

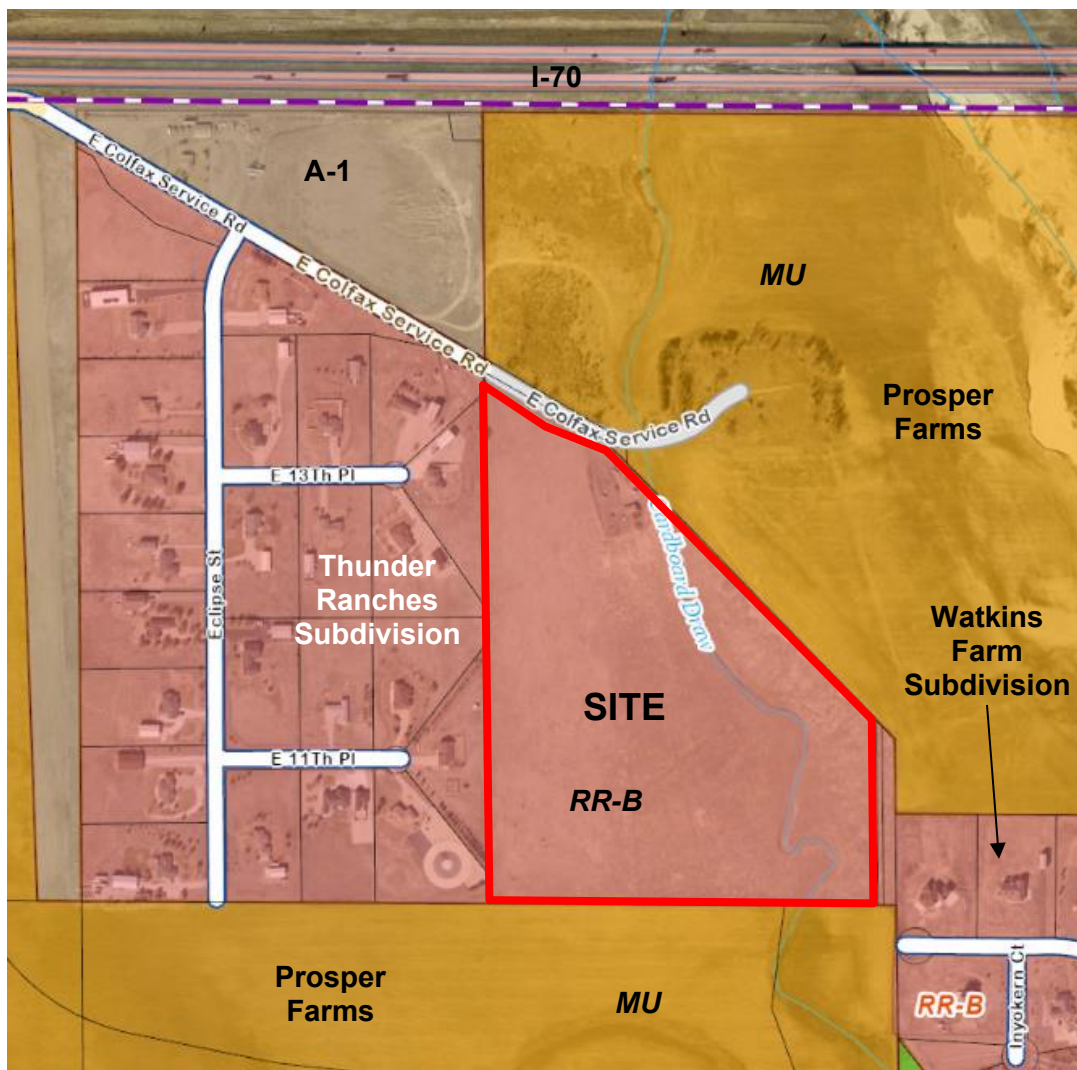
**ARAPAHOE COUNTY PLANNING COMMISSION  
PUBLIC HEARING  
AUGUST 19, 2025  
6:30 P.M.**

**SUBJECT: PP23-002 – RANCH AT WATKINS FARM FILING NO. 1  
PRELIMINARY PLAT**

**MOLLY ORKILD-LARSON, PRINCIPAL PLANNER**

**LOCATION:**

The subject 36.74-acre parcel is located south of I-70 and E. Colfax Service Road and east of N. Watkins Road and adjacent to the Thunder Ranches Subdivision. The parcel is in Commissioner District No. 3 and zoned Rural Residential-B (RR-B).



**Vicinity and Zoning Map**

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

North: Prosper Farms, zoned MU and single-family residential, zoned A-1  
South: Prosper Farms, zoned MU  
East: Prosper Farms, zoned MU, and Watkins Farm Subdivision - single-family residential, zoned RR-B  
West: Thunder Ranches Subdivision - single-family residential – zoned RR-B

### **PROPOSAL:**

The applicant is seeking approval to subdivide a 36.74-acre parcel into 11 lots and one tract. Lots 1 through 11 will be developed for single-family residential, and Tract A for a detention pond. The residential lot size ranges from 2.41 to 4.5 acres, which adheres to the minimum 2.41-acre lot size in the RR-B zone. Access to the subject property is from the E. Colfax Service Road.

### **RECOMMENDATION:**

Staff recommends the application be approved based on the findings and subject to the conditions of approval outlined herein.

## **I. BACKGROUND**

The parcel is zoned RR-B. The property contains a corral and is being used for grazing cattle.

## **II. DISCUSSION**

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

### **1. The Comprehensive Plan**

Comprehensive Plan (Comp Plan): The subject parcel is located in the land use category of Urban Residential/Single-Family Detached and Attached. This category supports residential development with a variety of housing types combined with non-residential secondary land uses that are complementary and supportive. Primary uses are Single-Family Detached, Single-Family Attached (duplexes, triplexes, fourplexes, townhomes, each with private entrance), and multiplex units.

The Comp Plan's density range for Single-Family Detached is 1-8 du/ac. This application proposes single-family detached homes with a density of 3.34 dwelling units per acre, which complies with the designated density.

This proposal complies with the Comp plan as follows:

*GOAL PSF 1 – Ensure an Adequate Water Supply in Terms of Quantity and Quality for Existing and Future Development*

The 11 residential lots depicted on the proposed plat will be served by individual wells. The Colorado Division of Water Resources has determined that the proposed water supply is expected to be adequate and can be provided without causing material injury to existing water rights.

The proposed development's water use is for household use, and outside irrigation and water supply will be from individual lot wells. The groundwater in the aquifers underlying the subject property was adjudicated in Division 1 Water Court Case No. 97CW398. As per the court decree, a Property Owners Association must be created for the property, and all the lot purchasers must join. The water rights and the augmentation plan will be assigned to the Property Owners Association; therefore, if lot owners apply for an on-lot well permit, they will not be required to provide evidence that the applicant has acquired the right to the portion of the water being requested on the application. A condition of approval has been set for the Property Owners Association to be created before the signing of the plat.

*Policy PFS 4.3 - Require Adequate Wastewater Treatment*

Arapahoe County Public Health Department had concerns about Lots 8-11 being able to meet setbacks between water wells and On-site Wastewater Treatment Systems (OWTS) on these lots. The applicant has provided the County with a Buildable Lot Exhibit demonstrating how these lots can meet the Arapahoe County Health Department's well and OWTS setbacks. Planning staff discussed this exhibit and the setbacks shown with the Health Department, and it was decided that a condition of approval stating that a note be placed on the plat, saying that all setbacks between water wells and OWTS shall be met on each lot and with adjacent lots.

*GOAL PFS 6 – Ensure the Adequacy of Electric, Natural Gas, Telephone, Cable, and Internet in Existing and New Development*

Xcel Energy has indicated that they can serve the property. No other utility providers responded.

*GOAL PFS 7 – Ensure Existing and New Development have Adequate Police and Fire Protection Utilities in Existing and New Development*

The Arapahoe County Sheriff's Office is concerned that E. Colfax Service Road, along the property's northern property line, does not reside within a public right-of-way but rather in a 30-foot access and utility easement. Since the initial submittal of this application, the applicant has purchased land from the property owner to the north, and the E. Colfax Service Road is now within a 60-foot road right-of-way. The road within the development will also be located within a road

right-of-way. Both E. Colfax Service Road fronting the development and the interior roads will be dedicated to Arapahoe County through the final plat.

Bennett-Watkins Fire Rescue has no objections to the proposed development provided their requirements are met. Staff have made their requirements a condition of approval. The applicant does not object to meeting these requirements.

*GOAL PFS 9 – Ensure that the Educational Needs of Existing and New Developments Are Met*

The site will be served by the Bennett School District. The school district reviewed the preliminary plat application and is requesting cash-in-lieu fees of \$22,869.99 for schools, but these fees will be addressed at the time of the final plat.

2. Land Development Code – Subdivision Regulations

Section 5-6.2.B of the Land Development Code allows a Preliminary Plat shall be approved if the proposal meets all of the following criteria:

A. *The Applicant has provided evidence that provision has been made for a public water supply system, and if other methods of water supply are proposed, adequate evidence that a water supply is sufficient in terms of quantity, quality, and dependability for the type of subdivision proposed [Section 30-28133(6)(a) C.R.S.].*

See comments under 1. Comprehensive Plan.

B. *The Applicant has provided evidence that provision has been made for a public sewage disposal system, and, if other methods of sewage disposal are proposed, adequate evidence that such system shall comply with State and local laws and regulations [Section 3018-133(6)(b) C.R.S.].*

See comments under 1. Comprehensive Plan.

C. *The Applicant has provided evidence to show that all areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified by the Subdivider and that the proposed use of these areas are compatible with such conditions. [Section 30-281 33 (6) (c) C.R.S.]*

The Colorado Geological Survey commented that it has no objection to the approval of the plat, but recommends the following:

1. The homes and septic systems should be set back as far as possible from the flood zone to reduce hazards associated with scour, erosion, and sedimentation. Building envelopes and septic systems should be shown on the final plat drawings.
2. Site-specific geotechnical investigations are needed to determine depths to bedrock and seasonal groundwater levels on the lots. These investigations will help minimize the risk of structural damage.

The applicant has provided the County with a Buildable Lot Exhibit for the lots that have the most constraints (Lots 8-11), demonstrating the location of building areas outside the floodplain and how a water well and OTWS can be located on these lots and meet the Arapahoe County setback requirements. This exhibit has been attached to the staff report.

Staff is recommending, as a condition of approval, to add a note to the plat that recommends a geotechnical investigation be done on the lots in the development to determine the depth of bedrock and seasonal groundwater to minimize on-site structural damage.

A referral form was sent to Colorado Parks and Wildlife (CPW), but this agency never provided staff with comments. Staff visited the site, and the subject property contains prairie dogs and is located near a water corridor with trees. Staff contacted CPW to discuss what staff observed on and adjacent to the property, and they recommended requiring a burrowing owl and raptor study to be conducted before grading/construction occurs on-site. Staff has made this recommendation as conditions of approval.

*D. The application is in compliance with all applicable zoning regulations governing the property as adopted by the Board of County Commissioners.*

The proposed property is zoned RR-B, and the minimum lot size for this district is 2.41 acres. The proposed lots range in size from 2.41 acres to 4.5934 acres, which meets the minimum lot size for this zone district.

*E. The application is in compliance with the Mineral Resource Areas in the Regulations for Areas of Special Interest as adopted in the Arapahoe County LDC.*

The Mineral Resource Map B-8 doesn't indicate any mineral resources on the subject property.

3. Referral Comments

Comments received during the referral process are summarized in the chart attached to this report. Any late responses will be conveyed verbally at the public hearing.

#### 4. Neighborhood Outreach and Public Comments

Neighborhood Meeting: A neighborhood meeting was held on September 25, 2023, and eight people signed the attendance sheet. The comments received at this meeting and emails to staff are as follows:

- Water Supply: Concerns about the impact on existing private wells in the area from the new development.  
Response: This will be addressed during the platting process.
- Traffic: Concerns about increased traffic.  
Response: This will be addressed during the platting process. The applicant has provided the County with a Waiver to the Traffic Impact Study which meets the County's waiver requirements. This waiver states that the site generated traffic is too low to have a measurable impact on the improved portion of E. Colfax Avenue Service Road.
- Covenants: Will there be covenants for the development?  
Response: This will be determined by the future homeowners. Staff's comment: It's the developer who develops the covenants.
- Sale Price of the Lots: What will be the costs of the lots?  
Response: The lot prices will be determined after the cost of platting and development has been completed.
- Floodplain: Is the property in the floodplain?  
Response: Portions of the parcel are within the floodplain. The floodplain will be identified on the plat, and structures will need to be located outside this area.

Public Comment: The following concerns were expressed by the public during the review of this development.

- Will there be a privacy fence between Thunder Ranches subdivision and the new development?  
Response: This topic is one not addressed at the time of a plat. A perimeter fence for the development is not proposed. Any fencing for future residents of the development can be discussed during the construction phase of the lots.
- Thunder Ranch Subdivision has wells that do not supply an adequate water supply for both small yard irrigation, without requiring recovery time to allow the well to resume an adequate water supply.
  - a. What studies/research will assure our current residents that their current water supply will not be infringed on?
  - b. What and how will the water supply impact the current Thunder Ranches residences?

Response to a-b: The water rights for this development are adjudicated by the Colorado Division of Water Resources (CDWR). The water rights are specific to the different aquifers, and they are not necessarily in the same aquifer as the adjacent development. The CDWR has determined that the water supply is adequate and can be provided without causing injury.

- Will there be a standard of design restricting the design/build of the new homes?  
Response: The buildings will have to meet the zoning dimensional standards (height, setbacks, etc.). No design guidelines for the homes within the development are proposed. The development is for single-family detached homes, and accessory buildings/structures would have to meet zoning requirements.
- Will there be a Homeowners Association (HOA)?  
Response: Yes, an HOA will be created for this development.

5. Cash in Lieu of Land Dedication

The school district is requesting a \$22,869.99 cash-in-lieu fee for the schools. However, land dedication for public schools, public parks, and other public purposes, or cash-in-lieu instead of land dedication, will be addressed at the final plat.

**STAFF FINDINGS:**

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

1. The proposed Preliminary Plat generally conforms to the Arapahoe County Comprehensive Plan.
2. The proposed Preliminary Plat complies with the General Submittal Requirements contained in Section 2-15 enumerated in the Arapahoe County Development Application Manual.
3. The proposed Preliminary Plat complies with the Approval Standards contained in Section 5-6.2.B enumerated in the Arapahoe County Land Development Code.

**STAFF RECOMMENDATION:**

Considering the findings and other information provided herein, staff recommends approval of Case No. PP23-002 The Ranch at Watkins Farm Filing No. 1 Preliminary Plat, with the following conditions of approval. See Planning Commission Draft Motions below.

The Planning Commission has alternatives that include the following:

1. Recommend approval of the proposed Preliminary Plat.
2. Continue to a date certain for more information.
3. Recommend denial of the proposed Preliminary Plat.

**CONCURRENCE:**

The Public Works and Development Planning and Engineering Services Division has reviewed the application, and the Arapahoe County Public Works and Development Department is recommending approval of this case.

**PLANNING COMMISSION DRAFT MOTIONS – CASE NO. PP23-002 RANCH AT WATKINS FARM FILING NO. 1 PRELIMINARY PLAT:**

**Conditional Recommendation to Approve**

In the case of PP23-002 The Ranch at Watkins Farm Filing No. 1 Preliminary Plat, I have reviewed the staff report, including all exhibits and attachments and have listened to the applicant's presentation and the public comment as presented at the hearing and hereby move to recommend approval of this application based on the findings in the staff report, subject to the following conditions:

1. Prior to the signature of the final copy of these plans, the applicant shall address all Public Works and Development Staff comments.
2. A note shall be placed on the plat stating that "All lots within the development shall meet the minimum Arapahoe County Health Department setbacks. These setbacks are as follows:

Water well from OWTS: 100 feet.

OWTS from property line: 10 feet.

OWTS from floodplain boundary: 50 feet.

Setbacks between wells and OWTS on individual lots and to adjacent lots' wells and OWTS shall be considered."

3. The applicant shall pave E. Colfax Service Road from the development site to the existing pavement at the intersection of Eclipse Street and E. Colfax Avenue Service Road at the time of the final plat.
4. The applicant shall create a Property Owners Association prior to the signing of the final plat.
5. The applicant shall comply with the Bennett-Watkins Fire Rescue requirements, including:
  - a. The road shall be designed and constructed as per the Arapahoe County Public Roadway Standards. The roadway shall be within the dedicated right-of-way for County-Maintained Roadways.
  - b. Any structure built on the 11 single-family lots will need to comply with all current Arapahoe County adopted codes and standards, as well as the 2018



International Fire Code as adopted by Bennett-Watkins Fire Rescue (subject to change before future development phases if a newer edition is adopted).

- c. Access serving individual lots (driveways) within the development area shall meet the minimum requirements outlined in Arapahoe County Rural Roadway Standards, Appendix R.
  - d. When development occurs on each lot, applicants will need to submit for plan review directly to the fire department as part of the building permit process. Applicable fees will apply at the time of submission.
6. The applicant shall add a note to the plat that reads: "A geotechnical investigation is recommended to be done on the lots in the development to determine the depth of bedrock and seasonal groundwater to minimize on-site structural damage."
  7. Prairie dogs are present within the subject property. A Burrowing Owl Survey shall be conducted if any earthmoving is to occur between March 15 and August 31. This survey shall be submitted to the County Planning Division and Colorado Parks and Wildlife for review and approval, and no construction/grading shall be permitted during those dates without prior CPW's authorization.
  8. If the start of construction occurs during the raptor nesting season (between February 15 and August 31), a nesting raptor survey shall be conducted before the start of construction to identify active nests within 0.25 miles of the project workspace. This survey shall be submitted to the County Planning Division and the Colorado Parks and Wildlife for review and approval. If nesting raptors are present, no construction/grading is permitted during those dates without prior CPW authorization.

***Staff provides the following Draft Motions listed below as general guidance in preparing an alternative motion if the Planning Commission reaches a different determination:***

Recommendation to Deny

In the case of PP23-002 Ranch at Watkins Farm Filing No. 1 Preliminary Plat, I have reviewed the staff report, including all exhibits and attachments, and have listened to the applicant's presentation and the public comment as presented at the hearing and hereby move to recommend denial of this application based on the following findings:

1. *State new findings in support of denial as part of the motion.*

Continue to Date Certain:

In the case of PP23-002 Ranch at Watkins Farm Filing No. 1 Preliminary Plat, I move to continue the hearing to [date certain], 6:30 p.m., to obtain additional information and to further consider the information presented.

Attachments:

Engineering Staff Report

Referral Comments and Applicant's Response Letter  
Exhibit  
Buildable Lot Exhibit



ARAPAHOE COUNTY

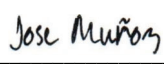
**Arapahoe County  
Public Works and Development  
Planning Division**

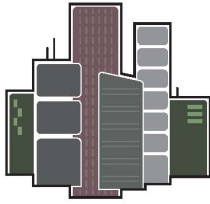
6924 S. Lima Street  
Centennial, Colorado 80112  
Phone: 720-874-6650  
[www.arapahoegov.com](http://www.arapahoegov.com)

**Land Development Application**

This form must be **complete**.

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

<b>APPLICANT NAME:</b> Robert Palmer, PE for Strategic Land Solutions, Inc.	<b>ADDRESS:</b> 2595 Ponderosa Road Franktown, CO 80116  <b>PHONE:</b> 720-384-7661 <b>EMAIL:</b> rpalmer@strategicls.net	<b>CONTACT:</b> Robert Palmer  <b>TITLE:</b> President for Strategic Land Solutions			
<b>OWNER(S) OF RECORD NAME(S):</b> Messrs. Louis & Jose Munoz for JL Group LLC	<b>ADDRESS:</b> PO Box 470550 Aurora, CO 80047-0550  <b>PHONE:</b> 720-290-9843 <b>EMAIL:</b> jmmunoz436@gmail.com	<b>SIGNATURE(S):</b>  _____			
<b>ENGINEERING FIRM NAME:</b> Strategic Land Solutions, Inc.	<b>ADDRESS:</b> 2595 Ponderosa Road Franktown, CO 80116  <b>PHONE:</b> 720-384-7661 <b>EMAIL:</b> rpalmer@strategicls.net	<b>CONTACT:</b> Robert Palmer, PE  <b>TITLE:</b> President for Strategic Land Solutions			
<b>Pre-Submittal Case Number:</b> Q 22 - 034 <b>Pre-Submittal Planner:</b> Skinner <b>Pre-Submittal Engineer:</b> Liu					
<b>State Parcel ID No. (AIN no.):</b>	PIN 034120289 AIN: 1979-06-1-00-382				
<b>Parcel Address or Cross Streets:</b>	E. Colfax Service Road east of N. Watkins Road & I-70				
<b>Subdivision Name &amp; Filing No:</b>	Proposed: The Ranch at Watkins Farm				
<b>EXISTING</b>		<b>PROPOSED</b>			
<b>Zoning:</b>	RR-B	RR-B			
<b>Project Name:</b>		The Ranch at Watkins Farm			
<b>Site Area (Acres):</b>	37.07 +/-	37.07 +/-			
<b>Density (Dwelling Units/Acre):</b>		0.32			
<b>Building Square Footage:</b>		TBD			
<b>Disturbed Area (Acres):</b>	N/A	7 +/-			
<b>CASE TYPE (S)</b>					
<input checked="" type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat <input type="checkbox"/>					
<b>THIS SECTION IS FOR OFFICE USE ONLY</b>					
<b>Case No:</b>		<b>Assigned Planner:</b>		<b>Assigned Engineer:</b>	
<b>TCHD Fee:</b>	\$	<b>Planning Fee(s):</b>	\$	<b>Engineering Fee(s):</b>	\$
This land use application shall be submitted with all required application fees. Incomplete applications will not be accepted. Submittal of this application <i>does not</i> 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.					



# Strategic Land Solutions, Inc.

Civil Engineering • Land Planning • Entitlements

Friday - August 11, 2023; Revised August 14, 2023; Revised July 3, 2025

Sent Via: Other: Arapahoe County ACCA Upload & [LandUseSubmittals@arapahoegov.com](mailto:LandUseSubmittals@arapahoegov.com)

Mr. Bill Skinner, Sr. Land Use Planner

## ARAPAHOE COUNTY

6924 S Lima Street

Arapahoe County Lima Plaza Campus

Centennial, CO 80112-3881

### RE: THE RANCH AT WATKINS FARM FILING NO. 1

E Colfax Service Road (east of N Watkins Rd & south of I-70)

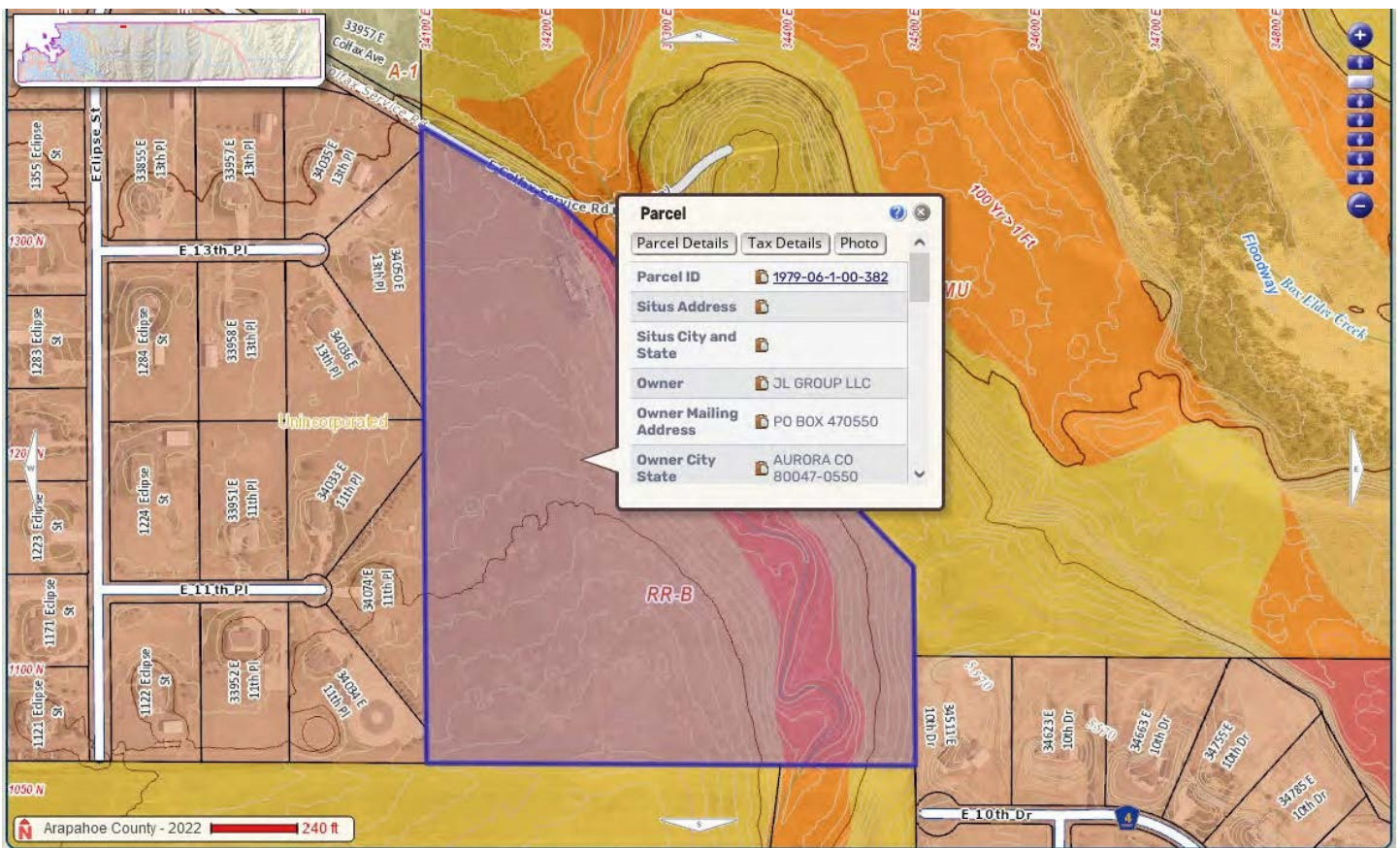
Unincorporated Arapahoe County, CO

### LETTER OF INTENT & PROJECT NARRATIVE

Greetings, Mr. Skinner:

On behalf of the property owners, Messrs. Luis & Jose Muñoz (JL Group, LLC of Aurora, CO), we are pleased to submit this **LETTER OF INTENT** and associated documents (as uploaded to ACCELA) for the Preliminary Plat review of the planned **RANCH AT WATKINS FARM FILING NO. 1**. There are no current "Approved Subdivision Plats" associated with the property. Multiple Pre-Submittal Meetings discussing this project with County Staff have occurred, the latest be Q22-034.

The 37.07± acre parcel of land (PIN0034120289 | AIN 1979-06-1-00-382) is located on the south side and at the eastern end of E Colfax Service Road, east of N Watkins Road and south of Interstate 70. There is existing RR-B developed single-family residential property to the west and southeast, and undeveloped agricultural lands to the south, north, and northeast.



2595 Ponderosa Road • Franktown • CO • 80116

Email: [rpalmer@strategicls.net](mailto:rpalmer@strategicls.net)

Phone: 720.384.7661

Website: <http://www.strategicls.net>

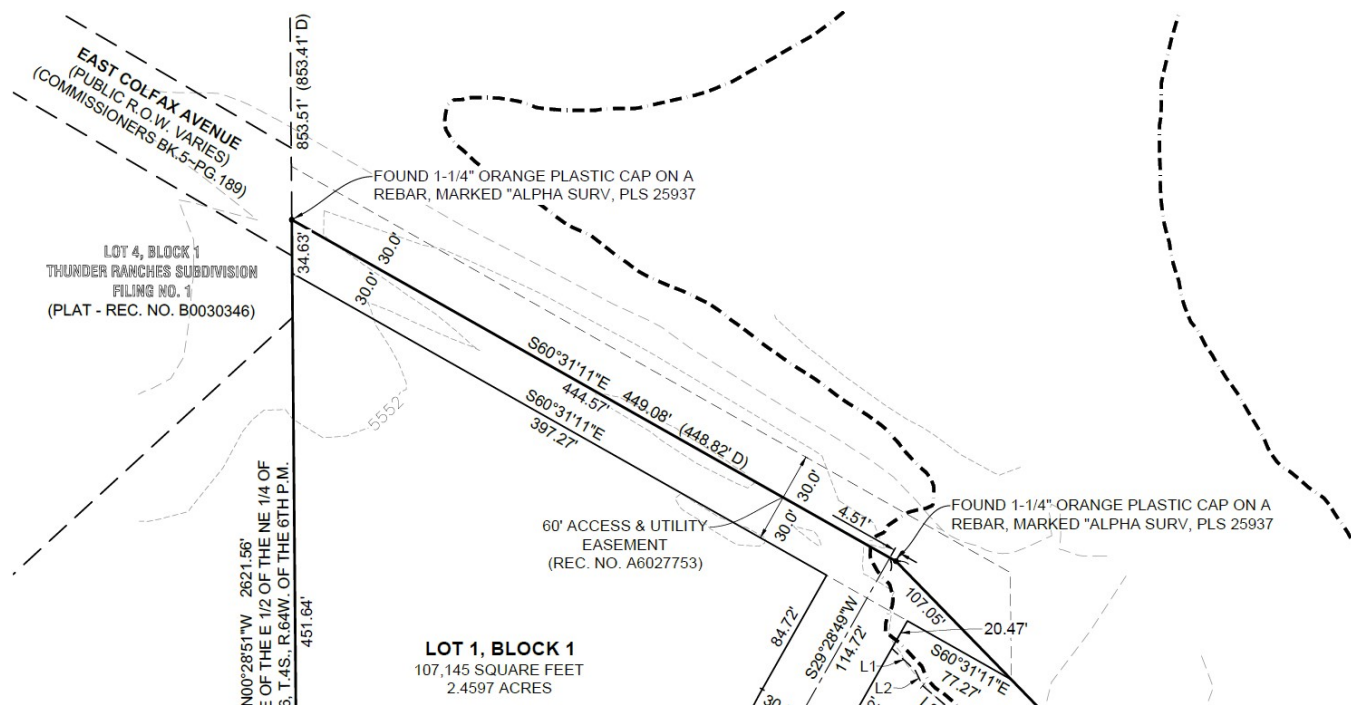


As you can see from the Preliminary Plat (reference: 1-Q22034-PlanSet(PrelimPlat).pdf), it is the owner's desire to subdivide this existing RR-B zoned property (currently utilized as Materials Yard [1.0 Ac], Dry Farm, Class IIC) [22.26 Ac], and Dry Farm, Class IID [13.81 Ac] into multiple 2.41 acre (minimum) single-family residential lots, similar to what currently exists to the west and southeast. The Preliminary Plat was prepared in accordance with §5-6-2: Preliminary Plat of the Arapahoe County Land Development Code.

Per the Engineering Services Division "Pre-Submittal Meeting Notes", a request for a Traffic Impact Study Waiver (reference: 1-Q22034Waiver(TIS).pdf), prepared in accordance with ¶B.1: Waiver Requirements of Appendix B: "Arapahoe County Public Works & Development, Engineering Services Division, Guidelines for Traffic Impact Studies", is included as part of this submittal. In this waiver request, we opined (and provided the requisite backup data) that the site generated traffic is too low to have a measurable impact on the improved portion of E Colfax Service Rd and that no useful information would be realized with any additional examination provided through the preparation of a Traffic Impact Study.

To serve the planned 11 single-family residential lots, a 60' rural secondary right-of-way with two 14' driving lanes and two 6' gravel shoulders with roadside ditches is proposed. The proposed roads terminate onsite with cul-de-sacs within 54' right-of-way radii (greater than the minimum 45' radii required). Additionally E Colfax Service Road is intended to be improved from its intersection with Eclipse St (west) to the proposed onsite roadway system. All onsite roads will be dedicated to the county as public right-of-way.

**PLEASE NOTE:** E Colfax Service Road, along this property's northern property line, does not currently reside within public right-of-way, but rather a 60' Access and Utility Easement (reception #A6027753). Unimproved E Colfax Service Road, west of the subject property is within public right-of-way of varying width (Commissioners Bk. 5, Pg.189). As part of this project's subdivision, 30' of right-of-way will be provided along the northern boundary ("converting" that portion of the 60' Access and Utility Easement that encumbered the property to public right-of-way). The ownership team has secured additional property from owner to the north (Prosper Farms) which will be dedicated as right-of-way for E Colfax Service Road.



**PLEASE NOTE:** Part of the required improvements for this project include improvements to E Colfax Service Road west of the subject property: between Eclipse St and this property's northwest corner. It is our opinion that Thunder Ranches Subdivision Filing No. 1 should have been required to complete these improvements (across their property's frontage) or that funds may be in escrow for the County to complete these improvements. Requiring this property to complete these offsite improvements that should have been completed by others at the time of their subdivision is onerous. As requested above, if it is determined that these improvements must be completed by our client, will Arapahoe County assist in ensuring there is a "construction cost reimbursement plan" with all properties that may take access to this improvement in the future put in place? The cost for construction of this improvement that will benefit others, borne solely by the future 12 single-family residential lots of this project, isn't equitable and may not be sustainable. At a minimum, the Transportation Impact Fees associated with this project should be waived.





1. The Applicant has provided evidence that provision has been made for a public water supply system, and if other methods of water supply are proposed, adequate evidence that a water supply is sufficient in terms of quantity, quality and dependability for the type of subdivision proposed [Section 30-28133(6)(a) C.R.S.];
  - a. A public water supply **WILL NOT** be provided for this subdivision. As each lot applies for a Building Permit through Arapahoe County, individual on-site wells will be applied for and permitted through the State of Colorado, Division of Water Resources. This is similar to the Well Permits obtained (and wells drilled) for the existing single-family residential development immediately to the west (Thunder Ranches) and southeast (Watkins Farm Subdivision). Water in this area is typically provided via the Denver aquifer at approximate depths of 515 ft.
2. The Applicant has provided evidence that provision has been made for a public sewage disposal system, and, if other methods of sewage disposal are proposed, adequate evidence that such system shall comply with State and local laws and regulations [Section 3018-133(6)(b) C.R.S.];
  - a. A public sewage disposal system **WILL NOT** be provided for this subdivision. As each lot applies for a Building Permit through Arapahoe County, individual Onsite Wastewater Treatment Systems (e.g. leach fields, septic systems) will be

Mr. Bill Skinner, Sr. Land Use Planner  
Arapahoe County  
Friday - August 11, 2023; Revised July 3, 2025

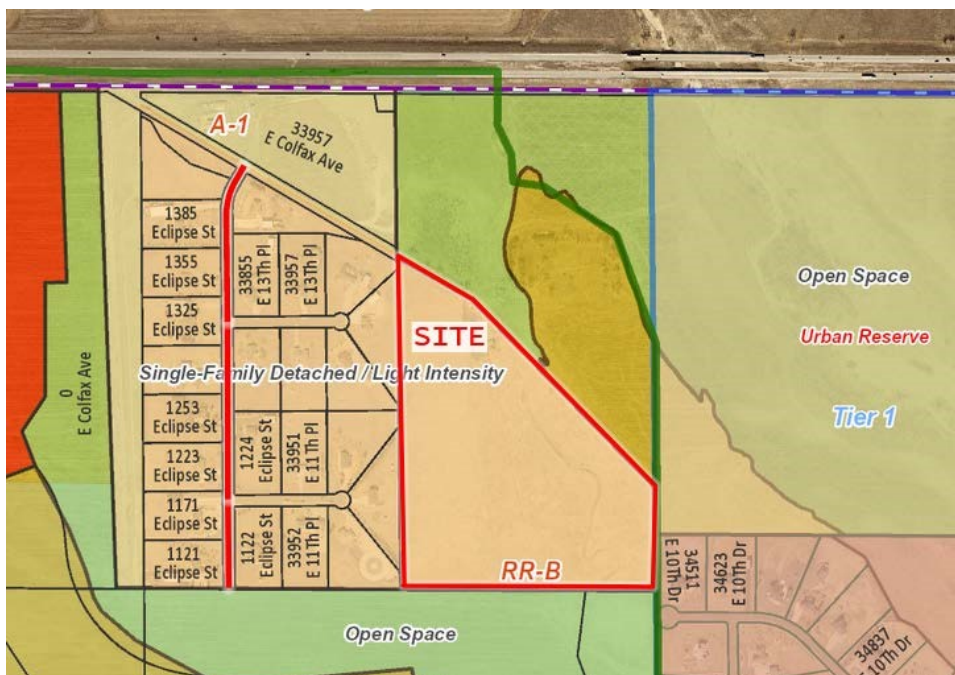


**Strategic Land Solutions, Inc.**

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be designed and permitted in accordance with the design requirements of the Arapahoe County Department of Health Rules and Regulations.

3. The Applicant has provided evidence to show that all areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified by the Subdivider and that the proposed use of these areas are compatible with such conditions. [Section 30-281 33 (6) (c) C.R.S.]
  - a. An easement is proposed encapsulating Cardboard Draw, which is roughly parallel to the eastern boundary of the subject property. There are no other soil or topographic conditions presenting hazards or requiring special precautions for the project.
4. The application is in compliance with all applicable zoning regulations governing the property as adopted by the Board of County Commissioners.
  - a. As noted previously, it is the owner's desire to subdivide this existing RR-B zoned property (currently utilized as Materials Yard [1.0 Ac], Dry Farm, Class IIC) [22.26 Ac], and Dry Farm, Class IID [13.81 Ac]) into multiple 2.41 acre (minimum) single-family residential lots, similar to what currently exists to the west and southeast. This is in accordance with the current zoning of the property.



5. The application is in compliance with the Mineral Resource Areas in the Regulations for Areas of Special Interest as adopted in the Arapahoe County LDC.
  - a. The subject property is not within an "Area of Special Interest", as adopted in the Arapahoe County Land Development Code, so compliance with the Mineral Resource Area in the Regulations is moot.

We trust you find the submitted documents complete and look forward to discussing the two topics above regarding improvements to E Colfax Service Road.

Please feel free to reach out to me during your review if you have any questions.

Sincerely,

**STRATEGIC LAND SOLUTIONS, INC.**

**Robert J. Palmer, PE** (CO, NM, AZ, WY, MT, SC)  
President for SLS, Inc. A Colorado Corporation

Attachments: As noted above.

cc: Mr. Justin Conner, ESC via: [jconner@engineeringservicecompany.com](mailto:jconner@engineeringservicecompany.com)



**BRYAN D. WEIMER, PWLF**  
Director

Lima Plaza  
6924 South Lima Street  
Centennial, Colorado 80112-3853  
720-874-6500  
arapahoeco.gov

## **Planning Commission's Summary Report**

**Date:** May 7, 2025  
**To:** Arapahoe County Planning Commission  
**From:** Sue Liu, PE., Engineering Services Division  
**Case name:** PP23-002 The Ranch at Watkins Farm #01 - PP



### **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.

### **Scope/Location:**

On behalf of the property owners, Messrs. Luis & Jose Muñoz (JL Group, LLC of Aurora, CO), Engineering Service Company is requesting an approval of the preliminary plat for RANCH AT WATKINS FARM project. The project site is 37.03-ac parcel, located on the south side and at the eastern end of E. Colfax Service Road, east of N. Watkins Road and south of Interstate 70. The project is intended to subdivide the site into 11 single-family residential lots, one Tract, and new public roadways.

Cardboard Creek Floodplain is crossing the parcel. A floodplain easement is proposed for the floodplain.



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

1. This development lies within Mile High Flood District (MHFD) boundary.
2. This parcel is in the Cardboard Draw (tributary to Box Elder Creek) drainage basin.
3. The parcel is outside of the Southeast Metro Stormwater Authority (SEMSWA) boundary.
4. This property does contain a Special Flood Hazard Area (SFHA) as per FIRM Map Number 08005C0227L, Map Revised September 28, 2018. Area the lies within the SFHA shall be included as Floodplain and include a floodplain easement.
5. This development is subject to the Rural Transportation Impact Fee (RuTIF). The fee is a one-time payment on new development only to help offset the impacts on roadway infrastructure that occur with development. The fee is for new development in unincorporated Arapahoe County, east of Gun Club Road. It will be collected at time of building permit issuance of residential, commercial, industrial and office buildings.
6. This proposal impacts a State Highway. The Colorado Department of Transportation (CDOT) has no objection to the Preliminary Plat.
7. The project has been forwarded to MHFD for review, and MHFD has no comments on the project at this time.
8. All public streets shall be complete with pavement, shoulder, and roadside ditch that shall be constructed in accordance with the Arapahoe County Infrastructure Design and Construction Standards (IDCS).
9. Drainage master planning fee (\$115/gross acre) is required for the development. This fee is to cover the cost of the drainage master plan development. The fee must be paid to the County prior to the signature of the preliminary plat.
10. No grading and construction are proposed within the 100-year floodplain for the project. Therefore, the floodplain development permit is not required.
11. This development will require a Subdivision Improvement Agreement (SIA) to guarantee on-site and off-site public improvements, at time of the final plat.
12. The following variances have been requested/granted:
  - 1) Request to waive the full Traffic Impact Study (TIS)

TRC recommendation: for TIS waiver, the criteria for traffic counts were met pursuant to the County's Guidelines for Traffic Impact Studies waiver requirements but there is access issues related to CDOT's ROW and the access permission - Does CDOT support increased traffic volume on the CDOT maintained frontage road? Access issues need to be resolved before the waiver can be granted.

The project referred to CDOT for review. CDOT requested that any work from or within CDOT ROW/I-70 frontage would require a utility/special use permit and has no objection to the Preliminary Plat.

- 2) Waiver request to the County's Stormwater Management Manual (SMM), Section 13.3.3 - Detention shall be provided for all new development, redevelopment and expansion. The County requires that water quality capture volume and flood control detention be provided for all new development, redevelopment, or expansion of a site.

TRC recommendation: The County's SMM, Section 13.1.6 states that *"It is also the County's standard to recognize the "Reasonable Use Rule" in limiting the impact of developed flows onto downstream properties. The County's policy shall be to not allow the beat-the-peak analysis when considering onsite detention waiver requests for development adjacent to the major drainageway unless it has been planned as such, and approved in a County adopted Master Plan"*, there is no Master Plan existing for the Cardboard Draw at this time. TRC also concerns the downstream culvert at I-70 which shows evidence of impoundment given floodway delineation, therefore, the detention waiver is denied. An on-site detention and water quality facility is proposed.

- 3) Variance request to the County's Infrastructure Design and Construction Standard, Section 4.5.8 – the maximum length of the cul-de-sac is 500'. The proposed cul-de-sacs that have their length exceed 500'.

TRC recommendation: The TRC approves of the variance for the roadway lengths provided that the Fire Department supports the proposed length of the cul-de-sacs and is also willing to issue the "will serve" letter for the project.

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

1. The applicant agrees to address the Division of Engineering Services' comments and concerns as identified within this report.
2. The applicant agrees to pay the drainage master planning fee prior to the signature of the preliminary plat.
3. The applicant agrees to pave E. Colfax Service Road from the development site to the existing pavement at the intersection of Eclipse Street and E. Colfax Service Road at the time of the final plat.

**Referral Agency****Referral Agency Comments****Applicant's Response**

ARAPAHOE COUNTY PUBLIC HEALTH DEPARTMENT - LAND USE REFERRALS	<p>ACPH offers the following comments:</p> <p>1. All lots within the development, particularly Lots 8 through 11 due to site constraints, must adhere to the setback requirements outlined in Table 6 of the Arapahoe County On-site Wastewater Regulations. These setbacks include, but are not limited to: 100 feet between water wells and septic fields 10 feet between septic fields and property lines 50 feet between septic fields and floodplain boundaries</p> <p>2. The State Engineer is responsible for reviewing well permit applications to ensure that the proposed water supply is adequate and will not cause injury to existing water users. According to PWD, the State indicated in its referral response that the proposed water supply meets these requirements. While ACPH does not set requirements for well placement, the applicant is strongly advised to ensure that all proposed well locations comply with applicable State regulations and do not conflict with required setbacks for on-site wastewater systems. In particular, wells must maintain minimum separation distances from septic systems located both on the same lot and on adjacent properties, as required by the Arapahoe County On-site Wastewater Regulations. Failure to meet these separation requirements may affect the buildability of one or more lots</p>	<p>1. The buildable limits for lots 9-11 are noted. We have included an exhibit with this submittal demonstrating the viability, and limitations, of the lots.</p> <p>2. All well water and septic setbacks are shown on lots 9-11 in order to prevent setback conflicts on these lots. See plan set.</p>
ARAPAHOE COUNTY/PLANNING- OIL & GAS	<p>There are no wellheads or production facilities or pipelines within a mile of Section 6 of 4 South, 64 West. However, Creston Peak Resources (aka Civitas) is drilling horizontally under parcel 1979-06-1-382 from 2 miles away. That presents no issues as the horizontals are below 7,000 ft below the surface. I can't say whether there will be drilling closer to this location in the future to the north, in Adams County or further east or south, but I would venture to say future oil and gas development would not impact this area, other than traffic and some minor air emissions from wells, tanks and other related equipment.</p>	<p>Noted, no energy wells are expected to affect this project.</p>

**Referral Agency****Referral Agency Comments****Applicant's Response**

THUNDER RANCHES HOA

Questions that have been raised by this subdivision's homeowners:

1. Will the new subdivision provide a type of privacy fencing between the current homes and those of the new subdivision?
2. Several, if not most of the homes in the Thunder Ranch Subdivision have wells that do not supply adequate water supply for both and small yard irrigation without requiring recovery time to allow the well to resume adequate water supply.
  - a. What studies/research will assure our current residences their current water supply will not be infringed on?
  - b. What and how will the water supply impact the current Thunder Ranches residences?
3. Will there be a standard of design restricting the design/build of the new homes?
  - a. Example:
    - i. Single Story
    - ii. Siding guidelines
    - iii. Other Design/Build Guidelines
    - iv. Homes before shop build?
    - v. Limitation to Outbuilding (Shop Sizes)
  - b. Limited Commercial (Home based business) activity of homes in the community
4. Will there be an HOA
  - a. Will the HOA be combined with Thunder Ranch?
  - b. Will the HOA be modeled closely with Thunder Ranch?
5. What will the construction guidelines be to not overwhelmingly impact current Thunder Ranches community with new construction?

1. Comment number one is not clear. The current proposal is for a replat of the project. Any screening for future residents should be discussed during the construction phase of the lots.
2. The water rights for the development are adjudicated by the Colorado Division of Water Resources. The water rights are specific to the different aquifers, and they are not necessarily in the same aquifer as the adjacent development. The Colorado Division of Water Resources is the authority on water rights, and they have issued water rights for this project.
3. All building standards are in the Arapahoe County zoning regulations. Furthermore, lot uses, including home businesses, are governed by the zoning regulations and use standards within the Arapahoe County code.
4. An HOA will be created to ensure the property maintenance of private infrastructure.
  - a. The HOA will not be combined with Thunder Ranch.
  - b. The HOA will be modeled for this specific development.
5. The project will meet the zoning and use requirements in the Arapahoe County standards for the property zoning.

**Referral Agency****Referral Agency Comments****Applicant's Response**

PROSPER HOA	<ol style="list-style-type: none"><li>1.The JL Group owns the south side of Colfax Ave with Prosper owning the north side of the easement. What is the plan for improving the road? Is there a specific street section?</li><li>2. What is the proposed improvement for where Colfax dead-ends to Cardboard Draw?</li><li>3. Please clarify if there will be on-site water quality and detention?</li></ol>	<ol style="list-style-type: none"><li>1. Colfax Frontage Road right-of-way is being dedicated at the project entrance. There are no offsite improvements to Colfax Frontage Road proposed.</li><li>2. Colfax Frontage Road is being extended to the floodplain, where it is then connected to internal roadways proposed with this development.</li><li>3. Stormwater detention and water quality are proposed with this project.</li></ol>
BENNETT- WATKINS FIRE RESCUE	<p>BWFR has no objection to the proposed subdivision of 37 acres into 11 single-family lots, provided the following requirements are met as part of the development:</p> <ol style="list-style-type: none"><li>1. The road serving the new development will be accepted by and maintained by the county, designed and constructed in accordance with Arapahoe County Roadway Standards for Public/County Maintained Roadways.</li><li>2. Any structure built on the 11 single-family lots will need to comply with all current Arapahoe County adopted codes and standards, as well as the 2018 International Fire Code as adopted by BWFR (subject to change prior to future development phases if newer edition is adopted).</li><li>3. Access serving individual lots (driveways) within the development area must meet the minimum requirements outlined in Arapahoe County Rural Roadway Standards, Appendix R. 3.</li><li>4. When development occurs on each individual lot, applicants will need to submit for plan review directly to the fire department as part of the building permit process. Applicable fees will apply at the time of submission.</li></ol>	<ol style="list-style-type: none"><li>1. – 6. Noted.</li></ol>

**Referral Agency****Referral Agency Comments****Applicant's Response**

	<ol style="list-style-type: none"><li>5. BWFR will incur unmet capital costs associated with this new development. To address the needs of this unmet capital cost, the developer shall coordinate directly with BWFR to submit the applicable impact fees at the time of a building permit.</li><li>6. The developer shall work directly with BWFR to establish a development agreement for The Ranch at Watkins Farms, signed by both parties, or another mutually acceptable method to ensure that all required fees for The Ranch at Watkins Farms are submitted directly to the Fire District prior to commencement of development.</li></ol>	
MILE HIGH FLOOD DISTRICT	<ol style="list-style-type: none"><li>1. Maintenance access – MHFD is requesting clarification on the proposed maintenance access points and potential easements.</li><li>2. Section III.A.5 in the drainage report discusses that no development will occur within the Zone A 100-year floodplain. Cardboard Draw has nominal lateral movement in the existing channel based on review of historical aerials. Section III.A.3 in the drainage report states there were no UDFCD Major Drainageway Plans (MDP) or Outfall Systems Planning (OSP) studies completed. The 1994 Upper Box Elder OSP recommended a stabilized natural channel with floodplain management along Cardboard Draw. MHFD is concerned about the potential fluvial hazard in addition to flood risk. The MHFD stream management corridor shows additional area along the left bank should be protected from development to reduce fluvial hazard/lateral migration risk. Please consider evaluating the fluvial hazard risk further.</li></ol>	<ol style="list-style-type: none"><li>1. The proposed detention pond and pond access is placed in a separate Tract with direct access to a public R.O.W.</li><li>2. The east side of Cardboard Draw is shown as a non-buildable area. The west side is contained in a drainage easement set 1-foot above the 100-year flood plain.</li><li>3. The roadway has been relocated outside of the floodplain.</li><li>4. The revised drainage report and plans show a proposed extended detention pond to provide stormwater detention and water quality.</li></ol>

**Referral Agency****Referral Agency Comments****Applicant's Response**

	<p>3. The proposed roadway is located within the floodplain. Please consider locating roadways outside of the floodplain if feasible.</p> <p>4. An exemption for flood control detention is requested in this filing. MHFD recommends evaluating this exemption further.</p>	
BENNETT SCHOOL DISTRICT 29J - REFERRALS	This district is requesting would be for 11 lots @ \$2,079.09 = \$22,869.99 cash in lieu fee.	Noted.
ARAPAHOE COUNTY SHERIFF-OFFICE OF EMERGENCY MANAGEMENT (OEM)	<p>1. E. Colfax Service Road, along this property's northern property line, does not currently reside withing public right-of-way, but rather a 60' Access and Utility Easement (reception #A6027753). Unimproved E Colfax Service Road, west of the subject property is within public right-of-way of varying width (Commissioners Bk. 5, Pg.189). As part of this project's subdivision, 30' of right-of-way will be provided along the northern boundary ("converting" that portion of the 60' Access and Utility Easement that encumbered the property to public right-of-way). The ownership team has attempted on numerous occasions to coordinate with the property owner to the north (Prosper Farms) regarding the required improvements to E Colfax Service Road – both from a right-of-way dedication necessity as well as cost sharing for construction of the improvement, to no avail. If the full section of E Colfax Service Road will be required as part of this development, will construction of the improvement be allowed within that portion of the existing Access &amp; Utility Easement that encumbers the property to the north. Further, will Arapahoe County assist in ensuring there is a "construction cost reimbursement plan" with the</p>	<p>1. The revised plat and title report show that the necessary R.O.W. dedication is shown, allowing for the correct width and alignment of E. Colfax Frontage Road.</p>

**Referral Agency****Referral Agency Comments****Applicant's Response**

	adjoining property that will require them to pay their pro rata share of this improvement at the time they develop and attempt to access this roadway? If neither of the above options are available, will the County accept the construction of a half-section of E Colfax Service Road (with suitable grading and gravel base only of the northern half section within the existing Access & Utility Easement) within the new right-of-way that is proposed?	
ARAPAHOE COUNTY SHERIFF'S OFFICE - LAND USE REFERRALS	No comments.	Noted.
COLORADO GEOLOGICAL SURVEY - STATE OF COLORADO	<p>CGS has no objection to the approval of the plat as proposed, but offers the following comments and recommendations.</p> <ol style="list-style-type: none"><li>1. Site is underlain with silty to clayey sand, sandstone, and claystone. Clays in the soil and be expansive.</li><li>2. Recommends that homes and septic systems be set back as far as possible from this flood zone to reduce hazards associated with scour, erosion, and sedimentation. Building envelopes and septic systems should be shown on the final plat drawings.</li><li>3. Site-specific geotechnical investigations are needed to determine depths to bedrock and seasonal groundwater levels. These investigations will help minimize the risk of structural damage.</li></ol>	<ol style="list-style-type: none"><li>1. Noted.</li><li>2. An exhibit has been provided that shows the buildable area for the lots abutting the floodplain.</li><li>3. Noted.</li></ol>
CDOT - REGION 1 - METRO DENVER	<ol style="list-style-type: none"><li>1. CDOT has no objection to the preliminary plat.</li><li>2. Any work from or within CDOT ROW/I-70 frontage will require a utility/special use permit.</li><li>3. As more development/redevelopment occurs in this area we ask that the county be aware of the cumulative impact to the roadway connections of the I-70 frontage</li></ol>	<ol style="list-style-type: none"><li>1. Noted, CDOT has no objections on the preliminary plat.</li><li>2. Noted, work in CDOT ROW requires a special use permit.</li><li>3. Noted, future impacts may need to be addressed.</li></ol>



## Referral Agency

## Referral Agency Comments

## Applicant's Response

	road and be ready to address any improvements that may be needed in the future.	
DIVISION OF WATER RESOURCES- STATE ENGINEER/GROUNDWATER	<ol style="list-style-type: none"><li>1. Pursuant to Paragraph 11 of the case no. 97CW398, the decree calls for the creation of a Property Owners Association, in which all lot purchasers are required to join. The water rights and the plan for augmentation will be assigned to the Property Owners Association, therefore, if lot owners apply for on lot well permits, they will not be required to provide evidence that the applicant has acquired the right to the portion of the water being requested on the application.</li><li>2. A previous review of our records showed well permit no. 110359 is located on the subject property. However, another review of the permit file indicates the proposed location of the well was 130 feet from the north section line and 1,030 feet from the south section line of Sec. 6, Twp. 4 South, Rng. 64 West, 6th P.M. Additionally, a field search performed by the Applicant which did not find the well, and it was determined that this well is not located on the subject property. Therefore, this office has no concerns regarding this well.</li><li>3. Based upon the above and pursuant to section 30-28-136(1)(h)(I), C.R.S., it is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights. Our opinion that the water supply is <b>adequate</b> is based on our determination that the amount of water required annually to serve the subdivision is currently physically available, based on current estimated aquifer conditions. Our opinion that the water supply can be <b>provided without causing injury</b> is based on</li></ol>	<ol style="list-style-type: none"><li>1. Noted, the water use, and demand are consistent with the 97CW398 augmentation plan.</li><li>2. A copy of the recorded water rights is included with this submittal. Well No. 110359 will be plugged and abandoned with this development.</li><li>3. Noted.</li><li>4. Noted.</li></ol>

## Referral Agency

## Referral Agency Comments

## Applicant's Response

	<p>our determination that the amount of water that is legally available on an annual basis, according to the statutory <b>allocation</b> approach, for the proposed uses is greater than the annual amount of water required to supply existing water commitments and the demands of the proposed subdivision. Our opinion is qualified by the following: The Division 1 Water Court has retained jurisdiction over the final amount of water available pursuant to the above-referenced decree, pending actual geophysical data from the aquifer.</p> <p>4. The amounts of water in the Denver Basin aquifer, and identified in this letter, are calculated based on estimated current aquifer conditions. The source of water is from a non-renewable aquifer, the allocations of which are based on a 100-year aquifer life. development of renewable water resources for this subdivision to provide for a long-term water supply.</p>	
XCEL ENERGY	<p>Public Service Company requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:</p> <p>1. Six-foot (6') wide dry utility easements are hereby dedicated on private property adjacent to each front lot line of each lot and eight-foot (8') on each rear lot line of each lot in the subdivision. In addition, eight-foot (8') wide dry utility easements are hereby dedicated around the perimeter of tracts, parcels and/or open space areas. 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</p>	Easements shown on the plat.

**Referral Agency****Referral Agency Comments****Applicant's Response**

streets in the subdivision. Per this plat, 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. Public Service Company also requests that all utility easements are depicted graphically on the preliminary and final plats. While these easements should accommodate the majority of utilities to be installed in the subdivision, some additional easements may be required as planning and building progresses.

The property owner/developer/contractor must complete the application process for any new electric service, or modification to existing facilities via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect). 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. The Designer must contact the appropriate Right-of-Way Agent.

Not ready to apply? Our Builder Developer Representatives can provide you with capacity and process information during the concept phase of a project. Contact us at

**Referral Agency****Referral Agency Comments****Applicant's Response**

	BDRCO@xcelenergy.com or learn more at Building and Remodeling (xcelenergy.com) As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.	
VOGEL & ASSOCIATES	1. The JL Group owns the south side of Colfax Ave with Prosper owning the north side of the easement. What is the plan for improving the road? Is there a specific street section? 2. What is the proposed improvement for where Colfax dead-ends to Cardboard Draw? 3. Please clarify if there will be on-site water quality and detention?	1. The E. Colfax Service Road right-of-way is being dedicated at the project entrance. There are no off-site improvements to the E. Colfax Frontage Road proposed. 2. The E. Colfax Service Road is not being extended to the floodplain, where it is then connected to internal roadways proposed with this development. 3. Stormwater detention and water quality are proposed with this project.

Staff sent referrals to the following agencies and did not receive a response:

- EAST ARAPAHOE COUNTY/ADVISORY PLANNING COMMISSION
- ARAPAHOE COUNTY ASSESSOR'S OFFICE
- ARAPAHOE COUNTY OPEN SPACES
- ARAPAHOE COUNTY PUBLIC WORKS - BUILDING DIVISION
- ARAPAHOE COUNTY PUBLIC WORKS WEED CONTROL
- WATKINS FARMS HOA
- EAST ARAPAHOE COUNTY/ADVISORY PLANNING COMMISSION
- REAP -I-70 CORRIDOR REGIONAL ADVANCEMENT PARTNERSHIP
- US ARMY CORPS OF ENGINEERS
- ARAPAHOE COUNTY/PWD ENG/TRAFFIC OPS
- ARAPAHOE LIBRARY DISTRICT- REFERRALS
- ARAPAHOE COUNTY POST OFFICE-CO/WY
- BENNETT POST OFFICE

**Referral Agency****Referral Agency Comments****Applicant's Response**

- ARAPAHOE COUNTY/SHERIFF/COMMUNITY RESOURCES
- ARAPAHOE COUNTY/SHERIFF/CRIME PREVENTION UNIT
- WEST ARAPAHOE CONSERVATION DISTRICT
- CENTURYLINK NETWORK REAL ESTATE DEPARTMENT
- COLORADO PARKS & WILDLIFE/ 1ST POINT OF CONTACT
- COLORADO PARKS AND WILDLIFE-  
COMMERCIAL/RESIDENTIAL REFERRAL