

The Tree Farm

PM26-001

Latsis
CUSTOM HOMES



Latsis Custom Homes

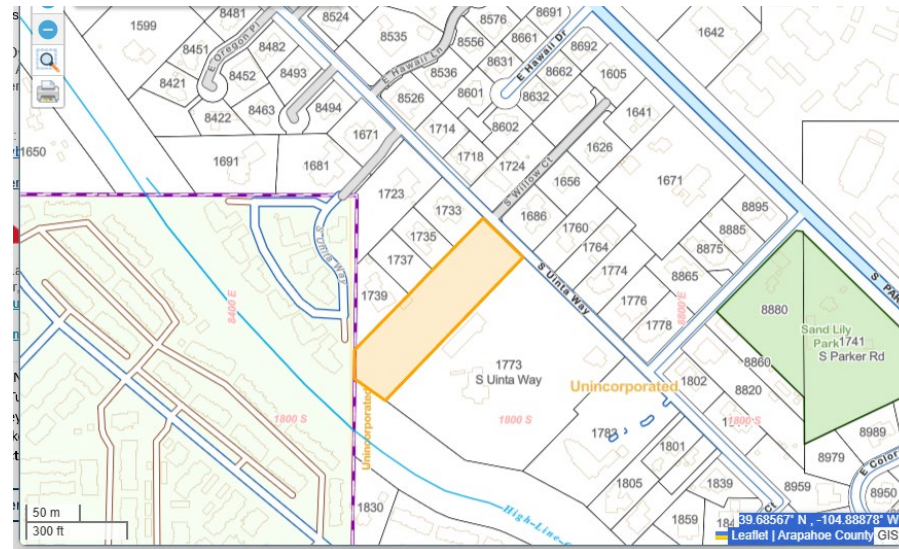
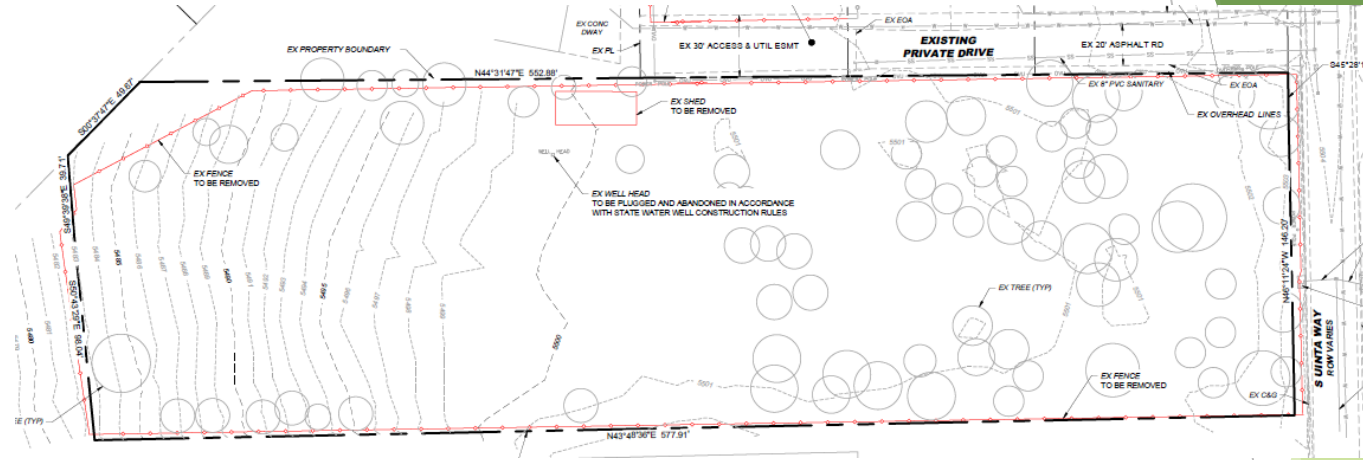
- *An Introduction*

- ▶ Custom Homebuilder since 1995
- ▶ 23-Year Resident of Mountainview Gardens
- ▶ Built 20+ New Homes in Four Square Mile
- ▶ Completed 4 Minor Subdivisions in Four Square Mile
- ▶ Career Awards
 - ▶ Energy Performance Award 2003 Stapleton Parade of Homes
 - ▶ 2014 CARE Remodel Award
 - ▶ 2016 MAME Award for Best Custom Home under 3,500 s/f
 - ▶ 2020 Xcel Energy Award for Best Builder



Tree Farm Property Details

- ▶ 2.4 Acre Vacant Parcel
- ▶ Located in Mountain View Gardens
- ▶ Tree Farm & Horse Pasture
 - ▶ Owned by the Olsen Family for 52 Years
 - ▶ Numerous Mature Trees
- ▶ Currently zoned R-1-C
- ▶ Four Square Mile Sub-Area Plan
 - ▶ 1-2 DU per Acre



Proposed Minor Subdivision & Development

Install

Install Improvements as Required by Arapahoe County, South Metro Fire, and Cherry Creek Valley Water & Sanitation

Build

Build Four (4) Single Family Custom Residences

Protect and Maintain

Protect and Maintain as Many of the Healthy Existing Trees as Possible

Approved Zoning

▶ R-1-C Zoning *Approved* *3/31/2026 BOCC Hearing*

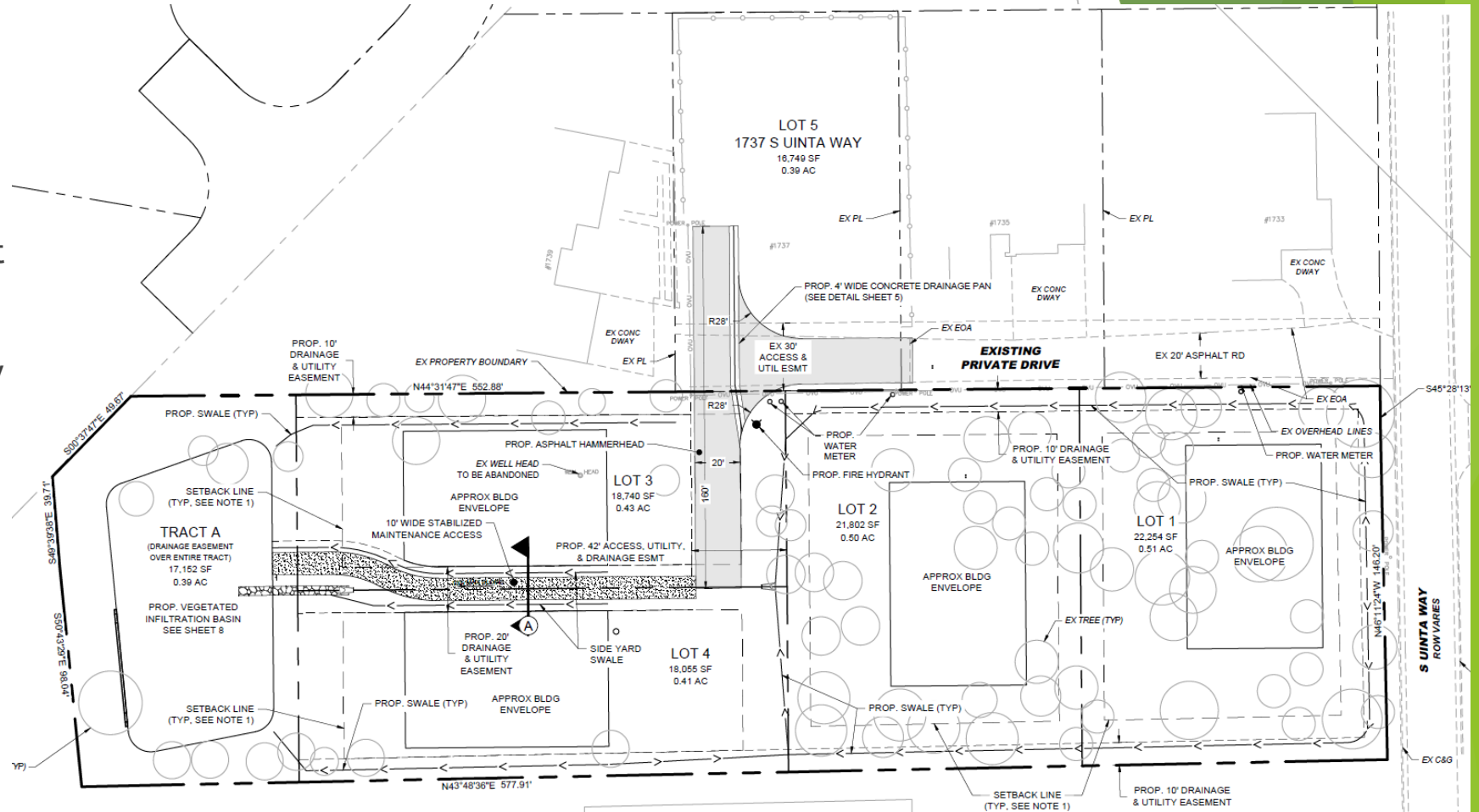
- ▶ *20' Front and Rear Setbacks*
- ▶ *10' Side Setbacks*
- ▶ *12,500 s/f Minimum Lot Size*
- ▶ *Minimum Lot Width = 81'*

▶ R-1-C Zoning

- ▶ *Consistent with Adjacent Homes*
- ▶ *Setbacks Provide more Flexibility to Save Existing Trees*
- ▶ *Setbacks Allow for Less Impervious (Paved) Surface*
- ▶ *Setbacks Allow Better Accommodation of Fire Access Road Configuration*

Proposed Improvements

- ▶ Vegetated Infiltration Basin for Stormwater
 - ▶ Standard Operating Procedure (SOP) Document Recorded
 - ▶ Operations & Maintenance (O&M) Manual accepted by SEMSWA
- ▶ Maintenance Access
- ▶ Fire and Access Road
 - ▶ Approved by South Metro Fire
- ▶ Water and Sanitary Sewer
 - ▶ Conditional Approval received from CCVWS



Proposed Homes & Representative Architecture

- ▶ Varied Architectural Styles
- ▶ Mature Trees integrated into Site Plan
- ▶ Sized to Blend with the Neighborhood
 - ▶ 2,500-3,000 s/f (main level) Ranch Plans
 - ▶ 3,200-4,200 s/f (main two levels) Two-Story Plans



Neighborhood Meetings

Adjacent Property Owners Meeting (06/18/25)

Highline Ridge HOA Meeting (06/19/25)

Four Square Mile Meeting (07/09/2025)



Presented Subject Parcel+
Existing Platted Lot (1737 S.
Uinta Way)



Discussed Construction
Duration (Daily and Total
Estimated Timeline)



Discussed Implementation
of Improvements



Discussed Construction
Traffic Management



Questions?