

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

WHEREAS, Highland Development Company (applicant) on behalf of five property owners, in accordance with the Arapahoe County Land Development Code, has applied for the rezoning of certain property hereinafter described from Mixed Use, Residential 1-A, and Open Space to Planned Unit Development (PUD) and approval of a general development plan, GDP25-003;

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

WHEREAS, following said Planning Commission hearing, public notice of a hearing before the Arapahoe County Board of County Commissioners ("the Board") was properly given of such proposed rezoning and general development plan by publication on June 4, 2026 in The Englewood Herald, Littleton Independent, and Centennial Citizen, newspapers of general circulation within the County of Arapahoe, by posting of said property, and by mail notification of adjacent property owners in accordance with the Arapahoe County Land Development Code;

WHEREAS, a public hearing was held before the Board of County Commissioners at the Arapahoe County Administration Building, 5334 South Prince Street, Littleton, Colorado, on the 23rd day of June, 2026 at 9:30 o'clock a.m., at which time evidence and testimony were presented to the Board concerning said rezoning request;

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

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

WHEREAS, the Board finds that the proposed rezoning and general development plan generally conforms to the Arapahoe County Comprehensive Plan and complies with the approval criteria found in the Land Development Code; and

WHEREAS, pursuant to the authority vested unto the Board of County Commissioners by Article 20 of Title 29, C.R.S., and by Article 28 of Title 30, C.R.S., as amended, the Board has concluded that the public health, safety, convenience and general welfare, as well as good zoning practice, justifies granting a change in the zoning and approval of the general development plan, for the hereinafter described

property, subject to the conditions precedent and/or other conditions of approval as hereinafter delineated.

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

1. The Board of County Commissioners for Arapahoe County hereby grants and approves rezoning of the following parcel from Mixed Use, Residential 1-A, and Open Space to Planned Unit Development (PUD) zone district and approval of a general development plan, GDP25-003 subject to the precedent conditions and/or other conditions as hereinafter delineated.

LEGAL DESCRIPTION

PARCEL A:

A TRACT OF LAND IN THE SW 1/4 NW 1/4 OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, DESCRIBED AS: BEGINNING 817 FEET EAST AND 901 FEET NORTH OF THE SOUTHWEST CORNER OF THE NW 1/4 OF SAID SECTION 31; THENCE WEST 709.33 FEET TO THE EAST LINE OF COLORADO & SOUTHERN RAILWAY RIGHT-OF-WAY LINE; THENCE SOUTH 21 DEGREES 20 MINUTES WEST ALONG SAID RIGHT-OF-WAY LINE 259.26 FEET; THENCE EAST 805 FEET TO A POINT 241 FEET SOUTH OF THE POINT OF BEGINNING; THENCE NORTH 241 FEET TO THE POINT OF BEGINNING;

AND ALSO THAT PART OF THE SW 1/4 NW 1/4 OF SECTION 31, TOWNSHIP 5 SOUTH, TOWNSHIP 68 WEST OF THE 6TH PRINCIPAL MERIDIAN LYING IN ARAPAHOE COUNTY, AND THAT PART OF THE SE 1/4 NE 1/4 OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN LYING IN JEFFERSON COUNTY, DESCRIBED AS: BEGINNING AT A POINT 660 FEET NORTH AND 12 FEET EAST OF THE SOUTHWEST CORNER OF THE NW 1/4 OF SAID SECTION 31; THENCE WEST 53.68 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD; THENCE NORTH 21 DEGREES 20 MINUTES EAST ALONG SAID RIGHT-OF-WAY LINE 259.26 FEET; THENCE EAST 53.68 FEET; THENCE SOUTH 21 DEGREES 20 MINUTES WEST 259.26 FEET TO POINT OF BEGINNING, COUNTIES OF ARAPAHOE AND JEFFERSON, STATE OF COLORADO.

EXCEPTING FROM THE ABOVE PARCELS THOSE PORTIONS AS CONVEYED IN SPECIAL WARRANTY DEED RECORDED MAY 8, 2000 UNDER RECEPTION NO. B0054876 (ARAPAHOE COUNTY RECORDS) AND IN FINAL JUDGMENT RULE AND ORDER RECORDED JANUARY 30, 1998 UNDER RECEPTION NO. F0547969 (JEFFERSON COUNTY RECORDS).

PARCEL B:

A PARCEL OF LAND LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, AND IN THE NORTHEAST ONE-QUARTER OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 31 WHENCE THE NORTHWEST CORNER OF SAID SECTION 31 BEARS NORTH 00 DEGREES 12 MINUTES 40 SECONDS EAST A DISTANCE OF 2645.80 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION; THENCE NORTH 29 DEGREES 12 MINUTES 23 SECONDS EAST A DISTANCE OF 757.04 FEET TO THE SOUTHERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN INSTRUMENT RECORDED DECEMBER 26, 1990 IN BOOK 6069 PAGE 666 OF THE ARAPAHOE COUNTY RECORDS AND THE TRUE POINT OF BEGINNING, THENCE SOUTH 63 DEGREES 11 MINUTES 55 SECONDS WEST A DISTANCE OF 411.90 FEET TO THE WESTERLY LINE OF SAID NORTHWEST ONE-QUARTER OF SECTION 31; THENCE CONTINUING SOUTH 63 DEGREES 11 MINUTES 55 SECONDS WEST A DISTANCE OF 181.15 FEET TO THE EASTERLY RIGHT OF WAY OF SOUTH PLATTE CANYON ROAD; THENCE NORTH 22 DEGREES 24 MINUTES 44 SECONDS EAST ALONG SAID EASTERLY RIGHT OF WAY A DISTANCE OF 288.39 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 45 SECONDS EAST ALONG SAID SOUTHERLY LINE AS DESCRIBED IN INSTRUMENT RECORDED DECEMBER 26, 1990 IN BOOK 6069 PAGE 666, A DISTANCE OF 52.39 FEET TO A POINT 660 FEET, MORE OR LESS, NORTH OF THE WEST ONE-QUARTER CORNER OF SAID SECTION 31; THENCE NORTH 89 DEGREES 52 MINUTES 28 SECONDS EAST ALONG SAID SOUTHERLY LINE A DISTANCE OF 367.00 FEET TO THE TRUE POINT OF BEGINNING, COUNTIES OF ARAPAHOE AND JEFFERSON, STATE OF COLORADO.

EXCEPTIONS

10. AN EASEMENT FOR ELECTRIC/GAS LINES AND INCIDENTAL PURPOSES GRANTED TO THE PUBLIC SERVICE COMPANY OF COLORADO, BY THE INSTRUMENT RECORDED ON SEPTEMBER 01, 1981 AT RECEPTION NO. 2101938 BOOK 3482 PAGE 421.

11. ANY LOSS OR DAMAGE DUE TO LACK OF PROPER ASSESMENT AND TAXATION OF THAT PORTION OF THE LAND LYING WITHIN THE COUNTY OF JEFFERSON, STATE OF COLORADO.

12. ANY LOSS OR DAMAGE DUE TO ACCESS ISSUES ALONG SOUTH PLATTE CANYON DRIVE (US HIGHWAY 75).

13. CONFLICTS OR SHORTAGES IN AREA AND BOUNDARY LINES AS DISCLOSED BY THE PROPERTY DESCRIPTIONS SET FORTH IN FINAL JUDGEMENT AND RULE AND ORDER RECORDED JANUARY 30, 1998 AT RECEPTION NO. F0547969.

LEGAL DESCRIPTION: 7850 SOUTH PLATTE CANYON ROAD
TITLE COMMITMENT NO. 100-00101333-200-1Y1

PARCEL I:

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 817 FEET EAST AND 901 FEET NORTH OF THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER, SAID POINT BEING THE STARTING POINT FOR THE TRACT DESCRIBED IN THAT CERTAIN DEED RECORDED IN BOOK 666 AT PAGE 503, ARAPAHOE COUNTY RECORDS; THENCE NORTH ALONG THE EAST LINE OF SAID TRACT, 419 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE WEST ALONG THE NORTH LINE OF SAID TRACT, 332.68 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING WEST ALONG THE NORTH LINE OF SAID TRACT AND SAID NORTH LINE EXTENDED WEST 264 FEET, MORE OR LESS, TO THE EAST RIGHT OF WAY LINE OF THE COUNTY ROAD; THENCE SOUTH 21 DEGREES 20 MINUTES WEST ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE INTERSECTION OF SAID EASTERLY RIGHT OF WAY LINE WITH A LINE PARALLEL TO THE NORTH LINE OF THE TRACT HEREIN DESCRIBED AND 165 FEET SOUTH THEREOF MEASURED AT RIGHT ANGLES; THENCE EAST ALONG SAID PARALLEL LINE 264 FEET; THENCE NORTH 21 DEGREES 20 MINUTES EAST TO THE TRUE POINT OF BEGINNING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PARCEL II:

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 817 FEET EAST AND 901 FEET NORTH OF THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER, SAID POINT BEING THE STARTING POINT FOR THE TRACT DESCRIBED IN THAT CERTAIN DEED RECORDED AT BOOK 666 AT PAGE 503, ARAPAHOE COUNTY RECORDS; THENCE NORTH ALONG THE EAST LINE OF SAID TRACT 419 FEET TO THE NORTHEAST CORNER OF SAID TRACT, THE TRUE POINT OF BEGINNING; THENCE WESTERLY ALONG THE NORTH LINE OF SAID TRACT 332.68 FEET TO THE NORTHEAST CORNER OF THE TRACT CONVEYED BY DEED RECORDED IN BOOK 1372 AT PAGE 287, ARAPAHOE COUNTY RECORDS; THENCE SOUTH 21 DEGREES 20 MINUTES WEST ALONG THE EASTERLY LINE OF THE TRACT LAST MENTIONED TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE EASTERLY ALONG A LINE PARALLEL TO THE NORTH LINE OF THE TRACT DESCRIBED IN DEED RECORDED AT BOOK 666 AT PAGE 503, ARAPAHOE COUNTY RECORDS AND 165 FEET SOUTH THEREOF, MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID TRACT; THENCE NORTHERLY ALONG SAID EAST LINE 165 FEET TO THE

TRUE POINT OF BEGINNING, COUNTY OF ARAPAHOE, STATE OF COLORADO.

EXCEPT ANY PORTION OF THE ABOVE DESCRIBED LEGAL DESCRIPTION CONVEYED IN WARRANTY DEED RECORDED JUNE 27, 1993 IN BOOK 3897 AT PAGE 787

THE ABOVE LEGAL DESCRIPTION DESCRIBES ALL THAT LAND CONTAINED IN WARRANTY DEED RECORDED ON AUGUST 4, 2014 AT RECEPTION NUMBER D4069929 IN ARAPAHOE COUNTY, COLORADO.

LEGAL DESCRIPTION: 7852 SOUTH PLATTE CANYON ROAD
TITLE COMMITMENT NO. 100-00101331-200-1Y1

PARCEL A:

THAT PORTION OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES 817 FEET EAST AND 1320 FEET NORTH OF THE SOUTHWEST CORNER OF SAID NORTHWEST ONEQUARTER, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED RECORDED APRIL 20, 1977 IN BOOK 2576 AT PAGE 346, AND THE TRUE POINT OF BEGINNING; THENCE WESTERLY, ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 264 FEET; THENCE SOUTH, PARALLEL WITH THE EAST LINE OF SAID PARCEL, A DISTANCE OF 165 FEET TO A POINT ON THE SOUTH LINE THEREOF; THENCE EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 264 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE NORTHERLY, ALONG THE EASTERLY LINE THEREOF, A DISTANCE OF 165 FEET TO THE POINT OF BEGINNING.

PARCEL B:

A PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND INSTALLATION AND MAINTENANCE OF UTILITIES UNDER AND ACROSS THAT PORTION OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 68 WEST, DESCRIBED IN DEED RECORDED JUNE 27, 1983 IN BOOK 3897 AT PAGE 758.

PARCEL C:

A PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND INSTALLATION AND MAINTENANCE OF UTILITIES UNDER AND ACROSS THAT PORTION OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 68 WEST DESCRIBED IN DEED RECORDED JUNE 27, 1983 IN BOOK 3897 AT PAGE 760.

PARCEL D:

A PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND INSTALLATION AND MAINTENANCE OF UTILITIES UNDER AND ACROSS THE EXISTING ROADS AND DRIVEWAYS DESCRIBED IN THE DEED RECORDED JUNE 27, 1983 IN BOOK 3897 AT PAGE 762.

THE ABOVE LEGAL DESCRIPTION DESCRIBES ALL THAT LAND CONTAINED IN WARRANTY DEED RECORDED ON AUGUST 4, 2014 AT RECEPTION NUMBER D4069929 IN ARAPAHOE COUNTY, COLORADO.

LEGAL DESCRIPTION: 7860 SOUTH PLATTE CANYON ROAD
TITLE COMMITMENT NO. 100-00101334-200-1Y1-ME3

PARCEL 1:

A PARCEL OF LAND LOCATED WITHIN THE N.W. 1/4 OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 817 FEET EAST AND 901 FEET NORTH OF THE SOUTHWEST CORNER OF SAID N.W. 1/4, SAID POINT BEING THE STARTING POINT FOR THAT TRACT DESCRIBED IN DEED RECORDED MARCH 6, 1950 IN BOOK 666 AT PAGE 503, OF THE ARAPAHOE COUNTY RECORDS; THENCE S 88°44'48" W ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 666 AT PAGE 503, A DISTANCE OF 285.00 FEET TO A POINT, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING S88°44'48" W, ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 666 AT PAGE 503, A DISTANCE OF 249.40 FEET, TO A POINT BEING 240.00 FEET, N 88°44'48" E, FROM A POINT WHICH IS THE INTERSECTION OF THE EASTERLY R.O.W. LINE OF THE COUNTY ROAD AND THE EXTENDED SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 668 AT PAGE 503; THENCE N 20°14'53" E, A DISTANCE OF 112.00 FEET; THENCE N 58°28'44" W, A DISTANCE OF 222.99 FEET, TO A POINT ON THE EASTERLY R.O.W. LINE OF THE COUNTY ROAD; THENCE N 21°20'00" E, ALONG SAID EASTERLY R.O.W. LINE, A DISTANCE OF 39.98 FEET, TO THE SOUTHWESTERLY CORNER OF A TRACT OF LAND DESCRIBED IN DEED RECORDED SEPTEMBER 18, 1962 IN BOOK 1372 AT PAGE 287; THENCE N 89°25'43" E, ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 1372 AT PAGE 287, A DISTANCE OF 264.52 FEET, TO THE SOUTHEASTERLY CORNER OF SAID TRACT DESCRIBED IN BOOK 1372 AT PAGE 287; THENCE S 77°21'46" E, A DISTANCE OF 119.46 FEET, TO A POINT WHICH IS 230.00 FEET NORTHERLY OF THE TRUE POINT OF BEGINNING, AS MEASURED ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID TRACT DESCRIBED IN BOOK 666 AT PAGE 503; THENCE S 1°15'22" E, ALONG SAID PARALLEL

LINE, A DISTANCE OF 230.00 FEET TO THE TRUE POINT OF BEGINNING,
COUNTY OF ARAPAHOE, STATE OF COLORADO

PARCEL 2:

THE PARCEL OF LAND IN THE NW 1/4 OF SECTION 31, TOWNSHIP 5
SOUTH, RANGE 68 WEST OF THE 6TH PRINIPAL MERIDIAN, COUNTY OF
ARAPAHOE, STATE OF COLORADO, DESCRIBED IN DEED RECORDED
MARCH 8, 1950 IN BOOK 866 AT PAGE 503 (INCLUDING THERIN THE
ABANDONED RIGHT OF WAY OF THE COLORADO AND SOUTHERN
RAILWAY COMPANY ALONG THE WESTERLY SIDE) EXCEPTING THOSE
PARCELS PREVIOUSLY CONVEYED BY DEEDS RECORDED AS FOLLOWS:
SEPTEMBER 18, 1962 IN BOOK 1372 AT PAGE 287;
OCTOBER 17, 1969 IN BOOK 1837 AT PAGE 585;
JUNE 11, 1970 IN BOOK 1888 AT PAGE 531:
MAY 17, 1973 IN BOOK 2128 AT PAGE 754.
COUNTY OF ARAPAHOE, STATE OF COLORADO.

THE ABOVE LEGAL DESCRIPTION DESCRIBES ALL THAT LAND
CONTAINED IN WARRANTY DEED RECORDED ON APRIL 8, 2021 AT
RECEPTION NUMBER E1058092 IN ARAPAHOE COUNTY, COLORADO.

LEGAL DESCRIPTION: 7862 SOUTH PLATIE CANYON ROAD
TITLE COMMITMENT NO. 100-00101332-200-1Y1-ME3
A PARCEL OF LAND LOCATED WITHIN THE NORTHWEST QUARTER OF
SECTION 31, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO.
SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 817 FEET EAST AND 901 FEET NORTH OF THE
SOUTHWEST CORNER OF SAID NORTHWEST QUARTER, SAID POINT
BEING THE STARTING POINT FOR THAT TRACT DESCRIBED IN BOOK 666
AT PAGE 503, OF THE ARAPAHOE COUNTY RECORDS: THENCE SOUTH 88
DEGREES 44 MINUTES 48 SECONDS WEST ALONG THE SOUTH LINE OF
SAID TRACT DESCRIBED IN BOOK 666 AT PAGE 503, AND ALONG SAID
SOUTH LINE EXTENDED, A DISTANCE OF 774.40 FEET TO THE EASTERLY
RIGHT OF WAY OF THE COUNTY ROAD, SAID POINT BEING TRUE POINT
OF BEGINNING; THENCE NORTH 88 DEGREES 44 MINUTES 48 SECONDS
EAST, ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 666
AT PAGE 503, A DISTANCE OF 240.00 FEET; THENCE NORTH 20 DEGREES
14 MINUTES 53 SECONDS EAST, A DISTANCE OF 112.00 FEET; THENCE
NORTH 58 DEGREES 28 MINUTES 44 SECONDS WEST, A DISTANCE OF
222.99 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF
COUNTY ROAD; THENCE SOUTH 21 DEGREES 20 MINUTES 00 SECONDS
WEST, ALONG SAID EASTERLY RIGHT OF WAY OF THE COUNTY ROAD, A
DISTANCE OF 243.60 FEET TO THE TRUE POINT OF BEGINNING, COUNTY
OF ARAPAHOE, STATE OF COLORADO

THE ABOVE LEGAL DESCRIPTION DESCRIBES ALL THAT LAND CONTAINED IN WARRANTY DEED RECORDED ON OCTOBER 17, 2012 IN BOOK D211 AT PAGE 9646 IN ARAPAHOE COUNTY, COLORADO.

2. Approval of this rezoning and general development plan is based upon the following understandings, agreements and/or representations:
 - a. The applicant's assent and/or agreement to make all modifications to the final version of the documents that are necessary to conform the documents to the form and content requirements of the County in existence at the time the documents are submitted for signature.
 - b. The representations, statements and positions contained in the record that were made by or attributed to the applicant and its representatives, including all such representations made at hearing and statements contained in materials submitted to the Board by the applicant and County staff.
3. Approval of this rezoning and general development plan shall be and is subject to the following conditions precedent and/or other conditions, which the applicant has accepted and which the applicant is also deemed to accept by preparing a mylar for signature by the Chairman of the Board of County Commissioners within sixty (60) days of this date and by continuing with the development of the property:
 - a. Within 60 days of final approval of the GDP, the applicant shall submit a comprehensive preliminary geotechnical investigation that covers the entire subject property, with sufficient borings and laboratory testing to more accurately characterize subsurface conditions.
 - b. There needs to be a neighborhood outreach meeting prior to the SDP.
4. Upon the applicant's completion of any and all changes to the rezoning mylar as may be required by this Resolution, the Chairman of the Board of County Commissioners is hereby authorized to sign same.
5. That the Zoning Map of Arapahoe County shall be and the same is hereby amended to conform to and reflect said change in zoning.
6. County planning, engineering and legal staff are authorized to make any changes to the mylar form of the approved document as may be needed to conform the documents to the form and content requirements of the County in existence at the time of approval. No other deviation or variance from the form and content of the documents submitted for the Board's consideration are approved except to the extent stated in this resolution.
7. The County Attorney is authorized to make appropriate modifications to this Resolution and the underlying document(s), as needed, to correct errors and omissions, and to accurately reflect the matters presented to the Board and to record and clarify, as necessary, the Board's action.

The vote was:

Commissioner Baker, ; Commissioner Campbell, ; Commissioner Fields, ;
Commissioner Summey, ; Commissioner Warren-Gully, .

The Chair declared the motion carried and so ordered.