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Kat Hammer
 Public Works & Development
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Subject: Mountain View Gardens
 Minor Subdivision PM26-001

To Whom it May Concern:

Cherry Creek School District No. 5 has reviewed the information provided by Arapahoe County regarding the conventional rezone for the Mountain View Gardens – The Tree Farm project 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.

The District requests cash-in-lieu of land dedication for public school sites prior to approval of the Administrative Site Plan. The district’s intent is to use the Appraisal Land Value Method to determine the fair market value as outlined in the Arapahoe County Land Development Code 14-111.05.02 B.1. The land dedication calculation for the school district would be **0.080600 acres** or the appropriate cash-in-lieu fee. Based on the property’s 2025 assessment, the value per acre applied in this instance is \$286,000.00 and the cash-in-lieu of land dedication for public school sites value is **\$23,051.60**. The school district apologizes for the change in value of this request. We inadvertently used the City of Aurora formula in our previous response to the conventional rezone on 10/24/2025.

Cherry Creek School District #5					
Planning & Enrollment Department					
Cash-in-Lieu of Land Dedication Worksheet - Arapahoe County					
Project Name:	Mountain View Gardens				
Developer/Contact Person:	Jim Latsis, Kathryn Latsis, Latsis Custom Homes				
Submitted for Review:	10/17/2025				
Total Project Acreage:	2.38				
Maximum Dwelling Units:	4				
Dwelling Units/Acre	1.68				
Acres per child	0.026				
Students Generated/Land Dedication					
Residential Density	#D.U.s	Student Generation per DU	Students Generated	Land Calculation	
< 7.49 du/ac	4	0.775	3	0.080600	
7.5 - 14.99 du/ac		0.364	0	0.000000	
> 15.00 du/ac		0.195	0	0.000000	
Totals	4		3	0.080600	
Arapahoe County Assessor - Current Land Value				\$	680,680.00
Arapahoe County Assessor - Acres					2.3800
Arapahoe County Assessor - Current Land Value (per acre)				\$	286,000.00
Cash in Lieu of Land Dedication Calculation				\$	23,051.60

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,

Matt Schaefer

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Cc: Scott Smith – CCSD, Chief Financial and Operating Officer