

Date Received	Your Name	Organization Representing	Email Address	Address	Comments
02/27/26 12:52 PM	Mike Dhondt	Dhondt Digital Productions LLC	dhondt@gmail.com	116 OLYMPUS CIR	Where is all the traffic going to go? Will they be building a sound wall for E470?
03/02/26 8:42 AM	Val Endyk	Cherry Creek Basin Water Quality Authority	landusereferral@ccbwqa.org	PO Box 3166 Centennial CO 80161	The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from the City of Lone Tree that the proposed development plans for SB25-0020, RidgeGate East Villages Sub-Area Plan Filing No. 5 have been or will be reviewed by the City of Lone Tree for compliance with the applicable Regulation 72 construction and post-construction requirements. Based on the Authority's current policy, the Authority will no longer routinely conduct a technical review and instead the Authority will defer to the City of Lone Tree's review and ultimate determination that the proposed development plans comply with Regulation 72. If a technical review of the proposed development plan is needed, please contact LandUseReferral@ccbwqa.org. The review may include consultation with the Authority's Technical Manager to address specific questions or to conduct a more detailed Land Use Review, if warranted.
03/02/26 10:47 AM	Zachary Gabehart	Arapahoe County Public Airport Authority	zgabehart@centennialairport.com	7565 S. Peoria St. Unit D9 Englewood, CO 80112	See attached letter.
03/05/26 12:00 PM	Mark Allen	South Metro Fire Rescue	mark.allen@southmetro.org	9195 E. Mineral Ave	Attached
03/09/26 9:56 AM	Bradley McKinniss	City of Centennial	bmckinniss@centennialco.gov	13133 E. Arapahoe Rd., Centennial, CO 80112	N/A
03/09/26 1:21 PM	Drayton K Sanderson	Parker Water & Sanitation District	dsanderson@pwsd.org	13939 Ancestry Drive Parker Colorado 80134	PWSD has no comments on this final plat. All PWSD infrastructure as shown in the ROW construction plans has been approved for install.
03/20/26 6:35 AM	Kyle Vistuba	Douglas County Assessor	kvistuba@douglas.co.us	301 Wilcox St Castle Rock	None



CENTENNIAL AIRPORT
ARAPAHOE COUNTY AIRPORT AUTHORITY

7565 South Peoria Street, Unit D9
Englewood, Colorado 80112
main: 303-790-0598 | fax: 303-790-2129
www.centennialairport.com

March 2, 2026

Chuck Darnell
Principal Planner City of Lone Tree
9220 Kimmer Drive
Lone Tree, CO 80124

Re: SB25-0020 – RidgeGate East Filing No. 5 Plat

Dear Mr. Darnell,

Thank you for the opportunity to review the plat. While the airport is largely not opposed to this particular plat, other than potential mixed uses which may contain a residential component. We still have the following concerns on the RidgeGate development as a whole: Due to the location of the proposed development and its proximity to the Airport, the Arapahoe County Public Airport Authority (ACPAA) opposes this development. The ACPAA has concerns over the addition of high-density residential uses directly under or near the Instrument Landing System (ILS) approach and extended centerline to the Airport's main runway on elevated terrain. This is a precision approach that cannot be deviated from by aircraft when it is in use and will see overflights at all hours of the day regardless of weather conditions with aircraft at altitudes of less than 1,000' above ground level. The proposed residential development lies entirely within the Airport Influence Area (AIA) and a portion lies within the Buffer Zone (BZ) and approx. According to the Airport's Land Use Guidelines, new residential or noise-sensitive developments are not recommended in the BZ. If development moves forward, we feel that it is imperative that future homeowners be made aware of this prior to the purchase of a home through both the aviation easement (attached)/license and overflight disclosures. It is our opinion that an aviation easement/license be executed for the entire development and not when just deemed necessary.

In addition, we continue to have the following comments:

- A residential 7-day noise test is recommended using single noise event levels (SEL). It is highly recommended for this proposed development, if approved, to have verified interior noise attenuation at or below 45 dB.
- Any objects on the site (including cranes used during construction) that penetrate a 100:1 slope from the nearest point of the nearest runway will require filing and approval of FAA Form 7460-1. This form may take 90 days or more for approval. **Please note that this is a State and Federal regulatory requirement.** Runway endpoint data is available from the Airport for engineering calculations. **Our calculations show that a Form 7460-1 may be required for both the building and associated cranes.** In addition, please have crane operators advise the airport prior to erecting the crane.
- Book and page number of the aviation easement/license must be included on all plats and plans.

Please feel free to call me if you have any questions.

Sincerely,

Zachary Gabeheart
Senior Planner – Noise & Environmental

SOUTH METRO FIRE RESCUE

FIRE MARSHAL'S OFFICE



Chuck Darnell
Senior Planner
City of Lone Tree
9220 Kimmer Drive, suite 100
Lone Tree, CO 80124
720.509.1273

Project Name: New Justice Center adjacent right of ways.
Project File #: **SB25-0020**
S Metro Review # REFFP26-00060

Review date: 03/05/2026

Plan reviewer: Mark Allen
720-601-3043
Mark.allen@southmetro.org

Project Summary: The City of Lone Tree is constructing a new Justice Center Facility. In addition to the new Justice Center the plat accounts for the adjacent right of ways, the extension of High Note Ave, and plating three adjacent lots.

Code Reference: 2021 International Fire Code, 2021 International Building Code

South Metro Fire Rescue (SMFR) has reviewed the above project and has **approved** the plans based on the following comment.

COMMENTS:

1. Any future site changes will require approval from South Metro Fire Rescue.

Project Name: RidgeGate East Filing 5, Final Plat

Project Number: RE2026-021

Date Received: 02/27/2026

Jurisdiction: City of Lone Tree

Due Date: 03/19/2026

Addressing Comments:

No Comments

Engineering Comments:

No Comments

Planner Comments:

No Comments

Chuck Darnell

Subject: RE: Referral Response Requested for Future Lone Tree Library Site

From: Pasicznyuk, Bob <rpasicznyuk@dclibraries.org>
Sent: Monday, March 23, 2026 10:18 AM
To: Roshana Floyd <Roshana.Floyd@cityoflonetree.com>
Subject: Re: Referral Response Requested for Future Lone Tree Library Site



This message needs your attention

• This is their first email to you.

Report or Mark Safe

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Roshana. Sorry for the delay. I've been out of the office.

I've no issue with this plan.

From: Roshana Floyd <Roshana.Floyd@cityoflonetree.com>
Sent: Wednesday, March 18, 2026 1:47 PM
To: Pasicznyuk, Bob <rpasicznyuk@dclibraries.org>
Subject: Referral Response Requested for Future Lone Tree Library Site

CAUTION: This email originated from outside of our organization (DCL). Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Bob,

The City is finalizing the public referral for the plat that includes the future library site in RidgeGate, east of I-25. As an important stakeholder for this project, and a future landowner, we would appreciate your referral response by COB on March 20th.

The lot identified for the future library is lot #4 of the plat available for review [here](#). This lot will be accessible via a future public access easement across lot #3, connecting to High Note Ave., west of lot #3.

Please let me know if you have any questions regarding this project and thank you again for your response.

Have a wonderful day,



Roshana Floyd, JD, MPA, AICP, CFM (she/her)
Planning Manager
9220 Kimmer Drive
Lone Tree, CO 80124
Office: 720-509-1271
Mobile: 720-671-1792

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Right of Way & Permits

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

March 11, 2026

City of Lone Tree Community Development Department
9220 Kimmer Drive, #100
Lone Tree, CO 80124

Attn: Chuck Darnell

Re: RidgeGate East Filing No. 5, Case # SB25-0020

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has reviewed the above-mentioned plat and has few concerns:

1. To ensure that adequate utility easements are available within this development and per state statute §31-23-214 (3), PSCo requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:

Ten-foot (10') dry wide utility easements are hereby granted around the perimeter of commercial/industrial lots and platted areas including, tracts, parcels and/or open space areas. These easements are dedicated to the City of Lone Tree for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities (Dry Utilities). Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

2. Public Service Company has an existing high-pressure natural gas *transmission* pipeline and associated land rights within this property. Any activity including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require Public Service Company approval. Encroachments across Public Service Company's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a Public Service Company License Agreement to be executed with the property owner. PSCo is requesting that, prior to any final approval of the development plan, it is the responsibility of the property owner/developer/contractor to contact PSCo's Encroachment Team for

development plan review and execution of a License Agreement (upload all files in PDF format) at: cloud.marketing.xcelenergy.com/encroachment.

Please be aware PSCo owns and operates existing natural gas and electric distribution facilities along and within the property lines.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via [Building and Remodeling | Partner Resources | Xcel Energy](#). It is then the responsibility of the developer to contact the Xcel Designer assigned to the project for approval of design details.

Additional easements may need to be acquired by separate document (i.e. transformers) – be sure to ask the Designer to contact a Right-of-Way & Permits Agent in this event.

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

Although “branded” as Xcel Energy, the legal owner and operator of the utility facilities in Colorado is Public Service Company of Colorado. All utility facilities and related land rights, including fee property, easements, permits, etc., are owned by, operated by and held in the name of Public Service Company of Colorado, a Colorado Corporation.