

**ARAPAHOE COUNTY PLANNING COMMISSION**  
**PUBLIC HEARING**  
**SEPTEMBER 16, 2025**  
**6:30 PM**

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**SUBJECT: CASE NO. LE25-002 BOX ELDER DISCHARGE PIPELINE – LOCATION AND EXTENT**

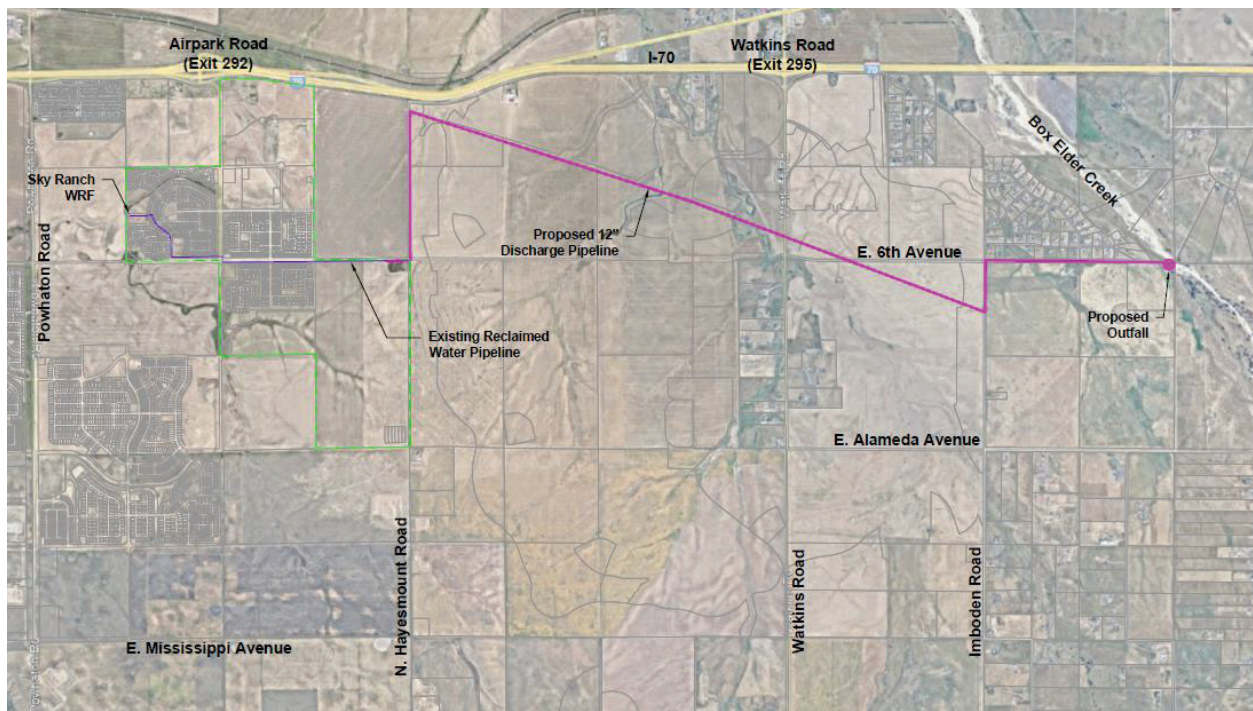
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**KAT HAMMER, SENIOR PLANNER**

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**LOCATION AND VICINITY MAP**

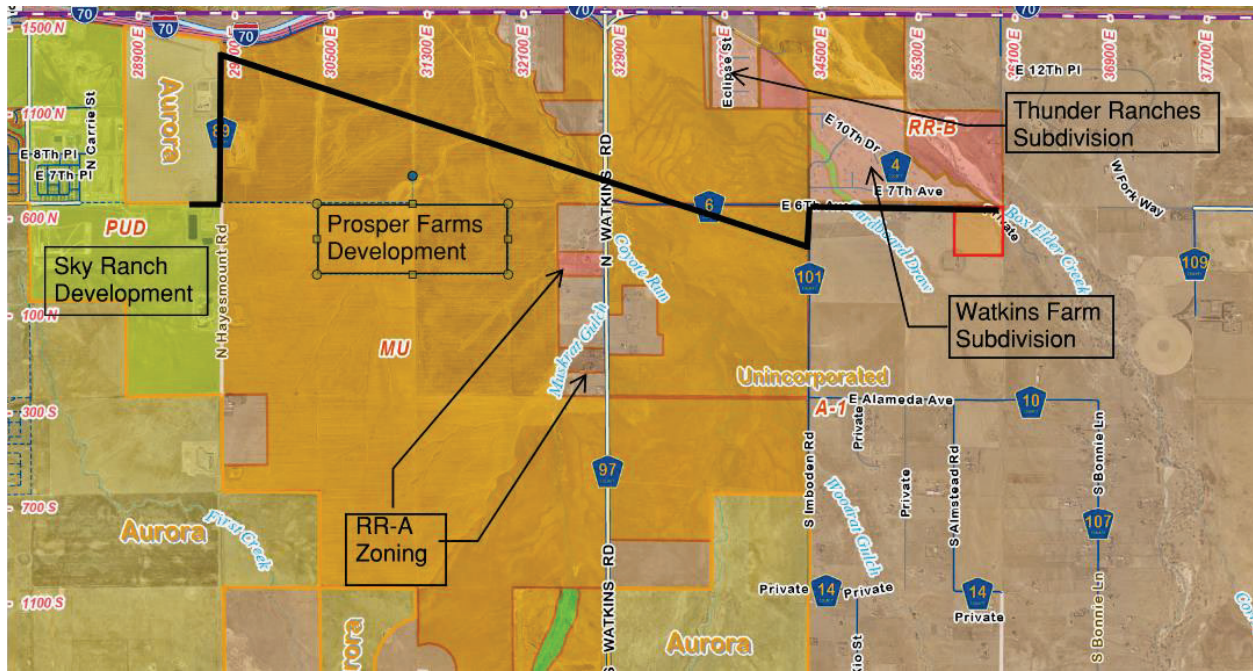
The proposed pipeline alignment will be constructed within a mix of private easements and Arapahoe County right-of-way (ROW). Generally, the alignment runs north along the Hayesmount Road ROW, follows an existing northwest-southeast oil and gas corridor, then proceeds north along Imboden Road ROW. From there it continues east through the 6th Avenue ROW until intersecting with Box Elder Creek. The proposed outfall is located on parcel 1979-00-0-00-133.



*Vicinity Map (Proposed Pipeline Alignment Shown in Pink)*

## **ADJACENT SUBDIVISIONS, ZONING AND LAND USE**

Much of the surrounding land along the pipeline route is the Prosper Farms Development (Case No. P16-022), which allows for single-family detached residential uses, a school, a community center and other non-residential uses. The Watkins Farm, Thunder Ranches and Sky Ranch Subdivisions are also near the proposed alignment of the pipeline and the outfall. The adjacent zoning is primarily Mixed-Use (MU) and Agricultural-1 (A-1). There are a few pockets of parcels zoned Rural Residential A and B (RR-A and RR-B) near the proposed alignment of the pipeline and the outfall. The existing land uses are primarily agricultural and single-family residences.



*Zoning and Subdivisions Map*

## **PURPOSE AND REQUEST**

Pure Cycle Corporation on behalf of Rangeview Metropolitan District is requesting approval of a Location and Extent application for a new reclaimed water pipeline and discharge outfall from the Sky Ranch Wastewater Reclamation Facility (WRF). This line will extend from existing reclaimed lines in the Sky Ranch development east to Box Elder Creek. The proposed pipeline alignment will be constructed within a mix of private easements and Arapahoe County right-of-way (ROW). The construction of this line is needed to allow for operational flexibility of the reclaimed water produced by the Sky Ranch WRF as the community grows. Treated wastewater from the WRF has historically been used to irrigate parks and open space within the Sky Ranch development; however, storage capacity is limited and there are times of the year when the supply of water exceeds irrigation demands. This project will allow excess reclaimed water to be released to Box Elder Creek. The applicant states that any discharged water released to Box Elder Creek will be highly treated and exceed the stringent water quality requirements set forth by the Colorado Department of Public Health and Environment (CDPHE).

The proposed pipeline will be a 12-inch High Density Polyethylene line buried a minimum of six feet below grade. Directional boring will be utilized to cross beneath roadways and floodplains. A concrete headwall and duckbill check valve will be installed at the pipe outfall in the Box Elder Creek bank. The headwall will be securely installed in the channel bank, and riprap will be applied to the bank to prevent future floods from scouring the bank around the outfall. Riprap will also be installed below the outfall to dissipate energy from reclaimed water discharges and eliminate artificial erosion of the stream bed. A buried manhole will be constructed just upstream of the outfall containing a pressure sustaining/flow control valve, sampling station and butterfly valve. This manhole will be used for temporary monitoring of water quality and pressure regulation of the outfall.

## **BACKGROUND**

The Sky Ranch 1041 for Water and Wastewater (Case No. ASI16-005) was approved by the Board of County Commissioners on October 3, 2017 (Resolution No. 170516). A Technical Review Amendment (Case No. AA24-014) was approved by staff on May 13, 2025. The purpose of the Technical Amendment was to allow for the construction of additional infrastructure and access to Rangeview's water rights on Box Elder Creek and transfer water to a proposed water treatment plant that was illustrated in the original 1041 permit.

Significant infrastructure has been constructed by Rangeview across the central portion of Arapahoe County, roughly between South Gun Club Road and South Manila Road, to help support the water needs of the Sky Ranch Planned Unit Development (PUD). These facilities include the Sky Ranch Water Reclamation Facility, Sky Ranch Water Supply Facility, Box Elder Creek Well Field, Sky Ranch and Lowry Storage Ponds, and numerous groundwater wells and pipelines. These facilities have met the water needs for the initial phases of Sky Ranch through the platting of Filing 6; however, as the community expands, additional infrastructure must be constructed to meet the associated water and wastewater demands. The proposed facilities serve Sky Ranch and will not serve growth outside that development.

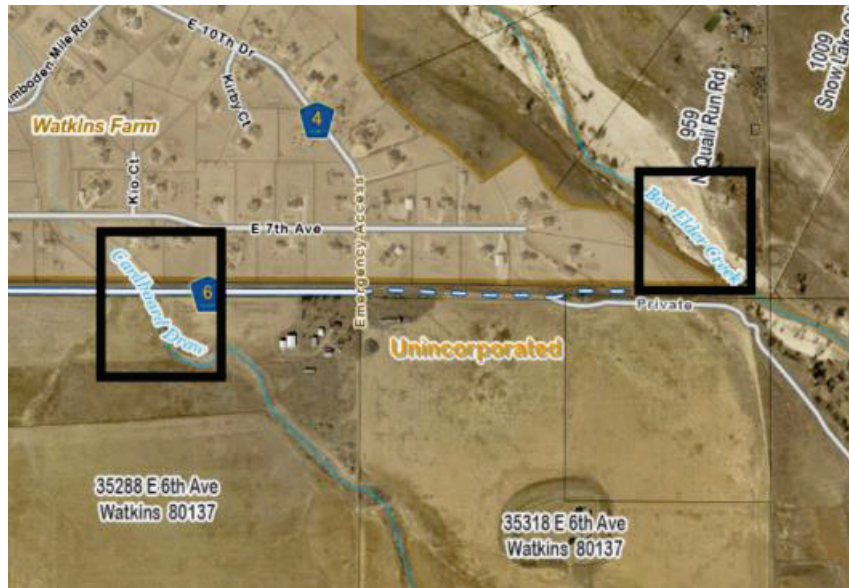
## **NEIGHBORHOOD OUTREACH**

The applicant held a community open house for all Watkins Farms and Thunder Ranch residents on February 25, 2025. The meeting was held at Pure Cycle's offices and ran from 6:30 to 8:00 pm. Six individuals attended the open house, and no one joined virtually. Four of the six individuals lived in the Watkins Farms Subdivision, residing in two different homes. The other two attendees were a rancher to the east of Box Elder Creek and a resident who lived near 6<sup>th</sup> Avenue and Watkins Road. No one from the Thunder Ranch Subdivision attended the meeting. The group topics of concerns and major questions discussed during the meeting are summarized below and further explained in Attachment A.

- Discharge Basin Selection Criteria – The attendees were curious about why the applicant was discharging to Box Elder Creek instead of to other drainage basins closer to the Sky Ranch Development.
  - The discharged water will be used as an augmentation supply for Rangeview's upstream water rights, and the outfall needs to be placed in a drainage basin that flows to Box Elder Creek upstream of other senior water rights holders, allowing the applicant to expand their renewable water portfolio in Arapahoe County.



- Pipeline Alignment – Attendees asked why the applicant would spend the extra capital to construct the pipeline in its proposed configuration in the oil and gas corridor instead of running straight from the Sky Ranch Development to Box Elder Creek, paralleling the 6<sup>th</sup> Avenue ROW.
  - The alignment is a result of the complexities and differences between the Prosper Development proposed alignment of 6<sup>th</sup> Avenue ROW and the existing 6<sup>th</sup> Avenue ROW. Additionally, placing the pipeline in the oil and gas corridor does not encumber the Prosper Development land and provides security for Rangeview’s infrastructure in the future.
- Discharge Wastewater Quality – Residents in the Watkins Farms Subdivision were concerned about the treated wastewater quality that would be discharged to Box Elder Creek.
  - CDPHE requires extensive water quality testing prior to discharge to Box Elder Creek.
- Flood Discussion – One resident present at the meeting was very concerned that the discharges into Box Elder Creek would exacerbate flood issues in the Watkins Farm Subdivision. The applicant also received concerns about this from a resident who did not attend the open house.
  - The Watkins Farm Subdivision abuts the Cardboard Draw drainage basin, which had a flooding event in 2024 due to an isolated high intensity rainfall event that led to high water levels that were close to overtopping a couple box culverts near residential structures. The applicant is proposing to discharge to a different drainage basin (Box Elder Creek not Cardboard Draw). Additionally, Rangeview plans to construct two additional diversions, one at Quincy Avenue and one at County Line Road. The applicant has indicated they intend to submit an application to the county for the Quincy Avenue diversion within the next few months. The applicant also intends to construct two reservoirs, west of Box Elder Creek and east of the Aurora Reservoir, as depicted in the latest amendment to the Sky Ranch 1041 application. The planned reservoirs are likely a decade out, and the applicant plans to construct the County Line diversion after both reservoirs are constructed. These projects will act as flood mitigation within Box Elder Creek in the future.



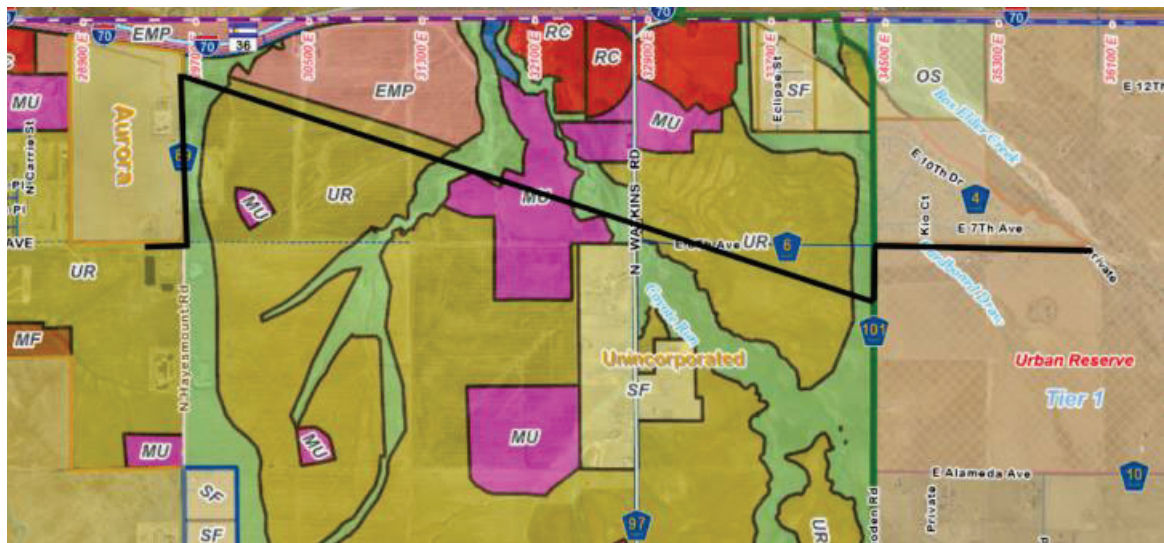
*Cardboard Draw and Box Elder Creek Drainage Basins*

In addition to the mailed notice requirements in the Land Development Code, staff requested that the applicant send mailed notice of the Planning Commission public hearing to the Watkins Farm and Thunder Ranch residents.

## **ANALYSIS OF THE LOCATION AND EXTENT APPLICATION**

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

The alignment of the pipeline spans many parcels and multiple Comprehensive Plan land use designations, specifically: Mixed Use (MU), Urban Residential/Single-Family Detached and Attached (UR), Open Space (OS), and Urban Reserve/Tier 1.



The Arapahoe County Comprehensive Plan addresses the relationship between water quality and discharges from treatment plants into streams, as it affects water quality as stated in the goals and policy as quoted below:

***Strategy PFS 3.3(a) – Encourage the Reuse of Water by Water Suppliers and Individual Users***

*Many water suppliers in the County use reclaimed water for irrigation and other appropriate uses. The County supports these efforts and encourages the continued practice. The County supports efforts to expand the reuse of water to individual users.*

Rangeview will continue to reuse water from the Sky Ranch WRF to the extent that the water can be used. Treated wastewater from the WRF has historically been used to irrigate parks and open space within Sky Ranch; however, storage capacity is limited, and there are times of the year when the supply of water exceeds irrigation demands. This project will allow excess reclaimed water to be released to Box Elder Creek.

***Policy PFS 4.2 - Support Provision of New Wastewater Treatment Facilities in Designated Growth Areas***

*The County will support the approval and construction of new wastewater treatment facilities in Designated Growth Areas only when no other feasible or practicable alternatives are available to provide treatment.*

This project is an extension of the existing Sky Ranch WRF and will allow excess reclaimed water to be released to Box Elder Creek.

***Strategy PFS 4.2(a) - Work with Districts to Plan for New Wastewater Treatment Facilities***

*The County will cooperate with sanitation or metropolitan districts created in Designated Growth Areas to ensure that they are planning for adequate capacity to meet future growth demands.*

The outfall will have the capacity to serve its area, and the discharged water will meet its state discharge permit conditions. A letter dated May 15, 2025, from Water Quality Control Division states “the site location application has been found to be in conformance with the Water Quality Control Commission’s Site Location and Design Regulations for Domestic Wastewater Treatment Works, CCR 1002-22 (Regulation 22) and is therefore approved.” See Attachment B The design flow ratings for the outfall pipeline, based upon the existing, approved capacity for the Sky Ranch WRF, are a maximum month average daily flow capacity of .40 million gallons per day and a peak hourly flow capacity of 1.7 million gallons per day. Mile High Flood District had no comments on this project. Rangeview has indicated they will install a monitoring system to quickly identify and address any breaks in the system.

2. Land Development Code Review

Section 5-7.3 of the Land Development Code covers the policy and regulatory aspects of a Location and Extent. This includes specific review, general requirements and procedure for Location and Extent applications. A Location and Extent does not have specific approval criteria but may be approved upon the finding that:

*5-7.3.B.1.a. No road, park, public way, ground, or space, no public building or structure, and no major facility of a public utility shall be constructed or authorized in the unincorporated areas of Arapahoe County unless and until the proposed location and extent thereof has been submitted to and approved by the Arapahoe County Planning Commission.*

The proposed public utility requires approval of a Location and Extent application.

*5-7.3.B.1.b. Routine extensions of public utility lines and minor modifications to existing utility lines and/or facilities shall not be subject to this procedure.*

The proposed project is more than a routine extension and is not a minor modification to an existing utility line, and is therefore not exempt from the Location and Extent procedure.

3. Referral Comments

Comments received during the referral process are summarized in Attachment C. There are no outstanding referral comments for the applicant to address.

**STAFF FINDINGS**

Staff has reviewed the plans, supporting documentation, and referral comments. Based upon review of applicable policies and goals in the Comprehensive Plan, review of the development regulations, and analysis of referral comments, our findings include:

1. The proposed LE25-002, Box Elder Discharge Pipeline - Location and Extent, generally conforms to the Arapahoe County Comprehensive Plan.
2. The proposed LE25-002, Box Elder Discharge Pipeline - Location and Extent, meets the Arapahoe County Land Development Code, zoning regulations, and procedures stated in Section 5-7.3 for consideration and approval of a Location and Extent application under the Land Development Code.

**STAFF RECOMMENDATION**

Considering the findings and other information provided herein, Staff recommends approval of Case No, LE25-002, Box Elder Discharge Pipeline - Location and Extent, subject to the following conditions of approval:

1. Prior to signature of the final copy of these plans, the applicant must address Public Works and Development Staff comments and concerns.

Alternatives

The Planning Commission has alternatives that include the following:

1. Approve the proposed Location and Extent.
2. Continue to a date certain for more information.
3. Deny the proposed Location and Extent.

### **CONCURRENCE**

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

### **PLANNING COMMISSION DRAFT MOTIONS**

#### **Conditional Approval**

In the case LE25-002, Box Elder Discharge Pipeline - Location and Extent, I have reviewed the staff report, including all exhibits and attachments, and have listened to the applicant's presentation and any public comment as presented at the hearing, and hereby move to approve this application based on the findings in the staff report, subject to the following conditions:

1. Prior to signature of the final copy of these plans, the applicant must address Public Works and Development Staff comments and concerns.

Below are Draft Motions that can be used as general guidance in preparing an alternative motion if the Planning Commission reaches a different determination:

#### **Denial**

In the case of LE25-002, Box Elder Discharge Pipeline Location and Extent, I have reviewed the staff report, including all exhibits and attachments and have listened to the applicant's presentation and any public comment as presented at the hearing and hereby move to deny 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 LE25-002, Box Elder Discharge Pipeline Location And Extent, I move to continue the hearing to [*date certain*], 6:30 p.m., to obtain additional information and to further consider the information presented.





**BRYAN D. WEIMER, PWLF**  
Director

Lima Plaza  
6924 South Lima Street  
Centennial, Colorado 80112-3853  
720-874-6500  
arapahoegov.com

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

**Date:** August 12, 2025  
**To:** Arapahoe County Planning Commission  
**Through:** Kat Hammer, Planning Division  
**From:** Sue Liu, PE, Engineering Services Division



**Case name:** LE25-002 Box Elder Discharge Pipeline – LE

### **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:**

Pure Cycle Corporation on behalf of Rangeview Metropolitan District is proposing a new reclaimed water pipeline and discharge outfall from the Sky Ranch Wastewater Reclamation Facility (WRF). This line will extend from existing reclaimed lines in the Sky Ranch Development east to Box Elder Creek. The proposed pipeline alignment will be constructed within a mix of private easements and Arapahoe County ROWs.

The proposed pipeline will be a 12" DR 17 HDPE line buried a minimum of 6' below grade. Directional boring will be utilized to cross beneath roadways and floodplains. A concrete headwall and duckbill check valve will be installed at the pipe outfall in the Box Elder Creek bank. The headwall will be securely installed in the channel bank and riprap will be applied to the bank to prevent future floods from scouring the bank around the outfall. Riprap will also be installed below the outfall to dissipate energy from reclaimed water discharges and eliminate artificial erosion of the stream bed.

Minimal grading will be required to install the headwall, and existing grades will not be altered. The headwall will be installed outside of the existing low flow channel. Existing channel geometry will not be altered. Additionally, no increase to either the floodplain width or water surface elevation will result from the project as existing grades will remain unchanged, and no obtrusive structures will be built within the floodplain.

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

1. This parcel is tributary to the Box Elder Creek drainage basin. A small portion of the construction within the 100-yr floodplain of Box Elder Creek.

2. A Floodplain Development Permit (FDP) is required for all activities within the designated floodplain, regardless of impact. Even when it is apparent that there are no adverse impacts to the floodplain, a permit is required for administrative purposes to ensure that the County is aware of the activities within the floodplain and that they have been evaluated for compliance with the County's requirements (an engineer's Certification of No Impact is required).
3. The majority of the project lies outside of Southeast Metro Stormwater Authority (SEMSWA) boundary.
4. Mile High Flood District (MHFD) has no comments on the project.
5. A letter dated May 15, 2025 from Water Quality Control Division (Division) states "the site location application has been found to be in conformance with the Water Quality Control Commission's Site Location and Design Regulations for Domestic Wastewater Treatment Works, 5 CCR 1002-22 (Regulation 22) and is therefore approved." The design flow ratings for the outfall pipeline, based upon the existing, approved capacity of the Sky Ranch WRF, are as follows:
  - Maximum Month Average Daily Flow Capacity - 0.40 million gallons per day (MGD) (0.74-cfs)
  - Peak Hourly Flow Capacity – 1.7 MGD (3.15-cfs)
6. Construction activities that disturb one acre or more are required by the Environmental Protection Agency (EPA) to obtain a Construction Stormwater Permit.
7. The easements for the pipeline have been executed for the project.

**Engineering Services Staff is recommending the land use application favorably subject to the following conditions of approval to be applied with the related application:**

1. The Applicant agrees to address the Division of Engineering's comments and concerns as identified within this report.



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.

APPLICANT NAME: Rangeview Metropolitan District	ADDRESS: 34501 E. Quincy Ave., Bldg 1 Watkins, CO 80137  PHONE: 303.292.3456  EMAIL: mharding@purecyclewater.com	CONTACT: Mark Harding  TITLE: President																					
OWNER(S) OF RECORD NAME(S): Rangeview Metropolitan District	ADDRESS: 34501 E. Quincy Ave., Bldg 1 Watkins, CO 80137  PHONE: 303.292.3456  EMAIL: mharding@purecyclewater.com	SIGNATURE(S):   																					
ENGINEERING FIRM NAME: Pure Cycle	ADDRESS: 34501 E. Quincy Ave., Bldg 1 Watkins, CO 80137  PHONE: 303.292.3456  EMAIL: cgagnon@purecyclewater.com	CONTACT: Clay Gagnon  TITLE: Engineer																					
Pre-Submittal Case Number: Q 24 - 103      Pre-Submittal Planner: Kat Hammer      Pre-Submittal Engineer: Sue Liu																							
State Parcel ID No. (AIN no.):	1979-00-0-00-133																						
Parcel Address or Cross Streets:	E. 6th Ave and E. 10th Dr.																						
Subdivision Name & Filing No:																							
<table border="1"><thead><tr><th colspan="2">EXISTING</th><th>PROPOSED</th></tr></thead><tbody><tr><td>Zoning:</td><td>Unincorporated</td><td>Unincorporated</td></tr><tr><td>Project Name:</td><td>N/A</td><td>Sky Ranch Waste Water Reclamation Facility Box Elder Discharge</td></tr><tr><td>Site Area (Acres):</td><td>N/A</td><td>N/A</td></tr><tr><td>Density (Dwelling Units/Acre):</td><td>N/A</td><td>N/A</td></tr><tr><td>Building Square Footage:</td><td>N/A</td><td>N/A</td></tr><tr><td>Disturbed Area (Acres):</td><td>N/A</td><td></td></tr></tbody></table>			EXISTING		PROPOSED	Zoning:	Unincorporated	Unincorporated	Project Name:	N/A	Sky Ranch Waste Water Reclamation Facility Box Elder Discharge	Site Area (Acres):	N/A	N/A	Density (Dwelling Units/Acre):	N/A	N/A	Building Square Footage:	N/A	N/A	Disturbed Area (Acres):	N/A	
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THIS SECTION IS FOR OFFICE USE ONLY																							
Case No:	Assigned Planner:	Assigned Engineer:																					
TCHD Fee: \$	Planning Fee(s): \$	Engineering Fee(s): \$																					
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.																							

March 27th, 2025

Arapahoe County Public Works & Development  
Planning Division, Attn: Kat Hammer  
6924 S. Lima St.  
Centennial, CO 80112

**RE: Letter of Intent**

**Project: Sky Ranch – Box Elder Transfer Pipeline & Outfall**  
**Arapahoe County Case No. Q24-103**

Dear Ms. Hammer –

Pure Cycle Corporation on behalf of Rangeview Metropolitan District is proposing a new reclaimed water pipeline and discharge outfall from the Sky Ranch Wastewater Reclamation Facility (WRF). This line will extend from existing reclaimed lines in the Sky Ranch Development east to Box Elder Creek. The proposed pipeline alignment will be constructed within a mix of private easements and Arapahoe County ROWs. Generally, the alignment runs north along the Hayesmount Road ROW, follows an existing northwest-southeast oil and gas corridor, then proceeds north along the Imboden Road ROW. From there, it continues east through the 6th Avenue ROW until intersecting with Box Elder Creek. The construction of this line is needed to allow for operational flexibility of the reclaimed water produced by the Sky Ranch WRF as the community grows.

The proposed pipeline will be a 12" DR 17 HDPE line buried a minimum of 6' below grade. Directional boring will be utilized to cross beneath roadways and floodplains. A concrete headwall and duckbill check valve will be installed at the pipe outfall in the Box Elder Creek bank. The headwall will be securely installed in the channel bank and riprap will be applied to the bank to prevent future floods from scouring the bank around the outfall. Riprap will also be installed below the outfall to dissipate energy from reclaimed water discharges and eliminate artificial erosion of the stream bed. A buried manhole will be constructed just upstream of the outfall containing a pressure sustaining/flow control valve, sampling station and butterfly valve. This manhole will be used for temporary monitoring of water quality and pressure regulation of the outfall.

The project is anticipated to start construction in Q4 of 2025 and has an estimated duration of 6 months.

Clay Gagnon, PE  
Pure Cycle Corporation  
cgagnon@PureCycleWater.com



March 27<sup>th</sup>, 2025

Arapahoe County Public Works & Development  
Planning Division, Attn: Kat Hammer  
6924 S. Lima St.  
Centennial, CO 80112

**RE: Narrative**

**Project: Sky Ranch – Box Elder Transfer Pipeline & Outfall  
Arapahoe County Case No. Q24-103**

Dear Ms. Hammer –

Pure Cycle Corporation on behalf of Rangeview Metropolitan District is proposing to construct a reclaimed water pipeline and discharge outfall from the Sky Ranch Wastewater Reclamation Facility. This project will be located in parts of Sections 5, 6, 7, 8 of Township 4S Range 64W and Sections 1, 2, 10, 11 of Township 4S Range 65W within Arapahoe County, Colorado.

Per Section 5-7.3.B, page 5-398, of the Land Development Code of Arapahoe County Public Work and Development, certain guidelines and regulations are set forth to direct the application material towards approval. It is understood that the application material will enter review based on these certain codes and criteria which will then be sent to a Planning Commission hearing and Board of County Commissioner hearing which then, only after approval and proper full-size paper submittal be considered fully approved. Listed below are the certain Codes and Criteria used for the design of the facility.

**Arapahoe County Codes and Criteria**

1. *Land Development Code and Land Development Application Manual*
2. *Infrastructure Design and Construction Standards – adopted March 11th, 2025, effective June 9, 2025*
3. *Stormwater Management Manual – adopted January 30, 2007, revised July 1, 2019*
4. *Grading, Erosion, and Sediment Control (GESCC) Manual – adopted February 22, 2005, revised July 1, 2019*
5. *Public Works & Development – Engineering Fee Schedule*

## **Other Jurisdictional Criteria**

1. *Mile High Flood District Drainage Criteria Manuals (formerly Urban Drainage and Flood Control District)*
2. *Southeast Metro Stormwater Authority (SEMSWA).*
3. *Colorado Department of Health and Environment, Wastewater design Criteria Policy, Design Criteria for Domestic Wastewater Treatment Works. – Effective June 7<sup>th</sup> 2022*

All county code and criteria as well as other jurisdictional criteria mentioned above has been adhered to and is reflected in the submitted application documents. Pure Cycle and Rangeview Metropolitan District look forward to working with all local jurisdictions on this proposed project.

Clay Gagnon, PE  
Pure Cycle Corporation  
[cgagnon@purecyclewater.com](mailto:cgagnon@purecyclewater.com)

## **NOTICE OF COMMUNITY PRESENTATION**

**FEBRUARY 5, 2025**

**RE: Sky Ranch Box Elder Transfer Pipeline & Outfall Project  
Community Open House  
Arapahoe County Case No. Q24-103, Location & Extent**

Please be advised that Rangeview Metropolitan District will be holding a community open house for all Watkins Farms and Thunder Ranch Residents pertaining to their proposed Sky Ranch Box Elder Creek Transfer Pipeline & Outfall project. This project proposes construction of a 12" reclaimed water pipeline to transmit treated wastewater from the Sky Ranch Wastewater Reclamation Facility. This treated water will be discharged via a concrete outfall structure where E. 6th Avenue intersects Box Elder Creek. The pipeline route will generally follow an existing oil/gas pipeline corridor and parallel E. 6<sup>th</sup> Avenue as shown in the included map. The majority of the pipeline route crosses cultivated rural farmland until it runs south of Watkins Farms within the 6<sup>th</sup> Avenue right-of-way.

Treated wastewater from the Reclamation Facility has historically been used to irrigate parks and open space within Sky Ranch; however, storage capacity is limited and there are times of the year when the supply of water exceeds irrigation demands. This project will allow excess reclaimed water to be released to Box Elder Creek. Any discharged water released to Box Elder Creek will be highly treated and exceed the stringent water quality requirements set forth by the Colorado Department of Public Health and Environment (CDPHE).

The constructed pipeline will be buried to a minimum depth of 5' and constructed utilizing both open cut trenching/backfilling and directional boring to minimize surface disturbance. All disturbed grounds will be returned to original existing grade and vegetated conditions. There will be no above ground structures associated with the project aside from the pipe protrusion (outfall) into the Box Elder Creek channel. Rangeview Metropolitan District has submitted a Location and Extent application for the proposed pipeline and outfall for review by Arapahoe County (Case No. Q24-103) and construction is projected to begin in the Fall of 2025.

All residents are welcome to attend the presentation followed by a questions and answer session. Information about the open house and presentation are shown below. Electronic participation is also available through Microsoft Teams utilizing the link below. Any questions about the project or open house can be directed to Brent Brouillard by phone at 303-292-3456 or by email at [BBrouillard@PureCycleWater.com](mailto:BBrouillard@PureCycleWater.com).

**Type of Presentation: Informational Meeting / Open House**

**Time: 6:30 pm**

**Date: February 25, 2025**

**Location: 34501 E. Quincy Ave., Bldg. 1, Ste. D, Watkins, CO 80137**

**Microsoft Teams Link:**

**[https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_YzM3ODNmM2QtMmI5NS00MjU4LTlkMTYtZWU5MTUwMWU1MWJh%40thread.v2/0?context=%7b%22Tid%22%3a%22f3b53a50-7ff7-42eb-b3c9-1cce7fd60262%22%2c%22Oid%22%3a%2238eea57a-ebbf-44bf-972e-109419dcab7f%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_YzM3ODNmM2QtMmI5NS00MjU4LTlkMTYtZWU5MTUwMWU1MWJh%40thread.v2/0?context=%7b%22Tid%22%3a%22f3b53a50-7ff7-42eb-b3c9-1cce7fd60262%22%2c%22Oid%22%3a%2238eea57a-ebbf-44bf-972e-109419dcab7f%22%7d)**

**Dial in by Phone:**

**+1 872-240-8702,,697052989#**

Rangeview Metropolitan District,

**Mark Harding**


President

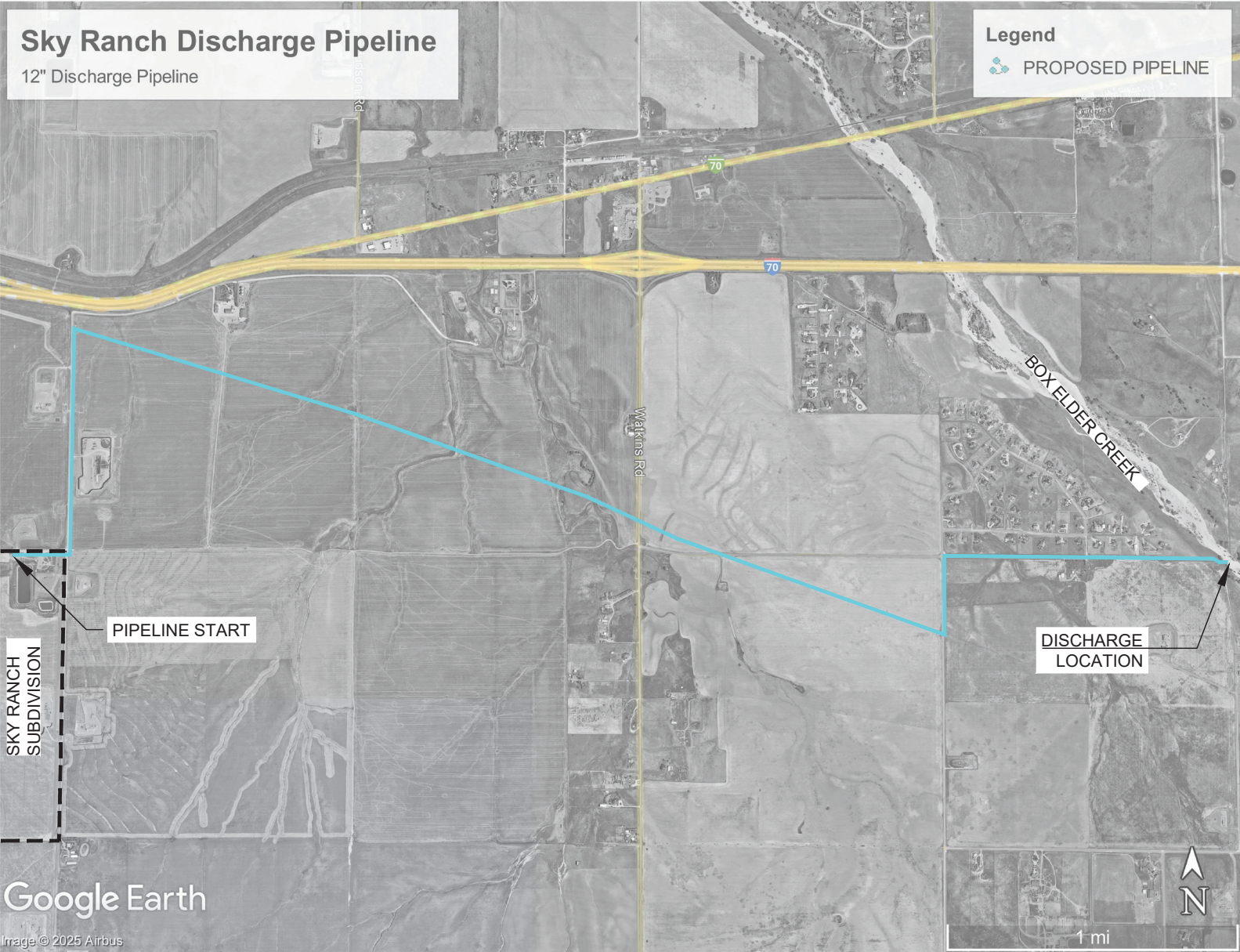


# Sky Ranch Discharge Pipeline

12" Discharge Pipeline

## Legend

 PROPOSED PIPELINE



name	Address	email
Cindy Giness	34919 E 10th DR	clginess@yahoo.com
Margaret Fahnestock	836 Amboden	mcFutkins@gmail
Bernadette Fahnestock	836 Imboden	
Michael Fahnestock	836 Imboden	



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**FW: Public Meeting/Open House, Box Elder Creek Outfall, Q24-103**

---

**From** Brent Brouillard <BBrouillard@purecyclewater.com>

**Date** Mon 3/31/2025 2:43 PM

**To** Clay Gagnon <cgagnon@purecyclewater.com>

**Cc** Taylor Rohde <taylor.rohde@gmail.com>

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**From:** Brent Brouillard

**Sent:** Wednesday, February 26, 2025 2:12 PM

**To:** Kathleen Hammer <KHammer@arapahoegov.com>

**Subject:** Public Meeting/Open House, Box Elder Creek Outfall, Q24-103

Hello Kat,

Last night we held the open house meeting to discuss Rangeview's Sky Ranch Discharge Outfall and Pipeline project (Q24-103) with the Watkins Farms and Thunder Ranch communities. The meeting was held at Pure Cycle's offices and ran from 6:30 to 8:00pm. Six individuals attended the open house and no one joined the Teams call virtually. Four of the six participants lived in Watkins Farms residing in two different homes. The other two attendees were a rancher to the east of Box Elder Creek and a resident who lived near 6<sup>th</sup> Avenue and Watkins Road. No one from Thunder Ranch attended the meeting. The group topics of concern and major questions discussed during the meeting are listed below.

Discharge Basin Selection Criteria - The attendees were curious about why we were discharging to Box Elder Creek instead of to other drainage basins closer to Sky Ranch.

We explained that the discharged water will be used as an augmentation supply for Rangeview's upstream water rights and that the outfall needed to be placed in a drainage basin that flowed to Box Elder Creek upstream of other senior water right holders allowing us to expand our renewable water portfolio in Arapahoe County. We also discussed that we selected Box Elder Creek due to the presence of alluvial sand beds that allow the rapid infiltration of discharged water into the subsurface to prevent erosion and potential conflicts with downstream land uses. The attendees also recognized that Box Elder Creek is an existing floodplain that occasionally experiences surface flows which differentiates itself from smaller drainage basins around Sky Ranch that are typically dry year-round.

Pipeline Alignment – Attendees were curious why we would spend the extra capital to construct the pipeline in it's proposed configuration in the oil/gas corridor instead of running straight from Sky Ranch to Box Elder Creek paralleling the 6<sup>th</sup> Avenue ROW.

We explained the complexities and differences between Prosper's proposed 6<sup>th</sup> avenue ROW in their land plan and the existing 6<sup>th</sup> avenue ROW. We also explained that placing the pipeline in the oil/gas corridor is how we were able to negotiate an easement with Prosper as it does not encumber their lands and provides security for Rangeview's infrastructure in the future.

Discharge Wastewater Quality – Residents in Watkins Farms were concerned about the treated wastewater quality that would be discharged to Box Elder Creek.

A significant amount of the presentation centered on explaining the extensive water quality parameters that CDPHE will require testing for prior to discharge to Box Elder Creek along with Rangeview's history and continued practice of meeting these standards at their existing Sky Ranch WRF. We also discussed that this same treated wastewater is currently being used to irrigate public parks throughout Sky Ranch with zero complaints or issues from the community.

Flood Discussion - Margaret Fahnestock was very vocal about her concerns that our discharges into Box Elder Creek would exacerbate flood issues in Watkins Farms. Margaret and Becky Roberts live next to each other along Cardboard Draw on the west side of Watkins Farms (some of the farthest homes from Rangeview's proposed outfall). Cardboard Draw had a flooding event in 2024 due to an isolated high intensity rainfall event that led to high water levels that were close to overtopping a couple box culverts near their house.

Becky Roberts did not attend the meeting but shared this same concern with me through email prior to the Site Location Approval by the BOCC last November. I explained during the presentation that we are discharging to a different drainage basin (Box Elder Creek, not Cardboard Draw) and therefore would have no impact on future flood events in Cardboard Draw. I also explained that Rangeview's discharges are negligible (0.1%) compared to flood flows that may occur in Box Elder Creek in the future. I also discussed that Rangeview plans to construct additional storage reservoirs and surface diversions that will act as flood mitigation within Box Elder Creek in the future.

We hope to have the first submission for this L&E application to you in the coming weeks. Let me know if you have any thoughts or additional questions about the open house.

Brent Brouillard



34501 E. Quincy Ave., Bldg. 1  
Watkins, CO 80137  
(303) 292-3456





May 19, 2025

Kat Hammer

Weld County Planning Department

Transmission via email: [khammer@arapahoegov.com](mailto:khammer@arapahoegov.com)

**Re: Case No.: LE25-002, Box Elder Discharge Pipeline Land Development Application**

Part of Sect. 1, 2, 10, 11, Twp. 4S, Rng. 65W, and Sect. 5, 6, 7, 8, Twp. 4S,  
Rng. 64W, 6<sup>th</sup> P.M., Arapahoe County  
Water Division 1, Water District 1 and 2

Dear Kat Hammer:

We have received your April 30, 2025 submittal concerning the above referenced proposal for a 12 inch reclaimed water pipeline and discharge outfall from the Sky Ranch Wastewater Reclamation Facility. The pipeline is an extension of the existing Rangeview Metropolitan District non-potable water system. Reclaimed water from the Sky Ranch Water Reclamation System will be pumped 4.5 miles east of to a proposed outfall located at the intersection of E. 6<sup>th</sup> Avenue and Box Elder Creek.

This referral does not appear to qualify as a “subdivision” as defined in Section 30-28-101(10)(a), C.R.S. Therefore, pursuant to the State Engineer’s March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office will only perform a cursory review of the referral information and provide informal comments. The comments do not address the adequacy of the water supply plan for this project or the ability of the water supply plan to satisfy any County regulations or requirements. In addition, the comments provided herein cannot be used to



guarantee a viable water supply plan or infrastructure, the issuance of a well permit, or physical availability of water.

No water supply source or water demands were included in the application documents. Therefore, the water supply source and water supply demands associated with construction of the pipeline are unknown.

So long as any water demands associated with construction of the pipeline (dust control, directional boring, potable drinking water, washing of equipment, etc.) is obtained by a qualified legal source, our office has no comments on the project.

Please contact Mike Matz at 303-866-3581 x8241 or at [michael.matz@state.co.us](mailto:michael.matz@state.co.us) with any questions.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Ioana Comaniciu'.

Ioana Comaniciu, P.E.

Water Resources Engineer

Ec: Referral no. 34040

## LE24-002 REFERRAL COMMENTS AND RESPONSES

CATEGORY	AGENCY	AGENCY RESPONSE	APPLICANT'S RESPONSE
ARAPAHOE COUNTY AGENCIES			
	<u>ARAPAHOE COUNTY ENERGY SPECIALIST</u>		
	<u>ARAPAHOE COUNTY OPEN SPACES</u>		
	<u>ARAPAHOE COUNTY PUBLIC HEALTH DEPARTMENT - LAND USE REFERRALS</u>	Trenching and excavated material storage should not occur in close proximity to an OWTS. Where wells are within or close to pipeline routes, we recommend the applicant protect the wells by identifying the areas around wells so that they are visible to vehicle operators and construction crews. ACPH has no objection to the use of portable toilets during construction, provided they are for temporary use only and properly maintained.	Acknowledged, clearance from all private sewage and drinking water systems has been identified and will encroachment or disturbance of these facilities will not occur. A ^yd dumpster and porta potty serviced by Honey bucket will follow the construction crews each day and will remain on site until the project is stabilized
	<u>ARAPAHOE COUNTY PUBLIC WORKS MAPPING DIVISION</u>		
	<u>ARAPAHOE COUNTY R&amp;B REFERRALS</u>	No comments.	Acknowledged.
	<u>ARAPAHOE COUNTY/PWD ENG/TRAFFIC OPS</u>		
CITIZEN ORG & HOA			
	<u>CENCON</u>		
	<u>EAST ARAPAHOE COUNTY/ADVISORY PLANNING COMMISSION</u>		
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## LE24-002 REFERRAL COMMENTS AND RESPONSES

	-	Bill Coyl said there is a agreement to put the discharge upstream from his property to put back in to resupply the water being pulled by wells in the area. There were no other comments that were negative.	I assume Mr. Coyle is referring to an augmentation plan to protect water levels in alluvial wells from upstream pumping stemming from a separate case. This project is an outfall for treated effluent discharge. The Colorado Division of Water Resources and the Water Court System is the appropriate venue for discussing augmentation plans.
	-		Acknowledged.
	-	Mostly favorable.	Acknowledged.
	<u>UNINCORPORATED ARAPAHOE COUNTY ECONOMIC DEVELOPMENT (UACED)</u>	No comments.	
ENVIRONMENT & OPEN SPACE			
	<u>COGCC OIL &amp; GAS CONSERVATION COMMISSION -ORPHANED WELL</u>		
	<u>WESTERN MIDSTREAM</u>		
	<u>DIVISION OF OIL &amp; PUBLIC SAFETY - STATE OF COLORADO</u>		
FIRE			
	<u>BENNETT - WATKINS FIRE RESCUE</u>		
	<u>BENNETT- WATKINS FIRE RESCUE</u>		
	<u>SABLE ALTURA FIRE DISTRICT</u>		
FLOODPLAIN/WETLANDS			



## LE24-002 REFERRAL COMMENTS AND RESPONSES

	<u>MILE HIGH FLOOD DISTRICT</u>	I was able to review the latest submittal and MHFD has no further comments. Since the outfall they are constructing is in relation to a reclaimed pipeline discharge point, that would not be considered maintenance eligible. Clay with Pure Cycle called me to see if we had any further comments, so I let him know we have no more comments.	Acknowledged.
	<u>US ARMY CORPS OF ENGINEERS</u>		
HEALTH DEPARTMENT/AIR QUALITY			
	<u>CDPHE/ DEPARTMENT OF HEALTH &amp; ENVIRONMENT - STATE OF COLORADO</u>	Provide a complete response to letter dated May 15, 2025, from Tyson Ingles and letter from Brendan Cicione.	Acknowledged, pollutant levels will be maintained to within allowable limits stated in letter.
	<u>CDPHE/COLORADO DEPARTMENT OF HEALTH/BROWNFIELD/SUPERFUND</u>		
HOA			
	<u>Thunder Ranch</u>		
	<u>Watkins Farm</u>		
PLANNING OFFICES			
	<u>ADAMS COUNTY REFERRALS</u>		
	<u>CITY OF AURORA - ENGINEERING REFERRALS</u>		
	<u>CITY OF AURORA - PLANNING REFERRALS</u>		
SHERIFF			
	<u>ARAPAHOE COUNTY SHERIFF- OFFICE OF EMERGENCY MANAGEMENT (OEM)</u>	No comments.	Acknowledged.

## LE24-002 REFERRAL COMMENTS AND RESPONSES

	<u>ARAPAHOE COUNTY SHERIFF'S OFFICE - COMMUNITY RESOURCE UNIT</u>	No comments.	Acknowledged.
	<u>ARAPAHOE COUNTY SHERIFF'S OFFICE - LAND USE REFERRALS</u>	No comments.	Acknowledged.
	<u>ARAPAHOE COUNTY/SHERIFF/CRIME PREVENTION UNIT</u>		
SOIL OR CONSERVATION			
	<u>COLORADO GEOLOGICAL SURVEY - STATE OF COLORADO</u>	No comments and no objections.	Acknowledged.
UTILITIES OR PHONE			
	<u>BIJOU TELEPHONE CO-OP</u>		
	<u>CENTURYLINK NETWORK REAL ESTATE DEPARTMENT</u>		
	<u>COGCC- COLORADO NATURAL GAS</u>	<p>After review, a portion of the alignment for LE25-002, Box Elder Discharge Pipeline will be crossing through Colorado Natural Gas certified service territory, however Colorado Natural Gas has no objections to the proposed project.</p> <p>There are limited Colorado Natural Gas facilities along the alignment. Please call 811 prior to digging.</p>	<p>Acknowledged.</p> <p>811 will be called prior to digging.</p>
	<u>CRESTONE PEAK-PIPELINE REFERRALS</u>		
	<u>CRESTONE PEAK-WELL SITE REFERRALS</u>		
	<u>IREA</u>	We have reviewed our records and find that this property is not in our service territory.	Acknowledged.
	<u>PHILLIPS 66</u>		

LE24-002 REFERRAL COMMENTS AND RESPONSES

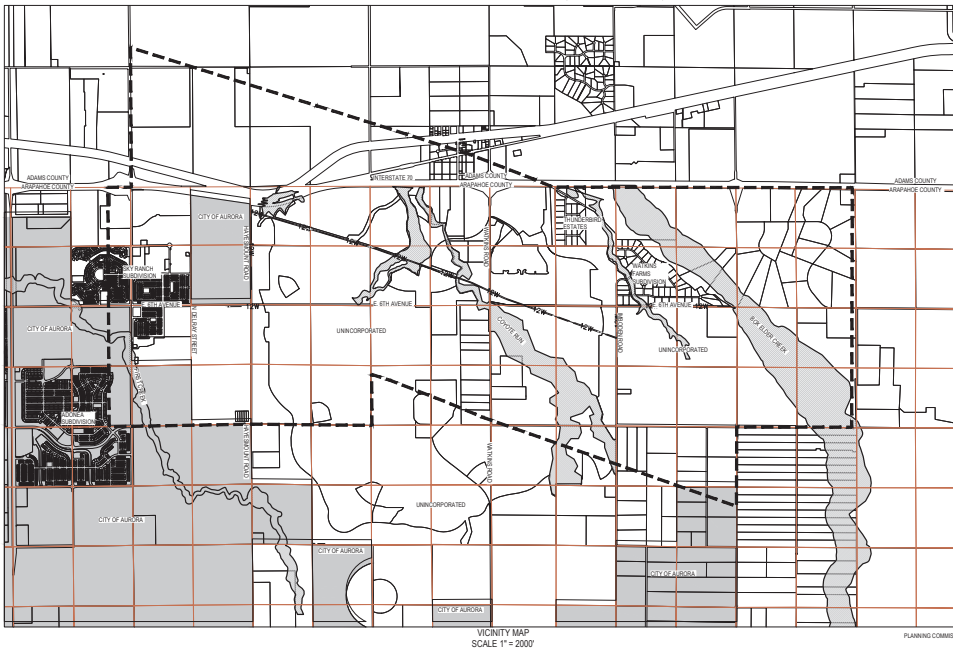
	<u>XCEL ENERGY - PSCO ROW &amp; REFERRALS</u>	<p>Public Service Company of Colorado's (PSCo) Right of Way &amp; Permits Referral Desk has reviewed the plan for Box Elder Discharge Pipeline. Please be aware PSCo owns and operates existing electric distribution facilities within and along the proposed project.</p> <p>The property owner/developer/contractor must complete the application process for any new natural gas or electric service, modification to existing facilities, including relocation, via <a href="https://xcelenergy.com/InstallAndConnect">xcelenergy.com/InstallAndConnect</a>. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.</p> <p>If additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted by the Designer.</p> <p>As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by</p>	<p>No new natural gas or electric service or any modification to PSCo facilities is expected for this project. 811 will be called prior to digging.</p>
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LE24-002 REFERRAL COMMENTS AND RESPONSES

		dialing 811 for utility locates prior to construction.	
WELL AND SEPTIC			
	<u>DIVISION OF WATER RESOURCES-STATE ENGINEER/GROUNDWATER</u>	See letter, dated May 19, 2025 from Ioana Comaniciu provide a response.	Acknowledged, no comments from Ioana per letter.
WILDLIFE & ANIMAL			
	<u>COLORADO PARKS &amp; WILDLIFE/ 1ST POINT OF CONTACT</u>		
	<u>COLORADO PARKS AND WILDLIFE - COMMERCIAL, RESIDENTIAL, &amp; ENERGY</u>		

LOCATION AND EXTENT PLAN  
BOX ELDER DISCHARGE PIPELINE

PARTS OF SECTIONS 1, 2, 5, 6, 7, 8 AND 10 OF TOWNSHIP 45 RANGE 65W  
AND SECTION 10 OF TOWNSHIP 45 RANGE 65W OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO



APPLICANT:  
RANGEVIEW METRO DISTRICT  
MARK HENDON, PRESIDENT  
3401 EAST QUINCY AVE., BLDG. 3A BOX 10  
WATKINS, CO 80157  
(303)263-3446

OPERATOR/ENGINEER:  
PURECYCLE CORPORATION  
JAMES SCOTT LEWIS, P.E.  
3401 EAST QUINCY AVE., BLDG. 3A BOX 10  
WATKINS, CO 80157  
(303)263-3446

SHEET LIST  
1. COVER  
2. SITE AND UTILITY PLAN  
3. SITE AND UTILITY PLAN

PURE CYCLE CORPORATION  
3401 EAST QUINCY AVE., BLDG. 3A BOX 10  
WATKINS, COLORADO 80157  
A WATER AND WASTEWATER SERVICES COMPANY  
PH. 303-262-3446  
WWW.PURECYCLEWATER.COM

REVISIONS

Project: Box Elder Discharge pipe  
Sheet: L&E COVER SHEET  
Date: JULY, 2025

SEAL

DATE	REVISION

Sheet 1

**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 II DRAINAGE REPORT AND PLAN.  
2. DESIGN AND CONSTRUCT THE CONNECTION OF THE SUBDIVISION DRAINAGE SYSTEM TO A DRAINAGEWAY OR ESTABLISHED CONVEYANCE CAPACITY SUCH AS A WATER PLANNED OUTFALL STORM SEWER OR WATER PLANNED MAJOR DRAINAGEWAY. THE COUNTY WILL REQUIRE THAT THE CONNECTION OF THE MAJOR AND MAJOR SYSTEMS PROVIDE CAPACITY TO CONVEY ONLY THOSE FLOWS INCLUDING OFFSITE FLOW 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 SYSTEMS.  
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 34 OF THE ARAPAHOE COUNTY STORMWATER MANAGEMENT MANUAL OR AS REQUIRED BY THE COUNTY AND DESIGNATED IN THE PHASE II DRAINAGE REPORT.

**DRAINAGE LIABILITY**  
IT IS THE POLICY OF ARAPAHOE COUNTY THAT IT DOES NOT AND WILL NOT ASSUME LIABILITY FOR THE DRAINAGE FACILITIES DESIGNED AND/OR CERTIFIED BY CLAY DAWSON, COLORADO LICENSED PROFESSIONAL ENGINEER, BARRIS FOR RANGEVIEW METROPOLITAN DISTRICT. ARAPAHOE COUNTY REVIEW DRAINAGE PLANS PURSUANT TO COLORADO REVISED STATUTES TITLE 36, ARTICLE 26, BUT DOES NOT, ON BEHALF OF RANGEVIEW METROPOLITAN DISTRICT GUARANTEE THAT FINAL DRAINAGE DESIGN REVIEW WILL ABSOLVE RANGEVIEW METROPOLITAN DISTRICT AND/OR THEIR SUCCESSORS AND/OR ASSIGNS OF FUTURE LIABILITY.

**LANDSCAPE MAINTENANCE:**  
THE OWNER OF THIS PLAN OR PLAT, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNERS, HOMEOWNERS ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERMANENT FENCING, LANDSCAPING AREAS AND SCENERY 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.

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

**DRIVES, PARKING AREAS, AND UTILITY EASEMENTS MAINTENANCE**  
THE OWNERS OF THIS PLAN OR PLAT, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNERS, HOMEOWNERS ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY, IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF ANY AND ALL DRIVES, PARKING AREAS AND EASEMENTS, I.E. CROSS-ACCESS EASEMENTS, DRAINAGE EASEMENTS, ETC.

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

**PUBLIC IMPROVEMENTS NOTE:**  
AFTER FINAL DEVELOPMENT PLAT/FINAL PLAT APPROVAL, RESIDUAL OF INDIVIDUAL BUILDING PERMITS WILL BE SUBJECT TO THE FOLLOWING REGULATIONS AND/OR CONDITIONS PRECEDENT, WHICH OWNER AGREES TO IN CONJUNCTION WITH APPROVAL OF THE FINAL DEVELOPMENT PLAN AND ON FINAL PLAT. EACH BUILDING PERMIT WILL BE ISSUED ONLY AFTER THE OWNERS GUARANTEE PUBLIC IMPROVEMENTS IN A FORM ACCEPTABLE TO THE BOARD OF COUNTY COMMISSIONERS PURSUANT TO STATE STATUTE.

**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 WITH SIGHT TRIANGLE.

LEGAL DESCRIPTION

LOCATED IN PARTS OF SECTIONS 1, 2, 5, 6, 7, 8 AND 10 OF TOWNSHIP 45 RANGE 65W  
AND SECTION 10 OF TOWNSHIP 45 RANGE 65W OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF ARAPAHOE, STATE OF COLORADO

PLANNING COMMISSION APPROVAL  
APPROVED BY THE ARAPAHOE COUNTY PLANNING COMMISSION ON THIS \_\_\_\_ DAY OF  
AUGUST, 2025

CHAIR \_\_\_\_\_  
ATTEST \_\_\_\_\_

CERTIFICATE OF OWNERSHIP  
I, MARK W. HENDON, HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS THE BOX ELDER WATER SUPPLY FACILITY.  
OWNER OF RECORD OR AUTHORIZED AGENT

STATE OF \_\_\_\_\_ S.S. \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF  
2025

BY MARK W. HENDON, AS PRESIDENT OF RANGEVIEW METROPOLITAN DISTRICT, AN AUTHORIZED SIGNATORY.

BY \_\_\_\_\_ WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY ID NUMBER \_\_\_\_\_





