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## County Commission's Summary Report



**Date:** December 18, 2024  
**To:** Arapahoe County Board of County Commissioners  
**Through:** Molly Orkild-Larson, Principal Planner, Planning Division  
**Through:** Ceila Rethamel, PE., Engineering Services Division Manager  
**From:** Emily Gonzalez, PE., Engineering Services Division  
**Case name:** PF24-003 Copperleaf Filing #31 – Final Plat

### 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:

Galloway & Company, Inc, on Quincy West 30 LLX, is proposes an application for a new commercial Final Plat located within unincorporated Arapahoe county. The project is generally located on the southeast corner of East Quincy Avenue and Copperleaf Boulevard (currently unaddressed). Legally described as a portion of Copperleaf Filing No. 27 (parcel ID number 2073-12-1-10-043, 2073-12-1-03-001, 2073-12-1-00-026 and 2073-12-1-00-027).

The project includes ~32 Acres and is currently governed by the Copperleaf Commercial GDP. The proposed project includes project details for land areas that lie within the previously identified planning areas of PA-1 and PA-2 in the Copperleaf GDP. The Final Plat provides the expected/intended lots, tracts and anticipated R.O.W dedications.

It is the applicant's intent to follow this Final Plat with processing of approvals for subsequent ASP's being filed by various end users for each of the individual lots. This Final Plat package is being submitted with the associated civil construction documents that show the design for the infrastructure of utilities and shared access drives. A will-serve letter from East Cherry Creek Valley Water and Sanitation District is included with this application materials.

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

1. This development will require a Subdivision Improvement Agreement (SIA) to guarantee on-site and off-site public improvements, recorded prior to the approval of the first ASP.
2. The Development is responsible for the design and construction of the traffic signal at E Quincy Ave and S Versailles St.
3. A Landscape License Agreement is required for landscaping within the County ROW.
4. The following permits are required for the project:
  - A Public Improvements Construction Permit
  - A Street Cut and Right-of-Way Use Permit
  - Grading, Erosion and sediment Control Permit
  - Possible Oversize/Overweight Vehicle Permit
5. Construction activities that disturb one acre or more are required by the Environmental Protection Agency (EPA) to obtain a Construction Stormwater Permit.
6. Land development improvements do not directly affect a drainageway or regional stormwater facility, MHFD maintenance eligibility is not required.
7. The following variances have been requested/granted:
  - a) The cross section of S. Versailles St. is proposed to be 63 feet of ROW, including an 8-foot regional trail and a 2-foot public use easement on the east side, consistent with the cross section of Versailles St., which was approved with the Copperleaf Filing #27, 28, and 29 developments.

**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 the redline comments on the Drainage Report and Construction Drawings.
2. The applicant agrees to address the Traffic Operations Division's comments and concerns as identified within the redline comments on the Construction Drawings.
3. The applicant agrees to enter the Subdivision Improvement Agreement.
4. The applicant agrees to enter the Landscape License Agreement.
5. The applicant agrees to design and construct the traffic signal at the intersection of E. Quincy Ave. and S. Versailles St. and obtain a permit and acceptance of the improvements in Quincy Avenue from the City of Aurora, including the referenced traffic signal.