



**REGULAR MEETING OF  
ARAPAHOE COUNTY PLANNING COMMISSION  
TUESDAY, AUGUST 2, 2016 @ 6:30 P.M.**

**AT A SPECIAL LOCATION  
ADMINISTRATION BULDING – EAST HEARING ROOM  
5334 S PRINCE ST., LITTLETON, CO 80120**

**GENERAL BUSINESS ITEMS**

<b>APPROVAL OF THE MINUTES FROM JUNE 14, 2016</b>	<b>VOTE: Approved</b>
<b>APPROVAL OF THE MINUTES FROM JUNE 21, 2016</b>	<b>VOTE: Approved, as amended.</b>
<b>APPROVAL OF THE MINUTES FROM JULY 5, 2016</b>	<b>VOTE: Approved</b>
<b>APPROVAL OF THE MINUTES FROM JULY 19, 2016</b>	<b>VOTE: Approved</b>

**REGULAR ITEMS**

<b>ITEM 1:</b>	<b>CASE NO. Z16-001, LITTLETON VALLEY VILLAS / PRELIMINARY DEVELOPMENT PLAN (PDP)</b>		
<b>LOCATION:</b>	5977 S. Platte Canyon Road, Littleton	<b>VOTE:</b>	
<b>ACREAGE:</b>	5.65 acres	3	<b>IN FAVOR</b>
<b>EXISTING ZONING:</b>	R-2 Residential District (R-2)	2	<b>OPPOSED</b>
<b>PROPOSED USE:</b>	50 paired units (25 buildings); Residential PUD-Moderate Density (R-PM)	2	<b>ABSENT</b>
<b>APPLICANT:</b>	KB Homes - Colorado		<b>ABSTAIN</b>
<b>CASE MANAGERS:</b>	Planner: Molly Orkild-Larson; Engineer: Spencer Smith		
<b>REQUEST:</b>	Approval of a Preliminary Development Plan for single family attached residential homes.	<input type="checkbox"/> <b>CONTINUED TO:</b>	
<b>MOTION SUMMARY:</b>	PC recommended denial with staff findings; BOCC action required.	<b>Date:</b> _____	
<b>ITEM 2:</b>	<b>CASE NO. P16-010, SKY MARK APARTMENTS / FINAL DEVELOPMENT PLAN (FDP)</b>		
<b>LOCATION:</b>	Northwest of Intersection of Parker Road and Ulster	<b>VOTE:</b>	
<b>ACREAGE:</b>	2.14 Acres	N/A	<b>IN FAVOR</b>
<b>EXISTING ZONING:</b>	R-PH		<b>OPPOSED</b>
<b>PROPOSED USE:</b>	Multi-Family Residential		<b>ABSENT</b>
<b>APPLICANT:</b>	Sky Mark Apartments LLC		<b>ABSTAIN</b>
<b>CASE MANAGERS:</b>	Planner: Sherman Feher; Engineer: Sarah White		
<b>REQUEST:</b>	Approval of a Final Development Plan for multi-family residential homes.	<input checked="" type="checkbox"/> <b>CONTINUED TO:</b>	
<b>MOTION SUMMARY:</b>	Motion to continue to a later date.	<b>Date:</b> 08-16-2016	

**ANNOUNCEMENTS:**

- The next regular Planning Commission meeting is scheduled for August 16, 2016 at the Lima Plaza Arapahoe Room.
- Planning Commission agendas, Board of County Commissioner agendas, and other important Arapahoe County information may be viewed online at [www.arapahoegov.com](http://www.arapahoegov.com) or you may contact the Planning Division at 720-874-6650.

**PLANNING COMMISSION MEMBERS:**

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

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

**MINUTES OF THE SPECIAL MEETING OF THE  
ARAPAHOE COUNTY PLANNING COMMISSION  
TUESDAY, JUNE 14, 2016**

<b>ATTENDANCE</b>	<p>A special meeting of the Arapahoe County Planning Commission was called and held in accordance with the statutes of the State of Colorado and the Arapahoe County Land Development Code. The following Planning Commission members confirmed their continued qualification to serve:</p> <p>Paul Rosenberg, Chair; Brian Weiss, Chair Pro-Tem; Jane Rieck; Richard Sall, and Diane Chaffin.</p> <p>Also present were: Jason Reynolds, Current Planning Program Manager; Jan Yeckes, Planning Division Manager; Molly Orkild-Larson, Senior Planner; Spencer Smith, Engineer; and members of the public.</p>
<b>CALL TO ORDER</b>	<p>Chair Rosenberg called the meeting to order at 6:30 p.m. and noted a quorum of the Board was present.</p>
<b>DISCLOSURE MATTERS</b>	<p>There were no Planning Commission member conflicts with the matters before them.</p>
<b>REGULAR ITEMS:</b>	
<b>Item 1:</b>	<p><b>Case No. L16-004, Dove Valley V #02 [ACWWA-CWSD Joint Water Purification Plant] / Location and Extent Plan (L&amp;E), Molly Orkild-Larson, Senior Planner, Public Works and Development (PWD)</b></p> <p>Ms. Orkild-Larson stated the noticing requirement had been completed and the Planning Commission (PC) had jurisdiction to proceed. She introduced the case, stating the nature and purpose of the requested amendment and the location affected within the Dove Valley Business Park in areas zoned Mixed Use. She reported staff recommended approval with conditions, based on findings in the staff report.</p> <p>Commissioner Rosenberg asked whether the neighborhoods in Douglas County were sent referrals on the case.</p> <p>Ms. Orkild-Larson stated referrals were sent to Douglas County Planning and Engineering; however none were sent to the neighborhoods in Douglas County because they weren't within close proximity to the site.</p>

Pat Mulhern, Mulhern MRE, Inc, on behalf of Arapahoe County Water and Wastewater Authority (ACWWA) / Cottonwood Water and Sanitation District (District) and Dove Valley Business Park Associates, LTD., introduced the project team. He presented a PowerPoint, a copy of which was retained for the record. He explained the history of water and wastewater for development in the south metro area, noting his involvement since 1984. He reported dependence on the deep-water aquifer had long been a concern. He stated Cherry Creek was a source of water, but the water quality was challenging. Mr. Mulhern reported Inverness was the fourth user in a 12-mile stretch. He explained the sequence of water use, treatment, and reuse by subsequent users. He explained water quality challenges related primarily to total dissolved solids (TDS), which caused the water to be “hard,” as well as other components not well managed by water treatment processes. He said reverse-osmosis was the preferred system for bottling water, because it resulted in excellent water quality. However, Mr. Mulhern reported it also produced a “reject stream” that was discharged back to the natural stream. He said, in 2010, selenium became a problem in discharges, resulting in the plant being converted to micro-filtration, which met standards, but did not produce the desired quality of drinking water. He explained the project was intended to address the selenium problem and allow the plant to go back to the reverse-osmosis process. Mr. Mulhern reported the team had looked at a number of options, and the natural, biologic treatment system rose to the top. He stated the second option would cost \$12 million in comparison to \$5 million capital cost for the preferred method, which also has a lower annual cost. He explained the modeling study was completed in August 2015. Mr. Mulhern reported selenium occurred in nature at higher concentrations than the plant would need to treat. He also explained the steps taken to bring them here today and the many agencies that had to be consulted, as well as finding and getting a contract on land to locate the facility.

Sarah Foster, CH2M Hill, explained selenium was very difficult to remove to low concentrations, which made the treatment complicated and expensive. She said selenium could be taken up by soils and plants. She stated the process used an organic substrate to drive microbial and chemical reactions to reduce concentrations of metals, acidity, and other components. Ms. Foster reported subsurface vertical flow aerobic polishing “cells” finish the process prior to discharge to the stream. She explained the biologic treatment cell construction process. She compared the smell to a garden center at lower levels and the various layered components of each cell laid out across the site. Ms. Foster explained the path that water followed

as it entered the system to the point it is eventually discharged to Windmill Creek, explaining the reject stream was the component of flows that would go through the selenium treatment process to prepare it for discharge. She described benefits of the biological treatment system, as already described, and the disadvantages, which were necessary for odor control and periodic hauling of depleted materials. Ms. Foster reported that occurred primarily when the cells needed to be deactivated and reconstructed for future use (estimated ten to twenty years after initial construction). She stated some maintenance activities occurred at 5 years. She reported a piloting of the bio-treatment system occurred over 12 weeks in the winter and spring. She said the two trains resulted in 88-93% removal of selenium and 83-96% removal of phosphorus, with good removal of other compounds, metals, and bacteria.

Mr. Mulhern addressed the question from the Planning Commission and explained the various outreach efforts made to neighborhoods to ensure people had an opportunity to learn about the project and get their questions answered. He said meetings were offered and the team met with those who opted to attend. He distributed two brochures that had been given to attendees, copies of which were retained for the record, to the Planning Commission. Mr. Mulhern further discussed the maintenance, hauling, and odor control anticipated and stated they would be good neighbors. He addressed the proposed schedule for the project.

Mr. McBrien described the customer base, which was more heavily weighted toward commercial and business users than residential users.

Mr. Mulhern answered questions from the Planning Commission about the site, whether neighbor concerns related primarily to odor (which they did), about current complaints with regard to water quality since having to stop using the R-O process, water quality impacts farther down the user line. He noted comparison TDS numbers in various locations north and south. He also explained the truck traffic associated with construction and maintenance. He reported some neighbors had asked about air quality impacts for people with asthma. Mr. Mulhern stated this does not seem to be a problem from Mr. Lambert's research.

Jim Bays, CH2M Hill, addressed questions about the results of the pilot study and variations in water quality as the system came on-line.

Mr. Rosenberg asked about the Prairie Waters project in Aurora and a treatment system that was built near Brighton and whether these were similar.

Ms. Foster explained the similarities and differences between the two systems and the problems each addressed.

Mr. Mulhern noted that reverse-osmosis was not an option, but they were able to blend the high-TDS water with low-TDS water from mountain flows.

Ms. Orkild-Larson asked about fencing for the project.

Mr. Mulhern reported neighbors questioned whether the system would be at risk for vandalism if not fenced. He said the team felt the fence could be an attractant; his thought was to not fence it unless problems came up.

Ms. Rieck asked whether the road would be gated to prevent undesired users.

Mr. Mulhern said that was likely.

Mr. Rosenberg opened the hearing for public comments.

There were no public comments.

The public hearing was closed.

**It was moved by Ms. Rieck and duly seconded by Mr. Sall, in the case of L16-004, Arapahoe County Water and Wastewater Authority / Cottonwood Water and Sanitation District Joint Water Purification Plant Location and Extent 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 all plans and attachments as set forth in the staff report dated May 26, 2016, and move to approve this case, subject to the following conditions:**

- 1. The applicant will make modifications to plans, as requested by the Public Works and Development Department.**
- 2. Place a note on the site plan that indicates that a future Southeast Metro Stormwater Authority (SEMSWA) detention facility is to be placed on Tract C.**

	<p><b>The vote was:</b></p> <p><b>Mr. Weiss, Yes; Ms. Rieck, Yes; Ms. Chaffin, Yes; Mr. Sall, Yes; Mr. Rosenberg, Yes.</b></p>
<p><b>ADJOURNMENT</b></p>	<p>There being no further business to come before the Planning Commission, the meeting was adjourned.</p>

**MINUTES OF THE REGULAR MEETING OF THE  
ARAPAHOE COUNTY PLANNING COMMISSION  
TUESDAY, JUNE 21, 2016**

<b>ATTENDANCE</b>	<p>A regular meeting of the Arapahoe County Planning Commission was called and held in accordance with the statutes of the State of Colorado and the Arapahoe County Land Development Code. The following Planning Commission members confirmed their continued qualification to serve:</p> <p>Paul Rosenberg, Chair; Brian Weiss, Chair Pro-Tem; Mark Brummel; Richard Rader; Jane Rieck; Richard Sall, and Diane Chaffin.</p> <p>Also present were: Robert Hill, Senior Assistant County Attorney; Jason Reynolds, Current Planning Program Manager; Jan Yeckes, Planning Division Manager; Bill Skinner, Spencer M. Smith, Engineer, Julio Iturreria, Long Range Planning; and members of the public.</p>
<b>CALL TO ORDER</b>	<p>Chair Rosenberg called the meeting to order at 6:30 p.m. and noted a quorum of the Board was present.</p>
<b>DISCLOSURE MATTERS</b>	<p>There were no Planning Commission member conflicts with the matters before them.</p>
<b>ANNOUNCEMENT</b>	<p>Ms. Yeckes reported there would not be a need to conduct a special meeting of the Planning Commission on July 12<sup>th</sup>; however, the July 5<sup>th</sup> and 19<sup>th</sup> regular meetings would be held as scheduled.</p>
<b>REGULAR ITEMS:</b>	
<b>Item 1:</b>	<p><b>Case No. U16-001, Arapahoe County Land Board [Solar Facility] / Use by Special Review (USR) – Bill Skinner, Senior Planner, Public Works and Development (PWD)</b></p> <p>Mr. Skinner explained that in this case type, the Planning Commission (PC) made a recommendation to the Board of County Commissioners (BOCC) and the BOCC made the final decision. He reported the case was a 1041 Permit with a USR component for a solar garden. He said the solar facility would be located on State Land Board (SLB) property. He stated the SLB had been involved throughout the entire process. Mr. Skinner reported the City of Aurora (Aurora) was an adjacent property owner to the proposed site. He said Aurora hadn't formally responded to the case referral; however, he had been in communication with them. Mr. Skinner stated staff recommended the case for approval.</p>

Richard Miller, Clean Energy Collective, on behalf of the State Land Board (SLB) presented a PowerPoint, a copy of which was retained for the record. He explained SLB's interest in generating income for schools and reported the company had four (4) facilities on SLB properties, in more than one Colorado county. He provided a history of the company, a summary of current facilities, and reviewed the proposed plans for the current project.

There were discussions regarding the solar garden projects, including similar projects, size and scope, unexploded ordinances, access to transmission lines along Quincy, conditions of the lease, groundcover, fencing, maintenance, and cost/credits to consumers verses other utility methods and companies.

Mr. Rosenberg opened the hearing for public comments.

There were no public comments.

The public hearing was closed.

Mr. Skinner reported there were a couple of items that needed to be updated before finalizing the plans. He explained the applicant would need to update the fence detail and adjust the access road location.

Mr. Rader expressed concern over the height of the fence. He said it would be easily scaled and provide for very little security at 6-8 feet in height. He proposed a fence with barbed wire.

Mr. Miller said if the PC wanted a fence with barbed wire, they could do that.

There were discussions regarding site security and the installation of monitoring cameras.

**It was moved by Mr. Brummel and duly seconded by Mr. Weiss, with a friendly amendment by Ms. Chaffin to revise conditions 2 and 3 to remove the words 'strive to', in the case of U16-001, Arapahoe State Land Board Solar Garden, Use by Special Review, that the Planning Commission 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 June 13, 2016 and recommend this case favorably to the Board of County Commissioners, subject to the following conditions of approval:**

	<ol style="list-style-type: none"> <li>1. The applicant will modify the plans as requested by the Public Works &amp; Development Department, prior to the signing of the mylars and before the commencement of any construction activities relating to this project.</li> <li>2. The applicant will avoid any areas of paleontological, historic, or archaeological importance. If avoidance is not possible, further testing will be conducted, with landowner's permission, to determine the site's eligibility for historic status and a treatment plan will be developed that will be followed to protect eligible sites. The applicant will notify the County of any plans or activities to deal with historic, paleontological or archaeological sites that cannot be avoided by the construction of the solar garden.</li> <li>3. The applicant will avoid any Federal and/or State Threatened and Endangered Species, as well as State Species of Concern, if found to exist in areas where the solar garden will be constructed. If any Federal and/or State Threatened and Endangered Species or any State Species of Concern is found to exist in areas where the solar garden will be constructed, then the applicant will collaborate with Colorado Parks and Wildlife and Arapahoe County to mitigate and minimize any potential impact to these species.</li> <li>4. The applicant will provide the County with a noxious weed control plan for the site prior to construction.</li> </ol> <p>Mr. Rader moved to further amend the motion to require the applicant install a barbed wire fence.</p> <p>The motion died for lack of a second.</p> <p><b>The vote was:</b></p> <p><b>Mr. Weiss, Yes; Ms. Rieck, Yes; Ms. Chaffin, Yes; Mr. Rader, No; Mr. Brummel, Yes; Mr. Sall, Yes; Mr. Rosenberg, Yes.</b></p>
<b>STUDY SESSION ITEMS:</b>	
<b>Item 1:</b>	<b>Discussions re: Comprehensive Plan and Planning Commission By-laws – Jan Yeckes, Planning Division Manager and Julio Iturreria, Long Range Planning</b>

	<p>There were discussions related to another entity’s project as it pertained to approval of projects based on ownership versus rental. It was noted cities might have more authority than the County. It was stated there must be a basis in the Land Development Code (LDC) to allow for that kind of condition of approval. It was explained the County considered the impact of residential and single-family versus multi-family projects.</p> <p>Discussions regarding issues and concerns heard from the public, as a result of the Uinta Comp Plan hearing, were had.</p> <p>Ms. Yeckes and Mr. Hill spoke individually with each Planning Commission member to discover whether there was confusion, as some neighbors had asserted.</p> <p>Ms. Yeckes offered to send audio recordings of the hearing to the PC, so they could listen back to the discussions.</p>
<b>ADJOURNMENT</b>	<p>There being no further business to come before the Planning Commission, the meeting was adjourned.</p>

**MINUTES OF THE REGULAR MEETING OF THE  
ARAPAHOE COUNTY PLANNING COMMISSION  
TUESDAY, JULY 5, 2016**

<b>ATTENDANCE</b>	<p>A regular meeting of the Arapahoe County Planning Commission was called and held in accordance with the statutes of the State of Colorado and the Arapahoe County Land Development Code. The following Planning Commission members confirmed their continued qualification to serve:</p> <p>Mark Brummel, Richard Rader; Jane Rieck; Richard Sall, and Diane Chaffin.</p> <p>Also present were: Robert Hill, Senior Assistant County Attorney; Jason Reynolds, Current Planning Program Manager; Sherman Feher, Senior Planner; Chuck Haskins, Engineering Services Division Manager; Sue Liu, Engineer III; Jan Yeckes, Planning Division Manager; Caitlyn Cahill, Animal Control Supervisor, and members of the public.</p>
<b>CALL TO ORDER</b>	<p>It was noted both the Chair and Chair Pro-Tem were absent for the meeting. As a result, an Acting Chair needed to be chosen.</p> <p><b>Ms. Rieck nominated Mr. Brummel as Acting Chair for the meeting. Ms. Chapman seconded the nomination and Mr. Brummel accepted the nomination.</b></p> <p><b>The vote was:</b></p> <p><b>Ms. Rieck, Yes; Ms. Chaffin, Yes; Mr. Rader, Yes; Mr. Brummel, Yes; Mr. Sall, Yes.</b></p> <p>Acting Chair Brummel called the meeting to order at 6:30 p.m. and noted a quorum of the Board was present.</p> <p>It was stated the minutes were missing from the Planning Commissioner (PC) packets; as a result, a vote on the approval of the minutes was deferred until the next regular meeting.</p>
<b>DISCLOSURE MATTERS</b>	<p>There were no Planning Commission member conflicts with the matters before them.</p>
<b>REGULAR ITEMS:</b>	

**Item 1:**

**Case No. Z15-007, Iliff Avenue Single Family Homes / Preliminary Development Plan (PDP) - Sherman Feher, Senior Planner, Public Works and Development (PWD)**

Mr. Feher introduced the case and the positive staff recommendation. He stated the proposed development included 121 single-family dwelling units on 8.75 acres, for a density of about 13.83 dwellings/acre. He noted an additional referral comment had been provided by the Open Spaces Department, along with modified staff findings and recommended conditions of approval for the case. Mr. Feher reported Open Spaces did not receive the referral at the appropriate time, and that was the reason for the late modification to the staff report.

Scott Alpert, Alpert Development, Inc., applicant, on behalf of 8811 E. Iliff LLC and Warren and Iliff LLC, owners, presented a PowerPoint, a copy of which was retained for the record. He explained that the proposal took neighborhood requests into consideration. Originally, they had proposed a single townhome-style product for the entire site and the neighborhood asked for a mixture of different housing types. As a result, Mr. Alpert reported they would be developing townhomes on the property just west of this site and single-family homes on the property being considered today. He stated there were plans to erect a wall along E Iliff Avenue and that there would be a cleanup of the wood lot as part of the project.

The Planning Commission (PC) asked questions about open space, the proposed playground, the private roadway widths, and the proposed wall.

Mr. Alpert explained the site would have about 35% open space and would provide a playground near the proposed pool and clubhouse. He said the amenities would serve both the townhomes and the single-family area. He stated the 26' wide private streets were intended to serve the alley-loaded garages and would meet fire requirements. Mr. Alpert reported guest parking would be provided throughout the project. He said the wall along Iliff Avenue would be six feet tall and they're were still determining whether it would be brick or stone.

Mr. Brummel opened the hearing for public comments.

Three adjacent and nearby business owners expressed concerns about the proposed project. Their concerns included traffic on Yosemite, fencing between the proposed residential and adjacent

commercial/industrial properties, and potential for complaints about noise, activity, and industrial yards from future residents of the project.

One neighbor expressed support of the proposal on the sign-in sheet, but had no desire to speak.

There were no further public comments.

The public hearing was closed.

Mr. Alpert responded to the public concerns. He explained there wouldn't be access on Warren, the street with many commercial/industrial users. Further, he reported that in their outreach efforts, response had been overwhelmingly positive. He stated traffic would access Yosemite across from an existing access point. He noted the existing commercial/residential zoning on the property would have generated even more traffic than the residential proposal. Mr. Alpert said they would do the best they could to mitigate noise and view concerns using privacy fences.

**It was moved by Ms. Chaffin and duly seconded by Ms. Rieck in the case of Z15-007, Iliff Avenue Single-Family Homes, Preliminary Development Plan, that the Planning Commission 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 June 23, 2016 and revised on July 5, 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 Preliminary Development Plan 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 comply with all Cunningham Fire Protection District referral comments.**
- 4. The applicant will use the appraised value cash-in-lieu method as mentioned in the Cherry Creek School District referral letter at the Final Plat stage. Also the applicant will use the appraised value cash-in-lieu method for public parks and other public purposes.**
- 5. The applicant will bury utilities and dedicate right-of-way as required by the County.**

	<p><b>6. The applicant will label the “playground area” on the future final development plan and provide a note on the preliminary development plan that will provide the residents of Iliff Avenue Townhomes access to the pool and playground area of Iliff Avenue Single Family Homes.</b></p> <p><b>The vote was:</b></p> <p><b>Ms. Rieck, Yes; Ms. Chaffin, Yes; Mr. Rader, Yes; Mr. Brummel, Yes; Mr. Sall, Yes.</b></p>
<b>ANNOUNCEMENT(S)</b>	<p>Ms. Yeckes noted that this week was the early registration deadline for the Colorado American Planning Association fall conference to be held in Colorado Springs in September. She said if any of the Planning Commissioners would like to attend, they needed to notify Jan Yeckes or Terri Maulik so registration and hotel reservations could be confirmed this week. She stated a schedule of sessions to be attended would be needed.</p>
<b>ADJOURNMENT</b>	<p>There being no further business to come before the Planning Commission, the meeting was adjourned.</p>

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

<b>ATTENDANCE</b>	<p>A regular meeting of the Arapahoe County Planning Commission was called and held in accordance with the statutes of the State of Colorado and the Arapahoe County Land Development Code. The following Planning Commission members confirmed their continued qualification to serve:</p> <p>Paul Rosenberg, Chair; Brian Weiss, Chair Pro-Tem; Richard Rader; Jane Rieck; and Diane Chaffin.</p> <p>Also present were: Robert Hill, Senior Assistant County Attorney; Sherman Feher, Senior Planner; Spencer Smith, Engineer; Jason Reynolds, Current Planning Program Manager; Jan Yeckes, Planning Division Manager, and members of the public.</p>
<b>CALL TO ORDER</b>	<p>Chair Rosenberg called the meeting to order at 6:30 p.m. and noted a quorum of the Board was present.</p>
<b>DISCLOSURE MATTERS</b>	<p>There were no Planning Commission member conflicts with the matters before them.</p>
<b>GENERAL BUSINESS ITEMS:</b>	
<b>APPROVAL OF THE MINUTES</b>	<p><b>The motion was made by Mr. Weiss and duly seconded by Ms. Chaffin to accept the minutes from the <u>April 19, 2016</u> Planning Commission meeting, as presented.</b></p> <p><b>The motion passed 4-0-1; Ms. Rieck, Abstained.</b></p> <p><b>The motion was then made by Ms. Rieck and duly seconded by Mr. Weiss to accept the minutes from the <u>May 17, 2016</u> Planning Commission meeting, as presented.</b></p> <p><b>The motion passed unanimously.</b></p> <p><b>The motion was then made by Ms. Chaffin and duly seconded by Mr. Rader to accept the minutes from the <u>June 7, 2016</u> Planning Commission meeting, as presented.</b></p> <p><b>The motion passed unanimously.</b></p>
<b>REGULAR ITEMS:</b>	

**Item 1:**

**Case No. P15-011, Centennial East Corporate Center #03 [A-Plus Athletics] / Final Development Plan (FDP) – Sherman Feher, Senior Planner, Public Works and Development (PWD)**

Mr. Feher introduced the case and explained the applicant was requesting the addition of recreational uses to the existing Final Development Plan (FDP) for the property. He stated their Preliminary Development Plan (PDP) included recreational uses, among a list of permitted uses; however, the current FDP finalized only office / warehouse uses for the project. He reported the applicant wanted to lease additional space to a gymnastics training facility that already occupied a portion of the building.

Brian Ostler, applicant, on behalf of City Lighting, owners, explained that City Lighting, had not included recreational uses when the office / warehouse development was approved through a Final Development Plan. He reported City Lighting, subsequently, had leased a portion of the space to A-Plus Athletics, and a Certificate of Occupancy was issued by the County Building Division. He explained City Lighting was relocating its business to a new building within the subdivision and the gymnastics facility owner would like to expand to occupy the area formerly occupied by City Lighting. Mr. Ostler reported, when applying for interior tenant finish permits, County staff determined that the gymnastics facility was not an allowed use and the FDP needed to be amended. He explained the interior changes to the building to accommodate the expanded and relocated use for the gymnastics facility was an A-class occupancy. Mr. Ostler circulated tenant finish plans to the Planning Commission (PC). He reported no changes were proposed to the exterior of the building for this use.

There were PC questions related to parking, drop-off and pick-up of students, the use of queuing lanes, and trip counts.

Erik Oldham, owner of A-Plus Athletics, addressed questions about occupancy, parking, queuing, and traffic circulation. He stated the expansion was not for the purpose of expanding the number of students (currently 35 students at one time). He explained that the students were growing up and advancing their skills. As a result, more space was needed to allow for movement and to reduce interactions between younger and older students who have different needs. He also explained how the trip data was gathered and how traffic would circulate at the building to allow for drop-offs and pick-ups.

There were questions regarding landscaping and date of anticipated occupancy.

Mr. Rosenberg opened the hearing for public comments.

	<p>There were no public comments.</p> <p>The public hearing was closed.</p> <p>Mr. Feher stated the application was recommended for approval with conditions as outlined in the staff report.</p> <p>Mr. Weiss cautioned the applicant that there might be additional steps to go through with the Building Division due to the occupancy type and the occupancy level being greater than his requirements.</p> <p>Mr. Ostler stated he had already discussed the expansion with Building Division staff and understood what was needed.</p> <p><b>It was moved by Ms. Chaffin and duly seconded by Ms. Rieck, in the case of P15-011, Centennial East Corporate Center/A Plus Athletics Final Development Plan Amendment, 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 July 8, 2016, and recommended approval of the case, subject to the following conditions:</b></p> <ol style="list-style-type: none"> <li><b>1. The applicant will make all modifications to the Final Development Plan Amendment Exhibit as requested by the Public Works and Development Department.</b></li> <li><b>2. The applicant will address all Engineering Services Division and SEMSWA comments and concerns, as identified within their reports, prior to signing of the mylars.</b></li> </ol> <p><b>The vote was:</b></p> <p><b>Mr. Weiss, Yes; Ms. Rieck, Yes; Ms. Chaffin, Yes; Mr. Rader, Yes; Mr. Rosenberg, Yes.</b></p> <p>Ms. Yeckes stated the application would move forward to the Board of County Commissioners (BOCC) for final action.</p>
<p><b>ANNOUNCEMENTS</b></p>	<p>Ms. Yeckes made the following announcements:</p> <ul style="list-style-type: none"> <li>• Notices were distributed for two upcoming public meetings/open houses, copies of which were retained for the record.</li> <li>➤ <u>Ms. Yckes reported the I-25/Creek Interchange and Corridor Study was scheduled for July 28, 2016.</u> She said the County was conducting the study in partnership with the City of Centennial and the Southeast Public Improvement Metropolitan District.</li> </ul> <p>Mr. Rosenberg noted the meeting date conflicted with the Arapahoe County Fair opening dinner on Thursday night. He also asked about having the Transportation Division come</p>

	<p>and explain the project to the PC, as the PC reviewed many projects in the area.</p> <p>Mr. Reynolds stated Bryan Weimer, Transportation Division Manager, was scheduled to attend the August 16, 2016 PC meeting.</p> <p>Mr. Rosenberg also asked that staff pass along concerns to the Transportation Division about the safety of traffic control at I-25 and Dry Creek. He stated it was very confusing.</p> <p>➤ <u>Ms. Yeckes reported two County open houses were planned for August 2nd at the Administration Building and August 9<sup>th</sup> at the Arapahoe County Fairgrounds.</u> She stated the meetings were primarily scheduled to receive public input on the proposed changes to the Planned Unit Development process within the Land Development Code, but also to provide information on a number of other County projects and services, including the bicycle/pedestrian plan currently underway.</p> <ul style="list-style-type: none"> <li>• Ms. Yeckes reported the Highline Canal Conservancy was holding a series of meetings on future management plans of the Highline Canal. She noted this was not a County project. She said the project was discussed at the July, 2016 Four Square Mile Neighborhoods Association meeting.</li> <li>• Ms. Yeckes stated the August 2, 2016 Planning Commission meeting was scheduled to be held at the Arapahoe County Administration Building, East Hearing Room. She reported two public hearings would be heard that evening.</li> </ul> <p>The Planning Commissioners requested the staff reports be provided early, if possible.</p>
<b>ADJOURNMENT</b>	There being no further business to come before the Planning Commission, the meeting was adjourned.

## Jason Reynolds

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**From:** Julie Britt <jbritt@msheldonlaw.com>  
**Sent:** Monday, August 01, 2016 9:22 AM  
**To:** Jan Yeckes  
**Cc:** Jared Carlon (jcarlon@norris-design.com); Ryan McBreen (rmcbreen@norris-design.com); Derrell Schreiner (derrellschreiner@gmail.com); Chris Grady (ChrisG@kephart.com); Sherman Feher; Jason Reynolds  
**Subject:** SkyMark Apartments FDP Planning Commission Public Hearing  
**Importance:** High

Jan:

I received a call from Jason in your office late Friday afternoon advising that it is the policy of the Planning Commission to adjourn at approximately 10pm, and that it looks like the item before us may take most of the evening. On behalf of the applicant, we therefore request that the SkyMark Apartments matter be tabled to August 16th, so that we can attend the BOCC hearing which is scheduled on September 6<sup>th</sup>.

Regards,  
Michael A. Sheldon  
Sheldon & Associates, LLC  
5340 South Quebec Street  
Suite 225-N  
Greenwood Village, CO 80111  
(303) 770-0200  
(303) 220-8027 – Telefax

ARAPAHOE COUNTY PLANNING COMMISSION  
PUBLIC HEARING  
August 2, 2016  
6:30 P.M.

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SUBJECT: Z16-001 – LITTLETON VALLEY VILLAS, PRELIMINARY DEVELOPMENT PLAN

MOLLY ORKILD-LARSON, SENIOR PLANNER

JULY 25, 2016

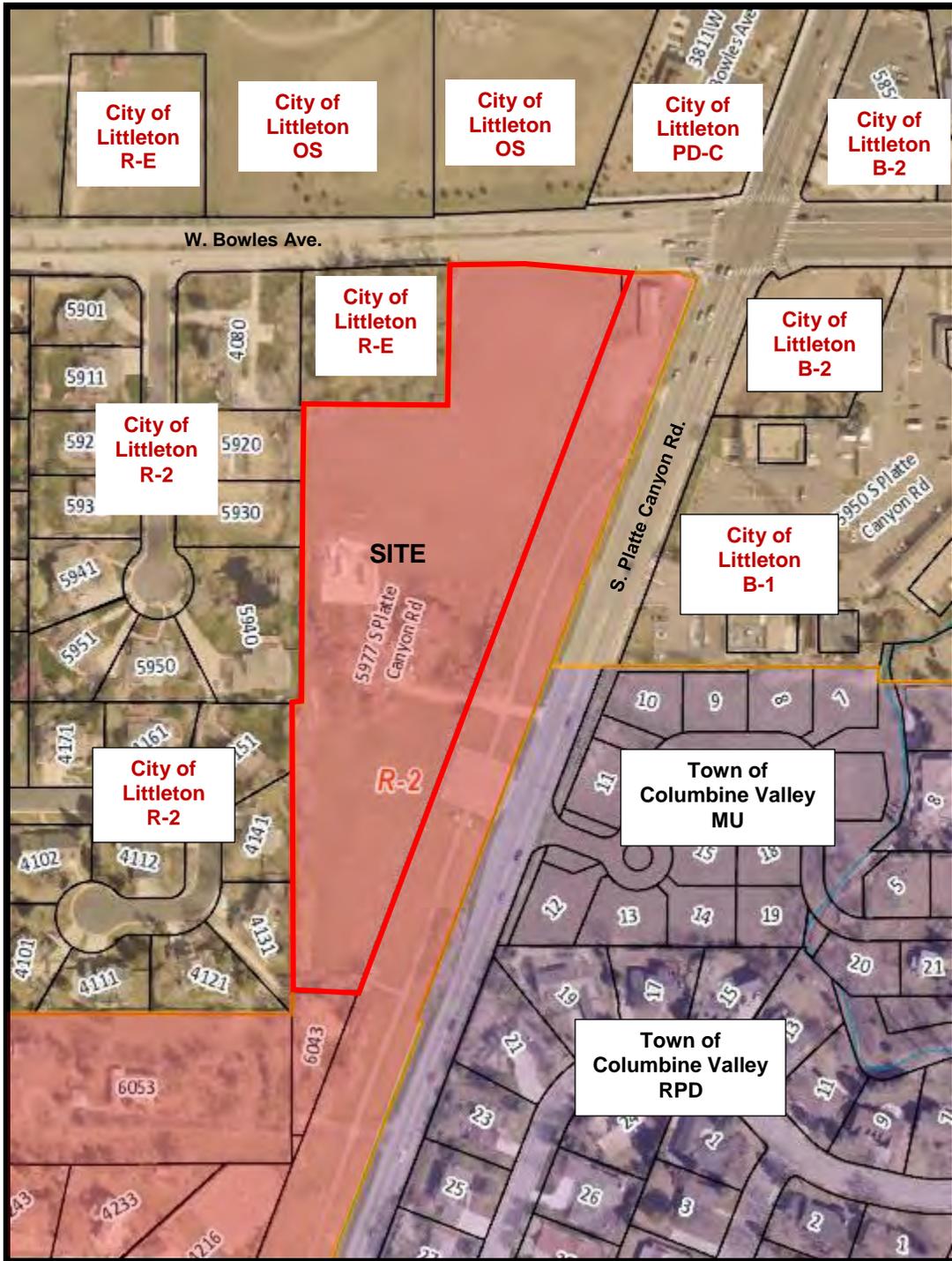
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**LOCATION:**

The Littleton Valley Villas development is proposed at the southwest corner of S. Platte Canyon Road and W. Bowles Avenue intersection. It is also situated in Commissioner District No. 1.



**Vicinity Map**



**Zoning Map**

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

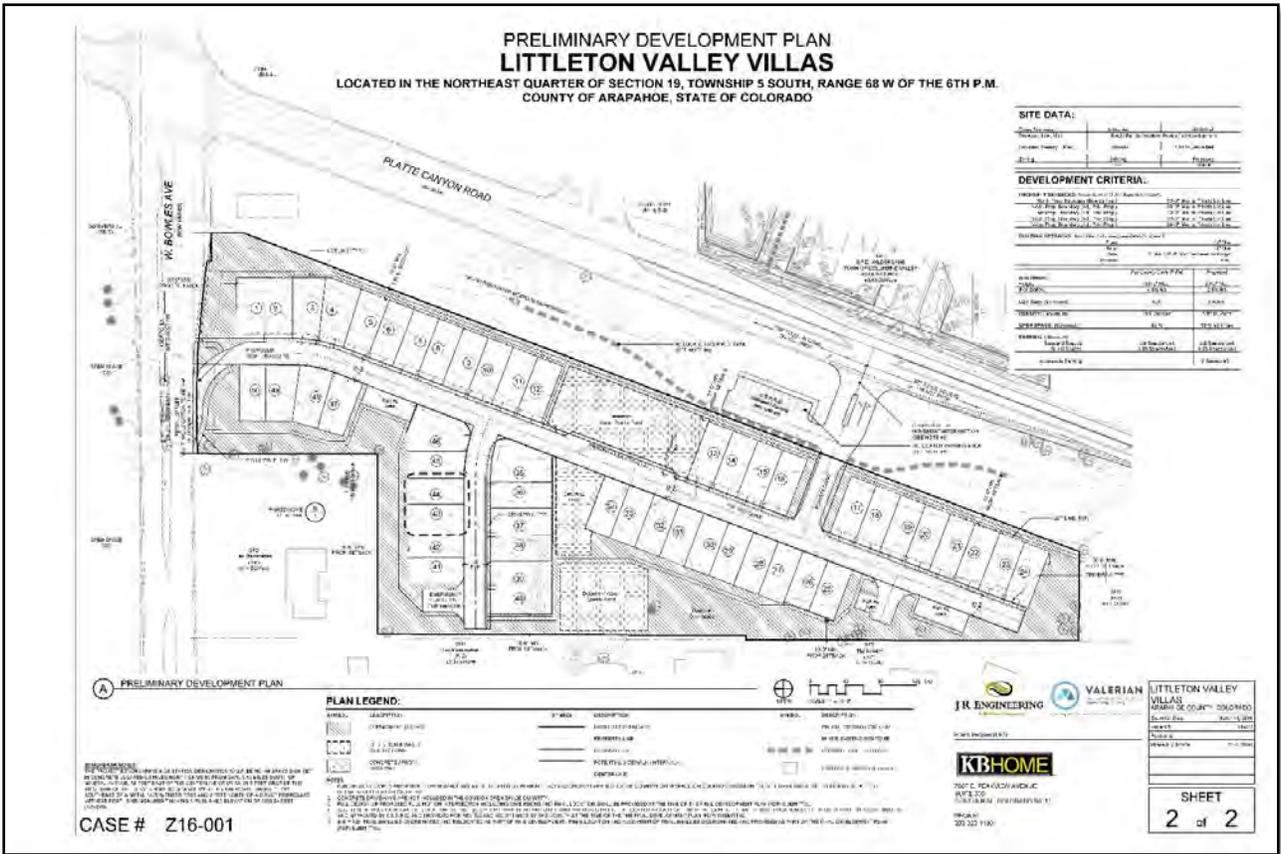
- North - Immediately north and west of the property is single family residential zoned Residential Estate (R-E). Across W. Bowles Avenue is Wynetka Ponds Park and Denver Water – Wynetka Facility. The zoning is Park and Open Space (OS) and Planned Unit Development – Commercial (PD-C), respectively. All these parcels are located within the City of Littleton.
  
- South - Single family residential zoned R-2 Residential District (R-2). The R-2 zoning requires a minimum lot size of 20,000 square feet (approximately 2.18 dwelling units per acre). This property is located within unincorporated Arapahoe County.
  
- East - Denver Water Board land with a trail (Platte Canyon Trail) and parking lot. The zoning is R-2 and is within unincorporated Arapahoe County. Across S. Platte Canyon Road is situated a commercial strip development and a future Circle K, zoned B-1 and B-2 respectively. These commercial areas are both within the City of Littleton. South of the commercial development is a single family development named Wilder Lane located within the Town of Columbine Valley. This development is zoned Mixed Use.
  
- West - Single family residential zoned Single Family Residential R-2 located within the City of Littleton.

**PROPOSAL:**

Valerian LLC, on behalf of the applicant, KB Home – Colorado, is seeking approval of a Preliminary Development Plan (PDP) known as Case No. Z16-001 - Littleton Valley Villas PDP.

The property borders the City of Littleton to the north and west and is contiguous to unincorporated Arapahoe County to the east and south. East of the unincorporated trail corridor and across S. Platte Canyon Road is a commercial area and single family residential located in the City of Littleton and Town of Columbine Valley, respectively.

The PDP proposes to rezone the 5.65 acre parcel from Residential District (R-2) to Residential PUD-Moderate Density (R-PM) with a gross density of 8.85 dwelling units per acre (du/ac). The applicant proposes 50 attached single family paired homes. The applicant has indicated these are intended as “for sale” units. The proposed buildings will be two stories with a maximum height of 30 feet. The building setbacks from the property lines are: north and south - 30 feet (minimum); west - 20 feet (minimum); and east - 10 feet (minimum).



The application does not adhere to all the criteria for Section 13-100 Planned Unit Development, which also speaks to compatibility of the project with surrounding land uses.

## I. BACKGROUND

The existing zoning for this property is R-2, which allows a density of 2.18 du/ac, and the property is developed with a single family residence with some accessory outbuildings. The property is unplatted. The parcel is irregular in shape and borders unincorporated Arapahoe County and the City of Littleton.

The applicant submitted an application to the City of Littleton to annex the subject parcel and develop the site in 2015. The applicant withdrew the application when the City indicated that the proposal did not demonstrate any significant benefit to the City and decided to not support the annexation.

## II. DISCUSSION

Staff review of this application included a comparison of the proposal to: 1) applicable policies and goals outlined in the Comprehensive Plan; 2) review of pertinent zoning regulations; and 3) analysis of referral comments.

### 1. The Comprehensive Plan

The Comprehensive Plan identifies the land use category for the subject property as Urban Residential. The primary uses allowed in this land use designation include: single family detached, single family attached (duplexes, triplexes, fourplexes, townhomes, row houses and multi-family units). Secondary uses allowed include: support services such as neighborhood commercial centers with locally oriented shops and services, parks and recreation facilities, places of worship and schools. The density allowed in this category is 1-6 du/ac for single family detached homes and 6-12 du/ac for single family attached and small multi-family residential developments.

This application does not comply with the following Goals and Policies of the Comprehensive Plan as follows:

- Comprehensive Plan Principles – Appropriate Land Use Patterns  
*The proposed development is located within the growth area of the County, and typically higher-density residential homes (multi-family, single family attached) are located near major street intersections. However, other factors such as compatibility (height, scale, character, density, etc.) also need to be taken into consideration with new development. This application proposes a density of 8.85 du/ac, which is not compatible with the surrounding single family residential neighborhoods with densities of 2-4 du/ac. While some form of a paired-home, single-family project may be appropriate for the property,*

*adequate site layout and design would be critical to support development at the lowest end of the density range within the Urban Residential category. These are not demonstrated by this project.*

- Comprehensive Plan Principles – Safe, Functional and Attractive Neighborhoods

*The incorporation of a new development into existing neighborhoods can successfully be done through the scale and design of the transitions between developments. The proposed development does not provide an adequate buffer or transition between itself and adjacent neighbors. In the vicinity of the subject parcel, transitions between developments of differing densities have been accomplished through the provision of open space and buffers. Examples of this include the Willowcroft subdivision and the development to the east and Columbine Lakes Townhomes with its surrounding neighbors.*

- Goal NH 2 – Reconcile New Development with Existing Neighborhoods in Growth Areas

*The density of the infill development is not compatible with the surrounding neighborhoods. See the narrative discussing transition/buffers above. This concept is also discussed in more detail later in the staff report (see density map on page 9). Even with appropriate buffers, the density currently proposed exceeds what staff can recommend as compatible.*

- Policy GM 4.3 – Promote Infill Development and Redevelopment in the Urban Service Area.

*The proposal, if approved, would provide infill development in the Urban Service Area. However, there are other factors such as compatibility with surrounding residential development that needs to be considered.*

*Also, staff has not received verification from the Platte Canyon Water and Sanitation District that the District can and will serve the property. The applicant is currently working with this district for inclusion.*

This application complies with the following Goals and Policies of the Comprehensive Plan as follows:

- Goal GM 1 – Promote a Compact Growth Pattern for the County  
*Application promotes compact development.*

- Strategy GM 4.2(a) - Annex Urban Development Land in the Urban Service Area

*The applicant submitted an application to annex to the City of Littleton. The City decided not to support this annexation since there was no apparent benefit to the City with the proposed residential development.*

## 2. Land Development Code (LDC) Review

### **Section 6-300 Residential PUD-Moderate Density (R-PM):**

The applicant proposes to rezone the parcel to R-PM. The proposed development's land use, building height, density and open space meet this zoning district's criteria.

### **Section 13-100 Planned Unit Development:**

This Section of the LDC states that the PUD 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 thorough examination of the availability and capability of water, sewer, drainage, and transportation systems to serve present and future land uses.

*Presently, the property isn't within a water and sanitation district. The applicant is working with Platte Canyon Water and Sanitation District (District) for inclusion into this district. Since Platte Canyon Water and Sanitation District buys its water from Denver Water, Denver Water will also review the proposed plans for service. No comments were received from the District, and Denver Water indicated in their referral comments that they would review the water connection once approved by the District.*

*On-site stormwater will be accommodated by the proposed detention ponds on the parcel. The development will also be required to convey developed runoff from the pond located in The Hamlet at Columbine subdivision to the west, across the site to the existing storm sewer system in S. Platte Canyon Road.*

*The roads that provide access to the property are W. Bowles Avenue and S. Platte Canyon Road. W. Bowles Avenue is under the jurisdiction of the City of Littleton whereas S. Platte Canyon Road is governed by the Colorado Department of Transportation (CDOT).*

*The main access to the development is from S. Platte Canyon Road. The applicant is proposing a full movement at this intersection, which has been reviewed and approved by CDOT; however, no access permits have been issued*

*at the time of this staff report. Another access point is proposed off of S. Bowles Avenue and is designated for right turns into the site and is to be used only by school buses and emergency vehicles. All vehicles are to exit the parcel by way of S. Platte Canyon Road. The applicant is open to a gate or other solution that would restrict residents from accessing the site off of W. Bowles Avenue. The design of this access will need to consider traffic on W. Bowles Avenue and be acceptable to the School District.*

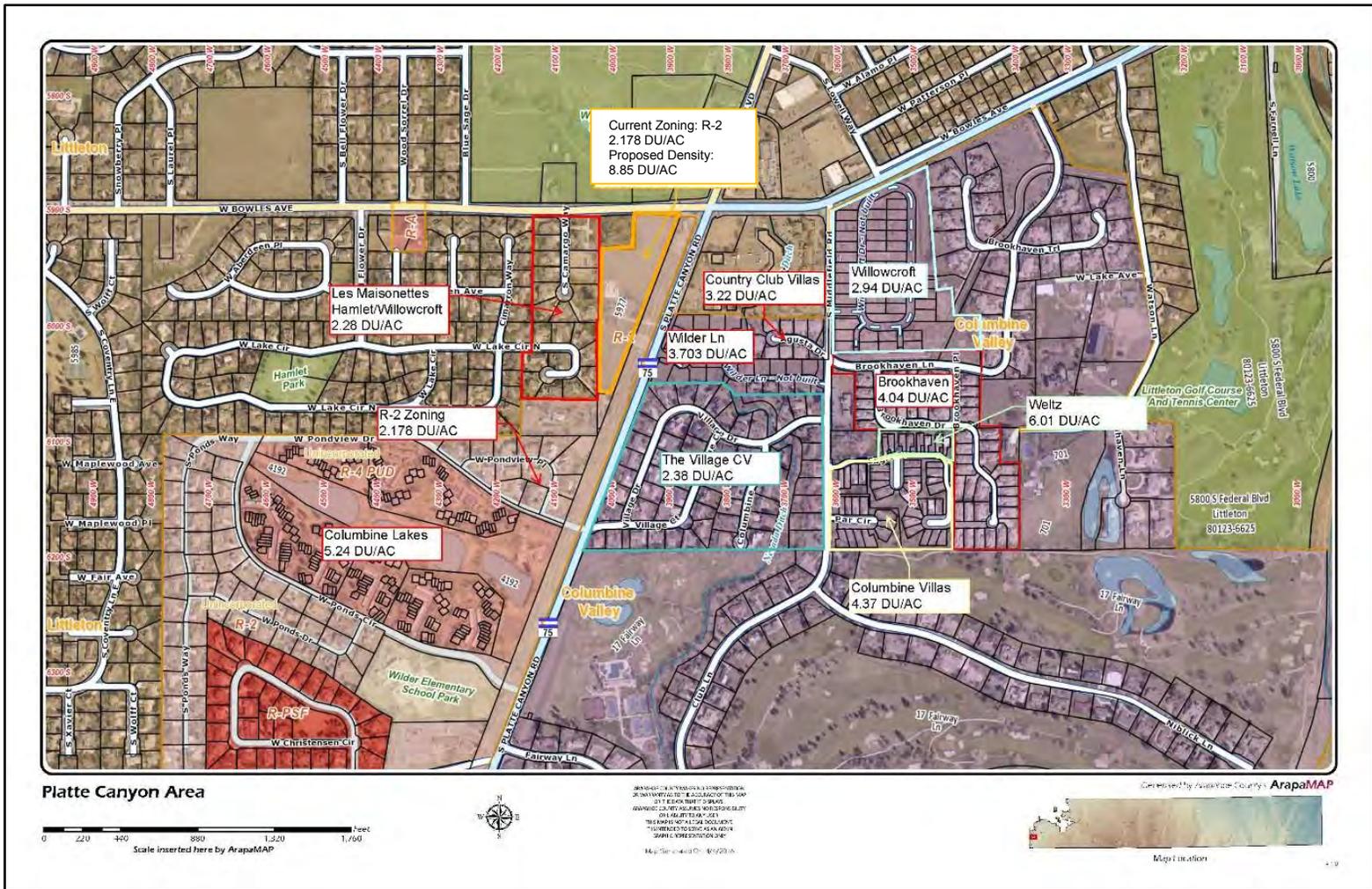
*In the referral received from the City of Littleton, City staff indicated that they will not allow a right-in access to the development without an adequate deceleration lane. This type of lane is suggested by the City in order to address their concerns of rear-end accidents due to the speed limit on W. Bowles Avenue and proximity to S. Platte Canyon Road. A deceleration lane is shown on the proposed site plan, which the applicant states will be further developed during the Final Development Plan (FDP).*

*The applicant submitted a Traffic Impact Study (TIS) that has been reviewed by the Engineering Services and Transportation Division staff. Staff is working with the applicant's traffic engineering consultant to provide additional analysis and address comments and concerns. All County comments have not yet been adequately addressed. See County Engineering staff report.*

*RTD bus service is available on S. Platte Canyon Road in front of the development and on E. Bowles Avenue.*

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

*The proposed density is 8.85 du/ac. The residential development within close proximity to the subject parcel ranges from 2.2 to 3.7 du/ac, see map on following page. The proposed density is two to four times greater than the density of the surrounding neighborhoods and therefore considered not compatible with the adjacent residential development. Also, the proposed setbacks of the proposed development ranges from 5' (parking) to 20' (building) and do not adequately transition between densities or sufficiently buffer the proposed development from adjacent neighborhoods. Staff feels that both lower density and improved site design would need to be incorporated to sufficiently improve compatibility with surrounding development.*



**Density Map**

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

*The proposal is to be served by existing public services. Some City services and some County services are likely to be utilized by residents of the development, as well as those of special districts within both jurisdictions. Water and sanitation services are still being resolved.*

- 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 development provides a different housing type for the area, which may be a benefit to some home-buyers wishing to live in the community,*

*and has retail centers in close proximity. The Platte Canyon Trail is adjacent to the development which allows easy access to the trail system in the area.*

- 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 development facilitated by the proposed rezoning will be required to comply with certain engineering, building code, drainage and water quality standards, in order to ensure that public health and safety are adequately addressed.*

*An existing pond is located in The Hamlet at Columbine subdivision adjacent and west of the subject property. In the past, water from this pond has flooded the subject parcel. The applicant will be required to convey this offsite flow through the site, to the existing storm sewer system in S. Platte Canyon Road.*

*The development's access points onto W. Bowles Avenue and S. Platte Canyon Road will be required to meet the access standards of the City of Littleton and CDOT, respectively.*

- 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 by the existing roads (W. Bowles Avenue and S. Platte Canyon Road) adjacent to the property and existing pedestrian sidewalks and a trail along W. Bowles Avenue and S. Platte Canyon Road, respectively.*

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

*There are existing mature trees located around the house on the subject property; these will be removed when the parcel is developed. Landscaped open spaces will be addressed with a future FDP application if the PDP request is approved.*

- 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.

*The proposed PDP sets requirements in the form of a minimum open space requirement. Additional detail in the form of landscape plans, vegetation specifications, and architectural elevations will be required with the FDP.*

*The subject site is located west and adjacent to the Platte Canyon Trail on land owned by Denver Water Board. This trail is part of the South Suburban Parks and Recreation District’s network of trails and connects directly to many of the area’s significant bike/pedestrian trail corridors as well as regional park facilities.*

*The site is located at a lower elevation than the properties to the west; trees on properties west of the property block the views of the mountains.*

- I. Enhance the usable open spaces in Arapahoe County and provide sufficient unobstructed open spaces and recreational areas to accommodate a project’s residents and employees.

*The PDP allocates 30% of the property. Open space must be unobstructed (not located within public rights-of-way and on-site detention areas).*

### 3. Referral Comments

Comments received during the referral process are as follows:

<b>Referral Agency</b>	<b>Comments</b>
Arapahoe County Long Range Planning	No comments received.
Arapahoe County Engineering Services Division	See Engineering staff report.
Arapahoe County Mapping	No comments.
Arapahoe County Open Spaces	Actively working with South Suburban Parks and Recreation on the trail alignment, fencing, landscaping, signage, sight distances and amenities. These items can be addressed further at FDP.
Arapahoe County Zoning	No comments.
Arapahoe County Sheriff	No comments.
Arapahoe County Library District	This agency requests a share of the monies received collected through cash-in-lieu. This can be addressed under the FDP.
City of Littleton	Will not allow the Bowles Avenue right-in access without an adequate deceleration lane. Other comments received on the design of S. Platte Canyon Road, drainage, sanitary sewer and trail connections which can be addressed at FDP.
Town of Columbine Valley	Major concern of this development is the traffic impact to S. Platte Canyon Road and future residents turning left onto S. Platte Canyon and crossing three lanes of traffic to turn right on W. Bowles Avenue

	will increase the accidents/fatalities on this road. The town believes that future residents, due to long wait to turn left on S. Platte Canyon Road, will turn right and then left at Village Court or Fairway Lane in Columbine Valley, resulting a cut through problem for the town.
Littleton Fire Protection District	The referral letter identified specific design criteria that the development will need to adhere to and can be addressed at FDP.
South Suburban Parks & Recreation District	Will coordinate with the applicant on the trail connection, parking lot design, location of amenities, fencing, landscaping and signage. These items can be addressed further at FDP.
Post Office Growth Coordinator	No comments.
Littleton School District	District indicated that it can accommodate the development.
Tri-County Health Department	Suggests if there are any existing septic tanks on-site that they be properly abandoned. As per state air quality regulation, contact CDPHE to demolish the existing home. Recommends additional sidewalks along the development's main private road to connect to the adjacent trail and to increase the sidewalks to five feet in width.
West Arapahoe Conservation District	No comments received.
CDOT	This agency gave approval for a full movement on S. Platte Canyon Road. At time of FDP, the applicant will be required to provide all turn lane access associated with this access point. Request that this access point align with Wilder Lane and a street light at this entrance; this can be addressed at FDP.
RTD	No comments received.
Century Link	This agency states that utility easements will be required. This can be further addressed under the FDP.
Xcel Energy (PSCo)	This agency states that PSCo has existing natural gas and electric facilities within the subject site and requests that the applicant work with them to prevent conflicts. Additional easements may be necessary. This can be addressed at FDP.
Southeast Metro Stormwater Authority (SEMSWA)	Included with engineering comments.
Denver Water	The applicant is working on being included in the Platte Canyon Water and Sanitation District. Other comments received were specific to site design which can be addressed at FDP.
Platte Canyon Water and Sanitation District	No comments received; will-serve letter has not been received from the District at the time of the staff report.
Urban Drainage	No comments received.
The Hamlet HOA	No comments received.
Village at Columbine Valley HOA	No comments received.
Bow Mar South HOA	Opposes the development due to the density, building heights, setbacks, increased traffic and tactics to get their project approved.

4. Meetings

Staff recommended that the applicant hold a public meeting to inform the surrounding neighborhoods of the proposed development and discuss any differences from the previous plan which was previously presented to the neighbors. No additional meetings were held.

5. Public Comment

In Opposition:

Staff received over 90 emails/phone calls in opposition of the proposed development. The concerns expressed include:

- Increased Traffic and Full Turn Movement – Both W. Bowles Avenue and S. Platte Canyon Road are already congested, especially during rush hour and the proposed development will only add to the problem. Also, having a full turn movement at the access point on S. Platte Canyon Road will increase accidents.  
*County Engineering staff is working with the applicant's traffic engineer to further analyze and address concerns of the traffic impacts of the proposed development.*
- Density – The proposed density is too high compared with the surrounding neighborhoods.  
*See staff comments under 2.B.*
- Compatibility – This development is not compatible with the surrounding single family residential development in the area.  
*The density is much higher than the surrounding neighborhoods, making it not compatible, as noted in the staff analysis.*
- Schools – The development will add more students to the already overcrowded schools in the area.  
*Staff spoke with the Littleton School District representative, who indicated that students generated from this development would be accommodated since they'd be located within the district. Students residing within this district have priority over those students out of district attending their schools.*
- Safety of Children – Children using the Platte Canyon Trail and sidewalk along W. Bowles Avenue coming and going from school will be more at risk with the development's road crossing these pedestrian paths.  
*Safety of these crossings can be increased through signage, traffic calming devices or site design (location of landscaping and fencing, mirrors, etc.); these would be addressed with the FDP.*

- Crime – Crime will increase with this development.  
*Staff has no evidence to substantiate this concern. No referral comments were received from the Arapahoe County Sheriff's Office for this PDP request.*
- Property Values – The development will decrease the value of the residential homes in the area.  
*Staff has no evidence related to this concern.*
- Notification of Proposed Development – The development was not communicated well to the neighborhoods; there was insufficient notice and polling of the neighborhood communities.  
*Although not by required by the Land Development Code (LDC), staff recommended to the applicant that a neighborhood meeting should be held for this development since there was neighborhood concern when reviewed through the City of Littleton.*

*When reviewed through the City of Littleton, the applicant held a neighborhood meeting in May 2015. Based on the comments received, the applicant altered the site plan including, but not limited to, reduction of total lots/density, increase of buffer/setback from adjacent property owners to the west and the revision of the W. Bowles Avenue access from a right-in/right-out condition to a right-in only. The applicant feels that they received clear input and direction from the neighbors at this meeting and therefore no further neighborhood meetings have been held.*

*Due to the interest in this application, information submitted is posted on Arapahoe County's website, and anyone inquiring about this project has been directed to its location.*

*Per the LDC, adjacent property owners shall be notified of a public hearing. Posting of the property and mailing of required adjacent property owner notification letters will be verified by standard procedures to establish jurisdiction for the public hearing. Staff also recommended that the applicant notify Home Owner Associations in the area of the upcoming hearings. Staff sent notice of the Planning Commission hearing to all individuals who provided comments through email.*

- The setback of the buildings is too close to adjacent single family lots and look-up ratio/bulk plane of the proposed buildings will be overwhelming for adjacent homes.

*The site plan proposes the paired homes to be set back 20 feet from the west property line. In a PUD, applicants can propose setbacks for their projects. Staff believes a larger setback with just landscaping may assist with transitioning this development with the surrounding residential development provided densities are also adjusted. Also, the County does not have a bulk plane requirement, but has minimum setbacks and maximum building heights as a means of guiding development. These basic parameters are established with the PDP and further developed through the site plan with the FDP application.*

- Noise and lighting of the proposed development will invade adjacent properties.

*Staff has no evidence that this development will generate an unusual amount of noise that would affect the neighbors more than any other type of residential development. Applications within the County are required to adhere to Section 12-1300 Lighting Standards of the LDC; these standards are intended to protect adjoining properties from excess light and directional light that could be disruptive.*

**In Support:**

Staff received 18 letters of support from the property owner. These letters support affordable, low-maintenance, energy-efficient attached residential housing that is proposed to be located at the southwest corner of the intersection of W. Bowles Avenue and S. Platte Canyon Road. The letters also state that while they understand that increasing density is not easy for the existing neighbors, they believe this development is “smart growth,” which is supported by the County’s Comprehensive Plan.

**STAFF FINDINGS:**

Staff has visited the site and reviewed the plans, supporting documentation, referral comments and citizen input in response to this application. Based on the review of applicable policies and goals, as set forth in the Comprehensive Plan, review of the development regulations and analysis of referral comments, our findings include:

1. The proposed Preliminary Development Plan for single family attached development generally does not conform to the overall goals and intent of the Arapahoe County Comprehensive Plan with the proposed density being two to four times greater than the surrounding residential development without adequate design to mitigate such a degree of increased density.
2. The proposed Preliminary Development Plan does not meet all review and approval criteria for a Preliminary Development Plan, and particularly does not comply with Section 13-101.03, which provides for compatibility with surrounding development.

3. The proposed Preliminary Development Plan complies with the requirements of the Land Development Code for an application under Section 6-300 R-PM Residential PUD – Moderate Density and meets the requirements of the zone for land use, building height, density and open space.

**RECOMMENDATION:**

Considering the findings and other information provided herein, staff recommends denial of Case No. Z16-001, Littleton Valley Villas Preliminary Development Plan.

**DRAFT MOTIONS:**

*The following motion would be consistent with the staff recommendation and the findings of the staff report:*

**Recommend Denial:** In the case of Z16-001, Littleton Valley Villas Preliminary Development Plan, we have read the staff report and received testimony at the public and find ourselves in agreement with staff findings 1 through 3, including all plans and attachments as set forth in the staff report dated July 25, 2016, and recommend the Board of County Commissioners deny the request for a Preliminary Development Plan to change from Residential District (R-2) to Residential PUD-Moderate Density (R-PM).

**Alternate Motions:**

*The following motion would not be consistent with the staff recommendation and requires new findings to replace 1. and 2. in the staff report. Staff is recommending conditions of approval to include if the Planning Commission recommends approval of the request; however, **the applicant's agreement to these conditions would not change the staff's recommendation.***

**Recommend Conditional Approval:**

In the case of Z16-001, Littleton Valley Villas Preliminary Development Plan, we have read the staff report, including all plans and attachments as set forth in the staff report dated July 25, 2016, and received testimony at the public hearing. We do not find ourselves in agreement with staff findings 1 and 2 and recommend the Board of County Commissioners conditionally approve the request for a Preliminary Development Plan to change from Residential District (R-2) to Residential PUD-Moderate Density (R-PM), based on the following findings and with conditions of approval:

**Planning Commission Findings:**

1. State one or more findings consistent with a recommendation of Conditional Approval as part of the motion.
2. The proposed Preliminary Development Plan complies with the requirements of the Land Development Code for an application under Section 6-300 R-PM Residential PUD

– Moderate Density and meets the requirements of the zone for land use, building height, density and open space.

**Recommended Conditions of Approval:**

1. The applicant agrees to modify the plans to comply with all conditions of approval and requirements of the Public Works and Development Department prior to completing the mylar for the Preliminary Development Plan.
2. The applicant agrees:
  - a. To restrict the number of units on the property to six dwelling units per acre.
  - b. Provide a 30 foot wide landscaped buffer along the west property line. This buffer will not contain any buildings, structures, sidewalks or parking.
3. All access entering and exiting the subject property shall be permitted by and meet the access and design standards of the applicable governing agency.
4. If school buses are to enter the property from W. Bowles Avenue, the roadway shall be designed to accommodate these vehicles.
5. At Final Development Plan, the applicant shall provide Arapahoe County staff with evidence that Platte Canyon Water and Sanitation District will serve the subject property.
6. The applicant will pay cash-in-lieu fees at Final Plat or Final Development Plan to the applicable school, fire, library and park districts using the Appraised Value method of calculation established within the Land Development Code (Section 14-111.05.02).
7. The applicant will comply with all conditions and requirements listed in the Littleton Fire Protection District referral letter at Final Development Plan.
8. The amendments to the design of the Platte Canyon Trail and parking lot shall be to the satisfaction of South Suburban Parks and Recreation, Arapahoe County Open Spaces and Denver Water Board.

**Continue:**

In the case of Z16-001, Littleton Valley Villas Preliminary Development Plan, I move to continue [the public hearing] [action on this item] to [DATE], 2016, date certain, to be held at 6:30 p.m., at the Lima Plaza Arapahoe Board Room, 6954 South Lima Street, Centennial CO, [to receive additional information] [to further consider information presented at the public hearing].

**Attachments:**

Application & Exhibits  
Engineering Staff Report  
Referral Comments  
Public Comment  
Support Material



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

**Land Development Application**

Form must be complete

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

<b>APPLICANT/REPRESENTATIVE:</b> KB Home - Colorado	<b>ADDRESS:</b> 7807 E. Peakview Avenue Suite 300 Centennial CO 80111 <b>PHONE:</b> 303-323-1142 <b>FAX:</b> 720-488-3860 <b>EMAIL:</b> chunsader@kbhome.com	<b>SIGNATURE:</b> <b>NAME:</b> Morris Barbera <b>TITLE:</b> Dir. of Entitlement and Land Dev.
<b>OWNER(S) OF RECORD:</b> Royce Smith	<b>ADDRESS:</b> 7037 S. Platte Canyon Road Littleton CO 80128 <b>PHONE:</b> 303-907-8420 <b>FAX:</b> <b>EMAIL:</b>	<b>SIGNATURE:</b> <b>NAME:</b> Royce Smith <b>TITLE:</b> Owner
<b>ENGINEERING FIRM:</b> Valerian llc.	<b>ADDRESS:</b> 3001 Brighton Blvd. Suite 643 Denver CO 80216 <b>PHONE:</b> 303-347-1200 <b>FAX:</b> <b>EMAIL:</b> paul@valerianllc.com	<b>CONTACT PERSON:</b> Paul McMahon

Pre-Submittal Case Number: Q15-102 Pre-Submittal Planner: M. Orkild-Larson Pre-Submittal Engineer: S. Smith

Parcel ID no. (AIN no.)	2077-19-1-00-045
Parcel Address or Cross Streets:	5977 S. Platte Canyon Rd, Platte Canyon Road and W. Bowles Ave.
Subdivision Name & Filing No.:	NA
Related Case Numbers: (Preliminary/Final Development Plan, Rezoning, and / or Plat )	NA

	EXISTING	PROPOSED
Zoning:	R-2	R-PM
Case/Project/Subdivision Name:		Littleton Valley Villas
Site Area (Acres):	5.6	5.6
Floor Area Ratio (FAR):		na
Density (Dwelling Units/Acre):		8.95
Building Square Footage:		na
Disturbed Area (Acres):		5.6 acres (estimate)

**CASE TYPE (Administrative Case types are shaded in Gray)**

<input type="checkbox"/> Preliminary Development Plan or Major Amendment <input type="checkbox"/>	<input type="checkbox"/> Location & Extent or Major Amendment <input type="checkbox"/>	<input type="checkbox"/> Administrative Site Plan	<input type="checkbox"/> Preliminary Plat
<input type="checkbox"/> Master Development Plan or Major Amendment <input type="checkbox"/>	<input type="checkbox"/> Rezoning - Conventional	<input type="checkbox"/> Administrative Amendment to _____ (PDP, FDP, etc.)	<input type="checkbox"/> Final Plat
<input type="checkbox"/> Final Development Plan or Major Amendment <input type="checkbox"/>	<input type="checkbox"/> Land Development Code Amendment	<input type="checkbox"/> Technical Amendment to _____ (PDP, FDP, etc.)	<input type="checkbox"/> Minor Subdivision
<input type="checkbox"/> Planned Sign Program or Major Amendment <input type="checkbox"/>	<input type="checkbox"/> Use by Special Review or Major Amendment <input type="checkbox"/>	<input type="checkbox"/> Commercial Mobile Radio Service (CMRS/cellular antennas)	<input type="checkbox"/> Subdivision Exemption
<input type="checkbox"/> Vacation of Right of Way/Easement/Plat	<input type="checkbox"/> Use by Special Review - Oil and Gas	<input type="checkbox"/> Plat Correction	<input type="checkbox"/> Replat (Major)
<input type="checkbox"/> 1041 - Areas & Activities of State Interest - Use by Special Review <input type="checkbox"/>	<input type="checkbox"/> Special District Title 30 <input type="checkbox"/> Title 32 <input type="checkbox"/>	<input type="checkbox"/> Administrative Oil & Gas Use by Special Review (AOGUSR)	<input type="checkbox"/> Administrative Replat
<input type="checkbox"/> Comprehensive Plan	<input type="checkbox"/> Rural Cluster	<input type="checkbox"/> Street Name Change	<input type="checkbox"/> _____

**THIS SECTION FOR OFFICE USE ONLY**

Case No:	Planning Manager:	Engineering Manager:
Planning Fee: Y N \$	Engineering Fee: Y N \$	TCHD Fee? <input type="checkbox"/> \$

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.



VALERIAN

March 11, 2016

**Applicant Info:**

KB Home Colorado  
7807 E. Peakview Ave.  
Suite #300  
Centennial, Colorado 80111  
Phone: 303-323-1142

**RE: Littleton Valley Villas; Preliminary Development Plan**

Dear Public Works and Development:

Our Company, Valerian llc on behalf the applicant KB Home Colorado ("KB") and property owner, Mr. Royce Smith, is proposing a project within unincorporated Arapahoe County. The project is located at 5977 S. Platte Canyon Rd, Parcel number 2077-19-1-00-045. The project includes 5.6 acres and is currently zoned R-2.

The applicant has contacted and conducted meetings with both adjacent municipal entities and private property owners. A neighborhood meeting was held and many adjacent property owners were in attendance. A sketch plan was provided that had a higher density proposed and many comments were provided. Based on their comments and concerns, an almost 15% reduction in density and a significant increase in adjacent property buffers has been incorporated into the attached plans. The intent of the proposed application is to develop the existing land into a community with the following objectives:

**Project Objectives:**

1. 50 Paired Units – 50 paired lots (25 buildings) is the minimum number of units required to make the project economically feasible. Based on other successful KB Home neighborhoods.
2. Lot & Floor Plans – floor plan and square foot options similar to other successful recent KB projects in Arapahoe County. All lots are constructed as 'for sale' products.
3. Two-Story Units – All lots are constructed as 2-story homes with optional basements (where feasible).
4. Project Amenities –30% common green space, highly walkable community with adjacency and connectivity to retail and commercial options for future homeowners, along with abundant and safe pedestrian access.
5. 8.95 Units Per Acre – Rezone existing property from the original zoning of R-2, to R-PM (Residential–Medium Density less than 10.9 DU/Ac).
6. Density Buffer - Provide a necessary density break/buffer from the adjacent commercial areas to the adjacent single family lots directly to the west.
7. Adhere to all safety access requirements – Pedestrian, vehicular, and emergency vehicle requirements.

**Project Detail:**

1. Lot, Block, and Subdivision: The Project site is completely contained within a single parcel of unincorporated Arapahoe County. County records do not indicate the parcel is included in a subdivision plan on file.
2. Gross Site Area: 5.583 Acres (243,197 sq. ft.)
3. Existing Zoning: R-2 (Original zoning).
4. Current Status of Site: The existing site contains a single family residential dwelling and vacant land.
5. Proposed Uses and Structures: The development of 25 paired home products/50 lots on site. These 'for sale' units will have 2 resident/garage parking spaces accessed via private drives. Approximately 30% of the site will be open space (common areas and accessible portions of lots) and allow for on-site detention and water quality on the southern portion of the site.



VALERIAN

6. How Proposal Differs from Existing Site: This project would develop the existing single family dwelling and vacant land.
7. How Proposal Differs from Existing Zoning: KB proposes a 50 unit, medium-density paired home development with an average net density of 8.95 units per acre. The existing zoning classification is obsolete but allowed for single family dwelling units.
8. Other Relevant Information:
  - a. Parking: 2.0 Standard parking spaces per unit (100 garage spaces); guest parking spaces shall be provided in multiple off-street parking areas for a total of 0.25 guest stalls per unit.
  - b. Private Drives: Vehicle and emergency access – 26 foot private drive in most locations.
  - c. Easements: This project was designed to meet dry and wet utility standards.

In conclusion, we hope Littleton Valley Villas will be an outstanding and welcome addition to the county, supplementing the area with an additional housing type and providing a necessary density buffer from the adjacent commercial and single family uses. This community will offer county residents an attractive, high quality community in which to live and visit. We thank you in advance for consideration of this proposal and welcome any questions or comments you may have.

Very Sincerely;

Paul McMahon  
Valerian llc.

cc: Morris Barbera, KB Home Colorado  
Cory Hunsader, KB Home Colorado  
Rick Holpp, Site Dynamics Inc.  
Jim Fitzmorris, JR Engineering



6924 South Lima Street  
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[publicworks@arapahoe.gov](mailto:publicworks@arapahoe.gov)

DAVID M. SCHMIT P.E., Director

## Planning Commission Summary Report

**Date:** July 25, 2016 *SMS*

**To:** Arapahoe County Planning Commission

**Through:** Molly Orkild-Larson  
Planning Division, Case Planner

**Through:** Chuck Haskins, PE  
Engineering Services Division, Manager

**From:** Spencer M. Smith, PE  
Engineering Services Division, Case Engineer

- **Case name:** Z16-001 – Littleton Valley Villas PDP

### Purpose and Recommendation

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

### Engineering Staff has reviewed the land use application and has the following findings:

1. The applicant is proposing two accesses to the site. A right-in only access from eastbound W. Bowles Ave. and a full-movement access onto S. Platte Canyon Rd.
  - a) The W. Bowles Ave. access is within the City of Littleton's jurisdiction. The applicant will need to receive approval from the City to access W. Bowles Ave. The City has commented that they would not allow the proposed access without an adequate deceleration lane.

County ESD staff has safety concerns with the proposed layout of the site/access at W. Bowles Ave. The proposed residential units will not have full length driveways. Vehicles backing out of garages into the private drive will be in the roadway before the driver is able to see vehicles coming into the site from W. Bowles Ave. The distance from W. Bowles Ave. to the first residential units is approximately 50'. Staff has recommended that the site/lot configuration be revised in this area to provide better sight distance and improve safety.

- b) The S. Platte Canyon Rd. access is within the Colorado Department of Transportation's (CDOT) jurisdiction. CDOT has given preliminary approval of a full-movement access with conditions that the developer provide all turn lanes to the access, extension of the existing south bound acceleration lane and a street light at the access. CDOT also prefers that the access line up with the newly constructed access on the east side of S. Platte Canyon Rd. (Wilder Lane). CDOT believes that a full-movement access at this location is safer than a right-in right-out access, because of the potential for U-turns at accesses south of the proposed site.

County staff has concerns that outbound left turn movements onto S. Platte Canyon Rd. will be problematic during morning peak hour traffic due to the existing poor level of service of the W. Bowles Ave. and S. Platte Canyon Rd. intersection.

Comments from the County's Transportation Division have been provided and discussed with the applicant's traffic engineering consultant. Some additional analysis was requested that included: adding the existing commercial access and traffic data for the Shoppes at Columbine Valley and the future Circle K, analyze the impact of cut-through traffic on Columbine Valley neighborhoods, evaluate site with W. Bowles Ave. access eliminated, adding discussion of safety/accident data for the intersection of W. Bowles Ave. and S. Platte Canyon Rd. The additional analysis requested by the County has not been provided as of the date of this report.

2. Stormwater detention and water quality will be provided on site. Storm runoff will be released from the site into an existing storm sewer system in S. Platte Canyon Rd. These flows will ultimately be released to the South Platte River, to the east. Offsite storm runoff from the existing detention pond to the west (Lot 4, Block 1 Les Maisonettes) historically flows onto the Littleton Valley Villas property. The applicant will be required to convey these flows through the proposed site, to the existing storm sewer system in S. Platte Canyon Rd.

**Engineering Staff is not able to recommend the land use application favorably at this time for the following reasons:**

1. Safety concerns with the right-in access from W. Bowles Ave. Lots and the access alignment would need to be reconfigured to satisfy Staff concerns.
2. Concerns with the safety and operations of the full-movement access to S. Platte Canyon Rd. (outbound left turn movements specifically).
3. Engineering Services and Transportation Division comments and redlines have not been fully addressed at this time.



VALERIAN

## Response to Comments

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**To:** Arapahoe County Planning Department  
ATTN: Molly Orkild-Larson, Senior Planner

**From:** Paul McMahon, Valerian llc

**Project:** Littleton Valley Villas

**CC:** Cory Hunsader, KB Home  
Rick Holpp, SDI  
Jim Fitzmorris, JR Engineering  
Mike Rocha, SM Rocha, llc.

**Re:** Littleton Valley Villas Preliminary Development Plan; Applicant's Response Comments

**Date:** July 10, 2016

**# of Pages:** 21

The Applicant's responses to the comments from Arapahoe County Staff dated March 29, 2016 regarding the Phase II Submittal of the Littleton Valley Villas Preliminary Development Plan are included below:

### Planning Comments

#### Sheet 1 – Cover Sheet

1. Minor comments. See redlines.

*R: Comments Noted and responded to on plan with pdf markups.*

#### Sheet 2 – Site Plan

1. As discussed with you earlier, County staff feels that the development is too dense for the area. In order to make this development more compatible with the surrounding neighborhoods, County staff recommends to reduce the number of dwelling units. Staff had mentioned looking at six dwelling units per acre or less.

*R: Comment Noted. The applicant has evaluated lowering density and feels strongly that with the surplus of recently approved (and under construction) low density single family developments, this application fills a need for the community. This application specifically addresses many goals within the comprehensive plan by 'providing diversified housing opportunities' within the same category of housing style (single family vs. a high density multifamily development). This type of development is allowed and encouraged in the comprehensive plan as it is within the 'Urban Residential land use area' wherein single family attached residential developments are allowed between 6-12 units per acre. The site plan meets current open space requirements and lowering the density to the*



## Response to Comments

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*requested density would cause this application to use a less compact development pattern, which runs contrary to specific goals outlined within the County's comprehensive plan. In addition, there are several existing residential developments in the nearby vicinity with significantly higher densities than the proposed density for this project.*

2. In order to reduce impacts to neighbors to the west, staff recommends a 30 foot landscaped buffer/screen with no development (paths, parking, buildings, etc.) within this buffer.  
*R: This development is proposed as a moderate density residential use (R-PM) and requirements for setbacks to adjacent residential uses under this use are not outlined in the Arapahoe County zoning code. However, this development has provided a 20' minimum (many areas are 30' and over) setback from property boundary to private lot line, which exceeds the setbacks for many homes that currently exist in the area (even for single family detached homes). Portions of this setback area will, however, require a paved feature in some locations to allow emergency vehicles to turn around and provide proper life safety access to the future residents.*

### Engineering Comments

#### General Information

1. Engineering Review Fee for the PDP (\$5,000) was paid with Ph I submittal. Engineering Review Fees for the Ph I Drainage Report (\$500) and TIS (\$500) were paid with Ph II submittal.  
*R: Comment Noted.*

#### Preliminary Development Plan

##### Sheet 2

2. The configuration of the access and nearby lots for the Bowles access is still an issue.  
*R: Further discussion with County Staff is needed to understand specific access configuration concerns and will be finalized during the future design phases and Final Development Plan application.*
3. Please note that during the FDP process, there may need to be some traffic calming/safety measures for the proposed relocated trail crossing of the site access to address safety concerns.  
*R: Comment noted and will be addressed by the Applicant during the FDP process.*

#### Phase I Drainage Report

4. Current UDFCD hydrology criteria needs to be used for calculations.  
*R: Comment noted and will be addressed by the Applicant during the continued PDP/FDP processing.*



## Response to Comments

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5. Add the project area back into the Description of Property section on page 3.  
*R: Comment noted and will be addressed by the Applicant during the continued PDP/FDP processing.*
6. Spelling correction on page 9 (see redlines).  
*R: Comment noted and will be addressed by the Applicant during the continued PDP/FDP processing.*
7. Reference depth in feet in the Groundwater section on page 9.  
*R: Comment noted and will be addressed by the Applicant during the continued PDP/FDP processing.*
8. Please contact County review engineer, Spencer Smith to discuss scheduling of variance request presentation to the County's Technical Review Committee.  
*R: Comment noted and will be addressed by the Applicant during the continued PDP/FDP processing.*
9. Clarify what areas are detention/water quality ponds on the overall drainage plan and make sure that PDP and drainage plan are consistent.  
*R: Comment noted and will be addressed by the Applicant during the continued PDP/FDP processing.*
10. See redlines for additional comments.  
*R: Comment Noted and will be responded to within the report with pdf markups.*

### Traffic Impact Study

11. Repeat: Correct typo on page 2.  
*R: Comment noted. Typo will be revised accordingly.*
12. Repeat: The way the data is presented it looks like traffic counts were collected for 1 hr. 45 min.  
*R: Traffic count duration is two hours. Count data is presented in 15 minute blocks.*
13. Accident data for Bowles/Platte Canyon intersection needs to be included and discussed in the report.  
*R: Accident data has been requested for review. Applicable discussion will be added to the traffic study*
14. Please see redlines for any additional comments.  
*R: Comment Noted and responded to within the report with pdf markups.*



## Response to Comments

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### Plan Redline Comments

1. Redline comments provided on Plan  
*R: Please see specific responses on the redline plan as pdf markups.*

### Mapping Comments

1. No comments received

### Zoning Comments

1. No Comments.

### Open Space Comments

The Arapahoe County Open Spaces Dept. has reviewed the submittal by JR Engineering for the Preliminary development plan submittal. Open Spaces has the following comments and condition for approval:

Open Spaces is actively involved in working with South Suburban Parks and Recreation in promoting safe pedestrian experiences for trail users. While the submitted design addresses my previously submitted comments, the minimal level of detail in the current submitted plan will require significant coordination between the developer and South Suburban Parks and Recreation District.

The proposed trail connection, parking lot and relocation of the picnic bench and shelter needs to be coordinated with South Suburban Parks and Recreation. The level of detail in the PDP does not indicate fencing and landscape details that may affect sight distances of the vehicles entering and exiting the property. The developer must coordinate with South Suburban Parks and recto address any possible sight distance issues from fencing and landscaping. The developer must coordinate with South Suburban Parks and Recreation to address standard trail warning signs and cross-walk treatments at the trail crossing. The developer must also coordinate with South Suburban Parks and Recreation to bring all relocated amenities to current District standards.

Open Spaces Department is willing to further discuss these conditions with the applicant and assist in any way we can.

*R: Comment noted. The previous location of the trail along Platte Canyon was coordinated with SSPR and the Director of Planning Brett Collins, prior to our initial submittal to the County. Based on additional comments from County staff and others, we anticipate needing to revisit the coordination completed earlier and reconfirm the wishes of SSPR district. KB Home originally showed the trail running east of the parking lot but moved it to this location at the request of Open Space, but changed the location based on prior comments. KB believes that the original location is a much safer location with adequate site distance between pedestrians and vehicles.*



## Response to Comments

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### SEMSWA Comments

#### General Comments

1. This project is located within the UDFCD ID 66 drainage basin. System Development Fees (SDFs) have been established for development in this drainage basin. Please note SDFs will be assessed at the time of approval and are based on added impervious area. The SDF fee for this basin is \$9,652 per added impervious acre. These fees shall be paid prior to any permits being issued by SEMSWA.  
*R: Comment noted.*
2. Please note that permits are required prior to construction commencing on this site. Permits necessary for construction may include the Grading, Erosion and Sediment Control (GESC) Permit. There are permit fees and collateral required for these permits which are assessed at the time of approval. All fees and collateral shall be paid prior to any permits being issued by SEMSWA.  
*R: Comment noted.*
3. Please note: if it is necessary for SEMSWA to review the submittal documents more than three times, additional review fees will be required and assessed at half of the original review fees paid. The additional review fees shall be paid prior to any subsequent review.  
*R: Comment noted.*
4. Please submit a response letter to the comments with the re-submittal. Response letter is required for further review.  
*R: Comment noted.*

#### Preliminary Development Plan Comments

1. Please address development area that flows off-site.  
*R: Comment noted and will be addressed by the Applicant during the continued PDP/FDP processing.*
2. Please address that this OSP planned for a developed imperviousness of 40% and that this development is proposed to exceed that.  
*R: Comment noted and will be addressed by the Applicant during the continued PDP/FDP processing.*
3. Please include a copy of variance request letter & County approval within report appendix.  
*R: Comment noted and will be addressed by the Applicant during the continued PDP/FDP processing.*



## Response to Comments

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4. Please see redlines for additional comments and make necessary revisions.  
*R: Comment noted and will be addressed by the Applicant during the continued PDP/FDP processing.*

### Drainage Report Comments

5. No comments.  
*R: Comment noted.*

### South Suburban Parks and Recreation

South Suburban Parks and Recreation Reviewed the Littleton Valley Villas PDP and agrees that the proposed trail connection, parking lot and relocation of the picnic shelter needs to be coordinated with the developer. We are unsure if the proposed trail route will work without some more detail about fencing of the property and landscaping that may affect site distances of the vehicles entering and exiting the property. Standard trail warning signs and a cross-walk should be included at the trail crossing point to warn drivers of the trail crossing.

All relocated amenities will need to be constructed to current District standards. The District can provide details to the developer for use in their construction drawings.

Thank you for the opportunity to comment on this proposed development.

*R: Comment noted and we will coordinate with SSPR to confirm their requirements prior to our initial Final Development Plan submittal, when more detail will be presented and can be reviewed by SSPR staff.*

### Town of Columbine Valley

Thank you for the referral of the KB Homes development proposal. We appreciate the opportunity to convey our concerns to the County staff.

This is the third referral we have received on this project. The first two (April 2015 and September 2015) involved K.B. Homes proposed annexation into Littleton. Since that time there has been only one revision of substantive nature, the elimination of the right out movement onto Bowles Ave and this, in our opinion, was a negative change.

In our responses to Littleton, we commented on the concerns over density and the visual impact on the adjacent properties to the west and south of the site. However, we are sure that you will have those concerns conveyed in more detail and by those adjacent property owners.



## Response to Comments

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Our major concern is the traffic impact on Platte Canyon Road. With the elimination of the right out on Bowles Ave, all the existing traffic must utilize the Platte Canyon Road exit. In the AM peak hour, most of the exiting traffic will desire to go north on Platte Canyon Road and then east on Bowles Avenue which entail crossing three lanes of AM peak hour traffic. This movement is classified as a Level of Service F in the traffic study and is likely to become more severe as the traffic volumes on Platte Canyon increase. The consequences are:

1. Although there may be gaps in the northbound traffic on Platte Canyon Rd., it will require a high level of patience for drivers to wait for those gaps. Mistakes will be made, accidents will occur and even if there are no fatalities or serious injuries, the Highway will be tied up for 30-40 minutes during the morning rush.
2. Because of the delay for those normally wishing to turn left, drivers will instead turn right and then turn left at Village Court or Fairway Lane in Columbine Valley, resulting in a cut through problem for us.

Our staff has spent considerable time in analyzing this project and have not been able to find a way to resolve the traffic issue given the use proposed. They have concluded and the Board of Trustees concurs, that high density residential development on the site creates too many problems and that low density, high quality residential development is unlikely.

It is our recommendation that the property owners consider another use, such as a small retail or office center. With proper architectural and landscaping controls a retail or office center development would be desirable primarily because it eliminates the AM exiting traffic problem.

*R: Comments noted; While the Applicant concurs with the Town's comment that the elimination of the right out movement onto Bowles has negatively impacted site design, this change was accommodated based on feedback received from both Arapahoe County and City of Littleton staff. The Applicant has submitted a detailed Traffic Study that supports the proposed traffic circulation and ingress/egress to the site based on all relevant design standards. Considerable other substantive changes have also been made to the concept plan from the previous referrals that were reviewed by the Town, including a significant reduction in units and increased open space and setbacks. The Applicant concurs with the Town's assessment that low density residential is not feasible at this location. This site has been categorized as an "Urban Residential land use" within the County's Comprehensive Plan (reserved for residential uses with 6-12 du/ac) and, therefore, the proposed residential use at 9 du/acre conforms with the Comp Plan and is appropriate at this location. Moreover, the Town's mischaracterization of the proposed use as "high density" (given the County's land use designation and related density standards) and the recommendation that alternative retail or office uses be considered for the site are not supported by the County's Comprehensive Plan and should therefore be dismissed.*



VALERIAN

## Response to Comments

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### XCEL Energy

Re: Littleton Valley Villas, Case# Z16-001

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the preliminary development plans for Littleton Valley Villas. The applicant's letter addresses utility easements to meet dry and wet utility standards, yet there are none shown on the drawing. Will this development be platted? PSCo has existing natural gas and electric facilities within the subject property. The property owner/developer/contractor must continue working with the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document.

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.

*R: Comment noted and will be addressed by the Applicant during the continued PDP/FDP processing.*

### Denver Water

Developer is currently working with Denver water on design plans for water connection, service lines and Property issues.

*R: Comment noted.*

Subject property does not show (on DW GIS) within the District boundary. In order to provide water area needs to be included.

Once property is included:

Plans must be submitted to Denver Water separate of this process, after District review.

Do not include existing or proposed taps under 3" on submittal unless required by the District Service line review will be completed separate from the review process by Tap Sales. For more information, call 303-9628-6100 opt 3.

Denver Water Notes:

1. Each fire hydrant must supply 1500 GPM minimum at 20 psi residual pressure.
2. An approved DW backflow preventer is required for fire lines, commercial, multi-family dwellings and irrigation.
3. Meter locations must be approved by DW.



## Response to Comments

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4. Developer is responsible for all necessary system modifications needed to meet the required fire flows.
5. All existing taps on the site that are not used must be cut-off at the main and inspected by DW. This will be done at the developer's cost.
6. System Development value for replacement taps will be given according to current Operating Rules.
7. Each independent structure must have its own separate tap, service line & meter.
8. Pre-submittal review is required prior to the formal water plan submittal to DW.  
*R: Comment noted and will be addressed by the Applicant during the continued PDP/FDP processing.*

### CDOT

Thank you for referring the development proposal for our review. With previous reviews of this proposal we gave approval of the full movement access. Largely to avoid U turns at accesses south of this location. With the approval the developer will be required to provide all turn lanes to the access. The site plan currently does not show the additional right turn lane, south bound, into the site. The through lane/acceleration lane, south bound from the new access, needs to be extended to meet the minimum length of 550 feet.

CDOT recently devolved (relinquished) Bowles Ave to the City of Littleton in the vicinity of the right in access only off Bowles Ave. The developer does not have to submit an access permit to CDOT for this access.

An overhead street light will be required at the access.

The City of Littleton and Arapahoe County may require adjacent improvements along Platte Canyon Road. We will support their request to provide a template that meets the character of Platte Canyon Road.

To obtain permission to construct, modify or close a vehicular access, where such work will be within state highway right-of-way, a state highway Access Permit is required. Please visit our website at <https://www.codot.gov/business/permits/accesspermits/documents> or obtain the application through this office.

In addition:

To obtain permission to install utilities or landscaping, where such work will be within state highway right-of way, a state highway Special Use Permit is required. Please visit our website at <https://www.codot.gov/business/permits/accesspermits/documents> or obtain the application through this office.

Please feel free to contact me if you have any questions.

*R: Adjustments to access alignment are being evaluated in effort to address this comment.*



## Response to Comments

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### CenturyLink/Phone

Utility easements will be required.

*R: Comment noted.*

### Arapahoe County Library District

The Arapahoe Libraries requests a share of the monies that may be required by the County in lieu of land.

*R: Comment noted.*

### Littleton Public Schools

Preliminary drawings for the Littleton Valley Villas development were received from KB Home yesterday by Terry Davis, Director of Operations, Maintenance, and Construction for Littleton Public Schools. He forwarded them to me.

We truly appreciate being able to preview these site drawings, and are glad to have the opportunity to address to you some questions and comments. We anticipate that some of the residents of this development will require transportation services to Wilder Elementary School, Goddard Middle School, and Heritage High School.

In the interest of providing transportation services, there are a few areas of concern in which we would appreciate clarification.

1. What will be the width of the roadways in this development?
2. Will residents be allowed to park vehicles on both side of the road in Littleton Valley Villas?
3. How many students at each level are you anticipating in this new development?
4. Will there be a traffic light on Platte Canyon Road?
5. Will there be space within the development for our buses to turn around?
6. It appears the entrance off West Bowles Avenue into Littleton Valley Villas is one-way only, is this correct?
7. Buses needing to enter Littleton Valley Villas from West Bowles Avenue will first have to go West on West Bowles Avenue, past the development, and find an area to safely turn around, travel back East to Littleton Valley Villas to enter, which will take a considerable amount of time.

These items could present unique challenges to providing transportation to this neighborhood. School buses are typically ten feet in width, including side-mounted mirrors, and are approximately 40 feet in



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## Response to Comments

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length.

In closing, we will be happy to accommodate and serve the residents of this new community. Hopefully, my questions can be addressed and we can be assured that there will be adequate room for our buses to navigate their routes through the neighborhood safely.

Thank you again for providing the preliminary drawings to us so we can be as prepared as possible for this community's potential needs!

*R: The roadways are proposed at 26' with no parking on either side, except for within off street parking stalls. There will not be a traffic light on Platte Canyon Road as we do not meet offset requirements in the proposed location aligned with the approved Wilder Lane development within the Town of Columbine Valley. We met previously with Scott French, Transportation Director with the Littleton Public School district and discussed the routing of buses for all grade levels. He felt service could be achieved but strongly encouraged us to try and maintain the access from Bowles allowing buses to enter on the North on the one way right-in access point, pass through the site and then exit Southbound on Platte Canyon as it is not preferred for buses to turn around on private roadways. This request by LPS for bus access is our primary reason for requesting the right-in access point off of Bowles, in addition to the access for Emergency Vehicles. The Applicant is open to a gate or other solution that would restrict residents from accessing the site off of Bowles but still allow buses and emergency vehicles access if this option would be more amenable to the County and City of Littleton.*

### Littleton Fire

Re: Littleton Valley Vistas  
Platte Canyon and Bowles

Scope: Valerian LLC on behalf of KB Home Colorado submitted a Preliminary Development Plan/rezoning request for the southwest corner of S Platte Canyon Road and W Bowles Ave (5977 S Platte Canyon Road). The proposed development would allow 50 two-story duplex/paired home units (25 buildings) at a density of 8.95 dwellings per acre. The proposal would change the zoning on the property from R-2 (single-family zoning with 20,000 minimum lot size) to R-PM (residential - medium density up to 10.9 dwellings/acre).

Littleton Fire Review Comments:

1. Provide copy of water plans showing fire hydrants and water mains.
2. Provide CAD template to verify turning radius for fire apparatus. The inside diameter is 31 feet and outside diameter is 51 feet.
3. Fire Department Access:



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## Response to Comments

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Appendix D requires the posting of fire lanes follows:

Posting of Fire Lanes:

All streets 20-26 feet in width shall be posted on both sides for "No Parking Fire Lane". Streets less than 36 feet wide but greater than 26 feet, shall be posted on one side for "No Parking Fire Lane".

No Parking signs shall be provided at all normal and emergency access points to structures and within 20 feet of each fire hydrant and fire department connection (FDC).

AT NO TIME SHALL PARKING REDUCE THE ROADWAY / DRIVE LANE TO LESS THAN 24' IN WIDTH

4. The required fire department access and fire hydrants shall be installed prior to construction beginning above foundation level or the moving of combustible materials onto the construction site.

The access road is required to be constructed of an all-weather surface (asphalt or concrete). Materials other than concrete or asphalt, for use as a temporary access road, require specific approval by the fire department. The access road shall extend from the access to the site to within 150 feet of all portions of the building measured as a vehicle would travel. If the access is more than 150 feet in length and dead- ends, an approved vehicle turn-around shall be provided

5. All access gates will need to be reviewed and approved. Electronic gates are required to have Knox key switch with backup power

*R: Comment noted and will be addressed by the Applicant during the continued PDP/FDP processing.*

### **Post Office Growth Coordinator**

No Comments.

### **Glenn B. Thompson Bureau Chief (?? Unknown referral agency)**

No Comments.



## Response to Comments

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### Tri-County Health Department

Thank you for the opportunity to review and comment on the proposed application for the Littleton Valley Villas Preliminary Development Plan to rezone the property from R-2 (Arapahoe County) to Residential – Medium Density (R-PM) to allow for 50 single-family attached units. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations. Based on the information provided in this referral, TCHD staff has the following comments.

#### **Onsite Wastewater Treatment System (OWTS)**

Considering the age of the home and the size of the lot, it is very likely that the existing home was originally served by an On-Site Wastewater Treatment System (OWTS). TCHD has no record of the OWTS. TCHD recommends that the developer verify if there is/are an existing septic tank(s) on this parcel. If a septic tank(s) exist, they will need to be properly abandoned. Proper abandonment of the septic tank(s) requires the following:

- Confirming that the tank is empty. If any liquids remain in the tank, the tank shall be pumped dry by a system cleaner licensed by TCHD.
- Once the septic tank has been pumped dry, it may either be backfilled with soil, crushed and buried on the site, or excavated and disposed in a permitted solid waste disposal facility.
- Provide written notice to of the septic tank abandonment, along with a pump receipt, to TCHD.

#### **Demolition of Buildings**

The proposal notes that the existing buildings on the site will be demolished. State air quality regulations require that precautions be taken prior to demolition of buildings to evaluate the presence of asbestos fibers that may present a health risk. If such fibers are present, actions must be taken to prevent their release into the environment. State regulations also address control of ozone depleting compounds (chlorofluorocarbons) that may be contained in air conditioning or refrigerating equipment. Per C.R.S. 27-5-501 and Air Quality Control Regulation 8 (Asbestos), the applicant must file a Notice of Demolition form with the Colorado Department of Public Health and Environment's (CDPHE) Air Pollution Control Division, and, if applicable, arrange for an inspection and abatement by a certified contractor. CDPHE must issue a notice of demolition (permit) before demolition work begins. The applicant shall contact the Division at (303) 692-3100 to obtain the permit application and instructions, or go to <http://www.cdphe.state.co.us/ap/asbestos/index.html>.

#### **Community Design and Pedestrian and Bicycle Circulation**

Because chronic diseases related to physical inactivity and obesity now rank among the country's greatest public health risks, TCHD encourages community designs that make it easy for people to include regular physical activity like walking and bicycling in their daily routines. The PDP states that the Building Orientation is "to encourage building orientation and primary entrances towards the adjacent street/pedestrian routes..." Based on the surrounding development pattern, it is likely that residents



## Response to Comments

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will primarily use motor vehicles to come and go from the property. As a result, residents in this development are likely going to use the garage-loading side of the buildings as much as the front porch side of the buildings to enter and exit the structures. While there are sidewalks in the open areas near the front porches, there are no sidewalks along the development's main street. TCHD recommends that the applicant consider additional sidewalks along the development's main street.

It appears that the sidewalks internal to the site are three (3) feet wide. TCHD recommends that sidewalks that are at least five (5) feet in width throughout the development. Designers of "active living" communities typically recommend that sidewalks be a minimum of clear width of five (5) feet, the space needed for two people to walk comfortably side by side.

*R: Comment noted.*

### Littleton Community Development

Thank you for the opportunity to review the Preliminary Development Plan for Littleton Valley Villas #Z16-0001, dated March 11, 2016 and the Traffic Impact Study dated April, 2016. City staff has reviewed the application and has the comments listed below:

1. The Community Development Department respectfully requests that KB Homes does not use "Littleton" in the name of the project since it is located outside of the city boundary.

*R: Comment noted; if approved, the project will be renamed Platte Canyon Villas or another suitable alternative will be developed.*

### Preliminary Development Plan

1. The City would not allow a Bowles Avenue eastbound right-in access without an adequate deceleration lane. Without a deceleration lane, we are concerned about rear-end accidents due to the speed of the roadway and proximity to the Platte Canyon Road/Lowell Boulevard intersection.

*R: Comment noted. A deceleration lane has been graphically shown on the provided PDP. The exact locations, layout and dimensions of the deceleration lane shall be provided during the final development plan phase as per Arapahoe County regulation.*

2. The existing access to the Wilder Commons development on the east side of Platte Canyon Road appears to be shown incorrectly as a right-in/right-out only. The Littleton Valley Villas access should align with the existing full movement access and show that the southbound left turn lane and northbound right turn lane to Wilder Commons can also be accommodated. In addition, the decision will be COOT's, but we believe the southbound outside lane along Platte Canyon Road should either terminate as a right turn lane to Littleton Valley Villas or extend further beyond the access to avoid forcing traffic to merge through the intersection.

*R: Comment noted. Access to Platte Canyon is shown graphically within the Preliminary development plans as per Arapahoe County requirements. This document establishes the zoning*



## Response to Comments

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*and approximate access locations. As this project moves forward into the Final Development plan phase, final dimensions and locations of the access and alignment shall be finalized. Based on our coordination, even though the CDOT permit for the Wilder Commons development is for full motion, it is our understanding that the Town of Columbine Valley will restrict it to Right-in/Right-out. The applicant will coordinate and locate as required in future design phases as required by County code.*

### Traffic Impact Study

1. The speed limit on northbound Platte Canyon Road actually changes to 35 mph at the proposed access to the Littleton Valley Villas. (p 12)

*R: Comment noted. Southbound Platte Canyon has posted speed of 45 mph. Northbound speed is stepped down to 35 mph upon approach to Bowles Avenue intersection.*

2. The background volumes assume a right-in/right-out access only instead of a full movement access for the Wilder Commons development on the east side of Platte Canyon Road. This assumption impacts the volume exhibits (p 14-17) and the results of the operational analysis (p 18-20).

*R: Comment noted. It was understood, at time of traffic study preparation, that Wilder Commons access was restricted to right-in/right-out movements.*

The submittal indicates that the dimensions and final location of the Platte Canyon Road access will be provided at the time of the Final Development Plan submittal so we may have additional comments at that time.

*R: Comment noted and anticipated.*

### Drainage

1. Sheet 2 of the Preliminary Development Plan shows a series of three detention/water quality ponds through the center of the property. No storm sewer pipe is shown on this Preliminary submittal. The proposed buildings may need to be set at some minimum height to protect them from storm water runoff and emergency overflows.

We are not aware of storm water detention in the residential subdivision immediately to the west of Littleton Valley Villas so we assume any drainage conveyance facilities across the Littleton Valley Villas site will be designed to handle the fully developed off-site flows. It is unclear if grading and drainage improvements will be needed on the privately owned offsite property to the west of Littleton Valley Villas to collect and direct those offsite flows from the properties on S. Camargo Way into or around the proposed ponds. An Erosion and Sediment Control Plan would need to be reviewed and approved by Littleton and a Littleton Grading Permit issued if the Littleton Valley Villas developer needs to perform this offsite work as part of their drainage solution.



## Response to Comments

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*R: The offsite pond is not anticipated to provide any detention, and the undetained peak discharges from the adjacent offsite basins are accounted for. These undetained flows are routed through the site in a parallel pipe. In order to collect these flows, an inlet is proposed on the adjacent property. No grading should be necessary and an Erosion and Sediment Control Plan is not assumed to be necessary.*

2. The proposed drainage scheme does not follow the Master Plan for Drainageway D across the property. That 1985 Master Plan proposed a drainage channel across this property and installation of a large culvert under Platte Canyon Road. Depending on what comments are provided by Urban Drainage and Flood Control District (UDFCD), it may be necessary to redesign the Littleton Valley Villas site layout and drainage to address UDFCD concerns.

*R: The only significant change is that the open channel across the subject property has been replaced with a storm sewer bypass of the offsite flows. The 4'x4' RCBC under Platte Canyon Road in the Master Plan Report is misleading because it discharges directly into a 42" RCP downstream, thereby limiting the box's capacity. The proposed plan utilizes a proposed 36" RCP and the existing 24" RCP under Platte Canyon Road and discharges to the 42" RCP downstream (by others). UDFCD comments will be addressed when they are received.*

3. Although no storm sewer is shown on this Preliminary Plan we assume a culvert will be designed in COOT or Denver Water right-of-way (for their review and approval) to carry the drainage along the west side of Platte Canyon Road under the proposed private entrance drive. It is unknown who will maintain this culvert.

*R: Comment noted.*

4. There is an existing Littleton storm sewer in an easement crossing the south end of the property. The final site design will need to insure adequate maintenance access (width, surfacing, and grade, etc. per city requirements) in order for the City of Littleton to maintain those existing storm sewers. No obstructions (trees, walls, large rocks, structures, etc.) will be allowed in the city's easement.

*R: Comment noted.*

### Sanitary sewers

1. We assume sanitary sewer service will be provided by Platte Canyon Water and Sanitation District. Sewer tap fees will need to be paid to both Platte Canyon and to the City of Littleton.

*R: Comment noted.*

2. Littleton will need to review the sanitary sewer plans prior to approval as is the procedure for all proposed sewer plans from the sanitation districts that eventually flow into Littleton sanitary sewer collection and treatment system.

*R: Comment noted.*



## Response to Comments

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### General comments

1. The existing bike/pedestrian trail near the south end of the subject property that connects the Columbine Trail to the residential area to the west should be accommodated in the site design. It would be helpful to show how pedestrian circulation will be addressed between subject property and all the adjacent neighborhoods.

*R: Comment noted. The trail noted in this comment is anticipated to be outside the limit of disturbance and is intended to remain in its current location and condition. All other circulation between the application site and adjacent neighborhoods shall be conveyed on provide sidewalks and will be finalized in the future Final Development Plan phases.*

2. Any roadway improvements or utility connections necessary to serve Littleton Valley Villas that are in the portion of Platte Canyon Road that is in the Littleton city limits will require issuance of both CDOT and also City of Littleton Right-of-Way permits.

*R: Comment noted.*

### Public Comments

As directed by County Staff, all public comments received have been reviewed and the identified public concerns are listed and responded to below.

- Traffic / vehicular access concerns
  - Traffic conflicts on eastbound Bowles Ave.  
*R: This application is not proposing any access from the development directly to Bowles Ave, only access for vehicles exiting Bowles and entering the site. Any traffic leaving this site would have to enter S. Platte Canyon Road and then head North or South respectively. Any traffic caused by this application would join the Bowles traffic flow with all the other existing vehicles utilizing Platte Canyon.*
  - Traffic on Westbound Bowles Ave.  
*R: This application is not proposing any access from the development directly to Bowles Ave. Furthermore, the median on Bowles adjacent to this property would also restrict westbound traffic volume. Any traffic leaving this site would have to enter S. Platte Canyon Road and then head North or South respectively. Once joined in the existing flow they would be regulated onto Bowles by the light similar to all traffic on NB Bowles.*
  - Right-out onto Bowles being unsafe crossing existing bikeway/sidewalk.  
*R: There is not a 'right-out' movement onto Bowles proposed with this application based on earlier discussion and direction with County and City staff. With the future submittals of this application, additional detail will be provided on the Bowles sidewalks adjacent to this application. We expect that this application will improve pedestrian safety in this location by improving the current sidewalk condition on the Bowles frontage adjacent to this property.*



## Response to Comments

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- Proposed access to Platte Canyon should be signalized.  
*R: Comment noted and we had looked into signalization but it will not be allowed per CDOT standards. The location being proposed was dictated by the current Wilder Commons development. CDOT required we align to their access, but unfortunately, this access does not provide adequate separation with the signals at the intersection of S. Platte Canyon and Bowles to allow a traffic signal to be proposed.*
  
- Trail conflict with vehicles.  
*R: This trail had been previously coordinated with South Suburban Parks and Recreation District and located as they requested. Based on comments from adjacent residents and jurisdictions, we have relocated the future trail away from the Platte Canyon roadway. The applicant feels this location is less safe as it requires a 'mid-block' crossing on the private road into the development. The applicant will coordinate with SSPRD and the County to finalize the location during the Final Development Plan phase as required per County code. Additional traffic calming may be added if required by County staff during the future review of this application.*
  
- Site Design concerns
  - Opposed to density.  
*R: As we understand the concern on density, we feel this application addresses many goals within the County Comprehensive plan addressing areas within the Urban Growth Boundary (such as this site). The site is within the Urban Service Area (Growth Area), where the comprehensive plan emphasizes that urban development shall occur and requests that the current zoning of this parcel be revised from the obsolete zoning district of R-2, to the proposed R-PM designation. As outlined in the Comprehensive Plan, this site is within the Urban Residential land use area. Single family attached uses within this designation are intended to have a density that will range from 6-12 units per acre. The proposed zoning of R-PM, which allows for a maximum of 10.9 units per acre, appears suitable and compatible with the Comprehensive Plan. In addition, the plan outlines that sites within the Urban Residential land use area shall be developed at a 'Minimum of 4 units per acre' (Policy GM 4.1). The proposed density of 8.95 units per acre acknowledges the current densities of the surrounding communities by not proposing the maximum allowable density, but rather proposes a density in the middle of the available range of 4 to 12 units per acre. Secondly, the proposed single family attached lots are coupled to allow for the single structure. These two lots are directly comparable to the minimum lot width for other recent developments in the immediate area. This application also provides larger building to building setbacks than other recent developments in the area providing less 'bulk density' on the site. The density is gained due to the housing style and option of allowing two residents in each structure. This will utilize the available County lands in a more compact pattern while still providing adequate open space.*



## Response to Comments

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- Buffer spacing on adjacent property.  
*R: There is no defined buffer requirement outlined in the County code for buffering between residential uses. Even though it is not required per code this development has provided 20-30 feet of separation from the property boundary to the vertical structure of the home. The buffer will be landscaped and provide pedestrian connectivity to all areas of the proposed development. This area will also be preserved for required life safety vehicle turn-arounds etc.*
  
- Building heights.  
*R: The building heights are proposed in the PDP to a maximum of 30' to match the other recent development plans within the area. Most Architectural plans do not utilize the entire allowable height as many models may be 30' or less from finished grade to top of ridge. This is not overly tall for a two story home and similar to other existing and proposed developments in the area of equal number of stories.*
  
- 'Look up' ratio too high for neighborhood.  
*R: The mentioned 'look up' ratio for this community is comparable to other developments within the area and for a suburban community. The increased buffer width of 30' from property boundary private lot line sets the homes a minimum of 37.5' from Bowles Ave. A look up ratio of less than 1:1 for a 30' tall max home. The homes fronting the Platte Canyon right-of way will be behind the Denver Water property which is approximately 100' in this area, creating a very minimal look up ratio. As the finalized grading is developed in the Final Development plan phase, it will be confirmed, but it appears to provide proper drainage to the adjacent detention areas, and this development will be lowered from existing grade. This will decrease the overall height of the homes for the adjacent homeowners to the west. They will actually be slightly higher than the proposed homes, eliminating any 'fortress' or 'walls' directly adjacent to their properties, and maintain views to the South and East.*
  
- Inconsistent with neighboring character, think it should be larger homes on larger lots.  
*R: We understand the desire to keep the community consistent, but there are many existing homes and current applications for large lot single family homes in the area. In addition, the unique challenges of this site (limited size, inefficient shape and "hard corner" located near two high volume roads) make the economics of developing high-end single family homes unfeasible at this location. This application desires to fill a need for additional housing diversity in the area. This will allow additional homeowners access to this great community and improve the overall vitality of the area. These low maintenance style homes will open up the availability of existing resident to stay in the area while still downsizing their responsibility. First time homebuyers to buy in the community they grew up in and remain close to family and friends.*



## Response to Comments

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- Perimeter fence.  
*R: There is an existing perimeter fence adjacent to the existing homes to the west. This application intends to preserve and protect that fence in place, ensuring the residents maintain their current condition. The Southern property line will also maintain its current state. A continuation of the existing wall along Bowles has been excluded due to many comments on negative impacts to both vehicular and pedestrian safety. This 8' high wall set directly behind the walk would create a canyon that boxes in the pedestrian users and shades the roadway allowing ice to develop. Since this intersection is of concern, we proposed not to add to the icing problem and leave the site open to the adjacent homes privacy fence. This open condition also creates a more inviting community, open to their neighbors and not tucked away behind a large fence.*
  
- Conformance with Arapahoe County Comprehensive Plan.  
*R: We feel this application aligns with many of the primary goals and priorities of the Arapahoe County Comprehensive plan. The applicant has provided an additional supplemental letter addressing the goals we feel this application addresses and why it will be a valuable addition to the overall community. The supplemental letter is available with the formal submittal documents provided with this application. This application does value the community, by providing a place for people to remain or return to the community they grew up in. This application maintains a balance between growth and the natural environment by developing within an existing urban fabric and not building in undeveloped areas. Preserving those open and natural areas for all county residents and maintaining the County's natural, rural heritage and character. Finally, this site addresses one of the Comp Plan's primary goals by providing a diversified housing opportunity and safe, attractive neighborhood within this area.*
  
- Other general comments
  - School class sizes, overcrowded, this will only add to this.  
*R: As we are sympathetic to the overcrowding of schools we do not feel the very small number of students this application will generate should cause any further detriment to the school population. As per Arapahoe County calculations 50 dwelling units multiplied by the Counties 'per DU' factor of 0.364 children per DU equals an anticipated 18.2 students in all grade categories. Assuming this as an average split between elementary, middle and high school age children, we anticipate approximately 6 children per school category. Specifically, in elementary classrooms (K-5), the anticipated impact is 1.2 children due to this application, we don't feel potential for 1 additional child to be enrolled in the adjacent elementary school as a detriment.*



## Response to Comments

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- Property value loss in adjacent neighborhoods.  
*R: As we are not licensed appraisers we cannot specifically answer if this comment is true. But the development of vacant land with an abandoned dwelling within it could improve the overall condition of the area by eliminating a deteriorating structure. In addition, the proposed structures will be duplexes and smaller than the nearby homes, so while they will certainly be priced lower, sales of these homes will not be used as comparable sales by an appraiser in establishing value.*
  
- Crime may increase.  
*R: Comment noted. This application is proposing to remove an existing structure that is currently vacant. We feel that the removal of this vacant property, improvements to the grounds and adding additional 'eye's' the community will only aid in decreasing the overall crime potential. The more neighbors you have watching, the more difficult it is to commit a crime without being spotted and reported to the local authorities.*
  
- Low Price Point duplexes should not be allowed.  
*R: It is true the proposed SFA Paired homes are slightly lower in price than the adjacent detached homes, but it is a goal of the Arapahoe County Comprehensive plan to provide diversity of housing types/styles. Also noted in the Comprehensive plan 'These policies are also intended to have a positive impact on housing cost and availability for low- and moderate-income households'. The anticipated price point for these homes will be approximately \$350,000 to 400,000 and we feel this option will be appealing to moderate-income households and create a more vibrant community overall.*
  
- Commercial uses make more sense.  
*R: Comment noted. It is our understanding that commercial development on this site is not desired by the adjacent property owners and we don't feel it fits within the County Comprehensive plan for areas within the urban growth area boundary.*



VALERIAN

May 11, 2016

Arapahoe County Planning Division  
6924 South Lima Street  
Centennial, Colorado 80112

**RE: Littleton Valley Villas – Supplemental Density Information/Justification**

Dear Molly Orkild-Larson, Senior Planner;

This letter and following items have been provided as additional information and justification on the proposed Preliminary Development Plan for the Littleton Valley Villas project on behalf of our client KB Home Colorado (“KB”).

**Existing Context and Usage:**

The site is located within unincorporated Arapahoe County but is immediately adjacent to the City of Littleton boundary to the north and west and the Town of Columbine Valley to the east. The current amended Arapahoe County Comprehensive Plan prescribes this area to be within the ‘Urban Service Area Boundary’ and is assigned an Urban Residential land use category. Most of the surrounding properties have been developed or are in the process of development. The site is set between suburban residential developments of 4 DU/acre and less to the south and west, existing commercial uses to the east and an open space parcel to the north.

**Proposal and Compliance with Comp Plan Information:**

Both the Arapahoe County and City of Littleton Comprehensive Plans align and complement each other on many fundamental planning issues that this application addresses. This letter will provide additional information on how this application will address many of the county’s goals outlined within the Comprehensive Plan, such as the following:

1. Promote a Compact Growth Pattern for the County (Goal GM 1).
2. Promote Coordinated Regional Planning (Goal GM 2).
3. Promote Compact Growth in the Urban Service Area (Goal GM 4)
4. Promote Development of New Mixed Use Neighborhoods in Growth Areas (Goal NH 1)
5. Promote an Efficient and Balanced Transportation System (Goal T1).

The following sections will highlight and discuss in detail the goals and objectives listed above.



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Goal GM 1 - Promote a Compact Growth Pattern for the County:

The site is within the Urban Service Area (Growth Area), where the comprehensive plan emphasizes that urban development shall occur. The application conforms with this goal by utilizing a compact 'cluster style' development where preference is given to natural and existing site features and emphasizes access to existing utilities. The application will utilize connection to existing adjacent utilities and provide an outlet for an existing pond on an adjacent property that currently does not contain an overflow. Currently, when the pond reaches capacity, it overflows onto the proposed site. KB has designed an outlet and channel for this overflow through open space tracts and detention that also serve as open space amenities. This provides benefit to the surrounding community while enhancing the open space within the proposed development. This type of enhancement is more easily provided by a higher density "cluster style" development.

Goal GM 2 - Promote Coordinated Regional Planning:

This application requests that the current zoning of this parcel be revised from the obsolete zoning district of R-2, to the proposed R-PM designation. As outlined in the Comprehensive Plan, this site is within the Urban Residential land use area. Single family attached uses within this designation are intended to have a density that will range from 6-12 units per acre. The proposed zoning of R-PM, which allows for a maximum of 10.9 units per acre, appears suitable and compatible with the Comprehensive Plan. In addition, the plan outlines that sites within the Urban Residential land use area shall be developed at a 'Minimum of 4 units per acre' (Policy GM 4.1). The proposed density of 8.95 units per acre acknowledges the current densities of the surrounding communities by not proposing the maximum allowable density, but rather proposes a density in the middle of the available range of 4 to 12 units per acre. The density proposed in this application also conforms with traditional and established land planning practices, with the proposed site serving as a necessary buffer between the existing lower density developments to the west and the commercial uses and busy highway directly adjacent to the East. There is some precedence currently existing in the area for this practice of buffering and increasing density as development approaches major thoroughfares, just north of Bowles along South Platte Canyon. The existing higher density multi-family sites, with densities ranging from 12 – 48 du/acre, are located adjacent to the commercial areas and buffer the surrounding lower density single family and other uses. There are also other lower density attached developments in the area, but none are directly adjacent to major intersections or commercial uses like this site and the others to the north. This proposal blends these two precedents to determine an optimal density that will be compatible with the adjacent uses, typical planning practices and the goals of the current comprehensive plan.

Goal GM 4 - Promote Compact Growth in the Urban Service Area:

This application proposes a residential infill, cluster style development on this unique and oddly shaped parcel. The moderate density residential use is more compatible with the adjacent neighborhoods than a higher density multi-family site or other non-residential uses that might be suitable given the unique shape of the property. Other than being a residential use, the compatibility is based on the homes being relatively the same bulk, size and height as the adjacent existing homes and other communities in the area currently under development. The overall allowable height of 30'-0" proposed in this application is directly in line with the current developments and similar to or shorter than the overall height of the existing homes in the area. The setbacks and percentage of lot



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coverage are also comparable to surrounding uses. This application provides a common HOA maintained open tract designed to maximize setbacks from the adjacent residential properties. This will ensure that most of the proposed homes and/or vertical structures are further from the adjacent properties than a typical single family residence might be, further emphasizing the application's attempt to provide a compatible development. The development has a minimum 15' perimeter setback adjacent to the west perimeter where all of the concerned property owners live. However, the average setback distance will be closer to 45' or more.

Regarding building bulk and lot coverage, typical side yard setbacks for single family detached developments in the area are 5'; this application exceeds that setback by providing a 7.5' setback and a minimum 15' space between buildings. Another benefit of the cluster style development is that a smaller portion of this site will be developed, which maximizes open space. This application proposes that the total lot area will comprise only 42.8% of the total site area, whereas nearby single family detached developments are developing private lot areas of between 52 and 68%. This development, even with a higher density, will leave more space between buildings, provide more overall open space and less bulk than other recently completed developments in the area. The cluster style development will also provide the utility service provider's necessary efficiencies to the utility network and help prevent adding strain to the network. The odd shape of this parcel and its proximity to the adjacent intersection lend credence to the justification for a higher density on this site, while the added benefits of increased open space and reduced bulk make this application more compatible with the existing adjacent properties.

Goal NH 1 - Promote Development of New Mixed use Neighborhoods in Growth Areas:

This application promotes diversity of housing types within the growth area. This application will supply an underserved, maintenance-free home type to the area, which is currently dominated by single family detached and 4-6 unit attached homes. While the intent of this proposal is not to develop 'price targeted affordable housing', it does provide a more affordable new home option within the overall area giving residents more opportunity for their home purchase. This type of lower maintenance, more energy-efficient housing product is an appealing option to a wide variety of homebuyers in today's market in Metro Denver. The addition of this smaller, reduced maintenance and lower priced product to the area, will allow first-time, move down, empty nesters and many other buyers with the opportunity to purchase a home, which is one of Arapahoe County's "Visions and Guiding Principles" of "providing diversified housing opportunities and safe, attractive neighborhoods". This product type also provides the opportunity to build equity and provide vibrancy and stimulus to the local community, schools and economy.



VALERIAN

Goal T 1 - Promote an Efficient and Balanced Transportation System:

The site addresses safe transportation systems through heavy coordination with adjacent developments and agencies. The primary access along South Platte Canyon was aligned to an existing access point across the street and also utilizes the same location as an existing parking facility. The proposed roadway alignment does not access or impact any adjacent residential neighborhoods and only connects to the adjacent major roadway network. Only minimal access was provided from Bowles Avenue to ensure that future residents, Littleton Public Schools' buses, and emergency personnel had safe and efficient access to the site. The site layout also incorporates changes and revisions to the existing trail allowing direct access for future residents and continued safe use for the existing trailhead patrons.

In conclusion, we hope that you agree that the proposed Littleton Valley Villas application addresses and conforms to the goals and objectives of the Arapahoe County Comprehensive Plan, as outlined in this letter. We would be more than happy to clarify why we believe that this application is compatible with the surrounding area and believe it will be an outstanding and welcome addition to the community. We thank you in advance for your time and consideration of this proposal and welcome any questions or comments you may have.

Very Sincerely;

Paul McMahon  
Valerian llc.

cc: Cory Hunsader, KB Home Colorado  
Rick Holpp, Site Dynamics Inc.  
Jim Fitzmorris, JR Engineering



**ARAPAHOE COUNTY**  
PROTECT. CONNECT. ENJOY.

### Planning Comments

Case Number: Z16-001, Littleton Valley Villas  
Preliminary Development Plan – Phase 2  
June 15, 2016

#### Sheet 1 – Cover Sheet

1. Minor comments. See redlines.

#### Sheet 2 – Site Plan

1. As discussed with you earlier, County staff feels that the development is too dense for the area. In order to make this development more compatible with the surrounding neighborhoods, County staff recommends to reduce the number of dwelling units. Staff had mentioned looking at six dwelling units per acre or less.
2. In order to reduce impacts to neighbors to the west, staff recommends a 30 foot landscaped buffer/screen with no development (paths, parking, buildings, etc.) within this buffer.



ARAPAHOE COUNTY  
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JUN 15 2016

ARAPAHOE COUNTY  
PLANNING DIVISION

June 13, 2016

Molly Orkild-Larson  
Public Works and Development  
6924 S. Lima Street  
Centennial CO, 80112

RE: Planning Case # Z16-001 Littleton Valley Villas Preliminary Development Plan.

Dear Ms. Orkild-Larson:

The Arapahoe County Open Spaces Dept. has reviewed the submittal by JR Engineering for the Preliminary development plan submittal. Open Spaces has the following comments and condition for approval:

Open Spaces is actively involved in working with South Suburban Parks and Recreation in promoting safe pedestrian experiences for trail users. While the submitted design addresses my previously submitted comments, the minimal level of detail in the current submitted plan will require significant coordination between the developer and South Suburban Parks and Recreation District.

The proposed trail connection, parking lot and relocation of the picnic bench and shelter needs to be coordinated with South Suburban Parks and Recreation. The level of detail in the PDP does not indicate fencing and landscape details that may affect sight distances of the vehicles entering and exiting the property. The developer must coordinate with South Suburban Parks and rec to address any possible sight distance issues from fencing and landscaping. The developer must coordinate with South Suburban Parks and Recreation to address standard trail warning signs and cross-walk treatments at the trail crossing. The developer must also coordinate with South Suburban Parks and Recreation to bring all relocated amenities to current District standards.

Open Spaces Department is willing to further discuss these conditions with the applicant and assist in any way we can.

Thank you for the opportunity to comment on this application.

Ray Winn

Open Spaces Planner  
720-874-6551  
[rwinn@arapahoegov.com](mailto:rwinn@arapahoegov.com)



**South Suburban**  
PARKS AND RECREATION

RECEIVED

JUN 10 2016

ARAPAHOE COUNTY  
PLANNING DIVISION

June 6, 2016

Molly Orkild-Larson  
Arapahoe County Public Works-Planning Division  
6924 S. Lima St.  
Centennial, CO 80112

Re: Z16-001, Littleton Valley Villas/Preliminary Development Plan

Dear Ms. Orkild-Larson,

South Suburban Parks and Recreation Reviewed the Littleton Valley Villas PDP and agrees that the proposed trail connection, parking lot and relocation of the picnic shelter needs to be coordinated with the developer. We are unsure if the proposed trail route will work without some more detail about fencing of the property and landscaping that may affect site distances of the vehicles entering and exiting the property. Standard trail warning signs and a cross-walk should be included at the trail crossing point to warn drivers of the trail crossing.

All relocated amenities will need to be constructed to current District standards. The District can provide details to the developer for use in their construction drawings.

Thank you for the opportunity to comment on this proposed development.

Sincerely,

Brett Collins  
Director of Planning and Development

Cc  
Rob Hanna, Executive Director  
Andy Jennings, Director of Parks

Administrative Office  
6631 S. University Blvd.  
Centennial, CO 80121-2913

phone 303.798.5131  
fax 303.798.3030  
ssprd.org

**Board of Directors**  
John K. Ostermiller, Chair

Scott A. LaBrash  
Pamela M. Eller  
Michael T. Anderson  
James A. Taylor

**Executive Director**  
Rob Hanna



**Public Works and Development**

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

[www.co.arapahoe.co.us](http://www.co.arapahoe.co.us)

**Planning Division**

**Referral Routing**

RECEIVED

MAY 16 2016

ARAPAHOE COUNTY  
PLANNING DIVISION

<b>Case Number / Case Name:</b>	<b>Z16-001, Littleton Valley Villas / Preliminary Development Plan</b>
<b>Planner:</b>	<b>Molly Orkild-Larson</b>
<b>Engineer:</b>	<b>Spencer Smith</b>
<b>Date sent:</b>	<b>May 16, 2016</b>
<b>Date to be returned:</b>	<b>June 15, 2016</b>

Arapahoe County Agencies			Citizen's Organizations		
<input type="checkbox"/>	Assessor / Arapahoe County (Residential)	Beverly Reynolds	<input type="checkbox"/>	CECON-(Within Centennial)	
<input checked="" type="checkbox"/>	Building / Arapahoe County	Steve Byer	<input type="checkbox"/>	Four Square Mile Neighborhood	
<input checked="" type="checkbox"/>	Engineering / Arapahoe County	Spencer Smith	<input type="checkbox"/>	South Metro Chamber of Commerce	
<input checked="" type="checkbox"/>	Mapping / Arapahoe County	Pat Hubert	<b>Conservation District</b>		
<input type="checkbox"/>	Oil & Gas / Arapahoe County	Diane Kocis	<input type="checkbox"/>	Deer Trail Conservation District	
<input checked="" type="checkbox"/>	Open Space / Arapahoe County	Raymond Winn	<input checked="" type="checkbox"/>	West Arapahoe Conservation District	Tasha Chevarria
<input checked="" type="checkbox"/>	Planning / Arapahoe County	Molly Orkild-Larson	<b>Transportation</b>		
<input checked="" type="checkbox"/>	Sheriff / Arapahoe County	1 to Brian McKnight 1 to Glenn Thompson	<input checked="" type="checkbox"/>	CDOT / State Highway Dept- Region 1	Rick Solomon
<input type="checkbox"/>	Weed Control / Arapahoe County	Russell Johnson	<input type="checkbox"/>	E-470 Authority	Peggy Davenport
<input checked="" type="checkbox"/>	Zoning / Arapahoe County	Tammy King	<input checked="" type="checkbox"/>	RTD	Chris Quinn
Referral Agencies			Utilities: Gas, Electric & Phone		
<input checked="" type="checkbox"/>	Arapahoe Library District	Janel Maccarrone	<input checked="" type="checkbox"/>	Centurylink/Phone	Charles Place
<input type="checkbox"/>	CGS Colorado Geological Survey-Soils		<input type="checkbox"/>	Conoco Phillips / Gas Pipeline	
<input checked="" type="checkbox"/>	City / Town – City of Littleton and Town of Columbine Valley		<input checked="" type="checkbox"/>	XCEL	Donna George
<input type="checkbox"/>	Colorado Parks and Wildlife	Travis Harris	<b>Water / Sanitation / Stormwater / Wetlands</b>		
<input type="checkbox"/>	DRCOG		<input type="checkbox"/>	ACWWA	
<input checked="" type="checkbox"/>	Littleton Fire Protection District		<input type="checkbox"/>	U.S. Army Corp. of Engineer	Kiel Downing
<input type="checkbox"/>	Metro District		<input type="checkbox"/>	Cherry Creek Basin Water Quality Authority	Chuck Reid
<input checked="" type="checkbox"/>	Post Office Growth Coordinator	J. Hernandez	<input type="checkbox"/>	Colorado Division of Water Resources	Joanne Williams
<input type="checkbox"/>	Reap I-70 Regional Economic Advancement Partnership	Matt Reay and Jack Keever	<input checked="" type="checkbox"/>	SEMSWA	Paul Danley
<input type="checkbox"/>	Arapahoe County Recreation District	Lynn Cornell	<input type="checkbox"/>	ECCVW&S	Chris Douglass
<input checked="" type="checkbox"/>	School District – Littleton		<input checked="" type="checkbox"/>	Urban Drainage & Flood	David Mallory
<input type="checkbox"/>	Special District		<input checked="" type="checkbox"/>	Platte Canyon Water and Sanitation District	Patrick Fitzgerald
<input checked="" type="checkbox"/>	Tri-County Health Department	Sheila Lynch	<input checked="" type="checkbox"/>	Denver Water	Lyndsay Schulz
<input checked="" type="checkbox"/>	HOMEOWNER'S ASSOCIATIONS				
	The Hamlet HOA				
	Village At Columbine Valley HOA	Jim Roller			
	Bow Mar South, Inc.	Ted Graham			

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

	COMMENTS:	SIGNATURE
<input checked="" type="checkbox"/>	Have NO Comments to make on the case as submitted	Glenn B. Thompson, Bureau Chief 5/16/16
<input type="checkbox"/>	Have the following comments to make related to the case:	

**Molly Orkild-Larson**

---

**From:** Alan Snyder  
**Sent:** Tuesday, June 07, 2016 2:55 PM  
**To:** Molly Orkild-Larson  
**Subject:** RE: Z16-001 - Littleton Valley Villas

Molly – I have no comments.

Alan

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

---

**From:** Molly Orkild-Larson  
**Sent:** Tuesday, June 07, 2016 2:38 PM  
**To:** Alan Snyder  
**Subject:** Z16-001 - Littleton Valley Villas

I haven't received anything from zoning on the above project. Did you get the information on this application? Due date is June 15<sup>th</sup>.

**Molly Orkild-Larson, Senior Planner**  
**Arapahoe County Public Works and Development**  
**Arapahoe County Lima Plaza, 6924 South Lima Street, Centennial CO 80112**  
**720-874-6650 Planning / 720-874-6574 TDD / 720-874-6611 Fax**  
[morkild-larson@arapahoegov.com](mailto:morkild-larson@arapahoegov.com)  
[www.arapahoegov.com](http://www.arapahoegov.com)

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MAY 17 2016



ARAPAHOE COUNTY  
PLANNING DIVISION

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

Referral Routing

Case Number / Case Name: Z16-001, Littleton Valley Villas / Preliminary Development Plan  
 Planner: Molly Orkild-Larson  
 Engineer: Spencer Smith  
 Date sent: May 16, 2016  
 Date to be returned: June 15, 2016

Arapahoe County Agencies		Citizen's Organizations	
<input type="checkbox"/>	Assessor / Arapahoe County (Residential)	Beverly Reynolds	
<input checked="" type="checkbox"/>	Building / Arapahoe County	Steve Byer	<input type="checkbox"/> CECON-(Within Centennial)
<input checked="" type="checkbox"/>	Engineering / Arapahoe County	Spencer Smith	<input type="checkbox"/> Four Square Mile Neighborhood
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<input checked="" type="checkbox"/>	Planning / Arapahoe County	Molly Orkild-Larson	<input checked="" type="checkbox"/> West Arapahoe Conservation District
<input checked="" type="checkbox"/>	Sheriff / Arapahoe County	1 to Brian McKnight 1 to Glenn Thompson	<b>Transportation</b>
<input type="checkbox"/>	Weed Control / Arapahoe County	Russell Johnson	<input checked="" type="checkbox"/> CDOT / State Highway Dept- Region 1
<input checked="" type="checkbox"/>	Zoning / Arapahoe County	Tammy King	<input type="checkbox"/> E-470 Authority
	<b>Referral Agencies</b>		<input checked="" type="checkbox"/> RTD
<input checked="" type="checkbox"/>	Arapahoe Library District	Janel Maccarrone	<b>Utilities: Gas, Electric &amp; Phone</b>
<input type="checkbox"/>	CGS Colorado Geological Survey-Soils		<input checked="" type="checkbox"/> Centurylink/Phone
<input checked="" type="checkbox"/>	City / Town – City of Littleton and Town of Columbine Valley		<input type="checkbox"/> Conoco Phillips / Gas Pipeline
<input type="checkbox"/>	Colorado Parks and Wildlife	Travis Harris	<input checked="" type="checkbox"/> XCEL
<input type="checkbox"/>	DRCOG		<b>Water / Sanitation / Stormwater / Wetlands</b>
<input checked="" type="checkbox"/>	Littleton Fire Protection District		<input type="checkbox"/> ACWWA
<input type="checkbox"/>	Metro District		<input type="checkbox"/> U.S. Army Corp. of Engineer
<input checked="" type="checkbox"/>	Post Office Growth Coordinator	J. Hernandez	<input type="checkbox"/> Cherry Creek Basin Water Quality Authority
<input type="checkbox"/>	Reap I-70 Regional Economic Advancement Partnership	Matt Reay and Jack Keever	<input type="checkbox"/> Colorado Division of Water Resources
<input type="checkbox"/>	Arapahoe County Recreation District	Lynn Cornell	<input checked="" type="checkbox"/> SEMSWA
<input checked="" type="checkbox"/>	School District – Littleton		<input type="checkbox"/> ECCVW&S
<input type="checkbox"/>	Special District		<input checked="" type="checkbox"/> Urban Drainage & Flood
<input checked="" type="checkbox"/>	Tri-County Health Department	Sheila Lynch	<input checked="" type="checkbox"/> Platte Canyon Water and Sanitation District
			<input checked="" type="checkbox"/> Denver Water
<input checked="" type="checkbox"/>	<b>HOMEOWNER'S ASSOCIATIONS</b>		
	The Hamlet HOA		
	Village At Columbine Valley HOA	Jim Roller	
	Bow Mar South, Inc.	Ted Graham	

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



**Community Development**  
2255 West Berry Avenue  
Littleton, Colorado 80120  
303-795-3748  
Fax 303-795-3856

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JUN 16 2016

ARAPAHOE COUNTY  
PLANNING DIVISION

June 16, 2016

Molly Orkild-Larson  
Senior Planner  
Arapahoe County Public Works and Development  
Arapahoe County Lima Plaza  
6924 South Lima Street, Centennial CO 80112

Dear Ms. Orkild Larson,

Thank you for the opportunity to review the Preliminary Development Plan for Littleton Valley Villas #Z16-0001, dated March 11, 2016 and the Traffic Impact Study dated April, 2016. City staff has reviewed the application and has the comments listed below:

1. The Community Development Department respectfully requests that KB Homes does not use "Littleton" in the name of the project since it is located outside of the city boundary.

**Preliminary Development Plan**

1. The City would not allow a Bowles Avenue eastbound right-in access without an adequate deceleration lane. Without a deceleration lane, we are concerned about rear-end accidents due to the speed of the roadway and proximity to the Platte Canyon Road/Lowell Boulevard intersection.
2. The existing access to the Wilder Commons development on the east side of Platte Canyon Road appears to be shown incorrectly as a right-in/right-out only. The Littleton Valley Villas access should align with the existing full movement access and show that the southbound left turn lane and northbound right turn lane to Wilder Commons can also be accommodated. In addition, the decision will be CDOT's, but we believe the southbound outside lane along Platte Canyon Road should either terminate as a right turn lane to Littleton Valley Villas or extend further beyond the access to avoid forcing traffic to merge through the intersection.

### Traffic Impact Study

1. The speed limit on northbound Platte Canyon Road actually changes to 35 mph at the proposed access to the Littleton Valley Villas. (p 12)
2. The background volumes assume a right-in/right-out access only instead of a full movement access for the Wilder Commons development on the east side of Platte Canyon Road. This assumption impacts the volume exhibits (p 14-17) and the results of the operational analysis (p 18-20).

The submittal indicates that the dimensions and final location of the Platte Canyon Road access will be provided at the time of the Final Development Plan submittal so we may have additional comments at that time.

### Drainage

1. Sheet 2 of the Preliminary Development Plan shows a series of three detention/water quality ponds through the center of the property. No storm sewer pipe is shown on this Preliminary submittal. The proposed buildings may need to be set at some minimum height to protect them from stormwater runoff and emergency overflows.

We are not aware of stormwater detention in the residential subdivision immediately to the west of Littleton Valley Villas so we assume any drainage conveyance facilities across the Littleton Valley Villas site will be designed to handle the fully developed off-site flows. It is unclear if grading and drainage improvements will be needed on the privately owned offsite property to the west of Littleton Valley Villas to collect and direct those offsite flows from the properties on S. Camaro Way into or around the proposed ponds. An Erosion and Sediment Control Plan would need to be reviewed and approved by Littleton and a Littleton Grading Permit issued if the Littleton Valley Villas developer needs to perform this offsite work as part of their drainage solution.

2. The proposed drainage scheme does not follow the Master Plan for Drainageway D across the property. That 1985 Master Plan proposed a drainage channel across this property and installation of a large culvert under Platte Canyon Road. Depending on what comments are provided by Urban Drainage and Flood Control District (UDFCD), it may be necessary to redesign the Littleton Valley Villas site layout and drainage to address UDFCD concerns.
3. Although no storm sewer is shown on this Preliminary Plan we assume a culvert will be designed in CDOT or Denver Water right-of-way (for their review and approval) to carry the drainage along the west side of Platte Canyon Road under the proposed private entrance drive. It is unknown who will maintain this culvert.

4. There is an existing Littleton storm sewer in an easement crossing the south end of the property. The final site design will need to insure adequate maintenance access (width, surfacing, and grade, etc. per city requirements) in order for the City of Littleton to maintain those existing storm sewers. No obstructions (trees, walls, large rocks, structures, etc.) will be allowed in the city's easement.

Sanitary sewers

1. We assume sanitary sewer service will be provided by Platte Canyon Water and Sanitation District. Sewer tap fees will need to be paid to both Platte Canyon and to the City of Littleton.
2. Littleton will need to review the sanitary sewer plans prior to approval as is the procedure for all proposed sewer plans from the sanitation districts that eventually flow into Littleton sanitary sewer collection and treatment system.

General comments

1. The existing bike/pedestrian trail near the south end of the subject property that connects the Columbine Trail to the residential area to the west should be accommodated in the site design. It would be helpful to show how pedestrian circulation will be addressed between subject property and all the adjacent neighborhoods.
2. Any roadway improvements or utility connections necessary to serve Littleton Valley Villas that are in the portion of Platte Canyon Road that is in the Littleton city limits will require issuance of both CDOT and also City of Littleton Right-of-Way permits.

If you have any questions or concerns, please don't hesitate to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Andrea Mimnaugh". The signature is written in a cursive, flowing style.

Andrea Mimnaugh

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JUN 01 2016

ARAPAHOE COUNTY  
PLANNING DIVISION



2 Middlefield Road  
Columbine Valley, CO 80123  
(303) 795-1434

May 25, 2016

**Molly Orkild-Larson, Senior Planner**  
**Arapahoe County Public Works and Development**  
**Arapahoe County Lima Plaza**  
**6924 South Lima Street, Centennial CO 80112**

Dear Molly:

Thank you for the referral of the KB Homes development proposal. We appreciate the opportunity to convey our concerns to the County staff.

This is the third referral we have received on this project. The first two (April 2015 and September 2015) involved K.B. Homes proposed annexation into Littleton. Since that time there has been only one revision of substantive nature, the elimination of the right out movement onto Bowles Ave and this, in our opinion, was a negative change.

In our responses to Littleton, we commented on the concerns over density and the visual impact on the adjacent properties to the west and south of the site. However, we are sure that you will have those concerns conveyed in more detail and by those adjacent property owners.

Our major concern is the traffic impact on Platte Canyon Road. With the elimination of the right out on Bowles Ave, all the existing traffic must utilize the Platte Canyon Road exit. In the AM peak hour, most of the exiting traffic will desire to go north on Platte Canyon Road and then east on Bowles Avenue which entail crossing three lanes of AM peak hour traffic. This movement is classified as a Level of Service F in the traffic study and is likely to become more severe as the traffic volumes on Platte Canyon increase. The consequences are:

1. Although there may be gaps in the northbound traffic on Platte Canyon Rd., it will require a high level of patience for drivers to wait for those gaps. Mistakes will be made, accidents will occur and even if there are no fatalities or serious injuries, the Highway will be tied up for 30-40 minutes during the morning rush.

2. Because of the delay for those normally wishing to turn left, drivers will instead turn right and then turn left at Village Court or Fairway Lane in Columbine Valley, resulting in a cut through problem for us.

Columbine Valley is opposed to the proposed development by KB Homes and believes it will create a dangerous intersection on Platte Canyon Road

Our staff has spent considerable time in analyzing this project and have not been able to find a way to resolve the traffic issue given the use proposed. They have concluded and the Board of Trustees concurs, that high density residential development on the site creates too many problems and that low density, high quality residential development is unlikely.

It is our recommendation that the property owners consider another use, such as a small retail or office center. With proper architectural and landscaping controls a retail or office center development would be desirable primarily because it eliminates the AM exiting traffic problem.

Again, thank you for the courtesy of the referral;

Sincerely

A handwritten signature in black ink, appearing to read "Richard A. Champion". The signature is fluid and cursive, with a large initial "R" and "A".

Richard A. Champion  
Mayor, Town of Columbine Valley



**City of Littleton**  
**Division of Fire Prevention**  
**And Life Safety**  
2255 W Berry Ave  
Littleton, CO 80120  
303-795-3800



Molly Orkild-Larson  
Planner  
Arapahoe County Planning

Re: Littleton Valley Vistas  
Platte Canyon and Bowles

Scope: Valerian LLC on behalf of KB Home Colorado submitted a Preliminary Development Plan/rezoning request for the southwest corner of S Platte Canyon Road and W Bowles Ave (5977 S Platte Canyon Road). The proposed development would allow 50 two-story duplex/paired home units (25 buildings) at a density of 8.95 dwellings per acre. The proposal would change the zoning on the property from R-2 (single-family zoning with 20,000 minimum lot size) to R-PM (residential - medium density up to 10.9 dwellings/acre).

Littleton Fire Review Comments:

1. Provide copy of water plans showing fire hydrants and water mains
2. Provide CAD template to verify turning radius for fire apparatus. The inside diameter is 31 feet and outside diameter is 51 feet
3. Fire Department Access: .  
Appendix D requires the posting of fire lanes follows:  
Posting of Fire Lanes:  
All streets 20-26 feet in width shall be posted on both sides for "No Parking Fire Lane".  
Streets less than 36 feet wide but greater than 26 feet, shall be posted on one side for "No Parking Fire Lane".  
No Parking signs shall be provided at all normal and emergency access points to structures and within 20 feet of each fire hydrant and fire department connection (FDC).

AT NO TIME SHALL PARKING REDUCE THE ROADWAY / DRIVE LANE TO LESS THAN 24' IN WIDTH

4. The required fire department access and fire hydrants shall be installed prior to construction beginning above foundation level or the moving of combustible materials onto the construction site.

The access road is required to be constructed of an all-weather surface (asphalt or concrete). Materials other than concrete or asphalt, for use as a temporary access road, require specific approval by the fire department. The access road shall extend from the access to the site to within 150 feet of all portions of the building measured as a vehicle would travel. If the access is more than 150 feet in length and dead-ends, an approved vehicle turn-around shall be provided.

5. All access gates will need to be reviewed and approved. Electronic gates are required to have Knox key switch with backup power.

Please contact me if you have any questions.

Sincerely,

Timothy Stover  
Fire Marshal  
[tstover@LittletonGov.org](mailto:tstover@LittletonGov.org)  
303-795-3862



**Public Works and Development**

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

[www.co.arapahoe.co.us](http://www.co.arapahoe.co.us)

**Planning Division**

**Referral Routing**

<b>Case Number / Case Name:</b>	<b>Z16-001, Littleton Valley Villas / Preliminary Development Plan</b>
<b>Planner:</b>	<b>Molly Orkild-Larson</b>
<b>Engineer:</b>	<b>Spencer Smith</b>
<b>Date sent:</b>	<b>May 16, 2016</b>
<b>Date to be returned:</b>	<b>June 15, 2016</b>

Arapahoe County Agencies		Citizen's Organizations	
<input type="checkbox"/>	Assessor / Arapahoe County (Residential)	Beverly Reynolds	
<input checked="" type="checkbox"/>	Building / Arapahoe County	Steve Byer	<input type="checkbox"/> CECON-(Within Centennial)
<input checked="" type="checkbox"/>	Engineering / Arapahoe County	Spencer Smith	<input type="checkbox"/> Four Square Mile Neighborhood
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<input checked="" type="checkbox"/>	Zoning / Arapahoe County	Tammy King	<input type="checkbox"/> E-470 Authority
<b>Referral Agencies</b>			<input checked="" type="checkbox"/> RTD
<input checked="" type="checkbox"/>	Arapahoe Library District	Janel Maccarrone	<b>Utilities: Gas, Electric &amp; Phone</b>
<input type="checkbox"/>	CGS Colorado Geological Survey-Soils		<input checked="" type="checkbox"/> Centurylink/Phone
<input checked="" type="checkbox"/>	City / Town – City of Littleton and Town of Columbine Valley		<input type="checkbox"/> Conoco Phillips / Gas Pipeline
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<input type="checkbox"/>	DRCOG		<b>Water / Sanitation / Stormwater / Wetlands</b>
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<input type="checkbox"/>	Metro District		<input type="checkbox"/> U.S. Army Corp. of Engineer
<input checked="" type="checkbox"/>	Post Office Growth Coordinator	<i>K. Summerfield</i> <i>A. Hernandez</i>	<input type="checkbox"/> Cherry Creek Basin Water Quality Authority
<input type="checkbox"/>	Reap I-70 Regional Economic Advancement Partnership	Matt Reay and Jack Keever	<input type="checkbox"/> Colorado Division of Water Resources
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<input type="checkbox"/>	Special District		<input checked="" type="checkbox"/> Urban Drainage & Flood
<input checked="" type="checkbox"/>	Tri-County Health Department	Sheila Lynch	<input checked="" type="checkbox"/> Platte Canyon Water and Sanitation District
			<input checked="" type="checkbox"/> Denver Water
<input checked="" type="checkbox"/>	<b>HOMEOWNER'S ASSOCIATIONS</b>		
	The Hamlet HOA		
	Village At Columbine Valley HOA	Jim Roller	
	Bow Mar South, Inc.	Ted Graham	

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

	COMMENTS:	SIGNATURE
<input checked="" type="checkbox"/>	Have NO Comments to make on the case as submitted	<i>Kissy Summerfield</i> <b>RECEIVED</b>
<input type="checkbox"/>	Have the following comments to make related to the case:	

**MAY 25 2016**

**ARAPAHOE COUNTY  
PLANNING DIVISION**



ARAPAHOE COUNTY  
PLANNING DIVISION

JUN 15 2016

RECEIVED

Transportation Services Center, 5565 South Crocker Street, Littleton, CO 80120

June 15, 2016

Ms. Molly Orkild-Larson  
Senior Planner  
Arapahoe County Public Works and Development  
6924 S Lima St  
Centennial, CO 80112

Dear Ms. Orkild-Larson:

Preliminary drawings for the Littleton Valley Villas development were received from KB Home yesterday by Terry Davis, Director of Operations, Maintenance, and Construction for Littleton Public Schools. He forwarded them to me.

We truly appreciate being able to preview these site drawings, and are glad to have the opportunity to address to you some questions and comments. We anticipate that some of the residents of this development will require transportation services to Wilder Elementary School, Goddard Middle School, and Heritage High School.

In the interest of providing transportation services, there are a few areas of concern in which we would appreciate clarification.

1. What will be the width of the roadways in this development?
2. Will residents be allowed to park vehicles on both side of the road in Littleton Valley Villas?
3. How many students at each level are you anticipating in this new development?
4. Will there be a traffic light on Platte Canyon Road?
5. Will there be space within the development for our buses to turn around?
6. It appears the entrance off West Bowles Avenue into Littleton Valley Villas is one-way only, is this correct?
7. Buses needing to enter Littleton Valley Villas from West Bowles Avenue will first have to go West on West Bowles Avenue, past the development, and find an area to safely turn around, travel back East to Littleton Valley Villas to enter, which will take a considerable amount of time.

These items could present unique challenges to providing transportation to this neighborhood. School buses are typically ten feet in width, including side-mounted mirrors, and are approximately 40 feet in length.

In closing, we will be happy to accommodate and serve the residents of this new community. Hopefully, my questions can be addressed and we can be assured that there will be adequate room for our buses to navigate their routes through the neighborhood safely.

Thank you again for providing the preliminary drawings to us so we can be as prepared as possible for this community's potential needs!

Sincerely,

A handwritten signature in black ink that reads "Mark Ketchum". The signature is written in a cursive, flowing style.

Mark Ketchum  
Terminal Manager  
Littleton Public Schools



June 17, 2016

Molly Orkild-Larson  
Arapahoe County Planning Division  
6924 S Lima St  
Centennial CO 80112

RE: Littleton Valley Villas – Preliminary Development Plan  
5977 South Platte Canyon Road  
Case No. Z16-001  
TCHD Case No. 3951

Dear Ms. Orkild-Larson:

Thank you for the opportunity to review and comment on the proposed application for the Littleton Valley Villas Preliminary Development Plan to rezone the property from R-2 (Arapahoe County) to Residential – Medium Density (R-PM) to allow for 50 single-family attached units. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations. Based on the information provided in this referral, TCHD staff has the following comments.

#### **Onsite Wastewater Treatment System (OWTS)**

Considering the age of the home and the size of the lot, it is very likely that the existing home was originally served by an On-Site Wastewater Treatment System (OWTS). TCHD has no record of the OWTS. TCHD recommends that the developer verify if there is/are an existing septic tank(s) on this parcel. If a septic tank(s) exist, they will need to be properly abandoned. Proper abandonment of the septic tank(s) requires the following:

- Confirming that the tank is empty. If any liquids remain in the tank, the tank shall be pumped dry by a system cleaner licensed by TCHD.
- Once the septic tank has been pumped dry, it may either be backfilled with soil, crushed and buried on the site, or excavated and disposed in a permitted solid waste disposal facility.
- Provide written notice to of the septic tank abandonment, along with a pump receipt, to TCHD.

#### **Demolition of Buildings**

The proposal notes that the existing buildings on the site will be demolished. State air quality regulations require that precautions be taken prior to demolition of buildings to evaluate the presence of asbestos fibers that may present a health risk. If such fibers are present, actions must be taken to prevent their release into the environment. State regulations also address control of ozone depleting compounds (chlorofluorocarbons) that may be contained in air conditioning or refrigerating equipment. Per C.R.S. 27-5-501 and Air Quality Control Regulation 8 (Asbestos), the applicant must file a Notice of Demolition form with the Colorado Department of Public Health and Environment's (CDPHE) Air Pollution Control Division, and, if applicable, arrange for an inspection and abatement by a certified contractor. CDPHE must issue a notice of demolition (permit) before demolition work begins. The applicant shall contact the Division at (303) 692-3100 to obtain the permit application and instructions, or go to <http://www.cdphe.state.co.us/ap/asbestos/index.html>.

**Community Design and Pedestrian and Bicycle Circulation**

Because chronic diseases related to physical inactivity and obesity now rank among the country's greatest public health risks, TCHD encourages community designs that make it easy for people to include regular physical activity like walking and bicycling in their daily routines. The PDP states that the Building Orientation is "to encourage building orientation and primary entrances towards the adjacent street/pedestrian routes..." Based on the surrounding development pattern, it is likely that residents will primarily use motor vehicles to come and go from the property. As a result, residents in this development are likely going to use the garage-loading side of the buildings as much as the front porch side of the buildings to enter and exit the structures. While there are sidewalks in the open areas near the front porches, there are no sidewalks along the development's main street. TCHD recommends that the applicant consider additional sidewalks along the development's main street.

It appears that the sidewalks internal to the site are three (3) feet wide. TCHD recommends that sidewalks that are at least five (5) feet in width throughout the development. Designers of "active living" communities typically recommend that sidewalks be a minimum of clear width of five (5) feet, the space needed for two people to walk comfortably side by side.

Please feel free to contact me at (720) 200-1571 or [slynch@tchd.org](mailto:slynch@tchd.org) if you have any questions.

Sincerely,



Sheila Lynch  
Land Use Program Coordinator  
Tri-County Health Department

CC: Laura DeGolier, Warren Brown, TCHD

Molly Orkild-Larson

---

**From:** bradley.sheehan@state.co.us  
**Sent:** Wednesday, June 15, 2016 2:40 PM  
**To:** Molly Orkild-Larson  
**Subject:** LITTLETON VALLEY VILLAS DEVELOPMENT PLAN, PLATTE CANYON ROAD SH 75

Thank you for referring the development proposal for our review. With previous reviews of this proposal we gave approval of the full movement access. Largely to avoid U turns at accesses south of this location. With the approval the developer will be required to provide all turn lanes to the access. The site plan currently does not show the additional right turn lane, south bound, into the site. The through lane/acceleration lane, south bound from the new access, needs to be extended to meet the minimum length of 550 feet.

CDOT recently devolved (relinquished) Bowles Ave to the City of Littleton in the vicinity of the right in access only off Bowles Ave. The developer does not have to submit an access permit to CDOT for this access.

I would like to see the access line up with existing Wilder lane to the east. Though a full movement was not approved at this location we want to be prepared if a full movement can be approved some day.

An overhead street light will be required at the access.

The City of Littleton and Arapahoe County may require adjacent improvements along Platte Canyon Road. We will support their request to provide a template that meets the character of Platte Canyon Road.

To obtain permission to construct, modify or close a vehicular access, where such work will be within state highway right-of-way, a state highway Access Permit is required. Please visit our website at <https://www.codot.gov/business/permits/accesspermits/documents> or obtain the application through this office.

In addition:

To obtain permission to install utilities or landscaping, where such work will be within state highway right-of-way, a state highway Special Use Permit is required. Please visit our website at <https://www.codot.gov/business/permits/accesspermits/documents> or obtain the application through this office.

Please feel free to contact me if you have any questions.



Brad Sheehan P.E.



**Public Works and Development**  
 6924 S. Lima Street Centennial, Colorado 80112 Phone: 720-874-6650; FAX 720-874-6611  
[www.co.arapahoe.co.us](http://www.co.arapahoe.co.us)

**Planning Division**  
**Referral Routing**

<b>Case Number / Case Name:</b>	<b>Z16-001, Littleton Valley Villas / Preliminary Development Plan</b>
<b>Planner:</b>	<b>Molly Orkild-Larson</b>
<b>Engineer:</b>	<b>Spencer Smith</b>
<b>Date sent:</b>	<b>May 16, 2016</b>
<b>Date to be returned:</b>	<b>June 15, 2016</b>

Arapahoe County Agencies		Citizen's Organizations	
<input type="checkbox"/>	Assessor / Arapahoe County (Residential)	Beverly Reynolds	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Building / Arapahoe County	Steve Byer	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Engineering / Arapahoe County	Spencer Smith	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Mapping / Arapahoe County	Pat Hubert	<input type="checkbox"/>
<input type="checkbox"/>	Oil & Gas / Arapahoe County	Diane Kocis	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Open Space / Arapahoe County	Raymond Winn	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Planning / Arapahoe County	Molly Orkild-Larson	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Sheriff / Arapahoe County	1 to Brian McKnight 1 to Glenn Thompson	<input type="checkbox"/>
<input type="checkbox"/>	Weed Control / Arapahoe County	Russell Johnson	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Zoning / Arapahoe County	Tammy King	<input type="checkbox"/>
<b>Referral Agencies</b>		<input checked="" type="checkbox"/>	<b>RTD</b>
<input checked="" type="checkbox"/>	Arapahoe Library District	Janel Maccarrone	<input type="checkbox"/>
<input type="checkbox"/>	CGS Colorado Geological Survey-Soils		<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	City / Town - City of Littleton and Town of Columbine Valley		<input type="checkbox"/>
<input type="checkbox"/>	Colorado Parks and Wildlife	Travis Harris	<input checked="" type="checkbox"/>
<input type="checkbox"/>	DRCOG		<input type="checkbox"/>
<input checked="" type="checkbox"/>	Littleton Fire Protection District		<input type="checkbox"/>
<input type="checkbox"/>	Metro District		<input type="checkbox"/>
<input checked="" type="checkbox"/>	Post Office Growth Coordinator	J. Hernandez	<input type="checkbox"/>
<input type="checkbox"/>	Reap I-70 Regional Economic Advancement Partnership	Matt Reay and Jack Keever	<input type="checkbox"/>
<input type="checkbox"/>	Arapahoe County Recreation District	Lynn Cornell	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	School District - Littleton		<input type="checkbox"/>
<input type="checkbox"/>	Special District		<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Tri-County Health Department	Sheila Lynch	<input checked="" type="checkbox"/>
<input type="checkbox"/>			<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<b>HOMEOWNER'S ASSOCIATIONS</b>		
	The Hamlet HOA		
	Village At Columbine Valley HOA	Jim Roller	
	Bow Mar South, Inc.	Ted Graham	

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

COMMENTS:	SIGNATURE
<input type="checkbox"/> Have NO Comments to make on the case as submitted	<i>John P... PERMITS COORDINATOR 05-20-16</i>
<input checked="" type="checkbox"/> Have the following comments to make related to the case: <b>UTILITY EASEMENTS WILL BE REQUIRED</b>	



Right of Way & Permits

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: 303.571.3306  
Facsimile: 303. 571.3524  
donna.l.george@xcelenergy.com

June 14, 2016

RECEIVED

JUN 15 2016

ARAPAHOE COUNTY  
PLANNING DIVISION

Arapahoe County Public Works and Development  
6924 South Lima Street  
Centennial, CO 80112

Attn: Molly Orkild-Larson

**Re: Littleton Valley Villas, Case # Z16-001**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the preliminary development plans for **Littleton Valley Villas**. The applicant's letter addresses utility easements to meet dry and wet utility standards, yet there are none shown on the drawing. Will this development be platted?

PSCo has existing natural gas and electric facilities within the subject property. The property owner/developer/contractor must continue working with the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document.

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



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

**Planning Division**  
**Referral Routing**

<b>Case Number / Case Name:</b>	<b>Z16-001, Littleton Valley Villas / Preliminary Development Plan</b>
<b>Planner:</b>	<b>Molly Orkild-Larson</b>
<b>Engineer:</b>	<b>Spencer Smith</b>
<b>Date sent:</b>	<b>May 16, 2016</b>
<b>Date to be returned:</b>	<b>June 15, 2016</b>

Arapahoe County Agencies		Citizen's Organizations	
<input type="checkbox"/>	Assessor / Arapahoe County (Residential)	Beverly Reynolds	
<input checked="" type="checkbox"/>	Building / Arapahoe County	Steve Byer	<input type="checkbox"/> CECON-(Within Centennial)
<input checked="" type="checkbox"/>	Engineering / Arapahoe County	Spencer Smith	<input type="checkbox"/> Four Square Mile Neighborhood
<input checked="" type="checkbox"/>	Mapping / Arapahoe County	Pat Hubert	<input type="checkbox"/> South Metro Chamber of Commerce
<input type="checkbox"/>	Oil & Gas / Arapahoe County	Diane Kocis	
<input checked="" type="checkbox"/>	Open Space / Arapahoe County	Raymond Winn	<input type="checkbox"/> Conservation District
<input checked="" type="checkbox"/>	Planning / Arapahoe County	Molly Orkild-Larson	<input checked="" type="checkbox"/> West Arapahoe Conservation District
<input checked="" type="checkbox"/>	Sheriff / Arapahoe County	1 to Brian McKnight 1 to Glenn Thompson	<input type="checkbox"/> Tasha Chevarria
<input type="checkbox"/>	Weed Control / Arapahoe County	Russell Johnson	<input checked="" type="checkbox"/> Transportation
<input checked="" type="checkbox"/>	Zoning / Arapahoe County	Tammy King	<input checked="" type="checkbox"/> CDOT / State Highway Dept- Region 1
	<b>Referral Agencies</b>		<input type="checkbox"/> Rick Solomon
<input checked="" type="checkbox"/>	Arapahoe Library District	Janel Maccarrone	<input type="checkbox"/> E-470 Authority
<input type="checkbox"/>	CGS Colorado Geological Survey-Soils		<input checked="" type="checkbox"/> Peggy Davenport
<input checked="" type="checkbox"/>	City / Town – City of Littleton and Town of Columbine Valley		<input checked="" type="checkbox"/> Chris Quinn
<input type="checkbox"/>	Colorado Parks and Wildlife	Travis Harris	<input checked="" type="checkbox"/> RTD
<input type="checkbox"/>	DRCOG		<input checked="" type="checkbox"/> Utilities: Gas, Electric & Phone
<input checked="" type="checkbox"/>	Littleton Fire Protection District		<input checked="" type="checkbox"/> Centurylink/Phone
<input type="checkbox"/>	Metro District		<input type="checkbox"/> Charles Place
<input checked="" type="checkbox"/>	Post Office Growth Coordinator	J. Hernandez	<input type="checkbox"/> Conoco Phillips / Gas Pipeline
<input type="checkbox"/>	Reap I-70 Regional Economic Advancement Partnership	Matt Reay and Jack Keever	<input checked="" type="checkbox"/> Donna George
<input type="checkbox"/>	Arapahoe County Recreation District	Lynn Cornell	<input checked="" type="checkbox"/> XCEL
<input checked="" type="checkbox"/>	School District – Littleton		<input type="checkbox"/> Water / Sanitation / Stormwater / Wetlands
<input type="checkbox"/>	Special District		<input type="checkbox"/> ACWWA
<input checked="" type="checkbox"/>	Tri-County Health Department	Sheila Lynch	<input type="checkbox"/> U.S. Army Corp. of Engineer
			<input type="checkbox"/> Kiel Downing
			<input type="checkbox"/> Cherry Creek Basin Water Quality Authority
			<input type="checkbox"/> Chuck Reid
			<input type="checkbox"/> Colorado Division of Water Resources
			<input type="checkbox"/> Joanne Williams
			<input checked="" type="checkbox"/> SEMSWA
			<input type="checkbox"/> Paul Danley
			<input type="checkbox"/> ECCVW&S
			<input checked="" type="checkbox"/> Chris Douglass
			<input checked="" type="checkbox"/> Urban Drainage & Flood
			<input checked="" type="checkbox"/> David Mallory
			<input checked="" type="checkbox"/> Platte Canyon Water and Sanitation District
			<input checked="" type="checkbox"/> Patrick Fitzgerald
			<input checked="" type="checkbox"/> Denver Water
			<input type="checkbox"/> Vincent Gaiter
<input checked="" type="checkbox"/>	HOMEOWNER'S ASSOCIATIONS		
	The Hamlet HOA		
	Village At Columbine Valley HOA		
	Bow Mar South, Inc.		

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COMMENTS:	SIGNATURE
<input type="checkbox"/> Have NO Comments to make on the case as submitted	
<input checked="" type="checkbox"/> Have the following comments to make related to the case:	
Developer is currently working with Denver water on design plans for water connection, service lines an property issues.	

**From:** Nelson, Mary K. <Mary.Nelson@denverwater.org>  
**Sent:** Thursday, June 16, 2016 3:16 PM  
**To:** Molly Orkild-Larson  
**Subject:** Z16-0012 Littleton Valley Villas

Subject property does not show (on DW GIS) within the District boundary. In order to provide water area needs to be included.

Once property is included:

Plans must be submitted to Denver Water separate of this process, after District review.

Do not include existing or proposed taps under 3" on submittal unless required by the District

Service line review will be completed separate from the review process by Tap Sales. For more information call 303-9628-6100 opt 3.

Denver Water Notes:

1. Each fire hydrant must supply 1500 GPM minimum at 20 psi residual pressure.
2. An approved DW backflow preventer is required for firelines, commercial, multi-family dwellings and irrigation.
3. Meter locations must be approved by DW.
4. Developer is responsible for all necessary system modifications needed to meet the required fire flows.
5. All existing taps on the site that are not used must be cut-off at the main and inspected by DW. This will be done at the developer's cost.
6. System Development value for replacement taps will be given according to current Operating Rules.
7. Each independent structure must have its own separate tap, service line & meter.
8. Pre-submittal review is required prior to the formal water plan submittal to DW.

Mary Nelson Plan Review Coordinator III  
Denver Water | t: (303) 628-6124 | f: (303) 628-6046  
<http://www.denverwater.org>  
INTEGRITY | VISION | PASSION | EXCELLENCE | RESPECT

The 14<sup>th</sup> Edition Engineering Standards – Errata 6 was published on November 30, 2015 and shall be referenced in the design of projects submitted to and approved by Denver Water. Please download the most current PDF version of the Engineering Standards at:

<http://www.denverwater.org/DoingBusinesswithUs/EngineeringOverview/EngineeringStandards/>

**From:** KURT GOTTSCHALL <kurtandmarie4@msn.com>  
**Sent:** Monday, June 13, 2016 8:50 PM  
**To:** Molly Orkild-Larson  
**Subject:** Littleton Valley Villas (Arapahoe County Case #Q15-102)

June 13, 2016

Ms. Orkild-Larson,

The Bow Mar South homeowners association opposes the Littleton Valley Villas re-zoning proposal currently pending before Arapahoe County (Case No. Q15-102) that would enable the construction of 50 two-story duplexes on a 5.6 acre parcel on the southwest corner of Bowles and Platte Canyon. As you may know, Bow Mar South is an established neighborhood of 200 homes located less than a quarter mile from the proposed Littleton Valley Villas site. Even with the token modifications offered by the developer in response to widespread community opposition, the Bow Mar South board of directors unanimously opposes the project.

The proposed Littleton Valley Villas simply do not fit with the single-family, low density of any of the surrounding neighborhoods. Littleton Valley Villas would be low-price-point duplexes, with a very high density of 9 units per acre. This constitutes a significant departure from the 2-3 house/acre density of all of the surrounding homes, including those in Bow Mar South, the Hamlet, Columbine Country Club, and the couple of historic farmhouses near or adjacent to the parcel. Furthermore, Littleton Valley Villas proposes a 30 foot height, with just a 15 foot setback. This 2:1 look-up ratio might be acceptable in urban areas, but it is not appropriate to be immediately adjacent to the semi-rural neighborhoods in this part of Arapahoe County.

We also question the validity of the traffic study submitted in support of the application. Since KB Homes paid for the traffic study, none of us were surprised that it purported to find no discernible impact on traffic. However, the proposed development *will* negatively impact traffic. First, it is potentially dangerous, particularly in the winter months, to grant the development right-turn access directly to Bowles immediately west of the Platte Canyon intersection (at the bottom of the hill). Second, traffic from 50 homes packed into that small parcel will put even more strain on Platte Canyon, particularly the already over-burdened North-bound left turn lane onto Bowles.

Lastly, by submitting their re-zoning proposal to Arapahoe County, KB Homes appears to be engaging in blatant forum shopping. A little over a year ago, KB Homes submitted an almost identical re-zoning/annexation proposal to the City of Littleton. From what we understand, they received negative feedback from both the City of Littleton planning staff and surrounding neighbors. KB Homes then pulled their proposal with the City of Littleton. Now they're seeking more favorable results by requesting almost identical re-zoning directly from Arapahoe County. Such tactics should be rejected, particularly as here, when the proposed re-zoning will not be additive to Arapahoe County.

Thanks for considering our input.

Sincerely,

The Bow Mar South, Inc. Board of Directors  
By Kurt Gottschall, Board Secretary

## **Letters/Emails in Opposition**

Molly Orkild-Larson

---

**From:** Denise Lee <denslee@comcast.net>  
**Sent:** Sunday, July 24, 2016 8:02 PM  
**To:** Molly Orkild-Larson  
**Subject:** Littleton Valley Villas

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Molly,

I received your email (at my request) regarding the public hearing for the Arapahoe County Planning Commission on August 2<sup>nd</sup>. I would very much like to attend, but unfortunately I will be out of town so I thought I'd forward my grandson's comments on the building plan.

My grandson is 10 and overheard me talking about the proposal for the Littleton Valley Villas to be built just outside our neighborhood—where he also lives. He couldn't believe what he was hearing. His comment was there is absolutely no way that that many residences could be built in that small location. The next time we passed that site driving in the car, he was even more adamant about its size in comparison to the number of people to be housed. He also experiences the already heavy traffic on Bowles now without the development, and yet really doesn't have a concept for what the increased traffic would be like. He can see a small parcel of land, but not with lots of squished in villas. If a 10-year old can see that it won't fit, and shouldn't be approved, I certainly hope the Planning Commission can as well.

Thank you for your consideration,

Denise Lee  
Bow Mar South resident 32 years (same vicinity Littleton resident 43 years total)

**Subject:** FW: Littleton Valley Villas proposal

**From:** Lessmann, Ryan P. (Denver)  
**Sent:** Tuesday, June 14, 2016 6:49 AM  
**To:** '[morkild-larson@arapahoegov.com](mailto:morkild-larson@arapahoegov.com)' <[morkild-larson@arapahoegov.com](mailto:morkild-larson@arapahoegov.com)>  
**Subject:** Littleton Valley Villas proposal

Dear Ms. Orkild-Larson and other whom it may concern:

I am writing to express my intense opposition to the proposed development of the Littleton Valley Vistas, proposed to be squeezed into the 5.5 acre parcel off Bowles. The houses and neighborhoods around that area are some of Littleton's finest, and the community in those neighborhoods is unparalleled. Cramming 50 duplexes into a parcel of land would simply destroy the character of the neighborhoods. It would also add congestion to an already overly-congested Bowles avenue. Bowles is a veritable highway. Adding 50 houses will only worsen the situation. The traffic study conducted is disingenuous, as it did not capture peak usages times, including school days at Wilder Elementary (the study was conducted on an early-release day at Wilder).

This neighborhood would not be an "outstanding and welcome addition" to the community. Quite the opposite.

City planners should put Littleton on the forefront of strong community development, and place high-density housing in the right locations. Use the parcel of land to build a community park for all to enjoy, and put in a bike lane on Bowles so one can actually get to downtown Littleton without fear of getting crushed by traffic.

Please take this into consideration.

Thank you, Ryan

Ryan P. Lessmann  
Attorney at Law  
Jackson Lewis P.C.  
950 17th Street, Suite 2600  
Denver, Colorado 80202

303.225.2418 | Direct  
303.892.5575 | Fax

[lessmannr@jacksonlewis.com](mailto:lessmannr@jacksonlewis.com)

[www.jacksonlewis.com](http://www.jacksonlewis.com)

**Representing management exclusively in workplace law and related litigation.**

**Confidentiality Note:** This e-mail, and any attachment to it, contains privileged and confidential information intended only for the use of the individual(s) or entity named on the e-mail. If the reader of

**From:** noreply@civicplus.com  
**Sent:** Wednesday, July 20, 2016 5:28 PM  
**To:** PWD Planning Support  
**Subject:** Online Form Submittal: Report, Request or Question

## Report, Request or Question

Please complete this form to submit a comment, request or question to Arapahoe County.

---

### Notice

*Written communication to Arapahoe County is considered public information and can be made available to the public upon request. If you would prefer that your comments not become public record, please contact us by phone.*

---

### Contact Information

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Full Name	Susan Summers
-----------	---------------

---

Email Address	cnfsuels@aol.com
---------------	------------------

---

Phone Number	303-738-8137
--------------	--------------

---

### Message

---

Please select the subject of your message:	Planning
--	----------

---

Question / Comment	Greetings: I am an Arapahoe County resident living in Bow Mar South. The traffic on Bowles and in the Littleton area has definitely become a problem. Because of this, I oppose the construction of the Littleton Valley Villas that are being considered at Platte Canyon and Bowles. I appreciate all you do for our area. Sincerely, Susan Summers
--------------------	---

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How do you want us to contact you?	Please respond to me by email.
------------------------------------	--------------------------------

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### Exception

*Communication made through e-mail or any other computer messaging system shall in no way be deemed to constitute legal notice to the County or any of its agencies, officers, employees, agents or representatives with respect to any existing or potential claim or cause of action. No official legal notices may be submitted through our website or email.*

---

Email not displaying correctly? [View it in your browser.](#)

**From:** noreply@civicplus.com  
**Sent:** Wednesday, July 20, 2016 12:47 PM  
**To:** PWD Planning Support  
**Subject:** Online Form Submittal: Report, Request or Question

## Report, Request or Question

Please complete this form to submit a comment, request or question to Arapahoe County.

### Notice

*Written communication to Arapahoe County is considered public information and can be made available to the public upon request. If you would prefer that your comments not become public record, please contact us by phone.*

### Contact Information

Full Name	Ryan Lessmann
Email Address	Lessmannr@jacksonlewis.com
Phone Number	3035201412

### Message

Please select the subject of your message:	Planning
--	----------

### Question / Comment

I am writing to express my intense opposition to the proposed development of the Littleton Valley Vistas, proposed to be squeezed into the 5.5 acre parcel off Bowles. The houses and neighborhoods around that area are some of Littleton's finest, and the community in those neighborhoods is unparalleled. Cramming 50 duplexes into a parcel of land would simply destroy the character of the neighborhoods. It would also add congestion to an already overly-congested Bowles avenue. Bowles is a veritable highway. Adding 50 houses will only worsen the situation. The traffic study conducted is disingenuous, as it did not capture peak usages times, including school days at Wilder Elementary (the study was conducted on an early-release day at Wilder). This neighborhood would not be an "outstanding and welcome addition" to the community. Quite the opposite. City planners should put Littleton on the forefront of strong community development, and place high-density housing in the right locations. Use the parcel of land to build a community park for all to enjoy, and put in a bike lane on Bowles so one can

actually get to downtown Littleton without fear of getting crushed by traffic. Please take this into consideration. Thank you, Ryan Ryan P. Lessmann Attorney at Law Jackson Lewis P.C. 950 17th Street, Suite 2600 Denver, Colorado 80202

How do you want us to contact you?

Please respond to me by email.

Exception

*Communication made through e-mail or any other computer messaging system shall in no way be deemed to constitute legal notice to the County or any of its agencies, officers, employees, agents or representatives with respect to any existing or potential claim or cause of action. No official legal notices may be submitted through our website or email.*

Email not displaying correctly? [View it in your browser.](#)

Molly Orkild-Larson

---

**From:** lueanne robbins <lueannerobbins@yahoo.com>  
**Sent:** Tuesday, July 19, 2016 8:09 AM  
**To:** Molly Orkild-Larson; Bingham Paul  
**Subject:** proposed Littleton Valley Villas

at Southwest corner of S. Platte Canyon Road and W Bowles Ave

The developer has approached both Littleton and Columbine Valley to annex the property and both cities turned it down, There is only 100 feet of contact with Arapahoe County and the developer is trying to do an "end run" to get his proposed 25 building duplexes in an area already impacted by heavy traffic.

I urge you and other members of the Arapahoe County Planning board to turn the developer down or tell him to present a more compatible plan.

Sincerely,

Lue Anne Robbins

**Molly Orkild-Larson**

---

**From:** mafbward@aol.com  
**Sent:** Tuesday, July 19, 2016 7:28 AM  
**To:** Molly Orkild-Larson  
**Subject:** proposed duplex development at Bowles/South Platte Canyon

Please do not allow this developer to go around both Littleton and Columbine Valley to build a multi family neighborhood right across the street from Columbine Valley Country Club fine homes. This corner is already very congested and such development would mean getting into and out of a neighborhood that would be very difficult. This is NOT a good fit for that land. I live about 1/2 mile north of this intersection and drive that road almost daily. It is already so congested from all the new apartments at Mineral and Platte Canyon and traffic just keeps getting more and more backed up.

Thank you,

Mary Ward  
5355 Mohawk Rd  
Littleton, CO 80123  
303-795-0504

District 1, Littleton

**From:** slwrock@comcast.net  
**Sent:** Tuesday, July 19, 2016 11:26 AM  
**To:** Molly Orkild-Larson  
**Subject:** against Littleton Valley Villa proposal

Dear Ms Larson,

I am writing today to express my concern of the proposed Littleton Valley Villas at the intersection of W Bowles and S Platte Canyon. From what I understand, there are 2 major problems with this proposal:

1. It is surrounded by the city of Littleton on 3 & 1/2 sides and Columbine Valley on 1/2 of a side. There are 100 ft. of contact with Arapahoe County on the south side. The developer has approached both the City of Littleton and Columbine Valley for annexation. He received no interest from either city. It never made it to either Planning Board.
2. The 50 "two-story, duplex/paired units" do not fit in with it's surroundings so that neither city is interested in it and the county should not approve it either. Going around these two cities with a poor proposal with the intent to annex into one of the cities with a product neither city liked is, at least, not ethical, and should not be allowed to happen.

It's quite obvious that this developer is trying to bypass the City of Littleton and Columbine Valley to get the approval, yet due to the property bounds, it seems that these two towns are the ones that should be making the final decisions. The property should simply be annexed into Littleton with a project that is acceptable to Littleton city planners.

I drive through that intersection very frequently. The traffic is already getting to be unbearable. Can you imagine the confusion and potential accident risks with more traffic coming in from 50 more homes on this small parcel of land? Fifty homes on 9 acres?? At that intersection? Where is the outlet for these homes? Onto Bowles? How?!

With the incredible recent growth on the Front Range and in our cities, I truly hope that planners like yourself will take this into consideration. I realize that developers exist to make money for themselves. But it seems that lately, every scrap of vacant land -- no matter how tiny and no matter where it's located -- is being developed with no forethought into the effects that it will have on the surrounding communities. There has to be a balance here. Or our city will become stressed to the point of no return.

Sorry. I didn't mean to be dramatic. I just think that we need to step back, take a breath and look more at the big/forward-reaching picture with development. Be smart about it.

Thank you,  
Sandy Werren  
S Mabre Ct.  
Littleton

**From:** marie adams <mna.art@gmail.com>  
**Sent:** Monday, July 18, 2016 2:28 PM  
**To:** Molly Orkild-Larson  
**Subject:** Littleton Valley Villas

Dear Ms. Orkild-Larson,

I am vehemently opposed to the dishonest proposal by KB Homes to develop Littleton Valley Villas for several reasons:

- 1) The density is outrageous for that parcel of land considering the surrounding neighborhoods.
- 2) I find the initial letter of intent to be utterly spurious. There are absolutely misleading lies by omission. Yes, they met with municipalities and a few (not many!) land owners. They do not say the response was tremendously negative! It is still tremendously negative!!! I have yet to talk to a single person who feels this development would be beneficial to the area, and I have gone door-to-door. This would certainly would NOT be "an outstanding and welcome addition to the community." The developers want to make money!!!!!!!! **Quick gains for the developer and long term losses for the community.**
- 3) Wilder Elementary classrooms are already physically overstuffed. **Higher class sizes are affecting quality of education and driving some families out, especially those that can afford private schools. We have already seen the adverse affects of development in this area. We should be learning from mistakes, not using them to justify new ones.**
- 4) Traffic at the Bowles/Platte Canyon intersection and beyond is already horrible at rush hours and just before/after the Wilder Elementary school day. My son is already barely at school on time with the bus, and most certainly late when the weather is inclement. Gridlock occurs for many blocks, probably well beyond where data was taken. I'm not sure I understand the entire traffic report, but I simply don't believe there would be no discernible negative impact. I don't know if data was actually taken beyond February 5th, but that was an early-release day at Wilder, creating an atypical traffic day. Also, there is a tremendous crunch after 8:45am and before 4:00pm with the beginning and end of the Wilder Elementary school day. Queue lines extend far beyond the provided turn lanes, greatly interfering with through traffic. I'm not sure these two times are adequately represented in the peak traffic hours, if at all. Additional entrance and exits will make this worse.
- 5) I am incredulous that KB Homes is pursuing this proposal with Arapahoe County after it was withdrawn from the City of Littleton due to a strong negative response. It seems underhanded to me. And does this not set up an adverse relationship between city and county? This isn't an outlying parcel of land, but entirely surrounded by municipalities... Why would you override those opinions?
- 6) And how could Arapahoe County possibly find a 50 paired-home development acceptable, when it rejected a single barn on the same land parcel in recent years????
- 7) Finally, I find the entire process tipped towards the developers. They have quick financial gains to make. This is their full time job. We hear about the process by random word-of-mouth. We have to provide up-to-date contact info for the local HOAs. I understand initial out-of-date info was provided by the developer? This is a conflict of interest. We have full time jobs and families... This is not our full time job. It has admittedly been hard to act when we haven't have real deadlines, etc, until now. These developments

proposals are forced through with paid traffic reports, plans, etc. There is a thin and false veneer of good will. At the end of the day, it is 50 paired homes on 5-1/2 lots!

We will remember this when it comes time to vote for County Commissioners in the future. I hope we will be re-electing commissioners who upheld the community's views.

Sincerely,  
Marie Adams

**From:** Charles Blosten <cblosten@gmail.com>  
**Sent:** Tuesday, June 07, 2016 3:52 PM  
**To:** Molly Orkild-Larson  
**Subject:** Littleton Valley Villas; Preliminary Development Plan Application

Arapahoe County Planning Commissioners  
Arapahoe County Planning Division

Valerian, on behalf of KB Home Colorado (developer) and Royce Smith (property owner), has submitted a Preliminary Development Plan application for a 5.6 acre site at 5977 S. Platte Canyon Rd., within unincorporated Arapahoe County, immediately adjacent to the City of Littleton. Currently, the property is zoned R-2, single family residential.

The development application attempts to justify rezoning the property to R-PM, to include 25 buildings, 50 "paired" residential units on a site that is less than six acres. The developer is requesting an **average** "net density" of almost 9 units to the acre. The current zoning, R-2, would allow the property owner to build single-family homes. It is apparent the applicant has failed to justify the proposed zoning; and, the proposal is in conflict with many sections of the county's Comprehensive Plan.

Furthermore, it is obvious and the applicant actually states, the **only** reason for requesting R-PM zoning, is, "*50 paired units (25 buildings) is the minimum number of units required to make the project **economically feasible.***" Since when is rezoning vacant property based solely on economic feasibility for a developer?

#### ARAPAHOE COUNTY COMPREHENSIVE PLAN

##### **Vision and Guiding Policies**

- \*Arapahoe County will be a place that "values its unique communities, businesses, neighborhoods and high quality of life."
- \*Treats residents fairly in the process of making land use decisions.

The developer of the subject property has not, in anyway, justified how the proposed development meets these two Vision and Guiding Policies. If the county truly does value its neighborhoods and treats its residents fairly, the county will REQUIRE the applicant to demonstrate how this project actually does "value its neighborhoods and high quality of life." Have the developer prove it has treated the residents fairly during the rezoning process. Since the applicant has filed for rezoning in the county, there has been no attempt to work with the adjoining residential neighborhood to make mutually agreeable land use decisions. The neighbors want to be treated "fairly" as required by the county's Plan. The applicants' sole goal is to build a development that is "economically feasible."

##### **\*Safe, Functional and Attractive Neighborhoods**

"The county will promote stable, safe and attractive new neighborhoods...and will seek to incorporate new development in existing neighborhoods so that it is appropriate in size, design and use."

The applicant has completely failed in justifying how the proposed development meets this Plan Policy. The project does not promote an attractive site that is appropriate in size, design and use with the adjoining neighborhood to the west.

#### Land Use Plan

"In the Urban Service Area (USA) new urban residential development, mixed with accompanying commercial and services, will be directed to areas contiguous to existing development. THIS NEW DEVELOPMENT SHOULD BE ANNEXED."

The county should direct the applicant to pursue annexation and rezoning in the City of Littleton. The property adjoins the City of Littleton on the west, north and east. It is most evident the property should be within the Littleton city limits. Most likely, the future residents will be served by Littleton Police, Fire, Public Works, etc. Therefore, the property owners should be paying Littleton taxes and get Littleton services.

"...must comply with all height restrictions and BE SIMILAR IN SCALE AND CHARACTER to single-family dwellings, in order to be COMPATIBLE WITH THE NEIGHBORHOODS IN WHICH THEY ARE TO BE LOCATED."

The proposed development is not similar in character, nor is it compatible with the neighborhoods located nearby. The neighborhood on the west is large lot. single-family; the applicant is proposing small lot, duplex type residential. How is this use compatible with the immediately adjacent use?

The applicant has not made any attempt to justify how their project is similar or compatible with the adjacent neighborhoods. The reason they have ignored this requirement is that their project is NOT compatible with any nearby neighborhood.

#### COUNTYWIDE POLICIES

##### GM-1:

Arapahoe County will have a land use pattern within well-defined boundaries that seeks to maintain a balance between development and the natural environment.

Has the applicant demonstrated how they have met this policy?

##### GM 1.2, GROWTH MANAGEMENT

Develop an Annexation Strategy for Development Within the Urban Service Area so that adequate public facilities and services can be provided to urban areas; the County will REQUIRE LAND WITHIN THE URBAN SERVICE AREA THAT IS UNINCORPORATED TO PURSUE ANNEXATION INTO A MUNICIPALITY AT THE TIME OF DEVELOPMENT.

The county Planning Commission and staff should insist the applicant annex into Littleton.

##### GM 4.2:

REQUIRE new development within the Urban Service Area to make a reasonable effort to annex into incorporated towns and cities.

The applicant did submit a development application with Littleton, but never pursued it to the planning board or a public hearing. It is obvious they did not make any reasonable effort.

##### GOAL GM 4.3

Promote infill development and redevelopment in the Urban Service Area.

Arapahoe County will promote infill development THAT IS COMPATIBLE WITH EXISTING LAND USES IN THE URBAN SERVICE AREA.

The applicant has failed to demonstrate how their project is anywhere near compatible with the existing neighborhood. The reason they have not done this is because the proposed development is NOT compatible with any nearby neighborhoods.

The application includes a right turn access from Bowles Ave. into the development. The City of Littleton controls access to/from Bowles Ave. and this right turn has not been approved by the city. Without this turn movement, the proposed development might not comply with the regulations of the Littleton Fire Department.

The applicant claims "the existing zoning is obsolete." They have not documented this statement with any facts or appropriate justification. The existing zoning might be difficult from an economic feasibility position, but how do they warrant that it is "obsolete?"

Furthermore, they claim, "the application addresses and conforms to the goals and objectives of the Arapahoe County Comprehensive Plan..."

And, they want to "clarify why we believe that this application is compatible with the surrounding area and believe it will be a welcome addition to the community."

Why didn't they prove in their submittals how the application conforms to the Plan, and why do they need to further clarify their position? They admit they have not proven any justification for their proposed rezone. Any clarification should be provided in writing, in advance so the neighbors can review and comment on it.

In summary, the applicant has:

not met the requirements of the Arapahoe County Comprehensive Plan for a rezone of this property

not made any effort to work with the adjoining neighborhoods

not made any substantive arguments justifying a rezone for 50 units on property that is adjacent to single-family residential, and

has presented arguments that are false and misleading.

Arapahoe County Planning should reject this application and direct the developer to annex into Littleton, per the Comprehensive Plan.

Sincerely,  
Charles Blosten  
Littleton, CO

Molly Orkild-Larson

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**From:** Greg Bobich <bobichdesigns@yahoo.com>  
**Sent:** Wednesday, June 15, 2016 5:42 PM  
**To:** Molly Orkild-Larson  
**Subject:** Littleton Valley Villas

Molly,

I want to say I oppose the addition of the new community or at least the way it is currently laid out. Why not just put in a 20 story high rise, you obviously do not live in the surrounding area? The traffic would be even worse than it is now, have you driven east on Bowles between 7:00 and 9:00 am (even better try it while it is snowing), the same goes for the return trip home in the afternoon? Why not add 10 homes on half acre lots and make them look really nice. The idea of 50 homes being stuffed into that little space is crazy. If it ever goes to a vote, I oppose the idea 100%. Why can builders/developers build larger homes on slightly larger lots, why do you have to be right on top of your neighbor. Have a great day and thanks for listening.

Greg Bobich  
720-344-8976

Molly Orkild-Larson

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**From:** Jeff T <jthomason70@gmail.com>  
**Sent:** Wednesday, June 15, 2016 5:08 PM  
**To:** Molly Orkild-Larson  
**Subject:** Bowles Ave and Platte Canyon Proposal

Hello,

I'm writing to dispute the 50 unit development at the corner of Platte Canyon and Bowles. I am a resident of the Hamlet neighborhood.

This is an already highly congested corner and the roads and infrastructure are not capable of handling the volume. Adding the development will create a hazard to the corner which is near Wilder elementary school and a school for the blind around which there is significant pedestrian traffic.

The streets there are already insufficient.

There has been insufficient measurement of the impact of the development and insufficient notification to and polling of the neighboring communities.

Additionally, we feel that the development is ill-conceived and would represent a detriment to the Arapahoe Co community as a whole.

Best Wishes,  
J. Thomason  
Littleton, CO  
303-919-6542

Sent from my iPhone

**Molly Orkild-Larson**

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**Subject:** FW: 50 duplexes

**From:** Perun, Michael [<mailto:PerunM@cintas.com>]  
**Sent:** Wednesday, June 15, 2016 3:52 PM  
**To:** Molly Orkild-Larson  
**Cc:** Suzanna ([sperunoid@me.com](mailto:sperunoid@me.com))  
**Subject:** RE: 50 duplexes

Molly,

I am against changing zoning to cram 50 units into a 5 acre home site especially for a company like KB Home that has a horrible reputation with projects all over the country. Attached is an article from Texas about a recent KB Home settlement for poor quality housing. Scary.

[http://www.mysanantonio.com/news/local\\_news/article/Mirasol-Homes-suit-settled-1391977.php%20](http://www.mysanantonio.com/news/local_news/article/Mirasol-Homes-suit-settled-1391977.php%20)

Will there be an opportunity for public discussion of this proposed zoning change to allow KB Home into this property?

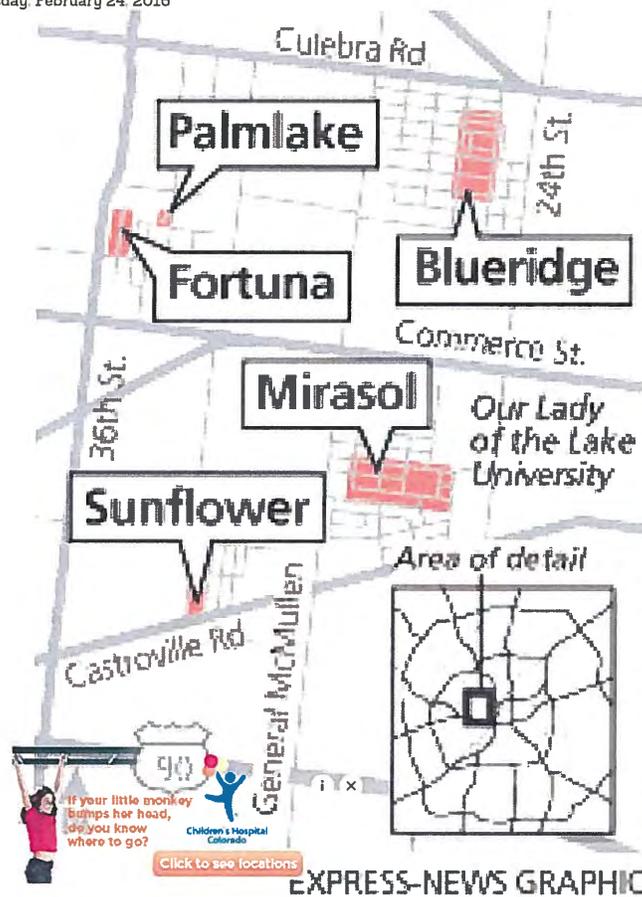
**Mike Perun | Protective Apparel Regional Manager**  
**TX, OK, NM, CO, UT, WY, ID and Western Canada**  
Cintas Corporation, 4700 S. Syracuse St. Denver, CO 80237  
office 281.669.6100 | fax 844.789.5910  
[perunm@cintas.com](mailto:perunm@cintas.com) | [cintas.com/frc](http://cintas.com/frc) | [cintas.ca/frc](http://cintas.ca/frc)



mySA [http://www.mysanantonio.com/news/local\\_news/article/Mirasol-Homes-suit-settled-1391977.php](http://www.mysanantonio.com/news/local_news/article/Mirasol-Homes-suit-settled-1391977.php)

## Mirasol Homes suit settled

By **Harisa King** Updated 10:58 am, Wednesday, February 24, 2016



Ending the city's most rancorous fight in the past 10 years over a public housing development, the companies that built the failed Mirasol Homes development have agreed to pay homeowners and the **San Antonio Housing Authority** \$20 million to settle claims of shoddy construction.

The agreement, approved Monday by the housing authority's board of directors, will give the 66 homeowners enough money to pay off mortgages or repair their homes and will allow the housing agency to remake the ailing West Side neighborhood.

The housing authority had accused national homebuilding giant **KB Home** and local developer Magi Realty of scrapping orders for custom-built homes in favor of plans for tract-built houses that were poorly constructed with cheap materials. Housing officials and city leaders cast Monday's settlement as a triumph of the underdog against corporate interests.

"Today is the dawn of a new beginning for our community and for the residents of Mirasol Homes," board Chairman **Ramiro Cavazos** said at a news conference at the agency's headquarters. "Never underestimate the tenacity and group power of San Antonio citizens against corporate leaders who are not committed to our community."

For the owners of the homes in Mirasol — made up of the Mirasol, Blueridge, Fortuna, Palmlake and Sunflower subdivisions — the settlement brings a welcome end to a bitter and protracted battle to repair major structural problems with the houses. The residents, who took part in a housing program aimed at turning the working poor into first-time buyers, expressed relief that the companies had cut a deal rich enough to restore their hopes of owning homes that would last.

"It was <sup>S</sup> long, hard-fought journey, but we stuck in there," said **Simon Arriaga**, a home health care worker who has lived in Mirasol Homes since 2001. "We kept going because a home is not just a home. It's a new beginning, and that's what we believed in and that's what we still believe in for our communities."

Although the settlement falls short of the plaintiffs' original claim of \$75 million, it stood in sharp contrast to an offer from KB Home and Magi Realty in 2008 for \$1.4 million, a figure that was rejected by the housing authority board.

The award will be divided, with about \$12 million going to the housing authority and \$8 million to be spread out among residents. Each homeowner will receive between \$60,000 and \$90,000, depending on damage to their homes and the original price of them.

The companies targeted by the lawsuit were tight-lipped about the agreement. KB Home released a brief statement through its spokeswoman, Cathy Teague.

"We are very pleased that the developer, subcontractors, third-party project manager and others came together through mediation to make an amicable agreement for all parties possible," she said.

An attorney for Magi Realty did not respond to a request for comment.

Judy Cooper, a spokeswoman for Heery International, the project management company, said only that the business was pleased that the matter had been resolved.

Mirasol Homes, built in 2001 with \$20 million from the U.S. Housing and Urban Development Department, replaced a decaying public housing project with 247 single-family homes.

Less than a year after homeowners moved in, complaints about loose cabinets, leaky windows and broken doors began. Persistent troubles spurred a resident uprising and badly damaged the faith of residents in the housing authority.

SAHA filed the lawsuit in 2007 and joined forces with the homeowners last year.

The legal effort gained momentum after SAHA tore down two of the houses to the studs. Inspectors discovered major structural flaws in the foundations, roofs and frames that exposed the houses to water damage, SAHA attorney Tim Alcott said.

The attorney for the homeowners, Frank Herrera, said the settlement marks more than a victory for his clients.

"The entire San Antonio community should celebrate now that taxpayer money is being returned to let them rebuild the community," he said.

The settlement ends a painful episode in the history of the housing authority, but officials hope that it marks the start of a new story about the recovery of the neighborhood.

"There's no amount of money that can replace all the birthday celebrations and barbecues that would have been had or were dampened, the financial hardship that many of you had to endure," Mayor Julián Castro told homeowners who attended the announcement.

"None of this can make up for that, but it is a great step forward."

Jessie Kirby, who moved into the neighborhood in 2001, said she's unsure if she'll use the money to repair her house, pay off the mortgage or look for a home elsewhere. She said her decision depends on more than money.

Although her home was badly flawed and flimsy, she said the bonds she formed with her fellow homeowners are lasting.

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**H E A R S T**

**Molly Orkild-Larson**

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**From:** Kathy Messenger <kathy\_messenger@yahoo.com>  
**Sent:** Wednesday, June 15, 2016 2:55 PM  
**To:** Molly Orkild-Larson  
**Subject:** Opposition to the plan for Littleton Valley Villas

Good Afternoon Ms. Orkild-Larson,

I wish to share with you my concern and opposition to the Littleton Valley Villas project. My husband and I have lived in Littleton since 1989. The proposed development is less than 1/4 mile east of our home. Since this project was first brought to the City of Littleton for approval and denied last year; I believe Arapahoe County needs to follow suit and deny the project as well.

I'm sure you are familiar with the intersection at Platte Canyon & W. Bowles. The traffic is very congested with no solution in sight for years. The development of Littleton Valley Villas will only make a bad situation worse. The thought of placing 50 units on 5.5 acres seems totally illogical especially when the ingress/egress will be so dangerous. I find the developers traffic study to false and completely disingenuous. How many accidents/ fatalities will result from such poor planning and in the name of PROFITS!

I have been told that Platte Canyon will eventually need to be widened to handle the increasing traffic. Placing this development on this property will only complicate that potential in the future. I am not against a property owner's right to sell or develop. I am against poor planning that results in lousy outcomes for citizens of this county that pay high taxes to live here. Arapahoe County needs to be reaching out to Jefferson County to the west in order to work together to find and plan better more workable solutions to traffic in the future. The parcel at Platte Canyon & W. Bowles is just one of a number of properties heading west that will ask to be developed in the future. W. Bowles can't be widened till you cross the county line.

We the citizens of Arapahoe County are already limited on our east/west and north/south routes. We typically leave our homes at about the same time and predictably return in mass 8-9 hours later. Please deny KB Homes the rezoning they are requesting. **Littleton Valley Villas was bad for the City of Littleton and it is bad for Arapahoe County.**

Thank you for your consideration.

Kathy Messenger  
5743 Shasta Circle  
Littleton, CO 80123



**ARAPAHOE COUNTY**  
COLORADO'S FIRST

## Phone Conversation

**Date:** June 15, 2016

**To:** File

**From:** Molly Orkild-Larson, Senior Planner

**Message from:** Unknown

**Subject:** Littleton Valley Villas Preliminary Development Plan

**Topics of Discussion:**

Left a message stating:

1. Opposed to having 50 duplexes at the corner of Bowles and Platt Canyon.



ARAPAHOE COUNTY  
COLORADO'S FIRST

## Phone Conversation

**Date:** June 15, 2016

**To:** File

**From:** Molly Orkild-Larson, Senior Planner

**Message from:** Tom John, The Hamlets

**Subject:** Littleton Valley Villas Preliminary Development Plan

### Topics of Discussion:

Left a message stating:

1. 50 units is nuts.
2. There is a lot of traffic congestion.
3. Believes there will be impacts to the existing neighborhood.
4. Problems with additional people from this development coming in.
5. Does not support this project.

Molly Orkild-Larson

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**From:** Erin Eastman <eastman.erin.e@gmail.com>  
**Sent:** Wednesday, June 15, 2016 12:39 PM  
**To:** Molly Orkild-Larson  
**Subject:** Littleton Valley Villas

Hello Molly,

I am writing to express my concern over the possible Littleton Valley Villas development. I live in Howarth Farms and I am not in favor of this development. I would increase Wilder and Goddard enrollment, already quite congested, and it would worsen traffic, despite what the traffic assessment shows. The traffic assessment was not done with normal Wilder traffic in mind.

In brief, I am NOT in favor of this development.

Sincerely,  
Erin Eastman



**ARAPAHOE COUNTY**  
COLORADO'S FIRST

## Phone Conversation

**Date:** June 15, 2016

**To:** File

**From:** Molly Orkild-Larson, Senior Planner

**Message from:** Pam Stordahl, 4501 W. Aberdeen Ave.

**Subject:** Littleton Valley Villas Preliminary Development Plan

### Topics of Discussion:

1. Opposed to the development.

**From:** hallmark68@comcast.net  
**Sent:** Wednesday, June 15, 2016 12:48 PM  
**To:** Molly Orkild-Larson  
**Subject:** 50 unit development - Bowles/Platte Canyon

Molly -

I oppose the proposed development/building of 50 units on the S.W. corner of Bowles and S. Platte Canyon.

1. It is inconsistent with the neighborhood characteristic of single family houses.
2. This development will adversely affect traffic flow and congestion to an over-taxed, major artery and dangerous intersection. Current traffic has already compromised public safety. An addition 50 units, with at least 50 vehicles, will do nothing to enhance, much less benefit traffic flow, infrastructure maintenance, or any other aspect of public safety. Ingress, egress and pedestrian issues will just create another bottle neck on an already highly trafficked route.
3. The economic impact will also be negative. Property values will be adversely affected because of the increased population, radical change in the neighborhood's demographic and social profile, and a significant change to the common architectural integrity enjoyed and valued by the current residents in the surrounding neighborhoods of The Hamlet, Howarth Farms, Coventry, South Bowmar, Bowmar and Columbine Country Club as well a properties/developments to the East on Bowles such as Brookhaven.
4. The current residents do not support this plan.
5. If polled, I am sure that the current commuting/driving population would not support this plan.

As a Senior Planner, I know that these are significant factors that need to be considered by you in calculating any approval recommendation. Any one, if not all should be enough to turn this plan down.

Thank you for the opportunity to express my opposition.

Donald J. Genna  
4538 W. Lake Circle South  
The Hamlet  
Littleton, CO 80123

Molly Orkild-Larson

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**From:** jodyb2@aol.com  
**Sent:** Wednesday, June 15, 2016 2:34 PM  
**To:** Molly Orkild-Larson  
**Subject:** Littleton Valley Villas

Molly,

Just a note to say I am opposed to this proposed plan. The impact to traffic alone is a huge negative to this development. While Columbine Valley may be on a mission to cram as many new housing units at the corner of Bowles and Platte Canyon to enhance their tax basis, the current infrastructure cannot handle the influx of new residents and there is no where to expand Bowles or Platte Canyon to handle the traffic.

Jody B. Rucinski  
The Hamlet

Molly Orkild-Larson

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**From:** Heather Miller <hdomiller@gmail.com>  
**Sent:** Wednesday, June 15, 2016 2:42 PM  
**To:** Molly Orkild-Larson  
**Subject:** Opposition to proposed Littleton Valley Villas development at Platte Canyon & Bowles

Molly -

I oppose the proposed development/building of 50 units on the S.W. corner of Bowles and S. Platte Canyon.

1. It is inconsistent with the neighborhood characteristic of single family houses.
2. Despite the results of the "traffic study", it is quite obvious that this development will adversely affect traffic flow and congestion to an over-taxed, major artery and dangerous intersection. Current traffic has already compromised public safety. An addition 50 units, with at least 50 vehicles, will do nothing to enhance, much less benefit traffic flow, infrastructure maintenance, or any other aspect of public safety. Ingress, egress and pedestrian issues will just create another bottle neck on an already highly trafficked route.
3. The economic impact will also be negative. Property values will be adversely affected because of the increased population, radical change in the neighborhood's demographic and social profile, and a significant change to the common architectural integrity enjoyed and valued by the current residents in the surrounding neighborhoods of The Hamlet, Howarth Farms, Coventry, South Bowmar, Bowmar and Columbine Country Club as well a properties/developments to the East on Bowles such as Brookhaven.
4. The current residents do not support this plan.
5. Local schools are already overburdened.

Thank you for the opportunity to express my opposition.

Heather Miller  
5970 S. Cimarron Way  
Littleton, CO 80123

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Molly Orkild-Larson

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**From:** Doug Monick <dougmonick@yahoo.com>  
**Sent:** Wednesday, June 15, 2016 4:20 AM  
**To:** Molly Orkild-Larson  
**Subject:** Opposition to Littleton Valley Villas

Ms. Morkild-Larson,

Hello. As a resident of Bow Mar South (5729 Snowberry Dr), I would like to state my opposition to the proposed plan for building Littleton Valley Villas as described. I am not in favor of allowing the increased density in this area. The affects this would have on traffic, schools, and overall infrastructure, I feel are detrimental to this area. I don't feel these plans have been thoroughly communicated to the local residents.

Thanks  
Doug Monick

Sent from my iPad

Molly Orkild-Larson

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**From:** Todd Stohler <TStohler@spineology.com>  
**Sent:** Wednesday, June 15, 2016 9:20 AM  
**To:** Molly Orkild-Larson  
**Subject:** Littleton Valley Villas opposition

Molly

I am a resident of the Bow Mar South neighborhood and have been a member of the HOA board for the past five years. During this time we have had multiple proposals, and some presentations, as it relates to the Water Board property development on Bowles. However, we have not been approached by the Littleton Villas developer as it relates to their proposed plan. I would suspect that is because the board has adamantly opposed any further development along Bowles to further increase high density homeownership. The traffic along Bowels and Platte Canyon has significantly increased over the 10 years that I've lived in this area. This coincides with the recent development of the Taylor Morrison property across from Walmart as well as the small subdivision on Platte Canyon just south of Bowles. The Littleton Valley Villas project would be the third housing development project in the last two years on essentially the same corner. I am opposed to this project moving forward to add to to an already overdeveloped area.

Sent from my iPhone

Molly Orkild-Larson

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**From:** Constance Thomason <ctmiller0503@hotmail.com>  
**Sent:** Wednesday, June 15, 2016 9:37 AM  
**To:** Molly Orkild-Larson  
**Subject:** Fwd: Dispute regarding development at Platte Canyon and Bowles

Thank you,  
Constance 303.919.6582

Begin forwarded message:

**From:** <[ctmiller0503@hotmail.com](mailto:ctmiller0503@hotmail.com)>  
**Date:** June 15, 2016 at 9:20:44 AM MDT  
**To:** <[morkild-larson@arapahogov.com](mailto:morkild-larson@arapahogov.com)>  
**Subject:** **Dispute regarding development at Platte Canyon and Bowles**

Hello Molly

I'm writing to dispute the 50 unit development at the corner of Platte Canyon and Bowles. I am a resident of the Hamlet neighborhood.

This is an already highly congested corner and the roads and infrastructure are not capable of handling the volume. Adding the development will create a hazard to the corner which is near Wilder elementary school and a school for the blind around which there is significant pedestrian traffic.

The streets there are already insufficient.

There has been insufficient measurement of the impact of the development and insufficient notification to and polling of the neighboring communities.

Thank you,  
Constance 303.919.6582

Molly Orkild-Larson

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**From:** Rich Deutsch <rdeutsc@icloud.com>  
**Sent:** Tuesday, June 14, 2016 1:19 PM  
**To:** Molly Orkild-Larson  
**Subject:** proposed Littleton Valley Villas

Molly,

as someone who drives east on Bowles every morning rush hour, I cannot overstate what a bad idea I think it is to put 50 families into that proposed Littleton Valley Villas space on the intersection of Bowles and Platte Canyon.

I already have a list of planners working for the City of Littleton that I think badly of every time I experience east bound traffic backed up like a parking lot from Santa Fe to Pierce. ANYTHING that adds to that mess is a very bad idea.

Please stop this crazy plan.

Rich Deutsch  
5752 S Sheridan Blvd  
LITTLETON, CO

Molly Orkild-Larson

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**From:** Benjamin Franzen <ben.franzen@walrathhvac.com>  
**Sent:** Wednesday, June 15, 2016 7:49 AM  
**To:** Molly Orkild-Larson  
**Subject:** Littleton Valley Villas

Good morning Molly,

I am a home owner and resident of the Hamlet neighborhood and am reaching out regarding a newly proposed development on the corner of Bowles and Platte Canyon.

The project is called LITTLETON VALLEY VILLAS and is located in the NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 68 W OF THE 6TH P.M. COUNTY OF ARAPAHOE, STATE OF COLORADO

I have examined the plans and I know the site well and wish to **object strongly** to the development of these duplexes at this location. There is no need for additional high density housing in this area and would only add traffic to an already busy intersection and decrease current property values. I do NOT believe this would be a welcome addition to the community and the neighbors I have spoken to (at least the ones who have heard of it) are opposed to the proposal as well.

Thanks for your consideration to the matter.

Respectfully submitted,

Ben Franzen  
4295 West lake Circle S  
Littleton, CO 80123

From the desk of:

**Benjamin D. Franzen**

WALRATH HVAC

(303) 232-1007

[WALRATHHVAC.COM](http://WALRATHHVAC.COM)

Molly Orkild-Larson

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**From:** Nanci Bottcher <nancibottcher@gmail.com>  
**Sent:** Tuesday, June 14, 2016 1:07 PM  
**To:** Molly Orkild-Larson  
**Subject:** Littleton Valley Villas Proposal

Hello Molly,

I would like to contact you in regards to the Littleton Valley Villas Proposal and register a "nay" for the project. Thank you for accepting our feedback.

**Nanci Bottcher**  
Vice Chairman Marketing Director  
Office: 303-797-1764  
Cell: 720-984-9670  
Youngevity: [www.nancibottcher.my90forlife.com](http://www.nancibottcher.my90forlife.com)

*When you have your health, you don't think twice about what you **CAN** do*

*When you lose your health, you can only think about what you **CAN'T** do.*

*If you want to always be able **TO**, take the best care of **YOU**.*

Molly Orkild-Larson

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**From:** McFall, Matt <mmcfall@lockton.com>  
**Sent:** Tuesday, June 14, 2016 11:37 AM  
**To:** Molly Orkild-Larson  
**Cc:** 'mcfallmail@yahoo.com'  
**Subject:** Littleton Valley Vistas - Nay

Ms. Orkild-Larson,

I hope this finds you well. We are writing to express our strong opposition to the proposed Littleton Valley Vistas project. I believe the developer's tactics are to attempt an end-run around the will of the neighborhood after their first attempt of going through the city of Littleton was withdrawn following the overwhelming opposition. In no way does this proposed development provide any form of enhancement, as they have offered. The residential impact studies are disingenuous at best. To be sure, I have never seen a developer provide a third-party study actually supporting the negative traffic and housing congestion that will be caused by their project. I believe it is obvious to any reasonable person that shoe-horning 50 duplexes into such a tight parcel is a horrible idea for every stakeholder other than the one who will profit financially. Please protect our reasonable approach to growth by voting nay on this irresponsible proposal.

Respectfully,  
Matt & Maureen McFall  
5855 S. Lupine Drive  
Littleton CO 80123

Molly Orkild-Larson

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**From:** Rob Payne <paynerc@comcast.net>  
**Sent:** Tuesday, June 14, 2016 2:05 PM  
**To:** Molly Orkild-Larson  
**Subject:** Registering my objection to the Proposed Littleton Valley Villas

Dear Ms. Morkild-Larson –

I am writing to register my opposition to the proposed Littleton Valley Villas at the corner Platte Canyon and Bowles. I have read the proposal, letter of intent, and traffic study. As a neighbor and parent of a child in 3<sup>rd</sup> grade at Wilder Elementary, I believe this proposed development and change of zoning does not fit with the current neighbors and would add too much traffic to an already congested intersection. I am also concerned about the seemingly disingenuous language in the proposal. Specifically:

- 1) Characterization of the neighborhood communications – It is my understanding that the developers initially proposed to the City of Littleton and were met with very strong opposition, leading to their withdrawal and eventual re-proposal to Arapahoe County. Many of our neighbors in the Hamlet are not even aware of the restart of this development effort. I would be shocked if folks have changed their mind.
- 2) Traffic Study – I have been told by a neighbor that the traffic study was conducted on February 5, 2015 on an early release day for Wilder Elementary. If true, this is surely purposeful and disingenuous, and not representative of a typical traffic afternoon.
- 3) Characterization of surrounding neighbors as “moderate to high density” – I am not an expert on these terms, but the map shows that the new development would be surrounded on the west and south by moderate to large homes on ¼ acre or more, on the east by a small shopping center, and on the north by large meadows and a few government buildings. Hardly moderate to high density to me.

Please protect the nature of the surrounding neighborhoods and reject this proposal. Thank you!

Rob

Rob Payne  
5600 Blue Sage Dr.  
Littleton, CO 80123  
[paynerc@comcast.net](mailto:paynerc@comcast.net)  
303.396.4227

Molly Orkild-Larson

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**From:** Alison Nelligan <alisonnelligan@gmail.com>  
**Sent:** Tuesday, June 14, 2016 8:07 PM  
**To:** Molly Orkild-Larson

Dear Ms. Morkild-Larson,

This email is in response to the deadline for input on the proposed Littleton Valley Villas. I am emphatically not in favor of this development, from any angle. As it is, the recent development at a Wilder Lane will influence traffic and school attendance in ways we have yet to fully know, not to mention the effect on our schools that is still being managed due to the apartment complexes down the street at Mineral. If we continue to develop property at such a high rate and at the significant density which is proposed, we need to take corollary significant action to manage the effects on our community. No such actions have been addressed or even acknowledged as necessary, and in fact the letter of intent from the developer waves away any concerns as inconsequential. I strongly disagree. I have lived in an adjacent neighborhood for 13 years, and have seen the influence that new development brings. It is not without consequences for all of us in Littleton.

I do not support the proposed Littleton Valley Villas, and I hope you don't, either.

Sincerely,  
Alison Nelligan  
5193 Tule Lake Dr.  
Littleton, CO 80123

Molly Orkild-Larson

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**From:** Al Geyer <apgeyer@comcast.net>  
**Sent:** Tuesday, June 14, 2016 9:22 PM  
**To:** Molly Orkild-Larson  
**Subject:** Opposition to Littleton Valley Villas

Due to significant traffic concerns I am opposed to the overly-dense Littleton Valley Villa plan.  
Thank you for your consideration,  
Al Geyer  
BMS resident

Molly Orkild-Larson

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**From:** wrhotel@aol.com  
**Sent:** Wednesday, June 15, 2016 12:36 PM  
**To:** Molly Orkild-Larson; Jan Yeckes  
**Subject:** Littleton Valley Villas

Molly and Jan,

I've reviewed the latest plans on the Villas, and although there are some minor changes, the setbacks are still unreasonable for the bordering neighbors and the density is inner-urban. This is not respectful of Littleton or Arapahoe County's surrounding character.

The revised plan also still includes the highly dangerous right turn lane as one goes down the hill toward the stop light at Platte Canyon and Bowles. I suggest you drive this at speed and imagine trying to stop there on ice. Any traffic study that approves that turn is unrealistic.

Please deny this plan as drawn. As I mentioned before, this should be recognized as a developable site, but the development layout and density are dangerous and not appropriate.

I'd be glad to respectfully answer any questions.

Best,

Bill Hopping  
Area resident and Littleton City Council District 1 representative



ARAPAHOE COUNTY  
COLORADO'S FIRST

## Phone Conversation

**Date:** June 15, 2016

**To:** File

**From:** Molly Orkild-Larson, Senior Planner

**Conversation with:** Nancy Mutz

**Subject:** Littleton Valley Villas Preliminary Development Plan

**Topics of Discussion:**

Contacted me to let me know that the following:

1. The intersection of S. Platte Canyon Road and W. Bowles Avenue is jammed with cars and more road infrastructure is needed before adding more homes to the area.

**Molly Orkild-Larson**

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**From:** Jennifer Moxon <jenmoxon@gmail.com>  
**Sent:** Tuesday, June 14, 2016 9:41 PM  
**To:** Molly Orkild-Larson  
**Subject:** Opposition to Littleton Valley Villas

I wanted to write to urge you to oppose the proposed Littleton Valley Villas development plan. This type of high density housing plan does not offer any positive outcomes for neighboring families, schools, or Littleton's high quality standards. Thank you for your consideration.

Jennifer Moxon  
Life long Littleton resident  
303-875-0838

Molly Orkild-Larson

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**From:** C Church <ccchurch4@gmail.com>  
**Sent:** Tuesday, June 14, 2016 10:02 PM  
**To:** Molly Orkild-Larson  
**Cc:** Vern Church  
**Subject:** Littleton Valley Villas - In Opposition

Hello Molly -

I'm writing to you in opposition of the proposed Littleton Valley Villas project on the SW corner of Bowles and Platte Canyon. My understanding is that this development is planned for 50 duplex units on 5 acres. I'm opposing this development for the following reasons:

- 1) Traffic east bound on Bowles and southbound on Platte Canyon during the morning rush and other peak traffic periods is already highly congested. This is the main exit point for our community for the majority of residents who work in the DTC, downtown Denver and the Denver metro area in general. Add winter and bad weather and it becomes gridlock that lasts over an hour. The increased traffic that would be generated at this intersection by such a highly dense housing development makes absolutely no sense. I do not believe there is any traffic mitigation solution that would change the current situation or offset the increased traffic loads at this intersection.
- 2) 50 duplex units on a very small footprint that is surrounded by communities like Coventry, The Hamlet, Howarth Farms, Bowmar South, Columbine Valley, Columbine Country Club, Burning Tree, etc. is not comparable with the current community and master planning for columbine valley and surrounding areas. We are not a highly dense housing community.
- 3) Wilder elementary, the home elementary school for this development, is already at capacity (indeed, over capacity based on current classroom sizes) and adding this number of homes & residents will severely overburden our grade school and impact its ability to stay at its current level of excellence. This burden would be in addition to that of the proposed Wild Plum Farms, the new apartment complexes on Mineral and the handful of other new housing developments in the area.

I am a resident of The Hamlet and before today, have never heard of this proposed development. I have discussed it quite a bit with many of my neighbors today, and no one I've spoken with is in favor of this project. The overwhelming opinion is that it will not enhance our community, but severely detract from it.

Thank you very much for your consideration on this matter.

Chris Church

Molly Orkild-Larson

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**From:** Laura Yetzer <laurayetzer@msn.com>  
**Sent:** Tuesday, June 14, 2016 9:56 AM  
**To:** Molly Orkild-Larson

To Whom it May Concern,

I am writing to share my opposition of the proposed Littleton Valley Villas development.

Sincerely,  
Laura Yetzer  
5601 Morning Glory Lane  
Littleton, CO 80123

Molly Orkild-Larson

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**From:** Ted Graham <TGraham@mwdtrading.com>  
**Sent:** Tuesday, June 14, 2016 2:31 PM  
**To:** Molly Orkild-Larson  
**Subject:** Littleton Valley Villas

Molly:

I'm writing to register my opposition to the Littleton Valley Villas project. The current plan is too dense for that corner and the additional traffic will negatively impact an already over-loaded intersection.

best,  
Ted

Molly Orkild-Larson

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**From:** ROBINETTE, ROBERTA M <rr746j@att.com>  
**Sent:** Tuesday, June 14, 2016 2:36 PM  
**To:** Molly Orkild-Larson  
**Subject:** Opposition to proposed Littleton Valley Villas

Ms. Orkild-Larson,

I am writing today to express my **adamant opposition** to the proposed development of the Littleton Valley Villas which would be located at the southwest corner of Bowles and Platte Canyon. I am a resident of Bow Mar South and I have several concerns regarding this development proposal. My first concern is the impact it will have on the traffic in the area. This area is already extremely congested throughout the day and adding more residents into this dense area will make that congestion worse. Depending on the time of day, I currently find that I have to sit through several light changes before I am able to access my neighborhood. Adding more residents into this area will only make the wait times that much longer and current residents' frustration more problematic. I also find that due to frustration with traffic congestion several motorists begin to run lights which creates a more dangerous intersection, one which children cross throughout the day. I am also concerned about the impact it will have on our elementary school. My son attends Wilder elementary and I can tell you that this school cannot continue to take on more students. Current class sizes are already too big and adding more children into the system will only add to the problems. It is my understanding from the developer's letter that they held a meeting with the adjacent property owners, I would like to request that the opinions of property owners surrounding the area be taken into account as well. It is not just the adjacent property owners that will be affected by this development. We all need access to the roads and our children also attend the schools. **In conclusion, I am respectfully requesting that the proposed development of the Littleton Valley Villas be denied.**

Thank you for your consideration on this matter,

Roberta Robinette  
4440 Marigold Lane  
Littleton, CO 80123

Molly Orkild-Larson

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**From:** Robertson, Gordon - Parks & Rec <Gordon.Robertson@denvergov.org>  
**Sent:** Tuesday, June 14, 2016 2:51 PM  
**To:** Molly Orkild-Larson  
**Subject:** Littleton Valley Villas

I am a Littleton resident of 9 years and currently live at 5028 W. Maplewood Ave. I am opposed to this proposed development for many reasons not the least of which is the already overcrowded Bowles Ave and the completely under developed Platte Canyon road that are supposed to handle MORE traffic? This is a poorly planned idea in an area with underdeveloped infrastructure. Please do not allow this to move forward and register my comment as AGAINST.

Thank you,

Gordon Robertson



Gordon Robertson | Director, Park Planning+Design+Construction  
Parks and Recreation | City and County of Denver  
720.913.0615 Phone | 303.349.9997 Cell  
[gordon.robertson@denvergov.org](mailto:gordon.robertson@denvergov.org)

Molly Orkild-Larson

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**From:** Maria Keeney <romkeeney@comcast.net>  
**Sent:** Tuesday, June 14, 2016 12:53 PM  
**To:** Molly Orkild-Larson  
**Subject:** Littleton Valley Villas project - Please stop this project

Hi Molly,

My name is Maria Keeney and I live in the Bow Mar neighborhood. I am very much opposed to the plan of adding 50 family units to such a small space in the corner of Platte Valley and Bowles. I drive through that intersections at least 5 times a day and the traffic is too heavy most often. I have to sit and wait at least one if not two traffic lights when I go north on Platte Valley to Lowell, sit and wait sometimes up to three traffic light changes in the hours of 3 to 6 going from Lowell to Bowles in any direction east or west. I do not see how you will fix this current problem if you add 50 more family units as in the proposed Littleton Valley Villas.

I hope this email makes a difference and if I am sending to the wrong person, let me know who is the correct person and email.

I appreciate your time.

Sincerely,

Maria Keeney

**Molly Orkild-Larson**

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**From:** Perun, Michael <PerunM@cintas.com>  
**Sent:** Tuesday, June 14, 2016 11:14 AM  
**To:** Molly Orkild-Larson  
**Subject:** 50 duplexes

Molly,

I live off of Bowles in Littleton and I am concerned about the information that I am hearing regarding a 50 unit duplex that is being considered on the southwest corner of Platt Canyon and Bowles.

What is being considered for approval?

**Mike Perun**  
office 281.669.6100 | fax 844.789.5910

This e-mail transmission contains information that is intended to be confidential and privileged. If you receive this e-mail and you are not a named addressee you are hereby notified that you are not authorized to read, print, retain, copy or disseminate this communication without the consent of the sender and that doing so is prohibited and may be unlawful. Please reply to the message immediately by informing the sender that the message was misdirected. After replying, please delete and otherwise erase it and any attachments from your computer system. Your assistance in correcting this error is appreciated.

Molly Orkild-Larson

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**From:** Renet Greer <rzgreer@gmail.com>  
**Sent:** Tuesday, June 14, 2016 11:04 AM  
**To:** Molly Orkild-Larson  
**Subject:** Littleton Valley Villas

Dear Ms. Orklid-Larson,

I was just made aware of a proposed development located at 5977 S. Platte Canyon Rd, Parcel number 2077-19-1-00-045. My family and I live in the Coventry neighborhood which is in close proximity to this location and I am extremely concerned about this proposed project. The area is already congested, particularly during peak travel times. The elementary school is busting at the seams with classes being held in a trailer that is on the property. Cramming 50 homes into a small space, will compound all of the problems that we are already facing. Not to mention, it would be an eyesore, it seems like in recent years any open space has been gobbled up by developers to put up paint-by-number homes. It is a real shame that the area seems to be turning into just another cookie-cutter suburb and we are losing what has made Littleton so special and a great place to raise a family.

Please don't let this project go through. Thank you kindly for your attention to this matter.

Take Care,  
Renet Greer  
303-875-0387

Molly Orkild-Larson

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**From:** Todd Mulholland <todd.mulholland@gmail.com>  
**Sent:** Tuesday, June 14, 2016 12:24 AM  
**To:** Molly Orkild-Larson  
**Subject:** Littleton Valley Villas

Please let this serve as my official request to deny the construction of the Littleton Valley Villas. The roads in that area are already too congested.

Todd Mulholland

Molly Orkild-Larson

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**From:** Lessmann, Ryan P. (Denver) <LessmannR@jacksonlewis.com>  
**Sent:** Tuesday, June 14, 2016 6:49 AM  
**To:** Molly Orkild-Larson  
**Subject:** Littleton Valley Villas proposal

Dear Ms. Orkild-Larson and other whom it may concern:

I am writing to express my intense opposition to the proposed development of the Littleton Valley Vistas, proposed to be squeezed into the 5.5 acre parcel off Bowles. The houses and neighborhoods around that area are some of Littleton's finest, and the community in those neighborhoods is unparalleled. Cramming 50 duplexes into a parcel of land would simply destroy the character of the neighborhoods. It would also add congestion to an already overly-congested Bowles avenue. Bowles is a veritable highway. Adding 50 houses will only worsen the situation. The traffic study conducted is disingenuous, as it did not capture peak usages times, including school days at Wilder Elementary (the study was conducted on an early-release day at Wilder).

This neighborhood would not be an "outstanding and welcome addition" to the community. Quite the opposite.

City planners should put Littleton on the forefront of strong community development, and place high-density housing in the right locations. Use the parcel of land to build a community park for all to enjoy, and put in a bike lane on Bowles so one can actually get to downtown Littleton without fear of getting crushed by traffic.

Please take this into consideration.

Thank you, Ryan

Ryan P. Lessmann  
Attorney at Law  
Jackson Lewis P.C.  
950 17th Street, Suite 2600  
Denver, Colorado 80202

303.225.2418 | Direct  
303.892.5575 | Fax

[lessmannr@jacksonlewis.com](mailto:lessmannr@jacksonlewis.com)

[www.jacksonlewis.com](http://www.jacksonlewis.com)

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Molly Orkild-Larson

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**From:** Chris Thompson <chris@chthompsonco.com>  
**Sent:** Tuesday, June 14, 2016 7:07 AM  
**To:** Molly Orkild-Larson  
**Subject:** Comments on the Littleton Valley villas

Hi Molly,

I am a resident in the Bow Mar South residential community, and also a real estate developer by profession. I am generally not opposed to the concept of developing new duplexes on the SW corner of Bowles and Platte Canyon, and I think KB Homes is a good builder. However, I have some serious problems with the site plan. As a planner, you know that it is often difficult to accommodate quality growth that will benefit the community and also be economically viable for the developer. Sometime, the site just doesn't work well for either. In reviewing the site plan, there appears to be significant problems that I believe would be detrimental to the overall community.

First, the access point to the property on Platte Canyon will be dangerous for both pedestrians and drivers. Unless there is a signal at this new "full movement" intersection, it needs to be eliminated. Traffic jams at the intersection of Bowles and Platte Canyon is horrendous during both rush hour periods. Wilder Elementary School, and Goddard Middle School students, use the bike path to for school. Because of the complexity of the traffic with multiple intersections for autos and pedestrians, not having a signal at the intersection would be irresponsible for safety and also would reduce the likelihood of parent allowing kids to ride/walk to school. I'm sure it's a long term vision of the City to provide for a more walkable community. This intersection would diminish that vision, and be a safety problem.

Second, there is just not enough parking provided in the plan. Duplex projects need ample parking, especially with today's multi-generation or rental arrangements. Additional parking will probably reduce the amount of units, or tweak the site in some other way. The developer will say it has a negative impact on the economics of the project. This is not the problem of the City. It is because the land seller is requiring such a high price that the developer must jam in too many units to be profitable. If a developer claims "at that density it just doesn't make sense" its code for I have over paid for the land based upon what the community/city will reasonably permit. The developer will need to renegotiate the price to make the economic work to provide for more parking a quality development. If he is unable to do so, that is the developer and the land owners problem and they will need to resolve it.

Finally, the project should have a perimeter fence constructed of brick and similar to the other brick fences on adjacent properties. As a previous President of the Bow Mar South HOA and in charge of replacing the old wood fence along Bowles, the wood just doesn't work, will look bad in a short period of time. Again, the developer will claim it's too expensive, but his is an economic issue between the land seller and the developer, and should be required by the City.

Thanks for your time and your good work!

Chris Thompson  
C.H. Thompson Company, LLC  
5753 Shasta Circle  
Littleton, CO 80123  
303-253-2685  
[chris@chthompsonco.com](mailto:chris@chthompsonco.com)

Molly Orkild-Larson

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**From:** Scott Newcomb <scottlnewcomb@yahoo.com>  
**Sent:** Tuesday, June 14, 2016 11:28 AM  
**To:** Molly Orkild-Larson  
**Subject:** Littleton Valley Villas proposal

Hi Molly,

I live in Coventry and heard this morning that a developer wants to build a 50 unit building at the corner of Bowles and Platte Canyon. I want to let you know that we are not in favor of this development due to the amount of traffic it would bring to an already busy intersection and the density of 50 units on just over 5 acres. The elementary school is already at capacity and this would lead to more overcrowding at the school.

Thank you for your time,

Scott

**Molly Orkild-Larson**

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**From:** Tracie Preston <traciepreston@ymail.com>  
**Sent:** Tuesday, June 14, 2016 12:32 PM  
**To:** Molly Orkild-Larson  
**Subject:** Littleton Valley Villas

Hello,

My name is Tracie Preston. I'm a current resident in Bow Mar South off of Bowles and Lupine.

I just wanted to write to state our family's opposition to the proposed Littleton Valley Villa development on the corner of Platte Canyon and Bowles.

The traffic going east on Bowles is often backed up past the Grant Ranch light signal in the mornings until close to 9:00am and is absolutely abominable going west anytime in the late afternoon / early evening. The gate in the middle of our neighborhood precludes us from using any route other than Bowles during peak traffic times, so adding to the population this significantly will directly affect us.

My kids do not attend public school, but my understanding is that there is little room for the kids who are already within the Wilder school district, so I believe that would negatively impact the current population.

Finally, this type of development is bound to have a negative impact on our property values and potentially the crime in the area.

We hope that you will consider the overwhelming community opposition about this proposal and deny the developer's application.

Thank you,

Tracie Preston

5825 South Lupine Dr.

Littleton, CO 80123

Molly Orkild-Larson

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**From:** Denise Ablin <dbablin@yahoo.com>  
**Sent:** Tuesday, June 14, 2016 1:04 PM  
**To:** Molly Orkild-Larson  
**Subject:** Concerns about Littleton Valley Villas

Hello Molly,

I am a concerned resident of Littleton who uses the streets surrounding the proposed Littleton Valley Villas development on a daily basis. I have read through the traffic study posted on the county's website. Despite the study's conclusion that this development would have no impact on local traffic, I do not agree. The intersection of Bowles and Platte Canyon is already extremely congested during peak times. I live in Coventry (off of Bowles to the West of Platte Canyon) and there are many days where I turn out of my neighborhood going East on Bowles and come to an immediate dead stop. It is then stop and go all the way past Platte Canyon. It is noticeably worse during the school year as well when buses and additional traffic are all trying to get kids to the local schools (namely Wilder and Goddard, but also to local private schools such as St. Mary's).

Adding another 50 homes, many of which will have 2 vehicles means an extra 100 cars piling onto Bowles during peak times. I do not believe this will have "no discernible impact" on the traffic on Bowles as concluded in the traffic study.

In addition to the traffic, I (and many of my neighbors) are concerned about the impact the additional homes will have on class sizes at the local schools. For example, Wilder already has class sizes at 30 or more children per classroom (class sizes are larger in the older grades). The school was not built to house so many students and many of the classrooms are small, cramped and cluttered. I know many families who have complained about the class sizes and the size of the classrooms themselves and some who have left the school because of this. Wilder is a very sought-after school and we would like to keep it that way.

Can you please advise what the process is for determining whether KB can move forward with this proposed development?

Thank you,  
Denise Slucki  
[dbablin@yahoo.com](mailto:dbablin@yahoo.com)

Molly Orkild-Larson

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**From:** Deb Benjamin <deborahbohio@yahoo.com>  
**Sent:** Tuesday, June 14, 2016 7:32 PM  
**To:** Molly Orkild-Larson  
**Subject:** Opposition to the Littleton Valley Villas

Dear Ms. Orkild-Larson,

As a ten year resident of Littleton that lives approximately 2-3 minutes from the intersection of Platte Canyon and Bowles Ave, I am very concerned over the proposed building of 50 homes at this very corner in Littleton. I am increasingly frustrated at the backup of traffic every morning along Bowles Ave. It is worse when school is in session and makes traveling along this road so slow that I am forced to leave for the office up to 20-30 minutes earlier if I wish to arrive on time.

Do we really need another development in this part of our town?

We have seen the destruction of the lovely old Willowcroft Manor to make way for patio homes.

Now KB Home Colorado wants to cram 50 "paired units" into the small plot of land at Bowles and Platte Canyon.

That will just put additional strain on the traffic flow in the area, not to mention on Wilder Elementary, which is already bursting at the seams.

I oppose this proposal as a tax payer and voter.

Thank you.

Deborah Benjamin

Molly Orkild-Larson

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**From:** Marissa Wheeler <mwhee02@yahoo.com>  
**Sent:** Tuesday, June 14, 2016 10:40 PM  
**To:** Molly Orkild-Larson  
**Subject:** No to Littleton Valley Villas

As a resident of the Hamlets, I am concerned about over development changing the character of Littleton and the type of community we wanted to live in when we purchased our home just 4 years ago. In that short time so much building has occurred. Isn't it enough? Continued high density development isn't right for this area. Have you considered the impact it will have on the elementary school? Recent home and apartment construction have already increased the population in the catchment area, and the school has been forced to add an additional kindergarten class for the coming school year. Can the school, and specifically the physical capacity for head count, really handle more? Please consider this carefully. We don't have to say yes to every proposal!

Thank you,  
Marissa Wheeler and Andre Baladi  
(Hamlet homeowners)

Molly Orkild-Larson

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**From:** Sarah Heinecke <sarahheinecke@gmail.com>  
**Sent:** Tuesday, June 14, 2016 8:03 AM  
**To:** Molly Orkild-Larson  
**Subject:** Littleton valley villas

I wanted to let you know that I and many neighbors are opposed to the Littleton Valley Villas being built.  
Thank you for your consideration.

Sarah and Cory Heinecke  
5863 Shasta Circle  
Bow Mar South

Sent from my iPhone

Molly Orkild-Larson

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**From:** Denise Lee <denslee@comcast.net>  
**Sent:** Tuesday, June 14, 2016 8:12 AM  
**To:** Molly Orkild-Larson  
**Subject:** Littleton Valley Villas

Molly,

I love Littleton!! I've lived in the same area for over 40 years now. I see growth and change—and that's okay some of the time. But our roads can't always handle some of that change. PLEASE, as you consider the new development at Platte Canyon and Bowles, look at the current traffic. Bowles is already over used. Platte Canyon/Lowell, during rush hour, is backed up for several blocks on a daily basis. Bowles is the only through street between Hampden and Mineral so that traffic is backed up sometimes for a mile. Drivers cannot take another route to avoid some of the traffic. Can we in good conscience allow a densely populated community to sit right at the intersection of those two over-used streets? Please say no to Littleton Valley Villas. There is already a community basically across the street from them going up that will send more vehicle traffic onto the roadways.

Thanks for your consideration,

Denise Lee  
Concerned Citizen

Molly Orkild-Larson

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**From:** Kellie Prall <kprall@harrisresources.com>  
**Sent:** Tuesday, June 14, 2016 8:37 AM  
**To:** Molly Orkild-Larson  
**Subject:** Littleton Valley Villas

Molly,

I am writing this email to you to express my husband's and my great concern over the proposed Littleton Valley Villas at the corner of Bowles and Platte Canyon in Littleton. We have reviewed the map included with the development proposal, the developer's letter of intent and the traffic analysis (all on the [www.arapahoegov.com](http://www.arapahoegov.com) website) and are so disappointed that this project is being considered. If you live near, or travel regularly through this area, you know that it already has significant traffic issues; especially during peak times. Adding these homes will so clearly exacerbate these issues; it is irresponsible for this developer to try to brush that issue under the rug in order to make a profit. There are so many other sites that would be more appropriate for a project with this density. Why would Arapahoe County allow it to go into an already-congested area which currently consists of larger-scale, single-family homes? Our hope is that the homeowners that will be so negatively impacted by this project will be educated and have a chance to speak up. And that those who are already aware will let you know, as we have, that it is not ok to turn a blind eye to this ill-planned development.

Thank you for your consideration of this important topic.

Adair and Kellie Prall  
4491 Marigold Lane  
Littleton, CO 80123  
303-718-9008

**From:** Rich Kaudy <rkaudy@kaudylaw.com>  
**Sent:** Tuesday, June 14, 2016 8:45 AM  
**To:** Molly Orkild-Larson  
**Cc:** Terri Hansen  
**Subject:** Littleton Valley Villas

I strongly object to and protest the proposed development at that location. Traffic already presents a daily nightmare. Imagine the congestion if this scheme obtains approval to empty hundreds more vehicles into an already overburdened artery. During morning rush-hour, Bowles traffic jams up nearly to the Hamlet for eastbound commuters. Imagine dumping another 50 or more vehicles into that already clogged area? The traffic back-ups would extend from Sante Fe to Wadsworth. Already, Bow Mar South amplified the congestion with its iron gates preventing overflow traffic from easing through backstreets onto Lowell Boulevard.

This developer scheme shifts the risk of traffic congestion onto innocent motorists with zero accountability for how to handle the increased traffic, not to mention noise and other degradations of Littleton life. Please register me, a property owner for more than 20 years at 6036 S. Coventry Lane East in the Coventry subdivision, as an opponent of this project. I've never heard of any meetings whatsoever conducted concerning this proposal or project and have not read of any such meetings. I join with other neighbors who vigorously oppose the project based on lack of responsibility for the increased traffic congestion and likely commuter nightmare if this is approved.

Molly Orkild-Larson

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**From:** agautreau@comcast.net  
**Sent:** Tuesday, June 14, 2016 8:55 AM  
**To:** Molly Orkild-Larson  
**Subject:** Littleton Valley Villas.

Hi Molly-

I am a resident of Bow Mar South and have just been notified about the plans for Littleton Valley Villas. I am emailing to let you know I am against the development of a development with 50 duplexes. This would be detrimental to our community and would overflow an already overcrowded elementary school. I have not even had a voice in deciding on this property like prior developments in our community. I vote no!!

Amy

Sent from my iPhone

Molly Orkild-Larson

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**From:** Matt Johnson <mjohnson@bailard.com>  
**Sent:** Tuesday, June 14, 2016 9:01 AM  
**To:** Molly Orkild-Larson  
**Subject:** Nay on Littleton Valley Villas

Molly-

I wanted to express my disapproval regarding the proposed development plan for the site on the SW corner of Bowles and Platte Canyon.

The most significant issue in my mind is the rezoning of the land from single family to medium density. I firmly believe rezoning is a decision that should not be taken lightly.

We already have significant traffic problems on platte canyon and bowles. Cramming a bunch of duplex apts will add to an already growing traffic problem. Further, I understand the methodology used for their traffic report is flawed – cherry picking days and times that the nearby elementary school had altered start times.

I moved to the neighborhood two years ago because I love the single family, open spaced lots. I am clearly in favor of keeping it this way.

I understand that the developer submitted a similar request to the City of Littleton that was received with an overwhelmingly negative response. I think that is highly relevant and shows that the public interest is strongly against even this slightly modified proposal.

Sincerely,

Warren M. Johnson  
5789 Snowberry Drive  
Littleton, CO 80123

**Matt Johnson**  
Vice President  
Healthcare Investments

**Bailard**

950 TOWER LANE, SUITE 1900  
FOSTER CITY, CA 94404-2131  
T: 650 571 5800  
M: 415-948-6067

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Molly Orkild-Larson

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**From:** Kathy Fenwick <kfenwick@espsafety.net>  
**Sent:** Tuesday, June 14, 2016 10:23 AM  
**To:** Molly Orkild-Larson  
**Subject:** Littleton Valley

Dear Molly

Please do not approve this Littleton Valley development at Bowles and Platte Canyon roads.

The intersection is a horrible bottle -neck as it stands. It can often take 20 or more minutes to get through going East Bound in the morning during winter months, with our without snow and ice troubles.

In addition, the sidewalks and buffer zones along Bowles are unforgiving and there is truly no feasible ingress or egress that is not wholly disruptive or dangerous for our kids who ride their bikes to Wilder. It is bad now, and I hate to see it get worse.

Density in this area does not need to increase. Schools (Wilder Elementary and Goddard) are at maximum enrollment and cannot accommodate a large influx.

Crime could also increase, and we already have issues in Bow Mar with vandalism, car theft, and very thin police coverage as we are at the boundary for Littleton, Jeffco, and Arapahoe Counties.

Thank you for your consideration. My folks have been in Columbine for 30 years, and we have lived in Bow Mar South for 7 years, and we cringe with all the growth proposals.

Sincerely,

Kathy and John Fenwick

720-253-6066 cell



ARAPAHOE COUNTY  
COLORADO'S FIRST

## Phone Conversation

**Date:** June 14, 2016

**To:** File

**From:** Molly Orkild-Larson, Senior Planner

**Conversation with:** Susan Summers

**Subject:** Littleton Valley Villas Preliminary Development Plan

**Topics of Discussion:**

Contacted me to let me know that the following:

1. She is opposed to the development because it's too dense.



ARAPAHOE COUNTY  
COLORADO'S FIRST

## Phone Conversation

**Date:** June 14, 2016

**To:** File

**From:** Molly Orkild-Larson, Senior Planner

**Message from:** Doug Sparks, Bow Mar South

**Subject:** Littleton Valley Villas Preliminary Development Plan

**Topics of Discussion:**

Left a message stating:

1. He is opposed to the development because it will cause overcrowding and traffic congestion.



ARAPAHOE COUNTY  
COLORADO'S FIRST

## Phone Conversation

**Date:** June 14, 2016

**To:** File

**From:** Molly Orkild-Larson, Senior Planner

**Message from:** Matt Robenack, Bow Mar South

**Subject:** Littleton Valley Villas Preliminary Development Plan

### Topics of Discussion:

Left a message stating:

1. He concerned with the development because it is high density development and will limit space at Wilder Elementary.
2. The Letter of Intent has misguided facts.
3. He wasn't contacted through any kind of meeting.



ARAPAHOE COUNTY  
COLORADO'S FIRST

## Phone Conversation

**Date:** June 14, 2016

**To:** File

**From:** Molly Orkild-Larson, Senior Planner

**Message from:** Kevin Lessman, Bow Mar South

**Subject:** Littleton Valley Villas Preliminary Development Plan

### Topics of Discussion:

Left a message stating:

1. He "votes no" on this project.
2. The traffic assessment done on this project is very disingenuous.



**ARAPAHOE COUNTY**  
COLORADO'S FIRST

## Phone Conversation

**Date:** June 14, 2016

**To:** File

**From:** Molly Orkild-Larson, Senior Planner

**Message from:** Kim Burlet

**Subject:** Littleton Valley Villas Preliminary Development Plan

**Topics of Discussion:**

Left a message stating:

1. She opposes the development because of the density.



**ARAPAHOE COUNTY**  
COLORADO'S FIRST

## Phone Conversation

**Date:** June 14, 2016

**To:** File

**From:** Molly Orkild-Larson, Senior Planner

**Message from:** Steven Rothenburg

**Subject:** Littleton Valley Villas Preliminary Development Plan

**Topics of Discussion:**

Left a message stating:

1. He had concerns regarding traffic, children and property values of the area being affected by the development.



ARAPAHOE COUNTY  
COLORADO'S FIRST

## Phone Conversation

**Date:** June 14, 2016

**To:** File

**From:** Molly Orkild-Larson, Senior Planner

**Message from:** Erin Berg

**Subject:** Littleton Valley Villas Preliminary Development Plan

### Topics of Discussion:

Left a message stating:

1. She is opposed to the development.
2. The development is not a welcomed addition to the community.
3. Traffic is unbearable for those that live here now.



**ARAPAHOE COUNTY**  
COLORADO'S FIRST

## Phone Conversation

**Date:** June 14, 2016

**To:** File

**From:** Molly Orkild-Larson, Senior Planner

**Message from:** Wendy Swanson, resident of Littleton

**Subject:** Littleton Valley Villas Preliminary Development Plan

**Topics of Discussion:**

Left a message stating:

1. Not in favor of the development.



**ARAPAHOE COUNTY**  
COLORADO'S FIRST

## Phone Conversation

**Date:** June 14, 2016

**To:** File

**From:** Molly Orkild-Larson, Senior Planner

**Message from:** John Wankum, 4141 W. Lake Circle North

**Subject:** Littleton Valley Villas Preliminary Development Plan

### **Topics of Discussion:**

Left a message stating:

1. Received a mailed message on development.
2. Not in favor of the development behind his house.



ARAPAHOE COUNTY  
COLORADO'S FIRST

## Phone Conversation

**Date:** June 14, 2016

**To:** File

**From:** Molly Orkild-Larson, Senior Planner

**Message from:** Sarah Williams

**Subject:** Littleton Valley Villas Preliminary Development Plan

### Topics of Discussion:

Left a message stating:

1. Have a complete distain for this development.
2. Notice of this development not given
3. Traffic is heavy at the intersection of S. Platte Canyon Road and W. Bowles Avenue.
4. Development is not keeping with the type of residents in the area.
5. Need a hugh public hearing.

Molly Orkild-Larson

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**From:** Bcmcgee@aol.com  
**Sent:** Tuesday, June 14, 2016 9:49 AM  
**To:** Molly Orkild-Larson  
**Subject:** A HEARTFELT PLEA

TO WHOM IT MAY CONCERN:

Having lived for more than 35 years one block away from the southwest corner of Bowles and Platte Canyon in Littleton, CO, we are astonished and disgusted that any consideration whatsoever would be given to the proposed high-density construction of 50 duplexes at that location.

There are many, many families like ours who are terrified at the very thought of more traffic, more children in our over-crowded schools, more of our trees and grass lands being covered with buildings, more pollution, and the endless other hurt to our community, its children and our beloved neighbors.

Please, please do not give in to these greedy developers who care nothing about us. The bottom line is all that counts to them. They would rush in, throw together poorly-constructed homes, and move on to the next lovely piece of land to destroy on our already hurting planet.

Betsy C. and Robert E. McGee  
5866 S. Lupine Drive  
Littleton, CO 80123  
303/794-3305

Molly Orkild-Larson

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**From:** Jafekb <jafekb@aol.com>  
**Sent:** Tuesday, June 14, 2016 10:12 AM  
**To:** Molly Orkild-Larson  
**Subject:** Proposed Littleton Valley Villas

Dear Molly Orkild-Larson,

We live in Bowmar South and **OPPOSE** the construction of the **Littleton Valley Villas proposed for the southwest corner of Bowles and Platte Canyon.**

The traffic increase generated by this complex would greatly add to the existing problem produced by the confluence of existing traffic patterns north on Platte Canyon and east on Bowles in the morning hours and in the opposite directions in the afternoon.

The existing neighborhood is not designed for high density occupancies.

Thank you for your attention to our concerns.

Bruce and Mary Jafek

Sent from my iPad

**Molly Orkild-Larson**

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**From:** Jill Peaslee <jdpeaslee@yahoo.com>  
**Sent:** Tuesday, June 14, 2016 10:39 AM  
**To:** Molly Orkild-Larson  
**Subject:** Littleton Valley Villas

More traffic, more people, more homes crammed into small spaces; we do not want this project going forward. Bowles is already a traffic nightmare as well as Platte Canyon. Ridiculous.

Jill Peaslee, Coventry

Sent from my iPhone

Molly Orkild-Larson

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**From:** Cris McBride <cris@crismcbride.com>  
**Sent:** Monday, June 13, 2016 10:52 PM  
**To:** Molly Orkild-Larson  
**Subject:** Bowles & Platte Canyon Development

Molly,

Just a short note to let you know that I am opposed to the proposed development at Bowles & Platte Canyon. Far too many units for that small of a space.

Please help keep the integrity of our community in place.

Thank you for your consideration and time.

Cris R> McBride  
Resident of Bow Mar South

Sent from my iPad

**5773 Shasta Circle  
Littleton, Colorado 80123**

April 18, 2016

Ms. Molly Orkil-Larson; Morkild-Larson@Arapahoegov.com  
Ms. Jan Yeckes; JYeckes@Arapahoegov.org  
Arapahoe County Planning Department  
Lima Plaza  
6924 S. Lima St.  
Centennial, CO 80112

Re: Planned Littleton Valley Villas proposed for the SW corner of Platte Canyon and Bowles

Dear Ms. Orkil-Larson and Ms. Yeckes;

*I'm writing in opposition to the density of the proposed development.*

I'm a long-time Littleton resident and the District 1 representative on Littleton's City Council. While the proposed parcel is not in the city limits, it is adjacent to the city and to the district I represent. My family and I live at 5773 Shasta Circle in Bow Mar South, which is roughly 2/3 of a mile west of the proposed development. My drive to work takes me east on Bowles past the subject site to W. Main Street every day. The reasons we oppose the density of this development are:

- The developer originally proposed that this development be annexed into the City of Littleton, but it's my understanding that they withdrew their application from the city and decided to try their luck with the county after they were advised that the plan would not be looked on favorably due in part to density and other factors including turn and access considerations.
- The proposed right-turn access into the proposed neighborhood off of Bowles is at a very dangerous spot. This is on a rather steep hill that quickly becomes treacherous in poor weather. Cars naturally pick up speed going down the hill and are harder to stop than on level ground. It is a problem even in a good rain, and very dangerous if there is any ice or snow. At roughly 120 feet from the stop light at Platte Canyon, this is an incredibly dangerous place to have cars entering (and exiting?) the neighborhood.
- The entrance onto Platte Canyon is about 600 feet from the intersection of Platte Canyon and Bowles. Traffic backs up badly on northbound Platte Canyon during busy times, so left turns out of the neighborhood would be very problematic and create a dangerous situation on Platte Canyon.
- The proposed 30 foot building height at a 15 foot setback is a 2:1 look-up ratio from the property line, which is downtown urban in scale. This is not appropriate to a semi-rural suburban area.
- At a 2:1 ratio, the look-up angle from the surrounding back yards is not only intrusive and uncomfortable, it's canyon-like and likely diminishes values of the adjoining homes.

- While the 15 foot building setbacks look measured, the drives, particularly the two along the west lot line, seem to go within just a few feet of the adjoining properties. That is intrusive and out of character with these suburban neighborhoods.
- At some 9 units per acre, this is totally out of character with the surrounding uses and densities.
- KB contends that they held neighborhood meetings, and perhaps they did, but I never heard of them. That surprises me, so it makes one wonder how far they reached out. That's up to them, but I've been contacted by numerous constituents who oppose the project and would be directly impacted.
- In their March 11 letter to Public Works and Development, Valerian contends that "Based on their comments and concerns, (from neighborhood meetings) an almost 15% reduction in density and a significant increase in adjacent property buffers has been incorporated into the attached plans." If the current buffer is 15 feet, this seems unlikely. Whatever the case, the buffer is so small that the 2:1 lookup ratio smothers the adjoining lots and property owners.

My real life work is performing due diligence for hotel developers, so when Valerian uses the term "50 paired lots (25 buildings) is the minimum number of units required to make the project economically feasible." I suggest that the comment should be taken with a grain of salt. There are many ways to achieve feasibility, and overpowering density is one of the easiest.

While it is inevitable and appropriate that this parcel will be developed in the long run, it should be done in a way that is compatible with the surrounding uses. In summary, the development is overly dense, the setbacks are too small, the look-up ratio is overwhelming and the traffic turns into and out of the development are dangerous. As proposed, the development would have a diminishing impact on the surrounding residences and the area in general. I urge you to deny this project and the zoning that would be required to allow it.

Thank you, and please let me know if you have any questions.

Truly yours,



William R. Hopping  
Local Resident and Littleton City Council Member

Molly Orkild-Larson

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**From:** cbullock5941@comcast.net  
**Sent:** Tuesday, April 12, 2016 10:29 AM  
**To:** Molly Orkild-Larson  
**Cc:** agarfamily@aol.com  
**Subject:** Case Z16-001 "Littleton Valley Villas"

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Molly,

I'm writing to let you know of our concerns with the proposed KB Homes Littleton Valley Villas. My husband and I live in the subdivision due west of this proposed site and have lived here for almost 20 years. Arapahoe County currently collects over \$4200 in property taxes for our home which is located at 5941 S. Camargo Way. Our concerns are the number of homes being built per lot, traffic congestion on Bowles & S. Platte Canyon Road and what this type of home will do to our property values. We would greatly appreciate your voting **against** this proposal!

We can be reached at 303-798-2429.

Sincerely,

Robert and Charlene Bullock

Molly Orkild-Larson

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**From:** Laura SWATEK <mlswatek@msn.com>  
**Sent:** Thursday, April 14, 2016 2:40 PM  
**To:** Molly Orkild-Larson  
**Subject:** Proposed Littleton Valley Villas

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Ms. Orkild-Larson

I just became aware of the request by KB Homes to build 25 duplexes at the corner of Bowles and Platte Canyon named Littleton Valley Villas. I am strongly against this proposal! It does not fit in with the existing neighborhood in size or scale. Im not against duplexes, per say, but the proposed density is absurd! I'm also concerned with the impact on traffic flow during rush hour, how are these residents going to access Bowels or Platte Canyon? There's always a backup on Bowles from Platte Canyon to Blue Sage every morning. Crossing Platte Canyon during rush hour won't be easy either.

Please deny this proposal. At the very least reduce the density by half!

Laura Swatek  
4550 Tule Lake Dr.  
Littleton, CO 80123

Molly Orkild-Larson

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**From:** Kevin Lessmann <kevinlessmann@gmail.com>  
**Sent:** Thursday, April 14, 2016 6:29 AM  
**To:** Molly Orkild-Larson  
**Subject:** Littleton Valley Villas

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Ms. Orkild-Larson

I'm writing to appose the Littleton Valley Villas. The Villas go against the homes/acre precedent in the area and will certainly cause increased congestion on an already congested road. I'm also concerned about the group's tactics, having received negative feedback from City of Littleton and now moving the Arapahoe County with the same proposal.

Please consider this a strong request to not support this proposal from a concerned member of the community (I live at 5810 Snowberry Drive, just a few blocks from the proposed development site).

Thank you,

Kevin

--

Kevin Lessmann  
[kevinlessmann@gmail.com](mailto:kevinlessmann@gmail.com)  
(314) 440-6313

**From:** T <cotimckay@yahoo.com>  
**Sent:** Friday, June 03, 2016 6:44 AM  
**To:** Molly Orkild-Larson  
**Subject:** Re: Littleton Valley Villas

Hi Molly

My understanding of this development plan is that KB Homes went to Littleton with it and was denied. They then decided to submit to Arapahoe County hoping for a favorable response. Is that correct? If Littleton found fault with this plan, I truly hope Arapahoe County does the same. The pattern of developers looking for the "right" authoritative body to approve their plan is disconcerting. Any development of this property should serve to enhance the community not add to already frustrating density, traffic and safety issues.

Has public hearing for this development been set yet? It took me 30 minutes to travel from Platte and Bowles to Platte and Mineral a few nights ago during a typical rush hour. I hear this repeatedly from my neighbors. It seems adding more congestion to this intersection, in the form of a 50 unit development, seems like an extremely poor decision. Thanks for your attention.

Tiernan McKay

Sent from my iPhone

> On May 19, 2016, at 11:07 AM, Molly Orkild-Larson <[MOrkild-Larson@arapahoegov.com](mailto:MOrkild-Larson@arapahoegov.com)> wrote:

>

> Yes, a traffic study has been completed for this development, see attached.

>

> This property is within the Littleton school district.

>

> The applicant is proposing to go through the Planned Unit Development process which is a two-step process: 1) Preliminary Development Plan; and, 2) Final Development Plan. The applicant has submitted the Preliminary Development Plan. This plan is reviewed by the Planning Commission and Board of County Commissioners at public hearings at which time the public can express their concerns. The Board of County Commissioners will make the final decision on the application.

>

>

> Molly Orkild-Larson, Senior Planner

> Arapahoe County Public Works and Development Arapahoe County Lima

> Plaza, 6924 South Lima Street, Centennial CO 80112

> 720-874-6650 Planning / 720-874-6574 TDD / 720-874-6611 Fax

> [morkild-larson@arapahoegov.com](mailto:morkild-larson@arapahoegov.com) [www.arapahoegov.com](http://www.arapahoegov.com)

>

> -----Original Message-----

> From: T [<mailto:cotimckay@yahoo.com>]

> Sent: Wednesday, May 18, 2016 3:39 PM

> To: Molly Orkild-Larson

> Subject: Littleton Valley Villas

>

> Hello Molly

> Can you please tell me if a traffic study has been done regarding the Littleton Valley Villas proposal and, if not, when it is planned (and by whom?). I live in the Village at Columbine Valley and am very concerned about further development

in this intersection as it is currently extremely busy/dangerous. Adding two additional egress/ingress points for this development seems to be a virtual impossibility given current traffic conditions (regardless of what a study says...I drive here every day).

>

> Also, will this development be in the LPS district for Wilder/Goddard?

>

> Finally, what is the approval process for this development? Is this something that will be voted on by the public? If not, who essentially gives the green (or red) light?

>

> Thanks very much for your attention,

> Tiernan McKay

> 5 village ct

>

> Sent from my iPhone

> <11\_Traffic Impact Study.pdf>

Molly Orkild-Larson

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**From:** Lorraine Edrich <piercearrow1930@yahoo.com>  
**Sent:** Wednesday, April 13, 2016 3:05 PM  
**To:** Molly Orkild-Larson  
**Subject:** KB Home Proposal

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Case # Z16-001

Dear Molly Orkild Larson,

We reside at 5940 South Camargo Way and we are extremely concerned about the proposed development by KB Home at West Bowles and South Platte Canyon Rd. ( Littleton Valley Villas )

The impact on our property and that of our surrounding neighbors would most certainly bring down the value of our beautiful neighborhood- The increased traffic and safety to our Bowles and Platte Canyon bike paths would also be greatly impacted-

We sincerely hope you will consider our concerns in this matter-

Thank You-

Mr. & Mrs. William G. Edrich

Molly Orkild-Larson

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**From:** John Crowell <johncrowell@renaissancehomes.me>  
**Sent:** Tuesday, April 12, 2016 6:06 PM  
**To:** Molly Orkild-Larson; Nancy Doty  
**Subject:** Letter of Concern for the "Littleton Valley Villas" by KB Homes  
**Attachments:** Littleton Villas by KB Homes.docx

Molly and Nancy,  
My name is John Crowell . I am a Littleton Resident living at 5930 S Camargo Way. My back yard is adjacent to the project currently owned by Royce Smith and is under contract with KB Homes. The KB Homes project is called the Littleton Valley Villas, case number Q15-102.

<https://www.arapahoegov.com/documentcenter/view/3571>

I am Home Builder, built my home and the one next to it on S. Camargo Way and wanted to ask you for a few minutes to read my attached letter of concern regarding the proposed development referenced above.

Thank you for your time, welcome any response and please let me know if this letter should be directed to additional commissioners, plans examiners or anyone else who will have input on determining the future of this proposal.

John Crowell

--

John Crowell  
3034343767  
Renaissance Homes  
1500 W. Briarwood Ave  
Littleton, CO 80120

## “Littleton Valley Villas” by KB Homes

4/12/2016

Molly Orkild-Larson and Nancy Doty,

My name is John Crowell and I reside at 5930 S Camargo Way. I purchased this lot number 3 and the adjacent lot to the North, lot number 2 from William McElroy and constructed two homes, one of which, again, I live in currently. As a Home Builder, building in this community, I felt my duty was to build assets to the community. The homes I constructed were founded on weed, mole and coyote infested grounds with dilapidated auxiliary buildings which I demolished. I was very well received by all of the neighbors on my block of S. Camargo Way and would say that in the end have constructed homes that have raised the appraised and perceived value of the other homes on this street. During the pre-construction and construction period, there was not a single incidence of discord. The homes were very well received as were the two new family additions to the street.

I am by nature and by occupation one that looks for both opportunity and change. I am not a resident that says “not in my backyard”. However, when I look at the potential for the property under contract and its surrounding environment, I see great disconnect with the proposed housing for the “Littleton Valley Villas” project, case number Q15-102 in Arapahoe County. This project is surrounded by the neighborhoods of Bow Mar, Columbine Valley, Hamlet and Coventry. The communities all have a number of characteristics much more in common than does the proposed duplex community. From lot size, housing type (SFD), 4 sided architecture, setbacks and values. You have to remember that the Littleton Charm has been that we are not Highlands Ranch, not every product works, or works in any opportunity. This is just the tip of the iceberg as to the draw for people to come to Littleton. Our, meaning those of us who live here and pay taxes, have continually given more for taxes to keep, update and be the best in our schools, with our parks, small businesses and our downtown. While not all of the communities listed above, including this property under contract, are in Littleton, the support for the parks, small businesses, schools, athletics and fundraising for all of us have created a very desirable place. So when the City of Littleton asked KB Homes in their application, to list the assets they are bringing to the table, they listed those and others like them. Those are our assets.

Just think if you were asked in an interview by the owner of a company for your experience for a given job. Instead of listing any of your own qualities, you listed the ones obtained by, worked for and paid for by the owner, your interviewer. I think you would find very little time for that applicant. This project is not in Littleton and was cut short with the City after an initial meeting with adjoining neighbors. I was at that meeting and asked Cory Hunsader of KB Homes as well as the Architect, why they did not list any assets or attributes of their own. That was a long silent moment.

Of course the conversation grew from there. 50 Duplexes on 5 plus acres. Zero side architecture, the elevations supplied at the meeting and the plan view on your case number are for 2 car garage fronts. That is what you will see, all fronts are garage doors, 3 sides in painted hardboard, 30 feet tall with setbacks of 18’ front and rear and 6 on one side. Has anyone done a bulk plane study? This property is currently zoned R-A and its neighbors are entitled to seeing the sun shine, feeling the breeze from the wind and it is not our duty or yours to enrich either KB Homes or Royce Smith by giving away our communities assets for their gains to which they have not attributed to.

I will not go on in great detail, but will list a few other concerns:

1. From this property you can see both Goddard Middle School and Wilder Elementary School. I don't have to tell you the number of children that use the Columbine path every morning and every evening to get to school on their bike or on foot. KB wants to have a left and right out and in, right on top of the Columbine path where the south bound Platte Canyon traffic merges into one lane. Go there in the morning, on a school day, act like you are trying to pull out towards Bowles (North), but watch to the left for the merging traffic jockeying for position and honking at one another, then watch to the right as North bound traffic is backed up and coming at you. Everyone is on the way to work, school, and late and it's a very congested intersection. Wait, there is a hole in the traffic, better gun it because your neighbors are backing up behind you, late and trying to get their kids to school and to work.

You forgot to look for that child that sits about 36" high on his bike, your day just got a lot worse. Or not, don't create the opportunity for failure, death and added stress to an already accident prone intersection.

2. At the meeting KB sponsored for the residents, I brought the recent sales for 1 year describing sales for the areas lying between Sheridan and Broadway and Belleview to Mineral. The MLS recorded sales had an average price in the low to mid 300's. While a bulk of the sales were from the 1950's to the 1980's housing, detached, that price range was the sweat spot for this area. KB's projected sales price. Again, they are not introducing a solution to an existing problem, the problem is the large amounts of Baby Boomers that love it here, don't want to leave and have money. They have nowhere to spend it on quality housing, yet stay in the area by their friends and family. If they did, it would open up their homes to young families trying to come here for the schools and other above mentioned assets offered by Our community.
3. I live here, next door to this property, and have two children. One in middle school and one in elementary school. My mornings are already very dangerous trying to compete for a space on Bowles just to get to into a jamb on Platte Canyon. My children do not walk as Bowles is far too dangerous. A car went through the fence last week on Bowles, prior to that it was an RTD bus and prior to that it was a trash truck. Of course I want responsible building, I would prefer residential. This is in my opinion, too high of density, not enough set back, bulk plane is an enormous issue for the adjacent residents and above all it's a safety issue.

Please note, there is only one issue that I have with price, and that is we already have plenty in this range and in this immediate area. I am not concerned about diminishing property values. I believe the development of this ground would benefit all of us as it is an unknown and a subject to overcome in dealing with sales of existing property close by. I am concerned that you would be allowing the development of a project that does not fit in architecture, size, setback or

height. There is a lot of profit in this project, I know as it's my living, but this project offers nothing to the surrounding communities except large safety concerns.

I appreciate your time and hope that you will consider the above for reasons to not move forward with this project as drawn in density, height, proximity to trail and above all, safety.

John Crowell

Molly Orkild-Larson

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**From:** Carl Mikesell <crmikesell@yahoo.com>  
**Sent:** Thursday, April 14, 2016 3:39 AM  
**To:** Molly Orkild-Larson  
**Subject:** Littleton Valley Villas

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Ms. Morbidly-Larson, despite what the traffic report stated about the intersection of Bowles and Platte Canyon, I hope you would take the time to visit this intersection any where near rush hour. Would retail shopping make more sense? I am not sure, but high density housing will not help the community. Thank you for your time, Carl Mikesell Sent from my iPad

**Molly Orkild-Larson**

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**From:** mna.art@gmail.com  
**Sent:** Monday, April 18, 2016 9:49 AM  
**To:** Molly Orkild-Larson  
**Subject:** Littleton Valley Villas

Dear Ms. Morkild-Larson,

On what date does the due diligence phase end for the Littleton Valley Villas proposal? I'm in strong opposition and would like to send a letter.

Many thanks,  
Marie Adams

Sent from my iPhone

Molly Orkild-Larson

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**From:** Ewpeterson@aol.com  
**Sent:** Friday, April 15, 2016 10:44 AM  
**To:** Molly Orkild-Larson  
**Subject:** Littleton Valley Villas Project

Dear Molly,

We are writing in regards to case # 216-001. According to the info we received there will be 25 two story duplexes which would be 50 units. If you figure two cars per units that would be too much traffic to add to a already busy intersection at W.Bowles and S. Platte Canyon intersection. Last Fall the City took down their Photo cameras at this intersection which makes it even more dangerous.

We are also concerned about the density of Littleton Valley Villas. Nine homes per acre is over the area surrounding it. We hope you will think about our concerns and not allow this project to continue as planned.

Sincerely,

Margaret & Wally Peterson  
5951 S. Camargo Way  
Littleton, 80123

**From:** paula archibald <paulaarchibald@hotmail.com>  
**Sent:** Thursday, April 14, 2016 10:15 AM  
**To:** Molly Orkild-Larson  
**Subject:** Re-zoning app from KB homes

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Madame,

My name is Jim Archibald and I am a resident of Bow Mar South. I have lived within 1/2 mile of the intersection of Bowles and Platte Canyon Drive for 45 years. I grew up in Columbine Valley and now live in BMS raising four children. Over the years I have slowly seen the land get gobbled up and developed. Within the last 10 years this has excelerated greatly, especially near that intersection. While the developers keep building, nothing is done about the traffic except for adding stop lights. There are currently 22 stop lights from Platte Canyon to C470! This covers about 5 miles...maybe? It takes about 15 minutes to get to C470 from my house on any given day. Too long! I can remember when Bowles was a two lane road and when it was widened to four lanes, which was more than 30 years ago. It use to be lined with a beautiful canopy of trees until the road was widened and all the trees had to go. Fine, I get it. However, this was the last significant alteration to the roads near that intersection regarding traffic. That was over 30 years ago! Platte Canyon Drive remains a two lane road even with all the development near the intersection of Mineral and Platte Canyon. Bowels was widened before Grant Ranch was built, before the completion of the Hamlet, before all the little farms around Columbine Counrty Club were developed and before Centennial Race track was torn down and the Centennial golf course was added and the surrounding apartments!

I am asking you and your review committee and whoever reviews this development application to take a long hard look at this proposal. Over the years we have lost all a lot of the charm of the area. Gone are the small farms and open spaces that made the area attractive to people from the beginning. The area in and around that intersection of Bowles and Platte Canyon can't support the proposed condo units by KB Homes. Thank you for your consideration.

Sincerely,

Jim Archibald

Molly Orkild-Larson

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**From:** Edward Peters <edpetersreagent@msn.com>  
**Sent:** Wednesday, April 13, 2016 9:54 AM  
**To:** Molly Orkild-Larson  
**Subject:** Littleton Valley Villas, Case #Z16-001

Ms. Orkild-Larson,

As a neighbor to the property where this development is proposed I am very concerned about the impact it will have on our home value and quality of life. To achieve the density requested the homes will be built close to existing homes and will be very tall, blocking our views and creating an undesirable wall of buildings. The higher density will bring noise and lights that will invade our property as well.

All adjacent property owners purchased their homes relying on the zoning that existed for this property. The current, lower density zoning that is consistent with adjacent developments and has existing for over 40 years and should remain in order to protect our home investment. The current land owner should not be allowed to get rich as a result of a zoning change when our land values will be diminished as a result of the same zoning change. Home buyers have choices and will simply not want to purchase a home at current market prices if they have to tolerate the ill effects of a high density development such as the one that is proposed for this land. Sales prices will drop to levels significantly below comparable homes in subdivision not adjacent to high density developments. This land should be developed as originally zoned or the developer should purchase the right for a higher density by reimbursing the surrounding home owners for their lost in property value.

Please let me know what stage this development is in with the Planning Department and please let me know when public hearings will be conducted. All of the neighbors surrounding this property wish to be heard and wish to have our concerns addressed and I am sure that Arapahoe County will, in order to be fair to its citizens, give us that opportunity.

Please provide me with information, along with a time line, as to how this application will be processed including a schedule of public hearings for it. If this information is not yet available due to being in the early stages of the review please include my name on your list of people to be notified of the process developments and hearing schedules. In any case, please continue to keep me informed about the decisions that are being made regarding this development.

Thank you,  
Ed Peters  
5950 S. Camargo Way  
Littleton 80123  
303-257-9878  
[edpetersreagent@msn.com](mailto:edpetersreagent@msn.com)

**From:** Doug Hudson <dhwcom@comcast.net>  
**Sent:** Friday, April 15, 2016 8:07 PM  
**To:** Molly Orkild-Larson  
**Cc:** Robyn Hudson  
**Subject:** Littleton Valley Villas Proposed Development

Dear Ms. Orkild-Larson,

I am contacting you in reference to Littleton Valley Villas as proposed by Valerain. In short, I am opposed to this development for a number of reasons. Primarily, I am concerned about the negative impact on traffic, both east and westbound on Bowles. Additionally, I am concerned that the per acre density as proposed the Valerain Letter of Intent will have substantial downward pressure on area property values. Below are a few additional items for consideration regarding this proposed development.

- Why is accident data not collected or deemed unnecessary for analysis within the traffic study?
- Why were additional multimodal components (RTD) not evaluated in the traffic study? Wouldn't the addition of 50 home sites mean an additional 127 people potentially needing multimodal transportation based on 2013 Census data?
- Wouldn't construction related activities create opportunities for additional accidents that are not existent today? It should be noted that this intersection is highly trafficked by special needs people (Colorado Center for the Blind), middle school (Goddard Middle School), and multiple elementary schools (Normandy, Wilder, Willows Child Learning Center), thus increasing the potential for accidents and injuries on public roadways.
- Also, regarding 'Safety Analysis', shouldn't an impact assessment be completed to evaluate the additional foot traffic crossing Platte Canyon to the commercial area on the east side to identify potential hazard which would need to be addressed by the County?
- How is it expected that there will be no discernable traffic impact if the average number of cars per household is 1.8 (2013 survey)? This means approximately 90 additional cars, plus friends, family, vendors, contractors, and construction personnel would be entering or exiting Bowles and Platte Canyon on a daily basis.
- In the Letter of Intent, point 4 states that there will be 'retail and commercial options for future homeowners', is this property zoned for mixed commercial and residential use?

As I am sure you are aware, this was proposal was previously rejected by the City of Littleton. I greatly look forward to your feedback. Thank you!

Sincerely,

**Molly Orkild-Larson**

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**From:** Cris McBride <cris@crismcbride.com>  
**Sent:** Thursday, April 14, 2016 5:44 PM  
**To:** Molly Orkild-Larson  
**Subject:** KB Homes Proposal

Hello Ms. Morkild-Larson,

My name is Cris McBride and I am a resident of Bow Mar South.

The purpose of this letter is to express my opposition to the KB Homes proposal to re-zone and develop the 5.6 acre parcel on the south west corner of Bowles & Platte Canyon.

In addition to trying to squeeze far too many housing units into the small parcel, I believe the additional traffic will make the already dangerous Bowles / Platte Canyon intersection even worse.

Please oppose the KB Homes proposal.

Thank you for your time and consideration,

Cris R. McBride

Molly Orkild-Larson

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**From:** Cathy Harrison <c\_l\_harrison@msn.com>  
**Sent:** Tuesday, April 12, 2016 8:12 PM  
**To:** Molly Orkild-Larson  
**Cc:** agarfamily@aol.com  
**Subject:** KB Home Proposal Case Number Z16-001

Dear Ms. Orkild-Larson,

Many people from our little neighborhood met last year at the Littleton Buck Center with representatives of KB Homes to hear their proposal for a planned community at the corner of Platte Canyon and Bowles. We were beyond disappointed that they would even suggest such a high density plan that would be only a few feet from the edge of established homes in our area and would be looking directly into our beautiful, well-kept yards.

If you have ever been to the corner of Platte Canyon and Bowles during a rush hour (morning or afternoon) you would surely understand our concerns about traffic and safety that another 50+ homes would make to the area. Many of us walk our dogs and ride our bikes on the Platte Canyon bike path that would be negatively impacted by the proposed plan.

We are very concerned that our property values will be much less if this is allowed to be built. This proposal would be very detrimental for all the surrounding neighborhoods since it is not of the same quality as any of the neighborhood homes and/or patio home communities.

We have always known that the land in question would be developed but hope for something more in keeping with other neighborhoods in the area.

Please let us know what is happening to this proposal and how we can have a say in what will happen to our neighborhood.

Sincerely,

Cathy L. Harrison  
5950 S. Camargo Way  
Littleton, CO 80123  
303-703-4715 (Home)  
303-968-5545 (Cell)

**From:** Bill McElroy <barbill\_3113@msn.com>  
**Sent:** Monday, April 11, 2016 9:46 PM  
**To:** Molly Orkild-Larson  
**Subject:** Fw: Z16001

Reference: Z16001 Bowles and Platte Canyon Housing Development

Dear Ms. Larson

I am writing about my concern about the development of the property the southwest corner of Bowles and Platte Canyon. As a resident located at 4080 W. Bowles, I am concerned about any development with the proposed hi-density low cost housing. Lining our Camargo cul-de-sac community with elevated, two story houses over hanging and facing the backyards of the houses in our development will have a significant impact on the privacy and property value of our properties.

However, living on Bowles since 1989, my major concern is the impact of any entrance/exit from any type development on that property on to Bowles Avenue.

- a) I have provided coffee and ice water to the motorcycle policemen who do radar patrolling of Bowles traffic at the corner of Camargo and Bowles located 500 feet west of the Bowles and Platte Canyon intersection. People simply do not observe the 35 mph speed limit. This is the start of hill down Bowles leading down to the intersection. Add rain, snow and ice to the equation, allowing people to enter the Bowles traffic stream at that point below the crest of the hill will be dangerous.
- b) Configuration. The point of exit of the proposed development hidden below and to the right of end of the sound fence on Bowles. The driver of any vehicle leaving the proposed development will not see an approaching car until it is 100 feet from them. Nor will the driver of the car approaching on Bowles see the exit before that point.

I am hoping to see the results of the traffic study at the hearing for this proposed property development. Please let me and the residents of adjacent properties know the date of the hearing.

Thank you,

Bill McElroy  
4080 W. Bowles Ave  
Littleton, Colorado 80123  
303-797-3113

Molly Orkild-Larson

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**From:** Andrew Graham <agraham@cl clinic service.com>  
**Sent:** Wednesday, May 04, 2016 12:46 PM  
**To:** Molly Orkild-Larson  
**Subject:** Littleton Valley Villa's

Ms. Larsen,

I am writing to express significant concern over the proposed development at Platte Canyon and Lowell. This proposal is out of character for the area and would not add value to the quality of life residents in surrounding parcels enjoy. The current design does nothing to add the character of the area, nor would it create an economic impact.

1. The area surrounding the parcel is largely developed. The Littleton Zoning surrounding the parcel is all R-1. Half acre lots with a density of 2-4 units per acre. Columbine Valley is adding a parcel across the street with a density of 4 units per acre. This proposal is for 9 units per, nearly twice the density of surrounding parcels.
2. An argument for higher density can be made for the Littleton apartments a half mile North of the parcel, or the townhomes a half mile to the south. This area is not the same stretch of land. Denver Water recently redid their service station. Their model was a low density, low profile design that fits nicely into the open space field it adjoins. The Littleton Villa's parcel also sits at the north end of a linear open space park. It does not sit in apartment row. The spot is too small, too close to the road to meet both the desire for any development as well as to preserve the natural character that defines the area.
3. Traffic studies are academic garbage. The longer they are, the more likely they try to prove a bad point. The traffic on southbound Platte Canyon is immense during rush hour and school time. It is nearly impossible to cross during peak times. No amount of traffic study can justify the impact these additional car trips will have on an already congested area. The traffic study included is academic. I am happy to meet you or video the current traffic issue. One accident would tie up the area for hours.
4. Littleton turned the project down. If approved by the County, it would be directly opposed to the planning and public process of Littleton. Columbine valley Planners are also not in favor of the project.

This project does not add value to the neighborhood. It is twice as dense as surrounding parcels, in not in the character of the area, and does not add any economic benefit to the area. Please keep me informed as the proposal proceeds. As is, it is a poor proposal for the area.

Andrew

*Andrew Graham*

Chief Executive Officer

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Arthur & Anita Garfein  
3986 W. Bowles Avenue  
Littleton, CO 80123

RECEIVED

APR 01 2016

ARAPAHOE COUNTY  
PLANNING DIVISION

Molly Orkild-Larson, Planner  
Arapahoe County Public Works & Development  
6294 S. Lima Street  
Centennial, CO 80112

Re: Littleton Valley Villas (case no. Q15-102)

Dear Mrs. Orkild-Larson:

We have lived at 3986 W. Bowles Avenue since 1974—the 18<sup>th</sup> owner of this historic property built in 1889—and have raised our two children there. We have weathered multiple attempts to change the character of the surround—from attempting to build a helipad, to a restaurant, to Walgreens wanting our property for a drugstore, to a failed attempt to develop multi-family units across the street, to requiring a warehouse/barn on the adjoining property to be removed since it was built without a rezoning or building permit, to widening W. Bowles Avenue in 1987 from a 2-lane country road to a 4-lane arterial with median and pedestrian path. The latter necessitated moving our 3-story home, the only house so impacted, seventy feet further south on our property and sacrificing our barn and pasture. We cooperated with the City of Littleton in the latter project (although we were not in the City at that time but in unincorporated Arapahoe County) which required our securing an additional \$100,000 mortgage to aid in restoration and improvement of our home and property.

Our neighbors to our immediate west—4080 W. Bowles Avenue—have renovated their near-100 year old house and our newer neighbors diagonally northwest on 4189 W. Bowles Avenue are in the process of renovating the Hon. Charles Bowles residence (son of Joseph Bowles of whom the street was named). Our three residences were seen in the past as representing the western approach to Littleton (see enclosed photo) from the farming and mining areas to the West and the area of present W. Bowles Avenue and S. Platte Canyon Road (in 1889 known as the town of Wynetka) had a railroad depot of the Colorado and Southern railroad's South Park to Leadville line where Walt Whitman, the great American poet and editor of The Brooklyn Eagle had visited Colorado in 1878 and wrote a poem to pay for his trip on the C & S called 'The Spirit That Crested This Scene.'

We have been good neighbors. In 1965 people and horses took refuge at our home following the devastating flood down the South Platte River. In 1976 the Littleton Independent lauded our home as 'a perfect architectural example of a Victorian farmhouse' and we have offered it on two different occasions for fund-raising tours for the Littleton Friends of the Library/Museum. We had been recorded on Littleton's List of (Historic) Merit for six years prior to 2009 when the City of Littleton designated our

home as an Historic Landmark (see attached) and in 2010 given the Award for Stewardship by the Littleton Historical Preservation Board.

With all this history in mind, on January 21, 2015 we were requested to meet with Cory Hunsader of KB Home who told us of their plan to develop the land that immediately adjoins us on the south and east with 54 paired 2-story homes. They would be 30'-36' in height and would effectively create a fortress-like effect of 10 modern housing units surrounding our home and property to our south and east, obliterating our views and abolishing our privacy without expressed plans for any amelioration on our long southern and eastern boundaries. (They only mention a landscape buffer or fence on their western boundary!). Mr. Hunsader shook his head in apparent sympathy with us concerning how it could impact our quality of life with its density and style of building. Instead, what we heard next was that KB Home to our horror and dismay was now planning to INCREASE the number to 56 units on what they fictitiously named Littleton Valley Villas. To those of us interested in the area's history (see enclosed History), our area has always been known as the South Platte Valley and NEVER as Littleton Valley! In any case, KB Home then called a meeting with some of our interested neighbors on May 28, 2015 and after discussion their proposal was unanimously rejected by those in attendance, no one in the audience seeing any positive benefit to their proposal. We had difficulty with their dense multi-family 2-story development (without any amenities) in our neighborhood of single-family homes on 1/3 to 1 acre sites. They wanted to put up a whopping 10 units/acre development (now 'refined' to 9 units per acre) whereby two close-by developments—Willowcroft Manor and Wilder Lane—were being built at between 2.9 and 3.4 patio homes per acre, a much more reasonable density and architectural style to fit the neighborhoods. Having gotten criticism and a cool reception from Littleton's Planning Department, KB Home saw annexation into the City of Littleton as problematic for them, especially after the November 2015 elections, and has opted instead to present their proposal to a supposed more receptive Arapahoe County. I am sure you folks will show the same degree of diligence and integrity.

In 2014 the City of Littleton approved a new comprehensive plan for all their neighborhoods (we understand that this proposal lies just outside the city, but adjoins it) and our Goddard Neighborhood's 1<sup>st</sup> goal was to "preserve the existing character of the neighborhood as exemplified by single-family residential uses, open space and suburban atmosphere." Speaking of 'atmosphere,' as mentioned earlier, our home is one of three close by on W. Bowles Avenue that reflects Littleton's early agricultural and social heritage and could easily be considered an Historic District. The KB Home proposal is woefully inappropriate for its location and not in keeping with the surrounding area in terms of style and density. They believe their product can be put down anywhere they can find some vacant land, but it would be such an improvement in their corporate culture if they learned a bit about the history of the place they want to 'develop.' They profess to offer a 'buffer' between their development and commercial properties east across S. Platte Canyon Road and those of us west of them in our single family homes. That small commercial strip has NEVER been problematic. They would not be 'an outstanding and welcome addition' as they profess and, if anything, we and our neighbors on S. Camargo Way and The Hamlet and, perhaps, Columbine Valley would feel the need to find buffers from the depredations of KB Home. Their proposal works against our neighborhood. If Wilder Lane, the development directly across the street from this proposal, can find an economic way to build 3.4 patio homes per acre so we believe that KB Home can creatively do the same thing in the spirit of being a good neighbor.

Please let us know if we can be of any further help in your evaluation of this proposal. And, if you would be so kind as to cc: this cover letter and enclosures to your Planning Commission and Commissioner Nancy A. Doty in their deliberations. Thanking you in advance, we are

Sincerely,

Arthur & Anita Garfein

Phone 303 795-8000

Fax 303-738-0644

E-mail [agarfamily@aol.com](mailto:agarfamily@aol.com)

# Local Opinion

Littleton Lite

## A century of stories reside in the Hunter House

Sonya Ellingboe

sellingboe@ccnewspapers.com

Century-old homes hold stories of generations within their walls, especially when they are skillfully and lovingly preserved like the Hunter House on West Bowles, built by Presbyterian pastor David Hunter in 1889, when the area was called the Township of Wynetka.

Present owner Dr. Arthur Garfein, a psychiatrist, has written a narrative that accompanies an application for Historic Landmark Designation by the City of Littleton. The request was approved by the city's Historic Preservation Board and is an item on the city council agenda on Aug. 4. It has been on the city's List of Merit for six years.

Local preservationists have requested that supporters ap-



The Hunter House on West Bowles Avenue is owned by Anita and Art Garfein, and holds a lot of history. Photo by Courtney Kuhlen | ckuhlen@ccnewspapers.com

pear at the hearing to indicate approval.

From Garfein's story: The Littleton Gazette of Feb. 22, 1889 comments: "Rev. D. M. Hunter is pushing the work on his splendid dwelling house just across the river. Such buildings as this are a great

credit to our little city." April 26, 1889: "Rev. D. M. Hunter removed his household goods from Denver to his handsome residence just west of South Park. The revered gentleman is quite taken with our beautiful Platte River valley and healthful cli-

mate, as shown by the magnificent dwelling house which he has just completed."

The Hunters, perhaps homesick, returned to their native New York in 1891, selling to postmaster Robert Nelson, who was followed by a long list of owners.

Indoor plumbing and hot water have been added at some time, the front door was moved from the east to the north wall, a porch was enclosed to add a sun room to the living room, the chimney/fireplace was relocated, a mud room was added.

The white Victorian farmhouse has been the Garfein family home since 1974. Anita and Art Garfein had looked at a number of area homes and details such as a wall of floor to ceiling built in bookcases in the living room appealed to them. It was the right place to

raise their children, pursue careers and connect with a historic community. But not without some bumps along the way!

In 1987, Littleton widened Bowles Avenue, removing the huge old cottonwoods planted by Joseph Bowles and taking a strip of the Garfein's land, which required moving the house back on its lot. A pair of trees remain in front of the house that were once against it on each side. The move, paid by Littleton, was planned to save those trees, but a barn had to be demolished at the back. The Garfeins had a large expense repairing cracked plaster after the house was on its new foundation.

Looking at the interior now, one sees beauty and order.

"It's been a joy to live in and a constant fight to keep it go-

ing," professional potter Anita Garfein recalls. In addition to plaster repair, there is an ongoing problem with water pipes in winter. Since they weren't part of the original building, they run on outside walls. On a sub-zero day, "We just have to keep water running so it doesn't freeze," Anita says.

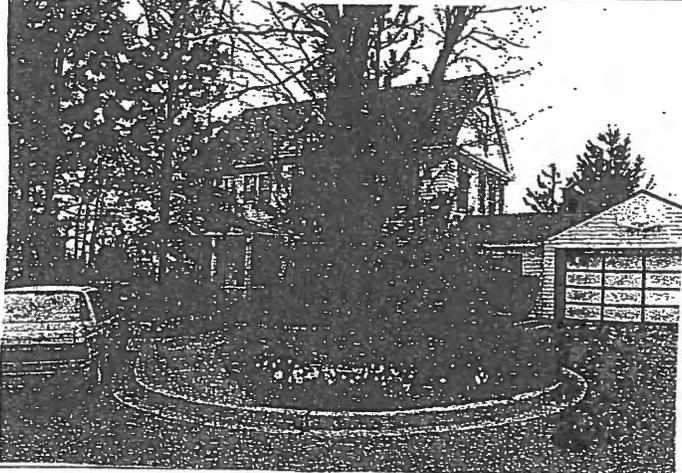
They have added a large porch on the front and a deck at the rear. Big trees keep the house cool—no need for central air. A recent addition: solar panels on the rear roof—a new trend in preservation, where they are approved if installed where not too obvious.

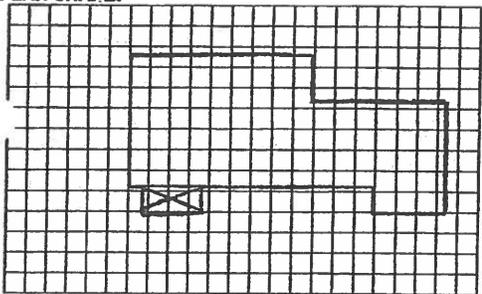
The Hunter House is one of several historic homes remaining on West Bowles Avenue, with stories woven into Littleton's history. Can they also be part of the future?

NOT FOR FIELD USE			
<input type="checkbox"/> Eligible	<input type="checkbox"/> Nominated	<input type="checkbox"/> Det. Not Eligible	<input type="checkbox"/> Certified Rehab.
		Date _____	

**HISTORIC BUILDING INVENTORY RECORD**

CODE #: 4571

PROJECT NAME: Littleton Historic Resources Survey, 2000-01, SHF#2000-01-069		COUNTY: Arapahoe	CITY: Littleton	STATE ID NO.: 5AH1725
CURRENT BUILDING NAME:		OWNER: GARFEIN, ANITA B		
ADDRESS: 3986 W BOWLES AVE LITTLETON, 80120		3986 W BOWLES AVE LITTLETON CO 80123-6582		
HISTORIC NAME: Hunter Residence		TOWNSHIP: 5S	RANGE: 68W	SECTION: 19 NW 1/4 NE 1/4
DISTRICT NAME:		USGS 7.5' QUAD. NAME: Littleton. Colo. YEAR: 1965. r. 1994		
FILM ROLL NO.: 00-34 BY: Roger Whitacre		NEGATIVE NO.: 5	LOCATION OF NEGATIVES: Littleton Hist. Mus.	DATE OF CONSTRUCTION: ESTIMATE: ACTUAL: 1889 SOURCE: Littleton Indep., 4-27-76
			PRESENT USE: Domestic/Single Dwelling	
			HISTORIC USE: Domestic/Single Dwelling	
			CONDITION: Excellent	
			EXTENT OF ALTERATIONS: Moderate DESCRIBE: Attached garage on west. House moved further back on same lot. CONT.? No	
STYLE: 19th and 20th Cent. Rev./Colonial Rev.		STORIES: 2 1/2		
MATERIALS: Wood		SQ. FOOTAGE: 2714		
ARCHITECTURAL DESCRIPTION: Two-and-a-half-story side gable roof frame dwelling with gabled projection on front and rear. Composition roofing. Full-height brick chimney on east with flue liner caps. Flared, overhanging eaves. Walls clad with wood shingles; gable ends clad with fishscale shingles. 1/1-light double-hung sash windows with wide wood surrounds. Projecting gable roof porch with square column supports and balustrade; porch wraps around. Off-center entrance with glazed screen. Gable ends have 3/1-light double-hung sash windows. Hipped roof dormer on rear clad with asbestos shingles has three double-hung sash windows. Garage addition on west is shingled and has large paneled overhead door. Frame outbuilding with gable roof and vertical panel siding. Large privacy fence in front of property.			MOVED? Yes DATE(S) OF MOVE: 1987	
ADDITIONAL PAGES? No			NATIONAL REGISTER ELIGIBILITY: INDIVIDUAL? Not Eligible	
			CONTRIBUTING TO DISTRICT?	
			LOCAL LANDMARK DESIGNATION? No NAME: DATE:	
			ASSOCIATED BUILDINGS? Yes TYPE: Outbuilding IF INVENTORIED, LIST ID NOS.:	

<b>PLAN SHAPE:</b> 	<b>ARCHITECT:</b> Unknown	<b>STATE ID NO.:</b> 5AH1725
	<b>SOURCE:</b>	<b>ORIGINAL OWNER:</b> D.M. Hunter
	<b>BUILDER/CONTRACTOR:</b> Unknown	<b>SOURCE:</b> Littleton Indep., 4-27-76
<b>SOURCE:</b>		<b>THEME(S):</b> Rail Era: Rail Town Phys. Form, 1870-1920
<b>CONSTRUCTION HISTORY:</b> A number of additions have been made since the original construction.		CONT.? No
<b>HISTORICAL BACKGROUND:</b> Shirley Smith reported that this house was built by Presbyterian minister D.M. Hunter in 1889. The house was threatened by the Bowles Avenue expansion project in the late 1980s. The house is described in a 1986 Littleton Independent article as the rural home of the minister of the First Presbyterian Church. In order to save the house during expansion of the road, the building was moved from its original foundation and placed further back on the lot. The city of Littleton paid \$100,000 to move the house in 1987. That report stated that Hunter had purchased a two-acre site from John Lilley in 1888 for \$200 and the house was built in 1889. The foundation was reportedly built using mud from the South Platte River and included pieces of crockery and other materials. In 1891, Hunter sold the residence to R.H. Nelson for \$4,000. A succession of owners followed, including Charles H. Hammer, who was a pigeon raiser.		CONT.? No
<b>LITTLETON LANDMARK ELIGIBILITY:</b> INDIVIDUAL? Yes      CONTRIBUTING TO DISTRICT?      DISTRICT NAME:		
<b>SIGNIFICANCE CATEGORIES:</b>		
<b>ARCHITECTURAL SIGNIFICANCE:</b> REPRESENTS THE WORK OF A MASTER POSSESSES HIGH ARTISTIC VALUES <input checked="" type="checkbox"/> REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION		<b>HISTORICAL SIGNIFICANCE:</b> ASSOCIATED WITH SIGNIFICANT PERSONS <input checked="" type="checkbox"/> ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS CONTRIBUTES TO AN HISTORIC DISTRICT
<b>STATEMENT OF SIGNIFICANCE:</b> This house reflects features of the Colonial Revival style through its pedimented gables, double-hung sash windows, and porch with column supports. The house is associated with the early development of Littleton's formerly rural areas.		CONT.? No
<b>REFERENCES:</b> Arapahoe County Assessor records; Sentinel Independent, 20 March 1987; Littleton Independent, 27 June 1986 and 27 April 1976.		CONT.? No
<b>SURVEYED BY:</b> R.L. Simmons/T.H.	<b>AFFILIATION:</b> Front Range Research Associates, Inc.	<b>DATE:</b> May 2001

# City of Littleton

# Council Communication

Date	Agenda No.	Subject
08/04/09	8(b)	Ordinance on second reading to designate 3986 W. Bowles Avenue as a historic landmark

<b>Initiated By:</b>	Arthur and Anita Garfein, Owners
<b>Action Proposed:</b>	CONDUCT A PUBLIC HEARING; APPROVE ORDINANCE ON SECOND READING
<b>Presented By:</b>	Andrea Mimnaugh, Historic Preservation Planner

## INTRODUCTION

Arthur and Anita Garfein have applied to the city for landmark designation of their property, the Hunter Residence, at 3986 W. Bowles Avenue. The house was built in 1889 in the Colonial Revival style.

## HISTORY AND FACTS

Littleton's roots as an agricultural community date back to the early 1860s. The vision and hard work by homesteader Richard Little set in motion the settlement of farmland first along the South Platte River, then along the irrigation ditches. Roads such as Bowles and Windermere were dotted with farmhouses and country homes, while Main Street was lined with businesses to serve the budding agricultural community. The Rough and Ready Mill, located just west of Main Street, helped fuel the growth of agriculture as it provided the means for farmers to grind their wheat into flour that was then brought to market in Denver. Littleton grew from a settlement to a town by the turn of the century, and in 1905 the town became the Arapahoe County Seat. Agriculture, however, remained one of the area's largest industries well into the 1900's.

The wave of development that swept the Littleton area after WWII brought large-scale businesses, residential subdivisions and shopping areas. Farmhouses and country homes were demolished to clear the way, and dirt roads were transformed into urban transportation corridors to serve a greater volume of traffic.

The Hunter Residence on Bowles is one of the remaining country homes left within the Littleton community. The three-story home was built in 1889 in the Colonial Revival style. Original architectural features include the gabled roof, shingles, wood siding and several original window openings. Modifications occurred over the years, some of which are now considered historic and include enclosure of the sun porch, relocation of the front entry and chimney, and construction of a mud room between the house and the garage. In 1987 the home was moved 70 feet by the city to accommodate the widening of Bowles Avenue. The existing wall and landscaping features in the front yard were added to ameliorate the impact of traffic noise. Most recently, solar panels were installed on the back side roof.

The home's first occupant was Reverend Hunter, who was the second pastor for Littleton's First Presbyterian Church, located at that time at the northwest corner of Main and Curtice Streets (now the location of Merle's Restaurant). The current owners purchased the home in the 1970's and are its longest term residents.

The 2001 historic building inventory prepared by Cultural Resource Historians indicates this home is eligible for local landmark status, and that it is significant for its historic architectural features and its association with the early development of Littleton's formerly rural areas.

The property was placed on the List of Merit by the Historical Preservation Board in 2002 when the List was first established.

# City of Littleton

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**CITY OF LITTLETON, COLORADO**

**ORDINANCE NO. \_\_\_\_**

**Series of 2009**

**INTRODUCED BY COUNCILMEMBERS:**

**AN ORDINANCE OF THE CITY OF LITTLETON, COLORADO, APPROVING A HISTORIC LANDMARK DESIGNATION FOR THE PROPERTY LOCATED AT 3986 W. BOWLES AVENUE, KNOWN AS THE HUNTER RESIDENCE**

**WHEREAS**, the City Council finds that it is in the public interest of the community to promote the preservation of Littleton's historic buildings; and

**WHEREAS**, the owners of the property located at 3986 W. Bowles Avenue, being more specifically described in Exhibit A, have applied to the City for designation of that property as a historic landmark under the terms of the Littleton Historic Preservation Code; and

**WHEREAS**, at their meeting of June 15, 2009, the Littleton Historical Preservation Board did conduct a public hearing on the application and forwarded a recommendation to the City Council to approve the historic designation; AND

**WHEREAS**, the City Council finds that the proposed ordinance approving the designation of the Hunter Residence as a historic landmark is justified in that the designation meets the criteria for historic landmarks as specified in Section 4-6-6 of the City Code in that the structure is over 40 years of age; and

**WHEREAS**, the Hunter Residence was a country home outside the town of Littleton during its early days as an agricultural community. Over the years it has been modified, but has retained its historic character with several modifications also considered historic. It exemplifies the cultural and social heritage of the community prior to WWII under sections 4-6-6(A)6 and 4-6-6(A)10; and

**WHEREAS**, the Hunter Residence is one of the few historic country homes left within the city. The built environment of Littleton's agricultural heritage has largely been lost due to development after WWII. The Hunter Residence and its surrounding property serve as a reminder of the community's distinctive agricultural heritage and contribute to Littleton's unique identity within the Denver metropolitan area under Section 4-6-6(A)15.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LITTLETON, COLORADO, THAT:**

**Section 1:** A historic landmark designation for a property known as the Hunter Residence, located at 3986 W. Bowles Avenue being more specifically described in Exhibit A, is hereby granted.

**Section 2:** Severability. If any part, section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining sections of this ordinance. The City Council hereby declares that it would have passed this ordinance, including each part, section, subsection, sentence, clause or phrase hereof, irrespective of the fact that one or more parts, sections, subsections, sentences, clauses or phrases may be declared invalid.

**Section 3:** Repealer. All ordinances or resolutions, or parts thereof, in conflict with this ordinance are hereby repealed, provided that this repealer shall not repeal the repealer clauses of such ordinance nor revive any ordinance thereby.

INTRODUCED AS A BILL at a regularly scheduled meeting of the City Council of the City of Littleton on the 21st day of July, 2009, passed on first reading by a vote of \_\_\_ FOR and \_\_\_ AGAINST; and ordered published by posting at Littleton Center, Bemis Library, the Municipal Courthouse and on the City of Littleton Website.

PUBLIC HEARING on the Ordinance to take place on the 4th day of AUGUST, 2009, in the Council Chambers, Littleton Center, 2255 West Berry Avenue, Littleton, Colorado, at the hour of 7:00 p.m., or as soon thereafter as it may be heard.

PASSED on second and final reading, following public hearing, by a vote of \_\_\_ FOR and \_\_\_ AGAINST on the \_\_\_ day of \_\_\_\_\_, 2009 and ordered published by posting at Littleton Center, Bemis Library, the Municipal Courthouse and on the City of Littleton Website.

Date	Agenda No.	Subject
08/04/09	8(b)	Ordinance on second reading to designate 3986 W. Bowles Avenue as a historic landmark

**LEGAL OPINION**

The City Attorney has reviewed the proposed ordinance and approved it as to form.

**HISTORICAL PRESERVATION BOARD ACTION**

The Historical Preservation Board held a public hearing on June 15, 2009 and found the application in conformance with the review criteria and unanimously voted to forward a recommendation to approve to City Council.

HISTORICAL PRESERVATION BOARD RESOLUTION NO. 09-01 AND THE DRAFT MINUTES FROM THE MEETING ARE ATTACHED.

**CONCLUSION AND RECOMMENDATIONS**

The 120-year-old Hunter Residence is a significant historic resource in that it is one of the remaining country homes built during the city's early days as an agricultural community. The Hunter Residence serves as a reminder of the community's distinctive agricultural heritage and contributes to Littleton's unique identity within the Denver metropolitan area.

STAFF AND THE HISTORICAL PRESERVATION BOARD LOOK FAVORABLY ON THIS APPLICATION AND RECOMMEND APPROVAL OF THE ATTACHED ORDINANCE.

**SUGGESTED MOTION**

I MOVE THAT:

1. THE PUBLIC HEARING BE CLOSED.
2. THE ORDINANCE APPROVING THE DESIGNATION OF THE HUNTER RESIDENCE AS A HISTORIC LANDMARK BE APPROVED.
3. THE COUNCIL PRESIDENT BE AUTHORIZED TO SIGN THE ORDINANCE AND THAT THE ORDINANCE BE PUBLISHED IN FULL.

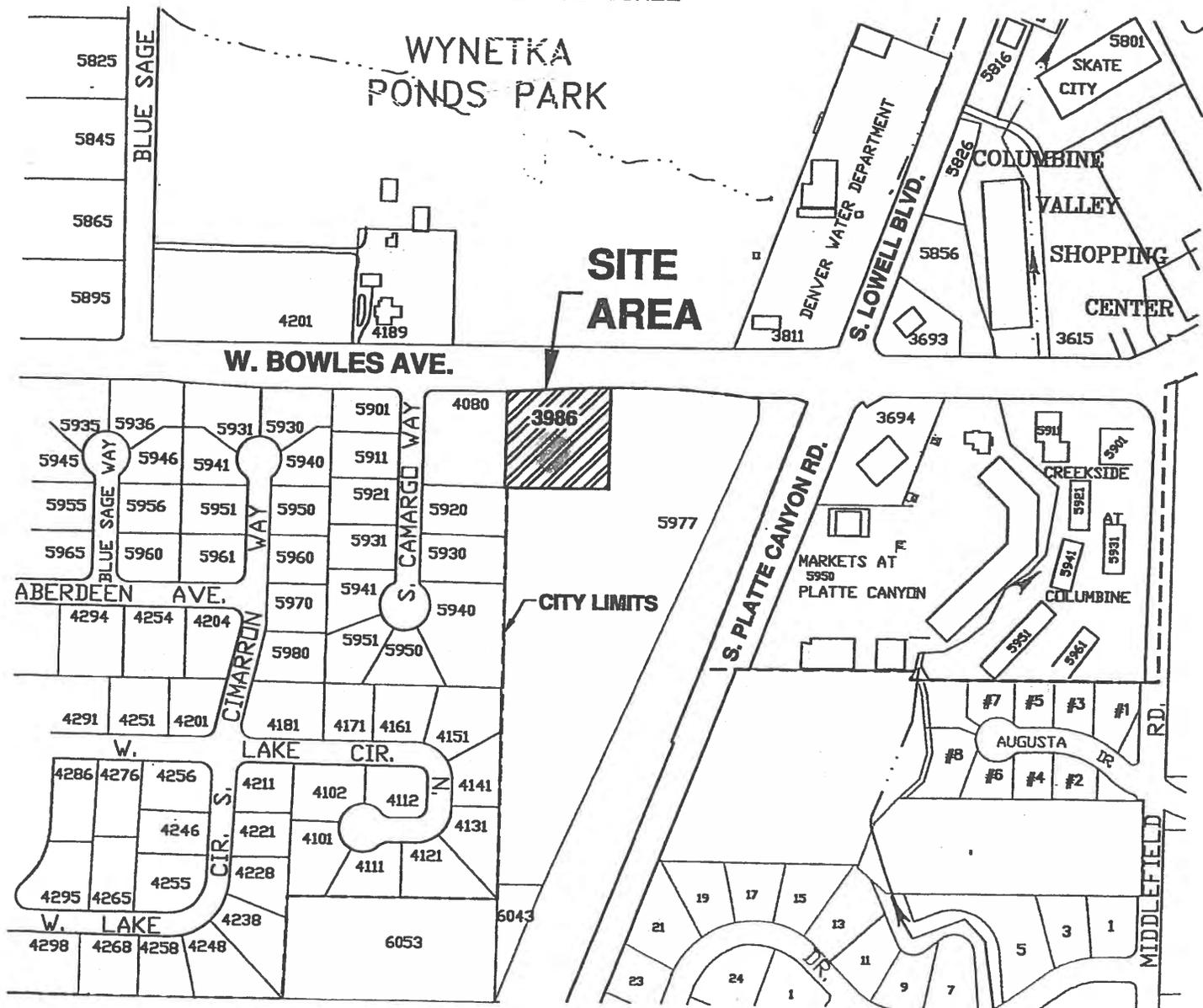
Moved by: \_\_\_\_\_

Seconded by: \_\_\_\_\_

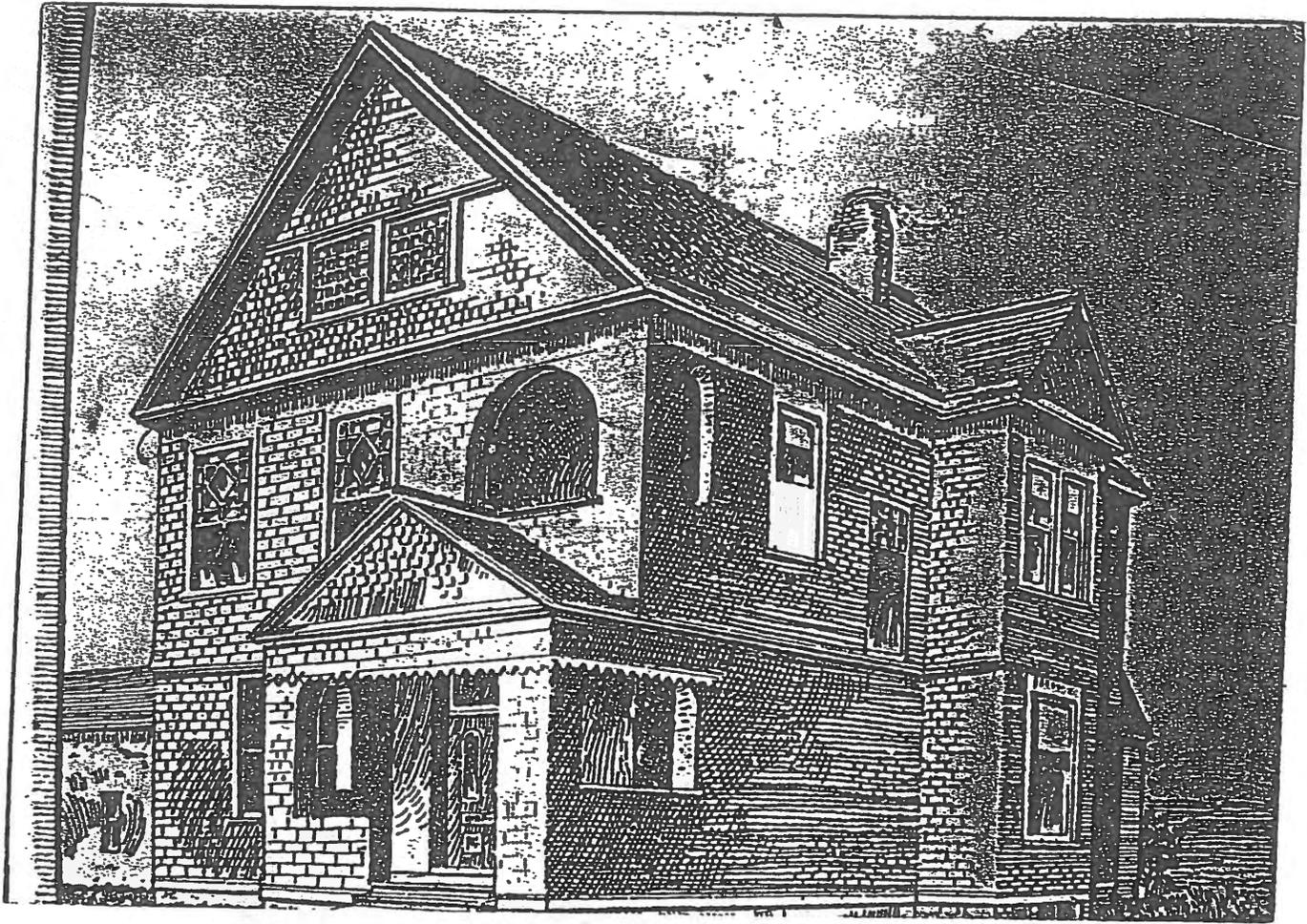
Yes \_\_\_\_\_ No \_\_\_\_\_ Absent \_\_\_\_\_



NOT TO SCALE

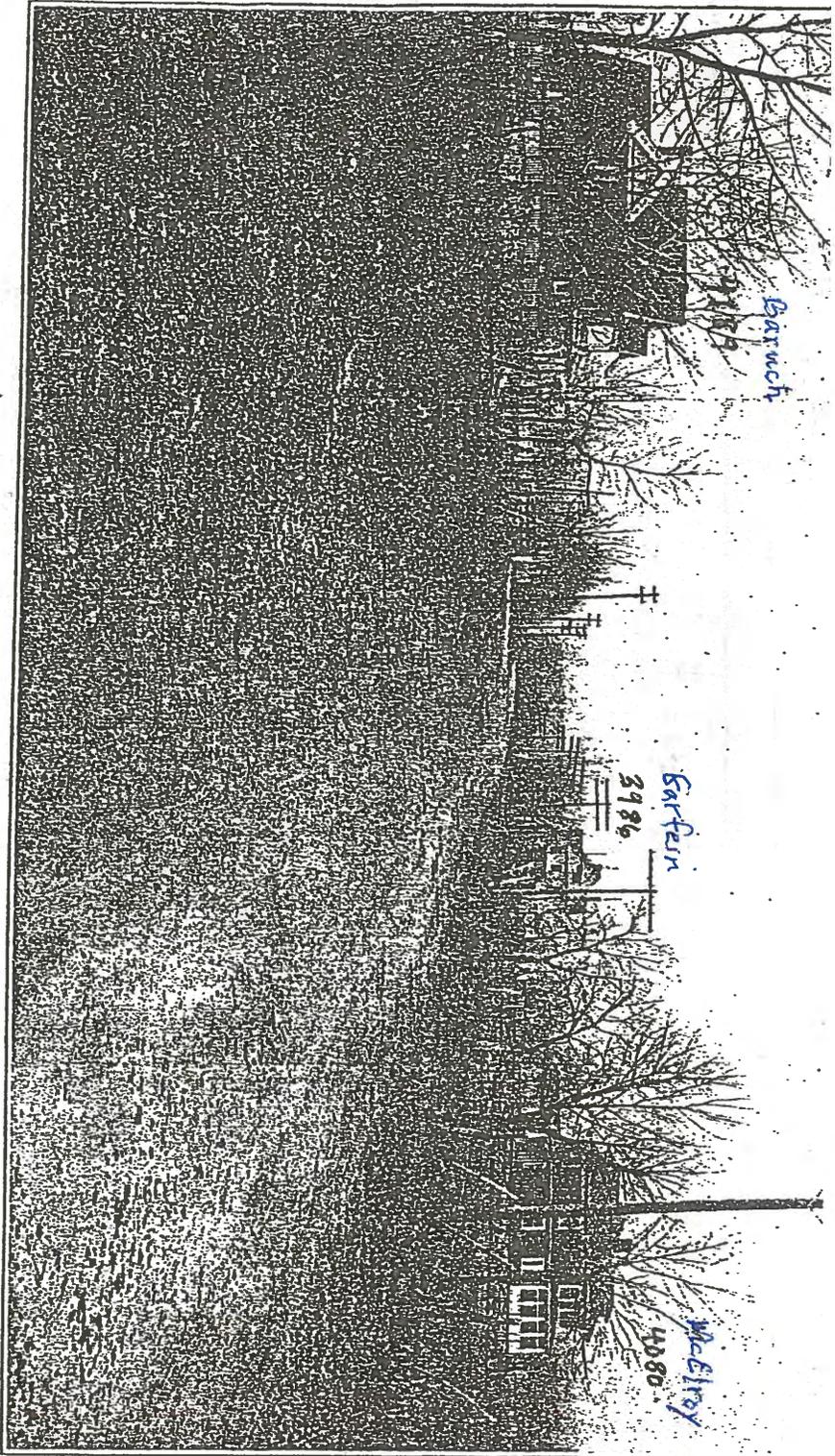


**VICINITY MAP**  
**3986 W. BOWLES AVE.**



3986 W. Bowles Avenue

June 21, 1889    The Littleton Gazette



SECTION VIEW OF BOWLES' BOULEVARD, LOOKING EAST  
RESIDENCE OF MRS. EUPHENIA JOHNSON ON THE RIGHT, AND  
HON. CHAS W. BOWLES ON THE LEFT

## HOME HISTORY

The story of Littleton began in 1860 with the location here of Richard Sullivan Little (from whom the town took its name). After staking his claim along the east side of the South Platte River, he helped lay out many of the farms and ranches of that river valley. On his own claim the Capitol Hydraulic Co. decided to set the head gate for a ditch to carry water to Denver (the City Ditch) and finally, by 1867, water was flowing some 2,700 feet south of where present day Bowles Avenue crossed the Platte. In the same year, Little, along with Joseph Wesley Bowles (a North Carolinian who arrived in Denver in 1859 seeking gold) and John G. Lilley (an Englishman who arrived in Colorado in 1860 also seeking gold), built the Rough & Ready Flour Mill at a cascade just north of the Bowles Avenue bridge where an earlier ditch had been dug. It was around this mill that the town of Littleton was formed.

Both Bowles and Lilley, people important to the history of Littleton, were also people important to the history of 3986 W. Bowles Avenue.

In 1870 Bowles, whose house was just west of the South Platte River, had his hired man, Moses Collins, set out rows of shade trees (cottonwood) extending from the Platte west for three-quarters of a mile on the south side of a road that was first termed Wynetka Avenue (then, Bowles Boulevard and eventually Bowles Avenue). They had attained a height of 60 feet and over 2 feet in diameter at the base after 19 years and were a favorite destination for Denver summer visitors. It was at that time that 3986 W. Bowles Avenue was built.

Although Joseph Bowles was nominally a Protestant, when his 11 year old daughter Josephine ('Josie') was dying of diphtheria in 1887 she begged him to embrace her faith, Catholicism. He did and contributed land for St. Mary's built in 1901 (the year his 18 year younger wife, Cynthia, died at age 50). Two sons survived, Charles W. and Edward V. Charles had two daughters, Charla and Nellie. We will hear more about Charla later in our narrative.

In 1889 Bowles, Lilley and a group of dissident citizens living west of the Platte, fearing an anticipated Littleton property tax, incorporated the township of Wynetka (Ute for 'beautiful view') four months before Littleton became a legal entity.

One half mile west of Littleton's western town limits, the Colorado and Southern railroad's South Park-Leadville line had established a railroad station on the east side of Platte Canyon, a few hundred yards south of Bowles Avenue with the name Wynetka. When Walt Whitman, the great American poet and editor of the Brooklyn Eagle came to Colorado in 1878, he wrote a poem to pay for his trip on the C & S called "The Spirit That Crested This Scene."

Wynetka Junction, as named, was an important point in the Denver Union Water Co.'s pipe system bringing water in to Denver. Pipes still run under Bowles Avenue with water from the Platte Canyon and from Marston and Bowles Lakes.

But Wynetka is most important to this particular narrative because it was within its boundaries and during the time of its brief period of existence (1889-1892) that the home at 3986 W. Bowles was new.

John G. Lilley, one of three original partners in the Rough & Ready Flour Mill, originator in 1890 of Littleton's first volunteer fire department, one-time owner of the Littleton Independent, school board President for 27 years, and Arapahoe County Commissioner owned 380 acres of fine, fertile land that bordered on Platte Canyon Road. His second wife was a member of the Presbyterian Church.

The Presbyterian Church of Littleton (renamed the First Littleton Presbyterian Church presently located at 1609 W. Littleton Boulevard) was started in 1883 by Rev. Thomas E. Bliss with 18 members. In 1886 for \$1,500 they bought the building of the Reformed Episcopal Church—probably begun by John S. Little—which stood at the northwest corner of Main and Curtis (Curtice) Streets.

In October 1888 the Hon. John G. Lilley sold a rough square acre of his land near Bowles and Platte Canyon for \$200 to the Rev. David M. Hunter, about to be installed as minister of the First Littleton Presbyterian Church. He and his wife had come from New York. Present church records have very little information about Rev. Hunter; only that he was installed on November 8, 1888, resigned August 30, 1891, that there were expressions of regret at his resignation and that he left in good graces. During his tenure there, a new organ was purchased in 1890 and he spearheaded the drive to establish a free 'reading room' for the community.

The Littleton Gazette of February 22, 1889 comments: 'Rev. D.M. Hunter is pushing the work on his splendid dwelling house just across the river. Such buildings as this are a great credit to our growing little city.' And on April 26, 1889: 'Rev. D.M. Hunter removed his household goods from Denver to his handsome residence just west of the South Park. The revered gentleman is quite taken with our beautiful Platte River valley and healthful climate, as shown by the magnificent dwelling house which he has just completed.' On May 10, 1889: 'Rev. Mr. Hunter has completed a two story frame residence on Wynetka Avenue overlooking the Platte valley. This is one of the finest locations in the neighborhood of Littleton.' And then on June 21, 1889, along with a picture of the house: 'On this page may be seen the cut of the revered gentleman's mansion in Wynetka, a late edition to Littleton. It is situated on one of the most beautiful and slightly locations, overlooking the entire Platte Valley and surrounding country.'

On October 24, 1891 Rev. Hunter sold his home at 3986 W. Bowles Avenue to Robert H. Nelson for \$4,000 and returned with his wife to New York. Mr. Nelson, who became the Littleton Postmaster in 1893, had purchased the house as an investment to resell. His advertisement in the now Littleton Independent on April 9, 1892 read: 'Fine suburban residence, one-half mile west of Littleton on county road. Full two stories and attic frame house, eight rooms and bath. Handsomely decorated, finished in natural wood and bronze hardware throughout the entire house. Large cellar containing laundry, furnace, coal, milk and vegetable rooms. Large barn, ice-house, poultry house, artesian well, an acre of ground with fruit trees. Furnished if desired.' However, the Silver Crash in 1893 created difficult economic times. Mr. Nelson, also a New Yorker, had come to Colorado due to respiratory problems but finally succumbed to his lung disease at age 48 in 1895. During his last illness he had sold the home to Mrs. Henrietta W. Levick, a widow whose realtor son lived in Denver.

She transferred the house in 1900 to Nelson B. Cobb whose untimely death at home in 1903 left a widow, a daughter and three sons (one a baby only a few weeks old).

The home was purchased by Charles H. Hammer who only owned it for one year. Of him the Littleton Independent noted: 'C.W. (sic) Hammer of Littleton will attend the Blue Ribbon Poultry show at Denver next week with the largest exhibit of Homer Pidgeons that have ever been shown in the west. Mr Hammer is the most enthusiastic and successful pidgeon fancier in the western country, and his exhibit is attracting much attention.'

Phoebe Church, about whom there is no information, bought the home from Hammer for \$3,000 in 1905 and sold it to Mabel and W.S. McGintie in 1917 for the same amount. (As referenced earlier, Charles Bowles' daughter Charla, who was raised across the street at 4189 W. Bowles Avenue, became a McGintie after marriage and was the mother of W.S. Charla attained instant notoriety when she was one of two little girls perched on U.S. President Howard Taft's lap when his car paused in Littleton). W.S.' first job was with the Littleton Independent. A lawyer by profession, he subsequently served on the school board, became a judge and then the Littleton City Attorney. Mrs. McGintie is mentioned several times in the papers on social occasions, entertaining the Luncheon Club and later the Truly Rural Club.

The house next belonged to Fred A. Thompson in 1924 who donated its use the following year to the Alpha and Omega Mission Society, a Catholic organization dedicated to building parochial schools and academies.

In 1927 Forrest H. and Bess W. Saxton became the new owners. Forrest was a mechanic with the Coleman Motors Corporation. At this time the deed included 'all water, ditch and irrigation rights and perpetual use of one statutory inch of water per second from Bowles reservoir.'

The house passed to Colonel John Dross and his wife Hattie in 1932. A decade later it was sold to Chesley G. and Lucille Stevens with the U.S. involved in World War II. In 1944 Elsie A. Chase became its owner.

Fortunately, in 1946, it came into the possession of Lester L. and Alma Stites Graves. Over the next six years, the Graves (he was with American Standard) would design a heating system, enclose the sun porch, build a two-car garage and 'mud room,' and move the chimney and fireplace from the south end of the living room to its current location on the east. Mr. Graves had noted that the timbers of the house side walls were 2X6s instead of the standard 2X4s.

In 1952 Thomas Hildt Jr., a Yale graduate, his wife and two children moved in. He had been commended by the Russian government for repairing their planes during World War II, but was now in investments with Bosworth Sullivan and Company. His wife, Cardine, became the national Director of Trout Unlimited and was an active member of the Wilderness Society, Nature Conservancy, National Audobon Society and the Arapahoe Hunt. She was a founding director of the Colorado Outward Bound schools. Having studied sculpture in Florence, Italy she did metal art with Varian Ashbaugh in Littleton (He had

developed the Woodlawn Shopping Center). During their sojourn they finished the attic with tongue and groove paneling to make an habitable third floor with complete bath.

The next owners in 1959 were Charles and Deborah Hemenway and their three children. Mr. Hemenway was a stock broker at Boettcher & Company.

A section chief (engineer) with The Martin Company, John F. Rudy, his wife and three children lived in the home only during 1967. Gordon and Marilyn Pederson purchased the home in 1968. Mr. Pederson was a banker at Littleton National Bank. In 1974 his banking career relocated them to Boulder, Colorado and they sold the house to it's present occupants—the 18<sup>th</sup> owner—Arthur and Anita Garfein, a psychiatrist and potter respectively. They raised their two children there. In 1976 the Littleton Independent lauded it as 'a perfect architectural example of a Victorian farmhouse' and it has been featured on two different fund-raising tours for the Littleton Friends of the Library/Museum. It has been recorded on Littleton's List of (Historic) Merit for the past six years.

RECEIVED

APR 12 2016

ARAPAHOE COUNTY  
PLANNING DIVISION

Arapahoe County Planning Commission

Molly Larson, Planner

I am writing to you today about a proposed development, case number Q15-102, Littleton Valley Villas on 5.6 acres of land on Platte Canyon Rd. at Bowles Avenue, 5977 S. Platte Canyon Rd.

DENSITY: To place 50 homes in 24 units on 5.6 acres (approximately 9 homes per acre) is unacceptably dense. The adjacent properties are all free standing homes. The new construction directly across Platte Canyon (Wilder Lane) is 3 to 4 houses per acre.

PLACEMENT: The projected placement of the units amounts to a very tall (two story) fence on two sides of our property and along the properties on S. Camargo Way. The feel is of a barracks.

QUALITY OF LIFE AND PROPERTY VALUE: We will no longer see the foothills—we will only see building frontage and windows. The value of our property will be impacted by this loss of views, by the loss of any privacy and by the over-crowding of the area.

SAFETY: One: A right turn entrance onto Bowles Avenue is proposed, crossing the existing sidewalk/bike way. Bowles Ave is already extremely busy. Bikers cannot safely use the streets and must rely on the bike path. The path is already narrow in the area in question—bikers and pedestrians can hardly pass each other. Cars turning across this area will cause danger. Also, the turning area will not be visible from a distance to cars coming over the hill and approaching the intersection from the west. This already dangerous area will become more so.

SAFETY: Two: The bike path along Platte Canyon is heavily used—by bikes, families and students from Wilder Elementary. When KB Home developers showed us their plan, it pulled the path closer to the road. This gives drivers and path users far less room in which to safely cross paths. (Right now the path is set back and at existing intersections drivers can pull off Platte Canyon and wait for pedestrians and bikers to safely clear).

WHY IN ARAPAHOE COUNTY: The developers were told by Littleton Planners that they were proposing a bad plan. At a neighborhood meeting the reception of the plan was massively and unanimously negative—not just fix this or that little detail and all will be well. KB Home has now approached Arapahoe County. I urge the Planning Commission not to agree to this so-inappropriate proposal.

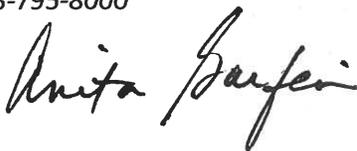
It would be lovely to have some neighbors, but not 50 homes instead of 10 to 20.

Anita Garfein

3986 W Bowles Ave

Littleton, 80123

303-795-8000





ARAPAHOE COUNTY  
COLORADO'S FIRST

## Phone Conversation

**Date:** March 31, 2016

**To:** File

**From:** Molly Orkild-Larson, Senior Planner

**Conversation with:** Richard Champion, Mayor Elect of Columbine Valley

**Subject:** Littleton Valley Villas Preliminary Development Plan

### Topics of Discussion:

Contacted me to let me know that they are “dead set against the development” because:

1. Density – Denser than surrounding development.
2. Traffic problems including:
  - a. Residents from the proposed development when turning north would cross 3 lanes of traffic which isn't safe. From 6:45 a.m. to 8:30 a.m. the traffic on S. Platte Canyon Road is heavy.
  - b. The entrance/exit of the proposed development isn't signaled which makes it difficult for those wishing to turn left and travel north on S. Platte Canyon.
  - c. The traffic lights that are at Bowles/S. Platte Canyon, Fairway and Coal Mine Roads are not in sync with each other. This is because Fairway and Coal Mine are owned by CDOT and Bowles/S. Platte Canyon is owned by the City of Littleton. With these lights not being synchronized it causes traffic to back-up and not flow properly. Columbine Valley has been trying to resolve this problem with CDOT.

**Subject:** FW: Littleton Valley Villas Preliminary Development Plan

**Molly Orkild-Larson, Senior Planner**  
**Arapahoe County Public Works and Development**  
**Arapahoe County Lima Plaza, 6924 South Lima Street, Centennial CO 80112**  
**720-874-6650 Planning / 720-874-6574 TDD / 720-874-6611 Fax**  
[morkild-larson@arapahoegov.com](mailto:morkild-larson@arapahoegov.com)  
[www.arapahoegov.com](http://www.arapahoegov.com)

**From:** Streelman, John [mailto:streelman@wtotrial.com]  
**Sent:** Friday, June 24, 2016 3:49 PM  
**To:** Molly Orkild-Larson <MOrkild-Larson@arapahoegov.com>  
**Cc:** Lorna Streelman <lorna\_feldman@yahoo.com>  
**Subject:** RE: Littleton Valley Villas Preliminary Development Plan

Thank you, Ms. Larson. My wife submitted a letter but, since sending that letter, there has been quite an outcry among residents in this area. More people are learning of this project and they are upset. The requested change in zoning is a dramatic jump and would result in a dramatic increase in the current density. It also dramatically alters the height and set back requirements. Those issues effect my home most directly and I would not have bought it had I know this was a possibility.

I am also seeing and hearing from others, including myself, a serious concern for the safety of those in the area. The one means of access to the project goes right across a very popular path that is used for recreation and by many children in the morning to walk to school—right when many people would be leaving the neighborhood.

Bowles and Platte are already greatly overburdened and frankly dangerous. We hear sirens going past our house constantly. This project will make a dangerous road even worse. I received figures from the City of Littleton Police Department that show there were 66 accidents in 2014 in the half mile radius around the intersection of Bowles and Platte Canyon. There were 58 accidents in the same area in 2015. Between January 1, 2016 and April 25, 2016, there have already been 22 accidents in this same area. Even without adding 50 new homes at this intersection, we are on track for more than 66 accidents again this year. This analysis does not account for the new ingress and egress being put in across the street for a development of yet more new homes. This new access point will further complicate and already dangerous intersection. In addition to safety concerns, getting up and down Bowles during high traffic times is an absolute nightmare. Bumper to bumper traffic the entire way.

The harm caused by this proposed development outweighs any potential benefit. There is a website called Nextdoor where many neighbors in the area have voiced their displeasure with this project. This would be a resource worth visiting.

I hope this is helpful. Please let me know if I can provide anything further. Also, is the August 2 hearing open to the public?

Thank you

John and Lorna Streehman

5920 South Camargo Way

Littleton, CO 80123

RE: Case Number Q15-102

May 12, 2016

Thank you for taking the time to read this and consider the affects that this decision will have on each of our families. We are writing this because this proposal would quite literally be in our backyard, sharing a fence line with this project. Unlike most of our neighbors, we have only lived in our home for one year. We moved to Littleton from Highlands Ranch to escape the cookie cutter houses, small lots and extremely close neighbors. We fell in love with Littleton. The homes have so much character, the beautiful large trees and the big lots were too much to pass up. When we found our home it was a concern of ours as to what was planned to go in behind it. We did our research and found out that it was zoned for residential homes on about ½ acre lots. We drove around the other nearby neighborhoods such as the Hamlet, Coventry and Bow Mar South and they all had similar homes and lot sizes. We decided that even if homes went in behind ours one day, with similar lot sizes they would not feel like they were right on the other side of our fence. That was what we were getting away from in Highlands Ranch. Once we found out about KB Homes intentions we were devastated. It will truly be worse for us than it ever was in Highlands Ranch. It will not be only one or two single family homes on the other side of our fence, but a wall of homes towering over our backyard that we moved our family for. If we can't rely on the zoning, then there is no point in having it. What KB is proposing would change the density of the current zoning by over 3 times. That dramatic of a change in zoning is unheard of and frankly unfair and unreasonable. Not only are the homes they intend to build very high density for that small piece of land, they are inconsistent with the look and feel of the other homes in the area. They have no character and are all siding on the exterior. They will only be 15 feet off of our fence and extremely tall in height. It will be such a huge eyesore from our home. We believe it will force us to sell our house. We have two small children and were so excited about being in this home and area for many years to come, unlike KB homes that will be in and out as quick as they can build their poor product.

The personal impact is not even the worst part of this proposal. The worst part of it is the dangerous affect it will have on the residents and others in the area. The traffic on Bowles is already so dense at peak times, it is very difficult to imagine extra traffic turning in and out of that new development. In our short one year of living here we have seen many accidents happen at the intersection of Bowles and Platte Canyon and having residents of 50 units turning in and out will make that a deadly intersection. It will make an already terrible intersection much, much worse. We see hundreds of people walking along the paved trail at Platte Canyon each day. Children ride their bikes to and from school along the path as well. It would be horrible to have people turn in and out of that development with the use along those trails. This proposal would make that trail unusable and incredibly dangerous.

We have talked to many people in various neighborhoods in the area, all share the same sentiment as we do. Unlike us, many of these people have lived in this area for decades and are so disappointed to learn that Arapahoe County is even considering this proposal. These Villas are so out of character for the area it will be an eye sore for all, even those in Columbine Valley. We have spoken with community leaders and residents active in the community, all of whom are resolved to oppose this proposal. This proposal does not satisfy any temporary or long term needs of this community. It will do nothing more than put a burden on local services including, roads and schools, with no upside.

We find it very disturbing that KB Homes originally tried to get the city of Littleton to change the zoning and when they did not get the response they wanted to hear, then turned to Arapahoe County. That illustrates the motivation they have. They are not interested in making this a nicer area to live. They are simply interested in money and cramming the most homes they can on a piece of land that does not support it. We are not in opposition to something going onto that property, and fully expect that it will be developed. It needs to be reasonable, consistent with the area and progress the needs of the community in a way that is fair to everyone. We have invested time and money into this area and what kb proposes unwinds all of our efforts so they can marginally improve their profits.

We are open to answering any other questions that you may have, and truly appreciate taking all of this into account as this decision will make such a huge impact on us and the entire Littleton and Columbine Valley Community.

Thank you again,

John and Lorna Strelman

## **Letters/Emails in Favor**

RECEIVED

JUL 07 2016

ARAPAHOE COUNTY  
PLANNING DIVISION

Name  
Address  
Phone Number

Molly Orkild-Larson, Senior Planner  
Arapahoe County Public Works and Development  
Arapahoe County Lima Plaza, 6924 South Lima Street, Centennial CO 80112  
720-874-6650  
[morkild-larson@arapahoegov.com](mailto:morkild-larson@arapahoegov.com)

Date

Dear Ms. Orkild-Larson:

I am writing to you today in **SUPPORT** for the proposed Littleton Valley Villas project, located at the southwest intersection of South Platte Canyon and Bowles, within Arapahoe County.

With rising home prices and the limited amount of resale homes available, it is getting harder and harder for families to afford homes priced less than \$500,000 in this area. The proposed duplex homes will provide much needed affordable, new housing in the area and will also provide another low-maintenance option for members of our community that do not want to spend their time and money on lawn maintenance. These homes will also be better for the environment, being built to energy star standards that require significantly less energy and water than traditional single family homes.

While I understand increasing density is never easy for existing neighbors, I believe that this is truly "smart growth" and consistent with many of the goals outlined in the County's Comprehensive Plan, which call for increasing density through infill developments as a means to reduce suburban sprawl into the County's farmland.

Thank you for your time and consideration.

Regards,



Signature

RECEIVED

JUL 07 2016

ARAPAHOE COUNTY  
PLANNING DIVISION

Name *Ricky Herrera*  
Address *2230 W. Main*  
Phone Number *303-795-5233*

Molly Orkild-Larson, Senior Planner  
Arapahoe County Public Works and Development  
Arapahoe County Lima Plaza, 6924 South Lima Street, Centennial CO 80112  
720-874-6650  
[morkild-larson@arapahoegov.com](mailto:morkild-larson@arapahoegov.com)

Date

Dear Ms. Orkild-Larson:

I am writing to you today in **SUPPORT** for the proposed Littleton Valley Villas project, located at the southwest intersection of South Platte Canyon and Bowles, within Arapahoe County.

With rising home prices and the limited amount of resale homes available, it is getting harder and harder for families to afford homes priced less than \$500,000 in this area. The proposed duplex homes will provide much needed affordable, new housing in the area and will also provide another low-maintenance option for members of our community that do not want to spend their time and money on lawn maintenance. These homes will also be better for the environment, being built to energy star standards that require significantly less energy and water than traditional single family homes.

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Thank you for your time and consideration.

Regards,

Signature



RECEIVED

JUL 17 2016

ARAPAHOE COUNTY  
PLANNING DIVISION

Name  
Address  
Phone Number

KAI MURIB

303-903-9232

Nancy A. Doty  
Commissioner, District 1  
5334 S. Prince Street  
Littleton, CO 80120  
(303) 795-4285  
ndoty@arapahoegov.com

Date

Dear Ms. Doty:

I am writing to you today in **SUPPORT** for the proposed Littleton Valley Villas project, located at the southwest intersection of South Platte Canyon and Bowles, within Arapahoe County.

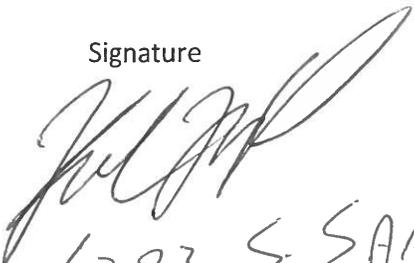
With rising home prices and the limited amount of resale homes available, it is getting harder and harder for families to afford homes priced less than \$500,000 in this area. The proposed duplex homes will provide much needed affordable, new housing in the area and will also provide another low-maintenance option for members of our community that do not want to spend their time and money on lawn maintenance. These homes will also be better for the environment, being built to energy star standards that require significantly less energy and water than traditional single family homes.

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Thank you for your time and consideration.

Regards,

Signature

  
6373 S SANTA FE DR  
Littleton CO 80120

2077-15-1-08-013 (Broadway/Bellevue)

RECEIVED

JUL 07 2016

ARAPAHOE COUNTY  
PLANNING DIVISION

Name Joel A. Fisher  
Address 5281 S. Sherman St. Littleton, CO 80121  
Phone Number 3.994.4790

Molly Orkild-Larson, Senior Planner  
Arapahoe County Public Works and Development  
Arapahoe County Lima Plaza, 6924 South Lima Street, Centennial CO 80112  
720-874-6650  
[morkild-larson@arapahoegov.com](mailto:morkild-larson@arapahoegov.com)

Date

Dear Ms. Orkild-Larson:

I am writing to you today in **SUPPORT** for the proposed Littleton Valley Villas project, located at the southwest intersection of South Platte Canyon and Bowles, within Arapahoe County.

With rising home prices and the limited amount of resale homes available, it is getting harder and harder for families to afford homes priced less than \$500,000 in this area. The proposed duplex homes will provide much needed affordable, new housing in the area and will also provide another low-maintenance option for members of our community that do not want to spend their time and money on lawn maintenance. These homes will also be better for the environment, being built to energy star standards that require significantly less energy and water than traditional single family homes.

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Thank you for your time and consideration.

Regards,



Signature

2077-30-3-01-011 v

RECEIVED

JUL 07 2016

ARAPAHOE COUNTY  
PLANNING DIVISION

Name TIM HALL  
Address 5009 W FREMONT PL  
Phone Number 3-948-8808

Molly Orkild-Larson, Senior Planner  
Arapahoe County Public Works and Development  
Arapahoe County Lima Plaza, 6924 South Lima Street, Centennial CO 80112  
720-874-6650  
[morkild-larson@arapahoegov.com](mailto:morkild-larson@arapahoegov.com)

Date 8 JUNE 16

Dear Ms. Orkild-Larson:

I am writing to you today in **SUPPORT** for the proposed Littleton Valley Villas project, located at the southwest intersection of South Platte Canyon and Bowles, within Arapahoe County.

With rising home prices and the limited amount of resale homes available, it is getting harder and harder for families to afford homes priced less than \$500,000 in this area. The proposed duplex homes will provide much needed affordable, new housing in the area and will also provide another low-maintenance option for members of our community that do not want to spend their time and money on lawn maintenance. These homes will also be better for the environment, being built to energy star standards that require significantly less energy and water than traditional single family homes.

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Thank you for your time and consideration.

Regards,

Signature



2077-363-01-011

RECEIVED

JUL 07 2016

ARAPAHOE COUNTY  
PLANNING DIVISION

Name Morgan Hall  
Address 5009 W. Fremont Ave  
Phone Number 720 882 3499

Molly Orkild-Larson, Senior Planner  
Arapahoe County Public Works and Development  
Arapahoe County Lima Plaza, 6924 South Lima Street, Centennial CO 80112  
720-874-6650  
[morkild-larson@arapahoegov.com](mailto:morkild-larson@arapahoegov.com)

Date June 8, 2016

Dear Ms. Orkild-Larson:

I am writing to you today in **SUPPORT** for the proposed Littleton Valley Villas project, located at the southwest intersection of South Platte Canyon and Bowles, within Arapahoe County.

With rising home prices and the limited amount of resale homes available, it is getting harder and harder for families to afford homes priced less than \$500,000 in this area. The proposed duplex homes will provide much needed affordable, new housing in the area and will also provide another low-maintenance option for members of our community that do not want to spend their time and money on lawn maintenance. These homes will also be better for the environment, being built to energy star standards that require significantly less energy and water than traditional single family homes.

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Thank you for your time and consideration.

Regards,

Signature

Morgan Hall

2017-30-3-01-011

RECEIVED

JUL 07 2016

ARAPAHOE COUNTY  
PLANNING DIVISION

Name *ROBYN GLOSSON*  
Address *5009 W FREMONT AVE LITTLETON CO 80128*  
Phone Number *303-948-8808*

Molly Orkild-Larson, Senior Planner  
Arapahoe County Public Works and Development  
Arapahoe County Lima Plaza, 6924 South Lima Street, Centennial CO 80112  
720-874-6650  
[morkild-larson@arapahoegov.com](mailto:morkild-larson@arapahoegov.com)

Date *6-7-16*

Dear Ms. Orkild-Larson:

I am writing to you today in **SUPPORT** for the proposed Littleton Valley Villas project, located at the southwest intersection of South Platte Canyon and Bowles, within Arapahoe County.

With rising home prices and the limited amount of resale homes available, it is getting harder and harder for families to afford homes priced less than \$500,000 in this area. The proposed duplex homes will provide much needed affordable, new housing in the area and will also provide another low-maintenance option for members of our community that do not want to spend their time and money on lawn maintenance. These homes will also be better for the environment, being built to energy star standards that require significantly less energy and water than traditional single family homes.

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Thank you for your time and consideration.

Regards,

Signature *Robyn Glosson*

2077-36-3-00-027 ✓

Name *Con Odgen*  
Address *7150 S. Platte Canyon Rd Unit 80128*  
Phone Number

*319-2026*  
Molly Orkild-Larson, Senior Planner  
Arapahoe County Public Works and Development  
Arapahoe County Lima Plaza, 6924 South Lima Street, Centennial CO 80112  
720-874-6650  
[morkild-larson@arapahoegov.com](mailto:morkild-larson@arapahoegov.com)

RECEIVED

JUL 07 2016

ARAPAHOE COUNTY  
PLANNING DIVISION

Date

Dear Ms. Orkild-Larson:

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Thank you for your time and consideration.

Regards,

*Con Odgen*  
Signature

2077-19-1-03-003 ✓

RECEIVED

JUL 07 2016

ARAPAHOE COUNTY  
PLANNING DIVISION

Name *Carl Gillberg*  
Address *4283 W. Pondview Ct* *John, Co 80123*  
Phone Number  
*303-748-0280*  
Molly Orkild-Larson, Senior Planner  
Arapahoe County Public Works and Development  
Arapahoe County Lima Plaza, 6924 South Lima Street, Centennial CO 80112  
720-874-6650  
[morkild-larson@arapahoegov.com](mailto:morkild-larson@arapahoegov.com)

Date *6-2-16*

Dear Ms. Orkild-Larson:

I am writing to you today in **SUPPORT** for the proposed Littleton Valley Villas project, located at the southwest intersection of South Platte Canyon and Bowles, within Arapahoe County.

With rising home prices and the limited amount of resale homes available, it is getting harder and harder for families to afford homes priced less than \$500,000 in this area. The proposed duplex homes will provide much needed affordable, new housing in the area and will also provide another low-maintenance option for members of our community that do not want to spend their time and money on lawn maintenance. These homes will also be better for the environment, being built to energy star standards that require significantly less energy and water than traditional single family homes.

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Thank you for your time and consideration.

Regards,

Signature



2077-19-1-00-004 ✓

Name Robert C. Folzenloewen M.D.  
Address 6053 S. Platte Canyon Rd. Lit CO 80128  
Phone Number 303-518-0568

Molly Orkild-Larson, Senior Planner  
Arapahoe County Public Works and Development  
Arapahoe County Lima Plaza, 6924 South Lima Street, Centennial CO 80112  
720-874-6650  
[morkild-larson@arapahoegov.com](mailto:morkild-larson@arapahoegov.com)

RECEIVED

JUL 07 2016

ARAPAHOE COUNTY  
PLANNING DIVISION

Date

Dear Ms. Orkild-Larson:

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Thank you for your time and consideration.

Regards,

Signature



2077-19-1-00-006✓

Name *Pat Sheehan*  
Address *6083 S. Platte Canyon Rd Littleton CO 80123*  
Phone Number

*480-284-9220*  
Molly Orkild-Larson, Senior Planner  
Arapahoe County Public Works and Development  
Arapahoe County Lima Plaza, 6924 South Lima Street, Centennial CO 80112  
720-874-6650  
[morkild-larson@arapahoegov.com](mailto:morkild-larson@arapahoegov.com)

RECEIVED

JUL 07 2016

ARAPAHOE COUNTY  
PLANNING DIVISION

Date *5-26-16*

Dear Ms. Orkild-Larson:

I am writing to you today in **SUPPORT** for the proposed Littleton Valley Villas project, located at the southwest intersection of South Platte Canyon and Bowles, within Arapahoe County.

With rising home prices and the limited amount of resale homes available, it is getting harder and harder for families to afford homes priced less than \$500,000 in this area. The proposed duplex homes will provide much needed affordable, new housing in the area and will also provide another low-maintenance option for members of our community that do not want to spend their time and money on lawn maintenance. These homes will also be better for the environment, being built to energy star standards that require significantly less energy and water than traditional single family homes.

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Thank you for your time and consideration.

Regards,

Signature

*Pat Sheehan*

2077-19-1-19-002 ✓

RECEIVED

JUL 07 2015

ARAPAHOE COUNTY  
PLANNING DIVISION

Name *Richard W. Seabroough*  
Address *24 Village Ct. Columbine Village Co 80128*  
Phone Number

Molly Orkild-Larson, Senior Planner  
Arapahoe County Public Works and Development  
Arapahoe County Lima Plaza, 6924 South Lima Street, Centennial CO 80112  
720-874-6650  
[morkild-larson@arapahoegov.com](mailto:morkild-larson@arapahoegov.com)

Date *6/2/16*

Dear Ms. Orkild-Larson:

I am writing to you today in **SUPPORT** for the proposed Littleton Valley Villas project, located at the southwest intersection of South Platte Canyon and Bowles, within Arapahoe County.

With rising home prices and the limited amount of resale homes available, it is getting harder and harder for families to afford homes priced less than \$500,000 in this area. The proposed duplex homes will provide much needed affordable, new housing in the area and will also provide another low-maintenance option for members of our community that do not want to spend their time and money on lawn maintenance. These homes will also be better for the environment, being built to energy star standards that require significantly less energy and water than traditional single family homes.

While I understand increasing density is never easy for existing neighbors, I believe that this is truly "smart growth" and consistent with many of the goals outlined in the County's Comprehensive Plan, which call for increasing density through infill developments as a means to reduce suburban sprawl into the County's farmland.

Thank you for your time and consideration.

Regards,



Signature

2077-30-2-00-009 ✓

RECEIVED

JUL 07 2015

ARAPAHOE COUNTY  
PLANNING DIVISION

Name *M. JOAN YOUNG*  
Address *7037 S PLATTE CANYON RCL HWY CO 80128*  
Phone Number  
*618-780-1944*  
Molly Orkild-Larson, Senior Planner  
Arapahoe County Public Works and Development  
Arapahoe County Lima Plaza, 6924 South Lima Street, Centennial CO 80112  
720-874-6650  
[morkild-larson@arapahoegov.com](mailto:morkild-larson@arapahoegov.com)

Date *5-23-16*

Dear Ms. Orkild-Larson:

I am writing to you today in **SUPPORT** for the proposed Littleton Valley Villas project, located at the southwest intersection of South Platte Canyon and Bowles, within Arapahoe County.

With rising home prices and the limited amount of resale homes available, it is getting harder and harder for families to afford homes priced less than \$500,000 in this area. The proposed duplex homes will provide much needed affordable, new housing in the area and will also provide another low-maintenance option for members of our community that do not want to spend their time and money on lawn maintenance. These homes will also be better for the environment, being built to energy star standards that require significantly less energy and water than traditional single family homes.

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Thank you for your time and consideration.

Regards,

Signature

*Joan Young*

2077-30-2-00-018 ✓

RECEIVED

JUL 17 2016

ARAPAHOE COUNTY  
PLANNING DIVISION

Name John Stockwell  
Address 4600 W. COAL RIVER AVE, Littleton CO 80123  
Phone Number

Molly Orkild-Larson, Senior Planner  
Arapahoe County Public Works and Development  
Arapahoe County Lima Plaza, 6924 South Lima Street, Centennial CO 80112  
720-874-6650  
[morkild-larson@arapahoegov.com](mailto:morkild-larson@arapahoegov.com)

Date 6-31-16

Dear Ms. Orkild-Larson:

I am writing to you today in **SUPPORT** for the proposed Littleton Valley Villas project, located at the southwest intersection of South Platte Canyon and Bowles, within Arapahoe County.

With rising home prices and the limited amount of resale homes available, it is getting harder and harder for families to afford homes priced less than \$500,000 in this area. The proposed duplex homes will provide much needed affordable, new housing in the area and will also provide another low-maintenance option for members of our community that do not want to spend their time and money on lawn maintenance. These homes will also be better for the environment, being built to energy star standards that require significantly less energy and water than traditional single family homes.

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Thank you for your time and consideration.

Regards,

Signature



2077-30-2-19-001 ✓

RECEIVED

JUL 07 2016

ARAPAHOE COUNTY  
PLANNING DIVISION

Name *Ira Seals*  
Address *7050 S. PLATTE CANYON RD, Littleton, CO 80128*  
Phone Number

*303-979-4174*  
Molly Orkild-Larson, Senior Planner  
Arapahoe County Public Works and Development  
Arapahoe County Lima Plaza, 6924 South Lima Street, Centennial CO 80112  
720-874-6650  
[morkild-larson@arapahoegov.com](mailto:morkild-larson@arapahoegov.com)

Date *7-1-16*

Dear Ms. Orkild-Larson:

I am writing to you today in **SUPPORT** for the proposed Littleton Valley Villas project, located at the southwest intersection of South Platte Canyon and Bowles, within Arapahoe County.

With rising home prices and the limited amount of resale homes available, it is getting harder and harder for families to afford homes priced less than \$500,000 in this area. The proposed duplex homes will provide much needed affordable, new housing in the area and will also provide another low-maintenance option for members of our community that do not want to spend their time and money on lawn maintenance. These homes will also be better for the environment, being built to energy star standards that require significantly less energy and water than traditional single family homes.

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Thank you for your time and consideration.

Regards,

*IRA SEALS*

Signature



2077-30-2-12-001 ✓

RECEIVED

JUL 17 2013

ARAPAHOE COUNTY  
PLANNING DIVISION

Name *Jose Nangis*  
Address *6955 S PLATTE CANYON RD*  
Phone Number *LITTLETON CO 80128*

Molly Orkild-Larson, Senior Planner  
Arapahoe County Public Works and Development  
Arapahoe County Lima Plaza, 6924 South Lima Street, Centennial CO 80112  
720-874-6650  
[morkild-larson@arapahoegov.com](mailto:morkild-larson@arapahoegov.com)

Date

Dear Ms. Orkild-Larson:

I am writing to you today in **SUPPORT** for the proposed Littleton Valley Villas project, located at the southwest intersection of South Platte Canyon and Bowles, within Arapahoe County.

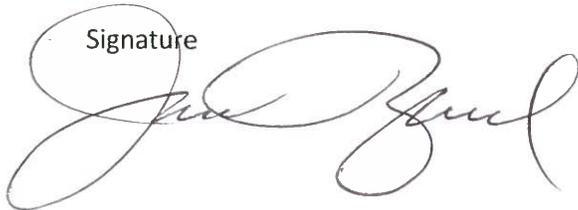
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Thank you for your time and consideration.

Regards,

Signature



2077-30-2-08-004 ✓

RECEIVED

JUL 07 2016

ARAPAHOE COUNTY  
PLANNING DIVISION

Name *HAH Buddeneyer*  
Address *2150 Narmorey Cir Little Co 80128*  
Phone Number  
*303-908-8996*  
Moffy Orkild-Larson, Senior Planner  
Arapahoe County Public Works and Development  
Arapahoe County Lima Plaza, 6924 South Lima Street, Centennial CO 80112  
720-874-6650  
[morkild-larson@arapahoegov.com](mailto:morkild-larson@arapahoegov.com)

Date

*6-4-16*

Dear Ms. Orkild-Larson:

I am writing to you today in SUPPORT for the proposed Littleton Valley Villas project, located at the southwest intersection of South Platte Canyon and Bowles, within Arapahoe County.

With rising home prices and the limited amount of resale homes available, it is getting harder and harder for families to afford homes priced less than \$500,000 in this area. The proposed duplex homes will provide much needed affordable, new housing in the area and will also provide another low-maintenance option for members of our community that do not want to spend their time and money on lawn maintenance. These homes will also be better for the environment, being built to energy star standards that require significantly less energy and water than traditional single family homes.

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Thank you for your time and consideration.

Regards,

Signature



2077-30-2-08-005 ✓

RECEIVED

JUL 07 2016

ARAPAHOE COUNTY  
PLANNING DIVISION

Name MIKE BURNS  
Address 7170 NORMANDY CIR 80128  
Phone Number 303 556-1459

Molly Orkild-Larson, Senior Planner  
Arapahoe County Public Works and Development  
Arapahoe County Lima Plaza, 6924 South Lima Street, Centennial CO 80112  
720-874-6650  
[morkild-larson@arapahoegov.com](mailto:morkild-larson@arapahoegov.com)

Date 6/2/16

Dear Ms. Orkild-Larson:

I am writing to you today in **SUPPORT** for the proposed Littleton Valley Villas project, located at the southwest intersection of South Platte Canyon and Bowles, within Arapahoe County.

With rising home prices and the limited amount of resale homes available, it is getting harder and harder for families to afford homes priced less than \$500,000 in this area. The proposed duplex homes will provide much needed affordable, new housing in the area and will also provide another low-maintenance option for members of our community that do not want to spend their time and money on lawn maintenance. These homes will also be better for the environment, being built to energy star standards that require significantly less energy and water than traditional single family homes.

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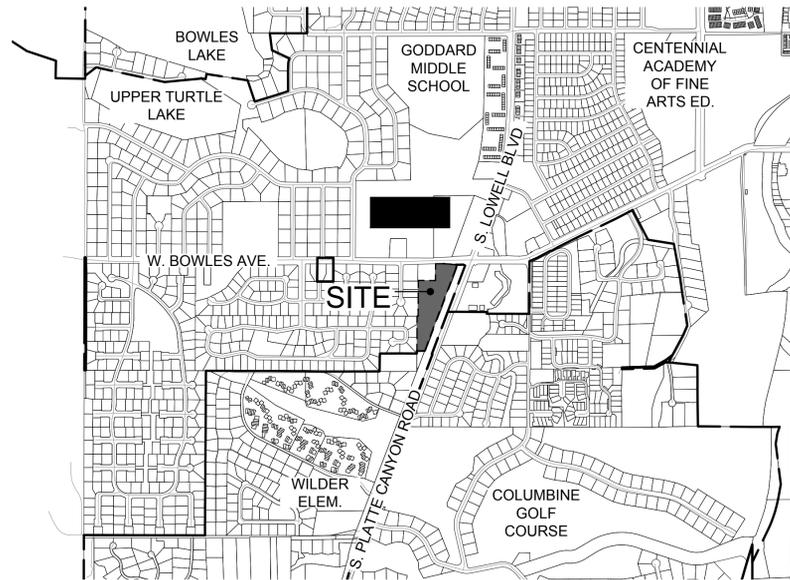
Regards,



Signature

# PRELIMINARY DEVELOPMENT PLAN LITTLETON VALLEY VILLAS

LOCATED IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 68 W OF THE 6TH P.M.  
COUNTY OF ARAPAHOE, STATE OF COLORADO



**A** VICINITY MAP  
1" = 2,000'

**LEGAL DESCRIPTION**

A TRACT OF LAND IN THE NE 1/4 NE 1/4 OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF SAID NE 1/4 NE 1/4 WHICH IS 288.7 FEET SOUTH OF THE NORTHWEST CORNER OF SAID NE 1/4 NE 1/4;

THENCE EAST PARALLEL TO THE NORTH LINE OF SAID NE 1/4 NE 1/4, 208.7 FEET, THENCE NORTH PARALLEL TO THE WEST LINE OF SAID NE 1/4 NE 1/4, 208.7 FEET TO THE SOUTH LINE OF WEST BOWLES AVENUE;

THENCE EAST PARALLEL TO THE NORTH LINE OF SAID NE 1/4 NE 1/4, 271.43 FEET TO THE WEST LINE OF THE RIGHT-OF-WAY OF THE CITY AND COUNTY OF DENVER, AND THE BOARD OF WATER COMMISSIONER OF THE CITY AND COUNTY OF DENVER;

THENCE ON AN ANGLE OF 110 DEG. 49 MIN. 15 SEC. TO THE RIGHT (SOUTH 21 DEG. 15 MIN. WEST), ALONG THE WEST LINE OF SAID RIGHT-OF-WAY, FOR A DISTANCE OF 1105.45 FEET;

THENCE NORTH 89 DEG. 27 MIN. 30 SEC. WEST, 89.1 FEET TO A POINT ON THE WEST LINE OF SAID NE 1/4 NE 1/4;

THENCE NORTH ALONG SAID WEST LINE 824.0 FEET TO THE POINT OF BEGINNING;

EXCEPT THOSE PORTIONS CONVEYED IN DEEDS RECORDED AUGUST 7, 1968 IN BOOK 1770 AT PAGE 634; JANUARY 19, 1972 IN BOOK 1988 AT PAGE 385; JUNE 18, 1982 IN BOOK 3645 AT PAGE 187; MAY 4, 1987 IN BOOK 5135 AT PAGE 485; JUNE 15, 1987 IN BOOK 5180 AT PAGE 90 AND ANY PORTION OF SUBJECT PROPERTY INCLUDED IN THE DEED RECORDED MARCH 23, 1989 IN BOOK 5656 AT PAGE 9, COUNTY OF ARAPAHOE, STATE OF COLORADO.

CONTAINING A CALCULATED AREA OF 246,089 SQUARE FEET, OR 5.6494 ACRES.

**STANDARD NOTES**

THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDER(S) OF THE PRELIMINARY DEVELOPMENT PLAN KNOWN AS **LITTLETON VALLEY VILLAS**, THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

**STREET MAINTENANCE**

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

**DRAINAGE MAINTENANCE**

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

**EMERGENCY ACCESS**

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

**LANDSCAPE MAINTENANCE**

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

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

**SIGHT TRIANGLE MAINTENANCE**

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

**DRAINAGE MASTER PLAN**

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

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

**MAINTENANCE OF COMMON AREAS**

THE PUBLIC RIGHT-OF-WAY (ALONG WEST BOWLES AVENUE), THE DETENTION/WATER QUALITY POND(S), THE PRIVATE ROADWAY AND COMMON OPEN SPACE INCLUDING THE COMMON GREENSPACE, PROPERTY LINE BUFFERS AND ALL 'NON-ENCLOSED' PRIVATE SIDE YARDS SHALL BE MAINTAINED BY A COMMON HOA.

**LANDSCAPE DEVELOPMENT**

FRONT AND REAR YARDS VISIBLE FROM THE COMMON AREAS OUTSIDE OF A FENCED AREA AND ADJACENT TO PUBLIC RIGHT OF WAY SHALL BE LANDSCAPED BY THE BUILDER PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY IN ACCORDANCE WITH THE ARAPAHOE COUNTY LAND DEVELOPMENT CODE. RIGHT-OF-WAY FRONTAGES AND PERIMETER BUFFERS SHALL BE LANDSCAPED BY THE DEVELOPER IN ACCORDANCE WITH THE ARAPAHOE COUNTY LAND DEVELOPMENT CODE PRIOR TO 80% COMPLETION OF THE PROJECT. ENHANCED LANDSCAPE SCREENING/BUFFERING AND/OR FENCING SHALL BE PROVIDED ADJACENT TO THE SINGLE FAMILY PARCELS, LOCATED ADJACENT TO THE WESTERN BOUNDARY OF THE PROPERTY.

**SIGNAGE**

ALL PROPOSED MONUMENTATION AND SIGNAGE FOR THE DEVELOPMENT SHALL CONFORM TO THE ARAPAHOE COUNTY SIGN CODE FOR TYPES, LOCATIONS, MAXIMUM DIMENSIONS, ETC.

**BOARD OF COUNTY COMMISSIONERS APPROVAL**

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

CHAIR: \_\_\_\_\_

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

**PLANNING COMMISSION RECOMMENDATION**

NOT RECOMMENDED/RECOMMENDED BY THE ARAPAHOE COUNTY PLANNING COMMISSION,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_\_

CHAIR: \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP**

\_\_\_\_\_ HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS **LITTLETON VALLEY VILLAS**, CASE NO. **Z16-001**.

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 \_\_\_\_\_

**PERFORMANCE STANDARDS:**

THE SITE OF THE **LITTLETON VALLEY VILLAS** APPLICATION IS AN INFILL DEVELOPMENT INTENDED TO BE COMPATIBLE WITH THE SURROUNDING SINGLE-FAMILY NEIGHBORHOODS IN TERMS OF USE AND PROVIDE A DENSITY BUFFER FROM THE ADJACENT COMMERCIAL/RETAIL DEVELOPMENT DIRECTLY ADJACENT TO THE SITE.

THIS SITE SHALL BE COMPATIBLE TO THE EXISTING/DEVELOPING RESIDENTIAL SUBDIVISIONS ADJACENT TO THIS PROPERTY IN SETBACK FROM ADJACENT PROPERTY LINES/BUFFERS PROVIDED. OVERALL HEIGHT OF PROPOSED STRUCTURES AND MASSING OF THE PAIRED STRUCTURES ON THE SITE. THE SINGLE FAMILY ATTACHED STRUCTURE (TWO LOTS) SHALL BE SIMILAR IN SIZE AND BULK TO HOMES CURRENTLY BEING DEVELOPED IN THE AREA AND SHALL ACT AS A DENSITY BUFFER FROM THE ADJACENT COMMERCIAL ZONING AND MAJOR ROADWAY INTERSECTION WITHOUT USING TYPICAL HIGHER DENSITY USES AS PER THE PRECEDENTS NORTH OF THIS SITE ON S. LOWELL BLVD. THIS APPLICATION SHALL ALSO BE COMPATIBLE IN HEIGHT TO THE EXISTING PROPERTIES AS OPPOSED TO LARGER HIGHER DENSITY MULTI-FLOOR/MULTI-FAMILY RESIDENTIAL OPTIONS.

THIS APPLICATION SHALL ALSO ADDRESS MANY GOALS AND OBJECTIVES OF THE CURRENT ARAPAHOE COUNTY COMPREHENSIVE PLAN. THE APPLICATION SHALL PROVIDE A COMPACT GROWTH PATTERN WITHIN THE COUNTIES DEFINED URBAN SERVICE AREA AND ALSO PROVIDE A NEW AND VIBRANT COMMUNITY WITH A DIVERSIFIED HOUSING STYLE AND PRICE POINT TO ENCOURAGE ADDITIONAL DEMOGRAPHICS THE OPPORTUNITY TO LIVE AND WORK WITHIN THE COMMUNITY.

**ARCHITECTURAL DESIGN GUIDELINES:**

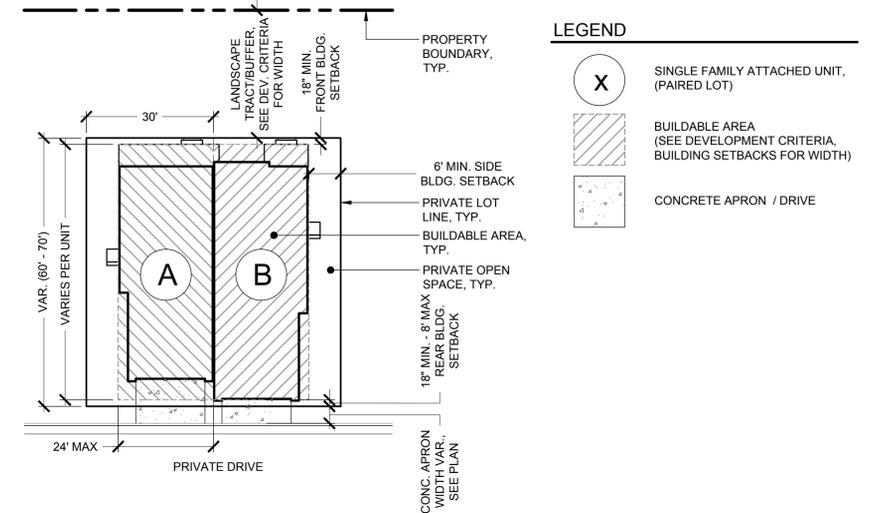
THE TWO (2) STORY SINGLE-FAMILY ATTACHED HOMES PROPOSED WITHIN THE PROJECT SHALL BE COMPRISED OF A UNIFIED ARCHITECTURAL THEME THAT INCLUDES CONSIDERATION OF BUILDING FORM, COLORS, MATERIALS, DOOR/WINDOW PROPORTIONS AND OTHER BUILDING ELEMENTS THAT WILL INCLUDE:

- PITCHED ROOFS SHALL BE UTILIZED.
- ROOF MATERIALS SHALL BE CONSISTENT THROUGHOUT THE PROJECT AND WILL BE CONSTRUCTED OF ARCHITECTURAL DIMENSIONED COMPOSITE SHINGLES. COLOR'S TO VARY ACCORDING TO FINISH OPTIONS SELECTED BY DEVELOPER/BUILDER.
- THE PALETTE OF MATERIALS SHALL CONSIST OF ANY OF THE FOLLOWING: MASONRY (BRICK OR TEXTURED CONCRETE STONE VENEER), CEMENTIOUS LAP SIDING, METAL, LUMBER OR GLASS AS A MAJOR VISUAL ELEMENT OF THE STRUCTURES.
- COLOR PALETTE SHALL BE A COMBINATION OF PRESELECTED COMPLEMENTARY COLORS AS DETERMINED BY THE DEVELOPER/BUILDER.
- ALL SINGLE-FAMILY ATTACHED STRUCTURES SHALL UTILIZE A COMBINATION OF MATERIALS AS IDENTIFIED IN THE PALETTE ABOVE.
- VISUAL INTEREST SHALL BE PROVIDED BY HORIZONTALLY STAGGERING FACADES OR BY VARYING THE MATERIAL, COLOR, TEXTURE.

**SITE PLANNING AND BUILDING ORIENTATION:**

THIS SECTION IS TO ENCOURAGE BUILDING ORIENTATION AND PRIMARY ENTRANCES TOWARDS THE ADJACENT STREET/PEDESTRIAN ROUTES, PROVIDING FOR SAFER AND MORE DIRECT ACCESS FOR PEDESTRIANS TO AND FROM COMMON SIDEWALKS AND ADJACENT PUBLIC SIDEWALK NETWORKS.

- BUILDINGS SHOULD BE ARRANGED WITHIN THE BUILDING ENVELOPE TO HAVE THEIR PRIMARY ENTRANCES FACE AN ABUTTING STREET OR COMMON OPENSACE/PEDESTRIAN CORRIDORS.
- PRIVATE DRIVEWAYS AND GARAGES SHOULD ALL BE ACCESSED VIA THE PROPOSED PRIVATE DRIVE.



**B** PAIRED HOME LOT DETAIL  
1" = 20'-0"



Plans Prepared For:



7807 E. PEAKVIEW AVENUE  
SUITE 300  
CENTENNIAL, COLORADO 80111

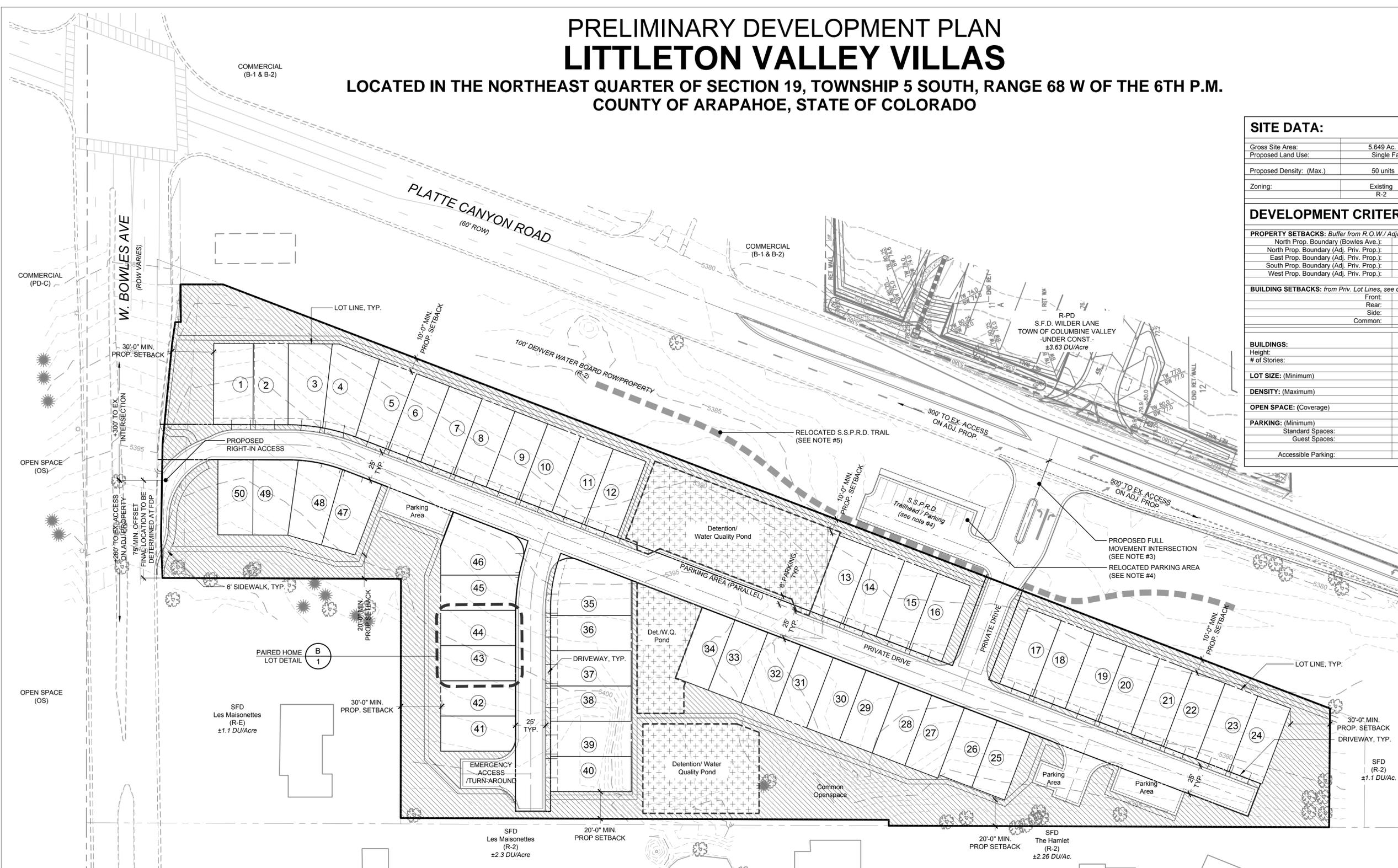
PHONE:  
303-323-1130

<b>LITTLETON VALLEY VILLAS</b> ARAPAHOE COUNTY, COLORADO	
Submittal Date:	March 11, 2016
Project #:	14-073
Revisions:	
Phase II Submittal	05/11/2016
Planning Commission Hearing Set	07/21/2016

# PRELIMINARY DEVELOPMENT PLAN LITTLETON VALLEY VILLAS

LOCATED IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 68 W OF THE 6TH P.M.  
COUNTY OF ARAPAHOE, STATE OF COLORADO

SITE DATA:		
Gross Site Area:	5,649 Ac.	246,088 sf
Proposed Land Use:	Single Family Attached Residential development	
Proposed Density: (Max.)	50 units	8.85 DU/Acre Net
Zoning:	Existing R-2	Proposed R-PM
DEVELOPMENT CRITERIA:		
<b>PROPERTY SETBACKS:</b> Buffer from R.O.W./ Adjacent Property		
North Prop. Boundary (Bowles Ave.):	30'-0" Min. to Private Lot Line	
North Prop. Boundary (Adj. Priv. Prop.):	30'-0" Min. to Private Lot Line	
East Prop. Boundary (Adj. Priv. Prop.):	10'-0" Min. to Private Lot Line	
South Prop. Boundary (Adj. Priv. Prop.):	30'-0" Min. to Private Lot Line	
West Prop. Boundary (Adj. Priv. Prop.):	20'-0" Min. to Private Lot Line	
<b>BUILDING SETBACKS:</b> from Priv. Lot Lines, see detail B, sheet 1		
Front:	18" Min.	
Rear:	18" Min.	
Side:	6" Min. (12'-0" Min. between buildings)	
Common:	0'-0"	
<b>BUILDINGS:</b> Per County Code R-PM Proposed		
Height:	55'-0" Max	30'-0" Max
# of Stories:	4 Stories	2 Stories
LOT SIZE: (Minimum)	N/A	1,800 sf
DENSITY: (Maximum)	10.9 DU/Acre	8.85 DU/Acre
OPEN SPACE: (Coverage)	30 %	30 % Minimum
<b>PARKING:</b> (Minimum)		
Standard Spaces:	2.0 Spaces/Unit	2.0 Spaces/Unit
Guest Spaces:	0.25 Spaces/Unit	0.25 Spaces/Unit
Accessible Parking:	2 Spaces Min.	

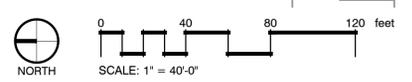


## A PRELIMINARY DEVELOPMENT PLAN

### PLAN LEGEND:

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
[Hatched Box]	COMMON OPEN SPACE	[Solid Line]	PROPERTY BOUNDARY	[Dashed Line]	MAJOR EXISTING CONTOUR
[Dotted Box]	DETENTION & WATER QUALITY POND	[Dashed Line]	PROPERTY LINE	[Dotted Line]	MINOR EXISTING CONTOUR
[Stippled Box]	CONCRETE APRON/ DRIVEWAY	[Double Line]	CURB/GUTTER	[Dashed Line]	POSSIBLE TRAIL ROUTING
		[Thin Line]	POTENTIAL SIDEWALK (INTERNAL)	[Solid Line]	EXISTING STRUCTURE (ADJ.)
		[Dashed Line]	CENTER LINE		

- NOTES:**
- BUILDING ENVELOPES AND PRIVATE OPEN SPACE AREAS DELINEATED ON PLAN ARE NOT INCLUDED OR APPLIED TO THE COMMON OPEN SPACE CALCULATION SHOWN IN THE SITE DATA TABLE. SEE PLAN AND DETAIL FOR DETAILED DELINEATION OF AREAS.
  - CONCRETE DRIVEWAYS ARE NOT INCLUDED IN THE COMMON OPEN SPACE QUANTITY.
  - FULL DESIGN OF PROPOSED FULL MOTION INTERSECTION AND RIGHT-IN RESTRICTED INTERSECTION INCLUDING DIMENSIONS AND FINAL LOCATION SHALL BE PROVIDED AT THE TIME OF THE FINAL DEVELOPMENT PLAN (FDP) SUBMITTAL.
  - SOUTH SUBURBAN PARKS AND RECREATION DISTRICT (S.S.P.R.D.) TRAIL HEAD AMENITIES AND PARKING SHALL BE RELOCATED AS PART OF THIS DEVELOPMENT. FINAL DESIGN, LOCATION AND FEATURES SHALL BE COORDINATED AND APPROVED BY S.S.P.R.D. AND PROVIDED FOR REVIEW AND ACCEPTANCE BY THE COUNTY AT THE TIME OF THE THE FINAL DEVELOPMENT PLAN (FDP) SUBMITTAL.
  - S.S.P.R.D. TRAIL SHALL BE COORDINATED AND RELOCATED AS PART OF THIS DEVELOPMENT. FINAL LOCATION AND ALIGNMENT OF TRAIL SHALL BE COORDINATED AND PROVIDED AS PART OF THE FINAL DEVELOPMENT PLAN (FDP) SUBMITTAL.



**J-R ENGINEERING**  
A Westrian Company

**VALERIAN**  
Landscape Architecture | Urban Design  
Irrigation Design | Planning

**LITTLETON VALLEY VILLAS**  
ARAPAHOE COUNTY, COLORADO

Submittal Date: March 11, 2016  
Project #: 14-073  
Revisions:  
Phase II Submittal 05/11/2016  
Planning Commission Hearing Set 07/21/2016

Plans Prepared For:

**KBHOME**

7807 E. PEAKVIEW AVENUE  
SUITE 300  
CENTENNIAL, COLORADO 80111

PHONE:  
303-323-1130

CASE # Z16-001

SHEET  
2 of 2

Items Distributed @  
meeting

Molly Orkild-Larson

---

**From:** Lou Sullivan <patnlous@msn.com>  
**Sent:** Tuesday, August 02, 2016 2:55 PM  
**To:** Terri Maulik; Molly Orkild-Larson  
**Subject:** Littleton valley villas

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

These 50 two-story duplexes do not fit in with its surroundings so neither of the two cities abutting it were interested in it. Trying to go around these two cities with a poor proposal is arrogantly high-handed. The unanswered traffic problems of an already congested intersection also needs to be addressed . Please do not approve of this proposal.

Thank you.

Lou Sullivan  
Citizen of Littleton  
Frequent traveler of Bowles Avenue

*Sent from my MetroPCS 4G LTE Android device*

**From:** Betty Harris <betty@bettyaharris.com>  
**Sent:** Monday, August 01, 2016 6:21 PM  
**To:** Molly Orkild-Larson  
**Subject:** Littleton Valley Villas

Please consider the issues of an ill fitting developement like this in that particular part of town and the impact it would have on traffic congestion. As it stands all over the Littleton area we are starting to be impacted by new developments that are not planned appropriately to handle the extra traffic.

I keep finding myself studying how I can get where I need to be without taking any major thoroughfares such as Broadway, Mineral, Littleton Blvd, etc... I now have a few paths I can take to avoid going downtown also.. I do not think I am unique and since I need to use my car to shop, get to doctor's appointments, recreational centers, etc and there is NO decent public transportation that will get me there without multiple transfers then like the others residents of this city I'm going to be stuck with driving.

If this kind of development goes in at that location I'll not be going to any of the retail sites in that part of town. I will not be the only one and adding a lot of housing in the area will not make up for the difference.. Keep in mind that the River Front project which was built to draw in wealthy shoppers from Bowmar was a total bust...leaving us now with Echo Star..

Betty Harris  
Littleton Resident and homeowner..  
720.560.3806

**From:** rupertpicante@yahoo.com  
**Sent:** Saturday, July 30, 2016 10:28 AM  
**To:** Molly Orkild-Larson  
**Subject:** 5977 S PLATTE CANYON RD

Regarding 5977 S PLATTE CANYON RD

As I may not be able to attend the meeting, I would like my remarks entered into public record. I oppose changing the zoning designation as the proposed units will not fit the neighborhood. I am concerned about the traffic problems at the already congested Bowles and Platte Canyon intersection. I would not have a problem with homes that conformed to existing zoning regulations.

There is a new development right across the street. It is homes that conform to the existing zoning regulations. I have no problem with that development at all.

Littleton seems to be very strict with zoning and code enforcement. I am not sure why this is even being considered. I am comfortable with Littleton's zoning rules, that is a part of the reason I live in Littleton. I am not comfortable with changing the rules of the game in the middle of the game.

James Morsman  
4251 W Pondview Dr  
Littleton, CO  
80123 303.525.9956

**From:** Ginny Rogliano <grogliano@q.com>  
**Sent:** Friday, July 29, 2016 12:34 PM  
**To:** Molly Orkild-Larson  
**Subject:** Littleton Valley Villas

Dear Ms. Morkild-Larsen,

I am writing to express my concerns and strong objections to the proposed development of Littleton Valley Villas at Platte Canyon and Bowles by KB Homes.

When I called the Arapahoe Planning and Zoning Department I was told the development calls for 50 paired 2 story duplex homes on 5.5 acres.

That proposed density is so unacceptable, and I can not imagine what such a development will do to the all ready intolerable traffic situation on Platte Canyon .

There is a dissatisfaction and frustration with many people concerning the direction our state is taking.

These high density developments are being approved and no one is considering what it is doing to our quality of life, the traffic issue, the increase in crime and where are we getting the water from.

Haven't we learned anything from what has happened in California?

I am not against development. I do think new development should be done reasonably and responsibly. It should compliment and be compatible with the existing neighborhoods.

I do not feel the proposed Littleton Valley Villas would be in the best interest of our neighborhood.

Thank you for your time and consideration.

Regards,

Ginny Rogliano

15 Driver Lane

Columbine Valley, CO. 80123

**Subject:** FW: Littleton valley villas

Hello Molly,

After reviewing the documentation for the Littleton Valley Villas project, we noticed that our Homeowners' Association was included in the referral agency list. We were unaware of this and therefore did not formally submit comment. Please accept the following comments from The Village at Columbine Valley HOA regarding the proposed Littleton Valley Villas project. As a community, we are strongly opposed to this development plan for the following reasons:

- Cut-through traffic – Exiting this development is going to be a nightmare for drivers wanting to travel north on Platte Canyon. It will be virtually impossible to make a left turn so many drivers will opt to turn right and then turn left on Village Drive, cutting through our neighborhood (which is heavily populated by children) in an effort to travel north to Bowles, Federal or Santa Fe. **This is an unacceptable scenario for our community.**
- Lack of compatibility with the surrounding communities – While we do not deny the need for high-density housing in certain areas, the corner of Platte and Bowles is not an acceptable location for such development. It seems the proposed density serves as a means to make this development financially feasible for the developer but **our community should not be negatively impacted as a result.**
- Dangerous Intersection – The intersection of Bowles and Platte is already extremely dangerous for drivers and pedestrians (many children from our community use this intersection when they ride their bikes to Goddard Middle School). **Placing ingress and egress points to the proposed development anywhere near the intersection would greatly exacerbate the problem.** The streets simply cannot handle the additional drivers needing to enter or exit Platte and/or Bowles.
- Possible impact of drainage issues on our neighborhood – We all know that flooding and water retention is a big issue for our community. We see that the proposed plan will address stormwater run-off in part by funneling it to the storm sewer system on Platte. Since our neighborhood sits at a lower elevation than the land in question, **we are not confident that this plan will not negatively impact our drainage system** and are therefore hesitant to trust this strategy.
- Quality of life for current residents – While we are grateful for our tight-knit, quaint community, **we are simultaneously fearful that the incredible influx of development all around us will quickly diminish our quality of life.** Development must be done thoughtfully, slowly and with the intention of enhancing the environment. This proposal will do just the opposite.

In summary, it is our opinion that this development would not be a welcomed or beneficial addition to the community and that this land would be better suited for a small commercial project or enclave of detached single family homes with a density that reflects the surrounding areas.

We kindly ask that this recommendation be included in the official record.

Regards,  
Jim Roller, President of The Village at Columbine Valley HOA

Testimony Of  
Paul Bingham  
236 W. Delaware Circle, Littleton, CO., 80120  
Before The  
Arapahoe Planning Commission  
August 2, 2016  
On  
The Littleton Valley Villas development proposal  
CASE NO. Z16-001, LITTLETON VALLEY VILLAS / PRELIMINARY  
DEVELOPMENT PLAN (PDP)

Good Evening, Members of the Arapahoe County Planning Commission.  
In the referenced case, I am here in opposition for the following reasons:

1. I've visited the property and reviewed the paperwork. I agree with your staff:

RECOMMENDATION: Staff recommends the application be denied.

Staff recommends the application be denied because it does not generally conform to and does not otherwise achieve the goals of the Comprehensive Plan. The Comprehensive Plan identifies the parcel as Urban Residential, which allows a density range of 6 to 12 du/ac for single family attached and small multi-family. The proposed density of 8.85 du/ac falls within the recommended density range, but other guiding principles need to be taken into consideration such as compatibility with surrounding development.

While compact residential development can provide transitional and complementary use or lower density residential uses near a major transportation corridor, such as the property's location near the intersection of W. Bowles Avenue and S. Platte Canyon Road and is typically recommended along corridors served by bus transit, the project's density of 8.85 du/ac is greater than other transitional densities in the immediate area. Land uses to the west, south and east are single family residential developments at a density of 2-4 du/ac, which is considerably less dense than the proposed development.  
Z16-001 – Littleton Valley Villas, Preliminary Development Plan PC Public Hearing Staff Report

The application does not adhere to all the criteria for Section 13-100 Planned Unit Development, which also speaks to compatibility of the project with surrounding land uses.

# Littleton Valley Villas

## PROJECT DETAILS

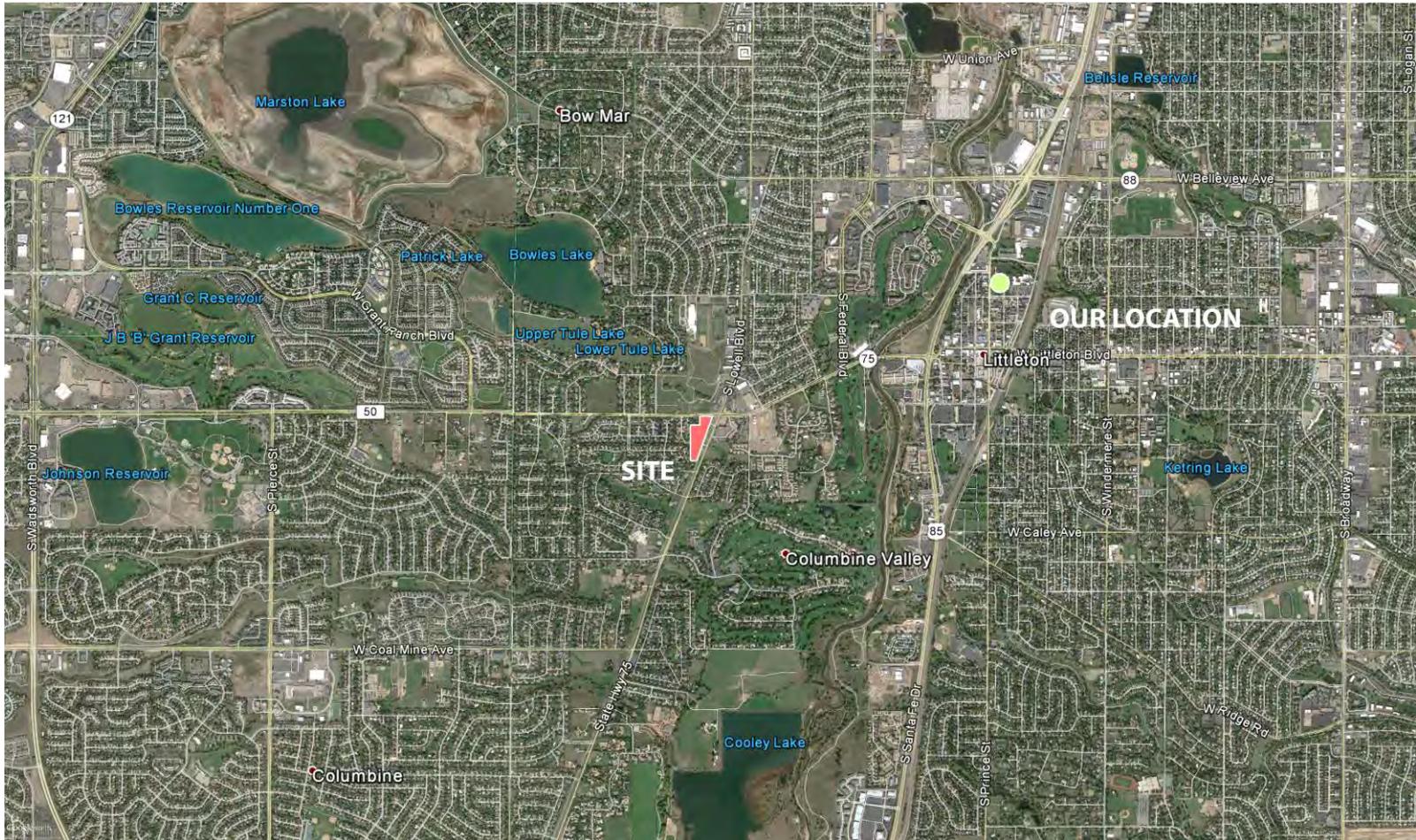
- Gross Site Area: 5.6 Acres
- Site Location: SW corner of Platte Canyon & Bowles
- Existing Zoning: Arapahoe County R-2 (Obsolete Zone District)
- Proposed Zoning: Residential PUD - Moderate Density (R-PM)
- Current Status of Site: Vacant Property
- Surrounding Land Uses:
  - Commercial and proposed SFD to East
  - SFD, dog park and Denver Water Wynetka Facility to North
  - SFD to West & South
- Proposed Development: 50 “for sale” alley loaded duplex units (25 buildings) using private drives. All units will have 2 resident/garage parking spaces accessed via the private drives. The product and layout is similar to other successful KB Home communities throughout the metro area in which the front opens to a green court or open space.
- Unit Pricing: \$340K to \$350K Base price.
- Unit Square Footage Per Unit: 1450 to 1700

# Our Design Team:

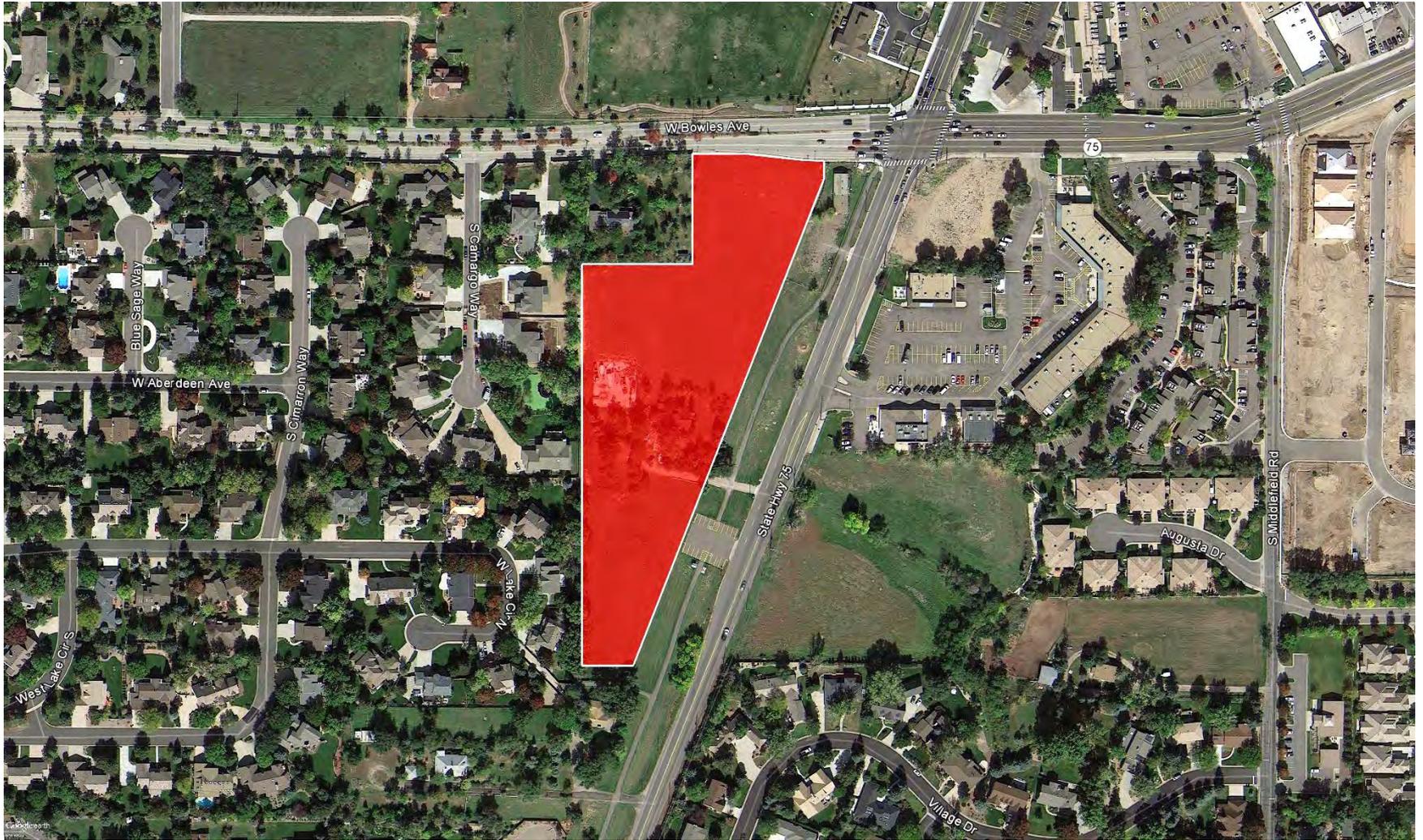


**SM ROCHA, LLC**  
TRAFFIC AND TRANSPORTATION CONSULTANTS

# Site Orientation:



# Site Orientation:



# Existing Property



# Adjacent and Surrounding Properties

## View West



# Adjacent and Surrounding Properties

## View to East



# Adjacent and Surrounding Properties

## View North



# Adjacent and Surrounding Properties

## View South

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# Project History

- Site placed under contract on 8/4/2014
- Initially planned to seek entitlements through Arapahoe County, had pre-application meeting and began entitlements.
- KB had built several successful paired home projects in Arapahoe County (Parkside Villas I & II; Copperleaf Paired) and staff was familiar with KBs paired home product.
- Met with City of Littleton in the Fall of 2014 as part of our due diligence on the site to discuss Bowles access and site plan (Also met or had discussions with Town of Columbine Valley, CDOT, South Suburban, Denver Water, LPS, and Platte Canyon W&S District as part of this due diligence process)
- See Original Site Design



Original Site Design

# Project History

- City Staff and the City Manager at that time were supportive of the project and recommended annexing into the City. In evaluating both options for entitlements, it was decided to go through Littleton for the following reasons:
  - processing time
  - reduction of fees
  - staff support
- January – April 2015: KB fully negotiated an annexation agreement with the City of Littleton attorney and continued to revise site plan with City Planning & Engineering staff to accommodate offsite drainage from neighboring pond and address Bowles access.
- On May 28, 2015 we held a neighborhood meeting to gather feedback on the original plan. Based on comment received, KB subsequently changed site plan to reduce density, increase setbacks and address Bowles access.
- See Proposed Development.

# Proposed Design



# Project History

- During Summer of 2015 there was significant turnover within the City's planning & engineering departments... this delayed decision-making as new staff was recruited and hired; Outside consultants were hired to provide support.
- By Fall 2015, new Planning Director and Assigned Planner was in place and by November 2015, new staff informed KB that they no longer supported annexation.
- It was at that point KB resubmitted to Arapahoe County.

# Proposed Design



## Current Plan Details

<b>SITE DATA:</b>		
Gross Site Area:	5.649 Ac.	246,089 sf
Proposed Land Use:	Single Family Attached Residential development	
Proposed Density: (Max.)	50 units	8.85 DU/Acre Net
Zoning:	Existing R-2	Proposed R-PM
<b>DEVELOPMENT CRITERIA:</b>		
<b>PROPERTY SETBACKS:</b> <i>Buffer from R.O.W./ Adjacent Property</i>		
North Prop. Boundary (Bowles Ave.):	30'-0" Min. to Private Lot Line	
North Prop. Boundary (Adj. Priv. Prop.):	30'-0" Min. to Private Lot Line	
East Prop. Boundary (Adj. Priv. Prop.):	10'-0" Min. to Private Lot Line	
South Prop. Boundary (Adj. Priv. Prop.):	30'-0" Min. to Private Lot Line	
West Prop. Boundary (Adj. Priv. Prop.):	20'-0" Min. to Private Lot Line	
<b>BUILDING SETBACKS:</b> <i>from Priv. Lot Lines, see detail B, sheet 1</i>		
Front:	18" Min.	
Rear:	18" Min.	
Side:	6' Min. (12'-0" Min. between buildings)	
Common:	0'-0"	
<b>BUILDINGS:</b>	<i>Per County Code R-PM</i>	<i>Proposed</i>
Height:	55'-0" Max	30'-0" Max
# of Stories:	4 Stories	2 Stories
<b>LOT SIZE:</b> (Minimum)	N/A	1,800 sf
<b>DENSITY:</b> (Maximum)	10.9 Du/Acre	8.85 Du/Acre
<b>OPEN SPACE:</b> (Coverage)	30 %	30 % Minimum
<b>PARKING:</b> (Minimum)		
Standard Spaces:	2.0 Spaces/Unit	2.0 Spaces/Unit
Guest Spaces:	0.25 Spaces/Unit	0.25 Spaces/Unit
Accessible Parking:		2 Spaces Min.

# Project Access / Traffic

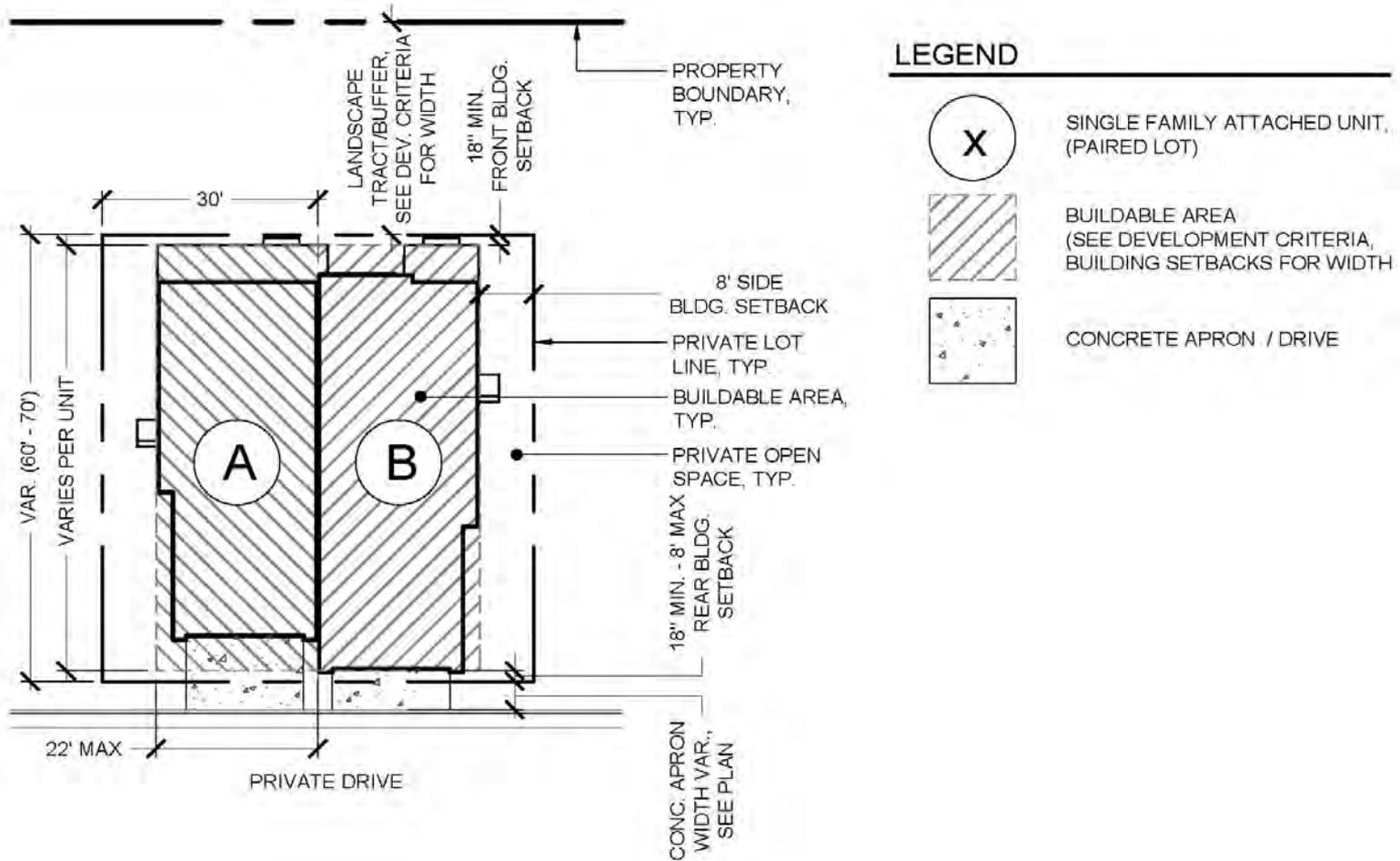
## Platte Canyon Road Notes

- Primary Access to Platte Canyon- Full Movement Approved by CDOT. Access Permit granted.
- Access aligns with Wilder Lane to the east in the Town of Columbine Valley.
- Platte Canyon improvements to be made including new asphalt and curbs, new deceleration lane for southbound traffic at entry, revised merge area for southbound traffic and new left turn pocket for northbound traffic at proposed access.
- Proposed new access is south of morning peak hour queue for north-bound traffic on Platte Canyon Road approaching Bowles.
- Denver Water has been consulted and is in agreement with the required improvements on their property.

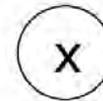
## Other Access/ Traffic Notes

- Proposing right-in only access off of Bowles Ave for convenience of residents, to accommodate school bus use and to ease traffic to Platte Canyon. City of Littleton is reviewing. A new turn pocket out of main traffic flow is proposed to promote safety. Alternate is an EVA for fire access.
- Traffic generated from project is 291 total vehicles per day which is less than 2% of current overall traffic volume on Platte Canyon.
- For comparison a commercial retail use would generate 2,163 VPD and a multi-family apartment use would generate 745 VPD. A single family use of comparable density to Wilder Lane would generate 209 VPD.

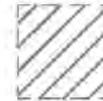
# Paired Home Lot Detail



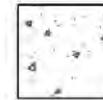
## LEGEND



SINGLE FAMILY ATTACHED UNIT, (PAIRED LOT)



BUILDABLE AREA (SEE DEVELOPMENT CRITERIA, BUILDING SETBACKS FOR WIDTH)



CONCRETE APRON / DRIVE

# Similar Product at Stapleton



# Similar Product at Meridian



# Typical Interior Style



## Existing Architecture Height & Bulk



## Littleton Valley Villas Height & Bulk



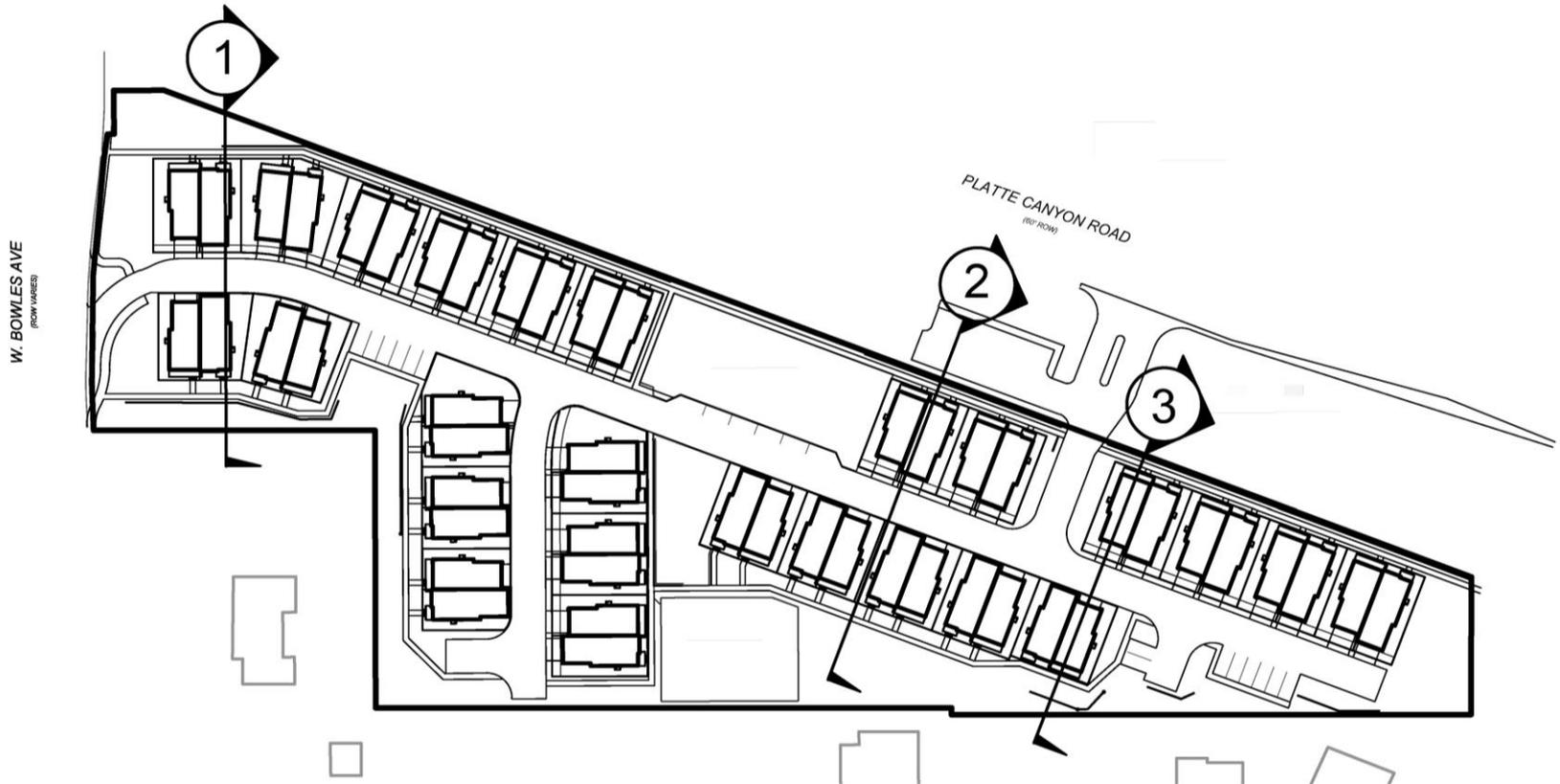
# Distances to Existing Homes



# Section Key Map

## SECTION KEY MAP

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# Sections 1-3



1 SITE ELEVATION - FACING SOUTH



2 SITE ELEVATION - FACING SOUTH



3 SITE ELEVATION - FACING SOUTH

# Comprehensive Plan Goals

## **Promote a Compact Growth Pattern for the County (Goal GM 1):**

- The site is within the Urban Service Area (Growth Area), where the plan emphasizes urban development.
- The application is a compact 'cluster style' development that limits infrastructure, maximizes open space and utilizes existing utilities.
- The site provides an overflow outlet for the existing pond to the west.

## **Promote Coordinated Regional Planning (Goal GM 2):**

- Location is within Urban Residential land use area with a density range from 6-12 DU's per acre yet proposes only 8.95 DU's per acre.
- The site serves as a necessary buffer between the existing lower density developments to the west and and busy highway and commercial area to the east. This is typical planning concept to decrease density away from major intersections, similar to land use north of this location.

## **Promote Compact Growth in the Urban Service Area (Goal GM 4):**

- This development promotes compact growth that clusters development and provides continuous open space at 43% without including detention.
- The continuous open space will serve as a buffer to the SFD to west.
- The buildings will be similar in bulk, size and height to other communities in the area.
- Buildings will be 15' apart minimum as opposed to 10' for SFD with 5' side setbacks.

## **Promote Development of New Mixed Use Neighborhoods in Growth Areas (Goal NH 1):**

- Maintenance free housing product is an appealing option to a wide variety of homebuyers in today's market.
- The addition of this smaller more attainable product will allow first-time, move down, empty nesters and many other buyer's the opportunity to purchase a home, which is one of Arapahoe County's "Visions and Guiding Principals" of "providing diversified housing opportunities and safe, attractive neighborhoods".
- New residents will help support nearby commercial.

## **Promote an Efficient and Balanced Transportation System (Goal T1):**

- The primary access along South Platte Canyon was aligned to an existing access point across the street and also utilizes the same location as an existing parking facility. The access points do not impact any adjacent residential neighborhoods.
- Proposing right in access from Bowles Avenue to ensure that future residents, Littleton Public Schools' buses, and emergency personnel have safe and efficient access to the site.
- The site layout incorporates existing trail into design.

# Benefit Highlights

- Meets all the goals of the comprehensive plan.
- Excellent transition between low density SFD and busy roads/commercial.
- Provides an attractive lower priced, energy efficient, maintenance free option to area.
- 18 letters of support calling it needed option and “smart growth”.
- Cluster Development maximizes open space.
- Smaller lots are more appropriate for odd shaped property.
- Uses existing infrastructure.
- Lower traffic counts than multifamily or commercial.
- Provides option for property that does not support low density SFD.
- Utilizes an open space buffer between low density SFD.
- Lower elevation than adjacent properties.
- Buildings are similar in bulk to adjacent existing homes with wider spacing.
- Solves area drainage problems
- Minimal traffic impact versus other options (commercial & multifamily)
- New customers for existing commercial
- Provides **moderate** density within the range of Urban Residential Land Use Area and less density than nearby higher densities to north.

# Higher Densities to North



# Disagreement with Staff Findings

COMPLIANCE WITH COMP PLAN	Planning Staff's Assessment	KB's Response
Appropriate Land Use Patterns	Height, scale, character, density not compatible.	Height, scale, character is similar (see slide). Density is within comp plan designation. Site does not support low density SFD.
Safe Functional and Attractive Neighborhoods	Does not provide adequate buffer or transition.	Site was redesigned specifically for this. With minimum 20' open space to property line (not building) to perimeter with buildings that are at a lower elevation. Only 4 existing homes are within 100' of any proposed building.
Reconcile New Development with Existing Neighborhoods in Growth Areas	Staff recommends that density exceeds what staff can recommend as compatible even with buffers.	Site is within Comp Plan density and recommended use. Bulk & height are similar. Nearest home is 80' away from proposed building.
Promote infill Development and Redevelopment in the Urban Service Area	Not compatible with surrounding neighborhood. Platte Canyon has not verified a will serve.	This site cannot be low density SFD. Current proposal gives moderate density option with extreme care to minimize impact. Platte Canyon has written letter outlining the process to allow annexation into District. This is a costly process that will occur once zoning is complete.
Promotes a Compact Growth Pattern for the County	Staff agrees	KB agrees
Annex Urban Development Land in the Urban Service Area	Staff references that Littleton didn't support since there was no apparent benefit to the City	Which staff? Littleton originally supported and then changed policy after staff change.

COMPLIANCE WITH LAND DEVELOPMENT CODE	Planning Staff's Assessment	KB's Response
Recognize limitation of existing infrastructure	All engineering comments have not been addressed.	CDOT granted approval of full movement access. Site solves drainage issue from west properties. W&S infrastructure is available but agreements/annexations need to be made, which will occur once zoning is approved. Bowles access has workable alternatives.
Assure compatibility between proposed development, surrounding land uses, and natural environment	Staff recommends lower density due to setbacks and compatibility	Low density is impractical in this area. Duplexes are appropriate for odd shaped parcel fronting busy roads with designed buffer that strategically locates lower elevation buildings for low impact. Buildings are similar in size and height to existing homes.
Adequate public services	Site is to be served by existing public services	Agreed
Enhance convenience for present and future residents	Provided different housing type	Agreed
Ensure public heat and safety is protected	Site required to solve drainage issue from west properties and resolve access issues.	Agreed
Public Accessibility	Will be provided	Agreed
Minimize disruption to existing physiographic features	Existing trees will be removed	Existing trees in the interior will be removed, much of which are in poor health or noxious (Russian Olive & Siberian Elms). Extensive landscaping will be provided on site. Many existing trees to the south and west will be saved.
Adequate Amenities	Site will have adequate open space per FDP and existing trees block views of mountains.	Agreed
Enhance Useable Open Space	PDP allocates 30%	KB agrees to 30% minimum. 43% is provided

# Final Notes

Other uses discussed at May 28, 2015 neighborhood meeting:

- Commercial uses are not supported because of traffic and additional impact to neighbors.
- Multifamily housing was not supported because of height and higher traffic volumes.
- Seller added a barn that was not supported and required to remove at cost of \$400K. This would have resulted in 1 unit per 5.6 acres
- Preference was for large lot SFD at this site (similar to Wilder Lane).

Large Lot SFD is not a financially viable option at this site:

- High cost of development and low density would force homes to be priced over \$900k. Too much to pay for this location fronting busy roads.
- Impact of South Platte Canyon Road is greater at this site than at Wilder Lane, where there is greater depth and only a few lots are impacted.
- Odd shape would make large lot (20,000 sf) layout difficult.

Based on the additional information provided tonight, KB Home requests that Planning Commission reconsider staff findings and sees the benefit in approving this project.

## Thank You





ARAPAHOE COUNTY  
COLORADO'S FIRST

REGULAR MEETING OF THE ARAPAHOE COUNTY PLANNING COMMISSION  
TUESDAY, AUGUST 2, 2016 AT 6:30 P.M.  
EAST HEARING ROOM - ARAPAHOE COUNTY ADMINISTRATION BUILDING  
5334 S PRINCE ST., LITTLETON, CO 80120  
Z16-001, LITTLETON VALLEY VILLAS / PRELIMINARY DEVELOPMENT PLAN

RESIDENT OF ARAPAHOE COUNTY  
(CHECK HERE)

RESIDENTS OF COUNTY OUTSIDE OF  
ARAPAHOE COUNTY  
(CHECK HERE)

(PLEASE PRINT NEATLY)

No.	NAME	ADDRESS	Are you IN FAVOR of approval or OPPOSED?	Do you wish to address the Board on this matter? Yes or No?	✓	✓
1	LISA CHUMLEY	4668 W LAKE CIRCLE South, 80123	OPPOSED	If necessary, YES	✓	
2	ROSS KAMINSKY	5930 S Camargo Way 80123	OPPOSED	yes	✓	
3	MARK SWATEK	4550 Tule Lake Dr 80123	OPPOSED		✓	
4	LAURA SWATEK	4550 Tule Lake Dr 80123	OPPOSED	NO	✓	
5	PAUL BINGHAM	236 W DELAWARE CIR 80120	OPPOSED	YES	✓	
6	BILL McELROY	4080 W Bowles Ave	OPPOSED	YES	✓	
7	Barbara McElroy	4080 W Bowles Ave	opposed	NO	✓	
8	Arthur Garfain	3986 W Bowles Ave	opposed	yes		
9	TOWN OF COLUMBINE VALLEY		"	YES - 2		
10	BOYCE SMITH	7037 S. Platte Canyon Rd	FAVOR	yes		
11	Bill Mills	2 Brassie Way	Opposed	NO	✓	
12	Carol Mills	2 Brassie Way	Opposed	NO	✓	
13	Mara Marks	8 Driverlane	opposed	NO	✓	
14	Bill Hopping	5773 Shasta Circle	OPPOSED	yes	✓	
15	Susan Burgstiner	6120 S Steele Parkway	OPPOSED	YES	✓	
16	Charlie Blosten	248 NW Sunset Little	Opposed	YES	✓	
17	JAN Hormuth	5742 MORNING GLORY LN	opposed	NO	✓	
18	JOHN HORMUTH	5742 MORNING GLORY LN	opposed	NO	✓	
19	Kitty Spangler	5749 Snowberry Drive	opposed	NO	✓	
20	BRUCE SPANGLER	5749 SNOWBERRY DRIVE	OPPOSED	NO	✓	



ARAPAHOE COUNTY  
COLORADO'S FIRST

REGULAR MEETING OF THE ARAPAHOE COUNTY PLANNING COMMISSION  
TUESDAY, AUGUST 2, 2016 AT 6:30 P.M.  
EAST HEARING ROOM - ARAPAHOE COUNTY ADMINISTRATION BUILDING  
5334 S PRINCE ST., LITTLETON, CO 80120  
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RESIDENT OF ARAPAHOE COUNTY  
(CHECK HERE)

RESIDENTS OF COUNTY OUTSIDE OF  
ARAPAHOE COUNTY  
(CHECK HERE)

(PLEASE PRINT NEATLY)

No.	NAME	ADDRESS	Are you IN FAVOR of approval or OPPOSED?	Do you wish to address the Board on this matter? Yes or No?	✓	✓
1	ERNIE HAMBROOK	57 FAIRWAY LANE	OPPOSED	NO	✓	
2	Anita Garfein	3986 W BOWLES Ave	OPPOSED	YES	✓	
3	Abbie Jahn	43 Fairway Lane	OPPOSED	NO	✓	
4	Bill Edrich	5940 S. CAMARGO WAY	OPPOSED	YES	✓	
5	Jeanie ERICKSON	5567 S. KING ST	OPPOSED	NO	✗	
6	Kathy Messenger	5743 Shasta Circle	OPPOSED	YES	✗	
7	Ed Peters	5950 S Camargo Way	OPPOSED	YES	✗	
8	Pam Chadbourne	5402 S. Nevada St	OPPOSED	YES	✓	
9	TIM HILL	5009 W FRONT AVE	FAVOR	NO		
10	MARY HANSON	4131 W LAKE CIRCLE	OPPOSED	NO	✓	
11	Russ Larson	"	"	"	✓	
12	Wally Peterson	5951 S. Camargo Way	OPPOSED	NO		
13	Margaret Peterson	" " "	"	"		
14	Chandere Bulluck	5941 S. Camargo Way	"	"		
15	Robert Bulluck	" " "	"	"		
16	DON GEUNA	4538 W. LAKE CIRCLE SOUTH	"	✗/NO	✓	
17	Harry Neumann	4161 W. Lake Cir South	OPPOSED	NO	✗	
18	Kathy Fenwick	5780 Snowberry Dr	OPPOSED	MAYBE	✗	
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**REGULAR MEETING OF THE ARAPAHOE COUNTY PLANNING COMMISSION  
TUESDAY, AUGUST 2, 2016 AT 6:30 P.M.  
EAST HEARING ROOM - ARAPAHOE COUNTY ADMINISTRATION BUILDING  
5334 S PRINCE ST., LITTLETON, CO 80120  
Z16-001, LITTLETON VALLEY VILLAS / PRELIMINARY DEVELOPMENT PLAN**

RESIDENT OF ARAPAHOE COUNTY  
(CHECK HERE)

RESIDENTS OF COUNTY OUTSIDE OF  
ARAPAHOE COUNTY  
(CHECK HERE)

(PLEASE PRINT NEATLY)

No.	NAME	ADDRESS	Are you IN FAVOR of approval or OPPOSED?	Do you wish to address the Board on this matter? Yes or No?	✓	✓
1	Laura Hilbert	2320A Jamison Way	OPPOSED		✓	
2	<del>William J. Mills</del>	<del>2 Brassie way</del>	<del>opposed</del>	Duplicate	✓	
3	ROBERT BENGTSON	8 WEDGE WAY	OPPOSED	NO	✓	
4	LORRAINE Edrich	5940 S. Amargosa Way				
5	John Steelman	5920 S. Amargosa Way	Opposed	YES		
6	Chris Church	4498 W Lake Cir N	Opposed		✓	
7	Matt + Roberta Roberts	4440 Marigold lane	Opposed	NO	✓	
8	TODD STOKER	5650 Blue Sage Dr.	OPPOSED	NO	✓	
9	Alice Rogers	5106 Tut Lake Dr	opposed	N	✓	
10	Cathy Harrison	5950 S. Amargosa Way	opposed	no	✓	
11	Heather Wankum	4141 W Lake Cir N	opposed	No	✓	
12	Lorraine Wankum	4141 W Lake Cir N	OPPOSED	NO	✓	
13	Robin Swartzbacher	681 E Nichols Dr.	opposed	Yes		
14	Kurt Gottschall	5840 Wood Ferrel Dr.	opposed	Yes	✓	
15	Marie Cowan	4538 W. Lake Cir	opposed	NO	✓	
16	Jennifer Scott	5825 S Bull Flower	opposed	NO	✓	
17	Andrew Graham	5720 Morning Glory	opposed	Yes	X	
18	ROBERT E. MCGEE	5866 S. Lupine Dr.	Opposed	NO	✓	
19	Susan Ann Rodgers	5795 S. Lupine Dr	opposed	NO	✓	
20						



**REGULAR MEETING OF THE ARAPAHOE COUNTY PLANNING COMMISSION**  
**TUESDAY, AUGUST 2, 2016 AT 6:30 P.M.**  
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**5334 S PRINCE ST., LITTLETON, CO 80120**  
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RESIDENT OF ARAPAHOE COUNTY  
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RESIDENTS OF COUNTY OUTSIDE OF  
ARAPAHOE COUNTY  
(CHECK HERE)

(PLEASE PRINT NEATLY)

No.	NAME	ADDRESS	Are you IN FAVOR of approval or OPPOSED?	Do you wish to address the Board on this matter? Yes or No?	✓	✓
1	John Wankum	4141 West Lake Cir N	NO OPPOSED	NO	✓	
2	Lucas Wankum	4141 West Lake Cir. N.	opposed	NO	✓	
3	Betsy M See	5366 S. Lupine Dr	OPPOSED	NO	✓	
4	Marie Adams	5840 Wood Sorrel Dr	OPPOSED!!	no	✓	
5	Mike Raab	4151 W Lake Circle N	opposed!	no	✓	
6	Brad G Nickle	4276 W Lake Cir N.	OPPOSED	No	✓	
7	Pete McClintock	5900 S Bemis St	opposed	NO	✓	
8	KEVIN LESSMANN	5810 SNOWBERRY DR	OPPOSED	no	✓	
9	Carrie Moore	5730 Snowberry Dr.	OPPOSED		✓	
10	Maureen McFall	5855 S. Lupine Dr.	OPPOSED	NO	✓	
11	MATT McFALL	5855 S. Lupine Dr	opposed		✓	
12	Matthew Butley	5700 Snowberry Dr	opposed		✓	
13	Marguerite Moreland	75 Fairway Lane				
14	ZACH SMITH	2155 GLEN ACRE	FAVOR !!	MAYBE		
15	Ashley Smith	130 Pearl St	Favor	no		
16	Wine Browne	32 Wedge Way	opposed		✓	
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**REGULAR MEETING OF THE ARAPAHOE COUNTY PLANNING COMMISSION**  
**TUESDAY, AUGUST 2, 2016 AT 6:30 P.M.**  
**EAST HEARING ROOM - ARAPAHOE COUNTY ADMINISTRATION BUILDING**  
**5334 S PRINCE ST., LITTLETON, CO 80120**  
**Z16-001, LITTLETON VALLEY VILLAS / PRELIMINARY DEVELOPMENT PLAN**

RESIDENT OF ARAPAHOE COUNTY  
 (CHECK HERE)

RESIDENTS OF COUNTY OUTSIDE OF  
 ARAPAHOE COUNTY  
 (CHECK HERE)

(PLEASE PRINT NEATLY)

No.	NAME	ADDRESS	Are you IN FAVOR of approval or OPPOSED?	Do you wish to address the Board on this matter? Yes or No?	<input type="checkbox"/>	<input type="checkbox"/>
1	LORINA STEELMAN	5920 S. CAMARGO WAY 80123	opposed	<del>NO</del>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2	JAY NEESE	35 Brookhaven Lane	opposed	No	<input checked="" type="checkbox"/>	
3	NATHAN DALY	7080 S. Windsor	opposed	NO	<input checked="" type="checkbox"/>	
4	AL GEYER	5005 TULE LAKE DR 80123	OPPOSED	No	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	JOYCE GEYER	5005 TULE LK DR	OPPOSED	No	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	Jen Moxon	BMS } absent but	opposed		<input checked="" type="checkbox"/>	
7	Simne Langton	BMS } opposed	opposed		<input checked="" type="checkbox"/>	
8	Russell Daniel	6750 S. Ponds Way 80123	opposed	NO	<input checked="" type="checkbox"/>	
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ARAPAHOE COUNTY PLANNING COMMISSION  
PUBLIC HEARING AGENDA  
August 2, 2016  
6:30 P.M.

CASE # P16-010 – SKY MARK APARTMENTS – FINAL DEVELOPMENT PLAN

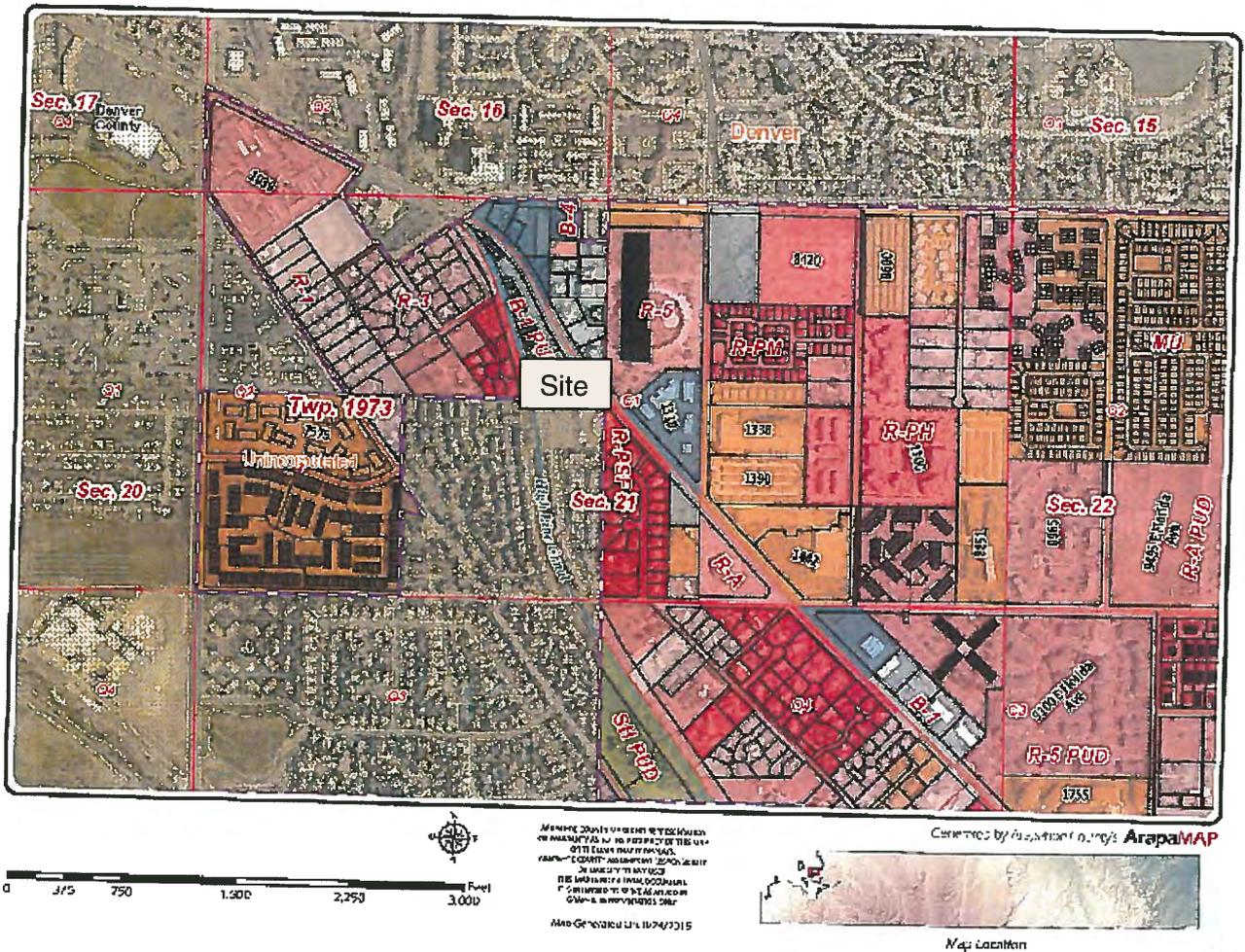
SHERMAN FEHER, SENIOR PLANNER

JULY 25, 2016

**VICINITY MAP** The site is located northwest of the intersection of South Ulster Street and Parker Road. This property is in Commissioner District 4.



VICINITY MAP



**ZONING MAP**

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

North	Creekview Subdivision, B-1 PUD, Office Buildings.
East	Highline Centre Office Building Condos, B1-PUD; Offices and Club Valentia Condominium, R-5, Multi-family Residential.
South	Villas at Sky Mark Townhomes, Denver Zoning, Multi-family Residential.
West	Distinctive Addresses at Mountain View Subdivision, R-PSF, Single-family Residential; Hughes at Mountain View Subdivisions, R-1 and R-3, Single-family Residential and Unnamed Subdivision, RA, 3 single-family residential units. Note: Highline Canal is also to the west of the proposed development although it is not a subdivision.



Looking south over western portion of site



Looking south over site along Parker Road



Looking west over site



Looking west over site along southern border



Adjacent business park to the north



Adjacent business park to the east, across Parker Road



Villas at Sky Mark development to the south of site in Denver



Residential development to the west of site



High line Canal Trail  
to the west of site

**PROPOSAL:**

The applicant, Sky Mark Apartments, LLC, on behalf of Canamer Building Corp, owner, is requesting approval of a Final Development Plan (FDP). This FDP, if approved, provides a detailed site plan for 95 multi-family dwelling units to be located on 2.14 acres.

This proposal is part of a two-part development – one part in unincorporated Arapahoe County and the other on an adjacent property in the City and County of Denver; the applicant’s intent is to develop the two sites cohesively as a single project. The total site area within Arapahoe County and Denver is approximately 4.9 acres, and the applicant has indicated plans to construct a total of 190 dwelling units between both jurisdictions, which is 38.8 du/ac density for the total site area. The applicant has submitted an application to the City and County of Denver for 95 dwelling units which is currently undergoing review.

**RECOMMENDATION:**

Staff: Staff recommends that the Sky Mark Apartments Final Development Plan (FDP) be APPROVED with stipulated conditions of approval, based on the findings contained in the staff report.

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## I. BACKGROUND

The property was originally zoned RA in 1961. The property was rezoned B1-PUD for offices (Case No. Z80-026) on September 8, 1980. On September 1, 2015, the Planning Commission denied a Sub-Area Plan/Comprehensive Plan Amendment to allow high density, multi-family land use on this property. Following the denial of the Sub-Area Plan/Comprehensive Plan Amendment, the applicant submitted an application for a Preliminary Development Plan (PDP) for a maximum of 95 dwelling units at a density of 45 dwelling units/acre. On September 1, 2015, the Planning Commission recommended denial of the PDP because the PDP was not consistent with the Sub-Area Plan/Comprehensive Plan. Later, on November 16, 2015, the BOCC approved the PDP with stipulated conditions of approval, with findings that the PDP was in general conformity with and otherwise achieves the goals of the Arapahoe County Comprehensive Plan.

## II. DISCUSSION

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

### 1. The Comprehensive Plan

The Comprehensive Plan – Four Square Mile Sub-Area Plan designates this property as "Employment."

"Employment" uses are defined for the purposes of the Comprehensive Plan as follows: "Primary uses are: Major service and office center complexes, warehousing and light industrial uses that can include outdoor storage, research and development offices and assembly of parts and components. Secondary uses are: Supporting uses that complement the primary employment uses such as restaurants, hotels, small office centers, convenience shopping, community shopping, and regional shopping centers, and **higher density residential uses in a planned development**. There should be minimal impacts from noise, light, dust, vapors, odors, refuse, smoke, and vibration. Employment center should have a direct access to at least one arterial street or highway" (emphasis added).

The Board of County Commissioners made the following findings when they approved the Preliminary Development Plan related to the Arapahoe County Comprehensive Plan (Four Square Mile Sub-Area Plan).

"WHEREAS, the Board of County Commissioners finds that the project as proposed across the Arapahoe County portion and the City and County of Denver portion is in general conformity with and otherwise achieves the goals of the Arapahoe County Comprehensive Plan in the following regards:

a). The density of the proposed development when considered with and spread across the Denver portion of the development is reduced from what the applicant is already entitled to build in Denver; and

b). Under the Four Square Mile Subarea Plan, secondary supporting uses in a an Employment Center designation include higher density residential uses in a planned development and this residential development could support the existing commercial uses in the area; and

c). The proposed re-zoning and Preliminary Development Plan promotes compact growth in urban service areas and development of undeveloped land at urban densities in an efficient and attractive manner; and

d). The proposed re-zoning and Preliminary Development Plan constitutes in-fill development that is generally compatible with existing land uses in Urban Service Areas and is in general conformity with and compatible in scale, use and character of the area, especially when the entire area across both jurisdictions neighboring the proposed development is considered; and

e). The proposed re-zoning and Preliminary Development Plan promote a diverse type of housing and at a density that is appropriate to meet the changing needs the Arapahoe County Urban Service Area; and

f). The Board of County Commissioners finds that the proposed re-zoning and Preliminary Development Plan achieve the Comprehensive Plan's intention to encourage new residential development within the Urban Service Area to develop at higher densities than what is currently typical to reduce the amount of land consumed and to ensure efficient infrastructure."

The proposed FDP develops the property as planned by the PDP. Like the PDP, the FDP is consistent with the Arapahoe County Comprehensive Plan.

## 2. Land Development Code Review and Additional Information

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

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

*Water and sewer capability will be provided by Cherry Creek Valley Water and Sanitation District. An existing road system generally serves present and future uses.*

*The Traffic Impact Study analyzed the entire project, including the 95 proposed units located on the Denver County parcel. The analysis concluded that the 190 total units would generate an average daily traffic count of 1,264 vehicles, of which 97 vehicles would contribute to AM peak hour traffic and 118 vehicles would contribute to PM peak hour traffic on Parker Rd. Existing traffic flows can be heavy during peak hour traffic on Parker Road, however proposed site generated traffic meets the level of service (LOS) standards set forth in the Arapahoe County 2035 Transportation Plan. There may be some degradation to the level of service at the two stop controlled intersections; from a D/F LOS to an F/F at the north Creekside access and from a B/A to a B/B LOS at the South Ulster access.*

*Some drainage improvements will be required as part of the Final Development Plan.*

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

*This proposed FDP is generally compatible with the surrounding land uses. The adjacent surrounding land uses to the west, northwest and south-southeast are generally single-family residential. The western setback and the Highline Canal provide a 150-ft. buffer between the site and existing single family homes. The submittal materials include photo simulation demonstrating how the transition to 90-ft. tall structures is generally compatible with the single-family residential neighborhood of one and two story homes. The applicant is also proposing to provide landscaping bushes along the western property line of this development. There are also some existing trees west of the property line which will help buffer the proposed development from neighboring subdivisions.*

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

*The proposed FDP generally provides for adequate provision of public services. Public services appear to be adequately provided, as evidenced by the response or lack of response to referrals. The Cunningham Fire Protection District referral response letter stipulates certain requirements. It appears that these requirements should generally be able to be met, assuming that the applicant and fire district are able to resolve any differences. This will be a condition of approval.*

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

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

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

*The proposed FDP needs to ensure that public health and safety are adequately protected against natural and man-made hazards. The development facilitated by the proposed FDP will be required to comply with certain engineering and building code standards, as well as drainage and water quality standards in order to ensure that public health and safety are adequately protected. Other than the increased noise and traffic which might slightly increase the risk to public health and safety, the proposed FDP will likely ensure that public health and safety is adequately protected against natural and man-made hazards.*

- 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 by the existing roads (Parker Road and S. Ulster Street) and a pedestrian circulation system. In addition to public sidewalks along public street corridors, the applicant has proposed a public pedestrian connection to the Highline Canal trail system which is shown on the FDP. Signage is proposed to warn vehicles and pedestrians of potential conflicts near the garage entrance on the northern part of the property.*

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

*There may be limited disruption to existing physiographic features with this FDP. There are no streams or lakes on this property. Setbacks from the Highline Canal and any new access approved to the Highline Trail will be required to meet the standards already in place for protection of this canal corridor. At least 16 mature trees are located west of the proposed development and within the Highline Canal right-of-way which will also provide an additional buffer between the proposed development and adjacent subdivisions.*

- 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 this property. The proposed development would provide a public connection to the High-line Canal if approved by the Denver Water Board or other regulating authority. If this FDP is approved, Staff is proposing a condition of approval that would allow a public access connection to the High-line Canal.*

- 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 proposed FDP provides for 35.5% open space on this property, which is slightly above the required amount of landscaped-open space for high-density residential according to the Land Development Code. The applicant has provided additional amounts of open space related uses as follows: Plaza Space = 10.4% and Walks = 8.3%.*

#### OTHER ISSUES:

1. **COMPANION DEVELOPMENT:** One issue related to this development in unincorporated Arapahoe County is an adjacent proposed development in the City and County of Denver to the south, which, as demonstrated in the application to Arapahoe County, is proposed to be part of a single, cohesive project across the two jurisdictions, with shared amenities including a club house located on the Arapahoe County portion of the project. Zoning approval has already been granted by the City and County of Denver for R-4 zoning to facilitate multifamily development with a very high density of approximately 90 du/ac. The zoning for the Denver development would allow 276 dwelling units and a building height of up to 300 feet or 22 stories. The applicant for the unincorporated Arapahoe County project is also the developer for the Denver project.

The applicant has submitted an application to the City and County of Denver that appears to complement the Arapahoe County proposed development in this area. The review and approval of this application is expected to be completed by the City and County of Denver within the next month or so.

If this FDP is approved, Staff would recommend that a Condition of Approval stipulate that the Denver development be similar in density, building scale, number of stories and building height as the project approved by Arapahoe County. This may necessitate that the applicant receive final site plan approval from the City and County of Denver prior to obtaining building permits for the Arapahoe County portion of the project.

2. **OTHER PLANNING ISSUES:** There are a number of other planning issues that need to be addressed by the applicant prior to the signing of mylars. These include clarification of measurements, elevation, location, and types of

signs; plus including a legend symbol for removed trees; and clarification of some lines etc. A condition of approval will be added to address these relatively minor issues.

3. REPLAT OF PROPERTY: The property for the proposed development will also be replatted as a separate case. This case will not be heard by the Planning Commission. Part of the Replat/Final Plat process is cash-in-lieu of dedicated land for schools, public parks and other public purposes. The replat case will be heard at the same time as this FDP by the BOCC.

### III. REFERRAL COMMENTS

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

Engineering	Comments regarding multi-jurisdictional land development, SEMSWA, SIA, FDP Plan, Phase 3 Drainage Report, and Construction Plans. <i>The applicant has or will need to respond to all of these comments.</i>
Mapping	Mapping provided a number of comments. <i>The applicant has or will respond to Mapping comments.</i>
Arapahoe County Assessor	No response.
Arapahoe County Zoning	Comments regarding landscaping amounts. <i>The applicant has or will respond to these comments.</i>
Arapahoe County Open Spaces	Comments regarding the public trail to proposed Highline Canal pedestrian bridge. <i>The applicant has or will respond to these comments.</i>
Arapahoe County Sheriff	Having complex in two different jurisdictions pose significant issues for public safety response; need two separate and distinct addresses is needed. <i>Applicant provided address plat</i>
City/County of Denver	Okay with project.
Army Corps of Engineers	Comments regarding 404 Permit. <i>Comment noted.</i>
Arapahoe County Building Division	Comments regarding building and fire code requirements during PDP case. <i>The applicant will need to meet all Building Permit requirements.</i>
Urban Drainage	No response.
SEMSWA	Comments regarding construction plans, FDP; and the Phase III Drainage Report. <i>Applicant has or will respond to these comments. This will be a condition of approval.</i>
Cunningham FPD	Comments regarding fire suppression plan, fire

	lanes and access, fire hydrants, and construction plans. <i>Applicant with meet fire district requirements. This will be a condition of approval.</i>
CDOT	No response.
Xcel Energy	They own natural gas distribution facilities and an easement. <i>Applicant provided easement.</i>
Four Square Mile Group	No response.
Arapahoe County Library District	Requests share of cash-in-lieu monies. <i>Applicant will provide cash-in-lieu monies.</i>
Cherry Creek School District	Comments regarding land dedication of .482 acres or cash-in-lieu using appraised value method. <i>Applicant noted comments and will need to use appraised value method for cash-in-lieu fees; cash-in-lieu fees will be further addressed with the Final Plat per the PDP condition of approval.</i>
Tri-County Health	No new comments; refer to January 14, 2015 comments on sun safety, detention pond, community garden, active living and mosquito control plan. <i>Applicant responded to these comments and will provide a mosquito control plan.</i>
Cherry Creek W&S District	Provided "Will Serve" Letter with PDP case.
Century Link	No response.
RTD	No response.
West Arapahoe SCD	No response.
Post Office	No response.

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

Staff has visited the site and has reviewed the proposed Final Development Plan (PDP), supporting documentation and referral comments. Based upon review of applicable policies and goals in the Arapahoe County Comprehensive Plan, including the Four Square Mile Sub-Area Plan, and the criteria established by the Land Development Code for approval of a Preliminary Development Plan, and analysis of referral comments, our findings include:

1. Based on the BOCC findings approving the Preliminary Development Plan for Sky Mark Apartments (Case No. Z14-009), the proposed FDP generally conforms to and otherwise achieve the goals of the Arapahoe County Comprehensive Plan/Four Square Mile Sub-Area Plan.

2. The FDP appears to satisfy the Arapahoe County Zoning Regulations submittal requirements, including Chapter 13, Section 13-100, Planned Unit Development (P.U.D).
3. The proposed FDP is consistent with the R-PH zoning (multi-family residential of 45 du/ac) which was approved by the Board of County Commissioners on November 16, 2015.
4. There are some Planning and Engineering issues that need to be addressed with the FDP, prior to the signing of mylars.
5. There are some other issues that pertain to SEMSWA, Cunningham Fire Protection District, Cherry Creek School District, etc. that need to be addressed.

**V. RECOMMENDATION:**

Considering the findings and other information provided herein, staff recommends APPROVAL of the proposed Sky Mark Apartments Final Development Plan (P16-010) with the stipulated conditions of approval.

1. The applicant agrees to abide by all material representations as presented with the P16-010 application at the public hearing, including but not limited to:
  - a. Applicant's representation and portrayal of the overall project that the portion of the project on the adjacent property within the City and County of Denver will be of such configuration, scale and design to result in the appearance of a cohesively planned and designed project across the two jurisdictions, and that in order to achieve this cohesiveness, on the adjacent Denver portion of the project, applicant will restrict the number of dwelling units to 95, with no more than five floors of residential units above a two-floor garage and a maximum building height of 90 feet; and
  - b. Evidence of final site plan approval for the Denver portion of the project by the City and County of Denver must be made available to the Arapahoe County Planning Division prior to issuance of building permits by the Arapahoe County Building Division, subject to approval of a Final Development Plan for the unincorporated property by the Arapahoe County Board of County Commissioners.
2. The applicant will pay cash-in-lieu fees at the Final Plat stage to the Cherry Creek School District using the Appraised Value method of calculation established within the Land Development Code (Section 14-111.05.02).
3. The applicant will pay other cash-in-lieu fees at the Final Plat to the Arapahoe County Library District, as well as Parks using the Appraised Value method. (Land Development Code, Section 14-111.05.02)
4. The applicant will provide the County with a Mosquito Control Plan per the recommendation of Tri-County Health Department.

5. The applicant will comply with all conditions and requirements listed in the Cunningham Fire Protection District referral letter.
6. The applicant will allow the public to use the proposed pedestrian access to the Highline Canal Trail with a public-use easement, if location, design and construction of a pedestrian access are approved by the Denver Water Board or other regulating authority. The trail location and design shall be acceptable to Arapahoe County and the Denver Water Board.
7. The applicant will address all issues and concerns raised by Public Works and Development staff prior to the signing of mylars
8. The applicant will meet all of the requirements listed in all of the reports and letters by Arapahoe County Engineering Services Division; this includes a Subdivision Improvement Agreement.
9. The applicant will need to provide the County with a cross-access/shared parking agreement for both the Denver County and Arapahoe County parcels. The agreement will need to be recorded in both jurisdictions and referenced on the replat and FDP exhibits.
10. The applicant will comply with all SEMSWA conditions and requirements listed in the referral letters of SEMSWA.
11. The applicant shall obtain legal access to the project site from Parker Road that complies with all applicable County and State laws and regulations and shall resolve the claims against the title to the project site asserted by Creekside at Highline Owners Association by letter dated November 6, 2015 from Attorney John H. Licht or provide evidence of a title insurance policy providing title insurance covering the claims against the title asserted by the Creekside at Highline Owners Association.

**VI. DRAFT MOTIONS:**

**A. APPROVAL** (*This recommendation would be consistent with the Staff recommendation*):

In the case of P16-002, Sky Mark Apartments Final Development Plan, we have read the staff report and received testimony at the public hearing. Based on a review of the application materials and plans and on testimony received at the public hearing, we find that the proposal meets the relevant review and approval criteria, and recommend the Board of County Commissioners APPROVE the request for the proposed Final Development Plan with the stipulated conditions of approval, based on the findings contained in the staff report:

1. The applicant agrees to abide by all material representations as presented with the P16-010 application at the public hearing, including but not limited to:
  - a. Applicant's representation and portrayal of the overall project that the portion of the project on the adjacent property within the City and County of Denver will be of such configuration, scale and design to result in the appearance of a cohesively planned and designed project across the two jurisdictions, and that in order to achieve this cohesiveness, on the adjacent Denver portion of the project, applicant will restrict the number of dwelling units to 95, with no more than five floors of residential units above a two-floor garage and a maximum building height of 90 feet; and
  - b. Evidence of final site plan approval for the Denver portion of the project by the City and County of Denver must be made available to the Arapahoe County Planning Division prior to issuance of building permits by the Arapahoe County Building Division, subject to approval of a Final Development Plan for the unincorporated property by the Arapahoe County Board of County Commissioners.
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9. The applicant will need to provide the County with a cross-access/shared parking agreement for both the Denver County and Arapahoe County parcels. The agreement will need to be recorded in both jurisdictions and referenced on the replat and FDP exhibits.
10. The applicant will comply with all SEMSWA conditions and requirements listed in the referral letters of SEMSWA.
11. The applicant shall obtain legal access to the project site from Parker Road that complies with all applicable County and State laws and regulations and shall resolve the claims against the title to the project site asserted by Creekside at Highline Owners Association by letter dated November 6, 2015 from Attorney John H. Licht or provide evidence of a title insurance policy providing title insurance covering the claims against the title asserted by the Creekside at Highline Owners Association.

B. DENIAL *(This recommendation would not be consistent with the Staff recommendation. Any alternate motion must include new findings and conditions in support of the motion for Approval where those differ from the Staff-recommended findings and conditions):*

In the case of P16-010, Sky Mark Apartments Final Development Plan, we have read the staff report and received testimony at the public hearing. We find ourselves not in agreement with staff findings regarding the draft plan and attachments as set forth in the staff report dated September 18, 2015, and recommend the Board of County Commissioners DENY the request for approval of the Final Development Plan.

Findings:

1. *State new or amended findings to support Planning Commission recommendation of "Denial" as part of the motion.*
- 2.

C. CONTINUE: In the case of P16-010, Sky Mark Apartments, 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  
PDP Exhibit  
Referral Comments



**Public Works and Development**  
 6924 S. Lima Street  
 Centennial, Colorado 80112  
 Phone: 720-874-6650 FAX 720-874-6611  
[www.arapahoegov.com](http://www.arapahoegov.com)

**Land Development Application Formal**  
 Form must be complete

<b>APPLICANT/REPRESENTATIVE:</b>  Sky Mark Apartments, LLC. Attn: Derrell Schreiner	<b>ADDRESS:</b> 155 South Madison Street Denver, CO 80209  <b>PHONE:</b> 303.632.6755 <b>FAX:</b> <b>EMAIL:</b> derrellschreiner@gmail.com	<b>SIGNATURE:</b> <i>[Signature]</i> <b>NAME:</b> Derrell Schreiner <b>TITLE:</b> Owner Rep
<b>OWNER(S) OF RECORD:</b> Canamer Buildings Corp. Attn: Joe DelZotto	<b>ADDRESS:</b> 4800 Dufferin Street, Suite 200 Toronto Ontario, M2M1K  <b>PHONE:</b> 303.888.8048 <b>FAX:</b> <b>EMAIL:</b> jad@delwest.com	<b>SIGNATURE:</b> <i>[Signature]</i> <b>NAME:</b> Joe DelZotto <b>TITLE:</b> President
<b>PLANNING FIRM:</b>  Norris Design	<b>ADDRESS:</b> 1101 Bannock St Denver, CO 80204  <b>PHONE:</b> 303.892.1166 <b>FAX:</b> 303.892.1186 <b>EMAIL:</b> rmcbreen@norris-design.com	<b>CONTACT PERSON:</b>  Ryan McBreen

Pre-Submittal Case Number: Q14-031 / 148-2015 Pre-Submittal Planner: Sherman Feher Pre-Submittal Engineer:

Parcel ID number: 1973-21-2-06-005, 1973-21-2-06-006, 1973-21-2-06-007

Address: 1291 South Parker Road

Subdivision Name: Creekview

	EXISTING	PROPOSED
Zoning:	R-PH (Residential PUD - High Density)	R-PH (Residential PUD - High Density)
Project/Subdivision Name:	Creekview	Creekview
Site Area (Acres):	2.14 AC	2.14 AC
Floor Area Ratio (FAR):	N/A	N/A
Density (Dwelling Units/Acre):	45 du/ac	44.4 du/ac
Building Square Footage:	Max 180,000	115,550 sf
Disturbed Area (Acres):	2.14 AC	2.14 AC
Related Case Numbers: (Final/Preliminary Development Plan, Rezoning, and/or Plat )	Z80-026 / P81-026 / Z14-009	Z80-026 / P81-026 / Z14-009

**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
<b>X</b>	Final Development Plan	Master Development Plan – Major Amendment	Replat - Major	Use by Special Review
	Final Development Plan – Major Amendment	Minor Subdivision	Rural Cluster	Use by Special Review – Major Amendment
<b>X</b>	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: P16-010 Planning Manager: Sherman Engineering Manager: Sarah

Planning Fee:  N  Y \$ 30,000.00 Engineering Fee:  N  Y \$ 2500 (500)

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.

**RECEIVED**  
 FEB 24 2016  
**ARAPAHOE COUNTY**  
**PLANNING DIVISION**

1101 Bannock Street  
Denver, Colorado 80204  
303.892.1166



February 23, 2016

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

**Re: Sky Mark Apartments Letter of Intent:: Final Development Plan and Final Plat**

Dear Mr. Feher,

It is our pleasure to submit to you and Arapahoe County this application for the Sky Mark Apartments Final Development Plan (FDP) and Final Plat. The purpose of this letter is to introduce the intent of this project as well as the land use goals of this new development. Accompanying this Letter of Intent are the materials required for the Phase I Submittal with the Arapahoe County Public Works and Development Department.

#### **Project Location**

The Sky Mark Apartments are located on a ~2.14 acre parcel within unincorporated Arapahoe County. South Parker Road comprises the eastern boundary of the site, and will provide vehicular access. The project is also flanked by the High Line Canal to the west, and a business park to the north. On the south boundary is a currently undeveloped parcel located within the limits of the City and County of Denver. This parcel in Denver is being developed simultaneously as the Arapahoe County Parcel with similar uses, with the outcome being a single, master planned community. Please see additional detail in the next section.

#### **Project Description**

Proposed within the accompanying FDP is project comprised of a single, 95 multi-family family residential unit building comprised of 5 residential stories over 2 stories of covered parking. In addition to the multi-family residential building, another single-story building is proposed that will serve as an amenity center that includes a pool, clubhouse, meeting areas, exercise areas, and rental offices. Building siting and planning are consistent with Arapahoe County standards and approved PDP and provide for ample buffering to the west and north to existing uses, and help to set the edge to create an appealing streetscape on the east side along Parker Road. Please see included FDP plan set for additional site plan detail.

The Sky Mark Apartments project is unique in that it is a development in two different jurisdictions: Arapahoe County and the City and County of Denver. While this FDP application only encompasses the parcels located within Arapahoe County, the Applicant would be remiss if they didn't at least briefly introduce the project as a whole to ensure a full and complete understanding of the overall project vision.

The overall comprehensive vision for the project that includes all parcels within the City and County of Denver and Arapahoe County is for a high-quality, master planned multi-family project with a maximum of 190 multi-family dwelling units, with 95 units being located on the parcel in Denver, and 95 units located on the Arapahoe County parcel, provided within two individual buildings. Both internally accessed residential buildings will be comprised of 5 residential stories over 2 stories of garage parking. These buildings will be served by a clubhouse amenity located on the Arapahoe County parcel and shown as a part of this FDP application. Vehicular access for the project will come through Ulster Street on the south and Parker Road on the north. There is a separate site development plan

process that the Applicant has engaged with the City of Denver for the part of the development that lies within their jurisdiction. A formal submittal was made to the City of Denver on February 16, 2016.

In addition to these applications, the Applicant is working with Denver Water, the City of Denver, and Arapahoe County to develop a public pedestrian crossing over the adjacent High Line Canal. A conceptual location is shown as a part of the FDP application, and is subject to change and be revised during the approvals process. The Applicant intends to keep Staff apprised of this progress as the work is being coordinated simultaneously with this application.

#### **Compliance with Approved Preliminary Development Plan and Arapahoe County Standards**

On November 16, 2016, the Arapahoe County Board of County Commissioners approved the Sky Mark Apartments Preliminary Development Plan (PDP) (Case #Z14-009) for this property. At the time, the Arapahoe County Board of County Commissioners determined that the rezoning of this property and the standards included within the PDP: were entirely appropriate for the subject property, met the standards of the Arapahoe County Development Code, and were consistent with the goals and objectives of the Arapahoe County Comprehensive Master Plan.

The plans presented as a part of these FDP and Final Plat applications are consistent with standards as required by this approved PDP. All development standards required by the PDP are being followed by this FDP application, including, but not limited to; setbacks, building height, signage, building sizes, minimum unobstructed open space requirements, density, and permitted uses. In addition, as permitted with the approved PDP, parking will meet Arapahoe County standards, but may be partially met by providing parking on the adjacent parcel being developed within Denver. Parking for the overall project (Denver and Arapahoe County) will meet both the standards for Arapahoe County and Denver. Currently, the Applicant is working with the Arapahoe County Attorney's office to craft an agreement that clearly defines this shared parking agreement. Once this document has been prepared, it will be provided for Staff's review.

During the hearing with the Arapahoe County Board of County Commissioners in which the Sky Mark Apartments PDP was approved, the resolution approved by the Board of County Commissioners included several conditions of approval in which future applications for this project must meet. As detailed below, this Application has met, or will meet these conditions as part of these FDP and Final Plat applications.

- a. **Condition:** *The applicant agrees to abide by all material representations as presented with the Z14-009 application at the public hearing, including but not limited to: 1. Applicant's representation and portrayal of the overall project that the portion of the project on the adjacent property within the City and County of Denver will be of such configuration, scale and design to result in the appearance of a cohesively planned and designed project across the two jurisdictions, and that in order to achieve this cohesiveness, on the adjacent Denver portion of the project, applicant will restrict the number of dwelling units to 95, with no more than five floors of residential units above a two-floor garage and a maximum building height of 90 feet; and 2. Evidence of final site plan approval for the Denver portion of the project by the City and County of Denver must be made available to the Arapahoe County Planning Division prior to issuance of building permits by the Arapahoe County Building Division, subject to approval of a Final Development Plan for the unincorporated property by the Arapahoe County Board of County Commissioners.*

**Applicant Response:** As previously described within this Letter of Intent, the project has been designed and planned as a single, cohesive, master planned multi-family residential community. The development on the Denver parcel is proposed at 95 units with no more than five floors of residential units above a two-floor

garage and a maximum building height of less than 90 feet. The accompanying FDP plans show screened back plans for the development on the Denver parcel. Within these planning documents it is clear to see the intent for a cohesive development is met and the plan presented is substantially the same as portrayed during the Arapahoe County Board of County Commissioners Public Hearing on November 16, 2015. Additionally, the Applicant made a formal site plan application to the City of Denver on February 16, 2016. While the Denver and Arapahoe County application and review process is very similar the Denver approval is administrative, and the Applicant intends for this approval to occur prior to the timing of public hearings for the FDP and Final Plat within Arapahoe County. Once approved within Denver, the Applicant will provide proof of approval to Arapahoe County Staff as requested.

- b. **Condition:** *The applicant will pay cash-in-lieu fees at the Final Plat or Final Development Plan stage to the Cherry Creek School District using the Appraised Value method of calculation established within the Land Development Code (Section 14-111.05.02).*  
**Applicant Response:** The Applicant is committed to paying all fees as required at the appropriate time during the approvals process.
- c. **Condition:** *The applicant will pay other cash-in-lieu fees at the Final Plat or Final Development Plan stage to the Arapahoe County Library District, as well as Parks using the Appraised Value method. (Land Development Code, Section 14-111.05.02)*  
**Applicant Response:** The Applicant is committed to paying all fees as required at the appropriate time during the approvals process.
- d. **Condition:** *The applicant will provide the County with a Mosquito Control Plan per the recommendation of Tri-County Health Department.*
- e. **Applicant Response:** The Applicant will provide the County with a Mosquito Control Plan as requested. This plan is currently being prepared and will be provided to Staff later in the FDP/Final Plat review process.
- f. **Condition:** *The applicant will comply with all conditions and requirements listed in the Cunningham Fire Protection District referral letter at the appropriate PDP or FDP process.*  
**Applicant Response:** The Applicant is committed to working with the Cunningham Fire Protection District to ensure all conditions and requirements are met as requested. The Applicant has had many meetings and conversations with Cunningham Fire Protection District and will continue to engage with them to ensure all aspects of life safety are adequately covered.
- g. **Condition:** *The applicant will allow the public to use the proposed pedestrian access to the Highline Canal Trail with a public-use easement, if location, design and construction of a pedestrian access are approved by the Denver Water Board or other regulating authority. A note will be added to the PDP exhibit with more specific design details to be added to the FDP exhibit.*  
**Applicant Response:** The Applicant is committed, that in the event that a trail crossing over the High Line Canal is approved, that it will be open to the general public.
- h. **Condition:** *The applicant will do all of the requirements listed in all of the reports and letters by Arapahoe County Engineering Services Division.*  
**Applicant Response:** The Applicant is committed to meeting all the standards as required by the Arapahoe County Engineering Services Division.

- i. **Condition:** *The applicant will comply with all SEMSWA conditions and requirements listed in the referral letters of SEMSWA.*  
**Applicant Response:** The Applicant is committed to meeting all the standards as required by SEMSWA.
- j. **Condition:** *The applicant shall obtain legal access to the project site from Parker Road that complies with all applicable County and State laws and regulations and shall resolve the claims against the title to the project site asserted by Creekside at Highline Owners Association by letter dated November 6, 2015 from Attorney John H. Licht or provide evidence of a title insurance policy providing title insurance covering the claims against the title asserted by the Creekside at Highline Owners Association.*  
**Applicant Response:** The Applicant has worked, and will continue to work to ensure access to Parker Road will be provided with all applicable County and State laws and regulations considered. The reciprocal agreement (Reception #2991448) ensures proper access, and the Applicant continues to work with the adjacent neighbor to ensure there are no outstanding issues. Additionally, all required access permits through CDOT have been applied for and granted by CDOT.

The Applicant believes they have provided a complete submittal that meets all applicant Arapahoe County Standards and regulations, is in compliance with the approved PDP, meets the goals and objectives of the Arapahoe County Comprehensive Master Plan, and more than satisfactorily addresses the conditions for approval as provided by the Board of County Commissioners. We are excited about the future of this new development and look forward to working with Arapahoe County Staff through the Final Development Plan and Final Plat approval process. We are available to quickly respond to any questions you may have about the information contained within this initial submittal package. As always, please feel free to contact me with any questions or comments.

The applicant is extremely excited to bring this project to fruition and believes this will be a great asset to Arapahoe County.

Sincerely,  
Norris Design



Ryan F. McBreen  
Senior Associate

June 29, 2016

Sherman Feher, Senior Planner  
Arapahoe County Land Development Services  
Public Works and Development  
6924 S Lima Street  
Centennial, Colorado 80112

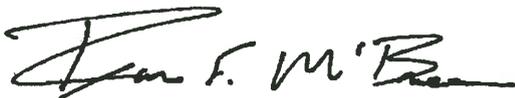
**RE: Sky Mark Apartments - Creekside at Highline  
SEMSWA No. D14-2030, County Case No. P16-009**

Dear Mr. Feher,

Enclosed herein is the third submittal for Sky Mark Apartments. The second submittal review comments that were provided to us on May 26, 2016 have been addressed and are included with this letter.

Please let me know if you have any questions or require any additional information. We look forward to our continued collaboration with Arapahoe County throughout the review and approval process of this project.

Sincerely,  
**Norris Design**



Ryan F. McBreen  
Senior Associate

## ARAPAHOE COUNTY DIVISION OF ENGINEERING SERVICES – Sarah White

### Findings:

The Arapahoe County Division of Engineering Services has reviewed this referral and has the following findings:

1. This parcel is in the Cherry Creek Basin 2 drainage basin. A fee of \$9,439/impervious acre has been established for the development in this watershed. Arapahoe County collects these fees at time of probationary acceptance (PA).  
**Response: Comment noted.**
2. This development lies within the boundaries of the Southeast Metro Stormwater Authority (SEMSWA).  
**Response: Comment noted.**
3. This development lies within the boundaries of the Urban Drainage Flood Control District (UDFCD).  
**Response: Comment noted.**
4. This development request access within the jurisdiction of the Colorado Department of Transportation (CDOT).  
**Response: Comment noted. The appropriate access permits have been requested and granted by CDOT.**
5. Site access will utilize 2 existing access points onto Parker Road, Creekside at Highline Office Park (full movement) and South Ulster Street (¾ movement). It is proposed by the developer to restrict traffic flow through the building on the Arapahoe County parcel. Approximately half of the Arapahoe County parcel would be restricted to use the north access and the remaining half will be directed to use the south access point on Ulster St.  
**Response: This is correct.**
6. Will need a cross-access/shared parking agreement for both the Denver County and Arapahoe County parcels. Agreement will need to be recorded in both jurisdictions and referenced on Replat and FDP.  
**Response: A cross-access/shared parking is currently being finalized. The Applicant is working with the Arapahoe County Attorney's office to prepare an agreement that satisfies this requirement.**
7. Applicant requested to have one jurisdiction complete GESC review, approval and inspections during construction. Denver County (Denver) is a Phase I MS4 community and our MS4 permit allows for this arrangement and still protects our MS4 permit, therefore Arapahoe County (County) is agreeable to this arrangement. An Intergovernmental Agreement, Memorandum of Understanding or Approval Letter will need to be executed between County, Denver and SEMSWA, who would typically handle the GESC approval, permitting and inspections during construction.  
**Response: Comment noted.**
8. This development will require a Subdivision Improvement Agreement (SIA) to guarantee on site and off site

public improvements.

**Response: Comment noted.**

9. Engineering review and approval fees have been paid.

**Response: Comment noted.**

Recommendations:

The Division of Engineering Services recommends this case favorably subject to the following conditions:

1. The applicant agrees to address the Division of Engineering Services' comments and concerns as identified within this report.  
**Response: All engineering comments and concerns are addressed and responded to on respective PDF comment sheets.**
2. The applicant agrees to address comments issued by the Southeast Metro Stormwater Authority (SEMSWA).  
**Response: All SEMSWA comments and concerns are addressed and responded to on respective PDF comment sheets.**
3. The applicant executes a Subdivision Improvement Agreement.  
**Response: Comment noted.**
4. Arapahoe County, City and County of Denver and SEMSWA execute an agreement to allow Denver plan review, permitting and inspections for Grading, Erosion and Sediment Control during construction.  
**Response: Comment noted.**

**STAFF COMMENTS:**

General

1. The application was referred to SEMSWA for review. SEMSWA's redlines and comment letter are included with the hard copies of this Staff Report. A response to comment letter is required for all "Staff Comments" issued by the County and by the Southeast Metro Storm Water Authority (SEMSWA). Please see that the required number of copies of the response to comments letter is included with your Engineering resubmittal. The number of copies is listed on the last page of this report. Note that SEMSWA's approval must be obtained prior to final County approvals.  
**Response: Comment noted; see below.**
2. This parcel lies within the boundaries of the Urban Drainage and Flood Control District (UDFCD). In order to receive maintenance eligibility, UDFCD approval of drainage concepts and construction plans is a condition of Arapahoe County Approval.  
**Response: Comment noted.**
3. Construction activities that disturb one or more acres are required by the Environmental Protection Agency (EPA) to obtain a Construction Stormwater Permit.

**Response: Contractor will obtain this permit.**

4. Please note that infrastructure proposed within a floodplain requires permitting under a Floodplain Development Permit, and approval by FEMA if necessary.

**Response: Comment noted.**

#### Multi-jurisdictional Land Development

5. Will need a cross-access/shared parking agreement for both the Denver County and Arapahoe County parcels. Agreement will need to be recorded in both jurisdictions and referenced on Replat and FDP.

**Response: A cross-access/shared parking agreement is currently being finalized. The Applicant is working with the Arapahoe County Attorney's office to prepare an agreement that satisfies this requirement.**

6. CDOT has issued a conditional access permit #115039 for the Creekside access point to allow a change in use from commercial to residential. Permit #115039 is conditional upon the review and approval of construction plans. Any restrictions imposed by CDOT will trigger additional traffic analysis during this Final Development Plan process. Please confirm permit status – CDOT will need to give full unconditional approval prior to final plan approvals

**Response: Permit No. 115039 has been received from CDOT, which has been submitted with this application.**

7. Arapahoe County and Southeast Metro Stormwater Authority (SEMSWA) is willing to allow the City and County of Denver to do the Grading, Erosion and Sediment Control (GESC) permitting and inspections for the Arapahoe County parcel of the Sky Mark project. An intergovernmental agreement between Denver, SEMSWA and Arapahoe County will need to be prepared and recorded. Arapahoe County will prepare and get to applicant after completion of Phase II referral process. A copy of all Denver approved GESC permits and documents will need to be provided to Arapahoe County and SEMSWA as well. Staff is currently working on this agreement.

**Response: Comment noted; this will be completed during the final approval process of the project.**

#### Replat

8. Please indicate that the access easement is for public use.

**Response: Applicant has indicated that the access easement is for public use.**

9. Include note and recordation information from cross-access/shared parking agreement.

**Response: Comment noted. This information is still being finalized. Once it is recorded this information will be provided.**

10. See redlines for additional comments.

**Response: All redlines have been addressed. Please see FDP redline set.**

#### Final Development Plan

11. Please remove all Denver notes from the grading plan.  
**Response: Removed Denver notes.**
12. Update note on grading plan – remove pedestrian and AASHTO sight triangle regulations and include the County standards as per 18-101.02 of Land Development Code  
**Response: Updated notes on grading plan.**
13. Landscaping plans show trees located over storm sewers in the detention pond/outlet and blocking the stop sign – please adjust all accordingly  
**Response: Tree and shrub locations have been revised.**
14. See redlines for additional comments  
**Response: All comments have been address directly on PDFs. Please see attachments included with this resubmittal.**

#### Phase III Drainage Report

15. Please add 'Arapahoe County Case No. P16-009' to the cover sheet and the lower left hand corner of the Drainage Plan as well – Staff error – did not include with previous request.  
**Response: Add case number to cover sheet and drainage plan of the final drainage report.**
16. The drainage flows from the northeast parking area/basin A2 do not seem to match design flow. Drainage flow arrows from this lot imply that drainage will receive some flows from basin A1. Other arrow indicates that drainage will enter 1' conc. pan. Do both receiving areas have the capacity for this flow and if this is curb and gutter how is the cross drainage accomplished - do you need curb cuts?  
**Response: Arrows were in the incorrect location. They have been revised to show actual drainage patterns.**
17. Show all easements on the drainage map – if currently shown, very hard to read also need to include label as to type of easement.  
**Response: Adjusted to make more clear and added type to all easement labels.**
18. It is difficult to see the location of the roof drains, please adjust  
**Response: Made symbol for roof drains more visible and labeled all roof drains that will surface drain.**
19. See redlines for additional comments.  
**Response: All other comments are responded to on associated PDF comment sheets.**

#### Traffic Impact Study (TIS) / Access

20. This development requests access within the jurisdiction of the Colorado Department of Transportation

(CDOT). CDOT has stated there is an existing permit for Ulster St (permit #696062) which allows for proposed use and no additional access permit requirements would be needed for this access point. CDOT has issued a conditional access permit #115039 for the Creekside access point to allow a change in use from commercial to residential. Permit #115039 is conditional upon the review and approval of construction plans. Any restrictions imposed by CDOT will trigger additional traffic analysis during the Final Development Plan process. Provide status of permit at next submittal (construction plans submitted to CDOT yet?)

- a. Per most recent submittal, this is still pending, so leaving original comment at this time.

**Response: Permit No. 115039 has been received from CDOT, which has been submitted with this application.**

#### Construction Plans

21. Update site plan and all applicable page to show the details for the detention pond/rip rap and outlet structures/emergency spillway.

**Response: Updated site plan and all applicable pages.**

22. Details to be clear and legible – ref sheet 11.

**Response: Created more legible details.**

23. See redlines for additional details

**Response: All other comments are responded to on associated PDF comment sheets.**

#### O&M Manual

24. Still missing the stormwater facilities map – please include with next submittal.

**Response: Created a stormwater facilities map.**

25. County staff will prepare the O&M Agreement and provide for applicant review and signature.

**Response: Comment noted.**

#### Cost Estimate (ECE)

26. Estimate will need to include all public improvements with County ROW or easements – all improvements not indicated as "private".

**Response: Included all public improvements.**

27. Estimate will need to include all Parker Rd sidewalk improvements as well.

**Response: Included Parker Rd sidewalk improvements.**

28. Add case number P16-010.

**Response: Added.**

29. Add signature lines for engineer, owner and County approvals.

**Response: Added signature lines.**

30. As per the Arapahoe County Unit Cost for Improvements Guide – the contingency will need to be between 15-20%.

**Response: Updated contingency.**

31. Cost estimate to be finalized with completion of Construction plans

**Response: Comment noted.**

Miscellaneous

32. The applicant will be required to enter into a Subdivision Improvement Agreement (SIA) to guarantee onsite and offsite improvements related to this development. All applicable public improvements per the Engineer's Cost Estimate, exhibit A, shall be guaranteed within the SIA. It shall be noted that the Plat cannot be recorded until the subdivider has executed the SIA.

**Response: Comment noted.**

33. Please provide collateral letter of intent update with revision cost estimate. Subdivision Improvement Agreement is being prepared by County Staff.

**Response: Letter of intent will be supplied.**

34. All proposed easements should be added to Replat – in the event that easement will need to be done at a later date and are not part of the replat process – the preparation and recording fee per easement will be \$500.00/each.

**Response: Comment noted.**

**RESUBMITTAL PROCEDURES** - Attached to this report is an instruction checklist to the applicant regarding resubmittal of documents. The applicant and their consultants must follow these instructions explicitly to avoid delays in processing of this case.

Engineering Documents Required for Resubmittal  
 to the County Engineering Services Division

	Item Name	Required	Submitted
X	A copy of this Resubmittal Checklist	1 or digital	
X	Completed Review and Approval Form (Arapahoe County Form 581) available on-line at <a href="http://www.arapahoegov.com/index.aspx?NID=569">http://www.arapahoegov.com/index.aspx?NID=569</a>	1 or digital	

	Proposed Land Development Plan - (PDP/FDP/PP/FP/ASP)		
	Grading, Erosion and Sediment Control (GESC) Plans & Report		
X	Construction Plans	1 or digital	
	Traffic Impact Study		
	Pavement Design Report		
	Geotechnical Study / Preliminary Soils report		
X	Phase III Drainage Study	1 or digital	
	Drainage Letter of Conformance		
X	Operations & Maintenance Manual	1 or digital	
X	Engineering Cost Estimate	1 or digital	
	Legal Description		
	Legal name, legal address, and title (if any) of the Owner, assign, or person with signatory authority on behalf of the Owner		
	Letter of Intent		
X	Collateral Letter of Intent	1 or digital	
	Agreement review and/or execution:		
X	Letter of point-by-point response to Engineering Staff comments	1 or digital	
X	SEMSWA redlines and response to comments (refer to SEMSWA comments)	1 or digital	
	Fees Due:	\$ n/a	

Case No. P16-009 & P16-010

Case Engineer: Sarah White

This sheet must be attached to your resubmittal with the revised documents in the quantities listed above.  
**Response: All documents are attached.**

**REFERRAL AGENCIES:**

### XCEL ENERGY - Donna George

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the replat and final development plan for Sky Mark Subdivision Filing No. 1 and, for continuity, requests an additional 10-foot utility easement be dedicated abutting Parker Road.

Please be aware PSCo owns and operates existing natural gas distribution facilities and a PSCo easement as recorded at Rec. No. 2263163, Book 3830, Page 51 on April 4, 1983 in Arapahoe County along the northwesterly property line.

The property owner/developer/contractor must contact the Builder's Call Line at 1-800- 628-2121 or <https://xcelenergy.force.com/FastApp> (Register so you can track your application) 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.

If you have any questions about this referral response, please contact me at (303) 571- 3306.

**Response: Xcel easement added. A 10' easement will be granted from the back of curb.**

### U.S. ARMY CORP. OF ENGINEER

In accordance with Section 404 of the Clean Water Act, the Corps of Engineers regulates the discharge of dredged or fill material, and any excavation associated with a dredged or fill project, either temporary or permanent, into waters of the United States (WOUS). You should notify this office if the project proposed falls within these regulated activities because the project may require a Department of the Army Section 404 permit.

A WOUS may include ephemeral and/or perennial streams, wetlands, lakes, ponds, drainage ditches and irrigation ditches. A wetland delineation must be conducted, and verified by the Corps of Engineers, using the methods outlined in the Corps of Engineers Wetlands Delineation Manual (Environmental Laboratory 1987) and Regional Supplement to the Corps of Engineers Wetland Delineation Manual: (using applicable Regional Supplement) to determine wetlands based on the presence of three wetland indicators: hydrophytic vegetation, hydric soils, and wetland hydrology. Wetland delineations must be conducted in the field by a qualified environmental consultant and any aquatic resource boundaries must be identified accordingly.

Once the aquatic resources have been identified, only this office can determine if they are WOUS. Please note that development of the upland areas, avoiding stream and wetland resources, does not require authorization from this office.

Nationwide Permits (NWP) authorize common types of fill activities in WOUS that will result in a minimal adverse effect to the environment. Descriptions of the 52 types of nationwide permit activities and their general conditions can be found on our website: <http://www.nwo.usace.army.mil/Missions/RegulatoryProgram/Colorado.aspx>. Some fill activities require notifying the Corps before starting work. Also, some types/sizes of work may require additional information or mitigation.

Regional General Permits (RGP) authorize specific types of fill activities in WOUS that will result in a minimal adverse effect to the environment. Descriptions of the 4 types of regional general permit activities and their general conditions can be found on our website: <http://www.nwo.usace.army.mil/Missions/RegulatoryProgram/Colorado/RegionalGeneralPermit.aspx>. These fill activities require notifying the Corps before starting work, and possibly other local or state agencies. Also, some types/sizes of work may require additional information or mitigation. Please note several of the RGP's are applicant and location specific.

**Response: Comment noted.**

#### **ARAPAHOE COUNTY SHERIFF - Glen Thompson**

Previous recommendation on this project were that the Arapahoe County Property and Denver have a different numbering/lettering as part of their addresses so that jurisdiction would be clearly obvious by address. This helps first responders respond quicker during an emergency. It does not appear this recommendation is included in this plan.

**Response: An address plat is supplied with this submittal.**

#### **ARAPAHOE LIBRARY DISTRICT**

The Arapahoe Library District requests a share of monies that may be required by the County in lieu of land.

**Response: The application will pay cash-in-lieu fees as noted and required.**

#### **CUNNINGHAM FIRE PROTECTION DISTRICT – Tyler Everitt**

To reduce the time required to update department pre-plans, response maps and computer aided dispatch records, the fire district requires the submittal of two separate electronic files. These files should contain the following information:

##### Address Plat and Fire Hydrant Data

- Two Survey Monument Ties
  - Section or Quarter Section corners
  - Adjacent subdivisions or lots is an acceptable alternative on small developments
- Parcel or Lot Lines
- Roadway right-of-way
- Access easements
- Fire access easements
- Street names

- Building addresses
- Water main size and location
- Water valve locations
- Fire hydrant locations
- Building footprints

#### Pre-plan Data

- Building Footprints indicating
  - Multi-family Residential Occupancies
    - Floor plans detailing walls separating tenant spaces, tenant or unit #'s, stairways, and common areas within the structure.
    - Roof plans
    - Attic Draft Stop
  - Commercial buildings
    - Floor plans indicating all walls, stairways, and doorways within the structure
    - Roof plans
    - Attic Draft Stops

The fire district uses Autodesk, Auto CAD 2007, so please save to this version or older. E-mail completed files to both [teveritt@cfpd.org](mailto:teveritt@cfpd.org) & [sluft@cfpd.org](mailto:sluft@cfpd.org) . Include in the e-mail a contact person for additional questions.

For additional information, contact Tyler Everitt at (303) 338-4204 or Spencer Luft at (303) 4208. E-mail any questions to [teveritt@cfpd.org](mailto:teveritt@cfpd.org) or [sluft@cfpd.org](mailto:sluft@cfpd.org) .

**Response: Kephart and I will work together to get this directly over to Tyler Cunningham Fire.**

The Fire District has reviewed the final development plan (FDP) for the above referenced case for compliance with the 2009 International Fire Code (IFC) as adopted Cunningham Fire Protection District. The Fire District supports this case for approval with the following conditions:

1. Infrastructure shall include the following:  
Water supply for fire suppression operations, all fire hydrants as identified on the approved water system plan for this development must be installed and operational prior to construction. The minimum water fire-flow must be provided per the requirements of Appendix B of the 2009 International Fire Code (IFC).  
**Response: Comment noted.**
2. Water plan  
The Fire District requires a separate plan submittal, showing fire hydrant and water line locations before issuance of any Fire District building pennits. A separate fee will be charged for this review. This Permit has been obtained by the Developer at this time.  
**Response: Comment noted.**

**Response: A specific water plan will be submitted to Cunningham fire.**

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

- a) Water plan  
The Fire District requires a separate plan submittal, showing fire hydrant and water line locations before issuance of any Fire District building permits.
- b) Fire apparatus access roads  
All of the primary fire apparatus access roads shall be installed prior to construction. The access roads must be an all-weather surface (concrete or asphalt) and able to support an imposed load of 75,000 pounds.
- c) Fire lane signage plan  
Plans submitted to Identify designated fire lane signage for the site shall be submitted to Cunningham Fire Protection District.
- d) Construction plans requires a separate plan submittal  
Complete specifications and construction plans shall be submitted to the Fire District for review and approval prior to any construction occurring. Complete specifications and construction plans shall be submitted directly to the Cunningham Fire Protection District for review and approval at the same time plans are submitted to the Arapahoe County Building Department. The developer is encouraged to contact the Fire Prevention Bureau to verify plan submittal requirements and permit fees prior to plans submittal.

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

#### **CHERRY CREEK SCHOOL DISTRICT – David Strohfus**

Cherry Creek School District No. 5 has reviewed the information provided by Arapahoe County regarding the final development plan for the Sky Mark Apartments development and will provide educational services to the future residents of this project who reside within the boundaries of the Cherry Creek School District. It is understood that this is part of a larger project that includes adjacent parcels within the borders of the City and County of Denver. The Cherry Creek School District will not provide educational services for students living in the portion of the development that is outside of the CCSD boundaries. Students from this development within the boundaries of CCSD are within the current boundaries of Eastridge Elementary School, Prairie Middle School, and Overland High School. Boundaries are subject to change when necessary to promote the efficient utilization of school facilities.

Utilizing the Arapahoe County Land Development Code, the land dedication calculation for the school district would be 0.48165 acres or an appropriate cash-in-lieu fee. In this instance, the District believes that the Assumed Value Method for determining cash-in-lieu requirements will result in an amount that is far less than the fair market value of this property. The District proposes to utilize the Appraisal Method to determine the fair market value as outlined in 14-111.05.02 B.1 of the Arapahoe County Land Development Code. The District will comply with all appropriate timelines and processes outlined in the Arapahoe County Land Development Code in order to complete this process.

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

**Response: The Applicant is aware of the PLD requirements. The Applicant is working with the Cherry Creek School District to finalize an agreement.**

**TRI-COUNTY HEALTH DEPARTMENT – Vanessa Richardson**

Thank you for the opportunity to review and comment on the Comprehensive Plan Amendment for the Sky Mark Apartments located on the northwest corner of South Parker Road and South Ulster Street. Tri-County Health Department (TCHD) staff reviewed the application on January 2, 2015 for compliance with applicable environmental and public health regulations. TCHD has no new comments.

Please feel free to contact me at 720-200-1580 or [vrichard@tc-hd.org](mailto:vrichard@tc-hd.org) if you have any questions.

**Response: Per previous comment requesting a Mosquito Control Plan in the event that a need for such should arise, Applicant has prepared a plan which is hereby included with this submittal.**



**ARAPAHOE COUNTY**  
COLORADO'S FIRST

## Engineering Services Division Referral Review – Phase II

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Date: July 21, 2016

To: Sherman Feher, Senior Planner, Planning Division

From: Sarah White, Case Engineer, Engineering Services Division

Re: Sky Mark Apartments  
P16-009 Replat  
P16-010 Final Development Plan

### **Scope/Location:**

Sky Mark Apartments, LLC and Norris Design, on behalf of owner Joe DelZotto / Canamer Building Corp, is requesting approval of the Replat and Final Development Plan for Sky Mark Apartments. The proposed development is generally located within the Four Square Mile Area, west of S Parker Rd, south of E Mississippi Ave and north of E Florida Ave. The proposal is for multi-family residential use with 95 maximum total dwelling units (45 DU/ac). The overall project includes an adjacent parcel within the City and County of Denver to house an additional 95 DU.

The site is located within the Cherry Creek Major Drainageway Plan, Basin 2. Access will utilize 2 existing points on S Parker Rd, Creekside full movement, S Ulster St ¾ movement.

Items included with this referral:

**Replat**

**Final Development Plan**

**Phase III Drainage Study**

**Construction Plans**

**Operations & Maintenance Manual**

**Traffic Impact Study (approved with Z14-009)**

Cc: *Chuck Haskins, Engineering Services Division, Division Manager*  
*P16-009 & P16-010*  
*SLW RDR*

**Findings:**

The Arapahoe County Division of Engineering Services has reviewed this referral and has the following findings:

1. This parcel is in the Cherry Creek Basin 2 drainage basin. A fee of \$9,439/impervious acre has been established for the development in this watershed. Arapahoe County collects these fees at time of probationary acceptance (PA).
2. This development lies within the boundaries of the Southeast Metro Stormwater Authority (SEMSWA).
3. This development lies within the boundaries of the Urban Drainage Flood Control District (UDFCD).
4. This development request access within the jurisdiction of the Colorado Department of Transportation (CDOT).
5. Site access will utilize 2 existing access points onto Parker Road, Creekside at Highline Office Park (full movement) and South Ulster Street (¾ movement). It is proposed by the developer to restrict traffic flow through the building on the Arapahoe County parcel. Approximately half of the Arapahoe County parcel would be restricted to use the north access and the remaining half will be directed to use the south access point on Ulster St.
6. There is an existing 6 foot brick- wrought iron fence at the Parker Rd access. It currently is in the sight triangle and restricts visibility for oncoming vehicular and pedestrian traffic. Applicant has proposed to remove/relocate the fencing at this location.
7. Will need a cross-access/shared parking agreement for both the Denver County and Arapahoe County parcels. Agreement will need to be recorded in both jurisdictions and referenced on Replat and FDP.
8. Applicant requested to have one jurisdiction complete GESC review, approval and inspections during construction. Denver County (Denver) is a Phase I MS4 community and our MS4 permit allows for this arrangement and still protects our MS4 permit, therefore Arapahoe County (County) is agreeable to this arrangement. An Intergovernmental Agreement, Memorandum of Understanding or Approval Letter will need to be executed between County, Denver and SEMSWA, who would typically handle the GESC approval, permitting and inspections during construction.
9. This development will require a Subdivision Improvement Agreement (SIA) to guarantee on site and off site public improvements.
10. Engineering review and approval fees have been paid.

**Recommendations:**

The Division of Engineering Services recommends this case favorably subject to the following conditions:

1. The applicant agrees to address the Division of Engineering Services' comments and concerns as identified within this report.
2. The applicant agrees to address comments issued by the Southeast Metro Stormwater Authority (SEMSWA).
3. The applicant executes a Subdivision Improvement Agreement.

4. Arapahoe County, City and County of Denver and SEMSWA execute an agreement to allow Denver plan review, permitting and inspections for Grading, Erosion and Sediment Control during construction.

## **STAFF COMMENTS**

### **General**

1. The application was referred to SEMSWA for review. SEMSWA's redlines and comment letter are included with the hard copies of this Staff Report. A response to comment letter is required for all "Staff Comments" issued by the County and by the Southeast Metro Storm Water Authority (SEMSWA). Please see that the required number of copies of the response to comments letter is included with your Engineering resubmittal. The number of copies is listed on the last page of this report. Note that SEMSWA's approval must be obtained prior to final County approvals.
2. Construction activities that disturb one or more acres are required by the Environmental Protection Agency (EPA) to obtain a Construction Stormwater Permit.

### **Multi-jurisdictional Land Development**

3. Will need a cross-access/shared parking agreement for both the Denver County and Arapahoe County parcels. Agreement will need to be recorded in both jurisdictions and referenced on Replat and FDP.
  - Staff understands this is still in process.
4. CDOT has issued a conditional access permit #115039 for the Creekside access point to allow a change in use from commercial to residential. Permit #115039 is conditional upon the review and approval of construction plans. Any restrictions imposed by CDOT will trigger additional traffic analysis during this Final Development Plan process. Please confirm permit status – CDOT will need to give full unconditional approval prior to final plan approvals
  - Per most recent submittal, this was submitted however it was not included with the resubmittal documents, so leaving original comment at this time.
5. Arapahoe County and Southeast Metro Stormwater Authority (SEMSWA) is willing to allow the City and County of Denver to do the Grading, Erosion and Sediment Control (GESC) permitting and inspections for the Arapahoe County parcel of the Sky Mark project. An intergovernmental agreement between Denver, SEMSWA and Arapahoe County will need to be prepared and recorded. Arapahoe County will prepare and get to applicant after completion of Phase II referral process. A copy of all Denver approved GESC permits and documents will need to be provided to Arapahoe County and SEMSWA as well.
  - Staff is currently working on this agreement.

### **Replat**

6. Arapahoe County policy is that sight triangles are not easements and can come and go with plats. Please remove reference to sight triangle "easement" on page 3 and remove from easement chart.
7. Looks like you are missing 'Xcel' as a newly dedicated easement holder on the easement chart- I didn't see any others but please double check to make sure all newly dedicated easements are shown on the easement chart.

8. Include note and recordation information from cross-access/shared parking agreement.
9. See redlines for additional comments

### **Final Development Plan**

10. Please make sure all page sizes are the same 24x36 size for both digital and paper copies.
11. Staff would propose to have a stop sign at the Parker Rd access since the pedestrian and vehicle traffic will be increasing with this development.
12. Please show location of pedestrian warning sign on the overall site plan
13. Show location of monument signs on the overall site plan
14. Please update the storm sewer notes to also state “Storm sewer noted as public will still be maintained by the owner as per the Operations and Maintenance Manual”
15. Landscape plans show the sight triangle at Ulster – it does not need to be shown on this plan set
16. The location of the proposed monument sign on the Landscape plans appears to be in CDOT Right of Way – please either relocate or will need to obtain permission from CDOT for placement. Also confirm with zoning department that offsite signage is permitted.
17. Landscape plans still have some vegetation showing at the south end of the detention pond where the trash rack is proposed – please adjust accordingly – show trash rack on page
18. Include overall height dimensions for monument signage
19. See redlines for additional comments

### **Phase III Drainage Report**

20. Update 5 year runoff values in report – values provided are for 2 yr.
21. No further comments at this time

### **Construction Plans**

22. Label all signs and include symbol to the legend.
23. Please update the storm sewer notes to also state “Storm sewer noted as public will still be maintained by the owner as per the Operations and Maintenance Manual”
24. Please show cross pan as depicted on the drainage plans.
25. Show location of monument signs
26. Staff recommends a stop sign at the Parker Rd access since pedestrian and vehicle traffic is increasing at this access.
27. Include new pedestrian warning sign on details page.
28. See redlines for additional details

### **O&M Manual**

29. County staff will prepare the O&M Agreement and provide for applicant review and signature. Once the BoCC approves the project and the O&M manual is approved, Staff will provide agreement to applicant. The complete O&M manual will be sent into the clerk & recorder's office for recordation. The stormwater management note on the FDP will then need to be updated with this recordation information. Staff recommends getting the O&M manual finalized early so it doesn't cause any delays.

### **Cost Estimate (ECE)**

30. Correct spelling of signature
31. Sidewalks are typically a SY value - please confirm this is sufficient for pedestrian access to HLC and the parker Rd sidewalk extension
32. No other comments at this time. After BoCC approval, Staff will have Subdivision Improvement Agreement (SIA) prepared for signatures – the ECE will become Appendix A of the SIA.

### **Permits**

33. Public Improvement Construction Permit – permit required for all items on the ECE. This permit will be finalized after final plan approvals. The PI permit cannot be released until the SIA is recorded and the associated collateral has been received by the County
34. GESD permit will be handled by the City and County of Denver
35. Building Permit – application has been submitted to the Building Department. The building permit cannot be released until the land development plans have been approved. Please contact the building department for any fees associated with this permit.

**RESUBMITTAL PROCEDURES** - Attached to this report is an instruction checklist to the applicant regarding resubmittal of documents. The applicant and their consultants must follow these instructions explicitly to avoid delays in processing of this case.

**Engineering Documents Required for Resubmittal  
to the County Engineering Services Division**

	<b>Item Name</b>	<b>Required</b>	<b>Submitted</b>
<b>X</b>	A copy of this Resubmittal Checklist	1 or digital	
<b>X</b>	Completed Review and Approval Form (Arapahoe County Form 581) available on-line at <a href="http://www.arapahoegov.com/index.aspx?NID=569">http://www.arapahoegov.com/index.aspx?NID=569</a>	1 or digital	
<b>X</b>	Proposed Land Development Plan - (PDP/FDP/PP/FP/ASP)	1 or digital	
	Grading, Erosion and Sediment Control (GESC) Plans & Report		
<b>X</b>	Construction Plans	1 or digital	
	Traffic Impact Study		
	Pavement Design Report		
	Geotechnical Study / Preliminary Soils report		
<b>X</b>	Phase III Drainage Study	1 or digital	
	Drainage Letter of Conformance		
<b>X</b>	Operations & Maintenance Manual	1 or digital	
<b>X</b>	Engineering Cost Estimate	1 or digital	
	Legal Description		
	Legal name, legal address, and title (if any) of the Owner, assign, or person with signatory authority on behalf of the Owner		
	Letter of Intent		
	Collateral Letter of Intent		
	Agreement review and/or execution:		
<b>X</b>	Letter of point-by-point response to Engineering Staff comments	1 or digital	
<b>X</b>	SEMSWA redlines and response to comments (refer to SEMSWA comments)	1 or digital	
	Fees Due:	\$ n/a	

Case No. P16-009 & P16-010

Case Engineer: Sarah White

Submit digital submissions to [EngineeringSubmittals@arapahoegov.com](mailto:EngineeringSubmittals@arapahoegov.com)  
and copy me at [swhite@arapahoegov.com](mailto:swhite@arapahoegov.com)

*Resubmittal packages will not be reviewed until all information requested on this form is provided.*

This sheet must be attached to your resubmittal with the revised documents in the quantities listed above.

## Sherman Feher

---

**From:** Roger Harvey  
**Sent:** Monday, June 06, 2016 9:54 AM  
**To:** Jason Reynolds; Sherman Feher  
**Cc:** Bryan Weimer; Raymond Winn; Shannon Carter  
**Subject:** RE: High Line Canal - Sky Mark Apartments  
**Attachments:** 05-Sky Mark-FDP Plan Set 24x36.pdf

Jason and Sherman,

Thanks for sending the FDP. Just took a look and Skymark did not make the recommended changes Jay Henke and myself had asked if they could do to the 8' High Line Canal Access trail. Skymark is dedicating this trail access to the County as a public access easement, this is the only way they will get approval for a bridge over the Canal. Since the access trail is in the unincorporated area, the approval is on the County to notify Denver Water and Denver to approve the bridge.

Please take a look at page three. Skymark is placing the public access trail onto the roadway as a shared vehicular access and trail. We asked them to make it more of a crossing, rather than place trail users on the roadway. I have shown this in red. The FDP does not show this change, I did not receive any explanation as to why they could not do this.

Not sure if any other referral has commented on this access? But, we need direction from County Attorney and input from public works on what is the County's liability for approving this design. I haven't ever seen a design putting peds/bikes in the lane of traffic, it is not ideal but you could argue that the traffic will be a low amount as Skymark did at our meeting. But, if in the future a pedestrian gets hit by a car on this trail section, what is the County's liability for approving this design?

Or should we require a design change?

Let me know, thanks

**Roger Harvey | Open Space Planning Administrator**  
Arapahoe County Open Spaces  
6934 S. Lima Street, Suite A | Centennial, CO 80112  
Office: 720.874.6554. fax: 720.874.6743.  
[rharvey@arapahoegov.com](mailto:rharvey@arapahoegov.com)



May 26, 2016

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

RE: Sky Mark Subdivision, F16-009  
TCHD Case # 3363

Dear Mr. Feher:

Thank you for the opportunity to review and comment on the Comprehensive Plan Amendment for the Sky Mark Apartments located on the northwest corner of South Parker Road and South Ulster Street. Tri-County Health Department (TCHD) staff reviewed the application on January 2, 2015 for compliance with applicable environmental and public health regulations. TCHD has no new comments.

Please feel free to contact me at 720-200-1580 or [vrichard@tchd.org](mailto:vrichard@tchd.org) if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to be "V. Richardson", with a long horizontal line extending to the right.

Vanessa Richardson  
Environmental Health Specialist II

CC: Sheila Lynch, Steven Chevalier, TCHD



January 14, 2015

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

RE: Sky Mark Apartments, Z14-009  
TCHD Case # 3380

Dear Mr. Feher:

Thank you for the opportunity to review and comment on the Preliminary Development Plan for the Sky Mark Apartments located on the northwest corner of Parker Road and Ulster Road. Tri-County Health Department (TCHD) staff reviewed the application for compliance with applicable environmental and public health regulations and has the following comments.

#### Sun Safety

Exposure to ultraviolet (UV) rays from the sun is a leading risk factor for skin cancer, the most common cancer in the United States. Colorado has the 5<sup>th</sup> highest death rate from melanoma, the most deadly form of skin cancer. Nationally, melanoma is the most common cancer in adolescents and young adults aged 15-29.

TCHD would like to commend the applicant for recognizing the need for incorporating shade structures in communal areas for the residents and visitors.

#### Detention Pond

The site plan indicates there will be a detention pond for the development. This detention pond will be located on the west side of the proposed building. To reduce the potential for human exposures to West Nile and other mosquito-borne viruses, TCHD recommend that mosquito control plans be developed for any stormwater facilities that are designed to hold water for 72 hours or longer. Detention ponds or basins are generally designed to drain within 72 hours, so we do not initially recommend mosquito control plans for detention ponds or basins. However, if a detention pond fails to operate as designed, or is designed with a permanent "micro-pool", resulting in mosquito breeding conditions or mosquito complaints, TCHD recommends that the operator implement a mosquito control plan to remedy the situation.

#### Community Garden

TCHD encourages the applicant to think more broadly about the allowance of community gardens in the common areas for the residents. Community gardens offer

**Sky Mark Apartments, Z14-009**  
**TCHD Case # 380**  
**January 14, 2015**  
**Page 2 of 2**

multiple benefits including access to nutritious food and opportunities for regular physical activity and regular social contact that supports mental health. Allowing this use provides greater accessibility to this sustainable living amenity, increasing the opportunity for residents to participate and increase social interaction within the community.

Community Design for Active Living

TCHD encourages and promotes community planning that not only protects communities from environmental health hazards but promotes public health by making it easy for neighborhood residents and visitors to choose healthy behaviors. A health-promoting community design enhances air and water quality; provides access to healthy food and basic services; and offers opportunities for social interaction as well as routine recreational and travel-related physical activity.

Please feel free to contact me at 720-200-1580 or [vrichard@tchd.org](mailto:vrichard@tchd.org) if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to be 'V. Richardson', with a long horizontal line extending to the right.

Vanessa Richardson

Environmental Health Specialist II

CC: Sheila Lynch, Steven Chevalier, TCHD

**David Strohfus**  
Director of Planning &  
Interagency Relations



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

720.554.4244

[dstrohfus@cherrycreekschools.org](mailto:dstrohfus@cherrycreekschools.org)

May 26, 2016

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

Subject: Final Development Plan 16-0101 and Replat P16-009  
Sky Mark Apartments – FDP/Replat  
95 Multi-family Dwellings

Mr. Feher:

Cherry Creek School District No. 5 has reviewed the information provided by Arapahoe County regarding the final development plan for the Sky Mark Apartments development and will provide educational services to the future residents of this project who reside within the boundaries of the Cherry Creek School District. It is understood that this is part of a larger project that includes adjacent parcels within the borders of the City and County of Denver. The Cherry Creek School District will not provide educational services for students living in the portion of the development that is outside of the CCSD boundaries. Students from this development *within the boundaries of CCSD* are within the current boundaries of Eastridge Elementary School, Prairie Middle School, and Overland High School. Boundaries are subject to change when necessary to promote the efficient utilization of school facilities.

Utilizing the Arapahoe County Land Development Code, the land dedication calculation for the school district would be 0.48165 acres or an appropriate cash-in-lieu fee. In this instance, the District believes that the Assumed Value Method for determining cash-in-lieu requirements will result in an amount that is far less than the fair market value of this property. The District proposes to utilize the Appraisal Method to determine the fair market value as outlined in 14-111.05.02 B.1 of the Arapahoe County Land Development Code. The District will comply with all appropriate timelines and processes outlined in the Arapahoe County Land Development Code in order to complete this process.

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

Sincerely,

David Strohfus  
Director of Planning and Interagency Relations

cc: Sheila L. Graham – Assistant Superintendent of Educational Support Services  
David Henderson – Director of Facility Operations  
Angela McCain – Director of Planning and Interagency Relations



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

**Planning Division**  
**Referral Routing**

<b>Case Number / Case Name:</b>	<b>P16-009 &amp; P16-010 / Sky Mark Subdivision #01 Replat and Final Development Plan</b>
<b>Planner:</b>	<b>Sherman Feher</b>
<b>Engineer:</b>	<b>Sarah L White</b>
<b>Date sent:</b>	<b>April 26, 2016</b>
<b>Date to be returned:</b>	<b>May 26, 2016</b>

Arapahoe County Agencies		Citizen's Organizations	
<input checked="" type="checkbox"/>	Assessor / Arapahoe County (Residential)	Karen Hart	
<input type="checkbox"/>	Attorney / Arapahoe County	Robert Hill	<input type="checkbox"/> CCNA-Cherry Creek Neighborhoods Ass.
<input type="checkbox"/>	Building / Arapahoe County	Steve Byer	<input type="checkbox"/> CECON-(Within Centennial)
<input checked="" type="checkbox"/>	Engineering / Arapahoe County	Sarah L White	<input checked="" type="checkbox"/> Four Square Mile Neighborhood
<input checked="" type="checkbox"/>	Mapping / Arapahoe County	Pat Hubert	<input type="checkbox"/> South Metro Chamber of Commerce
<input type="checkbox"/>	Oil & Gas / Arapahoe County	Diane Kocis	
<input type="checkbox"/>	Open Space / Arapahoe County	Shannon Carter	<input type="checkbox"/> Deer Trail Conservation District
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<input checked="" type="checkbox"/>	Zoning / Arapahoe County	Tammy King	<input type="checkbox"/> E-470 Authority
			<input checked="" type="checkbox"/> RTD
<b>Referral Agencies</b>			
<input type="checkbox"/>	Architectural Review Committee		
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<input checked="" type="checkbox"/>	Denver		<input type="checkbox"/> Conoco Phillips / Gas Pipeline
<input type="checkbox"/>	Colorado Parks and Wildlife	Travis Harris	<input checked="" type="checkbox"/> XCEL
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<input checked="" type="checkbox"/>	Tri-County Health Department	Sheila Lynch	<input type="checkbox"/> Other / 5 Sets East End Adv. Committee
<input checked="" type="checkbox"/>	HOMEOWNER'S ASSOCIATIONS:	CREEKSIDE AT HIGHLINE CONDOS	MOUNTAIN VIEW GARDENS

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COMMENTS:	SIGNATURE
<input type="checkbox"/> Have NO Comments to make on the case as submitted	
<input checked="" type="checkbox"/> Have the following comments to make related to the case:	
	See Attached Documents <i>Tyler Overitt</i>



# CUNNINGHAM FIRE PROTECTION DISTRICT

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

## External Referral Comment

May 25, 2016

Sherman Feher  
6924 S. Lima Street  
Centennial, CO 80112

Re: P16-009 & P16-010, CFPD Project 16-719

Mr. Gradis:

The Fire District has reviewed the final development plan (FDP) for the above referenced case for compliance with the *2009 International Fire Code (IFC)* as adopted Cunningham Fire Protection District. The Fire District supports this case for approval with the following conditions:

1. Infrastructure shall include the following:  
Water supply for fire suppression operations, all fire hydrants as identified on the approved water system plan for this development must be installed and operational prior to construction. The minimum water fire-flow must be provided per the requirements of *Appendix B* of the *2009 International Fire Code (IFC)*.
2. Water plan  
The Fire District requires a separate plan submittal, showing fire hydrant and water line locations before issuance of any Fire District building permits. A separate fee will be charged for this review. This Permit has been obtained by the Developer at this time.
3. Fire hydrant installation requirements  
All fire hydrants are to be installed in accordance with *Section 507* and *Appendix B* of the *2009 International Fire Code (IFC)*. No landscaping, fencing or any other obstruction shall be placed within three feet of a fire hydrant. Fire hydrants shall be installed and operating prior to commencement of any construction above the foundation.

4. Fire apparatus access installation  
The installation of all access drives is required prior to commencement of any construction above the foundation.
  - All fire apparatus access roads shall be clearly marked during construction at the entrance with an approved sign approximately four feet by four feet. The lettering shall be red on a white background with letters at least four inches high. The front of the sign shall include the address of the site and shall include the words "Fire Access Road".
5. The fire apparatus access road shall comply with the requirements of *Section 503* and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Plan demonstrating the structures meet the *Section 503* requirement.
6. Fire lane designation  
The Fire District declares all private drives within this development as fire apparatus access under *Section 503 of the 2009 IFC*. Any roadway that is less than 30-feet in width shall be marked as a fire lane on both sides; roadways 30-34 feet shall be marked as a fire lane on one side.
7. Electronic Plat Submittal – Please see the attached document, Electronic Plat Submittal shall be submitted to Cunningham Fire Protection District.
8. As part of this FDP approval Cunningham Fire Protection District and the Developer agree to finalize Mitigation Fee Documentation as agreed upon both parties prior to the completion of the permit process with the Fire District.
9. Construction plans  
Complete specifications and construction plans shall be submitted to the Fire District for review and approval prior to any construction occurring.

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

- a) Water plan  
The Fire District requires a separate plan submittal, showing fire hydrant and water line locations before issuance of any Fire District building permits
- b) Fire apparatus access roads  
All of the primary fire apparatus access roads shall be installed prior to construction. The access roads must be an all-weather surface (concrete or asphalt) and able to support an imposed load of 75,000 pounds.
- c) Fire lane signage plan  
Plans submitted to Identify designated fire lane signage for the site shall be submitted to Cunningham Fire Protection District.

d) Construction plans requires a separate plan submittal

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

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

Sincerely,

*Tyler Everitt*  
*Deputy Fire Marshal*



# CUNNINGHAM FIRE PROTECTION DISTRICT

2015 SOUTH DAYTON STREET ♦ DENVER, CO 80247 ♦ Phone: (303) 755-9202  
Fax: (303) 337-7971

## Electronic Address Plat Submittals

To reduce the time required to update department pre-plans, response maps and computer aided dispatch records, the fire district requires the submittal of two separate electronic files. These files should contain the following information:

### Address Plat and Fire Hydrant Data

- Two Survey Monument Ties
  - Section or Quarter Section corners
  - Adjacent subdivisions or lots is an acceptable alternative on small developments
- Parcel or Lot Lines
- Roadway right-of-way
- Access easements
- Fire access easements
- Street names
- Building addresses
- Water main size and location
- Water valve locations
- Fire hydrant locations
- Building footprints

### Pre-plan Data

- Building Footprints indicating
  - Multi-family Residential Occupancies
    - Floor plans detailing walls separating tenant spaces, tenant or unit #'s, stairways, and common areas within the structure.
    - Roof plans
    - Attic Draft Stops
  - Commercial buildings
    - Floor plans indicating all walls, stairways, and doorways within the structure
    - Roof plans
    - Attic Draft Stops

The fire district uses Autodesk, AutoCAD 2007, so please save to this version or older. E-mail completed files to both [teveritt@cfpd.org](mailto:teveritt@cfpd.org) & [sluft@cfpd.org](mailto:sluft@cfpd.org) . Include in the e-mail a contact person for additional questions.

For additional information, contact Tyler Everitt at (303) 338-4204 or Spencer Luft at (303) 4208. E-mail any questions to [teveritt@cfpd.org](mailto:teveritt@cfpd.org) or [sluft@cfpd.org](mailto:sluft@cfpd.org) .



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

Planning Division

Referral Routing

<b>Case Number / Case Name:</b>	<b>P16-009 &amp; P16-010 / Sky Mark Subdivision #01 Replat and Final Development Plan</b>
<b>Planner:</b>	<b>Sherman Feher</b>
<b>Engineer:</b>	<b>Sarah L White</b>
<b>Date sent:</b>	<b>April 26, 2016</b>
<b>Date to be returned:</b>	<b>May 26, 2016</b>

Arapahoe County Agencies		Citizen's Organizations	
<input checked="" type="checkbox"/>	Assessor / Arapahoe County (Residential)	Karen Hart	
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<input type="checkbox"/>	Architectural Review Committee		<input type="checkbox"/>
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COMMENTS:	SIGNATURE
<input type="checkbox"/> Have NO Comments to make on the case as submitted	
<input checked="" type="checkbox"/> Have the following comments to make related to the case: The Arapahoe Library District requests a share of monies that may be required by the County in lieu of land.	<i>Janel Maccarrone</i>



**Public Works and Development**

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

[www.co.arapahoe.co.us](http://www.co.arapahoe.co.us)

**Planning Division**

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COMMENTS:	SIGNATURE
<input type="checkbox"/> Have NO Comments to make on the case as submitted	<i>Glenn B. Thompson, Bureau Chief</i>
<input checked="" type="checkbox"/> Have the following comments to make related to the case:	Previous recommendation on this project were that the Arapahoe County Property and Denver property have different numbering/lettering as part of their addresses so that jurisdiction would be clearly obvious by address. This helps first responders respond quicker during an emergency. It does not appear this recommendation is included in this plan.



**Public Works and Development**  
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**Planning Division**

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COMMENTS:	SIGNATURE
<input type="checkbox"/> Have NO Comments to make on the case as submitted	
<input checked="" type="checkbox"/> Have the following comments to make related to the case:	



DEPARTMENT OF THE ARMY  
CORPS OF ENGINEERS, OMAHA DISTRICT  
DENVER REGULATORY OFFICE, 9307 SOUTH WADSWORTH BOULEVARD  
LITTLETON, COLORADO 80128-6901

**RE: Section 404 of the Clean Water Act Initial Comments**

To whom it concerns:

In accordance with Section 404 of the Clean Water Act, the Corps of Engineers regulates the discharge of dredged or fill material, and any excavation associated with a dredged or fill project, either temporary or permanent, into waters of the United States (WOUS). You should notify this office if the project proposed falls within these regulated activities because the project may require a Department of the Army Section 404 permit.

A WOUS may include ephemeral and/or perennial streams, wetlands, lakes, ponds, drainage ditches and irrigation ditches. A wetland delineation must be conducted, and verified by the Corps of Engineers, using the methods outlined in the *Corps of Engineers Wetlands Delineation Manual* (Environmental Laboratory 1987) and *Regional Supplement to the Corps of Engineers Wetland Delineation Manual*: (using applicable Regional Supplement) to determine wetlands based on the presence of three wetland indicators: hydrophytic vegetation, hydric soils, and wetland hydrology. Wetland delineations must be conducted in the field by a qualified environmental consultant and any aquatic resource boundaries must be identified accordingly. Once the aquatic resources have been identified, only this office can determine if they are WOUS. Please note that development of the upland areas, avoiding stream and wetland resources, does not require authorization from this office.

Nationwide Permits (NWP) authorize common types of fill activities in WOUS that will result in a minimal adverse effect to the environment. Descriptions of the 52 types of nationwide permit activities and their general conditions can be found on our website:

<http://www.nwo.usace.army.mil/Missions/RegulatoryProgram/Colorado.aspx>.

Some fill activities require notifying the Corps before starting work. Also, some types/sizes of work may require additional information or mitigation.

Regional General Permits (RGP) authorize specific types of fill activities in WOUS that will result in a minimal adverse effect to the environment. Descriptions of the 4 types of regional general permit activities and their general conditions can be found on our website:

<http://www.nwo.usace.army.mil/Missions/RegulatoryProgram/Colorado/RegionalGeneralPermits.aspx>.

These fill activities require notifying the Corps before starting work, and possibly other local or state agencies. Also, some types/sizes of work may require additional information or mitigation. Please note several of the RGP's are applicant and location specific.

Individual permits may authorize fill activities that are not covered under the NWP or Regional General Permits (RGP's). This permit will be processed through the public interest review procedures, including public notice and receipt of comments. An alternative analysis (AA) must be provided with this permit action. The AA must contain an evaluation of environmental impacts for a range of alternatives. These alternatives should include the preferred action, no action alternative, and other action alternatives that would be the identified project purpose. Other action alternatives should include other practicable (with regards to cost, logistics, and technology) that meet the overall project purpose. The alternatives could include offsite alternatives and alternative designs. When evaluating individual permit applications, the Corps can only issue a permit for the least environmentally damaging practicable alternative (LEDPA). In some cases, the LEDPA may not be the applicant's preferred action. The individual permit application form and form instructions can be found on our website: <http://www.usace.army.mil/Missions/CivilWorks/RegulatoryProgramandPermits/ObtainPermit.aspx>.

If the activity requires a Department of the Army permit as a result of any impacts to WOUS or any earth disturbances within that resource, a federal action will occur. For the Corps to make a permit decision, the applicant must provide enough information to demonstrate compliance with Section 106 of the National Historic Preservation Act (NHPA) and Section 7 of the Endangered Species Act (ESA).

The activity must be designed and constructed to avoid and minimize adverse effects, both temporary and permanent, to WOUS to the maximum extent practicable at the project site. Mitigation in all its forms (avoiding, minimizing, rectifying, reducing, or compensating for resource losses) will be required to the extent necessary to ensure that the adverse effects to the aquatic environment are minimal. Any loss of an aquatic site may require mitigation. Mitigation requirements will be determined during the Department of the Army permitting review.

If the information that was submitted could impact WOUS, which are jurisdictional resources, this office should be notified. If a section 404 permit is required, work in an aquatic site should be identified by the proponent of the project and be shown on a map identifying the Quarter Section, Township, Range and County, Latitude and Longitude, Decimal Degrees (example 39.55555; -104.55555) and the dimensions of work in each aquatic site.

If there are any questions, please call the Denver Regulatory Office at 303-979-4120.

Sincerely,



Kiel Downing  
Chief, Denver Regulatory Office

Enclosures:  
-PCN Requirements



## Pre-Construction Notification (PCN) Requirements

(Nationwide Permit General Condition No. 31  
from the February 21, 2012 Federal Register)

**US Army Corps of Engineers,  
Omaha District, Denver Regulatory Office  
9307 South Wadsworth Blvd,  
Littleton, CO 80128  
Phone: (303) 979-4120**

**Website: <http://www.nwo.usace.army.mil/Missions/RegulatoryProgram/Colorado.aspx>**

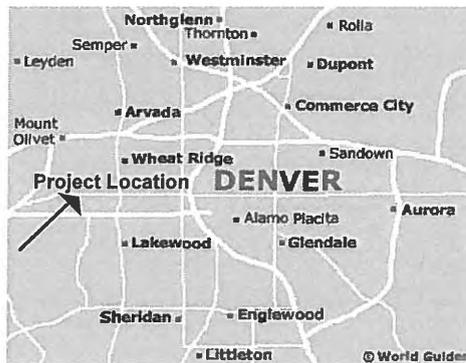
### Contents of Pre-Construction Notification:

The PCN must be in writing and include the following information:

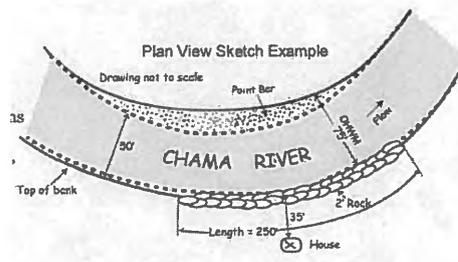
- (1) Name, address and telephone numbers of the prospective permittee;
- (2) Location of the proposed project;
- (3) A description of the proposed project; the project's purpose; direct and indirect adverse environmental effects the project would cause, including the anticipated amount of loss of water of the United States expected to result from the NWP activity, in acres, linear feet, or other appropriate unit of measure; any other NWP(s), regional general permit(s), or individual permit(s) used or intended to be used to authorize any part of the proposed project or any related activity. The description should be sufficiently detailed to allow the district engineer to determine that the adverse effects of the project will be minimal and to determine the need for compensatory mitigation. Sketches should be provided when necessary to show that the activity complies with the terms of the NWP. (Sketches usually clarify the project and when provided results in a quicker decision. Sketches should contain sufficient detail to provide an illustrative description of the proposed activity (e.g., a conceptual plan), but do not need to be detailed engineering plans);
- (4) The PCN must include a delineation of wetlands, other special aquatic sites, and other waters, such as lakes and ponds, and perennial, intermittent, and ephemeral streams, on the project site. Wetland delineations must be prepared in accordance with the current method required by the Corps. The permittee may ask the Corps to delineate the special aquatic sites and other waters on the project site, but there may be a delay if the Corps does the delineation, especially if the project site is large or contains many waters of the United States. Furthermore, the 45 day period will not start until the delineation has been submitted to or completed by the Corps, as appropriate;
- (5) If the proposed activity will result in the loss of greater than 1/10-acre of wetlands and a PCN is required, the prospective permittee must submit a statement describing how the mitigation requirement will be satisfied, or explaining why the adverse effects are minimal and why compensatory mitigation should not be required. As an alternative, the prospective permittee may submit a conceptual or detailed mitigation plan.
- (6) If any listed species or designated critical habitat might be affected or is in the vicinity of the project, or if the project is located in designated critical habitat, for non-Federal applicants the PCN must include the name(s) of those endangered or threatened species that might be affected by the proposed work or utilize the designated critical habitat that may be affected by the proposed work. Federal applicants must provide documentation demonstrating compliance with the Endangered Species Act; and
- (7) For an activity that may affect a historic property listed on, determined to be eligible for listing on, or potentially eligible for listing on, the National Register of Historic Places, for non-Federal applicants the PCN must state which historic property may be affected by the proposed work or include a vicinity map indicating the location of the historic property. Federal applicants must provide documentation demonstrating compliance with Section 106 of the National Historic Preservation Act.

(8) Attach map and sketches- examples shown here.

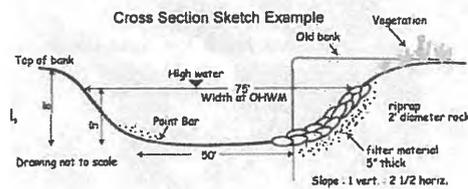
**Location Map:** Photocopy from road or topo map; indicate site location, any landmarks, etc.



**Plan View Sketch:** "Bird's-eye view"; include all features- distances, length and width; dimensions of features and stream/wetlands.



**Cross Section Sketch:** "Cut away view"; include heights, widths of structures, channel, wetland, bank slopes, etc.





**Public Works and Development**  
 6924 S. Lima Street Centennial, Colorado 80112 Phone: 720-874-6650; FAX 720-874-6611  
[www.co.arapahoe.co.us](http://www.co.arapahoe.co.us)

**Planning Division**  
**Referral Routing**

<b>Case Number / Case Name:</b>	<b>P16-009 &amp; P16-010 / Sky Mark Subdivision #01 Replat and Final Development Plan</b>
<b>Planner:</b>	<b>Sherman Feher</b>
<b>Engineer:</b>	<b>Sarah L White</b>
<b>Date sent:</b>	<b>April 26, 2016</b>
<b>Date to be returned:</b>	<b>May 26, 2016</b>

Arapahoe County Agencies		Citizen's Organizations	
<input checked="" type="checkbox"/>	Assessor / Arapahoe County (Residential)	Karen Hart	
<input type="checkbox"/>	Attorney / Arapahoe County	Robert Hill	<input type="checkbox"/> CCNA-Cherry Creek Neighborhoods Ass.
<input type="checkbox"/>	Building / Arapahoe County	Steve Byer	<input type="checkbox"/> CECON-(Within Centennial)
<input checked="" type="checkbox"/>	Engineering / Arapahoe County	Sarah L White	<input checked="" type="checkbox"/> Four Square Mile Neighborhood
<input checked="" type="checkbox"/>	Mapping / Arapahoe County	Pat Hubert	<input type="checkbox"/> South Metro Chamber of Commerce
<input type="checkbox"/>	Oil & Gas / Arapahoe County	Diane Kocis	<b>Conservation District</b>
<input type="checkbox"/>	Open Space / Arapahoe County	Shannon Carter	<input type="checkbox"/> Deer Trail Conservation District
<input checked="" type="checkbox"/>	Planning / Arapahoe County	Sherman Feher	<input checked="" type="checkbox"/> West Arapahoe Conservation District
<input checked="" type="checkbox"/>	Sheriff / Arapahoe County	1 to Brian McKnight 1 to Glenn Thompson	<b>Transportation</b>
<input type="checkbox"/>	Weed Control / Arapahoe County	Russell Johnson	<input checked="" type="checkbox"/> CDOT / State Highway Dept- Region 1
<input checked="" type="checkbox"/>	Zoning / Arapahoe County	Tammy King	<input type="checkbox"/> E-470 Authority
<b>Referral Agencies</b>		<input checked="" type="checkbox"/> RTD	Chris Quinn
<input type="checkbox"/>	Architectural Review Committee		
<input checked="" type="checkbox"/>	Arapahoe Library District	Janel Maccarrone	<b>Utilities: Gas, Electric &amp; Phone</b>
<input type="checkbox"/>	CGS Colorado Geological Survey-Soils		<input checked="" type="checkbox"/> Centurylink/Phone
<input checked="" type="checkbox"/>	Denver	Karen Callaway	<input type="checkbox"/> Conoco Phillips / Gas Pipeline
<input type="checkbox"/>	Colorado Parks and Wildlife	Travis Harris	<input checked="" type="checkbox"/> XCEL
<input type="checkbox"/>	County		<input type="checkbox"/> IREA
<input type="checkbox"/>	DRCOG		<b>Water / Sanitation / Stormwater / Wetlands</b>
<input checked="" type="checkbox"/>	Cunningham Fire District		<input checked="" type="checkbox"/> Cherry Creek Valley W&S District
<input type="checkbox"/>	Metro District		<input checked="" type="checkbox"/> U.S. Army Corp. of Engineer
<input checked="" type="checkbox"/>	Post Office Growth Coordinator	Jaime Hernandez	<input type="checkbox"/> CCBWQA
<input type="checkbox"/>	Reap I-70 Regional Economic Advancement Partnership	Matt Reay and Jack Keever	<input type="checkbox"/> Colorado Division of Water Resources
<input type="checkbox"/>	Recreation District / Park District (External)		<input checked="" type="checkbox"/> SEMSWA
<input checked="" type="checkbox"/>	Cherry Creek School District		<input type="checkbox"/> ECCVW&S
<input type="checkbox"/>	Special District		<input checked="" type="checkbox"/> Urban Drainage & Flood
<input checked="" type="checkbox"/>	Tri-County Health Department	Sheila Lynch	<input type="checkbox"/> Other / 5 Sets East End Adv. Committee
<input checked="" type="checkbox"/>	<b>HOMEOWNER'S ASSOCIATIONS:</b>	CREEKSIDE AT HIGHLINE CONDOS	MOUNTAIN VIEW GARDENS

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

COMMENTS:	SIGNATURE
<input type="checkbox"/> Have NO Comments to make on the case as submitted	Karen Callaway- City and County of Denver Development Services
<input type="checkbox"/> Have the following comments to make related to the case:	

## Sherman Feher

---

**From:** Callaway, Karen L. - Project Coordination <Karen.Callaway@denvergov.org>  
**Sent:** Thursday, April 28, 2016 10:07 AM  
**To:** Sherman Feher  
**Subject:** REFERRALS FOR SKY MARK FINAL DEVELOPMENT PLAN (P16-0101) AND REPLAT (P16-009)  
**Attachments:** P16-009 P16-010 Referral List.docx

Hi Sherman- Here is your referral back. We are ok with the project since we are reviewing on our end also. Thanks



**Karen Callaway | Project Manager 1- Major Commercial Projects**  
Community Planning & Development | Development Services  
720.865.2988 Phone | [Karen.Callaway@denvergov.org](mailto:Karen.Callaway@denvergov.org)  
[DenverGov.org/DS](http://DenverGov.org/DS) | [@DenverCPD](https://twitter.com/DenverCPD) | [Take our Survey](#)



Right of Way & Permits

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: 303.571.3306  
Facsimile: 303. 571.3524  
donna.l.george@xcelenergy.com

May 24, 2016

Arapahoe County Public Works and Development  
6924 South Lima Street  
Centennial, CO 80112

Attn: Sherman Feher

**Re: Sky Mark Subdivision Filing No. 1, Case #s P16-009 and P16-010**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the replat and final development plan for **Sky Mark Subdivision Filing No. 1** and, for continuity, requests an additional 10-foot utility easement be dedicated abutting Parker Road.

Please be aware PSCo owns and operates existing natural gas distribution facilities and a PSCo easement as recorded at Rec. No. 2263163, Book 3830, Page 51 on April 4, 1983 in Arapahoe County along the northwesterly property line.

The property owner/developer/contractor must contact the **Builder's Call Line at 1-800-628-2121** or <https://xcelenergy.force.com/FastApp> (**Register so you can track your application**) 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.

If you have any questions about this referral response, please contact me at (303) 571-3306.

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



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

[www.co.arapahoe.co.us](http://www.co.arapahoe.co.us)

Planning Division

Referral Routing

<b>Case Number / Case Name:</b>	<b>P16-009 &amp; P16-010 / Sky Mark Subdivision #01 Replat and Final Development Plan</b>
<b>Planner:</b>	<b>Sherman Feher</b>
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			<input checked="" type="checkbox"/> RTD
			<input type="checkbox"/>
Referral Agencies		Utilities: Gas, Electric & Phone	
<input type="checkbox"/>	Architectural Review Committee		
<input checked="" type="checkbox"/>	Arapahoe Library District	Janel Maccarrone	<input checked="" type="checkbox"/> Centurylink/Phone
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The enclosed case has been submitted to the Arapahoe County Planning Office for consideration. Because of the possible effect of the proposed development upon your area, the case is being referred for your comment. Please examine this request and, after review, check the appropriate line and return to the Arapahoe County Planning Office on or before the date indicated above.

COMMENTS:	SIGNATURE
<input checked="" type="checkbox"/> Have NO Comments to make on the case as submitted	<i>ASS 5-23-16</i>
<input checked="" type="checkbox"/> Have the following comments to make related to the case: <i>DID NOT PROVIDE REVISED LANDSCAPE SHEET TO VERIFY PLANT SCHEDULE &amp; QUANTITIES</i>	<i>SETBACKS OK</i>

# SKY MARK APARTMENTS

## FINAL DEVELOPMENT PLAN

LOT 1, BLOCK 1 SKY MARK SUBDIVISION FILING NO. 1  
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 21  
 TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
 COUNTY OF ARAPAHOE, STATE OF COLORADO

### LEGAL DESCRIPTION:

SKY MARK SUBDIVISION FILING NO. 1 AS RECORDED AT RECEPTION NO. \_\_\_\_\_ RECORDS OF ARAPAHOE COUNTY, STATE OF COLORADO.

CONTAINING 93,144 SQUARE FEET, OR 2.138 ACRES, MORE OR LESS.

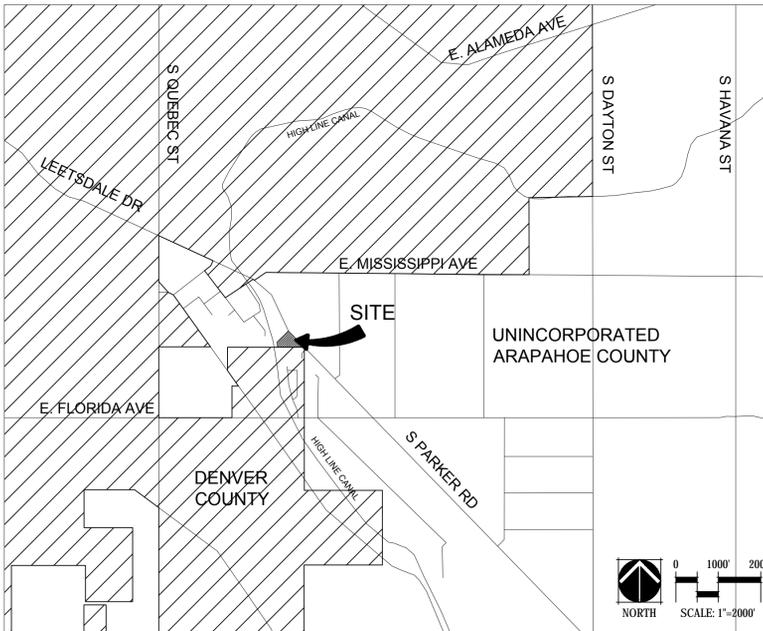
### LAND USE COMPARISON CHART:

	PDP Z14-009	FDP P16-010
ZONING	R-PH	R-PH
GROSS AREA	2.14 AC (1)	2.14 AC
RESIDENTIAL DENSITY	45 DU/AC	44.4 DU/AC
TOTAL DWELLING UNITS	95	95
MAXIMUM BUILDING LOT COVERAGE	50% (2)	30.9%
MAXIMUM BUILDING HEIGHT	90'-0"	81'-5"
MINIMUM OPEN SPACE (3)	35%	54.2%
MAXIMUM BUILDING SQUARE FOOTAGE (GFA)	180,000	161,983 SF
PARKING (OFF-STREET) (4)	1.5 SPACES/ 1 BDR 2.0 SPACES/ 2 & 3 BDR 2.5 SPACES/ 4 BDR 0.25 GUEST SPACES / UNIT	PLEASE SEE PARKING CHART BELOW
SIGNAGE	PER PDP Z14-009	PER PDP Z14-009

#### NOTES:

- THE TOTAL SITE INCLUDING BOTH DENVER AND ARAPAHOE COUNTY TOTALS ~5.2 ACRES.
- "MAXIMUM BUILDING LOT COVERAGE" AND "MINIMUM OPEN SPACE" ARE BASED ON THE ENTIRE CREEKVIEW PDP (CASE #Z30-026) THAT ENCOMPASSES NOT ONLY THIS PROPERTY BUT THE PARCELS TO THE NORTH (~5.2 ACRES).
- OPEN SPACE FOR THE PURPOSES OF THIS PDP INCLUDES ACTIVE RECREATION SPACES WITH LIMITED PAVEMENT SURFACES, SUCH AS SWIMMING POOLS AND SURROUNDING POOL DECK, PLAY EQUIPMENT FOR YOUNGSTERS, OUTDOOR COURTYARDS AND PLAZAS, AS WELL AS AREAS NOT OCCUPIED BY ANY STRUCTURES AND LIMITED PAVEMENT SURFACES SUCH AS PARKS AND LANDSCAPE TRACTS (EXCEPT PARKING LOT ISLANDS). OPEN SPACE SHALL NOT INCLUDE DRIVEWAYS, PARKING LOTS, PARKING ISLANDS, DRIVE AISLES OR OTHER SURFACES DESIGNED OR INTENDED FOR VEHICULAR TRAVEL (EXCEPT LANDSCAPED EMERGENCY VEHICLE ACCESS).
- OFF-STREET PARKING WILL MEET ARAPAHOE COUNTY CODE REQUIREMENTS. DUE TO THE DUAL MUNICIPAL NATURE OF THIS DEVELOPMENT, A PORTION OF THE ARAPAHOE COUNTY REQUIRED RESIDENTIAL PARKING WILL OCCUR ON THE CITY OF DENVER PORTION OF THE PROJECT WITHOUT COMPROMISING THE REQUIRED NUMBER OF SPACES FOR THE DENVER SIDE. A TOTAL OF 151 PARKING SPACES WILL SERVE RESIDENTS ON THE ARAPAHOE COUNTY PORTION OF THE SITE WHILE 194 PARKING SPACES WILL BE AVAILABLE FOR RESIDENTS ON THE DENVER PORTION OF THE SITE. THIS PARKING ARRANGEMENT SHALL ONLY OCCUR WHEN A SINGLE PHASE CONTIGUOUS DEVELOPMENT OCCURS ON THE COMBINED RESIDENTIAL PARCELS AND A RECIPROCAL AND PARKING ACCESS AGREEMENT(S) IS CREATED AND RECORDED AS A PART OF THE FUTURE DEVELOPMENT. ANY FUTURE DEVELOPMENT ON THE ARAPAHOE COUNTY SIDE ONLY SHALL MEET ARAPAHOE COUNTY PARKING REQUIREMENTS.

### VICINITY MAP



### STANDARD CERTIFICATES

BOARD OF COUNTY COMMISSIONERS APPROVAL  
 APPROVED BY THE ARAPAHOE COUNTY BOARD OF COMMISSIONERS,  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2016.

CHAIR: \_\_\_\_\_

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

### PLANNING COMMISSION RECOMMENDATION

RECOMMENDED/NOT RECOMMENDED BY THE ARAPAHOE COUNTY  
 PLANNING COMMISSION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2016.

CHAIR: \_\_\_\_\_

### SPECIFIC CERTIFICATES

#### 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 SKY MARK APARTMENTS FINAL DEVELOPMENT PLAN CASE NO. P16-010.

\_\_\_\_\_ CANAMER BUILDINGS CORP. OF COLORADO, A COLORADO CORPORATION

STATE OF COLORADO }  
 COUNTY OF \_\_\_\_\_ } S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016 BY \_\_\_\_\_

AS PRESIDENT OF SKY MARK APARTMENTS LLC, AN AUTHORIZED SIGNATORY.

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

NOTARY PUBLIC

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

### SHEET INDEX

SHEET 1:	COVER
SHEET 2:	NOTES
SHEET 3:	SITE PLAN
SHEET 4:	GRADING PLAN
SHEET 5:	DRAINAGE MAP
SHEET 6:	UTILITY PLAN
SHEET 7:	LANDSCAPE PLAN
SHEET 8:	LANDSCAPE NOTES AND SCHEDULE
SHEET 9:	LANDSCAPE PLAN
SHEET 10:	LANDSCAPE DETAILS
SHEET 11:	GARAGE LEVEL PLANS
SHEET 12:	TYPICAL FLOOR PLAN AND SECTION
SHEET 13:	BUILDING ELEVATIONS
SHEET 14:	BUILDING ELEVATIONS
SHEET 15:	CLUBHOUSE
SHEET 16:	SITE PHOTOMETRIC PLAN
SHEET 17:	LIGHT FIXTURES

### SITE COVERAGE CHART:

BUILDING COVERAGE	SF	ACREAGE	%
RESIDENTIAL BUILDING/PARKING STRUCTURE	23,110	0.531	24.8%
CLUBHOUSE	5,683	0.130	6.1%
TOTAL BUILDING COVERAGE	28,793	0.661	30.9%
NON-BUILDING COVERAGE	SF	ACREAGE	%
PRIVATE DRIVES, PARKING AND EMERGENCY ACCESS	13,880	0.319	14.9%
OPEN SPACE	50,471	1.158	54.2%
LANDSCAPE	33,053	0.758	35.5%
WALKS	7,775	0.178	8.3%
PLAZA SPACE	9,643	0.221	10.4%
<b>TOTAL SITE COVERAGE</b>	<b>93,144</b>	<b>2.138</b>	<b>100.0%</b>

### SETBACK CHART:

	PDP Z14-009	FDP P16-010
MINIMUM BUILDING FROM S. PARKER ROAD	25'-0"	27'
MINIMUM BUILDING FROM SOUTH PROPERTY LINE	10'-0"	15'
MINIMUM BUILDING FROM NORTH PROPERTY LINE	25'-0"	28'
MINIMUM BUILDING FROM WEST PROPERTY LINE	50'-0"	58'
MINIMUM PARKING TO BUILDING	10'-0"	22'
MINIMUM PARKING TO PARKER ROAD R.O.W	25'-0"	29'

NOTE: BUILDING SETBACKS SHALL BE MEASURED FROM FOUNDATION WALL. ARCHITECTURAL FEATURES INCLUDING BUT NOT LIMITED TO: EAVES, BAY WINDOWS, CANTILEVERS, DECKS AND FIREPLACES MAY ENCR OACH INTO THE SETBACKS UP TO A MAXIMUM OF 24 INCHES.

### REQUIRED PARKING COUNT

UNIT TYPE	UNIT COUNT	UNIT PARKING SPACES	GUEST PARKING SPACES	TOTAL PARKING SPACES	TOTAL PROVIDED SPACES (SEE PROVIDED PARKING CHART)
1BD/1BA	40 UNITS	60 (1.5 SPACES/1BD)	10 (0.25 SPACES/UNIT)	70 SPACES	194 SPACES
2BD/2BA	55 UNITS	110 (2 SPACES/2BD)	14 (0.25 SPACES/UNIT)	124 SPACES	
<b>TOTAL</b>	<b>95 UNITS</b>	<b>170 UNIT SPACES</b>	<b>24 GUEST SPACES</b>	<b>194 TOTAL SPACES</b>	<b>194 TOTAL SPACES</b>

### PROVIDED PARKING COUNT

	STANDARD SPACES	ACCESSIBLE SPACES	TOTAL PARKING SPACES
<b>ARAPAHOE COUNTY</b>	27	2	140 SPACES
<b>DENVER COUNTY (PER SHARED PARKING AGREEMENT)</b>	49	-	49 SPACES
<b>TOTAL</b>	<b>78 SURFACE SPACES</b>	<b>116 GARAGE SPACES</b>	<b>194 TOTAL SPACES</b>

NOTE: THE NUMBER OF ACCESSIBLE SPACES IS BASED ON THE NUMBER OF SPACES PROVIDED ON THE ARAPAHOE COUNTY SIDE OF THE SITE (ACCESSIBLE PARKING REQUIREMENTS DICTATE 5 ACCESSIBLE SPACES PER 101-150 STANDARD SPACES).

APPLICANT:  
 SKY MARK APARTMENTS, LLC  
 155 SOUTH MADISON STREET  
 DENVER, CO 80209

LANDSCAPE ARCHITECT/PLANNER  
 NORRIS DESIGN  
 1101 BANNOCK STREET  
 DENVER, CO 80204

ARCHITECT  
 KEPHART  
 2555 WALNUT STREET  
 DENVER, CO 80205

ENGINEER  
 CORE CONSULTANTS, INC.  
 1950 W. LITTLETON BLVD. #109  
 LITTLETON, CO 80120

ARAPAHOE COUNTY CASE NO. P16-010



1101 Bannock Street  
 Denver, Colorado 80204  
 P 303.892.1166  
 F 303.892.1186  
 www.norris-design.com

# SKY MARK APARTMENTS

## FINAL DEVELOPMENT PLAN

LOT 1, BLOCK 1 SKY MARK SUBDIVISION FILING NO. 1  
LOCATED IN THE NORTHWEST QUARTER OF SECTION 21  
TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
COUNTY OF ARAPAHOE, STATE OF COLORADO

### STANDARD NOTES

THE OWNERS, DEVELOPERS AND/OR SUBDIVIDERS OF THE FINAL DEVELOPMENT KNOWN AS SKY MARK APARTMENTS, THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

### STREET MAINTENANCE

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

### DRAINAGE MAINTENANCE

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

### EMERGENCY ACCESS NOTE

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

### DRIVES, PARKING AREAS, AND UTILITY EASEMENTS MAINTENANCE

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

### PRIVATE STREET MAINTENANCE

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

### DRAINAGE LIABILITY

IT IS THE POLICY OF ARAPAHOE COUNTY THAT IT DOES NOT AND WILL NOT ASSUME LIABILITY FOR THE DRAINAGE FACILITIES DESIGNED AND/OR CERTIFIED BY CORE ENGINEERING. ARAPAHOE COUNTY REVIEWS DRAINAGE PLANS PURSUANT TO COLORADO REVISED STATUTES TITLE 30, ARTICLE 28, BUT CANNOT, ON BEHALF OF CANAMER BUILDINGS CORP. OF COLORADO, A COLORADO CORPORATION GUARANTEE THAT FINAL DRAINAGE DESIGN REVIEW WILL ABSOLVE CANAMER BUILDINGS CORP. OF COLORADO, A COLORADO CORPORATION AND/OR THEIR SUCCESSORS AND/OR ASSIGNS OF FUTURE LIABILITY FOR IMPROPER DESIGN. IT IS THE POLICY OF ARAPAHOE COUNTY THAT APPROVAL OF THE FINAL PLAT AND/OR FINAL DEVELOPMENT PLAN DOES NOT IMPLY APPROVAL OF CORE ENGINEERING 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 SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, OR SOME OTHER ENTITY OTHER THAN ARAPAHOE COUNTY, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT.

### SIGHT TRIANGLE MAINTENANCE

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

### PUBLIC IMPROVEMENTS NOTE

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

### 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 CONNECTION OF THE MINOR AND MAJOR SYSTEMS PROVIDE CAPACITY TO CONVEY ONLY THOSE FLOWS (INCLUDING OFFSITE FLOWS) LEAVING THE SPECIFIC DEVELOPMENT SITE. TO MINIMIZE OVERALL CAPITAL COSTS, THE COUNTY ENCOURAGES ADJACENT DEVELOPMENTS TO JOIN IN DESIGNING AND CONSTRUCTING CONNECTION SYSTEMS. ALSO, THE COUNTY MAY CHOOSE TO PARTICIPATE WITH A DEVELOPER IN THE DESIGN AND CONSTRUCTION OF THE CONNECTION SYSTEM.

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.

### SPECIFIC NOTES

#### FOUR SQUARE MILE AREA NOTE

A) TO INCLUDE SAID DEVELOPMENT WITHIN A SPECIAL DISTRICT FOR THE PURPOSE OF PARTICIPATING IN THE CONSTRUCTION OF NECESSARY OFF-SITE IMPROVEMENTS AT THE TIME OF APPROVAL OF FINAL DEVELOPMENT PLANS.

B) TO COOPERATE WITH OTHER OWNERS OF OTHER PARCELS AND/OR SPECIAL DISTRICTS IN OFF-SITE ROADWAY AND OPEN SPACE IMPROVEMENTS AS NECESSITATED BY DEVELOPMENT IMPACTS AS MAY BE DETERMINED BY THE BOARD OF COUNTY COMMISSIONERS.

C) TO INCLUDE SAID DEVELOPMENT IN A MASTER DRAINAGE IMPROVEMENT DISTRICT IF SUCH A DISTRICT IS FORMED.

### STREET LIGHTING NOTE

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.

### STORMWATER MAINTENANCE NOTE

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

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

### PRIVATE OPEN SPACE NOTE

A) THE PRIVATE PARK SITE AS SHOWN ON THIS PLAT OR PLAN SHALL BE MAINTAINED IN PERPETUITY BY THE OWNER(S), HOMEOWNER'S ASSOCIATION, AND/OR ENTITY OTHER THAN ARAPAHOE COUNTY.

B) BUILDING PERMITS WILL BE ISSUED FOR ONLY ONE-HALF OF THE LOTS IN THIS SUBDIVISION UNTIL THE PARK FACILITIES HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLAN.

C) WHEN A PROJECT CONSISTS OF ONE LOT, THE PRIVATE PARK SHALL BE INSTALLED PRIOR TO THE CERTIFICATE OF OCCUPANCY.

### CUNNINGHAM FIRE PROTECTION DISTRICT NOTES

1. SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS AND ALL REQUIRED HYDRANTS SHALL BE INSTALLED PRIOR TO CONSTRUCTION.

2. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH 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 IN 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 OCCURRING.

5. ALL FIRE HYDRANTS ARE TO BE INSTALLED IN CONFORMANCE WITH SECTIONS 508.5 OF THE 2006 INTERNATIONAL FIRE CODE. NO LANDSCAPING, FENCING OR ANY OTHER OBSTRUCTION SHALL BE PLACED WITHIN THREE FEET OF A FIRE HYDRANT.

6. THE FIRE DISTRICT REQUIRES ALL NEW TRAFFIC SIGNALS INSTALLED AS A RESULT OF NEW DEVELOPMENT BE EQUIPPED WITH APPROVED TRAFFIC SIGNAL PRIORITIZATION/PREEMPTION EQUIPMENT.



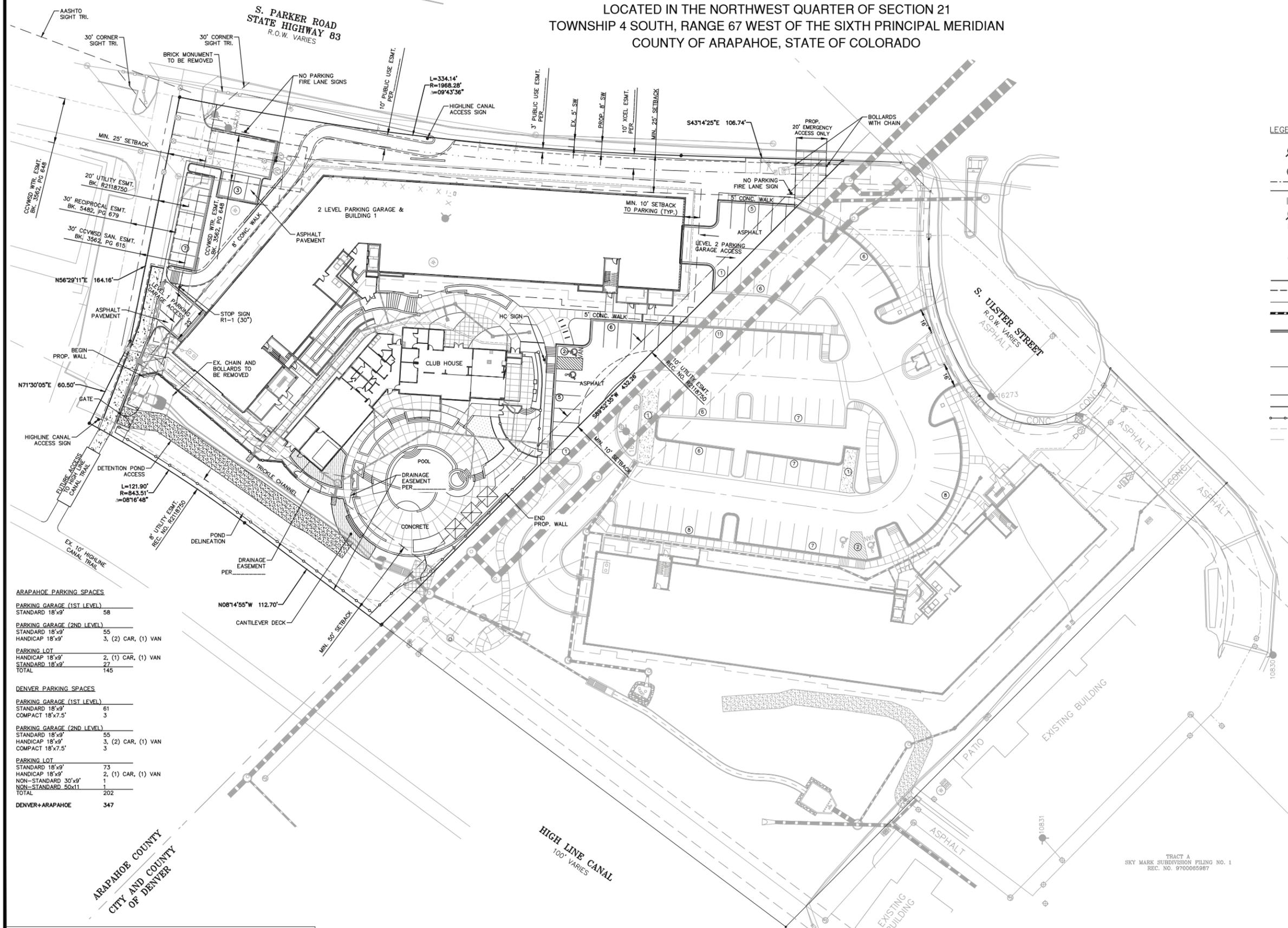
1101 Bannock Street  
Denver, Colorado 80204  
P 303.892.1166  
F 303.892.1186  
www.norris-design.com

NOT FOR CONSTRUCTION

# SKY MARK APARTMENTS

FINAL DEVELOPMENT PLAN

LOT 1, BLOCK 1 SKY MARK SUBDIVISION FILING NO. 1  
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 21  
 TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
 COUNTY OF ARAPAHOE, STATE OF COLORADO



- LEGEND**
- EXISTING FIRE HYDRANT
  - EXISTING WATER VALVE
  - EXISTING WATER MH
  - EXISTING 12" WATER
  - EXISTING 8" WATER
  - EXISTING IRRIGATION BOX
  - PROPOSED FIRE HYDRANT
  - PROPOSED TAPPING VALVE
  - PROPOSED WATER VALVE
  - PROPOSED METER W/ PIT
  - PROPOSED BLOW-OFF W/ MH
  - PROPOSED CONNECTOR
  - PROPOSED FIRE LINE
  - PROPOSED DOMESTIC
  - EXISTING STORM MH & PIPE
  - PROPOSED STORM MH & PIPE
  - PROPOSED STORM INLET
  - SPILL CURB & GUTTER
  - EXISTING SANITARY MH & PIPE
  - PROPOSED SANITARY MH
  - PROPOSED SANITARY SERVICE W/ CLEAN OUT
  - TELEPHONE PEDESTAL
  - DRAINAGE ARROW
  - PROPERTY LINE
  - PROPERTY FENCE
  - CCWSD WATER ESMT.
  - CCWSD SANITARY ESMT.

**ARAPAHOE PARKING SPACES**

<b>PARKING GARAGE (1ST LEVEL)</b>	
STANDARD 18'x9'	58
<b>PARKING GARAGE (2ND LEVEL)</b>	
STANDARD 18'x9'	55
HANDICAP 18'x9'	3, (2) CAR, (1) VAN
<b>PARKING LOT</b>	
HANDICAP 18'x9'	2, (1) CAR, (1) VAN
STANDARD 18'x9'	27
<b>TOTAL</b>	<b>145</b>

**DENVER PARKING SPACES**

<b>PARKING GARAGE (1ST LEVEL)</b>	
STANDARD 18'x9'	61
COMPACT 18'x7.5'	3
<b>PARKING GARAGE (2ND LEVEL)</b>	
STANDARD 18'x9'	55
HANDICAP 18'x9'	3, (2) CAR, (1) VAN
COMPACT 18'x7.5'	3
<b>PARKING LOT</b>	
STANDARD 18'x9'	73
HANDICAP 18'x9'	2, (1) CAR, (1) VAN
NON-STANDARD 30'x9'	1
NON-STANDARD 50'x11'	1
<b>TOTAL</b>	<b>202</b>

**DENVER+ARAPAHOE 347**

NOT FOR CONSTRUCTION

ARAPAHOE COUNTY  
 CITY AND COUNTY  
 OF DENVER

ARAPAHOE COUNTY CASE NO. P16-010

TRACT A  
 SKY MARK SUBDIVISION FILING NO. 1  
 REC. NO. 9700065987



SITE PLAN

# SKY MARK APARTMENTS

## FINAL DEVELOPMENT PLAN

LOT 1, BLOCK 1 SKY MARK SUBDIVISION FILING NO. 1  
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 21  
 TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
 COUNTY OF ARAPAHOE, STATE OF COLORADO

S. PARKER ROAD  
 STATE HIGHWAY 83  
 R.O.W. VARIES

### APARTMENT/GARAGE

FIRE FLOW DATA BLOCK:  
 TOTAL FIRE FLOW REQUIRED FOR THIS SITE IS 3250 GPM  
 MINIMUM @ 20 PSI RESIDUAL PRESSURE. THIS FLOW MUST BE  
 PROVIDED FROM A MINIMUM OF 4 FIRE HYDRANTS  
 INDIVIDUALLY, EACH FIRE HYDRANT MUST SUPPLY 1500 GPM  
 MINIMUM @ 20 PSI RESIDUAL PRESSURE.

CODE USE FOR ANALYSIS: 2009 IBC WITH 2011 AMENDMENTS  
 OCCUPANCY GROUP: R-2 (APARTMENTS), S-2 (GARAGES)  
 CONSTRUCTION TYPE: III-B (APARTMENTS), IA (GARAGES)  
 FIRE FLOW CALCULATION AREA: 110,000 SF (R-2),  
 44,500 (S-2); TOTAL=154,500 SF  
 THIS BUILDING IS FULLY SPRINKLED  
 FDC IS REQUIRED TO BE PLACED IN THE FIELD. PER SECTION  
 912.2 LOCATION

### CLUB HOUSE

FIRE FLOW DATA BLOCK:  
 TOTAL FIRE FLOW REQUIRED FOR THIS SITE IS 1500 GPM  
 MINIMUM @ 20 PSI RESIDUAL PRESSURE. THIS FLOW MUST BE  
 PROVIDED FROM A MINIMUM OF 1 FIRE HYDRANT INDIVIDUALLY,  
 FIRE HYDRANT MUST SUPPLY 1500 GPM MINIMUM @ 20 PSI  
 RESIDUAL PRESSURE.

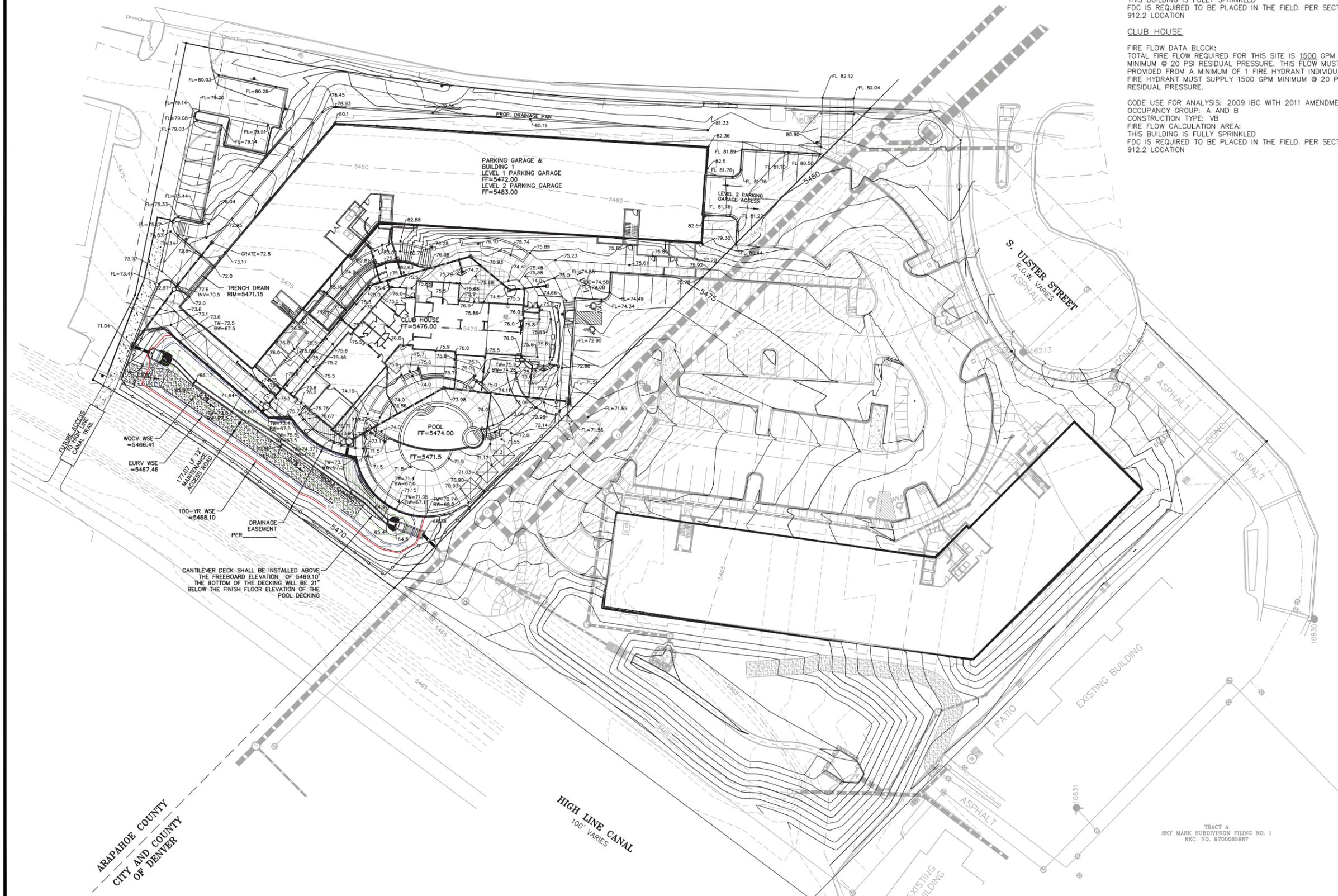
CODE USE FOR ANALYSIS: 2009 IBC WITH 2011 AMENDMENTS  
 OCCUPANCY GROUP: A AND B  
 CONSTRUCTION TYPE: VB  
 FIRE FLOW CALCULATION AREA:  
 THIS BUILDING IS FULLY SPRINKLED  
 FDC IS REQUIRED TO BE PLACED IN THE FIELD. PER SECTION  
 912.2 LOCATION

### LEGEND

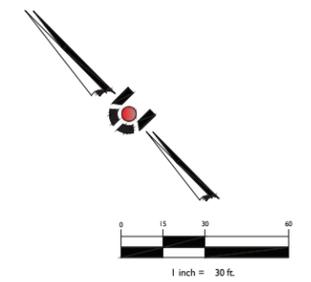
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER MH
- EXISTING 12" WATER
- EXISTING 8" WATER
- EXISTING IRRIGATION BOX
- PROPOSED FIRE HYDRANT
- PROPOSED TAPPING VALVE
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- PROPOSED STORM INLET
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- PROPOSED SANITARY SERVICE W/ CLEAN OUT
- TELEPHONE PEDESTAL
- DRAINAGE ARROW
- PROPERTY LINE
- PROPERTY FENCE
- CCWSD WATER ESMT.
- CCWSD SANITARY ESMT.

### SIGHT TRIANGLES REQUIREMENTS

1. NO WALL, FENCE, SIGN, STRUCTURE OF ANY PLANT GROWTH HAVING A HEIGHT IN EXCESS OF 3 FT ABOVE ELEVATION OF ADJACENT ROADWAY.



NOT FOR CONSTRUCTION



TRACT A  
 SKY MARK SUBDIVISION FILING NO. 1  
 REC. NO. 9700065987



ARAPAHOE COUNTY CASE NO. P16-010

GRADING PLAN

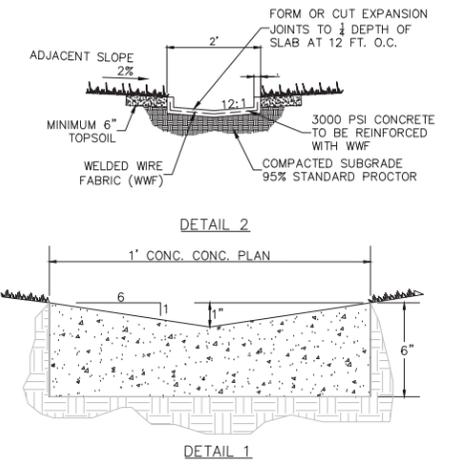
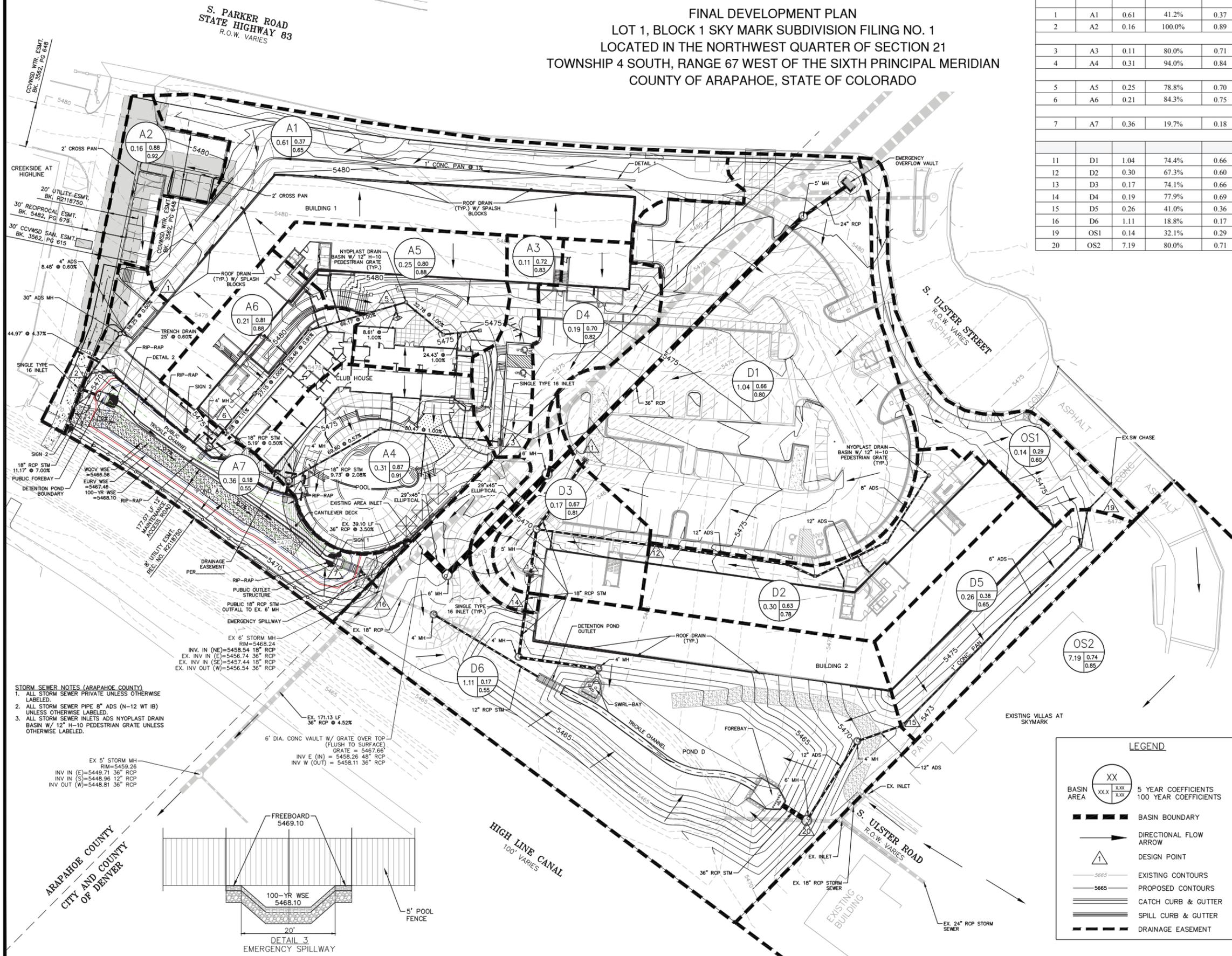
# SKY MARK APARTMENTS

FINAL DEVELOPMENT PLAN

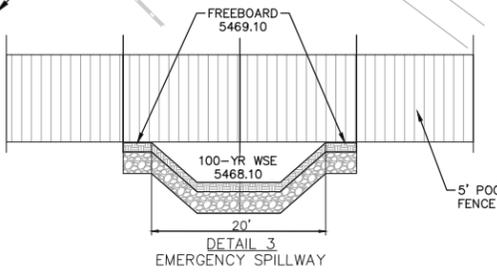
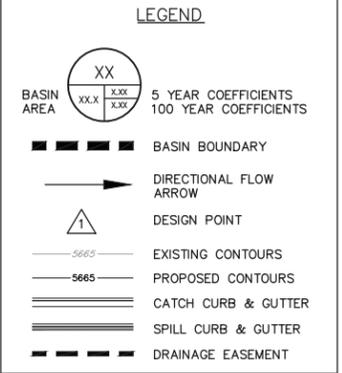
LOT 1, BLOCK 1 SKY MARK SUBDIVISION FILING NO. 1

LOCATED IN THE NORTHWEST QUARTER OF SECTION 21  
TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
COUNTY OF ARAPAHOE, STATE OF COLORADO

DESIGN POINT	DRAIN BASIN	AREA (AC)	IMPERVIOUS (%)	RUNOFF SUMMARY TABLE									
				RUNOFF COEFFICIENTS, C			DIRECT RUNOFF, CFS			ROUTED RUNOFF, CFS			
				2-YEAR	5-YEAR	100-YEAR	2-YEAR	5-YEAR	100-YEAR	2-YEAR	5-YEAR	100-YEAR	
1	A1	0.61	41.2%	0.37	0.38	0.66	0.6	0.9	2.9	0.6	0.9	2.9	
2	A2	0.16	100.0%	0.89	0.93	0.94	0.5	0.7	1.4	1.1	1.6	4.3	
<b>BASIN A1 + A2 ROUTED RUNOFF, CFS</b>											<b>1.1</b>	<b>1.6</b>	<b>4.3</b>
3	A3	0.11	80.0%	0.71	0.74	0.85	0.3	0.4	0.8	0.3	0.4	0.8	
4	A4	0.31	94.0%	0.84	0.87	0.91	0.9	1.3	2.6	1.1	1.7	3.4	
<b>BASIN A3 + A4 ROUTED RUNOFF, CFS</b>											<b>1.1</b>	<b>1.7</b>	<b>3.4</b>
5	A5	0.25	78.8%	0.70	0.73	0.84	0.6	0.9	1.9	0.6	0.9	1.9	
6	A6	0.21	84.3%	0.75	0.78	0.87	0.5	0.8	1.6	1.1	1.6	3.6	
<b>BASIN A5 + A6 ROUTED RUNOFF, CFS</b>											<b>1.1</b>	<b>1.6</b>	<b>3.6</b>
7	A7	0.36	19.7%	0.18	0.18	0.55	0.2	0.3	1.6	0.2	0.3	1.6	
<b>BASINS A1-A7 TOTAL ROUTED RUNOFF, CFS</b>											<b>3.5</b>	<b>5.1</b>	<b>12.9</b>
11	D1	1.04	74.4%	0.66	0.69	0.82	2.2	3.2	7.3				
12	D2	0.30	67.3%	0.60	0.63	0.78	0.6	0.8	2.0				
13	D3	0.17	74.1%	0.66	0.69	0.82	0.4	0.5	1.3				
14	D4	0.19	77.9%	0.69	0.72	0.84	0.4	0.6	1.4				
15	D5	0.26	41.0%	0.36	0.38	0.65	0.3	0.4	1.3				
16	D6	1.11	18.8%	0.17	0.17	0.55	0.6	0.8	5.0				
19	OS1	0.14	32.1%	0.29	0.30	0.61	0.1	0.2	0.7				
20	OS2	7.19	80.0%	0.71	0.74	0.85	13.5	20.1	44.3				



- SIGNAGE**
- WARNING  
UNAUTHORIZED MODIFICATION OF THIS OUTLET IS AN ARAPAHOE COUNTY ZONING VIOLATION
  - WARNING  
THIS AREA IS A STORMWATER FACILITY AND IS SUBJECT TO PERIODIC FLOODING



**STORM SEWER NOTES (ARAPAHOE COUNTY)**

- ALL STORM SEWER PRIVATE UNLESS OTHERWISE LABELED.
- ALL STORM SEWER PIPE 8" ADS (N-12 WT IB) UNLESS OTHERWISE LABELED.
- ALL STORM SEWER INLETS ADS NYOPLAST DRAIN BASIN W/ 12" H-10 PEDESTRIAN GRATE UNLESS OTHERWISE LABELED.

NOT FOR CONSTRUCTION

ARAPAHOE COUNTY CASE NO. P16-010



DRAINAGE MAP

# SKY MARK APARTMENTS

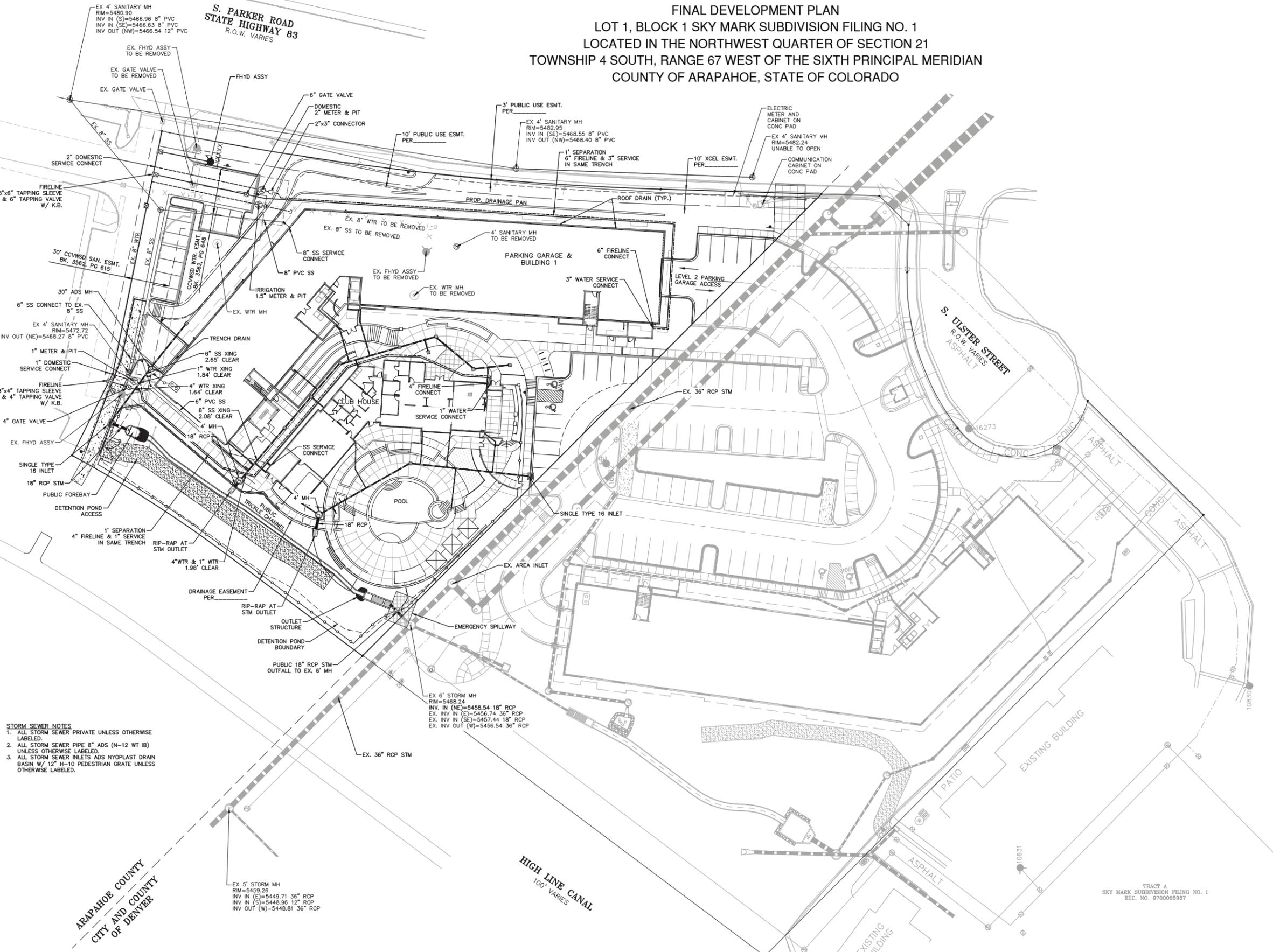
FINAL DEVELOPMENT PLAN  
 LOT 1, BLOCK 1 SKY MARK SUBDIVISION FILING NO. 1  
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 21  
 TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
 COUNTY OF ARAPAHOE, STATE OF COLORADO

## LEGEND

- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER MH
- EXISTING 12" WATER
- EXISTING 8" WATER
- EXISTING IRRIGATION BOX
- PROPOSED FIRE HYDRANT
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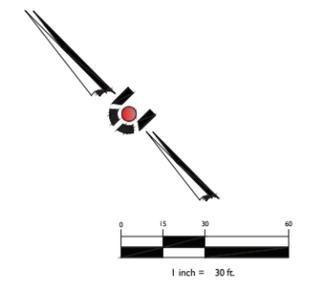
## UTILITY NOTES

1. EACH FIRE HYDRANT MUST SUPPLY 1500 GPM MINIMUM AT 20 PSI RESIDUAL PRESSURE.
2. WATER PLANS FOR THIS PROJECT MUST BE SUBMITTED TO DW OF REVIEW AND APPROVAL SEPARATE OF THE DRC PROCESS.
3. AN APPROVED DW BACKFLOW PREVENTER IS REQUIRED FOR FIRELINES, COMMERCIAL, MULTI-FAMILY DWELLINGS AND IRRIGATION.
4. METER LOCATIONS MUST BE APPROVED BY DW.
5. DEVELOPER IS RESPONSIBLE FOR ALL NECESSARY SYSTEM MODIFICATIONS NEEDED TO MEET THE REQUIRED FIRE FLOWS.
6. ALL EXISTING TAPS ON THE SITE THAT ARE NOT USED MUST BE CUT-OFF AT THE MAIN AND INSPECTED BY DW. THIS WILL BE DONE AT THE DEVELOPER'S COST.
7. SYSTEM DEVELOPMENT VALVE FOR REPLACEMENT TAPS WILL BE GRANTED TO DW BY SEPARATE DOCUMENT.
8. IF A WATER EASEMENT IS REQUIRED ON A SITE, THIS EASEMENT WILL BE GRANTED TO DW BY SEPARATE DOCUMENT.
9. LANDSCAPING DEPICTED IN FUTURE WATER EASEMENTS MUST COMPLY WITH RESTRICTIONS CONTAINED WITHIN THE STANDARD WATER EASEMENT AGREEMENT.
10. EACH INDEPENDENT STRUCTURE MUST HAVE ITS OWN TAP, SERVICE LINE AND METER.
11. SUB-METERING IS REQUIRED ON INDIVIDUAL MULTI-FAMILY UNITS AS MANDATED BY CITY ORDINANCE.
12. SOIL AMENDMENT IS REQUIRED ON ALL NEW WATER SERIES. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED WITHOUT A SOIL INSPECTION BY DW.
13. PRE-SUBMITTAL REVIEW IS REQUIRED PRIOR TO THE FORMAL WATER PLAN SUBMITTAL TO DW.



**STORM SEWER NOTES**  
 1. ALL STORM SEWER PRIVATE UNLESS OTHERWISE LABELED.  
 2. ALL STORM SEWER PIPE 8" ADS (N-12 WT IB) UNLESS OTHERWISE LABELED.  
 3. ALL STORM SEWER INLETS ADS NYOPLAST DRAIN BASIN W/ 12" H-10 PEDESTRIAN GRATE UNLESS OTHERWISE LABELED.

NOT FOR CONSTRUCTION



TRACT A  
 SKY MARK SUBDIVISION FILING NO. 1  
 REC. NO. 970065987



UTILITY PLAN

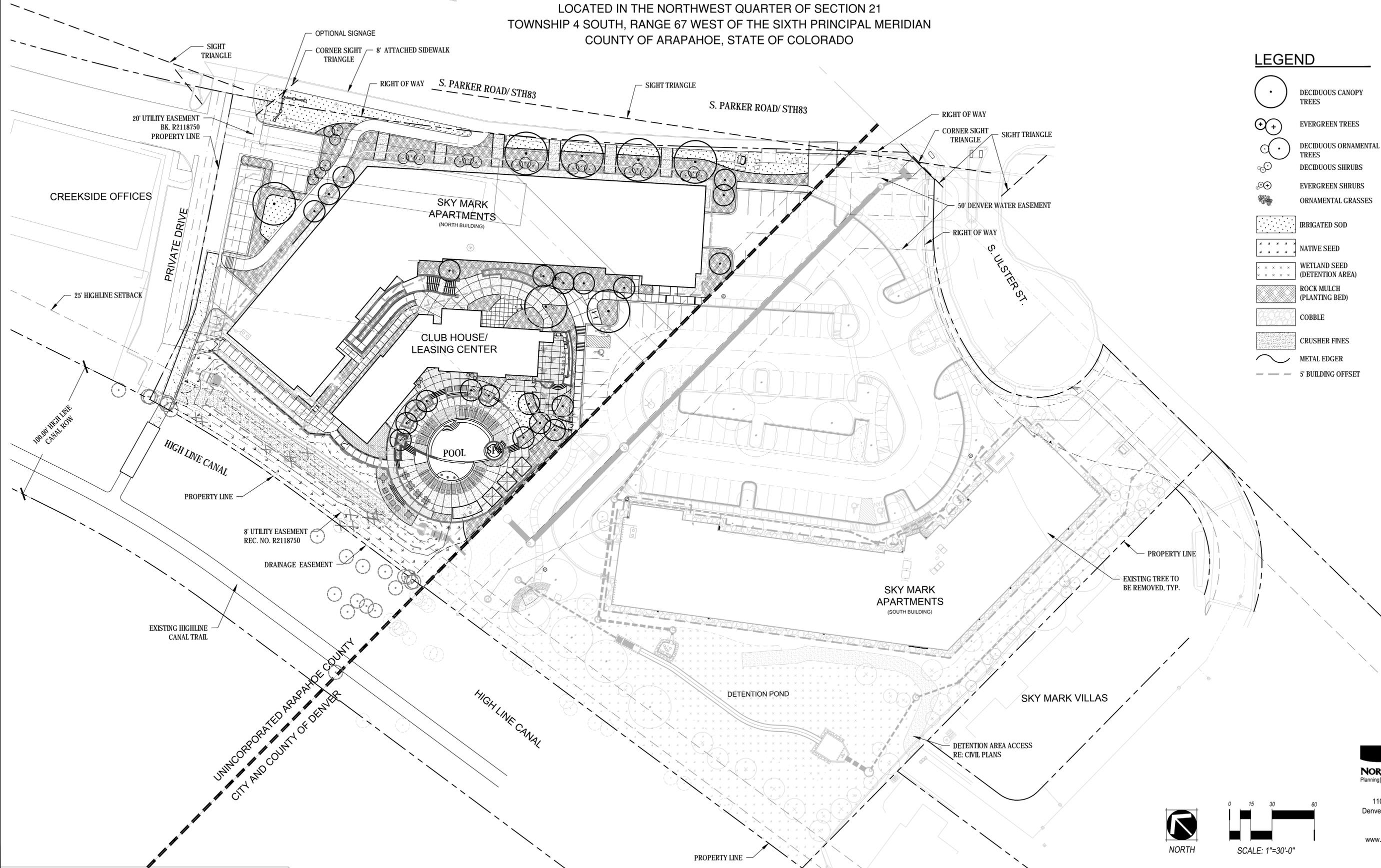
ARAPAHOE COUNTY CASE NO. P16-010

# SKY MARK APARTMENTS

FINAL DEVELOPMENT PLAN  
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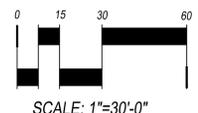
## LEGEND

-  DECIDUOUS CANOPY TREES
-  EVERGREEN TREES
-  DECIDUOUS ORNAMENTAL TREES
-  DECIDUOUS SHRUBS
-  EVERGREEN SHRUBS
-  ORNAMENTAL GRASSES
-  IRRIGATED SOD
-  NATIVE SEED
-  WETLAND SEED (DETENTION AREA)
-  ROCK MULCH (PLANTING BED)
-  COBBLE
-  CRUSHER FINES
-  METAL EDGER
-  5' BUILDING OFFSET



NOT FOR CONSTRUCTION

ARAPAHOE COUNTY CASE NO. P16-010



1101 Bannock Street  
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LANDSCAPE PLAN

# SKY MARK APARTMENTS

FINAL DEVELOPMENT PLAN

LOT 1, BLOCK 1 SKY MARK SUBDIVISION FILING NO. 1

LOCATED IN THE NORTHWEST QUARTER OF SECTION 21

TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN

COUNTY OF ARAPAHOE, STATE OF COLORADO

## LANDSCAPE PLANT LIST

QTY.	SYM.	COMMON NAME	BOTANICAL NAME	SIZE & COND.
<b>DECIDUOUS CANOPY TREES</b> (UNLESS OTHERWISE NOTED)				
2	EQM	NORWAY, EMERALD QUEEN MAPLE	ACER PLATANOIDES 'EMERALD QUEEN'	2" CAL. B&B
1	MSS	STATE STREET MAPLE	ACER MIYABEI 'MORTON'	2" CAL. B&B
2	CKO	CHINKAPIN OAK	QUERCUS MUEHLENBERGII	2" CAL. B&B
2	SKY	SKYLINE LOCUST	GLEDITSIA TRACANTHOS INERMIS 'SKYLINE'	2" CAL. B&B

TOTAL: 7 DECIDUOUS ORNAMENTAL TREES				
12	ABS	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFLORA	1 1/2" CAL., B&B
2	CCP	CHANTICLEER PEAR	PYRUS CALLERYANA	1 1/2" CAL., B&B
6	CRR	ROYAL RAINDROPS CRAB	MALUS X 'JFS-KWS'	1 1/2" CAL., B&B
3	GRT	GOLDENRAIN TREE	KOELREUTERIA PANICULATA	1 1/2" CAL., B&B
12	PKP	PRINCESS KAY PLUM	PRUNUS NIGRA 'PRINCESS KAY'	1 1/2" CAL., B&B
4	PRF	PRAIRIEFIRE CRABAPPLE	MALUS 'PRAIRIEFIRE'	1 1/2" CAL., B&B
4	SHC	SHUBERT CHOKECHERRY	PRUNUS VIRGINIANA 'SHUBERT'	1 1/2" CAL., B&B
3	TCH	COCKSPUR THORNLESS HAWTHORN	CRATAEGUS CRUS-GALLI INERMIS	1 1/2" CAL., B&B

TOTAL: 46 DECIDUOUS SHRUBS- 2'-5' SPREAD				
43	AWS	ANTHONY WATERER SPIREA	SPIRAEA JAPONICA 'ANTHONY WATERER'	5 CONT.
3	BEA	BEAUTYBUSH	KOLKWTZIA AMABILIS	5 CONT.
7	CPB	CRIMSON PYGMY BARBERRY	BERBERIS THUNBERGII 'ATROPURPUREA NANA'	5 CONT.
3	DAC	DWARF AMERICAN CRANBERRY	VIBURNUM TRILOBUM 'COMPACTUM'	5 CONT.
24	DBB	DWARF BURNING BUSH	EUONYMUS ALATUS 'COMPACTA'	5 CONT.
30	DCM	CAROL MACKIE DAPHNE	DAPHNE X BURKWOODI 'CAROL MACKIE'	5 CONT.
61	DMS	DWARF MINNESOTA SNOWFLAKE MOCKORANGE	PHILADELPHUS VIRGINALIS 'MINNESOTA DWARF SNOWFLAKE'	5 CONT.
34	LPS	LITTLE PRINCESS SPIREA	SPIRAEA JAPONICA 'LITTLE PRINCESS'	5 CONT.
5	MLL	LITTLELEAF MOCK ORANGE	PHILADELPHUS MICROPHYLLUS	5 CONT.
10	NSW	SUMMER WINE NINEBARK	PHYSOCARPUS OPULIFOLIUS 'SEWARD'	5 CONT.

TOTAL: 221 DECIDUOUS SHRUBS- 5'-7' SPREAD				
11	BMS	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS	5 CONT.
21	DKO	DWARF KOREAN LILAC	SYRINGA MEYERI 'PALBIN'	5 CONT.
35	GNI	GOLDEN NINEBARK	PHYSOCARPUS OPULIFOLIUS 'LUTEUS'	5 CONT.
7	MLC	CHEYENNE MOCKORANGE	PHILADELPHUS LEWISII 'CHEYENNE'	5 CONT.
20	PBS	PAWNEE BUTTES SAND CHERRY	PRUNUS BESSYI 'PAWNEE BUTTES'	5 CONT.
8	REC	RED CHOKEBERRY	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	5 CONT.
5	RGB	ROSY GLOW BARBERRY	BERBERIS THUNBERGII 'ROSY GLOW'	5 CONT.
13	TLS	THREE LEAF SUMAC	RHUS TRILOBATA	5 CONT.

TOTAL: 120 DECIDUOUS SHRUBS- 7'-9' SPREAD				
7	CPL	COMMON PURPLE LILAC	SYRINGA VULGARIS	5 CONT.
4	DGM	GINNALA DWARF MAPLE	ACER GINNALA 'COMPACTA'	5 CONT.
3	GLS	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	5 CONT.
12	RTD	RED TWIG DOGWOOD	CORNUS STOLONIFERA 'BAILEYI'	5 CONT.
5	VLE	NANNYBERRY VIBURNUM	VIBURNUM LENTAGO	5 CONT.

TOTAL: 31 EVERGREEN SHRUBS				
132	ARC	ARCADIA JUNIPER	JUNIPERUS SABINA 'ARCADIA'	5 CONT.
8	BUF	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	5 CONT.
3	GOJ	GRAY OWL JUNIPER	JUNIPERUS VIRGINIANA 'GRAY OWL'	5 CONT.
40	MAN	COLORADO MANZANITA	ARCTOSTAPHYLOS X COLORADENSIS	5 CONT.
3	MBT	MUGO BIG TUNA PINE	PINUS MUGO 'BIG TUNA'	5 CONT.
6	MEJ	MEDORA	JUNIPERUS SCOPULORUM 'MEDORA'	5 CONT.
5	MMO	MOPS MUGO PINE	PINUS MUGO 'MOPS'	5 CONT.
6	MPA	PANCHITO MANZANITA	ARCTOSTAPHYLOS 'PANCHITO'	5 CONT.
12	PBP	BREPO PINE	PINUS NIGRA 'BREPO'	5 CONT.

TOTAL: 217 GRASSES				
198	AMG	ADAGIO MAIDEN GRASS	MISCANTHUS SINENSIS 'ADAGIO'	1 CONT.
103	AVG	BLUE AVENA GRASS	HELICTOTRICHON SEMPERVIRENS	1 CONT.
34	BGA	BLOND AMBITION GRAMA GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 CONT.
154	FRG	FEATHER REED GRASS	CALAMAGROSTIS ACUFIFLORA 'KARL FOERSTER'	1 CONT.
31	GHM	HEAVY METAL SWITCH GRASS	PANICUM VIRGATUM 'HEAVY METAL'	1 CONT.
8	ING	INDIAN STEEL GRASS	SORGHASTRUM NUTANS 'INDIAN STEEL'	1 CONT.
31	MMG	MORNING LIGHT MAIDEN GRASS	MISCANTHUS SINENSIS 'MORNING LIGHT'	1 CONT.
35	ORG	OVERDAM FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'OVERDAMN'	1 CONT.
79	PMG	PURPLE MAIDEN GRASS	MISCANTHUS SINENSIS 'PURPURESCENS'	1 CONT.

TOTAL: 673

## LANDSCAPE CHART

MINIMUM PLANT REQUIREMENTS

MINIMUM REQUIREMENT TOTAL SITE AREA: 93,112 SF. 35% REQUIRED: 32,580 SF.	TREES REQUIRED (1/1000 SF.)	TREES PROVIDED (1/1000 SF.)	SHRUBS REQUIRED (10/1000 SF.)	SHRUBS PROVIDED
32,969 SF. (35.4% OF TOTAL SITE)	33	55	326	SHRUBS: 589 ORNAMENTAL GRASSES: 673

NOTE: 10 SHRUBS EQUAL 1 TREE; 3 GRASSES/PERENNIALS EQUAL 1 SHRUB.

## LANDSCAPE NOTES

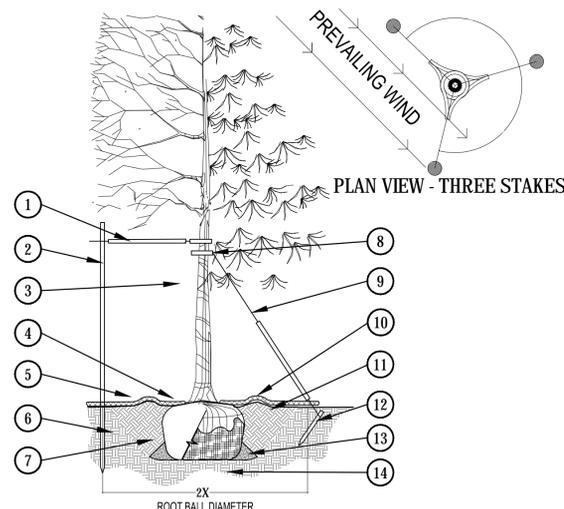
- ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION - CERTIFIED CLASS 1 COMPOST PRODUCT. AT 5.0 CU. YD. PER 1,000 S.F. AND DIAMMONIUM PHOSPHATE AT 5.0 LBS. PER 1,000 S.F. MATERIALS TO BE TILLED IN TO A DEPTH OF 6-8" INTO THE SOIL.
- SHRUB BEDS ARE TO BE CONTAINED BY 4" x 1/2" PERFORATED GALVANIZED EDGER, RYERSON OR EQUAL. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, OR WALKS. EDGER IS REQUIRED BETWEEN SHRUB BEDS AND ANNUAL FLOWER BEDS AND SHRUB BEDS AND SOD/SEED.
- ALL SHRUB BEDS (UNLESS SPECIFIED ON THE PLANS) ARE TO RECEIVE WEED CONTROL FABRIC, SUPERIOR 3.5 OZ. SPUN BONDED LANDSCAPE FABRIC OR APPROVED EQUAL. NO WEED BARRIER FABRIC IS TO BE USED IN THE ANNUAL BEDS OR UNDER PERENNIAL FLOWERS.
- ALL SOD, ANNUAL BEDS, PERENNIAL BEDS AND SHRUB BEDS SHALL BE WATERED BY AN UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM, AND SHALL PROVIDE 100% COVERAGE TO ALL AREAS.
- CALL FOR UTILITY LOCATIONS PRIOR TO BEGINNING OF CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD.
- THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
- DO NOT DISTURB THE EXISTING PAVING, LIGHTING, LANDSCAPING, OR IRRIGATION THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES.
- THE LANDSCAPE CONTRACTOR SHALL FURNISH A ONE YEAR MAINTENANCE AND WARRANTY PERIOD FROM THE DATE OF INITIAL ACCEPTANCE.
- MULCH IS TO BE 3" DEPTH OVER WEED CONTROL FABRIC. CONTRACTOR TO SUBMIT A SAMPLE FOR APPROVAL BY OWNER. NO FABRIC IS TO BE LEFT OVER THE TREE ROOTBALLS AND KEEP MULCH 4-6" AWAY FROM TREE TRUNKS. NO WEED CONTROL FABRIC REQUIRED IN PERENNIAL BEDS UNDER WOOD MULCH.
- MULCH IS TO BE A 1.5" RIVER ROCK COBBLE IN ALL SHRUB BEDS AND DOUBLE SHREDDED CEDAR WOOD MULCH IN ALL PERENNIAL BEDS.
- COORDINATE INSTALLATION OF IRRIGATION SLEEVING PRIOR TO CURB AND PAVEMENT INSTALLATION.
- PLANTERS ARE TO INCLUDE SOIL THAT IS FREE FROM DEBRIS.
- ALL DECIDUOUS TREES LOCATED WITHIN SOD AREA IN ROW SHALL BE PROVIDED WITH A 4" SETTLED DEPTH OF CRUSHER FINES MULCH IN TREE SAUCERS. KEEP MULCH 4-6" AWAY FROM TREE TRUNKS.
- ALL TREES SHALL BE A MINIMUM OF 9" FROM EXISTING WATER LINES AND/OR IRRIGATION MAINLINES WHEN POSSIBLE.
- LANDSCAPING WILL ABIDE BY THE ARAPAHOE COUNTY LAND DEVELOPMENT CODE STREETScape GUIDELINES, APPENDIX 3.
- ALL SIGHT TRIANGLES ARE NOTED ON THE PLAN.
- LANDSCAPE LOCATED WITHIN THE ROW WILL BE APPROVED UNDER A SEPARATE REVIEW.
- ALL LANDSCAPE IMPROVEMENTS AND RELATED APPURTENANCES PLACED OR RELOCATED WITHIN ARAPAHOE COUNTY RIGHTS-OF-WAY MUST BE REVIEWED AND APPROVED BY THE ARAPAHOE COUNTY ENGINEERING SERVICES DIVISION.

### PRUNING NOTES:

- ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
- DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

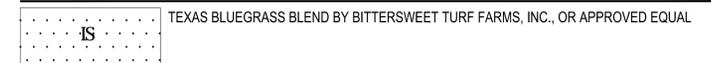
### STAKING NOTES:

- STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
  - 1 1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE)
  - 1 1/2" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND)
  - 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM
- WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.

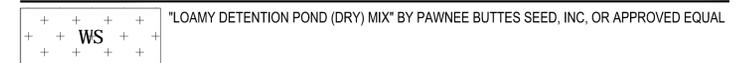


## 1 TREE BALLING

## TURF GRASS BLEND: SOD

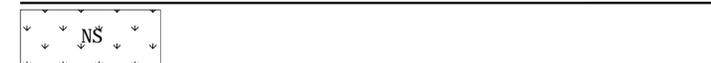


## WETLAND SEED MIX



COMMON NAME	SCIENTIFIC NAME	% OF TOTAL	PLS PER ACRE
BLUE GRAMA	BOUTELOUA GRACILIS	7%	0.75
BUFFALOGRASS	BUCHLOE DACTYLOIDES	16%	1.60
GREEN NEEDLEGRASS	NASSELLA VIRIDULA	20%	2.00
SIDEOTS GRAMA	BOUTELOUA CURTIPENDULA	18%	1.80
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	39%	4.00
TOTAL		100%	10.15 DRILLED 20.3 BROADCAST 40.60 SMALL AREAS

## DRYLAND SEED MIX



COMMON NAME	BOTANICAL NAME	% OF TOTAL	PLS/ACRE
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	20%	3.00
SLENDER WHEATGRASS	ELYMUS TRACHYCAULUS SSP. TRACHYCAULUS	20%	3.00
BLUE GRAMA	BOUTELOUA CURTIPENDULA	15%	2.25
BUFFALOGRASS	BUCHLOE DACTYLOIDES	15%	2.25
STREAMBANK WHEATGRASS	ELYMUS LANCEOLATUS	15%	2.25
SHERMAN BIG BLUEGRASS	POA SECUNDA	10%	1.50
CANADA WILDRYE	ELYMUS CANADENSIS	5%	.75

- PLACE MIN. 1/2" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAX. 2" EACH SIDE.
- 6 FT. UNTREATED WOOD POST (MIN. 1.5" DIAMETER). ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL.
- TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30. (DECIDUOUS ONLY)
- PLANT TREE SO THAT FIRST ORDER MAJOR ROOT IS 1'-2" ABOVE FINAL GRADE.
- 3" DEEP MULCH RING PLACED A MINIMUM OF 4 FT. IN DIAMETER. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK (FINISHED GRADE REFERENCES TOP OF MULCH).
- 1:1 SLOPE ON SIDES OF PLANTING HOLE.
- REMOVE ALL TWINE, ROPE, BURLAP AND WIRE FROM ENTIRE ROOT BALL AND TRUNK.
- GROMMETED NYLON STRAPS
- GALVANIZED WIRE, MIN. 12 GAUGE CABLE - TWIST WIRE ONLY TO KEEP FROM SLIPPING.
- 4-6" HIGH WATER SAUCER IN NON-TURF AREAS.
- BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20% (BY VOLUME) ORGANIC MATERIAL. WATER THOROUGHLY WHEN BACKFILLING.
- 2 FT. STEEL T-POST. ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL.
- PLACE SOIL AROUND ROOT BALL FIRMLY. DO NOT COMPACT OR TAMP. SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS.
- PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT.

SCALE: 3/16" = 1'-0"



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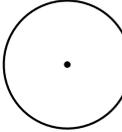
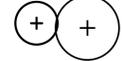
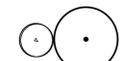
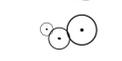
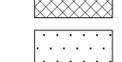
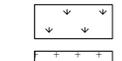
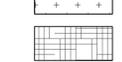
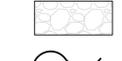
# SKY MARK APARTMENTS

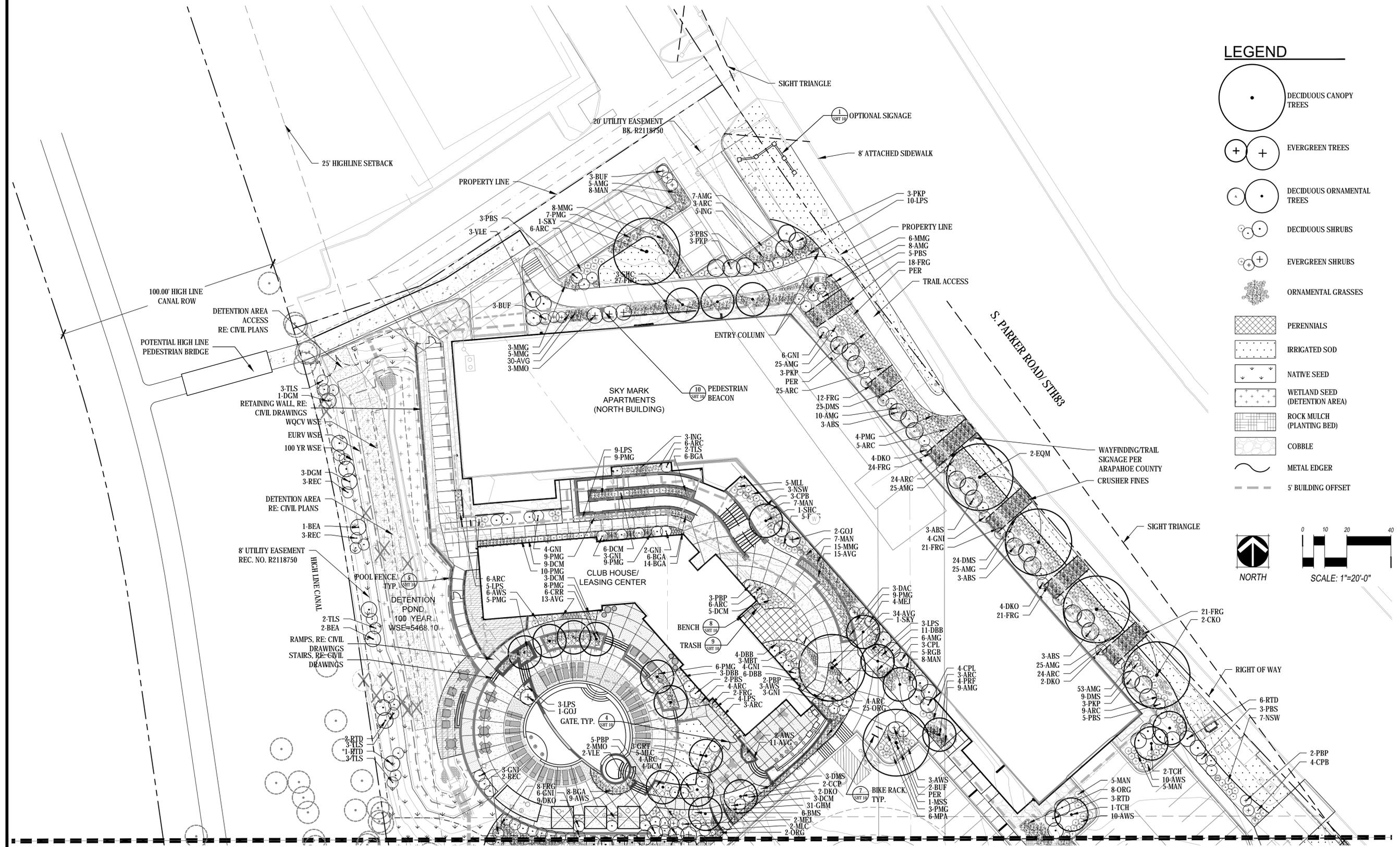
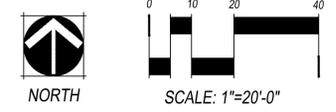
FINAL DEVELOPMENT PLAN

LOT 1, BLOCK 1 SKY MARK SUBDIVISION FILING NO. 1  
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 21  
 TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
 COUNTY OF ARAPAHOE, STATE OF COLORADO

NOT FOR CONSTRUCTION

## LEGEND

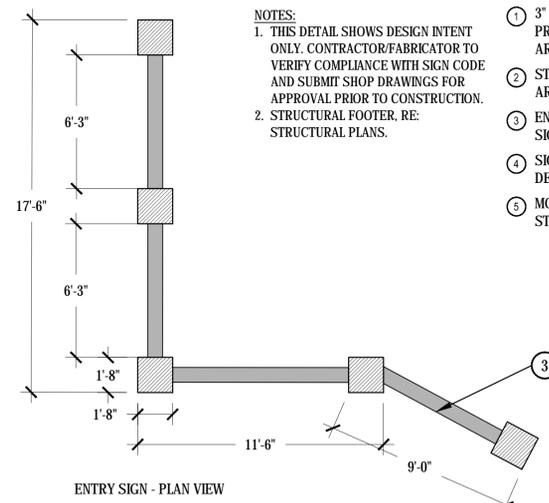
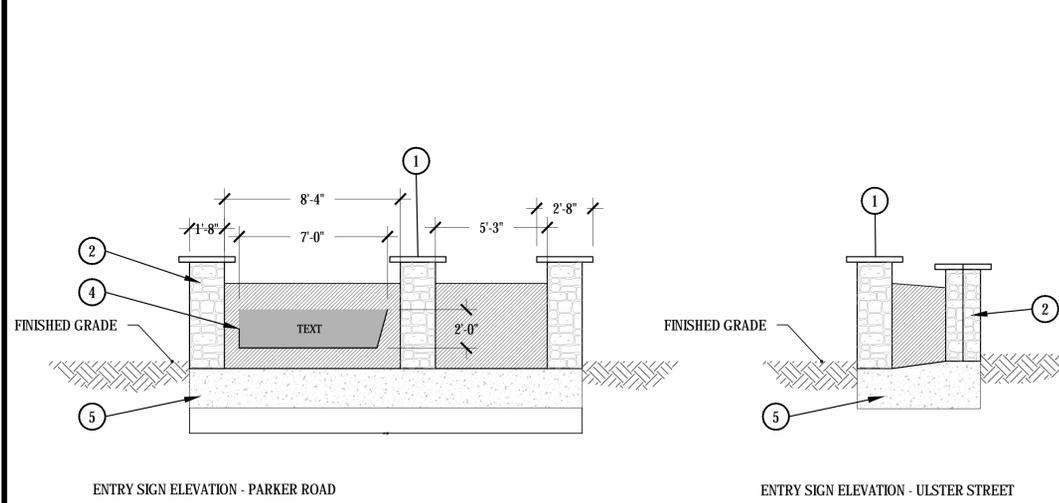
-  DECIDUOUS CANOPY TREES
-  EVERGREEN TREES
-  DECIDUOUS ORNAMENTAL TREES
-  DECIDUOUS SHRUBS
-  EVERGREEN SHRUBS
-  ORNAMENTAL GRASSES
-  PERENNIALS
-  IRRIGATED SOD
-  NATIVE SEED
-  WETLAND SEED (DETENTION AREA)
-  ROCK MULCH (PLANTING BED)
-  COBBLE
-  METAL EDGER
-  5' BUILDING OFFSET



# SKY MARK APARTMENTS

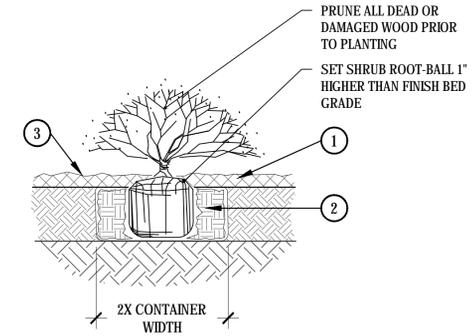
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 COUNTY OF ARAPAHOE, STATE OF COLORADO



NOTES:  
 1. THIS DETAIL SHOWS DESIGN INTENT ONLY. CONTRACTOR/FABRICATOR TO VERIFY COMPLIANCE WITH SIGN CODE AND SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION.  
 2. STRUCTURAL FOOTER, RE: STRUCTURAL PLANS.

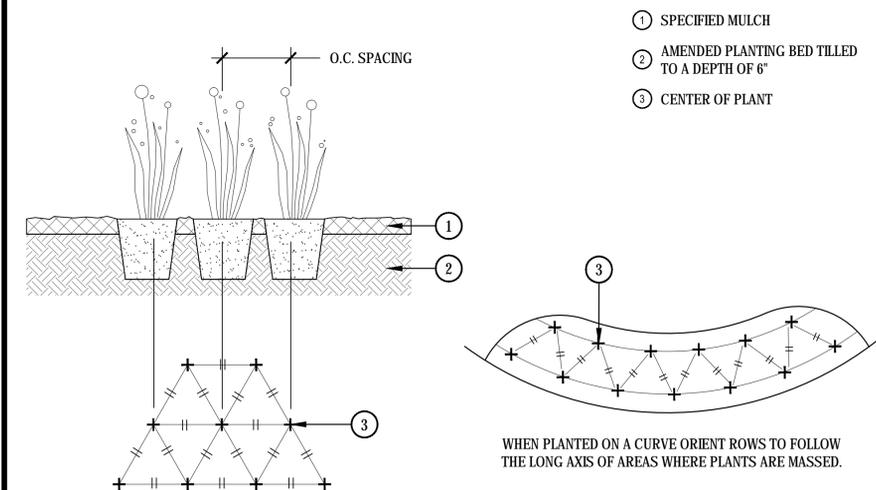
- ① 3" MASONRY WALL WITH PRECAST CAP TO MATCH ARCHITECTURE.
- ② STONE VENEER TO MATCH ARCHITECTURE
- ③ ENTRY MONUMENTATION WITH SIGNAGE PANEL
- ④ SIGNAGE PANEL (TEXT TO BE DETERMINED)
- ⑤ MONUMENT SIGN BASE, RE: STRUCTURAL DRAWINGS



- ① SPECIFIED MULCH
- ② AMENDED SOIL IN PLANTING BED PER SPECIFICATIONS. TILL SOIL TO A DEPTH OF EIGHT INCHES.
- ③ FINISH GRADE (TOP OF MULCH)

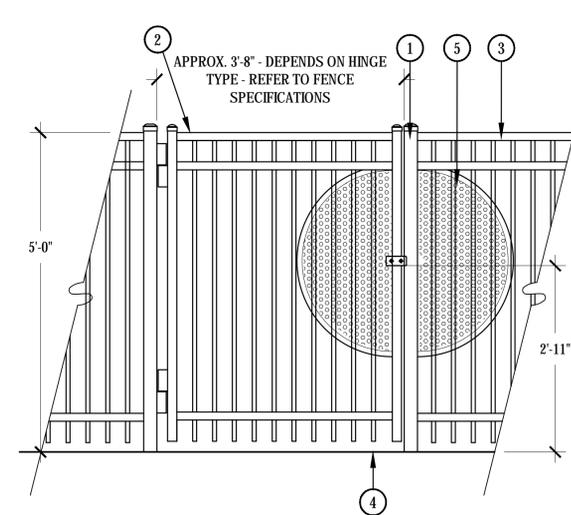
NOTE:  
 1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED  
 2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER  
 3. ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER  
 4. DIG PLANT PIT TWICE AS WIDE AND HIGH AS THE CONTAINER

## ① OPTIONAL ENTRY MONUMENT



- ① SPECIFIED MULCH
- ② AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
- ③ CENTER OF PLANT

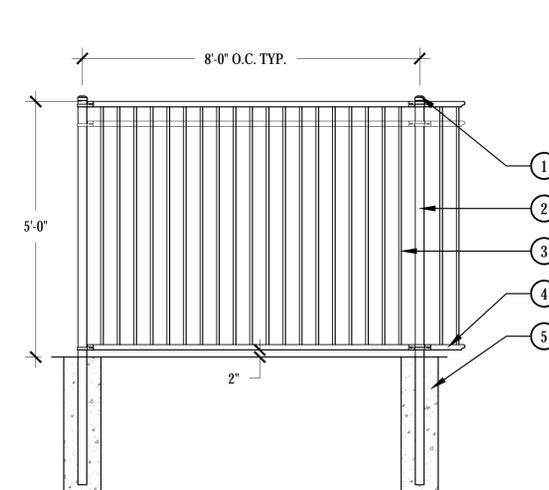
WHEN PLANTED ON A CURVE ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSES.



- ① GATE POST TYP.
- ② GATE: ALL GATES SHALL BE SELF CLOSING W/ GATE LOCK TO BE APPROVED BY OWNER. ALL POOL GATES SHALL MEET CURRENT STATE AND IBC POOL ENCLOSURE CODE REQUIREMENTS. PROVIDE PANIC HARDWARE ON PUSH SIDE OF GATE FOR EGRESS, SPRING HINGES, LEVER HANDLE LOCK SET WITH PUSH BUTTON KEYED ENTRY ON PULL SIDE.
- ③ ORNAMENTAL METAL FENCE
- ④ FINISH GRADE
- ⑤ FOR POOL GATES ONLY: PERFORATED POWDER COATED BLACK TO MATCH FENCE STEEL PLATING W/ NO GAPS GREATER THAN 1/4" TYPE T.B.D.
- ⑥ AMERISTAR MONTAGE PLUS OR APPROVED EQUAL

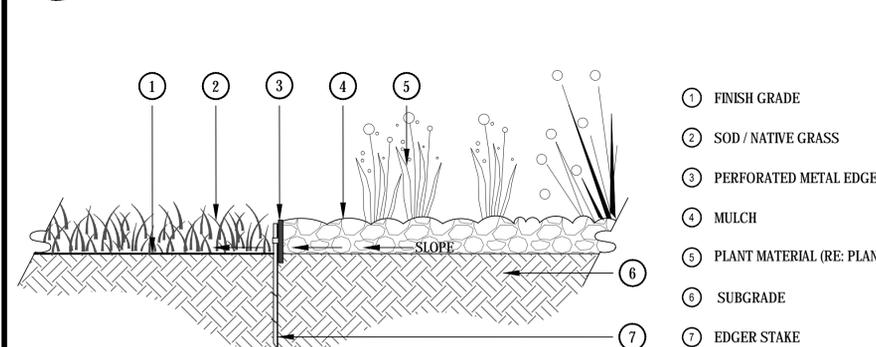
NOTES:  
 1. POOL GATE STYLE SHALL MATCH POOL FENCE STYLE  
 2. REFER TO MANUFACTURERS FENCE SPECIFICATIONS FOR INFORMATION ON FOOTER DEPTH.

## ② SHRUB PLANTING



- ① 2 1/2" POST CAP
- ② 2 1/2" SQ. POST
- ③ 3/4" PICKET, 3" O.C.
- ④ 1 1/2" X 1 1/2" TOP AND BOTTOM RAILS
- ⑤ CONCRETE FOOTING PER MANUFACTURER. SLOPE CONCRETE AWAY FROM POST FOR POSITIVE DRAINAGE
- ⑥ FINISH: POWERCOATED BLACK
- ⑦ AMERISTAR MONTAGE PLUS OR APPROVED EQUAL

## ③ PERENNIAL & ORNAMENTAL GRASS PLANT LAYOUT



- ① FINISH GRADE
- ② SOD / NATIVE GRASS
- ③ PERFORATED METAL EDGER
- ④ MULCH
- ⑤ PLANT MATERIAL (RE: PLANS)
- ⑥ SUBGRADE
- ⑦ EDGER STAKE

## ④ POOL FENCE GATE



LANDSCAPE FORMS: BOLA:  
 LENGTH: 27.42"  
 POWDERCOAT: STORMCLOUD  
 EMBEDDED MOUNT  
 OR APPROVED EQUAL

LANDSCAPE FORMS: SIT BENCH:  
 LENGTH: 69"  
 BACK: BACKLESS  
 POWDERCOAT: STORMCLOUD  
 SURFACE MOUNT  
 OR APPROVED EQUAL

## ⑤ POOL FENCE



LANDSCAPE FORMS: MULTIPLICITY:  
 LENGTH: 15"  
 STYLE: SINGLE LITTER  
 POWDERCOAT: STORMCLOUD  
 SURFACE MOUNT  
 OR APPROVED EQUAL

## ⑥ METAL EDGER

ARAPAHOE COUNTY CASE NO. P16-010

## ⑦ BIKE RACK

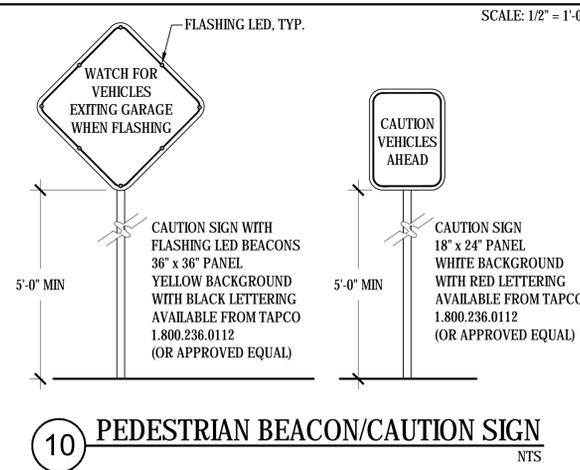
N.T.S. SCALE: 1-1/2" = 1'-0"

## ⑧ BENCH

SCALE: 1-1/2" = 1'-0"

## ⑨ TRASH RECEPTACLE

SCALE: 1-1/2" = 1'-0"



## ⑩ PEDESTRIAN BEACON/CAUTION SIGN

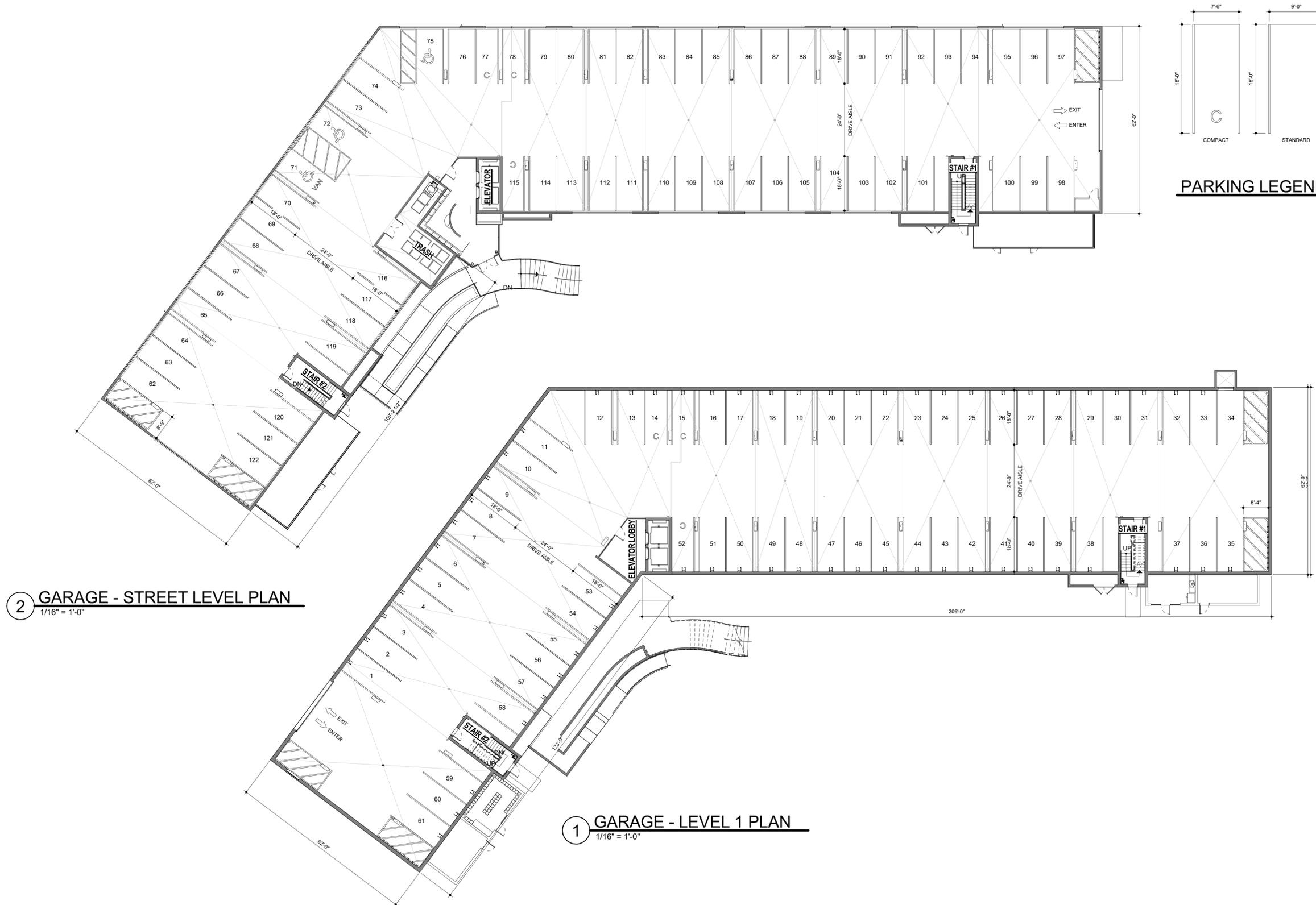
N.T.S.

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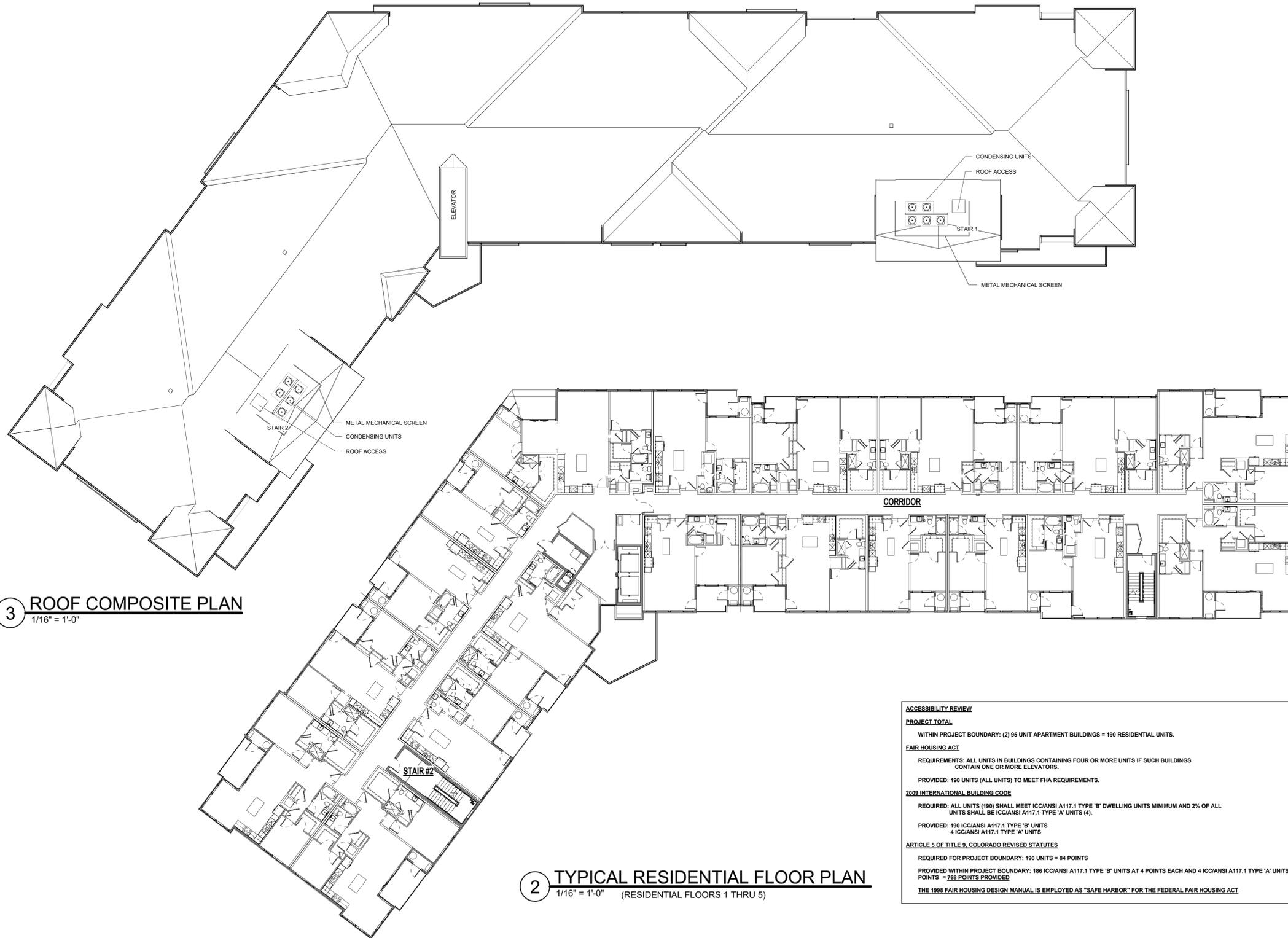
# SKY MARK APARTMENTS

FINAL DEVELOPMENT PLAN  
 LOT 1, BLOCK 1 SKY MARK SUBDIVISION FILING NO. 1  
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 21  
 TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
 COUNTY OF ARAPAHOE, STATE OF COLORADO



# SKY MARK APARTMENTS

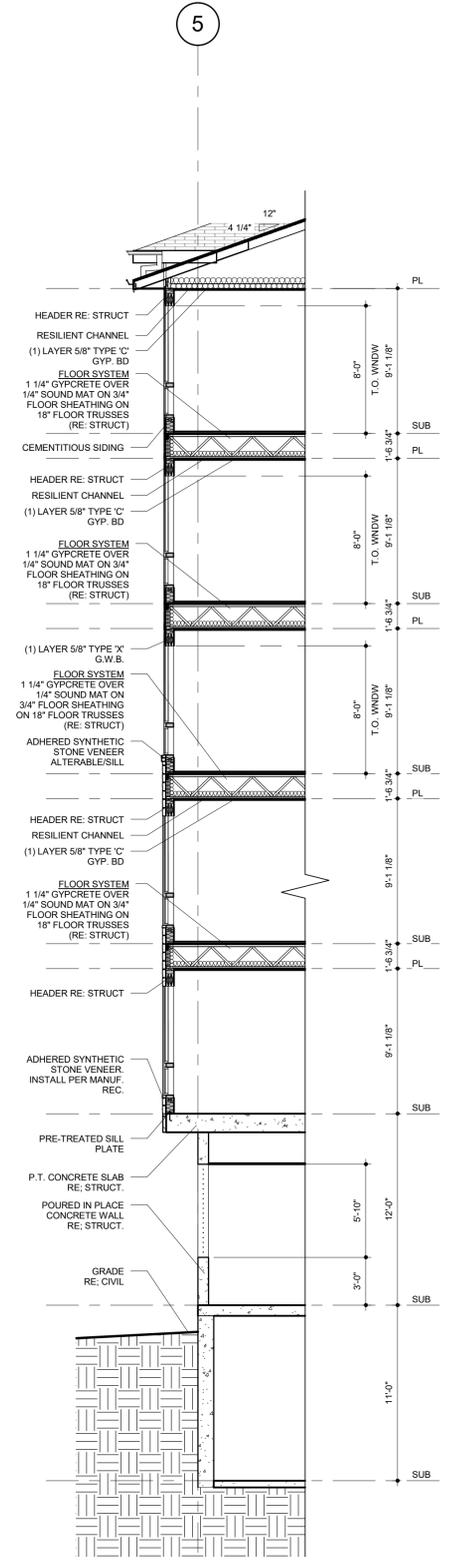
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**3** ROOF COMPOSITE PLAN  
 1/16" = 1'-0"

**2** TYPICAL RESIDENTIAL FLOOR PLAN  
 1/16" = 1'-0" (RESIDENTIAL FLOORS 1 THRU 5)

**ACCESSIBILITY REVIEW**  
**PROJECT TOTAL**  
 WITHIN PROJECT BOUNDARY: (2) 95 UNIT APARTMENT BUILDINGS = 190 RESIDENTIAL UNITS.  
**FAIR HOUSING ACT**  
 REQUIREMENTS: ALL UNITS IN BUILDINGS CONTAINING FOUR OR MORE UNITS IF SUCH BUILDINGS CONTAIN ONE OR MORE ELEVATORS.  
 PROVIDED: 190 UNITS (ALL UNITS) TO MEET FHA REQUIREMENTS.  
**2009 INTERNATIONAL BUILDING CODE**  
 REQUIRED: ALL UNITS (190) SHALL MEET ICC/ANSI A117.1 TYPE 'B' DWELLING UNITS MINIMUM AND 2% OF ALL UNITS SHALL BE ICC/ANSI A117.1 TYPE 'A' UNITS (4).  
 PROVIDED: 190 ICC/ANSI A117.1 TYPE 'B' UNITS  
 4 ICC/ANSI A117.1 TYPE 'A' UNITS  
**ARTICLE 5 OF TITLE 9, COLORADO REVISED STATUTES**  
 REQUIRED FOR PROJECT BOUNDARY: 190 UNITS = 84 POINTS  
 PROVIDED WITHIN PROJECT BOUNDARY: 186 ICC/ANSI A117.1 TYPE 'B' UNITS AT 4 POINTS EACH AND 4 ICC/ANSI A117.1 TYPE 'A' UNITS AT 6 POINTS = 788 POINTS PROVIDED  
 THE 1998 FAIR HOUSING DESIGN MANUAL IS EMPLOYED AS "SAFE HARBOR" FOR THE FEDERAL FAIR HOUSING ACT



**1** TYPICAL WALL SECTION  
 3/16" = 1'-0"

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NOTE:  
 \* SIGNAGE TO BE SUBMITTED UNDER SEPARATE APPLICATION

#	NOTE
01	ADHERED MASONRY VENEER ACCESSORY CAP - GREY BY SUNSET STONE OR APPROVED EQUAL.
02	ADHERED MASONRY VENEER - DEL NORTE STACKED STONE BY SUNSET STONE OR APPROVED EQUAL.
03	METAL RAILING, POWDER COAT BLACK
04	FLATLOCK METAL PANELS - PIGMENTO BLUE BY VM ZINC OR APPROVED EQUAL
05	METAL SUN SHADE, POWDER COAT SW 7014 EIDER WHITE BY SHERWIN WILLIAMS OR APPROVED EQUAL.
08	STAINLESS STEEL CABLE SECURITY GRILL
09	METAL GUTTER, PAINT TO MATCH FASCIA
10	CEMENTITIOUS FASCIA BOARD - SW 7014 EIDER WHITE BY SHERWIN WILLIAMS OR APPROVED EQUAL
12	COMPOSITE SHINGLES - WEATHERED WOOD OR APPROVED EQUAL.
13	CEMENTITIOUS PANEL SIDING - SW 6417 TUPELO TREE BY SHERWIN WILLIAMS OR APPROVED EQUAL
14	CEMENTITIOUS LAP SIDING, SMOOTH, 10" EXPOSURE - SW 7014 EIDER WHITE BY SHERWIN WILLIAMS OR APPROVED EQUAL.
15	CEMENTITIOUS LAP SIDING, SMOOTH, 4" EXPOSURE - SW 7018 DOVETAIL BY SHERWIN WILLIAMS OR APPROVED EQUAL
16	VINYL WINDOW W/ LOW E INSUL. GLAZING - BLACK
17	THERMALLY BROKEN STOREFRONT SYSTEM - BLACK
18	THRU-WALL HVAC UNIT, PAINT TO MATCH ADJACENT FINISH
20	ARCHITECTURAL CONCRETE WALL - FORMLINER 16020 ROUGH SAWN PLANK BY FITZGERALD FORMLINERS OR APPROVED EQUAL PLACED IN A HORIZONTAL ORIENTATION
21	CEMENTITIOUS BELL Y BAND - SW 7014 EIDER WHITE BY SHERWIN WILLIAMS OR APPROVED EQUAL
22	PRECAST CONCRETE DECK
23	VINYL SLIDING DOOR - BLACK
24	OVERHEAD FABRIC DOOR - BLACK
28	METAL MECHANICAL EQUIPMENT SCREEN - SW 7014 EIDER WHITE BY SHERWIN WILLIAMS OR APPROVED EQUAL
29	ADHERED MASONRY VENEER SMOOTH STONE - GRANITE BY SUNSET STONE OR APPROVED EQUAL
30	METAL LOUVER - BLACK.



**2 FRONT ELEVATION 2**  
 1/16" = 1'-0"



**1 FRONT ELEVATION 1**  
 1/16" = 1'-0"



**4 LEFT ELEVATION**  
 1/16" = 1'-0"



**3 RIGHT ELEVATION**  
 1/16" = 1'-0"

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NOTE:  
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#	NOTE
01	ADHERED MASONRY VENEER ACCESSORY CAP - GREY BY SUNSET STONE OR APPROVED EQUAL.
02	ADHERED MASONRY VENEER - DEL NORTE STACKED STONE BY SUNSET STONE OR APPROVED EQUAL.
03	METAL RAILING, POWDER COAT BLACK.
05	METAL SUN SHADE, POWDER COAT SW 7014 EIDER WHITE BY SHERWIN WILLIAMS OR APPROVED EQUAL.
08	STAINLESS STEEL CABLE SECURITY GRILL.
09	METAL GUTTER, PAINT TO MATCH FASCIA.
10	CEMENTITIOUS FASCIA BOARD - SW 7014 EIDER WHITE BY SHERWIN WILLIAMS OR APPROVED EQUAL.
12	COMPOSITE SHINGLES - WEATHERED WOOD OR APPROVED EQUAL.
13	CEMENTITIOUS PANEL SIDING - SW 6417 TUPELO TREE BY SHERWIN WILLIAMS OR APPROVED EQUAL.
14	CEMENTITIOUS LAP SIDING, SMOOTH, 10" EXPOSURE - SW 7014 EIDER WHITE BY SHERWIN WILLIAMS OR APPROVED EQUAL.
16	VINYL WINDOW W/ LOW E INSUL. GLAZING - BLACK.
18	THRU-WALL HVAC UNIT, PAINT TO MATCH ADJACENT FINISH.
20	ARCHITECTURAL CONCRETE WALL, FORMLINER 16020 ROUGH SAWN PLANK BY FITZGERALD FORMLINERS OR APPROVED EQUAL PLACED IN A HORIZONTAL ORIENTATION.
21	CEMENTITIOUS BELLY BAND - SW 7014 EIDER WHITE BY SHERWIN WILLIAMS OR APPROVED EQUAL.
22	PRECAST CONCRETE DECK.
23	VINYL SLIDING DOOR - BLACK.
24	OVERHEAD FABRIC DOOR - BLACK.



2 REAR ELEVATION 2  
 1/16" = 1'-0"

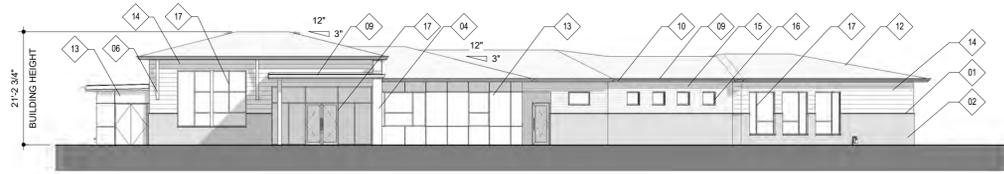


1 REAR ELEVATION 1  
 1/16" = 1'-0"

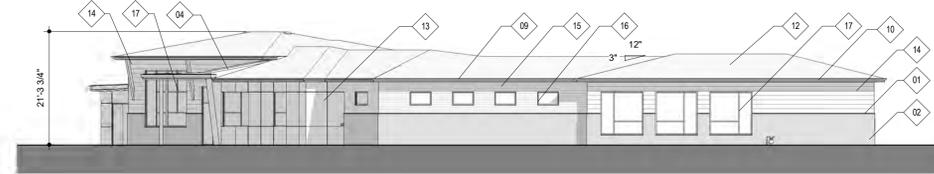
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KEYNOTES	
01	ADHERED MASONRY VENEER ACCESSORY CAP - GREY BY SUNSET STONE OR APPROVED EQUAL
02	ADHERED MASONRY VENEER - DEL NORTE STACKED STONE BY SUNSET STONE OR APPROVED EQUAL
04	FLATLOCK METAL PANELS - PIGMENTO BLUE BY VM ZINC OR APPROVED EQUAL
06	METAL BRACKET - POWDER COAT SW 7014 EIDER WHITE BY SHERWIN WILLIAMS OR APPROVED EQUAL
07	STEEL COLUMN - POWDER COAT - SW 6417 TUPELO TREE BY SHERWIN WILLIAMS OR APPROVED EQUAL
09	METAL GUTTER - PAINT TO MATCH FASCIA
10	CEMENTITIOUS FASCIA BOARD - SW 7014 EIDER WHITE BY SHERWIN WILLIAMS OR APPROVED EQUAL
11	ALUMINUM CLAD FOLDING EXTERIOR DOOR - BLACK
12	COMPOSITE SHINGLES - WEATHERED WOOD OR APPROVED EQUAL
13	CEMENTITIOUS PANEL SIDING - SW 6417 TUPELO TREE BY SHERWIN WILLIAMS OR APPROVED EQUAL
14	CEMENTITIOUS LAP SIDING - SMOOTH 1" EXPOSURE - SW 7014 EIDER WHITE BY SHERWIN WILLIAMS OR APPROVED EQUAL
15	CEMENTITIOUS LAP SIDING - SMOOTH 4" EXPOSURE - SW 7018 DOVETAIL BY SHERWIN WILLIAMS OR APPROVED EQUAL
16	VINYL WINDOW W/ LOW E INSUL. GLAZING - BLACK
17	THERMALLY BROKEN STOREFRONT SYSTEM - BLACK
25	INSULATED GLASS OVERHEAD GARAGE DOOR - BLACK



**3 EAST ELEVATION**  
 1/16" = 1'-0"



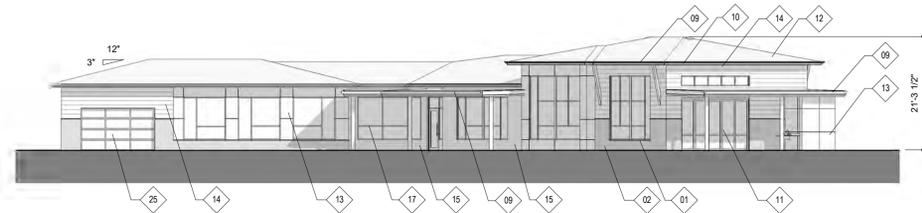
**2 NORTHEAST ELEVATION**  
 1/16" = 1'-0"



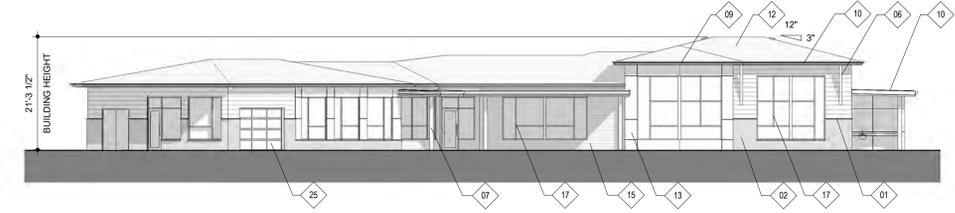
**1 NORTH WEST ELEVATION**  
 1/16" = 1'-0"



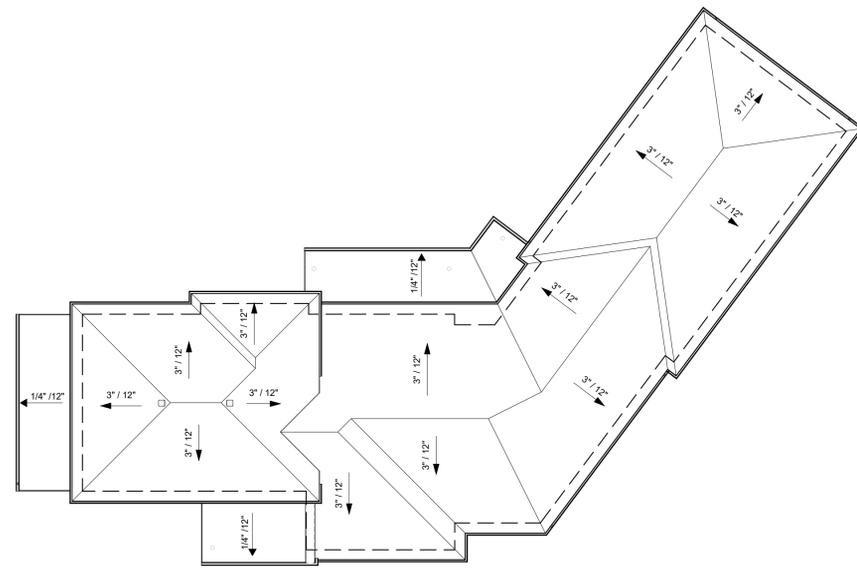
**6 SOUTH EAST ELEVATION**  
 1/16" = 1'-0"



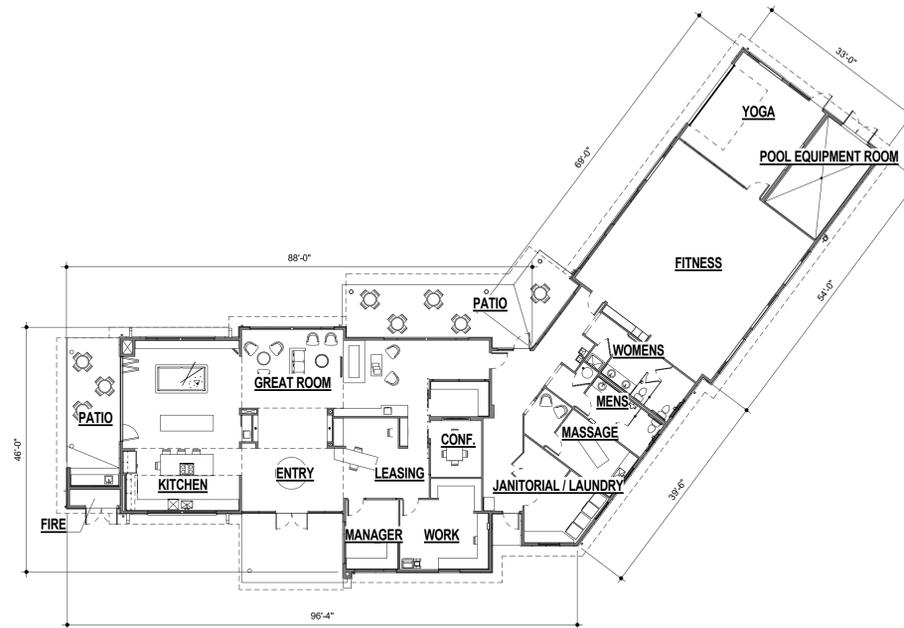
**5 SOUTH ELEVATION**  
 1/16" = 1'-0"



**4 WEST ELEVATION**  
 1/16" = 1'-0"



**8 CLUBHOUSE ROOF PLAN**  
 1/16" = 1'-0"



**7 CLUBHOUSE MAIN FLOOR PLAN**  
 1/16" = 1'-0"

# SKY MARK APARTMENTS

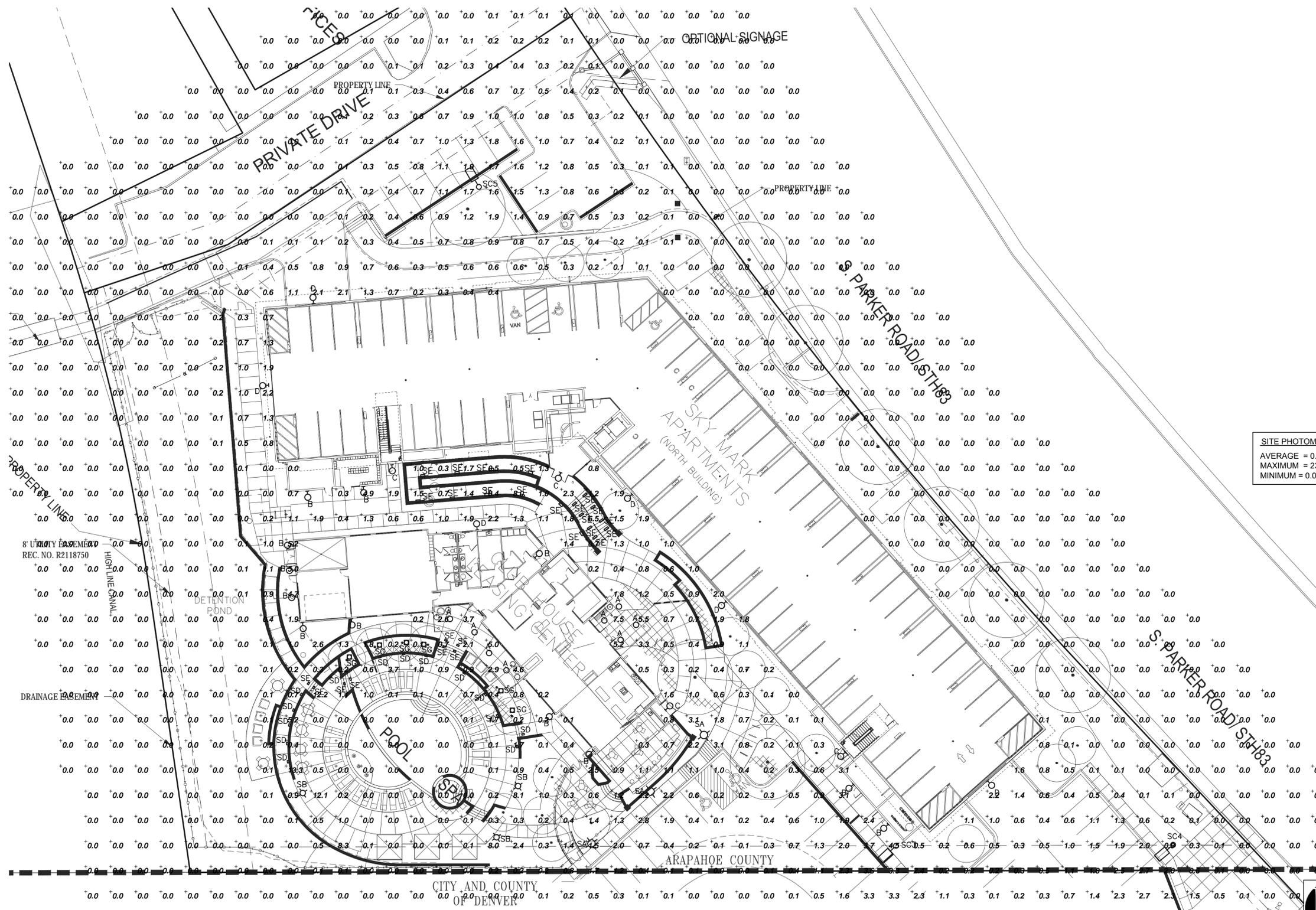
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**SITE PHOTOMETRIC SUMMARY**  
 AVERAGE = 0.4 FT. CANDLE  
 MAXIMUM = 23.2 FT. CANDLE  
 MINIMUM = 0.0 FT. CANDLE

**SITE PHOTOMETRIC PLAN**

SCALE: 1" = 20'  
 20' 0 10' 20' 40'

NOT FOR CONSTRUCTION

ARAPAHOE COUNTY CASE NO. P16-010



2555 WALNUT ST. SUITE B., DENVER, CO 80205  
 (303) 355-5534 (tel) walter@rcinc.com

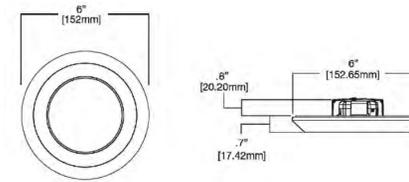


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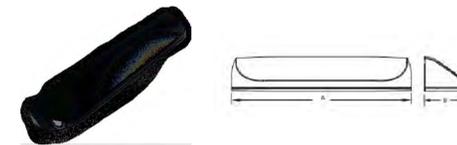
LIGHTING FIXTURE SCHEDULE					
ITEM	MANUFACTURER	CAT. NO.	LAMPS	WATT	DESCRIPTION
A	HALO LIGHTING	SLD606830WH	4000K LED 700 LUMENS	12.5	6" DIA. EXTERIOR SURFACE SLIM LED SOFFIT DOWN LIGHT. WET LOCATION RATED
B	LUMARK	XTOR1A	5000K LED 722 LUMENS	7	FULL CUT OFF MINIATURE LED FULL CUT OFF WALL LIGHT INSTALLED AT +7.5' ABOVE GRADE
C	LUMINAIRE LED	AEOCC2410W120-2774000KDPEMB20R	4000K LED 809 LUMENS	10	EXTERIOR WET LOCATION LED WALL LIGHT CENTERED ABOVE THE DOOR 2 FT WIDE, FULL CUT OFF, WITH REMOTE EMERGENCY MODULE
D	GARDCO LIGHTING	121-3-26LA-NW-120	4000K LED 2,485 LUMENS	26	WET LOCATION EXTERIOR WALL MOUNTED FULL CUT OFF LIGHT INSTALLED +10' ABOVE GRADE
SA	KIM LIGHTING	BNM LED-PT-BNS1HS27L4K LG	4200K LED 4,500 LUMENS	30	POST TOP PEDESTRIAN DECORATIVE LIGHT ON 10 FT. ROUND POLE TYPE V INDIRECT BOUNCE OPTICS
SB	KIM LIGHTING	BNB1-18L4KUV-LG	4200K LED 2,838 LUMENS	30	30" HIGH BOLLARD LIGHT, TYPE V INDIRECT OPTICS
SC3	GARDCO LIGHTING	P21-A1-1-3-70LA-NW-UNV-NP	4000K LED 7,354 LUMENS	69	SINGLE HEAD FULL CUT OFF POLE LIGHT ON 18 FT. ROUND POLE TYPE III OPTICS
SC4	GARDCO LIGHTING	P21-A1-1-4-70LA-NW-UNV-NP	4000K LED 7,284 LUMENS	69	SINGLE HEAD FULL CUT OFF POLE LIGHT ON 18 FT. ROUND POLE TYPE IV OPTICS
SC5	GARDCO LIGHTING	P21-A1-1-5W-70LA-NW-UNV-NP	4000K LED 8,360 LUMENS	70	SINGLE HEAD FULL CUT OFF POLE LIGHT ON 18 FT. ROUND POLE TYPE V OPTICS
SD	JUNO	LMSW-41K-M-BZ	4100K LED 70 LUMENS	3	WALL MOUNT LANDSCAPE GUIDE LIGHT AT 18" ABOVE GRADE
SE	JUNO	IC1 15LEDHSG-838LED-13-41K-BZ	4100K LED 250 LUMENS	14	RECESSED STEP LIGHT AT +18" ABOVE GRADE
SG	LSI LIGHTING	XIG-B-LED-19-350UE-FL40-NB	5400K LED	25	GROUND MOUNT TREE UP-LIGHT



**FIXTURE 'A'**



**XTOR  
CROSSTOUR LED  
FIXTURE 'B'**



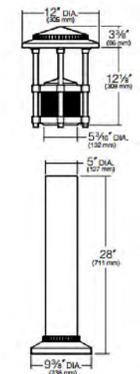
**FIXTURE 'C'**



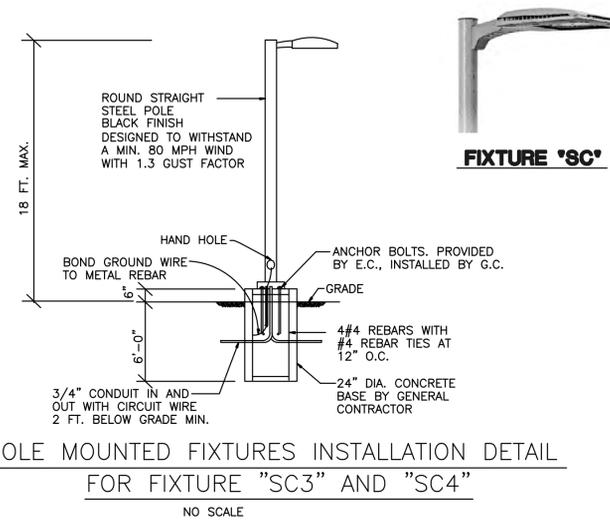
**FIXTURE 'D'**



ON 10' POLE  
**FIXTURE 'SA'**



**FIXTURE 'SB'**



POLE MOUNTED FIXTURES INSTALLATION DETAIL  
 FOR FIXTURE "SC3" AND "SC4"  
 NO SCALE



**FIXTURE 'SC'**



**FIXTURE 'SG'**



**FIXTURE 'SE'**



**FIXTURE 'SD'**

NOT FOR CONSTRUCTION