# **DATE:** 7 November 2018

# **BUCKSLIP NUMBER:** SP-17-004

# **RE:** Review of a preliminary plat – Claremont Commercial Filing No 2

# **Utility Comments (electric, gas, water, wastewater)**

**Action Items:**

**Preliminary Plan Comments:**

1. The existing underground electrical line traversing through proposed Lots 9, 10, 11, 12, 13, 14 and Tract A will need a 20ft easement (10ft on both sides of the electric utility line). Item has been addressed.
2. Each lot requires a 5ft side-lot easement and a 7ft rear-lot easement. Please call out/label accordingly. Item has been addressed.
3. Lots that border a street 50ft or less in width (i.e. El Jefe Lane, Mogul Drive, and Rey Pez Street) require a front lot easement of 5ft on the street side of the lot. Item has been addressed.
4. Ensure that all structures, to include retaining walls, are a minimum of 15ft away from existing utility lines. This may require adjustment of site grading. Item has been addressed.
5. If Tract A will potentially be used for private utility lines in the future, recommend including language regarding Tract A being open for private utility use in the Notes section. Item has been addressed.
6. Please include the party who will maintain Tract A in the Notes section, Item #5. Item has been addressed.
7. Once required easements or any proposed easements have been included please insert the following statement in the notes section in order to be granted an easement-by-plat:
	1. “All easements that are dedicated hereon for public utility purposes shall be subject to those terms and conditions as specified in the instrument recorded at [Reception Number 212112548](https://www.csu.org/CSUDocuments/easementstcplat.pdf) of the records of El Paso County, Colorado.” Item has been addressed.
8. No further comments – Recommend Approval.

**Information Items:**

1. All previous information items are still applicable.

If you have any questions, please contact Ethan Widrick at ewidrick@csu.org.