

Board of County Commissioners | February 3, 2026

HART-BROWN SUBDIVISION FILING NO. 1



PROJECT TEAM

VALENTIA FARMS LLC.

David Leuthold : Land Owner/ Developer

Peter Eklund : Land Owner/ Developer



Planner & Landscape Architect



Architect



Engineer

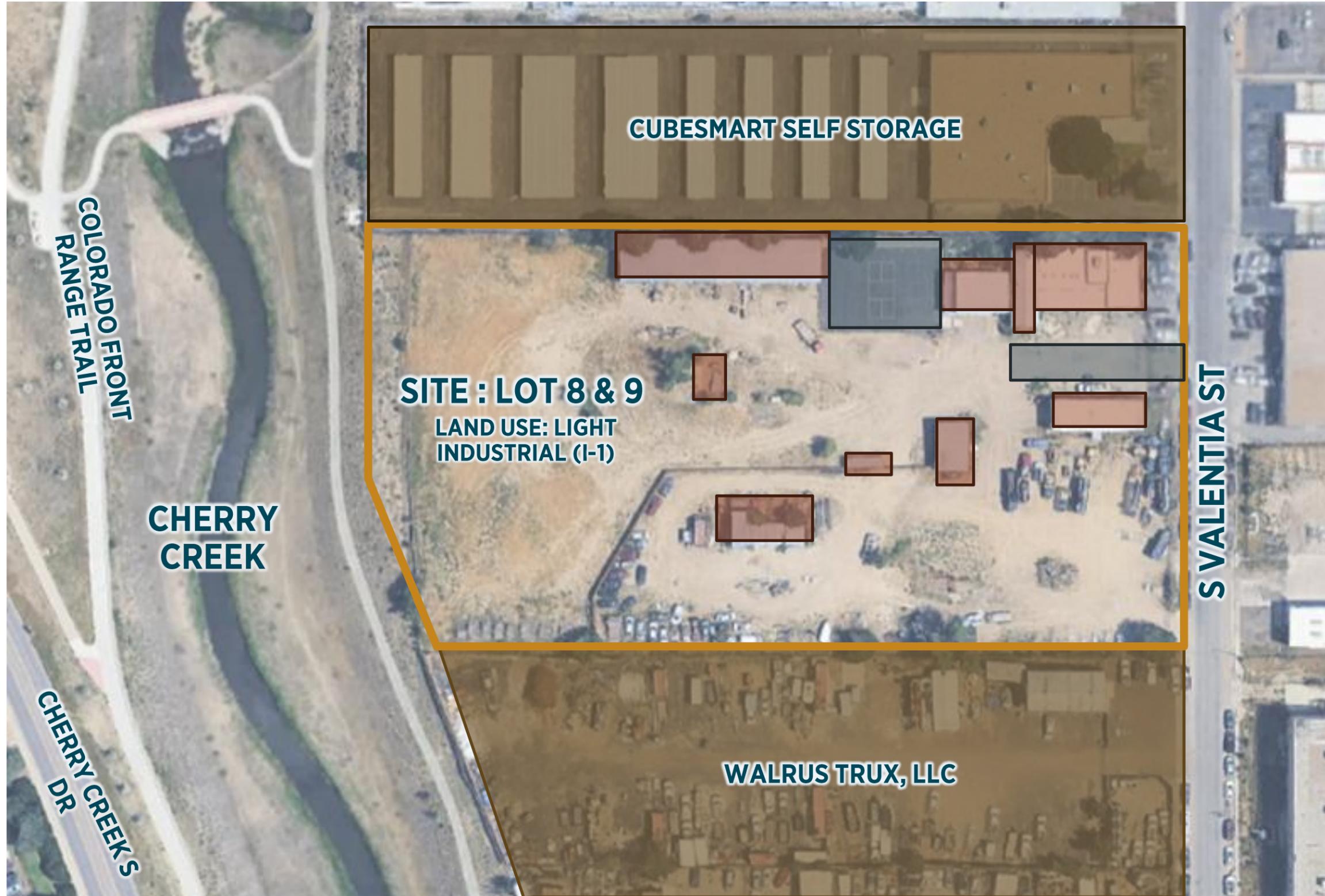
AGENDA

1. Context Map
2. Existing Conditions Map
3. Zoning Map
4. Proposed Concept
5. Final Plat
6. Approval Criteria

CONTEXT MAP



EXISTING CONDITIONS MAP



LEGEND

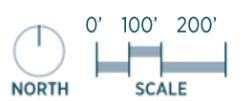
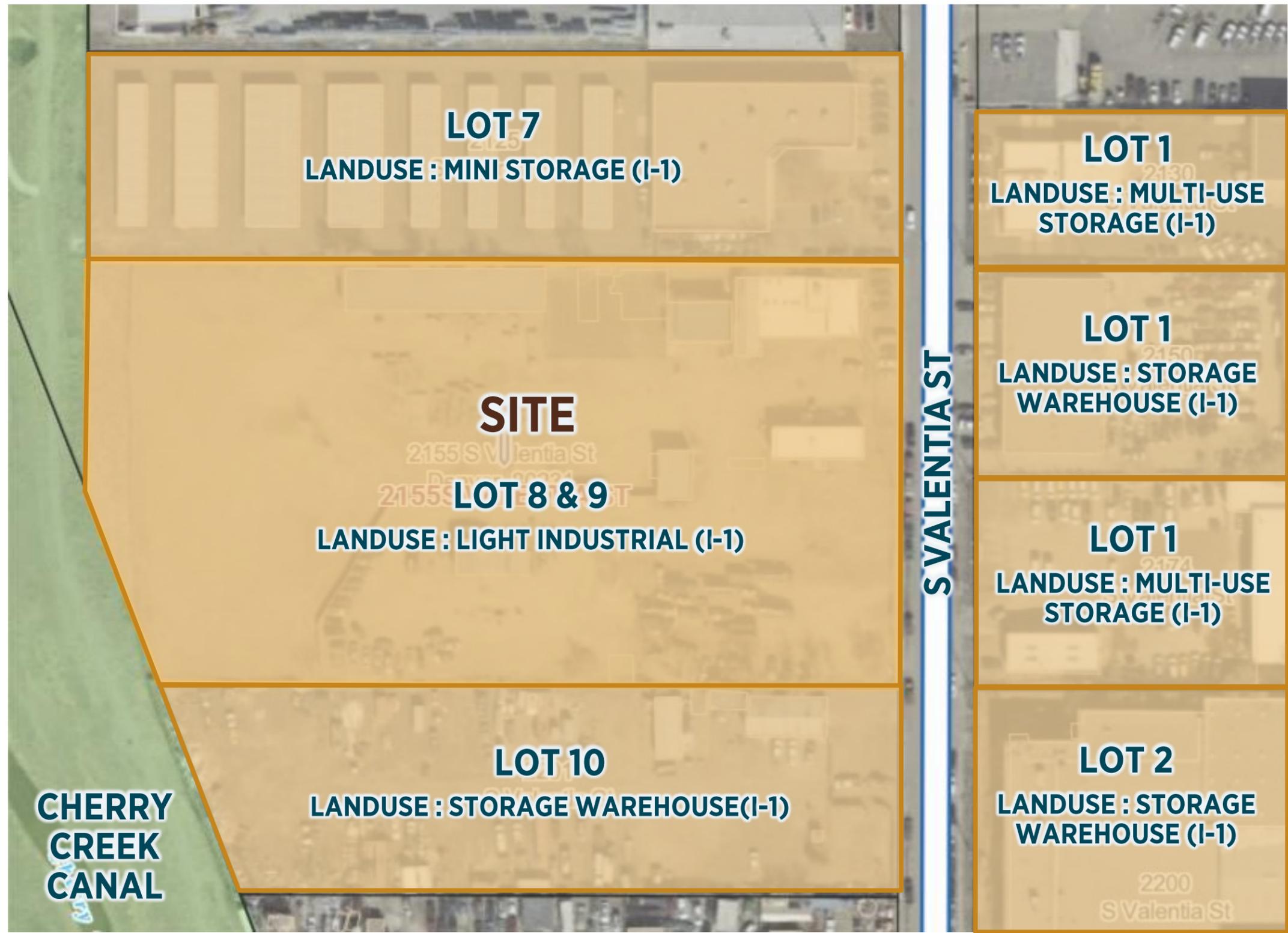
- SITE BOUNDARY
- EXISTING BUILDINGS
- EXISTING PAVEMENT
- ADJACENT LOTS



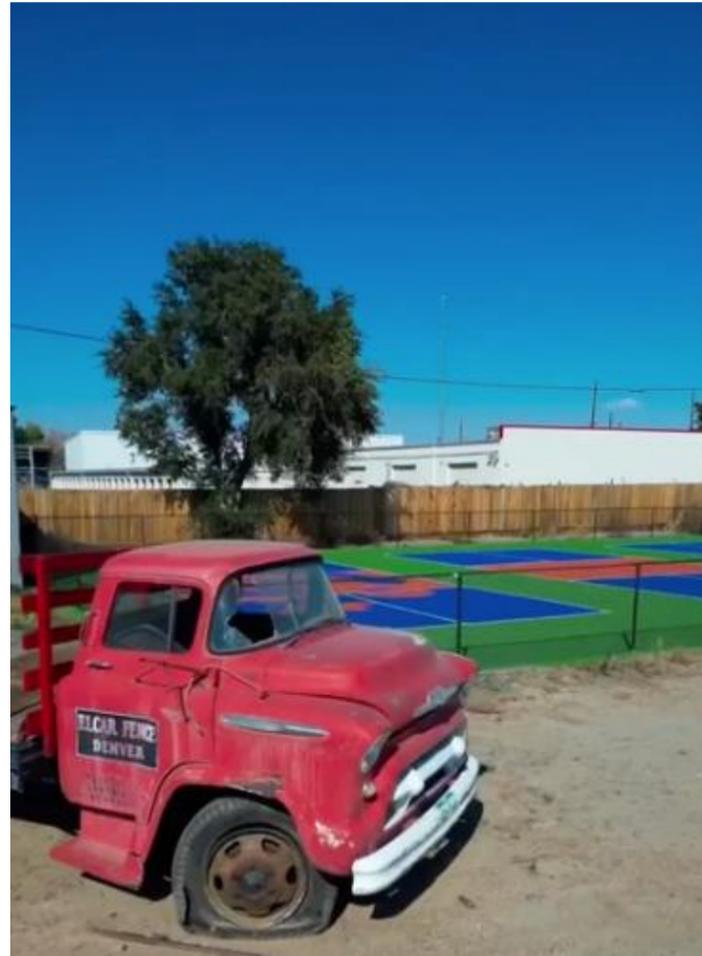
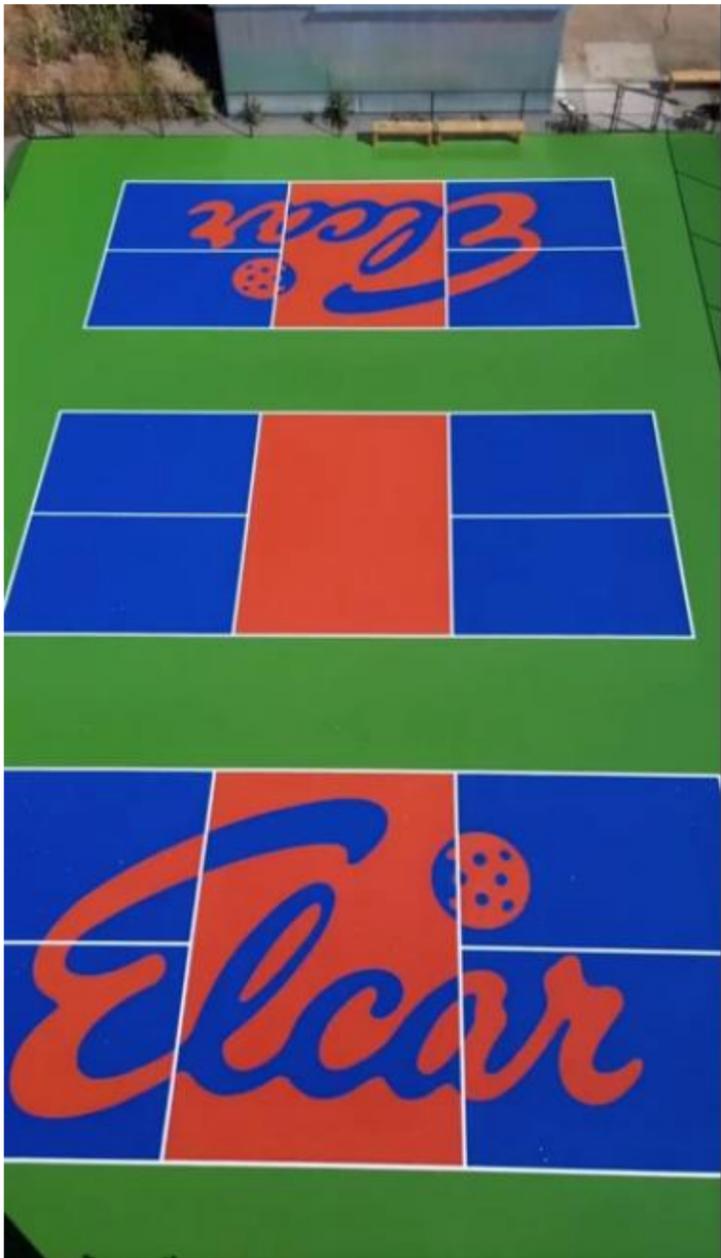
ZONING MAP



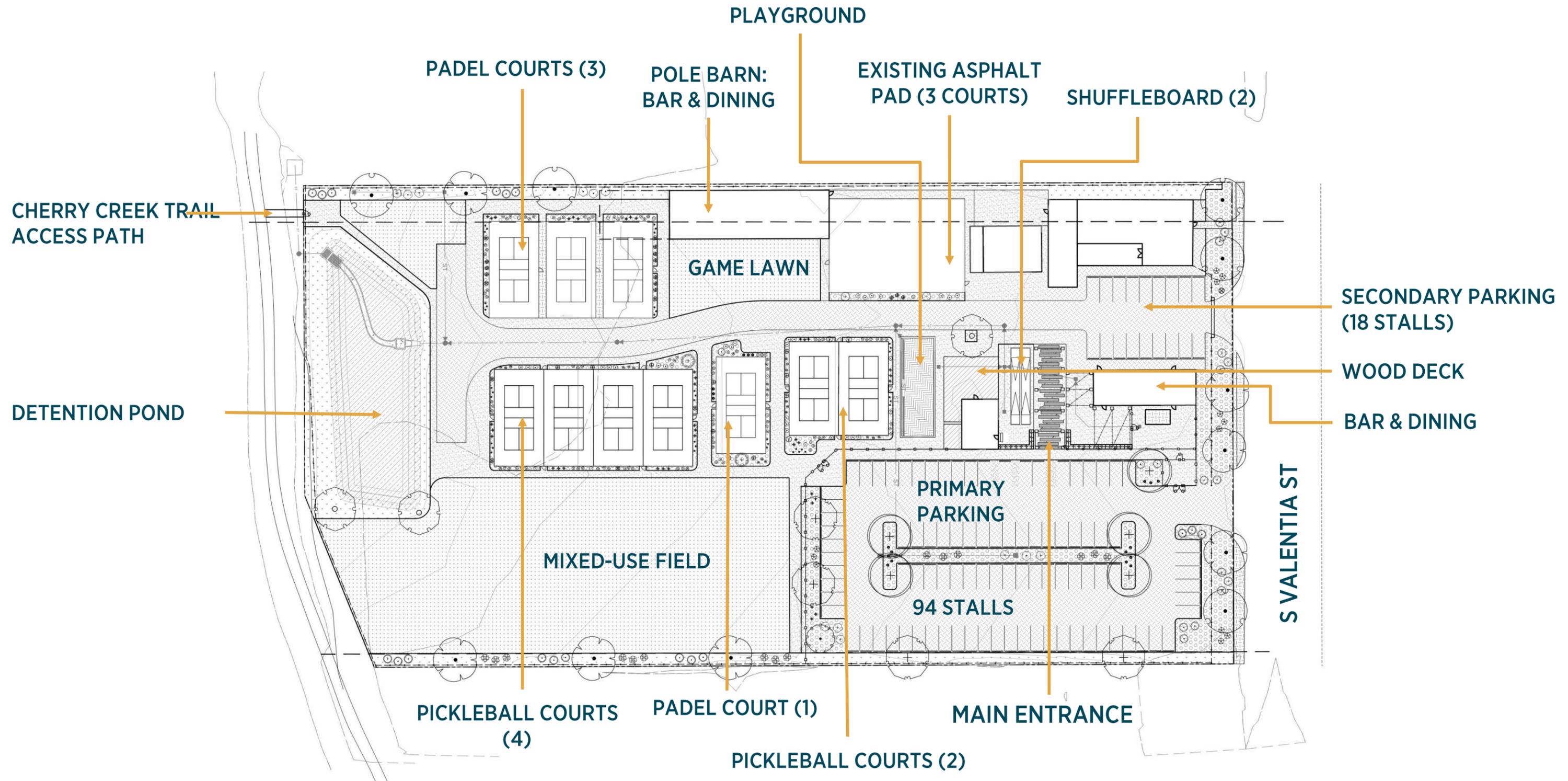
- Zone District: Industrial 1 (I-1)
- Permitted Uses: Light manufacturing, packaging, warehousing, distribution centers, and other light industrial activities including Health Clubs, and Indoor/ Outdoor Recreation businesses.
- County Goal: Promote employment and commercial development







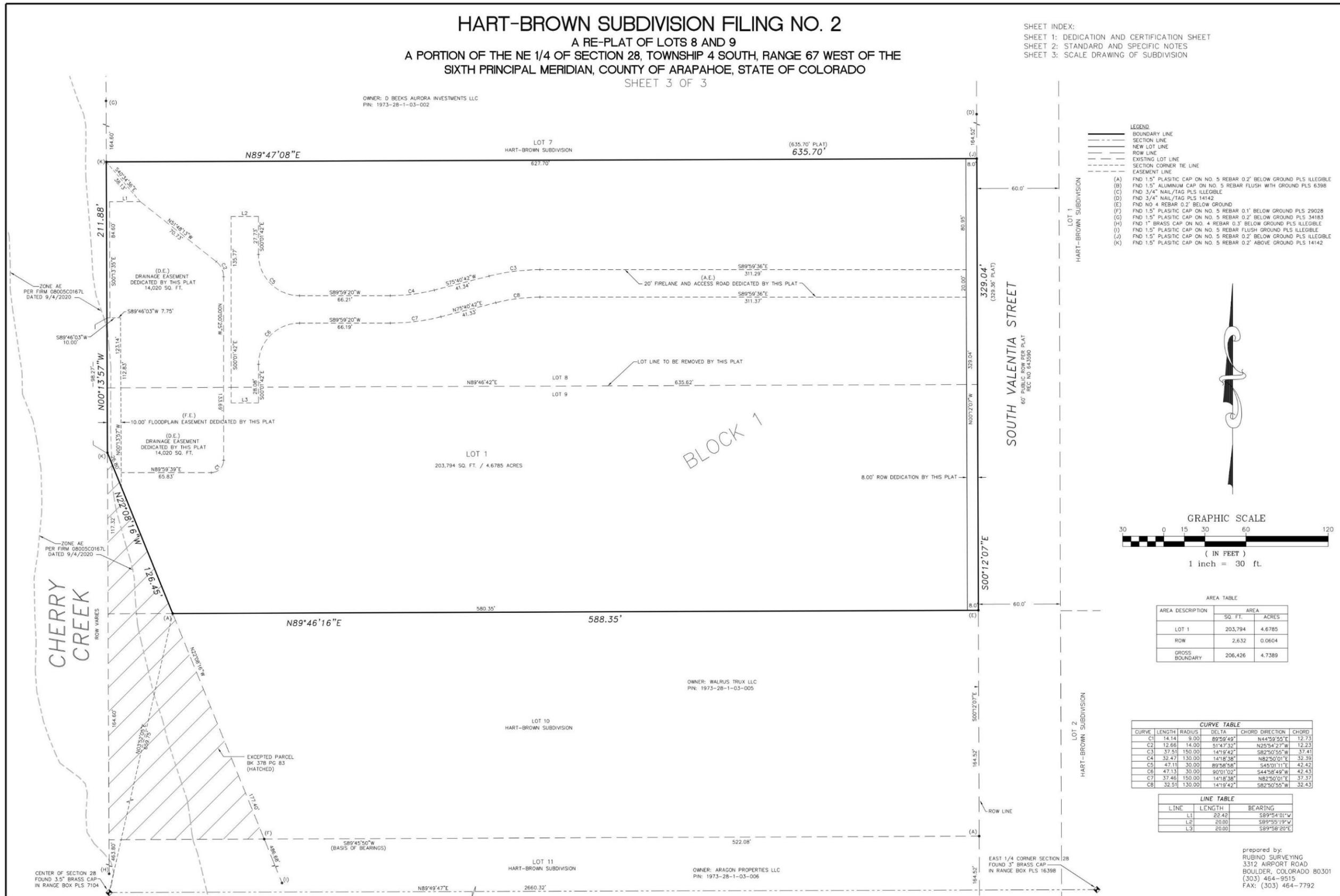
PROPOSED CONCEPT



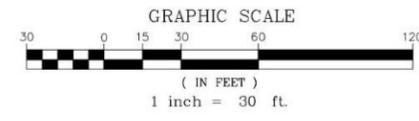
HART-BROWN SUBDIVISION FILING NO. 2

A RE-PLAT OF LOTS 8 AND 9
 A PORTION OF THE NE 1/4 OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE
 SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO
 SHEET 3 OF 3

SHEET INDEX:
 SHEET 1: DEDICATION AND CERTIFICATION SHEET
 SHEET 2: STANDARD AND SPECIFIC NOTES
 SHEET 3: SCALE DRAWING OF SUBDIVISION



- LEGEND**
- BOUNDARY LINE
 - SECTION LINE
 - NEW LOT LINE
 - ROW LINE
 - EXISTING LOT LINE
 - SECTION CORNER TIE LINE
 - EASEMENT LINE
- (A) FND 1.5" PLASTIC CAP ON NO. 5 REBAR 0.2' BELOW GROUND PLS ILLEGIBLE
 (B) FND 1.5" ALUMINUM CAP ON NO. 5 REBAR FLUSH WITH GROUND PLS 6398
 (C) FND 3/4" NAIL/TAG PLS ILLEGIBLE
 (D) FND 3/4" NAIL/TAG PLS 14142
 (E) FND NO 4 REBAR 0.2' BELOW GROUND
 (F) FND 1.5" PLASTIC CAP ON NO. 5 REBAR 0.1' BELOW GROUND PLS 29028
 (G) FND 1.5" PLASTIC CAP ON NO. 5 REBAR 0.2' BELOW GROUND PLS 34183
 (H) FND 1" BRASS CAP ON NO. 4 REBAR 0.3' BELOW GROUND PLS ILLEGIBLE
 (I) FND 1.5" PLASTIC CAP ON NO. 5 REBAR FLUSH GROUND PLS ILLEGIBLE
 (J) FND 1.5" PLASTIC CAP ON NO. 5 REBAR 0.2' BELOW GROUND PLS ILLEGIBLE
 (K) FND 1.5" PLASTIC CAP ON NO. 5 REBAR 0.2' ABOVE GROUND PLS 14142



AREA TABLE

AREA DESCRIPTION	AREA	
	SQ. FT.	ACRES
LOT 1	203,794	4.6785
ROW	2,632	0.0604
GROSS BOUNDARY	206,426	4.7389

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD
C1	14.14	9.00	89°59'49"	N44°59'55"E	12.73
C2	12.66	14.00	51°47'32"	N25°34'27"W	12.23
C3	37.51	150.00	14°19'42"	S82°50'55"W	37.41
C4	33.47	130.00	14°18'38"	N82°50'01"E	32.35
C5	47.11	30.00	89°58'58"	S45°01'11"E	42.42
C6	47.13	30.00	90°01'02"	S44°58'49"W	42.43
C7	37.46	150.00	14°18'38"	N82°50'01"E	37.37
C8	32.51	130.00	14°19'42"	S82°50'55"W	32.43

LINE TABLE

LINE	LENGTH	BEARING
L1	22.42	S89°54'01"W
L2	20.00	S89°55'19"W
L3	20.00	S89°58'20"E

APPROVAL CRITERIA



Per approval criteria outlined in Section 5-6.3.B of the Arapahoe County Land Development Code, this project addresses all of the County development requirements:

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 30-28-133 (6)(a) C.R.S.]; *The development site plans to connect to the main line within South Valentia Street for adequate water supply to serve the property.*
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 30-28-133 (6)(b) C.R.S.]; and *The Development site has existing sanitary services serving the existing buildings with capacity to serve future development intentions.*
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 uses of these areas are compatible with such conditions [Section 30-28-133 (6) C.R.S.]; *There are no major issues with topography on the site, and all environmental conditions have been identified. The proposed use of the property is compatible with the existing conditions, and a plan is in place to accommodate for these conditions for any future development.*
4. The Applicant is in compliance with all applicable zoning regulations governing the property as adopted by the Board of County Commissioners. *The development site is currently in compliance with the existing Light Industrial (I-1) zone district of Arapahoe County. This zone district permits retail activities such as indoor and outdoor recreation.*
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 Zoning Regulations. *The development site is not in conflict with any mineral resource areas.*
6. For property zoned for residential uses, written evidence must be presented to show that the applicable school district can adequately serve the student population expected to be generated from the development. The Board may deny a subdivision request for which the evidence shows that the applicable school district cannot adequately serve the student population generated by the development. *The current land development proposal does not include residential as a proposed land use.*

THANK YOU!

QUESTIONS?