



EngineeringEngineering

Planning Commission's Summary Report

Lima Plaza
6924 South Lima Street
Centennial, Colorado 80112-3853
720-874-6500
arapahoeco.gov

Date: March 17, 2026
To: Arapahoe County Planning Commission
Through: Molly Orkild-Larson, Planning Division
From: Sue Liu, PE., Engineering Services Division

Case name: PM23-002 Rattle Stitch Ranch - PM

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:

Westwood Professional Services, Inc., on behalf of Lennar Colorado LLC (Primary Contact) and David and Jessica Reed (Property Owner) is proposing a minor subdivision in unincorporated Arapahoe County. The project is located at 24560 East Jewell Avenue, approximately 350 feet east of the intersection of East Jewell Avenue and South Flatrock Trail. The project includes 2.511 acres, and is currently zoned Rural Residential B.

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

1. This development lies within the boundaries of the following jurisdiction:
 - Southeast Metro Stormwater Authority (SEMSWA)
 - Mile High Flood District (MHFD)
2. This parcel is in the Murphy Creek drainage basin.

Engineering Services Staff is recommending the land use application favorably.