concerns: A GESC Plan and Permit and a Variance Request Letter will be needed.	
These will not be needed for the approval of the L&E, but will be needed prior to construction.	
<input type="checkbox"/> See letter attached for detail.	
Agency: PW - Engineering	Phone #: (303) 660-7490
Your Name: Jacob Gabel <i>(please print)</i>	Your Signature: 
	Date: 1/23/2025

A public hearing on this request will be held before the Douglas County Planning Commission on **Monday, February 3, 2025, at 6:00 pm.** **This public hearing will be held on-line and in person. See the County website or contact the Planning Department for more information.**

Sincerely,

Trevor Bedford, AICP, Senior Planner



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.285.6612
violeta.ciocanu@xcelenergy.com

January 22, 2025

Douglas County Planning Services
100 Third Street
Castle Rock, CO 80104

Attn: Trevor Bedford

Re: 10086 S State Hwy 67, Case # LE2025-001

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for **10086 S State Hwy 67** and currently has **no apparent conflict**.

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.

Violeta Ciocanu (Chokanu)
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-285-6612 – Email: violeta.ciocanu@xcelenergy.com



PROJECT AREA

Nisafe Niyoz

67

Nisafe Niyoz

67

