



Public Works and Development

6924 S. Lima Street Centennial, Colorado 80112 Phone: 720-874-6650; FAX 720-874-6611

www.co.arapahoe.co.us

**Planning Division
Referral Routing**

Case Number/Name:	PM26-001 Mountain View Gardens
Planner:	Kat Hammer – khammer@arapahoegov.com
Engineer:	Jospeh Boateng – jboateng@arapahoegov.com
Date sent:	January 12, 2026
Date to be returned:	February 9, 2026

The enclosed development application has been submitted to the Arapahoe County Planning Office for consideration. Due to the close proximity of the proposed development to your property or area of influence, this development proposal is being referred to your agency for comment. Please examine the referenced materials and check the appropriate line before returning the form to the Arapahoe County Planning Office. Responding on or before the date indicated above is appreciated.

	COMMENTS	INSERT YOUR ORGANIZATION & NAME/SIGNATURE
<input type="checkbox"/>	I Have NO Comments to make on the case as submitted	<u>Arapahoe County Open Spaces</u>
<input checked="" type="checkbox"/>	I Have the following comments to make related to the case:	<u>Roger Harvey – Planning Manager</u>

Comments: (responding by email, letter, or an email attachment is optional)

To Arapahoe County Planning:

Open Spaces has reviewed the information provided by Arapahoe County regarding the conventional rezone for the Mountain View Gardens – The Tree Farm project. Due to the small nature and size of this project and small number of dwelling units created Open Spaces is not requesting any land be dedicated for public parks.

Open Spaces requests cash-in-lieu of land dedication for public parks. Following the Cherry Creek School Districts method, Open Spaces requests to use the Appraisal Land Value Method to determine the fair market value as outlined in the Arapahoe County Land Development Code 14-111.05.02 B.1. The land dedication calculation for Public Park Dedication is would be 0.07 acres or the appropriate cash-in-lieu fee. Based on the property's 2025 County assessment, the value per acre applied in this instance is \$286,000.00; the cash-in-lieu of land dedication for Public Parkland value is \$20,317.44.

Fill in values in GREEN blocks - blue blocks calc for you			
TITLE of project		acres per student (per code)	
Number of units (added to site)	Size of Property du/ac	suburban = 0.0260 (per code) rural area = 0.0597 (per code) CHOOSE AND ENTER VALUE BELOW	(per code)
4.00	2.38	1.7	0.0260
Public School Dedication		Public Park Dedication	
dwelling units 4.00	students per d.u. (per code) 775	dwelling units 4.00	persons per d.u. (per code) 2.96
equals total students generated 3.1	times (% of acres per code) required per student (suburban areas) 0.026	divided by 1000 equals persons generated/1000 0.01	times assumed value of land (in dollars per acre) \$ 286,000.00
equals acres required for students generated by this project 0.08 ac.	times value of land (in dollars per acre) \$ 286,000.00	x 6.00 acres (required per 1000 persons) 6.00 ac	equals total number of dollars for cash in lieu of land dedicated for public parks \$ 20,317.44
total dollars of cash in lieu of school site land dedication \$ 23,651.60		possible acres of private parks provided by development to be subtracted from dedication equals ac of dedicated parks required minus ac. of private parks 0.07 ac	equals total number of dollars for cash in lieu of land dedicated for other public purposes \$ 846.56
Total amount of all cash-in-lieu \$ 44,215.60		times assumed value of land (in dollars per acre) \$ 286,000.00	equals total number of dollars for cash in lieu of land dedicated for other public purposes \$ 846.56

Thank you for the opportunity review, please contact me with nay questions.

roger harvey

Roger Harvey

rharvey@arapahoegov.com

720-874-6554