



Perry Park Water and Sanitation District  
5676 West Red Rock Drive  
Larkspur, Colorado 80118

Telephone: 303.681.2050  
Fax: 303.681.2051  
perryparkwsd.colorrado.gov

## TAP APPLICATION & PERMIT

LOT \_\_\_\_\_ BLOCK \_\_\_\_\_ SUBDIVISION \_\_\_\_\_ FILING \_\_\_\_\_

SERVICE ADDRESS \_\_\_\_\_

**LANDOWNER:**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

**BUILDER:**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Site Contact: \_\_\_\_\_

E-mail: \_\_\_\_\_

**SERVICE LINE INSTALLER:**

Name: \_\_\_\_\_

Phone: \_\_\_\_\_

Site Contact: \_\_\_\_\_

<u>DISTRICT</u>	<u>APPLICANT</u>	<u>APPLICANT</u>
_____ Permit Fee ( / / )	_____ Swimming Pool (Y/N)	_____ Fire Sprinkler System (Y/N) <sup>5</sup>
_____ 2 Signed Original Site Plans	_____ Pool Capacity (gal.)	_____ Septic System(Y/N) <sup>7</sup>
_____ Tap Fee ( / / )	_____ Piped in Hot Tub (Y/N) <sup>1</sup>	_____ Engineered Wastewater Line <sup>3</sup>
_____ Development Fee ( / / )	_____ Forced Air or Hot Water Heat <sup>2</sup>	_____ Landscape Sprinkler System (Y/N) <sup>4</sup>
_____ Meter Fee ( / / )	_____ Backflow Preventer (Y/N) <sup>3</sup>	
_____ Lift Station Fee ( / / )	_____ Driveway Crossing <sup>3</sup>	
_____ Stub Out Fee ( / / )		
_____ Winter Tap (Y/N - Requires \$250) <sup>6</sup>		

<sup>1</sup> Piped in hot tubs automatically fill themselves.  
<sup>2</sup> FA = Forced Air; HW = Hot Water Heat    <sup>3</sup> To be completed by the District.  
<sup>4</sup> ALL IRRIGATED LANDSCAPING WILL BE A MAXIMUM OF 2,500 SQUARE FEET, AND A SEPARATE PERMIT APPROVAL IS REQUIRED FROM THE DISTRICT PRIOR TO INSTALLATION.  
<sup>5</sup> If "Y," fire sprinkler plan requires approval prior to permit approval (at applicant's expense).  
<sup>6</sup> No taps may be made between December 1 and April 1 without written District approval.  
<sup>7</sup> **UPON COMPLETION OWNER MUST PROVIDE DISTRICT A STAMPED SEPTIC SYSTEM AS-BUILT.**

THE UNDERSIGNED REQUESTS PERMISSION TO CONNECT TO THE WATER/WASTEWATER SYSTEMS OF THE PERRY PARK WATER AND SANITATION DISTRICT AND AGREES TO MEET ALL DISTRICT RULES, REGULATIONS, STANDARDS, SPECIFICATIONS, AND INSTRUCTIONS, AND TO PAY ALL CHARGES AND FEES AT THE CURRENT RATE AS PROVIDED BY LAW AND/OR SAID RULES AND REGULATIONS.

DISTRICT REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

- A. **PERMIT APPLICATION MUST INCLUDE 2 STAMPED ORIGINAL SURVEY DRAWINGS WITH TOPOGRAPHIC MAP OF THE LOT OR TRACT AREA PREPARED BY A LICENSED LAND SURVEYOR, WITH MAXIMUM 2' GRADIENTS, SHOWING LOCATIONS OF: 1) DWELLING STRUCTURE WITH DISTANCES FROM LOT CORNERS; 2) DRIVEWAY; 3) WATER SERVICE LINE; 4) WASTEWATER SERVICE LINE WITH SLOPE AND CLEANOUTS SHOWN; & 5) WATER METER AND PIT LOCATIONS. FAILURE TO CONFORM TO THE APPROVED PLANS MAY RESULT IN A REFUSAL BY THE DISTRICT TO PERMIT CONNECTION TO ITS FACILITIES. (SERVICE LINES MUST SHOW SIZES & TYPES).**
- B. **MINIMUM DISTRICT REQUIREMENTS – A COPY OF THE DISTRICT RULES AND REGULATIONS CAN BE PURCHASED FOR \$50.00:**
- 1) All service lines must be installed by a District Approved installer (including excavation, installation and backfilling); installations must be inspected by the District prior to burial.
  - 2) A minimum fine of \$500 plus expenses will be imposed for the following: If an unauthorized contractor or customer turns on water at the curb stop valve or makes any connection to the District's water and/or wastewater lines.
  - 3) Tapping of main lines or connecting to stub outs must be witnessed by the District.
  - 4) The District must have 24 hours or more notice prior to the desired time for inspections or tap connections.
  - 5) Wastewater service lines may not have a slope greater than 19% without Board approval.
  - 6) Water and wastewater lines must be in separate trenches 10 feet apart. Other utilities may not be laid in these trenches and should be laid a minimum of 3 feet from these trenches.
  - 7) Identification wire or tracer tape must be used on service lines.

Applicant understands and agrees that iron removal and/or fire flow may not be provided to the above property at this time. If it is not available, the District makes no representation as to when iron removal and/or fire flow protection will be available. **This permit will remain in effect for one year from date approved.**

LANDOWNER/BUILDER	DATE	LANDOWNER/BUILDER	DATE
<b>Application approved by the Perry Park Water and Sanitation District:</b>			
Permit #	District Manager	Date	Meter Number
			Beginning #



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**INSTALLATION OF SERVICE LINES -- DECEMBER 1 TO APRIL 1  
RESOLUTION 99-173**

WHEREAS, the Board has determined that it is inadvisable to issue permits, or allow water and wastewater connections to be made from December 1 to April 1 due to weather conditions which increase the likelihood of damage or breakage of service lines, curb stops and connections to main lines; and

WHEREAS, the Board understands that certain residents may wish to install service lines and connect to the District's water and/or sewer systems during the months from December to April;

THEREFORE, BE IT RESOLVED, that the following requirements shall be included in all water and wastewater connection permits issued by the District commencing January 1, 1984, and that said requirements shall be included in the District's rules and regulations:

"Should any person or entity wish to install a service line, service connection, curb stop, or connection to a District water or wastewater main line at any time from December 1 through March 31, the following shall be required in addition to other permit requirements:

- a. A winter excavating fee of \$250.00, in cash or other certified funds in form approved by the Board, to be deposited with the District prior to commencement of construction on any portion of the service line, curb stop connection, or connection to water or wastewater main line.
- b. The party intending to install the service line, curb stop, and/or connection to water or wastewater main line shall notify the District in writing no later than 10 business days prior to commencement of work of the date, time and location said work shall commence.
- c. A representative of the District shall be present at all critical inspection times as determined by the District, in its sole discretion, due to weather. Inspections will be during the excavation, construction, installation and burial of the service line, curb stop, and/or connection to the District's water or wastewater main line to insure that appropriate precautions are taken to protect the District's main lines from weather damage. The party doing actual excavation, construction, installation and/or burial shall comply with the requests of said District representative with regard to such protection of the District's main lines.
- d. The fee described in paragraph a above shall be retained by the District and utilized to cover all additional inspections due to weather conditions.
- e. During winter excavating, all lines must be bedded with granular materials, per District specifications:
  - 1) Class 6 road base when compacted before pipe is placed;
  - 2) Pea gravel or clean sands when bedding is not compacted before pipe is placed.
- f. Inspection hours will only be allowed between 10 a.m. and 2 p.m. during normal business hours, weather permitting.
- g. Trench Maintenance: Throughout the guarantee period, the Contractor and/or Constructor shall maintain and repair any trench settlement which may occur and shall make suitable repairs to any pavement, sidewalks, or other structures which may be damaged as a result of backfill settlement at no cost to the District.
- h. Trench Dewatering: Where groundwater is encountered in the trench excavation, it shall be removed so that all pipe laying and other construction operations can be performed within the specifications. Water encountered in trench or manhole excavations shall be removed by pumping, drained to sumps through subdrains or by other methods devised by the Contractor and acceptable to the District.
- i. Bracing: The Contractor shall provide bracing or alternate means of trench protection in accordance with all local, state and federal requirements including those adopted by the Occupational Safety Health Administration (OSHA). The District will not inspect for safety on the construction site nor will they be liable for means and methods used by the contractor. (Resolution 94-154, Adopted 7/20/94)
- j. Liability: Any structures which are disturbed shall be restored at no cost to the District. The Contractor shall proceed with caution in the excavation so that the exact location of underground structures, both known and unknown, may be determined, and the District shall not be held liable for the repair, or replacement when such structures are broken or otherwise damaged.
- k. Soil Compaction Tests: Samples of representative embankment and structural backfill materials to be placed shall be tested to determine the maximum density and optimum moisture for these materials. Tests for this determination will be made using methods conforming to requirements of ASTM D-698. These test results shall be the basis of control for compaction effort. The density and moisture content of each compacted layer of embankment, structural and/or trench backfill will be determined in accordance with ASTM D-1556, D-2167, or D-2922 as required by the District or County.
- l. TRAFFIC REGULATIONS "Manual on Uniform Traffic Control Devices for Streets and Highways", latest edition, published by the U. S. Department of Transportation, Federal Highway Administration, "Official Rulings and Requests for Interpretations, Changes, and Experimentations" for said manual and the "Colorado Preliminary Supplement" to said manual issued by the State Department of Highways.



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## TAP FEES AND DEVELOPMENT/CORE CHARGES

Effective **January 1, 2024**

### **\*NOTE - FEES VARY BY LOT, PLEASE CONTACT THE DISTRICT OFFICE FOR EXACT FEES**

NOTE: These Fees and Charges are Assessed Per Single Family Equivalent Dwelling Unit for a 3/4 inch water tap and four inch wastewater line.  
**For a 1 inch water tap there is an additional \$7,500.00 Water Tap Fee.**

#### **FOR ALL LOTS AND TRACTS:**

##### **PERRY PARK EAST:**

WATER TAP FEE	\$ 11,729.00
DEVELOPMENT/CORE CHARGE	\$ 8,374.00
TOTAL CHARGE	\$ 20,103.00

##### **SAGE PORT:** (ADD \$500.00 IF SERVED BY LIFT STATION AND NOT ASSIGNED A LIFT STATION FEE BY THE SAGEPORT WOODS LID)

WATER TAP FEE	\$ 6,302.00
SEWER TAP FEE	\$ 7,586.00
WATER CORE CHARGE	\$ 8,374.00
SEWER CORE CHARGE	\$ 4,173.00
TOTAL CHARGE	\$26,435.00

##### **SAGEPORT #4 & #5 (STERLING POINTE):**

WATER TAP FEE	\$ PREPAID
CORE CHARGE	\$ 11,525.00

##### **SAGEPORT LID:**

WATER TAP FEE	\$ 6,302.00
SEWER TAP FEE	\$ 7,586.00
WATER CORE CHARGE	\$ 2,947.00
SEWER CORE CHARGE	\$ 1,955.00
WATER AND SEWER STUB FEES	\$ 1,400.00
*SEWER ONLY STUB FEE	\$ 700.00
LIFT STATION CHARGES THRU 1997 (RES.96-132)	\$ 1,900.00

\*The following lots are in the Sageport Filing #2 LID Fee structure:

Block 1 Lots 1-20, Block 2 Lots 4-8, Block 2 Lots 12-19, Block 3 Lots 3-13, Block 4 Lots 7-16, Block 9-Lot 1

Block 10 Lots 1-10 Block 12 Lots 7-23, Block 13 Lots 1-16, Block 14 Lots 4-21 and each of the nine lots in Tract A participating in the LID.

\*Lots 2,3,4,5, Block 14 and Lots 10,11, 22, 23, Block 12

**PERRY PARK RANCH:** For lots or tracts, physically located within the Waucondah Wastewater Treatment Plant gravity flow drainage basin (Res. 93-97, Adopted 6/2/93).

WATER TAP FEE	\$ 6,302.00
SEWER TAP FEE	\$ 7,586.00
WATER CORE CHARGE	\$ 8,374.00
SEWER CORE CHARGE	\$ 4,173.00
TOTAL CHARGE	\$26,435.00*

**PERRY PARK RANCH:** For lots or tracts, physically located outside the Waucondah Wastewater Treatment Plant gravity flow drainage basin and with septic system installed (Res. 93-97, Adopted 6/2/93). Larger than 2.5 Acres.

WATER TAP FEE	\$11,729.00
WATER CORE CHARGE	\$ 8,374.00
TOTAL CHARGE	\$20,103.00

**PERRY PARK RANCH:** For lots or tracts, physically located outside the Waucondah Wastewater Treatment Plant gravity flow drainage basin and served by a lift station and force main (Res. 93-97, Adopted 6/2/93).

WATER TAP FEE	\$ 6,302.00
SEWER TAP FEE	\$ 7,586.00
WATER CORE CHARGE	\$ 8,374.00
SEWER CORE CHARGE	\$ 4,756.00
TOTAL CHARGE	\$27,018.00

\*TORREY PINES/WINGED FOOT COURT STUB FEE (includes Rock Removal)

LOTS 19-25, BLOCK 1, PERRY PARK #4 AND

LOTS 14-26, BLOCK 1, PERRY PARK #7

\$ 3,500.00



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**SCHEDULE OF WATER AND SEWER RATES AND FEES**  
**EFFECTIVE JULY 1, 2025**

**RESIDENTIAL (Bimonthly Billing Cycle)      COMMERCIAL (Monthly Billing Cycle)**

**Water Base Rate:** **\$70.04**  
**Plus:**

Gallons		Rate per 1,000 Gallons
1,000	10,000	\$2.68
11,000	33,000	\$7.43
34,000	66,000	\$9.56
67,000	133,000	\$12.17
Over 133,000		\$16.23
Minimum Daily Water Rate		\$1.17

**Capital Improvement Fee:** **\$86.14**  
**Radium WTP Upgrade Fee:** **\$92.00**  
**Sewer Base Rate:** **\$142.46**

Minimum Daily Sewer Rate		\$2.37

**Water Base Rate:** **\$70.04**  
**Plus:**

Gallons		Rate per 1,000 Gallons
1,000	9,000	\$2.68
10,000	45,000	\$8.38
46,000	100,000	\$10.76
101,000	200,000	\$13.72
Over 200,000		\$18.27

**Capital Improvement Fee:** **\$68.99**  
**Radium WTP Upgrade Fee:** **\$46.00**  
**Sewer Base Rate:** **\$75.89**

	Rate per 1,000 Gallons
Restaurants	\$11.33
Other Commercial	\$6.63

Water Base Bill: \$248.18  
Water and Sewer Base Bill: \$390.64



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**Late Fees:** Late fees are billed monthly on all accounts with a balance of \$25.00 or greater. If payment is not received within five (5) calendar days after due date on the bill, the customer shall receive a penalty of \$10.00.

**Other Fees:**

Water Meter, 3/4" Tap with Tandem Setter (*Note 5/8 by 3/4 Sensus Meter is the District Standard)	\$1,000.00
Water Meter, 1"	\$900.00
Swimming Pool Permit	\$200.00
Water Turn On	\$50.00
Water Turn Off	\$50.00
Service Charge (minimum amount)	\$50.00
Extra Meter Reading	\$50.00
Permit Application	\$150.00
Winter Dig Fee (December 1 to April 1)	\$250.00
Non-Sufficient Fund Fee (NSF)	\$25.00
Late Fee (Monthly)	\$10.00
Lost Availability Fee	\$1,100.00 Plus tap fee and core/development charges for vacated lot
1" Water Tap Upgrade	\$7,500.00



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## **DISTRICT AUTHORIZED SERVICE LINE INSTALLERS**

**NOTE: This list is in alphabetical order and does not indicate any order of preference**

- Backhoe Services; Troy Peterson – Cell: 719-661-0852, Office: 303-648-3823
- Berry Trucking and Excavating; Cell: 720-373-7015, Office: 303-932-0632, Fax: 303-972-3995
- Blanding Dirtwork; Michael Johnson – Cell: 303-591-9589, Office: 303-458-6301, Fax: 303-458-6393
- Colorado Civil Construction; Casie – Office: 719-749-2486
- Fischer Enterprises; Matt Fischer – Office: 303-688-1710, Cell: 720-771-6375, Fax: 303-688-1736
- General Services / Contractors Inc.; Jiles “Theron” Bennett – Cell: 719-499-4684, Office: 719-683-7174, Fax: 719-683-4862
- Magnum Excavating; Dave Scott – Cell: 303-419-4408
- Nordstrom Commercial Builders, LLC; Todd Nordstrom – 303-868-7474, Office: 303-705-8017, Fax: 303-705-8033
- Redeker Excavating; Office: 303-681-2218, Fax: 303-681-3024

**The District will impose a fee of \$50.00 for “no-shows”, partial inspections or delays at inspection times after 15 minutes of appointment time. Cancellation of inspections shall be called in to the District by 10:00 a.m. on the day of inspection.**

**The District will do inspections between the hours of 9:00 a.m. to 3:00 p.m., Monday through Friday (excluding holidays), with 24 business hours advance notice, except when winter dig rules are in effect from December 1 to April 1 when inspections will only be conducted between the hours of 10:00 a.m. and 2:00 p.m., weather permitting.**