Public Works and Development
Lima Plaza Campus – Arapahoe Room
6954 S. Lima St., Centennial, CO 80112

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

GENERAL BUSINESS ITEMS

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

REGULAR ITEMS

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

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* or you may contact the Planning Division at 720-874-6650.**

PLANNING COMMISSION MEMBERS:

Mark Brummel -	**Richard Rader -**	**Paul Rosenberg, Chair -**
Diane Chaffin -	**Jane Rieck -**	**Richard Sall -**
Brian Weiss, Chair Pro-Tem -		

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

ATTENDANCE	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: Paul Rosenberg, Chair; Brian Weiss, Chair Pro-Tem; Mark Brummel; Richard Rader; Richard Sall, and Diane Chaffin. 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.
CALL TO ORDER	Chair Rosenberg called the meeting to order at 6:30 p.m. and noted a quorum of the Board was present.
DISCLOSURE MATTERS	There were no Planning Commission member conflicts with the matters before them.
	GENERAL BUSINESS ITEMS:
APPROVAL OF THE MINUTES	**The motion was made and duly seconded to accept the minutes from the February 16, 2016, March 8, 2016, and March 15, 2016 Planning Commission meetings, as presented.** **The motion passed unanimously.**
	REGULAR ITEMS:
Item 1:	**Case No. P14-023 / Welch Subdivision #04 / [Lanser] / Minor Subdivision (MS) – Bill Skinner, Senior Planner, Public Works and Development (PWD)** 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

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	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.

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	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. Mr. Rosenberg opened the hearing for public comment. There was one neighbor present who had signed in, but said he had just come to learn about the project and had no comments. There were no further public comments. The public hearing was closed. **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:** **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.** **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.** **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.** **The vote was:** Ms. Chaffin recused herself from voting on the matter, due to a real or perceived conflict of interest. **Mr. Weiss, Yes; Mr. Rader, Yes; Mr. Brummel, Yes; Mr. Sall, Yes; Mr. Rosenberg, Yes.**
Item 2:	**Case No. Z14-010 / Welch Subdivision #04 / [Lanser] / Preliminary Development Plan (PDP) – Bill Skinner, Senior Planner, Public Works and Development (PWD)** This item had been presented and discussions held as part of the Agenda Item 1 presentation.

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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

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	additional height to be able to build up rather than out with the restrictive setbacks. He noted the odd shape of the lot. Mr. Skinner noted the buildable area within the setbacks provided a building envelope of 3,900 square feet. Mr. Weiss felt this was approximately one-third less than available to the other lots. Mr. Rosenberg also felt the height should be limited to 25 feet. 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. Mr. Skinner further discussed some of the challenges of the heights within the R-2 zone district and what people expect to build today. Mr. Rader asked about the square footage of the current home on the property. Mr. Lanser indicated the home was approximately 2,700 sq. ft., of finished living area, plus a four-car garage. Ms. Chaffin recused herself from voting on the matter, due to a real or perceived conflict of interest. **The vote was:** **Mr. Weiss, No; Mr. Rader, Yes; Mr. Brummel, Yes; Mr. Sall, Yes; Mr. Rosenberg, No.**
Item 3:	**Case No. Z16-002, Watkins Farm / Conventional Rezone – Jason Reynolds, Current Planning Program Manager, Public Works and Development (PWD)** 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

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	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.**

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	The vote was: **Mr. Weiss, Yes; Mr. Rader, Yes; Mr. Brummel, Yes; Mr. Sall, Yes; Mr. Rosenberg, Yes; Ms. Chaffin, Yes.**
Item 4:	**W15-003, Seasonal Farm and Ranch Events / Land Development Code Amendment – Tammy King, Zoning Administrator, Public Works and Development (PWD)** 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. Ms. Yeckes presented REAP comments. Mr. Rosenberg opened the hearing for public comments. 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. Mr. Rader commented that it sounded like 100 cars was an impact in the situation. There were no further public comments. The public hearing was closed. Mr. Brummel asked how this would impact the rodeo in Deer Trail. Ms. King stated that event occurred in the incorporated Town of Deer Trail, so would not be impacted by the code change. 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. Mr. Hill stated this could be deferred for an informal committee. Mr. Rosenberg stated this was not his intent.

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	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. **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.** 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. **The vote was:** **Mr. Weiss, Yes; Mr. Rader, Yes; Mr. Brummel, Yes; Mr. Sall, Yes; Mr. Rosenberg, Yes; Ms. Chaffin, Yes.**
Item 5:	**W15-004, Septage Regulations / Land Development Code Amendment – Tammy King, Zoning Administrator, Public Works and Development (PWD)** 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. 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.

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	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

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	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:**

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	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. **The vote was:** **Mr. Weiss, Yes; Ms. Chaffin, Yes; Mr. Rader, Yes; Mr. Brummel, Yes; Mr. Sall, Yes; Mr. Rosenberg, Yes.**
ADJOURNMENT	There being no further business to come before the Planning Commission, the meeting was adjourned.

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

ATTENDANCE	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: Paul Rosenberg, Chair; Brian Weiss, Chair Pro-Tem; Mark Brummel; Richard Rader; Jane Rieck; Richard Sall, and Diane Chaffin. 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.
CALL TO ORDER	Chair Rosenberg called the meeting to order at 6:30 p.m. and noted a quorum of the Board was present.
DISCLOSURE MATTERS	There were no Planning Commission member conflicts with the matters before them.
REGULAR ITEMS:	
Item 1:	**Case No. F15-001, Four Square Mile Sub-Area / Comprehensive Plan Amendment – Staff Initiated – Julio Iturreria, Long Range Planner, Public Works and Development (PWD)** 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.

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	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,**

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

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

ATTENDANCE	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: Paul Rosenberg, Chair; Brian Weiss, Chair Pro-Tem; Mark Brummel; Richard Rader; Jane Rieck; Richard Sall, and Diane Chaffin. 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.
CALL TO ORDER	Chair Rosenberg called the meeting to order at 6:30 p.m. and noted a quorum of the Board was present.
DISCLOSURE MATTERS	There were no Planning Commission member conflicts with the matters before them.
REGULAR ITEMS:	
ANNOUNCEMENTS	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.
Item 1:	**Case No. F16-001, Strasburg Station / Comprehensive Plan Amendment – Julio Iturreria, Long Range Planning, Public Works and Development (PWD)** 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.

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	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.

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	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: • **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;"** • **the Purpose of Low Intensity Mixed Use on page 15 to read, "Attract businesses and employment opportunities and diversify housing stock;" and** • **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.** **The vote was:** **Mr. Weiss, Yes; Ms. Rieck, No; Ms. Chaffin, Yes; Mr. Rader, Yes; Mr. Brummel, Yes; Mr. Sall, Yes; Mr. Rosenberg, Yes.**
Item 2:	**Case No. P16-002, Iliff Avenue Townhomes / Final Development Plan (FDP) – Sherman Feher, Senior Planner, Public Works and Development (PWD)** Mr. Sall disclosed that his employer had worked for Alpert Development in the past. 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. 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

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	had taken care of the FDP issues. He showed building elevations and the detention facility along Iliff. He said they prefered 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**

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	playground and generalized playground equipment on the Final Development Plan. **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.** **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.** **The vote was:** **Mr. Weiss, Yes; Ms. Rieck, Yes; Ms. Chaffin, Yes; Mr. Rader, Yes; Mr. Brummel, Yes; Mr. Sall, Yes; Mr. Rosenberg, Yes.**
Item 3:	**Case No. P16-006, Inverness Subdivision #57 / L3 / [Vallagio Retail] / Final Development Plan (FDP) – Bill Skinner, Senior Planner, Public Works and Development (PWD)** 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. 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. 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.

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	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. Mr. Rosenberg opened the hearing for public comment. 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. There were no further public comments. The public hearing was closed. The Planning Commission discussed parking concerns. Mr. Rosenberg said he wouldn't support creating a bigger parking problem. **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:** **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.** **The vote was:** **Mr. Weiss, Yes; Ms. Rieck, Yes; Ms. Chaffin, Yes; Mr. Rader, Yes; Mr. Brummel, Yes; Mr. Sall, Yes; Mr. Rosenberg, No.**
Item 4:	**Case No. P16-003, Inverness Subdivision #22 / L1 / 4th Final Development Plan (FDP) Amendment – Bill Skinner, Senior Planner, Public Works and Development (PWD)** Mr. Skinner presented the proposal, which was for an approximately 50 square foot sign to be located near the top of the building, facing

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	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. 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. Mr. Rosenberg opened the hearing for public comment. There were no public comments. The public hearing was closed. Planning Commissioners remarked that the sign was relatively small compared to other signs in the area. **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&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:** **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.** **The vote was:** **Mr. Weiss, Yes; Ms. Rieck, Yes; Ms. Chaffin, Yes; Mr. Rader, Yes; Mr. Brummel, Yes; Mr. Sall, Yes; Mr. Rosenberg, Yes.**
ADJOURNMENT	There being no further business to come before the Planning Commission, the meeting was adjourned.

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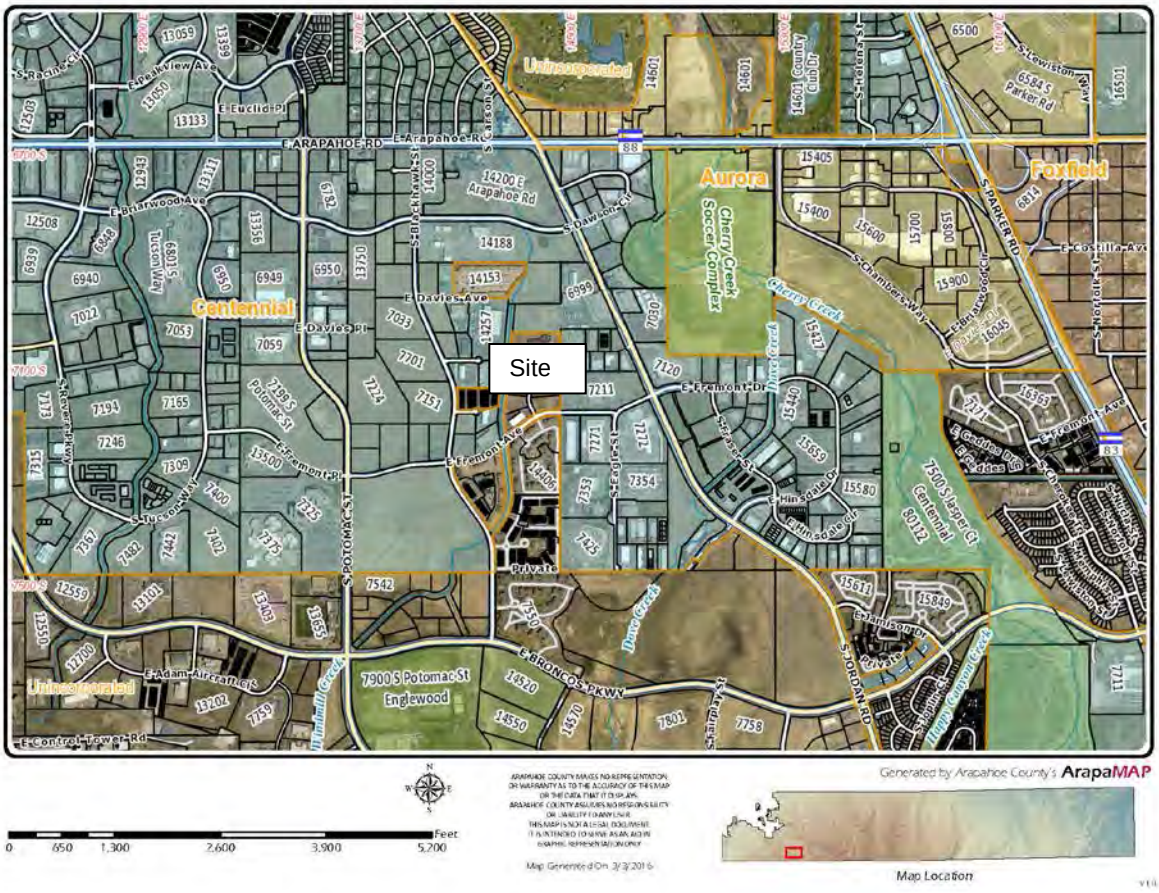
Written minutes are a summary of the meeting and provided as a courtesy only.

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

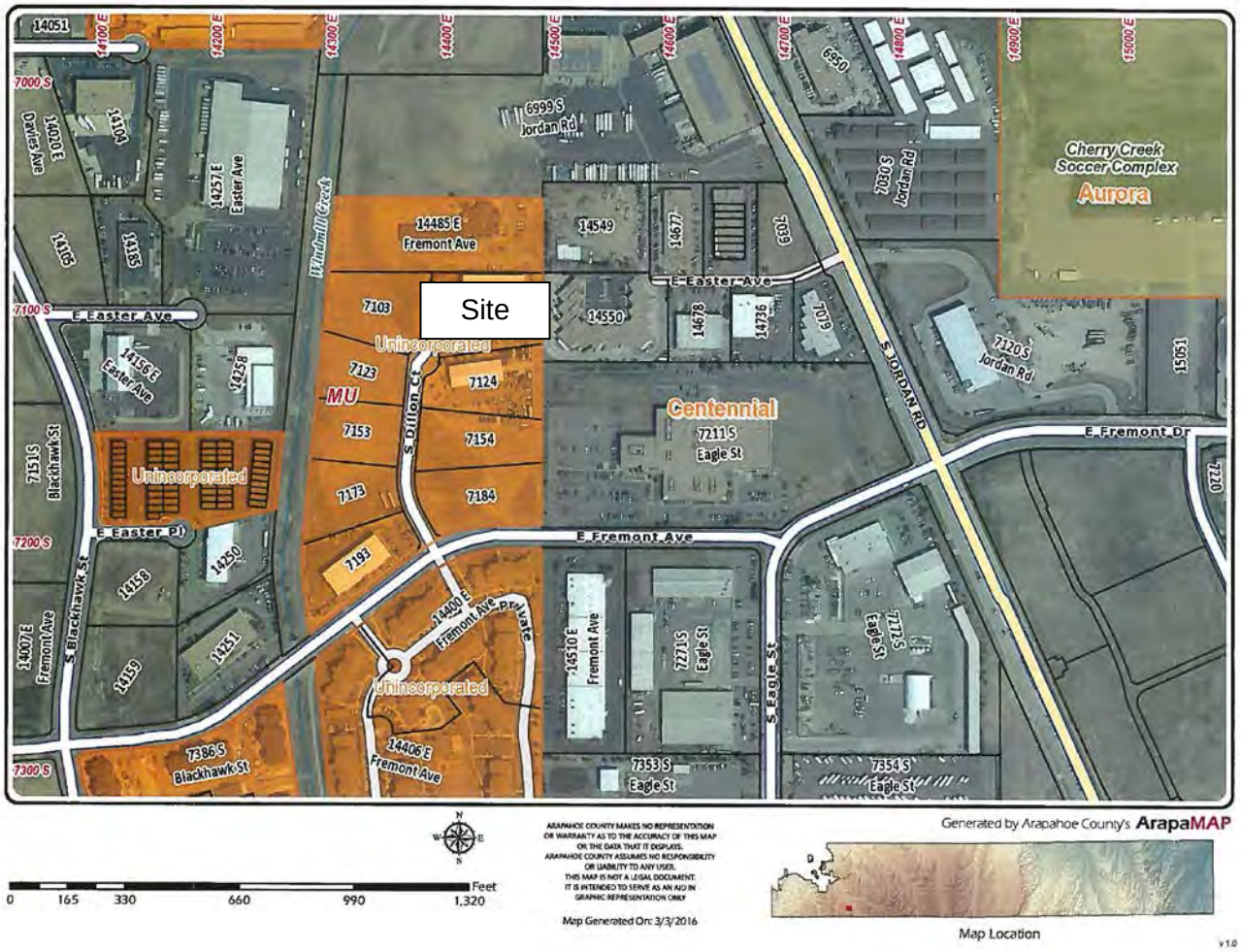
CASE # P15-011 – CENTENNIAL EAST CORPORATE CENTER/ A – PLUS ATHLETICS – FINAL DEVELOPMENT PLAN AMENDMENT

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.



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.

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-I00 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*. Applicant provided Traffic Impact Letter.*
Mapping	General comments. *Comments were addressed.*
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. *Existing building will not be modified externally.*
City of Centennial	Ensure parking is adequate. *Parking should be adequate with additional parking spaces and also additional parking that will be available on other City Lighting lot(s).* Verify landscaping. *Landscaping appears to meet requirements.*
ACCWA	Requested applicant to provide information to ACCWA. *Applicant will need to provide information to ACCWA separately from the County, if applicable.*

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

Arapahoe County
Colorado's First

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

Land Development Application material received after 2pm shall be date stamped as received the following working day.

APPLICANT/REPRESENTATIVE: Donald Calahan, Calahan Construction	ADDRESS: 95 Rio Grande Blvd, Denver, CO 80223 PHONE: 303.595.0214 FAX: 303.571.5217 EMAIL: Don@calahan.com	SIGNATURE: NAME: Brian Ostler TITLE: Architect
OWNER(S) OF RECORD: Michael Hohl	ADDRESS: 4307 West Papin St, St. Louis, MO 63110 PHONE: 314.534.1090 FAX: 314.534.1090 EMAIL: mhohl@citylighting.com	SIGNATURE: NAME: BRENDA S. KERN TITLE: ASSE. MNG
ENGINEERING FIRM: Brian Ostler (Architect)	ADDRESS: 95 Rio Grande Blvd, Denver, CO PHONE: 303.984.2568 FAX: 303.571.5217 EMAIL: brianostler421@gmail.com	CONTACT PERSON: Brian Ostler

Pre-Submittal Case Number: WVR15-021	Pre-Submittal Planner:	Pre-Submittal Engineer:
Parcel ID no. (AIN no.)		
Address:	7104 South Dillon Ct., Englewood, CO 80112	
Subdivision Name & Filing:	Centennial East Corporate Center - Filing #3 - City light	

	EXISTING	PROPOSED
Zoning:	FDP FILE NO P01-020	
Case/Project/Subdivision Name:	Centonial East Corp Center	
Site Area (Acres):	1.71 ACRES	1.71 ACRES
Floor Area Ratio (FAR):	.262	.262
Density (Dwelling Units/Acre):	1 BLDG / 1.71 ACRES	1 BLDG / 1.71 ACRES
Building Square Footage:	~~74,382 S.F.~~ 18,524 S.F.	~~74,382 S.F.~~ 18,524 S.F.
Disturbed Area (Acres):	N/A	N/A
Related Case Numbers: (Final/Preliminary Development Plan, Rezoning, and/or Plat)	PDP: 299-003 FDP: P01-020	

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
	Final Development Plan		Master Development Plan – Major Amendment		Replat - Major		Use by Special Review
X	Final Development Plan – Major Amendment		Minor Subdivision		Rural Cluster		Use by Special Review – Major Amendment
	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: P15-006		Planning Manager: SF		Engineering Manager: Spencer	
Planning Fee:	Y N $ 500 —	Engineering Fee:	Y N $ 2,500 —		

RECEIVED
NOV 17 2015
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.

DENVER
7104 S. Dillon Ct.
Englewood, CO 80112
(303) 699-3266
(303) 699-3270 (Fax)

KANSAS CITY
5001 Stilwell Street
Kansas City, MO 64120
(816) 231-4080
(816) 231-1947 (Fax)

ST. LOUIS (HQTRS)
4307 W. Papin Street
St. Louis, MO 63110
(314) 534-1090
(314) 534-1314 (Fax)

PITTSBURGH
204 Douglas Road
Sewickley, PA 15143
(412) 366-7006
(412) 366-7609 (Fax)

Service at the speed of Right.

November 12, 2015

Arapahoe County Public Works & Development
Planning Division
6924 Lima Street
Centennial, CO 80112

Attn: Sherman Feher

I, Michael J. Hohl, property owner, hereby authorize Don Calahan of Calahan Construction Services to prepare and sign application materials and otherwise represent the owner(s) regarding the building renovation for City Lighting located at 7104 S. Dillon Ct, Englewood, CO 80112.

By: _____ Date: 11/12/2015
Owner's Signature

State of MO
County of St. Louis

Before me, the undersigned notary public in and for said state, personally appeared, Michael Hohl personally known to me or proved to me on the basis of satisfactory evidence to the individuals(s) whose name(s) is (are) subscribed to the within instrument and acknowledged he/she executed the same.

Witness my hand and official seal Amanda G Mieczkowski
Notary Public Signature

Notary Stamp

AMANDA G. MIECZKOWSKI
Notary Public
St. Louis City
Commission # 12354168
Notary Seal
STATE OF MISSOURI
My Commission Expires 06-13-2016

The Right products at the Right price in the Right place at the Right time.

Calahan
Construction Services

November 11, 2015

Attn: Arapahoe County Zoning Department
Arapahoe County Dept of Public Works
10730 E Briarwood Ave
Centennial, Colorado 80112

Re: Centennial East Corporate Center Lots 3, 4, and 6.

A Plus Athletics, is a gymnastics academy located at 7104 South Dillon Road, in Arapahoe County. It is located at the Centennial East Corporate Center Lot 6. They currently share the building at the address mentioned, with City Lighting Products.

A Plus Athletics, and City Lighting, are both going to expand in size. A plus Athletics wants to occupy the entire building that they both share at this time. City Lighting, the owner of the building, will build another building, across the street, on lots 3 and 4. They have already purchased the land.

A Plus Athletics would like permission to expand into the entire building, already built, on lot 6. The maximum occupancy load that A Plus Athletics would ever have in their building, is 155. It is highly unlikely, that they would ever have that many people in the building. The gymnastics equipment, and the space it needs, dictates the occupancy load. When they have gymnastics meets, they separate the competitors into different skill levels, and compete at different times. We have submitted this information earlier.

A Plus Athletics will have 52 parking spaces on site, when they take over the entire building. That is 1 parking space for every 3 people in the building. City Lighting, who will have extra parking spaces once their new building is constructed, has agreed to let A Plus use some of their parking spaces if the occasion presents itself. Because most of A Plus Athletics' clients are young children, gymnastics meets are split up into different competitive and parents carpool, we do not expect A Plus Athletics to ever need more than 52 parking Spaces.

Please let A Plus Athletics expand, allowing City Lighting to build on the land that they have already purchased. This gives Arapahoe County a net gain of two more lots being built out in the Centennial East Corporate Center.

Thank You,

Brian Ostler – Architect
Calahan Construction
303-984-2568 (mobile)

Calahan
Construction Services

March 25, 2016

Attn: Spencer M Smith P.E.
Arapahoe County Public Works and Development
6924 South Lima Street
Centennial, Colorado 80112

Re: Centennial East Corporate Center Lots 3, 4, and 6.

Dear Spencer,

A Plus Athletics, is a gymnastics academy located at 7104 South Dillon Road, in Arapahoe County. It is located at the Centennial East Corporate Center Lot 6. They currently share the building at the address mentioned, with City Lighting Products. We have proven, by LSC Transportation Consultants, Inc. That the traffic that will be generated when Plus Athletics occupies the entire building at 7104 South Dillon Court, is far less then was estimated in 1998 when the property was originally developed.

We have also shown you the realistic occupancy that A-Plus Athletics will have after occupying the entire building. We also have shown that A-Plus Athletics does not hold large gymnastics meets. The meets or "Special Events" are much smaller than a regular day at the gymnastics academy. A Plus Athletics will have 52 parking spaces on site after they renovate the entire building for their use only. City Lighting will have approximately 60 parking spaces for their new building that will be built across the street on lots 3 and 4. They are going to construct a building of 27,000 square feet.

A Plus Athletics and City Lighting have an agreement, that A-Plus Athletics can use City Lighting parking lot during and Special Events or meets that may overflow their parking lot. A Plus Athletics will probably never need to use the extra parking, but the agreement is in place. In 2010, there was one gymnastics meet broken up into two sessions. The larger session had 43 participants. In 2011, there was one meet broken up into three sessions. The largest session had 33 participants. In 2012, there was one meet broken up into three sessions. The largest session had 30 participants. In 2013, there was one meet broken up into three sessions. The largest session had 34 participants. In 2014, there was one meet broken up into two sessions. The largest sessions had 37 participants. In 2015, there was one meet broken up into three sessions. The largest session had 43 participants. Parking spaces that are needed for each meet, are very much equal to the number of participants involved, and no meet has ever reached 52 participants. The sessions are spaces far enough apart, so that session one has left before session two arrives. City Lighting and A-Plus Athletics have a parking agreement in place. Please see signatures below.

Thank You,
Brian Ostler – Architect
Calahan Construction

BRENDA S. KERN
3-29-16
City Lighting

Erik Oldham 3/29/16
A-Plus Athletics

LSC TRANSPORTATION CONSULTANTS, INC.

1889 York Street
Denver, CO 80206
(303) 333-1105
FAX (303) 333-1107
E-mail: lsc@lscdenver.com

November 17, 2015

Mr. Brian Ostler
Calahan Construction
95 Rio Grande Boulevard
Denver, CO 80223

Re: Centennial East Corp. Center
A+ Athletics
Trip Generation Compliance
Arapahoe County, CO
(LSC #151280)

Dear Mr. Ostler:

Per your request, we have completed this compliance letter for the A+ Athletics development within the Centennial East Corporate Center (CECC) in Arapahoe County, Colorado. The purpose of this letter is to compare the current trip generation potential with that for the previously studied land use from the July 31, 1998 *Centennial East Corporate Center Traffic Impact Analysis* (1998 TIA) by LSC.

A+ Athletics currently occupies a portion of the existing building on Lot 6 but is proposed to expand into the entire building. As shown in Table 1, the previously approved trip budget for Lots 1 - 9 was 2,046 weekday trips. A+ Athletics is expected to generate about 210 vehicle-trips on the average weekday, with about half entering and half exiting during a 24-hour period. During the morning peak-hour, which generally occurs for one hour between 6:30 and 8:30 a.m., about one vehicle would enter and about one vehicle would exit the site. During the afternoon peak-hour, which generally occurs for one hour between 4:00 and 6:00 p.m., about 35 vehicles would enter and about 35 vehicles would exit. Table 2 shows the trip generation details of the A+ Athletics facility.

Existing, currently proposed, and planned development on Lots 1 - 9 will result in about 707 fewer daily vehicle-trips, 105 fewer morning peak-hour trips, and 38 fewer afternoon peak-hour trips than assumed in the 1998 TIA. This is mostly due to the 1998 TIA assuming an aggressive floor area rate of 0.40 but most of the current development in the area is closer to 0.25. It is also worth noting the A+ Athletics traffic peaks at different times and with different directional orientation so will generally be more compatible with the balance of the CECC area.

Special events are typically held on Saturdays when most businesses in the area are either closed or operating at a reduced capacity. If additional parking spaces are needed for Special Events, it is recommended the applicant enter into a shared parking agreement with a neighboring lot rather than provide more parking spaces and impervious area on-site.

Daily traffic counts conducted in the area in June, 2015 are attached which document a lower traffic level in the area on weekends. We have also attached information from the applicant detailing prior Special Events held from Years 2010 - 2014.

* * *

We trust this information will assist you in planning for the A+ Athletics development.

Respectfully submitted,

LSC Transportation Consultants, Inc.

By: _____
Christopher S. McGranahan, P.E., PTOE

COLORADO LICENSED
CHRISTOPHER S. MCGRANAHAN
39018
PROFESSIONAL ENGINEER

CSM/wc

11-17-15

Enclosures: Tables 1 and 2
Special Event Data
Traffic Counts

Z:\LSC\Projects\2015\151280-CECC-A+Athletics\Report\A+Athletics-111715.wpd

Site for 7104 S Dillon Ct 2073-30-3-08-006 MU PUD Centennial E Corp Ctr 3rd L6 B1 1.7 acres Z99-003 MA02-011 P01-020

Drill-Down Information

Parcel
Addr: 7104 S DILLON CT
Owner: CLPD DENVER REAL ESTATE LLC
2073-30-3-08-006

Assessor Tax Map
2073-30-3

Jurisdiction
UNINCORPORATED

Voting Precinct
243

Sales Tax
UNINCORPORATED COUNTY INSIDE RTD - 4.25%

Zoning - Unincorporated County
MU

2010 DFIRM Panel
http://gis.arapahoegov.com/Scanm

Subdivision
CENTENNIAL EAST CORPORATE CENTER

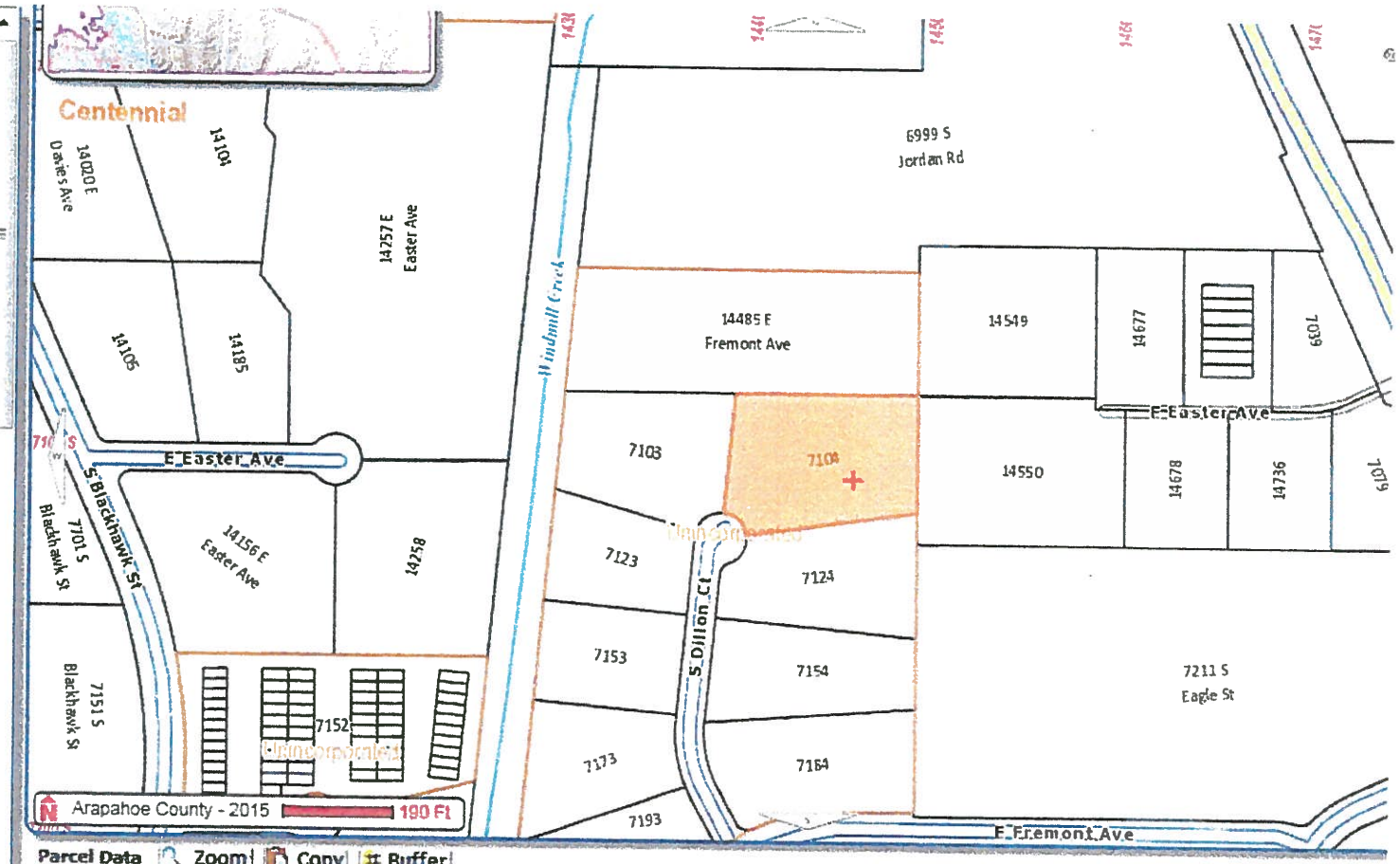
Census Tract
Census Tract 68.56

Census Block Group
Block Group 3 (part)

Census Block
Block 3036

Homeowners Association
CENTENNIAL E CORP CTR/ ARC

County Commissioner
Nancy N. Sharpe



Parcel Data Zoom Copy Buffer

1	Parcel ID	Situs Address	Situs City and State	Owner	Owner Mailing Add...	Ov
1	2073-30-3-08-006	7104 S DILLON CT	ENGLEWOOD CO, 80112-4440	CLPD DENVER REAL ESTATE LLC	4307 W PAPIN ST	SAINT

Adjacent Property

IDFIELD	PARCEL_ID	Situs_Address	Situs_City_State_Zip	Owner	Owner_Mail_Address	Owner_City_State_Zip
1	2073-30-2-06-001	14485 E FREMONT AVE	ENGLEWOOD CO, 80112-4281	KEY LARGO INVESTMENTS LLC	2851 JAY RD	BOULDER CO 80301-1605
2	2073-30-1-04-009	14677 E EASTER AVE	CENTENNIAL CO, 80112-4262	CARRERA C45 LLC	14677 E EASTER AVE SUITE H	CENTENNIAL CO 80112-4262
3	2073-30-1-09-001	14549 E EASTER AVE	CENTENNIAL CO, 80112-4215	GUARDADO JOSE	8385 BAYOU GULCH RD	PARKER CO 80134-5106
4	2073-30-1-11-010	14697 E EASTER AVE Unit A	CENTENNIAL CO, 80112-4207	CUSHMAN MICHELE Y, TAYLOR TERRY D	14697 E EASTER AVE UNIT #B	CENTENNIAL CO 80112-4207
5	2073-30-1-09-002	14550 E EASTER AVE	CENTENNIAL CO, 80112-4263	BROWN FAMILY TRUST	11787 ISLAND AVE	MATLACHA FL 33993-9748
6	2073-30-3-08-005	7103 S DILLON CT	ENGLEWOOD CO, 80112-4372	LUNDQUIST RONALD A, LUNDQUIST GORDON J	2955 S TEJON ST	ENGLEWOOD CO 80110-1314
7	2073-30-1-04-004	14678 E EASTER AVE	CENTENNIAL CO, 80112-4204	SIMMONDS HARRY R, SIMMONDS CATHERINE W	6500 W MANSFIELD AVE UNIT #36	DENVER CO 80235-3050
8	2073-30-1-11-009	14697 E EASTER AVE Unit H	CENTENNIAL CO, 80112-4207	JB BUFFALOE INVESTMENTS LLC	14697 E EASTER AVE UNIT #G	CENTENNIAL CO 80112-4207
9	2073-30-3-02-001	14258 E EASTER AVE	CENTENNIAL CO,	BLUE BELL CREAMERIES LP	PO BOX 1807	BRENHAM TX 77834-1807
10	2073-30-3-08-007	7124 S DILLON CT	ENGLEWOOD CO, 80112-3965	MARTY FARMS LLLP	PO BOX 708	HENDERSON CO 80640-0708
11	2073-30-4-01-002	7211 S EAGLE ST	CENTENNIAL CO, 80112-4203	ASPEN LABORATORIES INC	14603 E FREMONT AVE	CENTENNIAL CO 80112-4251
12	2073-30-3-08-004	7123 S DILLON CT	ENGLEWOOD CO, 80112-4372	LUNDQUIST RONALD A, LUNDQUIST GORDON J	2955 S TEJON ST	ENGLEWOOD CO 80110-1314
13	2073-30-3-08-003	7153 S DILLON CT	ENGLEWOOD CO, 80112-4372	LUNDQUIST RONALD A, LUNDQUIST GORDON J	2955 S TEJON ST	ENGLEWOOD CO 80110-1314
14	2073-30-3-08-008	7154 S DILLON CT	ENGLEWOOD CO, 80112-4371	JASKO HOLDINGS LLC	2230 BROADLEAF LOOP	CASTLE ROCK CO 80109-3619
15	2073-30-3-08-009	7184 S DILLON CT	ENGLEWOOD CO, 80112-4371	DILLON COURT INVESTORS LLC	7100 E BELLEVIEW AVE STE 350	GREENWOOD VILLAGE CO 80111-1636
16	2073-30-3-06-001			SOUTHEAST METRO STORMWATER AUTHORITY	7437 S FAIRPLAY ST	CENTENNIAL CO 80112-4486
17	2073-30-1-11-COM	null	null	null	null	null
18	2073-30-3-08-006	7104 S DILLON CT	ENGLEWOOD CO, 80112-4440	CLPD DENVER REAL ESTATE LLC	4307 W PAPIN ST	SAINT LOUIS MO 63110-1635
19	2073-30-3-08-002	7173 S DILLON CT	ENGLEWOOD CO, 80112-4372	SENECA INVESTMENTS LLC	7173 S DILLON CT	ENGLEWOOD CO 80112-4372
20	2073-30-3-08-001	7193 S DILLON CT	ENGLEWOOD CO, 80112-4372	BELT INVESTMENTS LLC	7193 S DILLON CT	ENGLEWOOD CO 80112-4372
21	2073-30-2-12-001	14257 E EASTER AVE	ENGLEWOOD CO,	MONMOUTH REAL ESTATE INVESTMENT CORPORATION	3499 US HIGHWAY 9 SUITE 3C	FREEHOLD NJ 07728-3277
22	2073-30-3-29-064	7152 S BLACKHAWK ST	ENGLEWOOD CO, 80112-6042	WINDMILL CREEK STORAGE CONDOS ASSOCIATION INC	1607 E GEDDES CIR N	CENTENNIAL CO 80122-1451
23	2073-30-1-13-001	6999 S JORDAN RD	CENTENNIAL CO, 80112-6901	JOHNSON PROPERTIES LLC	6999 S JORDAN RD	CENTENNIAL CO 80112-6901

Adjacent Property owners

Arapahoe County
Colorado's First

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:	**P15-011, CENTENNIAL EAST CORPORATE CENTER #03 [CITY LIGHTING-WAREHOUSE FACILITY] / FINAL DEVELOPMENT PLAN - AMENDMENT**
Planner:	**SHERMAN FEHER**
Engineer:	**SPENCER M SMITH**
Date:	**01-25-2016**
Date to be returned:	**02-25-2016**

	Arapahoe County Agencies				
☒	Assessor / Arapahoe County	Beverly Reynolds		**Citizen's Organizations**	
☐	Attorney / Arapahoe County	Robert Hill	☐	CCNA-Cherry Creek Neighborhoods Ass.	
☐	Building / Arapahoe County	Steve Byer	☐	CECON-(Within Centennial)	
☒	Engineering / Arapahoe County	Spencer Smith	☐	Four Square mile Neighborhood	
☒	Mapping / Arapahoe County	Pat Hubert	☐	South Metro Chamber of Commerce	
☐	Oil & Gas / Arapahoe County	Diane Kocis		**Conservation District**	
☐	Open Space / Arapahoe County	Shannon Carter	☐	Deer Trail Conservation District	
☒	Planning / Arapahoe County	Sherman Feher	☐	West Arapahoe Conservation District	Tasha Chevarria
☒	Sheriff / Arapahoe County	1 to Brian McKnight 1 to Glenn Thompson		**Transportation**	
☐	Weed Control / Arapahoe County	Russell Johnson	☒	CDOT / State Highway Dept- Region 1	Rick Solomon
☒	Zoning / Arapahoe County	Tammy King	☐	E-470 Authority	Peggy Davenport
	Referral Agencies		☐	RTD	Chris Quinn
☐	Architectural Review Committee		☐		
☒	Centennial Airport	Centennial		**Utilities: Gas, Electric & Phone**	
☐	CGS Colorado Geological Survey-Soils		☒	Centurylink/Phone	Charles Place
☒	City of Centennial	Centennial	☐	Conoco Phillips / Gas Pipeline	
☐	Colorado Parks and Wildlife		☒	XCEL	Donna George
☐	County		☐	IREA	
☐	DRCOG			**Water / Sanitation / Stormwater / Wetlands**	
☒	South Metro Fire District	SMFD	☒	ACWWA	Wade Wheatlake
☐	Metro District		☐	U.S. Army Corp. of Engineer	Kiel Downing
☐	Post Office Growth Coordinator	J. Hernandez	☒	CCBWQA	Chuck Reid
☐	Reap I-70 Regional Economic Advancement Partnership		☐	Colorado Division of Water Resources	Joanne Williams
☐	Recreation District / Park District (External)		☒	SEMSWA	Paul Danley
☐	School District		☐	ECCVW&S	Chris Douglass
☐	Special District		☒	Urban Drainage	David Mallory
☒	Tri-County Health Department	Sheila Lynch	☐	Other / 5 Sets East End Adv. Committee	
☐	HOA/Homeowners Associations				

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	COMMENTS:	SIGNATURE
X	Have NO Comments to make on the case as submitted	Glenn Thompson, Bureau Chief – 1/25/16
☐	Have the following comments to make related to the case:	

Arapahoe County
Colorado's First

Public Works and Development
6924 S. Lima Street Centennial, Colorado 80112 Phone: 720-874-6650; FAX 720-874-6611
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Planning Division

Phase II Referral Routing

Case Number / Case Name:	**P15-011, CENTENNIAL EAST CORPORATE CENTER #03 [CITY LIGHTING-WAREHOUSE FACILITY] / FINAL DEVELOPMENT PLAN - AMENDMENT**
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Engineer:	**SPENCER M SMITH**
Date:	**01-25-2016**
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☒	Engineering / Arapahoe County	Spencer Smith	☐	Four Square mile Neighborhood	
☒	Mapping / Arapahoe County	Pat Hubert	☐	South Metro Chamber of Commerce	
☐	Oil & Gas / Arapahoe County	Diane Kocis		**Conservation District**	
☐	Open Space / Arapahoe County	Shannon Carter	☐	Deer Trail Conservation District	
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☐	Architectural Review Committee		☐		
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☐	CGS Colorado Geological Survey-Soils		☒	Centurylink/Phone	Charles Place
☒	City of Centennial	Centennial	☐	Conoco Phillips / Gas Pipeline	
☐	Colorado Parks and Wildlife		☒	XCEL	Donna George
☐	County		☐	IREA	
☐	DRCOG			**Water / Sanitation / Stormwater / Wetlands**	
☒	South Metro Fire District	SMFD	☒	ACWWA	Wade Wheatlake
☐	Metro District		☐	U.S. Army Corp. of Engineer	Kiel Downing
☐	Post Office Growth Coordinator	J. Hernandez	☒	CCBWQA	Chuck Reid
☐	Reap I-70 Regional Economic Advancement Partnership		☐	Colorado Division of Water Resources	Joanne Williams
☐	Recreation District / Park District (External)		☒	SEMSWA	Paul Danley
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	COMMENTS:	SIGNATURE
x	Have NO Comments to make on the case as submitted	Tammy King 1-26-2016
☐	Have the following comments to make related to the case:	

Arapahoe County
Colorado's First

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

Phase II Referral Routing

Case Number / Case Name:	**P15-011, CENTENNIAL EAST CORPORATE CENTER #03 [CITY LIGHTING-WAREHOUSE FACILITY] / FINAL DEVELOPMENT PLAN - AMENDMENT**
Planner:	**SHERMAN FEHER**
Engineer:	**SPENCER M SMITH**
Date:	**01-25-2016**
Date to be returned:	**02-25-2016**

	Arapahoe County Agencies				
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☐	DRCOG			**Water / Sanitation / Stormwater / Wetlands**	
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☐	HOA/Homeowners Associations				

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	COMMENTS:	SIGNATURE
☐	Have NO Comments to make on the case as submitted	
☐	Have the following comments to make related to the case:	

As there are no site improvements SEMSWA has no comments or requirements.

Sherman Feher

From: Tiffany Clark <tclark@semswa.org>
Sent: Tuesday, January 26, 2016 9:36 AM
To: Sherman Feher; Spencer Smith
Cc: Paul Danley
Subject: RE: Phase II Referral Request: P15-011 Centennial East Corporate Center #3[A Plus Athletics/City Lighting} Final Development Plan Amendment-
Attachments: Centennial East Corporate Center #03.pdf

Sherman,

As there are no site improvements proposed SEMSWA has no comments or requirements for the above referenced project. Please see signed referral attached. Please let me know if you have any questions.

Thank You,
Tiffany Clark

Please note SEMSWAs new address below

Tiffany A. Clark, PE, CFM
Land Development Review Coordinator
Southeast Metro Stormwater Authority
7437 South Fairplay Street
Centennial, CO 80112
(303) 858-8844
tclark@semswa.org

From: Sherman Feher [mailto:JFeher@arapahoegov.com]
Sent: Monday, January 25, 2016 3:51 PM
Subject: Phase II Referral Request: P15-011 Centennial East Corporate Center #3[A Plus Athletics/City Lighting} Final Development Plan Amendment-

Please find and review the attached Arapahoe County Referral plan for CASE # P15-011, Centennial East Corporate Center #3 [A Plus Athletics/City Lighting] Final Development Plan Amendment Plan.

Please fill out the applicable information blocks on the attached phase 2 referral sheet, and attach it to a response or "reply" to the email that will come back to me.

Thank you

Sherman Feher
Public Works and Development – Planning Division
6924 S. Lima St.
Centennial, CO 80112
720-874-6665

Arapahoe County
Colorado's First

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Planning Division

Phase II Referral Routing

Case Number / Case Name:	**P15-011, CENTENNIAL EAST CORPORATE CENTER #03 [CITY LIGHTING-WAREHOUSE FACILITY] / FINAL DEVELOPMENT PLAN - AMENDMENT**
Planner:	**SHERMAN FEHER**
Engineer:	**SPENCER M SMITH**
Date:	**01-25-2016**
Date to be returned:	**02-25-2016**

	Arapahoe County Agencies				
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☐	Architectural Review Committee		☐		
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	COMMENTS:	SIGNATURE
☐	Have NO Comments to make on the case as submitted	**Michael Gradis, Planner II, City of Centennial** Michael Gradis
☒	Have the following comments to make related to the case:	

1. Ensure parking on site will be adequate.
2. Verify required landscaping per FDP is on site and require replacement of trees/shrubs as condition of approval.

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	COMMENTS:	SIGNATURE
☐	Have NO Comments to make on the case as submitted	James R "Jim" Swanson
☒	Have the following comments to make related to the case:	Cherry Creek Basin Water Quality Authority
	No exceptions taken as submitted	02/01/2016

CNTL A/P ?

Arapahoe County
Colorado's First

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☐	Colorado Parks and Wildlife		☒	XCEL	Donna George
☐	County		☐	IREA	
☐	DRCOG			**Water / Sanitation / Stormwater / Wetlands**	
☒	South Metro Fire District	SMFD	☒	ACWWA	Wade Wheatlake
☐	Metro District		☐	U.S. Army Corp. of Engineer	Kiel Downing
☐	Post Office Growth Coordinator	J. Hernandez	☒	CCBWQA	Chuck Reid
☐	Reap I-70 Regional Economic Advancement Partnership		☐	Colorado Division of Water Resources	Joanne Williams
☐	Recreation District / Park District (External)		☒	SEMSWA	Paul Danley
☐	School District		☐	ECCVW&S	Chris Douglass
☐	Special District		☒	Urban Drainage	David Mallory
☒	Tri-County Health Department	Sheila Lynch	☐	Other / 5 Sets East End Adv. Committee	
☐	HOA/Homeowners Associations				

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
☑	Have NO Comments to make on the case as submitted	Aaron Repp
☐	Have the following comments to make related to the case:	
		Aaron Repp

Xcel Energy℠
PUBLIC SERVICE COMPANY

Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

February 25, 2016

City of Centennial Planning Department
13133 East Arapahoe Road
Centennial, CO 80112

Attn: Sherman Feher

Re: Centennial East Corporate Center F3 – City Lighting-Warehouse Facility
Case # P15-011

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the amended final development plans for **Centennial East Corporate Center F3 – City Lighting-Warehouse Facility**. Please be aware PSCo owns and operates existing natural gas and electric distribution facilities within the subject property and requests they be shown on the plans. PSCo also requests the plans be more clear and easier to read.

The property owner/developer/contractor must contact the **Builder's Call Line at 1-800-628-2121** and complete the application process for any new gas or electric service, or modification to existing facilities. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the **Utility Notification Center, at 1-800-922-1987** to have all utilities located prior to any construction.

Should you have any questions with this referral response, please contact me at 303-571-3306.

Donna George
Contract Right of Way Referral Processor
Public Service Company of Colorado

Arapahoe County
Colorado's First

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:	**P15-011, CENTENNIAL EAST CORPORATE CENTER #03 [CITY LIGHTING-WAREHOUSE FACILITY] / FINAL DEVELOPMENT PLAN - AMENDMENT**
Planner:	**SHERMAN FEHER**
Engineer:	**SPENCER M SMITH**
Date:	**01-25-2016**
Date to be returned:	**02-25-2016**

	Arapahoe County Agencies				
☒	Assessor / Arapahoe County	Beverly Reynolds		**Citizen's Organizations**	
☐	Attorney / Arapahoe County	Robert Hill	☐	CCNA-Cherry Creek Neighborhoods Ass.	
☐	Building / Arapahoe County	Steve Byer	☐	CECON-(Within Centennial)	
☒	Engineering / Arapahoe County	Spencer Smith	☐	Four Square mile Neighborhood	
☒	Mapping / Arapahoe County	Pat Hubert	☐	South Metro Chamber of Commerce	
☐	Oil & Gas / Arapahoe County	Diane Kocis		**Conservation District**	
☐	Open Space / Arapahoe County	Shannon Carter	☐	Deer Trail Conservation District	
☒	Planning / Arapahoe County	Sherman Feher	☐	West Arapahoe Conservation District	Tasha Chevarria
☒	Sheriff / Arapahoe County	1 to Brian McKnight 1 to Glenn Thompson		**Transportation**	
☐	Weed Control / Arapahoe County	Russell Johnson	☒	CDOT / State Highway Dept- Region 1	Rick Solomon
☒	Zoning / Arapahoe County	Tammy King	☐	E-470 Authority	Peggy Davenport
	Referral Agencies		☐	RTD	Chris Quinn
☐	Architectural Review Committee		☐		
☒	Centennial Airport	Centennial		**Utilities: Gas, Electric & Phone**	
☐	CGS Colorado Geological Survey-Soils		☒	Centurylink/Phone	Charles Place
☒	City of Centennial	Centennial	☐	Conoco Phillips / Gas Pipeline	
☐	Colorado Parks and Wildlife		☒	XCEL	Donna George
☐	County		☐	IREA	
☐	DRCOG			**Water / Sanitation / Stormwater / Wetlands**	
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☐	Metro District		☐	U.S. Army Corp. of Engineer	Kiel Downing
☐	Post Office Growth Coordinator	J. Hernandez	☒	CCBWQA	Chuck Reid
☐	Reap I-70 Regional Economic Advancement Partnership		☐	Colorado Division of Water Resources	Joanne Williams
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	COMMENTS:	SIGNATURE
☐	Have NO Comments to make on the case as submitted	
☒	Have the following comments to make related to the case:	
	SEE ATTACHED	

ACWWA
Arapahoe County Water & Wastewater Authority
13031 E. Caley Ave. Centennial, CO 80111 303-790-4830

ACWWA FLOW
ASSURING YOUR FUTURE WATER

TO: Sherman Feher
Arapahoe County – Public Works & Development
6924 S. Lima Street
Centennial, CO. 80112

DATE: January 6, 2016

SUBJECT: **Centennial East Corporate Center #03 (P15-011) FDP Amendment -** ACWWA Referral Review Comments

Dear Mr. Feher,

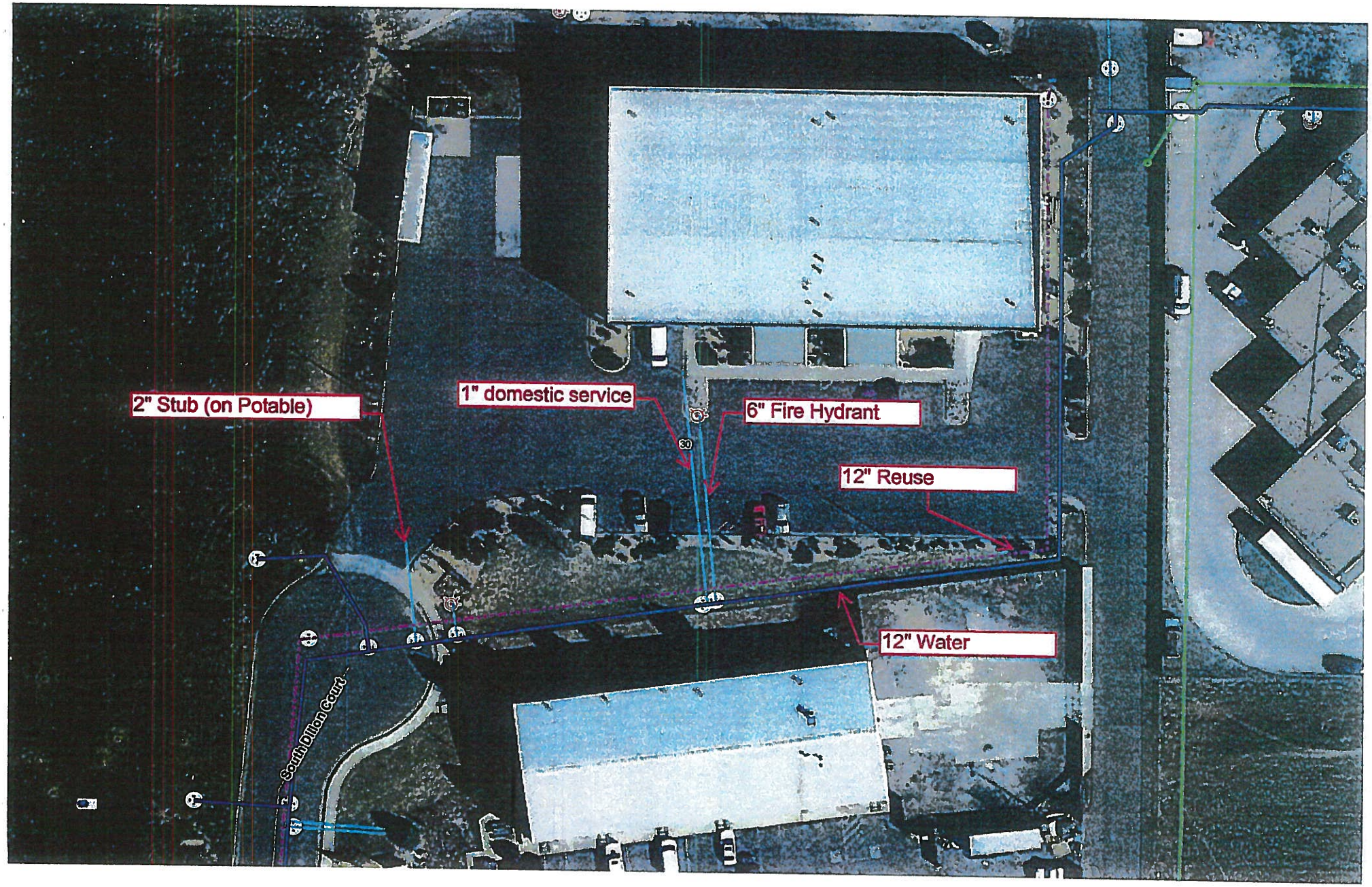
We appreciate the opportunity to review the above mentioned project on behalf of ACWWA and have the following comments for the applicant:

1. **Please submit directly to ACWWA for review, comment and approval (independent from City/County approval process).** Please refer to the "Development" link at www.arapahoewater.org for additional design requirements and submittal procedures. An imprest account will need to be established at the time of the initial submittal, please refer to Appendix A of ACWWA's Rules and Regulations for the respective amount.
2. Please provide plumbing plans, proposed and existing fixtures, and meter sizing calculations per AWWA M22. ACWWA will need to verify the existing meter is adequate. Please provide all landscape and irrigation demand calculations as well. Tap fees for the respective services can be found in Appendix A of ACWWA's Rules & Regulations which can be found at the website listed above. Tap Fees are based on tap equivalents, annual demands and maximum velocity requirements.
3. The proposed irrigation service will need to connect into the Reg-84/Reuse main along S. Dillon Ct. and along the easement south of the facility. ACWWA will coordinate with applicant in obtaining CDPHE approval for the Reg-84 permit.
4. Please contact Arnie Reil at ACWWA to schedule a pre-submittal meeting. The pre-submittal meeting will cover ACWWA design and submittal requirements.

Merrick performs reviews on behalf of ACWWA, if you have any questions please contact me.

Sincerely,

Wade B. Wheatlake, P.E.
Merrick & Company
5970 Greenwood Plaza Blvd.
Greenwood Village, CO 80111
303.353.3683 / wade.wheatlake@merrick.com


2" Stub (on Potable)
1" domestic service
6" Fire Hydrant
12" Reuse
12" Water
South Dillon Court

Arapahoe County
Colorado's First

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:	**P15-011, CENTENNIAL EAST CORPORATE CENTER #03 [CITY LIGHTING-WAREHOUSE FACILITY] / FINAL DEVELOPMENT PLAN - AMENDMENT**
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Date:	**01-25-2016**
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☒	Engineering / Arapahoe County	Spencer Smith	☐	Four Square mile Neighborhood	
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	Referral Agencies		☐	RTD	Chris Quinn
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☒	Centennial Airport	Centennial		**Utilities: Gas, Electric & Phone**	
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	COMMENTS:	SIGNATURE
☒	Have NO Comments to make on the case as submitted	NO COMMENTS - KK - 1-26-16
☐	Have the following comments to make related to the case:	

February 25, 2016

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

RE: Centennial East Corporate Center #3 [City Lighting-Warehouse Facility]
Case No. P15-011
TCHD No. 3790

Dear Mr. Feher:

Thank you for the opportunity to review and comment on the Final Development Plan Amendment for Centennial East Corporate Center #3 at 7104 S Dillon Rd. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations. After reviewing the application, TCHD has the following comment:

Community Design for Active Living
Most Americans adults do not meet the Surgeon General's recommended 30 minutes of physical activity a day, leaving over 60% at risk for diseases associated with physical inactivity. These physical and mental health problems are responsible for an estimated 200,000 deaths a year and treatment of obesity, chronic diseases and other conditions associated with lack of physical activity costs at least $77 billion a year. Physical inactivity and obesity are also creating serious health issues among U.S. children as young as grade school age.

TCHD supports the expansion of A Plus Athletics as it will provide more opportunities for physical activity in the community.

Please feel free to contact me at (720) 200-1585 or lbroten@tchd.org if you have any questions about TCHD's comments.

Sincerely,

Laurel Broten, MPH
Land Use and Built Environment Specialist
Tri-County Health Department

CC: Sheila Lynch, Steve Chevalier, TCHD

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 OWNERS(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 EFFECTAT 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 DETENSION / RETENTION VOLUMES, MAINTAINING OUTLET STRUCTURES, FLOW RESTRICTION DEVICES AND FACIKLITIES NEEDED TO CONVEY FLOW OF SAID BASINS. ARAPAHOE COUNTY SHALL HAVE THE RIGHT TO ENTER PROPERTIES TO INSPECT SAID FACILITIES AT ANY TIME IF THESES 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 UPKEEPOF 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 DESIGHED AND / OR CERTIFIED BY RICHARD WEINGARDT 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 PLAT AND / OR FINAL DEVELOPMENT PLAN DOES NOT IMPLY APPROVAL OF RICHARD WEINGARDT 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 , 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 CONDITONS 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

CASE NO. P15-011

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

1 DESIGN AND CONSTRUCT THE LOCAL DRAINAGE SYSTEM AS DEFINED BY THE PHASE III DRAINAGE REPORT AND PLAN

2 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 CONECTION OF THE MINOR AND MAJOR SYSTEMS PROVIDE CAPACITYTO 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

3 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 AFFECT 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 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 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 FAILTO 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.

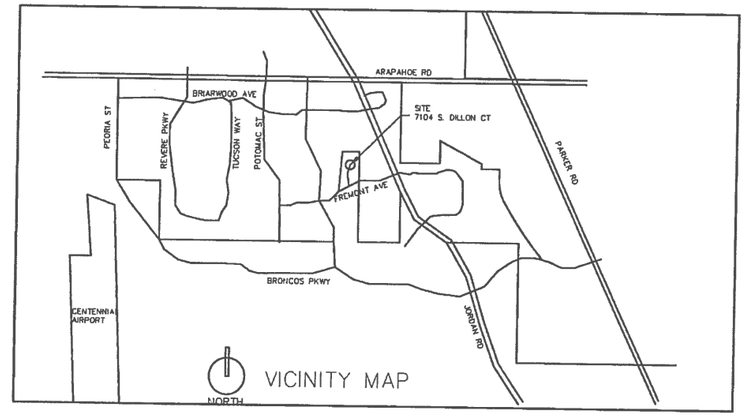
AIRPORT INFLUENCE AREA NOTE (OFF SITE IMPROVEMENTS)

TO CARRY OUT ONE OF THE FOLLOWING AS MAY BE REQUIRED BY THE BOARD OF COUNTY COMMISSIONERS

1. 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.
2. TO COOPERATE WITH OTHER OWNERS OF OTHER PARCELS AND/OR SPECIAL DISTRICTS IN OFFSITE ROADWAY IMPROVEMENTS AS NECESSITATED BY THE DEVELOPMENT IMPACTS AS MAY BE DETERMINEDBY THE BOARD OF COUNTY COMMISSIONERS.
3. 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.
4. TO PARTICIPATE AND COOPERATE IN ANY TRANSPORTATION MANAGEMENT PROGRAM AS SPECIFIED INTHE ARAPAHOE AIRPORT INFLUENCE AREA TRANSPORTATION STUDY IF SUCH A PROGRAM IS APPROVED AND/OR ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS.E

SIGNS

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



VICINITY MAP

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

GENERAL NOTES

FIRE PROTECTION NOTE

1. 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.
2. RIGHT OF WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACCROSS, AND ON ALL THROUGH AND ANY AND ALL PRIVATE ROADS AND DRIVES
3. 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 INTO THE ARAPAHOE COUNTY PROGRAM FOR ENFORCEMENT OF PRIVATE PROPERTY PARKING.
4. COMPLETE SPECIFICATIONS AND CONSTRUCTION PLANS SHALL BE SUBMITTED TO THE FIRE DISTRICT FOR REVIEW AND APPROVAL PRIOR TO ANY CONSTRUCTION OCCURING.
5. 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.
6. 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
7. 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) 5.0' 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 13155 BEING CONSIDERED TO BEAR S9 30'57"W AS SHOWN ON THE ARAPAHOE COUNTY CONTROL MAP, PASE 1 REVISED, PREPARED BY JOHN E. CHANCE AND ASSOCIATES, INC., DATED OCTOBER 30, 1995

COMPARISON CHART

LAND USE SUMMARY	PDP FILE NO Z99-003 DEVELOPMENT AREA "B"		FDP FILE NO P01-020 LOT 6, BLOCK 1		FIRST AMMENDMENT TO FDP FILE NO P15-011 LOT 6, BLOCK 1	
LAND USE	ACRES	% OF TOTAL	ACRES	% OF TOTAL	ACRES	% OF TOTAL
OFFICE / LIGHT INDUSTRIAL	1.28	75%	1.28	75%	1.28	75%
OPEN SPACE (LANDSCAPED)	.43	25%	.43	25%	.43	25%
TOTALS	1.71	100%	1.71	100%	1.71	100%
ZONING	PDP FILE NO Z99-003		FDP FILE NO P01-020		FIRST AMENDED FDP FILE NO P15-011	
EXISTING ZONING	MU-PUD		MU-PUD		MU-PUD	
PROPOSED ZONING	MU-PUD		MU-PUD		MU-PUD	
EXISTING LAND USE	VACANT		VACANT		OFFICE/WAREHOUSE	
PROPOSED LAND USE	OFFICE/LIGHT INDUSTRIAL		OFFICE/WAREHOUSE		OFFICE/ WAREHOUSE/ RECREATIONAL FACILITIES, PUBLIC AND PRIVATE	
PERMITTED LAND USE	OFFICE/LIGHT INDUSTRIAL		OFFICE/WAREHOUSE		OFFICE/WAREHOUSE	
TOTAL AREA	1.46 ACRES		1.71 ACRES		1.71 ACRES	
MAXIMUM FLOOR AREA	0.75:1.0		28:1.0		28:1.0	
DEVELOPMENT STANDARDS	PDP FILE NO Z99-003		FDP FILE NO P01-020		FIRST AMMENDMENT TO FDP FILE NO P01-020	
BUILDING SETBACKS (PRINCIPLE BUILDING)						
FRONT	30'		138'-0"		138'-0"	
REAR	10'		50'-0"		50'-0"	
SIDE INTERIOR	10'		10'-0"		10'-0"	
SIDE CORNER LOT	15'		N/A		N/A	
MAXIMUM HEIGHT	100'		29'-0"		29'-0"	
MIN. DISTANCE BETWEEN STRUCTURES	25'		N/A		N/A	
TOTAL PROVIDED OFF STREET PARKING	28		32		52	
TOTAL REQUIRED OFF STREET PARKING	28		30		52	
3 PER 1000 SF OFFICE UNITS	14		17		N/A	
1 PER 1000 SF WAREHOUSE	10		9		N/A	
FOR RECREATIONAL FACILITIES (A-3 ASSEMBLY - 1 SPACE PER 3 PEOPLE)	N/A		N/A		52	
1 PER DOCK DOOR	4		4		N/A	
MAX BLDG AND PARKING COVERAGE	75%		75%		75%	
MINIMUM LOT AREA	N/A		N/A		N/A	
MINIMUM OPEN SPACE	25%		25%		25%	
MAXIMUM DENSITY	REFER TO LAND USE SUMMARY		REFER TO LAND USE SUMMARY		REFER TO LAND USE SUMMARY	
AVERAGE LOT AREA	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 STRRT 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 _____ WITNESS MY HAND AND SEAL
NOTARY PUBLIC

_____ MY COMMISSION EXPIRES _____
ADDRESS

_____
CITY STATE ZIP CODE

BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ARAPAHOE COUNTY BOARD OF COMMISSIONERS
THIS _____ DAY OF _____ AD, 20

CHAIRMAN _____

ATTEST: _____

PLANNING COMMISSION RECOMMENDATION

RECOMMENDED BY THE ARAPAHOE COUNTY PLANNING COMMISSION,
THIS _____ DAY _____ 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	Calahan Construction Services		
CASE NO: P15-011			
	SCALE: NONE	SHEET COVER	OF: 8
JAN 15, 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 2 OF 8

OCCUPANCY LOAD:
FIRST FLOOR 120 TOTAL
GYMNASTICS / RECREATION AREA = 105
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 6" X 6" – #10/10 W.W.M (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 8 OF 8. UNDERCUT FENCING BY 9" 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(TIC)
17. NEW MONUMENT SIGNAGE 10'x2'x6' 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 %

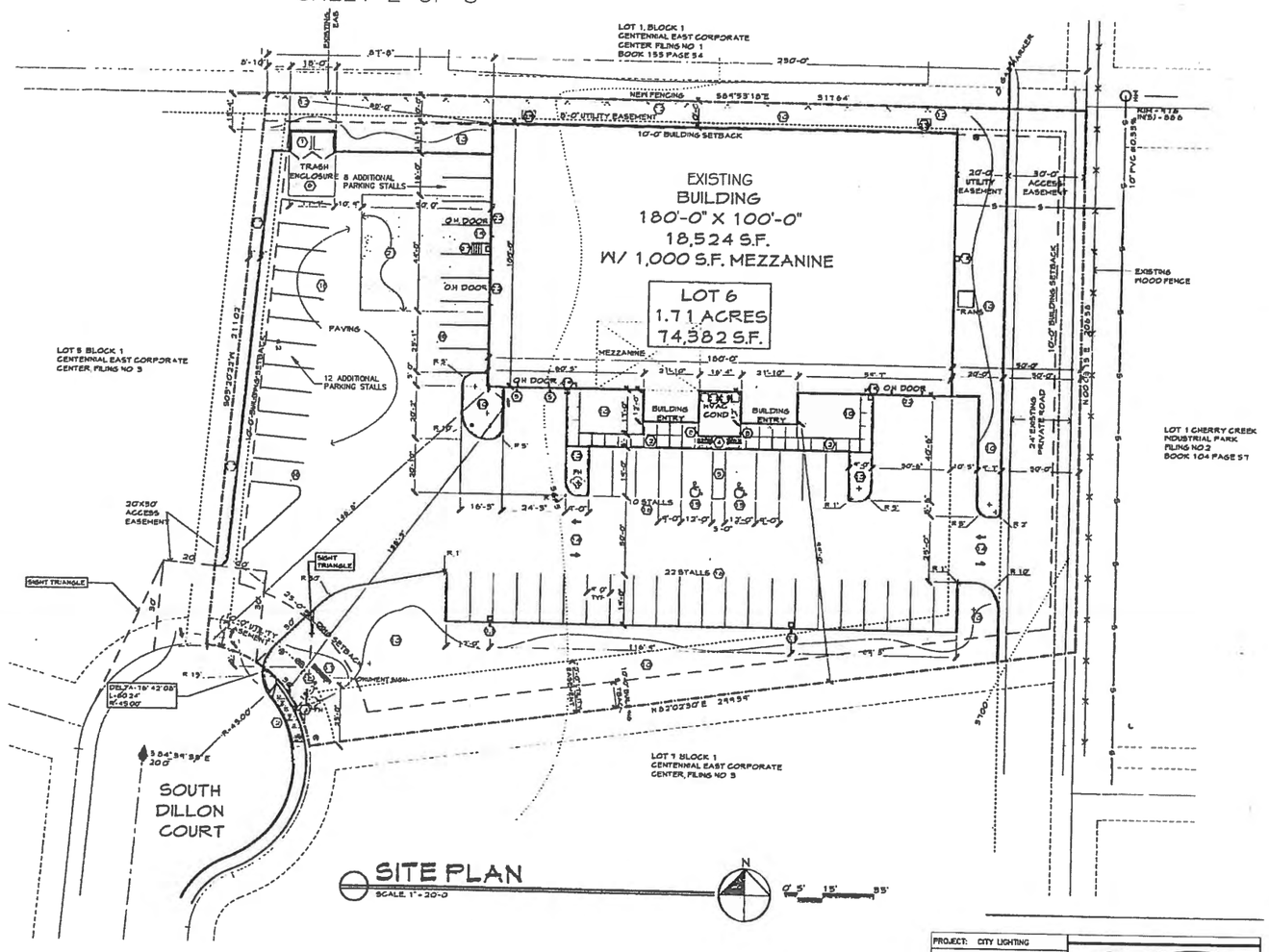
NUMBER OF RESIDENTIAL UNITS	N/A
TOTAL PROVIDED PARKING STALLS	52 STALLS
NUMBER OF STANDARD STALLS	50 STALLS
NUMBER OF HANDICAP STALLS	2 STALLS

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 M/L.



SITE PLAN
SCALE 1" = 20'-0"

PROJECT: CITY LIGHTING	Calahan Construction Services		
CASE NO: P15–011			
	SCALE 1" = 20'	SHEET: COVER	OF:
JAN 15, 2016	DRAWN BY: BRO	2	8
REVISIONS:	DATE: NOV 6, 2015		

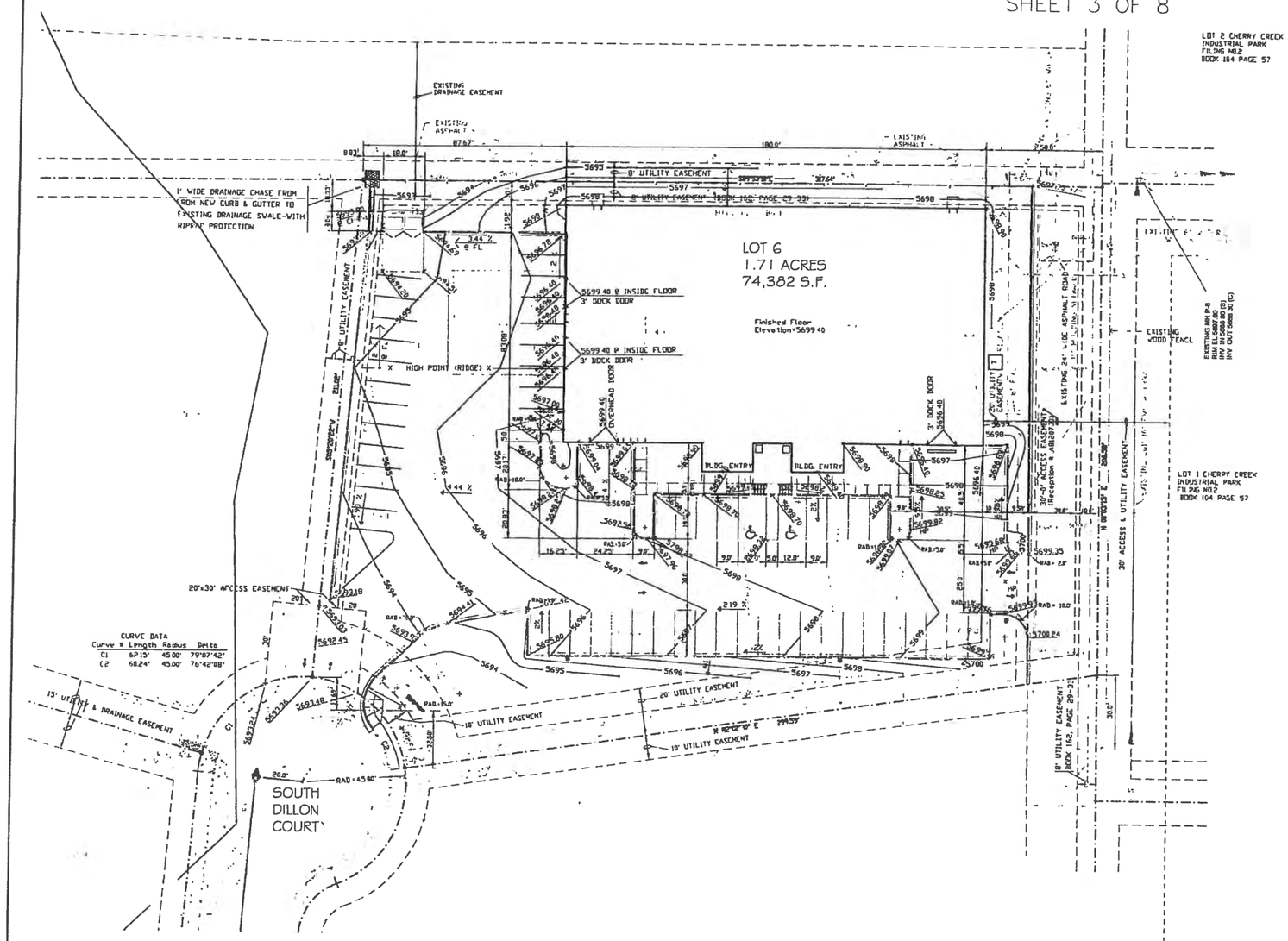
CASE NO. P15–011

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 3 OF 8

BENCHMARK: BRASS CAP IN TOP OF NORTH HEADWALL OF INDIAN CREEK CROSSING AT E FREMONT AVENUE. ELEVATION = 5702.38

DATUM DATED PAR 2 64" ALUMINUM CAP PLS #9001 IN RANGE BOX EL 5729.52, 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 54



EXISTING	DESCRIPTION	PROPOSED
	FIRE HYDRANT	
	INLET, CATCH BASIN	
	LIGHTPOLE	
	MANHOLE-SANITARY	
	MANHOLE STORM	
	METER VAULT	
	PROPERTY PIN	
	POWER POLE	
	TELEPHONE POLE	
	TELEPHONE JUNCTION BOX	
	WATER VALVE	
	WATER METER	
4O	CONTOUR LINE	4O
FO	FIBER OPTIC LINE	FO
	FENCE LINE	
G	GAS LINE	G
OE	OVERHEAD POWER LINE	OE
UE	UNDERGRD POWER LINE	UE
	PROPERTY LINE	
S	SANITARY SEWER LINE	S
ST	STORM SEWER LINE	ST
T	TELEPHONE LINE	T
W	WATER LINE	W
XXXX	SPOT ELEVATIONS	XXXX
5695	CONTOURS	5695

N
20' 10' 0' 10' 20'
SCALE 1"=20'

Richard Weingardt Consultants
9725 East Hampden Avenue, Suite 200
Denver, CO 80231 USA
Telephone (303) 671-7033
FAX (303)671-7379
email (engrs@weingardt.com)

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

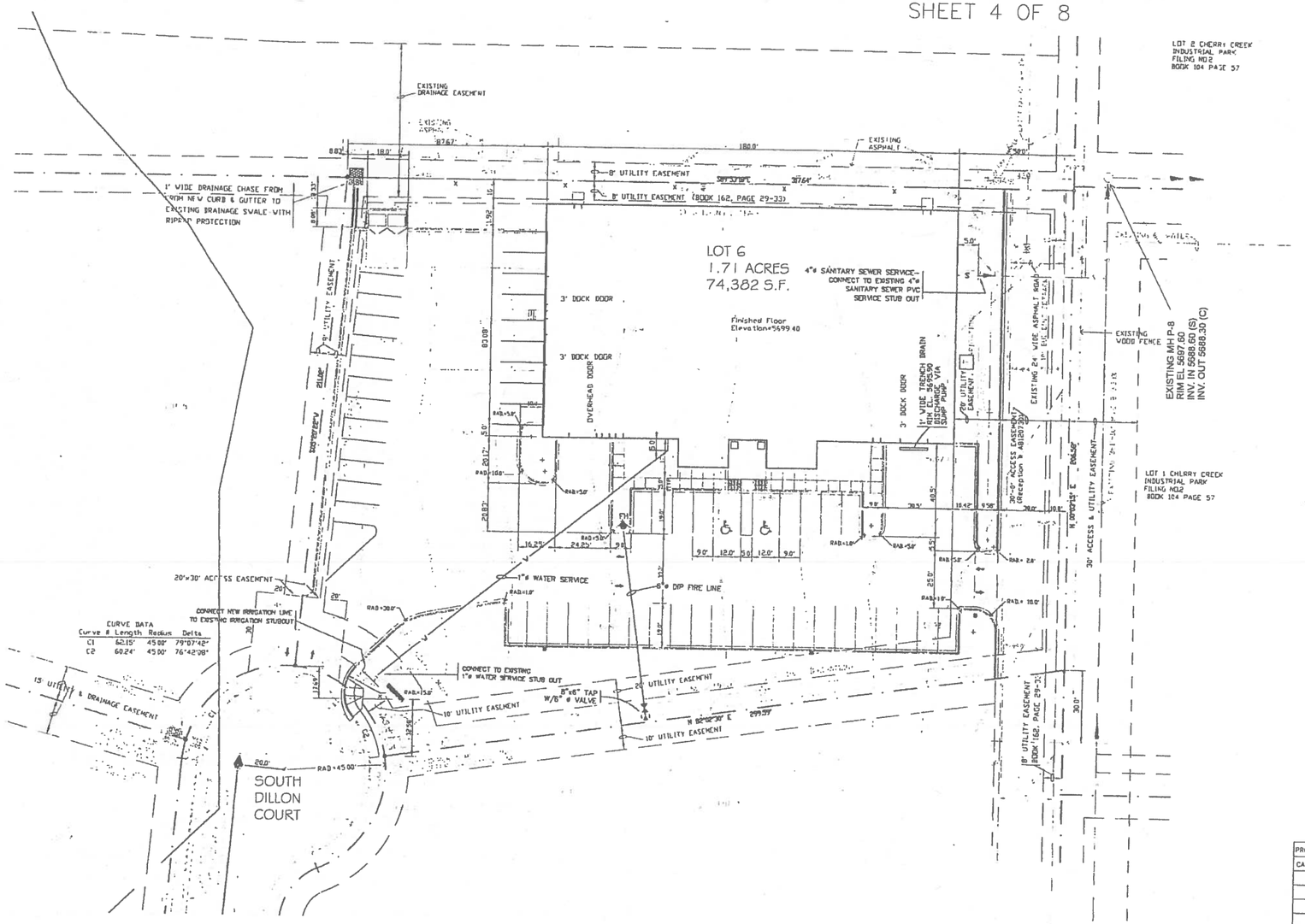
Calahan Construction Services

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 4 OF 8

BENCHMARK: BRASS CAP IN TOP OF NORTH HEADWALL OF WINDMILL CREEK CROSSING AT E FREMONT AVENUE ELEVATION = 5702.28
DATUM DATED 1988 1 1/4" ALUMINUM CAP PLS #9003 IN RANGE BOX, EL. 5729.62, 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



EXISTING	DESCRIPTION	PROPOSED
	FIRE HYDRANT	
	INLET, CATCH BASIN	
	LIGHTPOLE	
	MANHOLE-SANITARY	
	MANHOLE-STORM	
	METER VAULT	
	PROPERTY PIN	
	POWER POLE	
	TELEPHONE POLE	
	TELEPHONE JUNCTION BOX	
	WATER VALVE	
	WATER METER	
4O	CONTOUR LINE	4O
FO	FIBER OPTIC LINE	FO
X	FENCE LINE	X
G	GAS LINE	G
OE	OVERHEAD POWER LINE	OE
UE	UNDERGRD POWER LINE	UE
	PROPERTY LINE	
S	SANITARY SEWER LINE	S
ST	STORM SEWER LINE	ST
T	TELEPHONE LINE	T
W	WATER LINE	W
XX.XX EL	SPOT ELEVATIONS	XXXX EL
5695	CONTOURS	5695

N

SCALE: 1"=20'

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PROJECT: CITY LIGHTING	
CASE NO: P15-011	
	Calahan Construction Services
	SCALE: 1" = 20'
JAN 15, 2016	DRAWN BY: BRO
REVISIONS:	DATE: NOV 6, 2015

SHEET: COVER 4 OF 8

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 5 OF 8

GENERAL NOTES

1. SEE ARCHITECTURAL/ENGINEERED DRAWINGS FOR GRADING AND SITE IMPROVEMENT CONSTRUCTION INFORMATION
2. LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY
3. THE DEVELOPER HIS SUCCESSOR OR ASSIGNEE SHALL BE RESPONSIBLE FOR ESTABLISHING AND CONTINUING A REGULAR PROGRAM OF MAINTENANCE FOR LANDSCAPING AND THE IRRIGATION SYSTEM
4. LANDSCAPING SHOWN ON THIS SITE PLAN INCLUDING ANY LANDSCAPING SHOWN ON THE PUBLIC RIGHT-OF WAY SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, 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
5. 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.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFING DIMENSIONS, GRADES, EXISTING SITE CONDITIONS, ETC. PRIOR TO BIDDING DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
7. 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
8. 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
DECIDUOUS SHADE TREES					
4	HLO	GLEDITSIA TRICANTHOS	HONEY LOCUST	2.5" CAL	B & B
5	CKM	ACER PLATANOIDES	CRIMSON KING MAPLE	2.5" CAL	B & B
EVERGREEN TREES					
5	CS	PICEA PUNGENS	COLORADO SPRUCE	6' (12'-14')	B & B
12	PP	PINUS EDULIS	PINON PINE	6' (8'-10')	B & B
DECIDUOUS SHRUBS					
53	RHC	RHAMNUS FRANGULA COLUMNA	TALL HEDGE BUCKTHORN	#5 CONT	3'-4' HT.
67	SPN	SPIREA NIPPONICA SNOWMOUND	SNOWMOUND SPIREA	#5 CONT	18"-24" SPR
EVERGREEN SHRUBS					
44	JIB	JUNIPERUS HORIZONTALIS 'BG'	BLUE GHIP JUNIPER	#5 CONT	18"-24" SPR
48	JUT	JUNIPERUS SABINA TAM	TAMMY JUNIPER	#5 CONT	18"-24" SPR
LANDSCAPE MATERIALS					
-	GCB	COBBLED AREA - 6"-12" DIA WASHED RIVER COBBLE OVER WEED BARRIER FABRIC			
-	RM	ROCK MULCH AREA - 3" LAYER OF 1.5" DIA RIVER ROCK OVER WEED BARRIER FABRIC			
-	SOD	SODDED AREA KENTUCKY BLUEGRASS MIX INCLUDING SOIL PREP AND FINE GRADING			
-	STE	STEEL EDGING - 6" X 1/8" X 20' WEED STEEL STRAP PIECES BOLTED AT THE JOINTS			
GROUND COVER					
44	EFC	EUONYMUS FORTUNEI COLORATUS PURPLELEAF WINTER CREEPER 18" RUNNERS MIN PLANT 1' OC			

LEGEND

- EVERGREEN TREE
- DECIDUOUS TREE
- SHRUB PLANTINGS
- BLUEGRASS SOD AREA
- WOOD MULCH
- ROCK MULCH
- COBBLE STONE
- STEEL EDGING

IRRIGATION TO BE DESIGN BUILD

LANDSCAPING REQUIREMENTS

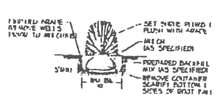
LANDSCAPING REQUIRED:
1 TREE & 10 SHRUBS PER 1000 SF

LANDSCAPED AREA
18,705 SF

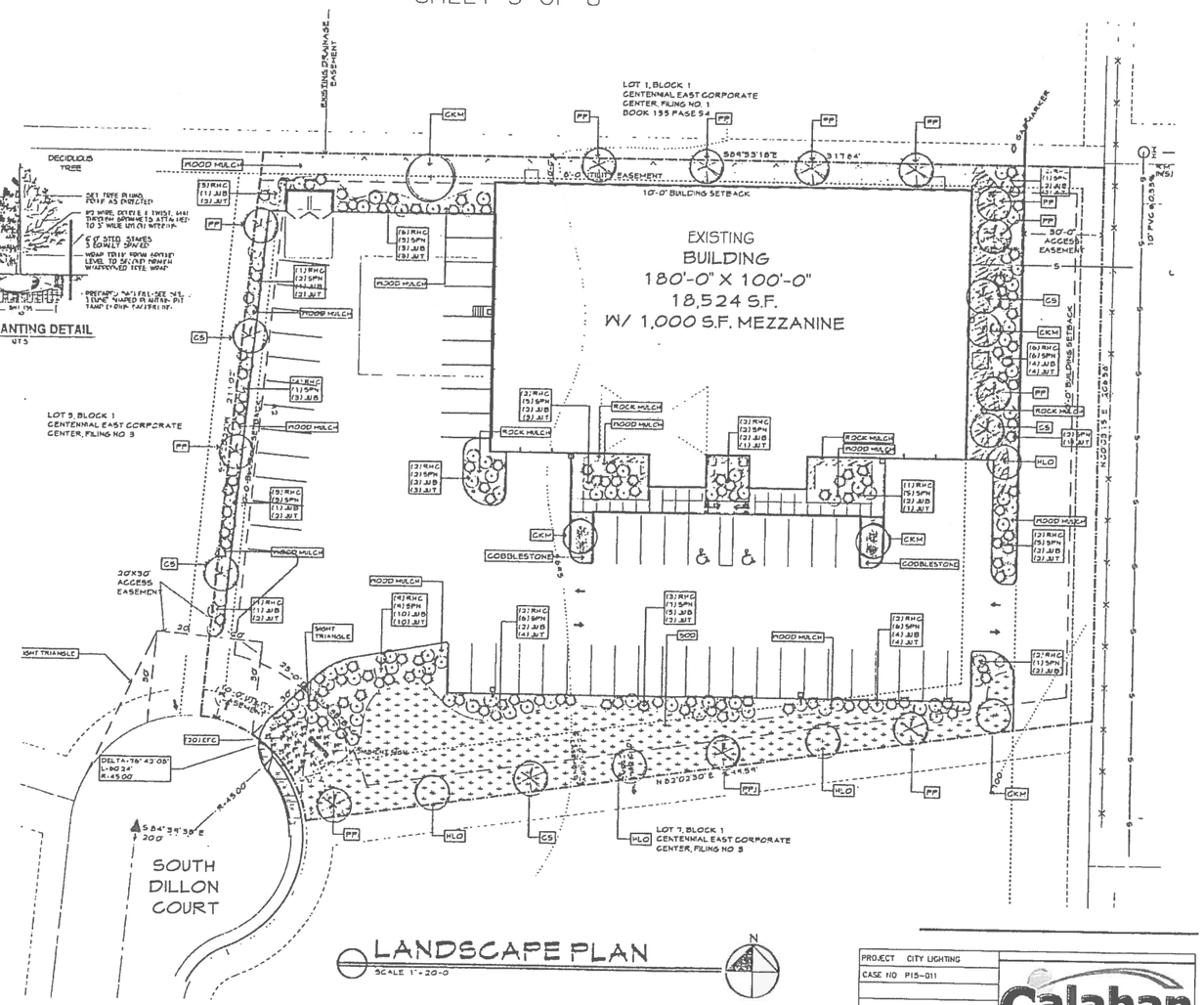
CALCUALTION OF LANDSCAPING:
18,705 SF / 1000 = 18.7 = 19

REQUIRED LANDSCAPING
19 TREES AND 190 SHRUBS

TOTAL PROVIDED LANDSCAPING:
26 TREES AND 217 SHRUBS



SHRUB PLANTING DETAIL
NTS



LANDSCAPE PLAN
SCALE 1"=20'-0"

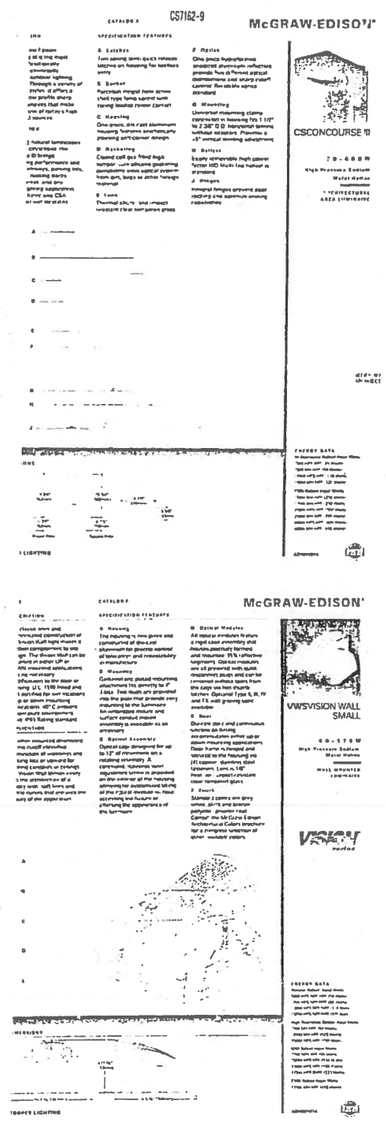
CASE NO. P15-011

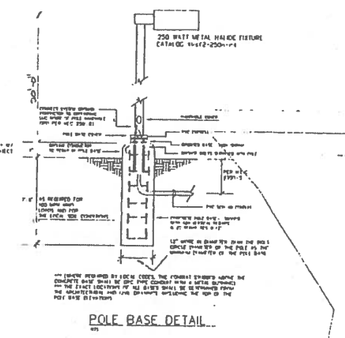
PROJECT CITY LIGHTING			
CASE NO P15-011			
	SCALE 1" = 20'	SHEET COVER 5	OF 8
JAN 15, 2016	DRAWN BY BRO		
REVISIONS	DATE. NOV 6, 2015		

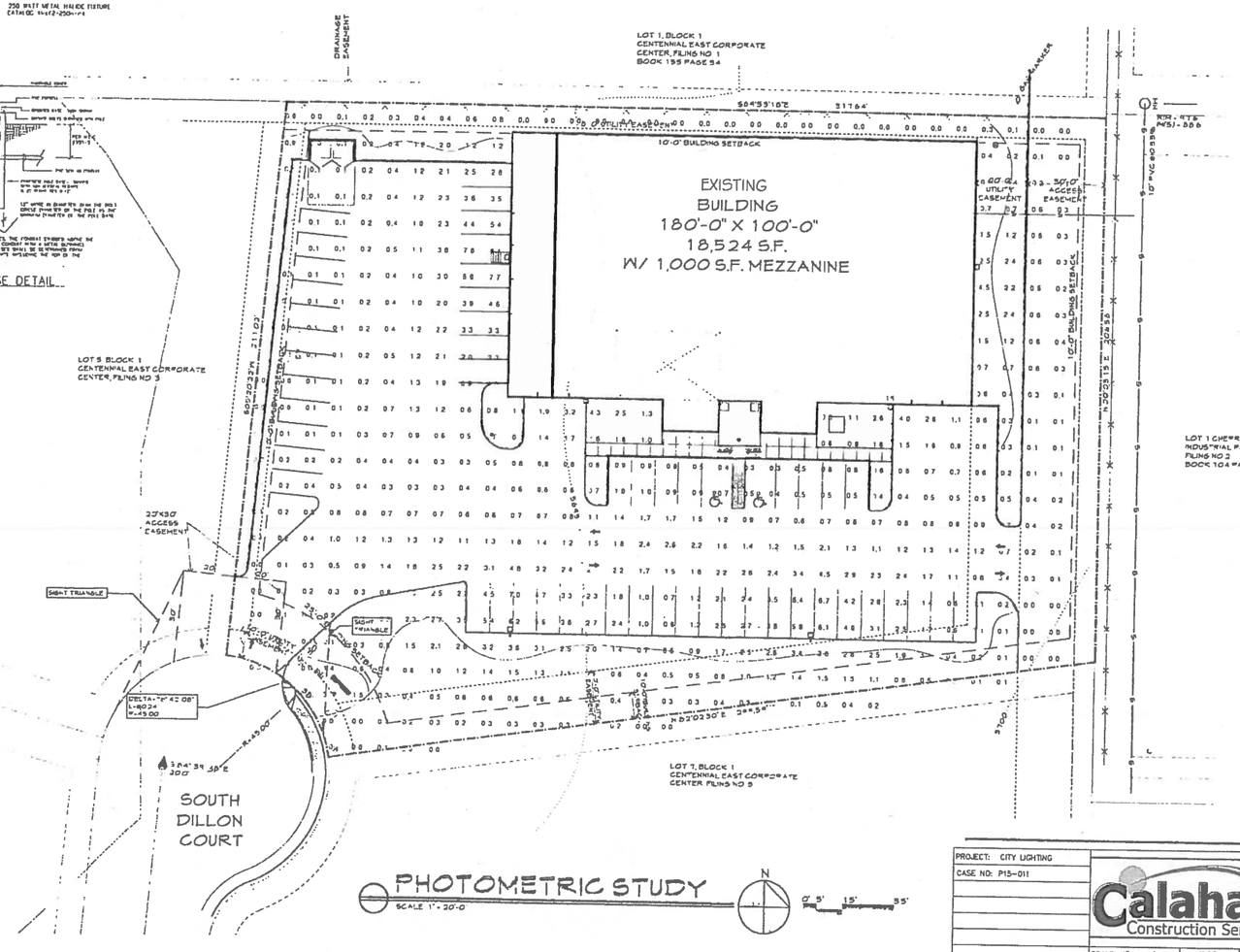
Calahan Construction Services

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







PHOTOMETRIC STUDY
SCALE 1" = 20'-0"

N

0' 5' 15' 35'

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

CASE NO. P15–011

A-PLUS ATHLETICS / CITY LIGHTING PRODUCTS
FIRST AMMENDMENT TO THE FINAL DEVELOPMENT PLAN
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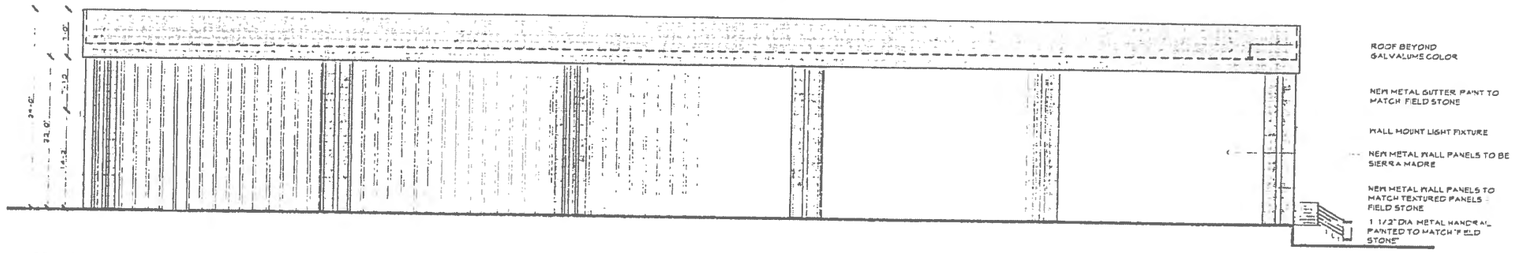
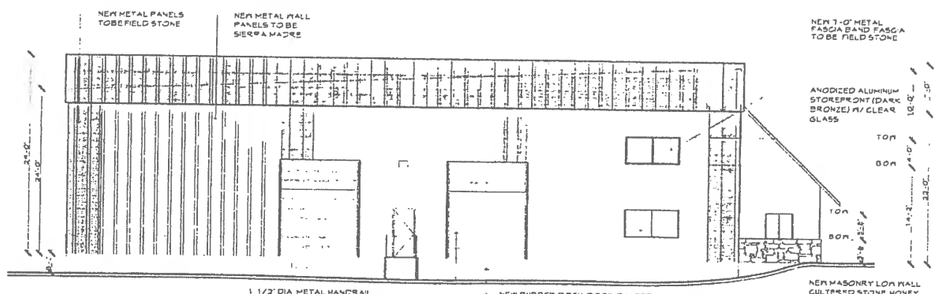
PART OF THE W 1/2 OF SECTION 30, TOWNSHIP 5 S, RANGE 66 W OF THE 6TH P.M.
COUNTY OF ARAPAHOE, STATE OF COLORADO

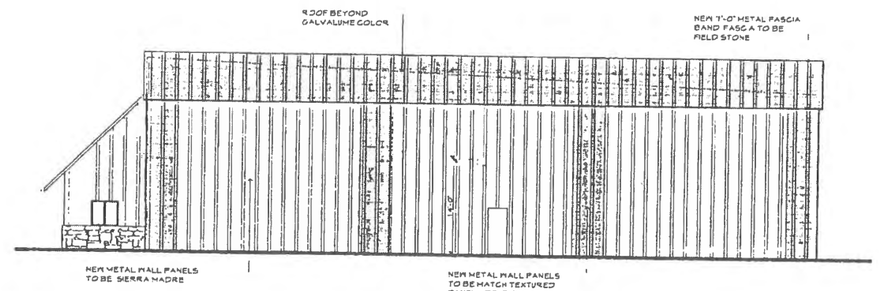
SHEET 7 OF 8



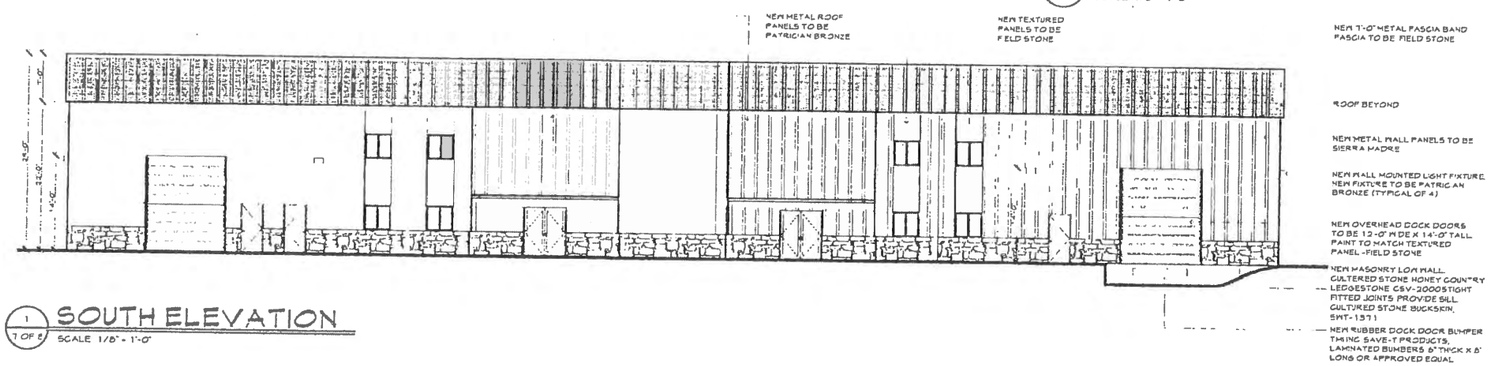
4 / 7 OF 8 NORTH ELEVATION
SCALE 1/8" = 1'-0"



2 / 7 OF 8 WEST ELEVATION
SCALE 1/8" = 1'-0"



3 / 7 OF 8 EAST ELEVATION
SCALE 1/8" = 1'-0"



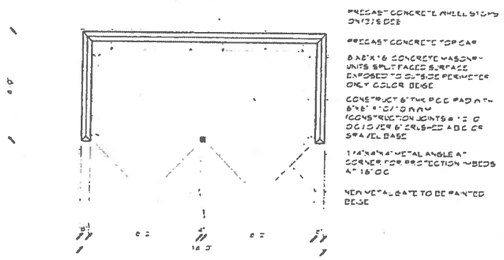
1 / 7 OF 8 SOUTH ELEVATION
SCALE 1/8" = 1'-0"

PROJECT: CITY LIGHTING	Calahan Construction Services		
CASE NO: P15-011			
	SCALE 1/8" = 1'-0"	SHEET COVER 7	OF 8
JAN 15, 2015	DRAWN BY: BRO		
REVISIONS	DATE: NOV 6, 2015		

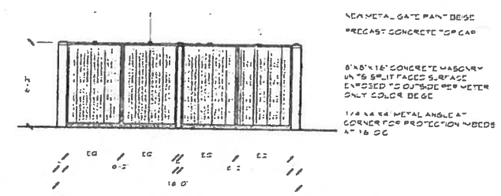
CASE NO. P15-011

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

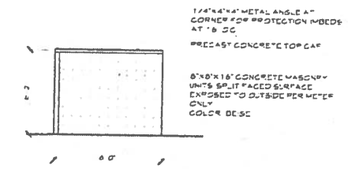
SHEET 8 OF 8



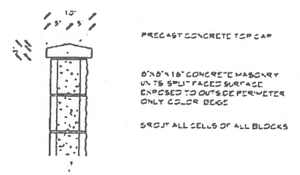
1 TRASH ENCLOSURE
SCALE 1/4" = 1'-0"
(PLAN)



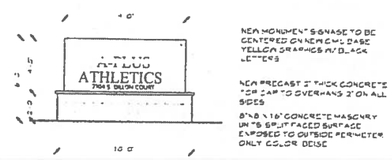
6 TRASH ENCLOSURE
SCALE 1/4" = 1'-0"
(FRONT ELEVATION)



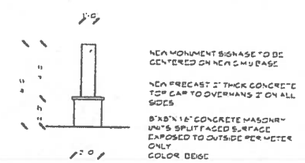
7 TRASH ENCLOSURE
SCALE 1/4" = 1'-0"
(SIDE ELEVATION)



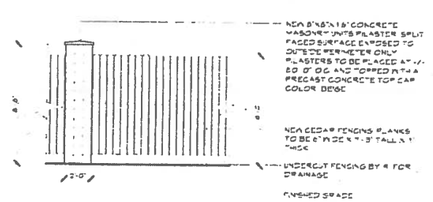
2 TRASH ENCLOSURE
SCALE 1" = 1'-0"
(DETAIL)



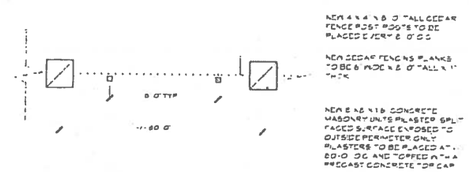
5 MONUMENT SIGN
SCALE 1/4" = 1'-0"
(FRONT ELEVATION)



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



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



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

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

Calahan Construction Services

CASE NO. P15-011