



Water Demand Report & Geotechnical Report - Planning Applications

For use with Planning Applications where a Water Demand Report or Geotechnical Report is required. Also see Preconsultation Submittal Requirement Form and the Preconsultation Process overview for more information.

Sealing Requirements

Water Demand Reports and Geotechnical Reports shall be considered final and must be signed and sealed by an Engineer, Surveyor, or Architect, as appropriate, at time of initial application submittal.

Water Demand Report

Applicability

Rezoning, limited use permit, development plan and subdivision applications that will require water service in the amount required to serve fifty (50) single-family equivalents ("SFEs") or more. It applies to any redevelopment that would require an increase over the level of existing water service in this same amount. City Council may, at its discretion, apply this policy to smaller developments.

Report to be prepared by a registered professional engineer that details the development's water requirements and the water resources that will be used to meet that requirement. At a minimum, the report must address all of the elements identified in the water demand report required under subsection 25-77(d) of the City's water rights dedication policy. See Municipal Code Chapter 25 Section 25-78 for specific requirements.

Geotechnical Report

Applicability

All sites with public improvements, streets, and fire apparatus roads; and is recommended for sites with private improvements.

Report to be prepared by a professional geotechnical engineer licensed in the State of Colorado and will be reviewed and approved by the City Department of Public Works prior to approval of

construction drawings or a building permit as applicable. See Engineering Standards Chapter 3—Section 3.5 for specific requirements.

What to Submit

For application types that require a Water Demand Report or Geotechnical Report, either a report or waiver is required to be provided.

Waiver Request

Some proposals may not necessitate one or more of the required technical reports. After reviewing the study requirements, if the Project Engineer determines a study may not be required, a waiver may be requested. The process for submitting and receiving approval of a waiver is to submit a Preconsultation application through the CityView portal. Each waiver request is a separate Preconsultation application.

Preconsultation Submittal Requirement: Waiver Request

Provide a narrative describing the proposed project including justification of requested waiver based on specific sections in the City Engineering Standards and Utility Standards. Include a concept site plan for the development and additional relevant attachments. Combine all information into one document. Do not submit the old submittal waiver request forms.