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

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

Public Meeting

August 30, 2016
9:30 A.M.

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

CALL TO ORDER
Arapahoe County Board of County Commissioners

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

ROLL CALL

PLEDGE OF ALLEGIANCE

MODIFICATION TO THE AGENDA

ADOPTION OF THE AGENDA

CEREMONIES

APPROVAL OF THE MINUTES

1. **BOCC Public Meeting Minutes - August 2, 2016**

   Documents:

   BOCC PUBLIC MEETING MINUTES 08.02.2016.PDF

CITIZEN COMMENT PERIOD
Citizens are invited to speak to the Commissioners on non-agenda items. There is a 3-

minute time limit per person, unless otherwise noted by the Chair.

CONSENT AGENDA

1. **8.15.2016 Warrant ACH Expenditure Report**
   Authorization to sign the Warrant Disbursement Register

   Ron Carl, County Attorney

   Documents:

   8.15.2016 WARRANT ACH EXPENDITURE REPORT.PDF

2. **Appointment to Citizen Budget Committee**
   Adoption of a resolution to amend Resolution No. 160108, adopted on February 9, 2016 and appointing Evelina Ashmore to serve on the Citizen Budget Committee to fill a vacancy under District 3, which appointment will expire February 14, 2017

   Carol Dosmann, Executive Assistant, BoCC Administration
   Diana Maes, BoCC Administration Manager
   Ron Carl, County Attorney

   Documents:

   CITIZ BUDG COM-BSR-RESOL-EVIE ASHMORE APPT..PDF

3. **Change Fund/Drawer for 24/7 Program**
   Adoption of a resolution to approve the establishment and funding of a $100.00 change fund drawer for use by the 24/7 Program facilitators in the Arapahoe County Detention Facility

   Olga Fujaros, Budget and Logistics Manager, Sheriff's Office
   Vince Line, Detentions Bureau Chief, Sheriff's Office
   Louie Perea, Undersheriff, Sheriff's Office
   David C. Walcher, Sheriff
   Todd Weaver, Budget Manager, Finance
   Tiffanie Bleau, Sr. Assistant County Attorney

   Documents:

   BSR - CHANGE DRAWER.PDF

4. **Hunter's Run Project Bond Amendment**
   Resolution authorizing the Chair of the Board of County Commissioners to sign a First Supplemental Indenture providing technical amendments to the Hunter's Run Trust Indenture to allow for an extended amortization schedule, pursuant to the terms contained therein

   Tiffanie Bleau, Senior Assistant County Attorney

   Documents:

   HUNTERS RUN BSR.DOC
   HUNTERS RUN 2016 RESOLUTION REGARDING INDENTURE AMENDMENT.DOC
   HUNTERS RUN 2016 FIRST SUPPLEMENTAL INDENTURE.DOC

5. **South Metro Fire Code Adoption**
   Adoption of a resolution approving the proposed Fire Code submitted by South Metro Fire Rescue Authority

   Steve Byer, Building Division Manager, Public Works and Development
   South Metro Fire Rescue Authority

   Documents:

   SOUTH METRO FIRE 2015 FIRE CODE ADOPTION CONSENT AGENDA BSR 8.4.16.PDF
   2015 IFC SOUTH METRO RESOLUTION DRAFT 7 15 16.DOC
   SOUTH METRO PARKER 2015 FIRE CODE RESOLUTION NO 2015-09.PDF
   SOUTH METRO PARKER RESOLUTION NO 2015-15.PDF

GENERAL BUSINESS ITEMS

1. ***PUBLIC HEARING - Centennial East Corporate Center/A+ Athletics, Final Development Plan Amendment (P15-011)**
   Consideration of a request from applicant Brian Ostler, for the owner Michael Hohl, for the Centennial East Corporate Center/A+ Athletics, Final Development Plan Amendment (FDPA)
   (Case No. P15-011) to add "Recreational Facilities Public and Private" to the list of allowed uses for this Final Development Plan (FDP)

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

   Documents:

   P15-011 BSR PACKET.PDF
   P15-011 PC PACKET.PDF
   P15-011 FDP EXHIBIT.PDF

2. ***PUBLIC HEARING - Case Z15-007 - Iliff Avenue Single Family Homes, Preliminary Development Plan**
   Consideration of a request from the applicant, Alpert Development Inc., on behalf of 8811 E. Iliff LLC and Warren & Iliff LLC, owners for the approval of Case No. Z15-007, Iliff Avenue Single Family Homes, for a Preliminary Development Plan that would allow 121 single-family detached dwelling units on 8.75 acres for a density of 13.83 du/ac located west of the intersection of Yosemite Road and Iliff Avenue

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

   Documents:

   Z15-007 BOCC BSR MATERIALS.PDF
   Z15-007 BOCC PC PACKET.PDF
   Z15007 REVISED PDP 042716.PDF

3. ***PUBLIC HEARING - Building Code Amendment - Adoption of the 2015 I-Codes**
   Consideration of a request to adopt the 2015 International Building Codes, as listed in the attached resolution

   Presenter - Steve Byer, Building Division Manager, Public Works & Development
   Dave Schmit, Director, Public Works & Development
   Todd Weaver, Budget Manager, Finance
   Robert Hill, Senior Assistant County Attorney

   Documents:

   2015 I-CODE BOCC BSR PUBLIC HEARING 8.30.16.PDF
   BUILDING CODE MOTIONS FOR APPROVAL - DENIAL.PDF
   2015 I-CODE RESOLUTION 8.5.16.PDF

COMMISSIONER COMMENTS

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

Arapahoe County is committed to making its public meetings accessible to persons with disabilities. Assisted listening devices are available. Ask any staff member and we will provide one for you. If you need special accommodations, contact the Commissioners' Office at 303-795-4630 or Relay Colorado 711.
Please contact our office at least 3 days in advance to make arrangements.

MINUTES OF THE ARAPAHOE COUNTY
BOARD OF COUNTY COMMISSIONERS
TUESDAY, AUGUST 2, 2016

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

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

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

CALL TO ORDER
Commissioner Doty called the meeting to order.

INTRODUCTIONS

ROLL CALL

PLEDGE OF ALLEGIANCE

MODIFICATION(S) TO THE AGENDA
There were no modifications to the agenda.

ADOPTION OF THE AGENDA

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

County Attorney Ron Carl stated that a copy of the referee recommendations has been added to the Public Meeting packet, specifically for Consent Agenda Item 4.

The motion passed 5-0.

The audio recording is the official County record of this meeting. Written minutes are a summary of the meeting and provided as a courtesy only.

ADOPTION OF THE MINUTES
The motion was made by Commissioner Jackson and duly seconded by Commissioner Holen to adopt the minutes of July 12, 2016 public meeting as presented.

The motion passed 5-0.

CEREMONIES
There were no ceremonies on this date.

CITIZEN COMMENT PERIOD
There were no citizen comments on this date.

CONSENT AGENDA

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

The motion passed 5-0.

GENERAL BUSINESS ITEMS

Item 1 – Resolution No. 160482 - 2016-2017 SCFD Tier III Funding Allocation

Tiffanie Bleau, Senior Assistant County Attorney, established jurisdiction for the Board to hear this request for allocation.

Don Klemme, Community Resources director, introduced the request.

Nancy Lindsay, Chair, Arapahoe County Cultural Council, asked that the Board approve the recommendations.

There were no public comments.

The motion was made by Commissioner Sharpe and duly seconded by Commissioner Jackson to approve the requests for funding totaling $1,589,604.38 as presented in the Scientific and Cultural Facilitates District 2016 Tier III Grant funding Plan presented at the July 12, 2016 study session.

The motion passed 5-0.

Item 2 – Resolution No. 160482 - Iliff Avenue Townhomes Replat (Case No. P16-001) and Item 3 – Resolution No. 160483 - Iliff Avenue Townhomes Final Development Plan (Case No. P16-002)

Senior Assistant County Attorney Robert Hill, established jurisdiction for the Board to hear these cases.

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Sherman Feher, Senior Planner, presented the requests from the applicant, Alpert Development, Inc., for the Iliff Avenue Townhomes Replat (Case No. P16-001) and Case No. P16-002, Iliff Avenue Townhomes Final Development Plan.

Scott Alpert, applicant, presented a PowerPoint presentation detailing the elevations and open spaces.

There was discussion regarding the windmill that's currently on the site. It was clarified that it has no historic value.

There was discussion regarding the traffic impact. The applicant stated that there would be a minimal impact, and there would be accelerate and decelerate lanes added.

The public comment period was opened.

There were no public comments.

The public hearing was closed.

Angela McCain, Planning Director for Cherry Creek Public School District, has no concerns regarding the payments per the cash-in-lieu agreement.

Mr. Alpert stated that the payments would be made in installments as permits are pulled.

Mr. Feher said staff has no problem with that, but it should be addressed in the motion to approve.

The motion was made by Commissioner Jackson, duly seconded by Commissioner Sharpe in the case of P16-001, Iliff Avenue Townhomes Replat, the Board has read the staff report and received testimony at the public hearing. The Board finds itself in agreement with staff findings including the draft plan and attachments as set forth in the staff report dated July 21, 2016, and approve this case, subject to the following conditions:

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

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8. The applicant will pay a total amount of cash-in-lieu of $511,757.93 to be distributed as follows: School: $161,469.74; Public Park: $336,276.66; and Other Public Purposes (library): $14,011.53.

The motion passed 5-0.

The motion was made by Commissioner Jackson, duly seconded by Commissioner Sharpe in the case of P16-002, Iliff Avenue Townhomes Final Development Plan, that the Board has read the staff report and received testimony at the public hearing. The Board finds itself in agreement with staff findings including the draft plan and attachments as set forth in the staff report dated July 20, 2016, and approve this case, subject to the following conditions:

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

The applicant requested that the fees for the parks be payable when the permits are pulled.

Shannon Carter, Director of Open Spaces, agreed to the request.

Commissioner Jackson moved to amend the motion as presented to allow the applicant to pay Arapahoe Park and Recreation District fees as each building permit is granted; duly seconded by Commissioner Sharpe. The motion passed 5-0.

The motion passed 5-0.

Item 4 – Resolution No. 160485 - Case No. WVR16-015: Fee Waiver for 58920 E. County Road 2, Strasburg, CO

Sherman Feher, Senior Planner, presented the request to consider a Waiver of Public Works and Development Review Fees for a Conventional Rezone and Minor Subdivision for Case No. WVR16-015, 58920 E. County Road 2, Strasburg, CO.

Kurt Riggs, applicant, explained why he is requesting the fee waiver.

The audio recording is the official County record of this meeting. Written minutes are a summary of the meeting and provided as a courtesy only.

Commissioner Bockenfeld explained why he supports this request.

Jason Reynolds, Planning Manager, discussed the research that has been done regarding how many parcels were illegally subdivided. The Board would receive an update during an upcoming study session.

The motion was made by Commissioner Bockenfeld and duly seconded by Commissioner Holen in the case of WVR 16-015, that the Commissioners grant the applicants, Curt Riggs, Gary Riggs, Denena Riggs, and Zachary Riggs, a fee waiver for a Conventional Rezone and Minor Subdivision and approve the fee waiver of approximately $14,000 as outlined in the Board Summary Report dates July 1, 2016.

The motion passed 5-0.

COMMISSIONER COMMENTS
Commissioner Jackson thanked staff for their hard work on the incredible County Fair that was held this weekend.

Commissioner Sharpe acknowledged that this is Child Support Month.

There being no other business before the Board, the public meeting was adjourned by Commissioner Doty at 10:12 a.m.

ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS

_____

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

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REPORT FOR 08/09/2016 TO 08/15/2016
FUNDS SUMMARY:

FUNDS SUMMARY:

10 General Fund	2,679,934.52
11 Social Services	524,820.72
14 Law Enforcement Authority Dist	81,575.19
15 Arapahoe / Douglas Works!	116,425.28
16 Road and Bridge	246,015.53
20 Sheriff's Commissary	9,459.96
21 Community Development	23,813.29
25 Developmental Disability	106,115.32
26 Grants	65,719.43
28 Open Space Sales Tax	1,204,946.68
29 Homeland Security - North Cent	46,116.40
33 Building Maintenance Fund	97,614.31
34 Fair Fund	2,171.50
41 Capital Expenditure	375,370.28
42 Infrastructure	589,148.89
43 Arapahoe County Recreation Dis	4,811.70
70 Central Services	325,324.76
71 Self-Insurance Liability	4,773.18
72 Employee Flexible Benefit	1,667.00
73 Self-Insurance Workers Comp	254,948.67
74 Self-Insurance Dental	38,793.94
84 E-911 Authority	11,600.93
	==========
TOTAL	6,811,167.48

FUND REPORT - EXPENDITURE TYPE
FUND 10 EXPENDITURE REPORT

4 RIVERS EQUIPMENT AG LLC	Services And Other	706.99
4 RIVERS EQUIPMENT AG LLC	Supplies	195.88
ADAM EVERITT	Services And Other	1,470.00
ADAMSON POLICE PRODUCTS	Supplies	129.13
ALSCO	Supplies	349.99
AMERICAN TARGET CO.	Supplies	1,083.00
ANDREA RASIZER	Services And Other	178.47
AQUA SERVE	Services And Other	166.00
AQUA SERVE	Supplies	21.60
ARAMARK CHICAGO LOCKBOX	Services And Other	2,854.00
ARAMARK CHICAGO LOCKBOX	Supplies	23,379.44
ARAPAHOE COUNTY SHERIFFS OFFICE	Supplies	140.00
ARAPAHOE WATER AND WASTEWATER	Services And Other	67,185.95
BATTERY SYSTEMS INC	Supplies	204.18
BC SERVICES INC	MISC.	15.00
BLANCHARD TRAINING AND DEVELOPMENT	Services And Other	495.45
BRIDGESTONE AMERICAS INC	Supplies	3,260.00
BRIDGESTONE RETAIL OPERATIONS LLC	Supplies	251.08
BRUCKNER TRUCK SALES INC	Supplies	39.77
CALIFORNIA STATE DISBURSEMENT UNIT	MISC.	52.15
CAROLYN A YOUNGS	MISC.	15.00
CATA	Services And Other	985.00
CDW GOVERNMENT	Services And Other	1,781.50
CDW GOVERNMENT	Supplies	990.25
CHERYL BYDALEK	Services And Other	39.20

ARAPAHOE COUNTY
COLORADO'S FIRST

BOARD SUMMARY REPORT

Date: August 30, 2016

To: Board of County Commissioners

Through: Diana Maes, BOCC Administration Manager

From: Carol Dosmann, Executive Assistant, BOCC Administration

Subject: Amend Resolution No. 160108 adopted on February 9, 2016 and approve the appointment of Evelina (Evie) Ashmore to the Citizen Budget Committee to fill a vacancy under District 3.

Purpose and Recommendation

Amend Resolution No. 160108 adopted on February 9, 2016 and approve the appointment of Evelina (Evie) Ashmore to the Citizen Budget Committee to fill a vacancy under District 3, which appointment will expire on February 14, 2017.

Background

The Citizen Budget Committee is responsible for reviewing the annual proposed Arapahoe County Budget. The Committee reviews proposals that have significant fiscal and operational impacts and performs other duties as assigned by the Board of County Commissioners. When directed by the Board, the Committee gathers information and makes recommendations regarding County financial decisions.

Discussion

Alternatives

Fiscal Impact

Concurrence

Reviewed By:

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

RESOLUTION NO. 160 It was moved by Commissioner and duly seconded by Commissioner to amend Resolution No. 160108 adopted on February 9, 2016, and to hereby appoint Evelina (Evie) Ashmore to serve on the Citizen Budget Committee to fill a vacancy in Commissioner District 3, which appointment will expire on February 14, 2017. Said appointee shall serve at the pleasure of the Board of County Commissioners and said appointee may be removed at any time by action of the Board of County Commissioners, with or without good cause shown.

The vote was:

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

The Chair declared the motion carried and so ordered.

Board Summary Report

Date: August 16, 2016

To: Board of County Commissioners

Through: David C. Walcher, Sheriff

From: Olga Fujaros, Budget & Logistics Manager

Subject: Change Fund for 24/7 Program

Request and Recommendation
The Sheriff's Office requests the Board of County Commissioners to approve the establishment of a $100.00 change fund drawer for the 24/7 Program pilot.

Background
The JCDF will begin administering the 24/7 Program in September, 2016. Participants will pay cash each day they are in the program. The JCDF personnel facilitating the program will need to make change for participant payments.

Links to Align Arapahoe

Improve and Align Business Processes – Establishing a change fund drawer at the point of collection will provide convenience to participants and court personnel.

Discussion
The 24/7 Program will collect $2.00 from each participant twice a day. Participants must pay cash, no other payment form is accepted. Occasionally, a participant will not have exact change and if the 24/7 collection personnel do not have a change drawer, the participant will need to find a place to break their larger bill. The participant may either try to get change from court clerks or have to leave the facility to try to get change at a retail shop or gas station.

Alternatives
The alternative is to demand exact change from participants.

Fiscal Impact
$100.00 will be paid out of the Sheriff's Office Operating Budget and can be deposited back if the program ends.

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

Attorney Comments

Reviewed By:

Olga Fujaros, Budget & Logistics Manager

Vincent Line, Detentions Bureau Chief

Louie Perea, Undersheriff

David C. Walcher, Sheriff

Finance Department

County Attorney

RESOLUTION NO. 160____ It was moved by Commissioner and duly seconded by Commissioner to approve the establishment and funding of a $100.00 change fund drawer for use by the 24/7 Program facilitators.

The vote was:

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

The Chair declared the motion carried and so ordered.

BOARD SUMMARY REPORT

Date: August 15, 2016

To: Board of County Commissioners

Through: Ron Carl, County Attorney

From: Tiffanie Bleau, Senior Assistant County Attorney

Subject: Amendment to Trust Indenture for Hunter's Run Multifamily Housing Bonds

Request and Recommendation

The owner of the Hunter's Run multifamily housing project, which was financed with bonds issued by the County, has requested certain technical amendments to the provisions of the bond documents. The County Attorney's Office has no objection to the request.

Background and Discussion

In 2001, the County issued $25,600,000 principal amount of Arapahoe County, Colorado Variable Rate Demand Multifamily Rental Housing Revenue Refunding Bonds (Hunter's Run Project) Series 2001 (the "Series 2001 Bonds"). The Series 2001 Bonds refunded an earlier County bond issue which provided financing for Hunter's Run, a multifamily housing project in the County (the "Project"). The Project has been successfully operated by Hunter's Run Holdings, L.P. (the "Owner") since the early 1990's, providing much needed rental housing for residents of the County.

The Series 2001 Bonds were issued under a Trust Indenture (the "Indenture") between the County and U.S. Bank (the "Trustee"). The Series 2001 Bonds mature August 1, 2031 and currently bear interest at variable rates, with principal payable through redemptions before the maturity date of the Series 2001 Bonds. Under the Indenture, the Trustee maintains a fund called the Principal Reserve Fund, into which payments are made pursuant to the Reimbursement Agreement described below, and used to pay and redeem the Series 2001 Bonds.

The Series 2001 Bonds were credit enhanced by the Federal Home Loan Mortgage Corporation ("Freddie Mac"), under a Reimbursement and Security Agreement (the "Reimbursement Agreement") with the Owner. The County is not a party to the Reimbursement Agreement. The Reimbursement Agreement contains a schedule which requires regular payments by the Owner into the Principal Reserve Fund. As originally executed in 2001, the Reimbursement Agreement provided that, if the Owner met certain financial tests, the payment schedule in the

Reimbursement Agreement could be modified to use a 20, rather than the original 15-year, amortization schedule as the basis for the Owner's payments. Such a modification would not affect the August 1, 2031 maturity date of the Series 2001 Bonds, but would provide a more advantageous payment schedule as between the Owner and Freddie Mac between now and 2031.

The Owner requested the 20-year amortization and has received approval from Freddie Mac. To implement the approved change, (1) the Owner and Freddie Mac will modify the payment schedule in the Reimbursement Agreement; (2) the Owner is requesting that the County and the Trustee amend the Indenture to (a) provide that Series 2001 Bonds must be redeemed at any time that the amount in the Principal Reserve Fund exceeds $100,000, and (b) allow such redemptions to occur automatically without the requirement of Freddie Mac's consent each time Series 2001 Bonds are redeemed with money from the Principal Reserve Fund, and (3) a notice of the change will be provided to the owners of the Series 2001 Bonds as required by the Indenture.

Kutak Rock LLP, who acted as bond counsel in the 2001 Bond transaction, were requested by the Owner to prepare the Indenture Amendment and the proposed Resolution approving the Amendment. With the Owner's consent that firm will also prepare the amendment to the Reimbursement Agreement as counsel to Freddie Mac. The County has no liability under the Reimbursement Agreement or for payment of the Series 2001 Bonds, which are payable solely from payments by the Owner or Freddie Mac.

Alternatives

If this amendment is not approved, Hunter's Run Holdings, L.P. would have to keep the current payment schedule.

Fiscal Impact

There is no direct fiscal impact on County funds for repayment of these bonds.

Approved by:
Ron Carl
Tiffanie Bleau

ARAPAHOE COUNTY, COLORADO

RESOLUTION NO. __

A RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF A FIRST SUPPLEMENTAL INDENTURE TO THE TRUST INDENTURE DATED AS OF AUGUST 1, 2001, BETWEEN THE COUNTY AND U.S. BANK NATIONAL ASSOCIATION, WITH RESPECT TO $25,600,000 ARAPAHOE COUNTY, COLORADO VARIABLE RATE DEMAND MULTIFAMILY RENTAL HOUSING REVENUE REFUNDING BONDS (HUNTER'S RUN PROJECT) SERIES 2001; AUTHORIZING OFFICIALS OF THE COUNTY TO TAKE ALL ACTION NECESSARY TO CARRY OUT THE TRANSACTIONS CONTEMPLATED HEREBY; AND PROVIDING FOR RELATED MATTERS

WHEREAS, the County is a duly and regularly created, organized and existing body corporate and politic of the State of Colorado (the "State"), existing as such under the Constitution and statutes of the State; and

WHEREAS, the County has previously issued $25,600,000 aggregate principal amount of its Variable Rate Revenue Demand Multifamily Rental Housing Revenue Refunding Bonds (Hunter's Run Project) Series 2001 (the "Series 2001 Bonds"); and

WHEREAS, the Series 2001 Bonds were issued pursuant to a Trust Indenture dated as of August 1, 2001 (the "Indenture") between the County and U.S. Bank Trust National Association, as trustee (the "Trustee"); and

WHEREAS, Hunter's Run Holdings, L.P. (the "Owner") entered into a Financing Agreement dated as of August 1, 2001 (the "Loan Agreement") with the County and the Trustee, providing for the Owner to make payments to the Trustee corresponding to the debt service requirements of the Series 2001 Bonds, as provided in the Indenture; and

WHEREAS, the Owner has requested that the County and the Trustee enter into a First Supplemental Indenture (the "Amendment") to the Indenture, which Amendment would modify Sections 3.01 and 4.07 of the Indenture to provide for redemptions of the Series 2001 Bonds at such time or times as the balance of the Principal Reserve Fund (defined in the Indenture) exceeds $100,000; and

WHEREAS, the proposed form of the Amendment has been filed with the County Clerk prior to the adoption of this Resolution;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ARAPAHOE COUNTY, COLORADO:

Section 1. Ratification of Actions. All action heretofore taken, not inconsistent with the provisions of this resolution (the "Resolution"), by the Board or the officers of the County, directed toward the preparation of the Amendment are hereby ratified, approved and confirmed.

Section 2. Approval and Execution of Amendment; Authorized Officers. The Amendment, in substantially the form filed in the office of the County Clerk prior to the adoption of this Resolution, is in all respects approved, authorized and confirmed, and the Chair of the Board is hereby authorized and directed to execute and deliver, and the County Clerk of the County or any Deputy or Assistant County Clerk are hereby authorized and directed to affix the seal of the County to, and attest, the Amendment in substantially the form so filed with the County Clerk, with such changes as are not inconsistent with the intent of this Resolution and are approved by bond counsel or the County Attorney.

Section 3. Additional Documents. The County Clerk is hereby authorized and directed to attest all signatures and acts of any official of the County in connection with the matters authorized by this Resolution. The Chair of the Board and the Authorized Officers are hereby authorized to execute and deliver for and on behalf of the County any and all additional certificates, documents and other papers and to perform all other acts that they may deem necessary or appropriate in order to implement and carry out the transactions and other matters authorized by this Resolution.

Section 4. Severability. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.

Section 5. Repealer of Measures. All acts, orders, resolutions or parts thereof, in conflict with this Resolution or with any of the documents hereby approved, are hereby repealed only to the extent of such conflict. This repealer shall not be construed as reviving any resolution, or part thereof heretofore repealed.

Section 6. Effectiveness. This Resolution shall take effect immediately upon its passage.

[Remainder of page intentionally left blank]

PASSED AND ADOPTED this ____ day of _____, 2016.

[SEAL]

ARAPAHOE COUNTY, COLORADO

By _____
Nancy Doty, Chair
Board of County Commissioners

Attest:

By _____
Matt Crane, County Clerk

FIRST SUPPLEMENTAL INDENTURE

between

ARAPAHOE COUNTY, COLORADO

and

U.S. BANK NATIONAL ASSOCIATION,
as Trustee

relating to

$25,600,000
Arapahoe County, Colorado
Variable Rate Demand Multifamily Rental Housing Revenue Refunding Bonds
(Hunter's Run Project)
Series 2001

Dated as of August __, 2016

FIRST SUPPLEMENTAL INDENTURE

THIS FIRST SUPPLEMENTAL INDENTURE (this "Amendment"), dated as of August __, 2016, by and between **ARAPAHOE COUNTY, COLORADO** (the "Issuer"), a political subdivision of the State of Colorado (the "State"), and **U.S. BANK NATIONAL ASSOCIATION, F/K/A U.S. BANK TRUST NATIONAL ASSOCIATION**, a national banking association duly organized and existing under the laws of the United States of America and authorized to accept and execute trusts of the character herein set out, as trustee (the "Trustee").

W I T N E S S E T H :

WHEREAS, pursuant to the County and Municipality Development Revenue Bond Act, constituting Article 3, Title 29, Colorado Revised Statutes (the "Act") and this Amendment, the Issuer has previously issued its Variable Rate Demand Multifamily Rental Housing Revenue Refunding Bonds (Hunter's Run Project) Series 2001 (the "Series 2001 Bonds") in the original aggregate principal amount of $25,600,000 to provide for the refinancing, evidenced by a mortgage loan (the "Bond Mortgage Loan"), of a multifamily rental housing development located in the County of Arapahoe known as Hunter's Run Project (the "Project") and owned by Hunter's Run Holdings, L.P., a Colorado limited partnership (the "Owner"); and

WHEREAS, the Issuer and the Trustee entered into that certain Indenture of Trust (as amended, restated and/or supplemented from time to time, the "Indenture"), dated as of August 1, 2001, relating to the Series 2001 Bonds; and

WHEREAS, at the request of the Owner, the Issuer and the Trustee have agreed to amend the Indenture in the manner provided herein;

NOW THEREFORE, in consideration of the foregoing and of the mutual covenants herein set forth, the Issuer and the Trustee hereby agree as follows:

Section 1. Amendment to Section 3.01(b)(iv) of the Indenture. Section 3.01(b)(iv) of the Indenture is hereby amended and restated in its entirety as follows:

(iv) in part, (A) at the written direction of the Credit Facility Provider on each Reset Adjustment Date, each Variable Rate Adjustment Date and on the Conversion Date in an amount not greater than the amount in the Principal Reserve Fund on the first day of the month prior to such Reset Adjustment Date, Variable Rate Adjustment Date or the Conversion Date, as applicable or (B) on any June and December Interest Payment Date during a Variable Period commencing December 1, 2016, in an amount not greater than the amount in the Principal Reserve Fund on the first day of the month prior to such Interest Payment Date rounded downward to the nearest multiple of $5,000 equal to or greater than $100,000; or

Section 2. **Amendment to Section 4.07 of the Indenture**. Section 4.07 of the Indenture is hereby amended and restated in its entirety as follows:

Section 4.07. Principal Reserve Fund.

(a) During any Variable Period, there shall be deposited into the Principal Reserve Fund that portion of the monthly payments made by the Owner in accordance with the Principal Reserve Schedule and designated for deposit to the Principal Reserve Fund as required by the Financing Agreement and the Reimbursement Agreement. Any interest earned on or profits realized from amounts on deposit in the Principal Reserve Fund shall be deposited into the Principal Reserve Fund and, provided that there is no deficiency in the Principal Reserve Fund, the Administration Fund, the Cap Fee Escrow (as such term is defined in the Reimbursement Agreement) or the Rebate Fund, and that no Event of Default exists under any of the Bond Mortgage Loan Documents and no default exists under any of the Borrower Documents (as such term is defined in the Reimbursement Agreement) shall be paid to the Owner on the Interest Payment Date next succeeding receipt of such interest or profits by the Trustee. In addition, remarketing proceeds shall be deposited in the Principal Reserve Fund and used to reimburse Freddie Mac in an amount equal to the amount of any Liquidity Advance paid to the Trustee to purchase Bonds on any Settlement Date. At the written direction of Freddie Mac, amounts on deposit in the Principal Reserve Fund shall be used by the Trustee (i) to reimburse Freddie Mac for Credit Advances or Liquidity Advances (as defined in the Reimbursement Agreement), (ii) for any use authorized under this Indenture, and (iii) in the event of a default by the Borrower under the Reimbursement Agreement or any other Borrower Agreement for any other use as directed in writing by Freddie Mac.

(b) On each Reset Adjustment Date, Variable Rate Adjustment Date and on the Conversion Date, amounts on deposit in the Principal Reserve Fund shall be used to reimburse Freddie Mac in an amount equal to the Guaranteed Payment made by Freddie Mac to the Trustee under the Credit Enhancement Agreement to redeem Bonds in Authorized Denominations pursuant to Section 3.01(b)(iv)(A).

(i) During any Variable Period, if the aggregate amount on deposit in the Principal Reserve Fund (excluding all investment income) on the tenth Business Day of any month equals or exceeds $100,000, to the Redemption Account an amount equal to the amount on deposit in the Principal Reserve Fund (rounded downward to the nearest multiple of $5,000 equal to or greater than $100,000) to be applied to reimburse the Credit Facility Provider for draws under the Credit Facility in a like amount to effect the redemption required by Section 3.01(b)(iv)(B), provided that Bonds shall only be subject to such redemption on December 1, 2016 and each June and December Interest Payment Date thereafter. The Trustee shall draw on the Credit Facility in the amount of such redemption in accordance with the terms thereof and deposit the proceeds of such draw in the Redemption Account to effect the redemption pursuant to Section 3.01(b)(iv)(B).

(c) On the first day of the month in which an Interest Payment Date falls during a Reset Period or the Fixed Rate Period, amounts on deposit in the Principal Reserve Fund shall be used to reimburse Freddie Mac in an amount equal to any Guaranteed Payment made by Freddie Mac to the Trustee under the Credit Enhancement Agreement to redeem Bonds in Authorized Denominations pursuant to Section 3.01(b)(v).

(d) On any Interest Payment Date, to the extent of any deficiency in the Bond Fund, to the extent moneys then available in accordance with Section 4.03(e) in the General Account of the Revenue Fund, the Administration Fund and the Redemption Fund are insufficient to make up such deficiency, at the direction of Freddie Mac amounts on deposit in the Principal Reserve Fund shall be transferred to the Bond Fund in the amount of such deficiency.

(e) Any amounts remaining in the Principal Reserve Fund after payment in full of the principal of and interest on the Bonds shall be applied as provided in Section 4.11 hereof.

Section 3. Ratification. Except as expressly amended hereby, the Indenture shall continue in full force and effect.

Section 4. Representations. Each party hereto hereby represents and warrants that it has been duly authorized to execute this Amendment (including obtaining all necessary consents), that its signature page has been validly executed, and that, as applicable, the Indenture, as hereby amended, constitutes a valid and binding obligation enforceable against such party in accordance with its terms.

IN WITNESS WHEREOF, the Issuer and the Trustee have caused this First Amendment to Trust Indenture to be executed and delivered by duly authorized officers thereof as of the day and year first written above.

ARAPAHOE COUNTY, COLORADO

Attest:

By _____
Name _____
Chair, Board of County Commissioners

_____
County Clerk

[SEAL]

[Trustee's Signature Page to First Amendment to Trust Indenture]

U.S. BANK NATIONAL
ASSOCIATION, as Trustee

By _____
Name _____
Title _____

Board Summary Report – Consent Item

Date: August 1, 2016

To: Board of County Commissioners

Through: Robert Hill, Assistant County Attorney

From: Steven Byer, Building Division Manager

Subject: Adoption of the 2015 Fire Code by South Metro Fire Rescue Authority

Information
It is requested that the Board consider and approve the Consent Agenda item regarding recognition of South Metro Fire Rescue's adoption of the 2015 International Fire Code, to occur at the August 30th Board of County Commissioners' meeting.

Request and Recommendation
Representatives from South Metro Fire Rescue will be present for recognition of their adoption of the 2015 International Fire Code to the Board, pursuant to the requirements of County Resolution 1804-89. As Building Official and Division Manager, I have been asked by the Fire District and the County attorney's office to help facilitate this meeting and agenda request.

Background
South Metro Fire Rescue was created April 24, 2008 as a merger between South Metro Fire Rescue and Parker Fire Protection District. The supporting documents provided further clarify the 2015 Fire Code adoption and merger of the two districts. South Metro Fire Rescue currently is one of several fire districts that provides fire protection services to the citizens of Arapahoe County. The County continues to collaborate with the various fire districts to standardize code interpretations, plan reviews and inspections, as well as uniformity in code adoption practices and procedures.

Links to Align Arapahoe
Quality of Life – Adopting updated codes to maintain and improve the safety of the built environment.

Discussion
Pursuant to Arapahoe County's Resolution 1804-89 and C.R.S 1973 32-1-1002(1)(d), South Metro Fire Rescue may adopt and enforce the Fire Code. This District is now requesting recognition of their adoption of the 2015 edition of the International Fire Code as described and amended in the attached resolution. The BOCC may ratify this resolution, duly adopted by the Fire District Board, as applicable within that

portion of the unincorporated areas of Arapahoe County located within the boundaries of South Metro Fire Rescue.

Fiscal Impact
None for the County – this District already assesses their own fees for plan reviews and permits.

Attorney Comments
No comments from legal at this time

Reviewed By:

Dave Schmit, PWD Director
Todd Weaver, Finance Department
Robert Hill, Assistant County Attorney

_____ _____
Steven Byer, Building Division Manager Robert Hill, Assistant County Attorney

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

WHEREAS, the South Metro Fire Rescue Authority (hereinafter "District") has adopted the 2015 edition of the International Fire Code; and

WHEREAS, the District's boundaries include portions of unincorporated Arapahoe County; and

WHEREAS, §32-1-1002(1)(d), C.R.S. provides that no fire code shall apply within the unincorporated portion of any county unless the governing body of such county adopts a resolution stating such code or specific portions thereof shall be applicable within the fire protection district's boundaries; and

WHEREAS, the District has requested that the Board of County Commissioners adopt the above-referenced resolution in regard to the applicability of the 2015 edition of the International Fire Code within the District's boundaries; and

WHEREAS, it is in the interest of the citizens of Arapahoe County that fire protection districts be able to exercise their powers in the adoption and enforcement of fire codes.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners that the 2015 edition of the International Fire Code, as published by the International Code Council, save and except such portions as are hereinafter deleted, modified or amended, as provided and adopted by South Metro Fire Rescue Authority, shall be applicable within the South Metro Fire Rescue Authority's boundaries, subject to the following:

a. It shall be the sole and exclusive responsibility of the South Metro Fire Rescue Authority to enforce the 2015 edition of the International Fire Code.

b. The approval of the 2015 edition of the International Fire Code shall not supersede, amend, waive or otherwise affect the Arapahoe County Building Code or any other County regulation or ordinance. In the event of any conflict between the 2015 edition of the International Fire Code and said County codes, regulations and ordinances, the County codes, regulations and ordinances shall take precedence over said Fire Code.

The vote was:

Commissioner Doty, ____; Commissioner Bockenfeld, _____; Commissioner Jackson, _____; Commissioner Sharpe, _____; and Commissioner Holen, _____.

The Chair declared the motion so carried.

PARKER FIRE PROTECTION DISTRICT

RESOLUTION NO. 2015-09

A RESOLUTION OF THE PARKER FIRE PROTECTION DISTRICT ADOPTING THE 2015 EDITION OF THE INTERNATIONAL FIRE CODE, REGULATING AND GOVERNING THE SAFEGUARDING OF LIFE AND PROPERTY FROM FIRE AND EXPLOSION HAZARDS ARISING FROM THE STORAGE, HANDLING AND USE OF HAZARDOUS SUBSTANCES, MATERIALS AND DEVICES, AND FROM CONDITIONS HAZARDOUS TO LIFE OR PROPERTY IN THE OCCUPANCY OF BUILDINGS AND PREMISES IN THE PARKER FIRE PROTECTION DISTRICT; PROVIDING FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES THEREFORE.

WHEREAS, Section 32-1-1002(1)(d), C.R.S. authorizes fire protection districts to adopt and enforce fire codes, although no such fire code shall apply within any municipality or unincorporated portion of a county unless the municipal or county governing body adopts a resolution stating that such code shall be applicable within the fire protection district's boundaries; and

WHEREAS, the Board of Directors ("Board") of the Parker Fire Protection District ("District") finds and determines that it is in the best interest of the residents, taxpayers, and visitors of the District to maintain adequate and updated regulations by means of adopting by reference the 2015 edition of the International Fire Code for application within the District for the purpose of establishing rules of conduct and standards for the protection of life, health, property, security and welfare of the inhabitants and property owners of the District; and

WHEREAS, the Board desires to adopt by reference the 2015 International Fire Code in its entirety, except as modified herein, to protect the safety and welfare of the citizens of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE PARKER FIRE PROTECTION DISTRICT AS FOLLOWS:

Section 1. Adoption of Fire Code. That a certain document, three (3) copies of which are on file in the office of the Life Safety Bureau of the Parker Fire Protection District, being marked and designated as the *International Fire Code*, 2015 edition, including Appendix Chapters B, C, and D, as published by the International Code Council, be and is hereby adopted as the Fire Code of the Parker Fire Protection District, in the State of Colorado regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in

the occupancy of buildings and premises as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Fire Code on file in the office of the Parker Fire Protection District are hereby referred to, adopted, and made a part hereof, as if fully set out in this Resolution, with the additions, insertions, deletions and changes, if any, prescribed in Sections 2, 3, 4 and 5 of this Resolution.

Section 2. Town of Parker Stipulations. The Fire Code adopted pursuant to this Resolution is modified within the Town of Parker jurisdictional boundaries, as follows:

(A) Town of Parker Ordinance No. 4.93.4, Series of 2015 (the "Parker Ordinance"). Except as set forth in this Section 2, in the event of a conflict between this Resolution and the Parker Ordinance, the Parker Ordinance shall control.

(B) Sections 105, 111, and 113 of the Fire Code shall not apply within the Town of Parker, except that Parker Fire may enforce and collect any and all fees pursuant to Section 113.4.

(C) A new Section 107.1.1 is added to read as follows:

107.1.1 **Annual Inspections.** The Chief of the Parker Fire Protection District is authorized to inspect, or cause to be inspected by members or officers of his department, as often as he shall deem necessary, all buildings, premises, and public places, except the interior of any private dwelling, for the purpose of ascertaining and causing to be corrected any condition liable to cause fire or for the purpose of obtaining information relative to the violation of the various provisions of the Fire Code, and for such purposes shall have all authorities and responsibilities of the Fire Code Official under Section 104 of the Fire Code.

(D) Except as set forth in this Section 2, this Resolution shall not conflict with Town of Parker ordinances, as they may be amended from time to time.

Section 3. Arapahoe County Stipulations. The Fire Code adopted pursuant to this Resolution:

(A) is modeled after the Uniform Fire Code and is intended to be uniform generally with other fire districts within Arapahoe County;

(B) is in conformance with State statute;

(C) shall not conflict with the Arapahoe County Building Department or other County resolutions and ordinances, as they may be amended from time to time;

(D) does not provide for general police powers for the District's fire officials, but rather sets forth rules, standards, and procedures by and under which the District's fire officials will exercise the powers conferred by State law.

Section 4. Amendments. That the following sections are hereby revised by the addition of the words underlined and the deletion of the words stricken:

Section 101.1, insert: Parker Fire Protection District

Section 108.1, modify as follows:
Board of Appeals Established. In order to hear and decide appeals of orders, decisions or determinations made by the fire code official relative to the application and interpretation of this code, there shall be ~~and is hereby created a board of appeals. The board of appeals shall be appointed by the governing body and shall hold office at its pleasure.~~ the Regional Fire Code Board of Appeals appointed through the operation of an IGA ~~and shall hold office at its pleasure~~. **[*remainder unchanged*]**

Section 109.4, modify as follows:
109.4 Violation Penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be subject to fine and/or imprisonment in accordance with Section 32-1-1001 and 32-1-1002, C.R.S. ~~guilty of a [SPECIFY OFFENSE], punishable by a fine of not more than [AMOUNT] dollars or by imprisonment not exceeding [NUMBER OF DAYS], or both such fine and imprisonment.~~ Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Section 111.4, modify as follows:
111.4 Failure to comply. Any person who shall continue any work after having been served a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to fine and/or imprisonment in accordance with Section 32-1-1001 and 32-1-1002, C.R.S.~~guilty of a [SPECIFY OFFENSE], punishable by a fine of not more than [AMOUNT] dollars or by imprisonment not exceeding [NUMBER OF DAYS], or both such fine and imprisonment.~~

Section 503.2, modify to read as follows:
503.2 Specifications. Fire apparatus access roads shall be installed and arranged in accordance with Sections 503.2.1 through 503.2.8 and Appendix D.

Section 503.4.1, modify to read as follows:

503.4.1 Traffic calming devices. ~~Traffic calming devises shall be prohibited unless approved by the fire code official.~~ Fire Code Official approval is required before traffic calming devices can be constructed.

Section 507.3, modify as follows:

507.3 Fire flow. Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method, or in accordance with Appendix B.

Section 507.5, modify as follows:

507.5 Fire hydrant systems. Fire hydrant systems shall comply with Sections 507.5.1 through 507.5.6 and Appendix C.

Section 903.2.9, modify as follows:

903.2.9 Group S-1. An automatic sprinkler system shall be provided throughout all buildings containing a Group S-1 occupancy where one of the following conditions exists:

1. *[No Change]*
2. *[No Change]*
3. *[No Change]*
4. *[No Change]*
5. A Group S-1 ~~occupancy~~ fire area used for the storage of upholstered furniture or mattresses exceeds 2,500 square feet (232 m^2).

Section 1103.7.6 modify, as follow:

1103.7.6 Group R-2. A manual and automatic fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group R-2 occupancies more than three stories in height or with more than 16 dwelling or sleeping units.

Exceptions:

1. [No Change]
2. [No Change]
3. A fire alarm system is not required in buildings that do not have interior corridors serving dwelling units, ~~and are protected by an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2,~~ provided that dwelling units either have a means of egress door opening directly to an exterior exit access that leads directly to the exits or are served by open-ended corridors designed in accordance with Section 1027.6, Exception 3, items 3.2 to 3.5.
4. [No Change]

Section 5601.1.3, modify as follows:

5601.1.3 Fireworks. The possession, manufacture, storage, sale, handling and use of fireworks are prohibited except as allowed by Federal, State, and Local law.

~~**Exceptions:**~~

~~1. Storage and handling of fireworks as allowed in Section 5604.~~

~~2. Manufacture, assembly and testing of fireworks as allowed in Section 5605.~~

~~3. The use of fireworks for fireworks displays as allowed in Section 5608.~~

~~4. The possession, storage, sale, handling and use of specific types of Division 1.4G fireworks where allowed by applicable laws, ordinances and regulations, provided such fireworks comply with CPSC 16 CFR Parts 1500 and 1507, and DOTn 49 CFR Parts 100–185, for consumer fireworks.~~

Section 5. Geographic limits. That the geographic limits referred to in certain sections of the 2015 *International Fire Code* are hereby established as follows:

Section 5704.2.9.6.1 (geographic limits in which the storage of Class I and Class II liquids in above-ground tanks outside of buildings is prohibited): In accordance with the zoning regulations of the governing authority.

Section 5706.2.4.4 (geographic limits in which the storage of Class I and Class II liquids in above-ground tanks is prohibited): In accordance with the zoning regulations of the governing authority.

Section 5806.2 (geographic limits in which the storage of flammable cryogenic fluids in stationary containers is prohibited): In accordance with the zoning regulations of the governing authority.

Section 6104.2 (geographic limits in which the storage of liquefied petroleum gas is restricted for the protection of heavily populated or congested areas): In accordance with the zoning regulations of the governing authority

Section 6. That if any section, subsection, sentence, clause or phrase of this Resolution is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this Resolution. The Board hereby declares that it would have passed this Resolution, and each section, subsection, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional.

Section 7. That nothing in this Resolution or in the Fire Code hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or resolution hereby repealed; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Resolution.

Section 8. All resolutions, or parts thereof, in conflict with this Resolution, are hereby repealed, provided that this section shall not repeal the repealer clauses of any prior resolutions or hereby revive any ordinances or resolutions previously repealed.

Section 9. That this Resolution and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect on January 1, 2016.

Adopted this 14th day of December, 2015.

PARKER FIRE PROTECTION DISTRICT

By: _____
Danny C. Gaddy, Chair

ATTEST:

_____
Allan O. Johnson, Secretary

PARKER FIRE PROTECTION DISTRICT

RESOLUTION NO. 2015-15

A RESOLUTION ADOPTING BY REFERENCE VARIOUS LEGISLATIVE AND ADMINISTRATIVE ENACTMENTS OF THE SOUTH METRO FIRE RESCUE AUTHORITY

WHEREAS, the Parker Fire Protection District ("Parker Fire" or "the District") is a quasi-municipal corporation and political subdivision of the State of Colorado and a duly organized and existing special district pursuant to Title 32, Colorado Revised Statutes; and

WHEREAS, the South Metro Fire Rescue Authority ("Authority") was created by that certain Creation and Pre-Inclusion Agreement dated April 24, 2008 as Amended and Restated May 21, 2012 (the "Agreement"), between the Parker Fire Protection District and South Metro Fire Rescue, each a special district created pursuant to Article 1, Title 32, C.R.S. (the "Districts"); and

WHEREAS, pursuant to the Agreement the Districts have operated as the Authority since 2008; and

WHEREAS, Section VI. of the Agreement contemplates the consolidation of the Districts by including all property currently within South Metro into Parker Fire, excluding such property from South Metro, and dissolving South Metro; and

WHEREAS, the Districts contemplate that their consolidation will be complete and approved by the District Courts prior to, or shortly after the end of 2015, and at such time Parker Fire shall continue to provide services to the area currently within both Districts and which since 2008 has been served by the Authority; and

WHEREAS, Section 32-1-1001(l)(m), C.R.S. authorizes the District to adopt, amend, and enforce bylaws and rules and regulations not in conflict with the constitution and the laws of the state for carrying on the business, objects, and affairs of the District and its Board of Directors; and

WHEREAS, Section 32-1-1001(l)(j) and (k), C.R.S. authorizes the District to fix and from time to time increase or decrease fees, rates, tolls, penalties or charges for services, programs, or facilities furnished by the District within and without the boundaries of the District; and

WHEREAS, the District has the authority under Sections 32-1-1002 (d) and (e), C.R.S. to adopt and enforce fire codes and to fix and from time to time increase or decrease fees and charges for fire code inspections; and

WHEREAS, the District is authorized by other statutory authorizations to adopt other policies, procedures, requirements, plans, fees and charges; and

WHEREAS, the Authority, for purposes of providing service to the Districts, has adopted by legislative and administrative action various bylaws, rules, regulations, fire codes, plans, rates, fees, tolls, penalties, charges, policies, procedures and requirements; and

WHEREAS, the Board of Directors hereby finds and determines that upon consolidation of the Districts it is appropriate and necessary to the function and operation of the District for the District to continue to operate and provide services based on the various legislative and administrative bylaws, rules, regulations, fire codes, plans, rates, fees, tolls, penalties, charges, policies, procedures, requirements and similar enactments in effect for the Authority;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Parker Fire Protection District as follows:

1. **Adoption by Reference**. The Board hereby adopts by reference all the various legislative and administrative bylaws, rules, regulations, fire codes, plans, rates, fees, tolls, penalties, charges, policies, procedures, requirements and similar enactments in effect for the Authority as of the exclusion of all property currently within South Metro and inclusion of the same into Parker Fire. Such enactments shall include, but not be limited to: Bylaws; Fee Schedule; International Fire Code as Amended; Strategic Plan; Standard of Response Coverage; Personnel Policies; Email Policy; Policy of the Official Custodian Regarding Responding to Open Records Requests; Policy Regarding Retention of Patient Medical Records; Risk Assessment and Mitigation Plan; Electronic Mail Retention Policy; Extending the Temporary Property Tax Rebate for Installation of Residential Sprinkler Systems; Indemnification Resolution; Fees for the Juvenile Firesetter Intervention Program; Property Disposal Policy; and Policy Regarding Guidelines for the Establishment of Director Districts.

2. **Severability**. If any part, section, subsection, sentence, clause or phrase of this Resolution, or the legislative and administrative bylaws, rules, regulations, fire codes, plans, rates, fees, tolls, penalties, charges, policies, procedures, requirements and similar enactments adopted herein by reference, is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining provisions.

3. **Effective Date**. This Resolution shall take effect and be enforced immediately upon Orders being entered by the District Courts excluding all property currently within South Metro and including the same into Parker Fire.

PASSED this 14th day of December 2015, by a vote of ____ in favor and ____ opposed.

Parker Fire Protection District

By _____
Danny C. Gaddy, Chairman

Attest:

_____
Allan Johnson, Secretary

Agenda Item: #

Arapahoe County
Colorado's First

Board Summary Report

Date: August 4, 2016

To: Board of County Commissioners

Through: Jan Yeckes, Planning Division Manager

From: Sherman Feher, Senior Planner

Subject: Centennial East Corporate Center/A+ Athletics, Final Development Plan Amendment, (P15-011).

Request and Recommendation

The purpose of this action is to request BOCC approval of a Final Development Plan Amendment (FDPA) for adding "Recreational Facilities Public and Private" to the list of allowed uses for this FDP. The property is located north of the intersection of Fremont Avenue and Dillion Court. Planning Commission and Staff recommend approval of the FDP with conditions of approval.

Background

The current zoning is MU-PUD which includes "Recreational facilities, public and private" as an allowed use on the Preliminary Development Plan. The Planning Commission voted unanimously, by a 5-0 vote, to recommend that the BOCC approve the FDP Amendment with conditions of approval.

Links to Align Arapahoe

This request, if approved, will improve the "Quality of Life" by adding recreational opportunities it will provide a healthier, more vibrant community and it may "improve the County's economic environment" by possibly generating more jobs.

Discussion

The applicant has applied for a Final Development Plan Amendment that would allow "Recreational facilities, public and private" in order to in order to allow a gymnastic training facility in the existing building as an allowed use. The PDP has "Recreational facilities, public and private" as an allowed use.

At the Planning Commission Hearing a question was raised regarding the traffic circulation. The applicant responded that the parents drive in Dillon Court and continue through the parking lot and drive out a private road so there is really no conflict with traffic circulation.

Also at the Planning Commission Hearing a question was raised regarding parking. The site has 50 parking spaces which can more than handle the normal weekday gymnastic training class

schedule. The applicant also said that one of the goals of the FDPA was to allow more room for equipment, not necessarily increase the number of students. Occasionally regional meets are held at the facility; in order to accommodate any excess parking a cross-parking agreement has been arranged with an adjacent property owner.

Alternatives

The Board of County Commissioners has 3 alternatives:

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

Fiscal Impact

This request is likely to have a revenue neutral fiscal impact on the County because this is only a change of use with an existing building.

Concurrence

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

Reviewed By:

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

DRAFT MOTIONS

APPROVAL WITH CONDITIONS: In the case of P15-011, Centennial East Corporate Center/A Plus Athletics Final Development Plan Amendment, we have read the staff report and received testimony at the public hearing. We find ourselves in agreement with staff findings including the draft plan and attachments as set forth in the Board Summary Report dated August 4, 2016, and approve of this case, subject to the following conditions:

1. The applicant must make all modifications to the Final Development Plan Amendment Exhibit as requested by the Public Works & Development Department.

2. The applicant agrees to address all Engineering Services Division and SEMSWA comments and concerns, as identified within their reports, prior to signed mylars.

Alternate Motions

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

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

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

CONTINUE: In the case of P15-011, Centennial East Corporate Center/A Plus Athletics Final Development Plan, I move to continue the decision on this request to [DATE], 2016, date certain, at 9:30 a.m., at this same location [to receive further information] [to further consider information presented during the hearing].

RESOLUTION NO. XXXXXX It was moved by Commissioner XXXXX and duly seconded by Commissioner XXXXX to adopt the following Resolution:

WHEREAS, application has been made by Brian Ostler., applicant, on behalf of Michael Hohl, owner, for a Final Development Plan Amendment (FDPA) designated as Centennial East Corporate Center No. 3/City Lighting/A + Athletics, (Case No. P15-011) and

WHEREAS, after a hearing on this matter, the Arapahoe County Planning Commission made a favorable recommendation of the FDPA, subject to certain stipulations of said Planning Commission; and

WHEREAS, following the Planning Commission hearing, notice of a public hearing on the proposed FDPA before the Arapahoe County Board of County Commissioners was given by publication on August 11, 2016 in The Villager, a newspaper of general circulation within the County of Arapahoe, by posting of said property, and by mail notification of adjacent property owners in accordance with the Arapahoe County Zoning Regulations; and

WHEREAS, pursuant to the aforementioned notice provisions, a public hearing was held before the Arapahoe County Board of County Commissioners at the Arapahoe County Administration Building, 5334 S. Prince St., Littleton, Colorado, on the 30th day of August, 2016, at 9:30 o'clock AM at which time evidence and testimony were presented to the Board concerning the FDP; and

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

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

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

WHEREAS, the public hearing was opened, held, and closed on August 30, 2016; and

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

WHEREAS, the Board has considered the recommendation of the Arapahoe County Planning Commission and the testimony and evidence presented at the public hearing and has concluded the public health, safety, convenience and general welfare, as well as good zoning practice, justifies the approval of the FDPA of Centennial East Corporate Center No. 3/City Lighting/A + Athletics, (Case No.P15-011), subject to the conditions precedent and/or stipulations as hereinafter delineated.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of

Arapahoe County as follows:

1. That the FDPA of Centennial East Corporate Center No. 3/City Lighting/A + Athletics, (Case No. P15-011) be approved on the grounds that the FDPA is compatible with development standards for the area and complies with the requirements of the approved Preliminary Development Plan; and that said development is the result of a desirable plan for land use presented by the applicant in the form of the above mentioned FDPA.

2. Approval of this FDPA is based upon the following understandings, agreements, and/or representations:

   a. The applicant's assent and/or agreement to make all modifications to the final version of the documents that are necessary to conform the documents to the form and content requirements of the County in existence at the time the documents are submitted for signature.

   b. The representations, statements, and positions contained in the record that were made by, or attributed to, the applicant and its representatives, including all such statements contained in materials submitted to the Board by the applicant and County staff.

3. Approval of this FDPA shall be and is subject to the following stipulations and/or conditions precedent, which the applicant has accepted and which the applicant is also deemed to accept by continuing with the development of the property:

   a. The applicant's compliance with the stipulations of the Arapahoe County Planning Commission as set forth in the record of the Planning Commission proceedings, which stipulations are adopted by the Board and stated below in Section 3(b) of this Resolution.

   b. The applicant's compliance with all conditions of approval recommended by the staff case managers in the written staff reports presented to the Board, and any conditions stated by staff on the record.

      1.The applicant must make all modifications to the Final Development Plan Amendment Exhibit as requested by the Public Works & Development Department.

      2.The applicant agrees to address all Engineering Services Division and SEMSWA comments and concerns, as identified within their reports, prior to signed mylars.

   c. The applicant's performance of all commitments and promises made by the applicant or its representatives and stated to the Board on the record, or contained within the materials submitted to the Board.

4. Except to the extent expressly disclosed in the underlying staff reports and set forth in a finding of fact in this Resolution, this approval action does not accept or approve any plan language that varies, in any respect, from the standard notes and language required by the Arapahoe County Land Development Code and applicable department policies. Any nonstandard language appearing on the Final Development Plan shall be of no effect

unless so disclosed and unless expressly approved in a Finding of Fact. This Board reserves the power to take further action without further notice, by Resolution, to either remove or ratify any such language at any time.

5. County planning, engineering and legal staff are authorized to make any changes to the mylar form of the approved document as may be needed to conform the documents to the form and content requirements of the County in existence at the time the documents are submitted for signature, and to make such other changes that are expressly stated by staff before the Board, or are recommended by staff in the written staff reports, or are referred to by the movant Commissioner. No other deviation or variance from the form and content of the documents submitted for the Board's consideration are approved except to the extent stated in this resolution.

6. The County Attorney, with the concurrence of the planning and/or engineering case managers, is authorized to make appropriate modifications to the resolution and plan documents as needed to accurately reflect the matters presented to the Board and to record and clarify, as necessary, other aspects and ramifications of the Board's action.

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

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

The vote was:

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

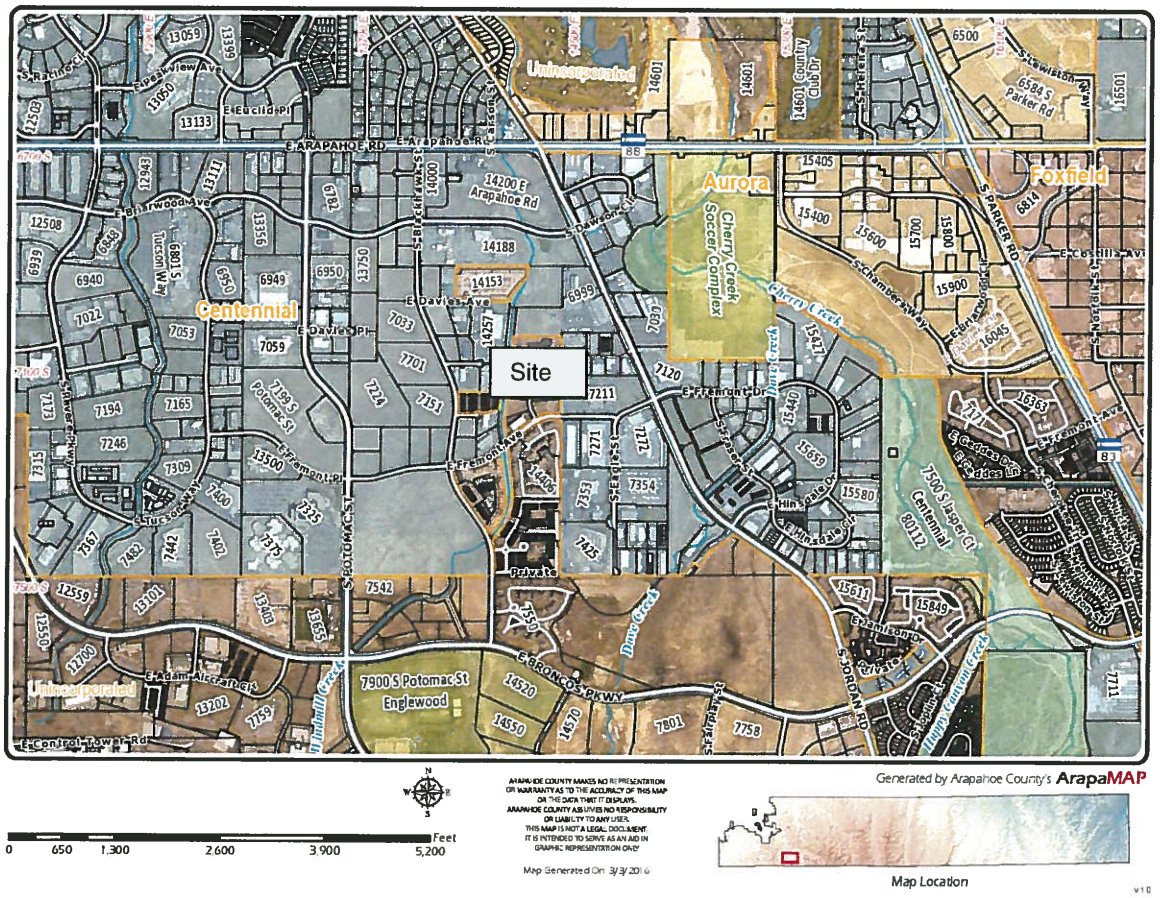
The Chair declared the motion carried and so ordered.

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

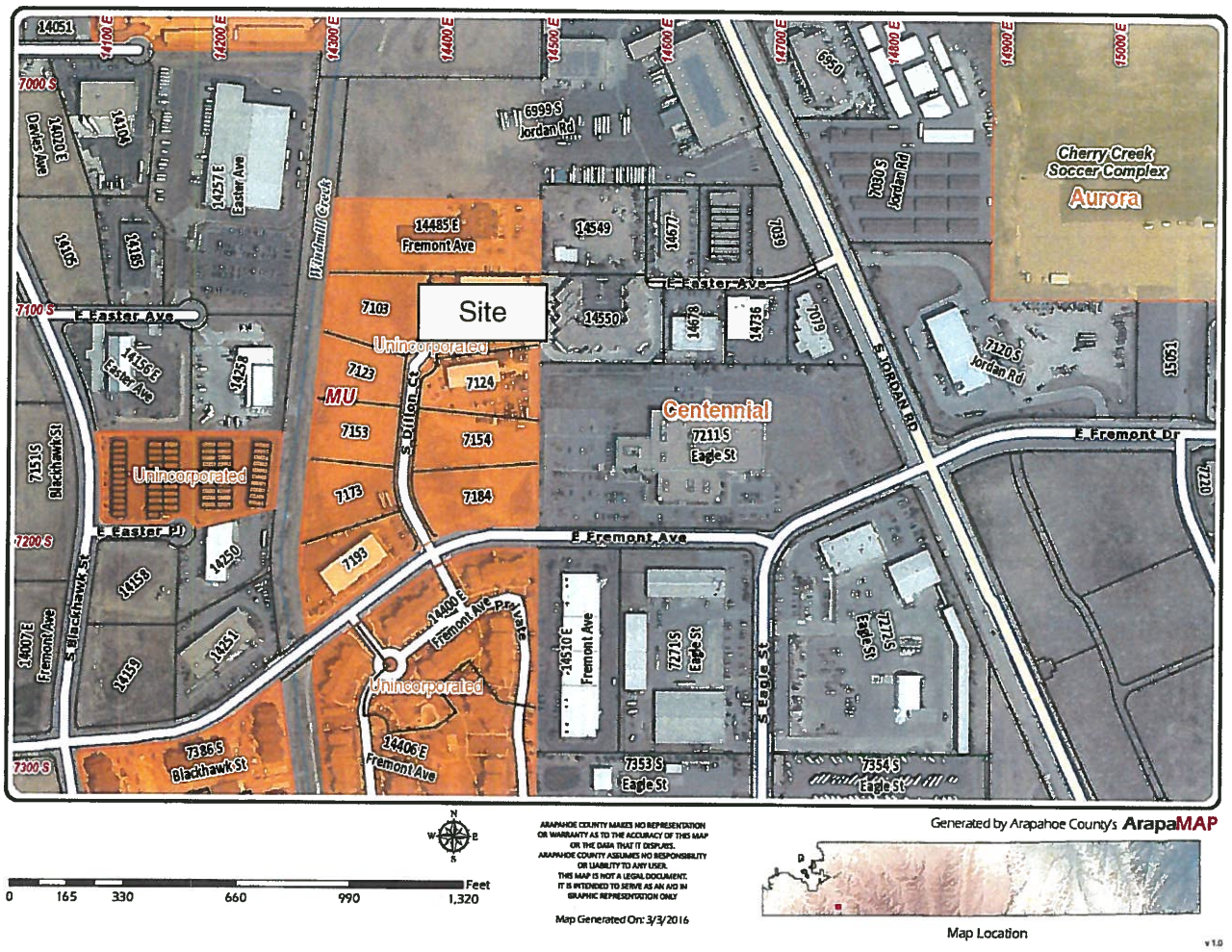
CASE # P15-011 – CENTENNIAL EAST CORPORATE CENTER/ A – PLUS ATHLETICS – FINAL DEVELOPMENT PLAN AMENDMENT

SHERMAN FEHER, SENIOR PLANNER **JULY 8, 2016**

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



VICINITY MAP



ZONING MAP

ADJACENT SUBDIVISIONS, ZONING, AND LAND USES

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

Looking Northeast at
Existing Building

PROPOSAL

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

RECOMMENDATION

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

I. BACKGROUND

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

II. DISCUSSION

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

1. The Comprehensive Plan

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

2. Ordinance Review and Additional Background Information

Chapter 13-I00 of the Planned Unit Development section of the zoning regulations states that the P.U.D. process is intended to prevent the creation of a monotonous urban landscape by allowing for the mixture of uses which might otherwise be considered non-compatible, through the establishment of flexible development standards, provided said standards:

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

   The proposed FDP does not change the existing infrastructure. Water and sewer capability is provided by Arapahoe County Water and Wastewater Authority. The existing road system serves the proposed uses.

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

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

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

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

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

The proposed FDP may enhance convenience for the present and future residents of Arapahoe County by providing for employment.

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

The proposed FDP seeks to ensure that public health and safety is adequately protected against natural and man-made hazards, as long as this proposed FDP meets certain standards.

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

Public accessibility will be provided for by the existing road and pedestrian system. The applicant has added additional parking from the original FDP. Overflow parking from special events will also be provided by a cross parking agreement with another City Lighting lot that is in close proximity.

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

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

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

Landscaping will provide amenities for these properties.

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

The FDP provides for 25% open space.

Other Items:

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

III. REFERRAL COMMENTS

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

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

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

IV. STAFF FINDINGS

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

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

V. RECOMMENDATION

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

1. The applicant must make all modifications to the Final Development Plan Amendment Exhibit as requested by the Public Works & Development Department.

2. The applicant agrees to address all Engineering Services Division and SEMSWA comments and concerns, as identified within their reports, prior to signed mylars.

VI. DRAFT MOTIONS

APPROVAL WITH CONDITIONS: In the case of P15-011, Centennial East Corporate Center/A Plus Athletics Final Development Plan Amendment, we have read the staff report and received testimony at the public hearing. We find ourselves in agreement with staff findings including the draft plan and attachments as set forth in the staff report dated July 8, 2016, and recommend approval of this case, subject to the following conditions:

1. The applicant must make all modifications to the Final Development Plan Amendment Exhibit as requested by the Public Works & Development Department.

2. The applicant agrees to address all Engineering Services Division and SEMSWA comments and concerns, as identified within their reports, prior to signed mylars.

Alternate Motions

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

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

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

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

Attachments
Application
FDP Exhibit
Referral Comments

Arapahoe County
Colorado's First

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

Land Development Application Formal

Form must be complete

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

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

Pre-Submittal Case Number: WVR15-029	Pre-Submittal Planner:	Pre-Submittal Engineer:
Parcel ID no. (AIN no.)		
Address:	7104 South Dillon Ct. Englewood, CO 80112	
Subdivision Name & Filing:	Centennial East Corporate Center - Filing #3 - City light.	

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

CASE TYPE

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

THIS SECTION FOR OFFICE USE ONLY

Case No: P15-010	Planning Manager: SF	Engineering Manager: Spencer			
Planning Fee: Y N $ 500 —	Engineering Fee: Y N $ 2,500 —				

RECEIVED 2015 ARAPAHOE COUNTY PLANNING DIVISION

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

Calahan
Construction Services

November 11, 2015

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

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

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

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

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

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

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

Thank You,

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

Calahan
Construction Services

March 25, 2016

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

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

Dear Spencer,

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

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

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

Thank You,
Brian Ostler – Architect
Calahan Construction

BRENDA S. KERN
3-29-16
City Lighting

Erik Oldham 3/29/16
A-Plus Athletics

Arapahoe County
Colorado's First

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

Planning Division

Phase II Referral Routing

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

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

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

Arapahoe County
Colorado's First

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

Planning Division

Phase II Referral Routing

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

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

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
x	Have NO Comments to make on the case as submitted	Tammy King 1-26-2016
☐	Have the following comments to make related to the case:	

Arapahoe County
Colorado's First

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

Planning Division

Phase II Referral Routing

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

	Arapahoe County Agencies				
☒	Assessor / Arapahoe County	Beverly Reynolds		**Citizen's Organizations**	
☐	Attorney / Arapahoe County	Robert Hill	☐	CCNA-Cherry Creek Neighborhoods Ass.	
☐	Building / Arapahoe County	Steve Byer	☐	CECON-(Within Centennial)	
☒	Engineering / Arapahoe County	Spencer Smith	☐	Four Square mile Neighborhood	
☒	Mapping / Arapahoe County	Pat Hubert	☐	South Metro Chamber of Commerce	
☐	Oil & Gas / Arapahoe County	Diane Kocis		**Conservation District**	
☐	Open Space / Arapahoe County	Shannon Carter	☐	Deer Trail Conservation District	
☒	Planning / Arapahoe County	Sherman Feher	☐	West Arapahoe Conservation District	Tasha Chevarria
☒	Sheriff / Arapahoe County	1 to Brian McKnight 1 to Glenn Thompson		**Transportation**	
☐	Weed Control / Arapahoe County	Russell Johnson	☒	CDOT / State Highway Dept- Region 1	Rick Solomon
☒	Zoning / Arapahoe County	Tammy King	☐	E-470 Authority	Peggy Davenport
	Referral Agencies		☐	RTD	Chris Quinn
☐	Architectural Review Committee		☐		
☒	Centennial Airport	Centennial		**Utilities: Gas, Electric & Phone**	
☐	CGS Colorado Geological Survey-Soils		☒	Centurylink/Phone	Charles Place
☒	City of Centennial	Centennial	☐	Conoco Phillips / Gas Pipeline	
☐	Colorado Parks and Wildlife		☒	XCEL	Donna George
☐	County		☐	IREA	
☐	DRCOG			**Water / Sanitation / Stormwater / Wetlands**	
☒	South Metro Fire District	SMFD	☒	ACWWA	Wade Wheatlake
☐	Metro District		☐	U.S. Army Corp. of Engineer	Kiel Downing
☐	Post Office Growth Coordinator	J. Hernandez	☒	CCBWQA	Chuck Reid
☐	Reap I-70 Regional Economic Advancement Partnership		☐	Colorado Division of Water Resources	Joanne Williams
☐	Recreation District / Park District (External)		☒	SEMSWA	Paul Danley
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☐	Special District		☒	Urban Drainage	David Mallory
☒	Tri-County Health Department	Sheila Lynch	☐	Other / 5 Sets East End Adv. Committee	
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	COMMENTS:	SIGNATURE
☐	Have NO Comments to make on the case as submitted	
☐	Have the following comments to make related to the case:	

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

Sherman Feher

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

Sherman,

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

Thank You,
Tiffany Clark

Please note SEMSWAs new address below

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

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

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

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

Thank you

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

Arapahoe County
Colorado's First

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

Phase II Referral Routing

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

	Arapahoe County Agencies				
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☒	Engineering / Arapahoe County	Spencer Smith	☐	Four Square mile Neighborhood	
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☒	Zoning / Arapahoe County	Tammy King	☐	E-470 Authority	Peggy Davenport
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☐	Architectural Review Committee		☐		
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☐	CGS Colorado Geological Survey-Soils		☒	Centurylink/Phone	Charles Place
☒	City of Centennial	Centennial	☐	Conoco Phillips / Gas Pipeline	
☐	Colorado Parks and Wildlife		☒	XCEL	Donna George
☐	County		☐	IREA	
☐	DRCOG			**Water / Sanitation / Stormwater / Wetlands**	
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☐	Metro District		☐	U.S. Army Corp. of Engineer	Kiel Downing
☐	Post Office Growth Coordinator	J. Hernandez	☒	CCBWQA	Chuck Reid
☐	Reap I-70 Regional Economic Advancement Partnership		☐	Colorado Division of Water Resources	Joanne Williams
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☐	Special District		☒	Urban Drainage	David Mallory
☒	Tri-County Health Department	Sheila Lynch	☐	Other / 5 Sets East End Adv. Committee	
☐	HOA/Homeowners Associations				

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

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

Arapahoe County
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Planning Division

Phase II Referral Routing

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☒	Tri-County Health Department	Sheila Lynch	☐	Other / 5 Sets East End Adv. Committee	
☐	HOA/Homeowners Associations				

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

CNTL A/P 3

Arapahoe County
Colorado's First

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

Phase II Referral Routing

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

	Arapahoe County Agencies				
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☐	Oil & Gas / Arapahoe County	Diane Kocis		**Conservation District**	
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☐	Architectural Review Committee		☐		
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☐	HOA/Homeowners Associations				

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

Xcel Energy℠
PUBLIC SERVICE COMPANY

Right of Way & Permits

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

February 25, 2016

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

Attn: Sherman Feher

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

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

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

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

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

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

Arapahoe County
Colorado's First

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

Planning Division

Phase II Referral Routing

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

	Arapahoe County Agencies				
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☐	County		☐	IREA	
☐	DRCOG			**Water / Sanitation / Stormwater / Wetlands**	
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☐	Metro District		☐	U.S. Army Corp. of Engineer	Kiel Downing
☐	Post Office Growth Coordinator	J. Hernandez	☒	CCBWQA	Chuck Reid
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	COMMENTS:	SIGNATURE
☐	Have NO Comments to make on the case as submitted	
☒	Have the following comments to make related to the case:	
	SEE ATTACHED	

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

ACWWA FLOW
ASSURING YOUR FUTURE WATER

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

DATE: January 6, 2016

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

Dear Mr. Feher,

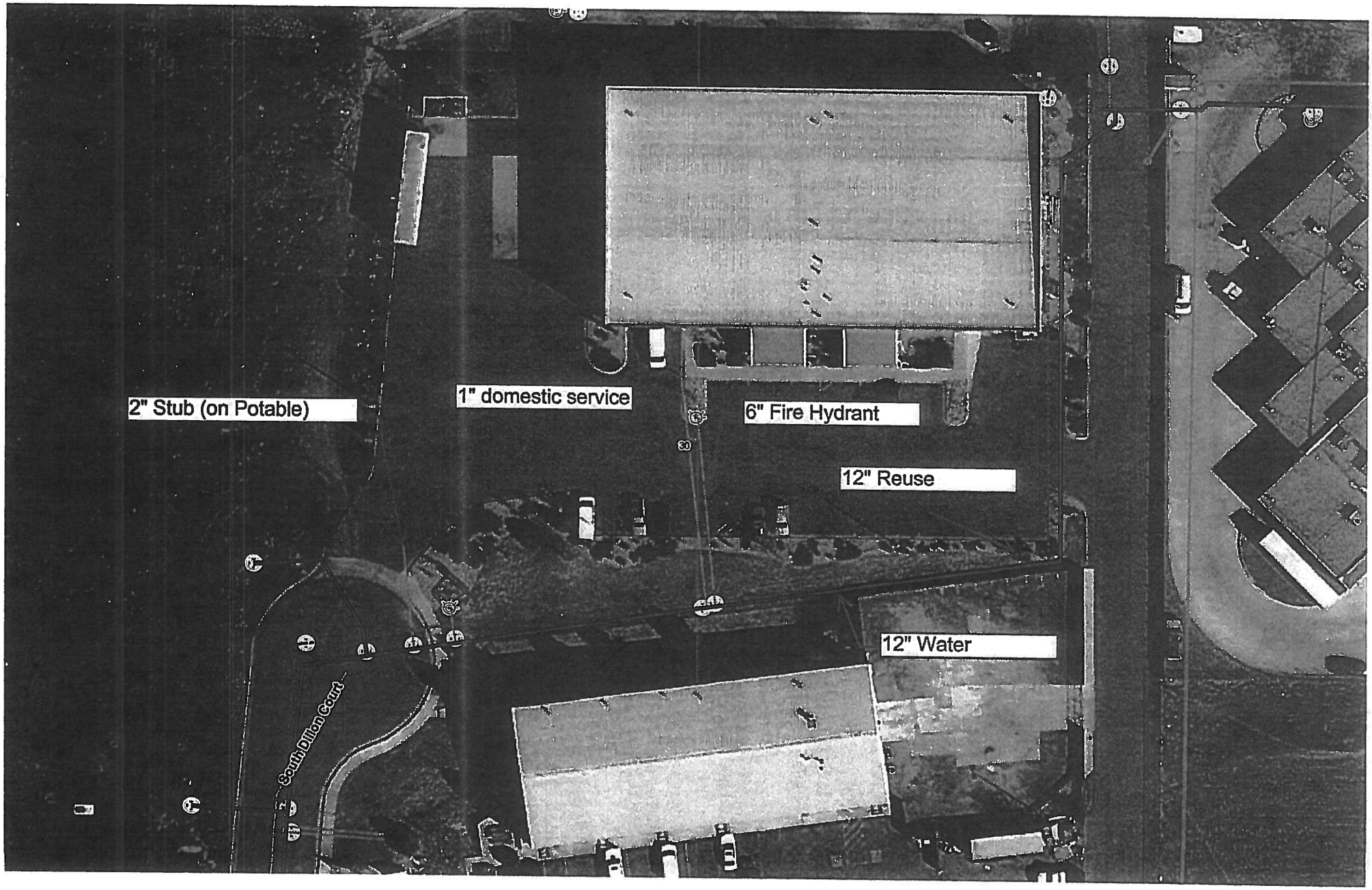
We appreciate the opportunity to review the above mentioned project on behalf of ACWWA and have the following comments for the applicant:

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

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

Sincerely,

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


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

Arapahoe County
Colorado's First

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

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	COMMENTS:	SIGNATURE
☒	Have NO Comments to make on the case as submitted	NO COMMENTS - KK - 1-26-16
☐	Have the following comments to make related to the case:	

Tri-County Health Department

February 25, 2016

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

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

Dear Mr. Feher:

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

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

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

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

Sincerely,

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

CC: Sheila Lynch, Steve Chevalier, TCHD

A-PLUS ATHLETICS / CITY LIGHTING PRODUCTS
FIRST AMMENDMENT TO THE FINAL DEVELOPMENT PLAN

CENTENNIAL EAST CORPORATE CENTER, FILING NO. 3
PART OF THE W 1/2 OF SECTION 30, TOWNSHIP 5 S, RANGE 66 W OF THE 6TH P.M.
COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 1 OF 8

STANDARD NOTES

THE OWNERS(S), DEVELOPER(S) AND/OR SUBDIVIDER(S) OF THE FINAL DEVELOPMENT PLAN KNOWN AS CITY LIGHTING PRODUCTS, LLC THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES

STREET MAINTENANCE

IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE DEDICATED ROADWAYS SHOWN ON THIS PLAN WILL NOT BE MAINTAINED BY THE COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS IN EFFECTAT THE DATE CONSTRUCTION PLANS ARE APPROVED, AND PROVIDED CONSTRUCTION OF SAID ROADWAYS IS STARTED WITHIN ONE YEAR OF THE CONSTRUCTION PLAN APPROVAL. THE OWNER, DEVELOPERS

AND/OR SUBDIVIDERS THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE COUNTY ACCEPTS THE RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.

DRAINAGE MAINTENANCE

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

EMERGENCY ACCESS NOTE

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

DRIVES, PARKING AREAS, AND UTILITY EASEMENTS MAINTENANCE.

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

DRAINAGE LIABILITY

IT IS THE POLICY OF ARAPAHOE COUNTY THAT IT DOES NOT, AND WILL NOT ASSUME LIABILITY FOR THE DRAINAGE FACILITIES DESIGHED AND / OR CERTIFIED BY RICHARD WEINGARDT CONSULTANTS, ARAPAHOE COUNTY REVIEWS DRAINAGE PLANS PURSUANT TO COLORADO REVISED STATUTES TITLE 30, ARTICLE 28, BUT CANNOT ON BEHALF OF CLP DENVER REAL ESTATE LLC GUARANTEE THAT FINAL DRAINAGE DESIGN REVIEW WILL ABSOLVE CLP DENVER REAL ESTATE LLC, AND / OR THEIR SUCCESSORS AND / OR ASSIGNS OF FUTURE LIABILITY FOR IMPROPER DESIGN. IT IS THE POLICY OF ARAPAHOE COUNTY THAT APPROVAL OF THE FINAL PLAT AND / OR FINAL DEVELOPMENT PLAN DOES NOT IMPLY APPROVAL OF RICHARD WEINGARDT CONSULTANTS DRAINAGE DESIGN

LANDSCAPE MAINTENANCE

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

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

SIGHT TRIANGLE MAINTENANCE

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

PUBLIC IMPROVEMENTS NOTE

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

CASE NO. P15-011

DRAINAGE MASTER PLAN NOTE

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

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

2 DESIGN AND CONSTRUCT THE CONNECTION OF THE SUBDIVISION DRAINAGE SYSTEM TO A DRAINAGEWAY OF ESTABLISHED CONVEYANCE CAPACITY SUCH AS A MASTER PLANNED OUTFALL STORM SEWER OR MASTER PLANNED MAJOR DRAINAGEWAY THE COUNTY WILL REQUIRE THAT THE CONECTION OF THE MINOR AND MAJOR SYSTEMS PROVIDE CAPACITYTO CONVEY ONLY THOSE FLOWS (INCLUDING OFFSITE FLOWS) LEAVING THE SPECIFIC DEVELOPMENT SITE. TO MINIMIZE OVERALL CAPITAL COSTS, THE COUNTY ENCOURAGES ADJACENT DEVELOPMENTS TO JOIN IN DESIGNING AND CONSTRUCTING CONNECTION SYSTEMS. ALSO, THE COUNTY MAY CHOOSE TO PARTICIPATE WITH A DEVELOPER IN THE DESIGN AND CONSTRUCTION OF THE CONNECTION SYSTEM

3 EQUITABLE PARTICIPATION IN THE DESIGN AND CONSTRUCTION OF THE MAJOR DRAINAGEWAY SYSTEM THAT SERVES THE DEVELOPMENT AS DEFINED BY ADOPTED MASTER DRAINAGEWAY PLANS (SECTION 3.4 OF THE ARAPAHOE COUNTY STORMWATER MANAGEMENT MANUAL) OR AS REQUIRED BY THE COUNTY AND DESIGNATED IN THE PHASE III DRAINAGE REPORT.

PRIVATE STREET MAINTENANCE

IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE PRIVATE ROADWAYS SHOWN ON THIS PLAN ARE NOT IN CONFORMANCE WITH ARAPAHOE COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS AND WILL NOT BE MAINTAINED BY THE COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH THE SUBDIVISION REGULATIONS IN AFFECT AT THE DATE OF THE REQUEST FOR DEDICATION THE OWNERS, DEVELOPERS, AND / OR SUBDIVIDERS, THEIR

SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE COUNTY ACCEPTS RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE

SPECIFIC NOTES

STREET LIGHTING

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

DOVE VALLEY / PARKER JORDAN METROPOLITAN DISTRICT NOTE

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

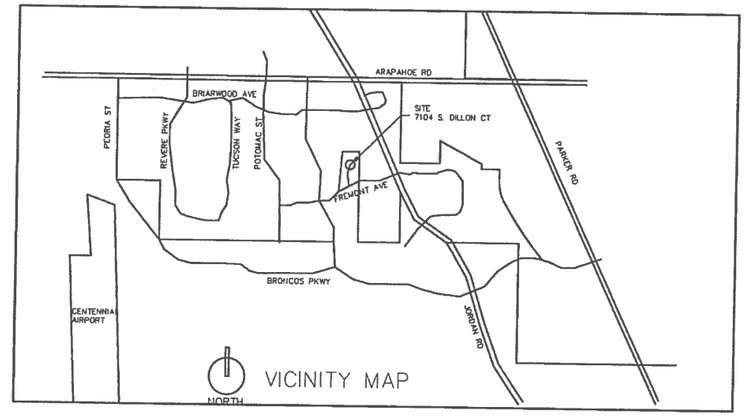
AIRPORT INFLUENCE AREA NOTE (OFF SITE IMPROVEMENTS)

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

1. TO INCLUDE SAID DEVELOPMENT WITHIN A SPECIAL DISTRICT FOR THE PURPOSE OF PARTICIPATION IN THE CONSTRUCTION OF NECESSARY OFFSITE IMPROVEMENTS AT THE TIME OF APPROVAL OF FINAL DEVELOPMENT PLANS.
2. TO COOPERATE WITH OTHER OWNERS OF OTHER PARCELS AND/OR SPECIAL DISTRICTS IN OFFSITE ROADWAY IMPROVEMENTS AS NECESSITATED BY THE DEVELOPMENT IMPACTS AS MAY BE DETERMINEDBY THE BOARD OF COUNTY COMMISSIONERS.
3. TO COMPLETE SUCH OTHER IMPROVEMENTS TO PUBLIC ROADWAYS BROUGHT ABOUT OR IMPACTED BY THIS DEVELOPMENT AS MAY BE DETERMINED BY THE BOARD OF COUNTY COMMISSIONERS.
4. TO PARTICIPATE AND COOPERATE IN ANY TRANSPORTATION MANAGEMENT PROGRAM AS SPECIFIED INTHE ARAPAHOE AIRPORT INFLUENCE AREA TRANSPORTATION STUDY IF SUCH A PROGRAM IS APPROVED AND/OR ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS.E

SIGNS

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



VICINITY MAP

(EASEMENT / HAZARD EASEMENT)

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

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

GENERAL NOTES

FIRE PROTECTION NOTE

1. SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND SERVICEABLE PRIOR TO AND DURING ALL CONSTRUCTION.
2. RIGHT OF WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACCROSS, AND ON ALL THROUGH AND ANY AND ALL PRIVATE ROADS AND DRIVES
3. ALL ROADS AND DRIVES ARE HEREBY DESIGNATED AS FIRE LANES WHEN REQUIRED BY THE FIRE DISTRICT, ALL FIRE LANES SHALL BE POSTED "NO PARKING FIRE LANE" ALL FIRE LANES SHALL BE INCLUDED INTO THE ARAPAHOE COUNTY PROGRAM FOR ENFORCEMENT OF PRIVATE PROPERTY PARKING.
4. COMPLETE SPECIFICATIONS AND CONSTRUCTION PLANS SHALL BE SUBMITTED TO THE FIRE DISTRICT FOR REVIEW AND APPROVAL PRIOR TO ANY CONSTRUCTION OCCURING.
5. ALL FIRE HYDRANTS ARE TO BE INSTALLED IN CONFORMANCE WITH SECTION 1001.7.1 OF THE 1994 UNIFORM FIRE CODE. NO LANDSCAPING, FENCING, OR ANY OTHER OBSTRUCTION SHALL BE PLACED WITHIN THREE FEET OF A FIRE HYDRANT.
6. THE FIRE DISTRICT HAS ADOPTED A SAFETY GUIDELINE FOR ALL NEW BUILDINGS AND SUBDIVISIONS. THE FIRE DISTRICT REQUIRES ALL NEW BUILDING(S) AND DEVELOPMENT(S) ADD OPTICOM TRAFFIC SIGNALING EQUIPMENT TO ANY NEW TRAFFIC SIGNALS THE DEVELOPER SHALL PRESENT APPROPRIATE TRAFFIC SIGNAL PLANS TO THE FIRE DISTRICT FOR REVIEW AND APPROVAL
7. THE FIRE DISTRICT REQUIRES ALL NEW ROOFING SYSTEMS BE EITHER NON COMBUSTIBLE OR PART OF AN APPROVED FIRE RATED ROOFING SYSTEM. THE DEVELOPER SHALL PRESENT APPROPRIATE PLANS AND SPECIFICATIONS TO THE FIRE DISTRICT FOR REVIEW AND APPROVAL

BASIS OF BEARINGS

THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE SOUTH ONE QUARTER CORNER BY TWO WITNESS CORNERS (1) 3.0' NORTH-AND (2) 5.0' WEST (WITNESS CORNERS ARE A NO 6 REBAR WITH 2-1/2" ALUMINUM SURVEYOR'S CAP-LS NO. 29413) AND AT THE SOUTHWEST CORNER OF SAID SECTION 30 BY A 3-1/4" ALUMINUM SURVEYOR'S CAP-LS NO 13155 BEING CONSIDERED TO BEAR S9 30'57"W AS SHOWN ON THE ARAPAHOE COUNTY CONTROL MAP, PASE 1 REVISED, PREPARED BY JOHN E. CHANCE AND ASSOCIATES, INC., DATED OCTOBER 30, 1995

COMPARISON CHART

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

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

BENCHMARK

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

DATUM, ALL ELEVATIONS ARE USGS (1988) 3 1/4" ALUMINUM CAP, PLS NO. 19003 RANGE BOX ELEVATION 5729.62, LOCATED AT THE INTERSECTION OF S. POTOMAC STRRT AND E. FREMONT AVENUE.

LEGAL DESCRIPTION

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

CERTIFICATE OF OWNERSHIP

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

_____
OWNER OF RECORD OR AUTHORIZED AGENT

STATE OF _____ |
S.S
COUNTY OF _____ |

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, 20____ BY _____

AS _____ OF _____ AN AUTHORIZED SIGNATORY

BY _____ WITNESS MY HAND AND SEAL
NOTARY PUBLIC

_____ MY COMMISSION EXPIRES _____
ADDRESS

_____
CITY STATE ZIP CODE

BOARD OF COUNTY COMMISSIONERS APPROVAL

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

CHAIRMAN _____

ATTEST: _____

PLANNING COMMISSION RECOMMENDATION

RECOMMENDED BY THE ARAPAHOE COUNTY PLANNING COMMISSION,
THIS _____ DAY _____ AD, 20

CHAIRMAN: _____

SHEET INDEX

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

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

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

OCCUPANCY LOAD:
FIRST FLOOR 120 TOTAL
GYMNASTICS / RECREATION AREA = 105
RESTROOMS / SHOWERS = 0 (450 S.F. AT 0 LOAD)
STAIRWAYS / HALLS = 0 (764 S.F. AT 0 LOAD)
PARTY ROOMS = 23 (244 S.F. AT 1 PER 11 S.F.)
OFFICE 11 (1,100 S.F. AT 1 PER 100 S.F.)

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

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

KEYED NOTES

1. CONSTRUCT ASPHALT CONCRETE PAVEMENT AS SPECIFIED REFER TO SOILS REPORT COLORADO SOILS REPORT NO. 01-000 FEBRUARY 01, 2001
2. CONSTRUCT P.C.C. CURB EDGE SIDEWALK SEE DETAIL.
3. CONSTRUCT P.C.C. PUBLIC SIDEWALK
4. ACCESSIBLE RAMP AT 1:12 PER A.D.A. REQUIREMENTS
5. INSTALL 3" DIA. CONCRETE FILLED STEEL BOLLARD, PAINT TO MATCH BUILDING
6. CONSTRUCT 6" THK P.C.C. PAD WITH 6" X 6" – #10/10 W.W.M. (CONST. JTS @12'-0" O.C.) OVER 6" CRUSHED A.B.C. OR GRAVEL BASE AT NEW TRASH ENCLOSURE.
7. NEW TRASH ENCLOSURE CMU BLOCK CONSTRUCTION SEE DETAIL A2.1
8. INSTALL HANDICAP PARKING SIGN SEE DETAIL 9/A2.1
9. NOT USED
10. LANDSCAPE AREA
11. 20'-0" TALL LIGHT POLE.
12. NEW 8' TALL WOOD FENCING. DETAIL 3 AND 4 ON SHEET 8 OF 8. UNDERCUT FENCING BY 9" FOR DRAINAGE.
13. NOT USED
14. PAINT TRAFFIC ARROWS – WHITE
15. PAINT HANDICAP SYMBOL – WHITE ON BLUE BACKGROUND.
16. PAINT 4" WIDE SOLID STRIPE – WHITE FOR PARKING LANES ORANGE & YELLOW RESERVED FOR TRAFFIC CONTROL PER(TIC)
17. NEW MONUMENT SIGNAGE 10'x2'x6' TALL.
18. GROUND MOUNTED UP LIGHT AT MONUMENT SIGN
19. WALL MOUNT WALL PACK LIGHT FIXTURE
20. CONCRETE STEPS WITH PAINTED BEIGE METAL HANDRAIL.
21. PROVIDE ALTERNATE PRICING FOR 6" THICK CONCRETE APRON AS INDICATED REFER TO SOILS REPORT COLORADO SOILS REPORT NO 01-000 FEBRUARY 01, 2001
22. PROVIDE NEW LAMINATED BUMPER. 6" THICK X 8' LONG. TMI INC. SAVE-T PRODUCTS OR APPROVED EQUAL.
23. PROVIDE 5' X 5' CONCRETE PAD.

SITE DATA CHART

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

PROPOSED USE: OFFICE, RECREATION

	SQUARE FEET	ACRES	PERCENTAGE
TOTAL AREA OF PROPERTY	74,382	1.710	100.0 %
TOTAL BUILDING COVERAGE	18,524	0.426	25.0 %
PARKING LOT COVERAGE	37,153	0.854	50.0 %
LANDSCAPING AREA (PLANTER AREAS & OPEN SPACE)	18,704	0.430	25.0 %

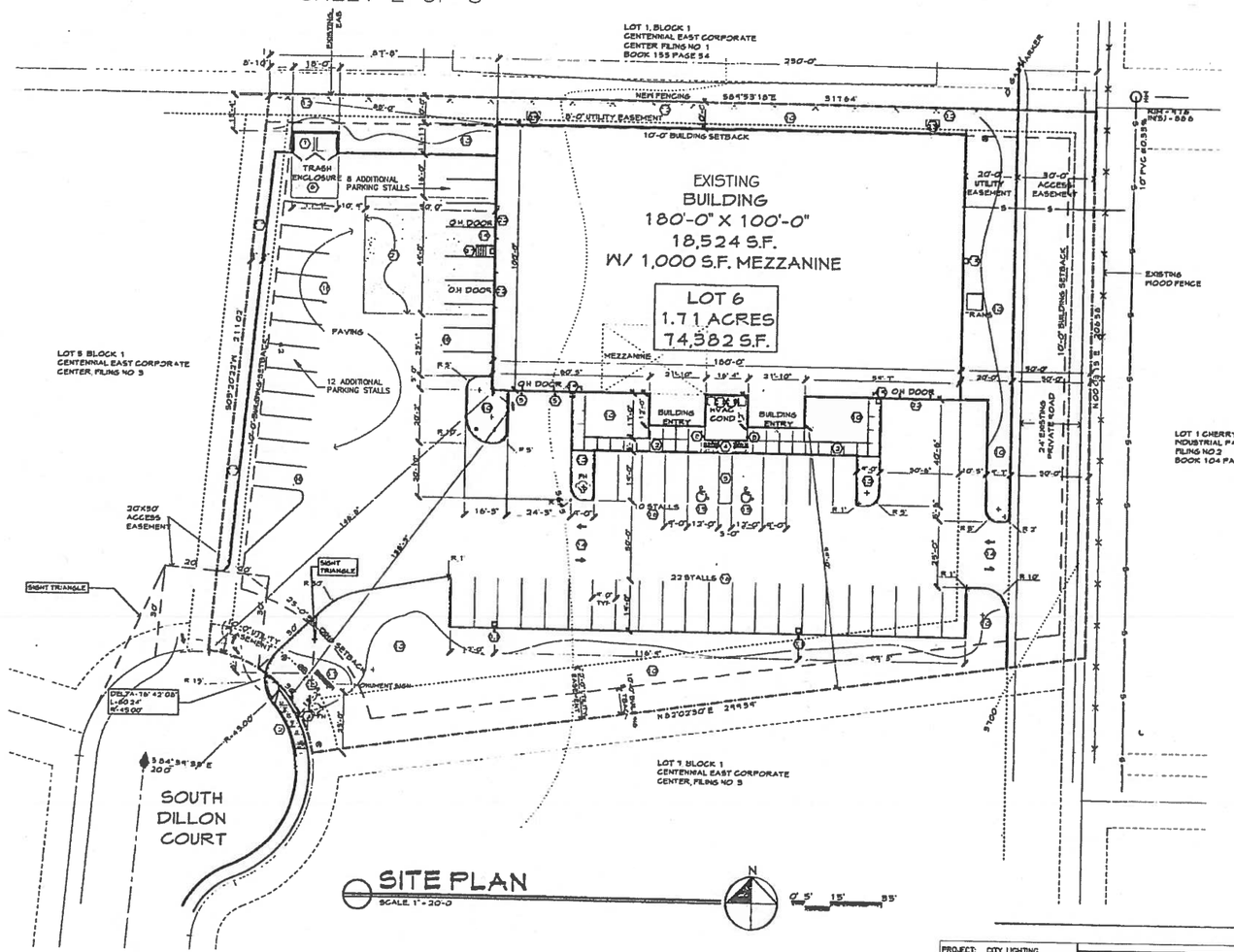
NUMBER OF RESIDENTIAL UNITS	N/A
TOTAL PROVIDED PARKING STALLS	52 STALLS
NUMBER OF STANDARD STALLS	50 STALLS
NUMBER OF HANDICAP STALLS	2 STALLS

AREA OF MEZZANINE:	1,000 S.F.
AREA OF FIRST FLOOR	18,524 S.F.
TOTAL BUILDING AREA:	19,524 S.F.

(ALL AREAS ARE TAKEN WITHIN PROPERTY LINES)

LEGAL DESCRIPTION

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



SITE PLAN
SCALE 1" = 20'-0"

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

Calahan Construction Services

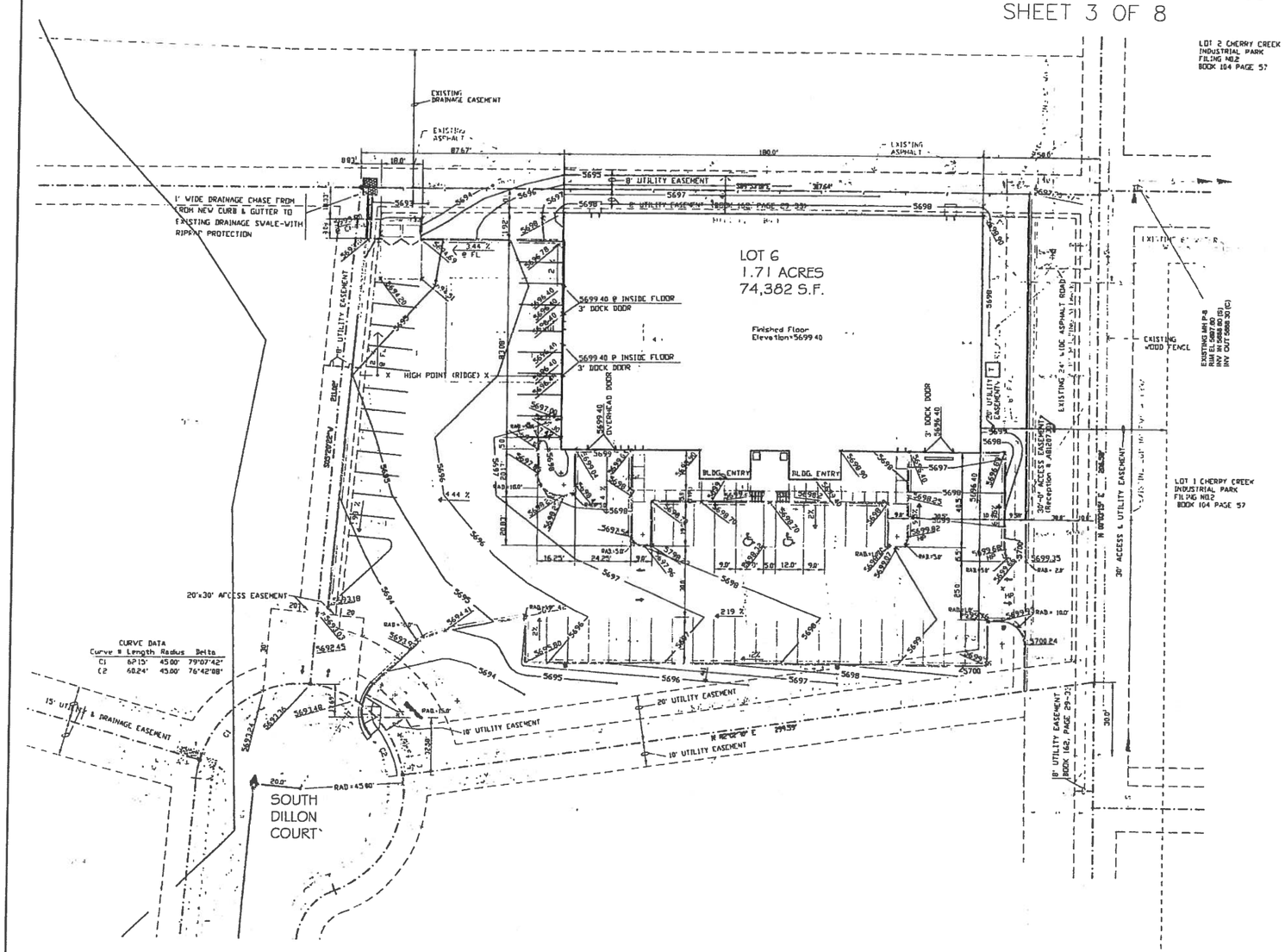
CASE NO. P15–011

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

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

DATUM DATED PAR 2 64" ALUMINUM CAP PLS #5001 IN RANGE BOX EL 5729.52, LOCATED AT THE INTERSECTION OF SOUTH POTOMAC STREET & EAST FREMONT AVE

Lot 1 Block 1
Centennial East Corporate Center Filing No 1
Book 155 Page 54



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

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

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

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

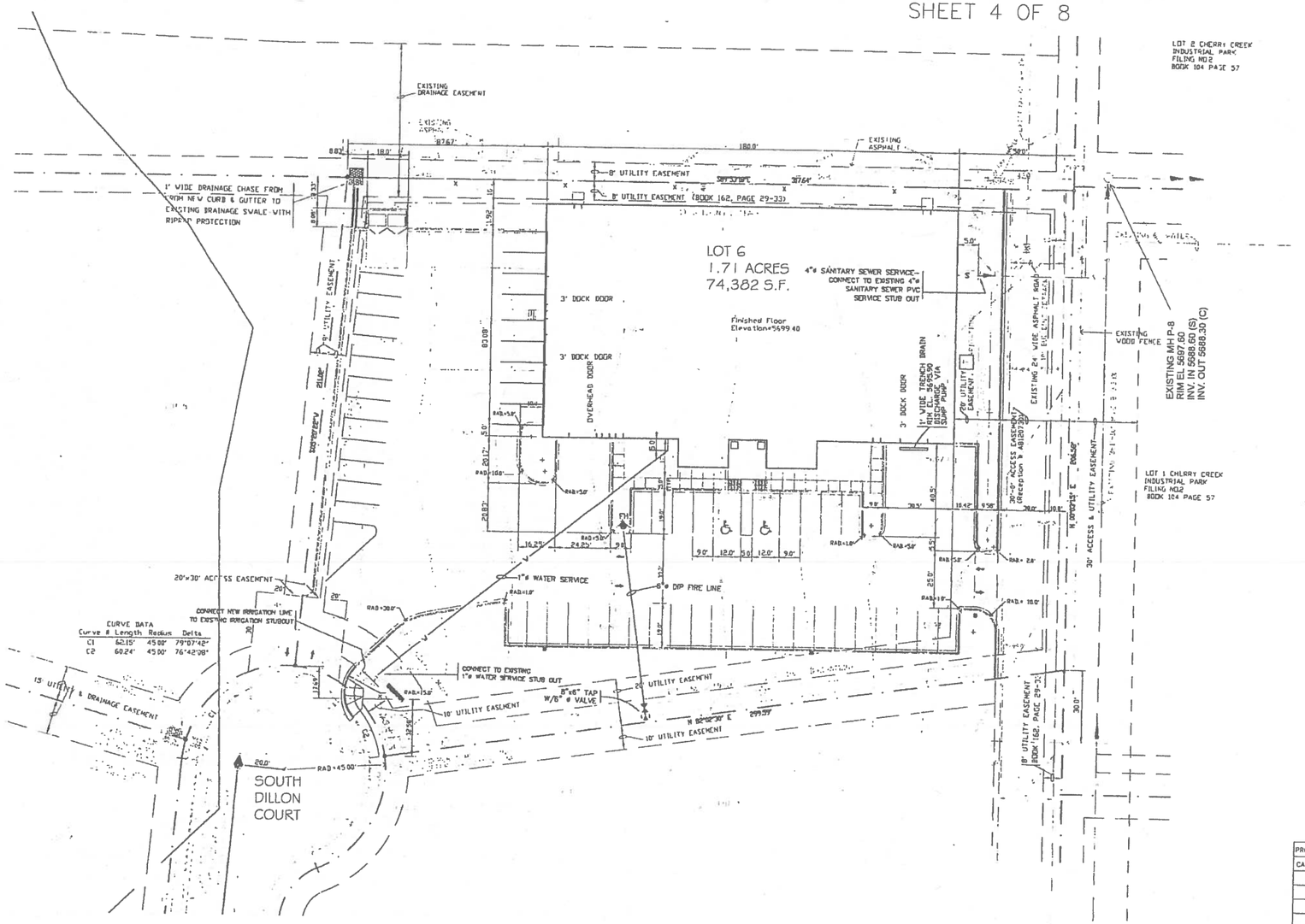
Calahan Construction Services

CASE NO. P15-011

A-PLUS ATHLETICS / CITY LIGHTING PRODUCTS
FIRST AMMENDMENT TO THE FINAL DEVELOPMENT PLAN
CENTENNIAL EAST CORPORATE CENTER, FILING NO. 3
PART OF THE W 1/2 OF SECTION 30, TOWNSHIP 5 S, RANGE 66 W OF THE 6TH P.M.
COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 4 OF 8

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

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



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

N

SCALE: 1"=20'

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

SHEET: COVER 4 OF 8

CASE NO. P15-011

A-PLUS ATHLETICS / CITY LIGHTING PRODUCTS
FIRST AMMENDMENT TO THE FINAL DEVELOPMENT PLAN

CENTENNIAL EAST CORPORATE CENTER, FILING NO. 3
PART OF THE W 1/2 OF SECTION 30, TOWNSHIP 5 S, RANGE 66 W OF THE 6TH P.M.
COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 5 OF 8

GENERAL NOTES

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

PLANT LIST

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
DECIDUOUS SHADE TREES					
4	HLO	GLEDITSIA TRICANTHOS	HONEY LOCUST	2.5" CAL	B & B
5	CKM	ACER PLATANOIDES	CRIMSON KING MAPLE	2.5" CAL	B & B
EVERGREEN TREES					
5	CS	PICEA PUNGENS	COLORADO SPRUCE	6' (12'-14')	B & B
12	PP	PINUS EDULIS	PINON PINE	6' (8'-10')	B & B
DECIDUOUS SHRUBS					
53	RHC	RHAMNUS FRANGULA COLUMNA	TALL HEDGE BUCKTHORN	#5 CONT	3'-4' HT.
67	SPN	SPIREA NIPPONICA SNOWMOUND	SNOWMOUND SPIREA	#5 CONT	18"-24" SPR
EVERGREEN SHRUBS					
44	JIB	JUNIPERUS HORIZONTALIS 'BG'	BLUE GHIP JUNIPER	#5 CONT	18"-24" SPR
48	JUT	JUNIPERUS SABINA TAM	TAMMY JUNIPER	#5 CONT	18"-24" SPR
LANDSCAPE MATERIALS					
-	GCB	COBBLED AREA - 6"-12" DIA WASHED RIVER COBBLE OVER WEED BARRIER FABRIC			
-	RM	ROCK MULCH AREA - 3" LAYER OF 1.5" DIA RIVER ROCK OVER WEED BARRIER FABRIC			
-	SOD	SODDED AREA KENTUCKY BLUEGRASS MIX INCLUDING SOIL PREP AND FINE GRADING			
-	STE	STEEL EDGING - 6" X 1/8" X 20' WEED STEEL STRAP PIECES BOLTED AT THE JOINTS			
GROUND COVER					
44	EFC	EUONYMUS FORTUNEI COLORATUS PURPLELEAF WINTER CREEPER 18" RUNNERS MIN PLANT 1' OC			

LEGEND

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

IRRIGATION TO BE DESIGN BUILD

LANDSCAPING REQUIREMENTS

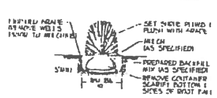
LANDSCAPING REQUIRED:
1 TREE & 10 SHRUBS PER 1000 SF

LANDSCAPED AREA
18,705 SF

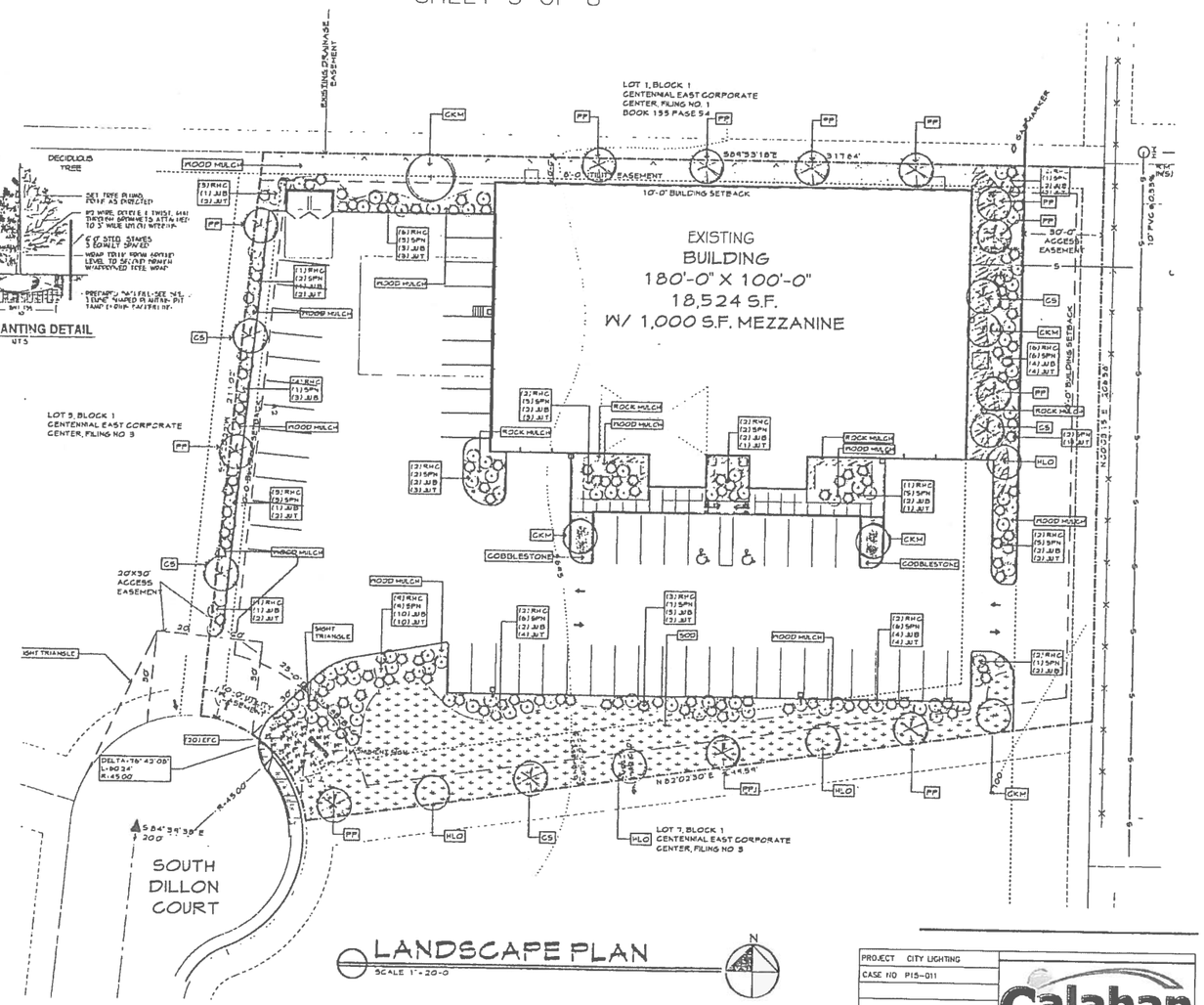
CALCUALTION OF LANDSCAPING:
18,705 SF / 1000 = 18.7 = 19

REQUIRED LANDSCAPING
19 TREES AND 190 SHRUBS

TOTAL PROVIDED LANDSCAPING:
26 TREES AND 217 SHRUBS



SHRUB PLANTING DETAIL
NTS



LANDSCAPE PLAN
SCALE 1"=20'-0"

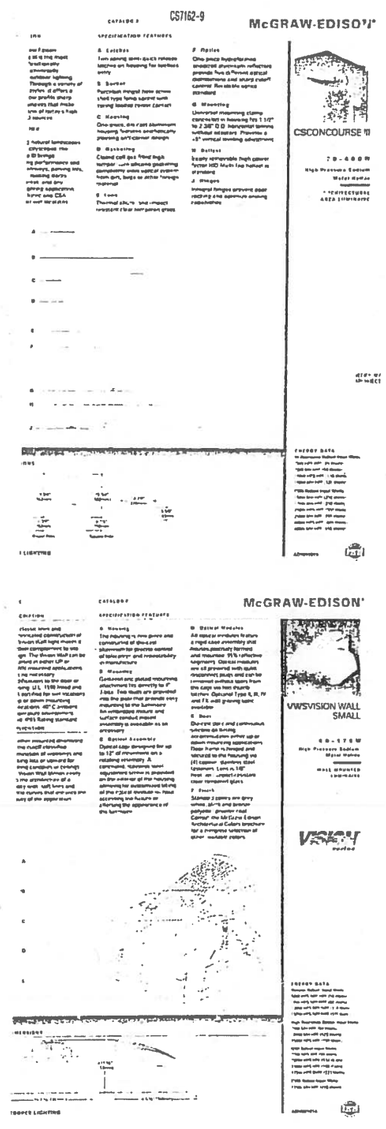
CASE NO. P15-011

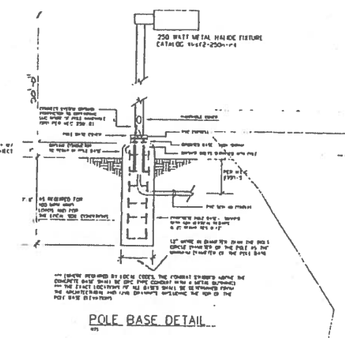
PROJECT CITY LIGHTING			
CASE NO P15-011			
	SCALE 1" = 20'	SHEET COVER 5	OF 8
JAN 15, 2016	DRAWN BY BRO		
REVISIONS	DATE. NOV 6, 2015		

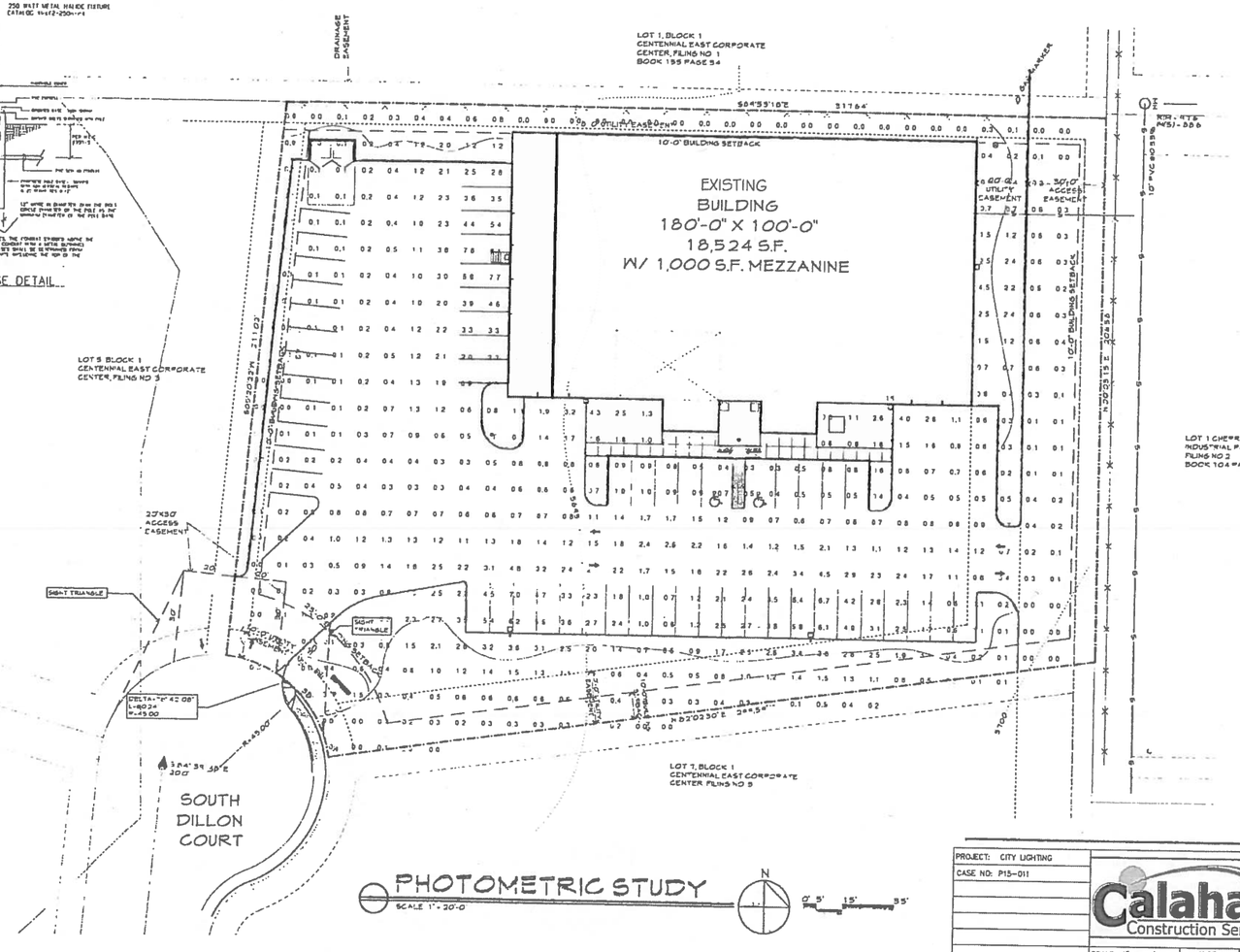
Calahan Construction Services

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

SHEET 6 OF 8







PHOTOMETRIC STUDY
SCALE 1" = 20'-0"

N

0' 5' 15' 35'

PROJECT: CITY LIGHTING			
CASE NO: P15–011			
		Calahan Construction Services	
	SCALE 1" = 20'	SHEET: COVER 6	OF 8
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CASE NO. P15–011

A-PLUS ATHLETICS / CITY LIGHTING PRODUCTS
FIRST AMMENDMENT TO THE FINAL DEVELOPMENT PLAN
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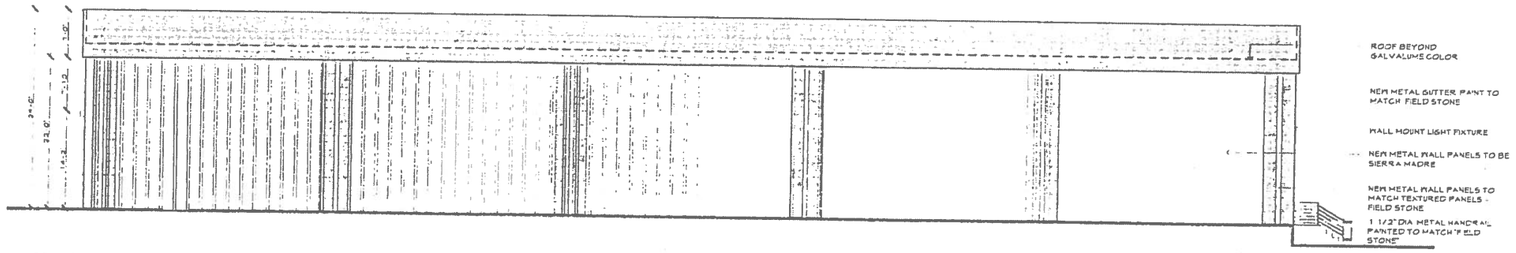
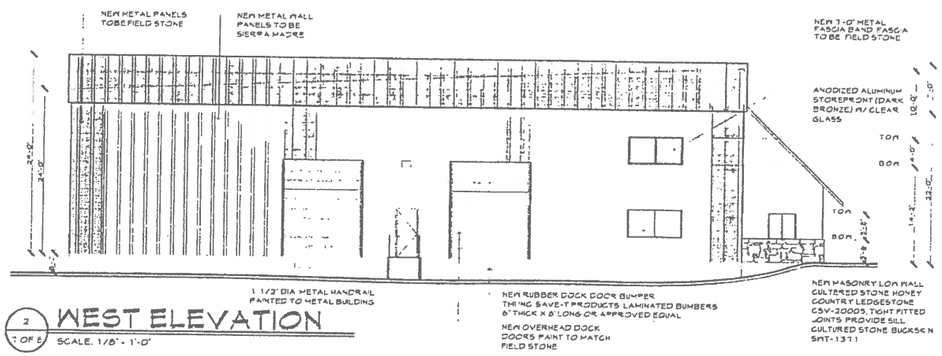
COUNTY OF ARAPAHOE, STATE OF COLORADO

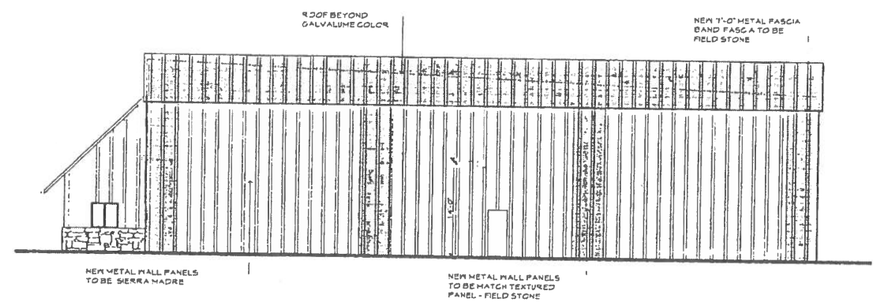
SHEET 7 OF 8



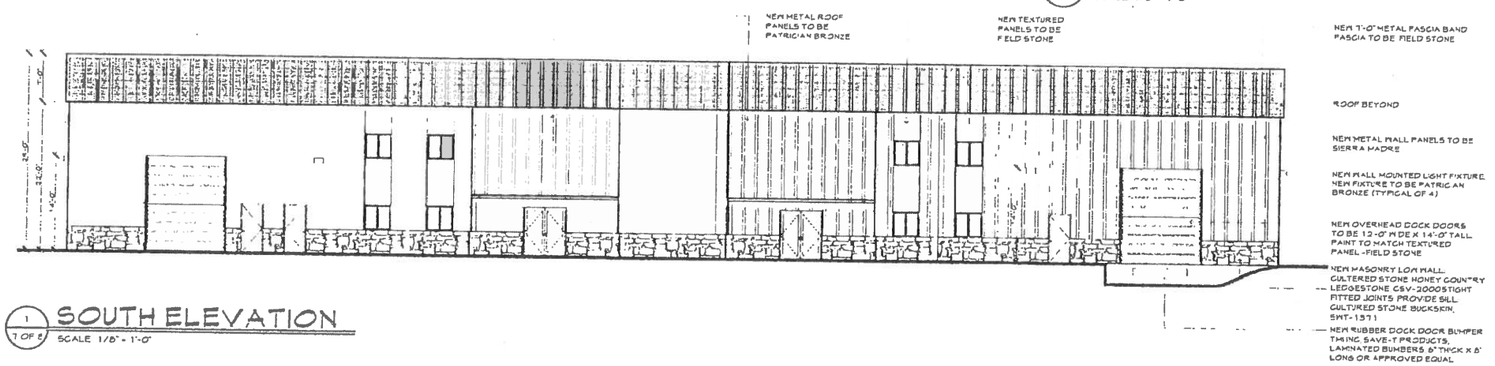
4 / 7 OF 8 NORTH ELEVATION
SCALE 1/8" = 1'-0"



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



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



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

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

CASE NO. P15-011

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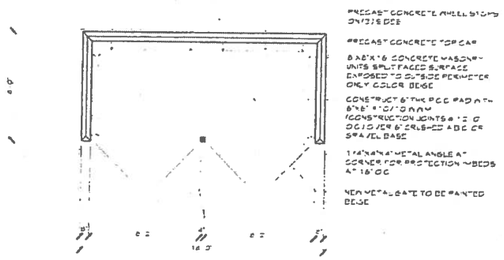
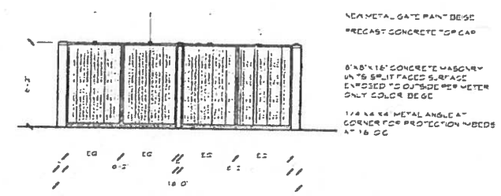
COUNTY OF ARAPAHOE, STATE OF COLORADO

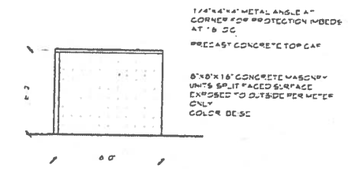
SHEET 8 OF 8



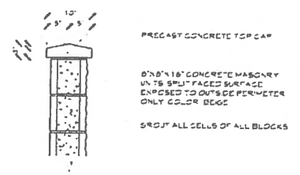
1 TRASH ENCLOSURE
SCALE 1/4" = 1'-0"
(PLAN)



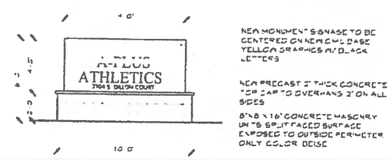
6 TRASH ENCLOSURE
SCALE 1/4" = 1'-0"
(FRONT ELEVATION)



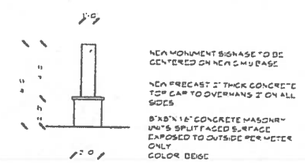
7 TRASH ENCLOSURE
SCALE 1/4" = 1'-0"
(SIDE ELEVATION)



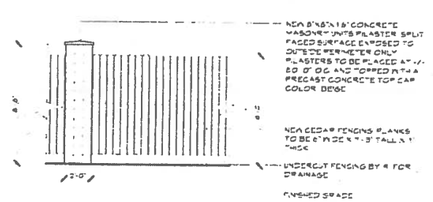
2 TRASH ENCLOSURE
SCALE 1" = 1'-0"
(DETAIL)



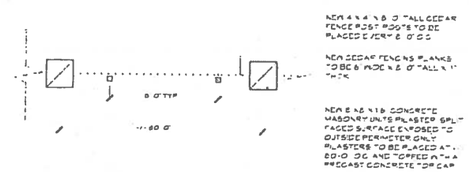
5 MONUMENT SIGN
SCALE 1/4" = 1'-0"
(FRONT ELEVATION)



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



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



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

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

Calahan Construction Services

CASE NO. P15-011

Arapahoe County
Colorado's First

Board Summary Report

Date: August 4, 2016

To: Board of County Commissioners

Through: Jan Yeckes, Planning Division Manager

From: Sherman Feher, Senior Planner

Subject: Iliff Avenue Single Family Homes, Preliminary Development Plan, (Z15-007)

Request and Recommendation

The purpose of this action is to request BOCC approval for a Preliminary Development Plan (PDP) to MU-PUD to allow single-family residential. on a property located west of the intersection of Yosemite Road and Iliff Avenue. The Planning Commission and Staff are recommending approval of the PDP with conditions of approval.

Background

The current zoning is MU-PUD for commercial and residential uses.

Links to Align Arapahoe

This request, if approved, may "improve the County's economic environment" by generating jobs to build houses. The proposed rezoning could help redevelopment in this area.

Discussion

The applicant has applied for a rezone in order to build single-family residential units which has the potential to improve this area. The current primary uses are the sale of wood and some older residential dwelling units.

The adjacent business owners to the north are concerned about new residential development that is adjacent to some light industrial uses. The applicant indicated that they are planning to have a solid wall to separate the residential uses from the immediately adjacent light industrial uses.

Per County Engineering Staff, the width of the right-of-way dedication for Iliff Avenue will be determined at the time of Final Development Plan or Final Plat process

Alternatives

The Board of County Commissioners has 3 alternatives:

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

Fiscal Impact

This request might have some positive fiscal impact on the County based on the employment created to build the proposed residential development, as well as the increased property tax revenue.

Concurrence

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

Reviewed By:

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

DRAFT MOTIONS:

A. In the case of Z15-007, Iliff Avenue Single-Family Homes Preliminary Development Plan, we have read the staff report and received testimony at the public hearing. We find ourselves in agreement with staff findings including the draft plan and attachments as set forth in the Board Summary Report dated August 4, 2016, and approve this case, subject to the following conditions:

1. The applicant must make all modifications to the Preliminary Development Plan as requested by the Public Works & Development Department.
2. The applicant agrees to address all Engineering Services Division and SEMSWA comments and concerns, as identified within their reports, prior to signed mylars.
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.
6. The width of the right-of-way dedication for Iliff Avenue will be determined at the time of Final Development Plan or Final Plat process

OR

Alternate Motions

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

DENIAL: In the case of P15-007, Iliff Avenue Single-Family Homes Preliminary Development Plan, we have read the Board Summary Report dated August 4, 2016, and received testimony at the public hearing. We deny of this case, based on the following findings:

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

OR

CONTINUE: In the case of P15-007, Iliff Avenue Single-Family Homes Preliminary Development Plan, I move to continue the decision on this request to [DATE], 2016, date certain, at 9:30 a.m., at this same location [to receive further information] [to further consider information presented during the hearing].

RESOLUTION NO. XXXXXX It was moved by Commissioner XXXXX and duly seconded by Commissioner XXXXXXX to adopt the following Resolution:

WHEREAS, application has been made by Alpert Development Inc., Applicant on behalf of 8811 E. Iliff LLC and Warren &Iliff LLC, owners, for the rezoning of certain property hereinafter described from MU-PUD (Commercial) zone district and approval of a preliminary development plan, Case No. Z15-007; and

WHEREAS, after a hearing on this matter, the Arapahoe County Planning Commission has made a favorable recommendation for said change in zoning subject to certain stipulations of said Planning Commission; and

WHEREAS, public notice has been properly given of such proposed rezoning and preliminary development plan by publication on August 11, 2016 in The Villager, a newspaper of general circulation within the County of Arapahoe, by posting of said property and by mail notification of adjacent property owners in accordance with the Arapahoe County Zoning Resolution; and

WHEREAS, pursuant to statute and the aforementioned notice provisions, a public hearing was held before the Board of County Commissioners at the Arapahoe County Administration Building, 5334 South Prince Street, Littleton, Colorado, on the 30th day of August 2016 at 9:30 o'clock a.m., at which time evidence and testimony were presented to the Board concerning said rezoning request; and

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

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

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

WHEREAS, pursuant to the authority vested unto the Board of County Commissioners by Article 28 of Title 30 C.R.S. as amended, the Board has concluded that the public health, safety, convenience and general welfare, as well as good zoning practice, justifies granting a change in the zoning of the hereinafter described property subject to the conditions precedent and/or other conditions as hereinafter delineated.

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

1. The Board of County Commissioners for Arapahoe County hereby grants and approves rezoning of the following parcel from MU-PUD (Commercial) zone district to MU-PUD

(Multi-family Residential) zone district and approval of a preliminary development plan, Z14-005 subject to the conditions precedent and/or other conditions as hereinafter delineated.

LEGAL DESCRIPTION

XXXXXXXXXXX

2. Approval of this rezoning and preliminary development plan is based upon the following understandings, agreements and/or representations:

   a) The applicant's assent and/or agreement to make all modifications to the final version of the documents that are necessary to conform the documents to the form and content requirements of the County in existence at the time the documents are submitted for signature.

   b) The representations, statements and positions contained in the record that were made by or attributed to the applicant and its representatives, including all such statements contained in materials submitted to the Board by the applicant and County staff.

3. Approval of this rezoning and preliminary development plan shall be and is subject to the following conditions precedent and/or other conditions, which the applicant has accepted and which the applicant is also deemed to accept by preparing a mylar for signature by the Chairman of the Board of County Commissioners within sixty (60) days of this date and by continuing with the development of the property:

   a) The applicant's compliance with the conditions of the Arapahoe County Planning Commission as set forth in its recommendation of approval.

   b) The applicant's compliance with all conditions of approval recommended by the staff case managers in the written staff reports presented to the Board, and any conditions stated by staff on the record.

   c) The applicant's compliance with all additional conditions of approval stated by the Board, including:

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

6.The width of the right-of-way dedication for Iliff Avenue will be determined at the time of Final Development Plan or Final Plat process

d) The applicant's performance of all commitments and promises made by the applicant or its representatives and stated to the Board on the record, or contained within the materials submitted to the Board.

4. Upon the applicant's completion of any and all changes to the rezoning mylar as may be required by this Resolution, the Chairman of the Board of County Commissioners is hereby authorized to sign same.

5. That the Zoning Map of Arapahoe County shall be and the same is hereby amended to conform to and reflect said change in zoning.

6. County planning, engineering and legal staff are authorized to make any changes to the mylar form of the approved document as may be needed to conform the documents to the form and content requirements of the County in existence at the time the documents are submitted for signature, and to make such other changes that are expressly stated by staff before the Board, or are recommended by staff in the written staff reports, or are referred to by the movant Commissioner. No other deviation or variance from the form and content of the documents submitted for the Board's consideration are approved except to the extent stated in this resolution.

7. The County Attorney, with the concurrence of the planning and/or engineering case managers, is authorized to make appropriate modifications to the resolution and plan documents as needed to accurately reflect the matters presented to the Board and to record and clarify, as necessary, other aspects and ramifications of the Board's action.

The vote was:

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

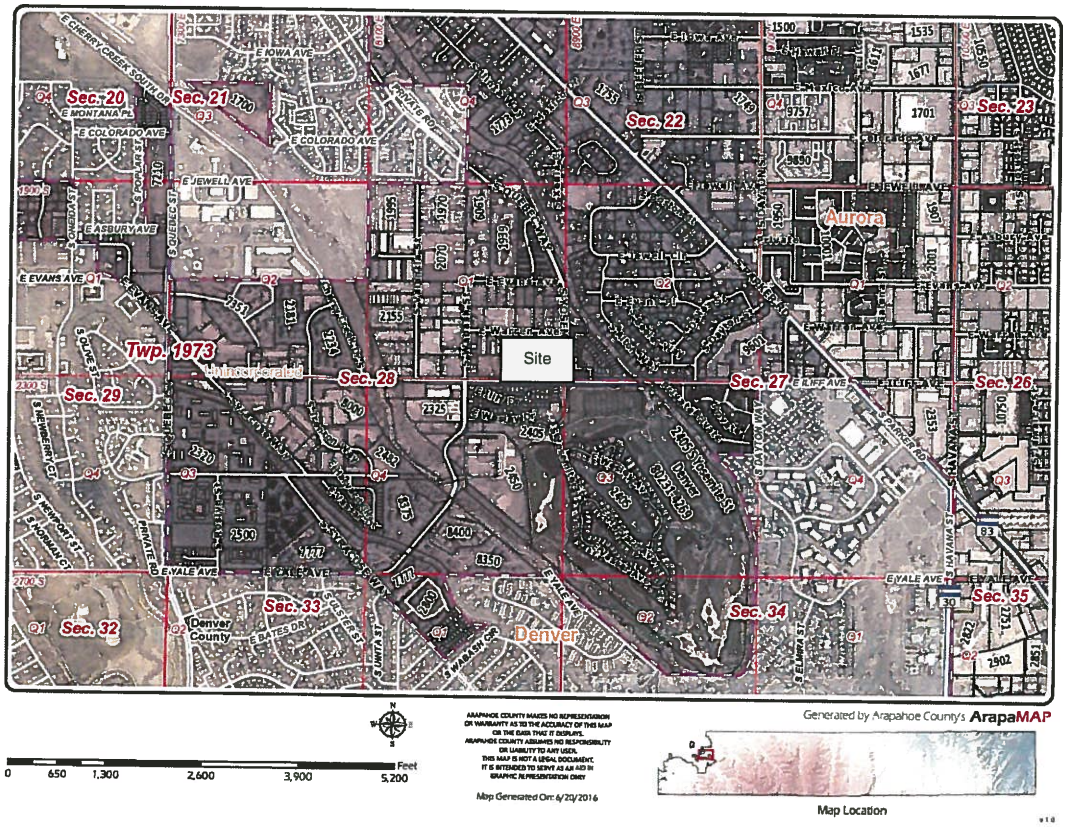
The Chair declared the motion carried and so ordered.

ARAPAHOE COUNTY PLANNING COMMISSION
PUBLIC HEARING AGENDA
JULY 5, 2016
6:30 P.M.

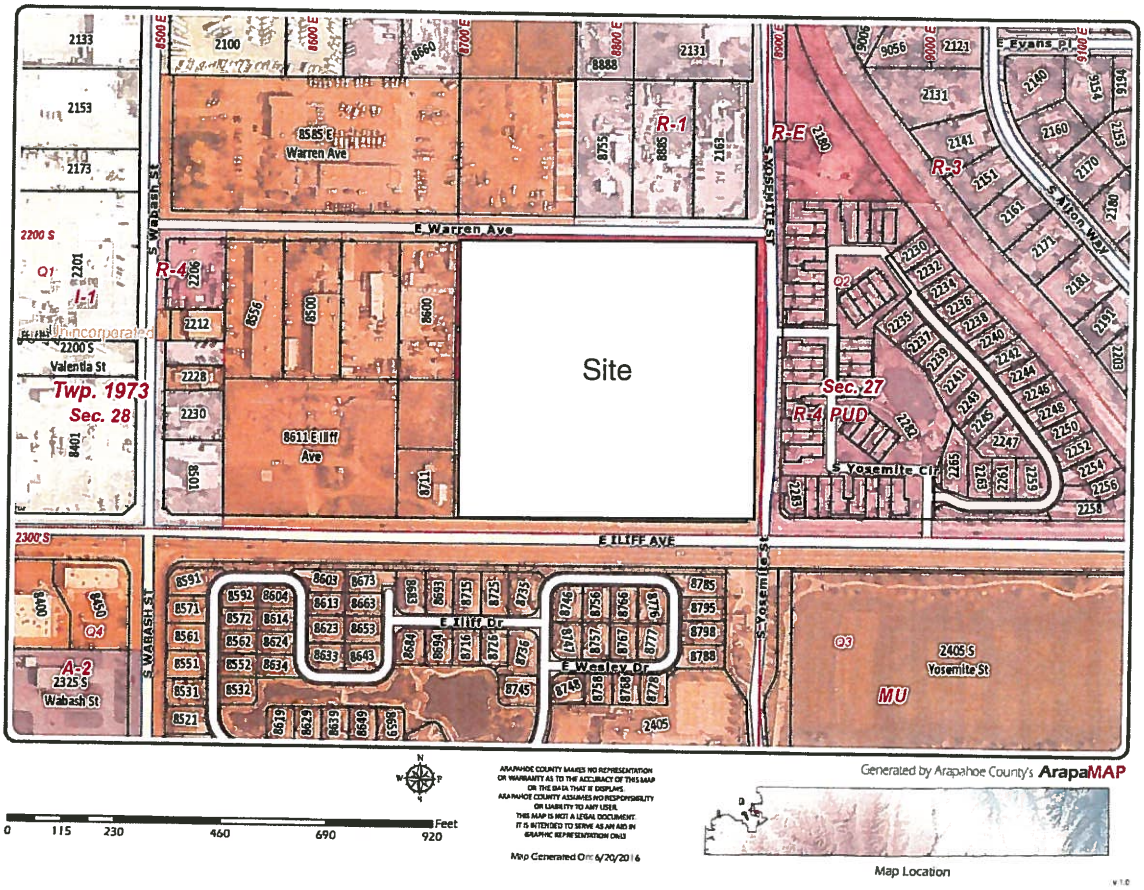
CASE # Z15-007 – ILIFF AVENUE SINGLE FAMILY HOMES – PRELIMINARY DEVELOPMENT PLAN

SHERMAN FEHER, SENIOR PLANNER **JUNE 23,2016**

VICINITY MAP The site is located west of the intersection of Iliff Avenue and Yosemite Street. This property is in Commissioner District 2.



VICINITY MAP



ZONING MAP

ADJACENT SUBDIVISIONS, ZONING, AND LAND USES:

North	-	Masons Garden Subdivision, MU-PUD & R-1 with USR, Commercial and Non-Profit Organization Building
East	-	The Township Subdivision, R4-PUD, Residential
South	-	Cherry Creek Country Club Subdivision, MU-PUD, Residential
West	-	Iliff Avenue Townhomes Subdivision, MU-PUD, Residential.

Looking North over Site from Iliff Avenue

Looking West generally from the corner of Iliff Avenue and Yosemite Street

PROPOSAL:

The applicant, Alpert Development Inc., on behalf of 8811 E. Iliff LLC and Warren and Iliff LLC is requesting approval of a Preliminary Development Plan (PDP). This PDP, if approved, will allow 121 dwelling units of single-family detached housing at a density of 13.83 du/ac. The property is 8.75 acres. The proposed development will have 35% open space.

RECOMMENDATION:

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

I. BACKGROUND

The property was originally zoned R-1 in 1961. The property is currently zoned MU-PUD and R-PM as part of the Cherry Creek Market PDP for commercial and detached single-family residential units (Case No. Z04-008). That PDP allows some of the following uses: retail, office, restaurant (including up to one drive through.) A maximum of 38,000 sq. ft. of commercial building(s) was allowed. The maximum height for the residential use was 35 feet and for the commercial use was 45 feet. The commercial or single-family homes were never approved for a site plan and were never built. The proposed single-family housing is located where the current commercial and residential zoning was previously proposed.

II. DISCUSSION

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

1. The Comprehensive Plan

The Comprehensive Plan – Four Square Mile Subarea Plan designates this property as "Potential Mixed-Use Town Center". The definition of "Town Center" is an intensely developed mixed-use area within a city, town or community intended to serve as a gathering place for retail, service, offices and residential uses in a planned configuration that is accessible for vehicles and pedestrians. Other potential Goals/Policies in the Subarea Plan/Comprehensive Plan that apply to this proposal include: Goal/GM4: Promote compact growth in the Urban Service Area; Policy/GM4.1: Encourage a compact urban development pattern in the Urban Service Area; Policy/GM4.3: Promote infill development and redevelopment in the Urban Service Area; Policy/NH1.2: Promote a diversity of housing types in Growth Areas countywide and Policy/NH2.1: Reconcile new development with existing neighborhoods in Growth Areas. The proposed PDP for single-family residential fulfills the residential use requirements indicated in the Comprehensive Plan/Subarea Plan. This proposed development, combined with the Iliff Avenue Townhomes development that is adjacent to the west provide a mixture of various residential types in this area. There are various commercial and residential developments adjacent to this proposed development.

2. Ordinance Review and Additional Background Information

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

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

The proposed PDP does not generally change the existing surrounding infrastructure. Water and sewer capability is provided by Cherry Creek Valley Water and Sanitation District. An existing road system generally serves present and future uses. The developer will provide a road network within the development.

Some drainage improvements currently exist and more are needed as a result of this site plan review.

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

This proposed site plan is generally compatible with the surrounding land uses and natural environment. Some of the residential densities are greater to the east and west of the proposed development and some of the residential densities are less to the south.

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.

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.

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

e. Ensure that public health and safety is adequately protected against natural and man-made hazards which include, but are not limited to, traffic noise, water pollution, airport hazards, and flooding.
The proposed PDP seeks to ensure that public health and safety is adequately protected against natural and man-made hazards, as long as this proposed site plan meets certain engineering and building code standards and drainage and water quality standards are met.

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

Public accessibility will be provided for by the existing road and pedestrian system.

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

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

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

Landscaping will provide amenities for this property. There will also be some recreational facilities that will be discussed more at length during the FDP stage.

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 PDP provides for 35 % open space on this property.

Other Comments:

Cash-in-lieu of land dedication:

Cash in lieu of land dedication will be required at the Final Plat stage for schools, public parks and other public purposes (library). Cherry Creek School District has requested using the appraised value method.

III. REFERRAL COMMENTS

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

Engineering	-	Comments regarding PDP exhibit, SEMSWA comments, drainage study and plan, construction plan, and GESC plan. *Applicant made or will make corrections of Engineering Services Division comments.*
Mapping	-	Minor comments. *Comments have been addressed or will be addressed.*
Arapahoe County Assessor	-	No response.
Arapahoe County Zoning	-	No comments.
Arapahoe County Sheriff	-	Limited parking may inhibit response and parking for public safety. *Per Land Development Code applicant will meet parking requirements at FDP stage.*
Arapahoe County Transportation Division		Comments related to burial of above ground utilities and dedication of right-of-way. Applicant *will need to bury utilities and dedicate right-of-way, as appropriate. This will be a condition of approval.*
Arapahoe County Open Spaces		Comments related to using appraised value method for cash-in lieu for public parks.
Army Corps of Engineers	-	No response.
Urban Drainage	-	No response.
SEMSWA	-	No response to Planning.
Cunningham FPD	-	Comments related to fire protection. *Applicant will comply with comments related to fire protection. This will be a condition of approval.*
Cherry Creek Country Club HOA	-	Requested stone wall to surround development and have designated turn lane. *Specifics related to wall will be determined at FDP stage. Development will have designated turn lane.*
Xcel Energy	-	Xcel owns and operates electric distribution line on property. *Note will be provided on FDP.*
Four Square Mile Group	-	No response.
Cherry Creek School District	-	Comments regarding land dedication or cash-in-lieu using appraised value method. *Applicant will need to use appraised value method for cash-in-lieu. This will be a condition of approval at Final Plat stage.*

Tri-County Health	-	Comments on vector control, demolition of buildings, and community design for active living. *Applicant will include vector control measures in O&M manual.*
Cherry Creek W&S District		Signed referral response form but no specific response.
Century Link		No response.
RTD		No response.
Arapahoe County Library		Requested share of cash-in-lieu monies. *Will be addressed at Final Plat stage.*
West Arapahoe SCD		No response.
Post Office		No response.

IV. STAFF FINDINGS:

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

1. Staff finds that the proposed Preliminary Development Plan (PDP) appears to generally conform to the Arapahoe County Comprehensive Plan/Four Square Mile Sub-Area Plan, with the property being designated as "Mixed Use Town Center".
2. The PDP appears to satisfy the Arapahoe County Zoning Regulations and procedures, including Chapter 13, Section 13-100, Planned Unit Development (P.U.D).
3. There are some Engineering and other issues that will be addressed through Conditions of Approval.
4. The Cherry Creek School District has requested that the applicant use the appraised value cash-in-lieu method for school cash-in-lieu at the Final Plat stage.

V. RECOMMENDATION:

Considering the findings and other information provided herein, staff recommends approval of the proposed Iliff Avenue Single-Family Homes Preliminary Development Plan (Z15-007), subject to the following:

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

VI. DRAFT MOTIONS:

A. In the case of Z15-007, Iliff Avenue Single-Family Homes, Preliminary Development Plan, we have read the staff report and received testimony at the public hearing. We find ourselves in agreement with staff findings including the draft plan and attachments as set forth in the staff report dated June 23, 2016, and recommend this 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 & 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.

Alternate Motions:

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

1. State new or amended findings to support PC recommendation of "Denial" or, if needed, for a motion of "Approval, With Changes."
2. State any new or amended conditions if the motion is for "Approval, with Changes."

Attachments:
Application
FDP Exhibit
Referral Comments

Arapahoe County
Colorado's First

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

Land Development Application Formal

Form must be complete

APPLICANT/REPRESENTATIVE: Scott Alpert Alpert Development Inc	ADDRESS: 1201 S. Parker Rd, Ste 200 Denver, Co 80231 PHONE: 303-946-1153 FAX: 303-283-3102 EMAIL: scott@alpertdevelopment.com	SIGNATURE: Scott Alpert Pres. NAME: Scott Alpert TITLE: President
OWNER(S) OF RECORD: 8811 E. Iliff LLC Warren + Iliff LLC	ADDRESS: 8933 E. Union Ave. Suite 216 Englewood, Co 80111 PHONE: FAX: EMAIL:	SIGNATURE: NAME: Steve Peckar TITLE:
ENGINEERING FIRM: MM&D Engineering Services Inc	ADDRESS: 6901 S. Yosemite St #200 Centennial Co 80112 PHONE: 303-9080062 FAX: EMAIL: wem46@Comcast.Net	CONTACT PERSON: Bill Miller

Pre-Submittal Case Number: Pre-Submittal Planner: Sherman F. Pre-Submittal Engineer: Sue Lou

Parcel ID number:	031269458 and 031269482 and 031269466 and 031269474
Address:	8811 E. Iliff Ave. and 2245 S. Yosemite St and 2251 S. Yosemite St.
Subdivision Name:	Mason Gardens Addition

	EXISTING	PROPOSED
Zoning:	MU and R-PM	MU PUD
Project/Subdivision Name:	Mason Gardens Addition	Iliff Ave Single-Family Homes
Site Area (Acres):	8.6	
Floor Area Ratio (FAR):		
Density (Dwelling Units/Acre):	14.5	
Building Square Footage:		
Disturbed Area (Acres):	N/A	
Related Case Numbers: (Final/Preliminary Development Plan, Rezoning, and/or Plat)	Z04-008	

CASE TYPE

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

THIS SECTION FOR OFFICE USE ONLY

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

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

Alpert Development, Inc.
1201 South Parker Road, Suite 200
Denver, CO 80231

November 5, 2015

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

RE: Iliff Avenue Single-Family Homes at 8811 East Iliff Avenue, Preliminary Development Plan

Dear Ms. Yeckes:

Alpert Development, Inc. and MM&D Engineering Services, Inc. are submitting this application on behalf of 8811 E Iliff LLC and Warren & Iliff LLC. The purpose of this submittal is to present a Preliminary Development Plan for the Iliff Avenue Single-Family Homes at 8811 East Iliff Avenue and 2245 & 2251 South Yosemite Street.

Iliff Avenue Single-Family Homes is an 8.6 acre proposed single-family development consisting of 121 - 125 private access drives, parking areas, pool, playground area, landscaping and water quality/detention pond facilities. The site is currently zoned MU and R-PM and we propose to re-zone the property to MU PUD for residential with 125 units maximum.

The site will contain single-family units featuring the garage on the first floor with optional bedroom/study, kitchen, family room and dining room on the 2nd floor and 2 or 3 bedrooms on the 3rd floor. The homes will have approximately 1,400 to 2,100 square feet.

Please contact me should you have any questions or concerns regarding this request at 303-946-1153.

Sincerely,

Scott Alpert, President
Alpert Development, Inc.

ARAPAHOE COUNTY
COLORADO'S FIRST

Public Works and Development

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

DAVID M. SCHMIT, P.E.
Director

Board of County Commissioner's Summary Report

Date: August 12, 2016

To: Arapahoe County Board of County Commissioners

Through: Sherman Feher, Planning Division
Planning Division

Through: Chuck Haskins, PE
Engineering Services Division, Manager

From: Sue Liu, PE
Engineering Services Division

Case name: Z15-007 Iliff Single family Homes PDP

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

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

1. This site lies within Southeast Metro Stormwater Authority (SEMSWA) boundary.

2. This site lies within both Basin 6 and Basin 7 of the Four Square Mile area, and is subject to a storm drainage fee in the amount of $8,313.00 and $4,827per impervious acre, respectively. The payment of said fee shall be guaranteed within the Subdivision Improvement Agreement that is processed with the final plat or final development application.

3. This development requires a Subdivision Improvement Agreement (SIA) to guarantee the on-site public improvements related to this development. The SIA will be processed with the Final Plat or Final Development Plan application. The public improvements generally include the access improvements, Iliff Avenue frontage improvements or contributions, burying utilities and public storm drainage improvement and related facilities.

4. The applicant will bury utilities and dedicated right-of-way as required by the County with the Final Plat or Final Development Plan applications.

5. The private roadway must be placed with a Tract of common ownership and maintenance. A pavement design will be required for the internal private roadway, and a pavement management program should also be created to ensure that adequate funding for the perpetual maintenance of the private roadway would be provided, additional, a life cycle cost analysis for the private roadway should also be provided. All these information should be submitted to County for review with the Final Plat or Final Development Plan applications.

6. The pond must be placed within a Tract of common ownership and maintenance. A Drainage easement should be provided the detention and water quality pond. The drainage easement should be provided to the limits of the 100-year detention and water quality capture volumes plus one-foot of freeboard. The drainage easement allows the County the right to enter the property, whereas the tract creates a separate parcel to allow for common ownership and maintenance.

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

1. The applicant provides modifications to the plan and support documentation as identified in the Engineering Staff Report.

2. The applicant provides modification to the plan and support documentation as identified in the SEMSWA Staff Report.

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

Phase II Referral Routing

Case Number / Case Name:	**Case No. Z15-007, Iliff Avenue Single Family Residences / Preliminary Development Plan**
Planner:	**Sherman Feher**
Engineer:	**Sue Liu**
Date:	**February 29, 2016**
Date to be returned:	**March 30, 2016**

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

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

	COMMENTS:	SIGNATURE
☐	Have NO Comments to make on the case as submitted	
☒	Have the following comments to make related to the case:	SEE REDLINES IN BLUEBEAM KIL 3-01-16

ALL REDLINE COMMENTS HAVE BEEN ADDRESSED

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☒	**Sheriff / Arapahoe County**	**1 to Brian McKnight 1 to Glenn Thompson**		**Transportation**	
☐	Weed Control / Arapahoe County	Russell Johnson	☐	CDOT / State Highway Dept- Region 1	
☒	**Zoning / Arapahoe County**	**Tammy King**	☐	CDOT / State Highway Dept- Region 6	
	Referral Agencies		☐	E-470 Authority	
☐	Architectural Review Committee		☒	**RTD**	**Chris Quinn**
☐	Airport or Military Base			**Utilities: Gas, Electric & Phone**	
☐	CGS Colorado Geological Survey-Soils		☒	**Centurylink/Phone**	**Charles Place**
☐	City / Town		☐	Conoco Phillips / Gas Pipeline	
☐	Colorado Parks and Wildlife		☒	**XCEL**	**Donna George**
☐	County		☐	IREA	
☐	DRCOG			**Water / Sanitation / Stormwater / Wetlands**	
☒	**Cunningham Fire District**	**Tim Cox**	☐	ACWWA	
☐	Metro District		☒	**U.S. Army Corp. of Engineers**	**State Program Mgr**
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☒	**HOA/Homeowners Associations**				
	CHERRY CREEK COUNTRY CLUB MASTER ASSOCIATION				

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

Arapahoe County
Colorado's First

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☒	**Engineering / Arapahoe County**	**Sue Liu**	☒	**Four Square mile Neighborhood**	**Mark Lampert**
☒	**Mapping / Arapahoe County**	**Pat Hubert**	☐	South Metro Chamber of Commerce	
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☐	Open Space / Arapahoe County	Shannon Carter	☐	Deer Trail Conservation District	
☒	**Planning / Arapahoe County**	**Sherman Feher**	☒	**West Arapahoe Conservation District**	**Sammie Molinaro**
☒	**Sheriff / Arapahoe County**	**1 to Brian McKnight** **1 to Glenn Thompson**		**Transportation**	
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☒	**Zoning / Arapahoe County**	**Tammy King**	☐	CDOT / State Highway Dept- Region 6	
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☐	CGS Colorado Geological Survey-Soils		☒	**Centurylink/Phone**	**Charles Place**
☐	City / Town		☐	Conoco Phillips / Gas Pipeline	
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☒	**Tri-County Health Department**	**Sheila Lynch**	☐	Other / 6 sets East End Adv. Committee	

☒	**HOA/Homeowners Associations**	
CHERRY CREEK COUNTRY CLUB MASTER ASSOCIATION		

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

This location also seems to have limited public/visitor parking for visitors which may inhibit routine response and parking for public safety.

REQUIRED AMOUNT OF PARKING IS PROVIDED PER STANDARDS

Arapahoe County
Colorado's First

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

Planning Division

Phase II Referral Routing

Case Number / Case Name:	**Case No. Z15-007, Iliff Avenue Single Family Residences / Preliminary Development Plan**
Planner:	**Sherman Feher**
Engineer:	**Sue Liu**
Date:	**February 29, 2016**
Date to be returned:	**March 30, 2016**

	Arapahoe County Agencies				
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☒	**Tri-County Health Department**	**Sheila Lynch**	☐	Other / 6 sets East End Adv. Committee	
X	LIBRARY DISTRICT				
☒	**HOA/Homeowners Associations**				
	CHERRY CREEK COUNTRY CLUB MASTER ASSOCIATION				

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X	Have the following comments to make related to the case:	Janel Maccarrone

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

THIS COMMENT DOES NOT PERTAIN TO PDP

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

Would like to have stone wall surround property.
Designated Traffic Turn lane.

Case No. Z15-007, Illiff Avenue Single Family Residences / Preliminary Development Plan

Comments:

Please require on the FDP that a stone wall be used around the perimeter of the property.

Please provide for a designated traffic turn lane

Cherry Creek Country Master Association
c/o Westwind Management
27 Inverness Drive East
Englewood CO 80112

THERE WILL BE A DECORATIVE WALL ON FDP. MATERIL WILL BE DETERMINED THEN. REQUEST WILL BE TAKEN INTO ACCOUNT.

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☐	Have NO Comments to make on the case as submitted	
☒	Have the following comments to make related to the case:	Tyler Everitt – CFPD *** SEE COMMENTS

CUNNINGHAM FIRE PROTECTION DISTRICT

2015 SOUTH DAYTON STREET ♦ DENVER, CO 80247 ♦ Phone: (303) 755-9202
Fax: (303) 337-7971

PDP Comment

March 21, 2016

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

Re: Iliff Single Family Homes

The Fire District has reviewed the referral for the above referenced case for compliance with the *2009 International Fire Code (IFC)* as adopted by the District. The Fire District supports the PDP for approval with the following comments and requirements.

The following notes would be needed on the FDP Plan for Review and Approval:

The Fire District requires that the following general comments are included on the cover sheet of the FDP:

1. Fire Department Access:

    1. Surfaced access roads capable of withstanding the imposed loads of fire apparatus and all required hydrants shall be installed prior to construction.

    2. 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.

    3. Turning radius and navigation through the development shall meet the Cunningham Fire Protection Districts specifications and is verified using an approved method. (Auto-Cad drawings must be provided, vehicle information can be found on our website www.cfpd.org)

    4. If a traffic signal is added as part of this development it is required to have a opticom traffic device installed.

    5. The proposed structures are over 30-feet in height the fire department access drives within the development shall be a minimum of 26-feet in width.

6. 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.

7. All fire hydrants are to be installed in conformance with *Sections 507 and Appendix C* of the *2009 International Fire Code*. No landscaping, fencing or any other obstruction shall be placed within three feet of a fire hydrant.

8. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3. Both access points shall be in place prior to moving beyond 30 homes within the development.

    1. **D104.3 Remoteness.** Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

1. Fire lane designation

All private drives within this development are declared as fire apparatus access under *Section 503 of the 2009 IFC*. 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. Submit a plan demonstrating the structure meets the *Section 503* requirement.

2. Fire lane identification

The Fire District declares all drives within this development as fire apparatus access under *Section 503* of the *2009 IFC*. Any roadway that is 30-feet or less in width shall be marked as a fire lane on both sides. Information on the Arapahoe County Fire Lane Program will be provided to the Developer. **Fire lane plan shall be submitted and entered into the Arapahoe County Fire Lane Program.**

3. Water plan

A formal water plan for review and approval with a fee is required for any new fire hydrant installations prior to issuance of any Fire District building permits. Submittal of a copy of the water plan submitted to the Cherry Creek Valley Water and Sanitation District (CCVWSD) during their required approval process directly to the Fire District for review is acceptable.

4. Building construction plans

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

MOST OF THIS HAS BEEN ADDRESS THE REST WILL BE CLARIFIED IN FDP

Arapahoe County
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CHERRY CREEK COUNTRY CLUB MASTER ASSOCIATION					

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☒	Have the following comments to make related to the case:	Tyler Everitt – CFPD *** SEE COMMENTS

Tri-County Health Department

March 22, 2016

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

RE: Iliff Avenue Single Family Residences
TCHD No. 3816

Dear Mr. Feher:

Tri-County Health Department (TCHD) has reviewed the application for the Preliminary Development Plan for the Iliff Avenue Single Family Residences. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and has the following comments.

Vector Control
We recommend that stormwater facilities for the project be developed not only for flood control and to protect water quality, but also to prevent mosquito breeding conditions. The Urban Drainage and Flood Control District (UDFCD) Drainage Criteria Manual, Volume 3 recommends that the design process begin by reducing the amount of runoff in newly developing areas. Collectively, these methods are called "minimizing directly connected impervious areas" and include reducing paved areas, using porous pavements and grass swales. This both improves water quality and limits the volume of water that must be retained/detained in ponds; it can also reduce the potential for mosquito breeding conditions. We encourage the applicant to follow UDFCD's design hierarchy.

To reduce the potential for human exposures to West Nile and other mosquito-borne viruses, we recommend that mosquito control plans be developed for any stormwater facilities that are designed to hold water for 72 hours or longer. Detention ponds are generally designed to drain within 72 hours, so we do not initially recommend mosquito control plans for detention ponds. However, if a detention pond fails to operate as designed, resulting in mosquito breeding conditions or mosquito complaints, Tri-County Health Department will recommend that the operator implement a mosquito control plan to remedy the situation. A guidance document is attached.

Demolition of Buildings
It appears that the existing building 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 Notice of Demolition form and instructions. More information is available at http://www.cdphe.state.co.us/ap/asbestos.

Rodents such as mice and rats carry diseases which can be spread to humans through contact with rodents, rodent feces, urine, or saliva, or through rodent bites. If there is an infestation of rodents in the building proposed for demolition, the infestation should be eliminated prior to demolition to prevent the spread of rodents to neighboring properties. Information on rodent control can be found at http://www.tchd.org/400/Rodent-Control.

Community Design for Active Living
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, such as walking and bicycling, in their daily routines. Because research shows that the way we design our communities can encourage regular physical activity, Tri-County Health Department (TCHD) strongly supports site plans that incorporate pedestrian and bicycle amenities that support the use of a broader pedestrian and bicycle network.

TCHD recommends the applicant include a network of sidewalks throughout the development and pedestrian connections from the development to the public sidewalk along Yosemite. These connections would offer the opportunity to connect to the nearby High Line Canal regional trail. The applicant may want to consider making the on-site sidewalks a minimum of five (5) feet in width. 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, with a buffer area like a tree lawn between the sidewalk and the street.

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

Sincerely,

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

CC: Sheila Lynch, Laura DeGolier, TCHD

Tri-County Health Department
Guidance for Preparation of
Mosquito Control Plan

A Mosquito Control Plan should contain the following elements:

1. Designation of a management entity

   This is the entity with authority/responsibility for implementing the plan. Typically, this will be a Special District or a Homeowners Association. If this is the case, the applicant shall submit a copy of the organizational Service Plan, by-laws or other legal document providing the authority for mosquito control. If the entity is the developer, this should be noted.

2. Funding mechanism

   A method needs to be put in place to finance the program. This could be a commitment for the Service District, HOA or developer to include adequate funds for the activities as part of its annual budgeting process, or a plan by the District or HOA to assess an annual fee on residents in the subject service area, or to fund the program in some other way, per its legal authority as noted in #1.

3. Activities that will be undertaken to prevent mosquito breeding conditions

   This section places emphasis on the proper design, construction, operation and maintenance of stormwater facilities to prevent mosquitoes from breeding. In most instances, it is nothing different than is already required by the County and Volume 3 of the Urban Drainage and Flood Control District's (UDFCD) Urban Storm Drainage Criteria Manual for flood control and stormwater quality. The literature on this subject, supported by local field experience, suggests that if stormwater facilities are well-designed, built to specification, and regularly inspected and maintained to meet operating standards, stormwater facilities that are designed to completely drain in 72 hours or less are likely to do so and to prevent mosquito breeding conditions.

   The likelihood or extent of mosquito breeding can also be reduced through the proper design, construction and inspection/maintenance of retention ponds or constructed wetlands that are intended to hold permanent water pools.

   We have found that at the time of construction of stormwater facilities, there is often little thought given to continuity of maintenance. Requiring the applicant to think through the tasks that need to be accomplished from design through operation, who will be responsible for tasks in each phase, and a schedule for their accomplishment increases the probability that these tasks will be completed.

   Ideally, before getting to this point, the applicant will have considered stormwater facility options that do not rely on extended retention or detention of stormwater without flushing over a period of 2-3 days; e.g. grass swales, porous pavements, landscape detention,

reducing directly connecting impervious areas to increase infiltration. This would be coordinated through and in compliance with the requirements of the County's Engineering and/or Stormwater sections.

Suggested elements in this section include the following:

- Design review – Qualified personnel review construction plans and conduct field investigation to ensure construction per specifications of UDFCD Volume 3 and County criteria.

- Operation and maintenance activities:

  This should identify who will conduct these activities (e.g., staff or contractor), and a schedule or trigger point for doing each task. Again, the UDFCD's Vol. 3 contains minimum operation and maintenance activities. If staff are to be used, this section should note if they will need training and how they will receive it.

- Regular inspections:

  Facilities that are found to retain water should be inspected regularly to ensure that no mosquito larvae are present. Facilities should be inspected once a week beginning in April and continuing through September.

- Larvacide program:

  Even if inspections do not reveal larvae, a larvaciding program should be established as a preventive measure at the same time that the inspection program begins (generally May) and continue through September. Some mosquitoes lay their eggs in mud, and when rain falls later, they can hatch and present a problem. Larvacide should be applied at the recommended rate and frequency specified by the product manufacturer. Mosquito control products can be found by doing a search on the internet.
  Natural control of mosquito larva can be very effective is done properly. Consult the Colorado Department of Wildlife, Fisheries Division, for consultation on proper stocking of ponds with fish that will effectively control mosquito larvae.

For Technical Assistance - Contact Monte Deatrich, Tri-County Health Department's mosquito control specialist, if you have any questions about any elements of the mosquito control program. Mr. Deatrich is in Tri-County's Commerce City office; he can be reached by phone at (303) 439-5902, or by e-mail at mdeatric@tchd.org.

INFORMATION WILL BE IN OPERATIONS AND MAINTENANCE MANUAL

Xcel Energy℠
PUBLIC SERVICE COMPANY

Right of Way & Permits

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

March 28, 2016

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

Attn: Sherman Feher

RE: Iliff Avenue Single Family Residences, Case # Z15-007

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for **Iliff Avenue Single Family Residences**. Please be aware PSCo owns and operates existing electric distribution facilities within the subject property rezone area. Public Service Company has no objection to this proposed rezone, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

The property owner/developer/contractor must contact the **Builder's Call Line at 1-800-628-2121** and complete the application process for any new gas or electric service or modification to existing facilities including relocation and/or removal. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

To ensure that adequate utility easements are available within this development and per state statutes, Public Service Company requests that the following language or plat note be placed on the preliminary and final plats for the subdivision:

> ***Minimum five-foot (5') wide dry utility easements are hereby dedicated on private property directly adjacent to both sides of the alley tracts or private drives for natural gas main facilities. Additionally, all landscaping areas/tracts are dedicated for dry utility use, including electric facilities. These easements are dedicated to Arapahoe County for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities (Dry Utilities). Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.***

The developer must contact **Russ McClung, Right-of-Way Agent at russell.w.mcclung@xcelenergy.com or 303-671-3932** for any easement issues including the processing of any quitclaim deeds. Additional easements may need to be acquired by separate document for new facilities.

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

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

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

NOTE WILL BE PROVIDED ON FDP

David Strohfus
Director of Planning &
Interagency Relations

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

720.554.4244

dstrohfus@cherrycreekschools.org

CherryCreek Schools
Dedicated to Excellence

March 28, 2016

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

Subject: Case No. Z15-007
Iliff Avenue Single Family Residences – PDP
125 Units

To Whom it May Concern:

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

Utilizing the Arapahoe County Land Development Code, the land dedication calculation for the school district would be 1.1830 acres or an appropriate cash-in-lieu fee.

Cherry Creek School District #5
Planning Department
Student Generation Worksheet - Arapahoe County

Project Name:	**Iliff Avenue Residences**			
Developer/Contact Person:	Alpert Development, MM&D Engineering Services			
Submitted for Review:	Mar 2016			
Total Project Acreage:	**8.6**			
Maximum Dwelling Units:	**125**			
Dwelling Units/Acre	**14.5348837**			
Acres per child	**0.026**			
Residential Density	**#D.U.s**	**Student Generation per DU**	**Students Generated**	**Land Calculation**
0.0 - 7.49 du/ac	0	0.775	0	0.000000
7.5 - 14.99 du/ac	125	0.364	46	1.183000
15.00 or more du/ac	0	0.195	0	0.000000
Totals			46	1.1830

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

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

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

Sincerely,

David Strohfus,
Director of Planning and Interagency Relations

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

UNDERSTOOD

Shannon Carter | Director

ARAPAHOE COUNTY
PROTECT. CONNECT. ENJOY.

June 29, 2016

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

RE: Iliff Avenue Single-Family Homes at 8811 East Iliff Avenue, Preliminary Development Plan

Dear Mr. Feher,

The Arapahoe County Open Spaces Dept. has reviewed the submittal by MM&D Engineering & Surveying for the Preliminary Development Plan (PDP) for the Iliff Avenue Single-Family Homes at 8811 East Iliff Avenue. Open Spaces has the following comments and recommendations for approval:

Open Spaces is actively involved in promoting and providing park and recreation facilities for residents of Arapahoe County. New development creates additional population that desires access to parks and recreation. According to the findings of the 2015 Four Square Mile Recreation Needs and Opportunities Assessment, the area this development is located in is identified as being below the acceptable threshold for recreation Level of Service and having low walkable access to recreation. This data is based on the existing population, adding an additional 125 households exacerbates this problem. The lack of land availability and current high market values has hindered Open Spaces' ability to purchase and create new parks in the Four Square Mile area. The closest park, Welch Park, is 1 mile away which is well beyond the walkable standard of .25 mile.

The submitted Letter of Intent dated November 5, 2015 indicates that the development will have a "playground area". However, the PDP does not designate that any playground area exists. Given the low level of service and low walkable access to recreation, it would be unacceptable to magnify this situation by increasing population without including a playground. Open Spaces would like to see the "playground area" labeled, identified, and the playground amenities listed in the FDP. Furthermore, during the Planning Commission hearing for the adjacent property, Planning Case # P16-002, Iliff Avenue Townhomes, the applicant indicated that the townhome residents will be able to use the playground and pool facilities at this development, the Iliff Avenue Single-Family Homes at 8811 East Iliff Avenue. As a condition of approval, Open Spaces would like the pool and playground area at 8811 East Iliff Avenue to be fully accessible by the residents of the Iliff Avenue Townhomes.

Open Spaces Department is willing to further discuss these comments 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
rwinn@arapahoegov.com
720-874-6551

PRELIMINARY DEVELOPMENT PLAN

ILIFF AVENUE SINGLE FAMILY HOMES

Lots 21-25 and 36-40 Inclusive, Mason's Garden Addition,
Situated in NE1/4 Section 28, T4S, R67W, 6th P.M.
County of Arapahoe, State of Colorado

NOTES:

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

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

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

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

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.

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

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

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.

FOUR SQUARE MILE AREA NOTE
TO INCLUDE SAID DEVELOPMENT WITHIN A SPECIAL DISTRICT FOR THE PURPOSE OF PARTICIPATING IN THE CONSTRUCTION OF NECESSARY OFFSITE IMPROVEMENTS AT THE TIME OF APPROVAL OF FINAL DEVELOPMENT PLANS.

A) 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.
B) TO INCLUDE SAID DEVELOPMENT IN A MASTER DRAINAGE IMPROVEMENT DISTRICT IF SUCH A DISTRICT IS FORMED.

GENERAL DESIGN STANDARDS:

COMMUNITY DESIGN

THE BASIC DESIGN CONCEPT TYPIFYING ILIFF AVENUE SINGLE FAMILY IS URBAN IN CHARACTER. KEY DESIGN FEATURES INCLUDE:

- LANDSCAPED STREETSCAPES WITH DETACHED WALKS ADJACENT TO THE COLLECTOR STREETS;
- BUILDINGS ORIENTED TO THE ADJACENT STREETS;
- COMPATIBILITY BETWEEN BUILDING TYPES THROUGH ARCHITECTURE, BUILDING HEIGHTS AND MATERIALS;
- AN APPROPRIATE TRANSITION FROM ADJACENT USES THROUGH LIMITING BUILDING HEIGHTS, MASS AND SCALE;
- CREATION OF COMMON THEME THROUGH THE USE OF DECORATIVE LIGHTING, MONUMENTATION AND SIGNAGE, LANDSCAPE FEATURES, MATERIALS COMMON TO THE ENTRY MONUMENTS AND BUILDINGS.

ARCHITECTURE

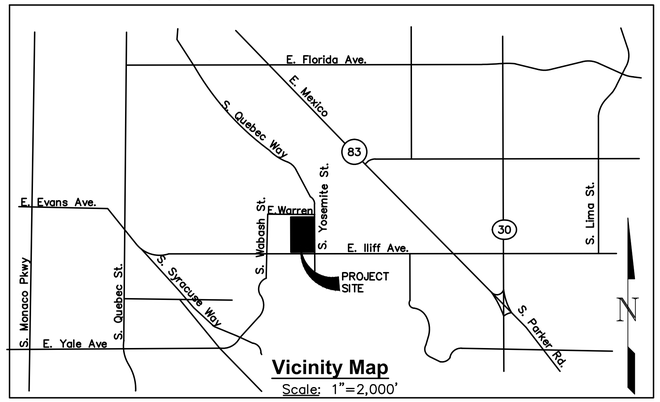
IT IS THE INTENT OF ILIFF AVENUE SINGLE FAMILY TO PROVIDE BUILDING TYPES THAT WILL COMPLIMENT ONE ANOTHER THROUGH THE USE OF COMMON DESIGN CRITERIA, CHARACTER, ARTICULATION AND BUILDING MATERIALS. DESIGN CRITERIA INCLUDE:

- MAJOR BUILDING MATERIALS SHALL BE A COMBINATION OF FIBER CEMENT SIDING AND MASONRY;
- FACADE ARTICULATION TO DIFFERENTIATE INDIVIDUAL STRUCTURES;
- PRIVATE OUTDOOR PATIOS OR DECK AREAS FOR EACH UNIT;
- TWO CAR ATTACHED GARAGES FOR EACH UNIT;
- NO STAIRWAYS OUTSIDE BUILDING ENVELOPES;
- DETAILED WINDOW AND DOOR TRIMS;
- INCLUDED PROJECTIONS, RECESSES, SHADOW LINES, WINDOW PATTERNS AND OVERHANGS TO PROVIDE FRONT AND REAR VARIATION IN WALL PLANES;
- PROVIDE FRONT ENTRY DETAIL INCLUDING VERTICAL ELEMENTS TO ENHANCE BUILDING ELEVATIONS;
- PROVIDE WINDOWS ON ALL ELEVATIONS.

SITE DESIGN

THE SITE PLAN EMPHASIZES URBAN DESIGN. THAT IS ACHIEVED THROUGH BUILDING PLACEMENT AND ORIENTATION, LANDSCAPING AND ARCHITECTURE.

ARAPAHOE COUNTY CASE NO.: Z15-007



Vicinity Map
Scale: 1"=2,000'

BENCHMARK:

NGS MONUMENT A 410, BEING A METAL ROD IN RANGE BOX STAMPED 'A 410', LOCATED AT THE INTERSECTION OF MONACO PARKWAY AND FLOYD AVENUE, 26.2 FEET SOUTH OF THE CENTERLINE OF FLOYD AVENUE, AND 0.7 FEET SOUTH OF A FENCE CORNER. A PUBLISHED ELEVATION OF 5339.45 FEET. NAVD88.

LEGAL DESCRIPTION:

PLOTS 21-25 & 36-40 INCLUSIVE, MASON'S GARDEN ADDITION COUNTY OF ARAPAHOE, STATE OF COLORADO. RECORDED ON MARCH 19, 1888, BOOK NUMBER A1, PAGE 17 OF THE ARAPAHOE COUNTY RECORDS.

BUILDING PLACEMENT AND ORIENTATION

ORIENT UNITS ON THE SITE WITH THE GARAGE FACING THE INTERIOR PRIVATE STREETS.

LANDSCAPING

- ORIENT UNITS ON THE PERIMETER OF THE SITE SITE WITH THE SIDE ELEVATIONS TO THE INTERIOR PRIVATE STREETS;
- MAXIMIZE OPEN SPACE VIEW CORRIDORS WITH PEDESTRIAN LINKAGES;
- PROVIDE STREETSCAPE LANDSCAPING AT THE FRONT OF THE UNITS;

CIRCULATION AND PARKING

IT IS THE INTENT OF ILIFF AVENUE SINGLE FAMILY TO PROVIDE A CONVENIENT, CLEAR, SAFE AND EFFICIENT CIRCULATION SYSTEM FOR BOTHER PEDESTRIAN AND AUTOMOBILE TRAFFIC.

PEDESTRIAN

- PEDESTRIAN WALKWAYS;
- INCORPORATION OF THEMATIC MATERIALS, COLORS, AND DESIGN INTO THE PEDESTRIAN ELEMENT;
- SITE AMENITIES TO BE LOCATED FOR PEDESTRIAN CONVENIENCE AND SHOULD MATCH THE ARCHITECTURAL THEME OF THE DEVELOPMENT.

VEHICULAR

- DRIVES WHICH COMPRISE THE INTERNAL VEHICULAR CIRCULATION SYSTEM;
- ATTACHED GARAGES WITH INTERNALIZED SURFACE PARKING.

OPEN AREAS AND AMENITIES

IT IS THE INTENT OF ILIFF AVENUE SINGLE FAMILY TO PROVIDE LANDSCAPING WHICH VISUALLY ENHANCES THE COMMUNITY AND PROVIDES A COMPATIBLE AND AESTHETIC ATMOSPHERE.
THE SITE WILL PROVIDE:

- A LANDSCAPED BUFFER ADJACENT TO E. ILIFF AVE.;
- OPEN SPACE AREAS BETWEEN BUILDING TO CREATE VIEW CORRIDORS AND OPPORTUNITY FOR PEDESTRIAN CONNECTIVITY;
- DETENTION & WATER QUALITY PONDS DEVELOPED WITH NATURAL VEGETATION;
- PEDESTRIAN LINKAGES TO EXTERNAL SIDEWALK SYSTEMS;
- COMPLIANCE WITH THE LANDSCAPE DESIGN STANDARDS, ARAPAHOE COUNTY LAND DEVELOPMENT CODE;
- A CENTRAL GREEN BELT AREA WILL BE PROVIDED FOR THE RESIDENTS.

OPEN AREAS AND AMENITIES

IT IS THE INTENT OF ILIFF AVENUE SINGLE FAMILY TO PROVIDE LANDSCAPING WHICH VISUALLY ENHANCES THE COMMUNITY AND PROVIDES A COMPATIBLE AND AESTHETIC ATMOSPHERE.
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- OPEN SPACE AREAS BETWEEN BUILDING TO CREATE VIEW CORRIDORS AND OPPORTUNITY FOR PEDESTRIAN CONNECTIVITY;
- DETENTION & WATER QUALITY PONDS DEVELOPED WITH NATURAL VEGETATION;
- PEDESTRIAN LINKAGES TO EXTERNAL SIDEWALK SYSTEMS;
- COMPLIANCE WITH THE LANDSCAPE DESIGN STANDARDS, ARAPAHOE COUNTY LAND DEVELOPMENT CODE;
- A CENTRAL GREEN BELT AREA WILL BE PROVIDED FOR THE RESIDENTS.

LIGHTING

IT IS THE INTENT OF ILIFF AVENUE SINGLE FAMILY TO PROVIDE SOFT OUTDOOR LIGHTING AT A HUMAN SCALE WHICH WILL ENHANCE THE COMMUNITY WHILE ALLOWING EASY IDENTIFICATION OF ADDRESSES, DRIVES AND COMMON ELEMENTS SUCH AS AMENITY AREAS. ALL LIGHTING MOUNTED ON BUILDING OR POLES WILL BE DOWNCAST.
ALL LIGHTING SHALL AT A MINIMUM, CONFORM TO THE LIGHTING STANDARDS IN THE ARAPAHOE COUNTY LAND DEVELOPMENT CODE.

BUILDING ENCROACHMENTS

BUILDING SETBACKS AND SEPARATION BETWEEN STRUCTURES SHALL BE MEASURED TO THE BUILDING FOUNDATION, GUTTERS, AND ROOF OVERHANGS SHALL BE ALLOWED TO EXTEND 24" PAST THE PRIMARY FOUNDATION LINE INTO SETBACKS.
PATIO, COURTYARD, UTILITY SCREENS OR GENERAL LANDSCAPE WALLS ARE NOT TO EXCEED 42" IN HEIGHT.
WINGWALLS ATTACHED TO THE BUILDING FOR THE PURPOSES OF BUILDING AESTHETIC AND UTILITY SCREENING SHALL BE ALLOWED TO PROJECT 8'-0" IN LENGTH INTO SIDE YARDS, WALL THICKNESS SHALL NOT EXCEED 24". STARTING HEIGHT ON THE BUILDING SHALL NOT EXCEED 12'-0".

SHEET INDEX:

SHEET	1	COVER SHEET
SHEET	2	OVERALL SITE PLAN
SHEETS	3-5	ELEVATION PLANS

LAND USE TABLE:

TOTAL AREA:	380,901 SF	(100%)
TOTAL ROADS AND PARKING AREA:	108,670 SF	(28.53%)
TOTAL BUILDINGS (121 UNITS X 880 SF):	106,480 SF	(27.95%)
TOTAL OPEN SPACE: (DETENTION AREA WITHIN OPEN SPACE: 8,847 SF)	165,751 SF	(43.52%)

DEVELOPMENT CRITERIA	EXISTING	PROPOSED
CASE NUMBER	Z04-008	Z15-007
SITE ZONING	MU;B-1, I-1, R-PM	R-PH
ACRES	8.75	8.75
MAXIMUM UNITS	MU;B-3, I-1 N/A MU; R-PM	121 DU MU-PUD
DENSITY	10.9u/ac	13.84u/ac
MAXIMUM HEIGHT	45 FT	37'8" FT (MAX 3 STORIES)
MINIMUM SETBACK -ILIFF AVE	25 FT	15 FT
MINIMUM SETBACK EXTERIOR LOT LINES	25 FT	10 FT
MINIMUM SETBACK INTERIOR LOT LINES	N/A	0 FT
MINIMUM DISTANCE BETWEEN BUILDINGS	0 FT	10 FT
MINIMUM UNOBSTRUCTED OPEN SPACE	20%	35%

1. LANDSCAPING AND BUFFERING WILL BE SHOWN ON THE FINAL DEVELOPMENT PLAN.
2. EXTERIOR LIGHTING WILL BE SHOWN ON THE FINAL DEVELOPMENT PLAN.
3. SIGNAGE WILL INCLUDE ONE PROJECT IDENTIFICATION SIGN, SIGN DETAILS WILL BE SHOWN ON THE FINAL DEVELOPMENT PLAN AND WILL BE IN ACCORDANCE WITH ARAPAHOE COUNTY CODES.
4. ALL ON-SITE STREETS TO BE PRIVATE ROADWAY.
5. ROOF OVERHANGS, PATIOS AND DECKS CAN EXTEND NO MORE THAN 2.0 FEET INTO SETBACKS.
6. PARKING REQUIREMENTS:
   2 BEDROOM UNITS (2 STALLS)
   3 BEDROOM UNITS (2 STALLS)
   PLUS GUESTS (0.25 STALLS/UNIT-BOTH 2 AND 3 BEDROOM UNITS)
7. PRIVATE ROADWAYS TO BE 26 FT MINIMUM FROM FLOWLINE TO FLOWLINE.
8. PRIVATE ROADWAYS ARE CONCEPTUAL ONLY.
9. FENCING AND WALL LOCATIONS AND MATERIALS TO BE DETERMINED IN FINAL DEVELOPMENT PLAN.
10. PERIMETER FENCE/WALL SHALL BE NO MORE THAN 8' IN HEIGHT.
11. MINIMUM UNOBSTRUCTED OPEN SPACE DOES NOT INCLUDE RIGHT OF WAY. IT DOES INCLUDE PUBLIC SIDEWALKS AND LANDSCAPE IN THE PUBLIC USE EASEMENT.
12. MAXIMUM BUILDING COVERAGE SHALL NOT EXCEED 35%.

DESIGN INTENT:

THE INTENT OF ILIFF AVENUE SINGLE FAMILY IS:

- TO CREATE A STABLE, ATTRACTIVE NEIGHBORHOOD THAT WILL OFFER A VARIETY OF HOUSING UNITES ON A SMALL INFILL SITE;
- TO MAXIMIZE THE ADVANTAGE OF THE PROXIMITY TO BUS ROUTES, EMPLOYMENT BASES, RETAIL CENTERS AND LEISURE ACTIVITIES;
- TO BE COMPATIBLE WITH EXISTING DEVELOPMENT;
- TO CREATE A THEME FOR THE DEVELOPMENT WHICH WILL ENSURE HIGH QUALITY ELEMENTS AND MATERIALS;
- TO UTILIZE EXISTING INFRASTRUCTURE ADJACENT TO THE SITE.

BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ARAPAHOE COUNTY BOARD OF COMMISSIONERS, THIS_____ DAY OF _____ A.D., 20_____.

CHAIR: _____

ATTEST: _____

PLANNING COMMISSION RECOMMENDATIONS

RECOMMENDED BY THE ARAPAHOE COUNTY PLANNING COMMISSION, THIS ___ DAY OF _____A.D. 20__.

CHAIR: _____

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 ILIFF AVENUE SINGLE FAMILY HOMES, CASE NUMBER Z15-007.

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

REVISION	DATE
1ST RESUBMITTAL	01/25/2016
2ND RESUBMITTAL	03/31/2016

MM&D Engineering & Surveying, Inc.
William E. Miller, PE 13889
Engineering/Surveying/Construction Management
6901 S. Yosemite St, #201 PH (303) 908-0062
Centennial, Colorado 80112 FAX (303) 708-8399

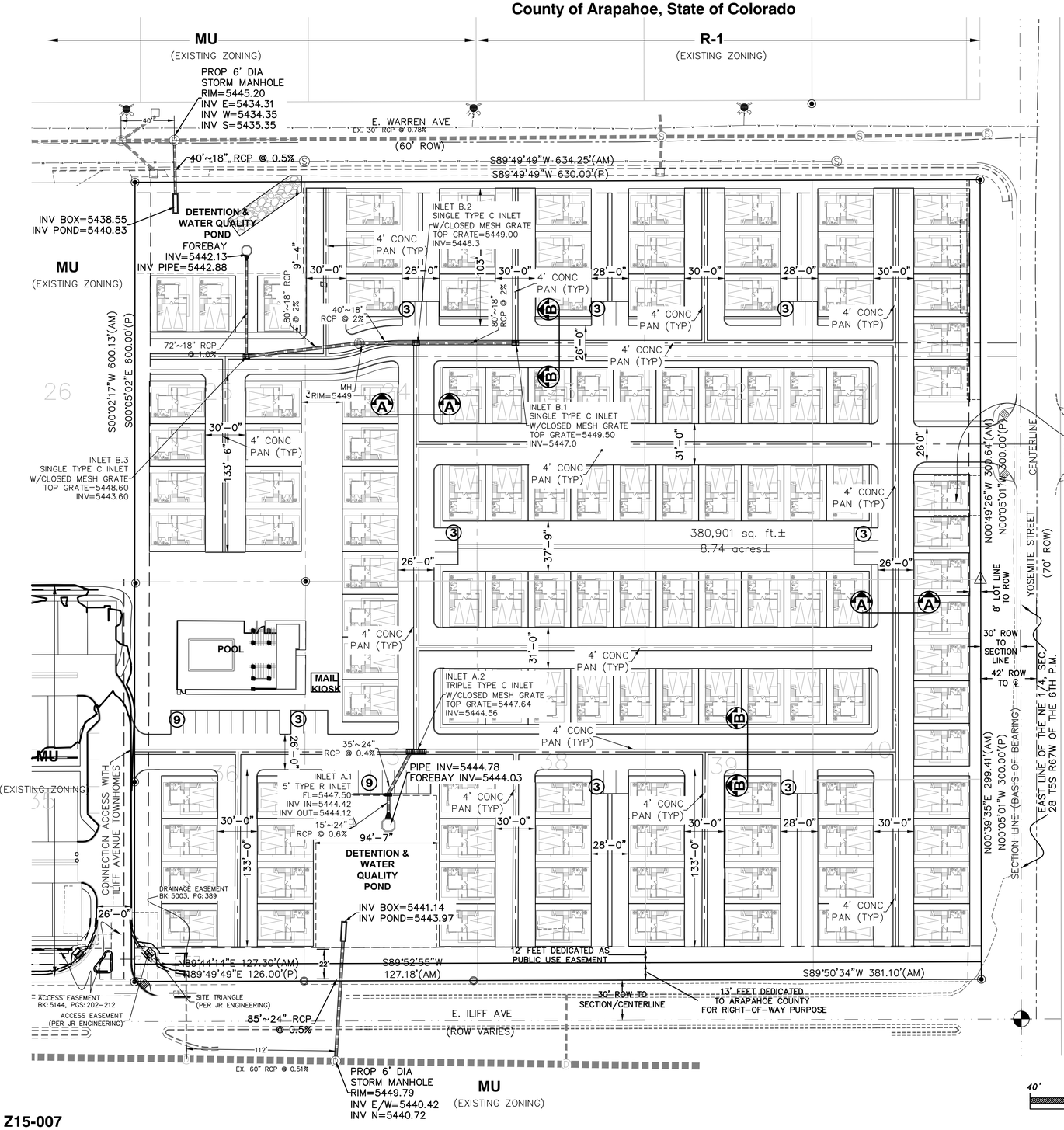
ILIFF AVE. SINGLE FAMILY
Preliminary Development Plan
Cover Sheet

DATE: 09/29/2015
DES/DFT/CHK: WEM/kem
PROJ. NO. 15-375
SHEET 1 OF 5

PRELIMINARY DEVELOPMENT PLAN

ILIFF AVENUE SINGLE FAMILY HOMES

Lots 21-25 and 36-40 Inclusive, Mason's Garden Addition,
Situated in NE1/4 Section 28, T4S, R67W, 6th P.M.
County of Arapahoe, State of Colorado

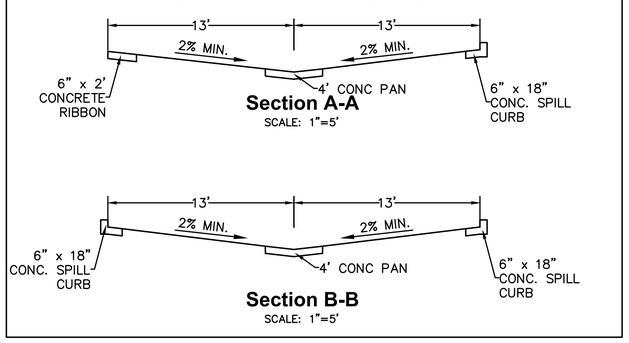


LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED 4FT CONCRETE PAN
- PROPOSED CENTERLINE OF ROAD
- PROPOSED STORM PIPE W/MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING FIRE HYDRANT
- (AM) ACTUAL MEASUREMENT
- (P) PLAT
- PROPERTY CORNER
- REBAR
- SECTION CORNER
- IRON PIPE

NOTE:
A MINIMUM 1-FOOT OF FREEBOARD IS REQUIRED BETWEEN THE LOWEST ACCESSIBLE SURFACE ENTRANCE (ie. LOWEST WINDOW WELL/BASEMENT WINDOW OR THE FIRST FLOOR ELEVATIONS, WHICHEVER IS LOWER) AND 100-YEAR WATER SURFACE ELEVATION FOR ALL STRUCTURES ADJACENT TO THE ON-SITE DETENTION AND WATER QUALITY FACILITIES.

PRIVATE ROADWAY SECTIONS



BASIS OF BEARINGS:

BASED ON THE EAST LINE OF THE NE 1/4 OF SECTION 28, T. 4 S. R. 67 W. OF THE 6TH P.M., WHICH BEARS S00°05' 02"E AS MONUMENTED AND SHOWN HEREON.

BENCHMARK:

NGS MONUMENT A 410, BEING A METAL ROD IN RANGE BOX STAMPED 'A 410', LOCATED AT THE INTERSECTION OF MONACO PARKWAY AND FLOYD AVENUE, 26.2 FEET SOUTH OF THE CENTERLINE OF FLOYD AVENUE, AND 0.7 FEET SOUTH OF A FENCE CORNER. A PUBLISHED ELEVATION OF 5339.45 FEET. NAVD88.

40' 0 40' 80'
Scale 1" = 40'

REVISION	DATE
1ST RESUBMITTAL	01/25/2016
2ND RESUBMITTAL	03/31/2016

MM&D Engineering & Surveying, Inc.
William E. Miller, PE 13889
Engineering/Surveying/Construction Management
6901 S. Yosemite St, #201 PH (303) 908-0062
Centennial, Colorado 80112 FAX (303) 708-8399

ILIFF AVE. SINGLE FAMILY
Preliminary Development Plan
Overall Site Plan

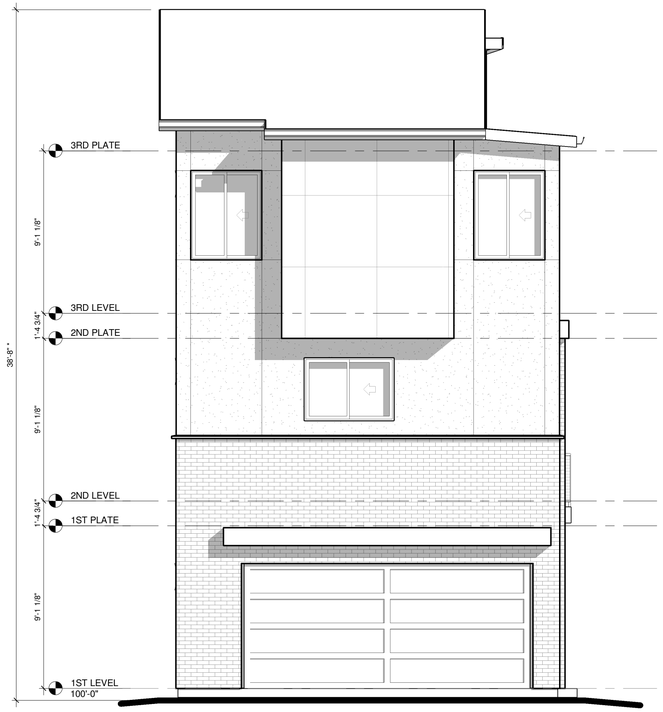
DATE: 09/29/2015
DES/DFT/CHK: WEM/kem
PROJ. NO. 15-375
SHEET 2 OF 5

ARAPAHOE COUNTY CASE NO.: Z15-007

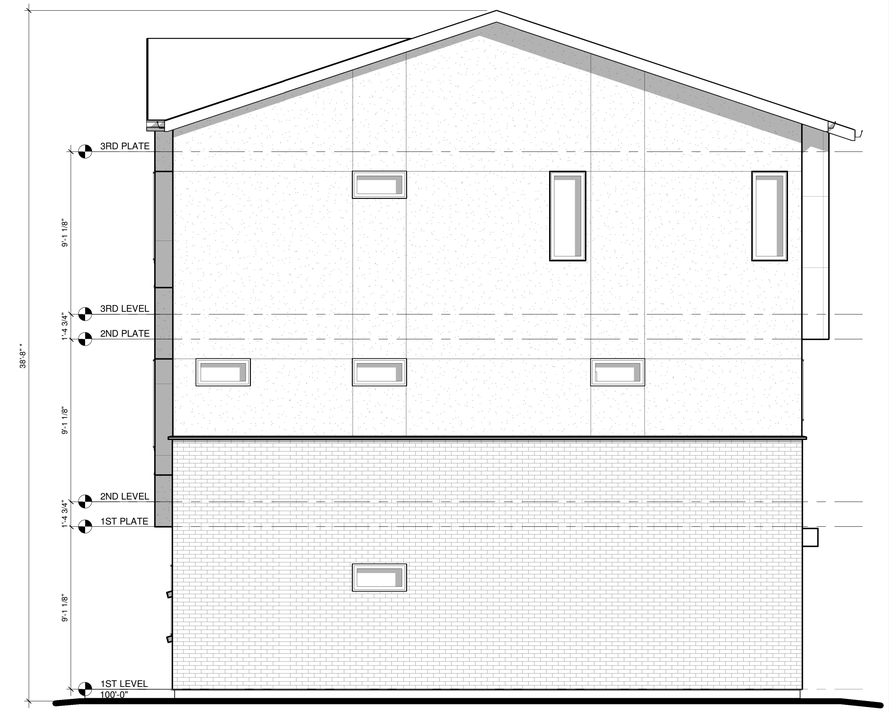
PRELIMINARY DEVELOPMENT PLAN

ILIFF AVENUE SINGLE FAMILY HOMES

Lots 21-25 and 36-40 Inclusive, Mason's Garden Addition,
Situated in NE1/4 Section 28, T4S, R67W, 6th P.M.
County of Arapahoe, State of Colorado

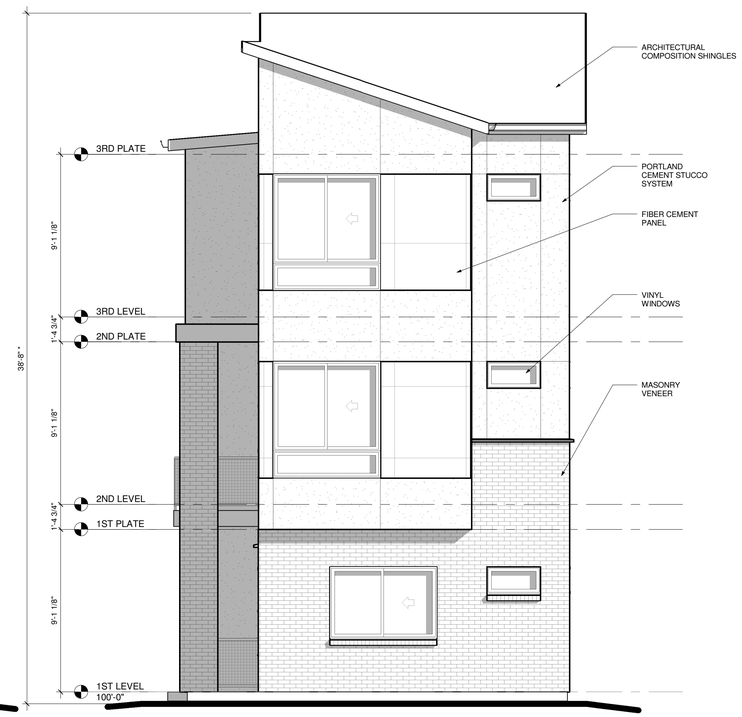


4 A- NORTH ELEVATION (CONCEPTUAL)
1/4" = 1'-0"



3 A- EAST ELEVATION (CONCEPTUAL)
1/4" = 1'-0"

2 A- WEST ELEVATION (CONCEPTUAL)
1/4" = 1'-0"



1 A- SOUTH ELEVATION (CONCEPTUAL)
1/4" = 1'-0"

*BUILDING HEIGHTS SHOW FROM GRADE TO PEAK OF ROOF. ACTUAL MAX HEIGHT WILL BE CALCULATED PER ARAPHAHOE COUNTY STANDARDS. MAXIMUM AVERAGE HEIGHT SHALL BE 38'-0" MAX.

COLOR SCHEME*	
1	**BODY 1:** MANUF: SHERWIN WILLIAMS, OR SIM. COLOR: SW7507 STONE LION
2	**BODY 2:** MANUF: SHERWIN WILLIAMS, OR SIM. COLOR: SW7036 ACCESSIBLE BEIGE
3	**ACCENT:** MANUF: SHERWIN WILLIAMS, OR SIM. COLOR: SW7040 SMOKEHOUSE
4	**SHINGLE ROOF** MANUF.: TAMKO, OR SIM. COLOR: WEATHERED WOOD
5	**METAL FASCIA** MANUF.: BERRIDGE, OR SIM. COLOR: AGED BRONZE
6	**MASONRY VENEER** MANUF.: GENERAL SHALE, OR SIM. COLOR: COFFEEBEAN

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

Godden|Sudik
ARCHITECTS

REVISION	DATE

MM&D Engineering & Surveying, Inc.
William E. Miller, PE 13889
Engineering/Surveying/Construction Management
6901 S. Yosemite St. #201 PH (303) 908-0062
Centennial, Colorado 80112 FAX (303) 708-8399

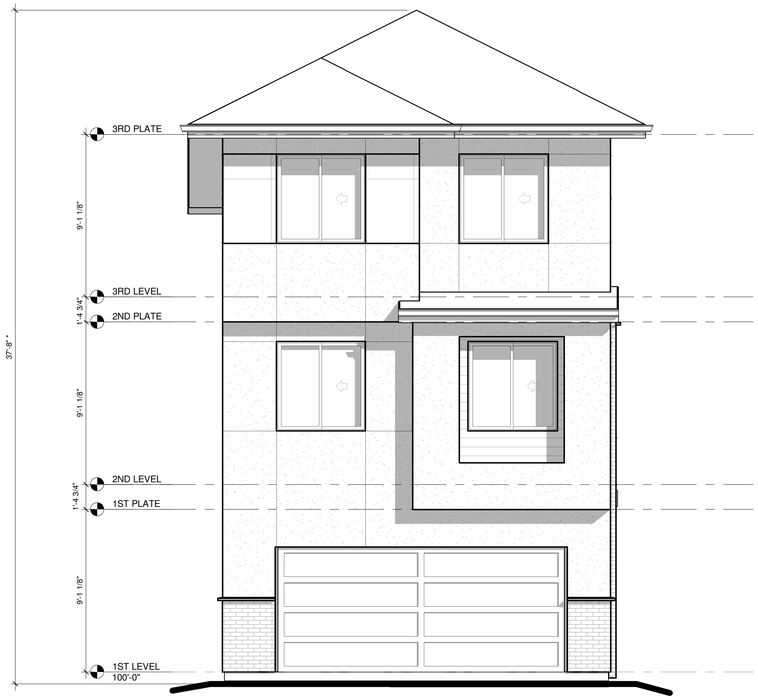
ILIFF AVE. SINGLE FAMILY
Preliminary Development Plan
CONCEPTUAL ELEV. 'A'

DATE: 02/08/2016
DES/DFT/CHK: WEM/kem
PROJ. NO. 15-375
SHEET 3 OF 5

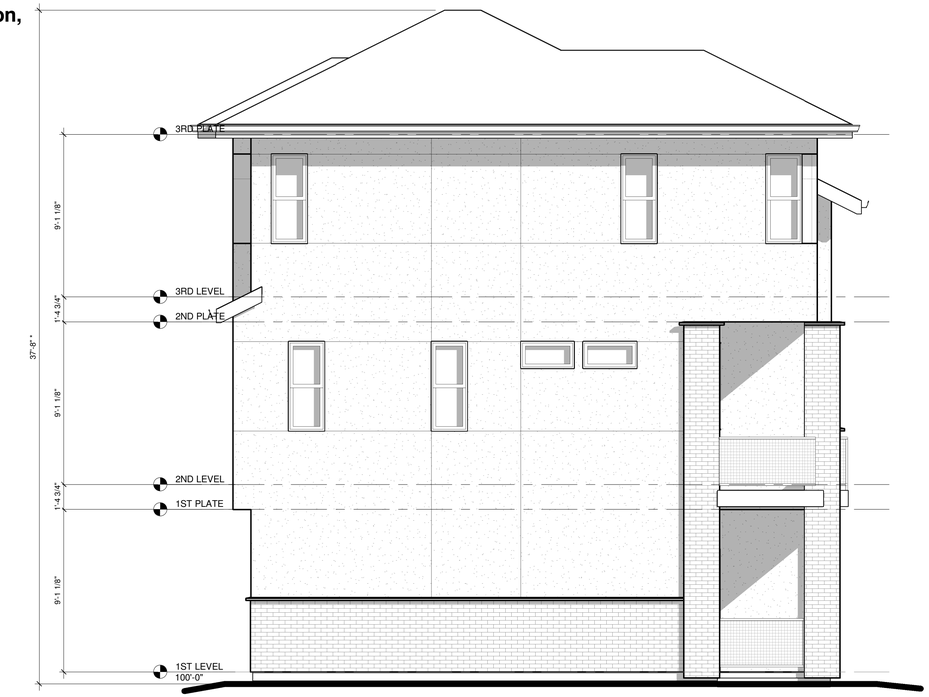
PRELIMINARY DEVELOPMENT PLAN

ILIFF AVENUE SINGLE FAMILY HOMES

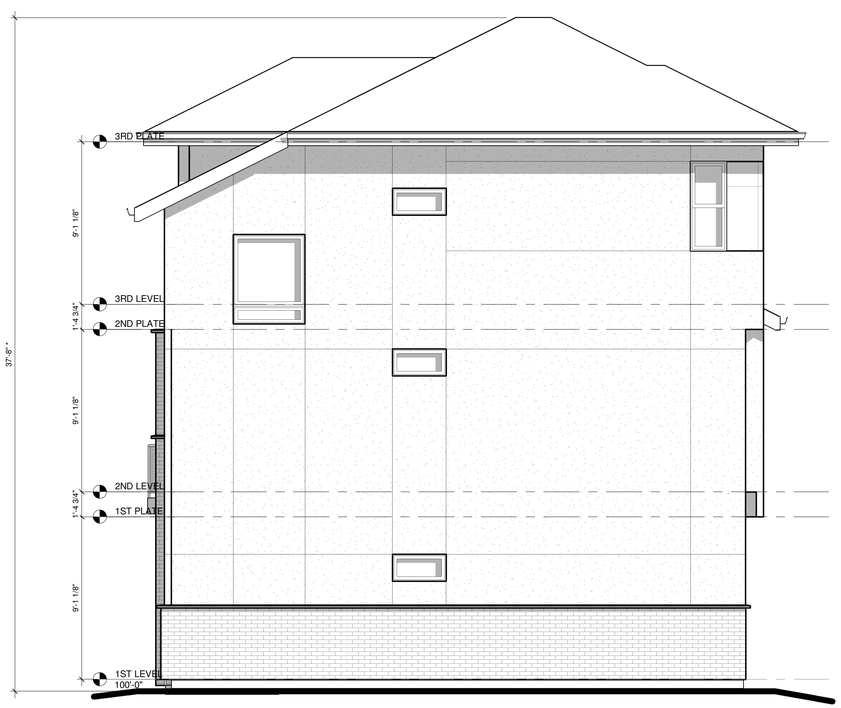
Lots 21-25 and 36-40 Inclusive, Mason's Garden Addition,
Situated in NE1/4 Section 28, T4S, R67W, 6th P.M.
County of Arapahoe, State of Colorado



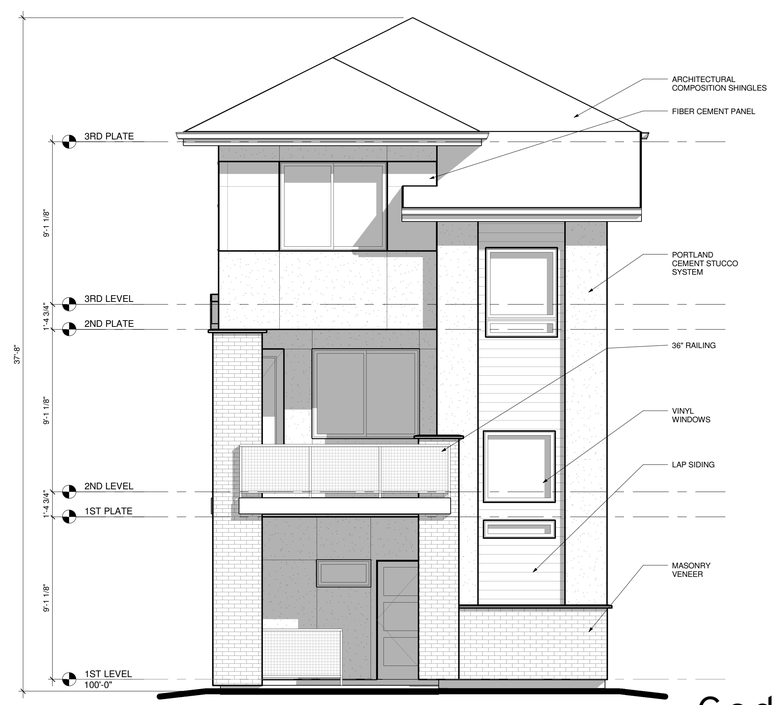
4 B- NORTH ELEVATION (CONCEPTUAL)
1/4" = 1'-0"



3 B- WEST ELEVATION (CONCEPTUAL)
1/4" = 1'-0"



2 B- EAST ELEVATION (CONCEPTUAL)
1/4" = 1'-0"



1 B- SOUTH ELEVATION (CONCEPTUAL)
1/4" = 1'-0"

*BUILDING HEIGHTS SHOW FROM GRADE TO PEAK OF ROOF. ACTUAL MAX HEIGHT WILL BE CALCULATED PER ARAPAHOE COUNTY STANDARDS. MAXIMUM AVERAGE HEIGHT SHALL BE 38'-0" MAX.

COLOR SCHEME*	
1	**BODY 1:** MANUF: SHERWIN WILLIAMS, OR SIM. COLOR: SW7658 GRAY CLOUDS
2	**BODY 2:** MANUF: SHERWIN WILLIAMS, OR SIM. COLOR: SW7654 LATTICE
3	**ACCENT:** MANUF: SHERWIN WILLIAMS, OR SIM. COLOR: SW9141 WATERLOO
4	**SHINGLE ROOF** MANUF.: TAMKO, OR SIM. COLOR: WEATHERED WOOD
5	**FASCIA** MANUF.: SHERWIN WILLIAMS, OR SIM. COLOR: SW7061 NIGHT OWL
6	**MASONRY VENEER** MANUF.: GENERAL SHALE, OR SIM. COLOR: SMOKE GRAY VELOUR

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Centennial, Colorado 80112 FAX (303) 708-8399

ILIFF AVE. SINGLE FAMILY Preliminary Development Plan
CONCEPTUAL ELEV. 'B'

DATE: 02/08/2016
DES/DFT/CHK: WEM/kem
PROJ. NO. 15-375
SHEET 4 OF 5

PRELIMINARY DEVELOPMENT PLAN

ILIFF AVENUE SINGLE FAMILY HOMES

Lots 21-25 and 36-40 Inclusive, Mason's Garden Addition,
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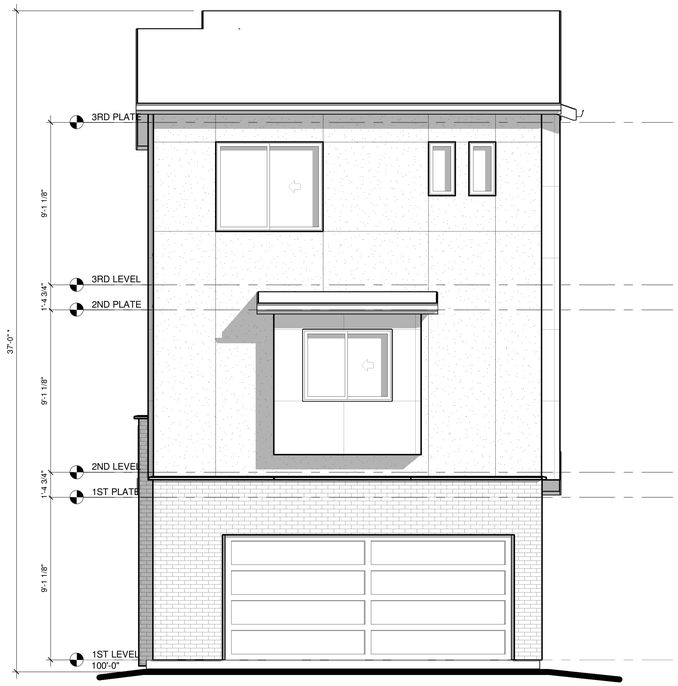
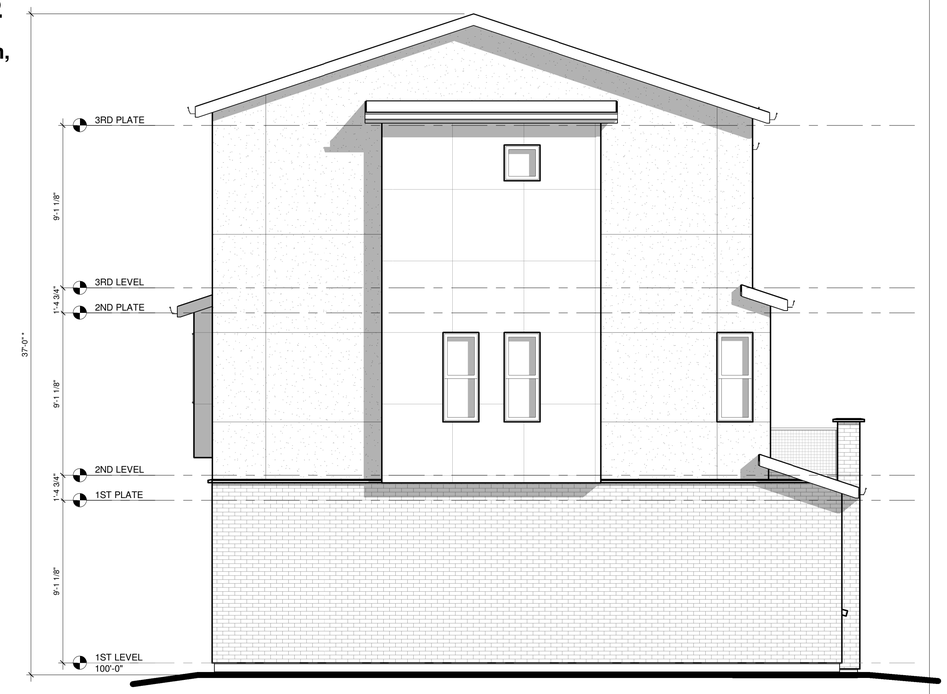
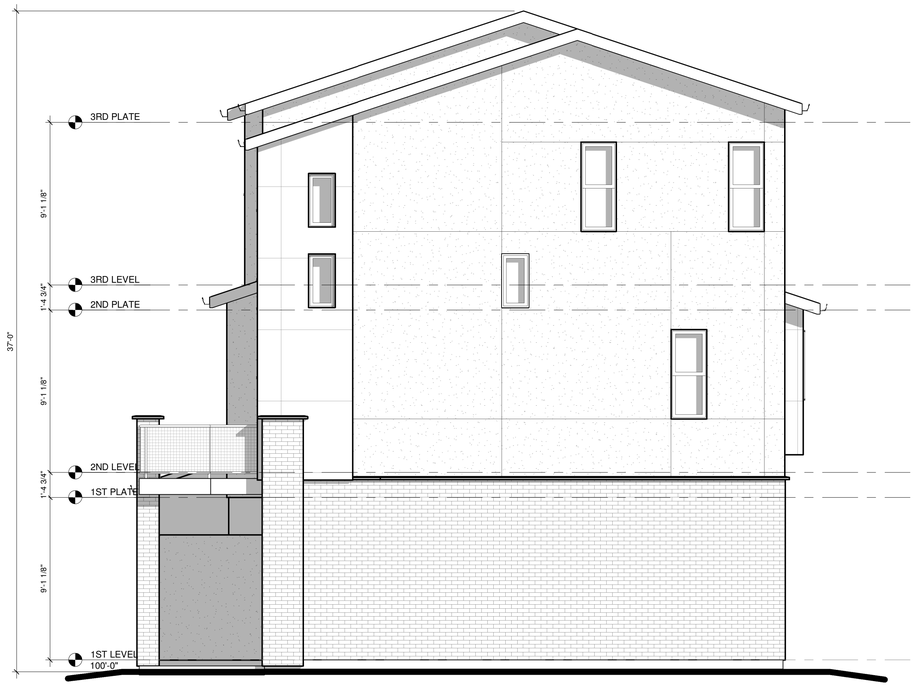


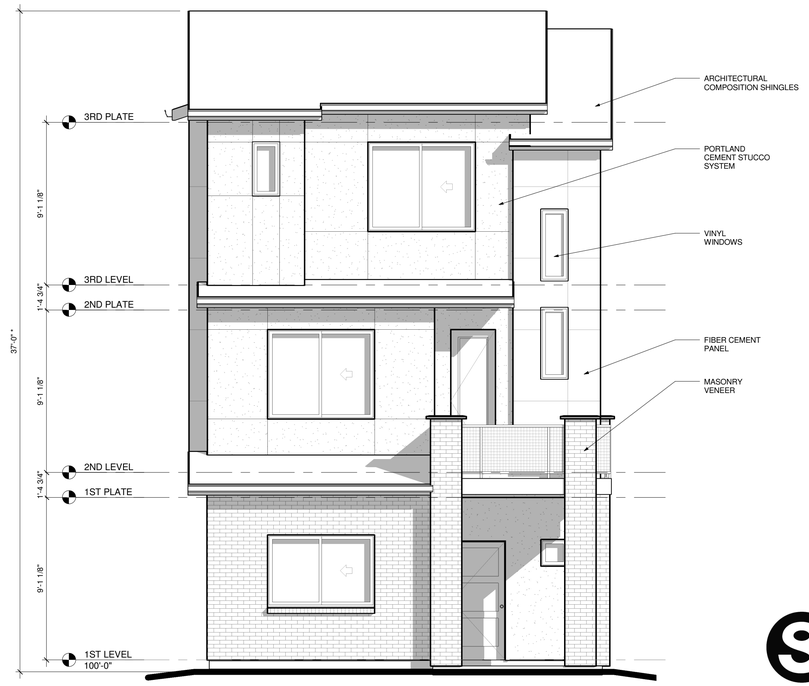
4 C- NORTH ELEVATION (CONCEPTUAL)
1/4" = 1'-0"



3 C- WEST ELEVATION (CONCEPTUAL)
1/4" = 1'-0"



2 C- EAST ELEVATION (CONCEPTUAL)
1/4" = 1'-0"



1 C- SOUTH ELEVATION (CONCEPTUAL)
1/4" = 1'-0"

*BUILDING HEIGHTS SHOW FROM GRADE TO PEAK OF ROOF. ACTUAL MAX HEIGHT WILL BE CALCULATED PER ARAPHAHOE COUNTY STANDARDS. MAXIMUM AVERAGE HEIGHT SHALL BE 38'-0" MAX.

COLOR SCHEME*

1	**BODY 1:** MANUF: SHERWIN WILLIAMS, OR SIM. COLOR: SW7016 MINDFUL GRAY
2	**BODY 2:** MANUF: SHERWIN WILLIAMS, OR SIM. COLOR: SW7018 DOVETAIL
3	**ACCENT:** MANUF: SHERWIN WILLIAMS, OR SIM. COLOR: SW7020 BLACK FOX
4	**SHINGLE ROOF** MANUF.: TAMKO, OR SIM. COLOR: WEATHERED WOOD
5	**FASCIA** MANUF.: SHERWIN WILLIAMS, OR SIM. COLOR: SW7020 BLACK FOX
6	**MASONRY VENEER** MANUF.: GENERAL SHALE, OR SIM. COLOR: COFFEEBEAN

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Centennial, Colorado 80112 FAX (303) 708-8399

ILIFF AVE. SINGLE FAMILY
Preliminary Development Plan
CONCEPTUAL ELEV. 'C'

DATE: 02/08/2016
DES/DFT/CHK: WEM/kem
PROJ. NO. 15-375
SHEET 5 OF 5

Board Summary Report

Date: August 3, 2016

To: Board of County Commissioners

Through: Dave Schmit, Department Director
Todd Weaver, Finance Department
Robert Hill, Assistant County Attorney

From: Steve Byer, Building Division Manager

Subject: Adoption of the 2015 International Building Codes and amendments

Information: It is requested that the Board consider and adopt the 2015 International Building Codes; adoption to occur at the August 30th Board of County Commissioners' meeting following a noticed Public Hearing.

Request and Recommendation
Building codes are generally amended every (3) three years and are typically adopted shortly thereafter by the County and surrounding jurisdictions. However, it has been over (5) years since our last building code adoption. As Building Official and Division Manager, I recommend that the Board adopt the proposed I-Codes and amendments, for incorporation into the Arapahoe County Building Code, to comply with State adoptions and mandates, and to become more current with our code adoption and enforcement.

Background
The County's process for adopting updated building codes began with a thorough review of the codes for potential conflicts that included discussions with affected parties like the HBA, Fire Districts, local architects, engineers and contractors. Staff met with the Board of County Commissioners on March 28th, 2016 to receive direction on several key code issues, some of which were identified in stakeholder meetings. The proposed draft code adoption and amendments were then presented to stakeholders for additional comments and were posted on the County's website for a public comment period. The results of that comment period were then reviewed with the Board on July 7th, 2016, whereas the Boards determination was to proceed with adoption of the proposed codes as written.

Links to Align Arapahoe
Quality of Life – Adopting updated codes to maintain and improve the safety of the built environment.

Discussion
Many of the proposed amendments are simply for clarification purposes, or to maintain consistency with statutory provisions or other County regulations, and that have been included in past code adoptions as well. However, there were five (5) specific topics for which direction was sought and obtained from the Board at the March 28th Study Session. After thorough discussion the Board's direction was as follows:

a) To amend residential fire sprinkler system requirements from the Code – Section R313 – retaining the ability to install these systems as an option by any builder
b) To retain the 2009 edition of the Energy Conservation Code, in lieu of the 2012 or 2015 editions
c) To retain the fire protection requirements of floor systems (section R302.13) for providing additional time / safety for fire fighters during fire related residential search & rescues
d) To retain previously adopted Appendix R which pertains to rural driveway / access standards
e) To retain our currently adopted fee schedule for permit / plan check fees

Fiscal Impact
There will certainly be staff time related expenses anytime that a new code is adopted, related to staff training, updates to electronic files and paper handouts, client education and awareness, and some changes to inspections or procedures. The purchase of code books occurred primarily in 2015, and was necessary for staff's continuing education, regardless of whether we adopted a new code. Additional purchases of code books, digital editions and resources will be required yet this year. However, retention of the previously adopted fee schedule will result in no additional revenue being generated.

Concurrence
Outreach occurred in the form of meetings and discussions with numerous affected stakeholders including the HBA, various contractors, engineers, architects, fire districts, along with the (ADSCC) Arapahoe Development Services Coordinating Committee. The few public comments received regarding the code adoption and amendments were reviewed with the Board, and after thorough deliberation, the Board's consensus was to proceed with the code adoption.

Attorney Comments
No comments from legal at this time

Reviewed By:

Dave Schmit, PWD Director
Todd Weaver, Finance Department
Robert Hill, Assistant County Attorney

DRAFT MOTIONS BUILDING CODE AMENDMENTS

Motion for **approval**

In the matter of amending the Arapahoe County Building Code to adopt the 2015 International Building Code and certain other amendments as set forth in the proposed Resolution and Board Summary Report, and having read the proposed amendments and having received testimony at a duly noticed public hearing, I move to **approve** the Resolution to amend the Arapahoe County Building Code to adopt the 2015 International Building Code and the certain other amendments as set forth in the Resolution and Board Summary Report as presented this day.

Motion for **denial**

In the matter of amending the Arapahoe County Building Code to adopt the 2015 International Building Code and certain other amendments as set forth in the proposed Resolution and Board Summary Report, and having read the proposed amendments and having received testimony at a duly noticed public hearing, I move to **deny** the proposed amendment to the Arapahoe County Building Code and thereby **deny** the proposal to adopt the 2015 International Building Code and the certain other amendments proposed in the Board Summary Report as presented this day.

BUILDING CODE AMENDMENT

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

WHEREAS, the Board of County Commissioners has the power to adopt, revise, alter and amend the Arapahoe County Building Code from time to time, after published notice of the Board's intention to consider amendments, as set forth in Section 30-28-204, C.R.S., as amended; and

WHEREAS, the Building Code now in effect includes the 2009 editions of the International Building Code, International Residential Code, International Plumbing Code, International Mechanical Code, International Fuel Gas Code, International Energy Conservation Code and 1997 Uniform Code for the Abatement of Dangerous Buildings, all with applicable amendments, for incorporation into the Arapahoe County Building Code, pursuant to Resolution No. 100913, adopted on November 15, 2010, together with other amendments subsequently adopted by the Board of County Commissioners, and will be replaced and superseded with the adoption of the Building Code by this Resolution; and

WHEREAS, in addition to the adopted Building Code, the Board of County Commissioners has from time to time fixed, by resolution adopted pursuant to Section 30-28-204, C.R.S., as amended, a reasonable schedule of fees to be charged in connection with the issuance of building permits; and

WHEREAS, the Arapahoe County Board of Review has reviewed and provided comments regarding the proposed amendment to the Building Code; and

WHEREAS, Section 30-28-204, C.R.S., as amended, provides that the Board may adopt amendments to the Building Code at a public hearing held no sooner than fourteen days after a notice of public hearing has been published in a qualifying newspaper; and

WHEREAS, a Notice of Public Hearing was published in The Villager, a newspaper of general circulation, on August 4, 2016 and

WHEREAS, on August 30, 2016 at 9:30 A.M., the date and time set forth in the Notice of Public Hearing, the Board of County Commissioners held a Public Hearing concerning the proposed amendment to the Arapahoe County Building Code; and

WHEREAS, evidence was received showing that the notice, publication and referral procedures required by law for amending the building code were followed; and

WHEREAS, at the public hearing, County staff presented and explained the proposed amendment; and

WHEREAS, following the presentation by County staff, the Chair asked members of the public for comments about the proposed amendments; and

NOW, THEREFORE, BE IT RESOLVED that the Board of County Commissioners makes the following findings:

1. The Board of County Commissioners finds and determines that the statutory jurisdictional requirements have been met and that the Board has jurisdiction to consider and act upon the proposed amendments to the Building Code.

2. That adequate opportunity for public input and comments has been provided.

3. That the Board has fully considered the proposed amendments in light of the public health, safety, morals and general welfare, and the safety, protections, and sanitation of dwellings, buildings and structures subject to the Building Code, and finds that the proposed amendments will support, advance and encourage such standards.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Board of County Commissioners of Arapahoe County hereby adopts the 2015 editions of the International Building Code, International Residential Code, International Plumbing Code, International Mechanical Code, International Fuel Gas Code, International Existing Building Code, International Swimming Pool and Spa Code, the 2009 edition of the International Energy Conservation Code, all with applicable amendments and errata posted as of December 15, 2015, the A117.1-2009 ANSI as a reference, along with the previously adopted ASME A17.1 – 2013, A17.3 – 2005, A18.1 – 2011 and ASCE 21 Parts 1, 2, 3, and 4, Elevator and Escalator Codes, for incorporation into the Arapahoe County Building Code. Said adoption and implementation shall become effective as of October 1st, 2016. Additionally, Table 1-A is hereby adopted for incorporation into the County Fee and Valuation Schedule.

Appendix R – Regulations Governing Access & Driveways, previously adopted as part of the International Residential Code by Resolution 120588 shall also be included as part of the Arapahoe County Building Code. (This is NOT Appendix R out of the 2015 IRC)

The amendments (<u>underlined areas</u>) to the text of the 2015 International Codes that are hereby adopted are to include the following modifications, additions and substitutions:

The following 2015 Codes referenced within the aforementioned codes are **<u>not</u>** being adopted:

- International Private Sewage Disposal Code
- International Property Maintenance Code
- International Fire Code
- ICC Electrical Code
- International Zoning Code
- International Urban-Wildland Interface Code

International Building Code (IBC)

101.1 Title. These regulations shall be known as the Building Code of Arapahoe County, hereinafter referred to as "this code."

101.2.1 Appendices. Provisions in the appendices shall not apply unless specifically adopted, but may be used as a referenced or enforcement of other code sections.

101.4 Referenced codes Delete existing section 101.4.4 (Property Maintenance Code), adding Electrical as section 101.4.4. All further references in this code to the Property Maintenance Code shall be ignored and not apply.

101.4.3 Plumbing. The provisions of the International Plumbing Code along with applicable State amendments or regulations shall apply to the installation, alteration, repair and replacement of plumbing systems, including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system. Private sewage disposal systems shall be regulated by the Tri-County Health Department.

101.4.4 Electrical. The provisions of the most current adopted version of the National Electric Code shall apply to the installation of electrical systems, including alterations, repairs, replacement, equipment, appliances, fixtures, fittings and appurtenances thereto.

101.4.5 Fire prevention. This section shall remain unchanged, except to add the following at the end of this section. The provisions of the International Fire Code shall be enforced by the Local Fire District having Jurisdiction. In all cases where the International Fire Code or Fire Code Standards are mentioned, the Building Official may use these documents as a reference, but in no case should it be construed to imply that these codes have been adopted in any form.

101.4.6 Energy. The provisions of the (**2009 edition**) International Energy Code shall apply to matters governing the design and construction of buildings of energy efficiency

102.4 Referenced codes and standards. The codes when adopted by resolution and standards referenced in this amended code shall be considered part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.4.1 and 102.4.2.

Add the following as part of this section
Whenever any State law or regulation imposes higher standards than are required by this Code, the provisions of that law or regulation shall govern. Whenever the standards imposed by this Code are higher than the standards imposed by any other law or regulation or resolution of any governmental body, then the standards of this Code shall govern.

All references within this code to flooding, flood plains, flood remediation and administration are secondary to the County Flood Plain Regulations, but may be used by the Building Official as guidelines with approval of the Flood Plain Administrator.

SECTION 103

BUILDING DIVISION

103.1 Creation of enforcement agency. The Building Division is hereby created and the official in charge thereof shall be known as the building official. Code Official and Building Official shall be equivalent and interchangeable terms.

103.2 Appointment. The building official shall be appointed by the Public Works and Development Director or Board of County Commissioners.

103.3 Deputies. In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the Arapahoe County Board of Commissioners, the building official shall have the authority to appoint a deputy building official, the related technical officers, inspectors, plan examiners and other employees. Such employees shall have powers as delegated by the building official.

104.10 Modifications. Change the last (4) words in the paragraph to read Building Division.

104.11 Alternative materials, design and methods of construction and equipment.
The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been approved. An alternative material, design or method of construction for a specific permit may be approved on a case-by-case basis, where the building official finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the limited purpose intended, not less than the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety. Where the alternative material, design or method of construction is not approved, the building official shall respond in writing, stating the reasons why the alternative was not approved. This Section does not give the building official the authority to allow the usage of the alternative material design and methods of construction on an ongoing basis.

105.2 Work exempt from permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or resolutions of this jurisdiction. Work exempted from requiring any type of construction permit does not preclude any required approval from the Planning and Zoning department. Unless otherwise exempted by this Code, separate plumbing, electrical, and mechanical permits will be required for the above exempted items

105.2 Building: Modify Building: Item 1 and Item 13 as shown below, all else remains unchanged

Item 1. One-story detached accessory residential storage sheds, playhouses, shade structures and similar uses, provided the floor area is not greater than 120 square feet, and is not used for the storage of vehicles.

Item 13. Non-fixed and movable fixtures, cases, racks, counters and partitions not over 5 feet 9 inches in height. All racking systems over 8 feet in feet must have engineered plans provided.

105.3 Application for permit. To obtain a permit, the applicant shall first file an application therefor in writing on a form furnished by the Building Division for that purpose.
Such application shall: (The remainder of this section remains unchanged)

105.3.1 Action on application. The building official shall examine or cause to be examined applications for permits and amendments thereto within a reasonable time after filing. (Delete remainder of paragraph)

Add new sub-section
105.3.1.1 Issuance. The application, plans and specifications, and other data as requested by the Building Official, Zoning Administrator or the Public Works and Development director (the "supporting data"), filed by the applicant for a permit shall be reviewed by the Building Official, who shall confirm whether the data meets the technical requirements of this Code as well as whether the property is eligible for permit issuance. The application and other data shall also be reviewed for compliance with other County rules, regulations, resolutions and standards, including those described below. If the Building Official finds that the work described in an application for a permit and the supporting data conforms to the requirements of this Code and the other applicable rules, regulations, resolutions and standards, and that the fees specified in Section 109 have been paid, the Official shall issue a permit to the applicant. The property for which the applicant seeks a permit must be eligible for permit issuance. Eligibility exists if the property meets the following standards:

a) The property has proper zoning for the improvements described in the application and supporting data, and the proposed improvements, when built and occupied in accordance with their expected use, will comply with all applicable zoning standards, including setbacks, access, open space and parking requirements, signage, land use restrictions, and related restrictions and conditions.

b) The applicant has received approval, when required, from the County's Floodplain Administrator, related to compliance with the County's Floodplain Regulations.

c) The grading and drainage proposed for the property following completion of the Project complies with the development plan for the site and applicable County Stormwater management and grading regulations.

d) Taxes for the property are current and not delinquent.

Acceptance of a permit constitutes the agreement by the property owner and the applicant to continue to comply with the Code, the County's flood plain regulations, the conditions set forth on the plat and the development plan for the property, the County's grading, erosion and sediment control requirements, the subdivision, and Stormwater management regulations, and all applicable zoning regulations. The applicant and owner further agree that the Building Official shall have the power to suspend, revoke or cancel any permit if at any time the Building Official

or his/her designee observes or is informed by other County personnel of violations of any of the above regulations (or other applicable regulations, resolutions or laws) on the property or caused by the applicant or owner on or near the property. Applicant and owner further agree that the Building official's power with respect to permits shall include the power to refuse inspections, the power to refuse to issue and the power to revoke certificates of occupancy. Persons may appeal an erroneous decision of the Building Official refusing to issue, attaching conditions to issuance, or the suspension, revocation or cancellation of a permit or certificate of occupancy to the Board of County Commissioners or its designee stating the reason that the decision was erroneous. The appeal shall be in writing and shall attach all supporting documentation, and shall be filed within twenty calendar days of the date of the decision. After an investigation of the appeal by staff for the Board, the Board shall review the decision of the Building Official for compliance with the requirements of the Building Code and such other County regulations, resolutions or ordinances. The Board may take action reversing the decision in whole or part, within thirty days of receipt of receipt of the appeal. If not reversed, in whole or part, within thirty days of receipt of the appeal if not reversed, in whole or part, within the above time periods, the decision of the Building Official shall be final.

105.5 Expiration. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended, abandoned or if no County inspections have been performed for a period of 180 days after the time the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated. The fee for an extension shall be one-half the amount required for a new permit for such work.

105.7 Placement of permit. The building permit ~~or copy~~ shall be kept on the site of the work until the completion of the project.

105.8 Transfer or cancellation of permits. An unexpired building permit may be cancelled or transferred from one party to another upon written application to the Building Official, by the original permittee or owner of the property, provided no inspections have been made and there is no change in the plans and specifications. If any inspections have been completed on the original permit, the new permittee shall pay one-half of a new permit fee. No change will be made in the expiration date of the original permit.

105.8.1 Owner assuming role as contractor. The building official may allow the property owner to assume the role of contractor at any time on an active building permit by providing the Building Official with a letter listing the permit number, the address of the project and stating that the original contractor is no longer in the employ of the owner, provided that no change of ownership has occurred since the permit was issued. This change may be done at no charge. No change will be made in the expiration date of the original building permit.

107.1 General. Submittal documents consisting of construction documents, statement of special inspections, geotechnical report and other data shall be submitted in two or more sets with each permit application. The construction documents shall be prepared by a registered design

professional where required by the statutes or policies of the jurisdiction in which the project is to be constructed. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional

Add the following section:
107.1.1 Responsibility for preparation of plans and specifications. The building official shall require plans, computations, and specifications to be prepared, designed, and stamped by an engineer or architect licensed in the State of Colorado. This requirement shall apply to submittals which include, but not be limited to:

1. All foundations
2. Wall or Roof framing, other than standard construction, not conforming to the requirements of Chapters 16 and 23.
3. Complete building plans, including the design for all structural components, confirmation of beam sizes and spans, loading, or any structural element affecting the integrity of the building.

107.2.1 Information on construction documents. Add the following sentence:
Unless specifically waived by the Building Official, each submittal shall include a complete code compliance study, clearly indicate the locations of the proposed work and identify the person(s) responsible for the preparation of the submitted plans and specifications.

107.2.2 Fire protection system shop drawings. Shop drawings for the fire protection system(s) shall be submitted to the Fire District having jurisdiction to indicate conformance with this code and the construction documents and shall be approved prior to the start of system installation. Shop drawings shall contain all information as required by the referenced installation standards in Chapter 9.

108.3 Temporary power. The building official is authorized to give permission to temporarily supply and use power in part of an electric installation before such installation has been fully completed and the final certificate of completion has been issued. The part covered by the temporary certificate shall comply with the requirements specified for temporary lighting, heat or power in NFPA 70 and the currently adopted version of the National Electrical Code.

Delete Section 109 in its entirety and substitute with the following:
109.1 Payment of fees. A permit shall not be valid until the fees prescribed by law have been paid, nor shall an amendment to a permit be released until the additional fee, if any, has been paid.

109.2 Schedule of permit fees.
The fee for each permit shall be based upon Table 1-A and shall be consistent with the current version of the County adopted Fee and Valuation Schedule as determined by the County Commissioners, which may be amended periodically as needed

109.3 Building permit valuations. Permit valuations shall be assessed as per estimated total labor and material valuation, or if applicable and as a minimum, using the current County adopted Fee and Valuation Schedule, which may be amended periodically as needed.

The permit applicant shall provide an estimated total labor and material valuation at time of application. This valuation is for all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems and any other permanent equipment, along with any necessary site work. If, in the opinion of the building official, the valuation is underestimated on the application, the permit shall be denied, unless the applicant can show detailed estimates to meet the approval of the building official. The final building permit valuation shall be set by the building official. The Building Official may also utilize Valuation Data periodically published by the International Code Council as a guide for the determination of the minimum value or valuation under any of the provisions of this Code based upon the published adjusted annual average cost of construction.

109.4 Related fees. The payment of the fee for the construction, alteration, removal or demolition for work done in connection with or concurrently with the work authorized by a building permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law.

109.4.1 Plan review fee. When documents are required by Section 107.1, a plan review fee shall be charged on all permits. This fee will be required at time of submittal of the documents for plan review. Said plan review fee shall be 65 percent of the building permit fee as shown in Table 1-A.
The plan review fees specified in this section are separate fees from the permit fees specified in Section 109.2 and are in addition to the permit fees.
When submitted documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items as defined in Section 107.3.4.1, an additional plan review fee shall be charged at the rate shown in Table 1-A.

1**09.4.1.1 Expiration of Plan Review**. Applications for which no permit is issued within 180 days following the date of application shall expire by limitation, and plans and other data submitted for review may thereafter be returned to the applicant or destroyed by the building official. The building official may extend the time for action by the applicant for a period not exceeding 180 days upon written request by the applicant showing that circumstances beyond the control of the applicant have prevented action from being taken. No application may be extended more than once. In order to renew action on an application after expiration, the applicant shall resubmit plans and pay a new plan review fee.

109.5 Investigation Fee. Any person who commences work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits, or is in violation of the approved plans, or in violation of Section 110.6, shall be subject to an additional fee established by the building official that shall be in addition to the required permit fees. The additional fee shall be equal to the permit fee. An investigation fee shall be collected whether or not a permit is then or subsequently issued.

109.6 Temporary certificate of occupancy. There shall be a fee for a Temporary Certificate of Occupancies as set forth in the County adopted Fee and Valuation Schedule.

109.7 Re-inspections. A re-inspection fee may be assessed as per county policy for each inspection or re-inspection when such portion of work for which inspection is called is not complete or when corrections called for are not made.

Re-inspection fees may be assessed when the inspection record card is not posted or otherwise available on the work site, the approved plans are not readily available to the inspector, for failure to provide access on the date for which inspection is requested, or for deviating from plans requiring the approval of the building official. A re-inspection fee may be assessed for failure to post a readily visible address. To obtain a re-inspection, the applicant shall pay the re-inspection fee in accordance with Table 1-A.

109.8 Refunds. The building official has the discretion to refund permit fees and plan review fees paid under the following conditions:

1. A written request for a refund of the permit fee or plan review fee must be submitted within 180 days of the date the fee was paid.

2. The written request must set forth the basis for the request for a refund, identify the project for which a refund is requested and the request must be from the same person or entity which paid the fee

3. If the foregoing provisions have been met, the building official may refund permit fees or plan review fees based upon the following criteria:
   a) If either or both fees were paid or collected in error, the applicable fees paid will be refunded.
   b) If the project for which a permit fee has been paid is not to be constructed and no construction has commenced, or the request for plan review for such project is being withdrawn before review of the plans has occurred, the applicable fees paid, minus a 20% processing and file preparation charge, will be refunded.
   c) If the plans for the project have been reviewed to any extent at the time a request for refund is submitted, no refund of plan review fees will be authorized
   d) If permit fees are paid and any construction has been commenced, no refund will be authorized

TABLE 1-A – BUILDING PERMIT FEES

TOTAL VALUATION	FEE
$100 TO $500.00	$23.50
$501.00 to $2,000.00	$23.50 for the first $500.00 plus $3.05 for each additional $100.00, or fraction thereof, to and including $2000.00
$2,001.00 to $25,000.00	$69.25 for the first $2,000.00 plus $14.00 for each additional $1,000.00, or fraction thereof, to and including $25,000.00
$25,001.00 to $50,000.00	$391.25 for the first $25,000.00 plus $10.10 for each additional $1,000.00, or fraction thereof, to and including $50,000.00
$50,001.00 to $100,000.00	$643.75 for the first $50,000.00 plus $7.00 for each additional $1,000.00, or fraction thereof, to and including $100,000.00
$100,001.00 to $500,000.00	$993.75 for the first $100,000.00 plus $5.60 for each additional $1,000.00, or fraction thereof, to

	and including $500,000.00
$500,001.00 to $1,000,000.00	$3,233.75 for the first $500,000.00 plus $4.75 for each additional $1,000.00, or fraction thereof, to and including $1,000,000.00
$1,000.001.00 and up	$5,608.75 for the first $1,000,000.00 plus $3.65 for each additional $1,000.00 or fraction thereof

Other Inspections and Fee:

1. Inspections outside of normal business hours…….$47.00 per hour[1]
2. Reinspection fees (minimum)…….$47.00 per hour[1]
3. Inspections – other (minimum charge one-half hour)…….$47.00 per hour[1]
4. Additional plan review required by changes, additions or revisions to plans…….$47.00 per hour[1]
5. For use of outside consultants for plan checking and inspections or both …….…….Actual costs[2]

[1] Or the total hourly cost to the jurisdiction, whichever is greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

[2] Actual costs include administrative and overhead costs.

110.3.1 Footing and foundation inspection. Add the following sentence:
All foundation piers / caissons must be inspected by a Colorado licensed engineer, who must then issue a stamped foundation compliance statement to the County.

Add new sub-section
110.3.2.1 Building sheathing / shear wall inspection. A building sheathing / shear wall inspection shall be made after all sheathing is installed and fastened per approved plans and prior to concealment.

110.3.4 Frame inspection. Change the last word in the paragraph "approved" to inspected.

110.3.7 Energy efficiency inspections. Periodic, partial inspections shall be made to determine compliance with Chapter 13 and shall include, but not be limited to, inspections for: envelope insulation *R* and *U* values, fenestration *U* value, duct system *R* value, and HVAC and water-heating equipment efficiency. A certification affidavit shall be required upon completion of the permitted project and prior to the issuance of any required Certificate of Occupancy. Said affidavit shall provide confirmation of compliance with the submitted design criteria. See Section 101.4.6 Energy.

110.3.8 Other inspections. In addition to the inspections specified in Sections 110.3.1 through 110.3.7, the building official is authorized to make or require other inspections of any construction work to ascertain compliance with the provisions of this code and other laws that are enforced by the Building Division.

111.2 Certificate issued. No certificate of occupancy shall be issued unless the project has received all required final inspections, has paid all fees associated with the enforcement of this Code and all fees levied by other County departments and collected or enforced through the enforcement of this Code, and is not currently the subject of any order or directive requiring the Building Official to suspend issuance of a certificate of occupancy. After final inspections, when it is found that the building or structure and building site comply with the provisions of this code and with other conditions and requirements of the County, the Building Official, after review and approval by the Zoning Division and Flood Plain Administrator, shall issue a Certificate of Occupancy which shall contain the following:

1. The building permit number.
2. The address of the structure.
3. The name and address of the owner or the owner's authorized agent.
4. A description of that portion of the structure for which the certificate is issued.
5. A statement that the described portion of the structure has been inspected for compliance with the requirements of this code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.
6. The name of the building official.
7. The edition of the code under which the permit was issued.
8. The use and occupancy, in accordance with the provisions of Chapter 3.
9. The type of construction as defined in Chapter 6.
10. The design occupant load.
11. If an automatic sprinkler system is provided.
12. Any special stipulations and conditions of the building permit.

The failure to state conditions or restrictions on the face of the certificate shall not affect the enforceability of any such conditions or restrictions in effect at the time of issuance of the certificate.

Delete Section 113 in its entirety and substitute with the following:

SECTION 113
BOARD OF REVIEW

113.1 Organization

1. A Board of Review is hereby established, the membership of which shall consist of five (5) members who preferably shall be residents of Arapahoe County and who shall be experienced in building construction. The five regular members and alternate member(s) of the Board of Review shall be appointed by the Board of County Commissioners.

2. The Board of Review shall meet once a year, and at such other times as specified in its rules. The Board of Review, in its rules of procedure, shall make provisions for the selection of a Chairman to preside at its meetings.

3. The Board of County Commissioners shall appoint a Recording Secretary to the Board of Review who shall be the custodian of records and shall conduct official correspondence, prepare the agenda, receive applications and generally supervise the clerical work.

4. The terms of the members of the Board of Review shall be established so that the term of at least one member will expire each year.

5. Vacancies in the membership of the Board of Review shall be filled for the unexpired terms in the same manner as in the case of the original appointments.

113.2 Jurisdiction

1. The Board of Review, in appropriate cases and subject to the appropriate principals, standards, rules, conditions and safeguards set forth in the Building Code adopted by the Board of County Commissioners of Arapahoe County, Colorado, may make special exceptions to the said terms of the Building Code in harmony with their general purpose and intent. Such exceptions may include a determination of suitability of alternate materials, and methods of construction and to provide reasonable interpretations of said Building Code. The Board shall have no power to determine, waive, except or otherwise affect the enforcement of other County regulations, resolutions, ordinances or other laws, which are enforced through enforcement of the Building Code.

2. The Board of Review may hear appeals by any person aggrieved by his inability to obtain a building permit to the extent caused by failure to comply with the standards of the Building Code (but not to the extent related to compliance with other County regulation, resolutions or ordinances or other applicable laws) or by any officer, department, board or bureau of the County affected by the grant or refusal of building permit.

3. The Board of Review may hear any appeal by any person, officer, department, board or bureau from the decision of any administrative officer or enforcement of the Building Code adopted by the Board of County Commissioners of Arapahoe County, Colorado.

4. Any such appeal or petition for special exception shall be filed with the Secretary to the Board of Review within thirty (30) days after the date of the decision of the administrative officer. The form and procedure relating thereto shall be specified in the supplemental rules of procedure adopted by the Board of Review.

5. The Board of Review may formulate suggested amendments to the Building Code adopted by the Board of County Commissioners of Arapahoe County and transmit these suggestions to the Board of County Commissioners for its consideration.

113.3 Procedure

1. The Chairman at the meetings of the Board of Review may administer oaths and compel the attendance of witnesses.

2. All meetings of the Board of Review shall be open to the public and the records of its official actions shall be filed in the office of the Recording Secretary to the Board of Review and shall be public records.

3. A quorum of the Board of Review shall not be fewer than four (4) members (regular or alternate).

4. The Board of Review shall adopt supplemental rules of procedure relating to participation of the regular and alternate members of the Board of the meetings. Alternate members may participate at the meeting and vote on the decisions provided that in no case may more than a

total of five (5) votes be cast on any question or case before the Board of Review. At least three (3) affirmative votes are necessary to grant an appeal or a special exception

SECTION 116
UNSAFE STRUCTURES AND EQUIPMENT

116.1 Conditions. Structures or existing equipment that are or hereafter become unsafe, insanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or that constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the building official deems necessary and as provided for in this section. A vacant structure that is not secured against entry shall be deemed unsafe.

1. Whenever any door, aisle, passageway, stairway or other means of exit is not of sufficient width or size or is not so arranged as to provide safe and adequate means of exit in case of fire or panic.

2. Whenever the walking surface of any aisle, passageway, stairway or other means of exit is so warped, worn, loose, torn or otherwise unsafe as to not provide safe and adequate means of exit in case of fire or panic.

3. Whenever any portion thereof has been damaged by fire, earthquake, wind, flood or by any other cause, to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of the Building Code in place at the time of construction of the buildings.

4. Whenever any portion or member or appurtenance thereof is likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons or damage property.

5. Whenever any portion thereof has wracked, warped, buckled or settled to such an extent that walls or other structural portions have materially less resistance to winds or earthquakes than is required in the case of similar new construction.

6. Whenever the building or structure, or any portion thereof, because of (i) dilapidation, deterioration or decay; (ii) faulty construction; (iii) the removal, movement or instability of any portion of the ground necessary for the purpose of supporting such building; (iv) the deterioration, decay or inadequacy of its foundation; or (v) any other cause, is likely to partially or completely collapse.

7. Whenever, for any reason, the building or structure, or any portion thereof, is manifestly unsafe for the purpose for which it is being used.

8. Whenever the exterior walls or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one third of the base.

9. Whenever the building or structure has been so damaged by fire, wind, earthquake or flood, or has become so dilapidated or deteriorated as to become (i) an attractive nuisance to children; (ii) a harbor for vagrants, criminals or immoral persons; or as to (iii) enable persons to resort thereto for the purpose of committing unlawful or immoral acts.

10. Whenever any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the building regulations of this jurisdiction, as specified in the Building Code, or of any law or ordinance of this state or jurisdiction relating to the condition, location or structure of buildings.

11. Whenever a building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise, is determined by the health officer to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.

12. Whenever any building or structure is in such a condition as to constitute a public nuisance known to the common law or in equity jurisprudence.

13. Whenever any portion of a building or structure remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned for a period in excess of six months so as to constitute such building or portion thereof an attractive nuisance or hazard to the public

116.2 Record. The building official shall cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.

116.3 Notice. If an unsafe condition is found, the building official shall serve on the owner, agent or person in control of the structure, a written notice that describes the condition deemed unsafe and specifies the required repairs or improvements to be made to abate the unsafe condition, or that requires the unsafe structure to be demolished within a stipulated time. Such notice shall require the person thus notified to declare immediately to the building official acceptance or rejection of the terms of the order.

116.4 Method of service. Such notice shall be deemed properly served if a copy thereof is (a) delivered to the owner personally; (b) sent by certified or registered mail addressed to the owner at the last known address with the return receipt requested; or (c) served in any other manner as would constitute good service under the Colorado Rules of Civil Procedure. If the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in any of the foregoing manners upon the owner's agent or upon the person responsible for the structure shall constitute service of notice upon the owner.

116.5 Restoration. Where the structure or equipment determined to be unsafe by the building official is restored to a safe condition, to the extent that repairs, alterations or additions

are made or a change of occupancy occurs during the restoration of the structure, such repairs, alterations, additions and change of occupancy shall comply with the requirements of Section 105.2.2 and the International Existing Building Code.

406.3.4.3 Ducts. Amend this subsection as follows:
Ducts in a private garage and ducts penetrating the walls or ceilings separating the dwelling unit from the garage, including its attic area, shall be constructed of sheet steel of not less than 0.019 inch in thickness and shall have no openings into the garage. Other openings must be of approved materials or be provided with adequate protection, so as to maintain the integrity of the gypsum separation.

Amend Section 1608.2 to read as follows:
1608.2 Ground snow loads. The ground snow loads to be used in determining the design snow loads for roofs shall be determined in accordance with applicable provisions of ASCE 7, though the design roof snow load shall be no less than 30 psf (non-reducible) at any element of the roof.

Amend Section 1609.3 to add the following: (The balance of the section remains unchanged)
1609.3 Ultimate design wind speed.
Figure 1609.3(1) equals 115 miles per hour
Figure 1609.3(2) equals 120 miles per hour
Figure 1609.3(3) equals 105 miles per hour
Design wind speed increases for the special wind regions indicated, near mountainous terrain and near gorges shall be as deemed appropriate by the design professional.

Add new subsections:
2111.1.1 Fireplaces Per State statute, effective January 1, 1993 - No person shall install or construct any new or used fireplace unless it complies with the requirements of the State Air Quality Control Commission (AQCC). Every person who installs or constructs any fireplace shall provide evidence satisfactory to the Building Official that the fireplace and installation have been certified by the Air Quality Control Commission. The required evidence will include display of the emission certification label on the fireplace. No installation of site-built or manufactured fireplaces shall be approved until after inspection by the Building Official or his appointed representative

2111.14.1.1 Fireplaces Per State statute, effective January 1, 1993 - No person shall install or construct any new or used factory fireplace unless the device complies with the requirements of the State Air Quality Control Commission (AQCC). Every person who installs or constructs any factory fireplace shall provide evidence satisfactory to the Building Official that the fireplace and installation have been certified by the Air Quality Control Commission. The required evidence will include display of the emission certification label on the fireplace.

Table 2902.1 Plumbing Systems. Revise footnote (e) to read: "For occupancies with an occupant load of 15 or fewer, service sinks and drinking fountains are not required"

The following appendix chapters of the International Building Code are hereby specifically adopted:

APPENDIX C AGRICULTURAL BUILDINGS

International Residential Code

R101.1 Title. These provisions shall be known as the *Residential Code of* Arapahoe County and shall be cited as such and will be referred to herein as "this code".

R101.2 Scope. The provisions of this code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one- and two-family dwellings and townhouses not more than three stories above grade plane in height with a separate means of egress and their accessory structures not more than three stories above grade plane in height.

R101.2.1 Standards. Whenever any State law or regulation imposes higher standards than are required by this Code, the provisions of that laws or regulation shall govern. Whenever the standards imposed by this Code are higher than the standards imposed by any other law or regulation or resolution of any governmental body, then the standards of this Code shall govern

R102.4 Referenced codes and standards. The codes when adopted by resolution and standards referenced in this amended code shall be considered part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections R102.4.1 and R102.4.2. (The remainder is unchanged)
Add the following as part of this section
All references within this code to flooding, flood plains, flood remediation and administration are secondary to the County Flood Plain Regulations, but may be used by the Building Official as guidelines with approval of the Flood Plain Administrator.
In all cases where the International Fire Code is mentioned, the Building Official may use this document as a reference, but in no case should it be construed to imply that these codes have been adopted in any form.

R102.5 Appendices. Provisions in the appendices shall not apply unless specifically referenced in the adopting resolution, but may be used as a reference or enforcement of other code sections.

R102.7 Existing structures. The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the International Existing Building Code or the *International Fire Code*, or as is deemed necessary by the building official for the general safety and welfare of the occupants and the public.

SECTION R103
BUILDING DIVISION

R103.1 Creation of enforcement agency. The Building Division is hereby created and the official in charge thereof shall be known as the building official. Code Official and Building Official shall be equivalent and interchangeable terms.

R103.2 Appointment. The building official shall be appointed by the Public Works and Development Director or Board of County Commissioners.

R103.3 Deputies. In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the Arapahoe County Board of Commissioners, the building official shall have the authority to appoint a deputy building official, the related technical officers, inspectors, plan examiners and other employees. Such employees shall have powers as delegated by the building official.

R104.10 Modifications. Change the last (4) words in the paragraph to Building Division.

R104.10.1 Areas prone to flooding. The building official shall not grant modifications to any provision related to areas prone to flooding without the expressed written approval from the Flood Plain Administrator.

R104.11 Alternative materials, design and methods of construction and equipment. The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been approved. An alternative material, design or method of construction for a specific permit may be approved on a case-by-case basis, where the building official finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the limited purpose intended, not less than the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety. Where the alternative material, design or method of construction is not approved, the building official shall respond in writing, stating the reasons why the alternative was not approved. This Section does not give the building official the authority to allow the usage of alternative material design and methods of construction on an ongoing basis

R105.2 Work exempt from permit. Exemption from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or resolutions of this jurisdiction. Work exempted from requiring any type of construction permit does not preclude any required approval from the Planning and Zoning department. Unless otherwise exempted by this Code, separate plumbing, electrical, and mechanical permits will be required for the above exempted items. Permits shall not be required for the following:

Modify Item #1 as shown below and delete item #10, all other items remain unchanged
R105.2 Building:
Item 1.One-story detached accessory storage sheds, playhouses, shade structures and similar uses, provided the floor area is not greater than 120 square feet, and is not used for the storage of vehicles.
Item 10 – Deleted in its entirety

R105.3 Application for permit. To obtain a permit, the applicant shall first file an application therefor in writing on a form furnished by the Building Division for that purpose.

(The remainder of this section remains unchanged)

R105.3.1 Action on application. The building official shall examine or cause to be examined applications for permits and amendments thereto within a reasonable time after filing.

R105.3.1.1 Issuance. The application, plans and specifications, and other data as requested by the Building Official, Zoning Administrator or the Public Works and Development director (the "supporting data"), filed by the applicant for a permit shall be reviewed by the Building Official, who shall confirm whether the data meets the technical requirements of this Code as well as whether the property is eligible for permit issuance. The application and other data shall also be reviewed for compliance with other County rules, regulations, resolutions and standards, including those described below. If the Building Official finds that the work described in an application for a permit and the supporting data conforms to the requirements of this Code and the other applicable rules, regulations, resolutions and standards, and that the fees specified in Section 108 have been paid, the Official shall issue a permit to the applicant. The property for which the applicant seeks a permit must be eligible for permit issuance. Eligibility exists if the property meets the following standards:

e) The property has proper zoning for the improvements described in the application and supporting data, and the proposed improvements, when built and occupied in accordance with their expected use, will comply with all applicable zoning standards, including setbacks, access, open space and parking requirements, signage, land use restrictions, and related restrictions and conditions.

f) The applicant has received approval, when required, from the County's Floodplain Administrator, related to compliance with the County's Floodplain Regulations.

g) The grading and drainage proposed for the property following completion of the Project complies with the development plan for the site and applicable County stormwater management and grading regulations.

h) Taxes for the property are current and not delinquent.

Acceptance of a permit constitutes the agreement by the property owner and the applicant to continue to comply with the Code, the County's Flood plain Regulations, the conditions set forth on the plat and the development plan for the property, the County's grading, erosion and sediment control requirements, the subdivision, and stormwater management regulations, and all applicable zoning regulations. The applicant and owner further agree that the Building Official shall have the power to suspend, revoke or cancel any permit if at any time the Building Official or his/her designee observes or is informed by other County personnel of violations of any of the above regulations (or other applicable regulations, resolutions or laws) on the property or caused by the applicant or owner on or near the property. Applicant and owner further agree that the Building official's power with respect to permits shall include the power to refuse inspections, the power to refuse to issue and the power to revoke certificates of occupancy. Persons may appeal an erroneous decision of the Building Official refusing to issue, attaching conditions to issuance, or the suspension, revocation or cancellation of a permit or certificate of occupancy to

the Board of County Commissioners or its designee stating the reason that the decision was erroneous. The appeal shall be in writing and shall attach all supporting documentation, and shall be filed within twenty calendar days of the date of the decision. After an investigation of the appeal by staff for the Board, the Board shall review the decision of the Building Official for compliance with the requirements of the Building Code and such other County regulations, resolutions or ordinances. The Board may take action reversing the decision in whole or part, within thirty days of receipt of receipt of the appeal. If not reversed, in whole or part, within thirty days of receipt of the appeal if not reversed, in whole or part, within the above time periods, the decision of the Building Official shall be final

R105.5 Expiration. Every permit issued shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended, abandoned or if no County inspections have been performed for a period of 180 days after the time the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated. The fee for an extension shall be one-half the amount required for a new permit for such work

R105.7 Placement of permit. The building permit ~~or a copy~~ shall be kept on the site of the work until the completion of the project.

R106.1 Submittal documents. Submittal documents consisting of construction documents, and other data shall be submitted in two or more sets with each application for a permit. The construction documents shall be prepared by a registered design professional where required by the statutes or policies of the jurisdiction in which the project is to be constructed. Where special conditions exist, the building official is authorized to require additional construction documents to be prepared by a registered design professional.

Add new subsection:
R106.1.1.1 Exterior wall envelope. Construction documents for all buildings shall describe the exterior wall envelope in sufficient detail to determine compliance with this Code. The construction documents shall provide details of the exterior wall envelope as required, including flashing, intersections with dissimilar materials, corners, end details, control joints, intersections at roof, eaves, or parapets, means of drainage, water-resistive membrane, and details around openings, door and window schedules, U factors, and R factors.
The construction documents shall include manufacturer's installation instructions that provide supporting documentation that the proposed penetration and opening details described in the construction documents maintain the weather resistance of the exterior wall envelope. The supporting documentation shall fully describe the exterior wall system, which was tested, where applicable, as well as the test procedure used.

Add new subsection:
R106.1.1.2 Design Professional Required. When it is required that documents be prepared by a registered design professional, the building official shall be authorized to require the owner to engage and designate on the building permit application a registered design professional who shall act as the registered design professional in responsible charge. If the circumstances require,

the owner shall designate a substitute registered design professional in responsible charge who shall perform the duties required of the original registered design professional in responsible charge. The building official shall be notified in writing by the owner if the registered design professional in responsible charge is changed or is unable to continue to perform the duties.

The registered design professional in responsible charge shall be responsible for reviewing and coordinating submittal documents prepared by others, including phased and deferred submittal items, for compatibility with the design of the building.

Where structural observation is required by Chapter 17 of the 2015 International Building Code, such structural observations shall be required under this code, the inspection report shall name the individual or firms who are to perform structural observation and describe the stages of construction at which structural observation is to occur. The duties specified in Chapter 17 of the 2015 International Building Code are also incorporated into this Code

Add the following section:
R106.1.1.3 Responsibility for preparation of plans and specifications. The building official shall require construction documents, computations, and specifications to be prepared, designed, and stamped by an engineer or architect licensed in the State of Colorado. This requirement shall apply to submittals which include, but not limited to:

1. All foundations except for those excluded by code or County policies
2. Wall or Roof framing, other than standard construction, not conforming to the requirements of Chapters 6 and 8.
3. Metal buildings and structures
4. Log structures, straw bale structures and other similar structures

R107.3 Temporary power. The building official is authorized to give permission to temporarily supply and use power in part of an electric installation before such installation has been fully completed and the final certificate of completion has been issued. The part covered by the temporary certificate shall comply with the requirements specified for temporary lighting, heat or power in NFPA 70 and the most current adopted version National Electrical Code.

SECTION R108
FEES
Refer to Section 109 of the amended (IBC) Building Code of Arapahoe County for requirements of this section, to become new subsections R108.1 through R108.8.

R109.1 Types of Inspections. Add the following paragraph to the current existing paragraph. Construction or work for which a permit is required shall be subject to inspection by the building official and such construction or work shall remain accessible and exposed for inspection purposes until approved. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this Code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this Code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the permit applicant to cause the work to remain accessible and exposed for inspection purposes. Neither the building official nor the jurisdiction shall be liable for expense entailed in the removal or replacement of

any material required to allow inspection

R109.1.1 Foundation inspection. Add the following sentence
All foundation piers / caissons must be inspected by a Colorado licensed engineer, who must then issue a stamped foundation compliance statement to the County

R109.1.4 Frame and masonry inspection. Change the last word in the paragraph "approved" to inspected.

Add new subsection:
R109.1.4.1 Building sheathing inspection. A building sheathing / shear wall inspection shall be made after all sheathing is installed and fastened per approved plans and prior to concealment.

Add new subsection:
R109.3.1 Special inspections. For special inspections possibly required, see Section 1704 of the 2015 International Building Code

R110.3 Certificate issued. No certificate of occupancy shall be issued unless the project has received all required final inspections, has paid all fees associated with the enforcement of this Code and all fees levied by other County departments and collected or enforced through the enforcement of this Code, and is not currently the subject of any order or directive requiring the Building Official to suspend issuance of a certificate of occupancy. After final inspections, when it is found that the building or structure and building site comply with the provisions of this code and with other conditions and requirements of the County, the Building Official, after review and approval by the Zoning Division and Flood Plain Administrator, shall issue a Certificate of Occupancy which shall contain the following:
1. The building permit number.
2. The address of the structure.
3. The name and address of the owner or the owner's authorized agent.
4. A description of that portion of the structure for which the certificate is issued, if applicable
5. A statement that the described portion of the structure has been inspected for compliance with the requirements of this code.
6. The name of the building official.
7. The edition of the code under which the permit was issued.
8. If an automatic sprinkler system is provided.
9. Any special stipulations and conditions of the building permit.
The failure to state conditions or restrictions on the face of the certificate shall not affect the enforceability of any such conditions or restrictions in effect at the time of issuance of the certificate

SECTION R112
BOARD OF REVIEW

Refer to Section 113 of the amended (IBC) Building Code of Arapahoe County for requirements of this section, to become new subsections R112.1 through R112.3.

SECTION R115
UNSAFE STRUCTURES AND EQUIPMENT

R115.1 Conditions. Structures or existing equipment that are or hereafter become unsafe, insanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or that constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, or as further defined herein, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the building official deems necessary and as provided for in this section. A vacant structure that is not secured against entry shall be deemed unsafe.

1. Whenever any door, aisle, passageway, stairway or other means of exit is not of sufficient width or size or is not so arranged as to provide safe and adequate means of exit in case of fire or panic.

2. Whenever the walking surface of any aisle, passageway, stairway or other means of exit is so warped, worn, loose, torn or otherwise unsafe as to not provide safe and adequate means of exit in case of fire or panic.

3. Whenever any portion thereof has been damaged by fire, earthquake, wind, flood or by any other cause, to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of the Building Code in place at the time of construction of the buildings.

4. Whenever any portion or member or appurtenance thereof is likely to fail, or to become detached or dislodged, or to collapse and thereby injure persons or damage property.

5. Whenever any portion thereof has wracked, warped, buckled or settled to such an extent that walls or other structural portions have materially less resistance to winds or earthquakes than is required in the case of similar new construction.

6. Whenever the building or structure, or any portion thereof, because of (i) dilapidation, deterioration or decay; (ii) faulty construction; (iii) the removal, movement or instability of any portion of the ground necessary for the purpose of supporting such building; (iv) the deterioration, decay or inadequacy of its foundation; or (v) any other cause, is likely to partially or completely collapse.

7. Whenever, for any reason, the building or structure, or any portion thereof, is manifestly unsafe for the purpose for which it is being used.

8. Whenever the exterior walls or other vertical structural members list, lean or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one third of the base.

9. Whenever the building or structure has been so damaged by fire, wind, earthquake or flood, or has become so dilapidated or deteriorated as to become (i) an attractive nuisance to children; (ii)

a harbor for vagrants, criminals or immoral persons; or as to (iii) enable persons to resort thereto for the purpose of committing unlawful or immoral acts.

10. Whenever any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the building regulations of this jurisdiction, as specified in the Building Code, or of any law or ordinance of this state or jurisdiction relating to the condition, location or structure of buildings.

11. Whenever a building or structure, used or intended to be used for dwelling purposes, because of inadequate maintenance, dilapidation, decay, damage, faulty construction or arrangement, inadequate light, air or sanitation facilities, or otherwise, is determined by the health officer to be unsanitary, unfit for human habitation or in such a condition that is likely to cause sickness or disease.

12. Whenever any building or structure is in such a condition as to constitute a public nuisance known to the common law or in equity jurisprudence.

13. Whenever any portion of a building or structure remains on a site after the demolition or destruction of the building or structure or whenever any building or structure is abandoned for a period in excess of six months so as to constitute such building or portion thereof an attractive nuisance or hazard to the public

R115.2 Record. The building official shall cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.

R115.3 Notice. If an unsafe condition is found, the building official shall serve on the owner, agent or person in control of the structure, a written notice that describes the condition deemed unsafe and specifies the required repairs or improvements to be made to abate the unsafe condition, or that requires the unsafe structure to be demolished within a stipulated time. Such notice shall require the person thus notified to declare immediately to the building official acceptance or rejection of the terms of the order.

R115.4 Method of service. Such notice shall be deemed properly served if a copy thereof is (a) delivered to the owner personally; (b) sent by certified or registered mail addressed to the owner at the last known address with the return receipt requested; or (c) served in any other manner as would constitute good service under the Colorado Rules of Civil Procedure. If the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in any of the foregoing manners upon the owner's agent or upon the person responsible for the structure shall constitute service of notice upon the owner.

R115.5 Restoration. Where the structure or equipment determined to be unsafe by the building official is restored to a safe condition, to the extent that repairs, alterations or additions are made or a change of occupancy occurs during the restoration of the structure, such repairs, alterations, additions and change of occupancy shall comply with the requirements of Section 105.2.2 and the International Existing Building Code.

Section R202 – Definitions. UNUSUALLY TIGHT CONSTRUCTION.
Construction meeting the following requirements:
1. Walls exposed to the outdoor atmosphere having a continuous water vapor retarder with a rating of 1 perm [57 ng/ (s • m2 • Pa)] or less with openings gasketed or sealed;
2. Openable windows and doors meeting the air leakage requirements of the *International Energy Conservation Code*, Section 402.4.2; and
3. Caulking or sealants are applied to areas, such as joints around window and door frames, between sole plates and floors, between wall-ceiling joints, between wall panels, at penetrations for plumbing, electrical and gas lines and at other openings.

TABLE R301.2(1)

Ground Snow Load	Wind Design				Seismic Design Category	Subject to damage from			Winter Design Temp	Ice Barrier Under-layment required	Flood Hazards	Air Freezing Index	Mean Annual Temp
	Speed MPH	Topo-graphic Effects	Special Wind Region	Wind borne debris		Weathering	Frost Line depth	Termite					
30 # Roof 30# non-reducible	115 mph Ultimate Design Speed	NO	NO	NO	B	Severe	36" inches	Slight to moderate	1 degree F	NO	1st 1989 FIRM-FIS 12/2010	712	50.3 F

R302.5.1 Opening protection. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 13/8 inches (35 mm) in thickness, solid or honey-comb core steel doors not less than 13/8 inches (35 mm) thick, or 20-minute fire-rated doors, equipped with a self-closing, self-latching devices.

SECTION R305
CEILING HEIGHT

R305.1 Minimum height. Habitable space, hallways and portions of basements containing these spaces shall have a ceiling height of not less than 7 feet (2134 mm). Bathrooms, toilet rooms and laundry rooms shall have a ceiling height of not less than 6 foot 8 inches. The required height shall be measured from the finish floor to the lowest projection from the ceiling.
Exceptions:
1. For rooms with sloped ceilings, the required floor area of the room shall have a ceiling height of not less than 5 feet (1524 mm) and not less than 50 percent of the required floor area shall have a ceiling height of not less than 7 feet (2134 mm).
2. The ceiling height above bathroom and toilet room fixtures shall be such that the fixture is capable of being used for its intended purpose. A shower or tub equipped with a showerhead shall have a ceiling height of not less than 6 feet 8 inches (2032 mm) above an area of not less than 30 inches (762 mm) by 30 inches (762 mm) at the showerhead.

3. Ceilings in basements without habitable spaces may project to within 7 feet, 2 inches of the finished floor; and beams, girders, ducts or other obstructions may project to within 6 feet, 8 inches of the finished floor.
4. Habitable spaces in basements shall have a ceiling height of not less than seven (7) feet. Said ceiling height may be reduced from 7 feet to 6 feet 6 inches under beams, girders, ducts and other obstructions provided, however, that the reduced ceiling height is necessary solely for the furring and for concealing of said beams, ducts and piping. The reduced ceiling height shall not exceed 8 feet in width in any one-room area and no protrusions shall be allowed below this area.

Section R305.1.1 is deleted in its entirety

R313.1 Townhouse automatic fire sprinklers systems. An automatic residential fire sprinkler system is not required in townhouses; however, if an automatic residential fire sprinkler system is installed in townhouses, it shall comply with R313.1.1.

R313.2 One- and Two-family dwellings automatic fire sprinkler systems. An automatic residential fire sprinkler system is not required in one- and two-family dwellings; however, if an automatic residential fire sprinkler system is installed in one- and two-family dwellings, it shall comply with R313.2.1.

R315.1 General. Carbon monoxide alarms shall comply with Section R315, and shall be installed in compliance with the manufacturer's installation instructions.

R315.2.1 New construction. For new construction, carbon monoxide alarms shall be provided in dwelling units where either or both of the following conditions exist.
1. The dwelling unit contains a fuel-fired appliance.
2. The dwelling unit has an attached garage. (**Delete remainder of the sentence**)

R315.2.2 Alterations, repairs and additions. Where interior alterations, repairs, fuel-fired appliance installations / replacements or additions requiring a permit occur, or where one or more sleeping rooms are added or created in existing dwellings, the individual dwelling unit shall be equipped with carbon monoxide alarms located as required for new dwellings.
Exceptions:
1. Work involving the exterior surfaces of dwellings, such as the replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck, is exempt from the requirements of this section.
Delete exception #2

R315.3 Location. Carbon monoxide alarms in dwelling units shall be installed within fifteen feet of the entrance to each room lawfully used for sleeping purposes. Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall also be installed within the bedroom.

R315.4 Combination alarms. Combination carbon monoxide and smoke alarms shall be permitted to be used in lieu of carbon monoxide alarms, provided that the combined unit

produces an alarm, or an alarm and voice signal, in a manner that clearly differentiates between the two hazards.

Sections R324.7 through 324.7.2.5 are deleted per the published errata (Solar Energy Systems – Access and Pathways)

R903.2.1 Locations. Flashings shall be installed at wall and roof intersections, wherever there is a change in roof slope or direction and around roof openings, and shall include dripedge at all eaves, rakes and soffit locations. A flashing shall be installed to divert the water away from where the eave of a sloped roof intersects a vertical sidewall. Where flashing is of metal, the metal shall be corrosion resistant with a thickness of not less than 0.019 inch (0.5 mm) (No. 26 galvanized sheet).

Modify the last sentence of the following section as shown – the remainder is unchanged
R905.2.8.5 Drip Edge. ….Underlayment shall be installed over the drip edge along eaves and under the ~~underlayment~~ drip edge along rake edges.

R1003.1.1 Fireplaces Per State statute, effective January 1, 1993 - No person shall install or construct any new or used fireplace unless it complies with the requirements of the State Air Quality Control Commission (AQCC). Every person who installs or constructs any fireplace shall provide evidence satisfactory to the Building Official that the fireplace and installation have been certified by the Air Quality Control Commission. The required evidence will include display of the emission certification label on the fireplace. No installation of site-built or manufactured fireplaces shall be approved until after inspection by the Building Official or his appointed representative

R1004.1.1 Fireplaces Per State statute, effective January 1, 1993 - No person shall install or construct any new or used factory fireplace unless the device complies with the requirements of the State Air Quality Control Commission (AQCC). Every person who installs or constructs any factory fireplace shall provide evidence satisfactory to the Building Official that the fireplace and installation have been certified by the Air Quality Control Commission. The required evidence will include display of the emission certification label on the fireplace.

Due to retention of the 2009 Energy Conservation Code in this 2015 Code adoption process, Chapter 11 (Energy Conservation) in the 2015 International Residential Code is being removed in its entirety, and Chapter 11 from the 2009 International Residential Code will be substituted in its place. All additional energy code references within other sections of the 2015 International Residential Code will now refer to the applicable 2009 International Residential Code section.

M1503.1.1 Duct installation. Exhaust ducts shall be supported at 4-foot (1219 mm) intervals and secured in place. The insert end of the duct shall extend into the adjoining duct or fitting in the direction of airflow. Ducts shall not be joined with screws or similar fasteners that protrude into the inside of the duct.

M1503.1.2 Protection required. Protective shield plates shall be placed where nails or screws from finish or other work are likely to penetrate the kitchen exhaust duct. Shield plates shall be

placed on the finished face of all framing members where there is less than 11/2 inches (32 mm) between the duct and the finished face of the framing member. Protective shield plates shall be constructed of steel, have a thickness of 0.062 inch (1.6 mm) and extend a minimum of 2 inches (51 mm) above sole plates and below top plates.

M2101.10 Tests. Hydronic piping systems other than ground source heat pump loop systems shall be tested hydrostatically at a pressure of one and one-half times the maximum system design pressure, but not less than 100 pounds per square inch (689 kPa). The duration of each test shall be not less than 15 minutes and not more than 20 minutes, or for listed piping systems of other than metallic pipe, the testing shall be per the manufacturer's instructions. Ground-source heat pump loop systems shall be tested in accordance with Section M2105.

G2403 – GENERAL DEFINITIONS.
UNUSUALLY TIGHT CONSTRUCTION.
Construction meeting the following requirements:
1. Walls exposed to the outdoor atmosphere having a continuous water vapor retarder with a rating of 1 perm [57 ng/ (s • m2 • Pa)] or less with openings gasketed or sealed;
2. Openable windows and doors meeting the air leakage requirements of the *International Energy Conservation Code*, Section R402.4.2; and
3. Caulking or sealants are applied to areas, such as joints around window and door frames, between sole plates and floors, between wall-ceiling joints, between wall panels, at penetrations for plumbing, electrical and gas lines and at other openings.

G 2407.5 (304.5) Indoor combustion air. Combustion and dilution air shall be permitted to be obtained entirely from the indoors in buildings that are not of unusually tight construction. The required volume of indoor air shall be determined in accordance with Section G2407.5.1 or G2407.5.2, except that where the air infiltration rate is known to be less than 0.40 air changes per hour (ACH), Section G2407.5.2 shall be used. The total required volume shall be the sum of the required volume calculated for all appliances located within the space. Rooms communicating directly with the space in which the appliances are installed through openings not furnished with doors, and through combustion air openings sized and located in accordance with Section G2407.5.3, are considered to be part of the required volume.

G2415.12 (404.12) Minimum burial depth. Underground piping systems shall be installed a minimum depth of 18 inches below grade, ~~except as provided for in Section G2415.10.1~~.

G2415.12.1 (404.12.1) Individual outside appliances. Delete this section – see Section G2415.12 for minimum burial depth

P2603.5.1 Sewer depth. Building sewers that connect to private sewage disposal systems shall not be less than 12 inches below finished grade at the point of septic tank connection or shall comply with the requirements of Tri-County Health Department, whichever is more restrictive. Building sewers shall not be less than 12 inches below grade.

P3103.1 Roof extension. Open vent pipes that extend through a roof shall be terminated not less than 12 inches above the roof or 12 inches above the anticipated snow accumulation, whichever is greater. (The remainder of the section is unchanged).

The following appendix chapters of the International Residential Code are hereby specifically adopted:

APPENDIX H PATIO COVERS

International Mechanical Code

101.1 Title. These regulations shall be known as the Mechanical Code of Arapahoe County hereinafter referred to as "this code".

101.2.1 Appendices. Provisions in the appendices shall not apply unless specifically adopted, but may be used as a referenced or enforcement of other code sections.

102.8 Referenced codes and standards. The codes when adopted by resolution and standards referenced herein shall be those that are listed in Chapter 15 and such codes and standards shall be considered as part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.8.1 and 102.8.2. (The remainder is unchanged)

Add the following as part of this section
Whenever any State law or regulation imposes higher standards than are required by this Code, the provisions of that law or regulation shall govern. Whenever the standards imposed by this Code are higher than the standards imposed by any other law or regulation or resolution of any governmental body, then the standards of this Code shall govern.

SECTION 103
BUILDING DIVISION

103.1 Creation of enforcement agency. The Building Division is hereby created and the official in charge thereof shall be known as the Building Official. Code Official and Building Official shall be equivalent and interchangeable terms.

103.2 Appointment. The building official shall be appointed by the Public Works and Development Director or Board of County Commissioners.

103.3 Deputies. In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the Arapahoe County Board of Commissioners, the code official shall have the authority to appoint a deputy code official, other related technical officers, inspectors and other employees. Such employees shall have powers as delegated by the code official.

105.1 Modifications. Change the last (3) words of this section to Building Division.

105.2 Alternative materials, methods, equipment and appliances. The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been approved. An alternative material, design or method of construction for a specific permit may be approved on a case-by-case basis, where the building official finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the limited purpose intended, not less than the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety. Where the alternative material, design or method of construction is not approved, the code official shall respond in writing, stating the reasons why the alternative was not approved. This Section does not give the building official the authority to allow the usage of alternative material design and methods of construction on an ongoing basis.

106.3.1 Construction documents. Construction documents, engineering calculations, diagrams and other data shall be submitted in two or more sets with each application for a permit. The code official shall require construction documents, computations and specifications to be prepared and designed by a registered design professional when required by state law or jurisdictional policies. Where special conditions exist, the code official is authorized to require additional construction documents to be prepared by a registered design professional. Construction documents shall be drawn to scale and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that the work conforms to the provisions of this code. Construction documents for buildings more than two stories in height shall indicate where penetrations will be made for mechanical systems, and the materials and methods for maintaining required structural safety, fire-resistance rating and fire blocking

106.4.3 Expiration. Every permit issued by the code official under the provisions of this code shall expire by limitation and become null and void if the work authorized by such permit is not commenced within 180 days from the date of such permit, or if the work authorized by such permit is suspended, abandoned, or if no County inspections have been performed at any time after the work is commenced for a period of 180 days. Before such work recommences, a new permit shall be first obtained and the fee, therefore, shall be one-half the amount required for a new permit for such work, provided no changes have been made and will not be made in the original construction documents for such work, and provided further that such suspension or abandonment has not exceeded one year.

SECTION 106.5 – Delete in its entirety
FEES

Refer to Section 109 of the amended (IBC) Building Code of Arapahoe County for requirements of this section; to become new IMC subsections 106.5.1 through 106.5.8.

108.4 Violation penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair mechanical work in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be in violation of State statutes and shall be subject to penalties as prescribed by law.

108.5 Stop work orders. Upon notice from the code official that mechanical work is being done contrary to the provisions of this code or in a dangerous or unsafe manner, such work shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's agent, or to the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.

SECTION 109 – Delete in its entirety
BOARD OF REVIEW

Refer to Section 113 of the amended (IBC) Building Code of Arapahoe County for requirements of this section; to become new IMC subsections 109.1 through 109.3.

Add the following definition:
Section 202 Definitions. UNUSUALLY TIGHT CONSTRUCTION.
Construction meeting the following requirements:
1. Walls exposed to the outdoor atmosphere having a continuous water vapor retarder with a rating of 1 perm [57 ng/ (s • m2 • Pa)] or less with openings gasketed or sealed;
2. Openable windows and doors meeting the air leakage requirements of the *International Energy Conservation Code*, Section R402.4.2; and
3. Caulking or sealants are applied to areas, such as joints around window and door frames, between sole plates and floors, between wall-ceiling joints, between wall panels, at penetrations for plumbing, electrical and gas lines and at other openings.

Add the following sub-sections for code to code consistency:
505.1.1 Domestic Kitchen Exhaust Duct installation. Domestic kitchen exhaust ducts shall be supported at 4-foot (1219 mm) intervals and secured in place. The insert end of the duct shall extend into the adjoining duct or fitting in the direction of airflow. Ducts shall not be joined with screws or similar fasteners that protrude into the inside of the duct.

505.1.2 Protection required. Protective shield plates shall be placed where nails or screws from finish or other work are likely to penetrate the kitchen exhaust duct. Shield plates shall be placed on the finished face of all framing members where there is less than 11/2 inches (32 mm) between the duct and the finished face of the framing member. Protective shield plates shall be constructed of steel, have a thickness of 0.062 inch (1.6 mm) and extend a minimum of 2 inches (51 mm) above sole plates and below top plates.

506.3.2.5 Grease duct test. Prior to the use or concealment of any portion of a grease duct system, a leakage test shall be performed. Ducts shall be considered to be concealed where installed in shafts or covered by coatings or wraps that prevent the ductwork from being visually

inspected on all sides. The permit holder shall be responsible to provide the necessary *equipment* and perform the grease duct leakage test. A smoke test shall be performed to determine that all welded and brazed joints are liquid tight.

A smoke test shall be performed in the presence of the mechanical inspector by securely capping off both ends of the section of ductwork to be tested. Smoke shall be introduced into the duct by use of a sufficient number of smoke candles to fill the duck with smoke. Sufficient pressure shall then be introduced into the sealed section of duct, to force smoke out of any openings. Access to all portions of the duct to be inspected shall be provided for the inspector.

1001.1 Scope
Amend exception 7 to read:
7. Any boiler or pressure vessel subject to inspection by federal or state inspectors, the requirements of Colorado Division of Oil and Public safety shall also apply.

1208.1 General. Hydronic piping systems other than ground source heat pump loop systems shall be tested hydrostatically at one and one half times the maximum system design pressure, but not less than 100 psi (689 kPa). The duration of each test shall be not less than 15 minutes, or for listed piping systems of other than metallic pipe, the testing shall be per the manufacturer's instructions.

International Plumbing Code

101.1 Title. These regulations shall be known as the Plumbing Code of Arapahoe County hereinafter referred to as "this code."

101.2 Scope. Modify the last sentence of the section to read:
Provisions in the appendices shall not apply unless specifically adopted, but may be used as a referenced or enforcement of other code sections.

102.8 Referenced codes and standards. The codes when adopted by resolution and standards referenced in this code shall be those that are listed in Chapter 15 and such codes and standards shall be considered as part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.8.1 and 102.8.2. (The remainder is unchanged)

Add the following as part of this section.
Whenever any State law or regulation imposes higher standards than are required by this Code, the provisions of that laws or regulation shall govern. Whenever the standards imposed by this Code are higher than the standards imposed by any other law or regulation or resolution of any governmental body, then the standards of this Code shall govern. The provisions of the International Plumbing Code along with all applicable State amendments or regulations shall apply to all aforementioned installation, alteration, repair and replacement of plumbing systems.

SECTION 103
BUILDING DIVISION

103.1 Creation of enforcement agency. The Building Division is hereby created and the official in charge thereof shall be known as the code official. Code Official and Building Official shall be equivalent and interchangeable terms.

103.2 Appointment. The code official shall be appointed by the Public Works and Development Director or Board of County Commissioners.

103.3 Deputies. In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the Arapahoe County Board of Commissioners, the code official shall have the authority to appoint a deputy code official, other related technical officers, inspectors and other employees. Such employees shall have powers as delegated by the code official.

105.1 Modifications. Delete the last (3) words of this paragraph and insert Building Division.

105.2 Alternative materials, methods and equipment. The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been approved. An alternative material, design or method of construction for a specific permit may be approved on a case-by-case basis, where the building official finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the limited purpose intended, not less than the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety. Where the alternative material, design or method of construction is not approved, the building official shall respond in writing, stating the reasons why the alternative was not approved. This Section does not give the building official the authority to allow the usage of alternative material design and methods of construction on an ongoing basis.

106.3.1 Construction documents. Construction documents, engineering calculations, diagrams and other such data shall be submitted in two or more sets with each application for a permit. The code official shall require construction documents, computations and specifications to be prepared and designed by a registered design professional when required by state law or jurisdictional policies. Construction documents shall be drawn to scale and shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that the work conforms to the provisions of this code. Construction documents for buildings more than two stories in height shall indicate where penetrations will be made for pipe, fittings and components and shall indicate the materials and methods for maintaining required structural safety, fire-resistance rating and fire blocking.

106.5.3 Expiration. Every permit issued by the code official under the provisions of this code shall expire by limitation and become null and void if the work authorized by such permit is not commenced within 180 days from the date of such permit, or if the work authorized by such permit is suspended, abandoned or if no County inspections have been performed at any time after the work is commenced for a period of 180 days. Before such work can be recommenced, a new permit shall be first obtained and the fee there for shall be one-half the amount required for a new permit for such work, provided no changes have been made or will be made in the original construction documents for such work, and provided further that such suspension or

abandonment has not exceeded 1 year.

SECTION 106.6 – Delete in its entirety
FEES

Refer to Section 109 of the amended (IBC) Building Code of Arapahoe County for requirements of this section; to become new IPC subsections 106.6.1 through 106.6.8.

108.4 Violation penalties. Any person who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter or repair plumbing work in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be in violation of State statutes and shall be subject to penalties as prescribed by law.

108.5 Stop work orders. Upon notice from the code official, work on any plumbing system that is being done contrary to the provisions of this code or in a dangerous or unsafe manner shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to the owner's agent, or to the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.

SECTION 109 – Delete in its entirety
BOARD OF REVIEW

Refer to Section 113 of the amended (IBC) Building Code of Arapahoe County for requirements of this section; to become new IPC subsections 109.1 through 109.3.

305.4.1 Sewer depth. Building sewers that connect to private sewage disposal systems shall be a minimum 12 inches below finished grade at the point of septic tank connection, or shall comply with the requirements of Tri-County Health Department, whichever is more restrictive. Building sewers shall be a minimum of 12 inches below grade.

Table 403.1 Minimum Number of Required Plumbing Fixtures. Revise footnote (e) to read: "For occupancies with an occupant load of 15 or fewer, service sinks and drinking fountains are not required"

608.17 Protection of individual water supplies. Delete – wells are regulated by the State.

903.1 Roof extension. Open vent pipes that extend through a roof shall be terminated not less than 12 inches above the roof or 12 inches above the anticipated snow accumulation. (The remainder of the section is unchanged)

International Fuel Gas Code

101.1 Title. These regulations shall be known as the Fuel Gas Code of Arapahoe County, hereinafter referred to as "this code."

102.8 Referenced codes and standards. The codes when adopted by resolution and standards referenced in this code shall be those that are listed in Chapter 8 and such codes and standards shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between provisions of this code to the prescribed extent of each such reference and as further regulated in Sections 102.8.1 and 102.8.2. (The remainder is unchanged)

Add the following as part of this section
Whenever any State law or regulation imposes higher standards than are required by this Code, the provisions of that laws or regulation shall govern. Whenever the standards imposed by this Code are higher than the standards imposed by any other law or regulation or resolution of any governmental body, then the standards of this Code shall govern.

SECTION 103
BUILDING DIVISION

103.1 Creation of enforcement agency. The Building Division is hereby created and the official in charge thereof shall be known as the code official. Code Official and Building Official shall be equivalent and interchangeable terms.

103.2 Appointment. The Building Official shall be appointed by the Public Works and Development Director or Board of County Commissioners.

103.3 Deputies. In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the Arapahoe County Board of Commissioners, the code official shall have the authority to appoint a deputy code official, other related technical officers, inspectors and other employees. Such employees shall have powers as delegated by the code official.

105.1 Modifications. Delete the last (3) words of this section and insert Building Division.

105.2 Alternative materials, methods appliances and equipment. The provisions of this code are not intended to prevent the installation of any material or to prohibit any method of construction not specifically prescribed by this code, provided that any such alternative has been approved. An alternative material, design or method of construction for a specific permit may be approved on a case-by-case basis, where the building official finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the limited purpose intended, not less than the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety. Where the alternative material, design or method of construction is not approved, the building official shall respond in writing, stating the reasons why the alternative was not approved. This

Section does not give the building official the authority to allow the usage of alternative material design and methods of construction on an ongoing basis.

SECTION 106
PERMITS

106.1 Where required - Exception
Substitute Building Division for Department of Inspection.

106.3.1 Construction documents. Construction documents, engineering calculations, diagrams and other data shall be submitted in two or more sets with each application for a permit. The code official shall require construction documents, computations and specifications to be prepared and designed by a registered design professional when required by state law or jurisdictional policies. (The remainder of this section remains unchanged)

106.5.3 Expiration. Every permit issued by the code official under the provisions of this code shall expire by limitation and become null and void if the work authorized by such permit is not commenced within 180 days from the date of such permit, or is suspended or abandoned or if no County inspections have been performed at any time after the work is commenced for a period of 180 days. Before such work recommences, a new permit shall be first obtained and the fee there for shall be one-half the amount required for a new permit for such work, provided no changes have been made or will be made in the original construction documents for such work, and further that such suspension or abandonment has not exceeded one year.

SECTION 106.6 – Delete in its entirety
FEES

Refer to Section 109 of the amended (IBC) Building Code of Arapahoe County for requirements of this section; to become new IFGC subsections 106.6.1 through 106.6.8.

108.4 Violation penalties. Persons who shall violate a provision of this code, fail to comply with any of the requirements thereof or erect, install, alter or repair work in violation of the approved construction documents or directive of the code official, or of a permit or certificate issued under the provisions of this code, shall be in violation of State statutes and shall be subject to penalties as prescribed by law.

108.5 Stop work orders. Upon notice from the code official that work is being done contrary to the provisions of this code or in a dangerous or unsafe manner, such work shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, the owner's agent, or the person doing the work. The notice shall state the conditions under which work is authorized to resume. Where an emergency exists, the code official shall not be required to give a written notice prior to stopping the work. Any person who shall continue any work in or about the structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.

SECTION 109 – Delete in its entirety
BOARD OF REVIEW

Refer to Section 113 of the amended (IBC) Building Code of Arapahoe County for requirements of this section; to become new IFGC subsections 109.1 through 109.3.

Section 202 – Definitions. UNUSUALLY TIGHT CONSTRUCTION.
Construction meeting the following requirements:
1. Walls exposed to the outdoor atmosphere having a continuous water vapor retarder with a rating of 1 perm [57 ng/ (s • m2 • Pa)] or less with openings gasketed or sealed;
2. Openable windows and doors meeting the air leakage requirements of the *International Energy Conservation Code*, Section R402.4.2; and
3. Caulking or sealants are applied to areas, such as joints around window and door frames, between sole plates and floors, between wall-ceiling joints, between wall panels, at penetrations for plumbing, electrical and gas lines and at other openings.

304.5 Indoor combustion air. Combustion and dilution air shall be permitted to be obtained entirely from the indoors in buildings that are not of unusually tight construction. The required volume of indoor air shall be determined in accordance with Section 304.5.1 or 304.5.2, except that where the air infiltration rate is known to be less than 0.40 air changes per hour (ACH), Section 304.5.2 shall be used. The total required volume shall be the sum of the required volume calculated for all appliances located within the space. Rooms communicating directly with the space in which the appliances are installed through openings not furnished with doors, and through combustion air openings sized and located in accordance with Section 304.5.3, are considered to be part of the required volume.

404.12 Minimum burial depth. Underground piping systems shall be installed a minimum depth of 18 inches below grade, ~~except as provided for in Section 404.12.1.~~

404.12.1 Individual outside appliances – Delete this section – see Section 404.12 for minimum burial depth.

International Energy Conservation Code (2009)

101.1 Title. These regulations shall be known as the Energy Conservation Code of Arapahoe County and shall be cited as such. It is referred to herein as "this code."

104.5 Approved inspection agencies. The code official is authorized to accept reports of approved inspection agencies or other individuals, provided such agencies / individuals satisfy the requirements as to qualifications and reliability.

SECTION 107 – Delete in its entirety
FEES

Refer to Section 109 of the amended (IBC) Building Code of Arapahoe County for requirements of this section; to become new IECC subsections 107.1 through 107.8.

108.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by law.

SECTION 109 – Delete in its entirety
BOARD OF REVIEW
Refer to Section 113 of the amended (IBC) Building Code of Arapahoe County for requirements of this section; to become new IECC subsections 109.1 through 109.3.

International Existing Building Code

101.1 Title. These regulations shall be known as the Existing Building Code of Arapahoe County and shall be cited as such. It is referred to herein as "this code."

102.4 Referenced codes and standards. The codes when adopted by resolution and standards referenced in this code shall be considered part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.4.1 and 102.4.2.
(The remainder is unchanged)

Add the following as part of this section
Whenever any State law or regulation imposes higher standards than are required by this Code, the provisions of that laws or regulation shall govern. Whenever the standards imposed by this Code are higher than the standards imposed by any other law or regulation or resolution of any governmental body, then the standards of this Code shall govern.

SECTION 103
BUILDING DIVISION

103.1 Creation of enforcement agency. The Building Division is hereby created and the official in charge thereof shall be known as the code official. Code Official and Building Official shall be equivalent and interchangeable terms.

103.2 Appointment. The Code Official shall be appointed by the Public Works and Development Director or Board of County Commissioners.

103.3 Deputies. In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the Arapahoe County Board of Commissioners, the code official shall have the authority to appoint a deputy code official, the related technical officers, inspectors, plans examiners and other employees. Such employees shall have powers as delegated by the code official.

104.10 Modifications. Delete the last (4) words of this section and insert Building Division.

104.11 Alternative materials, methods appliances and equipment. The provisions of this code are not intended to prevent the installation of any material or to prohibit any method of construction not specifically prescribed by this code, provided that any such alternative has been approved. An alternative material, design or method of construction for a specific permit may be approved on a case-by-case basis, where the code official finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the limited purpose intended, not less than the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety. Where the alternative material, design or method of construction is not approved, the code official shall respond in writing, stating the reasons why the alternative was not approved. This Section does not give the building official the authority to allow the usage of alternative material design and methods of construction on an ongoing basis.

SECTION 105
PERMITS

105.5 Expiration. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned or if no County inspections have been performed for a period of 180 days after the time that the work is commenced. The code official is authorized to grant, in writing, one or more extensions of time for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

SECTION 106
CONSTRUCTION DOCUMENTS

106.1 General. Submitted documents consisting of construction documents, special inspection and structural observation programs, investigation and evaluation reports and other data shall be submitted in two or more sets with each application for a permit. The construction documents shall be prepared by a registered design professional where required by the statutes or jurisdictional policies of the jurisdiction in which the project is to be constructed. Where special conditions exist, the code official is authorized to require additional construction documents to be prepared by a registered design professional.
(The remainder of this section remains unchanged)

SECTION 108 – Delete in its entirety
FEES

Refer to Section 109 of the amended (IBC) Building Code of Arapahoe County for requirements of this section; to become new IFGC subsections 108.1 through 108.8.

110.2 Certificate issued. No certificate of occupancy shall be issued unless the project has received all required final inspections, has paid all fees associated with the enforcement of this Code and all fees levied by other County departments and collected or enforced through the enforcement of this Code, and is not currently the subject of any order or directive requiring the Building Official to suspend issuance of a certificate of occupancy. After final inspections, when it is found that the building or structure and building site comply with the provisions of this code and with other conditions and requirements of the County, the Building Official, after review and approval by the Zoning Division and Flood Plain Administrator, shall issue a Certificate of Occupancy which shall contain the following:

1. The building permit number.
2. The address of the structure.
3. The name and address of the owner or the owner's authorized agent.
4. A description of that portion of the structure for which the certificate is issued.
5. A statement that the described portion of the structure has been inspected for compliance with the requirements of this code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.
6. The name of the code official.
7. The edition of the code under which the permit was issued.
8. The use and occupancy, in accordance with the provisions of the International Building Code.
9. The type of construction as defined in the International Building Code.
10. The design occupant load.
11. If an automatic sprinkler system is provided.
12. Any special stipulations and conditions of the building permit.

The failure to state conditions or restrictions on the face of the certificate shall not affect the enforceability of any such conditions or restrictions in effect at the time of issuance of the certificate.

113.4 Violation penalties. Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who repairs or alters or changes the occupancy of the building or structure in violation of the approved construction documents or directive of the code official or of a permit or certificate issued under the provisions of this code, shall be in violation of State statutes and shall be subject to penalties as prescribed by law.

SECTION 112 – Delete in its entirety
BOARD OF REVIEW

Refer to Section 113 of the amended (IBC) Building Code of Arapahoe County for requirements of this section; to become new IEBC subsections 112.1 through 112.3.

BE IT FURTHER RESOLVED by the Board of County Commissioners that the effective date for this Resolution shall be October 1st, 2016 and shall relate to building permits applications submitted on or after said date.

The vote was:

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

The Chair declared the motion carried and so ordered.