

Referral Agency**Referral Agency Comments****Applicant's Response**

ARAPAHOE COUNTY ASSESSOR'S OFFICE	No comments.	Noted.
ARAPAHOE COUNTY PUBLIC HEALTH DEPARTMENT - LAND USE REFERRALS	The property has a Use Permit for this division. On file with the Division of Water Resources is a well permit, 81881.	Noted.
ARAPAHOE COUNTY PUBLIC WORKS - BUILDING DIVISION	Standard comments on new construction.	Noted.
CORE	CORE Electric Cooperative will require the applicant to grant utility easements as shown per the Colorado State Statute: 31-23-214 (3) Subdivision regulations adopted under provisions of this section shall require that a subdivider, as defined in section 30-28-101 (9), C.R.S., submit to the commission evidence that provision has been made for facility sites, easements, and rights of access for electrical and natural gas utility service sufficient to ensure reliable and adequate electric or, if applicable, natural gas service for any proposed subdivision. Submission of a letter of agreement between the subdivider and utility serving the site shall be deemed sufficient to establish that adequate provision for electric or, if applicable, natural gas service to a proposed subdivision has been made. In addition, CORE has existing overhead electric facilities along the western boundary of the property installed in the 1940s. The existing facilities are prescriptive rights and have senior rights to the 20-foot road right of way dedication in 2020; reception No. E0103969.	The applicant spoke with Brooks Kaufman, and he explained that the property owners are required to grant a utility easement pursuant to this subdivision exemption, which easement area must cover 15' on the north, east, and south sides of the property and 30' on the west side of the property. The agency said that this easement may be granted via a notation on the plat, and that no stand-alone easement agreement is required, and that this easement will satisfy all of CORE's comments. The plat has been revised to show these easements.
STRASBURG FIRE PROTECTION DISTRICT 08	No objections or comments.	Noted.
LUMEN	No objections.	Noted.
ARAPAHOE COUNTY SHERIFF- OFFICE OF EMERGENCY MANAGEMENT (OEM)	No comments	Noted.
ARAPAHOE COUNTY SHERIFF'S OFFICE - LAND USE REFERRALS	No comments.	Noted.

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<u>DIVISION OF WATER RESOURCES-STATE ENGINEER/GROUNDWATER</u>	Upon approval of this subdivision exemption, the parcel on which well permit no. 81881 is located will no longer include the same land area claimed by the well permit. Therefore, the well has the potential to create conflicts with its continued legal operation and the evaluation of new well permits on adjacent parcels. As such, well no. 81881 must be re-permitted consistent with the law as it applies to the size of the parcel on which it is located. Our office recommends the following: The county requires that the requirement to re-permit existing well permit no. 81881 be placed on the plat in a manner that is plainly visible such that the current owner and any prospective buyer will be aware of the requirement. Prior to this subdivision exemption being approved by the county, the county requires the current well owner submit to our office a well permit application to re-permit existing well permit no. 81881. Our office will hold that application until the applicant provides to our office documentation that the county has approved the subdivision exemption, at which time we will act upon the application. As mentioned above, the well permit documents for well permit no. 81881 locate the well at a point 420 feet from the South section line and 100 feet from the West section line of Section 32, which corresponds to 53807 E County Road 26. The Applicant should clarify the location of well permit no. 81881. If the well is located on 3360 S. County Road 149, the well owner should submit a Well Location Amendment (Form GWS-42) to correct the location of well permit no. 81881, unless as requested above the well is re-permitted and the well location is corrected by the new permit.	Applicant is willing to comply with the State's request.
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Staff sent referrals to the following agencies and did not receive a response:

- IREA
- XCEL ENERGY-PSCO ROW & REFERRALS

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- RESOURCESARAPAHOE COUNTY/PWD ENG/TRAFFIC OPS
- ARAPAHOE COUNTY/SHERIFF/CRIME PREVENTION UNIT
- ARAPAHOE COUNTY OPEN SPACES
- ARAPAHOE COUNTY/PWD ENG/TRAFFIC OPS
- ARAPAHOE LIBRARY DISTRICT-REFERRALS
- STRASBURG METRO PARKS & RECREATION DISTRICT
- STRASBURG POST OFFICE
- STRASBURG SCHOOL DISTRICT
- DEER TRAIL AND EAST ADAMS CONSERVATION DISTRICT
- COLORADO PARKS & WILDLIFE/1ST POINT OF CONTACT