



**REGULAR MEETING OF THE  
 ARAPAHOE COUNTY PLANNING COMMISSION  
 TUESDAY, JULY 19, 2016 @ 6:30 P.M.**

**GENERAL BUSINESS ITEMS**

<b>APPROVAL OF THE MINUTES FROM APRIL 19, 2016</b> <i>(Click here to view the draft minutes.)</i>	<b>VOTE:</b>
<b>APPROVAL OF THE MINUTES FROM MAY 17, 2016</b> <i>(Click here to view the draft minutes.)</i>	<b>VOTE:</b>
<b>APPROVAL OF THE MINUTES FROM JUNE 7, 2016</b> <i>(Click here to view the draft minutes.)</i>	<b>VOTE:</b>

**REGULAR ITEMS**

<b>ITEM 1:</b> <i>(Click here to view the packet.)</i>	<b>CASE NO. P15-011, CENTENNIAL EAST CORPORATE CENTER / [A-PLUS ATHLETICS] / FINAL DEVELOPMENT PLAN</b>	
<b>LOCATION:</b>	7104 S Dillon Ct	<b>VOTE:</b>
<b>ACREAGE:</b>	1.7080	<b>IN FAVOR</b>
<b>EXISTING ZONING:</b>	MU-PUD	<b>OPPOSED</b>
<b>PROPOSED USE:</b>	Gymnastics Facility	<b>ABSENT</b>
<b>APPLICANT:</b>	City Lighting	<b>ABSTAIN</b>
<b>CASE MANAGERS:</b>	Planner, Sherman Feher; Engineer, Spencer Smith	
<b>REQUEST:</b>	Request approval of FDP to allow public and private recreational facilities.	<input type="checkbox"/> <b>CONTINUED TO:</b>
<b>MOTION SUMMARY:</b>		<b>Date:</b> _____

**ANNOUNCEMENTS:**

- The next regular Planning Commission meeting is scheduled for August 2, 2016.
- Planning Commission agendas, Board of County Commissioner agendas, and other important Arapahoe County information may be viewed online at [www.arapahoegov.com](http://www.arapahoegov.com) or you may contact the Planning Division at 720-874-6650.

**PLANNING COMMISSION MEMBERS:**

<b>Mark Brummel -</b>	<b>Richard Rader -</b>	<b>Paul Rosenberg, Chair -</b>
<b>Diane Chaffin -</b>	<b>Jane Rieck -</b>	<b>Richard Sall -</b>
<b>Brian Weiss, Chair Pro-Tem -</b>		

*Arapahoe County is committed to making its public meetings accessible to persons with disabilities. Please contact the Planning Division at 720-874-6650 or 720-874-6574 TDD, at least three (3) days prior to a meeting, should you require special accommodations.*

**MINUTES OF THE REGULAR MEETING OF THE  
ARAPAHOE COUNTY PLANNING COMMISSION  
TUESDAY, APRIL 19, 2016**

<b>ATTENDANCE</b>	<p>A regular meeting of the Arapahoe County Planning Commission was called and held in accordance with the statutes of the State of Colorado and the Arapahoe County Land Development Code. The following Planning Commission members confirmed their continued qualification to serve:</p> <p>Paul Rosenberg, Chair; Brian Weiss, Chair Pro-Tem; Mark Brummel; Richard Rader; Richard Sall, and Diane Chaffin.</p> <p>Also present were: Robert Hill, Senior Asst. County Attorney; Chuck Haskins, Engineering Services Division Manager; Sarah White, Engineer; Sherman Feher, Senior Planner; Jason Reynolds, Current Planning Program Manager; Julio Iturreria, Long Range Planning Program Manager; Jan Yeckes, Planning Division Manager, and members of the public.</p>
<b>CALL TO ORDER</b>	<p>Chair Rosenberg called the meeting to order at 6:30 p.m. and noted a quorum of the Board was present.</p>
<b>DISCLOSURE MATTERS</b>	<p>There were no Planning Commission member conflicts with the matters before them.</p>
<b>GENERAL BUSINESS ITEMS:</b>	
<b>APPROVAL OF THE MINUTES</b>	<p><b>The motion was made and duly seconded to accept the minutes from the <u>February 16, 2016</u>, <u>March 8, 2016</u>, and <u>March 15, 2016</u> Planning Commission meetings, as presented.</b></p> <p><b>The motion passed unanimously.</b></p>
<b>REGULAR ITEMS:</b>	
<b>Item 1:</b>	<p><b>Case No. P14-023 / Welch Subdivision #04 / [Lanser] / Minor Subdivision (MS) – Bill Skinner, Senior Planner, Public Works and Development (PWD)</b></p> <p>Mr. Skinner introduced the application and explained the request, history, and purpose for the Planned Unit Development (PUD) process. He stated the applicant was seeking to split the single lot to create one additional lot for a single-family, detached home. He described the zoning and provided a summary of the surrounding lot</p>

sizes. Mr. Skinner stated some of the lots in the area were smaller than the minimum required lot size for the zone designations on the property. He reported staff did not know the history of why those lots had been approved. He stated at least one of these lots was smaller than the smaller of the two proposed lots within the minor subdivision. He stated staff felt this was compatible with the surrounding residential development. Mr. Skinner noted the property adjoined a larger property, which was in use as a place of worship. He reported announced that the applicant and property owner were in attendance; further, he stated there might be neighbors present at the meeting as well. Mr. Skinner then pointed out the recommended height difference from what was requested. Mr. Skinner state staff recommended a 30-ft height as a compromise between the 25-ft and 35-ft homes in the area.

Jamie Chambers, represented on behalf of the property owner. She reported being a land surveyor and planner. Further, Ms. Chambers stated she had been pursuing this change since 2013 and had taken the time to address the issue with the area neighbors. She said, due to the zoning being obsolete, she was requesting a PUD rezoning as their only option. She planned to sell the property and have the new owner proceed with the Final Development Plan (FDP) for the new home. He stated the restrictions of the PUD would run with the land. He said the Homeowner's Association (HOA) had expressed concerns with the property height, which staff recommended a compromise. Ms. Chambers felt the request was consistent with the Comprehensive Plan. She stated the property was already bounded by a fence on three sides and was open on the north side.

Mr. Rosenberg commented there was no new letter changing what the HOA originally requested. He read the stipulations into the record.

Mr. Rosenberg and Mr. Weiss expressed their concern over the building height being 30 feet instead of 25 feet.

Ms. Chambers indicated the owner had agreed to the setbacks.

Mr. Rosenberg asked whether this requirement could be added as a condition of approval.

Ms. Chambers said she was agreeable to that.

Mr. Rader asked for clarification on the front yard of the new lot. He asked if it would be facing Jewell Circle and asked for clarification on the front setback and lot width.

	<p>Mr. Skinner explained the front setback was 45 feet, the lot width at the setback was 75 feet, and the chord length at the street was 50 feet.</p> <p>Mr. Rosenberg opened the hearing for public comment.</p> <p>There was one neighbor present who had signed in, but said he had just come to learn about the project and had no comments.</p> <p>There were no further public comments.</p> <p>The public hearing was closed.</p> <p><b>It was moved by Mr. Brummel and duly seconded by Mr. Sall, in the case of P14-023, Lansor Minor Subdivision, that the Planning Commission had read the staff report, received public testimony, and found themselves in agreement with staff findings 1 through 3, including all plans and attachments as set forth in the staff report dated April 8, 2016, and recommended approval of this application, subject to the following conditions:</b></p> <ol style="list-style-type: none"> <li><b>1. Prior to signature of the final mylar copy of the plans, the applicant agrees to address the Planning and Engineering Division comments and concerns, as outlined in their reports.</b></li> <li><b>2. Prior to the Arapahoe County Board of County Commissioners meeting date, the applicant will provide a “Will Serve” letter from the local water and sanitary service district.</b></li> <li><b>3. Fees paid as cash in lieu of land dedication, and other public purposes, must be paid prior to recording the subdivision plat in accordance with Land Development Code requirements.</b></li> </ol> <p><b>The vote was:</b></p> <p>Ms. Chaffin recused herself from voting on the matter, due to a real or perceived conflict of interest.</p> <p><b>Mr. Weiss, Yes; Mr. Rader, Yes; Mr. Brummel, Yes; Mr. Sall, Yes; Mr. Rosenberg, Yes.</b></p>
<p><b>Item 2:</b></p>	<p><b>Case No. Z14-010 / Welch Subdivision #04 / [Lanser] / Preliminary Development Plan (PDP) – Bill Skinner, Senior Planner, Public Works and Development (PWD)</b></p> <p>This item had been presented and discussions held as part of the Agenda Item 1 presentation.</p>

Mr. Weiss, prior to a vote, asked for clarification as to whether the current zoning limited the home height to 25 feet rather than the 30 feet recommended by staff and the 35 feet initially requested by the applicant.

Mr. Skinner reported the current R-2 zoning limited the height to 25 feet. He also noted the property adjoined the religious institution and could be considered transitional. He was unable to verify the height of the current home on the property.

Mr. Rosenberg opened the hearing for public comments.

There were no public comments.

The public hearing was closed.

There were discussions about whether to include a requirement for the HOA to provide a letter of approval of the changes.

Mr. Hill recommended additional conditions of approval, stipulating the two items from the HOA's current letter.

**It was moved by Mr. Brummel and duly seconded by Mr. Sall, in the case of Z14-010, Welch Subdivision / Preliminary Development Plan, the Planning Commission has read the staff report and received public testimony and find themselves in agreement with staff findings 1 through 3, including all plans and attachments as set forth in the staff report dated April 8, 2016, and recommend approval of the application, subject to the following conditions:**

- 1. Prior to signature of the final mylar copy of these plans, the applicant agrees to address Public Works and Development staff comments, including concerns identified in the most recent Engineering staff report.**
- 2. The Preliminary Development Plan will be amended to reflect a maximum building height of 30 feet.**
- 3. The minimum lot width will be 75 feet**
- 4. The front setback will be increased to 10 feet behind front building setback of the home on adjoining lot.**

Mr. Weiss questioned whether a compatible home could be built on the lot with those setbacks. He also questioned why there should be an exception to the height of the home when the other R-2 zoned lots were limited to 25 feet. He speculated that perhaps the owner wanted

	<p>additional height to be able to build up rather than out with the restrictive setbacks. He noted the odd shape of the lot.</p> <p>Mr. Skinner noted the buildable area within the setbacks provided a building envelope of 3,900 square feet.</p> <p>Mr. Weiss felt this was approximately one-third less than available to the other lots.</p> <p>Mr. Rosenberg also felt the height should be limited to 25 feet.</p> <p>Mr. Weiss noted the home width, with the lot width and side yard setbacks, would allow a home to be only 36 feet wide at the front setback.</p> <p>Mr. Skinner further discussed some of the challenges of the heights within the R-2 zone district and what people expect to build today.</p> <p>Mr. Rader asked about the square footage of the current home on the property.</p> <p>Mr. Lanser indicated the home was approximately 2,700 sq. ft., of finished living area, plus a four-car garage.</p> <p>Ms. Chaffin recused herself from voting on the matter, due to a real or perceived conflict of interest.</p> <p><b>The vote was:</b></p> <p><b>Mr. Weiss, No; Mr. Rader, Yes; Mr. Brummel, Yes; Mr. Sall, Yes; Mr. Rosenberg, No.</b></p>
<p><b>Item 3:</b></p>	<p><b>Case No. Z16-002, Watkins Farm / Conventional Rezone – Jason Reynolds, Current Planning Program Manager, Public Works and Development (PWD)</b></p> <p>Jan Yeckes, Planning Division Manager, presented the application and shared the purpose of the staff-initiated request for the rezoning. She explained the request was based on history of the development and an incorrect recording of the lot size requirement and underlying zoning designation (R-A PUD rather than R-A conventional zoning) in the early 1980's. She reported the property owners and surrounding property owners had been notified of the proposed change. Ms. Yeckes noted she had received one phone call from a Watkins Farm resident with questions, but had received no comments. She also noted that two letters distributed to the Planning</p>

Commission this evening were from Xcel and the Division of Water Resources. She stated their comments would be addressed with the future subdivision of the remaining land and were not specific to the rezoning of the property.

Mr. Rosenberg opened the hearing for public comments.

There were no public comments.

The public hearing was closed.

Ms. Chambers asked staff to explain the role of the East Arapahoe Advisory Board and the reason one of the members objected to the proposed rezoning.

Ms. Yeckes noted the individual referral responses provided by the advisory members. She believed the member had been involved with the County for a very long time and was likely familiar with the original decision to require minimum five-acre lots and felt that decision should stand. She also explained that the action would resolve the nonconforming status of currently platted and developed lots and would allow the remaining property to be subdivided in a manner consistent with the current subdivision.

There was also a question about the Division of Water Resources (DWR) comment that this was not a “subdivision” with a water sufficiency determination and that DWR would like to review these case types in the future.

Ms. Yeckes explained DWR would receive referrals for any future subdivision/development of the remaining land and that DWR had no concern with the change in zoning relative to minimum lot size.

**It was moved by Mr. Brummel and duly seconded by Ms. Chaffin, in the case of Z16-002, Watkins Farm Rezoning, that the Planning Commission had read the staff report and received testimony at the public hearing. They found themselves in agreement with staff findings in the staff report dated April 8, 2016, including all attachments as set forth and recommended the case favorably to the Arapahoe County Board of County Commissioners, subject to the following condition(s):**

- 1. Minor corrections to the conventional rezoning exhibit, identified by Public Works and Development staff as necessary, must be completed prior to the submittal of the final plans for County signature.**

	<p><b>The vote was:</b></p> <p><b>Mr. Weiss, Yes; Mr. Rader, Yes; Mr. Brummel, Yes; Mr. Sall, Yes; Mr. Rosenberg, Yes; Ms. Chaffin, Yes.</b></p>
<p><b>Item 4:</b></p>	<p><b>W15-003, Seasonal Farm and Ranch Events / Land Development Code Amendment – Tammy King, Zoning Administrator, Public Works and Development (PWD)</b></p> <p>Ms. King presented the case and explained the proposal to update Chapters 4, 5, and 19 to better define parameters and thresholds for Seasonal Farm and Ranch Events.</p> <p>Ms. Yeckes presented REAP comments.</p> <p>Mr. Rosenberg opened the hearing for public comments.</p> <p>Sherry Hughes stated the roads were maintained by the homeowners and not by the County. She said this type of event was impacting their abilities to maintain a good road and their costs. She stated these are individual efforts and not by an HOA. The properties were 35-acre lots on private roads in unincorporated Arapahoe County. Ms. Hughes said there was also no alternate access, so having so many vehicles coming down the road impacted their access. She reported there had also been trespass incidents from people attending the rodeos.</p> <p>Mr. Rader commented that it sounded like 100 cars was an impact in the situation.</p> <p>There were no further public comments.</p> <p>The public hearing was closed.</p> <p>Mr. Brummel asked how this would impact the rodeo in Deer Trail.</p> <p>Ms. King stated that event occurred in the incorporated Town of Deer Trail, so would not be impacted by the code change.</p> <p>Mr. Rosenberg stated he felt a public hearing should be held in the eastern community, preferably in Strasburg or Byers, so people could address this in their own community.</p> <p>Mr. Hill stated this could be deferred for an informal committee.</p> <p>Mr. Rosenberg stated this was not his intent.</p>

	<p>For a new hearing, Mr. Hill stated no date certain was required, as the change in location would require new noticing with publication in the I-70 Scout and The Villager.</p> <p><b>It was moved by Mr. Rosenberg and duly seconded by Mr. Rader, in the case of W15-003, Land Development Code Amendment to amend Chapters 4, 5, and 19 to address Seasonal Farm and Ranch Events, that the Planning Commission determined to reschedule the meeting to be held in the eastern portion of the County and such hearing should be conducted within 90 days of today's meeting.</b></p> <p>Ms. Yeckes noted the case would likely move forward more quickly than 90 days; however, the additional time would allow additional coordination with REAP for an informal meeting to give affected businesses and individuals an opportunity to discuss this further. In addition, the extra time would help REAP to develop final comments on the proposal prior to the public hearing.</p> <p><b>The vote was:</b></p> <p><b>Mr. Weiss, Yes; Mr. Rader, Yes; Mr. Brummel, Yes; Mr. Sall, Yes; Mr. Rosenberg, Yes; Ms. Chaffin, Yes.</b></p>
<p><b>Item 5:</b></p>	<p><b>W15-004, Septage Regulations / Land Development Code Amendment – Tammy King, Zoning Administrator, Public Works and Development (PWD)</b></p> <p>Ms. King presented on the case. She reported staff proposed to add Section 12-2500 to the Land Development Code (LDC) to better define parameters and thresholds for Septage and Sewage Land Application Regulations. She explained the history of working with Tri-County Health Department (TCDH) and the Colorado Department of Public Health and Environment. Ms. King also noted letters from the owners of two affected properties; which had been provided in the Planning Commission (PC) packets along with agency referral comments. Ms. King reported the individuals could not be present for the hearing and requested their comments be entered into the record.</p> <p>There were a number of Planning Commission questions about State regulations, how septage and sewage differed from reclaimed water in reference to Cherry Creek Basin Water Quality Authority's comments, and the process for bio-solids land applications, which required a permit from CDPHE.</p>

Mr. Hill explained how the terms in the proposed regulation were defined. He also explained that appropriate tillage practices were not occurring, which was leading to water quality contamination concerns for area creeks, accumulation of trash in the septic and sewage materials, and odor problems. He said this was not sufficiently regulated or enforced by the State, and the County did not have the expertise to manage these processes.

Mr. Rosenberg opened the hearing for public comment.

Reed Hanks, a ranch owner in the east county, stated he was very familiar with MetroGrow operations. He explained the history of tanker trucks depositing material on a poorly maintained and very erosive section of land. He assumed it was regulated, and noted the frequency increasing over a period of six years. He had observed Columbia Sanitation and noted they broke every rule in the book. He reported the driver explained what he was doing and stated there was no regulation other than grinding or filtering. He said the fluid was not injected, and tampons, condoms, and other trash were visible on the ground. Mr. Hanks stated filtering was not being done and it was apparent that no grinding was occurring due to the presence of whole trash. He stated the driver had indicated some of the material came from mountain resort towns. He reported that Tri-County Health Department (TCHD) had informed him that there were no regulations in place. Mr. Hanks reported having then contacted Commissioner Bockenfeld. He said, after receiving a violation notice from TCHD, they just moved farther east. He said the water table was only 15 to 20 feet down. He had reported to the Division of Water Resources that some digging down to the water table was going on near the site of dumping; however, it was covered up by the time DWR got out to inspect. He said his parents' parents had subsequently reported the company. Mr. Hanks stated his wife had a video of the occurrence.

Ms. King requested the name of the owner of the property where the dumping occurred.

Mr. Hanks, stated he was speaking for himself and his wife Tanya. He reported having inherited the property that had been in the family for a very long time. He said the ground was very erosive. He could not understand how TCHD could have issued a permit for the property. He explained the topography of the land, drainages across the land, and the soil types. Mr. Hands reported, after substantial rainfall, water ponds on the properties in this area and their cattle drank from the ponds on their own land. He said TCHD indicated

they did not have the resources to test the water to make sure these actions were not causing contamination. Mr. Hanks stated it was the worst thing ever. He said, during winter, the ground froze to about a foot after a summer with higher rainfall as occurred last year. He reported the company was dumping on the snow and frozen ground every day. He felt TCHD had not been successful at monitoring and enforcing any permits they issued.

There were no further public comments.

The public hearing was closed.

Mr. Weiss asked how widespread the issue was and if it was occurring in multiple locations. He asked what action the County took.

Ms. King said Zoning was not out looking, but the Arapahoe County Board of County Commissioners felt, in this type of situation, two complaints were sufficient to indicate a need for regulation. She said the County could enforce as a zoning violation with the proposed regulation.

Mr. Rader asked if the Sheriff's got involved.

Ms. King explained the coordination efforts.

Mr. Hill further explained the process for enforcement. He stated the property owner was ultimately liable for the violation.

Mr. Rader asked how the company could be penalized.

Mr. Hill indicated that would require action beyond the County's authority.

**It was moved by Ms. Chaffin and duly seconded by Mr. Sall, in the case of W15-004, Land Development Code Amendment, Chapter 12 Specific Regulations, addition of Section 12-2500, Septage and Sewage Land Application Regulations, that the Planning Commission had read the proposed code amendment and staff report and considered additional information presented during the public hearing and found themselves in agreement with staff findings one (1) through four (4), as set forth in the staff report dated April 8, 2016, and recommend the case favorably to the Arapahoe County Board of County Commissioners, with the following conditions of approval:**

	<p><b>1. Minor modifications to the text identified as necessary are required prior to the incorporation of the amendment into the existing Land Development Code. Staff, in conjunction with the County Attorney’s Office, is hereby authorized to make necessary modifications to the text and may relocate definitions to Chapter 19.</b></p> <p><b>The vote was:</b></p> <p><b>Mr. Weiss, Yes; Ms. Chaffin, Yes; Mr. Rader, Yes; Mr. Brummel, Yes; Mr. Sall, Yes; Mr. Rosenberg, Yes.</b></p>
<b>ADJOURNMENT</b>	There being no further business to come before the Planning Commission, the meeting was adjourned.

**MINUTES OF THE REGULAR MEETING OF THE  
ARAPAHOE COUNTY PLANNING COMMISSION  
TUESDAY, MAY 17, 2016**

<b>ATTENDANCE</b>	<p>A regular meeting of the Arapahoe County Planning Commission was called and held in accordance with the statutes of the State of Colorado and the Arapahoe County Land Development Code. The following Planning Commission members confirmed their continued qualification to serve:</p> <p>Paul Rosenberg, Chair; Brian Weiss, Chair Pro-Tem; Mark Brummel; Richard Rader; Jane Rieck; Richard Sall, and Diane Chaffin.</p> <p>Also present were: Robert Hill, Senior Asst. County Attorney; Bill Skinner, Senior Planner; Jason Reynolds, Current Planning Program Manager; Julio Iturreria, Long Range Planning Program Manager; Larry Mugler, Demographics Planner; Jan Yeckes, Planning Division Manager, and members of the public.</p>
<b>CALL TO ORDER</b>	<p>Chair Rosenberg called the meeting to order at 6:30 p.m. and noted a quorum of the Board was present.</p>
<b>DISCLOSURE MATTERS</b>	<p>There were no Planning Commission member conflicts with the matters before them.</p>
<b>REGULAR ITEMS:</b>	
<b>Item 1:</b>	<p><b>Case No. F15-001, Four Square Mile Sub-Area / Comprehensive Plan Amendment – Staff Initiated – Julio Iturreria, Long Range Planner, Public Works and Development (PWD)</b></p> <p>Mr. Iturreria presented the case. He reported that the hearing had been properly noticed and posted on the county web site. He explained the proposal was for a staff-initiated, comprehensive plan amendment to the Four Square Mile Subarea Plan. He reported the amendment would adjust the subarea plan density designation, west of S Uinta Way and south of E Florida Avenue, from 0-1 dwellings per acre to 1-2 dwellings per acre. He stated the proposal would affect approximately 54.5 acres of land. Mr. Iturreria noted that this was the only area in the Four Square Mile Subarea Plan with a density of 0-1 dwellings/acre and that the proposed change would affect about eight lots. He explained the rest of the lots in the area were already more dense than 1 dwelling per acre. He said staff recommended approval of the proposed amendment.</p>

Mr. Rosenberg opened the hearing for public comment.

Ten (10) members of the public spoke in favor of the proposed change. Twenty two (22) members of the public spoke against the proposal, expressing concerns about changing the character of the neighborhood, traffic, infrastructure, wildlife, and loss of a buffer between the Highline Canal and the rest of the neighborhood. Several people who spoke in opposition asked the Planning Commission to consider individual comprehensive plan amendment requests, from owners interested in developing, rather than approving a change to the entire neighborhood.

There were no further public comments.

The public hearing was closed.

Staff responded to the comments, noting the existing infrastructure was sufficient to support the potential increase in the number of homes. It was stated Arapahoe County Engineering and the water/sewer district representative reviewed the proposal and had no concerns. Staff reiterated the proposal was strictly a comprehensive plan change. Any zoning requests would come later and would have a separate public hearing. Staff noted 54% of the affected area was already zoned for densities greater than 1 dwelling per acre.

The Planning Commission asked questions about the option for individual property owners to seek comprehensive plan amendment changes.

Staff explained the cost of privately initiated comprehensive plan amendments would be \$7,500.00 in addition to all the other fees associated with the actual development of the property (ies), upon approval of a comprehensive plan amendment.

Mr. Hill noted the distinction between the Comprehensive Plan and zoning on the properties.

**It was moved by Mr. Brummel and duly seconded by Mr. Sall, to approve Case No. F15-001, Four Square Mile Subarea Plan Amendment, as requested.**

**The vote was:**

**Mr. Weiss, No; Ms. Rieck, No; Ms. Chaffin, No; Mr. Rader,**

	<b>No; Mr. Brummel, Yes; Mr. Sall, Yes; Mr. Rosenberg, Yes.</b> The motion failed.
<b>ADJOURNMENT</b>	There being no further business to come before the Planning Commission, the meeting was adjourned.

**MINUTES OF THE REGULAR MEETING OF THE  
ARAPAHOE COUNTY PLANNING COMMISSION  
TUESDAY, JUNE 7, 2016**

<b>ATTENDANCE</b>	<p>A regular meeting of the Arapahoe County Planning Commission was called and held in accordance with the statutes of the State of Colorado and the Arapahoe County Land Development Code. The following Planning Commission members confirmed their continued qualification to serve:</p> <p>Paul Rosenberg, Chair; Brian Weiss, Chair Pro-Tem; Mark Brummel; Richard Rader; Jane Rieck; Richard Sall, and Diane Chaffin.</p> <p>Also present were: Robert Hill, Senior Assistant County Attorney; Julio Iturreria, Long Range Planning Program Manager; Larry Mugler, Demographics Planner; Jason Reynolds, Current Planning Program Manager; Chuck Haskins, Engineering Services Division Manager; Jan Yeckes, Planning Division Manager; Bill Skinner, Senior Planner; Sherman Feher, Senior Planner; Caitlyn Cahill, Animal Control Supervisor, and members of the public.</p>
<b>CALL TO ORDER</b>	<p>Chair Rosenberg called the meeting to order at 6:30 p.m. and noted a quorum of the Board was present.</p>
<b>DISCLOSURE MATTERS</b>	<p>There were no Planning Commission member conflicts with the matters before them.</p>
<b>REGULAR ITEMS:</b>	
<b>ANNOUNCEMENTS</b>	<p>Ms. Yeckes reported the June 14, 2016 Special Meeting of the Planning Commission was scheduled to be held in the Arapahoe Room; however, the June 21, 2016 Regular Meeting was scheduled to be held in the Colorado State University Extension Office due to the Primary Election.</p>
<b>Item 1:</b>	<p><b>Case No. F16-001, Strasburg Station / Comprehensive Plan Amendment – Julio Iturreria, Long Range Planning, Public Works and Development (PWD)</b></p> <p>Mr. Brummell indicated he lived next door to, and has had business transactions with the applicant. He stated he had no financial interest in the case. He offered to recuse himself if any members of Planning Commission or the applicant had concerns; however, there were none.</p>

Mr. Sall disclosed that his firm had done work for the applicant.

Mr. Rosenberg disclosed that he served on the board for the I-70 Corridor Regional Economic Advancement Partnership (REAP), who provided a letter regarding this item; however, stated he did not attend the meeting where the case had been discussed.

Julio Iturreria, Long Range Planning Manager, entered additional public comment letters into the record. He provided an overview of the proposed application. He stated the Strasburg Sub-Area Plan was a joint effort by Adams County and Arapahoe County. He reported Adams County had offered some suggested language, which was incorporated in the proposal. Mr. Iturreria had offered to attend an Adams County Planning Commission meeting; however, Adams County did not see a need for it.

Todd Messenger, Fairfield & Woods, asked the Planning Commissioners to approve a change to the Low Intensity Mixed Use (LIMU) portion of the Strasburg Sub-Area Plan to allow residential uses in the LIMU portion of Strasburg, generally located south of Colfax and west of Wagner Street. He noted the LIMU section of the 2002 Strasburg Sub-Area Plan said if housing conditions changed then the plan should consider adding housing to the LIMU area. The applicant said with two recessions, since 2002, housing conditions had changed; further, he stated the project met the criteria identified for comprehensive plan changes.

There were discussions related to other Fairfield & Woods developments in Strasburg.

Mr. Rosenberg opened the hearing for public comments.

Three members of the public spoke in opposition to the change, including the Principal of the elementary school and the director of the Parks and Recreation District. Concerns included potential crowding in the schools, lack of sidewalks connecting the sites to downtown Strasburg, increased traffic, and lack of connections to recreation sites south of I-70. Two attendees opposed the proposal but didn't wish to speak.

The applicant responded to concerns and questions and indicated a willingness to discuss and work through issues that might arise during the zoning application process.

There were discussions related to potential density, the desirability of residential next to I-70 and the railroad, the potential for retail on the property (as anticipated by the Sub-Area Plan), and noise issues.

	<p><b>It was moved by Mr. Weiss and duly seconded by Mr. Rosenberg, in the case of F16-001 – Strasburg Subarea Plan Amendment to modify the definition of Low Intensity Mixed use, the Planning Commission has read the staff report dated May 27, 2016, and has considered additional information presented during the public hearing. The Planning Commission agrees with the staff findings and recommendation that this is an appropriate change and approval is warranted using the language recommended by Adams County. The Planning Commission approves the change to:</b></p> <ul style="list-style-type: none"> <li>• <b>the Characteristics and Uses of Low Intensity Mixed Use on page 15 to read, “Light industrial, office, retail and a mix of residential uses or multifamily in either planned unit development or straight zoning request;”</b></li> <li>• <b>the Purpose of Low Intensity Mixed Use on page 15 to read, “Attract businesses and employment opportunities and diversify housing stock;” and</b></li> <li>• <b>delete the sentence on the top of page 7 that reads “Policy: If residential market conditions change, Arapahoe County may look at the possibility of adding residential land use to the “Low Intensity Mixed Use” category in the next 3 to 5 years,” based on the findings outlined in the staff report dated May 27, 2016.</b></li> </ul> <p><b>The vote was:</b></p> <p><b>Mr. Weiss, Yes; Ms. Rieck, No; Ms. Chaffin, Yes; Mr. Rader, Yes; Mr. Brummel, Yes; Mr. Sall, Yes; Mr. Rosenberg, Yes.</b></p>
<p><b>Item 2:</b></p>	<p><b>Case No. P16-002, Iliff Avenue Townhomes / Final Development Plan (FDP) – Sherman Feher, Senior Planner, Public Works and Development (PWD)</b></p> <p>Mr. Sall disclosed that his employer had worked for Alpert Development in the past.</p> <p>Mr. Feher summarized the project, which included 68 townhome units on 3.5 acres with about 39% open space. He stated the site was located northeast of S Wabash Street and E Iliff Avenue. He reported staff was recommending approval.</p> <p>Scott Alpert, applicant, presented the proposed site plan and indicated he had several meetings with nearby Homeowner’s Associations (HOAs) and the Four Square Mile neighborhood organization. He reported receiving favorable comments, possibly because of the way the site looked with dilapidated homes and junk. Mr. Alpert agreed to requested heights and density and believed he</p>

had taken care of the FDP issues. He showed building elevations and the detention facility along Iliff. He said they preferred to make the detention ponds into amenities.

Planning Commission asked questions about the ¾ access from Iliff, coordinating Iliff sidewalk designs with the county's project, on-site recreation amenities, pricing for the units, and school district cash-in-lieu.

Chuck Haskins, Engineering Division Manager, said the access was adequate and that eastbound traffic could use the protected left turn at S Wabash Street to make a u-turn.

Mr. Alpert stated he had attempted to secure access west to S Wabash Street but was unsuccessful. He hadn't determined whether to rent or sell the units. He estimated rents would be around \$2,000/month or sales price of \$400,000.

Mr. Rosenberg opened the hearing for public comment.

There were no public comments.

The public hearing was closed.

**It was moved by Ms. Chaffin and duly seconded by Mr. Brummel, in the case of P16-002, Iliff Avenue Townhomes Final Development Plan, that the Planning Commission had read the staff report and received testimony at the public hearing and found themselves in agreement with staff findings, including the draft plan and attachments as set forth in the staff report dated May 23, 2016, and recommend the case favorably to the Board of County Commissioners, subject to the following conditions:**

- 1. The applicant must make all modifications to the Final Development Plan Amendment as requested by the Public Works and Development Department.**
- 2. The applicant agrees to address all Engineering Services Division and SEMSWA comments and concerns, as identified within their reports, prior to signed mylars.**
- 3. The applicant will enter into a Subdivision Improvement Agreement 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 applicant's letter of intent, which states they will provide a playground, the applicant will need to show a**

	<p><b>playground and generalized playground equipment on the Final Development Plan.</b></p> <p><b>6. Per the Board of County Commissioner’s-approved Preliminary Development Plan condition of approval, the applicant will bury utilities and dedicate right-of-way as required by the County.</b></p> <p><b>7. Per the Board of County Commissioner’s approved Preliminary Development Plan condition of approval, the applicant will obtain and follow CPTED recommendations from the Sheriff’s Department.</b></p> <p><b>The vote was:</b></p> <p><b>Mr. Weiss, Yes; Ms. Rieck, Yes; Ms. Chaffin, Yes; Mr. Rader, Yes; Mr. Brummel, Yes; Mr. Sall, Yes; Mr. Rosenberg, Yes.</b></p>
<p><b>Item 3:</b></p>	<p><b>Case No. P16-006, Inverness Subdivision #57 / L3 / [Vallagio Retail] / Final Development Plan (FDP) – Bill Skinner, Senior Planner, Public Works and Development (PWD)</b></p> <p>Mr. Skinner stated this project was the last open pad site in the Vallagio retail center, which was located south of Dry Creek Road and east of Inverness Drive West. He reported the County previously approved a FDP for this site in 2008, which included a retail/restaurant building. He reported the proposed site plan included a 9,000 square foot medical office building with underground parking and surface parking. He received some questions from retail tenants concerned about parking impacts; he noted there was a joint parking agreement which allowed users to share parking.</p> <p>Dan Horvat, Horvat Architects, representing the owners, complimented Bill Skinner on how communicative he had been through the process. He showed images of the building and explained that parking was a concern for them. Their proposed 9,000 square foot building would remove some existing parking spaces but because they were providing 22 underground parking spaces there would be 34 surface parking spaces available on their lot for medical clients, retail users, or Eddie Merlot’s. Mr. Horvat presented a parking analysis showing expected, on-site parking space usage at different times of the day, as well as a parking study for the entire Vallagio complex.</p> <p>There were discussions regarding the shared parking arrangement, how many spaces Eddie Merlot’s was likely to use when it opened for lunch, the fact that Eddie Merlot’s received a reduced parking requirement, and the potential for valet parking.</p>

	<p>Staff pointed out the proposal exceeded the minimum parking standards for this type of use and noted the County’s parking standards for restaurants were much higher than standard practice.</p> <p>Mr. Rosenberg opened the hearing for public comment.</p> <p>One member of the public spoke in favor of the project as a representative of the retail building. He said they had concerns and performed the parking study to address their concerns, the lender’s concerns, and Eddy Merlot’s concerns. He said the study addressed those concerns. He noted that the site is near light rail and as a transit oriented development the parking is tight by design.</p> <p>There were no further public comments.</p> <p>The public hearing was closed.</p> <p>The Planning Commission discussed parking concerns. Mr. Rosenberg said he wouldn’t support creating a bigger parking problem.</p> <p><b>It was moved by Mr. Brummel and duly seconded by Mr. Rader, in the case of P16-006, Inverness No. 57, Lot 3, Vallagio Medical Offices Final Development Plan, that the Planning Commission has read the staff report and received testimony at the public hearing and find themselves 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 recommend this case favorably to the Board of County Commissioners, subject to the following condition of approval:</b></p> <ol style="list-style-type: none"> <li><b>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 &amp; Development Department.</b></li> </ol> <p><b>The vote was:</b></p> <p><b>Mr. Weiss, Yes; Ms. Rieck, Yes; Ms. Chaffin, Yes; Mr. Rader, Yes; Mr. Brummel, Yes; Mr. Sall, Yes; Mr. Rosenberg, No.</b></p>
<p><b>Item 4:</b></p>	<p><b>Case No. P16-003, Inverness Subdivision #22 / L1 / 4<sup>th</sup> Final Development Plan (FDP) Amendment – Bill Skinner, Senior Planner, Public Works and Development (PWD)</b></p> <p>Mr. Skinner presented the proposal, which was for an approximately 50 square foot sign to be located near the top of the building, facing</p>

	<p>I-25. He explained the sign did not meet Arapahoe County’s code requirements, but the Board of County Commissioners could adjust the signage through the PUD process. He said, given the context of the I-25 corridor, staff was recommending approval.</p> <p>In response to a Planning Commission question, the applicant, Mike Johnson, indicated that the building is about 85’ tall, or 100’ tall from the loading dock side.</p> <p>Mr. Rosenberg opened the hearing for public comment.</p> <p>There were no public comments.</p> <p>The public hearing was closed.</p> <p>Planning Commissioners remarked that the sign was relatively small compared to other signs in the area.</p> <p><b>It was moved by Ms. Chaffin and duly seconded by Mr. Sall, in the case of P16-003, Inverness No. 61, Lot 1, Final Development Plan 4th Amendment – AT&amp;T Logo Sign, that the Planning Commission had read the staff report and received testimony at the public hearing and found themselves 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 recommended the case favorably to the Board of County Commissioners, subject to the following:</b></p> <ol style="list-style-type: none"> <li><b>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 and Development Department.</b></li> </ol> <p><b>The vote was:</b></p> <p><b>Mr. Weiss, Yes; Ms. Rieck, Yes; Ms. Chaffin, Yes; Mr. Rader, Yes; Mr. Brummel, Yes; Mr. Sall, Yes; Mr. Rosenberg, Yes.</b></p>
<b>ADJOURNMENT</b>	<p>There being no further business to come before the Planning Commission, the meeting was adjourned.</p>

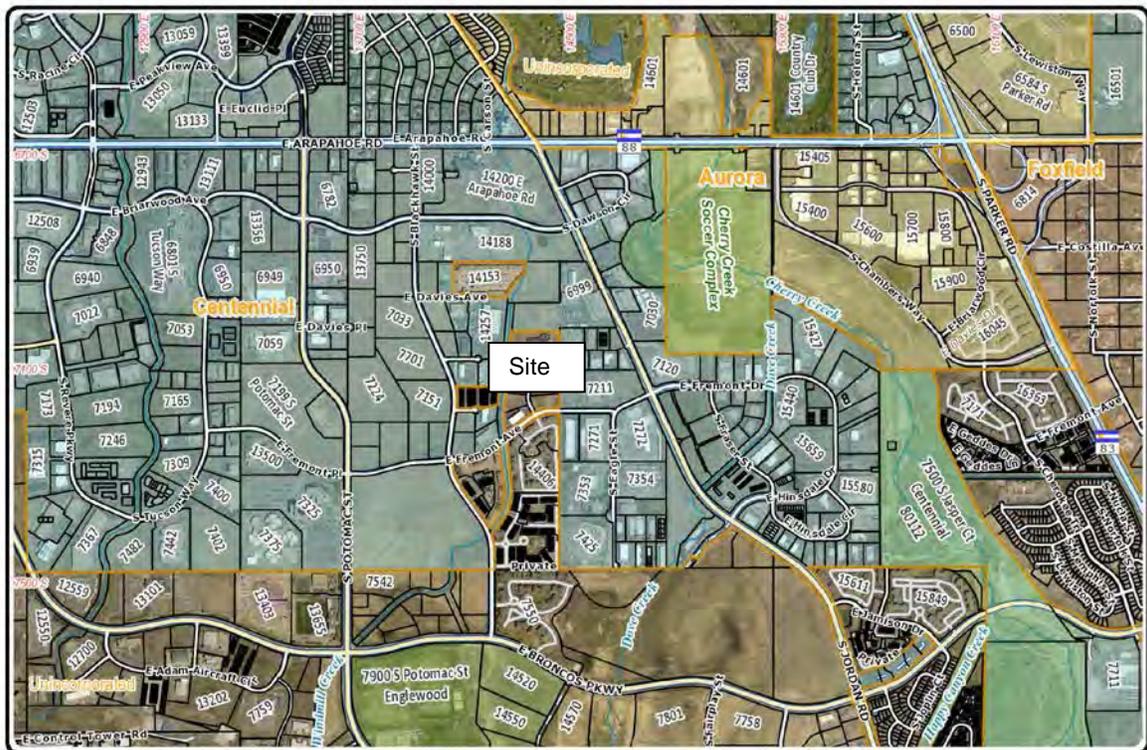
ARAPAHOE COUNTY PLANNING COMMISSION  
PUBLIC HEARING AGENDA  
JULY 19, 2016  
6:30 P.M.

CASE # P15-011 – CENTENNIAL EAST CORPORATE CENTER/ A – PLUS ATHLETICS –  
FINAL DEVELOPMENT PLAN AMENDMENT

SHERMAN FEHER, SENIOR PLANNER

JULY 8, 2016

**VICINITY MAP** The site is located northwest of the intersection of Fremont Avenue and Dillon Court. This property is in Commissioner District 2.



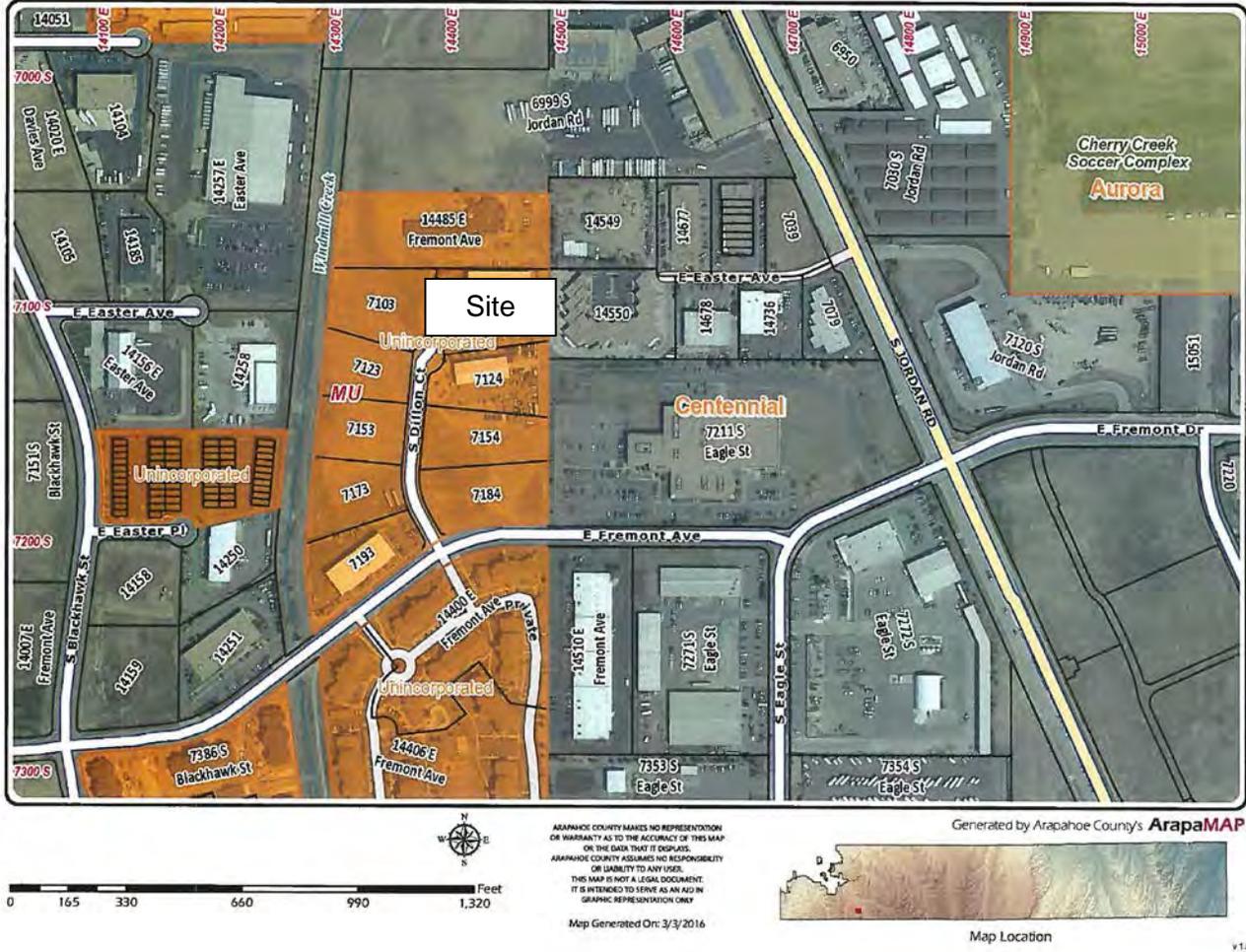
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Map Generated On: 3/3/2016

Map Location

Vicinity Map



**ZONING MAP**

**ADJACENT SUBDIVISIONS, ZONING, AND LAND USES**

North	- Centennial East Corporate Center Subdivision, MU-PUD, Governmental Building.
East	- City of Centennial Zoning and Subdivision, Flex Office Building.
South	- Centennial East Corporate Center Subdivision, MU-PUD, Office/Light Industrial Building.
West	- Centennial East Corporate Center Subdivision, MU-PUD, Vacant.



Looking Northeast at  
Existing Building

## **PROPOSAL**

The applicant's representative, Brian Ostler, on behalf of City Lighting, owners, are requesting approval of a Final Development Plan Amendment (FDPA). This FDPA is adding "Recreational Facilities, Public and Private" to the list of allowed uses. The Preliminary Development Plan allows this use, however the previous FDP only allowed "Office/Warehouse." The applicant would like to have an athletic and gymnastic training facility for all of the existing building.

## **RECOMMENDATION**

**Staff:** Staff recommends that the Centennial East Corporate Center/A Plus Athletics Final Development Plan Amendment be APPROVED, subject to conditions contained in this Staff Report, based on findings outlined herein.

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## I. BACKGROUND

The property was originally zoned A-1 in 1961. The latest MU-PUD Amendment for this property was approved on September 7, 1999 (Case No.Z99-003). The Final Development Plan for the existing building was approved on November 6, 2001 (Case No. P01-020).

## 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 designates this property as "Employment". The proposed FDP is consistent with the Comprehensive Plan in that it provides employment opportunities.

### 2. Ordinance Review and Additional Background Information

Chapter 13-100 of the Planned Unit Development section of the zoning regulations 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 change the existing infrastructure. Water and sewer capability is provided by Arapahoe County Water and Wastewater Authority. The existing road system serves the proposed uses.*

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

*This proposed FDP conforms with PDP standards. The PDP sets use standards that are being followed in the FDP. The FDP complies with the PDP standards.*

- 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 provides for adequate provision of public services. Public services appear to be adequately provided, as evidenced by the response or lack of response to referrals.*

- 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 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 FDP meets certain standards.*

- 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. The applicant has added additional parking from the original FDP. Overflow parking from special events will also be provided by a cross parking agreement with another City Lighting lot that is in close proximity.*

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

*There will be minimal disruption to existing physiographic features with this FDP.*

- 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 provide amenities for these properties.*

- 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 25% open space.*

**Other Items:**

This proposed FDPA is located within the Centennial Airport Environs Planning Area (CAEPA) which has more stringent development standards (LDC Section 10-200). The existing building was built before CAEPA regulations were approved. The proposed use is not restricted or prohibited under CAEPA regulations and no exterior alteration are proposed for the building.

**III. REFERRAL COMMENTS**

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

Engineering	Comments regarding parking and Traffic Impact Study. <i>Applicant provided Traffic Impact Letter.</i>
Mapping	General comments. <i>Comments were addressed.</i>
Arapahoe County Assessor	No response.
Arapahoe County Zoning	No comments.
Arapahoe County Sheriff	No comments.
Centennial Airport	No comments.
Urban Drainage	No response.
SEMSWA	No comments.
South Metro FPD	No response.
Xcel Energy	Xcel owns and operates existing electrical and natural gas facilities; applicant will need to complete Xcel's application process if existing facilities are modified. <i>Existing building will not be modified externally.</i>
City of Centennial	Ensure parking is adequate. <i>Parking should be adequate with additional parking spaces and also additional parking that will be available on other City Lighting lot(s).</i> Verify landscaping. <i>Landscaping appears to meet requirements.</i>
ACCWA	Requested applicant to provide information to ACCWA. <i>Applicant will need to provide information to ACCWA separately from the County, if applicable.</i>

Tri-County Health	Supports expansion.
Cherry Creek Water Quality Basin Authority	No exceptions as submitted.
CDOT	No response.
Century Link/Phone	No response.

#### **IV. STAFF FINDINGS**

Staff has visited the site and has reviewed the proposed Final Development Plan Amendment (FDPA), 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 Amendment (FDPA) appears to conform to the Arapahoe County Comprehensive Plan, with the property being designated as “Employment”.
2. The FDPA generally appears to satisfy the Arapahoe County Zoning Regulations and procedures, including Chapter 13, Section 13-100, Planned Unit Development (P.U.D).
3. Overflow parking may be needed for special events and will be accommodated through a cross parking agreement.

#### **V. RECOMMENDATION**

Considering the findings and other information provided herein, staff recommends approval of the proposed Centennial East Corporate Center/A Plus Athletics Final Development Plan Amendment (P15-011), subject to the following:

1. The applicant must make all modifications to the Final Development Plan Amendment Exhibit as requested by the Public Works & Development Department.
2. The applicant agrees to address all Engineering Services Division and SEMSWA comments and concerns, as identified within their reports, prior to signed mylars.

#### **VI. DRAFT MOTIONS**

**APPROVAL WITH CONDITIONS:** In the case of P15-011, Centennial East Corporate Center/A Plus Athletics Final Development Plan Amendment, 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 8, 2016, and recommend approval of this case, subject to the following conditions:

1. The applicant must make all modifications to the Final Development Plan Amendment Exhibit as requested by the Public Works & Development Department.
2. The applicant agrees to address all Engineering Services Division and SEMSWA comments and concerns, as identified within their reports, prior to signed mylars.

### 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 P15-011, Centennial East Corporate Center/A Plus Athletics Final Development Plan Amendment, we have read the staff report dated July 8, 2016, and received testimony at the public hearing. We recommend denial of this case, based on the following findings:

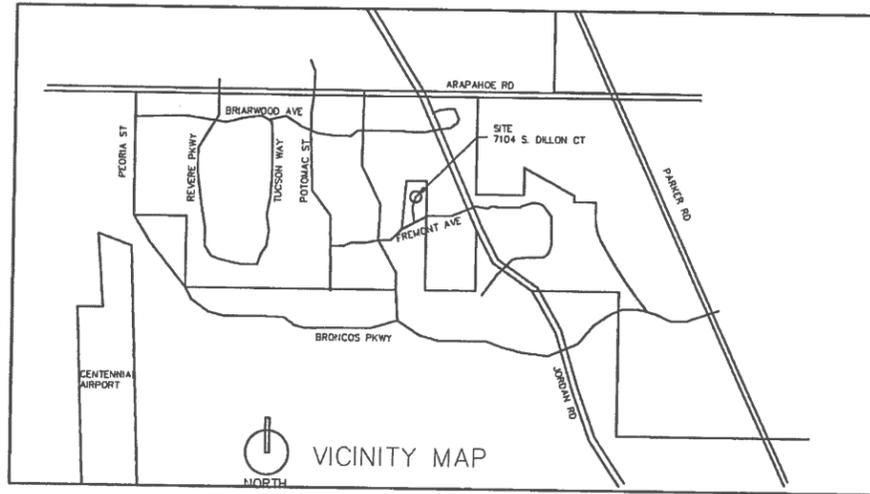
1. State new or amended findings to support PC recommendation of "Denial."
2. ....

CONTINUE: In the case of P15-011, Centennial East Corporate Center/A Plus Athletics Final Development Plan, I move to continue the decision on this request to [DATE], 2016, date certain, at 6:30 p.m., at this same location [to receive further information] [to further consider information presented during the hearing].

### Attachments

Application  
FDP Exhibit  
Referral Comments

**A-PLUS ATHLETICS / CITY LIGHTING PRODUCTS**  
**FIRST AMMENDMENT TO THE FINAL DEVELOPMENT PLAN**  
 CENTENNIAL EAST CORPORATE CENTER, FILING NO. 3  
 PART OF THE W 1/2 OF SECTION 30, TOWNSHIP 5 S, RANGE 66 W OF THE 6TH P.M.  
 COUNTY OF ARAPAHOE, STATE OF COLORADO  
 SHEET 1 OF 8



**STANDARD NOTES**  
 THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDER(S) OF THE FINAL DEVELOPMENT PLAN KNOWN AS CITY LIGHTING PRODUCTS, LLC 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 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 OWNER, 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 AGREEMENTS REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO MAINTAINING THE SPECIFIED DETENTION / RETENTION VOLUMES, MAINTAINING OUTLET STRUCTURES, FLOW RESTRICTION DEVICES AND FACILITIES NEEDED TO CONVEY FLOW OF 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, THE 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.

**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 RICHARD WENIGARDT CONSULTANTS, ARAPAHOE COUNTY REVIEWS DRAINAGE PLANS PURSUANT TO COLORADO REVISED STATUTES TITLE 30, ARTICLE 28, BUT CANNOT ON BEHALF OF CLP DENVER REAL ESTATE LLC GUARANTEE THAT FINAL DRAINAGE DESIGN REVIEW WILL ABSOLVE CLP DENVER REAL ESTATE LLC, 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 PLAN AND / OR FINAL DEVELOPMENT PLAN DOES NOT IMPLY APPROVAL OF RICHARD WENIGARDT CONSULTANTS DRAINAGE DESIGN

**LANDSCAPE MAINTENANCE**  
 THE OWNERS OF THIS PLAN, 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 PLAN, 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 OF 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 CHANGE PUBLIC IMPROVEMENTS IN A FORM ACCEPTABLE TO THE BOARD OF COUNTY COMMISSIONERS PURSUANT TO

**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.

**PRIVATE STREET MAINTENANCE**  
 IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE PRIVATE ROADWAYS SHOWN ON THIS 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.

**SPECIFIC NOTES**  
**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, TOGETHER WITH RATES, RULES, AND REGULATIONS THEREIN PROVIDED AND SUBJECT TO ALL FUTURE AMENDMENTS AND CHANGES THEREOF, 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 ACCORDING TO APPLICABLE RATES, RULES AND REGULATIONS, INCLUDING FUTURE AMENDMENTS AND CHANGES ON FILE WITH THE PUBLIC UTILITIES COMMISSION OF THE STATE OF COLORADO.

**DOVE VALLEY / PARKER JORDAN METROPOLITAN DISTRICT NOTE**  
 THIS DEVELOPMENT IS LOCATED WITHIN AN AREA THAT HAS BEEN IDENTIFIED AS LACKING ADEQUATE REGIONAL TRANSPORTATION INFRASTRUCTURE. THE BOARD OF COUNTY COMMISSIONERS HAS APPROVED METROPOLITAN DISTRICTS FOR THE PURPOSE OF CONSTRUCTING REGIONAL TRANSPORTATION INFRASTRUCTURE FOR THIS RAPIDLY DEVELOPING AREA OF THE COUNTRY IN THE EVENT THESE METROPOLITAN DISTRICTS FAIL TO CONSTRUCT OR PARTICIPATE IN CONSTRUCTION OF NECESSARY INFRASTRUCTURE IN A TIMEFRAME ACCEPTABLE TO THE BOARD OF COUNTY COMMISSIONERS. A DISTRICT FOR THE PURPOSE OF COMPLETING NEEDED PLANNED REGIONAL INFRASTRUCTURE MAY BE FORMED THIS DEVELOPMENT WOULD BE LOCATED WITHIN THIS DISTRICT AND MAY BE ASSESSED A PRO-RATA SHARE OF THE COSTS OF SAID REGIONAL IMPROVEMENTS.

**AIRPORT INFLUENCE AREA NOTE**  
 (OFF SITE IMPROVEMENTS)  
 TO CARRY OUT ONE OF THE FOLLOWING AS MAY BE REQUIRED BY THE BOARD OF COUNTY COMMISSIONERS

- TO INCLUDE SAID DEVELOPMENT WITHIN A SPECIAL DISTRICT FOR THE PURPOSE OF PARTICIPATION 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 OFFSITE ROADWAY IMPROVEMENTS AS NECESSARY BY THE DEVELOPMENT IMPACTS AS MAY BE DETERMINED BY THE BOARD OF COUNTY COMMISSIONERS.
- TO COMPLETE SUCH OTHER IMPROVEMENTS TO PUBLIC ROADWAYS BROUGHT ABOUT OR IMPACTED BY THIS DEVELOPMENT AS MAY BE DETERMINED BY THE BOARD OF COUNTY COMMISSIONERS.
- TO PARTICIPATE AND COOPERATE IN ANY TRANSPORTATION MANAGEMENT PROGRAM AS NECESSARY BY THE AIRPORT INFLUENCE AREA TRANSPORTATION STUDY IF SUCH A PROGRAM IS APPROVED AND/OR ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS.

**SIGNS**  
 EXISTING AND FUTURE SIGNS TO BE IN ACCORDANCE WITH ARAPAHOE COUNTY LDC REQUIREMENTS.

**(EASEMENT / HAZARD EASEMENT)**  
 AN AVIGATION AND HAZARD EASEMENT AFFECTING ALL PROPERTY CONTAINED WITHIN THIS FINAL DEVELOPMENT PLAN HAS BEEN LEGALLY EXECUTED SAID EASEMENT DOCUMENT CAN BE FOUND IN RECEPTION NO A8093463 OF THE ARAPAHOE COUNTY CLERK AND RECORDER

THE LANDS CONTAINED WITHIN THIS FINAL DEVELOPMENT PLAN ARE WITHIN THE AIRPORT INFLUENCE AREA AN AREA WHICH IS LIKELY TO BE AFFECTED BY AIRCRAFT OPERATIONS AND TO BEAR A GREATER DEGREE OF NOISE AND/OR CRASH HAZARDS TO A GREATER DEGREE THAN LANDS SITUATED OUTSIDE OF THE INFLUENCE AREA ALL LANDS CONTAINED WITHIN THIS FINAL DEVELOPMENT PLAN SHALL COMPLY WITH F.A.R. PART 77, "HEIGHT AND OBSTRUCTIONS CRITERIA"

- GENERAL NOTES**
- FIRE PROTECTION NOTE  
 SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND SERVICEABLE PRIOR TO AND DURING ALL CONSTRUCTION.
  - RIGHT OF WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, AND ON ALL THROUGH AND 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 1001.7.1 OF THE 1994 UNIFORM FIRE CODE. NO LANDSCAPING, FENCING, OR ANY OTHER OBSTRUCTION SHALL BE PLACED WITHIN THREE FEET OF A FIRE HYDRANT.
  - THE FIRE DISTRICT HAS ADOPTED A SAFETY GUIDELINE FOR ALL NEW BUILDINGS AND SUBDIVISIONS. THE FIRE DISTRICT REQUIRES ALL NEW BUILDING(S) AND DEVELOPMENT(S) ADD OPTICOM TRAFFIC SIGNALING EQUIPMENT TO ANY NEW TRAFFIC SIGNALS THE DEVELOPER SHALL PRESENT APPROPRIATE TRAFFIC SIGNAL PLANS TO THE FIRE DISTRICT FOR REVIEW AND APPROVAL.
  - THE FIRE DISTRICT REQUIRES ALL NEW ROOFING SYSTEMS BE EITHER NON COMBUSTIBLE OR PART OF AN APPROVED FIRE RATED ROOFING SYSTEM. THE DEVELOPER SHALL PRESENT APPROPRIATE PLANS AND SPECIFICATIONS TO THE FIRE DISTRICT FOR REVIEW AND APPROVAL.

**BASIS OF BEARINGS**  
 THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE SOUTH ONE QUARTER CORNER BY TWO WITNESS CORNERS (1) 3.0" NORTH-AND (2) 6.0" WEST (WITNESS CORNERS ARE A NO. 6 REBAR WITH 2-1/2" ALUMINUM SURVEYOR'S CAP-LS NO. 29413) AND AT THE SOUTHWEST CORNER OF SAID SECTION 30 BY A 3-1/4" ALUMINUM SURVEYOR'S CAP-LS NO. 13105 BEING CONSIDERED TO BEAR 89 30'57" W AS SHOWN ON THE ARAPAHOE COUNTY CONTROL MAP, PAGE 7 REVISED, PREPARED BY JOHN E. CHANCE AND ASSOCIATES, INC. DATED OCTOBER 30, 1995

LAND USE	PDP FILE NO 299-003 DEVELOPMENT AREA "B"		FDP FILE NO P01-020 LOT 6, BLOCK 1		FIRST AMMENDMENT TO FDP FILE NO P15-011 LOT 6, BLOCK 1	
	ACRES	% OF TOTAL	ACRES	% OF TOTAL	ACRES	% OF TOTAL
OFFICE / LIGHT INDUSTRIAL	1.28	75%	1.28	75%	1.28	75%
OPEN SPACE (LANDSCAPED)	4.3	25%	4.3	25%	4.3	25%
TOTALS	1.71	100%	1.71	100%	1.71	100%

ZONING	PDP FILE NO 299-003		FDP FILE NO P01-020		FIRST AMMENDMENT TO FDP FILE NO P15-011	
	EXISTING ZONING	PROPOSED ZONING	EXISTING ZONING	PROPOSED ZONING	EXISTING ZONING	PROPOSED ZONING
EXISTING ZONING	MU-PUD	MU-PUD	MU-PUD	MU-PUD	MU-PUD	MU-PUD
EXISTING LAND USE	VACANT	VACANT	VACANT	VACANT	OFFICE/WAREHOUSE	OFFICE/WAREHOUSE
PROPOSED LAND USE	OFFICE/LIGHT INDUSTRIAL	OFFICE/WAREHOUSE	OFFICE/WAREHOUSE	OFFICE/WAREHOUSE	OFFICE/WAREHOUSE/RECREATIONAL FACILITIES, PUBLIC AND PRIVATE	OFFICE/WAREHOUSE

PERMITTED LAND USE	PDP FILE NO 299-003		FDP FILE NO P01-020		FIRST AMMENDMENT TO FDP FILE NO P01-020	
	TOTAL AREA	MAXIMUM FLOOR AREA	TOTAL AREA	MAXIMUM FLOOR AREA	TOTAL AREA	MAXIMUM FLOOR AREA
TOTAL AREA	1.46 ACRES	0.75 1.0	1.71 ACRES	2.8 1.0	1.71 ACRES	2.8 1.0

DEVELOPMENT STANDARDS (PRINCIPLE BUILDING)	PDP FILE NO 299-003		FDP FILE NO P01-020		FIRST AMMENDMENT TO FDP FILE NO P01-020	
	FRONT	REAR	FRONT	REAR	FRONT	REAR
MAXIMUM HEIGHT	30'	30'-0"	30'-0"	30'-0"	30'-0"	30'-0"
MIN. DISTANCE BETWEEN STRUCTURES	25'	25'	25'	25'	25'	25'
TOTAL PROVIDED OFF STREET PARKING	28	30	28	30	28	30
3 PER 1000 SF OFFICE UNITS	14	17	14	17	14	17
1 PER 1000 SF WAREHOUSE	10	9	10	9	10	9
FOR RECREATIONAL FACILITIES (A-3 ASSEMBLY - 1 SPACE PER 3 PEOPLE)	N/A	N/A	N/A	N/A	52	52
1 PER DOCK DOOR	4	4	4	4	4	4
MAX BLDG AND PARKING COVERAGE	75%	75%	75%	75%	75%	75%
MINIMUM LOT AREA	N/A	N/A	N/A	N/A	N/A	N/A
MINIMUM OPEN SPACE	25%	25%	25%	25%	25%	25%
MAXIMUM DENSITY	REFER TO LAND USE SUMMARY	REFER TO LAND USE SUMMARY				
AVERAGE LOT AREA	N/A	N/A	N/A	N/A	N/A	N/A

AS PER REVISED PROPOSED USES THE MAXIMUM FLOOR AREA RATIO FOR USE IS A-3 ASSEMBLY. IF ADDITIONAL PARKING IS REQUIRED, LOTS 3 AND 4 WILL BE BACKUPS FOR TOURNAMENTS IN A CROSS PARKING AGREEMENT

**BENCHMARK**  
 BRASS CAP IN TOP OF NORTH HEADWALL OF WINDMILL CREEK CROSSING AT E FREMONT AVENUE ELEVATION = 5702.38  
 DATUM. ALL ELEVATIONS ARE USGS (1988) 3 1/4" ALUMINUM CAP, PLS NO. 19003 RANGE BOX ELEVATION 5729.62, LOCATED AT THE INTERSECTION OF S. POTOMAC STREET AND E. FREMONT AVENUE.

**LEGAL DESCRIPTION**  
 LOT 6 BLOCK 1  
 CENTENNIAL EAST CORPORATE CENTER FILING NO 3  
 COUNTY OF ARAPAHOE, STATE OF COLORADO  
 CONTAINING 1.71 ACRES (MORE OR LESS)

**CERTIFICATE OF OWNERSHIP**

I, \_\_\_\_\_ HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS A-PLUS ATHLETICS / CITY LIGHTING PRODUCTS, CASE NO. P15-011

OWNER OF RECORD OR AUTHORIZED AGENT

STATE OF \_\_\_\_\_ S.S.  
 COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_ AS \_\_\_\_\_ OF \_\_\_\_\_ AN AUTHORIZED SIGNATORY

BY \_\_\_\_\_ NOTARY PUBLIC WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_

**BOARD OF COUNTY COMMISSIONERS APPROVAL**

APPROVED BY THE ARAPAHOE COUNTY BOARD OF COMMISSIONERS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AD. 20

CHAIRMAN \_\_\_\_\_

ATTEST: \_\_\_\_\_

**PLANNING COMMISSION RECOMMENDATION**

RECOMMENDED BY THE ARAPAHOE COUNTY PLANNING COMMISSION, THIS \_\_\_\_\_ DAY \_\_\_\_\_, 20\_\_\_\_ AD. 20

CHAIRMAN \_\_\_\_\_

**SHEET INDEX**

1 OF 8 COVER SHEET
2 OF 8 SITE PLAN
3 OF 8 GRADING DRAINAGE PLAN
4 OF 8 UTILITY PLAN
5 OF 8 LANDSCAPE PLAN
6 OF 8 PHOTOMETRIC STUDY
7 OF 8 EXTERIOR ELEVATIONS
8 OF 8 SITE DETAILS

PROJECT: CITY LIGHTING	
CASE NO: P15-011	
SCALE: NONE	SHEET COVER
JAN 15, 2016	OF: 8
REVISIONS:	DATE: NOV 6, 2015

CASE NO. P15-011

A-PLUS ATHLETICS / CITY LIGHTING PRODUCTS  
 FIRST AMMENDMENT TO THE FINAL DEVELOPMENT PLAN  
 CENTENNIAL EAST CORPORATE CENTER, FILING NO. 3  
 PART OF THE W 1/2 OF SECTION 30, TOWNSHIP 5 S, RANGE 66 W OF THE 6TH P.M.  
 COUNTY OF ARAPAHOE, STATE OF COLORADO  
 SHEET 2 OF 8

**OCCUPANCY LOAD:**  
 FIRST FLOOR 120 TOTAL  
 GYMNASIUMS / RECREATION AREA = 100  
 RESTROOMS / SHOWERS = 0 ( 450 S.F. AT 0 LOAD)  
 STAIRWAYS / HALLS = 0 ( 764 S.F. AT 0 LOAD)  
 PARTY ROOMS = 23 ( 244 S.F. AT 1 PER 11 S.F.)  
 OFFICE 11 (1,100 S.F. AT 1 PER 100 S.F.)

**MEZZANINE: 14 TOTAL**  
 VIEWING AREA 13 (A-3 OCCUPANCY - 1300 S.F. AT 1 PER 100 S.F.)  
 MECHANICAL ROOM: 1 (193 S.F. AT 1 PER 300 S.F.)

**CALCULATION OF PARKING SPACES:**  
 OCCUPANCY LOAD = 134  
 PARKING SPACES PROVIDED = 52  
 1 SPACE PER EVERY 2.58 PEOPLE

**KEYED NOTES**

- 1 CONSTRUCT ASPHALT CONCRETE PAVEMENT AS SPECIFIED REFER TO SOILS REPORT COLORADO SOILS REPORT NO. 01-000 FEBRUARY 01, 2001
- 2 CONSTRUCT P.C.C. CURB EDGE SIDEWALK SEE DETAIL.
- 3 CONSTRUCT P.C.C. PUBLIC SIDEWALK
- 4 ACCESSIBLE RAMP AT 1:12 PER A.D.A. REQUIREMENTS
- 5 INSTALL 3" DIA. CONCRETE FILLED STEEL BOLLARD, PAINT TO MATCH BUILDING
- 6 CONSTRUCT 6" THK P.C.C. PAD WITH 5" X 6" - #10/10 W/MEM (CONST. JTS @12'-0" O.C.) OVER 6" CRUSHED A.B.C. OR GRAVEL BASE AT NEW TRASH ENCLOSURE.
- 7 NEW TRASH ENCLOSURE CMU BLOCK CONSTRUCTION SEE DETAIL A2.1
- 8 INSTALL HANDICAP PARKING SIGN SEE DETAIL 9/A2.1
- 9 NOT USED
- 10 LANDSCAPE AREA
- 11 20'-0" TALL LIGHT POLE
- 12 NEW 8" TALL WOOD FENCING, DETAIL 3 AND 4 ON SHEET B OF B. UNDERCUT FENCING BY 8" FOR DRAINAGE.
- 13 NOT USED
- 14 PAINT TRAFFIC ARROWS - WHITE
- 15 PAINT HANDICAP SYMBOL - WHITE ON BLUE BACKGROUND.
- 16 PAINT 4" WIDE SOLID STRIPE - WHITE FOR PARKING LANES ORANGE & YELLOW RESERVED FOR TRAFFIC CONTROL PER(ITE)
- 17 NEW MONUMENT SIGNAGE 10'X2'6" TALL
- 18 GROUND MOUNTED UP LIGHT AT MONUMENT SIGN
- 19 WALL MOUNT WALL PACK LIGHT FIXTURE
- 20 CONCRETE STEPS WITH PAINTED BEIGE METAL HANDRAIL.
- 21 PROVIDE ALTERNATE PRICING FOR 6" THICK CONCRETE APRON AS INDICATED REFER TO SOILS REPORT COLORADO SOILS REPORT NO 01-000 FEBRUARY 01, 2001
- 22 PROVIDE NEW LAMINATED BUMPER 6" THICK X 8' LONG. TMI INC. SAVE-T PRODUCTS OR APPROVED EQUAL.
- 23 PROVIDE 5' X 5' CONCRETE PAD.

**SITE DATA CHART**

**LEGAL DESCRIPTION** CENTENNIAL EAST CORPORATE CENTER, FILING NO. 3  
 LOT 6, BLOCK 1 PART OF THE W 1/2 OF SECTION 30 TOWNSHIP 5S,  
 RANGE 66W OF THE 6TH PM COUNTY OF ARAPAHOE, STATE OF  
 COLORADO

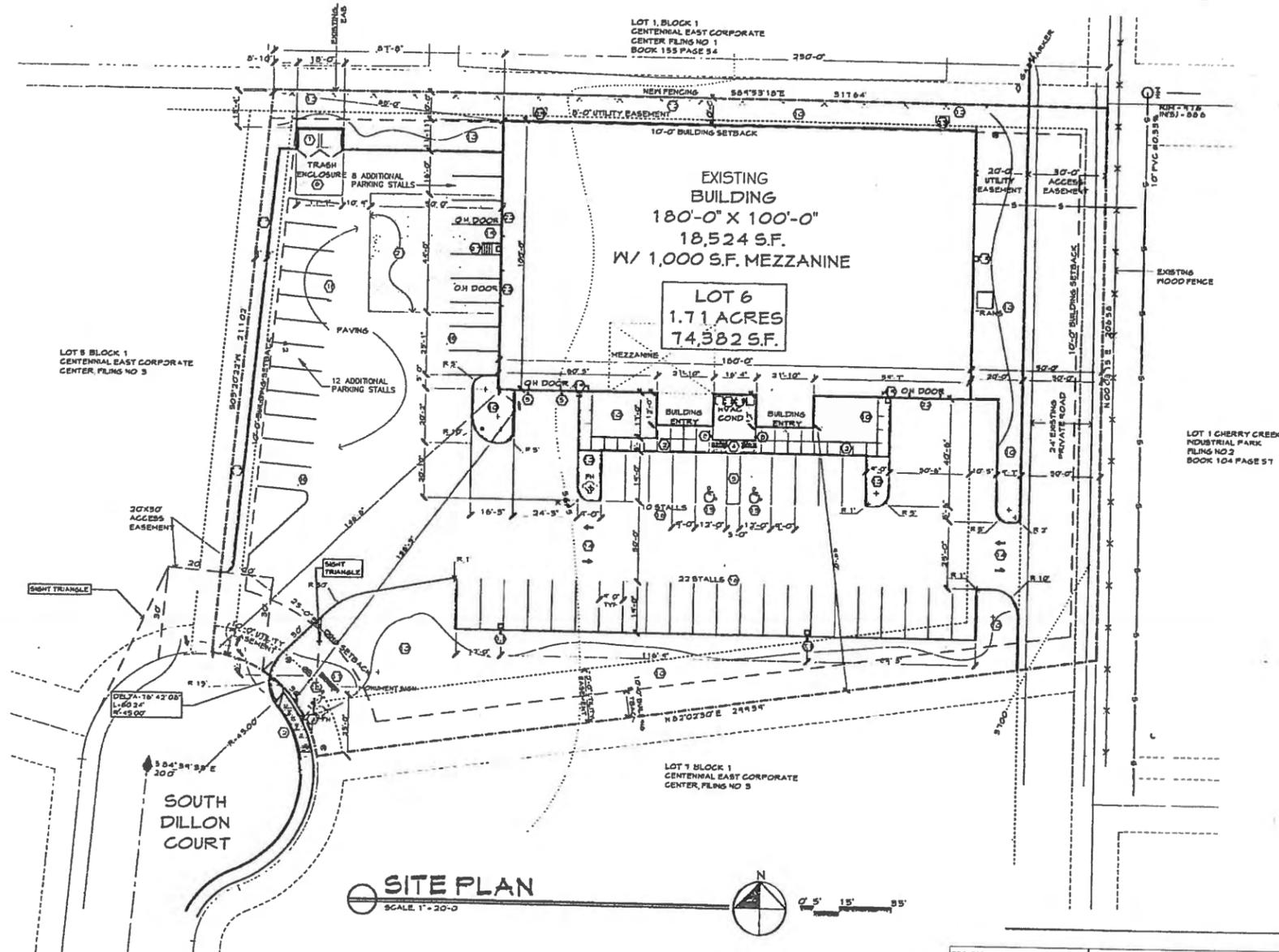
**PROPOSED USE** OFFICE, RECREATION

	SQUARE FEET	ACRES	PERCENTAGE
TOTAL AREA OF PROPERTY	74,382	1.710	100.0 %
TOTAL BUILDING COVERAGE	18,524	0.426	25.0 %
PARKING LOT COVERAGE	37,153	0.854	50.0 %
LANDSCAPING AREA (PLANTER AREAS & OPEN SPACE)	18,704	0.430	25.0 %
NUMBER OF RESIDENTIAL UNITS	N/A		
TOTAL PROVIDED PARKING STALLS	52 STALLS		
NUMBER OF STANDARD STALLS	50 STALLS		
NUMBER OF HANDICAP STALLS	2 STALLS		
AREA OF MEZZANINE	1,000 S.F.		
AREA OF FIRST FLOOR	18,524 S.F.		
TOTAL BUILDING AREA:	19,524 S.F.		

(ALL AREAS ARE TAKEN WITHIN PROPERTY LINES)

**LEGAL DESCRIPTION**

LOT 6, BLOCK 1, CENTENNIAL EAST CORPORATE CENTER, FILING NO. 3, PART OF THE W 1/2 OF SECTION 30, T5S, R66W OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO, CONTAINING 1.71 ACRES N/A.



CASE NO. P15-011

PROJECT: CITY LIGHTING		<b>Calahan</b> Construction Services
CASE NO: P15-011		
SCALE: 1" = 20'	SHEET: 2	OF: 8
JAN 13, 2016	DRAWN BY: BRO	
REVISIONS:	DATE: NOV 6, 2015	

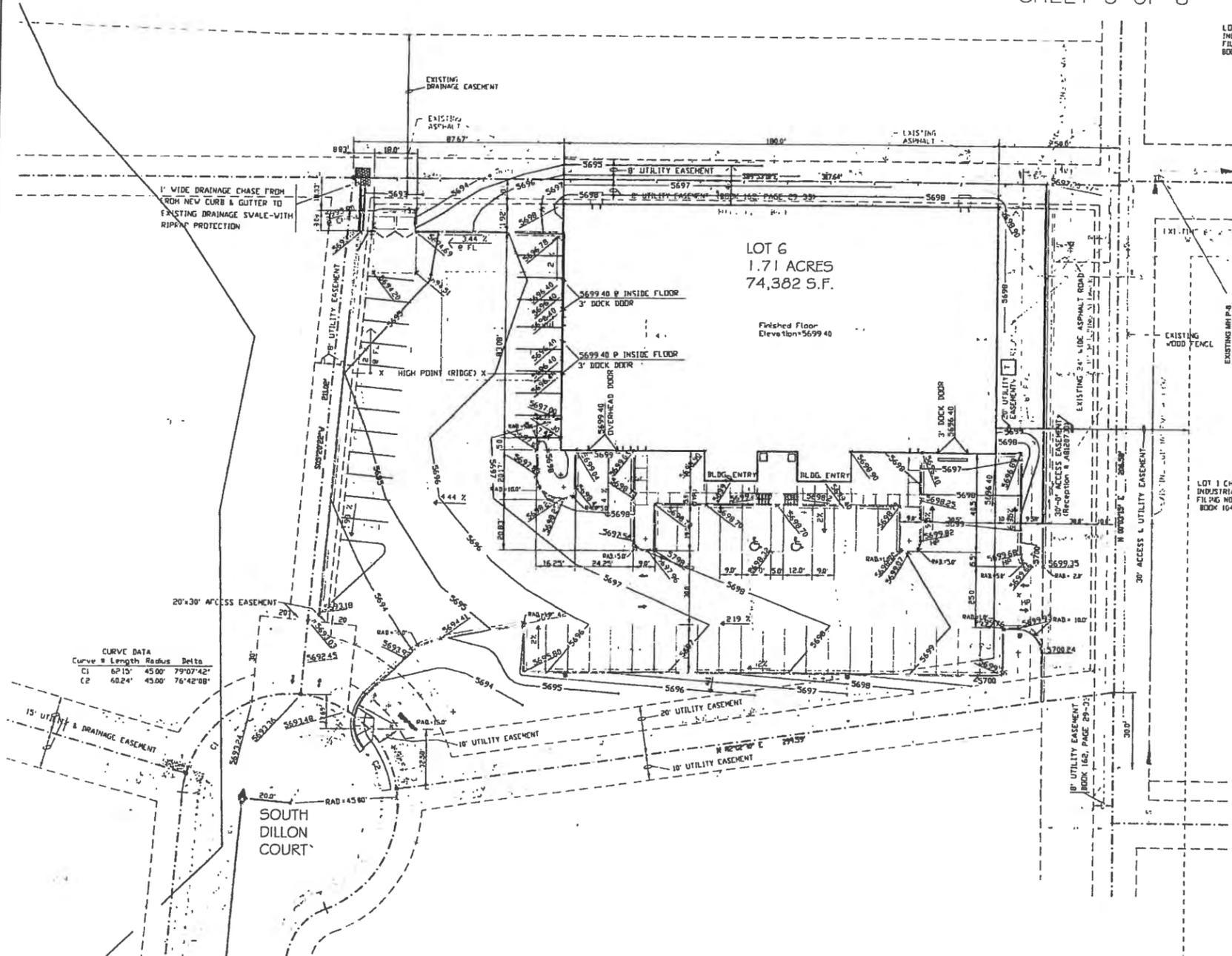
A-PLUS ATHLETICS / CITY LIGHTING PRODUCTS  
 FIRST AMMENDMENT TO THE FINAL DEVELOPMENT PLAN  
 CENTENNIAL EAST CORPORATE CENTER, FILING NO. 3  
 PART OF THE W 1/2 OF SECTION 30, TOWNSHIP 5 S, RANGE 66 W OF THE 6TH P.M  
 COUNTY OF ARAPAHOE, STATE OF COLORADO  
 SHEET 3 OF 8

BENCH MARK BRASS CAP IN TOP OF NORTH-  
 HEADWALL OF FRENCH CREEK CROSSING AT  
 E FRENCH AVENUE. ELEVATION - 5702.58  
 DATA DATED FEB. 2, 1974. ANIMAL CAP PLS. HROOJ  
 RANGE BOX, E.L. 5709.52, LOCATED AT THE INTERSECTION  
 OF SOUTH POTOMAC STREET & EAST FRENCH AVE.

LOT 1 Block 1  
 Centennial East Corporate Center, Filing No. 1  
 Book 105 Page 54

LOT 2 CHERRY CREEK  
 INDUSTRIAL PARK  
 FILING NO. 2  
 BOOK 104 PAGE 57

LOT 1 CHERRY CREEK  
 INDUSTRIAL PARK  
 FILING NO. 2  
 BOOK 104 PAGE 57



EXISTING	DESCRIPTION	PROPOSED
▽	FIRE HYDRANT	▽
□	INLET, CATCH BASIN	□
○	LIGHTPOLE	▽
⊙	MAN-HOLE-SANITARY	⊙ W
⊙	MAN-HOLE STORM	⊙ W
⊞	METER VAULT	⊞
○	PROPERTY PIN	○
⊞	POWER POLE	⊞
⊞	TELEPHONE POLE	⊞
⊞	TELEPHONE JUNCTION BOX	⊞
⊞	WATER VALVE	⊞
⊞	WATER METER	⊞ W
— 40 —	CONTOUR LINE	— 40 —
— FO —	FIBER OPTIC LINE	— FO —
— X —	FENCE LINE	— X —
— G —	GAS LINE	— G —
— OE —	OVERHEAD POWER LINE	— OE —
— UE —	UNDERGROUND POWER LINE	— UE —
— S —	PROPERTY LINE	— S —
— S —	SANITARY SEWER LINE	— S —
— ST —	STORM SEWER LINE	— ST —
— T —	TELEPHONE LINE	— T —
— W —	WATER LINE	— W —
•	SPOT ELEVATIONS	•
— 5695 —	CONTOURS	— 5695 —

CURVE DATA

Curve #	Length	Radius	Delta
C1	62.15'	45.00'	79°07'42"
C2	60.24'	45.00'	76°42'08"



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 email: (enrg@weingardt.com)

CASE NO. P15-011

PROJECT CITY LIGHTING		SCALE 1" = 20'	SHEET	OF
CASE NO P15-011		COVER	3	8
JAN 15, 2016	DRAWN BY BRO	REVISIONS	DATE NOV 6, 2015	

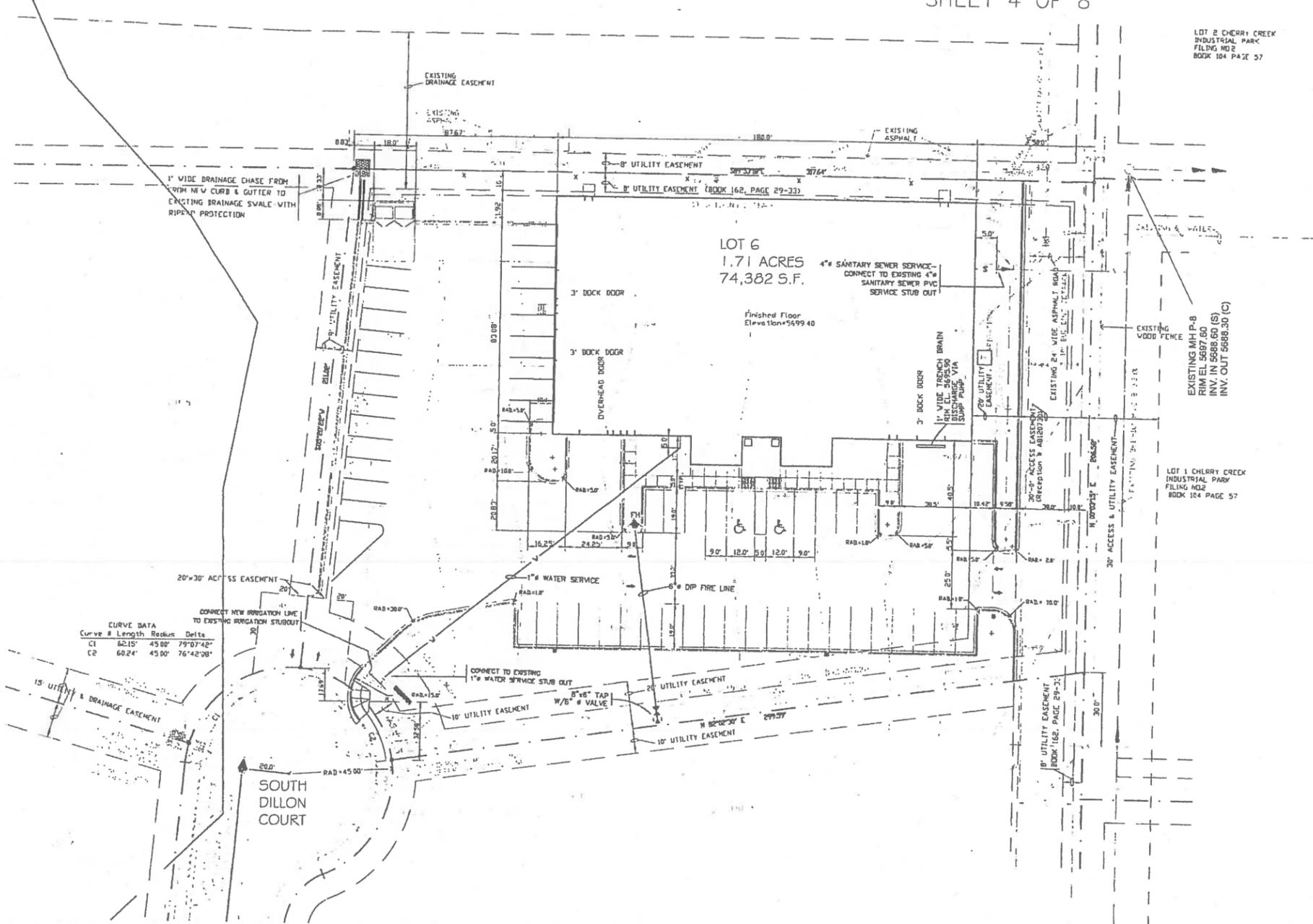
A-PLUS ATHLETICS / CITY LIGHTING PRODUCTS  
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 COUNTY OF ARAPAHOE, STATE OF COLORADO  
 SHEET 4 OF 8

BEARING: 80 ASS CAP N TOP OF NORTH  
 LEONARD OF WINDMILL CREEK CROSSING AT  
 E FREMONT AVENUE ELEVATION = 5702.25  
 DATUM DATED 1988 1/4" ALIQUOT CAP PLS #9003  
 IN DANCE BOX, E. 57762, LOCATED AT THE INTERSECTION  
 OF SOUTH POTOMAC STREET & EAST FREMONT AVE

Lot 1 Block 1  
 Centennial East Corporate Center Filing No. 1  
 Book 155 Page 154

LOT 2 CHERRY CREEK  
 INDUSTRIAL PARK  
 FILING NO. 2  
 BOOK 104 PAGE 57

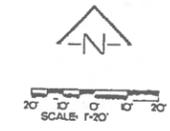
LOT 1 CHERRY CREEK  
 INDUSTRIAL PARK  
 FILING NO. 2  
 BOOK 104 PAGE 57



EXISTING	DESCRIPTION	PROPOSED
□	FIRE HYDRANT	□
□	INLET, CATCH BASIN	□
○	LIGHT POLE	○
⊙	MAN-HOLE-SANITARY	⊙
⊙	MAN-HOLE-STORM	⊙
⊙	METER VAULT	⊙
⊙	PROPERTY PIN	⊙
⊙	POWER POLE	⊙
⊙	TELEPHONE POLE	⊙
⊙	TELEPHONE JUNCTION BOX	⊙
⊙	WATER VALVE	⊙
⊙	WATER METER	⊙
— 40 —	CONDUIT LINE	— 40 —
— FO —	FIBER OPTIC LINE	— FO —
— X —	FENCE LINE	— X —
— G —	GAS LINE	— G —
— OS —	OVERHEAD POWER LINE	— OS —
— LE —	UNDERGROUND POWER LINE	— LE —
— — —	PROPERTY LINE	— — —
— S —	SANITARY SEWER LINE	— S —
— ST —	STORM SEWER LINE	— ST —
— T —	TELEPHONE LINE	— T —
— W —	WATER LINE	— W —
▲	SPOT ELEVATIONS	▲
---	CONTOURS	---

CURVE DATA

Curve #	Length	Radius	Delta
C1	62.15'	45.00'	79°07'42"
C2	60.24'	45.00'	76°42'08"



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 email: rweing@rweingardt.com

CASE NO. P15-011

PROJECT: CITY LIGHTING	<b>Calahan</b> Construction Services
CASE NO: P15-011	
JAN 15, 2016	SCALE: 1" = 20'
REVISIONS:	SHEET COVER
DATE: NOV 6, 2015	4 OF 8

A-PLUS ATHLETICS / CITY LIGHTING PRODUCTS  
 FIRST AMMENDMENT TO THE FINAL DEVELOPMENT PLAN  
 CENTENNIAL EAST CORPORATE CENTER, FILING NO. 3  
 PART OF THE W 1/2 OF SECTION 30, TOWNSHIP 5 S, RANGE 66 W OF THE 6TH P.M.  
 COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 5 OF 8

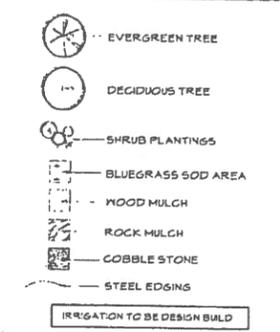
GENERAL NOTES

- SEE ARCHITECTURAL/ENGINEERED DRAWINGS FOR GRADING AND SITE IMPROVEMENT CONSTRUCTION INFORMATION
- LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY
- THE DEVELOPER HIS SUCCESSOR OR ASSIGNEE SHALL BE RESPONSIBLE FOR ESTABLISHING AND CONTINUING A REGULAR PROGRAM OF MAINTENANCE FOR LANDSCAPING AND THE IRRIGATION SYSTEM
- LANDSCAPING SHOWN ON THIS SITE PLAN INCLUDING ANY LANDSCAPING SHOWN ON THE PUBLIC RIGHT-OF-WAY SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, FEEDING, PRUNING, PEST CONTROL AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL SHALL BE OF THE SAME TYPE AS SET FORTH IN THE APPROVED SITE PLAN. REPLACEMENT SHALL OCCUR IN THE NEXT PLANTING SEASON. ANY REPLACEMENT WHICH CONFORMS TO THE REQUIREMENTS OF THIS SECTION SHALL NOT BE CONSIDERED AN AMENDMENT TO THE SITE PLAN
- CONTRACTOR SHALL DESIGN AND INSTALL AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM PROVIDING ADEQUATE IRRIGATION COVERAGE TO PROPOSED LANDSCAPING SYSTEM. SHALL CONSIST OF POP-UP SPRAY HEADS FOR TURF AREAS AND SHRUB SPRAY HEADS (OR DRIP IRRIGATION) FOR MULCHED PLANTING BED AREAS. IRRIGATION SYSTEM AND ZONING AND CONTROLLER SELECTION SHALL SEPARATE MULCHED PLANTING BED AREAS FROM TURF AREAS. CONTRACTOR SHALL ADJUST AND REPAIR EXISTING IRRIGATION SYSTEM AS NECESSARY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING DIMENSIONS, GRADES, EXISTING SITE CONDITIONS, ETC. PRIOR TO BIDDING. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING MATERIALS, LABOR, EQUIPMENT, AND SERVICES (INCLUDING PERMITS, TAXES, ETC.) NECESSARY AND REASONABLY INCIDENTAL TO CARRY OUT SPECIFIED WORK
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING CONSTRUCTION DETAILING (IE SHOP DRAWINGS, SPECS, ETC.) FOR CONSTRUCTION ITEMS NOT SPECIFICALLY DETAILED ON THE PLAN. DRAWINGS UPON THE REQUEST OF THE ARCHITECT (SUCH ITEMS SHALL BE DEFINED PRIOR TO BIDDING AND CONSTRUCTION)

PLANT LIST

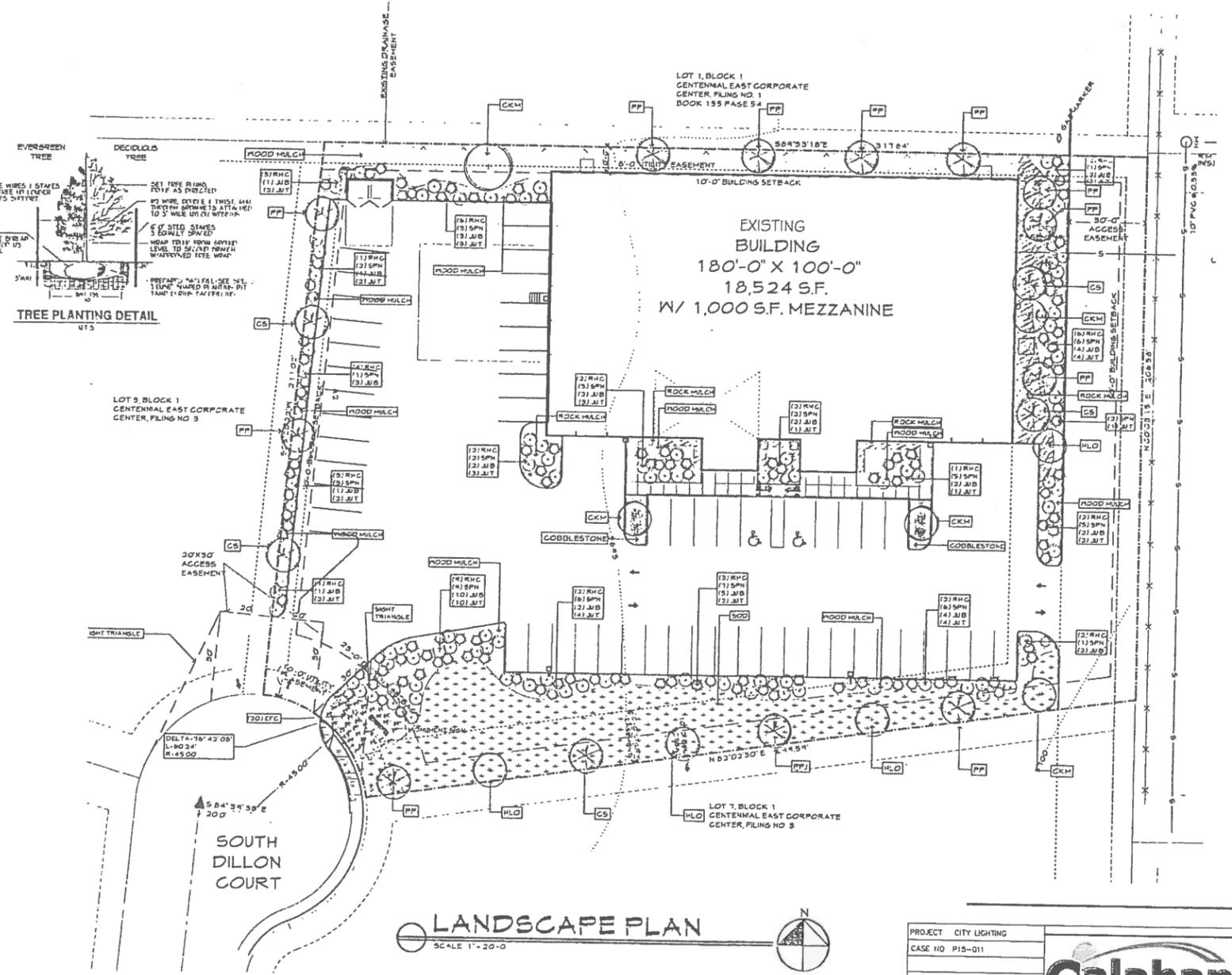
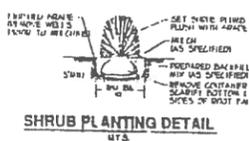
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
<b>DECIDUOUS SHADE TREES</b>					
1	HLO	QUERCUS ALBA	HONEY LOCUST	2" CAL B 4 B	
5	CKM	ACER PLATANOIDES	CRENSON KING MAPLE	2" CAL D 1 B	
<b>EVERGREEN TREES</b>					
1	CS	PINUS PUNGENS	COLORADO SPRUCE	2" CAL B 4 B	
13	PP	PINUS EDULIS	PINON PINE	2" CAL B 4 B	
<b>DECIDUOUS SHRUBS</b>					
33	RHC	FRAXINUS FRAXINILA COLUMB	TALL WEDGE BUCKTHORN	1 1/2" CAL S 3 J WT.	
87	SPN	SPIRAEA NIPPONICA SINGHOUM	SINGHOUM SPIREA	1 1/2" CAL S 3 J WT.	
<b>EVERGREEN SHRUBS</b>					
44	JUN	JUNIPERUS HORIZONTALIS B.C.	BLUE CHIP JUNIPER	1 1/2" CAL S 3 J WT.	
48	JUN	JUNIPERUS SABINA TAN	TAN JUNIPER	1 1/2" CAL S 3 J WT.	
<b>LANDSCAPE MATERIALS</b>					
1	CCB	COBBLE AREA - 6" DIA WASHED RIVER COBBLE OVER REED BARRIER FABRIC			
1	RM	ROCK MULCH AREA - 3" LAYER OF 1/2" DIA RIVER ROCK OVER REED BARRIER FABRIC			
1	SGD	SODDED AREA - KENTUCKY BLUEGRASS MIX INCLUDING SOIL PREP AND PINE GRADING			
1	STE	STEEL EDGINGS - 6" X 1 1/2" X 20' NEEP STEEL STRAP PIECES BOLTED AT THE JOINTS			
1	SGO	SOIL COVER			
44	EFC	EQUINUMUS FORTUNEI COLORADO	WALLEAT WINTER PEPPER	1 1/2" CAL S 3 J WT.	

LEGEND



LANDSCAPING REQUIREMENTS

LANDSCAPING REQUIRED:  
 1 TREE & 10 SHRUBS PER 1000 SF  
 LANDSCAPED AREA  
 18,105 SF  
 CALCULATION OF LANDSCAPING:  
 18,105 SF / 1,000 = 18.1 - 19  
 REQUIRED LANDSCAPING  
 19 TREES AND 190 SHRUBS  
 TOTAL PROVIDED LANDSCAPING:  
 26 TREES AND 217 SHRUBS



PROJECT	CITY LIGHTING
CASE NO.	P15-011
<b>Calahan</b> Construction Services	
SCALE	1" = 20'
SHEET	5 OF 8
DATE	NOV 6, 2015

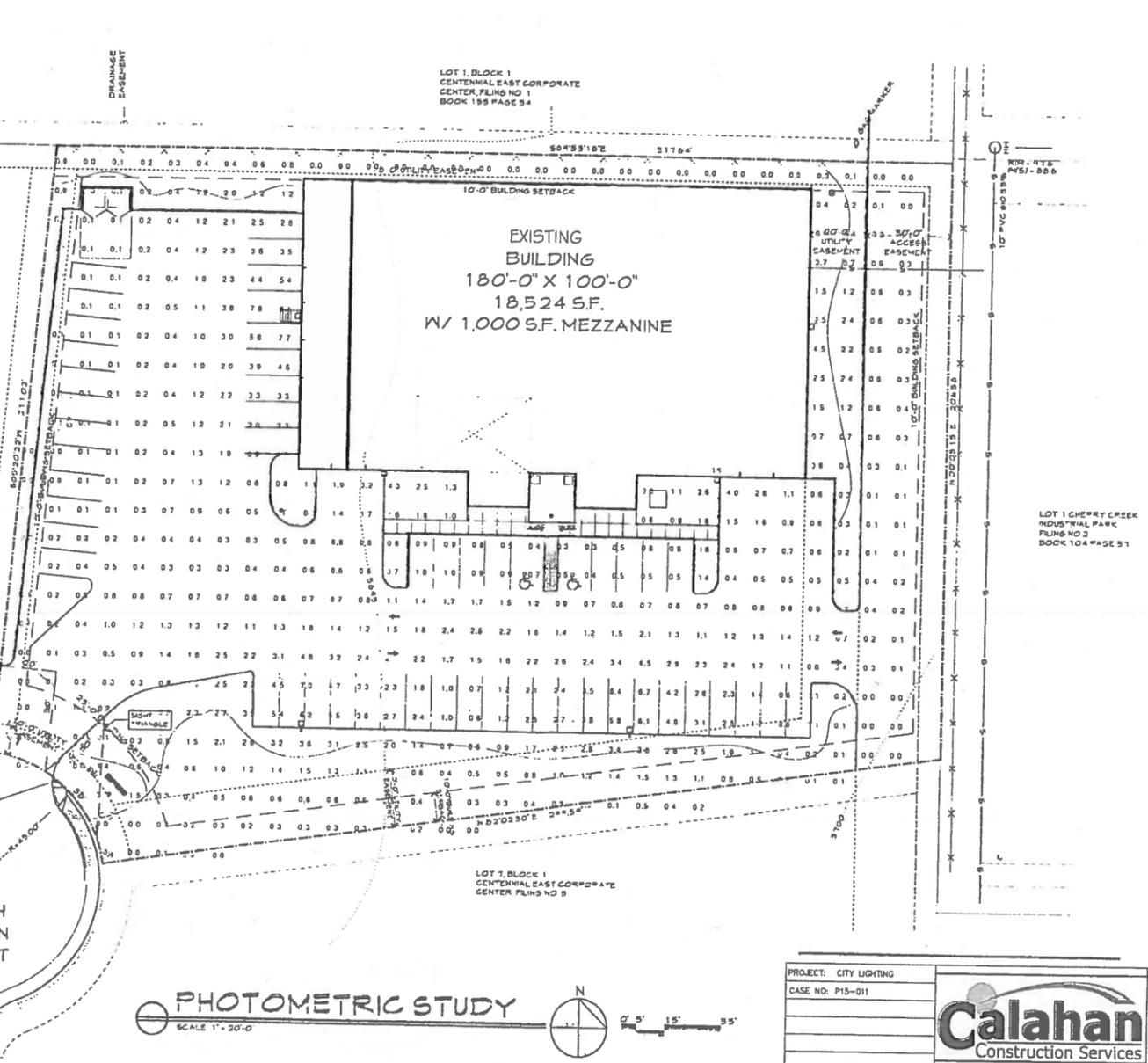
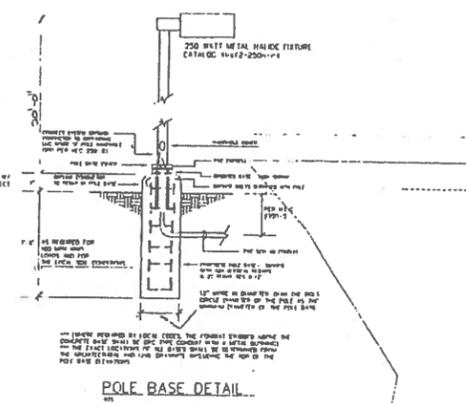
CASE NO. P15-011

A-PLUS ATHLETICS / CITY LIGHTING PRODUCTS  
 FIRST AMMENDMENT TO THE FINAL DEVELOPMENT PLAN  
 CENTENNIAL EAST CORPORATE CENTER, FILING NO. 3  
 PART OF THE W 1/2 OF SECTION 30, TOWNSHIP 5 S, RANGE 66 W OF THE 6TH P.M.  
 COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 6 OF 8

McGRAW-EDISON

NO.	DESCRIPTION	DATE
1	Initial	11/15/14
2	Revised	12/15/14
3	Revised	01/15/15
4	Revised	02/15/15
5	Revised	03/15/15
6	Revised	04/15/15
7	Revised	05/15/15
8	Revised	06/15/15
9	Revised	07/15/15
10	Revised	08/15/15
11	Revised	09/15/15
12	Revised	10/15/15
13	Revised	11/15/15
14	Revised	12/15/15
15	Revised	01/15/16
16	Revised	02/15/16
17	Revised	03/15/16
18	Revised	04/15/16
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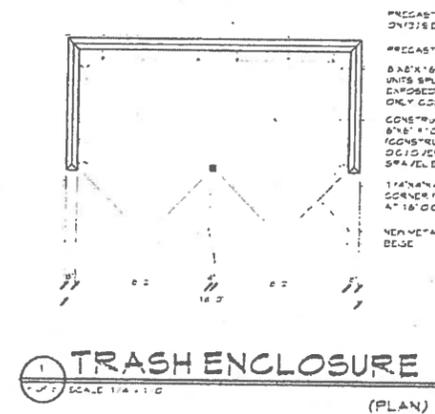
CASE NO. P15-011

PROJECT: CITY LIGHTING	
CASE NO: P15-011	
SCALE 1" = 20'	SHEET COVER
JAN 15, 2018	DRAWN BY: BRO
REVISIONS:	DATE: NOV 6, 2015
	6
	8

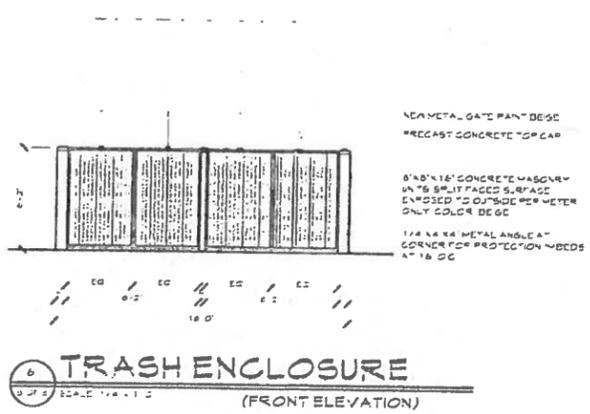


A-PLUS ATHLETICS / CITY LIGHTING PRODUCTS  
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 COUNTY OF ARAPAHOE, STATE OF COLORADO

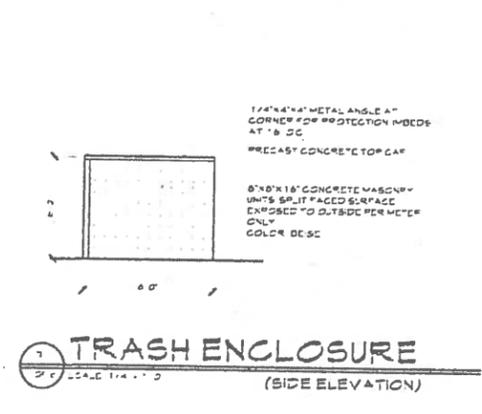
SHEET 8 OF 8



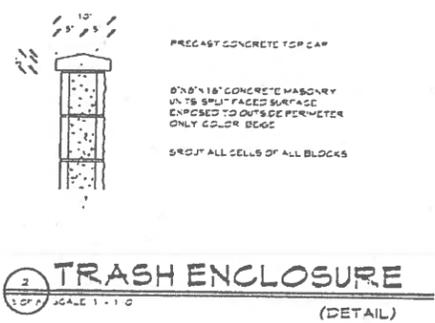
1 TRASH ENCLOSURE (PLAN)  
 SCALE: 1/4" = 1'-0"



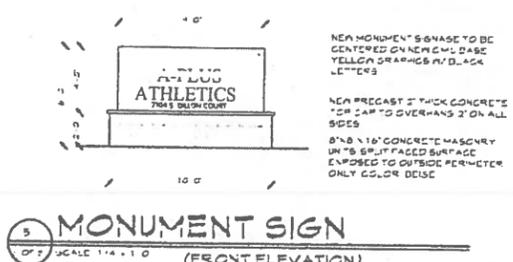
6 TRASH ENCLOSURE (FRONT ELEVATION)  
 SCALE: 1/4" = 1'-0"



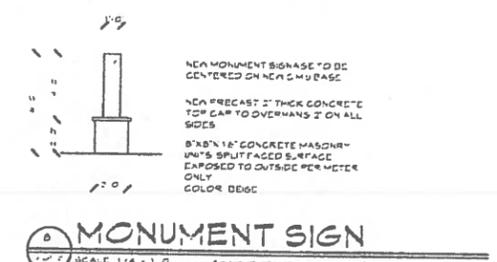
7 TRASH ENCLOSURE (SIDE ELEVATION)  
 SCALE: 1/4" = 1'-0"



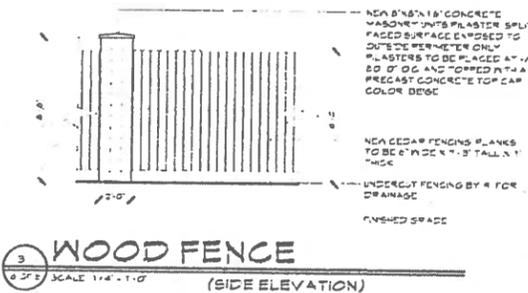
2 TRASH ENCLOSURE (DETAIL)  
 SCALE: 1" = 1'-0"



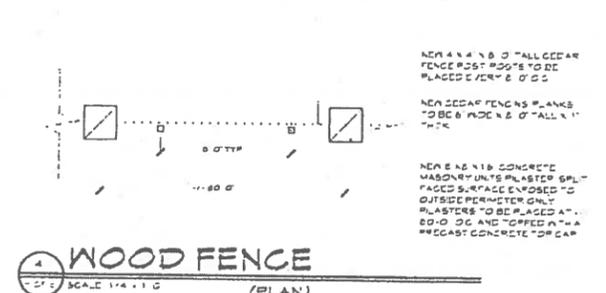
5 MONUMENT SIGN (FRONT ELEVATION)  
 SCALE: 1/4" = 1'-0"



8 MONUMENT SIGN (SIDE ELEVATION)  
 SCALE: 1/4" = 1'-0"



3 WOOD FENCE (SIDE ELEVATION)  
 SCALE: 1/4" = 1'-0"



4 WOOD FENCE (PLAN)  
 SCALE: 1/4" = 1'-0"

CASE NO. P15-011

PROJECT: CITY LIGHTING			
CASE NO: P15-011			
SCALE: 1/4" = 1'-0"		SHEET: 8	OF: 8
JAN 15, 2016	DRAWN BY: BRO		
REVISIONS:	DATE: NOV 8, 2015		