

Supplemental Memorandum

Date: December 12, 2025

To: Douglas County Planning Commission

From: Carolyn Washee-Freeland, AICP, Senior Planner *CWF*

CC: Jeanette Bare, AICP, Planning Manager *SK for JB*
Steven E. Koster, AICP, Assistance Director of Planning Services *SK*

Subject: 6222 and 6226 East Roxborough Drive, New Maintenance and Fleet Buildings, Location and Extent

Project File: LE2025-022

Planning Commission Hearing:

December 15, 2025 @ 6:00 p.m.

SUMMARY

Attached is the Referral Agency Summary Report with Referral Letters for Planning Commission review. The applicant has responded to referral comments, and the response is included with this supplemental memorandum.

ATTACHMENTS

Referral Agency Summary Report
Applicant's Response to Referral Comments

Referral Agency Response Report**Page 1 of 5****Project Name:** 6222 and 6226 East Roxborough Drive**Project File #:** LE2025-022**Date Sent:** 11/20/2025**Date Due:** 12/04/2025

Agency	Date Received	Agency Response	Response Resolution
Addressing Analyst	11/20/2025	No Comment	No action necessary
Assessor	12/04/2025	No Comment	No action necessary
AT&T Long Distance - ROW	11/21/2025	Received: This is in response to your eReferral with a utility map showing any buried AT&T Long Line/Core Fiber Optics near 6222 & 6226 East Roxborough Drive, Littleton, CO 80125 (Project # LE2025-022). 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/Core Fiber Optics, as we do not have facilities in that area. James Peabody, Clearwater Consulting Group, Inc. , 120 9th Ave. South, Suite #140, Nampa, ID 83651 C: (951) 201-1279 E: jamesp@cw64.com	No action necessary
Building Services	11/20/2025	Received: Permit(s) required. Please visit Douglas County's web site for requirements and contact 303-660-7497 if you have any questions.	Comments forwarded to the applicant
CenturyLink		No Response Received	No action necessary
Chatfield Community Association		No Response Received	No action necessary
City of Aurora	12/03/2025	Received: City of Aurora's Planning Department has no comments on the referral since its outside of our planning boundaries. Aurora Water would like to see the plans in order to see if they have any comments. I was struggling to open the plans. Is there any PDFs that you can send to Casey who is copied here? Connor Bailey AICP, Senior Planner I, Planning and Development Services City of Aurora Office: 303-739-7121 Email: cbailey1@auroragov.org No further comments received from the City.	Comments forwarded to the applicant for follow up

Referral Agency Response Report**Page 2 of 5****Project Name:** 6222 and 6226 East Roxborough Drive**Project File #:** LE2025-022**Date Sent:** 11/20/2025**Date Due:** 12/04/2025

Agency	Date Received	Agency Response	Response Resolution
Comcast		No Response Received	No action necessary
CORE Electric Cooperative	12/04/2025	Received: CORE Electric Cooperative has reviewed the contents of the above-referenced referral response packet. We have evaluated the project with respect to maintaining our existing facilities, utility easements, electric loading, and service requirements. Based on this review, we are providing the following comments and concerns: CORE has existing underground and overhead electric facilities on the subject property. These existing utility easements and facilities will remain in place unless the applicant requests modifications in accordance with CORE's current extension policies. CORE Electric Cooperative conditionally approves the L&E. A meeting will be required to discuss potential conflicts with the existing overhead electric facilities and to address the electric service needs for the proposed building. Please contact Brooks Kaufman at bkaufman@core.coop or 720.733.5493 to schedule this meeting at your earliest convenience.	Comments forwarded to the applicant
Denver Water Board	11/25/2025	Received: We have reviewed-no comments. Gina Begly Real Estate Sr Specialist PROPERTY MANAGEMENT 1600 W 12TH Ave, Denver, CO 80204-3412, Denver Water t: 303-628-6219 denverwater.org denverwater.org/TAP	No action necessary
Engineering Services	12/05/2025	Engineering comments to come at a later date.	Comments forthcoming to applicant
Mile High Flood District	12/09/2025	No Comment	No action necessary

Referral Agency Response Report**Page 3 of 5****Project Name:** 6222 and 6226 East Roxborough Drive**Project File #:** LE2025-022**Date Sent:** 11/20/2025**Date Due:** 12/04/2025

Agency	Date Received	Agency Response	Response Resolution
Mountain View Electric Association	11/24/2025	Received: This project is located outside of MVEA's service territory, we have no comments at this time. Samantha Sherman Engineering Administrative Supervisor Mountain View Electric Association, Inc. Falcon Office 11140 E. Woodmen Road, Falcon, CO 80831 Direct: (719) 494-2699 Cell: (719)715-3039 www.mvea.coop	No action necessary
Roxborough Park Foundation	11/21/2025	Received: Roxborough Park Foundation would like to signify its support for this project and has no objections. Brian Lence, 720-536-2441	No action necessary
Roxborough Village Filing 14B HOA		No Response Received	No action necessary
Roxborough Village First HOA		No Response Received	No action necessary
Roxborough Village Metro District	11/30/2025	Received: The Roxborough Village Metro District did/does not have any meetings scheduled between November 20th and December 4th, so we are unable to provide official referral comments. I, personally (as an individual board member), do not believe we would have any objection. That said, please convey to the architects and CPW people involved that West Metro and South Metro Fire both highly recommend fire and ember resistant soffit vents on timber framed structures. It was not apparent from the LE exhibit that they were installing them. Ephram Glass Roxborough Village Metropolitan District Director ephramglass@RoxboroughMetroDistrict.org 720-805-7644	Comments forwarded to the applicant

Referral Agency Response Report**Page 4 of 5****Project Name:** 6222 and 6226 East Roxborough Drive**Project File #:** LE2025-022**Date Sent:** 11/20/2025**Date Due:** 12/04/2025

Agency	Date Received	Agency Response	Response Resolution
Roxborough Water & Sanitation District	12/01/2025	<p>Received:</p> <p>General Comments</p> <ol style="list-style-type: none">1. RWSD requires a Facilities Conveyance Agreement to be completed prior to construction.2. RWSD requires a Pre-Construction Conference prior to construction.3. RWSD is working directly with the design engineer for approval of the required water and sewer infrastructure. No water and sewer construction shall commence without a signed drawing from the District and all items noted herein addressed.4. RWSD will require a 30' wide utility easement for new water lines and sewer lines. If in a combined easement, the width shall be increased to 40'. RWSD standard easement agreement will be required for this project.5. A Water/Sewer Connection Permit/Availability of Service Certificate and Developer Field Work Permit are required for this project.6. Provide sizing of water service lines to verify number of EQRs required for this project. <p>Roxborough EQR conversion chart is as follows: ¾" tap = 1 EQR, 1" tap = 2 EQRs, 1 ½" = 4 EQRs, 2" tap = 8 EQRs, 3" tap = 18 EQRs.</p> <p>RWSD reserves the right to provide additional comments/requirements if additional/revised plans are submitted. Should you have any questions, please feel free to contact me at 303-799-5197.</p> <p>Sincerely, Michael Gerstner, P.E. TST Infrastructure, LLC</p>	Comments forwarded to the applicant
West Metro Fire Protection District		No Response Received	No action necessary

Referral Agency Response Report**Page 5 of 5****Project Name:** 6222 and 6226 East Roxborough Drive**Project File #:** LE2025-022**Date Sent:** 11/20/2025**Date Due:** 12/04/2025

Agency	Date Received	Agency Response	Response Resolution
Xcel Energy-Right of Way & Permits	12/02/2025	<p>Received:</p> <p>Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the above-mentioned application and currently has no conflict. 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 Xcel 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 by the Designer. 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.</p> <p>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</p>	Comments forwarded to the applicant

Carolyn Freeland

From: James Peabody <jamesp@cw64.com>
Sent: Friday, November 21, 2025 12:00 PM
To: Carolyn Freeland; duanew cw64.com; jt cw64.com; Lana S.; LENNY V.
Subject: Fw: Douglas County eReferral (LE2025-022) Is Ready For Review
Attachments: ROXBOROUGH DR earth.jpg

Caution: This email originated outside the organization. Be cautious with links and attachments.

Carolyn,

This is in response to your eReferral with a utility map showing any buried AT&T Long Line/Core Fiber Optics near **6222 & 6226 East Roxborough Drive, Littleton, CO 80125 (Project # LE2025-022)**. 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/Core Fiber Optics, as we do not have facilities in that area.

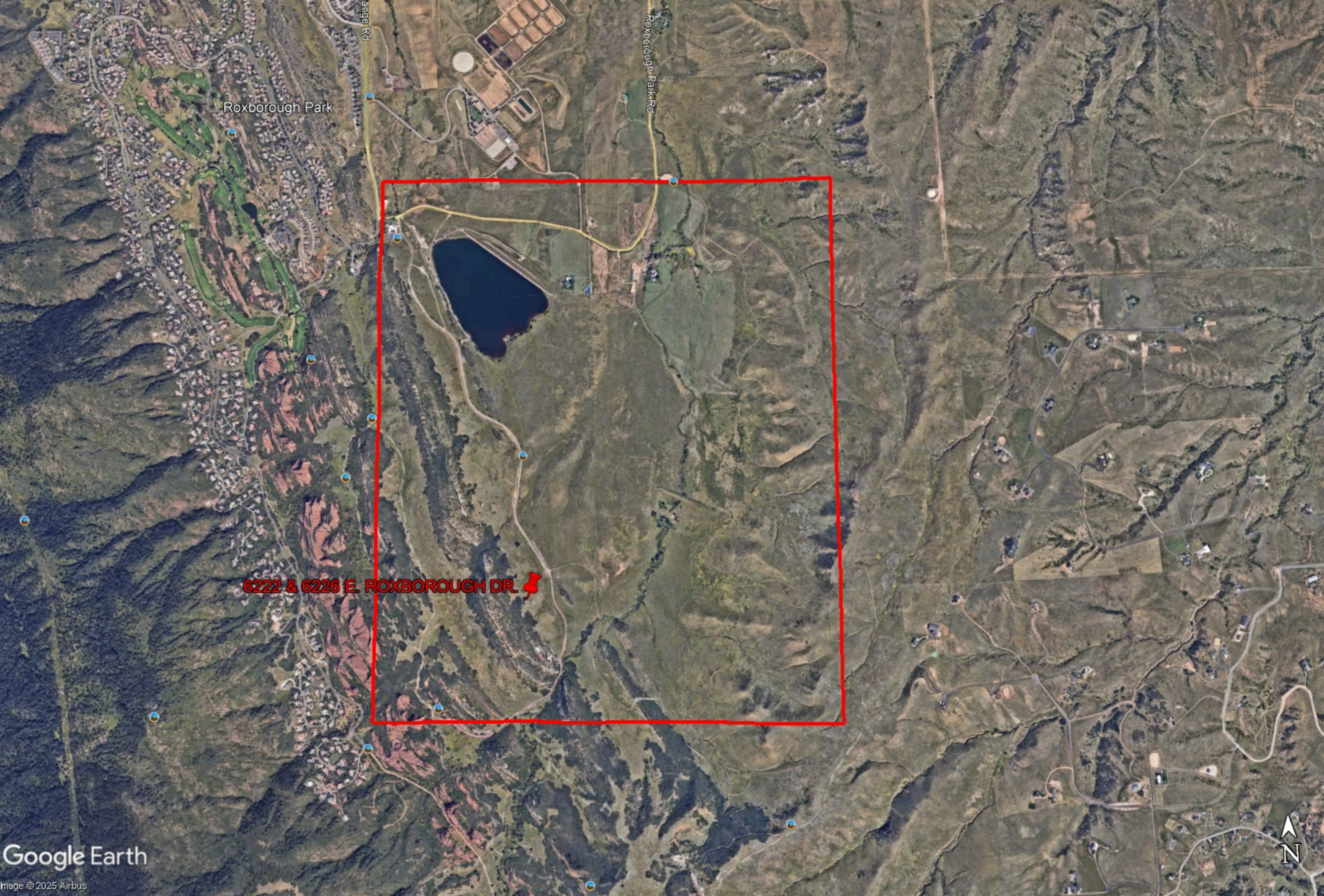
Please feel free to contact us with any questions or concerns.

***** Map disclaimer: The attached google earth maps are intended to show approximate locations of the buried AT&T Long Line/Core Fiber Optic Cable. The maps are provided for informational purposes only. In no way should the maps be used for anything other than general guidelines as to where the fiber is or is not and any other use of these maps is strictly prohibited. *****

Thank you,

James Peabody
Clearwater Consulting Group, Inc.
120 9th Ave. South, Suite #140
Nampa, ID 83651
C: (951) 201-1279
E: jamesp@cw64.com

*** This message and any attachments are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error, please notify the sender immediately and delete the message from your system. ***



Roxborough Park

Roxborough Park Rd

6222 & 6226 E. ROXBOROUGH DR.




REFERRAL RESPONSE REQUEST – LOCATION AND EXTENT

Date sent: November 20, 2025

 Comments due by: **December 4, 2025**

Project Name:	Colorado Department of Natural Resources (CDNR), New Maintenance Building and New Fleet Building with other Improvements Project - Location and Extent – 6222 & 6226 Roxborough Drive
Project File #:	LE2025-022
Project Summary:	CDNR requests approval of a Location and Extent to construct a new maintenance building, and a new fleet building at Roxborough State Park. The new buildings will support Colorado Parks and Wildlife staff in conservation work, along with maintenance and upkeep of the park. The site is located at SPN: 2355-133-02-048.

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

<input type="checkbox"/> No Comment	
<input checked="" type="checkbox"/> Please be advised of the following concerns: <u>Roxborough Park Foundation would like to signify</u> <u>its support for this project and has no</u> <u>objections.</u>	
<input type="checkbox"/> See letter attached for detail.	
Agency: <u>Roxborough Park Foundation</u>	Phone #: <u>720-536-2441</u>
Your Name: <u>BRIAN LENCE</u> (please print)	Your Signature: 
	Date: <u>11/21/25</u>

A public hearing on this request will be held before the Douglas County Planning Commission on Monday, **December 15, 2025, at 6:00 pm; located at 100 Third Street, Castle Rock, CO 80104 in the Commissioner's Hearing Room.**

Sincerely,

Carolyn Washee-Freeland
 Carolyn Washee-Freeland, AICP
 Senior Planner
 303-660-7460
cfreeland@douglas.co.us
 Enclosure

REFERRAL RESPONSE REQUEST – LOCATION AND EXTENT

Date sent: November 20, 2025

 Comments due by: **December 4, 2025**
Project Name:

Colorado Department of Natural Resources (CDNR), New Maintenance Building and New Fleet Building with other Improvements Project - Location and Extent – 6222 & 6226 Roxborough Drive

Project File #:
LE2025-022
Project Summary:

CDNR requests approval of a Location and Extent to construct a new maintenance building, and a new fleet building at Roxborough State Park. The new buildings will support Colorado Parks and Wildlife staff in conservation work, along with maintenance and upkeep of the park. The site is located at SPN: 2355-133-02-048.

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

<input type="checkbox"/> No Comment	
<input type="checkbox"/> Please be advised of the following concerns: <div style="border-bottom: 1px solid black; height: 20px; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 20px; margin-top: 5px;"></div>	
<input checked="" type="checkbox"/> See letter attached for detail.	
Agency: Roxborough Water and Sanitation District	Phone #: 303-979-7286
Your Name: Michael Gerstner <div style="text-align: center; margin-top: 5px;"><i>(please print)</i></div>	Your Signature: <div style="border-bottom: 1px solid black; height: 20px; margin-top: 5px;"></div>
Date: December 1, 2025	

A public hearing on this request will be held before the Douglas County Planning Commission on Monday, **December 15, 2025, at 6:00 pm; located at 100 Third Street, Castle Rock, CO 80104 in the Commissioner's Hearing Room.**

Sincerely,

Carolyn Washee-Freeland

Carolyn Washee-Freeland, AICP

Senior Planner

303-660-7460

cfreeland@douglas.co.us

Enclosure



December 1, 2025

Douglas County Planning Services
Attention: Carolyn Washee-Freeland
100 Third Street
Castle Rock, CO 80104

RE: LE2025-022 Referral Response

Dear Carolyn,

TST Infrastructure, LLC (TST) is the Roxborough Water and Sanitation District (RWSD) Engineer. TST has reviewed the following document submitted for review relating to the Maintenance Facility Improvements:

- "Location and Extent Exhibit" drawing set dated 10/10/2025

The document was reviewed for compliance with the RWSD Rules and Regulations and the following are comments on said documents:

General Comments

1. RWSD requires a Facilities Conveyance Agreement to be completed prior to construction.
2. RWSD requires a Pre-Construction Conference prior to construction.
3. RWSD is working directly with the design engineer for approval of the required water and sewer infrastructure. No water and sewer construction shall commence without a signed drawing from the District and all items noted herein addressed,
4. RWSD will require a 30' wide utility easement for new water lines and sewer lines. If in a combined easement, the width shall be increased to 40'. RWSD standard easement agreement will be required for this project.
5. A Water/Sewer Connection Permit/Availability of Service Certificate and Developer Field Work Permit are required for this project.
6. Provide sizing of water service lines to verify number of EQRs required for this project. Roxborough EQR conversion chart is as follows: $\frac{3}{4}$ " tap = 1 EQR, 1" tap = 2 EQRs, 1 $\frac{1}{2}$ " = 4 EQRs, 2" tap = 8 EQRs, 3" tap = 18 EQRs.

RWSD reserves the right to provide additional comments/requirements if additional/revised plans are submitted. Should you have any questions, please feel free to contact me at 303-799-5197.

Sincerely,

Michael Gerstner, P.E.
TST Infrastructure, LLC

CC: Mike Marcum, General Manager for Roxborough Water and Sanitation District
Mitch Stroehlein, Director of Operations for Roxborough Water and Sanitation District



Right of Way & Permits

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

December 2, 2025

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

Attn: Carolyn Washee-Freeland

RE: Colorado Department of Natural Resources (CDNR), Case # LE2025-022

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the above-mentioned application and currently has no conflict.

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 Xcel 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 by the Designer.

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

MEMORANDUM

To: Carolyn Washee-Freeland, Senior Planner

CC:

From: Jacob Gabel, Development Review Engineer

Date: 12/4/2025

RE: 6222 and 6226 East Roxborough Drive: LE2025-022: DV2025-540

Initial Submittal: 11-20-2025
1st Engineering response letter: 12-4-2025

The Douglas County Department of Public Works Engineering has reviewed 6222 and 6226 East Roxborough Drive Project and has the following comments:

Construction Drawings and GESC

1. Engineering comments are forthcoming.

GESC Report

2. Please submit a GESC Report

GESC Opinion of Probable Cost

3. Please submit, either as part of the GESC Report or as its own document, a GESC OPC. Please use Appendix I of the Douglas County GESC Manual for reference.

Phase III Drainage Report

4. Engineering comments are forthcoming.

Traffic Letter

5. Please discuss the number of trips that will be frequented to the site after construction, i.e. typical use.

With the next submittal, please enclose a written response to these comments. Please let me know if you have any questions.

December 9, 2025

For MHFD staff use only.	
Project ID:	106664
Submittal ID:	10013902

To: Douglas County

Via email

Subject: MHFD Review Comments

Re: Colorado Department of Natural Resources (CDNR) 6222 & 6226 (Partner Case No. LE2025-022)

This letter is in response to the request for our comments concerning the referenced project. We have reviewed this referral only as it relates to an MHFD drainageway and for maintenance eligibility of storm drainage features, in this case:

- Aurora Rampart Reservoir
- Little Willow Creek

We have no comments to the referenced project and do not need to see future submittals.

Please feel free to contact me with any questions.

Sincerely,

Laura Hinds, P.E.

Project Manager, Mile High Flood District

lhinds@mhfd.org

December 11, 2025

Carolyn Washee-Freeland, AICP
Douglas County Department of Community Development
Planning Services
200 W Oak Street
Fort Collins, 80521

Re: Colorado Department of Natural Resources (CDNR), New Maintenance Building and New Fleet Building
with other Improvements Project – Location and Extent – 6222 & 6226 East Roxborough Drive
Littleton, Colorado
Project File #: LE2025-022

Dear Carolyn,

Thank you for the review/comments provided by the various jurisdictions of the Location & Extents application. Please refer to the attached sheets for our responses to the comments. We are actively working with the groups to provide the requested information.

Please feel free to reach out to me with any questions.
Thank you.



Matt Stoub, AIA
Project Manager
Eidos Architects

Agency	Date Received	Agency Response	Response Resolution	Response
Addressing Analyst	11/20/2025	No Comment	No action necessary	
Assessor	12/04/2025	No Comment	No action necessary	
AT&T Long Distance - Row	11/21/2025	Received: This is in response to your eReferral with a utility map showing any buried AT&T Long Line/Core Fiber Optics near 6222 & 6226 East Roxborough Drive, Littleton, CO 80125 (Project # LE2025-022). 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/Core Fiber Optics, as we do not have facilities in that area. James Peabody, Clearwater Consulting Group, Inc. , 120 9th Ave. South, Suite #140, Nampa, ID 83651 C: (951) 201-1279 E:jamesp@cw64.com	No action necessary	
Building Services	11/20/2025	Received: Permit(s) required. Please visit Douglas County's web site for requirements and contact 303-660-7497 if you have any questions.	Comments forwarded to the applicant	Due to this project being part of Colorado Parks & Wildlife, we will be pulling building permits through the state's architects office.
CenturyLink		No response received	No action necessary	
Chatfield Community Association		No response received	No action necessary	
City of Aurora	12/03/2025	Received: City of Aurora's Planning Department has no comments on the referral since its outside of our planning boundaries. Aurora Water would like to see the plans in order to see if they have any comments. I was struggling to open the plans. Is there any PDFs that you can send to Casey who is copied here? Connor Bailey AICP, Senior Planner I, Planning and Development Services City of Aurora Office: 303-739-7121 Email: cbailey1@auroragov.org No further comments received from the City.	Comments forwarded to the applicant for follow up.	Met with Jeremie Torgimson & Dean Bedford (City of Aurora - Source Water Maintenance) to review this project at the design development phase. Reviewed civil and architectural drawings and discussed plans to mitigate site run off adjacent to the Aurora Rampart Reservoir. Full set of current CD plans to be provided to Connor Bailey for review. .
Comcast		No response received	No action necessary	

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CORE Electric Cooperative	12/04/2025	Received: CORE Electric Cooperative has reviewed the contents of the above-referenced referral response packet. We have evaluated the project with respect to maintaining our existing facilities, utility easements, electric loading, and service requirements. Based on this review, we are providing the following comments and concerns: CORE has existing underground and overhead electric facilities on the subject property. These existing utility easements and facilities will remain in place unless the applicant requests modifications in accordance with CORE's current extension policies. CORE Electric Cooperative conditionally approves the L&E. A meeting will be required to discuss potential conflicts with the existing overhead electric facilities and to address the electric service needs for the proposed building. Please contact Brooks Kaufman at bkaufman@core.coop or 720.733.5493 to schedule this meeting at your earliest convenience.	No action necessary	A meeting with Brooks and our consultant team is being coordinated and will be scheduled as soon as possible. Full set of current construction documents have been shared with Brooks.
Denver Water Board	11/25/2025	Received: We have reviewed-no comments. Gina Begly Real Estate Sr Specialist PROPERTY MANAGEMENT 1600 W 12TH Ave, Denver, CO 80204-3412, Denver Water t: 303-628-6219 denverwater.org denverwater.org/TAP		

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Engineering Services	12/05/2025	<p>Construction Drawings and GESC</p> <ol style="list-style-type: none"> 1. Engineering comments are forthcoming. <p>GESC Report</p> <ol style="list-style-type: none"> 1. Please submit a GESC Report. <p>GESC Opinion of Probable Cost</p> <ol style="list-style-type: none"> 1. Please submit, either as part of the GESC Report or as its own document, a GESC OPC. Please use Appendix I of the Douglas County GESC Manual for reference. <p>Phase III Drainage Report</p> <ol style="list-style-type: none"> 1. Engineering comments are forthcoming. <p>Traffic Letter</p> <ol style="list-style-type: none"> 1. Please discuss the number of trips that will be frequented to the site after construction, i.e. typical use. 	Comments forthcoming to applicant	<p>Design team will submit GESC and drainage report to Engineering Services as requested.</p> <p>Eidos will prepare a traffic letter stating that no additional traffic to and from the site is anticipated as there no additional staff members being added. Existing staff is receiving new facility to support their existing infrastructure (vehicles, fleet). Overall traffic may decrease as they will be able to perform more maintenance on site instead of going to repair/service garages.</p>
Mile High Flood District		No response received	No action necessary	
Mountain View Electric Association	11/24/2025	<p>Received: This project is located outside of MVEA's service territory, we have no comments at this time. Samantha Sherman Engineering Administrative Supervisor Mountain View Electric Association, Inc. Falcon Office 11140 E. Woodmen Road, Falcon, CO 80831 Direct: (719) 494-2699 Cell: (719)715-3039 www.mvea.coop</p>	No action necessary	

December 11, 2025

Page 4

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Roxborough Park Foundation	11/21/2025	Received: Roxborough Park Foundation would like to signify its support for this project and has no objections. Brian Lence, 720-536-2441	No action necessary	
Roxborough Village Filing 14B HOA		No response received	No action necessary	
Roxborough Village First HOA		No response received	No action necessary	
Roxborough Village Metro District	11/30/2025	Received: The Roxborough Village Metro District did/does not have any meetings scheduled between November 20th and December 4th, so we are unable to provide official referral comments. I, personally (as an individual board member), do not believe we would have any objection. That said, please convey to the architects and CPW people involved that West Metro and South Metro Fire both highly recommend fire and ember resistant soffit vents on timber framed structures. It was not apparent from the LE exhibit that they were installing them. Ephram Glass Roxborough Village Metropolitan District Director ephramglass@RoxboroughMetroDistrict.org 720-805-7644	Comments forwarded to the applicant	Discussed via phone call with Ephram on December 9 th . Ember resistant vents will be investigated with our mechanical engineering team at intake locations.

December 11, 2025

Page 5

Agency	Date Received	Agency Response	Response Resolution	Response
Roxborough Water & Sanitation District	12/01/2025	<p>Received: General Comments</p> <p>1. RWSD requires a Facilities Conveyance Agreement to be completed prior to construction.</p> <p>2. RWSD requires a Pre-Construction Conference prior to construction.</p> <p>3. RWSD is working directly with the design engineer for approval of the required water and sewer infrastructure. No water and sewer construction shall commence without a signed drawing from the District and all items noted herein addressed.</p> <p>4. RWSD will require a 30' wide utility easement for new water lines and sewer lines. If in a combined easement, the width shall be increased to 40'. RWSD standard easement agreement will be required for this project.</p> <p>5. A Water/Sewer Connection Permit/Availability of Service Certificate and Developer Field Work Permit are required for this project.</p> <p>6. Provide sizing of water service lines to verify number of EQRs required for this project. Roxborough EQR conversion chart is as follows: ¾" tap = 1 EQR, 1" tap = 2 EQRs, 1 ½" = 4 EQRs, 2" tap = 8 EQRs, 3" tap = 18 EQRs. RWSD reserves the right to provide additional comments/requirements if additional/revised plans are submitted. Should you have any questions, please feel free to contact me at 303-799-5197. Sincerely, Michael Gerstner, P.E. TST Infrastructure, LLC</p>	Comments forwarded to the applicant	<p>Spoke with Michael Gerstner on 12/11.</p> <p>Michael is providing Eidos with a Facilities Conveyance Agreement form for design to complete and submit.</p> <p>Pre-con conference to be scheduled once a General Contractor has been brought on board.</p> <p>Civil Engineer is currently working to resubmit to RWSD, and the GESC report is estimated to be completed by end of next week (12.19.25).</p> <p>Water/Sewer Connection will be pulled by General Contractor prior to the start of construction.</p> <p>Full design drawings to be provided to Michael for review of tap sizes.</p>

Agency	Date Received	Agency Response	Response Resolution	Response
West Metro Fire Protection District		No response received	No action necessary	Full set of current construction documents to be sent to West Metro as part of permit review.
Xcel Energy-Right of Way & Permits	12/02/2025	Received: Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the above-mentioned application and currently has no conflict. 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 Xcel 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 by the Designer. 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	Comments forwarded to the applicant	Design team will work with CPW and contractor to complete application process for new gas service.