



Administration Building
East Hearing Room
5334 S. Prince St.
Littleton, CO 80120
303-795-4630
Relay Colorado 711
303-795-4630 Audio Agenda Line

Nancy A. Doty, Chair, District 1
Nancy Sharpe, District 2
Rod Bockenfeld, District 3
Nancy Jackson, Chair Pro-Tem, District 4
Bill Holen, District 5

Public Meeting

**August 2, 2016
9:30 A.M.**

The Board of County Commissioners holds its weekly Public Hearing at 9:30 a.m. on Tuesdays. Public Hearings are open to the public and items for discussion are included on this agenda. Items listed on the consent agenda are adopted with one vote. Items listed under regular business are considered separately. Agendas are available through the Commissioners' Office or through the County's web site at www.arapahoegov.com. Questions about this agenda, please contact the Commissioners' Office at 303-795-4630 or by e-mail at commissioners@arapahoegov.com.

CALL TO ORDER

Arapahoe County Board of County Commissioners

INTRODUCTION

Ron Carl, County Attorney
Joleen Sanchez, Asst. Clerk to the Board

ROLL CALL

PLEDGE OF ALLEGIANCE

MODIFICATION TO THE AGENDA

ADOPTION OF THE AGENDA

APPROVAL OF THE MINUTES

1. BOCC Public Meeting Minutes - July 12, 2016

Documents:

[BOCC PUBLIC MEETING MINUTES 07.12.2016.PDF](#)

CITIZEN COMMENT PERIOD

Citizens are invited to speak to the Commissioners on non-agenda items. There is a 3-minute time limit per person, unless otherwise noted by the Chair.

CONSENT AGENDA

1. Amend Resolution No. 160103 to Appoint a Regular Member on the Board of Review

Adoption of a resolution to amend Resolution No. 160103 adopted on February 9, 2016 and appoint Garrett Kurtt to fill the current vacancy as a regular member on the Board of Review. Garrett will fill an unexpired term, which term will expire on February 14, 2017

Carol Dosmann, Executive Assistant, BoCC Administration
Diana Maes, BoCC Administration Manager
John Christofferson, Deputy County Attorney

Documents:

[BOARD OF REVIEW-BSR AND RESO-GARRETT KURTT APPOINTMENT.PDF](#)

2. Board of Assessment Appeals

Adoption of a resolution approving stipulations which resulted from agreements reached between the taxpayer and the County regarding a reduction in the amount of property tax owed, pursuant to the terms contained therein

Karen Thompsen, Paralegal, County Attorney's Office
Ron Carl, County Attorney

Documents:

[8 AUGUST 2, 2016.DOC](#)
[SAMPLE BAA RESOLUTION.DOC](#)

3. Buckley Air Force Base Buffer Project – Conservation Easement on Parcels 2 and 4

Adoption of a resolution approving the Board of County Commissioners to approve the acceptance of a conservation easement on Buckley AFB Buffer Project Parcels 2 & 4

Josh Tenneson, Grants and Acquisitions Manager, Open Spaces
Shannon Carter, Director, Intergovernmental Relations and Open Spaces
Janet Kennedy, Director, Finance
Tiffanie Bleau, Senior Assistant County Attorney

Documents:

[BSR_CA_BUCKLEY 2 AND 4_072616.PDF](#)
[BAFB_CONCEPT_TRAILS_11X17.PDF](#)

4. CBOE Decisions

Adoption of a resolution approving the findings and recommendations of the Board of Equalization referees

Ron Carl, County Attorney
Barbara LeBlanc, Paralegal

Documents:

5. Co-Locate Agreement for Smoky Hill Communications Facility

Adoption of a resolution authorizing the Chair of the Board of County Commissioners to sign the Communications Facility Co-Locate Agreement for the Smoky Hill Radio Site by and between Arapahoe County and South Metro Wise Authority (SMWA), pursuant to the terms contained therein

Olga Fujaros, Budget & Logistics Manager, Sheriff's Office
Glenn Thompson, Public Safety Bureau Chief, Sheriff's Office
Louie Perea, Undersheriff, Sheriff's Office
David C. Walcher, Sheriff
Janet Kennedy, Director, Finance
Tiffanie Bleau, Senior Assistant County Attorney

Documents:

[BOARD SUMMARY REPORT - SMWA AGREEMENT TO CO-LOCATE SH.DOC](#)
[RESO SMWA AGREEMENT.DOC](#)
[CO-LOCATE AGREEMENT SIGNED.PDF](#)

6. County Board of Equalization Value Correction

Adoption of a resolution approving the recommendations of the Assessor for 6 parcels that were incorrectly valued on the Notice of Determination

Barb LeBlanc, Paralegal
Ron Carl, County Attorney

Documents:

[BSR FOR 6 PARCELS AFTER CBOE RESO WITH ATTACHMENT.DOC](#)
[RESOLUTION NO. 160 CBOE CORRECTION RESO 6 LAND PARCELS.DOCX](#)

7. IV-E Waiver MOU with CDHS

Adoption of a resolution authorizing the Chair of the Board of County Commissioners to sign the Memorandum of Understanding between Arapahoe County and the Colorado State Department of Human Services (CDHS) to allow the County to conduct required duties and responsibilities in implementing the Title IVE-E Waiver Demonstration Project for Fiscal Year 2015-2016, pursuant to the terms therein

Angela Lytle, Deputy Director, Human Services
Cheryl L. Ternes, Director, Human Services
Janet Kennedy, Finance Department Manager
Suzanna Dobbins, Finance Manager, Human Services
Michael Valentine, Deputy County Attorney

Documents:

[IV-E MOU SFY 16-17 BSR CONSENT AGENDA - CLEAN.DOC](#)

8. Procurement Solicitation Waiver - Temporary Grass Cutting

Adoption of a resolution authorizing the Chair of the Board of County Commissioners to sign a solicitation waiver of the Arapahoe County Purchasing Policies to amend a current contract with Carnation Building Services for temporary grass cutting services in 2016

Dick Hawes, Director, Facilities and Fleet Management
Keith Ashby, Purchasing Manager, Finance
Janet Kennedy, Director, Finance
John Christofferson, Deputy County Attorney

Documents:

[CONSENT COVER BSR - PROCUREMENT SOLICITATION WAIVER FOR TEMPORARY GRASS CUTTING SERVICES.DOC](#)
[DRAFT RESOLUTION - PROCUREMENT SOLICITATION WAIVER _ TEMPORARY GRASS CUTTING SERVICES.DOCX](#)
[WAIVER OF PURCHASING POLICY GRASS CUTTING MAINTENANCE.PDF](#)

9. **Settlement Agreement**

Adoption of a resolution directing the Chair of the Board of County Commissioners to sign a Settlement Agreement by and between Ralph Walker and his company, HR Acquisition Partners LLC and Corbin Sakdol, Arapahoe County Assessor regarding a dispute pertaining to a property tax abatement refund

Monica Kovaci, Assistant County Attorney
Corbin Sakdol, Arapahoe County Assessor

Documents:

[WALKER BSR.PDF](#)
[RESOLUTION WALKER SETTLEMENT.PDF](#)

GENERAL BUSINESS ITEMS

1. ***PUBLIC HEARING - 2016-2017 SCFD Tier III Funding Allocation**

Consideration of the Scientific and Cultural Facilities District (SCFD) Tier III funding allocation recommendations by the Arapahoe County Cultural Council (ACCC)

Presenter - Nancy Lindsey, Chair, Arapahoe County Cultural Council
Don Klemme, Director, Community Resources
Tiffanie Bleau, Senior Assistant County Attorney

Documents:

[2016 PUBLIC HEARING BOCC BOARD SUMMARY REPORT \(DRAFT\).DOC](#)
[2016 RESOLUTION FOR SCFD PUBLIC HEARING.DOC](#)
[MOTION CULTURAL COUNCIL 2016-2017 RECOMMENDATIONS.DOCX](#)

2. ***PUBLIC HEARING - Iliff Avenue Townhomes Replat (Case No. P16-001)**

Consideration of a request from the applicant, Alpert Development, Inc., for the Iliff Avenue Townhomes Replat (Case No. P16-001) that will create one lot from four original lots. This case is related to the Iliff Avenue Townhomes Final Development Plan (Case No. P16-002)

Presenter - Sherman Feher, Senior Planner, Public Works & Development
Jason Reynolds, Current Planning Manager, Public Works & Development
Jan Yeckes, Planning Division Manager, Public Works & Development
David M. Schmit, Director, Public Works & Development
Todd Weaver, Budget Manager, Finance
Robert Hill, Senior Assistant County Attorney

Documents:

[P16-001 ILIFF AVENUE TOWNHOMES REPLAT BOCC PACKET.PDF](#)
[P16-001 BOCC ILIFF AVENUE TOWNHOMES REPLAT EXHIBIT.PDF](#)

3. ***PUBLIC HEARING - Iliff Avenue Townhomes Final Development Plan (Case No. P16-002)**

Consideration of a request from the applicant Alpert Development, Inc for the Iliff Avenue Townhomes Final Development Plan (Case No. P16-002) Site Plan for multi-family residential development near Iliff Avenue and Wabash Street

*Presenter - Sherman Feher, Senior Planner, Public Works & Development
Jason Reynolds, Current Planning Manager, Public Works & Development
Jan Yeckes, Planning Division Manager, Public Works & Development
David M. Schmit, Director, Public Works & Development
Todd Weaver, Budget Manager, Finance
Robert Hill, Senior Assistant County Attorney*

Documents:

[P16-002 BOCC FDP PACKET.PDF](#)
[P16-002 FINAL DEVELOPMENT PLAN EXHIBIT.PDF](#)

4. **GENERAL BUSINESS - Case No. WVR16-015: Fee Waiver for 58920 E. County Road 2, Strasburg, CO**

Consideration of a Waiver of Public Works and Development Review Fees for a Conventional Rezone and Minor Subdivision for Case No. WVR16-015, 58920 E. County Road 2, Strasburg, CO

*Presenter, Sherman Feher, Senior Planner
Jason Reynolds, Planning Manager, Public Works and Development
Jan Yeckes, Planning Division Manager, Public Works and Development
David M. Schmit, Director, Public Works and Development
Todd Weaver, Budget Manager, Finance
Robert Hill, Senior Assistant County Attorney*

Documents:

[WVR16-015 REVISED BOCC PACKET.PDF](#)

COMMISSIONER COMMENTS

***Denotes a requirement by federal or state law that this item be opened to public testimony. All other items under the "General Business" agenda may be opened for public testimony at the discretion of the Board of County Commissioners.**

Arapahoe County is committed to making its public meetings accessible to persons with disabilities. Assisted listening devices are available. Ask any staff member and we will provide one for you. If you need special accommodations, contact the Commissioners' Office at 303-795-4630 or Relay Colorado 711.

Please contact our office at least 3 days in advance to make arrangements.

**MINUTES OF THE ARAPAHOE COUNTY
BOARD OF COUNTY COMMISSIONERS
TUESDAY, JULY 12, 2016**

At a public meeting of the Board of County Commissioners for Arapahoe County, State of Colorado, held at 5334 South Prince Street, Littleton, Colorado 80120 there were:

Nancy Doty, Chair	Commissioner District 1	Present
Nancy Jackson, Chair Pro-Tem	Commissioner District 4	Present
Nancy A. Sharpe	Commissioner District 2	Present
Rod Bockenfeld	Commissioner District 3	Present
Bill Holen	Commissioner District 5	Present
John Christofferson	Deputy County Attorney	Present
Matt Crane	Clerk to the Board	Absent and Excused
Joleen Sanchez	Asst. Clerk to the Board	Present

when the following proceedings, among others, were had and done, to-wit:

CALL TO ORDER

Commissioner Doty called the meeting to order.

INTRODUCTIONS

ROLL CALL

PLEDGE OF ALLEGIANCE

MODIFICATION(S) TO THE AGENDA

The Assessor's report for personal property has been added to Consent Agenda Item 2 and is included in the record.

ADOPTION OF THE AGENDA

The motion was made by Commissioner Jackson and duly seconded by Commissioner Holen to adopt the Agenda as amended.

The motion passed 5-0.

CEREMONIES

**Honoring Keven and Sandi Turecek for Contributions to the Agriculture Community
Adoption of a resolution to officially recognize the contributions to the agriculture community, industry and conservation that Keven and Sandi Turecek have made as valued citizens of Arapahoe County.**

Commissioner Bockenfeld noted that Mr. and Mrs. Turecek have received a prestigious award from the Colorado Cattlemen's Association and said the Board is honored to have an Arapahoe County rancher receive the award.

He read the resolution into the record.

The motion to adopt the resolution was made by Commissioner Bockenfeld, duly seconded by Commissioner Sharpe

The motion passed 5-0.

ADOPTION OF THE MINUTES

The motion was made by Commissioner Holen and duly seconded by Commissioner Jackson to adopt the minutes of June 21, 2016 public meeting as presented.

The motion passed 5-0.

CITIZEN COMMENT PERIOD

There were no citizen comments on this date.

CONSENT AGENDA

The motion was made by Commissioner Sharpe and duly seconded by Commissioner Jackson to approve the items on the Consent Agenda as amended.

The motion passed 5-0.

GENERAL BUSINESS ITEMS

Item 1 – Resolution No. 160460 - Arapahoe County Water and Wastewater Public Improvement District Petition for Inclusion - IBC Concord IV, LLC

John Christofferson, Deputy County Attorney, established jurisdiction for the Board, acting as the *ex officio* Board of the Arapahoe County Water and Waste Water Public Improvement District to hear this case.

Brian Heinze, representing the applicant, introduced the request to be included in the Arapahoe County Water and Wastewater Public Improvement District.

There have been no objections to this request.

The public hearing was opened. There were no citizen comments. The public hearing was closed.

The motion was made by Commissioner Sharpe and duly seconded by Commissioner Jackson for the Board of County Commissioners, acting as the *ex officio* board of the Arapahoe County Water and Wastewater Public Improvement District to approve the inclusion of IBC Concord IV, LLC into the PID district.

The motion passed 5-0.

Item 2 – Resolution No. 160461 - Case No. P16-006, Inverness No. 57, Lot 3, Final Development Plan

Consideration of a request from the applicant Horvat Architects, on behalf of the property owner, Vallagio Medical Holdings, LLC proposing a building with a 9070 sf. footprint which is intended to house medical offices. This Final Development Plan (FDP) will supersede an existing approved FDP known as Case No. A09-003 which proposed inline office/retail of a similar size in the same location.

Robert Hill, Senior Assistant County Attorney, established jurisdiction for the Board to hear this case

Bill Skinner, Senior Planner, presented a PowerPoint presentation, a copy of which has been retained for the file. He reviewed the details of this case.

Daniel Horvat, architect, reviewed a PowerPoint presentation for the Board and explained the proposed final development plan (FDP). He detailed the parking plan for the site.

Commissioner Sharpe asked about parking in the afternoon. Mr. Horvat clarified that the medical office stops seeing patients over the lunch hour.

Mr. Horvat said Vallagio North Association would be responsible for overseeing parking. He then addressed parking during construction.

Construction would take approximately 6 months and no restaurants would be added to the area.

Commissioner Sharpe asked about parking spaces being eliminated because of landscaping. Mr. Horvat said landscaping could be altered to add more spaces.

Mr. Skinner clarified that the uses for this PDP are listed as offices for medical or dental use only.

The public hearing was opened.

Mark Dym, representing thirteen business owners in Vallagio, presented a PowerPoint presentation, a copy of which has been retained for the file. He explained problems with parking in the area and why he and the thirteen retailers are opposed to this plan.

Mr. Skinner confirmed that the available parking spaces noted by Mr. Dym are correct.

David Fried, representing the landlord, supports this request, and explained why it is imperative that the tenants are successful.

The public hearing was closed.

Commissioner Sharpe explained why she cannot support this project. She asked that a study be conducted to look at the parking issues. She stated that this applicant cannot be held accountable

for the parking issues, and noted that she is extremely disappointed that Vallagio North is not present for this hearing.

Commissioner Doty recommended that the Planning department take the lead on the study.

Mr. Skinner suggested modifying/reducing open space requirements to increase parking and changing valet practices.

Commissioner Jackson stated that the parking and the proposed building are two separate issues. She asked what the solution is to make both sides happy.

Commissioner Bockenfeld clarified that the issue before the Board is a request for a final development plan.

The motion was made by Commissioner Bockenfeld and duly seconded by Commissioner Holen in the case of P16-006, Inverness No. 57, Lot 3, Vallagio Medical Offices FDP, the Board had read the staff report and received testimony at the public hearing. The Board finds itself in agreement with staff findings 1 through 3, including all plans and attachments as set forth in the staff report dated May 25, 2016 and approve this application subject to the following condition of approval:

- 1) Prior to signature of the final copy of these plans, all minor modifications shall be made as required by the Arapahoe County Public Works & Development Department.

There was debate amongst the Board regarding whether or not parking restrictions could be included in the motion as a condition of approval.

Mr. Hill advised against that.

Mr. Fried stated that the landlord will cooperate and do whatever it can to mitigate the impact on existing tenants.

Mr. Dym stated that the landlord has shown no interest in finding a solution.

The motion passed 4-1, Commissioner Sharpe opposed.

COMMISSIONER COMMENTS

Commissioner Holen acknowledged the tragedies that have occurred over the last several weeks concerning the killings in Dallas, Louisiana, and Minneapolis and discussed the importance of communication between the police and the citizens.

Commissioner Bockenfeld acknowledged the passing of former Senator Bill Armstrong and Howard Gelp.

There being no other business before the Board, the public meeting was adjourned by Commissioner Doty at 11:31 a.m.

ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS

MATT CRANE, CLERK TO THE BOARD
BY JOLEEN SANCHEZ, ASSISTANT CLERK TO THE BOARD



ARAPAHOE COUNTY
COLORADO'S FIRST

BOARD SUMMARY REPORT

Date: August 2, 2016

To: Board of County Commissioners

Through: Diana Maes, BOCC Administration Manager

From: Carol Dosmann, Executive Assistant, BOCC Administration

Subject: Amend Resolution No. 160103 adopted on the Consent Agenda of February 9, 2016 and appoint Garrett Kurtt to fill the current vacancy as a regular member on the Board of Review. Garrett will fill an unexpired term, which term will expire on February 14, 2017.

Purpose and Recommendation

Amend Resolution No. 160103 adopted on the Consent Agenda of February 9, 2016 and appoint Garrett Kurtt to fill the current vacancy as a regular member on the Board of Review. Garrett will fill an unexpired term, which term will expire on February 14, 2017.

Background

The Board of Review assists in interpreting and enforcing Arapahoe County building codes. The Board hears requests for variances from applicants who wish to deviate from the building code. Members consider statements and evidence provided by County staff, applicants and witnesses; and vote on requests before the Board.

Discussion

Alternatives

Fiscal Impact

Concurrence

Reviewed By:

Diana Maes, BOCC Administration Office Manager
John Christofferson, Deputy County Attorney

RESOLUTION NO. 160 It was moved by Commissioner and duly seconded by Commissioner to hereby Amend Resolution No. 160103 adopted on February 9, 2016 and appoint Garrett Kurtt to fill the current vacancy as a regular member on the Board of Review. Garrett will fill an unexpired term, which term will expire on February 14, 2017.

Said appointee shall serve at the pleasure of the Board of County Commissioners, and said appointee will be removed at any time by action of the Board of County Commissioners, with or without good cause shown.

The vote was:

Commissioner Bockenfeld, ; Commissioner Doty, ; Commissioner Holen, ; Commissioner Jackson, ; Commissioner Sharpe, .

The Chair declared the motion carried and so ordered.



Board Summary Report

Date: July 22, 2016
To: Board of County Commissioners
Through: Ronald A. Carl, County Attorney
From: Karen Thompsen, Paralegal
Subject: Approval of BAA Stipulation (1 Resolution Number)

Request and Recommendation

The purpose of this request is for the adoption of a resolution approving the Board of Assessment Appeals (BAA) stipulations listed below.

Background

These stipulations are a result of an agreement reached between the taxpayer and the County regarding a reduction in the amount of property tax owed, settling tax protests filed with the BAA.

Discussion

The following BAA docket numbers have been stipulated to for the tax (s) indicated below.

Tax Year	Docket #	Property Owner	Property Address	Code	Original Value	Stipulated Value
2015/ 2016	66050	Wisdom Maturity Trust	5780 Charlou Drive	1.	\$1,911,400	\$1,750,000
2015/ 2016	68604	Mori Krantz	15 Layton Lane	2.	\$1,756,288	\$1,250,000

Code

1. Condition of subject in relation to comparable market sales indicates that adjustment to this value is correct.
2. Analysis of comparables in base period appraisal provided by Petitioner indicates adjustment to this value is correct.

Alternatives

Let protest proceed to the BAA for a decision. Said alternative would involve unnecessary time and expense for the County and the taxpayer.

Fiscal Impact

Reduction in the amount of property taxes collected for the above listed properties.

Concurrence

The negotiator for the County Board of Equalization, the County Assessor and the County Attorney all support this recommendation.

Reviewed By:

Ronald A. Carl, County Attorney
Karen Thompsen, Paralegal

RESOLUTION NO. 160XXX It was moved by Commissioner _____ and duly seconded by Commissioner _____ to authorize the Arapahoe County Attorney to settle the following Board of Assessment Appeals Cases (Docket Numbers), for the tax years listed below:

Docket #	Property Owner	Tax Year
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After review by the County Attorney's Office, in conjunction with the Arapahoe County Assessor's Office and the Petitioners, evidence was submitted which supported the Stipulation and Petitioner agreed to a new value. The Assessor has recommended approval pursuant to the terms contained within the Stipulations. Based upon the evidence submitted to the Board on this date, the Board has no reason not to concur with the proposed Stipulations.

The vote was:

Commissioner Bockenfeld, ; Commissioner Doty, ; Commissioner Holen, ;
Commissioner Jackson, ; Commissioner Sharpe, .

The Chair declared the motion carried and so ordered.



Board Summary Report

Date: July 13, 2016

To: Board of County Commissioners

Through: Shannon Carter, Open Spaces Department Director

From: Josh Tenneson, Grants and Acquisitions Manager

Subject: Buckley Air Force Base Buffer Project – Conservation Easement on Parcels 2 and 4

Request and Recommendation:

The recommendation from Open Spaces staff to the Board of County Commissioners is to approve the acceptance of a conservation easement on Buckley AFB Buffer Project Parcels 2 & 4.

This project proposal was heard and approved by the Board of County Commissioners at a study session on July 11, 2016.

Background:

After more than seven years of meetings, encroachment analyses and partnership initiatives, local government and non-profit entities are partnering with the U.S. Air Force and the Colorado National Guard to protect lands surrounding the Buckley AFB in Aurora, Colorado. The Buckley AFB compatible use buffer project is a plan to combat encroachment around Buckley AFB by creating a compatible use buffer that protects the Buckley AFB mission. It also creates new trails and a protected open space corridor that connects to surrounding parks, trails, recreation facilities, and environmental education centers, including the future Triple Creek Greenway, a continuous 27-mile corridor stretching from the South Platte River in north Denver to the Aurora Reservoir. A planned soft surface trail will provide access for wildlife viewers, walkers, and cyclists to experience open space close to home and develop an increased appreciation for the eastern plains landscape. The protected corridor will also ensure that wildlife can move through an area outside of the Buckley AFB boundary and access the habitat along Sand, Coal, and Senac Creeks.

Arapahoe County accepted a conservation easement on Buckley AFB Buffer Parcel 1 earlier in 2016 and has authorized funding to the City of Aurora to purchase Parcel 6, on which the County will also hold a conservation easement. The City of Aurora and TPL now request that Arapahoe County hold a single conservation easement on Parcels 2 & 4. Aurora will own the property. The County is not being asked to contribute funding to the acquisition.

Links to Align Arapahoe:

- Increase Intergovernmental Cooperation
- Increase Community and Regional Partnerships
- Improve Park, Trail and Open Space Opportunities
- Improve Customer Experience
- Optimize Use of Resources

Enhance Quality of Life

Discussion:

Buckley AFB Buffer Project Parcels 2 & 4 are of particular concern to Buckley AFB because they include a segment of the stream that flows off of the Base boundary through private property and then back onto the Base, and the Base becomes responsible for any sediment or contamination that flows back onto the Base. Historically, trespassers have dumped trash into the creek and illegally ridden motorcycles through the creek bed, seriously degrading conditions. Improved security fencing has halted these activities; however, the Base remains concerned about future contamination of the stream and protection of the Base boundary if the property remains in private ownership.

The property includes the number two and number four priority acquisitions in the Buckley AFB compatible use buffer project. Aurora will own the property and a conservation easement will permanently protect the property from future development, preserve the creek and surrounding wildlife corridor, and permit a number of recreational and open space opportunities for public enjoyment. Recreational opportunities will include soft-surface trails, birdwatching from planned benches, and learning about the surrounding ecosystem on informational kiosks.

Alternatives:

Delay or deny accepting a conservation easement on Parcels 2 & 4.

Fiscal Impact:

There will be little to no fiscal impact on the County. The County will be responsible for monitoring the conservation easement once every calendar year.

Concurrence:

None

Attorney Comments:

None

Reviewed By:

Josh Tenneson

Grants and Acquisitions Manager

Shannon Carter, Director

Intergovernmental Relations and Open Spaces

Tiffanie Bleau

Assistant County Attorney

Janet Kennedy, Director

Finance

Attachments:

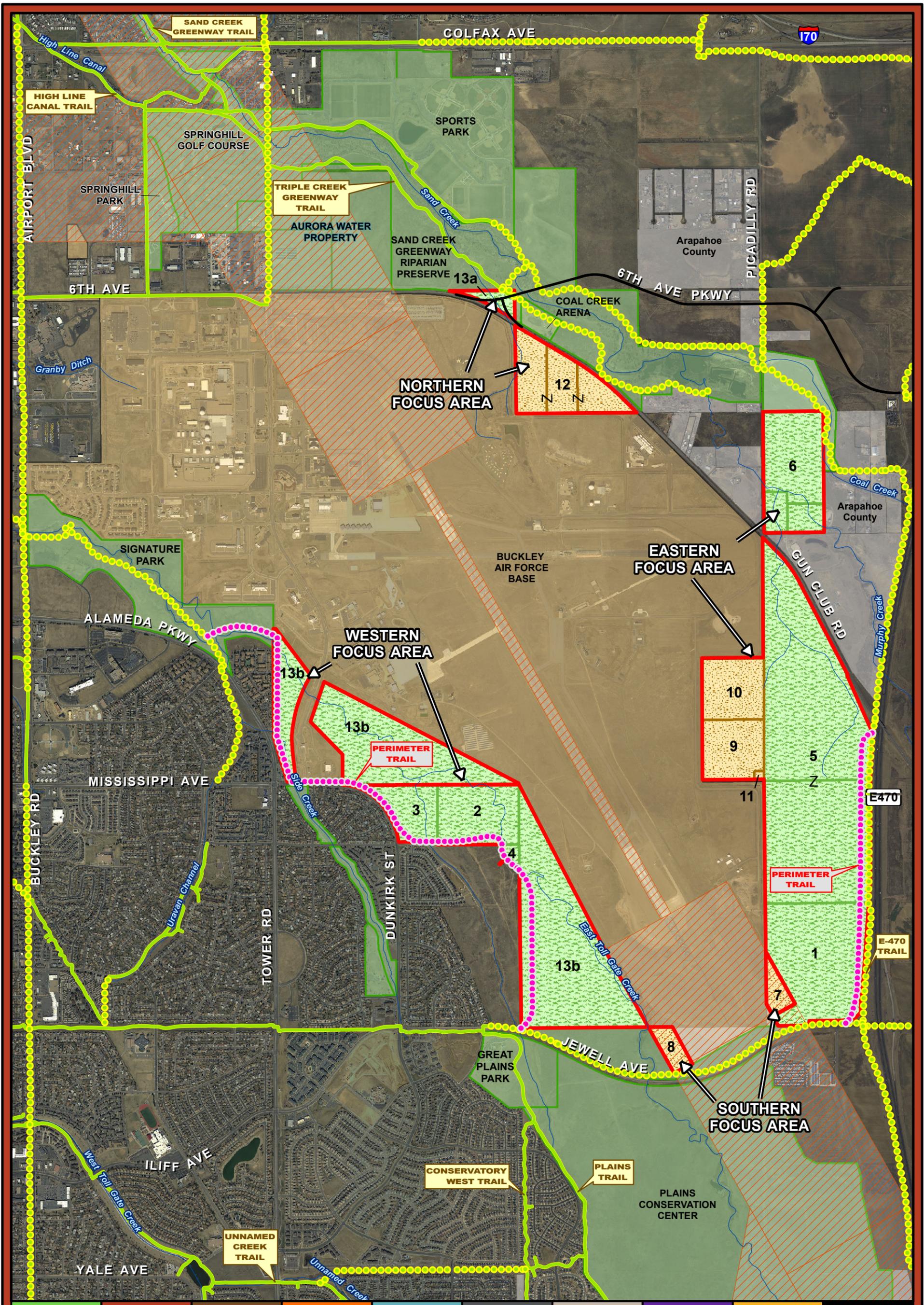
Buckley Air Force Base Buffer Project Map

RESOLUTION NO. _____. It was moved by Commissioner _____ and duly seconded by Commissioner _____ to approve the acceptance of a conservation easement on Buckley Air Force Base Buffer Project Parcels 2 & 4 as presented to the Board of County Commissioners on this date.

The vote was:

Commissioner Bockenfeld,; Commissioner Doty,; Commissioner Holen,; Commissioner Jackson,; Commissioner Sharpe,.

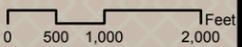
The Chair declared the motion carried and so ordered.



Buckley AFB Compatible Use Buffer
 Parks, Recreation & Open Space Department
 October, 2015



- EXISTING TRAILS
- CITY-OWNED PARCELS
- OPEN SPACE PURPOSES
- UNINCORPORATED ARAPAHOE COUNTY
- PROPOSED TRAILS
- FEDERALLY-OWNED PARCELS
- AIR FORCE BASE PURPOSES
- BUCKLEY AFB ACCIDENT POTENTIAL ZONE





Board Summary Report

Date: July 25, 2016
To: Board of County Commissioners
Through: Ron Carl, County Attorney
From: Barbara LeBlanc, Legal Assistant
Subject: 2015 Board of Equalization

Purpose and Recommendation

The purpose of this request is for the Commissioners to consider the adoption of a resolution approving the 2016 Board of Equalization decisions as recommended by appointed referees and/or modified by the Board of Equalization.

Background and discussion

Pursuant to C.R.S. §39-8-101, the Board of County Commissioners comprises the County Board of Equalization. Pursuant to C.R.S. §39-8-102(1) the County Board of Equalization is required to review the valuations for assessment of all taxable property appearing on the assessment roll and to make decisions concerning appeals by property owners from decisions of the County Assessor to the County Board of Equalization. Pursuant to C.R.S. §39-8-102, the Board of County Commissioners appointed independent referees to conduct hearings from appeals of decisions of the County Assessor. The appointed referees' recommendations have been made after hearings with property owners and agents and/or review of valuation information provided by the property owners and agents.

A copy of the appointed referees' decisions will be provided to the Board or County Commissioners prior to the public hearing on August 2, 2016.

Fiscal Impact

none

Reviewed by

John Christofferson, Deputy County Attorney

RESOLUTION NO. 160____ It was moved by Commissioner __ and duly seconded by Commissioner __ to adopt the following resolution:

WHEREAS, pursuant to Section 39-8-102(1), C.R.S., the County Board of Equalization is required to review the valuations for assessment of all taxable property appearing on the assessment roll; and

WHEREAS, pursuant to Section 39-8-102(1), C.R.S., the County Board of Equalization shall correct any errors made by the Assessor and whenever in its judgment justice and right so require, it shall raise, lower, or adjust any valuation for assessment and appearing in the assessment roll to the end that all valuations for assessment of property are just and equalized within the County; and

WHEREAS, pursuant to Section 39-8-106, the County Board of Equalization shall receive and hear petitions from any person whose objections or protests have been refused or denied by the County Assessor, which hearings may be conducted by independent referees appointed by the County Board of Equalization pursuant to Section 39-8-102(2), C.R.S.; and

WHEREAS, based upon the evidence and testimony presented to the Board on this date, the Board has determined to take the following action.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners, acting as the Arapahoe County Board of Equalization, as follows:

1. The Board hereby accepts the findings and recommendations of the appointed independent referees, pursuant to Section 39-8-102(2)(i), C.R.S. and adopts said recommendations as the final actions of the Arapahoe County Board of Equalization, with the understanding that the Board hereby authorizes the Clerk or the Deputy Clerk to the Arapahoe County Board of Equalization to make minor administrative modifications to said referee recommendations to correct any calculation error or other similar mistake prior the Clerk's notification to the property owner and or their representatives.

2. The Clerk and Recorder is hereby directed to forward a copy of this Resolution to the Arapahoe County Assessor for further action as may be required by law.

3. The Board of County Commissioners respectfully requests the Arapahoe County Assessor to take appropriate actions with regard to this Resolution, as soon as possible.

4. The Clerk to the Board is hereby directed to notify the property owners and/or their representatives of these actions.

The vote was:

Commissioner Bockenfeld, __; Commissioner Doty, __; Commissioner Holen, __; Commissioner Jackson, __; Commissioner Sharpe, __.

The Chair declared the motion carried and so ordered.



David C. Walcher
Sheriff

OFFICE OF THE SHERIFF
13101 E. Broncos Parkway
Centennial, Colorado 80112
Phone: 720-874-4176
Fax: 720-874-4158
www.arapahoesherriff.org
sheriff@arapahoegov.com

Board Summary Report

Date: June 23, 2016
To: Board of County Commissioners
Through: David C. Walcher, Sheriff
From: Olga Fajaros, Budget & Logistics Manager
Subject: Smoky Hill Communications Facility Co-Locate Agreement

Purpose and Recommendation

The Sheriff's Office requests the Board of County Commissioners to approve and authorize the Chair of the Board of County Commissioners to sign an agreement with South Metro WISE Authority to co-locate their radio equipment at the Smoky Hill Communications Facility.

Background

Arapahoe County owns a communications building located at the Smoky Hill Communications Facility, located at 23201 East Smoky Hill Road, which property, tower, and a second communications building is owned by Jefferson County. South Metro WISE Authority (SMWA) is in need of space inside the Arapahoe County building to house their radio equipment that will be used for remote operating capabilities for a regional water supply system, with a primary purpose of communicating with and operating key water supply delivery, storage, and treatment locations within the regional system.

Discussion

There is no available space inside the Jefferson County owned communications building; however there is ample space inside the Arapahoe County owned communications building for SMWA's radio equipment. There is no concern of interference to the Public Safety Radio System to either Arapahoe County or Jefferson County. There will be no negative impact regarding cost to Arapahoe County, as SMWA is entering into an agreement with Jefferson County for use of space on the communication tower at the facility, and any use of utilities will be addressed in that agreement.

Alternatives

The alternative, if this agreement is not approved, is for SMWA to locate another communications facility to house their radio equipment.

Fiscal Impact

None

Concurrence

The Sheriff's Office Administration and Support Services Bureau are in concurrence with this decision.

Reviewed By:

Olga Fajaros, Budget & Logistics Manager

Larry Etheridge, Support Services Chief

Louie Perea, Undersheriff

David C. Walcher, Sheriff

Finance Department

County Attorney

RESOLUTION NO. It was moved by Commissioner and duly seconded by Commissioner to approve and to authorize the Chair of the Board of County Commissioners to sign the Communications Facility Co-Locate Agreement for the Smoky Hill Radio Site by and between Arapahoe County and South Metro Wise Authority (SMWA).

The vote was:

Commissioner Bockenfeld, ; Commissioner Doty, ; Commissioner Holen, ; Commissioner Jackson, ; Commissioner Sharpe, .

The Chair declared the motion carried and so ordered.

COMMUNICATIONS FACILITY CO-LOCATE AGREEMENT

ARAPAHOE COUNTY COMMUNICATIONS BUILDING AT SMOKY HILL RADIO SITE

This Communications Facility Co-Locate Agreement (“Agreement”) is entered into this _____ day of June, 2016 (“Commencement Date”) between the SOUTH METRO WISE AUTHORITY (“SMWA”) and ARAPAHOE COUNTY (“the County”), jointly referred to as “Parties” or singularly as “Party”.

WHEREAS, the County has an agreement with Jefferson County to utilize land owned by them located at 23201 East Smoky Hill Road, for the location of a communications building (the “Property”); and

WHEREAS, the County constructed and owns a communications facility on the Property (“the Communications Building”); and

WHEREAS, SMWA having a principal office at 8400 East Prentice Avenue Suite 315, Greenwood Village, CO 80111, is a body corporate and politic and political subdivision of the State of Colorado that serves the public including areas located within the boundaries of the County; and

WHEREAS, SMWA is desirous of developing communication and remote operating capabilities for a regional water supply system by installing equipment in the Communications Building including a wall mounted panel for equipment storage and power circuit (to be operated in conjunction communication equipment being installed on a communications tower located on the Property) with a primary purpose of communicating with and operating key water supply delivery, storage, and treatment locations within the regional system.

NOW, THEREFORE, in consideration of the mutual promises and covenants herein and the benefit of shared governmental facilities as acknowledged as adequate consideration to each of the Parties hereto, it is agreed by the Parties as follows:

1. SMWA shall be permitted to install, maintain, and operate the wall mounted panel, power circuit, and other equipment identified in **Exhibit A** or as otherwise authorized by representatives of the County in the Communications Building or Property (“SMWA Equipment”).
2. SMWA shall be allowed to install the SMWA Equipment and other equipment at a location in the Communications Building or Property that is mutually agreeable to both parties. SMWA shall be responsible for all costs involved in placing equipment in the Communications Building or Property, maintenance of said equipment while so located, the removal of such equipment, and the restoration of the Communications Building and Property to its previous condition upon termination of this AGREEMENT.

3. The primary use of the SMWA equipment in the Communications Building shall be for communicating with and operating valves and controls within a regional water supply system.
4. SMWA and its representatives agree to cooperate in maintaining the general cleanliness and technical integrity of the Property and the Communications Building.
5. SMWA shall not use the Property in any way which interferes with the use of the Property by the County, or lessees or licensees of the County with rights in the Property prior in time to SMWA's use (subject to SMWA's rights under this Agreement, including, without limitation, noninterference). Similarly, the County shall not use, nor shall the County permit its lessors, licensees, employees, invitees or agents to use, any portion of the Property in any way which interferes with the operations of the SMWA equipment. Such interference shall be deemed a material breach by the interfering party, who shall, upon written notice from the other, be responsible for taking all reasonable actions to terminate said interference within 15 days of notice thereof. In the event any such interference does not cease or cannot be resolved through a reasonable and mutually satisfactory solution, the Parties acknowledge that continuing interference may cause irreparable injury and, therefore, the injured party shall have the right to terminate this Agreement immediately upon written notice to the other Party. Notwithstanding the foregoing, if the County, in the exercise of its reasonable discretion, determines that the SMWA Equipment causes interference with public safety communications, then SMWA shall take necessary actions to immediately cease operation of SMWA Equipment, and correct the interference to the reasonable satisfaction of the County at the SMWA's expense. SMWA further agrees that failure to do so shall authorize the County to immediately terminate this Agreement and require SMWA to remove its equipment.
6. SMWA shall have 24 hour access to the Property for maintenance and operations of the above described communication devices. SMWA shall provide a list to the County of those persons permitted to access the Property on its behalf. Criminal background checks will be required for all persons permitted to access the property. SMWA shall inform the County when its representatives and/or contractors plan to access the Property and the names of those persons. In an emergency SMWA shall reference the afterhours procedures and contact list provided by the County as Exhibit B. SMWA and its representatives and/or contractors agree to access the Property only in the company of a County employee.
7. Except as otherwise provided herein, this Agreement may be terminated, without any penalty or further liability as follows:
 - (a) Upon thirty (30) days' written notice by either party to the other of the other's failure to comply with this Agreement, if that party fails to cure or is not in the process of making good-faith efforts to cure, said default within that 30-day period; or
 - (b) Immediately upon written notice by SMWA if the SMWA Equipment is destroyed or damaged so as in SMWA's reasonable judgment to substantially and adversely affect the effective use of the same; or

- (c) The equipment is abandoned (for purposes hereof any equipment that is not operated for a continuous period of one hundred eighty (180) days shall be considered abandoned). The County, in its reasonable discretion, may require any abandoned equipment, or portion thereof, to be removed within thirty (30) days of notice from the County notifying SMWA of such abandonment. If such removal is not completed within said thirty (30) days, the County may remove and dispose of the same at SMWA's expense.; or
 - (d) Upon ninety (90) days' written notice by SMWA, if the Property or the SMWA Equipment are, or become, unacceptable under SMWA's design or engineering specifications for its Equipment or the communications system to which the Equipment belongs; or
 - (e) Upon ninety (90) days' written notice by the County that it will be demolishing or substantially renovating the Property or Communications Building on or in which the SMWA Equipment facilities are located; however, the County agrees to accommodate the SMWA Equipment in planning for such renovation or replacement to the extent such accommodation is reasonable; or
 - (f) Upon ninety (90) days' written notice by the County that the Property or Communications Building is being sold; however, SMWA shall have a right of first refusal to purchase the Property under the same terms and conditions as may be presented to the County for purchase as evidenced by a Purchase and Sale Agreement or similar with a third party and as presented by SMWA, which shall have 5 days from notice thereof to exercise said right of first refusal; or
 - (g) In the event of interference as described above; or
 - (h) Sale of the Property.
8. This Agreement constitutes the complete and exclusive statement of the terms and conditions of the parties and supersedes all prior representations, understandings and communications between the parties with respect to all rights granted to install and maintain radio equipment in the Public Safety Service licensed under Part 97 of the Federal Communications Commission rules and regulations on the subject property exclusively in a not-for-profit or governmental capacity.
9. Any changes to this Agreement must be in writing signed by both parties. This Agreement shall be effective on the date of execution and continue for ten (10) years from the date of execution; provided that this Agreement may be renewed for one (1) successive 10-year increment (a "Renewal Term") upon written notice provided by SMWA to the County not later than one hundred eighty (180) days prior to the end of the initial term and any subsequent Renewal Term. Failure to provide such notice shall, in the absence of the express written approval of the County, constitute termination of this Agreement upon the end of the initial term of this Agreement. If SMWA shall remain in possession of the Property at the expiration of this Agreement without a written extension or amendment, such possession shall be deemed a month-

to-month possession under the same terms and conditions of this Agreement, which may be terminated by the County upon thirty (30) days' written notice to SMWA.

10. SMWA may not assign this Agreement without written consent from the County, and any attempt to assign this Agreement shall be null and void *ab initio*.
11. In the performance of this Agreement, SMWA and its employees shall comply with all applicable federal, state and local laws, ordinance codes and regulations as the same exist as of the date hereof or as the same may be amended.
12. SMWA shall not create or permit any liens to be placed upon the Property, and in the event any such lien is placed upon the Property, SMWA will remove the same within thirty (30) days thereafter.
13. As a subdivision of the State of Colorado, Arapahoe County does not pay real property taxes on the Property. In the event that the County is required to pay any real property taxes or other fees and assessments as a result of SMWA's use of the Property, SMWA shall immediately pay such owed amounts, upon receipt of documentation requesting such taxes or other fees from the County. Additionally, SMWA shall, to the extent allowed by law, pay any personal property tax or any other tax or fee which is directly attributable to the presence or installation of SMWA's Antennae and equipment allowed under this Agreement. County hereby grants to SMWA the right to challenge, whether in a court, administrative proceeding, or other venue, on behalf of County and/or SMWA, any personal property or real property tax assessments that may affect SMWA.
14. Nothing contained in this Agreement shall be construed as a waiver of any governmental immunity provided to the County and SMWA pursuant to the Colorado Governmental Immunity Act or other law.

15. Insurance:

- a) SMWA is required to carry "Broad Form" or all risk property insurance applicable to any and all property of the SMWA in an amount equal to the replacement cost value of the property.
- b) Workers' Compensation Insurance: SMWA will maintain workers' compensation insurance covering the contractor for the performance of all services under this Agreement in accordance with applicable state laws, and employer's liability insurance. Coverage shall include a waiver of subrogation in favor of Arapahoe County

Minimum Limits:

Workers' Compensation – statutory limits
Employer's Liability:
\$1,000,000 bodily injury for each accident
\$1,000,000 each employee for disease
\$1,000,000 disease aggregate

The requirements of this provision shall apply to the Contractor and to all subcontractors.

- c) Commercial General Liability: SMWA will maintain commercial general liability insurance covering all operations by or on behalf of SMWA on an occurrence basis against claims for bodily injury, property damage (including loss of use) and personal injury. Such insurance will have these minimum limits and coverages:

Minimum Limits:

- \$1,000,000 each occurrence
- \$2,000,000 general aggregate with dedicated limits per project site
- \$2,000,000 products and completed operations aggregate

Coverages:

- Products and completed operations coverage maintained for at least 2 years after completion of the project for construction contractors
- Contractual Liability
- Independent Contractors
- Defense in addition to the limits of liability
- Waiver of Subrogation
- Severability of Interests Provision

Additional Insured Endorsement (for on-going and completed operations) issued to Arapahoe County, Colorado its officers, its agents, and its employees acting in the scope of their employment

The requirements of this provision shall apply to SMWA and to all subcontractors.

- d) All coverages shall be continuously maintained during the term of this Agreement or as noted above to cover all liability, claims, demands, and other obligations assumed by the Contractor.
- e) Additional Insured status required above shall be primary and non-contributory with any insurance or self-insurance carried by the County. SMWA shall be solely responsible for any deductible losses under any policy required above.
- f) The policies shall provide that the County will receive notice no less than 30 days prior to cancellation, termination or non-renewal of the policies.
- g) SMWA shall not be relieved of any liability, claims, demands, or other obligations assumed pursuant to this Agreement by reason of its failure to procure or maintain insurance, or by reason of its failure to procure or maintain insurance in sufficient amounts, durations or types.

- h) Failure on the part of SMWA to procure or maintain policies providing the required coverages, conditions and minimum limits shall constitute a material breach of contract upon which the County may immediately terminate this Agreement.
 - i) The County reserves the right to request and receive a certified copy of any policy and any endorsement thereto.
- 16. The Contractor shall, prior to commencing services, deliver to the County Certificates of Insurance as evidence that policies providing any and all required coverages and limits are in full force and effect.
 - a) These certificates will serve as an indication to the County that the Contractor has acquired all necessary insurance; however, the County may require that certified copies of the insurance policies be submitted and may withhold payment for services until the applicable insurance policies are received and found to be in accordance with the Agreement.
 - b) Insurance limits must be indicated on each Certificate of Insurance. Each Certificate of Insurance shall be reviewed and approved by the County prior to commencement of services under the Agreement. The certificates shall identify this Agreement and shall state the project number where applicable.
- 17. To the extent allowed by law, SMWA shall indemnify and hold harmless the County and its elected and appointed officials, officers, employees, and agents from and against any and all losses, damages, liabilities, claims, suits, actions, or awards, including costs, expenses and attorney's fees, incurred or occasioned as a result of the acts or omissions of the SMWA, or its principals, employees, agents, or subcontractors arising out of or in any way connected with the performance of services under this Agreement. SMWA's obligation to indemnify pursuant to this paragraph, and to provide any extended insurance coverage where applicable, shall survive the completion of the scope of services, and shall survive the termination of this Agreement.
- 18. Any formal notice or demand or request provided for in this Agreement shall be in writing and shall be deemed properly serviced, given or made if delivered in person or sent by registered or certified mail to the addresses set forth below the Parties' signatures.
- 19. The persons who have executed this Agreement represent and warrant that they are duly authorized to execute this Agreement in their representative capacity as indicated; provided that no elected official, director, officer, agent or employee of the County shall be charged personally or held contractually liable by or to SMWA under any term or provision of this Agreement, or because of any breach thereof or because of its or their execution, approval or attempted execution of this Agreement.
- 20. This Agreement may be executed in any number of counterpart copies, each of which shall be deemed an original, but all of which together shall constitute a single instrument.

21. All exhibits or appendices referred to herein are incorporated herein for all purposes.

22. This Agreement was executed in and shall be governed by the laws of the State of Colorado.

In witness whereof the Parties hereto execute this Communication Facility Co-Locate Agreement effective as of this ____ day of _____, 2016.

South Metro WISE Authority

By:



Name: Mark Marlowe
Title: Board President
Address: 8400 E Prentice Ave Suite 315
Greenwood Village, CO 80111

Arapahoe County

By:

Name:
Title:
Address: 13101 E. Broncos Pkwy
Centennial, CO 80112

Exhibit A

Proposed final build out

South Metro WISE Authority is proposing the following for the build out.

1. Wall-mounted panel approximately 36" wide by 48" high by 12" deep
2. Panel will need 120 volt power circuit (20 ampere rated)

Exhibit B

Detailed Schedule and Contact List For Access

Normal Business Hours:

Monday through Friday – 0700 – 1730

Arapahoe County POC List:

Liz Shortt – Telecom Coordinator 720-874-3720 (D) or 303-994-0206 (C)

Gary Wilton – Telecom Specialist 720-874-3723 (D) or 303-944-8605 (C)

Paul Dunlap – Telecom Specialist 720-874-3731 (D) or 303-944-8649 (C)

After Hours, Weekends and Holidays (in an emergency only):

Please call the Arapahoe County Emergency Communications Center main line and request a call out for the Telecom Unit on-call person:

303-795-4711



Board Summary Report

Date: July 28, 2016
To: Board of County Commissioners
Through: Ron Carl, County Attorney
From: Barbara LeBlanc, Paralegal
Subject: Board of Equalization

Purpose and Recommendation

The purpose of this request is for the Commissioners to consider the County Assessor's request that that following 6 parcels be adjusted in value in order to apply equitable treatment to all like properties in the same neighborhoods.

Background and discussion

Pursuant to Section 39-8-102, C.R.S. the County Board of Equalization shall correct any errors made by the Assessor and whenever in its judgment justice and right so require, it shall raise, lower, or adjust any valuation for assessment.

The Arapahoe County Assessor is responsible for the valuation of more than 180,000 parcels and during the valuation process, an occasional error is made. When such an error is discovered, the Arapahoe County Assessor recommends changes to the County Board of Equalization to be fair to the affected taxpayers.

**Fiscal Impact
none**

Reviewed by:

Ron Carl

CBOE Resolution

County Board of Equalization Meeting Agenda Item: August 2, 2016

Parcel	Acct #	Owner	Old Land Value	Old Imp Value	Old Total Value	New Land Value	New Imp Value	Total New Value	Value Change	Reason
1977-00-0-00-424	035177122	Coal Creek Reserve Partnership	\$0	\$0	\$0	\$8,264	\$0	\$8,264	\$8,264	1
1977-00-0-00-425	035177131	Coal Creek Reserve Partnership	\$0	\$0	\$0	\$62	\$0	\$62	\$62	1
2075-27-1-01-040	031845793	High Mountain LLC et al	\$0	\$0	\$0	\$604,655	\$16,635	\$621,290	\$621,290	2
2065-00-0-00-234	033517661	Kenneth and Darlena Anders	\$76,580	\$216,620	\$293,200	\$40,734	\$216,620	\$257,354	-\$35,846	3
1979-00-0-00-406	033923758	Rhonda Sass	\$50,915	\$0	\$50,915	\$27,578	\$0	\$27,578	-\$23,337	4
2071-00-0-00-115	035178846	Coal Creek Resources	\$0	\$0	\$0	\$103,825	\$0	\$103,825	\$103,825	5
Reason 1	In the course of processing the new metro district breakdown, it was discovered the parcel acreage was incorrect as were the soil types.									
Reason 2	This property was sold by a utility to a private entity on 9/25/13 but we erroneously did not value the property separate from the old owner.									
Reason 3	A portion of this property has been reclassified to agricultural. Previously it was classified as all residential property.									
Reason 4	The declaration for the 2015 production of the sand and gravel pit was not received in time to work for the notices of value for the May appeal period.									
Reason 5	This is a new gravel pit account. The declaration for the 2015 production of the sand and gravel pit was not received in time to work for the notices of value for the May appeal period.									

RESOLUTION NO. 160

It was moved by Commissioner and duly seconded by Commissioner to adopt the following resolution:

WHEREAS, it has come to the attention of the Board of County Commissioners of Arapahoe County, acting as the Arapahoe County Board of Equalization, that certain parcels in Arapahoe County were incorrectly valued for purposes of the 2016 Notice of Valuation; and

WHEREAS, it has been recommended, and requested, by the Arapahoe County Assessor's Office that the Board take action to correct said error; and

WHEREAS, pursuant to Section 39-8-102, C.R.S., the County Board of Equalization shall correct any errors made by the Assessor and whenever in its judgment, justice and right so require, it shall raise, lower, or adjust any valuation for assessment appearing in the assessment roll to the end that all valuations for assessment of property are just and equalized within the County; and

WHEREAS, based upon the evidence and testimony presented to the Board on this date, the Board has determined to take the following action.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners, acting as the Arapahoe County Board of Equalization, as follows:

Parcel	Acct #	Owner	Old Land Value	Old Imp Value	Old Total Value	New Land Value	New Imp Value	Total New Value	Value Change	Reason
1977-00-0-00-424	035177122	Coal Creek Reserve Partnership	\$0	\$0	\$0	\$8,264	\$0	\$8,264	\$8,264	1
1977-00-0-00-425	035177131	Coal Creek Reserve Partnership	\$0	\$0	\$0	\$62	\$0	\$62	\$62	1
2075-27-1-01-040	031845793	High Mountain LLC et al	\$0	\$0	\$0	\$604,655	\$16,635	\$621,290	\$621,290	2
2065-00-0-00-234	033517661	Kenneth and Darlena Anders	\$76,580	\$216,620	\$293,200	\$40,734	\$216,620	\$257,354	-\$35,846	3
1979-00-0-00-406	033923758	Rhonda Sass	\$50,915	\$0	\$50,915	\$27,578	\$0	\$27,578	-\$23,337	4
2071-00-0-00-115	035178846	Coal Creek Resources	\$0	\$0	\$0	\$103,825	\$0	\$103,825	\$103,825	5
Reason 1	In the course of processing the new metro district breakdown, it was discovered the parcel acreage was incorrect as were the soil types.									
Reason 2	This property was sold by a utility to a private entity on 9/25/13 but we erroneously did not value the property separate from the old owner.									
Reason 3	A portion of this property has been reclassified to agricultural. Previously it was classified as all residential property.									
Reason 4	The declaration for the 2015 production of the sand and gravel pit was not received in time to work for the notices of value for the May appeal period.									
Reason 5	This is a new gravel pit account. The declaration for the 2015 production of the sand and gravel pit was not received in time to work for the notices of value for the May appeal period.									

- 1) The Clerk and Recorder is hereby directed to forward a copy of this Resolution to the Arapahoe County Assessor for further action as may be required by law.
- 2) The Board of County Commissioners respectfully requests the Arapahoe County

Assessor to take this action as soon as possible.

- 3) The Board of County Commissioners will take any and all action necessary, in cooperation with the Arapahoe County Assessor's Office, to resolve this matter if any additional action is required.
- 4) The Clerk to the Board is hereby directed to notify these property owners of this action.

The vote was:

Commissioner Bockenfeld, ; Commissioner Doty, ; Commissioner Holen, ;
Commissioner Jackson, ; Commissioner Sharpe, .

The Chair declared the motion carried and so ordered.



Board Summary Report

Date: July 26, 2016

To: Board of County Commissioners

Through: Cheryl Ternes, Human Services Department Director

From: Angela W. Lytle, Deputy Director

Subject: IV-E Waiver Memorandum of Understanding (MOU) between Arapahoe County and Colorado Department of Human Services for State Fiscal Year (SFY) 2016/2017

Purpose and Recommendation

The IV-E Waiver Demonstration Project MOU allows Arapahoe County to utilize 100% federal funding for Child Welfare interventions such as, family engagement meetings, youth permanency roundtables, supports for kinship and relative families, and trauma informed care. There is no county match required. Arapahoe County was awarded \$446,898 in state fiscal year (SFY) 2016-2017. These funds are included in the CFY 2016 and will be included in the 2017 CFY budget. This is the fourth year of the IVE-Waiver Demonstration Project.

CRS 26-5-105.4 requires Arapahoe County and the Colorado Department of Human Services (CDHS) to enter into a Memorandum of Understanding that explains the County's duties and responsibilities in implementing the Title IV-E Waiver Demonstration Project for SFY 2016-2017. Arapahoe County Department of Human Services is requesting signature of the Chairman of the Board of County Commissioners to sign the Memorandum of Understanding between Arapahoe County and the Colorado State Department of Human Services.

Reviewed By:

Angela W. Lytle, Deputy Director, Human Services
Cheryl L. Ternes, Director, Human Services
Suzanna Dobbins, Division Manager, Human Services
Michael Valentine, Deputy County Attorney

RESOLUTION NO. 160_____ It was moved by Commissioner _____ and duly seconded by Commissioner _____ to authorize the Chair of the Board of County Commissioners to sign the Memorandum of Understanding between Arapahoe County and the Colorado State Department of Human Services (CDHS) to allow the County to conduct required duties and responsibilities in implementing the Title IVE-E Waiver Demonstration Project for Fiscal Year 2015 – 2016 pursuant to the terms therein.

The vote was:

Commissioner Bockenfeld, ; Commissioner Doty, ; Commissioner Holen, ; Commissioner Jackson, ; Commissioner Sharpe, .

The Chair declared the motion carried and so ordered.



Board Summary Report

Date: July 16, 2016
To: Board of County Commissioners
From: Dick Hawes, Department Director, Facilities and Fleet Management
Subject: Procurement Solicitation Waiver – Temporary Grass Cutting Services

Request and Recommendation

Facilities and Fleet Management requests the Board of County Commissioners approve a resolution authorizing a Procurement Solicitation Waiver to amend a current contract with our snow removal vendor, Carnation Building Services, for temporary grass cutting services this summer.

Background

At a Facilities and Fleet administrative update meeting in June I briefed County Commissioners on the impact that a significant decrease in available detention center trustees was having on facility operations seasonal work. Prior to this summer, facilities operations was assigned 4 – 6 trustees to assist with seasonal work such as cutting grass and landscaping upkeep. The Sheriff's Office has informed me that trustees are not available to assist us this summer and based on projections going forward they do not believe there will be a sufficient trustee pool available in the future for this type of seasonal work. Therefore they have asked us to plan to complete this work through other means.

In the interim the only choice is to contract for this work since facilities does have sufficient permanent manpower to subsume the grass cutting with current staff. Therefore I am requesting that the Board of County Commissioners approve a procurement solicitation waiver to amend the contract we have with Carnation Building Services for temporary grass cutting services during the 2016 summer. Facilities staff is evaluating options to complete this work in the future and will submit a proposal as part of the 2017 budget submission for the most cost effective approach.

Attested By: Dick Hawes

RESOLUTION NO. It was moved by Commissioner and duly seconded by Commissioner to authorize the Chair of the Board of County Commissioners to sign a solicitation waiver of the Arapahoe County Purchasing Policies to amend a current contract with Carnation Building Services for temporary grass cutting services in 2016.

The vote was:

Commissioner Bockenfeld, ; Commissioner Doty, ; Commissioner Holen, ; Commissioner Jackson, ; Commissioner Sharpe, .

The Chair declared the motion carried and so ordered.



ARAPAHOE COUNTY
COLORADO'S FIRST

WAIVER OF PURCHASING POLICIES

WAIVER OF SOLICITATION <input checked="" type="checkbox"/>	WAIVER OF QUOTE <input type="checkbox"/>
PROPRIETARY <input type="checkbox"/>	SELECT SOURCE <input type="checkbox"/>
FOR INFORMATION ONLY <input type="checkbox"/>	

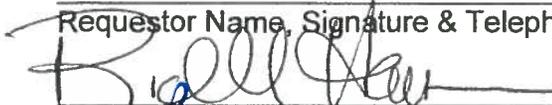
DESCRIPTION OF PROJECT: Temporary Contract for Grass Cutting.

PRICE: ANNUAL MAINTENANCE: \$ 40,000.00

FIXED ASSET Yes No FIXED ASSET #

COST CENTER # 337515000 G/L #54432 IO #

JUSTIFICATION (Provide Vendor name, How were they selected, Why requesting to waive purchasing policy process): Prior to this summer FFM was able to utilize 4-6 trustees from the Detention Center for assistance with seasonal grass cutting and landscaping duties. In 2015 the SO implemented a work release program that has dramatically reduced the availability of trustees and recently informed FFM they would no longer be able to assign trustees for these temporary work assignments. As an interim measure FFM needs to contract for grass cutting services this summer while an evaluation is completed to determine the most cost effective way to handle this shortfall in the future. Because of the urgency to continue summer grass cutting it is requested that a waiver of solicitation be approved and the contract with our current snow removal vendor be amended for grass cutting services during the 2016 summer season.

Requestor Name, Signature & Telephone Number

 Elected Official/Department Head

 Purchasing Manager

Date
 7/15/16
 Date
 7/19/16
 Date

Comments: _____

Waiver approved, BoCC Reso #140221. Requestor to proceed with PO Yes No

Requestor to schedule BoCC Drop In & Create Board Summary Report Yes No

Janet Kennedy, Director of Finance (not to exceed \$100,000) _____ Date _____



Board Summary Report

Date: July 21, 2016
To: Board of County Commissioners
From: Monica Kovaci, Assistant County Attorney
Subject: Approval of resolution authorizing settlement with Ralph Walker

Background

As previously reviewed with the Board, and consistent with the Board's earlier direction and authorization, a negotiated settlement has been reached with Ralph Walker and his company, HR Acquisition Partners LLC. The dispute between the parties arose out of an overpayment by the Treasurer's Office to Mr. Walker on an abatement refund and the Assessor's Office denial of Mr. Walker's abatement request for tax year 2008 for parcels 1975-04-1-05-001, 1975-04-1-05-002, 1975-04-1-05-003, 1975-04-2-09-001, and 1975-04-2-09-002.

As an alternative to litigation, negotiations were entered into to see if a reasonable resolution could be reached. Those negotiations have led to a proposed comprehensive settlement of the dispute.

Recommendation

The County Attorney's Office recommends that the Board adopt the proposed resolution authorizing and confirming the terms of the settlement, the terms of which were negotiated within the parameters established earlier by the Board, and authorize the Board Chair to execute the appropriate settlement documents on behalf of the County.

Alternatives

Reject the settlement proposal and litigate the pending claims.

RESOLUTION NO. 160____ It was moved by Commissioner __ and duly seconded by Commissioner ____ to adopt the following Resolution:

WHEREAS, the Board of County Commissioners previously authorized the County Attorney to engage in settlement negotiations in an effort to resolve a controversy involving Ralph Walker and HR Acquisition Partners LLC; and

WHEREAS, a mutually satisfactory resolution to the matter has been achieved between the parties consistent with the parameters previously designated by the Board; and

WHEREAS, the County Attorney recommends that the Board formally ratify and approve the agreement negotiated between the parties; and

WHEREAS, the Board has been fully apprised of the facts, circumstances, and terms of the parties' negotiated settlement and the covenant not to sue.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners for the County of Arapahoe, Colorado, that the settlement agreement among the parties is hereby approved, pursuant to the terms contained therein, and that the Chair of the Board be authorized and directed to execute such documentation on behalf of Arapahoe County and the Board of County Commissioners as necessary to implement and conclude the settlement.

The vote was:

Commissioner Bockenfeld, __; Commissioner Doty, __; Commissioner Holen, __; Commissioner Jackson, __; and Commissioner Sharpe, __.

The Chair declared the motion carried and so ordered.



Board Summary Report

Date: July 14, 2016

To: Board of County Commissioners

From: Don Klemme, Director of Community Resources
Nancy Lindsey, Chair of Arapahoe County Cultural Council

Subject: Cultural Council 2016/2017 SCFD Tier III Recommendations

Request and Recommendation

In a Study Session on July 12, 2016 The BOCC considered the Arapahoe County Cultural Council (ACCC) Scientific and Cultural Facilities District (SCFD) Tier III funding allocation recommendations. Upon consideration, the Board of County Commissioners directed staff to set the recommendations for the Public Hearing to take place on August 2, 2016 at 9:30 a.m.

Background

Tier III funding supports local art, cultural, scientific and historical organizations that benefits Arapahoe County citizens. The Arapahoe County share of the SCFD tax revenue is \$1,589,604.38 The metro county's share of SCFD tax revenue is \$54,938,866.54. The funds are derived from the 1/10th of 1 percent of sales tax collected in Adams, Arapahoe, Broomfield, Boulder, Denver, Douglas and Jefferson Counties. The funding is available to eligible scientific and cultural organizations through a competitive process.

Each year, the ACCC publicizes, receives and processes grant applications for funding allocation from Tier III of the SCFD funds. It is the responsibility of the ACCC to review all applications and draft a recommendation for funding based upon a specific set of criteria. This year 83 operating requests and 21 project requests are recommended for allocation. Attached to this Board Summary Report is a summary of the Arapahoe County Cultural Council recommendations.

Discussion

The ACCC did not encounter any controversial issues regarding the recommendations for funding.

Alternatives

The funding allocation recommendation to the SCFD ultimately is a Board of County Commissioners decision and can be revised to match the desire of the Board of County Commissioners.

Fiscal Impact

None.

Reviewed by

The Arapahoe County Cultural Council has reviewed all applications and recommends the 2016/2017 Tier III fund allocations.

Attachments

- Spreadsheet listing the recommended 2016/2017 SCFD Tier III fund allocations as reviewed and approved at Arapahoe County Cultural Council meeting on July 12, 2016.
- Draft Resolution for the 2016/2017 SCFD Tier III fund allocations.

Department Director/
Elected Official

County Attorney (required)

Finance Department

Heritage Fine Arts Guild of Arapahoe County	GOS	\$2,500	\$2,134.00
Highlands Ranch Concert Band	GOS	\$500	\$471.00
Historic Denver Inc./ Molly Brown House Museum	GOS	\$30,000	\$24,188.00
Imagination Makers Unlimited	GOS	\$5,000	\$4,031.00
Junior Symphony Guild, Inc.	GOS	\$12,000	\$9,661.00
Kantorei	GOS	\$15,000	\$12,028.00
Kim Robards Dance, Inc.	GOS	\$35,000	\$28,176.00
Lighthouse Writers Workshop	GOS	\$15,000	\$12,075.00
Littleton Chorale	GOS	\$15,000	\$12,237.00
Littleton Community Music Association, Inc.	GOS	\$30,500	\$24,677.00
Littleton Symphony Orchestra	GOS	\$22,500	\$18,597.00
Littleton Town Hall Arts Center	GOS	\$65,000	\$54,479.00

Organization	Project	Requested	Recommended
Arapahoe Philharmonic	Arapahoe Philharmonic Youth Outreach	\$8,255	\$6,809.00
Arapahoe Philharmonic	AP Sinfonietta	\$3,500	\$2,887.00
Boulder Museum of Contemporary Art	Contemporary Classroom	\$8,480	\$6,902.00
Boulder Museum of Contemporary Art	Art Stop on the Go	\$3,000	\$2,471.00
Cafe Cultura	Telling Our Stories	\$3,500	\$2,959.00
Christian Youth Theater Denver, Inc.	CYT Classes & Summer Theater Camp	\$10,000	\$8,195.00
Colorado Chamber Players	Chamber Music at the Arapahoe Libraries	\$2,500	\$2,170.00
Colorado Chamber Players	Pure Serenity at Littleton United Methodist	\$2,000	\$1,806.00
Fiesta Colorado Inc.	Mexican Dance Traditions	\$2,000	\$1,648.00
Fiesta Colorado Inc.	Mexican Dance Program	\$1,500	\$1,236.00
Flamenco Fantasy Theatre, Inc	Flamenco Fantasy Dance Theatre	\$2,600	\$2,116.00
Littleton Community Music Association, Inc.	Opening Notes (aka Youth Music Program)	\$5,400	\$4,457.00
Littleton Community Music Association, Inc.	Festival and Blue 88s Bands	\$1,500	\$1,240.00
New Dance Theatre	Literacy through Arts and Humanities	\$16,000	\$13,012.00
New Dance Theatre	The Radiance	\$12,500	\$10,087.00
Philippine American Society of Colorado	Cultural Summer Camp	\$2,000	\$1,628.00
Philippine American Society of Colorado	Musical Production & Fashion Show	\$2,000	\$1,628.00
Rocky Mountain Brassworks	Joint Concert	\$700	\$615.00
Su Teatro Inc	Workshops Littleton High School	\$6,000	\$4,943.00
Su Teatro Inc	XicanIndie Residency	\$4,000	\$3,295.00
Think 360 Arts For Learning	Arts in Schools	\$15,000	\$12,605.00
PROJECT TOTAL		\$112,435.00	\$92,709.00

ArapahoeCountyFormulaRequests	
GOS	\$1,840,492.00
Project	\$112,435.00
TOTALREQUESTED	\$1,952,927.00

The vote was:

Commissioner Doty, ; Commissioner Bockenfeld, ; Commissioner Holen, ;
 Commissioner Jackson, ; Commissioner Sharpe,

The Chair declared the motion

Proposed motion:

I move to approve/deny the requests for funding totaling \$1,589,604.38 as presented in the Scientific and Cultural Facilitates District 2015 Tier III Grant funding Plan presented at the July 12, 2016 study session.

SCFD 2016 Tier III Funding Plan-Arapahoe County

<i>From District Office</i>	
2016 Formula	\$ 1,510,120.36
2016 Discretionary	\$ 79,480.02
Subtotal 2016 Available Funds	\$ 1,589,600.38
Uncommitted Funds from Previous Year	\$ 4.00
Total Available from District Office	\$ 1,589,604.38

Organization	General Operating Support	Requested	Recommended
Arapahoe Philharmonic	GOS	\$85,000	\$68,532.00
Art from Ashes Inc.	GOS	\$17,000	\$13,787.00
Art Students League of Denver	GOS	\$20,000	\$15,848.00
ArtReach, Inc.	GOS	\$18,000	\$14,437.00
Augustana Arts, Inc.	GOS	\$15,000	\$12,075.00
Aurora Singers	GOS	\$8,700	\$7,103.00
Aurora Symphony Orchestra	GOS	\$24,000	\$19,350.00
Ballet Ariel	GOS	\$3,500	\$2,822.00
Baroque Chamber Orchestra of Colorado	GOS	\$5,000	\$3,962.00
Bluff Lake Nature Center	GOS	\$25,000	\$20,156.00
Boulder Philharmonic Orchestra	GOS	\$5,000	\$3,863.00
Buffalo Bill Museum and Grave	GOS	\$5,000	\$3,990.00
Cherry Creek Chorale	GOS	\$33,000	\$27,029.00
Christian Youth Theater Denver, Inc.	GOS	\$8,000	\$6,037.00
City of Aurora, Open Space and Natural Resources Division	GOS	\$15,000	\$12,629.00
City of Englewood, Cultural Arts Division	GOS	\$22,000	\$18,211.00
CMDance	GOS	\$11,000	\$8,765.00
Colorado Bach Ensemble	GOS	\$15,000	\$12,398.00
Colorado Choir & Chorus Organization	GOS	\$2,000	\$1,610.00
Colorado Dragon Boat Festival	GOS	\$15,000	\$12,075.00
Colorado Folk Arts Council	GOS	\$3,000	\$2,448.00
Colorado Hebrew Chorale	GOS	\$2,000	\$1,549.00
Colorado Korean Chorus	GOS	\$14,000	\$10,401.00
Colorado United Irish Societies	GOS	\$10,000	\$7,899.00
Colorado Wind Ensemble, Inc.	GOS	\$5,773	\$4,593.00
Colorado Youth Symphony Orchestras	GOS	\$15,000	\$11,886.00
Curious Theatre Company	GOS	\$5,000	\$3,990.00
Denver Audubon Society	GOS	\$17,000	\$13,706.00
Denver Brass Inc.	GOS	\$40,000	\$31,973.00
Denver Mile High Chapter, SPEBSQSA	GOS	\$10,000	\$7,994.00
Denver Museum of Miniatures, Dolls and Toys	GOS	\$26,000	\$20,387.00
Denver Young Artists Orchestra Association	GOS	\$40,000	\$31,973.00
Downtown Aurora Visual Arts	GOS	\$93,000	\$78,346.00
Englewood Cultural Arts Center Association	GOS	\$30,000	\$24,763.00
Environmental Learning for Kids	GOS	\$10,000	\$8,051.00
Evergreen Jazz Festival	GOS	\$3,000	\$2,419.00
Four Mile Historic Park, Inc.	GOS	\$10,000	\$8,063.00
Friends of Dinosaur Ridge	GOS	\$39,960	\$32,543.00
Golden Eagle Concert Band	GOS	\$3,500	\$2,732.00
Governor's Residence Preservation Fund	GOS	\$6,000	\$4,449.00
Grand Design Inc.	GOS	\$13,000	\$10,698.00
Greenwood Village Arts & Humanities Council	GOS	\$50,000	\$40,312.00
Hannah Kahn Dance Company	GOS	\$6,000	\$4,830.00

HawkQuest	GOS	\$11,650	\$10,896.38
Heritage Fine Arts Guild of Arapahoe County	GOS	\$2,500	\$2,134.00
Highlands Ranch Concert Band	GOS	\$500	\$471.00
Historic Denver Inc./ Molly Brown House Museum	GOS	\$30,000	\$24,188.00
Imagination Makers Unlimited	GOS	\$5,000	\$4,031.00
Junior Symphony Guild, Inc.	GOS	\$12,000	\$9,661.00
Kantorei	GOS	\$15,000	\$12,028.00
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Think 360 Arts For Learning	Arts in Schools	\$15,000	\$12,605.00
PROJECT TOTAL		\$112,435.00	\$92,709.00

ArapahoeCountyFormulaRequests	
GOS	\$1,840,492.00
Project	\$112,435.00
TOTALREQUESTED	\$1,952,927.00
ArapahoeCountyFormulaAllocation	
GOS	\$1,496,895.38
Project	\$92,709.00
TOTALAWARDED	\$1,589,604.38
RemainingBalance	\$0.00



Board Summary Report

Date: July 21, 2016
To: Board of County Commissioners
Through: Jan Yeckes, Planning Division Manager
From: Sherman Feher, Senior Planner
Subject: Iliff Avenue Townhomes, Replat, (P16-001).

Request and Recommendation

The purpose of this action is to request BOCC approval of a Replat (RP) to create one lot from multiple lots on property located east of the intersection of Wabash Road and Iliff Avenue. Planning Staff is recommending approval of the RP with conditions of approval.

Background

The four original lots were subdivided as the Mason Garden Addition on March 19, 1888. The current zoning is MU-PUD for multi-family residential.

Links to Align Arapahoe

This request, if approved, may “improve the County’s economic environment” by generating jobs to build houses. The proposed site plan could potentially help redevelopment in this area.

Discussion

This application is in conjunction with a Final Development Plan (Iliff Avenue Townhomes – P16-002) for multi-family residential units which has the potential to improve this area. The Replat will create one lot from four original lots.

Alternatives

The Board of County Commissioners has 3 alternatives:

1. Approve the Replat with Conditions of Approval.
2. Continue to a date certain for more information.
3. Deny the Replat.

Fiscal Impact

This request might have some positive fiscal impact on the County based on the employment created to build the proposed residential development.

Concurrence

PWD Staff concur with this case.

Reviewed By:

Sherman Feher
Jason Reynolds
Jan Yeckes
Dave Schmit
Todd Weaver
Bob Hill

DRAFT MOTIONS:

A. In the case of P16-001, Iliff Avenue Townhomes Replat, we have read the staff report and received testimony at the public hearing. We find ourselves in agreement with staff findings including the draft plan and attachments as set forth in the staff report dated July 21, 2016, and approve this case, subject to the following conditions:

- 1- The applicant must make all modifications to the Final Plat/Replat as requested by the Public Works & Development Department.
- 2- The applicant agrees to address all Engineering Services Division comments and concerns, as identified within their reports, prior to signed mylars.
- 3- The applicant will enter into a Subdivision Improvement Agreement (SIA) and provide collateral to the County for all public improvements associated with the project.
- 4- Per the BOCC-approved Preliminary Development Plan condition of approval, the applicant will bury utilities and dedicate right-of-way as required by the County.
- 5- The Applicant provides modification to the plan and support documentation as identified in the SEMSWA Staff Report.
- 6- The Applicant agrees to address all comments and concerns from the Division of Transportation.
- 7- Per the BOCC-approved Preliminary Development Plan condition of approval, the applicant will use the appraised value cash-in-lieu for schools, parks and other public purposes.
- 8- The applicant will pay a total amount of cash-in-lieu of \$511,757.93 to be distributed as follows: School: \$161,469.74; Public Park: \$336,276.66; and Other Public Purposes (library): \$14,011.53.

Alternate Motions

Any alternate motion must include new findings and conditions where those differ from the Staff-recommended findings and conditions.

DENIAL: In the case of P16-001, Iliff Avenue Townhomes Final Plat/Replat, we have read the staff report dated July 21, 2016, and received testimony at the public hearing. We recommend denial of this case, based on the following findings:

1. State new or amended findings to support BOCC "Denial."
2.

CONTINUE: In the case of P16-001, Iliff Avenue Townhomes Final Plat, I move to continue the decision on this request to [DATE], 2016, date certain, at 9:30 a.m., at this same location [to receive further information] [to further consider information presented during the hearing].

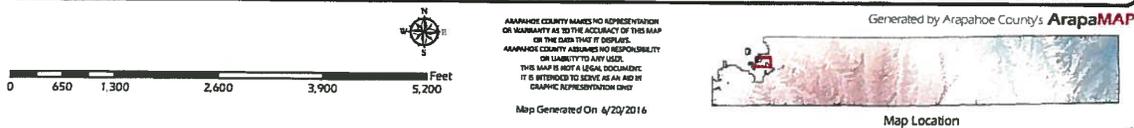
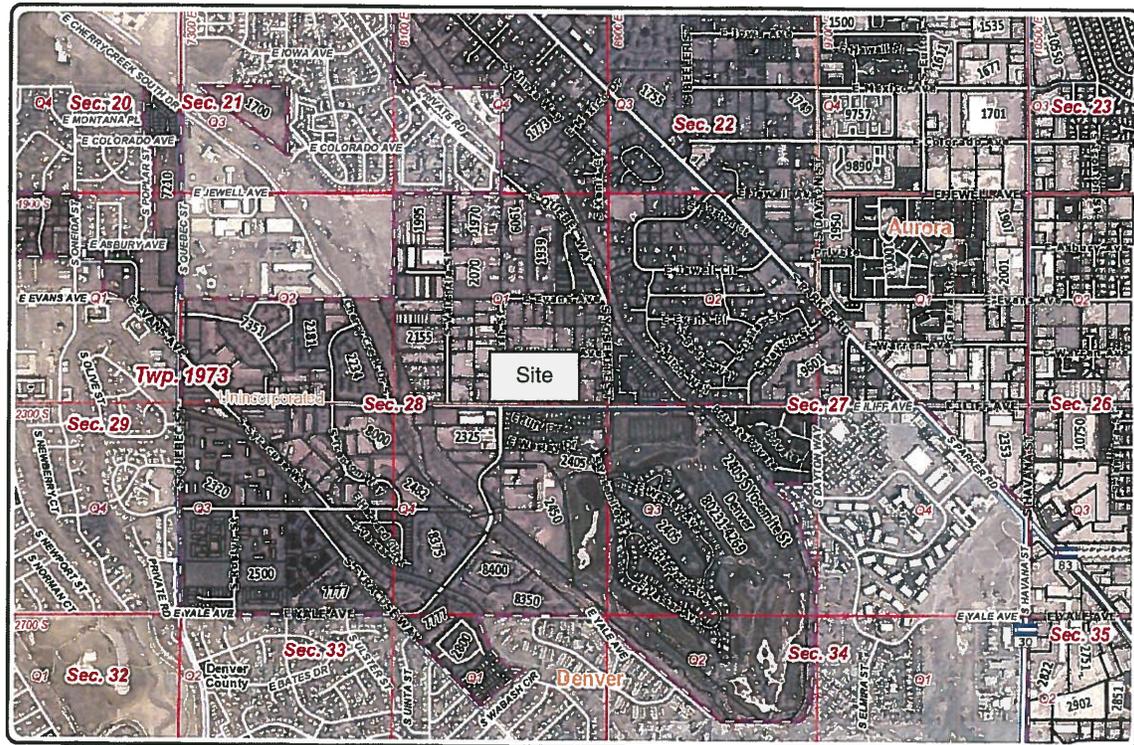
ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS
PUBLIC HEARING AGENDA
AUGUST 2, 2016
9:30 A.M.

CASE # P16-001 – ILIFF AVENUE TOWNHOMES FINAL PLAT/REPLAT

SHERMAN FEHER, SENIOR PLANNER

JULY 21, 2016

VICINITY MAP The site is located east of the intersection of Iliff Avenue and Wabash Road. This property is in Commissioner District 4.



VICINITY MAP



Looking NNW across site



Looking North across site

PROPOSAL:

The applicant and owner, Alpert Development Inc., is requesting approval of a Replat. This replat, if approved, will create one lot from four original lots that will be developed into multi-family housing. The property is 3.5 acres in area. This case is also related to Iliff Avenue Townhomes Final Development Plan (Case No. P16-002).

RECOMMENDATIONS

Staff: Staff recommends that the application be approved based on the findings contained within this report, and subject to the conditions of approval outlined herein.

BACKGROUND

This property was originally subdivided as Mason Garden Addition on March 19, 1888 into four lots.

This property was originally zoned R-1 in 1961. Later the property was zoned MU-PUD as part of the Cherry Creek Market PDP for commercial and multi-family (Case No. Z04-008). Recently the BOCC approved a Preliminary Development Plan for multi-family housing, Case No. Z14-005, on September 22, 2015.

DISCUSSION

Staff's review of this application included a comparison of the project to policies and goals outlined in the Comprehensive Plan, background activity, and an analysis of referral comments.

1. The Comprehensive Plan

The Comprehensive Plan – Four Square Mile Subarea Plan designates this property as “Potential Mixed-Use Town Center”. The definition of “Town Center” is an intensely developed mixed-use area within a city, town or community intended to serve as a gathering place for retail, service, offices and residential uses in a planned configuration that is accessible for vehicles and pedestrians. Other applicable Goals/Policies in the Subarea Plan/Comprehensive Plan that apply to this proposal include: Goal/GM4: Promote compact growth in the Urban Service Area; Policy/GM4.1: Encourage a compact urban development pattern in the Urban Service Area; Policy/GM4.3: Promote infill development and redevelopment in the Urban Service Area; Policy/NH1.2: Promote a diversity of housing types in Growth Areas countywide and Policy/NH2.1: Reconcile new development with existing neighborhoods in Growth Areas. The proposed PDP for multi-family residential fulfills the residential use indicated in the Comprehensive Plan/Subarea Plan and the platting of the property helps delineate the areal extent of the development. Attempts to develop a mixed-use area in 2004 with a combination of residential and commercial rezoning have not successfully resulted in a planned mixed-use development. There are various commercial and residential developments adjacent to this proposed development.

2. Replat Regulations

The Replat process follows the Final Plat process, as outlined in Chapter 14, Section 302 of the Land Development Code which states that, “A Final Plat may be approved upon the finding by the Board that the application will:”

- a. *Provide for a public water supply.*

The proposed replat's water supply is currently served by Cherry Creek Valley Water and Sanitation District

b. *Provide for a public sewage disposal system.*

The proposed replat's sewage disposal system is currently served by Cherry Creek Valley Water and Sanitation District

c. *Provide evidence to show that all areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified by the subdivider, and that the proposed uses of these areas are compatible with such conditions.*

There is no indication that there is any soil or topographical conditions on this property that present hazards or require special precautions.

d. *Comply with all applicable zoning regulations governing the property as adopted by the Board of County Commissioners.*

The current zoning is MU-PUD which allows multi-family housing. This proposal meets those requirements.

e. *Comply with the Mineral Resource Areas in the Regulation for Areas of Special Interest as adopted in the Arapahoe County Zoning Regulations.*

Minerals do not appear to be economically recoverable at this location.

REFERRAL COMMENTS

Comments received as a result of the referral process are as follows:

Engineering	-	Comments regarding Replat (RP) exhibit, SEMSWA comments, drainage study and plan, construction plan, and GESC plan. <i>Applicant made or will make corrections per Engineering Services Division comments.</i>
Mapping	-	Minor comments. <i>Comments have been addressed or will be addressed.</i>
Arapahoe County Assessor	-	No response.
Arapahoe County Zoning	-	No comments.
Arapahoe County Sheriff	-	No Replat comments.
Arapahoe County Transportation Division (PDP)		Comments related to burial of above ground utilities and dedication of right-of-way. <i>Applicant noted comments and will need to bury utilities and dedicate right-of-way, as appropriate. This will be a condition of approval.</i>
Army Corps of Engineers	-	No response.
Arapahoe County Building	-	No Replat comments.

Division		
Urban Drainage	-	No response.
SEMSWA	-	Included as part of Engineering comments.
Cunningham FPD	-	No Replat comments, only comments related to fire protection.
Cherry Creek Country Club HOA	-	No response.
Xcel Energy	-	No response.
Four Square Mile Group	-	No response.
Cherry Creek School District	-	Comments regarding land dedication of .34476 acres or cash-in-lieu using appraised value method. <i>Applicant noted comments and will need to use appraised value method for cash-in-lieu. This will be a condition of approval.</i>
Tri-County Health	-	No Replat comments.
Cherry Creek W&S District		No response.
Century Link		No response.
RTD		No response.
Arapahoe County Library		Requested share of cash-in-lieu monies. <i>Applicant did not respond directly to this comment, however this will be a condition of approval.</i>
Arapahoe County Open Spaces		Request using appraised value method for park cash-in-lieu formula. <i>This will be a condition of approval per PDP Conditions of Approval.</i>
West Arapahoe SCD		No response.
Post Office		No response.

CASH IN LIEU:

Cash-in-lieu of land dedication:

Per the formulae in Section 14-111.03 the following acreage requirements are given for cash-in-lieu of dedicated land. The acreage amounts are then multiplied by value of land per acre.

School: 0.3448 acres x \$468,299.71 = \$161,469.74

Public Parks: 0.71808 acres x \$468,299.71 = \$336,276.66

Other Public Purposes (Library): 0.02992 x \$468,299.71 = \$14,011.53

STAFF FINDINGS:

Staff has visited the site, reviewed the plans, supporting documentation, and referral comments. Based upon review of applicable development regulations and analysis of referral comments, our findings include:

1. The application complies with the submittal requirements for a Replat which are contained in *Chapter 14, Section 400* of the Arapahoe County Land Development Code.
2. The BOCC-approved Preliminary Development Plan for Iliff Avenue Townhomes has a condition of approval that the applicant will use the appraised value cash-in-lieu method for school cash-in-lieu.
3. Arapahoe County Open Spaces Department has requested that the applicant use the appraised value cash-in-lieu method for cash-in-lieu for parks.

RECOMMENDATION:

Based on the findings described herein, staff recommends approval of this Replat/Final Plat application, subject to following conditions.

- 1- The applicant must make all modifications to the Replat/ Final Plat as requested by the Public Works & Development Department.
- 2- The applicant agrees to address all Engineering Services Division comments and concerns, as identified within their reports, prior to signed mylars.
- 3- The applicant will enter into a Subdivision Improvement Agreement (SIA) and provide collateral to the County for all public improvements associated with the project.
- 4- Per the BOCC-approved Preliminary Development Plan condition of approval, the applicant will bury utilities and dedicate right-of-way as required by the County.
- 5- The Applicant provides modification to the plan and support documentation as identified in the SEMSWA Staff Report.
- 6- The Applicant agrees to address all comments and concerns from the Division of Transportation.
- 7- Per the BOCC-approved Preliminary Development Plan condition of approval, the applicant will use the appraised value cash-in-lieu for schools, parks and other public purposes.
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Attachments:
Application & Exhibits
Engineering Staff Report
Referral Comments
Draft Motions
Resolution

RESOLUTION NO. XXXXXX It was moved by Commissioner XXXXXX and duly seconded by Commissioner XXXXXX to approve the Replat/Final Plat for Iliff Avenue Townhomes, P16-001 a Replat/Final Plat. Said approval is subject to applicant agreeing to adhere to any and all Arapahoe County staff recommendations and/or conditions of approval as set forth within the record and/or as determined by the Board on this date, including:

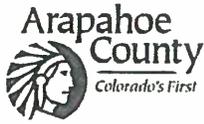
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Subject to review and approval of the Replat/Final Plat mylar by the Arapahoe County Public Works and Development Department, including the Planning and Engineering Services Divisions and the County Attorney's Office, the Chair of the Board is hereby authorized to sign said mylar pursuant to the terms contained therein.

The vote was:

Commissioner Bockenfeld, XXX; Commissioner Doty, XXX; Commissioner Holen, XXX; Commissioner Jackson, XXX; Commissioner Sharpe, XXX.

The Chair declared the motion carried and so ordered.



Public Works and Development
 6924 S. Lima Street
 Centennial, Colorado 80112
 Phone: 720-874-6650 FAX 720-874-6611
www.arapahoegov.com

Land Development Application
Formal
 Form must be complete

APPLICANT/REPRESENTATIVE: ALPERT DEVELOP. INC. SCOTT ALPERT	ADDRESS: 1201 S. PARKER ROAD, SUITE 200 DENVER, CO 80231 PHONE: (303) 283-3103 FAX: EMAIL: SCOTT@ALPERTDEVELOPMENT.COM	SIGNATURE: <i>[Signature]</i> NAME: Scott Alpert TITLE: President
OWNER(S) OF RECORD: SAME AS APPLICANT	ADDRESS: PHONE: FAX: EMAIL:	SIGNATURE: NAME: TITLE:
ENGINEERING FIRM: JR ENGINEERING	ADDRESS: 7200 S. ALTON WAY, SUITE C400 CENTENNIAL, CO 80112 PHONE: (303) 746-9393 FAX: (303) 721-9019 EMAIL: JFITZMORRIS@JRENGINEERING.COM	CONTACT PERSON: JIM FITZMORRIS

Pre-Submittal Case Number: **Q13-110** Pre-Submittal Planner: **SHERMAN FEUER** Pre-Submittal Engineer: **SUE LIU**

Parcel ID number:

Address: **8611 + 8711 E. ILIFF AVE.**

Subdivision Name: **LOTS 32-35 MASON'S GARDEN ADDITION**

	EXISTING	PROPOSED
Zoning:	MU-PUD (COMM. MULTI-FAMILY)	MU-PUD (MULTI-FAMILY)
Project/Subdivision Name:	MASON'S GARDEN	ILIFF AVE. TOWNHOMES
Site Area (Acres):	3.50	3.50
Floor Area Ratio (FAR):	NA	NA
Density (Dwelling Units/Acre):	NA	19.7 DU/AC
Building Square Footage:	NA	43,945
Disturbed Area (Acres):	N/A	3.50
Related Case Numbers: (Final/Preliminary Development Plan, Rezoning, and/or Plat)		

CASE TYPE

	1041- Areas & Activities of State Interest	Location & Extent	Preliminary Development Plan	Special District/Title 30
	1041- Areas & Activities of State Interest - Use by Special Review	Location & Extent - Major Amendment	Preliminary Development Plan - Major Amendment	Special District/Title 32
	Comprehensive Plan	Master Development Plan	Preliminary Plat	Street Name Change
<input checked="" type="checkbox"/>	Final Development Plan	Master Development Plan - Major Amendment	Replat - Major	Use by Special Review
	Final Development Plan - Major Amendment	Minor Subdivision	Rural Cluster	Use by Special Review - Major Amendment
<input checked="" type="checkbox"/>	Final Plat	Planned Sign Program	Rezoning Conventional	Use by Special Review - Oil & Gas
	Land Development Code Amendment	Planned Sign Program - Major Amendment	Rezoning Conventional - Major Amendment	Vacation of Right-of-Way/Easement/Plat

THIS SECTION FOR OFFICE USE ONLY

Case No:	Planning Manager:	Engineering Manager:
Planning Fee: Y N \$	Engineering Fee: Y N \$	

This application shall be submitted with all applicable application fees. Submittal of this application does not establish a vested property right in accordance with C.R.S. 24-68-105(1). Processing and review of this application may require the submittal of additional information, subsequent reviews, and/or meetings, as outlined in the Arapahoe County Land Development Code.

December 29, 2015

Jan Yeckes
Planning Division Manager
Arapahoe County Public Works & Development
6924 South Lima Street
Centennial, CO 80112



RE: Iliff Avenue Townhomes at 8611 & 8711 E. Iliff Ave, Final Development Plan

Dear Ms. Yeckes:

Alpert Development, Inc. and JR Engineering is submitting this application on behalf of the owner Alpert Development, Inc. The purpose of this submittal is to present a Final Development Plan for the Iliff Avenue Townhomes at 8611 E. Iliff Ave.

Iliff Avenue Townhomes is a 3.50 acre proposed multi-family development consisting of 68 units, private access drives, parking areas, play ground area, landscaping and water quality/detention pond facilities. The site is currently zoned MU PUD by the recent PDP approved by the county under Case No. Z14-005. We propose to develop the property for residential with 68 units.

The site will contain 4-plex, 5-plex and 7-plex multi-family units featuring the garage on the first floor with optional bedroom/ study, kitchen, family room and dining room on the 2nd floor and 2 or 3 bedrooms on the 3rd floor. The townhomes will have approximately 1,400 to 1,700 square feet.

Please contact me should you have any questions or concerns regarding this request at 303-740-9393.

Sincerely,

Alpert Development Inc.

Scott Alpert

A handwritten signature in blue ink that reads 'Scott Alpert'.

RECEIVED

JAN 08 2016

ARAPAHOE COUNTY
PLANNING DIVISION



ARAPAHOE COUNTY
COLORADO'S FIRST

Public Works and Development

6924 South Lima Street
Centennial, Colorado 80112-3853
Phone: 720-874-6500
Fax: 720-874-6611
TDD: 720-874-6574
www.arapahoegov.com
publicworks@arapahoegov.com

Board of County Commissioner's Summary Report

DAVID M. SCHMIT, P.E.
Director

Date: July 18, 2016

To: Arapahoe County Board of County Commissioners

Through: Sherman Feher, Planning Division
Planning Division

Through: Chuck Haskins, PE
Engineering Services Division, Manager

From: Sue Liu, PE
Engineering Services Division

Case name: P16-001 002 Iliff Avenue Townhomes FP FDP

Purpose and Recommendation

The purpose of this report is to communicate the Engineering Services Staff findings, comments, and recommendations regarding the land use application(s) identified above.

Engineering Services Staff has reviewed the land use application(s) and has the following findings and comments:

1. This site lies within Southeast Metro Stormwater Authority (SEMSWA) boundary.
2. This site lies within Basin 7 of the Four Square Mile area, and is subject to a storm drainage fee in the amount of \$4,827 per impervious acre. The payment of said fee shall be guaranteed within the Subdivision Improvement Agreement (SIA) that is processed with the Final Plat application.
3. This development requires a Subdivision Improvement Agreement (SIA) to guarantee the on-site improvements and the contribution to the Iliff Avenue roadway improvements related to this development. The SIA will be processed with the Final Plat application.
4. The applicant agrees to bury utilities and dedicated right-of-way as required by the County with the Final Plat applications.
5. A Drainage easement should be provided for the detention and water quality pond. The drainage easement should be provided to the limits of the 100-year

MISSION

Enhancing your quality of life through exceptional delivery of services and efficient use of public funds.

detention and water quality capture volumes plus one-foot of freeboard. The drainage easement allows the County the right to enter the property.

6. Landscape and irrigation construction plan is required for the landscape proposed within the County right-of-way. The Plan will be reviewed and approved prior to the construction.

Engineering Services Staff is recommending the land use application(s) favorably subject to the following conditions:

1. The Applicant provides modifications to the plan and support documentation as identified in the Engineering Staff Report.
2. The Applicant provides modification to the plan and support documentation as identified in the SEMSWA Staff Report.
3. The Applicant agrees to address all comments and concerns from the Division of Transportation.
4. The Applicant agrees to enter into a Subdivision Improvement Agreement.
5. The Applicant agrees to dedicate the necessary right-of-way as required by the County.

April 15, 2016



Mr. Sherman Feher
Arapahoe County Public Works
and Development - Planning
6924 South Lima Street
Centennial, CO 80112

**Re: Response Letter to Phase II External Referral Comments on the Iliff Townhomes
Development Plan and Final Plat**

Dear Mr. Feher:

This letter is in response to the external referral comments requested on February 26th, 2016 and due March 28th, 2016. Comments are in italicized text and our responses are in bold font.

Tyler Everitt –Deputy Fire Marshal
Cunningham Fire Protection District

1. a. *Hydrants are not shown in the area circled on the plans*
JR – Hydrants added in areas indicated on the plan.
2. *An autoturn plan shall be submitted to CFP.*
JR – Will coordinate with the Fire Marshal to prepare plan indicated above.
3. a. *Provide information on how the gate will be operated and secured on the west side for emergency access.*
4. a. *A plan shall be submitted showing distances from the fire lane to all portions of the building being 150 ft from the fire lane.*
JR – Will coordinate with the Fire Marshal to locate hydrants and to prepare plans indicated above.
5. a. *Distances of the fire lane signs is beyond 200 ft additional signs shall be added.*
JR – Additional signs added.
 - b. *Several signs need to be relocated on the corners to prevent cars from parking on the turns.*
JR – Signs moved as indicated on plan.
 - c. *Fire lane signs are missing on the marked areas of the plans.*
JR – Signs added in the areas indicated on the plan.
 - d. *Proposed trees in the fire lane.*
JR – This will be coordinated with the landscaper.

Kathy Boyer, REHS – Environmental Specialist II
Tri-County Health Department

TCHD concurs that no further action is indicated.

JR – Noted.

Ray Winn, Open Spaces Planner

Arapahoe County

Open spaces recommends that at a minimum, the developer include a playground of at least 1,500 sq. ft to sustain the entire development on the SDP.

JR – The playground area is being proposed.

David Strohfus – Director of Planning and Interagency Relations

Cherry Creek Schools

Cherry Creek School District No. 5... will provide educational services to the future residents of this project.

JR – Noted.

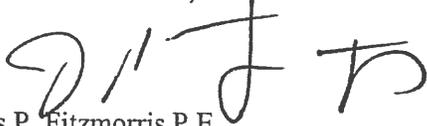
Alan Snyder – Community Compliance Officer

Arapahoe County Public Works and Development

Please contact me should you have any questions or concerns regarding this response letter at 303-740-9393.

Sincerely,

JR ENGINEERING, LLC



James P. Fitzmorris P.E.

Colorado Registered Professional Engineer No. 28211

April 15, 2016



Ms. Sue Liu
Arapahoe County
Public Works and Development
Engineering Services Division
6924 South Lima Street
Centennial, CO 80112

Re: Response Letter to P16-001 002 Iliff Avenue Townhomes FP FDP

Dear Ms. Liu:

This letter is in response to the comments dated March 21st, 2016. Comments are in italicized text and our responses are in bold font.

General

1. *In addition to the comments listed in this report, Staff has provided redlined plans and reports illustrating clarification to comments included within this report and other minor comments to be addressed. Comments within these redlined documents shall be fully addressed. The redlined documents shall be returned to Staff and must be included with the resubmittal for it to be considered complete.*

JR – The redlined documents have been fully addressed and responses have been added to the comments.

2. *The application was referred to SEMSWA for review. SEMSWA's redlines and comment letter are included with the hard copies of this Staff Report. A response to comment letter is required for all comments issued by the County and by SEMSWA. Please see that the required number of copies of the response to comments letter is included with your Engineering resubmittal. The number of copies is listed on the last page of this report. Note that SEMSWA's approval must be obtained prior to final County approvals.*

JR – A response to comment letter and responses to the redlines are included with this submittal.

3. *RESUBMITTAL PROCEDURE - Attached to this report are instructions to the applicant regarding the resubmittal of documents. The applicant and their consultants must follow these instructions explicitly to avoid delays in our and processing of this case.*

JR – Noted.

Final Development Plan

- *Site Plan –*
 - *Specify the dimension for the proposed concrete pan.*
JR – Dimensions added.
 - *Call out the height for the retaining wall along the site boundary.*
JR – Height added.

- *Show and call out the sight triangles, and ensure nothing above 3' be installed within the triangles.*
JR – Sight triangles and labels have been added.
- *Show the existing sidewalk along Iliff Ave.*
JR – A hatch has been added to clarify.
- *Permission for the off-site construction (curb return within the access easement) is required from the property owner.*
JR – The owner of the Iliff Townhomes site is in the process of buying the adjacent property where the curb return is proposed.
- **Grading Plan –**
 - *Need to show how proposed grade tie into the existing ground along west boundary of the site where iron fence is proposed.*
JR – Section views have been added to show how the proposed grading ties into the existing grades at the boundary.
 - *Please include final floor elevation for each building.*
JR – Floor elevations have been added.
 - *Explain how the emergency overflow spillway functions when the wall is proposed.*
JR – A 1' gap in the screen wall is proposed. This has been added to the pond section view and is now called out in plan view.
 - *The existing elevation along the east boundary of the site is 3' higher compared to the existing elevation shown in single family homes project plans. Please verify if the same vertical datum is used for both projects or correct the elevation difference.*
JR –
 - *More spot elevations should be added on the plan please see the final grading plan within the construction plan set.*
JR – Additional spot elevations and slope arrows have been added.
- **Utility Plan**
 - *Demonstrate how the outfall pipe ties into the existing 60"RCP.*
JR – The outfall pipe connects to existing 18" RCP that flows through a manhole to existing 24" RCP and then connects to the 60" RCP. Labels have been added to clarify.
- **Landscape Plan –** *add a note for the future Iliff Avenue Frontage Landscape Plan as "constructed by the Developer after the completion of the Iliff Avenue Roadway Improvements.*
JR –The note has been added to the landscape plan.

Final Plat

- *Easement Table: public use easement of this project is for sidewalk and streetscape, and not for utility use. Please revise accordingly.*
JR –The easement Table has been revised accordingly.
- *Show the sight triangle at both side of access points.*
JR –The sight triangle on the east entrance has been shown. It will be platted by the adjacent subdivision plat.
- *All existing easements within the dedicated ROW must be vacated prior to ROW dedication. The vacation reception number must be included in the plat prior to recordation of the final plat.*
JR –The owner is currently working on the vacation documents.

Phase III Drainage Study

- *Recently approved legislation requires that any detention or infiltration facility that becomes operational after August 5, 2015 shall notify downstream water rights holders prior to operation. Urban Drainage and Flood Control District (UDFCD) has provided assistance to Colorado communities and professionals in implementing this law. They created a spreadsheet form called SDI*

Design Data for determining compliance with the statute. The Count will require the SDI Design Data spreadsheet form be completed and included in the Phase III Drainage Study. County engineer will review the form for accurate inputs of the design information. Please download the SDI Design Data spreadsheet from the UDFCD website at <https://maperture.digitaldataservices.com/gvh/?viewer=cswdif>, click on Download SDI Design Data Sheet. The form will required to be submitted as a part of as-built process for confirmation.

JR –Noted.

- *UDFCD has recently updated the UD-Detention_v3. 01 and UD-FSD_v1.11 work sheets, please adjust the design and associated calculations accordingly. The work sheets of UD-FSD_v1.11 include the design data information that SDI requires.*

JR –The updated UD-Detention has been used to calculate the pond volume and the design has been adjusted as needed.

- *Please include the calculation for WQCV.*

JR –WQCV calculations are included within the new UD-Detention spreadsheet.

- *Groundwater Investigation section: include the statement of “will not impact the functionality of the proposed pond since the bottom of the pond is at _____, _____’ below the ground level”.*

JR –The note has been added to this section.

- *Please clearly state that HOA will be responsible for the maintenance of the drainage system.*

JR –The paragraph has been updated to indicate that the HOA is responsible for maintenance.

- *The current worksheets show that the pond release rate is 2.99-cfs during the 100-year storm event, however, the narrative states as 3.75-cfs. Please verify.*

JR –This has been corrected.

- *Basin A1, on page 5: need to describe how runoff flows into the sump inlet from the end of the concrete pans. Please also confirm that the gutter has capacity for the proposed flow.*

JR –The paragraph has been updated to reflect this. Gutter capacity has been confirmed.

- *The runoff value for each basin does not match with the calculation result. Please verify.*

JR –The calculation have been updated and corrected in the report text.

- *Page 8: a) include the text of “up to 75% of the pond circumference” for wall requirement; b) call out the depth of micropool as 2.5 feet; c) the release rate for the forebay should be 2% of the undetained peak 100-year discharge; d) the emergency protection shall be constructed to convey the 100-year developed flow from the upstream watershed without accounting for any flow reduction within the detention basin; and e) specify the maintenance entity for the pond.*

JR –The above has been added to the report

- *Appendix B: sheet 3 of 7 - Include the total I% for the area tributary to the pond.*

JR –Addressed.

- *Appendix C –*

- *Trickle channel: trickle channel should be designed to carry at least 2% of the undetained peak 100-year discharge from forebay.*

JR –Addressed.

- *Forebay Volume should be a min. 2% of WQCV. Show how WQCV was calculated.*

JR –Calculations added for WQCV and Forebays.

- *Street capacity section (4’ concrete pan): specify the side slope of the concrete pan.*

JR –Side slope have been added to the calculation.

- *Allowable Capacity for one-half street: the value of T_{crow} should 15.5’ maximum (the total width is 31’).*

JR –Addressed.

- *Inlet D1: the Q value should be 0.7-cfs for minor storm and 2.1-cfs for major storm. Please revise.*

JR –Basin designation and inlet numbering has been changed, Q’s have been updated.

- *Inlet D2: the Q value should be 0.3-cfs for minor storm and 0.9-cfs for major storm. Please revise.*
- **JR –Basin designation and inlet numbering has been changed, Q's have been updated.**
- *Inlet D3: the Q value should be 0.7-cfs for minor storm and 1.7-cfs for major storm. Please revise.*
- **JR –Basin designation and inlet numbering has been changed, Q's have been updated.**
- *Calculation for both forebays should be included in the report.*
- **JR –Basin designation and inlet numbering has been changed, Q's have been updated.**
- *Pipe calculation: check the flow rate with the runoff calculation; no negative slope should be allowed; the minimum velocity of 3-fps is required for the public pipe system*
- **JR –Included in report.**

Drainage plan

- *Basin Summary Table: Include I% for each basin and the design point information.*
- **JR –I% included in the table.**
- *The existing elevation along the east boundary of the site is 3' higher compared to the existing elevation shown in single family homes project plans. Please verify if the same vertical datum is used for both projects or correct the elevation difference.*
- **JR –We are coordinating with the adjacent property to correct the vertical differences.**
- *There is a small off-site basin from single family homes project will drain into the proposed pond. Please include discussion of this off-site basin in the report.*
- **JR –Added.**
- *Show the proposed grading/contours of the pond.*
- **JR –Added.**
- *Call out the size and type of pipes.*
- **JR –Added.**
- *Call out the cross pan with dimension.*
- **JR –The cross pan has been labeled along with the size.**
- *Provide spot elevation to show how runoff flows into the sump inlet from the end of the concrete pans.*
- **JR –Spot elevation has been added.**
- *Contour must extend beyond property lines so staff can review how proposed grade tie into the existing ground.*
- **JR –At the time of survey, access to the residential lots on the west was not available. Cross sections have been added to the construction to show how the grades are tying into existing at the property line.**

Construction Plan

- *Include the County standard engineer certification statement on the cover sheet.*
- **JR – Added.**
- *Horizontal Control Plan –*
 - *Show the existing sidewalk location.*
 - **JR – A hatch has been added to clarify.**
 - *Call out the perimeter wall and its type, and height.*
 - **JR – Labels added.**
 - *Include a note stated as "the public improvements along Iliff Avenue will be designed and constructed by Arapahoe County".*
 - **JR – Added.**
 - *Permission for the off-site construction (curb return within the existing access easement) is required from the property owner.*
 - **JR – The owner of the Iliff Townhomes site is in the process of buying the adjacent property where the curb return is proposed.**

- *See redlines for signage at the access points from the County traffic operation staff.*
JR – The signage has been updated per the traffic redlines.
- *Grading Plan –*
 - *Show how proposed grade tie into the existing ground.*
JR – Section views have been added through the west and north property lines
 - *How will emergency overflow spillway function when the wall proposed?*
JR - A 1' gap in the screen wall is proposed. This has been added to the pond section view on Sheet 11 and is now called out in plan view.
 - *Include the 100-yr plus WQ WSEL of 5444.93 on the plan.*
JR -
 - *Label the elevation of the east side of the pond.*
JR – Contour labels and a slope label have been added.
 - *Again, please verify the existing grade along the east boundary of the project site.*
JR –We are coordinating with the adjacent property to correct the vertical differences.
- *Overall Utility Plan – need to clarify if the pipe between two MHs along Iliff Ave is proposed of existing.*
JR – The existing pipe is going to be removed and replaced. A label has been added.
- *Storm Sewer Plan and Profile –*
 - *Call out the elevation for the existing contours.*
JR – Added.
 - *All pipes should be design to carry minimum of 5-year storm runoff. Please verify the 5-year HGL line for DP01 profile.*
JR –Pipes designed to carry 5 year storm and shown in the profile view.
 - *Check the runoff value that the pipe was designed for with the drainage report.*
JR – Verified.
 - *Water surface elevation shown on the profile does not match with the drainage report calculation.*
JR – Elevations updated.
 - *Show the HGL along the entire pipe profile.*
JR – HGL shown.
- *Pond Grading Plan –*
 - *Pond section A1 and pond spillway detail: show the wall location and explain how the spillway works.*
JR – Section A1 has been updated and the wall shown. A gap will be left under the perimeter fence to allow the spillway to function properly.
 - *Pond section B1: is rail proposed at the top of wall for safety purpose?*
JR – Yes, a 42" wrought iron fence. This has been added to the plan view and section view.
 - *10' type R inlet is proposed and please label correctly.*
JR – Revised.
- *Pond Details –*
 - *Outlet structure profile - Include 100-year WSE; Call out the bottom elevation; and show the initial surcharge volume and label as such.*
JR –Added.
 - *H section: orifice plate should include 8 rows of holes, not 9 rows. Please revise.*
JR –Revised.
 - *Label the elevation for the bottom of hole.*
JR –Labeled.

- *This study has included both the townhomes and single homes projects. Since the timing for the construction of the single family homes is unknown, staff recommends individual TIS for townhomes be provided at this time (similar to the previous TIS submittal during the phase I review).*
JR – Study updated.

O & M Manual

- *Please use the County logo in lieu of the SEMSWA's logo.*
JR – The cover sheet has been updated.
- *Please use the agreement provided to you. This agreement has no background texts.*
JR – The provided agreement is now in the manual instead of the sample agreement.

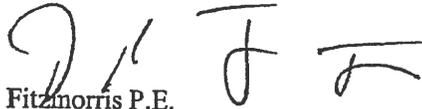
GESC Plan and Report

- *Please address all comments from SEMSWA.*
JR – The comments from SEMSWA have been addressed.

Please contact me should you have any questions or concerns regarding this response letter at 303-740-9393.

Sincerely,

JR ENGINEERING, LLC


James P. Fitzmorris P.E.

Colorado Registered Professional Engineer No. 28211



Public Works and Development
 6924 S. Lima Street Centennial, Colorado 80112 Phone: 720-874-6650; FAX 720-874-6611
 www.co.arapahoe.co.us

Planning Division
Phase II Referral Routing

Case Number / Case Name:	Iliff Avenue Townhomes / Final Development Plan and Replat
Planner:	Sherman Feher
Engineer:	Sue Liu
Date:	February 26, 2016
Date to be returned:	March 28, 2016

Arapahoe County Agencies		Citizen's Organizations		
<input checked="" type="checkbox"/>	Assessor / Arapahoe County	Karen Hart		
<input type="checkbox"/>	Attorney / Arapahoe County		<input type="checkbox"/> CCNA-Cherry Creek Neighborhoods Ass.	
<input checked="" type="checkbox"/>	Building / Arapahoe County	Steve Byers	<input type="checkbox"/> CECON-(Within Centennial)	
<input checked="" type="checkbox"/>	Engineering / Arapahoe County	Sue Liu	<input checked="" type="checkbox"/> Four Square mile Neighborhood	
<input checked="" type="checkbox"/>	Mapping / Arapahoe County	Pat Hubert	<input type="checkbox"/> South Metro Chamber of Commerce	
<input type="checkbox"/>	Oil & Gas / Arapahoe County	Diane Kocis	Conservation District	
<input type="checkbox"/>	Open Space / Arapahoe County	Shannon Carter	<input type="checkbox"/> Deer Trail Conservation District	
<input checked="" type="checkbox"/>	Planning / Arapahoe County	Sherman Feher	<input checked="" type="checkbox"/> West Arapahoe Conservation District	Sammie Molinaro
<input checked="" type="checkbox"/>	Sheriff / Arapahoe County	1 to Brian McKnight 1 to Glenn Thompson	Transportation	
<input type="checkbox"/>	Weed Control / Arapahoe County	Russell Johnson	<input type="checkbox"/> CDOT / State Highway Dept- Region 1	
<input checked="" type="checkbox"/>	Zoning / Arapahoe County	Tammy King	<input type="checkbox"/> CDOT / State Highway Dept- Region 6	
Referral Agencies			<input type="checkbox"/> E-470 Authority	
<input type="checkbox"/>	Architectural Review Committee		<input checked="" type="checkbox"/> RTD	Chris Quinn
<input type="checkbox"/>	Airport or Military Base		Utilities: Gas, Electric & Phone	
<input type="checkbox"/>	CGS Colorado Geological Survey-Soils		<input checked="" type="checkbox"/> Centurylink/Phone	Charles Place
<input type="checkbox"/>	City / Town		<input type="checkbox"/> Conoco Phillips / Gas Pipeline	
<input type="checkbox"/>	Colorado Parks and Wildlife		<input checked="" type="checkbox"/> XCEL	Donna George
<input type="checkbox"/>	County		<input type="checkbox"/> IREA	
<input type="checkbox"/>	DRCOG		Water / Sanitation / Stormwater / Wetlands	
<input checked="" type="checkbox"/>	Cunningham Fire District	Tim Cox	<input type="checkbox"/> ACWWA	
<input type="checkbox"/>	Metro District		<input checked="" type="checkbox"/> U.S. Army Corp. of Engineers	State Program Mgr
<input checked="" type="checkbox"/>	Post Office Growth Coordinator	Erlinda Martinez	<input type="checkbox"/> CCBWQA	
<input type="checkbox"/>	Reap I-70 Regional Economic Advancement Partnership		<input type="checkbox"/> Colorado Division of Water Resources	
<input type="checkbox"/>	Recreation District / Park District (External)		<input checked="" type="checkbox"/> SEMSWA	Paul Danley
<input checked="" type="checkbox"/>	Cherry Creek School District	Randy Hawbaker	<input checked="" type="checkbox"/> Cherry Creek Water & Sanitation District	John Warford
<input checked="" type="checkbox"/>	Arapahoe County Library		<input checked="" type="checkbox"/> Urban Drainage	David Mallory
<input checked="" type="checkbox"/>	Tri-County Health Department	Sheila Lynch	<input type="checkbox"/> Other / 6 sets East End Adv. Committee	
<input checked="" type="checkbox"/>	HOA/Homeowners Associations			
<input checked="" type="checkbox"/>	CHERRY CREEK COUNTRY CLUB MASTER ASSOCIATION			

The enclosed case has been submitted to the Arapahoe County Planning Office for consideration. Because of the possible effect of the proposed development upon your area, the case is being referred for your comment. Please examine this request and, after review, check the appropriate line and return to the Arapahoe County Planning Office on or before the date indicated above.

	COMMENTS:	SIGNATURE
<input type="checkbox"/>	Have NO Comments to make on the case as submitted	
<input checked="" type="checkbox"/>	Have the following comments to make related to the case:	<u>Tyler Everitt – Cunningham Fire – See Attached</u>



CUNNINGHAM FIRE PROTECTION DISTRICT

2015 SOUTH DAYTON STREET ♦ DENVER, CO 80247 ♦ Phone: (303) 755-9202
Fax: (303) 752-1857

External Referral Comment

March 21, 2016

Re: Iliff Ave Townhomes Site Plan

The Fire District has reviewed the plan for the above referenced case for compliance with the *2009 International Fire Code (IFC)* as adopted by Cunningham Fire Protection District. At this time The Fire District needs clarification on the items listed below prior to any approval.

1. Water plan

The Fire District requires a separate plan submittal, showing fire hydrant and water line locations before issuance of any Fire District building permits. A separate fee will be charged for this review.

a) Hydrants are not shown in the area circled on the plans

2. Fire hydrant installation requirements

All fire hydrants are to be installed in accordance with *Section 507* and Appendix B of the *2015 International Fire Code (IFC)*. No landscaping, fencing or any other obstruction shall be placed within three feet of a fire hydrant. Fire hydrants shall be installed and operating prior to commencement of any construction.

3. Turning radius Turning radius and navigation through the development meets the Cunningham Fire Protection Districts specifications and is verified using an approved method. (Auto-Cad drawings are required showing fire department apparatus navigating the site. Please contact CFPD for vehicle information.) An auto turn plan shall be submitted to CFPD

4. Fire apparatus access installation

The installation of all access drives is required prior to commencement of any construction above the foundation.

a) Provide information on how the gate will be operated and secured on the west side for emergency access.

5. The fire apparatus access road shall comply with the requirements of *Section 503* and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

a) A plan shall be submitted showing distances from the fire lane to all portions of the building being within 150ft from the fire lane

6. Fire lane designation

The Fire District declares all private drives within this development as fire apparatus access under *Section 503 of the 2009 IFC*.

- a) Distances of the fire lane signs is beyond 200ft additional signs shall be added
- b) Several signs need to be relocated on the corners to protect a vehicle from parking on the turns
- c) Fire Lane Signs are missing on the marked areas of the plans
- d) Purposed trees in the fire lane

The following comments are for the developer's information only and are not conditions required for approval.

a) Water plan

The Fire District requires a separate plan submittal, showing fire hydrant and water line locations before issuance of any Fire District building permits. Separate Fees will be required

b) Fire apparatus access roads

All of the primary fire apparatus access roads shall be installed prior to construction. The access roads must be an all-weather surface (concrete or asphalt) and able to support an imposed load of 75,000 pounds.

c) Fire lane signage plan. Plans submitted to Identify designated fire lane signage for the site.

d) Traffic Signal

If a traffic signal is added as part of this development it is required to have an opticom traffic device installed. The cost of this install is the responsibility of the developer.

e) Construction plans requires a separate plan submittal

Complete specifications and construction plans shall be submitted to the Fire District for review and approval prior to any construction occurring. Complete specifications and construction plans shall be submitted directly to the Cunningham Fire Protection District for review and approval at the same time plans are submitted to the Arapahoe County Building Department. The developer is encouraged to contact the Fire Prevention Bureau to verify plan submittal requirements and permit fees prior to plans submittal.

If you need any additional information or have any questions, please contact me at (303) 338-4204. The Fire Prevention Bureau fax number is (303) 337-7971.

Sincerely,

Tyler Everitt
Deputy Fire Marshal



March 22, 2016

Sherman Feher
Arapahoe County Planning Division
6924 S Lima St
Centennial CO 80112

RE: Iliff Avenue Townhomes
TCHD No. 3814

Dear Mr. Feher:

Tri-County Health Department (TCHD) has reviewed the application for the Final Development Plan and Replat for the Iliff Avenue Townhomes. In our letter of June 4, 2015, Tri-County Health Department (TCHD) recommended the following:

1. That a flammable gas investigation be conducted to determine if flammable gas (methane) is present in the subsurface soils at the property. The plan for the investigation should be submitted to TCHD for review.
2. TCHD shall review the results of the investigation. If the investigation indicates that methane is not present at or above 20% of the lower explosive limit for methane (1% by volume in air) in the soils, no further action is required.
3. In lieu of the investigation, a flammable gas control system shall be designed and constructed to protect buildings and subsurface access to utilities, i.e. vaults, manholes, etc. from flammable gas.
4. Health and safety practices shall be followed during construction to protect site workers. I have attached a copy of TCHD guidelines for safe construction in areas on or near former landfills.

Wassenaar, Inc. completed a flammable gas investigation report dated September 17, 2015. The report concludes that: "based on the results of this investigation, it is the opinion of AGW that no further subsurface investigations or engineering controls are warranted at this time. Based on that conclusion, TCHD concurs that no further action is indicated.

Please feel free to contact me at (720) 200-1575 or kboyer@tchd.org if you have any questions on TCHD's comments.

Sincerely,

A handwritten signature in black ink, appearing to read "K. Boyer", with a horizontal line extending to the right.

Kathy Boyer, REHS
Environmental Health Specialist II
Tri-County Health Department

CC: Sheila Lynch, Laura DeGolier, TCHD



Public Works and Development
 6924 S. Lima Street Centennial, Colorado 80112 Phone: 720-874-6650; FAX 720-874-6611
www.co.arapahoe.co.us

Planning Division
 Phase II Referral Routing

Case Number / Case Name:	Iliff Avenue Townhomes / Final Development Plan and Replat
Planner:	Sherman Feher
Engineer:	Sue Liu
Date:	February 26, 2016
Date to be returned:	March 28, 2016

Arapahoe County Agencies		Citizen's Organizations	
<input checked="" type="checkbox"/>	Assessor / Arapahoe County	Karen Hart	
<input type="checkbox"/>	Attorney / Arapahoe County		<input type="checkbox"/> CCNA-Cherry Creek Neighborhoods Ass.
<input checked="" type="checkbox"/>	Building / Arapahoe County	Steve Byers	<input type="checkbox"/> CECON-(Within Centennial)
<input checked="" type="checkbox"/>	Engineering / Arapahoe County	Sue Liu	<input checked="" type="checkbox"/> Four Square mile Neighborhood
<input checked="" type="checkbox"/>	Mapping / Arapahoe County	Pat Hubert	<input type="checkbox"/> South Metro Chamber of Commerce
<input type="checkbox"/>	Oil & Gas / Arapahoe County	Diane Kocis	Conservation District
<input type="checkbox"/>	Open Space / Arapahoe County	Shannon Carter	<input type="checkbox"/> Deer Trail Conservation District
<input checked="" type="checkbox"/>	Planning / Arapahoe County	Sherman Feher	<input checked="" type="checkbox"/> West Arapahoe Conservation District
<input checked="" type="checkbox"/>	Sheriff / Arapahoe County	1 to Brian McKnight 1 to Glenn Thompson	Transportation
<input type="checkbox"/>	Weed Control / Arapahoe County	Russell Johnson	<input type="checkbox"/> CDOT / State Highway Dept- Region 1
<input checked="" type="checkbox"/>	Zoning / Arapahoe County	Tammy King	<input type="checkbox"/> CDOT / State Highway Dept- Region 6
Referral Agencies			<input type="checkbox"/> E-470 Authority
<input type="checkbox"/>	Architectural Review Committee		<input checked="" type="checkbox"/> RTD
<input type="checkbox"/>	Airport or Military Base		Utilities: Gas, Electric & Phone
<input type="checkbox"/>	CGS Colorado Geological Survey-Soils		<input checked="" type="checkbox"/> Centurylink/Phone
<input type="checkbox"/>	City / Town		<input type="checkbox"/> Conoco Phillips / Gas Pipeline
<input type="checkbox"/>	Colorado Parks and Wildlife		<input checked="" type="checkbox"/> XCEL
<input type="checkbox"/>	County		<input type="checkbox"/> IREA
<input type="checkbox"/>	DRCOG		Water / Sanitation / Stormwater / Wetlands
<input checked="" type="checkbox"/>	Cunningham Fire District	Tim Cox	<input type="checkbox"/> ACWWA
<input type="checkbox"/>	Metro District		<input checked="" type="checkbox"/> U.S. Army Corp. of Engineers
<input checked="" type="checkbox"/>	Post Office Growth Coordinator	Erlinda Martinez	<input type="checkbox"/> CCBWQA
<input type="checkbox"/>	Reap I-70 Regional Economic Advancement Partnership		<input type="checkbox"/> Colorado Division of Water Resources
<input type="checkbox"/>	Recreation District / Park District (External)		<input checked="" type="checkbox"/> SEMSWA
<input checked="" type="checkbox"/>	Cherry Creek School District	Randy Hawbaker	<input checked="" type="checkbox"/> Cherry Creek Water & Sanitation District
<input checked="" type="checkbox"/>	Arapahoe County Library		<input checked="" type="checkbox"/> Urban Drainage
<input checked="" type="checkbox"/>	Tri-County Health Department	Sheila Lynch	<input type="checkbox"/> Other / 6 sets East End Adv. Committee
<input checked="" type="checkbox"/>	HOA/Homeowners Associations		
<input checked="" type="checkbox"/>	CHERRY CREEK COUNTRY CLUB MASTER ASSOCIATION		

The enclosed case has been submitted to the Arapahoe County Planning Office for consideration. Because of the possible effect of the proposed development upon your area, the case is being referred for your comment. Please examine this request and, after review, check the appropriate line and return to the Arapahoe County Planning Office on or before the date indicated above.

	COMMENTS:	SIGNATURE
<input type="checkbox"/>	Have NO Comments to make on the case as submitted	
<input checked="" type="checkbox"/>	Have the following comments to make related to the case:	<u>Janel Maccarrone</u>
<input type="checkbox"/>	The Arapahoe Library District requests a share of monies that may be required by the County in lieu of land.	



ARAPAHOE COUNTY
PROTECT. CONNECT. ENJOY.

Sherman Feher
Public Works and Development
6924 S. Lima Street
Centennial CO, 80112

January 20, 2016

RE: Planning Case # P16-002, Iliff Avenue Townhomes Final Development Plan.

Mr. Feher,

The Arapahoe County Open Spaces Dept. has reviewed the submittal by Alpert Development Inc. for the Final Development Plan (FDP). Open Spaces has the following comments and recommendations for approval:

Open Spaces is actively involved in promoting and providing park and recreation facilities for residents of Arapahoe County. New development creates additional population that desires access to parks and recreation. According to the findings of the 2015 Four Square Mile Recreation Needs and Opportunities Assessment the area this development is located in is identified as being below the acceptable threshold for recreation Level of Service and having low walkable access to recreation. This data is based on the existing population, adding an additional 68 households exacerbates this problem. The lack of land availability and current high market value has hindered Open Spaces ability to purchase and create new parks. We have currently purchased a new 3 acre parcel for a future park and will be undertaking design and development. This park is approximately 1.3 miles away; not a walkable standard.

The submitted Letter of Intent dated December 29, 2015 indicates that the development will have a "playground area". However, the FDP does not designate that any playground area exists, that we can see. Given the low level of service and low walkable access to recreation, it would be unacceptable to magnify this situation by increasing population without including a playground. Open Spaces recommends that at a minimum, the developer include a playground of at least 1,500 sq. ft. to sustain the entire development on the FDP. This will provide recreation for very young, small children. The addition of this private park improvement may be credited against the park dedication requirements set forth in subdivision regulations 14-111.

For the land dedication: cash in lieu of land formula; the Assumed Value method that is commonly used to determine the sum of money will result in an amount that is far less than current fair market value, and far less than the Appraisal Method. Open Spaces requests that the Appraisal Method be considered and utilized for determining fair market value.

Open Spaces Dept. is willing to further discuss this recommendation with applicant and assist in any way we can.

Thank you for the opportunity to comment on this application.

Ray Winn, Open Spaces Planner



Public Works and Development

6924 S. Lima Street Centennial, Colorado 80112 Phone: 720-874-6650; FAX 720-874-6611

www.co.arapahoe.co.us

Planning Division
Phase II Referral Routing

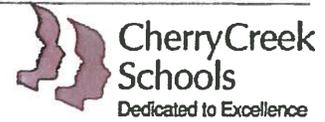
Case Number / Case Name:	Iliff Avenue Townhomes / Final Development Plan and Replat
Planner:	Sherman Feher
Engineer:	Sue Liu
Date:	February 26, 2016
Date to be returned:	March 28, 2016

Arapahoe County Agencies		Citizen's Organizations	
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<input type="checkbox"/>	Attorney / Arapahoe County		<input type="checkbox"/> CCNA-Cherry Creek Neighborhoods Ass.
<input checked="" type="checkbox"/>	Building / Arapahoe County	Steve Byers	<input type="checkbox"/> CECON-(Within Centennial)
<input checked="" type="checkbox"/>	Engineering / Arapahoe County	Sue Liu	<input checked="" type="checkbox"/> Four Square mile Neighborhood
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<input checked="" type="checkbox"/>	Planning / Arapahoe County	Sherman Feher	<input checked="" type="checkbox"/> West Arapahoe Conservation District
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Referral Agencies			
<input type="checkbox"/>	Architectural Review Committee		<input checked="" type="checkbox"/> RTD
<input type="checkbox"/>	Airport or Military Base		
<input type="checkbox"/>	CGS Colorado Geological Survey-Soils		
<input type="checkbox"/>	City / Town		
<input type="checkbox"/>	Colorado Parks and Wildlife		
<input type="checkbox"/>	County		
<input type="checkbox"/>	DRCOG		
<input checked="" type="checkbox"/>	Cunningham Fire District	Tim Cox	
<input type="checkbox"/>	Metro District		
<input checked="" type="checkbox"/>	Post Office Growth Coordinator	Erlinda Martinez	
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<input type="checkbox"/>	Recreation District / Park District (External)		
<input checked="" type="checkbox"/>	Cherry Creek School District	Randy Hawbaker	
<input checked="" type="checkbox"/>	Arapahoe County Library		
<input checked="" type="checkbox"/>	Tri-County Health Department	Sheila Lynch	
<input checked="" type="checkbox"/>	HOA/Homeowners Associations		
<input checked="" type="checkbox"/>	CHERRY CREEK COUNTRY CLUB MASTER ASSOCIATION		

The enclosed case has been submitted to the Arapahoe County Planning Office for consideration. Because of the possible effect of the proposed development upon your area, the case is being referred for your comment. Please examine this request and, after review, check the appropriate line and return to the Arapahoe County Planning Office on or before the date indicated above.

COMMENTS:	SIGNATURE
<input type="checkbox"/> Have NO Comments to make on the case as submitted	<i>Glenn B. Thompson, Bureau Chief</i>
<input checked="" type="checkbox"/> Have the following comments to make related to the case:	
There does not seem to be much visitor or otherwise "open" parking in these plans. That could pose a problem for routine public safety response to the complex.	

David Strohfus
Director of Planning &
Interagency Relations



Educational Services Center
4700 S. Yosemite Street
Greenwood Village, CO 80111

720.554.4244

dstrohfus@cherrycreekschools.org

Sherman Feher
Arapahoe County Public Works & Development
6924 South Lima Street
Centennial, CO 80112

Subject: Case No. Z15-005
Iliff Avenue Townhomes – FDP
68 Multi-family Dwellings

To Whom it May Concern:

Cherry Creek School District No. 5 has reviewed the information provided by Arapahoe County regarding the preliminary development plan for the Iliff Avenue Townhome development and will provide educational services to the future residents of this project. Students from this project are within the current boundaries of Eastridge Elementary School, Prairie Middle School, and Overland High School. Boundaries are subject to change when necessary to promote the efficient utilization of school facilities.

Utilizing the Arapahoe County Land Development Code), the land dedication calculation for the school district would be 0.3448 acres or an appropriate cash-in-lieu fee. The student generation worksheet is included below.

**Cherry Creek School District #5
Planning Department**

Student Generation Worksheet - Arapahoe County

Project Name:	Iliff Avenue Townhomes			
Developer/Contact Person:	Alpert Development & JR Engineering			
Submitted for Review:	Mar 2016			
Total Project Acreage:	3.5			
Maximum Dwelling Units:	68			
Dwelling Units/Acre	19.4285714			
Acres per child	0.026			
Residential Density	#D.U.s	Student Generation per DU	Students Generated	Land Calculation
0.0 - 7.49 du/ac	0	0.775	0	0.000000
7.5 - 14.99 du/ac		0.364	0	0.000000
15.00 or more du/ac	68	0.195	13	0.344760
Totals			13	0.3448

In this instance, the district believes that the Assumed Value Method that is commonly used to determine cash-in-lieu requirements will result in an amount that is far less than the fair market value of this property. In order to fairly evaluate the cash-in-lieu fee, the district's intent is to utilize the Appraisal

Method for consideration with the Board of County Commissioners to determining fair market value as outlined in 14-111.05.02 B.1. This district will comply with all appropriate timelines and processes outlined in the Arapahoe County Land Development Code in order to complete this process.

Thank you for the opportunity to review this proposal. Should you need additional information from Cherry Creek Schools, please feel free to contact me.

Sincerely,

David Strohfus,
Director of Planning and Interagency Relations

Cc: Sheila Graham – Assistant Superintendent of Educational Support Services
Angela McCain – Director of Planning and Interagency Relations.

Sherman Feher

From: Alan Snyder
Sent: Friday, February 26, 2016 2:01 PM
To: Sherman Feher
Subject: FW: REFERRAL REQUEST: ILIFF AVENUE TOWNHOMES FINAL DEVELOPMENT PLAN AND REPLAT (P16-001 AND P16-002)
Attachments: P16-001 & P16-002.docx; 2016-02-22 FDP (Compiled).pdf; 1577300FP 2016-02-23.pdf; 2015-12-29-Letter Of Intent.pdf

Sherman – I have no comments on the landscaping and the signage – previous issues resolved. 1 quick comment on the Phase II routing referral sheet – there is no case number on the document

Alan Snyder
Community Compliance Officer
Arapahoe County
Public Works and Development
720-874-6712

From: Tammy King
Sent: Friday, February 26, 2016 11:21 AM
To: Alan Snyder; Michelle Lantz
Subject: FW: REFERRAL REQUEST: ILIFF AVENUE TOWNHOMES FINAL DEVELOPMENT PLAN AND REPLAT (P16-001 AND P16-002)

*Tammy King
Zoning Administrator
6924 S Lima Street
Centennial, CO 80112
720-874-6711
(fax) 720-874-6611*

*A Great Attitude Becomes a Great Mood
Which Becomes A Great Day
Which Becomes A Great Year
Which Becomes A Great Life*

www.arapahoegov.com



Take A Quick Survey

From: Sherman Feher
Sent: Friday, February 26, 2016 11:06 AM
Subject: REFERRAL REQUEST: ILIFF AVENUE TOWNHOMES FINAL DEVELOPMENT PLAN AND REPLAT (P16-001 AND P16-002)

ILIFF AVENUE TOWNHOMES

A REPLAT OF PLOTS 32, 33, 34 AND 35, MASON'S GARDEN ADDITION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO

CERTIFICATE OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED CERTIFIES TO AND FOR THE BENEFIT OF THE BOARD OF COUNTY COMMISSIONERS OF ARAPAHOE COUNTY, THAT AS OF THE DATE SET FORTH BELOW AND THE DATE OF RECORDING OF THIS DOCUMENT, THE UNDERSIGNED CONSTITUTE ALL OF THE OWNERS OF THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAT, THAT THE UNDERSIGNED HAVE GOOD RIGHT AND FULL POWER TO CONVEY, ENCUMBER AND SUBDIVIDE SAME, AND THAT THE PROPERTY IS FREE AND CLEAR OF ALL LIENS, ENCUMBRANCES, EASEMENTS AND RIGHTS OF WAY EXCEPT THE EASEMENTS AND RIGHTS-OF-WAY DEPICTED ON THIS PLAT, AND THE LIENS HELD BY OTHER SIGNATORIES TO THIS DOCUMENT, IN THE EVENT OF A DEFECT IN SAID TITLE WHICH BREACHES THE WARRANTIES IN THIS CERTIFICATE, THE UNDERSIGNED, JOINTLY AND SEVERALLY, AGREE(S) TO REMEDY SUCH DEFECT UPON DEMAND BY ARAPAHOE COUNTY, WHICH REMEDY SHALL NOT BE DEEMED EXCLUSIVE.

KNOW ALL MEN BY THESE PRESENTS, THAT ALPERT DEVELOPMENT, INC., A COLORADO CORPORATION, BEING THE OWNER OF CERTAIN LANDS IN ARAPAHOE COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

PLOTS 32, 33, 34 AND 35, MASON'S GARDEN ADDITION, RECORDED IN BOOK NUMBER 5, PAGE 18 IN THE OFFICES OF THE ARAPAHOE COUNTY CLERK AND RECORDER, CONTAINING 152,256 SQUARE FEET OR 3.4953 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO A LOT, EASEMENTS AND RIGHT-OF-WAY DEDICATION AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF ILIFF AVENUE TOWNHOMES AND DO HEREBY DEDICATE AND CONVEY TO ARAPAHOE COUNTY, COLORADO, AND WARRANTS TITLE TO SAME, FOR THE USE OF THE PUBLIC, THE STREETS AND OTHER PUBLIC WAYS AND LANDS SHOWN HEREON, AND DO HEREBY DEDICATE TO ARAPAHOE COUNTY, COLORADO, AND APPROPRIATE UTILITY COMPANIES AND EMERGENCY ASSISTANCE ENTITIES, THE EASEMENTS AS SHOWN HEREON FOR THE PURPOSES STATED. EXECUTED THIS _____ DAY OF _____ A.D., 2015.

ALPERT DEVELOPMENT, INC., A COLORADO CORPORATION

BY: _____
SCOTT ALPERT, PRESIDENT

STATE OF _____ }
S.S. }
COUNTY OF _____ }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF _____, 2015 BY SCOTT ALPERT, AS PRESIDENT OF ALPERT DEVELOPMENT, INC., A COLORADO CORPORATION AN AUTHORIZED SIGNATORY.

BY _____, WITNESS MY HAND AND SEAL
NOTARY PUBLIC

_____ MY COMMISSION EXPIRES _____

ADDRESS CITY STATE ZIP CODE

STANDARD NOTES

THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDER(S) OF THE PLAT KNOWN AS ILIFF AVENUE TOWNHOMES, THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

STREET MAINTENANCE

IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE DEDICATED ROADWAYS SHOWN ON THIS PLAT/PLAN WILL NOT BE MAINTAINED BY THE COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE CONSTRUCTION PLANS ARE APPROVED, AND PROVIDED CONSTRUCTION OF SAID ROADWAYS IS STARTED WITHIN ONE YEAR OF THE CONSTRUCTION PLAN APPROVAL. THE OWNERS, DEVELOPERS AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE COUNTY ACCEPTS THE RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.

DRAINAGE MAINTENANCE

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE FACILITIES INSTALLED PURSUANT TO THE SUBDIVISION AGREEMENT. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO MAINTAINING THE SPECIFIED STORM WATER DETENTION/RETENTION VOLUMES, MAINTAINING OUTLET STRUCTURES, FLOW RESTRICTION DEVICES AND FACILITIES NEEDED TO CONVEY FLOW TO SAID BASINS. ARAPAHOE COUNTY SHALL HAVE THE RIGHT TO ENTER PROPERTIES TO INSPECT SAID FACILITIES AT ANY TIME. IF THESE FACILITIES ARE NOT PROPERLY MAINTAINED, THE COUNTY MAY PROVIDE NECESSARY MAINTENANCE AND ASSESS THE MAINTENANCE COST TO THE OWNER OF THE PROPERTY.

EMERGENCY ACCESS NOTE

EMERGENCY ACCESS IS GRANTED HERewith OVER AND ACROSS ALL PAVED AREAS FOR POLICE, FIRE AND EMERGENCY VEHICLES.

DRIVES, PARKING AREAS, AND UTILITY EASEMENTS MAINTENANCE

THE OWNERS OF THIS PLAN OR PLAT, THEIR SUCCESSORS, AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNERS ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY, IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF ANY AND ALL DRIVES, PARKING AREAS, AND EASEMENTS, I.E.: CROSS-ACCESS EASEMENTS, DRAINAGE EASEMENTS, ETC.

PRIVATE STREET MAINTENANCE

IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE PRIVATE ROADWAYS SHOWN ON THIS PLAT/PLAN ARE NOT IN CONFORMANCE WITH ARAPAHOE COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS AND WILL NOT BE MAINTAINED BY THE COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE OF THE REQUEST FOR DEDICATION. THE OWNERS, DEVELOPERS, AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE COUNTY ACCEPTS RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.

DRAINAGE LIABILITY

IT IS THE POLICY OF ARAPAHOE COUNTY THAT IT DOES NOT AND WILL NOT ASSUME LIABILITY FOR THE DRAINAGE FACILITIES DESIGNED AND/OR CERTIFIED BY JR ENGINEERING, LLC. ARAPAHOE COUNTY REVIEWS DRAINAGE PLANS PURSUANT TO COLORADO REVISED STATUTES TITLE 30, ARTICLE 28, BUT CANNOT, ON BEHALF OF ALPERT DEVELOPMENT, INC., A COLORADO CORPORATION GUARANTEE THAT FINAL DRAINAGE DESIGN REVIEW WILL ABSOLVE ALPERT DEVELOPMENT, INC., A COLORADO CORPORATION AND/OR THEIR SUCCESSORS AND/OR ASSIGNS OF FUTURE LIABILITY FOR IMPROPER DESIGN. IT IS THE POLICY OF ARAPAHOE COUNTY THAT APPROVAL OF THE FINAL PLAT AND/OR FINAL DEVELOPMENT PLAN DOES NOT IMPLY APPROVAL OF JR ENGINEERING, LLC. DRAINAGE DESIGN.

CASE NO. P16-001

EASEMENT CHART

EASEMENT TYPE	USE	EASEMENT GRANTED TO	SURFACE MAINTENANCE
PUBLIC USE EASEMENT	SIDEWALK AND STREETSCAPE	PUBLIC	PROPERTY OWNER
DRAINAGE EASEMENT	DETENTION/WATER QUALITY POND	ARAPAHOE COUNTY	PROPERTY OWNER
ACCESS EASEMENTS	ACCESS	ARAPAHOE COUNTY	PROPERTY OWNER

STANDARD NOTES (continued)

LANDSCAPE MAINTENANCE

THE OWNERS OF THIS PLAN OR PLAT, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNERS ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERIMETER FENCING, LANDSCAPED AREAS AND SIDEWALKS BETWEEN THE FENCE LINE/PROPERTY LINE AND ANY PAVED ROADWAYS.

THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, OR SOME OTHER ENTITY OTHER THAN ARAPAHOE COUNTY, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT.

SIGHT TRIANGLE MAINTENANCE

THE OWNERS OF PRIVATE PROPERTY CONTAINING A TRAFFIC SIGHT TRIANGLE ARE PROHIBITED FROM ERECTING OR GROWING ANY OBSTRUCTIONS OVER THREE FEET IN HEIGHT ABOVE THE ELEVATION OF THE LOWEST POINT ON THE CROWN OF THE ADJACENT ROADWAY WITHIN SAID TRIANGLE.

PUBLIC IMPROVEMENTS NOTE

AFTER FINAL DEVELOPMENT PLAN/FINAL PLAT APPROVAL, ISSUANCE OF INDIVIDUAL BUILDING PERMITS WILL BE SUBJECT TO THE FOLLOWING STIPULATIONS AND/OR CONDITIONS PRECEDENT, WHICH OWNER AGREES TO IN CONJUNCTION WITH APPROVAL OF THE FINAL DEVELOPMENT PLAN AND/OR FINAL PLAT. SUCH BUILDING PERMITS WILL BE ISSUED ONLY AFTER THE OWNERS GUARANTEE PUBLIC IMPROVEMENTS IN A FORM ACCEPTABLE TO THE BOARD OF COUNTY COMMISSIONERS PURSUANT TO STATE STATUTE.

MAINTENANCE EASEMENT

A MAINTENANCE EASEMENT IS REQUIRED FOR DEVELOPMENTS WITH ZERO SIDE SETBACKS IF ONE STRUCTURE IS BUILT ON THE LOT LINE. IN ORDER TO MAINTAIN STRUCTURE WITH THE ZERO SIDE SETBACK, A MAINTENANCE EASEMENT MAY BE REQUIRED ON THE ADJACENT LOT TO ENABLE MAINTENANCE TO BE PERFORMED ON SAID STRUCTURE FROM THE ADJOINING PROPERTY. EACH LOT OWNER AGREES TO ALLOW ADJACENT LOT OWNERS ACCESS ACROSS THEIR LOT, WITHIN FIVE FEET OF THE COMMON LOT LINE, AS MAY BE NEEDED TO MAINTAIN AND REPAIR THE ADJACENT OWNER'S PRINCIPAL STRUCTURE. EACH ADJACENT OWNER AGREES TO REPAIR ANY DAMAGE WHICH MAY BE CAUSED TO THE LOT OWNER'S PROPERTY FROM THE ADJACENT OWNERS USE OF THIS MAINTENANCE EASEMENT, AND TO TAKE ALL NECESSARY STEPS TO AVOID CAUSING SUCH DAMAGE.

DRAINAGE MASTER PLAN NOTE

THE POLICY OF THE COUNTY REQUIRES THAT ALL NEW DEVELOPMENT AND REDEVELOPMENT SHALL PARTICIPATE IN THE REQUIRED DRAINAGE IMPROVEMENTS AS SET FORTH BELOW:

- DESIGN AND CONSTRUCT THE LOCAL DRAINAGE SYSTEM AS DEFINED BY THE PHASE III DRAINAGE REPORT AND PLAN.
- DESIGN AND CONSTRUCT THE CONNECTION OF THE SUBDIVISION DRAINAGE SYSTEM TO A DRAINAGEWAY OF ESTABLISHED CONVEYANCE CAPACITY SUCH AS A MASTER PLANNED OUTFALL STORM SEWER OR MASTER PLANNED MAJOR DRAINAGEWAY. THE COUNTY WILL REQUIRE THAT THE CONNECTION OF THE MINOR AND MAJOR SYSTEMS PROVIDE CAPACITY TO CONVEY ONLY THOSE FLOWS (INCLUDING OFFSITE FLOWS) LEAVING THE SPECIFIC DEVELOPMENT SITE. TO MINIMIZE OVERALL CAPITAL COSTS, THE COUNTY ENCOURAGES ADJACENT DEVELOPMENTS TO JOIN IN DESIGNING AND CONSTRUCTING CONNECTION SYSTEMS. ALSO, THE COUNTY MAY CHOOSE TO PARTICIPATE WITH A DEVELOPER IN THE DESIGN AND CONSTRUCTION OF THE CONNECTION SYSTEM.
- EQUITABLE PARTICIPATION IN THE DESIGN AND CONSTRUCTION OF THE MAJOR DRAINAGEWAY SYSTEM THAT SERVES THE DEVELOPMENT AS DEFINED BY ADOPTED MASTER DRAINAGEWAY PLANS (SECTION 3.4 OF THE ARAPAHOE COUNTY STORMWATER MANAGEMENT MANUAL) OR AS REQUIRED BY THE COUNTY AND DESIGNATED IN THE PHASE III DRAINAGE REPORT.

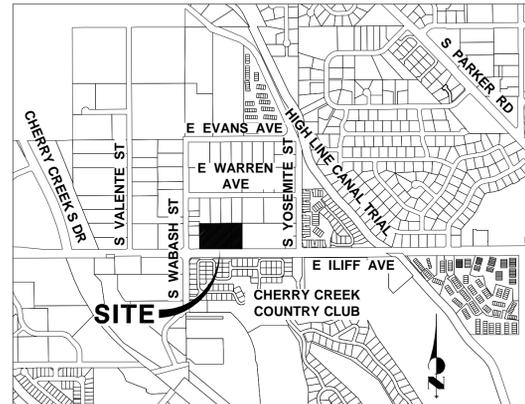
SPECIFIC NOTES

FOUR SQUARE MILE AREA NOTE

- TO INCLUDE SAID DEVELOPMENT WITHIN A SPECIAL DISTRICT FOR THE PURPOSE OF PARTICIPATING IN THE CONSTRUCTION OF NECESSARY OFF-SITE IMPROVEMENTS AT THE TIME OF APPROVAL OF FINAL DEVELOPMENT PLANS.
- TO COOPERATE WITH OTHER OWNERS OF OTHER PARCELS AND/OR SPECIAL DISTRICTS IN OFF-SITE ROADWAY AND OPEN SPACE IMPROVEMENTS AS NECESSITATED BY DEVELOPMENT IMPACTS AS MAY BE DETERMINED BY THE BOARD OF COUNTY COMMISSIONERS.
- TO INCLUDE SAID DEVELOPMENT IN A MASTER DRAINAGE IMPROVEMENT DISTRICT IF SUCH A DISTRICT IS FORMED.

PRIVATE OPEN SPACE

- THE PRIVATE PARK SITE AS SHOWN ON THIS PLAT OR PLAN SHALL BE MAINTAINED IN PERPETUITY BY THE OWNER(S), HOMEOWNER'S ASSOCIATION, AND/OR ENTITY OTHER THAN ARAPAHOE COUNTY.
- BUILDING PERMITS WILL BE ISSUED FOR ONLY ONE-HALF OF THE LOTS IN THIS SUBDIVISION UNTIL THE PARK FACILITIES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLAN.
- WHEN A PROJECT CONSISTS OF ONE LOT, THE PRIVATE PARK SHALL BE INSTALLED PRIOR TO THE CERTIFICATE OF OCCUPANCY.



VICINITY MAP

SCALE: 1"=1000'

STANDARD NOTES (continued)

STREET LIGHTING

ALL LOTS ARE SUBJECT TO AND BOUND BY TARIFFS WHICH ARE NOW AND MAY IN THE FUTURE BE FILED WITH THE PUBLIC UTILITIES COMMISSION OF THE STATE OF COLORADO RELATING TO STREET LIGHTING IN THIS PLAN OR PLAT, TOGETHER WITH RATES, RULES, AND REGULATIONS THEREIN PROVIDED AND SUBJECT TO ALL FUTURE AMENDMENTS AND CHANGES THERETO. THE OWNER OR OWNERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL PAY AS BILLED, A PORTION OF THE COST OF PUBLIC STREET LIGHTING IN THE PLAN OR PLAT ACCORDING TO APPLICABLE RATES, RULES, AND REGULATIONS, INCLUDING FUTURE AMENDMENTS AND CHANGES ON FILE WITH THE PUBLIC UTILITIES COMMISSION OF THE STATE OF COLORADO.

DRAINAGE

ALL DRAINAGE, DETENTION POND AND STORM SEWER EASEMENTS SHOWN HEREON BURDEN AND RUN WITH ALL LANDS DESCRIBED IN THIS PLAT TO THE BENEFIT OF ARAPAHOE COUNTY AND ITS ASSIGNS, AND ARE BINDING UPON THE OWNERS AND THEIR RESPECTIVE SUCCESSORS, HEIRS AND ASSIGNS. THE EASEMENTS ARE GOVERNED BY THE TERMS AND CONDITIONS OF ARAPAHOE COUNTY'S STORMWATER AND DRAINAGE REGULATIONS AND STANDARDS AND ALL TERMS AND CONDITIONS OF RECORD, INCLUDING THOSE RECORDED ON JUNE 5, 1997, AT RECEPTION NUMBER A7066570, AS THOSE REGULATIONS, STANDARDS, TERMS AND CONDITIONS EXIST AT THE TIME OF COUNTY APPROVAL OF THIS DOCUMENT AND AS THEY MAY BE AMENDED FROM TIME TO TIME.

PUBLIC USE EASEMENT

ALL PUBLIC USE EASEMENTS SHOWN HEREON BURDEN AND RUN WITH ALL LANDS DESCRIBED IN THIS PLAT TO THE BENEFIT OF ARAPAHOE COUNTY AND ITS ASSIGNS, AND ARE BINDING UPON THE OWNERS AND THEIR RESPECTIVE SUCCESSORS, HEIRS AND ASSIGNS. THE PUBLIC USE EASEMENTS ARE GOVERNED BY THE TERMS AND CONDITIONS OF ARAPAHOE COUNTY'S EASEMENT REGULATIONS AND STANDARDS AND ALL TERMS AND CONDITIONS OF RECORD, IF ANY, AS THOSE REGULATIONS, STANDARDS, TERMS AND CONDITIONS EXIST AT THE TIME OF COUNTY APPROVAL OF THIS DOCUMENT AND AS THEY MAY BE AMENDED FROM TIME TO TIME.

STORMWATER MAINTENANCE

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL PERMANENT BEST MANAGEMENT PRACTICES (BMP'S) AND STORMWATER FACILITIES INSTALLED PURSUANT TO THE SUBDIVISION AGREEMENTS AND THE OPERATIONS AND MAINTENANCE (O AND M) GUIDE IN THE CASE OF PERMANENT BMP'S. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO, MAINTAINING THE SPECIFIED BMP'S CONTAINED IN THE O AND M MANUAL RECORDED AT RECEPTION NUMBER _____ AND THE STORMWATER FACILITIES SHOWN IN THE APPROVED PHASE III DRAINAGE REPORT AND SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS.

THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, OR SOME ENTITY OTHER THAN ARAPAHOE COUNTY, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL PERMANENT BMP'S AND/OR STORMWATER FACILITIES ASSOCIATED WITH THIS DEVELOPMENT. IF THE PERMANENT BMP'S AND STORMWATER FACILITIES ARE NOT PROPERLY MAINTAINED, THE COUNTY MAY PROVIDE NECESSARY MAINTENANCE AND ASSESS THE MAINTENANCE COST TO THE OWNER OF THE PROPERTY.

GENERAL NOTES

- NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED STATUTES.
- BEARINGS SHOWN ON THIS PLAT ARE BASED UPON THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER SECTION 28, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTH BY A NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED: "LS 27011" IN MONUMENT BOX AND AT THE SOUTH BY A NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED: "LS STAMPED" IN MONUMENT BOX, BEARING S00°09'41"E PER THE ARAPAHOE COUNTY CONTROL NETWORK, PHASE 2, MARCH 28, 1994.
- PROPERTY IS SITUATED IN A ZONE X AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 08005C0167K LAST REVISED DECEMBER 17, 2010.
- THE TOTAL ACREAGE OF THIS PLAT IS 3.4953 ACRES.
- EXPANSIVE SOILS ARE KNOWN TO EXIST ON THIS SITE. WHERE THESE CONDITIONS ARE FOUND TO EXIST, THE RECOMMENDATIONS OF A QUALIFIED SOILS ENGINEER SHALL BE FOLLOWED IN THE DESIGN AND CONSTRUCTION OF THE FOUNDATIONS AND FOOTINGS.
- NO LANDSCAPING OR FENCING WILL BE ALLOWED WITHIN DRAINAGE EASEMENTS OR TRACTS USED FOR DRAINAGE UNLESS PRIOR WRITTEN APPROVAL IS OBTAINED FROM ARAPAHOE COUNTY DEPARTMENT OF PUBLIC WORKS AND DEVELOPMENT - ENGINEERING DIVISION.
- ALL LANDSCAPE IMPROVEMENTS AND RELATED APPURTENANCES PLACED WITHIN ARAPAHOE COUNTY RIGHT-OF-WAY MUST BE REVIEWED AND APPROVED BY ARAPAHOE COUNTY DEPARTMENT OF PUBLIC HEALTH DEPARTMENT OF PUBLIC WORKS AND DEVELOPMENT - ENGINEERING DIVISION.

GENERAL NOTES (continued)

- NO OFFSET MONUMENTS ARE TO BE SET IN CONJUNCTION WITH THIS PLAT.
- A FINAL DEVELOPMENT PLAN MUST BE APPROVED BY ARAPAHOE COUNTY PRIOR TO ISSUANCE OF BUILDING PERMITS.
- DETENTION AND RETENTION FACILITIES TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION OR ITS ASSIGNEES. PRIOR TO CREATION OF H.O.A. DEVELOPER IS RESPONSIBLE FOR MAINTENANCE OF DETENTION AND RETENTION FACILITIES.
- BENCHMARK - NGS MONUMENT A 410, BEING A METAL ROD IN RANGE BOX STAMPED "A 410", LOCATED AT THE INTERSECTION OF SOUTH MONACO PARKWAY AND FLOYD AVENUE, 49.9 FEET EAST OF THE CENTERLINE OF NORTH BOUND FLOYD AVENUE, 26.2 FEET SOUTH OF THE CENTERLINE OF FLOYD AVENUE, AND 0.7 FEET SOUTH OF A FENCE CORNER. A PUBLISHED ELEVATION OF 5339.45 FEET, NAVD88.

SURVEYING CERTIFICATE

I, JARROD ADAMS, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY. LICENSED LAND SURVEYOR
DATE OF SURVEY: FEBRUARY 23, 2016



JARROD ADAMS, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38252
FOR AND ON BEHALF OF JR ENGINEERING, LLC

SURVEYOR NOTE

THE DIMENSIONS, LOCATIONS AND OTHER INFORMATION REGARDING RECORDED RIGHTS-OF-WAY AND EASEMENTS WERE DERIVED FROM COPIES OF THE ACTUAL RECORDED DOCUMENTS. THE UNDERSIGNED SURVEYOR DID NOT PERSONALLY SEARCH THE PUBLIC RECORDS TO DETERMINE THE RECORDED RIGHTS-OF-WAY AND EASEMENTS AFFECTING THE PROPERTY, BUT INSTEAD RESEARCH WAS OBTAINED FROM FIDELITY NATIONAL TITLE COMPANY. THE RESEARCH IS BELIEVED BY THE UNDERSIGNED TO BE RELIABLE, COMPLETE AND CORRECT, AND IS NOT CONTRADICTED BY ANY OTHER INFORMATION KNOWN TO THE SURVEYOR. THIS DISCLOSURE IS PROVIDED TO COMPLY WITH 38-51-106, C.R.S. AND FOR NO OTHER PURPOSE.

BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ARAPAHOE COUNTY BOARD OF COMMISSIONERS, THIS _____ DAY OF _____ A.D., 2015.

CHAIR: _____

ATTEST: _____

ATTORNEY CERTIFICATE

I, _____, AN ATTORNEY AT LAW DULY LICENSED TO PRACTICE IN THE STATE OF COLORADO, REGISTRATION NO. _____, STATE THAT I HAVE EXAMINED THE TITLE TO THE PROPERTY DESCRIBED IN THIS PLAT AND STATE FURTHER THAT, IN MY OPINION, TITLE TO ALL LANDS DESCRIBED IN THIS PLAT IS MERCHANTABLE IN THE OWNER AND IS FREE AND CLEAR OF ALL EASEMENTS, RIGHTS-OF-WAY, COVENANTS, LIENS AND ENCUMBRANCES EXCEPT (A) THOSE EASEMENTS AND RIGHTS-OF-WAY DEPICTED ON THE PLAT AND (B) THOSE HELD BY OTHER SIGNATORIES TO THIS PLAT. I FURTHER STATE THAT, IN MY OPINION, THE PERSON SIGNING AS OWNER IS AUTHORIZED TO DO SO.

RECORDER'S CERTIFICATE

THIS PLAN OR PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHOE COUNTY AT _____ (A.M./P.M.) ON THE _____ DAY OF _____ A.D., 2015 IN BOOK _____, PAGE _____, MAP _____, RECEPTION NO. _____

COUNTY CLERK AND RECORDER

BY _____
DEPUTY

FINAL PLAT
ILIFF AVENUE TOWNHOMES
JOB NO. 15773.00
FEBRUARY 23, 2016
SHEET 1 OF 3

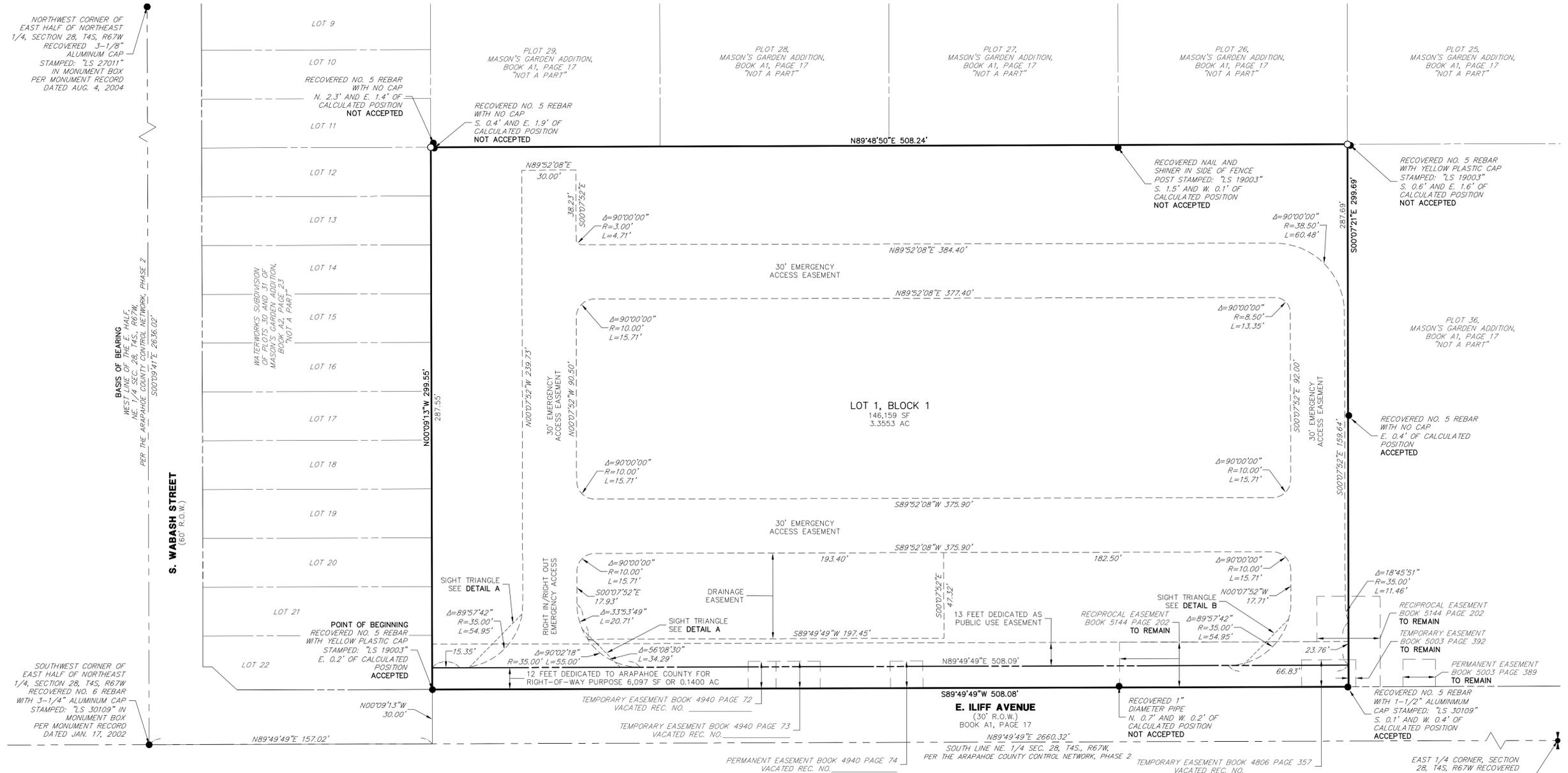


Centennial 303-740-9933 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

ILIFF AVENUE TOWNHOMES

A REPLAT OF PLOTS 32, 33, 34 AND 35, MASON'S GARDEN ADDITION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO

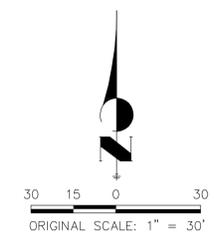
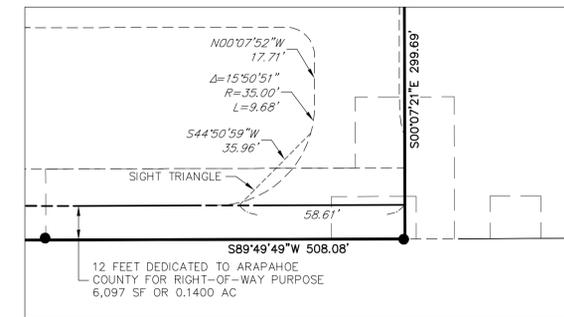
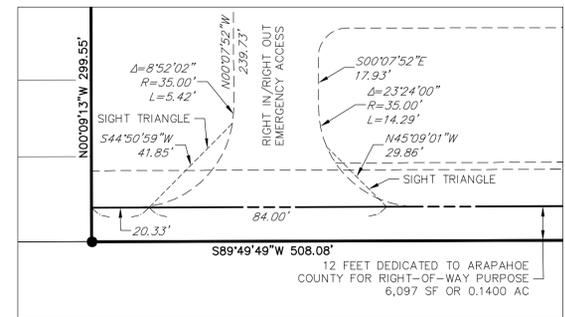


NORTHWEST CORNER OF EAST HALF OF NORTHEAST 1/4, SECTION 28, T4S, R67W RECOVERED 3-1/8" ALUMINUM CAP STAMPED: "LS 22011" IN MONUMENT BOX PER MONUMENT RECORD DATED AUG. 4, 2004

SOUTHWEST CORNER OF EAST HALF OF NORTHEAST 1/4, SECTION 28, T4S, R67W RECOVERED NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED: "LS 30109" IN MONUMENT BOX PER MONUMENT RECORD DATED JAN. 17, 2002

DATE OF SURVEY: FEBRUARY 23, 2016

- LEGEND**
- SET 30" NO. 5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED: "LS 38252"
 - PLAT BOUNDARY
 - - - EXISTING PROPERTY LINE
 - - - PROPOSED RIGHT-OF-WAY
 - - - EXISTING RIGHT-OF-WAY
 - - - PROPOSED EASEMENT
 - - - EXISTING EASEMENT
 - - - EXISTING SECTION LINE



FINAL PLAT
ILIFF AVENUE TOWNHOMES
JOB NO. 15773.00
FEBRUARY 23, 2016
SHEET 3 OF 3



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Board Summary Report

Date: July 18, 2016
To: Board of County Commissioners
Through: Jan Yeckes, Planning Division Manager
From: Sherman Feher, Senior Planner
Subject: Iliff Avenue Townhomes, Final Development Plan, (P16-002).

Request and Recommendation

The purpose of this action is to request BOCC approval of a Final Development Plan (FDP) for a multi-family residential development on property located east of the intersection of Wabash Road and Iliff Avenue. The Planning Commission and Staff are recommending approval of the FDP with conditions of approval.

Background

The current zoning is MU-PUD for multi-family residential.

Links to Align Arapahoe

This request, if approved, may “improve the County’s economic environment” by generating jobs to build houses. The proposed site plan could potentially help redevelopment in this area.

Discussion

The applicant has applied for a site plan in order to build multi-family residential units which has the potential to improve this area. The FDP provides for a six foot high wall to screen the proposed development from businesses to the north.

Alternatives

The Board of County Commissioners has 3 alternatives:

1. Approve the Final Development Plan with Conditions of Approval
2. Continue to a date certain for more information.
3. Deny the Final Development Plan

Fiscal Impact

This request might have some positive fiscal impact on the County based on the employment created to build the proposed residential development.

Concurrence

The Arapahoe County Planning Commission and PWD Staff concur with this case.

Reviewed By:

Sherman Feher
Jason Reynolds
Jan Yeckes
Dave Schmit
Todd Weaver
Bob Hill

DRAFT MOTIONS:

A. In the case of P16-002, Iliff Avenue Townhomes Final Development Plan, we have read the staff report and received testimony at the public hearing. We find ourselves in agreement with staff findings including the draft plan and attachments as set forth in the staff report dated July 20, 2016, and approve this case, subject to the following conditions:

1. The applicant must make all modifications to the Final Development Plan as requested by the Public Works & Development Department.
2. The applicant agrees to address all Engineering Services Division comments and concerns, as identified within their reports, prior to signed mylars.
3. The applicant will enter into a Subdivision Improvement Agreement (SIA) and provide collateral to the County for all public improvements associated with the project.
4. The applicant will comply with all Cunningham Fire Protection District referral comments.
5. Per the BOCC-approved Preliminary Development Plan condition of approval, the applicant will bury utilities and dedicate right-of-way as required by the County.
6. Per the BOCC-approved Preliminary Development Plan condition of approval, the applicant will obtain and follow CPTED recommendations from the Sheriff's Department.
7. The Applicant provides modification to the plan and support documentation as identified in the SEMSWA Staff Report.
8. The Applicant agrees to address all comments and concerns from the Division of Transportation.

Alternate Motions

Any alternate motion must include new findings and conditions where those differ from the Staff-recommended findings and conditions.

DENIAL: In the case of P16-002, Iliff Avenue Townhomes Final Development Plan, we have read the staff report dated July 20, 2016, and received testimony at the public hearing. We recommend denial of this case, based on the following findings:

1. State new or amended findings to support BOCC "Denial."
2.

CONTINUE: In the case of P16-002, Iliff Avenue Townhomes Final Development Plan, I move to continue the decision on this request to [DATE], 2016, date certain, at 9:30 a.m., at this same location [to receive further information] [to further consider information presented during the hearing].

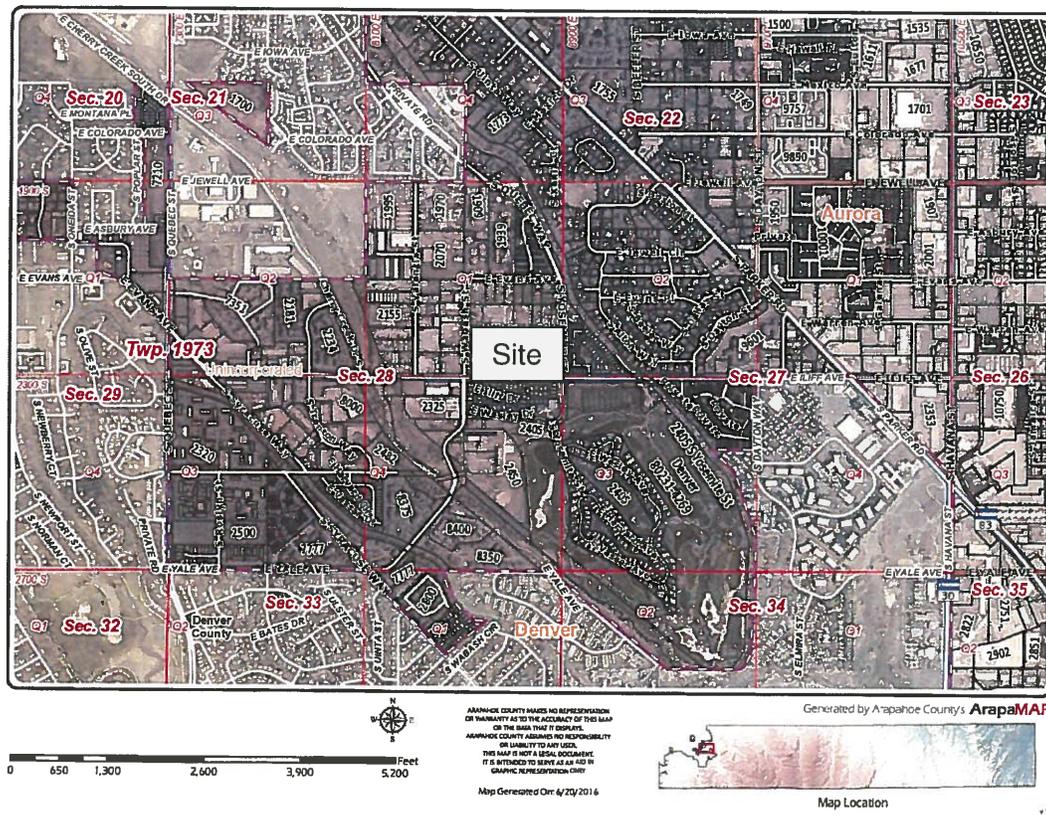
ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS
PUBLIC HEARING AGENDA
AUGUST 2, 2016
9:30 A.M.

CASE # P16-002 – ILIFF AVENUE TOWNHOMES – FINAL DEVELOPMENT PLAN

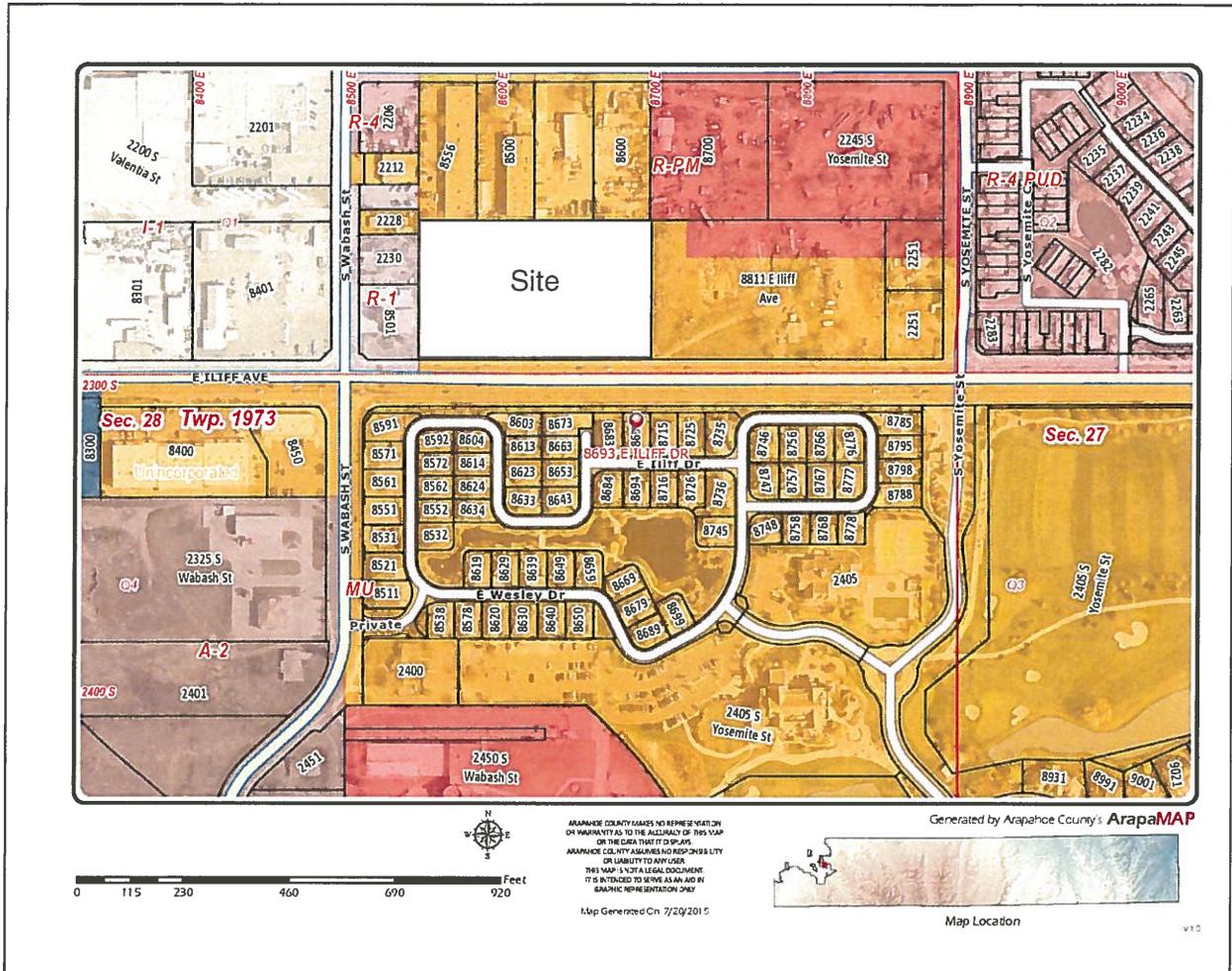
SHERMAN FEHER, SENIOR PLANNER

JULY 20, 2016

VICINITY MAP The site is located east of the intersection of Iliff Avenue and Wabash Street. This property is in Commissioner District 4.



VICINITY MAP



ZONING MAP

ADJACENT SUBDIVISIONS, ZONING, AND LAND USES:

North	-	Masons Garden Subdivision, MU-PUD, Commercial
East	-	Masons Garden Subdivision, MU-PUD, Commercial
South	-	Cherry Creek Country Club Subdivision, MU-PUD, Residential
West	-	Waterworks Subdivision, R-1, Residential. Also abandoned Cherry Creek Valley Water & Sanitation District building.



Looking NNW across site



Looking North across site

PROPOSAL:

The applicant and owner, Alpert Development Inc., is requesting approval of a Final Development Plan (FDP). This FDP, if approved, will allow 68 dwelling units of multi-family housing at a density of 19.42 du/ac. The property is 3.5 acres in area. The proposed development will have 39% open space. The applicant is also replatting this property via Case No. P16-001 (A separate report is provided for this case).

RECOMMENDATION:

Planning Commission: The Planning Commission by a vote of 7-0 recommended approval of the Iliff Avenue Townhomes Final Development Plan, subject to conditions contained in this Staff Report.

Staff: Staff recommends that the Iliff Avenue Townhomes Final Development Plan be APPROVED, subject to conditions contained in this Staff Report, based on findings outlined herein.

I. BACKGROUND

The property was originally zoned R-1 in 1961. Later the property was zoned MU-PUD as part of the Cherry Creek Market PDP for commercial and multi-family (Case No. Z04-008). Recently the BOCC approved a Preliminary Development Plan for multi-family housing, Case No. Z14-005, on September 22, 2015.

II. DISCUSSION

Staff's review of this application included a comparison of the project to policies and goals outlined in the Comprehensive Plan, background activity, and an analysis of referral comments.

1. The Comprehensive Plan

The Comprehensive Plan – Four Square Mile Subarea Plan designates this property as “Potential Mixed-Use Town Center”. The definition of “Town Center” is an intensely developed mixed-use area within a city, town or community intended to serve as a gathering place for retail, service, offices and residential uses in a planned configuration that is accessible for vehicles and pedestrians. Other applicable Goals/Policies in the Subarea Plan/Comprehensive Plan that apply to this proposal include: Goal/GM4: Promote compact growth in the Urban Service Area; Policy/GM4.1: Encourage a compact urban development pattern in the Urban Service Area; Policy/GM4.3: Promote infill development and redevelopment in the Urban Service Area; Policy/NH1.2: Promote a diversity of housing types in Growth Areas countywide; and Policy/NH2.1: Reconcile new development with existing neighborhoods in Growth Areas. The proposed PDP for multi-family residential fulfills the residential use indicated in the Comprehensive Plan/Subarea Plan. Attempts to develop a mixed-use area in 2004 with a combination of residential and commercial rezoning have not successfully resulted in a planned mixed-use development. There are various commercial and residential developments adjacent to this proposed development.

2. Ordinance Review and Additional Background Information

Chapter 13-100 of the Land Development Code states that the P.U.D. process is intended to prevent the creation of a monotonous urban landscape by allowing for the mixture of uses which might otherwise be considered non-compatible, through the establishment of flexible development standards, provided said standards:

- a. Recognize the limitations of existing and planned infrastructure, by thoroughly examining the availability and capability of water, sewer, drainage, and transportation systems to serve present and future land uses.

The proposed FDP does not generally change the existing infrastructure. Water and sewer capability is provided by Cherry Creek Valley Water and Sanitation District, who provided a will-serve letter with the PDP. An existing road system generally serves present and future uses. The developer will provide a road network in the development.

Some drainage improvements currently exist and more will be added depending on the drainage studies.

- b. Assure compatibility between the proposed development, surrounding land uses, and the natural environment.

This proposed site plan is generally compatible with the surrounding land uses and natural environment. The applicant is proposing a 6' brick wall to screen this development from the businesses on the north.

- c. Allow for the efficient and adequate provision of public services. Applicable public services include, but are not limited to, police, fire, school, park, and libraries.

The proposed FDP generally provides for adequate provision of public services. Open Spaces indicated that the playground that is mentioned in the letter of intent is not specifically reflected in the FDP. The applicant has added playground areas and has indicated that the residents of this development will be able to use the recreational facilities of the proposed development to the east of this development. The Cunningham Fire Protection District referral response letter stipulates certain requirements which be a condition of approval.

- d. Enhance convenience for the present and future residents of Arapahoe County by ensuring that appropriate supporting activities, such as employment, housing, leisure-time, and retail centers are in close proximity to one another.

The proposed FDP may enhance convenience for the present and future residents of Arapahoe County by providing for multi-family housing in an area which already has some retail centers and employment.

- e. Ensure that public health and safety is adequately protected against natural and man-made hazards which include, but are not limited to, traffic noise, water pollution, airport hazards, and flooding.

The proposed FDP seeks to ensure that public health and safety is adequately protected against natural and man-made hazards, as long as this proposed site plan meets certain engineering and building code standards and drainage and water quality standards are met.

- f. Provide for accessibility within the proposed development, and between the development and existing adjacent uses. Adequate on-site interior traffic circulation, public transit, pedestrian avenues, parking and thoroughfare connections are all factors to be examined when determining the accessibility of a site.

Public accessibility will be provided for by the existing road and pedestrian system. An internal road system will provide access and circulation to the individual dwelling units. Parking is part of each dwelling unit. Guest parking is evenly distributed on site.

- g. Minimize disruption to existing physiographic features, including vegetation, streams, lakes, soil types and other relevant topographical elements.

There will be no additional disruption to existing physiographic features with this FDP. There are no streams or lakes on this property.

- h. Ensure that the amenities provided adequately enhance the quality of life in the area, by creating a comfortable and aesthetically enjoyable environment through conventions such as, the preservation of mountain views, the creation of landscaped open areas, and the establishment of recreational activities.

Landscaping will help provide some amenities for this proposed development. The current FDP exhibit shows recreational and playground areas.

- i. Enhance the usable open spaces in Arapahoe County, and provide sufficient unobstructed open space and recreational area to accommodate a project's residents and employees.

The FDP provides for 39% open space for this proposed development.

Other Comments:

Replat of Property:

The property for the proposed development will also be replatted as a separate case that will be heard at the same hearing as this FDP. Part of the Final Plat process is cash-in-lieu of dedicated land for schools, public parks and other public purposes.

III. REFERRAL COMMENTS

Comments received as a result of the referral process are as follows:

Engineering	-	Comments regarding FDP exhibit, SEMSWA comments, drainage study and plan, construction plan, and GESC plan. <i>Applicant made or will make corrections of Engineering Services Division comments.</i>
Mapping	-	Minor comments. <i>Comments have been addressed or will be addressed.</i>
Arapahoe County Assessor	-	No response.
Arapahoe County Zoning	-	No comments.
Arapahoe County Sheriff	-	Earlier PDP comments: Applicant should meet CPTED recommendations. <i>Applicant noted comments and will need to do CPTED recommendations. This is a condition of approval.</i> FDP comments: Does not seem to be much visitor parking. <i>Applicant meets the minimum visitor parking requirement of 17 spaces.</i>
Arapahoe County Transportation Division (PDP)		Comments related to burial of above ground utilities and dedication of right-of-way. <i>Applicant noted comments and will need to bury utilities and dedicate right-of-way, as appropriate. This will be a condition of approval.</i>
Army Corps of Engineers	-	No response.
Arapahoe County Building Division	-	No response.
Urban Drainage	-	No response.
SEMSWA	-	Included as part of Engineering comments.
Cunningham FPD	-	Comments related to fire protection. <i>Applicant will comply with comments related to fire protection. This will be a condition of approval.</i>

Cherry Creek Country Club HOA	-	No response.
Xcel Energy	-	No response.
Four Square Mile Group	-	No response.
Cherry Creek School District	-	Comments regarding land dedication of .34476 acres or cash-in-lieu using appraised value method. <i>Applicant noted comments and will need to use appraised value method for cash-in-lieu. This will be a condition of approval with the Replat case.</i>
Tri-County Health	-	Comments on former landfill testing procedures. TCH states that no further action is needed.
Cherry Creek W&S District		No response.
Century Link		No response.
RTD		No response.
Arapahoe County Library		Requested share of cash-in-lieu monies. <i>Applicant did not respond to this comment, however this will be a condition of approval with the Replat case.</i>
Arapahoe County Open Spaces		Per applicant's letter of intent, need to include a 1,500 square foot children's playground. Also, request using appraised value method for park cash-in-lieu formula. <i>Applicant has added playground to FDP exhibit. Per a PDP condition of approval, the appraised value method will be used for park's cash-in-lieu with the Final Plat process.</i>
West Arapahoe SCD		No response.
Post Office		No response.

IV. **STAFF FINDINGS:**

Staff has visited the site, reviewed the proposed Final Development Plan(FDP) and supporting documentation and referral comments. Based upon review of applicable policies and goals in the Arapahoe County Comprehensive Plan and analysis of referral comments, our findings include:

1. Staff finds that the proposed Final Development Plan (FDP) appears to generally conform to the Arapahoe County Comprehensive Plan/Four Square Mile Sub-Area Plan, with the property being designated as "Mixed Use Town Center".
2. The FDP appears to satisfy the Arapahoe County Zoning Regulations and procedures, including Chapter 13, Section 13-100, Planned Unit Development (P.U.D).

3. There are some Engineering and other issues that will be addressed through Conditions of Approval.
4. There are some BOCC-approved Preliminary Development Plan conditions of approval, such as the Sheriff's comments regarding CPTED and County Transportation Division's comments regarding burying utilities and dedicating ROW, that apply to the Final Development Plan.

V. RECOMMENDATION:

Considering the findings and other information provided herein, staff recommends approval of the proposed Iliff Avenue Townhomes Final Development Plan (P16-002), subject to the following:

1. The applicant must make all modifications to the Final Development Plan Amendment as requested by the Public Works & Development Department.
2. The applicant agrees to address all Engineering Services Division comments and concerns, as identified within their reports, prior to signed mylars.
3. The applicant will enter into a Subdivision Improvement Agreement (SIA) and provide collateral to the County for all public improvements associated with the project.
4. The applicant will comply with all Cunningham Fire Protection District referral comments.
5. Per the BOCC-approved Preliminary Development Plan condition of approval, the applicant will bury utilities and dedicate right-of-way as required by the County.
6. Per the BOCC-approved Preliminary Development Plan condition of approval, the applicant will obtain and follow CPTED recommendations from the Sheriff's Department.
7. The Applicant provides modification to the plan and support documentation as identified in the SEMSWA Staff Report.
8. The Applicant agrees to address all comments and concerns from the Division of Transportation.

Attachments:

Application
FDP Exhibit
Referral Comments
Draft Motions
Resolution

FINAL DEVELOPMENT PLAN - APPROVAL

RESOLUTION NO. [reso #] It was moved by Commissioner [moved] and duly seconded by Commissioner [seconded] to adopt the following Resolution:

WHEREAS, Scott Alpert has applied for a Final Development Plan designated as Iliff Avenue Townhomes, Case No. P16-002; and

WHEREAS, after a hearing on this matter, the Arapahoe County Planning Commission made a favorable recommendation of the Final Development Plan subject to certain recommended conditions of approval as shown in the record of said Planning Commission hearing; and

WHEREAS, following the Planning Commission hearing, public notice of a hearing before the Arapahoe County Board of County Commissioners (“the Board”) was properly given of the proposed Final Development Plan by publication on July 14, 2016 in The Villager a newspaper of general circulation within the County of Arapahoe, by posting of said property and by mail notification of adjacent property owners in accordance with the Arapahoe County Land Development Code; and

WHEREAS, a public hearing was held before the Board at the Arapahoe County Administration Building, 5334 South Prince Street, Littleton, Colorado, on the 2nd day of August 2016, at 9:30 o'clock AM at which time evidence and testimony were presented to the Board concerning the Final Development Plan; and

WHEREAS, the administrative record for this Case includes, but is not limited to, all duly adopted ordinances, resolutions and regulations, together with all Department of Public Works and Development processing policies which relate to the subject matter of the public hearing, the staff files and reports of the Planning and Engineering case managers, and all submittals of the applicant; and

WHEREAS, representations, statements and positions were made by or attributed to the applicant or its representatives on the record, including representations contained in the materials submitted to the Board by the applicant and County staff; and

WHEREAS, the applicant has agreed to all conditions of approval recommended by County staff, and has agreed to execute all agreements and to convey all rights of way and easements recommended by staff, except as stated in this resolution; and

WHEREAS, the Board finds that the proposed Final Development Plan generally conforms to the Arapahoe County Comprehensive Plan and the review and complies with the approval criteria found in the Land Development Code; and

WHEREAS, this Board has considered the recommendation of the Arapahoe County Planning Commission, the testimony and evidence presented at the public hearing and has

concluded that the public health, safety, convenience and general welfare, as well as good zoning practice, justifies the approval of the Final Development Plan of Iliff Avenue Townhomes (Case No. P16-002, subject to the conditions precedent and/or stipulations as hereinafter delineated.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Arapahoe County as follows:

1. That the Final Development Plan of Iliff Avenue Townhomes, (Case No. P16-002) be approved on the grounds that the Final Development Plan is compatible with development standards for the area and complies with the requirements of the approved Preliminary Development Plan; and that said development is the result of a desirable plan for land use presented by the applicant in the form of the above mentioned Final Development Plan.
2. Approval of this Final Development Plan is based upon the following understandings, agreements and/or representations:
 - a. The applicant's assent and/or agreement to make all modifications to the final version of the documents that are necessary to conform the documents to the form and content requirements of the County in existence at the time the documents are submitted for signature.
 - b. The representations, statements and positions contained in the record that were made by or attributed to the applicant and its representatives, including all such statements contained in materials submitted to the Board by the applicant and County staff.
3. Approval of this Final Development Plan shall be and is subject to the following stipulations and/or conditions precedent, which the applicant has accepted and which the applicant is also deemed to accept by continuing with the development of the property:
 - a. The applicant's compliance with the recommended stipulations of the Arapahoe County Planning Commission as set forth in the record of its proceedings, except as may be modified by this Board.
 - b. The applicant's compliance with all conditions of approval recommended by the staff case managers in the written staff reports presented to the Board, and any conditions stated by staff on the record.
 1. The applicant must make all modifications to the Final Development Plan as requested by the Public Works & Development Department.
 2. The applicant agrees to address all Engineering Services Division comments and concerns, as identified within their reports, prior to signed mylars.
 3. The applicant will enter into a Subdivision Improvement Agreement (SIA) and provide collateral to the County for all public improvements associated with the project.

4. The applicant will comply with all Cunningham Fire Protection District referral comments.
 5. Per the BOCC-approved Preliminary Development Plan condition of approval, the applicant will bury utilities and dedicate right-of-way as required by the County.
 6. Per the BOCC-approved Preliminary Development Plan condition of approval, the applicant will obtain and follow CPTED recommendations from the Sheriff's Department.
 7. The Applicant provides modification to the plan and support documentation as identified in the SEMSWA Staff Report.
 8. The Applicant agrees to address all comments and concerns from the Division of Transportation.
- c. The applicant's compliance with all additional conditions of approval stated by the Board **[Including & Stipulations]** .
- d. The applicant's performance of all commitments and promises made by the applicant or its representatives and stated to the Board on the record, or contained within the materials submitted to the Board.
4. Except to the extent expressly disclosed in the underlying staff reports and set forth in a finding of fact in this Resolution, this approval action does not accept or approve any plan language that varies, in any respect, from the standard notes and language required by the Arapahoe County Land Development Code and applicable department policies. Any nonstandard language appearing on the Final Development Plan shall be of no effect unless so disclosed and unless expressly approved in a Finding of Fact. This Board reserves the power to take further action without further notice, by Resolution, to either remove or ratify any such language at any time.
 5. County planning, engineering and legal staff are authorized to make any changes to the mylar form of the approved document as may be needed to conform the documents to the form and content requirements of the County in existence at the time the documents are submitted for signature, and to make such other changes that are expressly stated by staff before the Board, or are recommended by staff in the written staff reports, or are referred to by the movant Commissioner. No other deviation or variance from the form and content of the documents submitted for the Board's consideration are approved except to the extent stated in this resolution.
 6. The County Attorney, with the concurrence of the planning and/or engineering case managers, is authorized to make appropriate modifications to the resolution and plan documents as needed to accurately reflect the matters presented to the Board and to record and clarify, as necessary, other aspects and ramifications of the Board's action.

7. The foregoing approval is conditioned upon, and subject to, submission by the applicant of a mylar from of the Final Development Plan, containing the above changes, within sixty (60) days of the date of this decision. In the event the applicant fails to submit a conforming mylar by the above deadline, this decision shall be voidable by resolution of the Board of County Commissioners and of no effect whatsoever.

8. Upon the applicant's completion of any and all changes to the Final Development Plan mylar as required by this Resolution, the Chair of the Board of County Commissioners is hereby authorized to sign same. In the event of a discrepancy between the terms of this Resolution and the content of the executed mylar, the terms of this Resolution will control.

The vote was:

Commissioner Bockenfeld, ; Commissioner Doty, ; Commissioner Holen, ; Commissioner Jackson, ; Commissioner Sharpe, .

The Chair declared the motion carried and so ordered.



Public Works and Development
 6924 S. Lima Street
 Centennial, Colorado 80112
 Phone: 720-874-6650 FAX 720-874-6611
 www.arapahoegov.com

Land Development Application
Formal
 Form must be complete

APPLICANT/REPRESENTATIVE:
ALPERT DEVELOP. INC.
SCOTT ALPERT

ADDRESS: **1201 S. PARKER ROAD, SUITE 200 DENVER, CO 80231**
 PHONE: **(303) 283-3103** FAX:
 EMAIL: **scott@alperthdevelopment.com**

SIGNATURE: *[Signature]*
 NAME: **Scott Alpert**
 TITLE: **President**

OWNER(S) OF RECORD:
SAME AS APPLICANT

ADDRESS:
 PHONE: FAX:
 EMAIL:

SIGNATURE:
 NAME:
 TITLE:

ENGINEERING FIRM:
JR ENGINEERING

ADDRESS: **7200 S. ALTON WAY, SUITE C400 CENTENNIAL, CO 80112**
 PHONE: **(303) 746-9393** FAX: **(303) 721-9019**
 EMAIL: **JFITZMORRIS@JRENGINEERING.COM**

CONTACT PERSON:
JIM FITZMORRIS

Pre-Submittal Case Number: **Q13-110** Pre-Submittal Planner: **SHERMAN FEKER** Pre-Submittal Engineer: **SUE LIU**

Parcel ID number: **1973-28-1-04-010**

Address: **8611 + 8711 E. LIFF AVE.**

Subdivision Name: **LOTS 32-35 MASON'S GARDEN ADDITION**

	EXISTING	PROPOSED
Zoning:	MU-PLD (COMM. MULTI-FAMILY)	MU-PUD (MULTI-FAMILY)
Project/Subdivision Name:	MASON'S GARDEN	LIFF AVE. TOWNHOMES
Site Area (Acres):	3.50	3.50
Floor Area Ratio (FAR):	N/A	N/A
Density (Dwelling Units/Acre):	N/A	19.7 DU/AC
Building Square Footage:	N/A	43,945
Disturbed Area (Acres):	N/A	3.50
Related Case Numbers: (Final/Preliminary Development Plan, Rezoning, and/or Plat)	204008 287009 213-001	

CASE TYPE

	1041- Areas & Activities of State Interest	Location & Extent	Preliminary Development Plan	Special District/Title 30
	1041- Areas & Activities of State Interest - Use by Special Review	Location & Extent - Major Amendment	Preliminary Development Plan - Major Amendment	Special District/Title 32
	Comprehensive Plan	Master Development Plan	Preliminary Plat	Street Name Change
FDP	X Final Development Plan	Master Development Plan - Major Amendment	Replat - Major	Use by Special Review
	Final Development Plan - Major Amendment	Minor Subdivision	Rural Cluster	Use by Special Review - Major Amendment
	X Final Plat	Planned Sign Program	Rezoning Conventional	Use by Special Review - Oil & Gas
	Land Development Code Amendment	Planned Sign Program - Major Amendment	Rezoning Conventional - Major Amendment	Vacation of Right-of-Way/Easement/Plat

RECEIVED

THIS SECTION FOR OFFICE USE ONLY

Case No: **P16-002** Planning Manager: **SF** Engineering Manager: **SPL** **JAN 08 2016**

Planning Fee: **(Y) N \$500.00** Engineering Fee: **Y N \$**

ARAPAHOE COUNTY PLANNING DIVISION

This application shall be submitted with all applicable application fees. Submittal of this application does not establish a vested property right in accordance with C.R.S. 24-68-105(1). Processing and review of this application may require the submittal of additional information, subsequent reviews, and/or meetings, as outlined in the Arapahoe County Land Development Code.

December 29, 2015

Jan Yeckes
Planning Division Manager
Arapahoe County Public Works & Development
6924 South Lima Street
Centennial, CO 80112



RE: Iliff Avenue Townhomes at 8611 & 8711 E. Iliff Ave, Final Development Plan

Dear Ms. Yeckes:

Alpert Development, Inc. and JR Engineering is submitting this application on behalf of the owner Alpert Development, Inc. The purpose of this submittal is to present a Final Development Plan for the Iliff Avenue Townhomes at 8611 E. Iliff Ave.

Iliff Avenue Townhomes is a 3.50 acre proposed multi-family development consisting of 68 units, private access drives, parking areas, play ground area, landscaping and water quality/detention pond facilities. The site is currently zoned MU PUD by the recent PDP approved by the county under Case No. Z14-005. We propose to develop the property for residential with 68 units.

The site will contain 4-plex, 5-plex and 7-plex multi-family units featuring the garage on the first floor with optional bedroom/ study, kitchen, family room and dining room on the 2nd floor and 2 or 3 bedrooms on the 3rd floor. The townhomes will have approximately 1,400 to 1,700 square feet.

Please contact me should you have any questions or concerns regarding this request at 303-740-9393.

Sincerely,

Alpert Development Inc.

Scott Alpert

A handwritten signature in black ink that reads "Scott Alpert". The signature is written in a cursive style and is positioned below the typed name.

RECEIVED
JAN 06 2016
ARAPAHOE COUNTY
PLANNING DIVISION



ARAPAHOE COUNTY
COLORADO'S FIRST

Public Works and Development

6924 South Lima Street
Centennial, Colorado 80112-3853
Phone: 720-874-6500
Fax: 720-874-6611
TDD: 720-874-6574
www.arapahoegov.com
publicworks@arapahoegov.com

Board of County Commissioner's Summary Report

DAVID M. SCHMIT, P.E.
Director

Date: July 18, 2016

To: Arapahoe County Board of County Commissioners

Through: Sherman Feher, Planning Division
Planning Division

Through: Chuck Haskins, PE
Engineering Services Division, Manager

From: Sue Liu, PE
Engineering Services Division

Case name: P16-001 002 Iliff Avenue Townhomes FP FDP

Purpose and Recommendation

The purpose of this report is to communicate the Engineering Services Staff findings, comments, and recommendations regarding the land use application(s) identified above.

Engineering Services Staff has reviewed the land use application(s) and has the following findings and comments:

1. This site lies within Southeast Metro Stormwater Authority (SEMSWA) boundary.
2. This site lies within Basin 7 of the Four Square Mile area, and is subject to a storm drainage fee in the amount of \$4,827 per impervious acre. The payment of said fee shall be guaranteed within the Subdivision Improvement Agreement (SIA) that is processed with the Final Plat application.
3. This development requires a Subdivision Improvement Agreement (SIA) to guarantee the on-site improvements and the contribution to the Iliff Avenue roadway improvements related to this development. The SIA will be processed with the Final Plat application.
4. The applicant agrees to bury utilities and dedicated right-of-way as required by the County with the Final Plat applications.
5. A Drainage easement should be provided for the detention and water quality pond. The drainage easement should be provided to the limits of the 100-year

MISSION

Enhancing your quality of life through exceptional delivery of services and efficient use of public funds.

detention and water quality capture volumes plus one-foot of freeboard. The drainage easement allows the County the right to enter the property.

6. Landscape and irrigation construction plan is required for the landscape proposed within the County right-of-way. The Plan will be reviewed and approved prior to the construction.

Engineering Services Staff is recommending the land use application(s) favorably subject to the following conditions:

1. The Applicant provides modifications to the plan and support documentation as identified in the Engineering Staff Report.
2. The Applicant provides modification to the plan and support documentation as identified in the SEMSWA Staff Report.
3. The Applicant agrees to address all comments and concerns from the Division of Transportation.
4. The Applicant agrees to enter into a Subdivision Improvement Agreement.
5. The Applicant agrees to dedicate the necessary right-of-way as required by the County.

April 15, 2016



Mr. Sherman Feher
Arapahoe County Public Works
and Development - Planning
6924 South Lima Street
Centennial, CO 80112

**Re: Response Letter to Phase II External Referral Comments on the Iliff Townhomes
Development Plan and Final Plat**

Dear Mr. Feher:

This letter is in response to the external referral comments requested on February 26th, 2016 and due March 28th, 2016. Comments are in italicized text and our responses are in bold font.

Tyler Everitt –Deputy Fire Marshal
Cunningham Fire Protection District

1. a. *Hydrants are not shown in the area circled on the plans*
JR – Hydrants added in areas indicated on the plan.
2. *An autoturn plan shall be submitted to CFP.*
JR – Will coordinate with the Fire Marshal to prepare plan indicated above.
3. a. *Provide information on how the gate will be operated and secured on the west side for emergency access.*
4. a. *A plan shall be submitted showing distances from the fire lane to all portions of the building being 150 ft from the fire lane.*
JR – Will coordinate with the Fire Marshal to locate hydrants and to prepare plans indicated above.
5. a. *Distances of the fire lane signs is beyond 200 ft additional signs shall be added.*
JR – Additional signs added.
 - b. *Several signs need to be relocated on the corners to prevent cars from parking on the turns.*
JR – Signs moved as indicated on plan.
 - c. *Fire lane signs are missing on the marked areas of the plans.*
JR – Signs added in the areas indicated on the plan.
 - d. *Proposed trees in the fire lane.*
JR – This will be coordinated with the landscaper.

Kathy Boyer, REHS – Environmental Specialist II
Tri-County Health Department

TCHD concurs that no further action is indicated.

JR – Noted.

Ray Winn, Open Spaces Planner
Arapahoe County

Open spaces recommends that at a minimum, the developer include a playground of at least 1,500 sq. ft to sustain the entire development on the SDP.

JR – The playground area is being proposed.

David Strohfus – Director of Planning and Interagency Relations
Cherry Creek Schools

Cherry Creek School District No. 5... will provide educational services to the future residents of this project.

JR – Noted.

Alan Snyder – Community Compliance Officer
Arapahoe County Public Works and Development

Please contact me should you have any questions or concerns regarding this response letter at 303-740-9393.

Sincerely,

JR ENGINEERING, LLC

A handwritten signature in black ink, appearing to read 'J.P. Fitzmorris', written over the printed name below.

James P. Fitzmorris P.E.
Colorado Registered Professional Engineer No. 28211

April 15, 2016



Ms. Sue Liu
Arapahoe County
Public Works and Development
Engineering Services Division
6924 South Lima Street
Centennial, CO 80112

Re: Response Letter to P16-001 002 Iliff Avenue Townhomes FP FDP

Dear Ms. Liu:

This letter is in response to the comments dated March 21st, 2016. Comments are in italicized text and our responses are in bold font.

General

- In addition to the comments listed in this report, Staff has provided redlined plans and reports illustrating clarification to comments included within this report and other minor comments to be addressed. Comments within these redlined documents shall be fully addressed. The redlined documents shall be returned to Staff and must be included with the resubmittal for it to be considered complete.*
JR – The redlined documents have been fully addressed and responses have been added to the comments.
- The application was referred to SEMSWA for review. SEMSWA's redlines and comment letter are included with the hard copies of this Staff Report. A response to comment letter is required for all comments issued by the County and by SEMSWA. Please see that the required number of copies of the response to comments letter is included with your Engineering resubmittal. The number of copies is listed on the last page of this report. Note that SEMSWA's approval must be obtained prior to final County approvals.*
JR – A response to comment letter and responses to the redlines are included with this submittal.
- RESUBMITTAL PROCEDURE - Attached to this report are instructions to the applicant regarding the resubmittal of documents. The applicant and their consultants must follow these instructions explicitly to avoid delays in our and processing of this case.*
JR – Noted.

Final Development Plan

- *Site Plan –*
 - *Specify the dimension for the proposed concrete pan.*
JR – Dimensions added.
 - *Call out the height for the retaining wall along the site boundary.*
JR – Height added.

- *Show and call out the sight triangles, and ensure nothing above 3' be installed within the triangles.*
JR – Sight triangles and labels have been added.
- *Show the existing sidewalk along Iliff Ave.*
JR – A hatch has been added to clarify.
- *Permission for the off-site construction (curb return within the access easement) is required from the property owner.*
JR – The owner of the Iliff Townhomes site is in the process of buying the adjacent property where the curb return is proposed.
- **Grading Plan –**
 - *Need to show how proposed grade tie into the existing ground along west boundary of the site where iron fence is proposed.*
JR – Section views have been added to show how the proposed grading ties into the existing grades at the boundary.
 - *Please include final floor elevation for each building.*
JR – Floor elevations have been added.
 - *Explain how the emergency overflow spillway functions when the wall is proposed.*
JR – A 1' gap in the screen wall is proposed. This has been added to the pond section view and is now called out in plan view.
 - *The existing elevation along the east boundary of the site is 3' higher compared to the existing elevation shown in single family homes project plans. Please verify if the same vertical datum is used for both projects or correct the elevation difference.*
JR –
 - *More spot elevations should be added on the plan please see the final grading plan within the construction plan set.*
JR – Additional spot elevations and slope arrows have been added.
- **Utility Plan**
 - *Demonstrate how the outfall pipe ties into the existing 60" RCP.*
JR – The outfall pipe connects to existing 18" RCP that flows through a manhole to existing 24" RCP and then connects to the 60" RCP. Labels have been added to clarify.
- *Landscape Plan – add a note for the future Iliff Avenue Frontage Landscape Plan as "constructed by the Developer after the completion of the Iliff Avenue Roadway Improvements.*
JR – The note has been added to the landscape plan.

Final Plat

- *Easement Table: public use easement of this project is for sidewalk and streetscape, and not for utility use. Please revise accordingly.*
JR – The easement Table has been revised accordingly.
- *Show the sight triangle at both side of access points.*
JR – The sight triangle on the east entrance has been shown. It will be platted by the adjacent subdivision plat.
- *All existing easements within the dedicated ROW must be vacated prior to ROW dedication. The vacation reception number must be included in the plat prior to recordation of the final plat.*
JR – The owner is currently working on the vacation documents.

Phase III Drainage Study

- *Recently approved legislation requires that any detention or infiltration facility that becomes operational after August 5, 2015 shall notify downstream water rights holders prior to operation. Urban Drainage and Flood Control District (UDFCD) has provided assistance to Colorado communities and professionals in implementing this law. They created a spreadsheet form called SDI*

Design Data for determining compliance with the statute. The Count will require the SDI Design Data spreadsheet form be completed and included in the Phase III Drainage Study. County engineer will review the form for accurate inputs of the design information. Please download the SDI Design Data spreadsheet from the UDFCD website at <https://maperture.digitaldataservices.com/gvh/?viewer=cswdif>, click on Download SDI Design Data Sheet. The form will required to be submitted as a part of as-built process for confirmation.

JR –Noted.

- *UDFCD has recently updated the UD-Detention_v3.01 and UD-FSD_v1.11 work sheets, please adjust the design and associated calculations accordingly. The work sheets of UD-FSD_v1.11 include the design data information that SDI requires.*

JR –The updated UD-Detention has been used to calculate the pond volume and the design has been adjusted as needed.

- *Please include the calculation for WQCV.*

JR –WQCV calculations are included within the new UD-Detention spreadsheet.

- *Groundwater Investigation section: include the statement of "will not impact the functionality of the proposed pond since the bottom of the pond is at _____', ____' below the ground level".*

JR –The note has been added to this section.

- *Please clearly state that HOA will be responsible for the maintenance of the drainage system.*

JR –The paragraph has been updated to indicate that the HOA is responsible for maintenance.

- *The current worksheets show that the pond release rate is 2.99-cfs during the 100-year storm event, however, the narrative states as 3.75-cfs. Please verify.*

JR –This has been corrected.

- *Basin A1, on page 5: need to describe how runoff flows into the sump inlet from the end of the concrete pans. Please also confirm that the gutter has capacity for the proposed flow.*

JR –The paragraph has been updated to reflect this. Gutter capacity has been confirmed.

- *The runoff value for each basin does not match with the calculation result. Please verify.*

JR –The calculation have been updated and corrected in the report text.

- *Page 8: a) include the text of "up to 75% of the pond circumference" for wall requirement; b) call out the depth of micropool as 2.5 feet; c) the release rate for the forebay should be 2% of the undetained peak 100-year discharge; d) the emergency protection shall be constructed to convey the 100-year developed flow from the upstream watershed without accounting for any flow reduction within the detention basin; and e) specify the maintenance entity for the pond.*

JR –The above has been added to the report

- *Appendix B: sheet 3 of 7 - Include the total I% for the area tributary to the pond.*

JR –Addressed.

- *Appendix C –*

- *Trickle channel: trickle channel should be designed to carry at least 2% of the undetained peak 100-year discharge from forebay.*

JR –Addressed.

- *Forebay Volume should be a min. 2% of WQCV. Show how WQCV was calculated.*

JR –Calculations added for WQCV and Forebays.

- *Street capacity section (4' concrete pan): specify the side slope of the concrete pan.*

JR –Side slope have been added to the calculation.

- *Allowable Capacity for one-half street: the value of T_{crow} should 15.5' maximum (the total width is 31').*

JR –Addressed.

- *Inlet D1: the Q value should be 0.7-cfs for minor storm and 2.1-cfs for major storm. Please revise.*

JR –Basin designation and inlet numbering has been changed, Q's have been updated.

- *Inlet D2: the Q value should be 0.3-cfs for minor storm and 0.9-cfs for major storm. Please revise.*
- **JR –Basin designation and inlet numbering has been changed, Q's have been updated.**
- *Inlet D3: the Q value should be 0.7-cfs for minor storm and 1.7-cfs for major storm. Please revise.*
- **JR –Basin designation and inlet numbering has been changed, Q's have been updated.**
- *Calculation for both forebays should be included in the report.*
- **JR –Basin designation and inlet numbering has been changed, Q's have been updated.**
- *Pipe calculation: check the flow rate with the runoff calculation; no negative slope should be allowed; the minimum velocity of 3-fps is required for the public pipe system*
- **JR –Included in report.**

Drainage plan

- *Basin Summary Table: Include I% for each basin and the design point information.*
- **JR –I% included in the table.**
- *The existing elevation along the east boundary of the site is 3' higher compared to the existing elevation shown in single family homes project plans. Please verify if the same vertical datum is used for both projects or correct the elevation difference.*
- **JR –We are coordinating with the adjacent property to correct the vertical differences.**
- *There is a small off-site basin from single family homes project will drain into the proposed pond. Please include discussion of this off-site basin in the report.*
- **JR –Added.**
- *Show the proposed grading/contours of the pond.*
- **JR –Added.**
- *Call out the size and type of pipes.*
- **JR –Added.**
- *Call out the cross pan with dimension.*
- **JR –The cross pan has been labeled along with the size.**
- *Provide spot elevation to show how runoff flows into the sump inlet from the end of the concrete pans.*
- **JR –Spot elevation has been added.**
- *Contour must extend beyond property lines so staff can review how proposed grade tie into the existing ground.*
- **JR –At the time of survey, access to the residential lots on the west was not available. Cross sections have been added to the construction to show how the grades are tying into existing at the property line.**

Construction Plan

- *Include the County standard engineer certification statement on the cover sheet.*
- **JR – Added.**
- *Horizontal Control Plan –*
 - *Show the existing sidewalk location.*
 - **JR – A hatch has been added to clarify.**
 - *Call out the perimeter wall and its type, and height.*
 - **JR – Labels added.**
 - *Include a note stated as "the public improvements along Iliff Avenue will be designed and constructed by Arapahoe County".*
 - **JR – Added.**
- *Permission for the off-site construction (curb return within the existing access easement) is required from the property owner.*
- **JR – The owner of the Iliff Townhomes site is in the process of buying the adjacent property where the curb return is proposed.**

- *See redlines for signage at the access points from the County traffic operation staff.*
JR – The signage has been updated per the traffic redlines.
- *Grading Plan –*
 - *Show how proposed grade tie into the existing ground.*
JR – Section views have been added through the west and north property lines
 - *How will emergency overflow spillway function when the wall proposed?*
JR - A 1' gap in the screen wall is proposed. This has been added to the pond section view on Sheet 11 and is now called out in plan view.
 - *Include the 100-yr plus WQ WSEL of 5444.93 on the plan.*
JR -
 - *Label the elevation of the east side of the pond.*
JR – Contour labels and a slope label have been added.
 - *Again, please verify the existing grade along the east boundary of the project site.*
JR –We are coordinating with the adjacent property to correct the vertical differences.
- *Overall Utility Plan – need to clarify if the pipe between two MHs along Iliff Ave is proposed of existing.*
JR – The existing pipe is going to be removed and replaced. A label has been added.
- *Storm Sewer Plan and Profile –*
 - *Call out the elevation for the existing contours.*
JR – Added.
 - *All pipes should be design to carry minimum of 5-year storm runoff. Please verify the 5-year HGL line for DP01 profile.*
JR –Pipes designed to carry 5 year storm and shown in the profile view.
 - *Check the runoff value that the pipe was designed for with the drainage report.*
JR – Verified.
 - *Water surface elevation shown on the profile does not match with the drainage report calculation.*
JR – Elevations updated.
 - *Show the HGL along the entire pipe profile.*
JR – HGL shown.
- *Pond Grading Plan –*
 - *Pond section A1 and pond spillway detail: show the wall location and explain how the spillway works.*
JR – Section A1 has been updated and the wall shown. A gap will be left under the perimeter fence to allow the spillway to function properly.
 - *Pond section B1: is rail proposed at the top of wall for safety purpose?*
JR – Yes, a 42" wrought iron fence. This has been added to the plan view and section view.
 - *10' type R inlet is proposed and please label correctly.*
JR – Revised.
- *Pond Details –*
 - *Outlet structure profile - Include 100-year WSE; Call out the bottom elevation; and show the initial surcharge volume and label as such.*
JR –Added.
 - *H section: orifice plate should include 8 rows of holes, not 9 rows. Please revise.*
JR –Revised.
 - *Label the elevation for the bottom of hole.*
JR –Labeled.

- *This study has included both the townhomes and single homes projects. Since the timing for the construction of the single family homes is unknown, staff recommends individual TIS for townhomes be provided at this time (similar to the previous TIS submittal during the phase I review).*

JR – Study updated.

O & M Manual

- *Please use the County logo in lieu of the SEMSWA's logo.*

JR – The cover sheet has been updated.

- *Please use the agreement provided to you. This agreement has no background texts.*

JR – The provided agreement is now in the manual instead of the sample agreement.

GESC Plan and Report

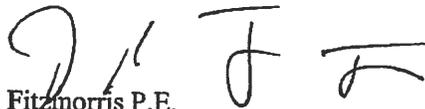
- *Please address all comments from SEMSWA.*

JR – The comments from SEMSWA have been addressed.

Please contact me should you have any questions or concerns regarding this response letter at 303-740-9393.

Sincerely,

JR ENGINEERING, LLC



James P. Fitzmorris P.E.

Colorado Registered Professional Engineer No. 28211



Public Works and Development
 6924 S. Lima Street Centennial, Colorado 80112 Phone: 720-874-6650; FAX 720-874-6611
www.co.arapahoe.co.us

Planning Division
Phase II Referral Routing

Case Number / Case Name:	Iliff Avenue Townhomes / Final Development Plan and Replat
Planner:	Sherman Feher
Engineer:	Sue Liu
Date:	February 26, 2016
Date to be returned:	March 28, 2016

Arapahoe County Agencies			Citizen's Organizations		
<input checked="" type="checkbox"/>	Assessor / Arapahoe County	Karen Hart	<input type="checkbox"/>	CCNA-Cherry Creek Neighborhoods Ass.	
<input type="checkbox"/>	Attorney / Arapahoe County		<input type="checkbox"/>	CECON-(Within Centennial)	
<input checked="" type="checkbox"/>	Building / Arapahoe County	Steve Byers	<input type="checkbox"/>	Four Square mile Neighborhood	Mark Lampert
<input checked="" type="checkbox"/>	Engineering / Arapahoe County	Sue Liu	<input type="checkbox"/>	South Metro Chamber of Commerce	
<input checked="" type="checkbox"/>	Mapping / Arapahoe County	Pat Hubert			
<input type="checkbox"/>	Oil & Gas / Arapahoe County	Diane Kocis			
<input type="checkbox"/>	Open Space / Arapahoe County	Shannon Carter	<input type="checkbox"/>	Deer Trail Conservation District	
<input checked="" type="checkbox"/>	Planning / Arapahoe County	Sherman Feher	<input checked="" type="checkbox"/>	West Arapahoe Conservation District	Sammie Molinaro
<input checked="" type="checkbox"/>	Sheriff / Arapahoe County	1 to Brian McKnight 1 to Glenn Thompson		Transportation	
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<input checked="" type="checkbox"/>	Zoning / Arapahoe County	Tammy King	<input type="checkbox"/>	CDOT / State Highway Dept- Region 6	
	Referral Agencies		<input type="checkbox"/>	E-470 Authority	
<input type="checkbox"/>	Architectural Review Committee		<input checked="" type="checkbox"/>	RTD	Chris Quinn
<input type="checkbox"/>	Airport or Military Base			Utilities: Gas, Electric & Phone	
<input type="checkbox"/>	CGS Colorado Geological Survey-Soils		<input checked="" type="checkbox"/>	Centurylink/Phone	Charles Place
<input type="checkbox"/>	City / Town		<input type="checkbox"/>	Conoco Phillips / Gas Pipeline	
<input type="checkbox"/>	Colorado Parks and Wildlife		<input checked="" type="checkbox"/>	XCEL	Donna George
<input type="checkbox"/>	County		<input type="checkbox"/>	IREA	
<input type="checkbox"/>	DRCOG			Water / Sanitation / Stormwater / Wetlands	
<input checked="" type="checkbox"/>	Cunningham Fire District	Tim Cox	<input type="checkbox"/>	ACWWA	
<input type="checkbox"/>	Metro District		<input checked="" type="checkbox"/>	U.S. Army Corp. of Engineers	State Program Mgr
<input checked="" type="checkbox"/>	Post Office Growth Coordinator	Erlinda Martinez	<input type="checkbox"/>	CCBWQA	
<input type="checkbox"/>	Reap I-70 Regional Economic Advancement Partnership		<input type="checkbox"/>	Colorado Division of Water Resources	
<input type="checkbox"/>	Recreation District / Park District (External)		<input checked="" type="checkbox"/>	SEMSWA	Paul Danley
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<input checked="" type="checkbox"/>	Tri-County Health Department	Sheila Lynch	<input type="checkbox"/>	Other / 6 sets East End Adv. Committee	
<input checked="" type="checkbox"/>	HOA/Homeowners Associations				
<input checked="" type="checkbox"/>	CHERRY CREEK COUNTRY CLUB MASTER ASSOCIATION				

The enclosed case has been submitted to the Arapahoe County Planning Office for consideration. Because of the possible effect of the proposed development upon your area, the case is being referred for your comment. Please examine this request and, after review, check the appropriate line and return to the Arapahoe County Planning Office on or before the date indicated above.

COMMENTS:	SIGNATURE
<input type="checkbox"/> Have NO Comments to make on the case as submitted	
<input checked="" type="checkbox"/> Have the following comments to make related to the case:	<u>Tyler Everitt – Cunningham Fire – See Attached</u>



CUNNINGHAM FIRE PROTECTION DISTRICT

2015 SOUTH DAYTON STREET ♦ DENVER, CO 80247 ♦ Phone: (303) 755-9202
Fax: (303) 752-1857

External Referral Comment

March 21, 2016

Re: Iliff Ave Townhomes Site Plan

The Fire District has reviewed the plan for the above referenced case for compliance with the *2009 International Fire Code (IFC)* as adopted by Cunningham Fire Protection District. At this time The Fire District needs clarification on the items listed below prior to any approval.

1. Water plan
The Fire District requires a separate plan submittal, showing fire hydrant and water line locations before issuance of any Fire District building permits. A separate fee will be charged for this review.
 - a) Hydrants are not shown in the area circled on the plans
2. Fire hydrant installation requirements
All fire hydrants are to be installed in accordance with *Section 507* and Appendix B of the *2015 International Fire Code (IFC)*. No landscaping, fencing or any other obstruction shall be placed within three feet of a fire hydrant. Fire hydrants shall be installed and operating prior to commencement of any construction.
3. Turning radius Turning radius and navigation through the development meets the Cunningham Fire Protection Districts specifications and is verified using an approved method. (Auto-Cad drawings are required showing fire department apparatus navigating the site. Please contact CFPD for vehicle information.) An auto turn plan shall be submitted to CFPD
4. Fire apparatus access installation
The installation of all access drives is required prior to commencement of any construction above the foundation.
 - a) Provide information on how the gate will be operated and secured on the west side for emergency access.
5. The fire apparatus access road shall comply with the requirements of *Section 503* and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
 - a) A plan shall be submitted showing distances from the fire lane to all portions of the building being within 150ft from the fire lane

6. Fire lane designation

The Fire District declares all private drives within this development as fire apparatus access under *Section 503 of the 2009 IFC*.

- a) Distances of the fire lane signs is beyond 200ft additional signs shall be added
- b) Several signs need to be relocated on the corners to protect a vehicle from parking on the turns
- c) Fire Lane Signs are missing on the marked areas of the plans
- d) Purposed trees in the fire lane

The following comments are for the developer's information only and are not conditions required for approval.

a) Water plan

The Fire District requires a separate plan submittal, showing fire hydrant and water line locations before issuance of any Fire District building permits. Separate Fees will be required

b) Fire apparatus access roads

All of the primary fire apparatus access roads shall be installed prior to construction. The access roads must be an all-weather surface (concrete or asphalt) and able to support an imposed load of 75,000 pounds.

c) Fire lane signage plan. Plans submitted to Identify designated fire lane signage for the site.

d) Traffic Signal

If a traffic signal is added as part of this development it is required to have an opticom traffic device installed. The cost of this install is the responsibility of the developer.

e) Construction plans requires a separate plan submittal

Complete specifications and construction plans shall be submitted to the Fire District for review and approval prior to any construction occurring. Complete specifications and construction plans shall be submitted directly to the Cunningham Fire Protection District for review and approval at the same time plans are submitted to the Arapahoe County Building Department. The developer is encouraged to contact the Fire Prevention Bureau to verify plan submittal requirements and permit fees prior to plans submittal.

If you need any additional information or have any questions, please contact me at (303) 338-4204. The Fire Prevention Bureau fax number is (303) 337-7971.

Sincerely,

Tyler Everitt
Deputy Fire Marshal



March 22, 2016

Sherman Feher
Arapahoe County Planning Division
6924 S Lima St
Centennial CO 80112

RE: Iliff Avenue Townhomes
TCHD No. 3814

Dear Mr. Feher:

Tri-County Health Department (TCHD) has reviewed the application for the Final Development Plan and Replat for the Iliff Avenue Townhomes. In our letter of June 4, 2015, Tri-County Health Department (TCHD) recommended the following:

1. That a flammable gas investigation be conducted to determine if flammable gas (methane) is present in the subsurface soils at the property. The plan for the investigation should be submitted to TCHD for review.
2. TCHD shall review the results of the investigation. If the investigation indicates that methane is not present at or above 20% of the lower explosive limit for methane (1% by volume in air) in the soils, no further action is required.
3. In lieu of the investigation, a flammable gas control system shall be designed and constructed to protect buildings and subsurface access to utilities, i.e. vaults, manholes, etc. from flammable gas.
4. Health and safety practices shall be followed during construction to protect site workers. I have attached a copy of TCHD guidelines for safe construction in areas on or near former landfills.

Wassenaar, Inc. completed a flammable gas investigation report dated September 17, 2015. The report concludes that: "based on the results of this investigation, it is the opinion of AGW that no further subsurface investigations or engineering controls are warranted at this time. Based on that conclusion, TCHD concurs that no further action is indicated.

Please feel free to contact me at (720) 200-1575 or kboyer@tchd.org if you have any questions on TCHD's comments.

Sincerely,

A handwritten signature in black ink, appearing to read "K. Boyer", followed by a horizontal line.

Kathy Boyer, REHS
Environmental Health Specialist II
Tri-County Health Department

CC: Sheila Lynch, Laura DeGolier, TCHD



Public Works and Development

6924 S. Lima Street Centennial, Colorado 80112 Phone: 720-874-6650; FAX 720-874-6611

www.co.arapahoe.co.us

Planning Division
Phase II Referral Routing

Case Number / Case Name:	Iliff Avenue Townhomes / Final Development Plan and Replat
Planner:	Sherman Feher
Engineer:	Sue Liu
Date:	February 26, 2016
Date to be returned:	March 28, 2016

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	CHERRY CREEK COUNTRY CLUB MASTER ASSOCIATION		

The enclosed case has been submitted to the Arapahoe County Planning Office for consideration. Because of the possible effect of the proposed development upon your area, the case is being referred for your comment. Please examine this request and, after review, check the appropriate line and return to the Arapahoe County Planning Office on or before the date indicated above.

COMMENTS:	SIGNATURE
<input type="checkbox"/> Have NO Comments to make on the case as submitted	
<input checked="" type="checkbox"/> Have the following comments to make related to the case:	<u>Janel Maccarrone</u>
The Arapahoe Library District requests a share of monies that may be required by the County in lieu of land.	



ARAPAHOE COUNTY
PROTECT. CONNECT. ENJOY.

Sherman Feher
Public Works and Development
6924 S. Lima Street
Centennial CO, 80112

January 20, 2016

RE: Planning Case # P16-002, Iliff Avenue Townhomes Final Development Plan.

Mr. Feher,

The Arapahoe County Open Spaces Dept. has reviewed the submittal by Alpert Development Inc. for the Final Development Plan (FDP). Open Spaces has the following comments and recommendations for approval:

Open Spaces is actively involved in promoting and providing park and recreation facilities for residents of Arapahoe County. New development creates additional population that desires access to parks and recreation. According to the findings of the 2015 Four Square Mile Recreation Needs and Opportunities Assessment the area this development is located in is identified as being below the acceptable threshold for recreation Level of Service and having low walkable access to recreation. This data is based on the existing population, adding an additional 68 households exacerbates this problem. The lack of land availability and current high market value has hindered Open Spaces ability to purchase and create new parks. We have currently purchased a new 3 acre parcel for a future park and will be undertaking design and development. This park is approximately 1.3 miles away; not a walkable standard.

The submitted Letter of Intent dated December 29, 2015 indicates that the development will have a "playground area". However, the FDP does not designate that any playground area exists, that we can see. Given the low level of service and low walkable access to recreation, it would be unacceptable to magnify this situation by increasing population without including a playground. Open Spaces recommends that at a minimum, the developer include a playground of at least 1,500 sq. ft. to sustain the entire development on the FDP. This will provide recreation for very young, small children. The addition of this private park improvement may be credited against the park dedication requirements set forth in subdivision regulations 14-111.

For the land dedication: cash in lieu of land formula; the Assumed Value method that is commonly used to determine the sum of money will result in an amount that is far less than current fair market value, and far less than the Appraisal Method. Open Spaces requests that the Appraisal Method be considered and utilized for determining fair market value.

Open Spaces Dept. is willing to further discuss this recommendation with applicant and assist in any way we can.

Thank you for the opportunity to comment on this application.

Ray Winn, Open Spaces Planner



Public Works and Development
 6924 S. Lima Street Centennial, Colorado 80112 Phone: 720-874-6650; FAX 720-874-6611
www.co.arapahoe.co.us

Planning Division
Phase II Referral Routing

Case Number / Case Name:	Iliff Avenue Townhomes / Final Development Plan and Replat
Planner:	Sherman Feher
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<input checked="" type="checkbox"/>	Planning / Arapahoe County	Sherman Feher	Transportation		
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COMMENTS:	SIGNATURE
<input type="checkbox"/> Have NO Comments to make on the case as submitted	<i>Glenn B. Thompson, Bureau Chief</i>
<input checked="" type="checkbox"/> Have the following comments to make related to the case:	
There does not seem to be much visitor or otherwise "open" parking in these plans. That could pose a problem for routine public safety response to the complex.	

David Strohfus
 Director of Planning &
 Interagency Relations



Educational Services Center
 4700 S. Yosemite Street
 Greenwood Village, CO 80111

720.554.4244

dstrohfus@cherrycreekschools.org

Sherman Feher
 Arapahoe County Public Works & Development
 6924 South Lima Street
 Centennial, CO 80112

Subject: Case No. Z15-005
 Iliff Avenue Townhomes – FDP
 68 Multi-family Dwellings

To Whom it May Concern:

Cherry Creek School District No. 5 has reviewed the information provided by Arapahoe County regarding the preliminary development plan for the Iliff Avenue Townhome development and will provide educational services to the future residents of this project. Students from this project are within the current boundaries of Eastridge Elementary School, Prairie Middle School, and Overland High School. Boundaries are subject to change when necessary to promote the efficient utilization of school facilities.

Utilizing the Arapahoe County Land Development Code), the land dedication calculation for the school district would be 0.3448 acres or an appropriate cash-in-lieu fee. The student generation worksheet is included below.

Cherry Creek School District #5				
Planning Department				
Student Generation Worksheet - Arapahoe County				
Project Name:	Iliff Avenue Townhomes			
Developer/Contact Person:	Alpert Development & JR Engineering			
Submitted for Review:	Mar 2016			
Total Project Acreage:	3.5			
Maximum Dwelling Units:	68			
Dwelling Units/Acre	19.4285714			
Acres per child	0.026			
Residential Density	#D.U.s	Student Generation per DU	Students Generated	Land Calculation
0.0 - 7.49 du/ac	0	0.775	0	0.000000
7.5 - 14.99 du/ac		0.364	0	0.000000
15.00 or more du/ac	68	0.195	13	0.344760
Totals			13	0.3448

In this instance, the district believes that the Assumed Value Method that is commonly used to determine cash-in-lieu requirements will result in an amount that is far less than the fair market value of this property. In order to fairly evaluate the cash-in-lieu fee, the district's intent is to utilize the Appraisal

Method for consideration with the Board of County Commissioners to determining fair market value as outlined in 14-111.05.02 B.1. This district will comply with all appropriate timelines and processes outlined in the Arapahoe County Land Development Code in order to complete this process.

Thank you for the opportunity to review this proposal. Should you need additional information from Cherry Creek Schools, please feel free to contact me.

Sincerely,

David Strohfus,
Director of Planning and Interagency Relations

Cc: Sheila Graham – Assistant Superintendent of Educational Support Services
Angela McCain – Director of Planning and Interagency Relations.

Sherman Feher

From: Alan Snyder
Sent: Friday, February 26, 2016 2:01 PM
To: Sherman Feher
Subject: FW: REFERRAL REQUEST: ILIFF AVENUE TOWNHOMES FINAL DEVELOPMENT PLAN AND REPLAT (P16-001 AND P16-002)
Attachments: P16-001 & P16-002.docx; 2016-02-22 FDP (Compiled).pdf; 1577300FP 2016-02-23.pdf; 2015-12-29-Letter Of Intent.pdf

Sherman – I have no comments on the landscaping and the signage – previous issues resolved. 1 quick comment on the Phase II routing referral sheet – there is no case number on the document

Alan Snyder
Community Compliance Officer
Arapahoe County
Public Works and Development
720-874-6712

From: Tammy King
Sent: Friday, February 26, 2016 11:21 AM
To: Alan Snyder; Michelle Lantz
Subject: FW: REFERRAL REQUEST: ILIFF AVENUE TOWNHOMES FINAL DEVELOPMENT PLAN AND REPLAT (P16-001 AND P16-002)

*Tammy King
Zoning Administrator
6924 S Lima Street
Centennial, CO 80112
720-874-6711
(fax) 720-874-6611*

*A Great Attitude Becomes a Great Mood
Which Becomes A Great Day
Which Becomes A Great Year
Which Becomes A Great Life*

www.arapahoegov.com



Take A Quick Survey

From: Sherman Feher
Sent: Friday, February 26, 2016 11:06 AM
Subject: REFERRAL REQUEST: ILIFF AVENUE TOWNHOMES FINAL DEVELOPMENT PLAN AND REPLAT (P16-001 AND P16-002)

ILIFF AVENUE TOWNHOMES

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28,
TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN

ARAPAHOE COUNTY, STATE OF COLORADO

FINAL DEVELOPMENT PLAN

COVER SHEET
SHEET 1 OF 12

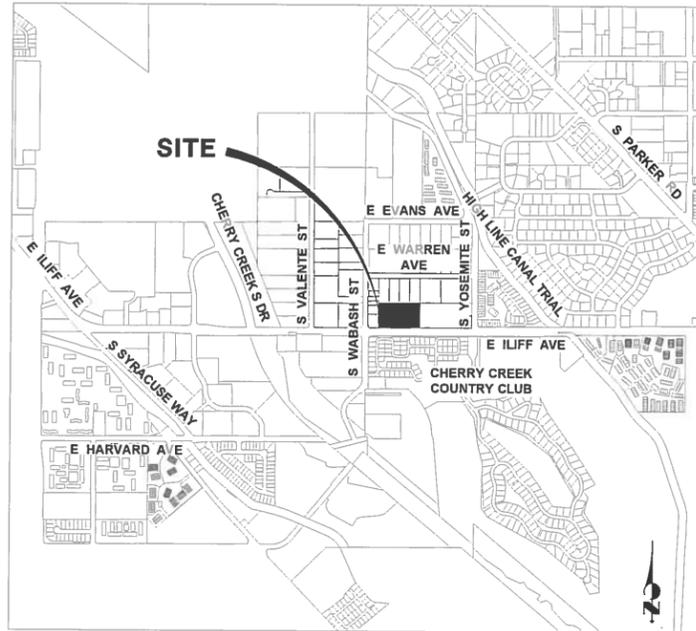
STANDARD NOTES

THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDER(S) OF THE FINAL DEVELOPMENT PLAN KNOWN AS ILIFF AVENUE TOWNHOMES, THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

- STREET MAINTENANCE:** IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE DEDICATED ROADWAYS SHOWN ON THIS PLAT/PLAN WILL NOT BE MAINTAINED BY THE COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE CONSTRUCTION PLANS ARE APPROVED, AND PROVIDED CONSTRUCTION OF SAID ROADWAYS IS STARTED WITHIN ONE YEAR OF THE CONSTRUCTION PLAN APPROVAL. THE OWNERS, DEVELOPERS AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE COUNTY ACCEPTS THE RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.
- DRAINAGE MAINTENANCE:** THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE FACILITIES INSTALLED PURSUANT TO THE SUBDIVISION AGREEMENT. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO MAINTAINING THE SPECIFIED STORM WATER DETENTION/RETENTION VOLUMES, MAINTAINING OUTLET STRUCTURES, FLOW RESTRICTION DEVICES AND FACILITIES NEEDED TO CONVEY FLOW TO SAID BASINS. ARAPAHOE COUNTY SHALL HAVE THE RIGHT TO ENTER PROPERTIES TO INSPECT SAID FACILITIES AT ANY TIME. IF THESE FACILITIES ARE NOT PROPERLY MAINTAINED, THE COUNTY MAY PROVIDE NECESSARY MAINTENANCE AND ASSESS THE MAINTENANCE COST TO THE OWNER OF THE PROPERTY.
- EMERGENCY ACCESS NOTE:** EMERGENCY ACCESS IS GRANTED HEREWITH OVER AND ACROSS ALL PAVED AREAS FOR POLICE, FIRE AND EMERGENCY VEHICLES.
- DRIVES, PARKING AREAS, AND UTILITY EASEMENTS MAINTENANCE:** THE OWNERS OF THIS PLAN OR PLAT, THEIR SUCCESSORS, AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNERS ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY, IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF ANY AND ALL DRIVES, PARKING AREAS, AND EASEMENTS, I.E.: CROSS-ACCESS EASEMENTS, DRAINAGE EASEMENTS, ETC.
- PRIVATE STREET MAINTENANCE:** IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE PRIVATE ROADWAYS SHOWN ON THIS PLAT/PLAN ARE NOT IN CONFORMANCE WITH ARAPAHOE COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS AND WILL NOT BE MAINTAINED BY THE COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE OF THE REQUEST FOR DEDICATION. THE OWNERS, DEVELOPERS, AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE COUNTY ACCEPTS RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.
- DRAINAGE LIABILITY:** IT IS THE POLICY OF ARAPAHOE COUNTY THAT IT DOES NOT AND WILL NOT ASSUME LIABILITY FOR THE DRAINAGE FACILITIES DESIGNED AND/OR CERTIFIED BY JR ENGINEERING, LLC. ARAPAHOE COUNTY REVIEWS DRAINAGE PLANS PURSUANT TO COLORADO REVISED STATUTES TITLE 30, ARTICLE 28, BUT CANNOT, ON BEHALF OF ALPERT DEVELOPMENT, INC. GUARANTEE THAT FINAL DRAINAGE DESIGN REVIEW WILL ABSOLVE ALPERT DEVELOPMENT, INC. AND/OR THEIR SUCCESSORS AND/OR ASSIGNS OF FUTURE LIABILITY FOR IMPROPER DESIGN. IT IS THE POLICY OF ARAPAHOE COUNTY THAT APPROVAL OF THE FINAL PLAT AND/OR FINAL DEVELOPMENT PLAN DOES NOT IMPLY APPROVAL OF JR ENGINEERING, LLC DRAINAGE DESIGN.
- LANDSCAPE MAINTENANCE:** THE OWNERS OF THIS PLAN OR PLAT, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNERS ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERIMETER FENCING, LANDSCAPED AREAS AND SIDEWALKS BETWEEN THE FENCE LINE/PROPERTY LINE AND ANY PAVED ROADWAYS. THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, OR SOME OTHER ENTITY OTHER THAN ARAPAHOE COUNTY, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT.
- SIGHT TRIANGLE MAINTENANCE:** THE OWNERS OF PRIVATE PROPERTY CONTAINING A TRAFFIC SIGHT TRIANGLE ARE PROHIBITED FROM ERECTING OR GROWING ANY OBSTRUCTIONS OVER THREE FEET IN HEIGHT ABOVE THE ELEVATION OF THE LOWEST POINT ON THE CROWN OF THE ADJACENT ROADWAY WITHIN SAID TRIANGLE.
- PUBLIC IMPROVEMENTS NOTE:** AFTER FINAL DEVELOPMENT PLAN/FINAL PLAT APPROVAL, ISSUANCE OF INDIVIDUAL BUILDING PERMITS WILL BE SUBJECT TO THE FOLLOWING STIPULATIONS AND/OR CONDITIONS PRECEDENT, WHICH OWNER AGREES TO IN CONJUNCTION WITH APPROVAL OF THE FINAL DEVELOPMENT PLAN AND/OR FINAL PLAT. SUCH BUILDING PERMITS WILL BE ISSUED ONLY AFTER THE OWNERS GUARANTEE PUBLIC IMPROVEMENTS IN A FORM ACCEPTABLE TO THE BOARD OF COUNTY COMMISSIONERS PURSUANT TO STATE STATUTE.
- MAINTENANCE EASEMENT:** A MAINTENANCE EASEMENT IS REQUIRED FOR DEVELOPMENTS WITH ZERO SIDE SETBACKS IF ONE STRUCTURE IS BUILT ON THE LOT LINE. IN ORDER TO MAINTAIN STRUCTURE WITH THE ZERO SIDE SETBACK, A MAINTENANCE EASEMENT MAY BE REQUIRED ON THE ADJACENT LOT TO ENABLE MAINTENANCE TO BE PERFORMED ON SAID STRUCTURE FROM THE ADJOINING PROPERTY. EACH LOT OWNER AGREES TO ALLOW ADJACENT LOT OWNERS ACCESS ACROSS THEIR LOT, WITHIN FIVE FEET OF THE COMMON LOT LINE, AS MAY BE NEEDED TO MAINTAIN AND REPAIR THE ADJACENT OWNER'S PRINCIPAL STRUCTURE. EACH ADJACENT OWNER AGREES TO REPAIR ANY DAMAGE WHICH MAY BE CAUSED TO THE LOT OWNER'S PROPERTY FROM THE ADJACENT OWNERS USE OF THIS MAINTENANCE EASEMENT, AND TO TAKE ALL NECESSARY STEPS TO AVOID CAUSING SUCH DAMAGE.
- DRAINAGE MASTER PLAN NOTE:** THE POLICY OF THE COUNTY REQUIRES THAT ALL NEW DEVELOPMENT AND REDEVELOPMENT SHALL PARTICIPATE IN THE REQUIRED DRAINAGE IMPROVEMENTS AS SET FORTH BELOW.
 - DESIGN AND CONSTRUCT THE LOCAL DRAINAGE SYSTEM AS DEFINED BY THE PHASE III DRAINAGE REPORT AND PLAN.
 - DESIGN AND CONSTRUCT THE CONNECTION OF THE SUBDIVISION DRAINAGE SYSTEM TO A DRAINAGEWAY OF ESTABLISHED CONVEYANCE CAPACITY SUCH AS A MASTER PLANNED OUTFALL STORM SEWER OR MASTER PLANNED MAJOR DRAINAGEWAY. THE COUNTY WILL REQUIRE THAT THE CONNECTION OF THE MINOR AND MAJOR SYSTEMS PROVIDE CAPACITY TO CONVEY ONLY THOSE FLOWS (INCLUDING OFFSITE FLOWS) LEAVING THE SPECIFIC DEVELOPMENT SITE. TO MINIMIZE OVERALL CAPITAL COSTS, THE COUNTY ENCOURAGES ADJACENT DEVELOPMENTS TO JOIN IN DESIGNING AND CONSTRUCTING CONNECTION SYSTEMS. ALSO, THE COUNTY MAY CHOOSE TO PARTICIPATE WITH A DEVELOPER IN THE DESIGN AND CONSTRUCTION OF THE CONNECTION SYSTEM.
 - EQUITABLE PARTICIPATION IN THE DESIGN AND CONSTRUCTION OF THE MAJOR DRAINAGEWAY SYSTEM THAT SERVES THE DEVELOPMENT AS DEFINED BY ADOPTED MASTER DRAINAGEWAY PLANS (SECTION 3.4 OF THE ARAPAHOE COUNTY STORMWATER MANAGEMENT MANUAL) OR AS REQUIRED BY THE COUNTY AND DESIGNATED IN THE PHASE III DRAINAGE REPORT.

SPECIFIC NOTES

- FOUR SQUARE MILE AREA NOTE:**
 - TO INCLUDE SAID DEVELOPMENT WITHIN A SPECIAL DISTRICT FOR THE PURPOSE OF PARTICIPATING IN THE CONSTRUCTION OF NECESSARY OFFSITE IMPROVEMENTS AT THE TIME OF APPROVAL OF FINAL DEVELOPMENT PLANS.
 - TO COOPERATE WITH OTHER OWNERS OF OTHER PARCELS AND/OR SPECIAL DISTRICTS IN OFF-SITE ROADWAY AND OPEN SPACE IMPROVEMENTS AS NECESSITATED BY DEVELOPMENT IMPACTS AS MAY BE DETERMINED BY THE BOARD OF COUNTY COMMISSIONERS.
 - TO INCLUDE SAID DEVELOPMENT IN A MASTER DRAINAGE IMPROVEMENT DISTRICT IF SUCH A DISTRICT IS FORMED.



VICINITY MAP
SCALE: 1"=1000'

SPECIFIC NOTES (CONTINUED)

- PRIVATE OPEN SPACE:**
 - THE PRIVATE PARK SITE AS SHOWN ON THIS PLAT OR PLAN SHALL BE MAINTAINED IN PERPETUITY BY THE OWNER(S), HOMEOWNERS ASSOCIATION, AND/OR ENTITY OTHER THAN ARAPAHOE COUNTY.
 - BUILDING PERMITS WILL BE ISSUED FOR ONLY ONE-HALF OF THE LOTS IN THIS SUBDIVISION UNTIL THE PARK FACILITIES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLAN.
 - WHEN A PROJECT CONSISTS OF ONE LOT, THE PRIVATE PARK SHALL BE INSTALLED PRIOR TO THE CERTIFICATE OF OCCUPANCY.
- STREET LIGHTING:** ALL LOTS ARE SUBJECT TO AND BOUND BY TARIFFS WHICH ARE NOW AND MAY IN THE FUTURE BE FILED WITH THE PUBLIC UTILITIES COMMISSION OF THE STATE OF COLORADO RELATING TO STREET LIGHTING IN THIS PLAN OR PLAT, TOGETHER WITH RATES, RULES, AND REGULATIONS THEREIN PROVIDED AND SUBJECT TO ALL FUTURE AMENDMENTS AND CHANGES THERETO. THE OWNER OR OWNERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL PAY AS BILLED, A PORTION OF THE COST OF PUBLIC STREET LIGHTING IN THE PLAN OR PLAT ACCORDING TO APPLICABLE RATES, RULES, AND REGULATIONS, INCLUDING FUTURE AMENDMENTS AND CHANGES ON FILE WITH THE PUBLIC UTILITIES COMMISSION OF THE STATE OF COLORADO.
- STORMWATER MAINTENANCE:** THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL PERMANENT BEST MANAGEMENT PRACTICES (BMP'S) AND STORMWATER FACILITIES INSTALLED PURSUANT TO THE SUBDIVISION AGREEMENTS AND THE OPERATIONS AND MAINTENANCE (O AND M) GUIDE IN THE CASE OF PERMANENT BMP'S REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO, MAINTAINING THE SPECIFIED BMP'S CONTAINED IN THE O AND M MANUAL RECORDED AT RECEPTION NUMBER P16-002, AND THE STORMWATER FACILITIES SHOWN IN THE APPROVED PHASE III DRAINAGE REPORT AND SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS.

THE OWNERS OF THIS SUBDIVISION, THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, OR SOME ENTITY OTHER THAN ARAPAHOE COUNTY, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL PERMANENT BMP'S AND/OR STORMWATER FACILITIES ASSOCIATED WITH THIS DEVELOPMENT. IF THE PERMANENT BMP'S AND STORMWATER FACILITIES ARE NOT PROPERLY MAINTAINED, THE COUNTY MAY PROVIDE NECESSARY MAINTENANCE AND ASSESS THE MAINTENANCE COST TO THE OWNER OF THE PROPERTY.
- FIRE DISTRICT NOTES:**
 - SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS AND ALL REQUIRED HYDRANTS SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
 - RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND DRIVES.
 - ALL ROADS AND DRIVES ARE HEREBY DESIGNATED AS FIRE LANES, WHEN REQUIRED BY THE FIRE DISTRICT, ALL FIRE LANES SHALL BE POSTED "NO PARKING- FIRE LANE." ALL FIRE LANES SHALL BE INCLUDED IN THE ARAPAHOE COUNTY PROGRAM FOR ENFORCEMENT OF PRIVATE PROPERTY PARKING.
 - COMPLETE SPECIFICATIONS AND CONSTRUCTION PLANS SHALL BE SUBMITTED TO THE FIRE DISTRICT FOR REVIEW AND APPROVAL PRIOR TO ANY CONSTRUCTION OCCURRING.
 - ALL FIRE HYDRANTS ARE TO BE INSTALLED IN CONFORMANCE WITH SECTION 507.5.5 OF THE 2009 UNIFORM FIRE CODE. NO LANDSCAPING, FENCING OR ANY OTHER OBSTRUCTION SHALL BE PLACED WITHIN THREE FEET OF A FIRE-HYDRANT.
 - THE FIRE DISTRICT REQUIRES ALL NEW BUILDINGS OR DEVELOPMENTS ADD OPTICON TRAFFIC SIGNALING EQUIPMENT TO ANY NEW TRAFFIC SIGNALS. THE DEVELOPER SHALL SUBMIT TRAFFIC SIGNAL PLANS TO THE FIRE DISTRICT FOR APPROVAL PRIOR TO INSTALLATION.
 - THE DEVELOPER SHALL SUBMIT APPROPRIATE BUILDING CONSTRUCTION PLANS AND SPECIFICATIONS TO THE FIRE DISTRICT FOR REVIEW AND APPROVAL.
- ALL REQUIRED MAINTENANCE WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER UNTIL TURNOVER OF THE PROPERTY HEREIN TO THE HOMEOWNERS ASSOCIATION (HOA) AND THEN THE HOMEOWNERS ASSOCIATION.
- RESIDENTS OF THE ILIFF AVENUE TOWNHOMES WILL BE ALLOWED ACCESS TO THE ADJACENT ILIFF AVENUE SINGLE FAMILY DEVELOPMENT'S POOL AND PLAY EQUIPMENT.

DEVELOPMENT CRITERIA

DEVELOPMENT CRITERIA	EXISTING	PROPOSED
CASE NUMBER	Z14-005	P16-002
SITE ZONING	MU-PUD (MULTI FAMILY)	MU-PUD (MULTI FAMILY)
ACRES	3.50	3.50
MAXIMUM UNITS	68	68
MAXIMUM DENSITY	19.71 DU/AC	19.71 DU/AC
MAXIMUM HEIGHT	36' (MAX 3 STORY)	36' (MAX 3 STORY)
MINIMUM SETBACK E. ILIFF AVE.	20'	20'
MINIMUM SETBACK FROM EXTERIOR PROPERTY LINES	10'	10'
MINIMUM SETBACK FROM INTERIOR PROPERTY LINES	0'	0'
MINIMUM DISTANCE BETWEEN BUILDINGS	15'	15'
MINIMUM UNOBSTRUCTED OPEN SPACE	35% *SEE NOTE 8	39%

- SIGNAGE WILL INCLUDE ONE PROJECT IDENTIFICATION SIGN. SIGN DETAILS WILL BE SHOWN ON THE FINAL DEVELOPMENT PLANS AND WILL BE IN ACCORDANCE WITH ARAPAHOE COUNTY CODE.
- ALL ON-SITE STREETS TO BE PRIVATE DRIVES.
- ROOF OVERHANGS, PATIOS AND DECKS CAN EXTEND NO MORE THAN 2.0 FEET INTO SETBACKS.
- PARKING REQUIREMENTS:
2 BEDROOM UNITS (2 STALLS)
3 BEDROOM UNITS (2 STALLS)
PLUS GUESTS (0.25 STALLS/UNIT - BOTH 2 AND 3 BEDROOM UNITS)
- INTERNAL ALLEYS TO BE A MINIMUM 24' IN WIDTH.
- PRIVATE DRIVES SHOWN ARE CONCEPTUAL ONLY.
- PERIMETER FENCE/WALL SHALL BE NO MORE THAN 8' IN HEIGHT.
- MINIMUM UNOBSTRUCTED OPEN SPACE DOES NOT INCLUDE RIGHT OF WAY. IT DOES INCLUDE PUBLIC SIDEWALKS AND LANDSCAPE IN THE PUBLIC USE EASEMENT.
- MAXIMUM BUILDING COVERAGE SHALL NOT EXCEED 35%.

BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ARAPAHOE COUNTY BOARD OF COMMISSIONERS, THIS _____ DAY OF _____ A.D., 2016

CHAIR: _____

ATTEST: _____

PLANNING COMMISSION RECOMMENDATIONS

RECOMMENDED BY THE ARAPAHOE COUNTY PLANNING COMMISSION, THIS _____ DAY OF _____ A.D., 2016

CHAIR: _____

CERTIFICATE OF OWNERSHIP

I, SCOTT ALPERT, AS PRESIDENT OF ALPERT DEVELOPMENT, INC. HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS ILIFF AVENUE TOWNHOMES, CASE NUMBER P16-002.

SCOTT ALPERT, AS PRESIDENT OF ALPERT DEVELOPMENT, INC.

STATE OF _____

COUNTY OF _____ S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY

OF _____, 2016 BY SCOTT ALPERT, AS PRESIDENT OF ALPERT DEVELOPMENT, INC.

AN AUTHORIZED SIGNATORY.

BY _____ WITNESS MY HAND AND SEAL

NOTARY PUBLIC

ADDRESS _____ MY COMMISSION EXPIRES _____

CITY _____ STATE _____ ZIP CODE _____

COVER SHEET
ILIFF AVENUE TOWNHOMES
JOB NO. 15773.00
7/14/16
SHEET 1 OF 12

J-R ENGINEERING
A Westlan Company

Centennial 303-740-9303 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

CASE NO. P16-002

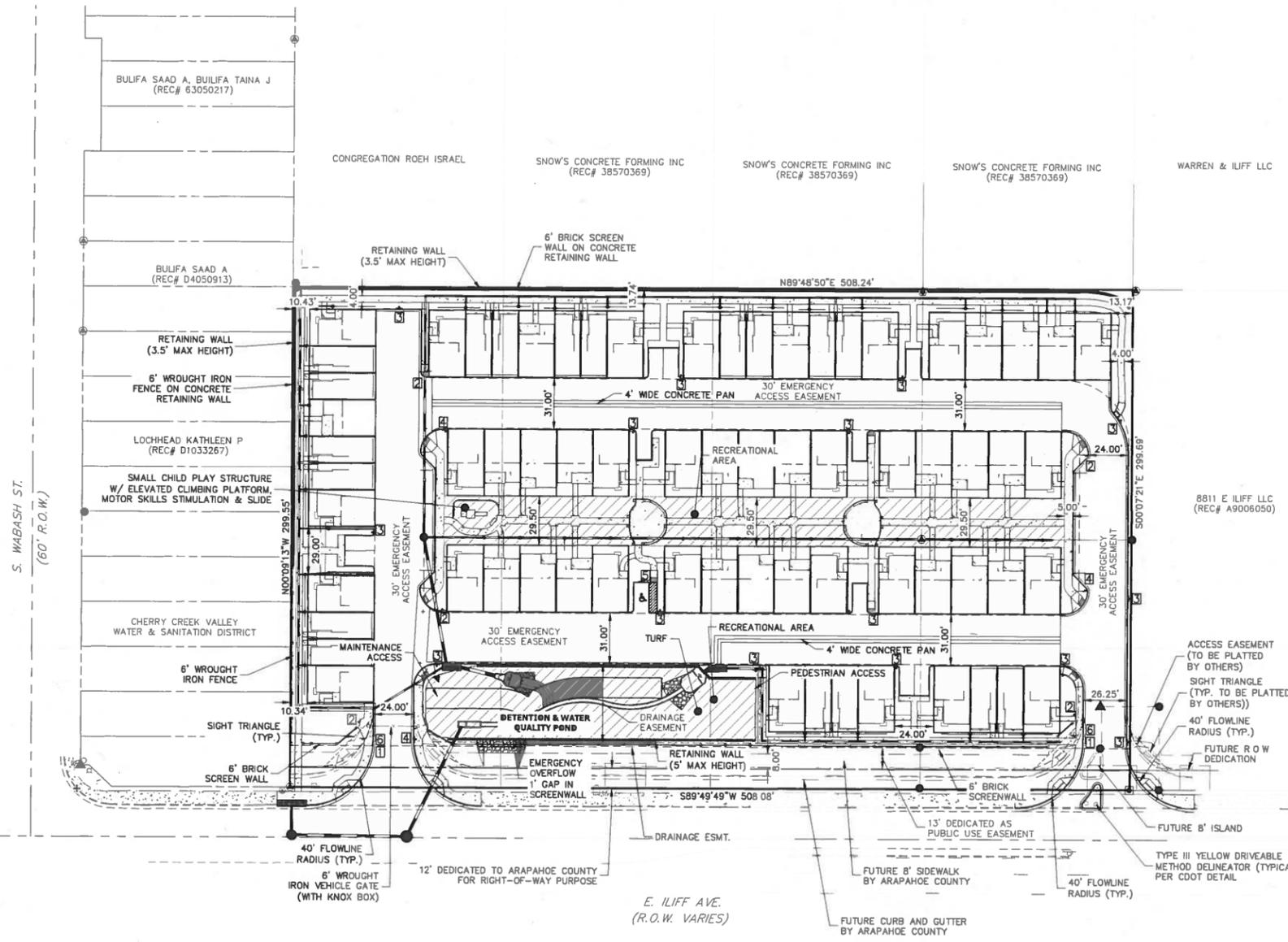
ILIFF AVENUE TOWNHOMES

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28,
TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
ARAPAHOE COUNTY, STATE OF COLORADO

FINAL DEVELOPMENT PLAN

SITE PLAN

SHEET 2 OF 12



EASEMENT AND TRACT USE, OWNERSHIP, AND MAINTENANCE TABLE

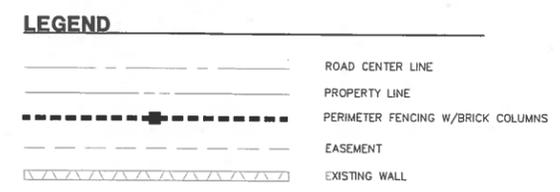
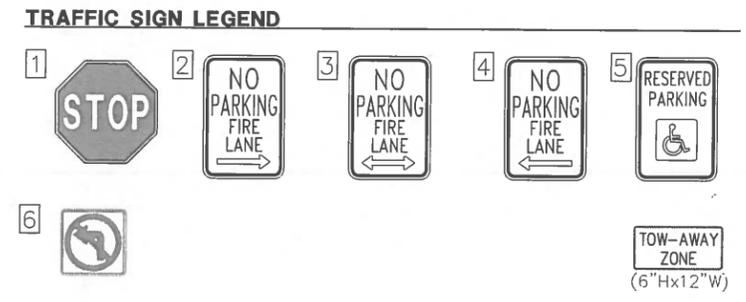
EASEMENT	USE	OWNERSHIP	MAINTENANCE	BENEFICIARY OF EASEMENT
PUBLIC USE EASEMENT	PUBLIC UTILITIES AND PRIVATE USE CONSISTENT WITH EASEMENT	PROPERTY OWNER	PROPERTY OWNER	PUBLIC AND ARAPAHOE COUNTY
DRAINAGE EASEMENTS	DETENTION/WATER QUALITY POND	PROPERTY OWNER	PROPERTY OWNER	ARAPAHOE COUNTY
ACCESS EASEMENTS	ACCESS	PROPERTY OWNER	PROPERTY OWNER	ARAPAHOE COUNTY

NOTES

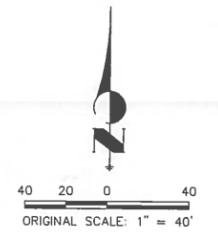
1 ALL WALKS ARE 4' WIDE UNLESS OTHERWISE NOTED.

PARKING DATA

REQUIRED PARKING	
68 UNITS	68 X 2.00 = 136
GUEST	68 X 0.25 = 17
TOTAL PARKING REQUIRED (136 + 17) = 153 SPACES	
PARKING PROVIDED	
GARAGE SPACES (2 SPACES/UNIT)	68 X 2.00 = 136 SPACES
SURFACE PARKING	= 17 SPACES
TOTAL PARKING PROVIDED (136 + 17) = 153 SPACES	



- NOTES**
- TOTAL OPEN SPACE FOR THE SITE: 57,346 SF
 - POND RECREATIONAL AREA: 7,979 SF
 - OPEN SPACE: (PRIVATE YARD & OTHER LANDSCAPE AREAS NOT INCLUDING RECREATIONAL AREAS): 38,300 SF
 - RECREATIONAL AREA: (NOT INCLUDING POND RECREATIONAL AREA): 11,067 SF
 - RECREATIONAL AREAS AND OPEN SPACE LANDSCAPE AREAS ARE COMBINED IN THE TOTAL OPEN SPACE NUMBERS.



SITE PLAN
ILIFF AVENUE TOWNHOMES
JOB NO. 15773.00
7/14/16
SHEET 2 OF 12



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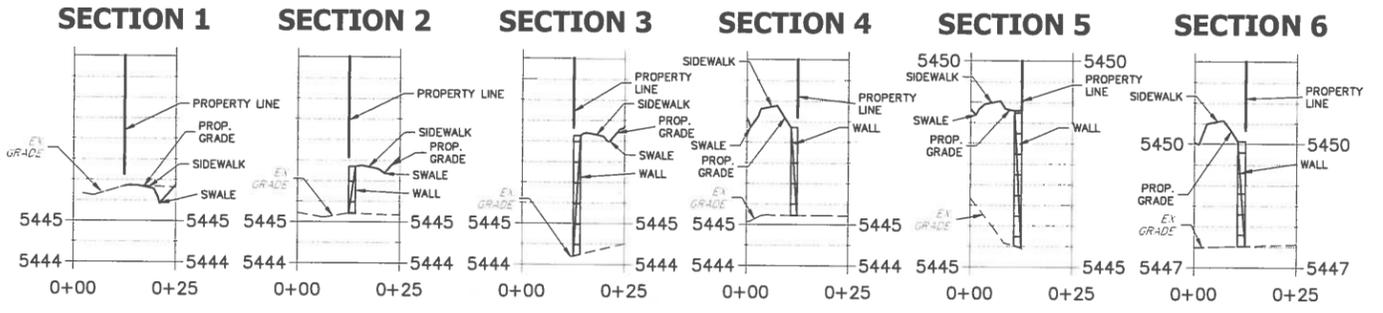
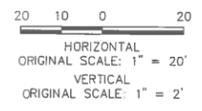
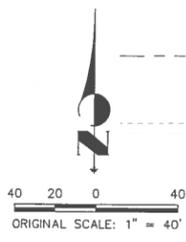
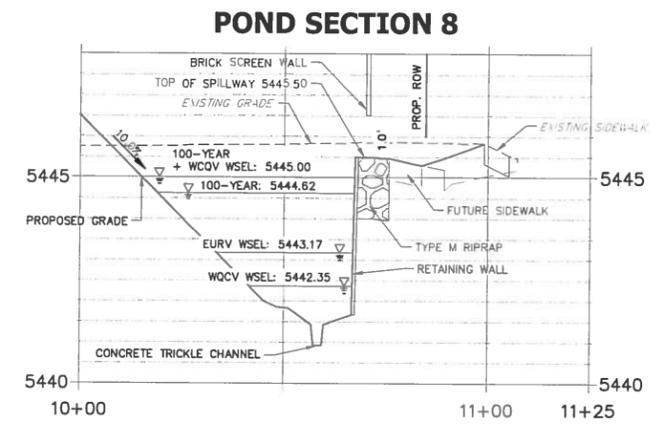
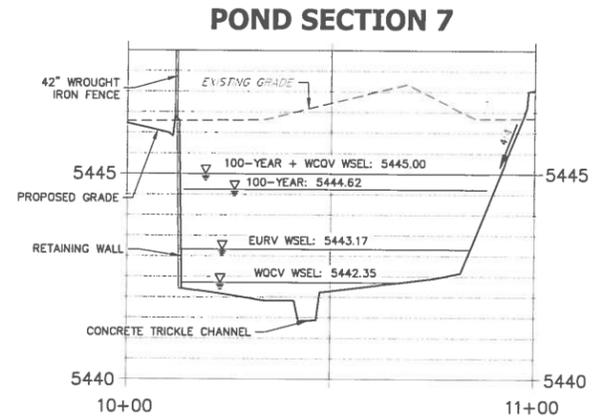
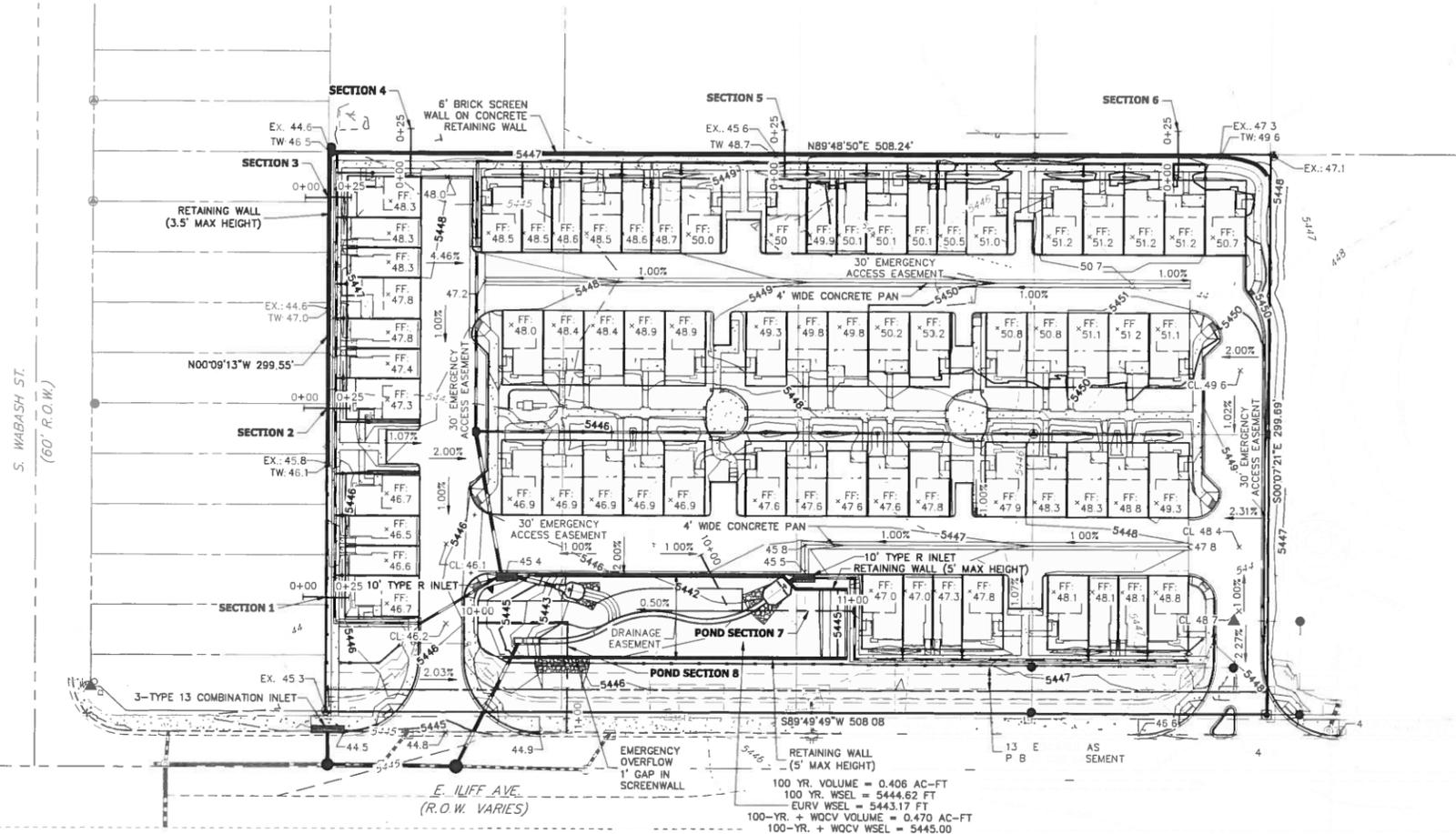
CASE NO. P16-002

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ILIFF AVENUE TOWNHOMES

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28,
TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
ARAPAHOE COUNTY, STATE OF COLORADO

FINAL DEVELOPMENT PLAN GRADING PLAN SHEET 3 OF 12



BENCHMARK:
PROJECT BENCHMARK:
NGS MONUMENT A 410, BEING A METAL ROD IN RANGE BOX STAMPED "A 410", LOCATED AT THE INTERSECTION OF SOUTH MONACO PARKWAY AND FLOYD AVENUE, 49.9 FEET EAST OF THE CENTERLINE OF NORTH BOUND FLOYD AVENUE, 26.2 FEET SOUTH OF THE CENTERLINE OF FLOYD AVENUE, AND 0.7 FEET SOUTH OF A FENCE CORNER, A PUBLISHED ELEVATION OF 5339.45 FEET, NAVD88

LEGEND

	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR

- NOTES**
- A MINIMUM 1-FOOT OF FREEBOARD IS REQUIRED BETWEEN THE LOWEST ACCESSIBLE SURFACE ENTRANCE (I.E. LOWEST WINDOW WELL/BASEMENT WINDOW OR THE FIRST FLOOR ELEVATION, WHICHEVER IS LOWER) AND 100-YEAR WATER SURFACE ELEVATION FOR ALL STRUCTURES ADJACENT TO THE ON-SITE DETENTION/WATER QUALITY POND.
 - ALL ELEVATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED.

GRADING PLAN
ILIFF AVENUE TOWNHOMES
JOB NO. 15773.00
7/14/16
SHEET 3 OF 12



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CASE NO. P16-002

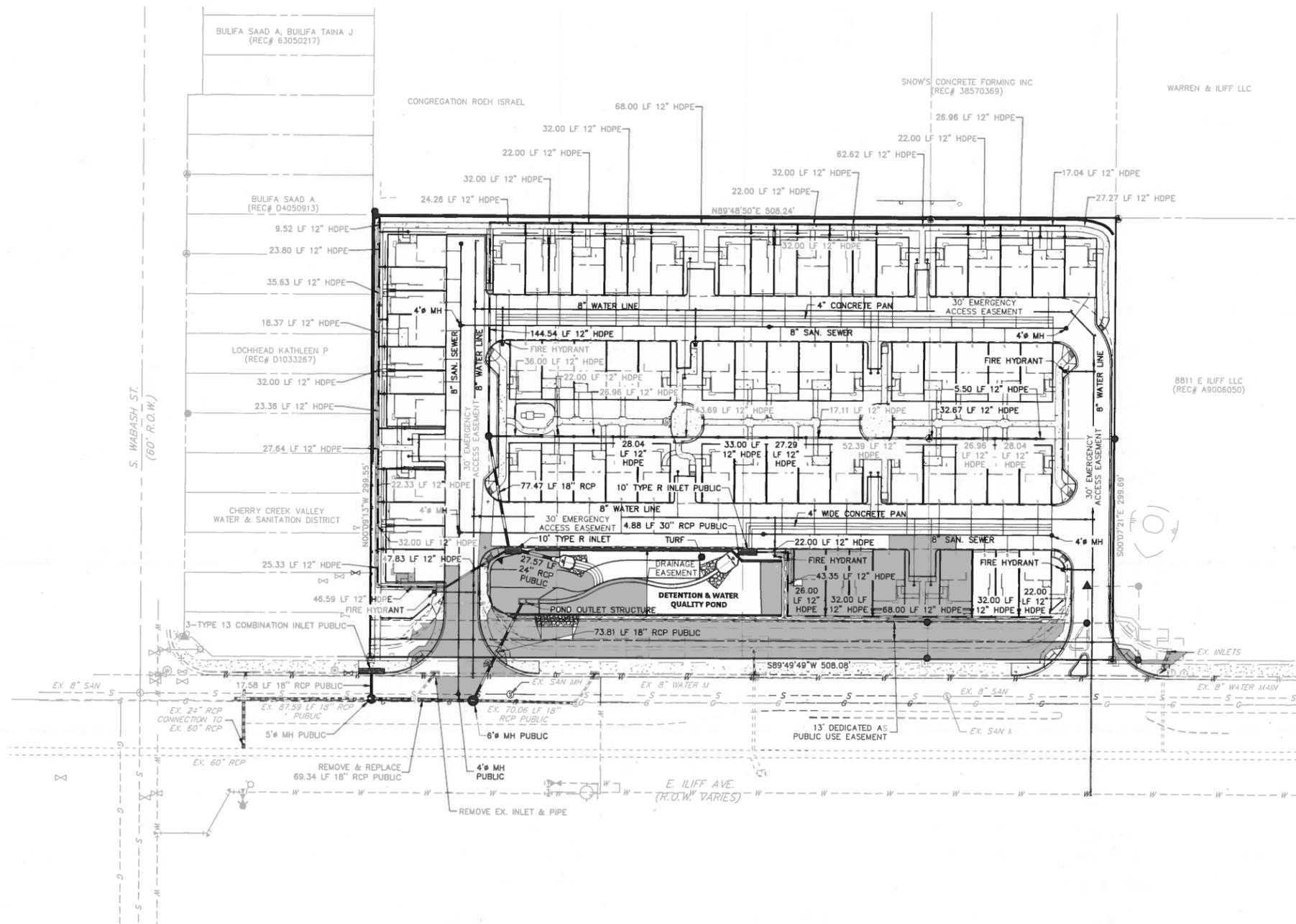
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ILIFF AVENUE TOWNHOMES

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28,
TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
ARAPAHOE COUNTY, STATE OF COLORADO

FINAL DEVELOPMENT PLAN

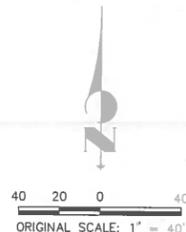
UTILITY PLAN SHEET 4 OF 12



LEGEND

- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING VALVE
- PROPOSED VALVE
- EXISTING METER PIT
- PROPOSED METER PIT
- PROPOSED AREA DRAIN /W PVC PIPE

UTILITY PLAN
ILIFF AVENUE TOWNHOMES
JOB NO. 15773.00
7/14/16
SHEET 4 OF 12

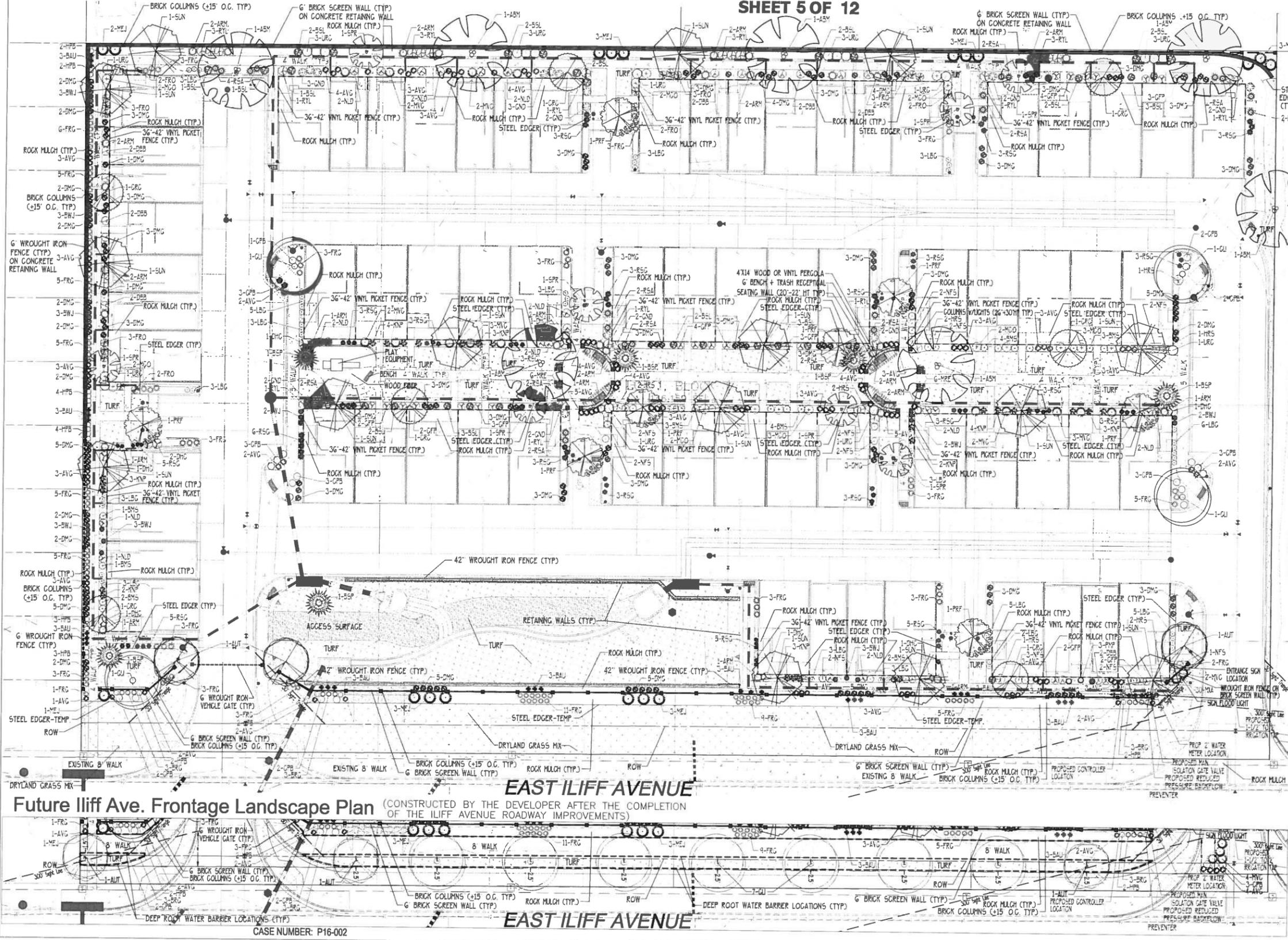


ILIFF AVENUE TOWNHOMES

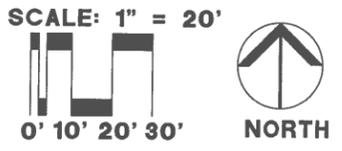
A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28,
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FINAL DEVELOPMENT PLAN

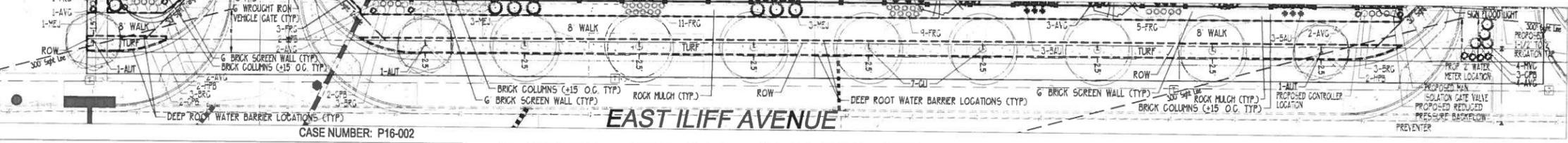
SHEET 5 OF 12



PLANT LEGEND - PROPOSED	
	ASP BAKER SPRUCE - 6' H. 30'X30'
	SUN SUNBURST LOCUST - 20' CAL. 30'X25'
	ASM AUTUMN BLAZE MAPLE - 20' CAL. 50'X40'
	GL GREENSPIRE LINDEN 20' CAL. 40'X30'
	AUT AUTUMN BLAZE PEAR - 175' CAL. 30'X25'
	CRG CANADA RED CHOKECHERRY - 175' CAL. 5-8" 25'X20'
	PRF PRAIRIE FIRE CRAB 175' CAL. 20'X20'
	SPR SPRING SNOW CRAB 175' CAL. 20'X15'
	BNW BOXWOOD JULIA JANE 4'X2'
	BSL SCOTCH BROOM 3'X4'
	BAJ BLUE ARROW JUNIPER - 3' H. 15'X2'
	MEJ MEDORA JUNIPER - 4' H. 10'X15'
	ARM ARMSTRONG JUNIPER 4'X4'
	PMP PAMPALOUZE MUGO PINE 3' X 3'
	MCG M.C. GOSHORN MUGO PINE 2-3'X4'
	CPB GRAYSON PYCNY BARBERRY 2'X3'
	HFB HELMOND PILLAR BARBERRY 5'X2'
	BGG GOLDEN ROCKET BARBERRY 5'X2'
	DBB DWARF BURNING BUSH 5'X4'
	URC UPRIGHT RED CHOKECHERRY 7' X 4'
	CHC CLAVEY'S DWARF HONEYSUCKLE 6' X 4'
	RTL ROYAL LILAC 8'X4'
	GAD DARTS GOLD NANCEBERRY 4'X4'
	MRE MAHONIA REPENS 15'X2'
	MCO COMPACT OREGON GRAPE 3'X4'-5'
	LDL LITTLE DEVIL NANCEBERRY 4'X4'
	GFP GOLDFINGER POTENTILLA 3'X4'
	RES RUSSIAN SAGE 4'X3'
	BMS BLUE MIST SPIREA 3'X3'
	URC UPRIGHT RED CHOKECHERRY 7' X 4'
	FRP FROEBEL PINK SPIREA 4' X 4'
	CHC CLAVEY'S DWARF HONEYSUCKLE 6' X 4'
	NFS NEON FLASH SPIREA 3'X3'
	RTL ROYAL LILAC 8'X4'
	DRS DWARF ROCK SPIREA 6' X 4'
	KOP KING'S OUT PINK ROSE 3'X3'
	AVG BLUE AVENA GRASS 2'X2'-3'
	FRG FEATHER REED GRASS 5'-6'X24"
	LBG LITTLE BLUESTEM 3'-3'X12"
	DMG DWARF MAIDEN GRASS 3'-4'X2'-3'
	RSG ROCK SWITCH GRASS 3'-4'X24"-30"
	MFA ANNUAL FLOWER MIX 12"-18"X6"-10"-3'-4" POTS



Future Iliff Ave. Frontage Landscape Plan (CONSTRUCTED BY THE DEVELOPER AFTER THE COMPLETION OF THE ILIFF AVENUE ROADWAY IMPROVEMENTS)



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
811
CALL 2 BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

Prepared By:

Date: 12/30/15
Revisions: 2/18/16
4/8/16
8/15/16
7/14/16

Kirby Smith & Associates Inc.
Land Planning/Site Design/Landscape Architecture
8201 So. Hudson Ct., Centennial, CO 80121
(303) 694-9484 FAX (303) 694-9272
KSA Job #420.0

LANDSCAPE PLAN L-1
ILIFF AVENUE TOWNHOMES
JOB NO. 15773 00
12/30/15
SHEET 5 OF 12

J-R ENGINEERING
A WestJan Company

Centennial 303-740-8393 Colorado Springs
719-593-2593 Fort Collins 970-491-9858
www.jrengineering.com

CASE NUMBER: P16-002

IRRIGATION LEGEND

Qty	Symbol	Description
1		FEBCO 825YA - 2' REDUCED PRESSURE BACKFLOW PREVENTION DEVICE
1		SIGNATURE CONSTELLATION CONFEED/DP/25H4 (25 STATION ET BASED 2-WIRE CONTROLLER
8		MATCO 10RS 2' THREADED RESILIENT WEDGE GATE VALVE ASSEMBLY
7		MATCO 10RT 3' RING TITE RESILIENT WEDGE GATE VALVE ASSEMBLY
300 LF		6" CL200 PVC SLEEVE PIPE WITH SEPARATE 3" CL200 PVC WIRE SLEEVE
1		2" IRRIGATION WATER METER
2100 LF		2" CL200 PVC SOLVENT WELD MAINLINE PIPE - 24" BURY
2500 LF		3" CL200 PVC RING TITE GASKETED MAINLINE PIPE

NOTE:

- THE PROPOSED IRRIGATION TYPE FOR THIS IRRIGATION SYSTEM INCLUDES THE FOLLOWING:
- 6" POP UP SPRAY BODIES WITH INTERNAL PRESSURE REGULATION AND CHECK VALVES.
 - ROTARY STREAM OR PRECISION SERIES HIGH EFFICIENCY NOZZLES.
 - 6" POP UP SINGLE STREAM ROTARY SPRINKLERS WITH INTERNAL CHECK VALVES.
 - POINT SOURCE 10/32" THREADED DRIP EMITTERS WITH 12" POLY-FLEX RISERS FOR SHRUB BEDS.
 - ET BASED TWO WIRE "SMART" CONTROLLER WITH WEB ACCESS AND FLOW SENSOR.

ILIFF AVENUE TOWNHOMES FDP - LANDSCAPE DATA

TOTAL PROPERTY AREA: 146,159 SQ. FT.
 OVERALL SITE REQUIRED OPEN SPACE/LANDSCAPE AREA: 51,156 SQ. FT. = 35% OF TOTAL PROPERTY

OVERALL SITE PROVIDED OPEN SPACE/LANDSCAPE AREA: 57,346 SQ. FT. = 39.2% OF OVERALL PROPERTY (LANDSCAPING/OS 49,367 SF + DETENTION/RETENTION PONDS 7,979 SF = 57,346 SF)

OVERALL SITE PLANT REQUIREMENTS:
 OVERALL PROPERTY LANDSCAPE AREA 57,346 SF (@ 1 TREE + 10 SHRUBS/1000 SF)
 = 58 TREES & 574 SHRUBS REQUIRED
 TREES & SHRUBS PROVIDED = 58 TREES & 477 SHRUBS + 487 GRASSES (=162 SHRUBS) = 639 SHRUB EQUIV. EVERGREENS

RIGHT-OF-WAY FRONTAGE PLANT REQUIREMENTS (WITH E. ILIFF AVE. FUTURE IMPROVEMENTS):
 OVERALL ROW FRONTAGE LANDSCAPE AREA 1,966 SF (@ 1 TREE/1000 SF) - (NOT PART OF TOTAL PROPERTY AREA)
 = 2 TREES REQUIRED
 TREES & SHRUBS PROVIDED = 10 TREES & 7 SHRUBS + 4 GRASSES (=1 SHRUB) = 8 SHRUB EQUIV.

WB 24

DeepRoot Water Barriers

Specified water barriers are an impervious barrier to prevent subterranean water movement. Also used as a root block to prevent tree roots and shrubs from damaging hardscapes and other areas. Installed in varying lengths for linear applications directly beside a hardscape.

A. Materials

- The contractor shall furnish and install water barriers as specified. The water barriers shall be either product # WB 24 or WB 36 as manufactured by Deep Root Partners, L.P., 81 Langton Street, Suite 4, San Francisco, CA 94103 (800-458-7668), or approved equal. The barrier shall be recyclable black high density polyethylene sheet material, depending on model selected the dimensions shall be as follows:

WB 24: 0.30" (0.76 mm) wall thickness, 24" (61 cm) deep

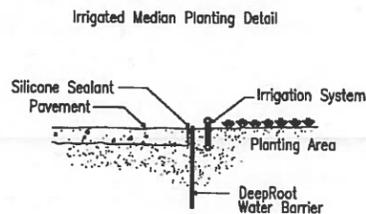
The properties of the material shall be:

Specifications		
High Density Polyethylene (HDPE) Geomembrane Properties:		
Parameter	ASTM Test Method	Mean Value
MD Break Strength (psi)	D 638	2533 psi
TD Break Strength (psi)	D 638	3594 psi
MD Break Elongation (%)	D 638	211 %
TD Break Elongation (%)	D 638	328 %
Puncture Strength (lbs)	D 4833	93 lbs
MD Tear Strength (lbs)	D 1004	29 lbs
TD Tear Strength (lbs)	D 1004	36 lbs
Hydrostatic Resistance (psi)	D 751, Procedure A	328 psi
Multi-Axial Tensile Properties		
Maximum Stress (psi)	D 5617, Test Method A: Centerpoint Deflection Versus Pressure	2361 psi
% Elongation @ Rupture	D 5617, Test Method A: Centerpoint Deflection Versus Pressure	20.8 %
MD= Machine Direction TD= Transverse Direction		

B. Construction and Installation

- The contractor shall install the water barriers with appropriate length and in the manner shown on the drawings.
- Excavation and preparation shall conform to the drawings.

Typical DeepRoot Water Barrier Applications



CASE NUMBER: P16-002

ILIFF AVENUE TOWNHOMES

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN ARAPAHOE COUNTY, STATE OF COLORADO

FINAL DEVELOPMENT PLAN

SHEET 6 OF 12

LANDSCAPE NOTES

- THIS LANDSCAPE ARCHITECTURAL SITE PLAN IS TO BE USED IN CONJUNCTION WITH THE CIVIL, MECHANICAL AND ARCHITECTURAL SITE PLANS TO FORM COMPLETE INFORMATION REGARDING THIS SITE. SEE ARCHITECTURAL & ENGINEERING PLANS FOR INFORMATION REGARDING BUILDINGS, DRAINAGE, SIDEWALKS, FENCES AND WALLS.
- ALL LANDSCAPE AREAS SHALL BE WATERED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. ALL TURF AREAS LESS THAN 25' IN WIDTH SHALL HAVE POP-UP SPRAY SYSTEM PROVIDING HEAD TO HEAD COVERAGE. ALL SHRUB BEDS SHALL HAVE FULL COVERAGE WITH EITHER A DRIP SYSTEM OR SHRUB POP-UP MICRO-SPRAY HEADS. ALL TURF AND SHRUB BEDS SHALL BE ZONED SEPARATELY.
- ALL TREES IN TURF OR DRYLAND GRASS AREAS MUST HAVE 48" DIAMETER MULCHED TREE RINGS. ALL TREES TO BE STAKED OR GUYED AS PER PLANT LIST AND DETAILS.
- ALL SHRUB BEDS SHALL BE MULCHED WITH 4" LAYER OF SPECIFIED CEDARWOOD MULCH, OR 3" LAYER OF SPECIFIED ROCK MULCH, OVER DUPONT "TYPAR" WEED BARRIER, OR APPROVED EQUAL. WEED BARRIER FABRIC SHALL NOT BE USED IN GROUNDCOVER AREAS OR IN TREE RING AREAS.
- ALL DECIDUOUS AND EVERGREEN TREE RINGS (WITHIN TURF AREAS) SHALL BE MULCHED WITH 4" SPECIFIED CEDARWOOD MULCH.
- ALL SHRUB BEDS AND MULCH AREAS ARE TO BE CONTAINED WITH SPECIFIED STEEL EDGER (NOT REQUIRED AT CURB, WALLS, OR BUILDING).
- ALL SHRUB BEDS AND TURF AREAS SHALL RECEIVE THE FOLLOWING SOIL AMENDMENTS PER 1000 S.F.: 3 CUBIC YARDS "SUPREME ORGANICS" COMPOST (50% COW MANURE, 50% WOOD FINES, SUPPLIED BY JENSEN SALES, INC., DENVER) OR EQUIVALENT, PLUS 15 LBS OF 20-10-5 COMMERCIAL FERTILIZER. ROTOTILL TO A MINIMUM DEPTH OF 6 INCHES. SOIL AMENDMENTS FOR DRYLAND GRASS AREAS SHALL BE AS ABOVE, WITH 1.5 CUBIC YARDS "SUPREME ORGANICS" COMPOST PLUS 7 LBS OF 20-10-5 COMMERCIAL FERTILIZER PER 1000 S.F.
- PLANT BACKFILL MIX SHALL BE: 1/3 "SUPREME ORGANICS", OR APPROVED EQUAL; 2/3 ON SITE SOIL.
- IRRIGATED TURF AREAS SHALL BE SEED OR SODDED (COLORADO GROWN SOD) WITH A BLEND OF 90% CERTIFIED IMPROVED TURF TYPE TALL FESCUE (2 VARIETIES MINIMUM), AND IMPROVED KENTUCKY BLUEGRASS VARIETIES.
- WATER QUALITY POND BOTTOM GRASS SEED WITH WILDFLOWERS BLEND (DRILL RATE: 12.4 LBS., P.L.S. PER ACRE OF GRASS MIX, PLUS 0.4 LBS., PLS. PER ACRE OF WILDFLOWER MIX BELOW. DOUBLE RATES IF PLANTED BY ANY OTHER METHODS).
 URBAN DRAINAGE & FLOOD CONTROL DISTRICT RECOMMENDED SEED MIX FOR HIGH WATER TABLE CONDITIONS:

GRASS SEED	LBS. P.L.S./ACRE	GRASS SEED	LBS. P.L.S./ACRE
REDTOP	0.1	INLAND SALTGRASS	1.0
SWITCHGRASS (PATHFINDER)	2.2	WOOLY SEDGE	0.1
WESTERN WHEATGRASS (ARRIBA)	7.9	BALTIC RUSH	0.1
PRAIRIE CORDGRASS	1.0		
WILDFLOWER SEED	LBS. P.L.S./ACRE	WILDFLOWER SEED	LBS. P.L.S./ACRE
NUTTALL'S SUNFLOWER	0.1	YARROW	0.06
WILD BERGAMOT	0.12	BLUE VERVAIN	0.12
- LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN A NEAT, CLEAN, AND HEALTHY CONDITION BY THE OWNER. THIS SHALL INCLUDE PROPER PRUNING, MOWING, AND AERATION OF LAWNS, WEEDING, REPLACEMENT OF MULCH, REMOVAL OF LITTER, AND THE REGULAR WATERING OF ALL PLANTINGS. IRRIGATION SHALL BE MAINTAINED TO MAXIMIZE WATER CONSERVATION. THE OWNER, SUCCESSOR, OR ASSIGNS SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF THE PLANT(S) WITHIN ONE PLANTING SEASON. PLANT MATERIAL REPLACEMENT SHOULD BE AN APPROPRIATE SPECIES FOR THE HYDROZONE LOCATION.
- ALL WORK SHALL CONFORM TO LOCAL CITY AND COUNTY CODES, AND CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UNDERGROUND UTILITIES, LINES, AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE TO THESE UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER OR THE LANDSCAPE ARCHITECT.
- ANY OBJECT WITHIN SIGHT DISTANCE LINES MORE THAN THIRTY-SIX INCHES ABOVE THE LOWEST POINT ON THE CROWN OF THE ADJACENT ROADWAY SHALL CONSTITUTE A SIGHT LINE OBSTRUCTION, AND MAY BE REMOVED OR LOWERED AS NEEDED. ALL TREES WITHIN SIGHT DISTANCES SHALL BE LIMBED UP 8 FEET; ONLY AS NEEDED AFTER A TWO YEAR GROW-IN PERIOD.
- TREES AND SHRUBS WILL NOT BE PLANTED SUCH THAT AT MATURITY THEY WILL IMPEDE WITHIN A 3 FOOT CLEAR ZONE AROUND ALL FIRE HYDRANTS.
- DEEP ROOT WATER BARRIER (24") SHALL BE INSTALLED AT ALL CURB AND SIDEWALK LOCATED ADJACENT TO STREETS WHERE SPRAY, ROTOR HEADS, AND/OR DRIP IRRIGATION ARE LOCATED NEXT TO THE CURB OR SIDEWALK. SEE INSET PLAN FOR GENERAL LOCATIONS. INSTALL PER MANUFACTURER RECOMMENDATIONS. CONTACT DEEP ROOT PARTNERS, LP, 330 WASHINGTON STREET, SAN FRANCISCO, CA 94111, INFO@DEEPROOT.COM, TEL: 1-800-458-7668.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPING SHOWN ON THIS PLAN. ANY DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE. DEVIATIONS FROM THE APPROVED PLAN MAY REQUIRE APPROVAL BY ARAPAHOE COUNTY.
- ALL RIGHT-OF-WAY LANDSCAPING WILL ABIDE BY THE ARAPAHOE COUNTY LAND DEVELOPMENT CODE, CHAPTER 12, SECTION 1800, STREETScape GUIDELINES.

FUTURE ROW - PLANT & MATERAILS SCHEDULE

QTY.	ITEM	COMMON NAME	SCIENTIFIC NAME	SIZE	Comments
ORNAMENTAL TREES					
3	ALT	AUTUMN BLAZE PEAR	PYRUS CALLERYANA 'AUTUMN BLAZE'	1.75" CAL	B&B
3	SUB-TOTAL				
DECIDUOUS TREES					
7	GLI	GREENSPIRE LINDEN	TILIA CORDATA 'GREENSPIRE'	2" CAL	B&B
7	SUB-TOTAL				
EVERGREEN SHRUBS					
4	MVC	MUGO PINE, VALLEY CUSHION	PINUS MUGO 'VALLEY CUSHION'	6 GAL	12" Min Ht.
4	SUB-TOTAL				
DECIDUOUS SHRUBS					
3	CPB	CRIMSON PYGMY BARBERRY	BERBERIS THUNBERGII 'AUTROPURPUREA NANA'	5 GAL	15" Min Ht.
3	SUB-TOTAL				
GRASSES					
4	AVG	BLUE AVENA /OAT GRASS	HELICTOTRICHON SEMPERVIRENS	1 GAL.	12" Min Spread
4	SUB-TOTAL				

TURF AREAS:

APPROX. 1,872 SQUARE FEET (+ 15,528 SF INITIAL PLAN = 17,400 SF = 29.3% OF TOTAL LANDSCAPE AREA) - TO BE SEED - OR - SODDED WITH TURF TYPE TALL FESCUE (DWARF HYBRIDS MIX), OR APPROVED EQUAL.

CEDAR MULCH BEDS:

APPROX. 70 SQ. FT. TOTAL - CASCADE CEDAR, OR OWNER APPROVED EQUAL. MINIMUM 4" DEPTH FOR ALL TREE RINGS IN TURF AREAS.

ROCK MULCH BEDS:

APPROX. 94 SQ. FT. TOTAL - TAN RIVER ROCK 3/4" TO 1-1/2", OR OWNER APPROVED EQUAL.

TOTAL COMMON OS AREA:

(SITE 57,346 SF & ROW FRONTAGE AREA 1,966 SF): 59,312 SF
 =38.9% OF TOTAL AREA (TOTAL SITE AREA 146,159 SF + ROW AREA 6,097 SF) = 152,256 SF

INITIAL PLAN - PLANT & MATERAILS SCHEDULE

QTY.	ITEM	COMMON NAME	SCIENTIFIC NAME	SIZE	Comments
EVERGREEN TREES					
6	BSP	BAKERI SPRUCE	PICEA PUNGENS 'BAKERI'	6' HT	B&B
6	SUB-TOTAL				
ORNAMENTAL TREES					
7	CRC	CANADA RED CHOKECHERRY	PRUNUS VIRGINIANA 'CANADA RED'	1.75" CAL	B&B
8	PRF	PRAIRIEFIRE CRAB	MALUS SSP. 'PRAIRIEFIRE'	1.75" CAL	B&B
8	SPR	SPRING SNOW CRAB	MALUS X 'SPRING SNOW'	1.75" CAL	B&B
3	ALT	AUTUMN BLAZE PEAR	PYRUS CALLERYANA 'AUTUMN BLAZE'	1.75" CAL	B&B
26	SUB-TOTAL				
DECIDUOUS TREES					
4	GLI	GREENSPIRE LINDEN	TILIA CORDATA 'GREENSPIRE'	2" CAL	B&B
15	SUN	SUNBURST HONEYLOCUST	GLADSTONIA TRICANTHOS NERVIS 'SUNBURST'	2" CAL	B&B
7	ABM	AUTUMN BLAZE MAPLE	ACER X FREEMANII 'JEFFERSRED'	2" CAL	B&B
26	SUB-TOTAL				
BROADLEAF EVERGREEN SHRUBS					
24	BAJ	JULIA JANE BOXWOOD	BUXUS JAPONICA 'JULIA JANE'	5 GAL	12"-16" Min Ht.
29	BCL	BROOM SCOTCH LENA	CYTISUS DALLMOREI 'LENA'	5 GAL	27"-24" Min Ht.
18	MCO	COMPACT MAHONIA/OREGON GRAPE	MAHONIA AQUIFOLIUM 'COMPACTA'	5 GAL	27" Min Ht.
71	SUB-TOTAL				
EVERGREEN SHRUBS					
30	BAU	BLUE ARROW JUNIPER	JUNIPERUS VIRGINIANA 'BLUE ARROW'	5 - 7 GAL	3'-4' Min Ht.
18	MEJ	MEDORA JUNIPER	JUNIPERUS SCOPULORUM 'MEDORA'	5 - 7 GAL	3'-4' Min Ht.
31	ARM	ARMSTRONG JUNIPER	JUNIPERUS CHINENSIS 'ARMSTRONGII'	5 GAL	18" Min Spd
3	PMP	MUGO PINE, PALOUSE	PINUS MUGO PALOUSE	6 GAL	12" Min Ht.
16	MVC	MUGO PINE, VALLEY CUSHION	PINUS MUGO 'VALLEY CUSHION'	6 GAL	12" Min Ht.
98	SUB-TOTAL				
DECIDUOUS SHRUBS					
24	CPB	CRIMSON PYGMY BARBERRY	BERBERIS THUNBERGII 'AUTROPURPUREA NANA'	5 GAL	15" Min Ht.
24	HPB	HELMOND PILLAR BARBERRY	BERBERIS THUNBERGII 'HELMOND PILLAR'	5 GAL	36" Min Ht.
9	BRG	ROCKET GOLDEN BARBERRY	BERBERIS THUNBERGII 'GOLDEN ROCKET'	5 GAL	36" Min Ht.
14	DBB	DWARF BURNING BUSH	EUONYMUS ALATUS 'COMPACTA'	5 GAL	18" multi-staked
19	URC	CHOKEBERRY, UPRIGHT RED	ARONIA ARBUTIFOLIA 'ERECTA'	5 GAL	24" multi-staked
9	DHC	CLAVEY'S DWARF HONEYSUCKLE	LONICERA X XYLOSTEIOIDES 'CLAVEY'S DWARF'	5 GAL	24" multi-staked
20	RLY	ROYALTY LILAC	SYRINGA X PRESTONIAE 'ROYALTY'	5 GAL	24" multi-staked
19	GND	DART'S GOLD NINEBARK	PHYSCARPUS OPUFOLIUS 'DART'S GOLD'	5 GAL	24" multi-staked
20	NLD	LITTLE DEVIL NINEBARK	PHYSCARPUS OPUFOLIUS 'DOMINA MAY'	5 GAL	24" multi-staked
25	GFP	GOLDFINGER POTENTILLA	POTENTILLA FRUTICOSA 'GOLDFINGER'	5 GAL	24" multi-staked
26	RSA	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	5 GAL	24" multi-staked
20	BMS	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS	5 GAL	24" multi-staked
20	FRO	FROBEL SPIREA	SPIREA JAPONICA 'FROBELII'	5 GAL	24" multi-staked
22	NFS	NEON FLASH SPIREA	SPIREA JAPONICA 'NEON FLASH'	5 GAL	24" multi-staked
11	HRS	ROCK SPIREA	HOLIDISCUS DUMOSUS	5 GAL	24" multi-staked
26	KNP	KNOCKOUT PINK ROSE	ROSA 'RADCON'	5 GAL	24" multi-staked
308	SUB-TOTAL				
GRASSES					
100	AVG	BLUE AVENA /OAT GRASS	HELICTOTRICHON SEMPERVIRENS	1 GAL.	12" Min Spread
109	FRG	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	1 GAL.	12"-30" cc.
56	LBG	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPULORUM 'BLUES'	1 GAL.	Min 24" cc.
148	DGM	DWARF MAIDEN GRASS	MISCANTHUS SINENSIS 'YAKU JIMA'	1 GAL.	36"-42" cc.
74	RSG	RED SWITCH GRASS	PANICUM VIRGATUM 'SHENANDOAH'	1 GAL.	24"-30" cc.
467	SUB-TOTAL				
PERENNIAL/GROUNDCOVERS					
12	MRE	CREEPING OREGON GRAPE	MAHONIA REPENS	1 GAL	12" Min Ht.
30	MXA	Mixed Annuals / Winter Pansies		2"-4" pots	6"-9" cc.

LANDSCAPE PLAN:

- TURF AREAS: APPROX. 14,008 SQUARE FEET (24.43% OF TOTAL LANDSCAPE AREA) - TO BE SEED - OR - SODDED WITH TURF TYPE TALL FESCUE (DWARF HYBRIDS MIX), OR APPROVED EQUAL.
- DRYLAND GRASS (TEMP.): APPROX. 9,994 SQUARE FEET TOTAL - TO BE SEED WITH LOW GROW SEED MIX (AVAILABLE FROM ARKANSAS VALLEY SEED CO.), OR OWNER APPROVED EQUAL.
- ROCK MULCH BEDS: APPROX. 37,184 SQUARE FEET TOTAL - TAN RIVER ROCK 3/4" TO 1-1/2", OR OWNER APPROVED EQUAL.
- CEDAR MULCH BEDS: APPROX. 70 SQUARE FEET TOTAL - CASCADE CEDAR, OR OWNER APPROVED EQUAL.
- STEEL EDGER: APPROX. 1477 LINEAR FEET - ROLLED TOP, 14 GAGE, RYERSONS, OR OWNER APPROVED EQUAL.
- CONCRETE EDGER: APPROX. 40 LINEAR FEET - CAST IN PLACE CONCRETE EDGER PER STANDARD PLAYGROUND SPECS, OR OWNER APPROVED EQUAL.
- WOOD FIBER MULCH: APPROX. 400 SQUARE FEET TOTAL - WOOD FIBER PLAYGROUND SURFACE MULCH, OR OWNER APPROVED EQUAL. MINIMUM DEPTH PER PLAYGROUND MANUFACTURE'S STANDARDS.

TOTAL COMMON OS AREA (SITE 57,346 SF & ROW AREA 5,775 SF): 63,121 SF
 =41.4% OF TOTAL AREA (TOTAL SITE AREA 146,159 SF + ROW AREA 6,097 SF) = 152,256 SF



Prepared By: Kirby Smith & Associates Inc.
 Date: 12/30/15
 Revisions: 2/18/16, 4/8/16, 6/15/16, 7/14/16

Kirby Smith & Associates Inc.
 Land Planning • Site Design • Landscape Architecture
 6201 So. Hudson Ct., Centennial, CO 80112
 (303) 694-9484 FAX (303) 694-9272
KSA Job # 420.0

LANDSCAPE NOTES & PLANT LIST L-2
 ILIFF AVENUE TOWNHOMES
 JOB NO. 15773.00
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 SHEET 6 OF 12



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 719-593-2593 Fort Collins 970-491-9858
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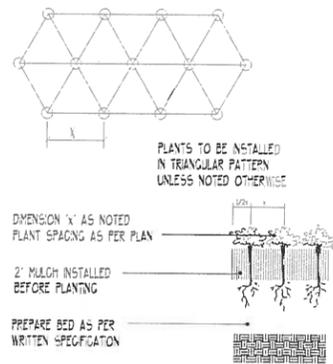
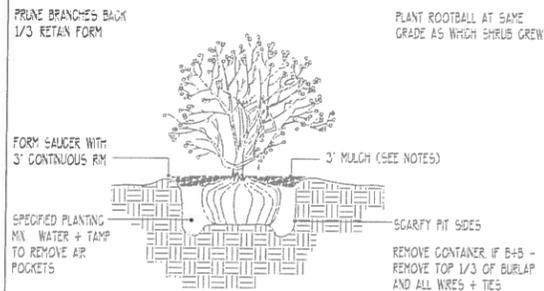
ILIFF AVENUE TOWNHOMES

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TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
ARAPAHOE COUNTY, STATE OF COLORADO

FINAL DEVELOPMENT PLAN

SHEET 7 OF 12

Landscape Planting Details:

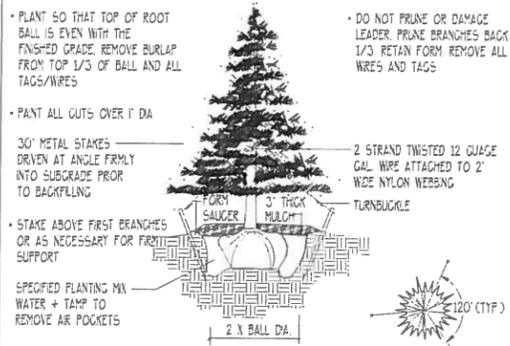


SHRUB PLANTING

SCALE: NOT TO SCALE

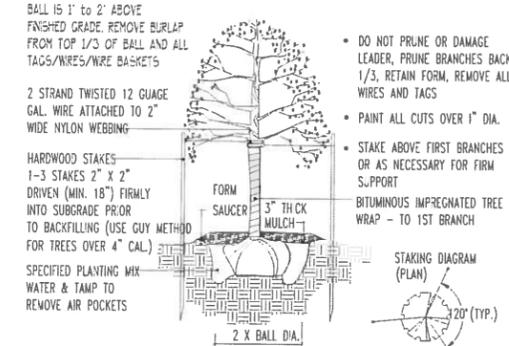
GROUNDCOVER PLANTING DETAIL

SCALE: NOT TO SCALE



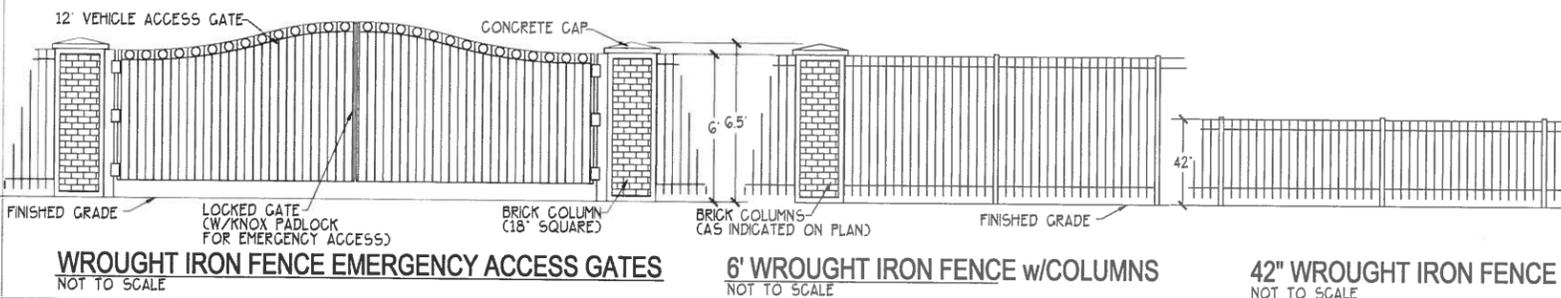
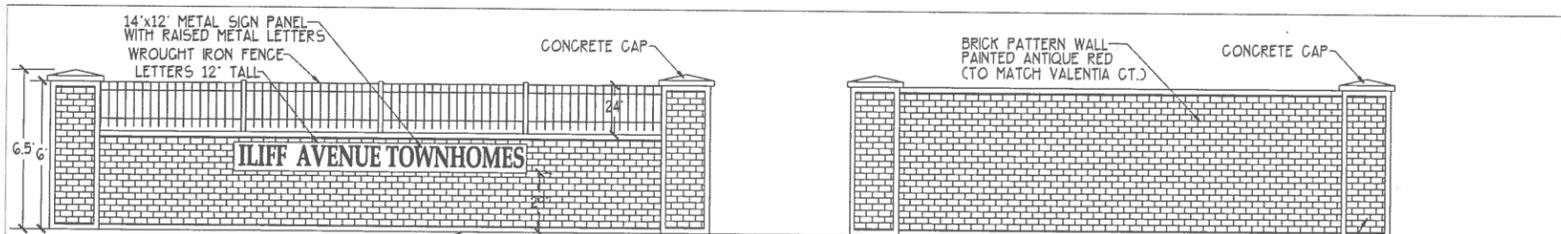
EVERGREEN TREE PLANTING

SCALE: NOT TO SCALE



DECIDUOUS TREE PLANTING

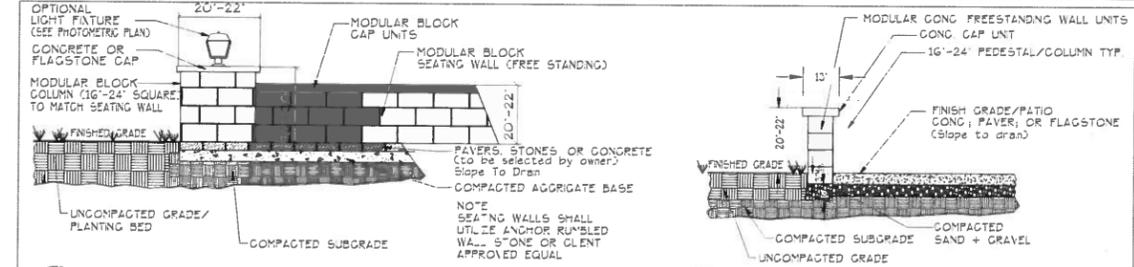
SCALE: NOT TO SCALE



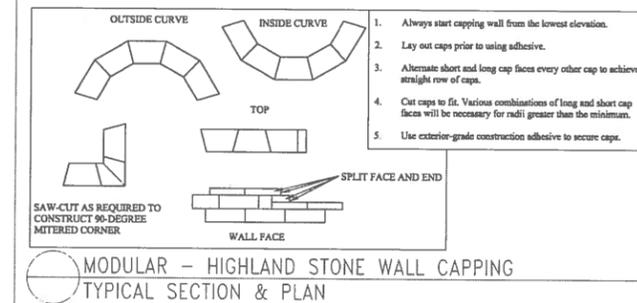
COURTYARD - 8' X 14' PERGOLA TYPICAL



COURTYARDS - WALLS & COLUMN DETAILS



MODULAR - HIGHLAND STONE WALL CAPPING TYPICAL SECTION & PLAN



Rumbled Wall Stone Typicals

or owner approved equal

Highland Stone

PLATEAU WALL SYSTEM

6" FREESTANDING WALL PRODUCT INFORMATION

Stretcher Units	Large	Medium	Small
Approximate Dimensions*	Front: 6" x 18" x 9" Back: 6" x 16" x 9"	6" x 12" x 9" 6" x 10" x 9"	6" x 6" x 9" 6" x 4" x 9"
Approximate Weight*	70 lbs.	45 lbs.	20 lbs.
Coverage	0.71 sq. ft.	0.46 sq. ft.	0.21 sq. ft.

Accessory Units	XL* Cap	Corner/Column
Approximate Dimensions*	Front: 12" x 8" x 11" Back: 2" x 12" x 11"	6" x 8" x 9" 6" x 18" x 9"
Approximate Weight*	44 lbs.	75 lbs.
Coverage	1.25 sq. ft.	1.15 sq. ft.

*Subject dimensions are height by face width by depth. Actual dimensions and weight may vary from these approximate values due to variations in manufacturing processes. Specifications may change without notice. See your Anchor representative for details, color options, stock dimensions and additional information.

Anchor Wall Systems, Inc. 9918 Baker Road, Suite 390, Pittsburgh, PA 15245
ANCHOR 880.0870

ANCHOR
MADE IN THE USA

ILIFF AVENUE TOWNHOMES

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28,
TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
ARAPAHOE COUNTY, STATE OF COLORADO

FINAL DEVELOPMENT PLAN

COLOR SCHEME*	
1	BODY 1: MANUF.: SHERWIN WILLIAMS, OR SIM. COLOR: SW7511 BUNGALOW BEIGE
2	BODY 2: MANUF.: SHERWIN WILLIAMS, OR SIM. COLOR: SW6101 SANDS OF TIME
3	ACCENT: MANUF.: SHERWIN WILLIAMS, OR SIM. COLOR: SW9141 WATERLOO
4	SHINGLE ROOF MANUF.: TAMKO, OR SIM. COLOR: WEATHERED WOOD
5	METAL FASCIA MANUF.: BERRIDGE, OR SIM. COLOR: CHARCOAL GREY
6	MASONRY VENEER MANUF.: GENERAL SHALE, OR SIM. COLOR: ROCKFACE BLEND #2

*ALL COLOR & MANUFACTURER INFO IS PROVIDED AS REFERENCE FOR GENERAL INFORMATION AND IS SUBJECT TO CHANGE.



1 FRONT ELEVATION
1/8" = 1'-0"



2 RIGHT ELEVATION
1/8" = 1'-0"



3 LEFT ELEVATION
1/8" = 1'-0"



4 REAR ELEVATION
1/8" = 1'-0"

4-PLEX CONCEPTUAL ELEVATIONS
ILIFF AVENUE TOWNHOMES
JOB NO. 15773.00
06/02/16
SHEET 8 OF 12

*BUILDING HEIGHTS SHOW FROM GRADE TO PEAK OF ROOF. ACTUAL MAX HEIGHT WILL BE CALCULATED PER ARAPAHOE COUNTY STANDARDS. MAXIMUM AVERAGE HEIGHT SHALL BE 36'-0" MAX.



ILIFF AVENUE TOWNHOMES

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28,
TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
ARAPAHOE COUNTY, STATE OF COLORADO

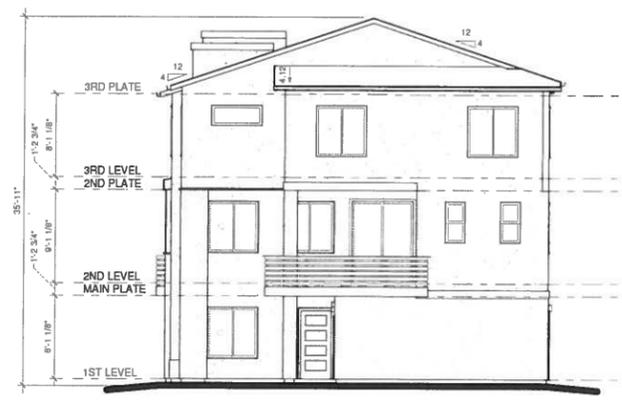
FINAL DEVELOPMENT PLAN

COLOR SCHEME*	
1	BODY 1: MANUF.: SHERWIN WILLIAMS, OR SIM. COLOR: SW7511 BUNGALOW BEIGE
2	BODY 2: MANUF.: SHERWIN WILLIAMS, OR SIM. COLOR: SW6101 SANDS OF TIME
3	ACCENT: MANUF.: SHERWIN WILLIAMS, OR SIM. COLOR: SW9141 WATERLOO
4	SHINGLE ROOF MANUF.: TAMKO, OR SIM. COLOR: WEATHERED WOOD
5	METAL FASCIA MANUF.: BERRIDGE, OR SIM. COLOR: CHARCOAL GREY
6	MASONRY VENEER MANUF.: GENERAL SHALE, OR SIM. COLOR: ROCKFACE BLEND #2

*ALL COLOR & MANUFACTURER INFO IS PROVIDED AS REFERENCE FOR GENERAL INFORMATION AND IS SUBJECT TO CHANGE.



1 FRONT ELEVATION
1/8" = 1'-0"



2 RIGHT ELEVATION
1/8" = 1'-0"



3 LEFT ELEVATION
1/8" = 1'-0"



4 REAR ELEVATION
1/8" = 1'-0"

*BUILDING HEIGHTS SHOW FROM GRADE TO PEAK OF ROOF. ACTUAL MAX HEIGHT WILL BE CALCULATED PER ADARAPHOE COUNTY STANDARDS. MAXIMUM AVERAGE HEIGHT SHALL BE 36'-0" MAX.

G
Godden|Sudik
ARCHITECTS

J-R ENGINEERING
A Westrian Company

Centennial 303-740-9393 Colorado Springs 719-593-2593 Fort Collins 970-491-9888 www.jrengineering.com

ILIFF AVENUE TOWNHOMES

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28,
TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
ARAPAHOE COUNTY, STATE OF COLORADO

FINAL DEVELOPMENT PLAN

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7-PLEX CONCEPTUAL ELEVATIONS
ILIFF AVENUE TOWNHOMES
JOB NO. 15773.00
06/02/16
SHEET 10 OF 12

*BUILDING HEIGHTS SHOW FROM GRADE TO PEAK OF ROOF. ACTUAL MAX HEIGHT WILL BE CALCULATED PER ARAPAHOE COUNTY STANDARDS. MAXIMUM AVERAGE HEIGHT SHALL BE 36'-0" MAX.



ILIFF AVENUE TOWNHOMES

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 28,
TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN
ARAPAHOE COUNTY, STATE OF COLORADO

FINAL DEVELOPMENT PLAN

SHEET 12 OF 12

KICHLER
Style to Live by



Wesley Collection
Wesley 1 Light LED Outdoor Wall Light in TZT AZT 49278AZTLED (Textured Architectural Bronze)

Product Description: Wesley 1 Light LED Outdoor Wall Light mirrors the lines and shapes found on your contemporary home. The half-moon silhouette at top and bottom is lined with etched glass to shed brilliant light. To finish this sleek look our Wall Light is finished with Textured Architectural Bronze.

Available Finishes:
Textured Architectural Bronze
PL

ADD TO PROJECT

Technical Information

Weight	2.07 LBS
Safety Rated	Wet
HCWO	3.75"
Base Backplate	6.25"
Color Rendering Index	90
Color Temperature Range	3000
Dark Sky	Yes
Expected Life Span	30000 Hours
Operating Voltage Range	100-120VAC
Light Source	LED
Collection	Wesley Collection
Width	7.00"
Height	7.50"
Extension	4.00"
Voltage	120V
Energy Efficient	Yes
Kelvin Temperature	3000K
Finish	Textured Architectural Bronze

Project: _____
Type: _____
Ordering #: _____
Comments: _____

1 TYPE "A" FIXTURE (OR EQUAL)

PROGRESS LIGHTING

Project: _____
Fixture Type: _____
Location: _____
Contact: _____

BELL Wall mounted - Wet location listed

Specifications:

Description:
The one-light wall lantern from the Belle LED Collecton features nautical inspired details and a cage reminiscent of industrial spaces. Ideal for both interior and exterior settings. 3000K, 90+ CRI, 623 lumens.

Construction:

- Antique Bronze (20) (painted)
- Aluminum construction
- Class E etched glass diffuser
- LED Module is replaceable (Part # 93054049)
- Fixture free dimming to 10% brightness with most EIV type dimmers (See Dimming Notes)
- CA Title 24 compliant
- Back plate covers a standard 4" hexagonal recessed outlet box
- Mounting strap for outlet box included
- 6" of wire supplied

Performance:

Number of Modules	1
Input Power	9W
Input Voltage	120V
Input Frequency	60Hz
Lumens/FPW	623/69.2 (LM 79) per module
CCT	3000K
CRI	90
Life	60000 (L70/TM 21)
EMF/RFI	FCC Title 47, Part 15, Class B
Min. Start Temp	-30
Max. Operating Temp	30
Warranty	5 year warranty
Labels	eCSAus Wet location listed ENERGY STAR qualified

Dimensions:
Width: 5-1/2"
Height: 10-5/8"
Depth: 7-3/8"
HxCTxR: 3"

Catalog number:

Base	Finish	Color Temp	CRI
P5676	20 - Antique Bronze	30K - 3000K	9 - 90 CRI

For more information visit our website: www.progresslighting.com Progress Lighting - 701 Millstream Boulevard - Greenville, SC 29607

2 TYPE "B" FIXTURE (OR EQUAL)

Page 1 of 2

M424-3130K2
LED post lantern with etched white lens glass. Fits 3" pipe. Order separately. 120V AC replaceable LED module. 623 lumens. 3000K color temperature and 90+ CRI.

- LED post lantern with etched white lens glass.
- 120V AC replaceable LED module. 623 lumens. 3000K color temperature and 90+ CRI.
- 3000K color temperature. 10% CRI and ENERGY STAR.
- \$191.40

BUY ONLINE FIND A DEALER

Features:

Product SKU: P6424-3130K2
Family: Wall Light
Category: Outdoor
Description: LED post lantern with etched white lens glass. Fits 3" pipe. Order separately. 120V AC replaceable LED module. 623 lumens. 3000K color temperature and 90+ CRI.
Finish: Black
Bulb Type: LED
Bulb Wattage: 9
Bulb Quantity: 1
Used: Wet location listed
Mount Type: Post Top, Pole Top, Post Pole, Or Postless
Style: Traditional/Casual
Features:

- LED post lantern with etched white lens glass.
- 120V AC replaceable LED module. 623 lumens. 3000K color temperature and 90+ CRI.
- 3000K color temperature. 10% CRI and ENERGY STAR.

Room Type: Outdoor Lighting and/or
Dimensions: Width: 3.5 inches
Height: 14.125 in

You Might Also Like

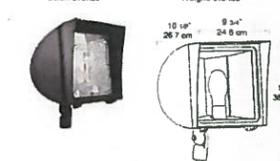
<http://progresslighting.com/product?sku=P6424-3130K9> 2/9/2016

3 TYPE "C" FIXTURE (OR EQUAL)

FXF42QT/PC

Medium base HPS, MH or CFL. Specification grade flood with integral hood glass shield and 1/2" heavy duty swivel arm. Lamp supplied.

Color: Bronze Weight: 8.8 lbs



Technical Specifications

UL Listing:
Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

Photocell:
120 Button Photocell Included. Photocell is only compatible with 120V.

Housing:
Precision die cast aluminum. 1/2" NPS locking Swivel Arm, Wall Bracket Trunion or Slip Fitter.

Reflector:
Anodized aluminum. Field adjustable beam spread. Rotates 90° for horizontal or vertical lamp position.

Lens Frame & Glare Shield:
Precision die cast aluminum. Hinged for easy access. Phillips head screws for added security.

Socket:
HID Porcelain 4kv Pulse Rated socket with nickel plated screw shell. CFL Plug in type, GX24q-4 base.

Finish:
Chip and fade resistant polyester powder coating.

Lens:
Thermal tempered shock resistant glass, 3/16" thick.

Lens Gasket:
High temperature one piece molded silicone set in die cast retaining groove. Remains in place during relamping.

Ground Mounting:
Use the new MPM19 PVC Mighty Post with aluminum cap for sturdy installation.

Patents:
Pat. D545,472.

Ballast Minimum Starting Temperature:
0°F.

Country of Origin:
Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

RAB LIGHTING
Each Help Line: 888 RAB-1000 Email: sales@rabweb.com On the web at: www.rabweb.com
Copyright ©2013 RAB Lighting, Inc. All Rights Reserved. Note: Specifications are subject to change without notice. Page 1 of 1

4 TYPE "D" FIXTURE (OR EQUAL)

FOR REVIEW
NOT FOR CONSTRUCTION

PHOTOMETRIC DETAILS
JOB NO. 16049
APRIL 8, 2016
SHEET 12 OF 12

KAZIN
Kuzin & Associates, Inc.
Consulting Electrical Engineers
Est. 1981
Village Square at Lone Tree
9364 Teddy Lane, Ste #101
Lone Tree, CO 80124
Phone: 720-489-1608
Fax: 720-489-1811
Project #: 16049 © 2016



Board Summary Report

Date: July 1, 2016

To: Board of County Commissioners

Through: Jan Yeckes, Planning Division Manager

From: Sherman Feher, Senior Planner

Subject: **General Business – 58920 E. County Road 2, Strasburg, CO – Request for Waiver of Fees Associated with a Conventional Rezone and Minor Subdivision (WVR16-015)**

Request and Recommendation

The applicant, Curt Riggs, representing Gary Riggs, Danena Riggs, Curt Riggs, and Zachary Riggs, are requesting a waiver of Public Works and Development review fees for a Conventional Rezone and Minor Subdivision. The subject property is located at 58920 E. County Road 2, Strasburg, Colorado. The applicants’ letter requesting the fee waiver and their justification for this waiver is attached.

The following information demonstrates: 1) what is charged for a “typical” review fees for a Conventional Rezone and Minor Subdivision. The applicant is requesting that all PWD review fees be waived.

TYPICAL REVIEW FEES:

Conventional Rezone:

<u>County Review Fee - Typical</u>	<u>Cost</u>	<u>Cost Break Down</u>
Planning Review	\$4,500	(2 sheets x \$2,000/sheet plus \$500 set up fee)
Engineering Review	<u>\$2,500</u>	
Total Fees	\$7,000	

Minor Subdivision:

<u>County Review Fee - Typical</u>	<u>Cost</u>	<u>Cost Break Down</u>
Planning Review	\$4,500	(2 sheets x \$2,000/sheet plus \$500 set up fee)
Engineering Review	<u>\$2,500</u>	
Total Fees	\$7,000	

Combined Total of County Review Fees For Both Processes:

Combined Planning Total	\$9,000
Combined Engineering Total	<u>\$5,000</u>
Combined Total Fees	\$14,000

Background

In 1978, the subject parcel was illegally subdivided from a property zoned A-2. The subject parcel is 5.39 acres in size which is below the allowed minimum acreage (9 acres) for this zone district. On August 21, 2016, Arapahoe County issued a House Moving Permit (Over the Road Move Permit) to move a house on the property. This was done prior to the current owner purchasing the property.

The current land owners have indicated that they were not aware their property was created illegally when they purchased the property on February 25, 2015. The title report (attached as part of this packet) does not give any indication that the property was illegally subdivided. The applicants wish to build a personal storage building that involves building permits, which cannot be issued on an illegal parcel that does not conform to lot size requirements (land development code section 14-104.05). The applicants wish to bring this parcel into conformance through requests for rezoning and subdivision. The fee waiver would provide financial relief in being able to file these applications.

It has come to the staff's attention that there are other properties, like the subject parcel, that have been created illegally. When the land owners of these properties wish to sell, they are finding banks will not assist in the financing to those who wish to purchase the parcels. As a result of this, some properties become abandoned, which can result in safety and quality of life issues for adjacent landowners.

Links to Align Arapahoe

If the project is ultimately approved, it could improve quality of life by allowing the property owner to build a personal outbuilding on the subject property.

Discussion

Historically, the County has not been supportive of fee waiver/reduction requests because of the BOCC mandate for Public Works and Development to recover costs. However, since there are a number of these situations in eastern Arapahoe County where lots have been illegally subdivided by previous owners, Planning Staff is exploring ways of dealing with this situation. Until the general situation has been dealt with by the Planning Staff and BOCC, the BOCC is asked to deliberate on these situations on a case by case basis. The BOCC waived all fees for a similar situation a few weeks ago.

Alternatives

Staff presents three (3) alternatives for the Board of County Commissioners at this time:

1. Approve the applicants' requested fee waiver.
2. Approve an alternative fee waiver.
3. Deny the fee waiver request.

Fiscal Impact

If fees are waived, County revenues will be reduced. No detailed cost analysis or policy analysis has been done yet to establish a policy for waiving fees. No other significant impacts are anticipated by waiving portions of the fees at this time.

Draft Motions

Approval of Fee Waiver

In the case of WVR16-015, I move the Board of County Commissioners grant the applicants, Curt Riggs, Gary Riggs, Denena Riggs and Zachary Riggs, a fee waiver for a Conventional Rezone and Minor Subdivision and approve fee waiver of approximately \$14,000 as outlined in the Board Summary Report dated July 1, 2016.

The following Draft Motion is guidance in preparing an alternative motion if the Board of County Commissioners reaches a different determination:

Denial of Fee Waiver

In the case of WVR16-015, 58920 E. County Road 2 – Request for Waiver of Fees Associated with a Conventional Rezone and Minor Subdivision, we have read the Board Summary Report and received testimony at the regularly scheduled public meeting of the Board on July 1, 2016. We find ourselves in disagreement with the applicants' request and deny this fee waiver.

Reviewed by:

Jason Reynolds, Public Works and Development

Jan Yeckes, Public Works and Development

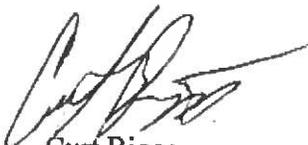
Dave Schmit, Public Works and Development

Robert Hill, County Attorney's Office

To Whom it May Concern:

My name is Curt Riggs and I purchased a home at 58920 East County Road 2 Strasburg, Colorado 80136 on 2/20/2015. We have now decided to build a personal outbuilding on our property and went through the proper channels to get a building permit. When we applied we were told we could not get a permit since our lot was illegally subdivided. We were told it was an A2 which has to have over 9 acres and ours has a little over 5. We were not informed of this when we purchased this home. On the assessors records it shows Single Family Residential Acreage unaware we purchased this home with intention of someday adding a personal outbuilding for our RV and boat. We are now asking that the Zoning commission take the fact that we bought this property without any knowledge of such zoning and Waive all the fees for the rezoning and subdivision of our parcel. We also have the understanding that this kind of illegal subdivision is common in the rural areas of Strasburg as there was another parcel that this is happening to right now on 3360 SCR 149 and all the fees were waived on that illegal subdivision at this time. Please take into consideration that we were unaware of such issues and would love to get them resolved as soon as possible. Please schedule us for a meeting as soon as you possible can so I can move forward with the building of my building.

Thank you,



Curt Riggs

6-24-16

DRAFT MOTIONS WVR16-015 – GREEN SHEET

Approval of Fee Waiver

In the case of WVR16-015, I move the Board of County Commissioners grant the applicants, Curt Riggs, Gary Riggs, Denena Riggs and Zachary Riggs, a fee waiver for a Conventional Rezone and Minor Subdivision and approve fee waiver of approximately \$14,000 as outlined in the Board Summary Report dated July 1, 2016.

The following Draft Motion is guidance in preparing an alternative motion if the Board of County Commissioners reaches a different determination:

Denial of Fee Waiver

In the case of WVR16-015, 58920 E. County Road 2 – Request for Waiver of Fees Associated with a Conventional Rezone and Minor Subdivision, we have read the Board Summary Report and received testimony at the regularly scheduled public meeting of the Board on July 1, 2016. We find ourselves in disagreement with the applicants' request and deny this fee waiver.

RESOLUTION NO. It was moved by Commissioner XXXXX and duly seconded by Commissioner XXXX to adopt the following Resolution.

WHEREAS, Curt Riggs on behalf of Gary Riggs, Danena Riggs, Curt Riggs, and Zachary Riggs, Owners, have requested a waiver of fees associated with a conventional rezone and minor subdivision (Case No. WVR16-015) for the property at 58920 E. County Road 2 in order to correct an illegal subdivision and bring the property into conformity with Arapahoe County subdivision and zoning regulations; and

WHEREAS, the Planning Division Case Manager and the Engineering Case Manager have reviewed this request and recommended approval of the waiver of the fees; and

WHEREAS, the Board of County Commissioners for the reasons stated on the record of the public meeting finds that the request has merit.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners that the requested waiver of the full amount of the fees for both engineering and planning for a conventional rezone and minor subdivision for the property at 3360 S. County Road 149 is hereby approved and that the amount of \$14,000 in fees for engineering and planning shall be waived by Arapahoe County Department of Public Works and Development.

The vote was:

Commissioner Bockenfeld, ; Commissioner Doty, ; Commissioner Holen, ;
Commissioner Jackson, ; Commissioner Sharpe, .

The Chair declared the motion carried and so ordered.

File #: 5505-2374907

Date: 01/19/2015

Property Address: 58920 East County Road 2
Strasburg, CO 80136



First American

10233 S Parker Rd, Parker, CO 80134
Phone: (303)357-1820 Fax: (866)739-2632

We appreciate the opportunity to be of service to you. *To avoid delays in your closing, all funds needed at your closing should be wired!* Please see wiring instructions contained within this Commitment.

Buyer(s):

Name(s): Gary Riggs and Zachary Riggs
Address:
Phone:
Fax:
Email:
Email:

Seller(s):

Name(s): Nicholas Embery and Maxine R. Embery
Address: 58920 East County Road 2 Strasburg, CO 80136
Phone:
Fax:
Email:
Email:

Lender:

Company Name: To Be Determined
Name:
Address: ,
Phone:
Email:

Mortgage Broker:

Company Name:
Attn:
Address: ,
Phone:
Fax:
Email:

Escrow Officer: Shelly Helm

Email: shelm@firstam.com

Escrow Assistant: Karin Edmonson

Email: KEdmonson@firstam.com

Selling Agent:

Company Name: Full House Real Estate
Agent Name: Constance Lybarger
Address: 56890 East Colfax Avenue Strasburg, CO 80136
Phone: (303)622-6879
Fax: (866)603-0665
Email: fullhouse realestate@comcast.net

Listing Agent:

Company Name: Hasz Real Estate
Agent Name: Marlene Hasz
Address: 8101 E Belleview AVE STE F Denver, CO 80237
Phone: (303)796-7000
Fax: (303)796-0203
Email: marlenehasz@hotmail.com

Business Source:

Company Name: Hasz Real Estate
Name: Marlene Hasz
Address: 8101 E Belleview AVE STE F, Denver, CO 80237
Phone: (303)796-7000
Fax: (303)796-0203
Email: marlenehasz@hotmail.com

Other:

Company Name:
Attn:
Address: ,
Phone:
Fax:
Email:

Title Officer: Jenna Danser

Email: jdanser@firstam.com

"We are proud to insure another home in Colorado"



First American

First American Title Insurance Company

INFORMATION

The Title Insurance Commitment is a legal contract between you and the Company. It is issued to show the basis on which we will issue a Title Insurance Policy to you. The Policy will insure you against certain risks to the land title, subject to the limitations shown in the Policy.

The Company will give you a sample of the Policy form, if you ask.

The Commitment is based on the land title as of the Commitment Date. Any changes in the land title or the transaction may affect the Commitment and the Policy.

The Commitment is subject to its Requirements, Exceptions and Conditions.

THIS INFORMATION IS NOT PART OF THE TITLE INSURANCE COMMITMENT.

TABLE OF CONTENTS

AGREEMENT TO ISSUE POLICY

SCHEDULE A

1. Commitment Date
2. Policies to be Issued, Amounts and Proposed Insureds
3. Interest in the Land and Owner
4. Description of the Land

SCHEDULE B-I -- REQUIREMENTS

SCHEDULE B-II -- EXCEPTIONS

WIRING INSTRUCTIONS

CONDITIONS

YOU SHOULD READ THE COMMITMENT VERY CAREFULLY.

If you have any questions about the Commitment, please contact the issuing office.

COMMITMENT FOR TITLE INSURANCE

ISSUED BY

First American Title Insurance Company

AGREEMENT TO ISSUE POLICY

We agree to issue a policy to you according to the terms of the Commitment. When we show the policy amount and your name as the proposed insured in Schedule A, this Commitment becomes effective as of the Commitment Date shown in Schedule A.

If the Requirements shown in this Commitment have not been met within six (6) months after the Commitment Date, our obligation under this Commitment will end. Also, our obligation under this Commitment will end when the Policy is issued and then our obligation to you will be under the Policy.

Our obligation under this Commitment is limited by the following:

The Provisions in Schedule A.

The Requirements in Schedule B-I.

The Exceptions in Schedule B-II.

The Conditions.

This Commitment is not valid without SCHEDULE A and Sections I and II of SCHEDULE B.

First American Title Insurance Company



Dennis J. Gilmore
President



Jeffrey S. Robinson
Secretary

CONDITIONS

1. DEFINITIONS

(a) "Mortgage" means mortgage, deed of trust or other security instrument. (b) "Public Records" means title records that give constructive notice of matters affecting your title according to the state statutes where your Land is located.

2. LATER DEFECTS

The Exceptions in Schedule B - Section II may be amended to show any defects, liens or encumbrances that appear for the first time in the public records or are created or attach between the Commitment Date and the date on which all of the Requirements (a) and (c) of Schedule B - Section I are met. We shall have no liability to you because of this amendment.

3. EXISTING DEFECTS

If any defects, liens or encumbrances existing at Commitment Date are not shown in Schedule B, we may amend Schedule B to show them. If we do amend Schedule B to show these defects, liens or encumbrances, we shall be liable to you according to Paragraph 4 below unless you knew of this information and did not tell us about it in writing.

4. LIMITATION OF OUR LIABILITY

Our only obligation is to issue to you the Policy referred to in this Commitment, when you have met its Requirements. If we have any liability to you for any loss you incur because of an error in this Commitment, our liability will be limited to your actual loss caused by your relying on this Commitment when you acted in good faith to:

Comply with the Requirements shown in Schedule B - Section I

or

Eliminate with our written consent any Exceptions shown in Schedule B - Section II.

We shall not be liable for more than the Policy Amount shown in Schedule A of this Commitment and our liability is subject to the terms of the Policy form to be issued to you.

5. CLAIMS MUST BE BASED ON THIS COMMITMENT

Any claim, whether or not based on negligence, which you may have against us concerning the title to the Land must be based on this Commitment and is subject to its terms.

6. *The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <http://www.alta.org/>.*

DISCLOSURE STATEMENT

Pursuant to C.R.S 30-10-406(3)(a) all documents received for recording or filing in the Clerk and Recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one-half of an inch. The Clerk and Recorder will refuse to record or file any document that does not conform to the requirements of this section.

NOTE: If this transaction includes a sale of the property and the price exceeds \$100,000.00, the seller must comply with the disclosure/withholding provisions of C.R.S. 39-22-604.5 (Non-residential withholding).

NOTE: Colorado Division of Insurance Regulations 3-5-1, requires that "Every title entity shall be responsible for all matters which appear of record prior to the time of recording whenever the title entity conducts the closing and is responsible for recording or filing of legal documents resulting from the transaction which was closed." Provided that First American Title Insurance Company conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction.

Pursuant to C.R.S. 10-11-122, the company will not issue its policy or policies of title insurance contemplated by this commitment until it has been provided a Certificate of Taxes due or other equivalent documentation from the County Treasurer or the County Treasurer's authorized agent; or until the Proposed Insured has notified or instructed the company in writing to the contrary.

The subject property may be located in a special taxing district. A Certificate of Taxes due listing each taxing jurisdiction shall be obtained from the County Treasurer or the County Treasurer's authorized agent. Information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder, or the County Assessor.

NOTE: Pursuant to CRS 10-11-123, notice is hereby given:

This notice applies to owner's policy commitments containing a mineral severance instrument exception, or exceptions, in Schedule B, Section 2.

- A. **That there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and**
- B. **That such mineral estate may include the right to enter and use the property without the surface owner's permission.**

NOTE: Pursuant to Colorado Division of Insurance Regulations 3-5-1, Affirmative mechanic's lien protection for the Owner may be available (typically by deletion of Exception no. 4 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

- A. **The land described in Schedule A of this commitment must be a single family residence which includes a condominium or townhouse unit.**
- B. **No labor or materials have been furnished by mechanics or material-men for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.**
- C. **The Company must receive an appropriate affidavit indemnifying the Company against un-filed mechanic's and material-men's liens.**
- D. **The Company must receive payment of the appropriate premium.**
- E. **If there has been construction, improvements or major repairs undertaken on the property to be purchased within six months prior to the Date of the Commitment, the requirements to obtain coverage for unrecorded liens will**

include: disclosure of certain construction information; financial information as to the seller, the builder and or the contractor; payment of the appropriate premium, fully executed Indemnity Agreements satisfactory to the company, and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay.

NOTE: Pursuant to C.R.S, 38-35-125(2) no person or entity that provides closing and settlement services for a real estate transaction shall disburse funds as a part of such services until those funds have been received and are available for immediate withdrawal as a matter of right.

NOTE: C.R.S. 39-14-102 requires that a real property transfer declaration accompany any conveyance document presented for recordation in the State of Colorado. Said declaration shall be completed and signed by either the grantor or grantee.

NOTE: Pursuant to CRS 10-1-128(6)(a), It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado division of insurance within the department of regulatory agencies.

Nothing herein contained will be deemed to obligate the company to provide any of the coverages referred to herein unless the above conditions are fully satisfied.

SCHEDULE A

- | | | |
|----|---|-----------------------------|
| 1. | Effective Date: January 12, 2015 at 5:00 p.m. | Commitment No. 5505-2374907 |
| 2. | Policy (or Policies) to be issued: | Amount |
| | a. ALTA Owner's Policy (06-17-06) | \$295,000.00 |
| | Proposed Insured:
Gary Riggs and Zachary Riggs | |
| | b. ALTA Loan Policy (06-17-06) | \$294,000.00 |
| | Proposed Insured:
To Be Determined, its successors and/or assigns as their interests may appear | |
| 3. | Fee Simple interest in the land described in this Commitment at the Effective Date, is vested in Nicholas Embery and Maxine R. Embery | |
| 4. | The Land referred to in this Commitment is described as follows: | |

See Exhibit "A" attached hereto and made a part hereof

For informational purposes only: 58920 East County Road 2,
Strasburg, Colorado 80136

Premiums:

Owner's Policy: \$980.00 (70% Reissue Rate)

Lender's Policy: \$400.00 (Bundled Rate)

Tax Certificate Fee: \$

Endorsement(s): \$75.00 (OEC Deletion 1-4)

The following endorsements/coverages and a tax certificate are included in the Lender's Bundled Rate, if applicable:

Deletion of Standard Exceptions 1-4 (subject to approval)
Endorsement Form ALTA 9 or 9.3 / Form 100 Restrictions
Endorsement Form ALTA 8.1 Environmental Protection Lien
Endorsement Form ALTA 4.1 / Form 115.1 Condominium or ALTA 5.1 / 115.2 Planned Unit Development
Endorsement Form ALTA 22 / Form 116 Location
Endorsement Form 100.29 or Form 100.30 Mineral Rights (subject to approval)
And any "one" of the following optional endorsements:
Endorsement Form ALTA 6 / Form 110.7 Variable
Endorsement Form 110.9 Variable
Endorsement Form ALTA 6.2 / Form 110.8 Negative Amortizations

EXHIBIT A

Commitment No.: 5505-2374907

The land referred to in Schedule A is situated in the County of Arapahoe, State of Colorado and is described as follows:

Parcel A:

A parcel of land situate in the Northwest quarter of Section 2, Township 4 South, Range 62 West of the 6th principal meridian, described as follows:

Commencing at the Northwest corner of the above described Section 2;

Thence South, a distance of 50 feet to a point on the South right of way line of Old Highway No. 36;

Thence east along said south right of way line a distance of 1320 feet to the true point of beginning;

Thence south a distance of 100 feet;

Thence east a distance of 160 feet;

Thence north a distance of 100 feet to a point on the south right of way line of Old Highway #36;

Thence west along said right of way line a distance of 160 feet to the true point of beginning; except any portion lying within county roads,

County of Arapahoe, State of Colorado.

Parcel B:

A parcel of land situate in the Northwest quarter of Section 2, Township 4 South, Range 62 West of the 6th principal meridian, described as follows:

Commencing at the Northwest corner of the above described Section 2;

Thence south a distance of 50 feet to a point on the south right of way line of Old Highway #36;

Thence east along said south right of way line a distance of 1320 feet to the true point of beginning;

Thence south a distance of 234 feet;

Thence east on a line parallel with said south right of way line a distance of 861 feet;

Thence north a distance of 234 feet to a point on said south right of way line;

Thence west along said right of way line of Old highway #36 a distance of 861 feet to the true point of beginning,

Excepting therefrom that portion of said parcel described as:

Commencing at the aforesaid true point of beginning;

Thence south a distance of 100 feet,

Thence east a distance of 160 feet;

Thence north a distance of 100 feet to a point on the south right of way line of Old Highway #36;

Thence west along said right of way line a distance of 160 feet to the true point of beginning; except any portion lying within county roads,

County of Arapahoe, State of Colorado.

SCHEDULE B - SECTION I

REQUIREMENTS

The following requirements must be met:

- a. Pay the agreed amounts for the interest in the Land and/or the Mortgage to be insured.
- b. Pay us the premiums, fees and charges for the policy.
- c. Payment of all taxes and assessments now due and payable as shown on a certificate of taxes due from the County Treasurer or the County Treasurer's Authorized Agent.
- d. Final Affidavit and Agreement executed by Owners and/or Purchasers must be provided to the Company.

The following documents satisfactory to us must be signed, delivered and recorded:

1. Warranty Deed sufficient to convey the fee simple estate or interest in the land described or referred to herein, to the Proposed Insured, Schedule A, Item 2A.
2. Deed of Trust sufficient to mortgage the fee simple estate or interest in the land described or referred to herein, to the Proposed Insured, Schedule A, Item 2B.
3. Full release of the Deed of Trust from Nicholas Embery and Maxine R. Embery to secure an indebtedness in the principal sum of \$114,375.00, and any other amounts and/or obligations secured thereby, dated September 16, 2011 and recorded September 20, 2011 at Reception No. D1090087.

Trustee: Arapahoe

Beneficiary: Mortgage Electronic Registration Systems, Inc. as nominee for Pinnacle Mortgage Group Inc.

NOTE: The following conveyance(s) have been recorded within the last 24 months: None

SCHEDULE B - SECTION II

EXCEPTIONS FROM COVERAGE

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

1. Any facts, rights, interests or claims which are not shown by the Public Records, but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
2. Easements, or claims of easements, not shown by the Public Records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the Land would disclose, and which are not shown by the public records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown in the Public Records.
5. Any and all unpaid taxes, assessments and unredeemed tax sales.
6. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof.
7. Any water rights, claims of title to water, in, on or under the land.
8. Any and all wells and well rights appurtenant to said parcels or either of them including, but not limited to rights to the existing domestic well (un-adjudicated); and an undivided one-half interest in a two inch water line installed to serve a portion of the aforesaid parcels from the terminus of the Strasburg Sanitation and Water District, subject to that certain Memorandum of Agreements with the co-owner of said water line, as evidenced in deed recorded August 24, 1978 in Book 2837 at Page 375.
9. Easements or rights of way for roads, highways, flumes, canals, ditches, power lines, if any; and portions of the properties included in conveyances for road purposes by instruments recorded in Book 219 at Page 454 and Book 315 at Page 362 and Book 1278 at Page 354 of the Arapahoe County Records, and as evidenced in Deed recorded August 24, 1978 in Book 2837 at Page 375.
10. Terms, agreements, provisions, conditions and obligations as contained in Memorandum of Agreement recorded August 9, 1978 in Book 2827 at Page 696.
11. An easement for electric transmission and or distribution line or system and incidental purposes granted to Intermountain Rural Electric Association by the instrument recorded December 24, 2003 at Reception No. B3273079 upon the terms and conditions set forth in the instrument.



First American

First American Title Insurance Company
10233 S Parker Rd
Parker, CO 80134
(303)357-1820

INCOMING DOMESTIC WIRE INSTRUCTIONS

PAYABLE TO: First American Title Insurance Company
BANK: First American Trust, FSB
ADDRESS: 5 First American Way, Santa Ana, CA 92707
ACCOUNT NO: 3110430000
ROUTING NUMBER: 122241255

PLEASE REFERENCE THE FOLLOWING:

PROPERTY: 58920 East County Road 2, Strasburg, CO 80136
FILE NUMBER: 5505-2374907 (SHE)

PLEASE USE THE ABOVE INFORMATION WHEN WIRING FUNDS TO **First American Title Insurance Company. FUNDS MUST BE WIRED FROM A BANK WITHIN THE UNITED STATES.** PLEASE NOTIFY YOUR ESCROW OFFICER AT **(303)357-1820** OR **shelm@firstam.com** WHEN YOU HAVE TRANSMITTED YOUR WIRE.

IF YOUR FUNDS ARE BEING WIRED FROM A NON-U.S. BANK, ADDITIONAL CHARGES MAY APPLY. PLEASE CONTACT YOUR ESCROW OFFICER/CLOSER FOR INTERNATIONAL WIRING INSTRUCTIONS.

AN ACH TRANSFER CANNOT BE ACCEPTED FOR CLOSING, BECAUSE IT IS NOT THE SAME AS A WIRE AND REQUIRES ADDITIONAL TIME FOR CLEARANCE.

FIRST AMERICAN TRUST CONTACT INFO: Banking Services 1-877-600-9473

ALL WIRES WILL BE RETURNED IF THE FILE NUMBER AND/OR PROPERTY REFERENCE ARE NOT INCLUDED

With cyber crimes on the increase, it is important to be ever vigilant. If you receive an e-mail or any other communication that appears to be generated from a First American employee that contains new, revised or altered bank wire instructions, consider it suspect and call our office at a number you trust. Our bank wire instructions seldom change.



First American Title

Privacy Information

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information - particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Information Obtained Through Our Web Site

First American Financial Corporation is sensitive to privacy issues on the Internet. We believe it is important you know how we treat the information about you we receive on the Internet.

In general, you can visit First American or its affiliates' Web sites on the World Wide Web without telling us who you are or revealing any information about yourself. Our Web servers collect the domain names, not the e-mail addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed and similar information. First American uses this information to measure the use of our site and to develop ideas to improve the content of our site.

There are times, however, when we may need information from you, such as your name and email address. When information is needed, we will use our best efforts to let you know at the time of collection how we will use the personal information. Usually, the personal information we collect is used only by us to respond to your inquiry, process an order or allow you to access specific account/profile information. If you choose to share any personal information with us, we will only use it in accordance with the policies outlined above.

Business Relationships

First American Financial Corporation's site and its affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

Cookies

Some of First American's Web sites may make use of "cookie" technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can send to your browser, which may then store the cookie on your hard drive.

FirstAm.com uses stored cookies. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

Fair Information Values

Fairness We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.

Public Record We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.

Use We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.

Accuracy We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.

Education We endeavor to educate the users of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.

Security We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.