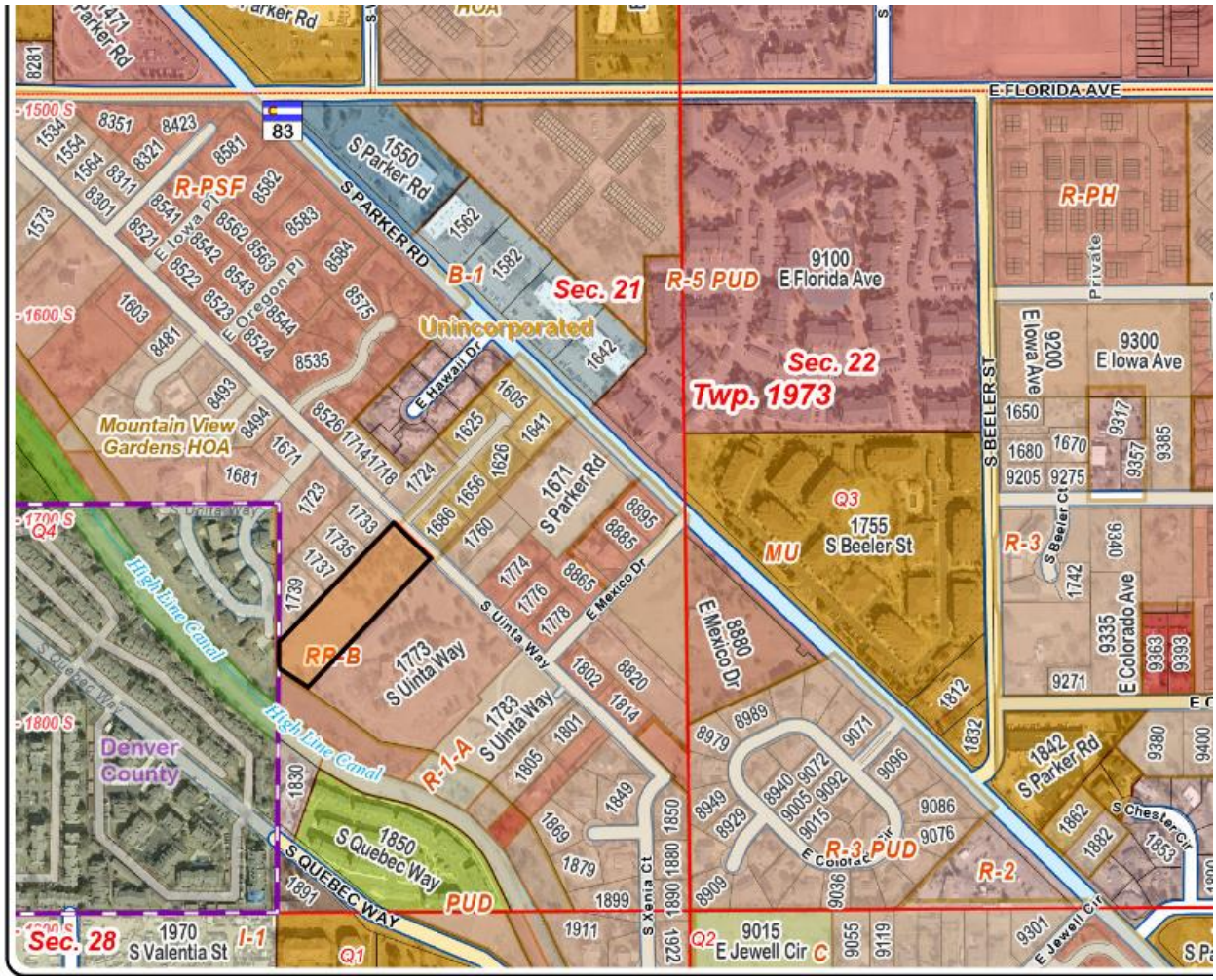
ARAPAHOE COUNTY PLANNING COMMISSION
PUBLIC HEARING
FEBRUARY 17, 2026
6:30 PM

SUBJECT: CASE NO. CZ25-002 MOUNTAIN VIEW GARDENS T12 – CONVENTIONAL REZONE TO RESIDENTIAL 1-C (R-1-C)

KAT HAMMER, SENIOR PLANNER

LOCATION AND VICINITY MAP

The subject property is generally south of E. Florida Ave., north of E. Jewell Cir., west of S. Unita Way, and east of the Highline Canal (Parcel number 1973-21-4-02-011) in the Four Square Mile neighborhood. The property is approximately 2.38 acres, zoned Rural Residential B (RR-B), and is located in Commissioner District 4.



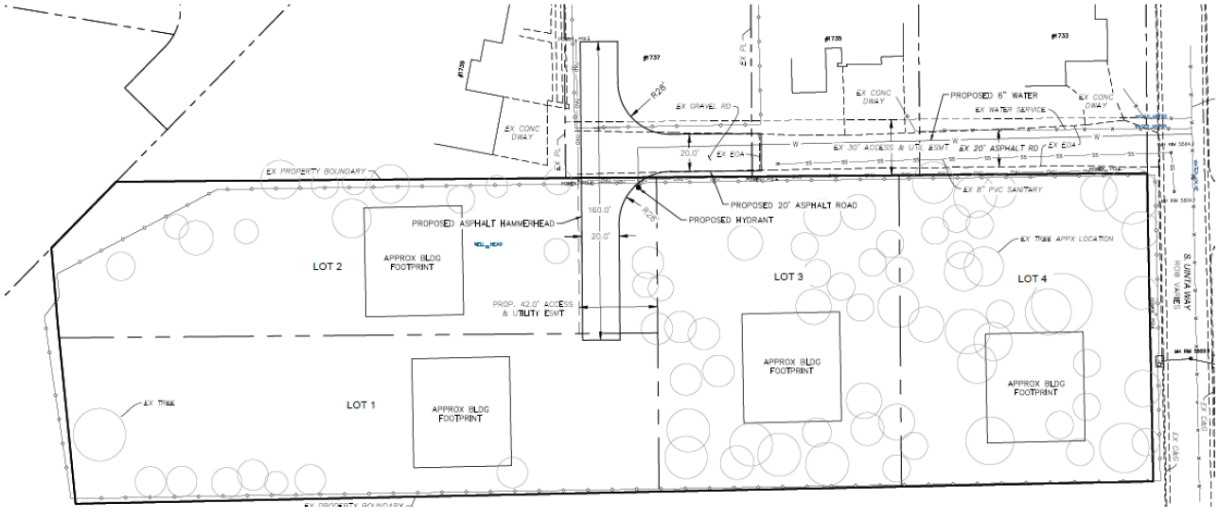
Vicinity and Zoning Map
(subject property outlined in black)

ADJACENT SUBDIVISIONS, ZONING, AND LAND USE

North: Little Learners Subdivision and Mountain View Gardens Subdivision, Mixed Use (MU) and R-3 Residential, Single-family residences.
East: Mountain View Gardens Subdivision, R-1 PUD and RR-B, Single-family residences.
South: No subdivision, RR-B, Highline Canal.
West: Mountain View Gardens and City and County of Denver, R-3 and Suburban-Row House 2.5 Stories (S-RH-2.5), Single-family residences

PURPOSE AND REQUEST

The applicant and owner, Latsis Custom Homes, is requesting a positive recommendation to the Board of County Commissioners (BoCC) for a Conventional Rezone application from Rural Residential-B (RR-B) to Residential 1-C (R-1-C) to allow for the development of four lots for four single-family residences. Public Works and Development staff are concurrently reviewing Minor Subdivision, Case No. PM26-001. Approval of this application is required for further review of this plat.

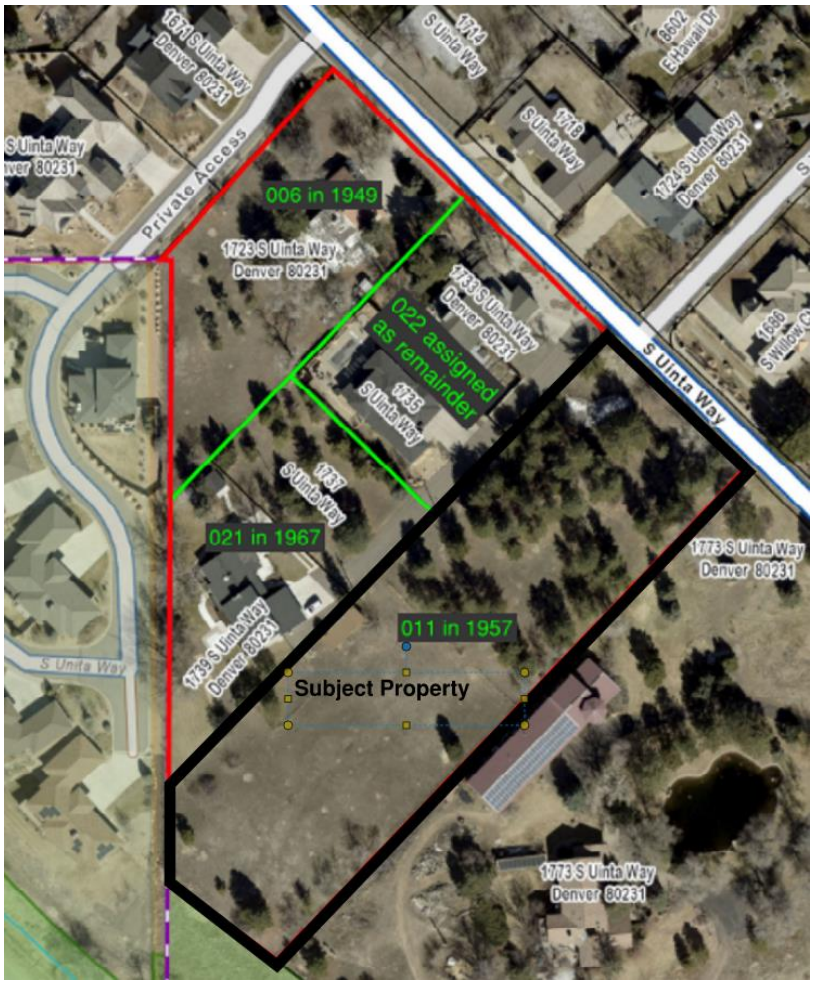


PM26-001 Proposed Lot Configuration

BACKGROUND

The property is part of Tract 12 of Mountain View Gardens Subdivision, which was platted in 1924 (Attachment A). No portion of Tract 12 was ever subdivided; the entirety of Tract 12 was partitioned by six separate deeds. The Public Works Department Mapping Division staff reviewed and plotted all six deeds from 1949 to 2024 (see Attachment B for further explanation of the partitioning of Tract 12). The subject parcel is the remnant of Tract 12 after the surrounding properties were created. The property previously functioned as a tree farm and horse pasture. The subject 2.38-acre parcel is currently undeveloped and vacant. The property is just shy of the minimum lot size for the RR-B zone district. The applicant did not request a rezoning to R-1-B because the minimum lot size is 20,000 square feet. The applicant wishes to rezone to R-1-C to develop four lots for single-family residences, similar to the single-family residences northwest of the property. The applicant is proposing lot sizes ranging from 18,055 to 22,254

square feet; the properties northwest of the site range from 15,246 to 27,007 square feet. R-1-C is also in alignment with the higher densities in the Four Square Mile Sub Area Plan.



Partitioning of Tract 12

ANALYSIS OF THE REZONING APPLICATION

1. The Comprehensive Plan

   The site is designated as Single-Family Detached, allowing 1-2 dwelling units per acre in the Four Square Mile SubArea Plan. This designation is intended to "Accommodate the primary use of single-family dwellings on individual lots with direct or shared access to public streets."

   This proposal complies with the Arapahoe County Comprehensive Plan and Four Square Mile SubArea Plan as follows:

   Four-Square Mile SubArea Plan - Limit new residential development on local streets to 1 du/acre, 1-2 du/acre, 1-3 du/acre, with a maximum of 1-6 dwelling units per gross acre according to the attached land use map.

   The proposal is in conformance with the Four-Square Mile SubArea Plan's recommendation of 1-2 dwellings per acre. The proposed R-1-C zoning allows lots of approximately one-quarter

acre in size. The associated Minor Subdivision application, currently under review (PM26-001), proposes four lots on 2.38 acres at a density of 1.68 dwelling units per acre.
GOAL PSF 1 – Ensure an Adequate Water Supply in Terms of Quantity and Quality for Existing and Future Development

This proposal will be served by Cherry Creek Valley Water and Sanitation District (Attachment C) and they have stated they have adequate capacity to serve the additional density as part of the rezone.

Policy PFS 4.3 - Require Adequate Wastewater Treatment

This proposal will be served by Cherry Creek Valley Water and Sanitation District Attachment C) and they have stated they have adequate capacity to serve the additional density as part of the rezone.

GOAL PFS 7 – Ensure Existing and New Development have Adequate Police and Fire Protection Utilities in Existing and New Development

The proposal, as submitted, can be served by existing public and emergency services as evidenced by referral agency responses.

GOAL NL 2 - Ensure Compatibility between New Development and Existing Neighborhoods

The proposed rezoning application is consistent with the existing neighborhood, which is comprised of single-family residences on lots with dimensions similar to the R-1-C zone district.

2. Land Development Code Review

Section 5-3.2.B, Rezoning (Zoning Map Amendment/Conventional Zone District) of the Land Development Code, states that the Board of County Commissioners may approve a rezoning application if the following approval criteria are met:

5-3.2.B.1 Recognize the limitations of existing and planned infrastructure, by thoroughly examining the availability and capability of water, sewer, drainage, and transportation systems to serve present and future land uses.

As previously mentioned, Cherry Creek Water and Sanitation District is capable and willing to provide water and sewer to the site with the additional density contemplated in the rezone. The applicant received a variance approval from the Arapahoe County Technical Review Committee (TRC) (Attachment D) to construct a non-standard post-control measure for a vegetated infiltration basin to address drainage. This drainage is further discussed under Colorado Geologic Survey No. 2 below. There are dedicated access easements across 1733, 1735, and 1737 S. Uinta Way, which were paved by the applicant in 2015. The existing easement connects the site to the right-of-way.

5-3.2.B.2 Assure compatibility between the proposed development, surrounding land uses, and the natural environment.

The proposed development conforms to the allowed density and use in the Four Square Mile SubArea Plan. The adjacent properties are developed with single-family residential, on generally smaller lots in the obsolete R-3 zone district, except for the property on the southern boundary, which is the only remaining five-acre lot in the neighborhood.

5-3.2. B.3 Allow for the efficient and adequate provision of public services. Applicable public services include, but are not limited to, police, fire, school, parks, and libraries.

The Arapahoe County Sheriff's Office did not have any comments on the rezoning application. South Metro Fire District indicated no objection to the rezoning application. Cherry Creek School District has the capacity to serve students generated by this development and will request cash-in-lieu of land at the time of the Minor Subdivision application.

South Quebec Way Trailhead, Sand Lily Park, and the Highline Greenway are all located within one-quarter mile of the subject property, and Long's Pine Grove Park is located at the southwest corner of the intersection of E. Florida Ave. and S. Uinta Way, just beyond one-quarter mile away. The Eloise May Library is located less than one-half mile from the subject property.

5-3.2.B.4 Enhance convenience for the present and future residents of Arapahoe County by ensuring that appropriate supporting activities, such as employment, housing, leisure-time, and retail centers, are in close proximity to one another.

This infill development resides in an established neighborhood with proximity to employment, housing, leisure time, and retail centers.

5-3.2.B.5 Ensure that public health and safety is adequately protected against natural and man-made hazards, which include, but are not limited to, traffic noise, water pollution, airport hazards, and flooding.

The development is in an established neighborhood with existing infrastructure. The traffic generated from this development will not have a significant impact on the neighborhood. The property is not within an airport influence area or floodplain. The application does not propose discharge into the adjacent Highline Canal.

5-3.2.B.6 Provide for accessibility within the proposed development, and between the development and existing adjacent uses. Adequate on-site interior traffic circulation, public transit, pedestrian avenues, parking, and thoroughfare connections are all factors to be examined when determining the accessibility of a site.

The development will enhance the existing private drive connection to the public right-of-way by extending the paved road for infrastructure and improved fire service access. Traffic generated by this development will not have a significant impact on the existing roadway

system. There is a frequent bus route along S. Quebec Way, which is less than a mile west of the subject property. There are also frequent bus routes along S. Havana Street and E. Evans Avenue.

5-3.2.B.7 Minimize disruption to existing physiographic features, including vegetation, streams, lakes, soil types, and other relevant topographical elements.

There are existing, mature trees on site. The LDC does not require tree preservation for a Conventional Rezone or a Minor Subdivision application. The applicant has indicated, "The large lots should allow us to orient the new homes favorably for mature tree preservation and mountain views." Highline Canal is adjacent to the site; discharge into the canal is not permitted unless additional approvals from Arapahoe County are obtained.

Colorado Geological Survey (CGS) provided a letter dated January 12, 2026 (Attachment E) strongly recommending that surface drainage be designed to channel runoff away from structures and pavements as efficiently as possible, and discharge at pre-development rates to an off-site storm sewer system. CGS emphasized that the entire system should be designed to minimize infiltration and notes that if the county elects to allow the planned retention pond three things should be considered, specifically:

1. Additional drilling, sampling, and analysis are needed to characterize site-specific hydrocompaction potential.

   Complete Engineering Services, Inc. (CES) conducted an additional subsurface investigation on January 19, 2026, to obtain relatively undisturbed samples for laboratory testing. Laboratory test results support CES's response to CGS, dated December 23, 2025; "soils encountered at anticipated foundation bearing depths are suitable for supporting the proposed lightly loaded foundations."

2. The feasibility of connecting to a stormwater sewer system should be evaluated.

   The applicant received a variance request from the Arapahoe County Technical Review Committee (TRC) (Attachment D) to construct a non-standard post-control measure for a vegetated infiltration basin. In the request for this variance, the applicant indicated that the "storm sewer system in S. Uinta Way does not currently receive runoff from the project site. Introducing a new connection would alter existing drainage patterns and potentially overburden downstream infrastructure not sized to accommodate this development." Additionally, the applicant stated that "Due to the direction of natural drainage and fall across the site, a gravity outfall for developed runoff to this existing storm sewer is not feasible."

3. The lot layout should be modified so that the infiltration basin can be located at least 100 feet from all structures, including off-site homes and other improvements, to reduce the risk of damage due to hydrocompaction, development of a perched water condition, and infiltration into nearby basements and crawl spaces. CGS is concerned about the potential impact of infiltration on nearby properties, specifically the existing residence southwest of

the planned and future residences on proposed Lots 3 and 4, adjacent to and above the proposed infiltration basin.

Additional investigation conducted by CES indicates that the soils present do not exhibit extreme hydrocompaction tendencies. "CES contends that the soils present are suitable for the proposed infiltration basin. Presence of the infiltration basin will not have negative effects on existing or proposed structures in the vicinity of the basin."

CGS provided a response to CES's January 26 letter on February 9, 2026 (Attachment F). CGS states "In the absence of a quantitative analysis demonstrating that lesser separation would be protective, CGS continues to recommend modifying the lot configuration so that the infiltration basin is at least 100 feet from all adjacent structures, including existing homes. This should reduce, but will not eliminate, the risk of damage due to hydrocompaction, development of a perched water condition, and infiltration into nearby basements and crawl spaces." CGS also suggests "the county could require an infiltration mounding system, which is a hydrogeologic evaluation that estimates how water introduced at the ground surface – such as from an infiltration basin – will move and accumulate in the subsurface over time."
Staff is not recommending a condition of approval for this rezoning application based on the CES's additional investigation and the TRC variance approval. These concerns will be further analyzed through the subdivision process, when engineering details are finalized.

5-3.2.B.8 Ensure that the amenities provided adequately enhance the quality of life in the area, by creating a comfortable and aesthetically enjoyable environment through conventions such as, the preservation of mountain views, the creation of landscaped open areas, and the establishment of recreational activities.

The applicant intends to preserve the majority of the existing trees on site and maintain the rural character of the landscape. The applicant states that "The large lots should allow us to orient the new homes favorably for mature tree preservation and mountain views." As previously mentioned, there are established recreational areas located nearby.

5-3.2.B.9 Enhance the usable open spaces in Arapahoe County and provide sufficient unobstructed open space and recreational area to accommodate a project's residents and employees.

The development aims to preserve the rural feel experienced by users of the Highline Canal Trail and by neighborhood residents by proposing larger lot sizes. Arapahoe County Open Spaces waived land dedication or cash-in-lieu due to the development's size. While dedication is not required, the applicant would like to explore the possibility of constructing a bench along the High Line Canal in honor of the original owners, Stanley and Mary Oleson. This request would need to be coordinated with Open Space staff during the subdivision process.

5-3.2.B.10 Ensure the application complies with the requirements of this Resolution and the Arapahoe County Comprehensive Plan.

As mentioned above, this application complies with the requirements and vision of the Four Square Mile SubArea Plan and Arapahoe County Comprehensive Plan.

3. Referral Comments
   Comments received during the referral comment period and throughout the review of this application are attached to this report (Attachment G). Staff is not proposing any conditions of approval since all referral comments have been addressed, except for the remaining comments from CGS. These comments will be reviewed in more detail during the subdivision process.

STAFF FINDINGS

Staff has reviewed the plans, supporting documentation, and referral comments. Based upon review of applicable policies and goals in the Comprehensive Plan, review of the development regulations, and analysis of referral comments, our findings include:

1. The proposed CZ25-002 Mountain View Gardens T12 – Conventional Rezone to R-1-C, generally conforms to the Arapahoe County Comprehensive Plan and the Four Square Mile Subarea Plan.

2. The proposed CZ25-002 Mountain View Gardens T12 – Conventional Rezone to R-1-C, meets the Arapahoe County Zoning Regulations and procedures, including those stated in Section 5-3.2 Rezoning (Zoning Map Amendment/Conventional Zone District) of the Land Development Code.

STAFF RECOMMENDATION

Considering the findings and other information provided herein, Staff recommends approval of Case No. CZ25-002 Mountain View Gardens T12 – Conventional Rezone to R-1-C.

Alternatives
The Planning Commission has alternatives that include the following:

1. Recommend approval of the Conventional Rezone application.
2. Recommend approval with conditions and justification for those conditions.
3. Continue to a date certain for more information.
4. Recommend denial of the Conventional Rezone application.

CONCURRENCE

The Public Works and Development Planning and Engineering Services Divisions have reviewed the application, and the Arapahoe County Public Works Department is recommending approval of this case based on the review criteria noted above.

PLANNING COMMISSION DRAFT MOTIONS

Recommend Approval
In the case of CZ25-002 Mountain View Gardens T12 – Conventional Rezone to R-1-C, I have reviewed the staff report, including all exhibits and attachments, and have listened to the

applicant's presentation and any public comment as presented at the hearing, and hereby move to recommend approval of this application based on the findings in the staff report.

Below are Draft Motions that can serve as general guidance for preparing an alternative motion if the Planning Commission reaches a different determination.

Recommend Denial the Application
In the case of CZ25-002 Mountain View Gardens T12 – Conventional Rezone to R-1-C, I have reviewed the staff report, including all exhibits and attachments, and have listened to the applicant's presentation and any public comment as presented at the hearing, and hereby move to recommend denial of this application based on the following findings:

1. *State new findings in support of denial as part of the motion.*

Continue to Date Certain:
In the case of CZ25-002 Mountain View Gardens T12 – Conventional Rezone to R-1-C, I move to continue the hearing to [*date certain*], 6:30 p.m., to obtain additional information and to further consider the information presented.

ARAPAHOE COUNTY

PUBLIC WORKS AND DEVELOPMENT

BRYAN D. WEIMER, PWLF
Director

Lima Plaza
6924 South Lima Street
Centennial, Colorado 80112-3853
720-874-6500
arapahoegov.com

Planning Commission's Summary Report

Date: February 3, 2026

To: Arapahoe County Planning Commission

Through: Kathleen Hammer, Planning Division

From: Joseph Boateng, PE
Engineering Services Division, Manager

Case name: **CZ25-002-Rezone**
Mountain View Gardens

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:
The proposed development is located southwest of the intersection of S Uinta Way and S Willow Court. The High line Canal Borders the Site to the Southwest and currently accepts flows from undeveloped sites. The project consists of 2.64-acre property, comprised of one individual 0.39-acre residential lot and one 2.25-acre tract proposed to be subdivided into four lots, for a proposed total of five residential lots.
The proposed improvements include vegetated infiltration basin, hammerhead turnaround, and utilities to serve the lots.

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

1. The site lies in the lower Cherry Creek/High line Canal Drainage Basin.
2. This development lies within the boundaries of the jurisdiction:
    - Southeast Metro Stormwater Authority (SEMSWA)
    - South Metro Fire Rescue
    - Cherry Creek Valley Water and Sanitation District
3. The Traffic Impact Study Waiver was accepted by the county.
4. The following variances have been requested and received positive recommendations by the Technical Review Committee:
    a) Variance Request to Section 13.1.1(Detention shall be provided for all new development, redevelopment, and expansion) of the Stormwater Management manual.

TRC Recommendation:

- TRC supported the Variance Request and gave directions. The request needed to be revised to include a variance from Chapter 14.6 to allow for a non-standard Water Quality Control Measure. The applicant needed to create an SOP for the Infiltration Basin, since there is no standard SOP for this type of facility.

b) Vegetated Infiltration Basin Revised Variance Request to use Non-Standard Water Quality Control Measure.

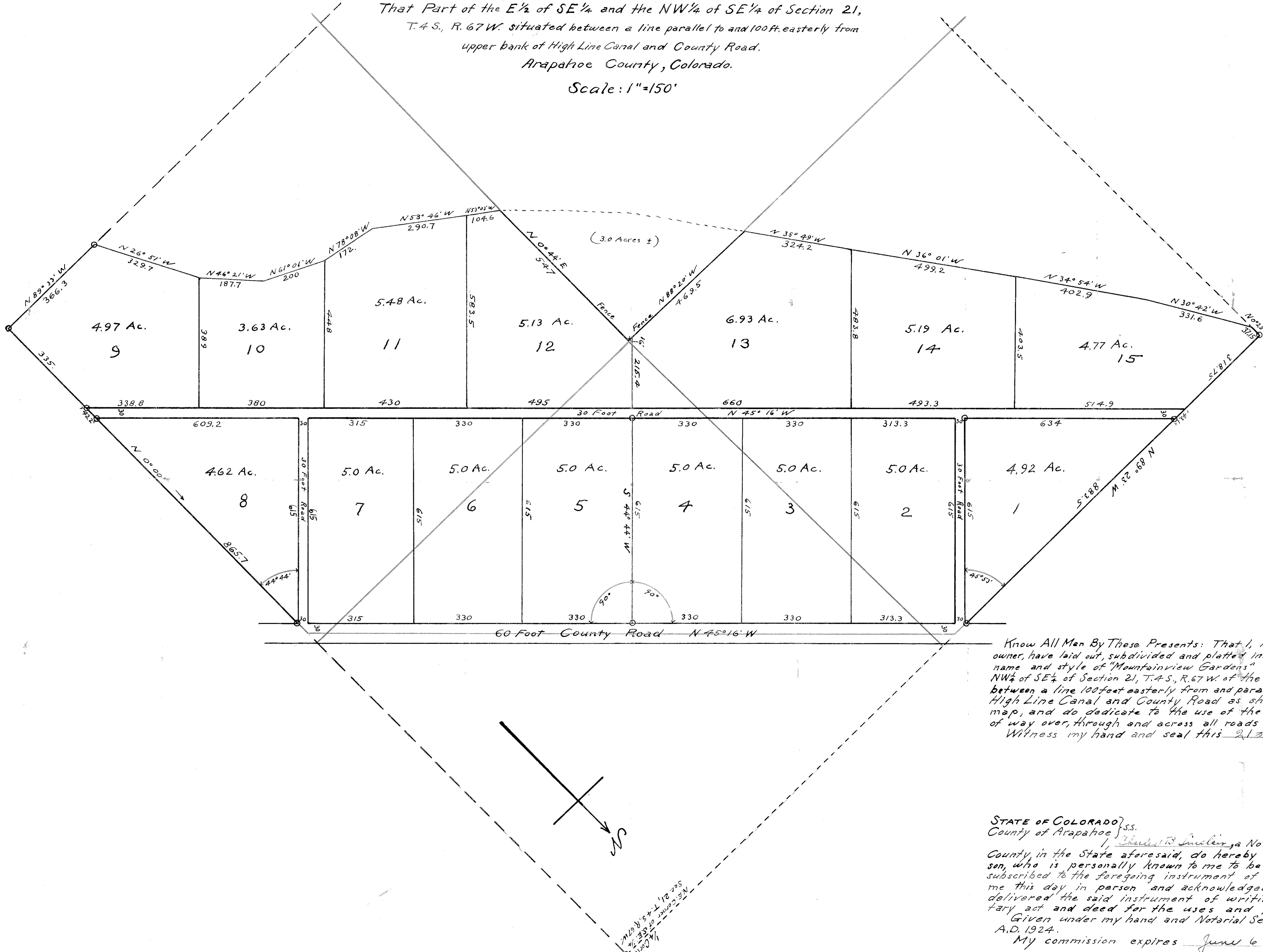
TRC Response:

- TRC approved the variance request.

Attached to the staff report is the TRC Exhibits and Responses.

MOUNTAINVIEW GARDENS

That Part of the E½ of SE¼ and the NW¼ of SE¼ of Section 21,
T. 4 S., R. 67 W. situated between a line parallel to and 100 ft. easterly from
upper bank of High Line Canal and County Road.
Arapahoe County, Colorado.
Scale: 1" = 150'



Know All Men By These Presents: That I, Albert E. Johnson, being the owner, have laid out, subdivided and platted into tracts and roads, under the name and style of "Mountainview Gardens" that part of the E½ of SE¼ and NW¼ of SE¼ of Section 21, T. 4 S., R. 67 W. of the 6th Principal Meridian situated between a line 100 feet easterly from and parallel to easterly bank of the High Line Canal and County Road as shown upon the accompanying map, and do dedicate to the use of the public the perpetual right of way over, through and across all roads as shown on this map.

Witness my hand and seal this 21st day of May A.D. 1924.

Albert E. Johnson

STATE OF COLORADO }
County of Arapahoe } S.S.

I, Charles B. Sinclair, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Albert E. Johnson, who is personally known to me to be the person whose name is subscribed to the foregoing instrument of writing, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument of writing as his free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 21st day of May, A.D. 1924.

My commission expires June 6, 1927.

Book 4 Page 24
99342
May 21 - 1924

Charles B. Sinclair
Notary Public.

X

MTN.-VIEW GARDENS

ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

Chronological History of the Partitioning of Tract 12 of *MOUNTAINVIEW GARDENS*

July 22, 2025

ACCREDITED AGENCY A·P·W·A

ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

Background of *MOUNTAINVIEW GARDENS:*

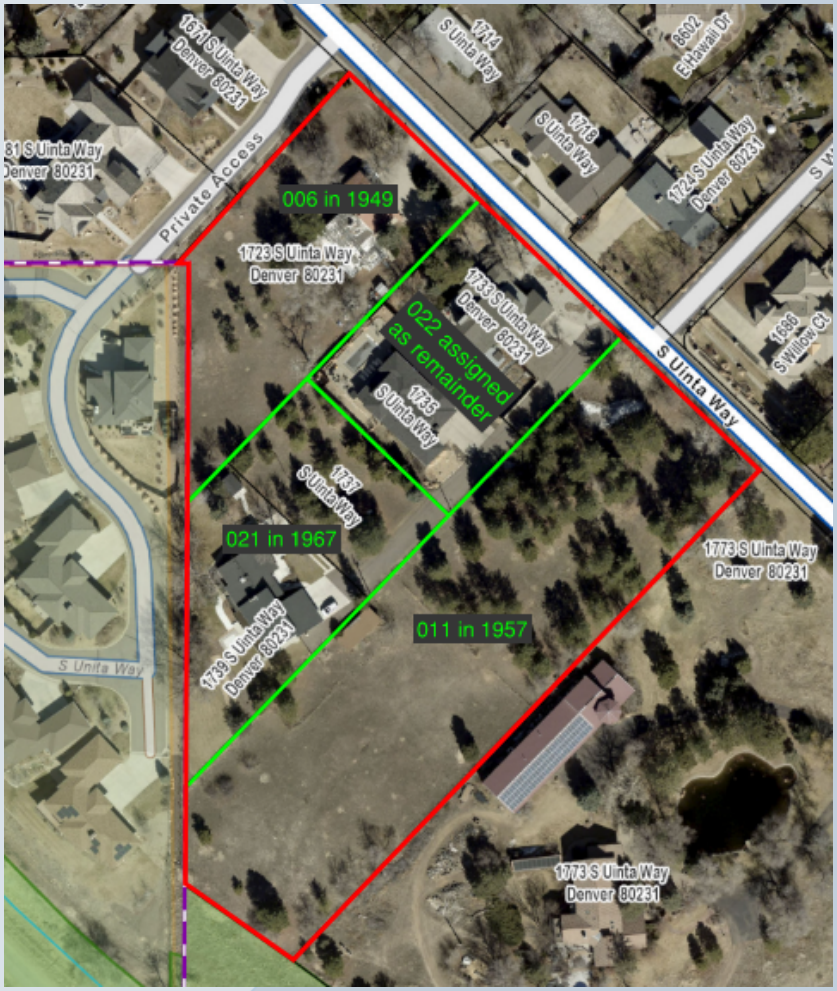
- *Platted in 1924*
- *Boundary of Tract 12 does not close as platted*
- *Adjustments made to close boundary of Tract 12*
- *Adjustments made maintain the bearings of subsequent deeds*
- *No portion of Tract 12 was ever subdivided*
- *The entirety of Tract 12 was partitioned by six separate deeds*
- *All six deeds from 1949 to 2014 were reviewed and plotted*
- *The fifth of these deeds – Book 1810, Pages 286-287, recorded on 04.29.1969 created AIN 1973-24-4-02-008; 1737 S Uinta Way*

Tract 12

Creation of first three parcels
1973-21-4-02-006 (1949)
1973-21-4-02-011 (1957)
1973-21-4-02-021* (1968)

* Later split into parcels 007 (1968) and 008 (1969)

Parcel 022 later split into 028 and 029 (2014)



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PUBLIC WORKS & DEVELOPMENT

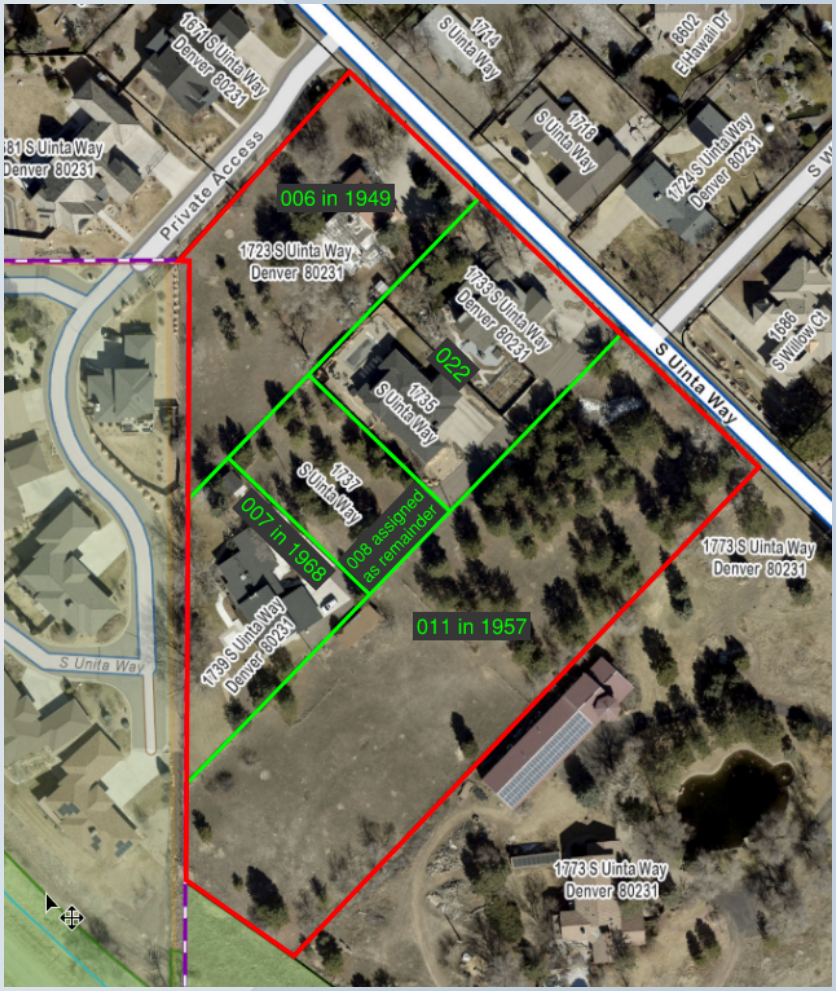
ACCREDITED AGENCY A·P·W·A

Tract 12

Creation of parcel
1973-21-4-02-007* (1968)

*** Created out of a portion of parcel 021**

Parcel 008 identified as a parcel representing the portion of former parcel 021 remaining after 007 is deeded



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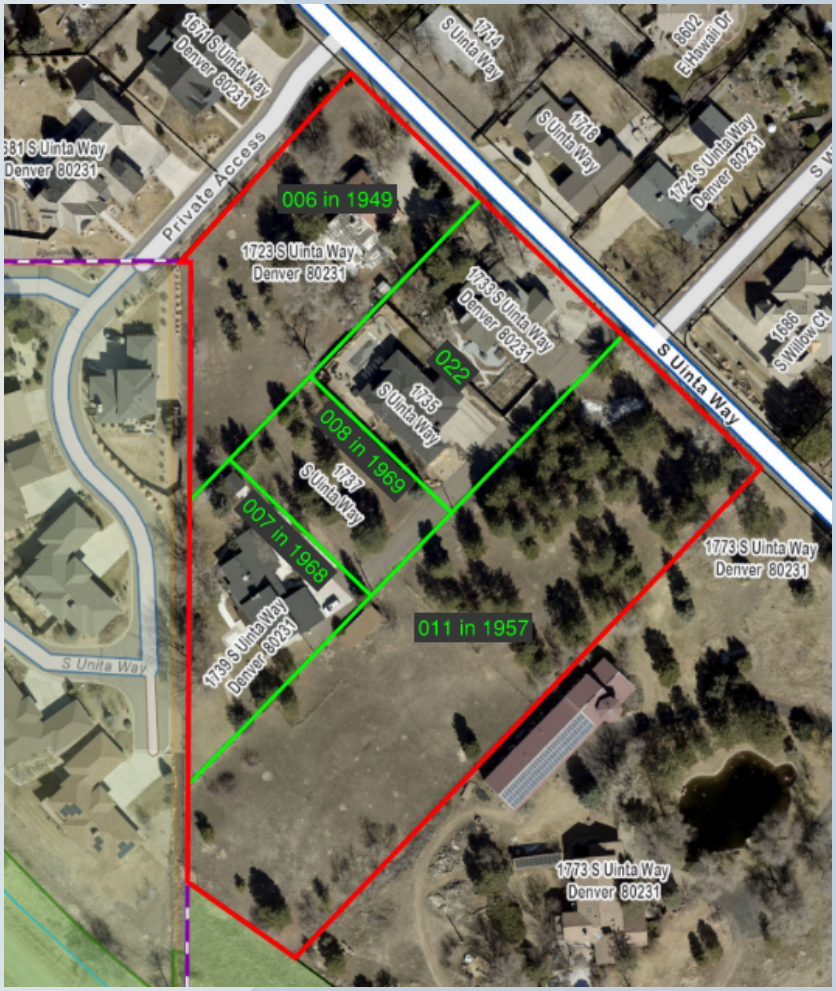
ACCREDITED AGENCY A·P·W·A

Tract 12

Creation of parcel

1973-21-4-02-008 (1969)



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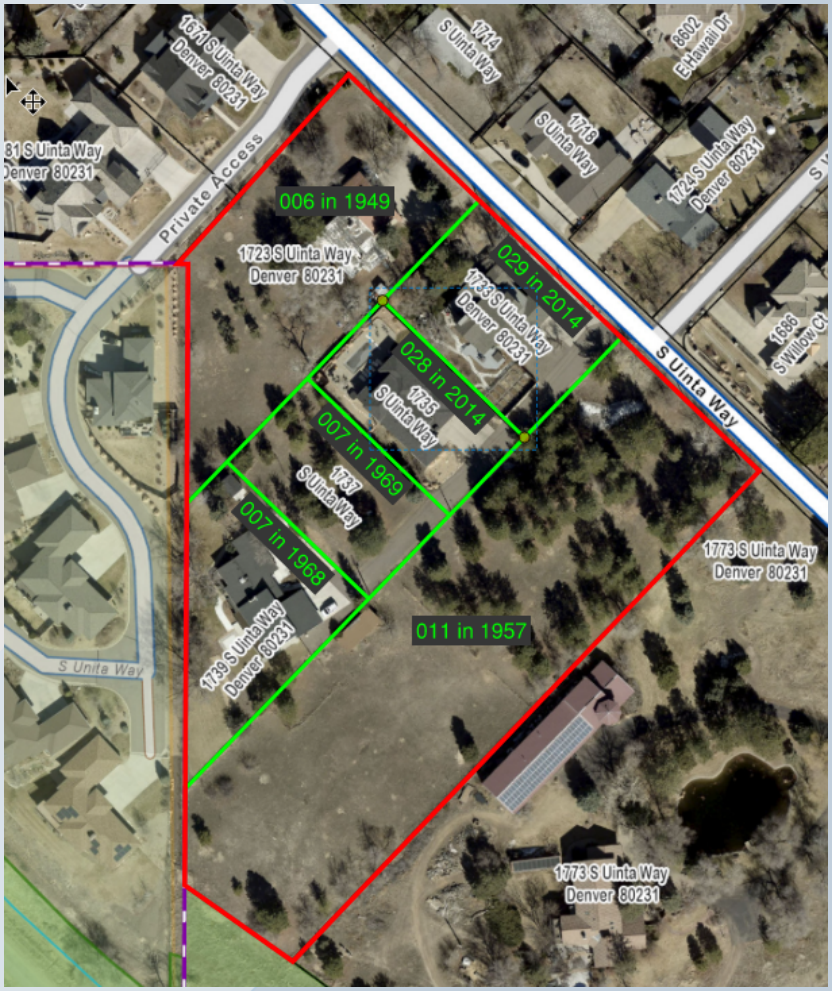
ACCREDITED AGENCY A·P·W·A

Tract 12

Creation of parcels 028 and 029 (2014) out of parcel 021

The portioning of Tract 12 is completed.



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ACCREDITED AGENCY A·P·W·A

Tract 12

As platted in 1924. Tract does not close mathematically.

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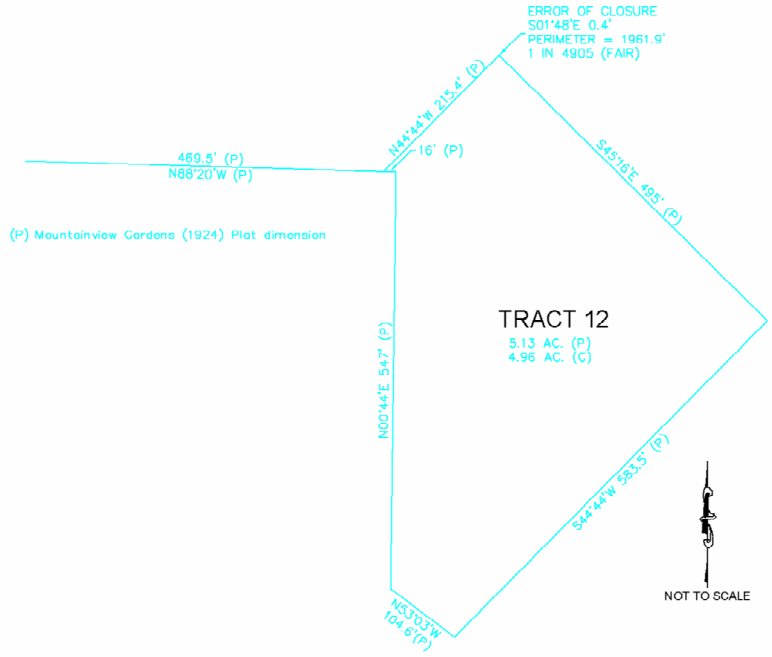

TRACT 12
DIMENSIONS AS PLATTED (OPEN TRAVERSE)

Tract 12

Traverse was closed using professional surveyor judgment. Narrative explains approach.

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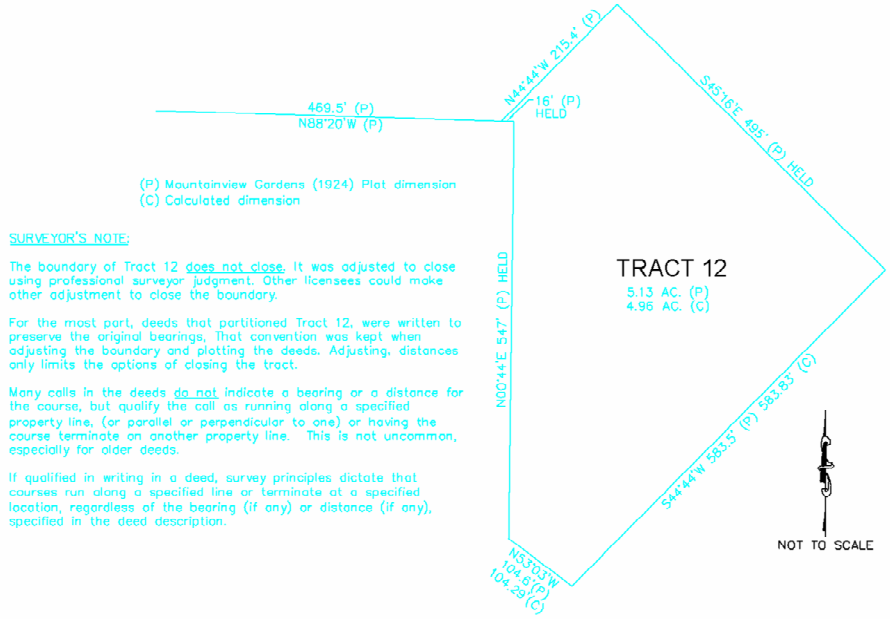

TRACT 12
WITH ADJUSTED BOUNDARY (CLOSED TRAVERSE)

ACCREDITED AGENCY A·P·W·A

Tract 12 – Partitioning by first deed

Creation of parcel 1973-21-4-02-006 by deed Book 638, Page 541 in 1949.
Undeeded portion of Tract 12 was assigned a parcel number at the time, but it is unknown to me.

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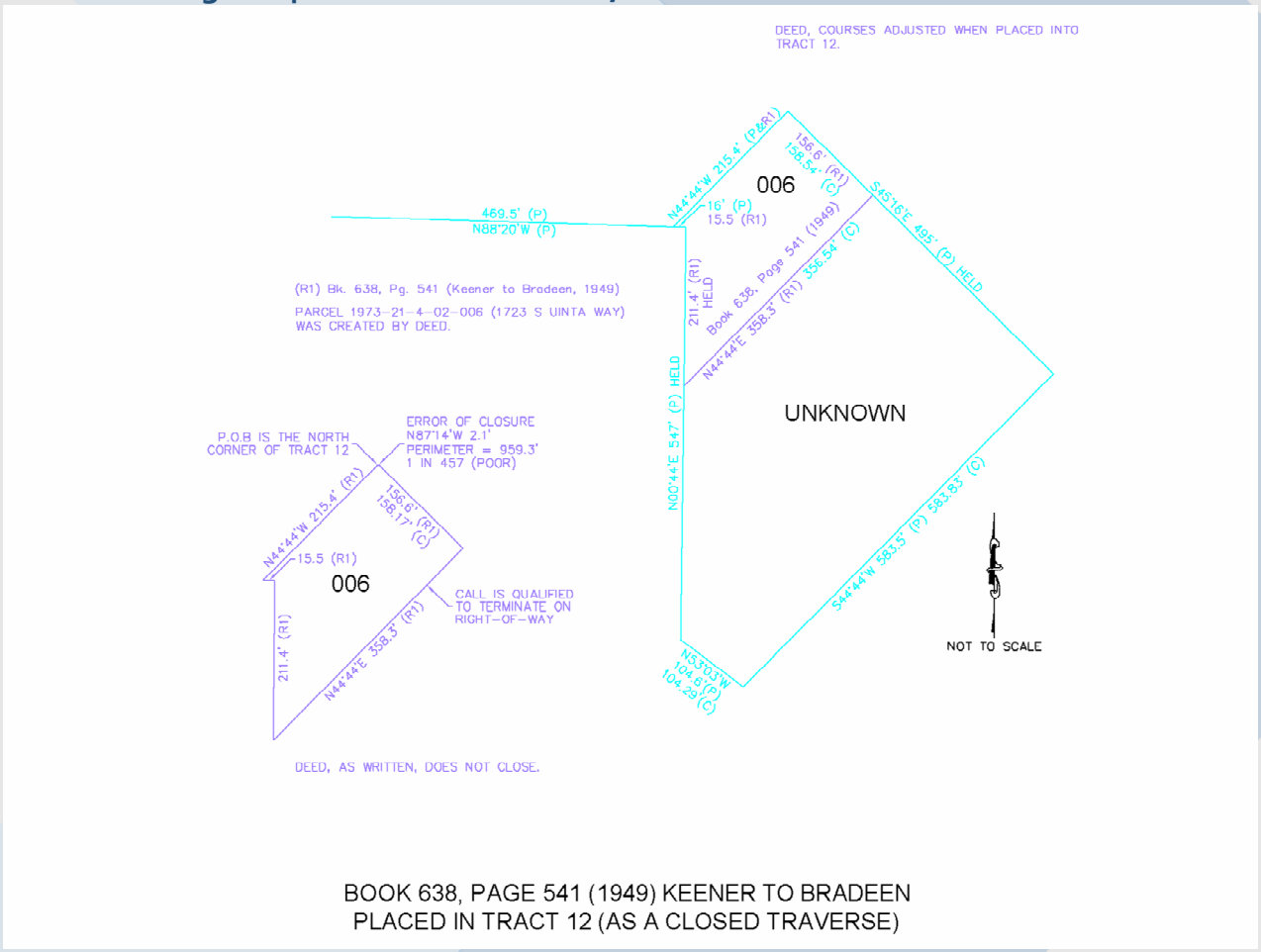

BOOK 638, PAGE 541 (1949) KEENER TO BRADEEN
PLACED IN TRACT 12 (AS A CLOSED TRAVERSE)

Tract 12 – Partitioning by second deed

Creation of parcel 1973-21-4-02-011 by deed Book 1007, Page 218 in 1957.
Undeeded portion of Tract 12 was assigned a parcel number at the time, but it is unknown to me.

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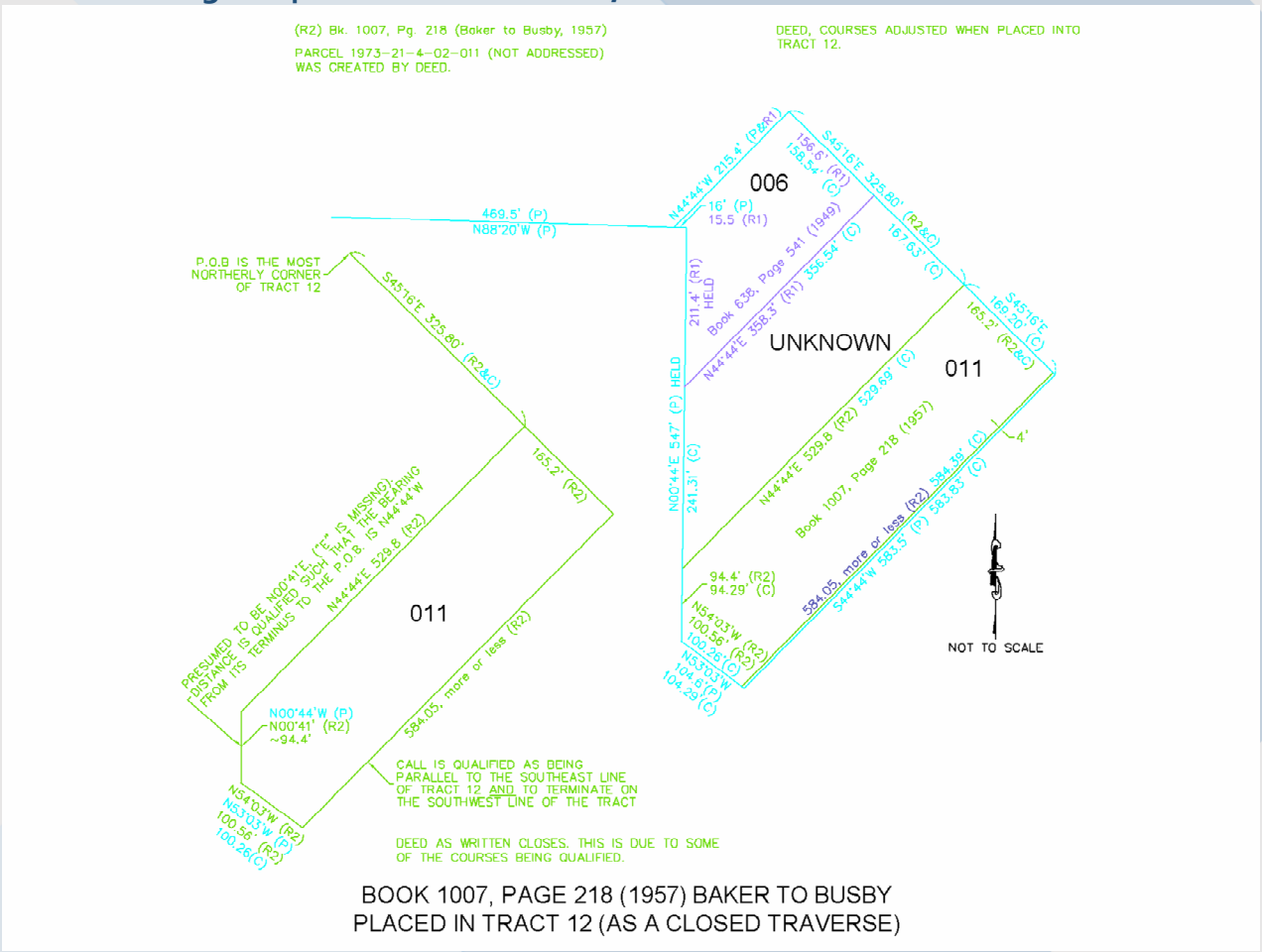

BOOK 1007, PAGE 218 (1957) BAKER TO BUSBY
PLACED IN TRACT 12 (AS A CLOSED TRAVERSE)

Tract 12 – Partitioning by third deed

Creation of parcel 1973-21-4-02-021 by deed Book 1701, Pages 233-234 in 1967.
Remaining portion of Tract 12 was assigned parcel number 022 at the time.

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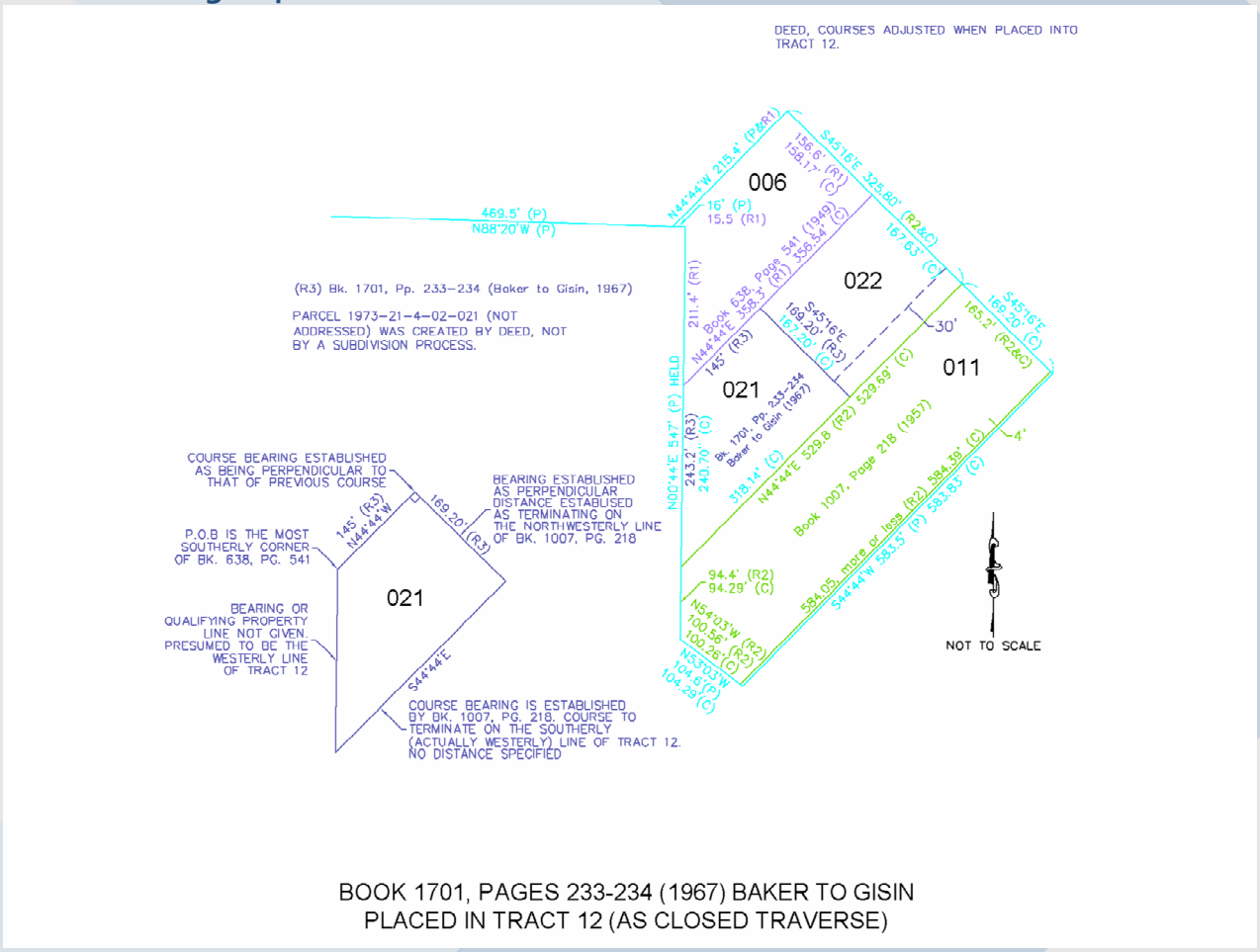

BOOK 1701, PAGES 233-234 (1967) BAKER TO GISIN
PLACED IN TRACT 12 (AS CLOSED TRAVERSE)

Tract 12 – Partitioning by fourth deed

Creation of parcel 1973-21-4-02-007, by deed Book 1755, Pages 324-325 in 1968. Parcel 007 was split off from parcel 021. Remaining portion of 021 was assigned parcel number 008 at the time.

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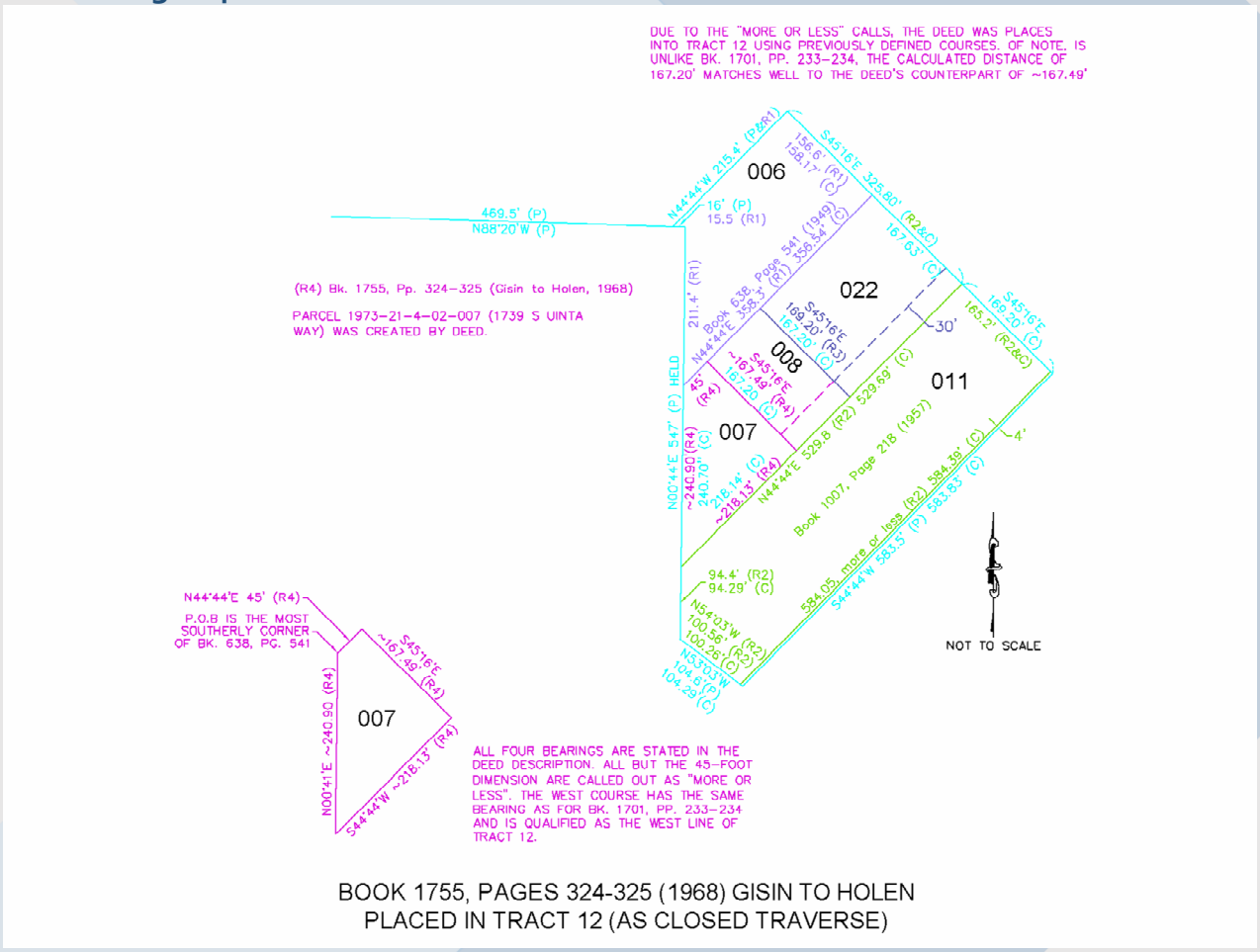
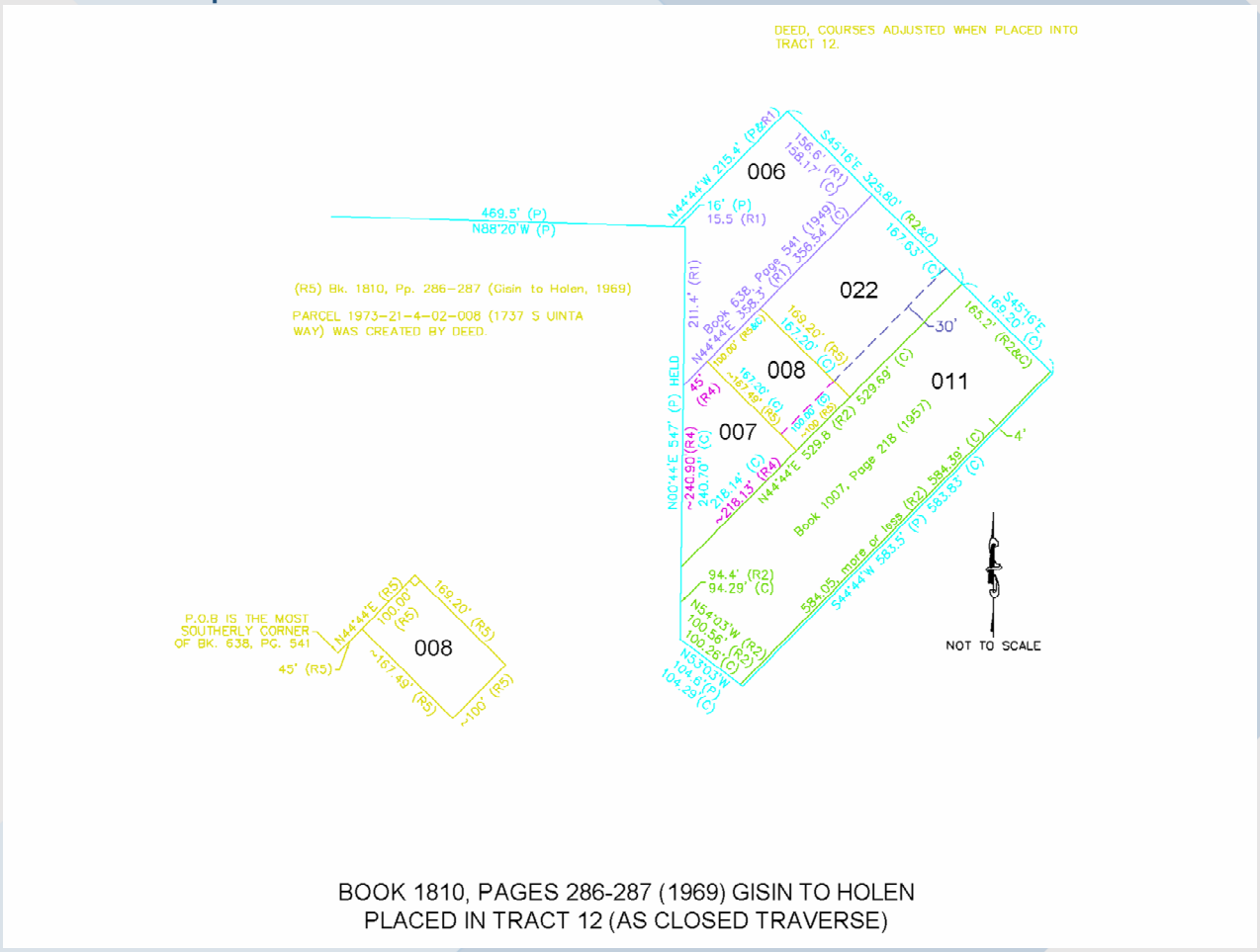


BOOK 1755, PAGES 324-325 (1968) GISIN TO HOLEN
PLACED IN TRACT 12 (AS CLOSED TRAVERSE)

Tract 12 – Partitioning by fifth deed

Creation of parcel 1973-21-4-02-008 by deed Book 1810, Pagea 286-287 in 1969.
Remaining portion of Tract 12 remains parcel 022.

ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT



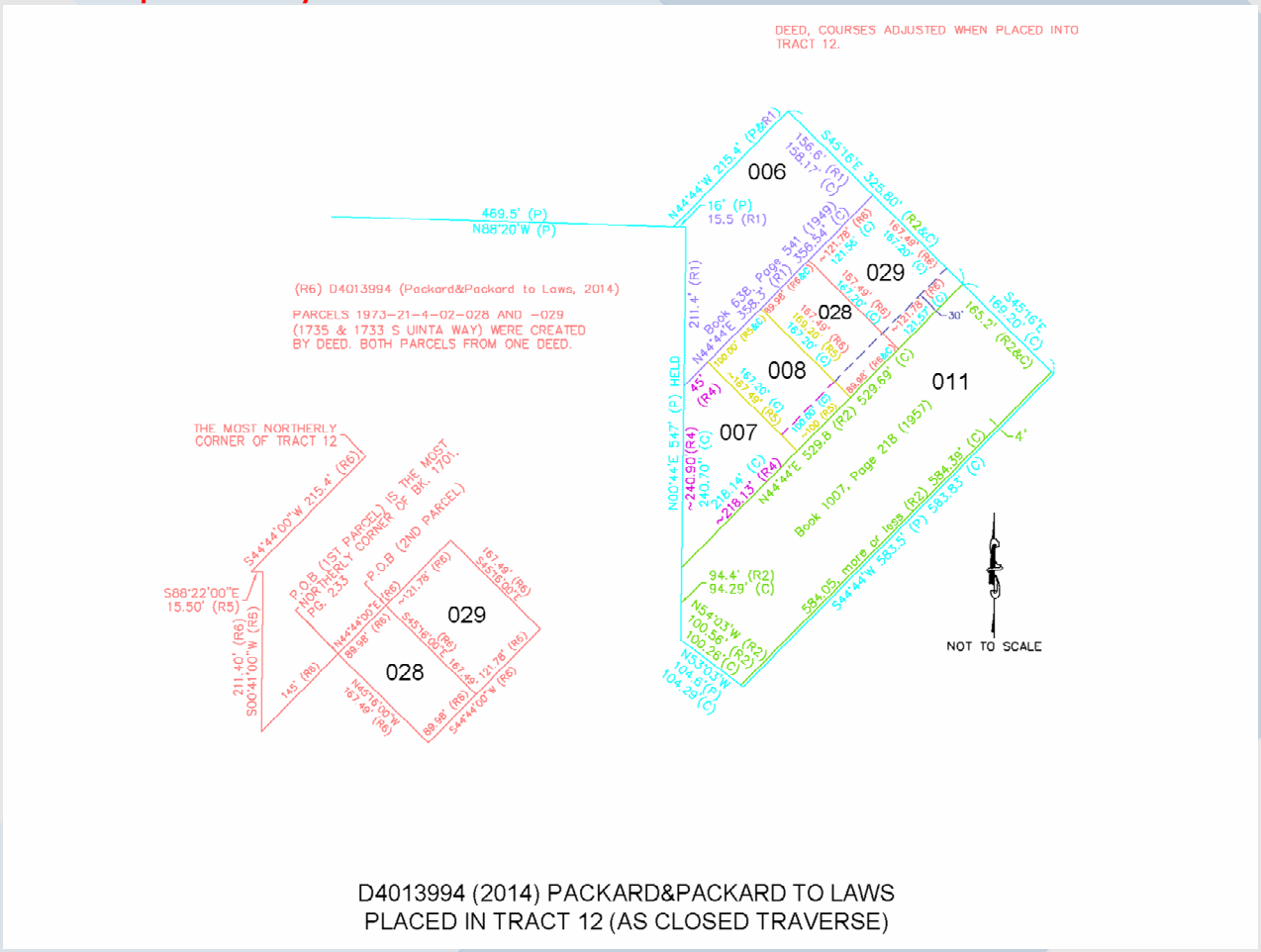
BOOK 1810, PAGES 286-287 (1969) GISIN TO HOLEN
PLACED IN TRACT 12 (AS CLOSED TRAVERSE)

Tract 12 – Partitioning by sixth deed

Split of parcel 022 into parcel 028 and 029 in deed Book D4013994 in 2014.

The entirety of Tract 12 has been partitioned by deed.

ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT



D4013994 (2014) PACKARD&PACKARD TO LAWS
PLACED IN TRACT 12 (AS CLOSED TRAVERSE)

Conclusions

ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

- All partitions of Tract 12 were created by deed from 1949 to 2014, none by a subdivision process.
- Parcel 1973-21-4-02-008 was created by deed in Book 1810, Pages 286-287, recorded on April 29, 1969.

CHERRY CREEK VALLEY WATER
AND SANITATION
DISTRICT

2325 S Wabash St Denver, CO 80231
303-755-4474 Ph 303-755-4908 Fax

October 8, 2025

Arapahoe County Public works and Development
6924 South Lima Street
Centennial, CO 80112

Re: Latsis Tree Farm Development
Parcel ID 1973-21-4-02-011 and 1737 S Unita Wy Denver, CO 80231
Availability of Service

The above-referenced parcels are within the service area of the District. Water and sewer service is available subject to payment of all fees and compliance with the District's Rules and Regulations. Any E One or similar pump installed with a forced private sewer service line are the responsibility of the developer and future owner of the properties. The sewer service line is from the home built on the lot to the District's sewer main.

If you have any questions, please contact the District office.

Sincerely,

Lisa Glenn

Lisa Glenn
District Manager

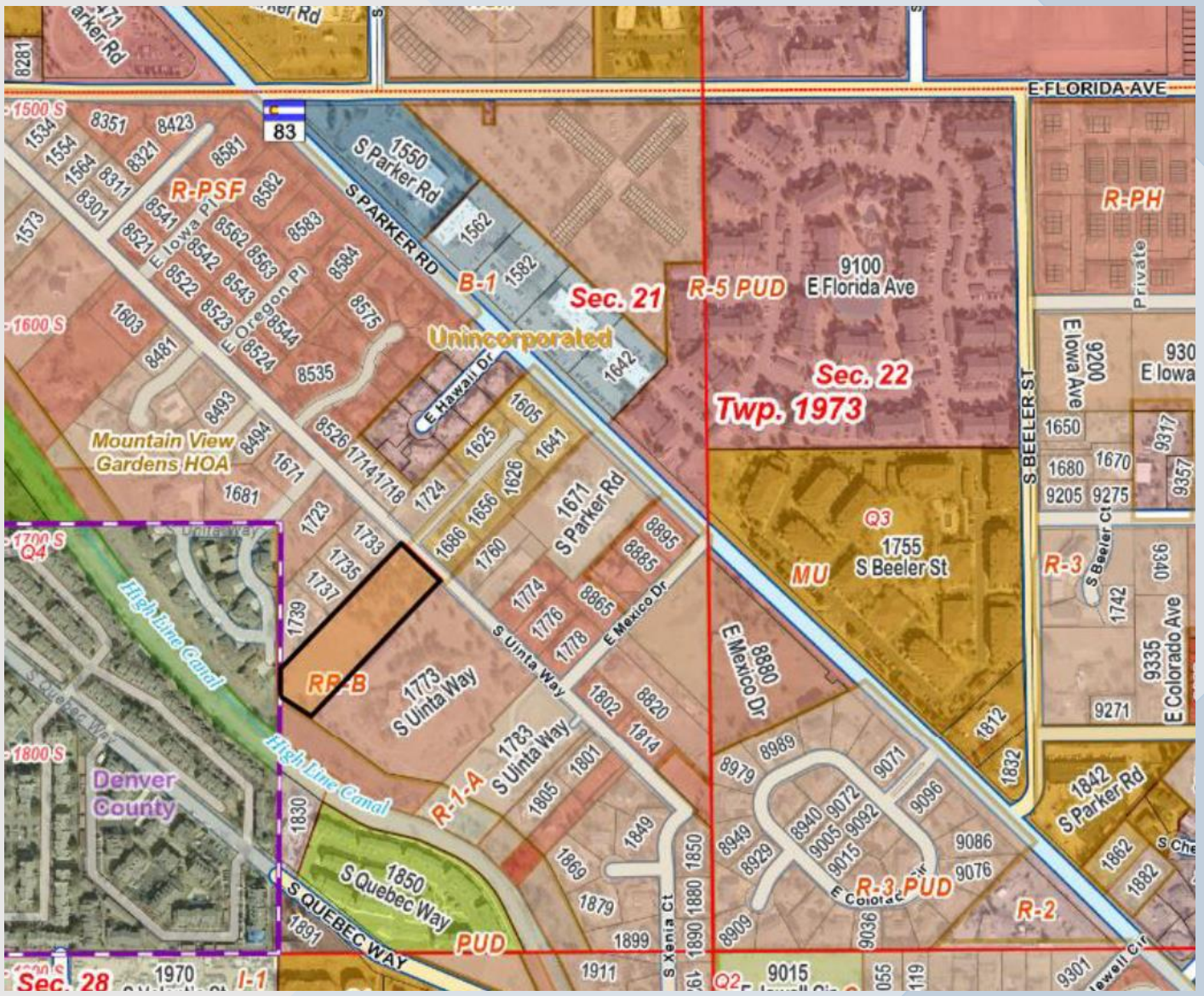
ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

CASE NO. CZ25-002
MOUNTAIN VIEW GARDENS T12
CONVENTIONAL REZONE

Planning Commission Public Hearing

February 17, 2026
Presenter: Kat Hammer

Proposal:



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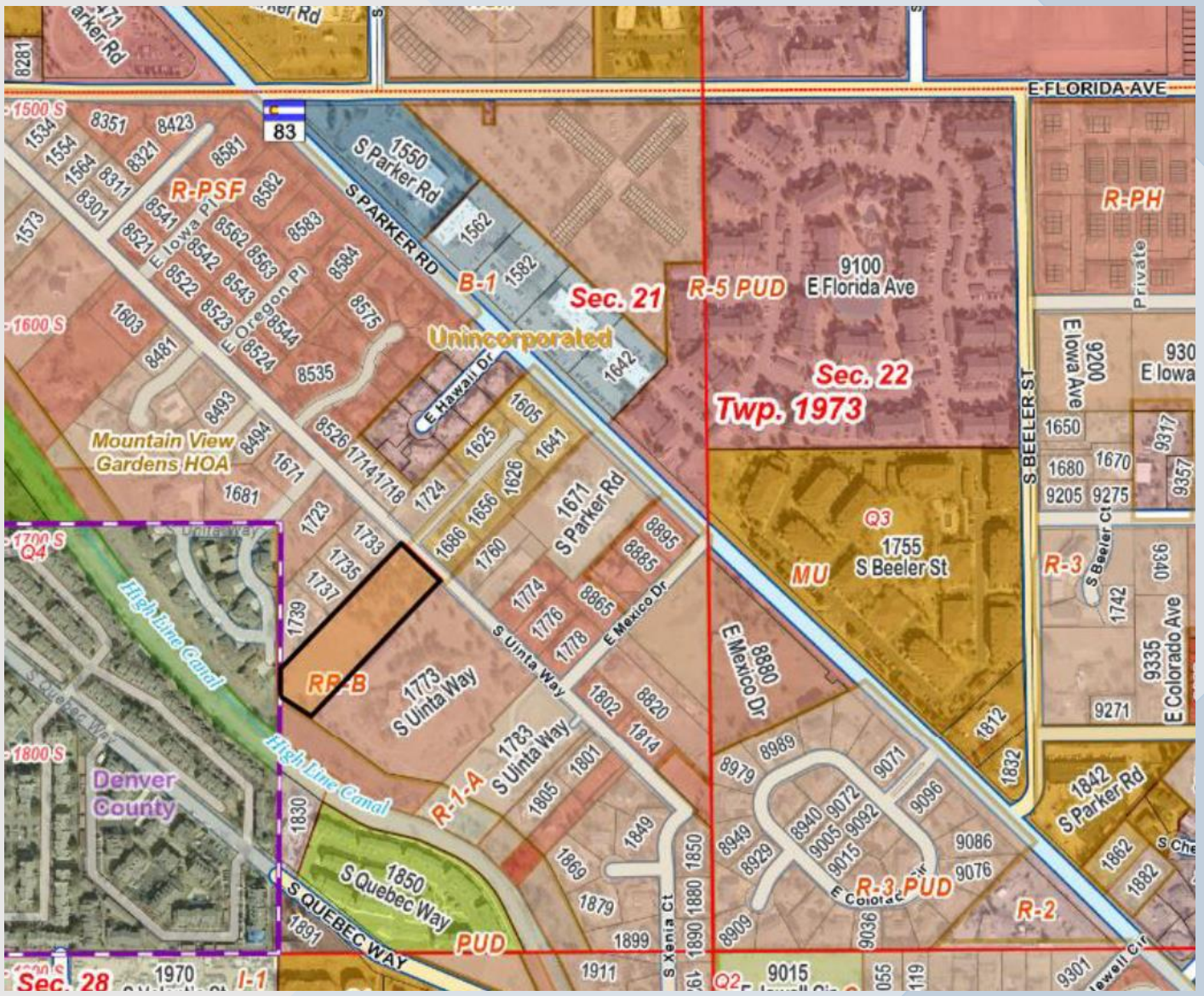
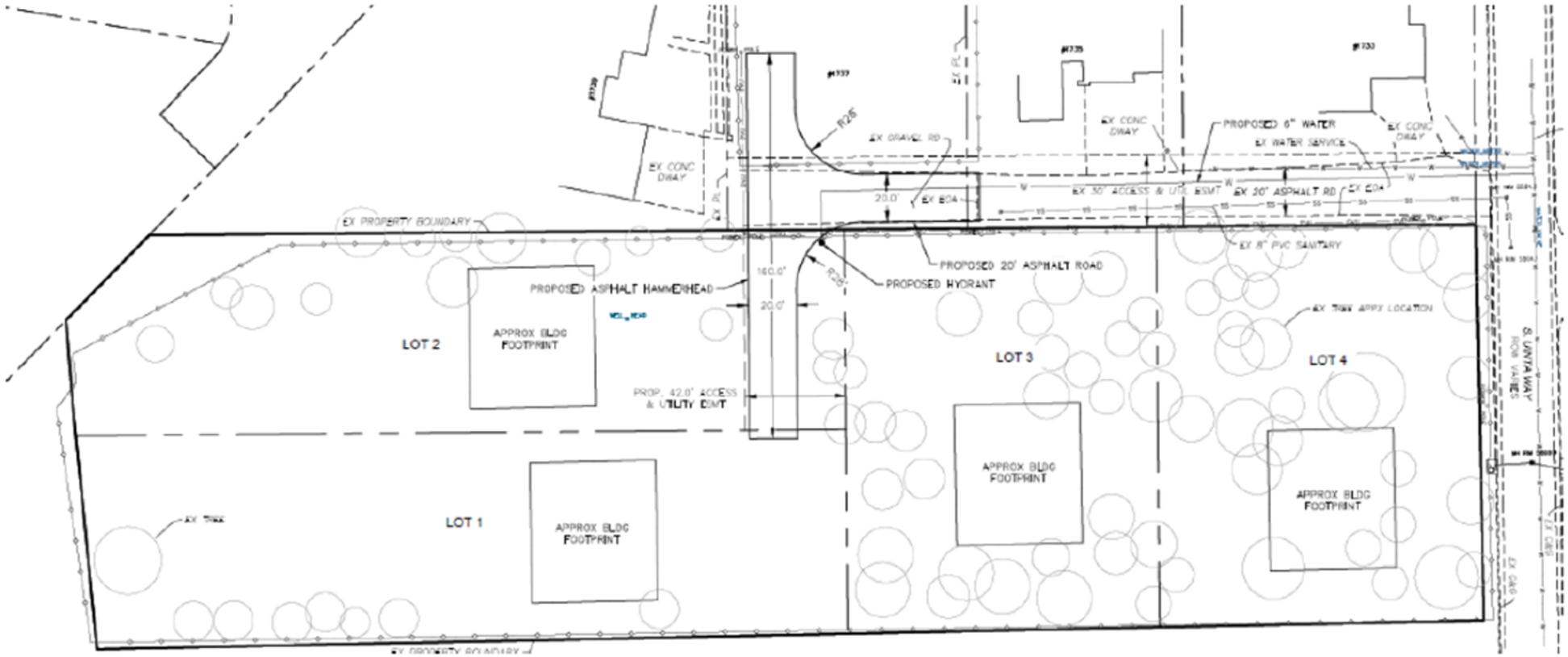


- 2.38-acre parcel
- Proposing four lots for single-family residences
- The adjacent properties are primarily single-family homes.
- The property abuts the Highline Canal
- Staff is currently reviewing an associated Minor Subdivision application

Proposal:

ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT



PM26-001 Proposed Lot Configuration

Background:

- Tract 12 of MountainView Gardens (1924)
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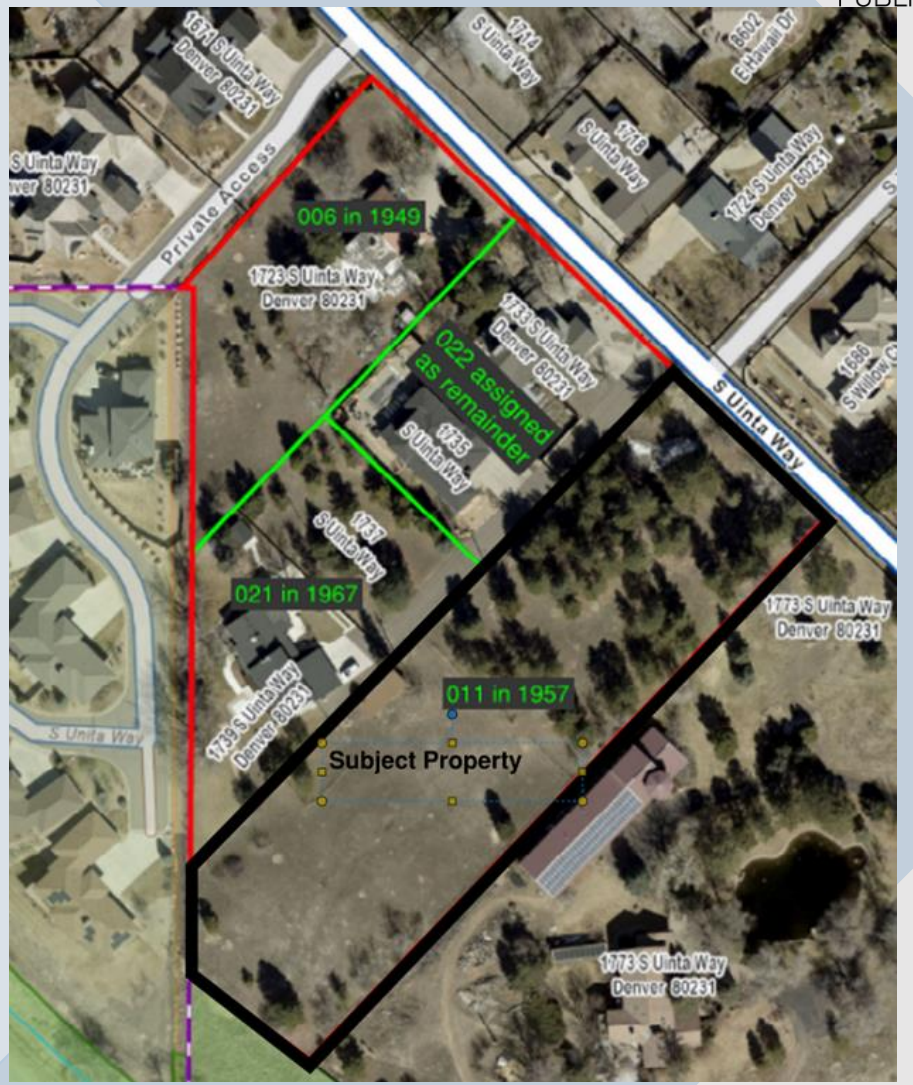
- Previously a tree farm and horse pasture
- Proposing lots ranging from 18,055 to 22,254 sq. ft.



Comprehensive Plan

ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

Four Square Mile SubArea Plan:
Single-Family Detached, 1-2 dwelling units per acre

"Accommodate the primary use of single-family dwellings on individual lots with direct or shared access to public streets."

- Four-Square Mile SubArea Plan - Limit new residential development on local streets to 1 du/acre, 1-2 du/acre, 1-3 du/acre, with a maximum of 1-6 dwelling units per gross acre according to the attached land use map.
- Ensure an Adequate Water Supply in Terms of Quantity and Quality for Existing and Future Development
- Require Adequate Wastewater Treatment
- Ensure Existing and New Development have Adequate Police and Fire Protection Utilities in Existing and New Development
- Ensure Compatibility between New Development and Existing Neighborhoods

Land Development Code

ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

Section 5-3.3. F of the LDC allows a rezoning to be approved if the proposal meets all of the 10 criteria, summarized here:

Existing and planned infrastructure

- Cherry Creek Water and Sanitation District
- TRC variance approval to construct a non-standard post-control measure for a vegetated infiltration basin to address drainage
- Dedicated access easements

Compatibility with development and surrounding land uses

Aligns with surrounding density and land use

Conforms to 4SM SubArea Plan density

Adequate police, fire, school, parks, and libraries

ACCREDITED AGENCY A•P•W•A

Land Development Code

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- Infill development resides in an established neighborhood

Traffic, noise, water pollution, airport hazards, and flooding

- Existing infrastructure; traffic generated, will not have a significant impact on the neighborhood

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ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

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- Open Spaces waived land dedication or cash-in-lieu

Conformance with Comprehensive Plan

- 4SM SubArea Plan – SF, 1-2 du/ac

Referral Comments and Public Comment

ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

- Staff is not recommending any conditions of approval from the referral comments
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- No members of the public contacted staff

Staff Findings

ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

1. The proposed CZ25-002 Mountain View Gardens T12 – Conventional Rezone to R-1-C, generally conforms to the Arapahoe County Comprehensive Plan and the Four Square Mile Subarea Plan.

2. The proposed CZ25-002 Mountain View Gardens T12 – Conventional Rezone to R-1-C, meets the Arapahoe County Zoning Regulations and procedures, including those stated in Section 5-3.2 Rezoning (Zoning Map Amendment/Conventional Zone District) of the Land Development Code.

Staff Recommendation: Approval

ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

Recommend Approval

In the case of CZ25-002 Mountain View Gardens T12 – Conventional Rezone to R-1-C, I have reviewed the staff report, including all exhibits and attachments, and have listened to the applicant's presentation and any public comment as presented at the hearing, and hereby move to recommend approval of this application based on the findings in the staff report.

ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

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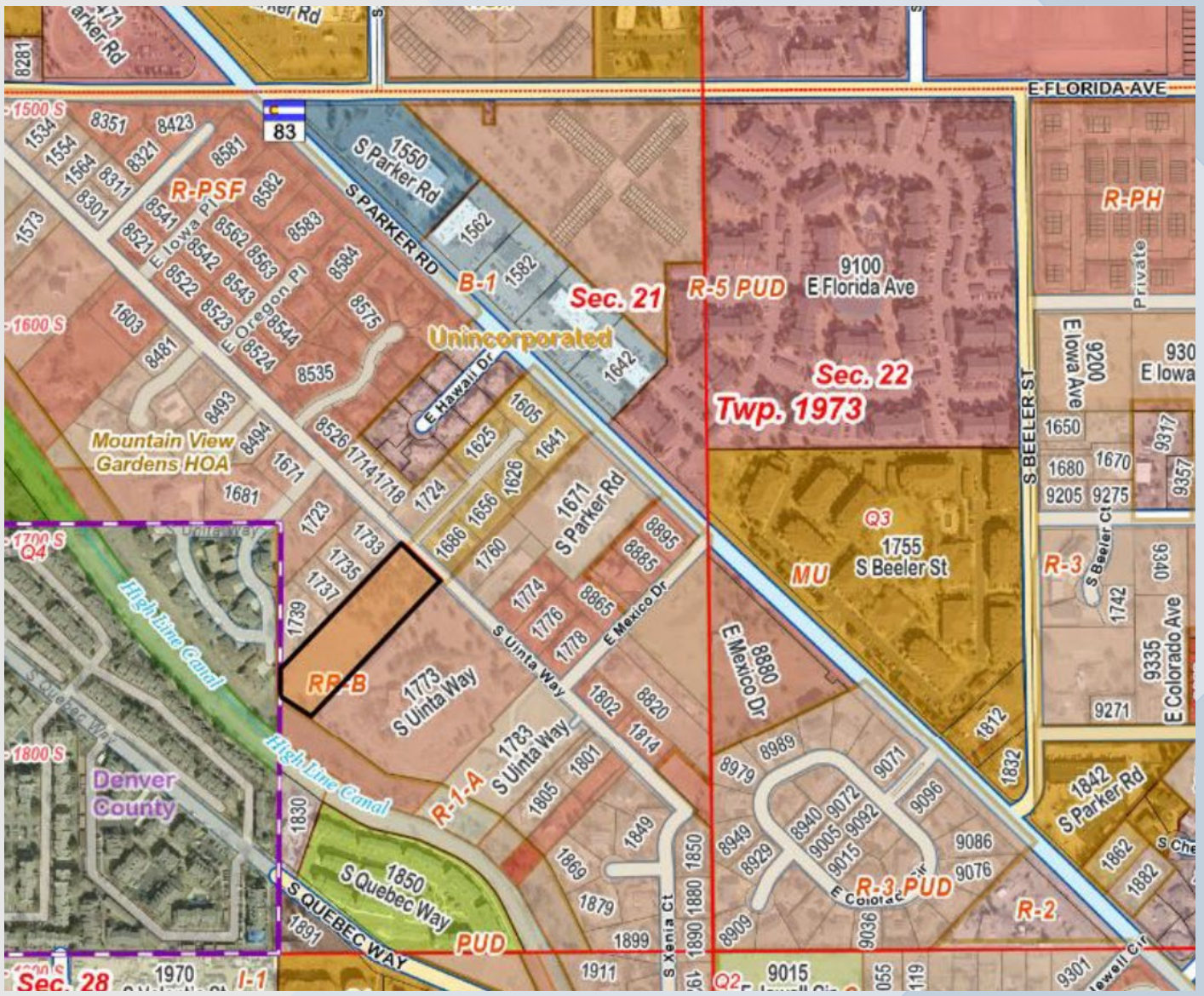

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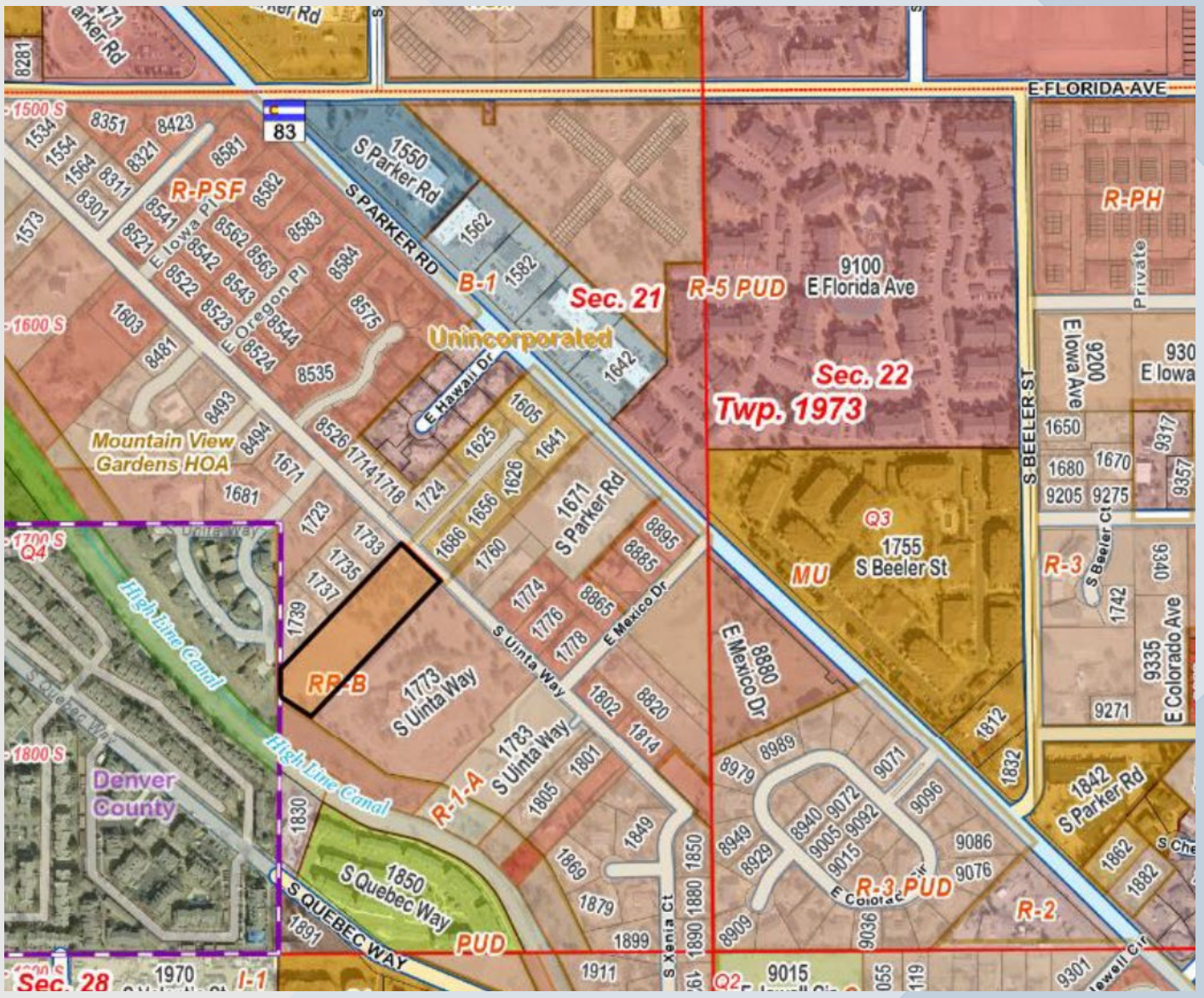

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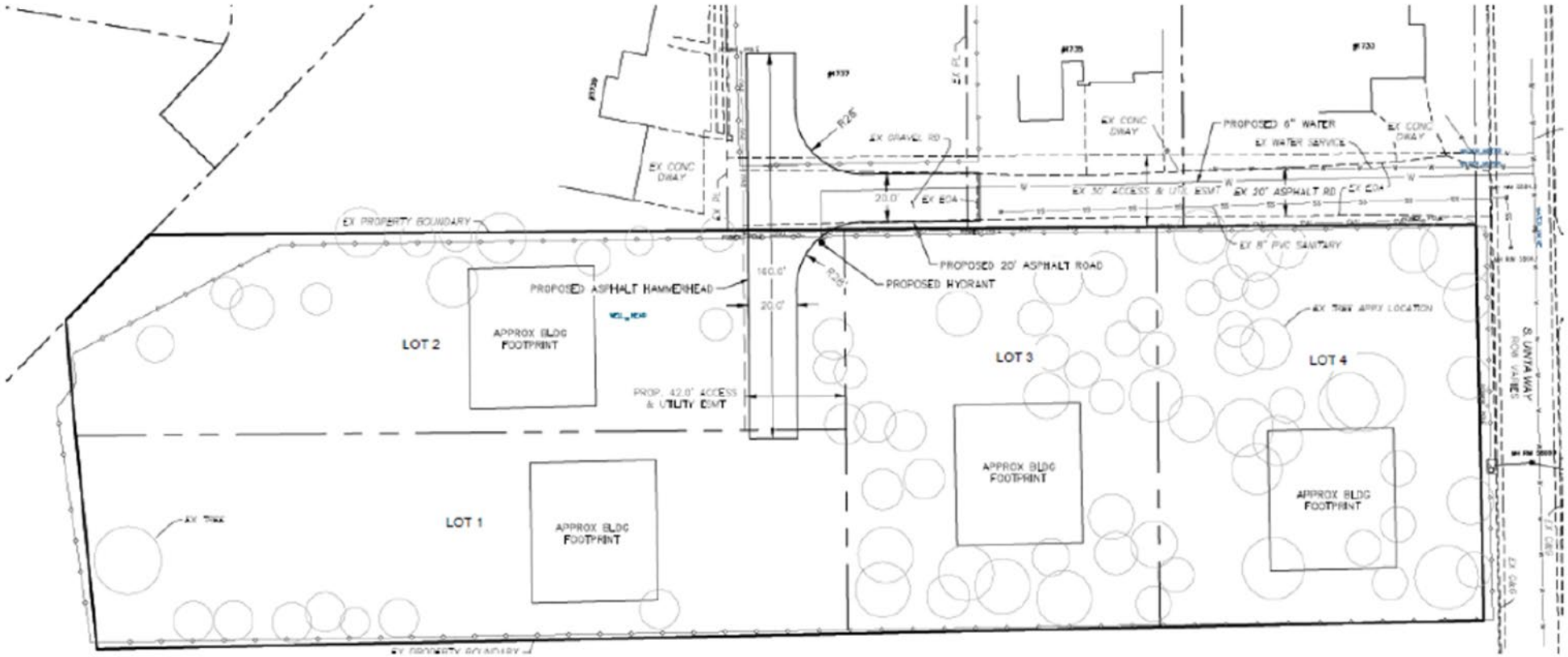

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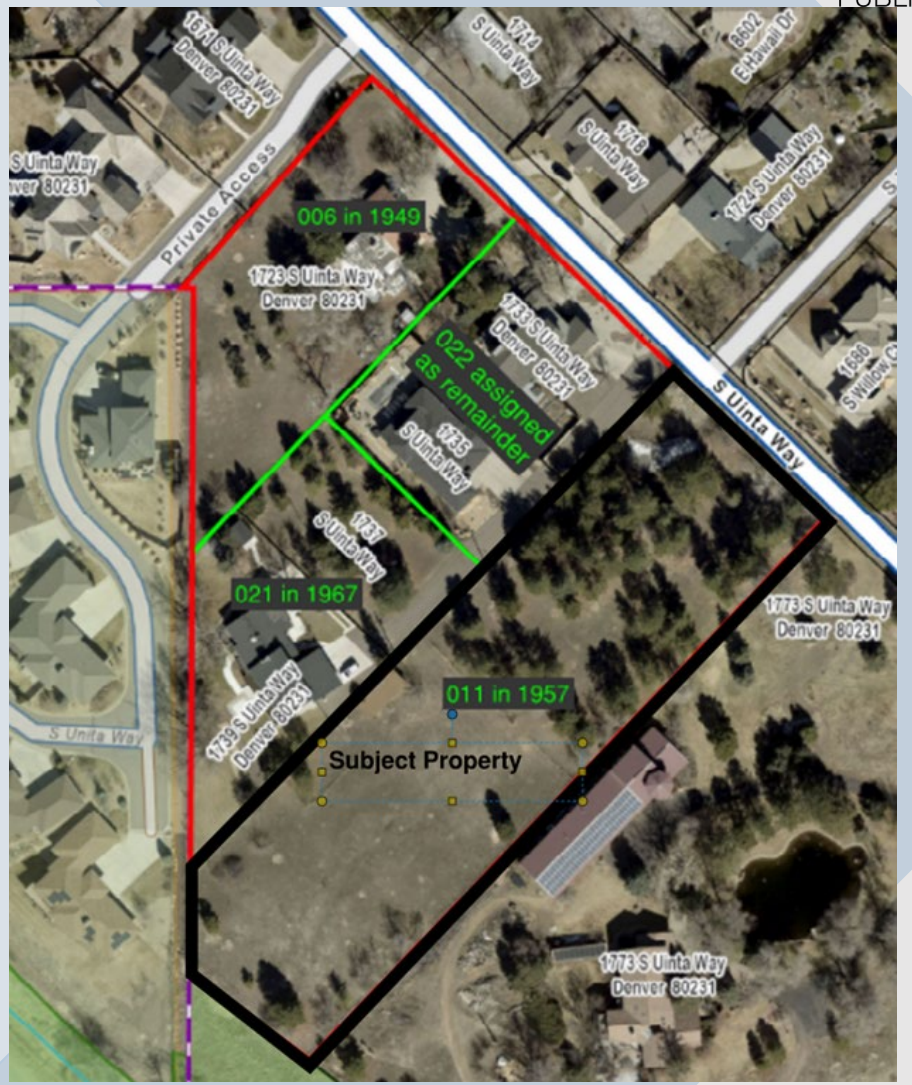

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FABRE ENGINEERING

September 17, 2025

Arapahoe County Public Works & Development
Engineering Services Division
6924 S. Lima Street
Centennial, CO 80112
Attn: Joseph Boateng, PE

RE: Vegetated Infiltration Basin Variance Request
The Tree Farm (Mountain View Gardens Tract 12 and 1737 S Uinta Way)
Arapahoe County, Colorado
Case Number: Q25-041

Dear Mr. Boateng,

On behalf of the project applicant, I am submitting this request for a variance from the Arapahoe County Stormwater Management Manual pursuant to Section 3.4 of the Arapahoe County Infrastructure Design and Construction Standards (IDCS).

Project Description

The proposed project is a 2.64-acre residential infill development consisting of one existing 0.39-acre lot and one 2.25-acre tract that will be subdivided into four additional lots. Upon completion, the development will include a total of five single-family residential lots. The single 0.39-acre lot is separate from the 2.25-acre tract, but since it drains into the tract, it is included in this request. Site improvements will include grading, paving, utility service extensions, and drainage facilities. The subject property includes a portion of Tract 12 of Mountain View Gardens (Parcel No. 1793-21-4-02-011) and 1737 S Uinta Way (Parcel No. 1973-21-4-02-008).

Applicable Standard for Which Variance Is Requested

Referenced Standard: Arapahoe County Stormwater Management Manual
Section 13.1.1: Detention Shall Be Provided for all New Development, Redevelopment, and Expansion

This section requires that new development provide detention to manage three key design volumes: the Water Quality Capture Volume (WQCV), the Excess Urban Runoff Volume (EURV), and the 100-year event. This variance request seeks approval to satisfy the detention requirement for the 100-year event through infiltration in lieu of conventional detention storage and release.

Justification

- **Site Topography and Drainage Patterns**
  The site drains naturally from northeast to southwest, with approximately 21 feet of vertical fall toward the High Line Canal. The only public storm sewer in the vicinity is located in S. Uinta Way at the northeast corner of the property. Due to the direction of natural drainage and fall across the site, a gravity outfall for developed runoff to this existing storm sewer is not feasible.

- **Off-Site Constraints**
  The Denver Water Board prohibits point discharges from developed sites to the High Line Canal, which is downstream of the site to the southwest and currently receives runoff from the property in the existing condition. This restriction precludes the use of a conventional outlet structure, regardless of storm event magnitude.

- **Existing Drainage System Limitations**
  The previously mentioned storm sewer system in S. Uinta Way does not currently receive runoff from the project site. Introducing a new connection would alter existing drainage patterns and potentially overburden downstream infrastructure not sized to accommodate this development.

- **Feasibility of Proposed Alternative**
  A vegetated infiltration basin that is 3' deep will be constructed at the naturally occurring low end of the site. This facility will capture and infiltrate 100 percent of the CUHP-modeled runoff volume up to the 100-year storm event. Overflow from extreme emergency events will be routed through a level spreader and discharged as shallow, non-erosive sheet flow across approximately 50 yards of undisturbed native grass buffer before reaching the High Line Canal. The site's native sandy soils, classified as Hydrologic Soil Group A, have a documented infiltration rate exceeding 0.8 inches per hour per USDA NRCS Soil Quality Indicators. Infiltration testing is currently underway, though using this conservative rate of 0.8 inches per hour, the full 3 feet of storage provided in the infiltration basin will drain within 45 hours—well within the limits established by Colorado Revised Statute §37-92-602(8), which requires that 99% of runoff from a 100-year (or greater than 5-year) event be infiltrated or released within 120 hours. This approach complies with state law and eliminates the need for traditional outlet structures, orifices, and appurtenant detention components such as low-flow channels, energy dissipation, and freeboard design.

Identification of the Alternative Design or Construction Criteria Proposed

The proposed alternative to the standard detention requirement in Section 13.1.1 is a vegetated infiltration basin located at the natural low end of the site. This facility is designed to fully capture and infiltrate the 100-year CUHP-modeled runoff volume from the entire developed site and contributing off-site areas, including the required Water Quality Capture Volume (WQCV). The design exceeds the standard treatment requirement by infiltrating not only the WQCV but also the 100-year storm event entirely within the basin without discharge.

The basin includes approximately 3 feet of storage volume within a flat-bottom infiltration area vegetated with native grasses. This vegetation provides sedimentation, filtration, and long-term stability. Emergency overflow from rare extreme events will be conveyed via a level spreader to a broad, vegetated buffer area, promoting shallow, non-erosive sheet flow before reaching the High Line Canal.

Based on USDA NRCS data, the site's native sandy soils (Hydrologic Soil Group A) are conservatively assumed to have an infiltration rate of 0.8 inches per hour. At this rate, the full basin volume will infiltrate within 45 hours, which is in compliance with Colorado Revised Statute §37-92-602(8), requiring that 99% of stormwater from a 100-year event be infiltrated or released within 120 hours. This confirms that the proposed infiltration approach meets state requirements and is a functional and legal substitute for conventional detention. Site specific infiltration testing is currently underway to confirm the assumed infiltration rate.

Although a vegetated infiltration basin is not specifically listed as a standard detention or control facility in the County's manual, it meets the performance intent of Section 13.1.1 by managing both the WQCV and the 100-year runoff volume through infiltration. The design draws from best practices in low impact development (LID), including sediment pre-treatment, passive flow dissipation, and vegetative stabilization.

Maintenance Responsibility and Requirements

The vegetated infiltration basin will be privately owned and maintained by a homeowners' association or similar legal entity established for the long-term care of common facilities. A tract that covers the vegetated infiltration basin will be created that includes a stabilized access for maintenance in accordance with County and SEMSWA standards. Maintenance tasks will include sediment removal, vegetation management, and annual inspections. No County maintenance responsibility is proposed or implied.

Evaluation Against Variance Criteria

This request satisfies all criteria listed in Section 3.4.4 of the IDCS:

- Public health, safety, and welfare are not compromised. The infiltration basin retains and infiltrates runoff entirely on-site, eliminating discharge to both public infrastructure and the High Line Canal. Sheet flow discharge from rare extreme events is controlled and non-erosive. The basin infiltrates stormwater in compliance with Colorado Revised Statute §37-92-602(8), ensuring no adverse impacts to water rights, groundwater, or downstream systems.
- A comparable or superior level of service and design is provided. The proposed facility exceeds WQCV treatment requirements and achieves full infiltration of the 100-year modeled runoff volume. This meets the functional objectives of flood control detention under Section 13.1.1 without requiring surface outlet infrastructure.
- Project-specific constraints exist. The natural drainage direction, outfall location, and regulatory restrictions on discharge to the High Line Canal all represent constraints that prevent the use of standard post-construction CMs with typical outfalls.
- The proposed design reflects accepted alternative practices. The approach is based on low impact development strategies documented in local and national standards and applies infiltration-based design using native Hydrologic Soil Group A soils and passive energy dissipation methods.
- No burden is placed on the County. The basin is privately maintained, and no public systems are used or impacted.
- Liability is not transferred to the County. An HOA or similar legal entity will retain ownership, with recorded obligations for long-term maintenance.
- The variance creates a viable solution to manage stormwater runoff that is otherwise unachievable. It allows for a solution that respects topography, avoids off-site impacts, and complies with the outfall limitations of the High Line Canal while meeting the County's stormwater objectives. Additionally, this approach avoids the need for multiple additional variances related to outlet design, low-flow channel geometry, energy dissipation, and detention facility freeboard, simplifying both design and review.

Conclusion

Given the site constraints and regulatory restrictions, the proposed vegetated infiltration basin represents a sound alternative engineering solution that meets the intent of County stormwater standards while avoiding any adverse impacts to public infrastructure or downstream systems. Accordingly, we respectfully request approval of this variance pursuant to Section 3.4 of the IDCS.

A Proposed Drainage Plan exhibit is included with this submittal to illustrate the proposed vegetated infiltration basin layout, contributing drainage area, overflow routing, and adjacent features. This figure supports the engineering justification presented herein and provides a visual summary of the site-specific drainage concept.

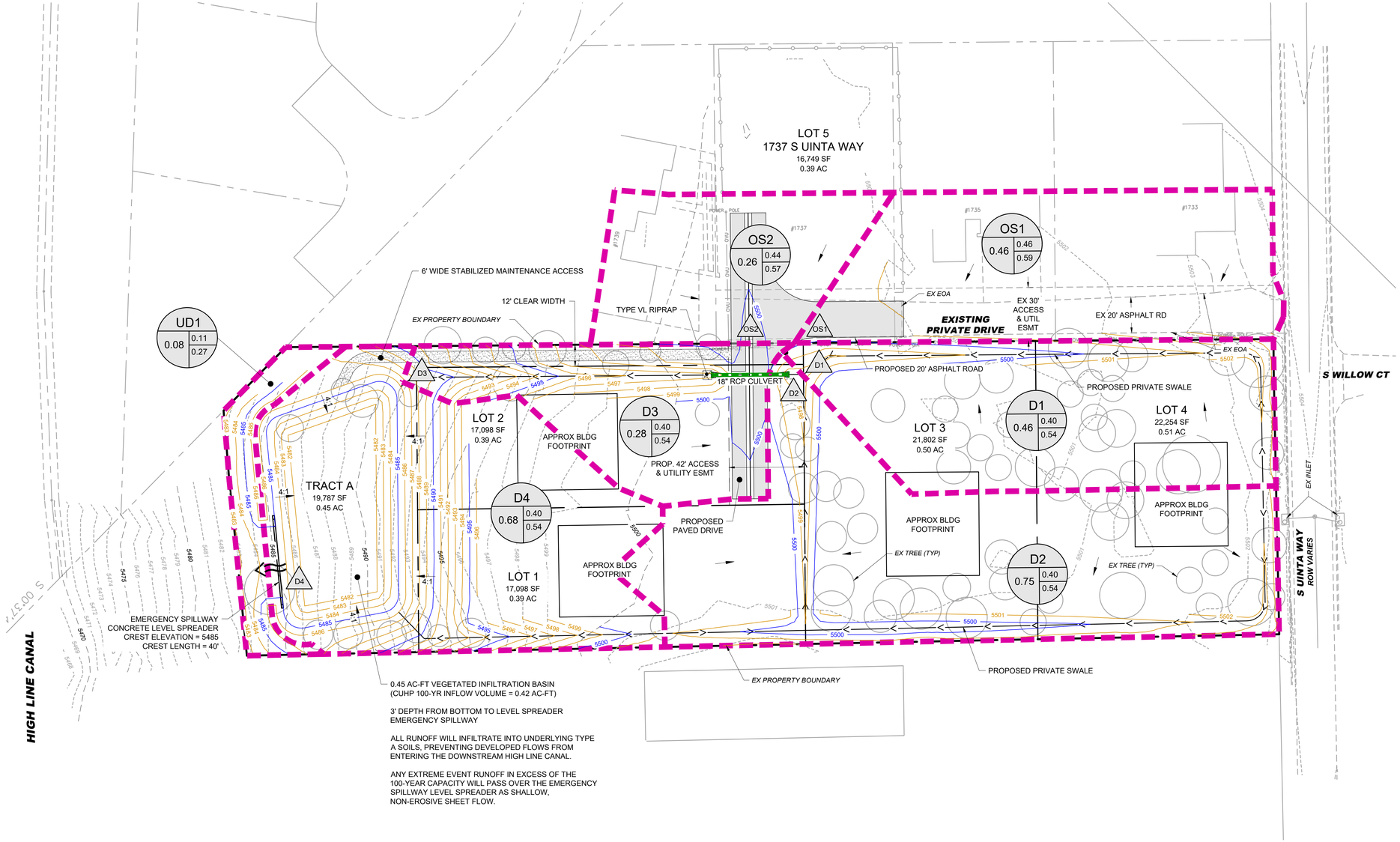
Engineer's Certification

This Variance Request from the Arapahoe County Stormwater Management Manual, *Section 13.1.1: Detention Shall Be Provided for all New Development, Redevelopment, and Expansion,* was prepared for The Tree Farm by me (or under my direct supervision) and is based on sound engineering judgment and practices.

_____

Chad C. Fabre, P.E.
Fabre Engineering Inc
Phone (720) 903-0048
cfabre@fabreeng.com

Enclosures: The Tree Farm Proposed Drainage Plan



LEGEND

BASIN DESIGNATION — D1 — C_5 / C_{100} — BASIN AREA (ACRES)

- DESIGN POINT
- DRAINAGE BASIN BOUNDARY
- EMERGENCY OVERFLOW
- PROPOSED STORM SEWER
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

NOTES:

1. DRAINAGE BASIN LINES AND FLOW ARROWS INTERIOR TO THE LOTS ARE BASED ON ANTICIPATED DRAINAGE PATTERNS OF FINAL LOT LAYOUTS AND GRADING.

BASIN SUMMARY TABLE

Basin Designation	Area (ac)	Q_5 (cfs)	Q_{100} (cfs)
D1	0.46	0.80	2.07
D2	0.75	1.16	3.00
D3	0.28	0.44	1.14
D4	0.68	1.27	3.29
OS1	0.46	0.77	1.89
OS2	0.26	0.40	0.99
UD1	0.08	0.06	0.27

NORTH

0 30' 60'

PREPARED FOR
Latsis Custom Homes
1681 S. Uinta Way
Denver, CO 80231

No.	Revision	Designed By: CCF	Date	By	Chk	Checked By: CCF

FABRE ENGINEERING Inc.
civil, municipal, urban, land development
2063 Pinon Place
Erie, CO 80516
720-903-0048

THE TREE FARM

PROPOSED DRAINAGE PLAN

Scale: AS NOTED
Date: 9/17/2025
Job No. TF-01
File No.
Sheet 1 of 1

ARAPAHOE COUNTY
COLORADO'S FIRST

Public Works and Development

6924 South Lima Street
Centennial, Colorado 80112-3853
Phone: 720-874-6500
Fax: 720-874-6611
TDD: 720-874-6574
www.arapahoegov.com
publicworks@arapahoegov.com

October 24, 2025

RE: CZ25-002 (Mountain View Gardens): Variance Request to construct non-standard post control measure of Vegetated Infiltration Basin(

Chad,

The Arapahoe County Technical Review Committee (TRC) met on October 22,2025 for a regularly scheduled meeting to discuss your variance request and made the following decision:

> TRC supports this variance request. However, this request needs to be revised to include a variance from Chapter 14.6 to allow for a non-standard Water Quality Control Measure and resubmit to the county.
> The applicant will need to create an SOP for the Infiltration Basin, since there is no standard SOP for this type of facility. Also Please note that this application will be referred out to Denver Water and Arapahoe County Open Spaces as part of the review process.

Decisions of the TRC may be appealed to the Director of Public Works and Development, Bryan Weimer. If you wish to appeal the decision of the TRC, please submit a written request to my attention. Within six working days, you will be notified of a date and time for the appeal meeting with the Director of Public Works and Development. This process is further outlined in Arapahoe County's IDCS, section 3.4

If the development intentions deviate from that which was represented in these requests, a new request or requests shall be sought from the Engineering Services Division.
If you have any questions, please feel free to contact me at 720-874-6500.

Sincerely,
Joseph Boateng,PE

cc: Ceila Rethamel, Manager, Engineering Services Division

COMPLETE ENGINEERING SERVICES, INC.

PROJECT NO: 25-12461
December 23, 2025

Ms. Kathryn Latsis
Latsis Custom Homes
1681 S. Uintah Way
Denver, CO 80231

SUBJECT: Submission Review Comments, Parcels 8 and 11, Tract 12, Mountain View Gardens Subdivision, Arapahoe County, Colorado

REFER: Carlson, J., Colorado Geological Survey, CZ25-002 Mountain View Gardens - Tree Farm - Conventional Rezone, Arapahoe County, CO; CGS Unique No. AR-26-0009, November 14, 2025

CES, Subsurface Investigation and Engineering Analysis, Proposed Single Family Residential Development, Parces 8 and 11, Tract 12, Mountain View Gardens, Arapahoe County, Colorado, Project Number 25-12461, October 10, 2025

Ms. Latsis:

We are providing responses to comments presented in the referenced review notice from the Colorado Geological Survey (CGS). Information presented herein is based on referenced comments - which are included herein, results of our subsurface investigation, published information, applicable codes and standards, and our experience with similar conditions.

CGS Comment:

Collapsible soils. *According to available geologic mapping, the site is underlain by wind-deposited silty sands. Wind-deposited soils are often low density and low strength, and may exhibit hydrocompaction, meaning they can lose strength, settle, compress, or collapse when water infiltrates the soils. Thick columns of compressible or collapsible soils can result in significant settlement and structural damage. CES (page 3) provides conflicting information regarding swell-consolidation: "…samples suitable for swell-consolidation testing were not obtained," but in the next paragraph, "Soil samples from depths of three and nine feet below grade were tested to determine swell-consolidation potential." No laboratory swell-consolidation test results are provided in CES's report.*

Significant consolidation in response to wetting was observed in samples collected from a nearby site previously reviewed by CGS. Consolidation or settlement of just a few percent can cause damage to structures even with properly designed foundations. CGS recommends that the county request clarification regarding this inconsistency and, if necessary, revised geotechnical recommendations.

CES Response:

Soils beneath this property and the surrounding area are mapped as eolian deposits. Soils encountered in our test borings are fine to medium grained silty sands typical of wind-blown deposits. Soils are relatively consistent across the property.

Standard penetration testing conducted at anticipated foundation bearing depths indicates that soils are loose to medium dense and relatively consistent. Values for 15 samples from depths of three, six, and nine feet below existing grade ranged from 7 blows for 12 inches to 19 blows for 12 inches with an average of 11.5.

Five single family residences will be constucted on the property. Structures will be wood frame with reinforced concrete founations. Foundation loads will be relatively light.

Soils encountered at anticipated foundation bearing depths are suitable for supporting the proposed lightly loaded foundations. A relatively low contact pressure of 1500 pounds per square foot was specified in the report to reduce the potential for excessive differential settlement. Surface drainage and landscape design specifications and recommendations are also provided to prevent wetting of foundation support soils.

This development is surrounded by similar construction that has been present for decades is not showing signs of damage from collapsing soils. There is no history of excessive foundation problems in this area.

There is an error in the CES report. The report is correct in stating that samples suitable for one-dimensional swell-consolidation testing were not obtained. The sentence stating that samples were tested should be omitted.

CGS Comment:

Proposed stormwater infiltration basin. *The applicant proposes a fully infiltrating vegetated stormwater retention basin within proposed Tract A, southwest of proposed lots 1 and 2, instead of conventional detention and discharge at historic rates to a stormwater collection system.* ***I am concerned about the potential impact of infiltration on nearby properties, specifically the existing residence west of the planned infiltration basin and future residences on proposed lots 1 and 2.***

Infiltration ponds are NOT recommended in areas of moisture-sensitive (expansive and collapsible) soils and expansive bedrock. Excessive wetting, and repeated wetting and drying cycles, of moisture-sensitive soils and bedrock can adversely affect the performance of foundations, pavements, exterior flatwork and floor slabs on the subject site and on nearby, offsite properties as a result of shrink-swell and hydrocompaction. Retention ponds can cause a shallow perched water condition to develop, and seepage may cause groundwater and mold problems for homes with basements and crawl spaces located adjacent to and downgradient from the pond. Based on the significant hydrocompaction observed in swell-consolidation tests for nearby development, and the risk of excessive infiltration and saturation leading to loss of soil strength, settlement, structural damage,

and water intrusion into below-grade space (i.e. basements), the site should not be considered suitable for an infiltration basin.

CGS strongly recommends that surface drainage is designed to channel runoff away from structures and pavements as efficiently as possible, discharging at pre-development rates to an offsite storm sewer system. ***The entire system should be designed to minimize infiltration.*** *If, despite the potential problems impacting adjacent and offsite properties, the county elects to allow the planned retention pond:*

1) *The feasibility of an impermeable (lined) retention pond should be evaluated, and*

2) *the lot layout should be modified so that the retention pond can be located at least 100 feet from all structures,* ***including offsite homes and other improvements****, to reduce the risk of structural damage due to hydrocompaction, development of a perched water condition, and infiltration into nearby basements and crawl spaces,*

CES Response:

Soils present in the proposed stormwater infiltration area are well suited for an infiltration basin. The eolian sand deposits are greater than 20 feet thick in the proposed infiltration basin area. The average percolation rate that was measured on these soils is less than one minute per inch. A long-term acceptance rate of 5 minutes per inch was specified for the infiltation basin design.

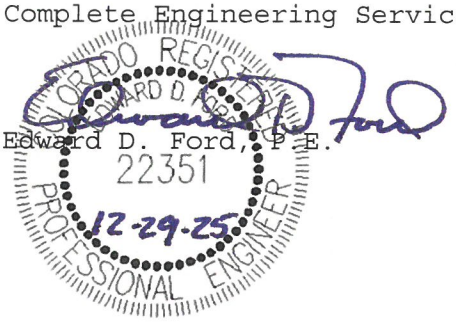
As proposed, the infiltration basin will be approximately 100 feet from the proposed structures on Lots 1 and 2 of this development. The basin will be approximately 10 feet lower in elevation than the top of the foundations in Lots 1 and 2.

The confining layer beneath this area is greater than 20 feet below the exising ground surface. High soil permeability and soil thickness will tend to prevent formation of perched water tables. A perched water table from the infiltration basin becoming shallow enough to affect the proposed structures is very unlikely.

There is an existing residence at 1715 South Uinta Way that is approximately 50 feet to the northewst of the proposed infiltration basin. The presumed hydraulic gradiant in the area is to the southwest towards the Highline Canal. It is unlikely that water from the infiltration basin will migrate towards the strucutre on 1715 South Uinta Way.

Please contact us if you have questions concerning this information.

Complete Engineering Services, Inc.,



Edward D. Ford, P.E.

COLORADO GEOLOGICAL SURVEY

1801 Moly Road
Golden, Colorado 80401

Matthew L. Morgan
State Geologist and
Director

January 12, 2026

Kat Hammer
Arapahoe County Public Works & Development
KHammer@arapahoegov.com

Location:
39.6848, -104.8884

Subject: **CZ25-002 Mountain View Gardens – Tree Farm**
Arapahoe County, CO; CGS Unique No. AR-26-0009-2

Dear Kat:

At your request (January 5, 2026), the Colorado Geological Survey has reviewed the Mountain View Gardens conventional rezone resubmittal. The resubmittal documents include:

- Submission Review Comments, Parcels 8 and 11, Tract 12, Mountain View Gardens Subdivision, Arapahoe County, Colorado (CES, Project No. 25-12461, December 23, 2025)

CGS previously reviewed (November 14, 2025):

- Subsurface Investigation and Engineering Analysis, Proposed Single Family Residential Development, Parcels 8 & 11, Tract 12, Mountain View Gardens, Arapahoe County, Colorado (CES, Project Number 25-12461, October 10, 2025)
- Vegetated Infiltration Basin Variance Request, The Tree Farm (Mountain View Gardens Tract 12 and 1737 S Uinta Way), Arapahoe County, Colorado, Case Number: Q25-041 (Fabre Engineering, October 1, 2025)

While CES has corrected one specific report error, the 12/23/2025 response does not provide new subsurface data, quantitative analysis, or revised design measures sufficient to address CGS's concerns regarding hydrocompaction, perched groundwater, and offsite impacts associated with the proposed infiltration basin.

Collapsible soils. CES acknowledges that no laboratory swell-consolidation testing was performed and no site-specific data exist to quantify collapse potential. SPT values alone do not quantify hydrocompaction potential or predict settlement due to wetting under site-specific water content conditions. Lightweight structures reduce, but do not eliminate, risk of damage due to moisture-induced settlement and vertical ground movement. CES's assertions that nearby development has "no history of damage" are anecdotal and are not a substitute for site-specific testing.

As noted previously, **significant consolidation in response to wetting was observed in samples collected from a nearby site previously reviewed by CGS.** In the absence of site-specific swell-consolidation results or equivalent testing, CES's conclusions regarding settlement risk remain unsupported. These unresolved subsurface concerns are exacerbated by the proposed use of a fully infiltrating stormwater basin.

Proposed stormwater infiltration basin. The applicant proposes a fully infiltrating vegetated stormwater retention basin in the southwestern area of the site (proposed Tract A) instead of conventional detention and discharge at historic rates to a stormwater collection system. **I remain concerned about the potential impact of infiltration on nearby properties, specifically the existing residence southwest of the planned**

infiltration basin and future residences on proposed lots 3 and 4 (as identified on sheet 4, Site Plan, of the 12/15/2025 CDs by Fabre Engineering), adjacent to and above the proposed infiltration basin.

CES asserts:

- eolian sands >20 ft thick are "well suited" for infiltration,
- measured percolation rates are rapid,
- the proposed stormwater infiltration basin is ~100 ft. from proposed structures and ~10 ft. below foundations,
- perched groundwater is "very unlikely," and
- the offsite residence of primary concern (1715 S. Uinta Way) is unlikely to be impacted by increased subsurface water due to presumed hydraulic gradient toward the Highline Canal.

CGS remains concerned about hydrocompaction, perched water, and offsite migration, not infiltration capacity. CES does not address collapse potential of thick eolian deposits in response to repeated wetting cycles. CES's assertion that there is a low risk of a perched water condition developing is not supported by groundwater monitoring, piezometers, or seasonal water level data. A confining layer >20 ft. deep does not preclude perched water conditions in eolian soils since clayey, less permeable layers and lenses of unknown lateral extent may be present. CES states that the existing residence at 1715 S. Uinta Way is "northewst (sic) of the proposed infiltration basin." <u>This is incorrect.</u> The existing residence is approximately 50 feet west-southwest of the proposed basin. CES's presumption that the hydraulic gradient in the area is to the southwest, toward the Highline Canal, may be correct, but the existing residence may still be in the path of, or otherwise impacted by, subsurface flow from the infiltration basin. CES's infiltration risk analysis is qualitative and speculative, and does not reduce uncertainty associated with subsurface wetting. Foundation design measures cannot be used to justify infiltration practices that introduce new subsurface water pathways into moisture-sensitive soils. CGS's previous review comments remain valid:

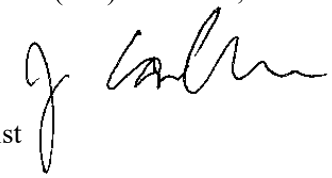
Based on the significant hydrocompaction observed in swell-consolidation tests for nearby development, and the risk of excessive infiltration and saturation leading to loss of soil strength, settlement, structural damage, and water intrusion into below-grade space (i.e. basements), **the site should <u>not</u> be considered suitable for an infiltration basin.**

CGS continues to strongly recommend that surface drainage should be designed to channel runoff away from structures and pavements as efficiently as possible, discharging at pre-development rates to an offsite storm sewer system. **The entire system should be designed to minimize infiltration.** If, despite the risk of impacts to adjacent and offsite properties, the county elects to allow the planned retention pond:

1) Additional drilling, sampling and analysis are needed to characterize site-specific hydrocompaction potential.
2) The feasibility of connecting to a stormwater sewer system should be evaluated.
3) The lot layout should be modified so that the infiltration basin can be located at least 100 feet from <u>all</u> structures, **including offsite homes and other improvements**, to reduce the risk of damage due to hydrocompaction, development of a perched water condition, and infiltration into nearby basements and crawl spaces.

Thank you for the opportunity to review and comment on this project. If you have questions or need further review, please call me at (303) 384-2643, or e-mail carlson@mines.edu.

Sincerely,



Jill Carlson, C.E.G.
Engineering Geologist

Latsis
CUSTOM HOMES

January 26, 2026

Arapahoe County Public Works and Development
6924 S Lima St., Centennial Co 80112

Re: CZ25-002 Response to Colorado Geologic Survey (CGS) Comment

Dear Public Works and Development Staff:

Latsis Custom Homes submits the following response to CGS external referral comments. Technical reports and responses from current and previous soils experts are attached as follows:

- Complete Engineering Services (CES) Submission Review Comments and Addendum to Report 25-12461.
- 2017 CGS Referral Response to Case #P17-007, P17-008, AR17-0006
- 2017 Soils Engineer (Hollingsworth Associates) response to CGS referral comments

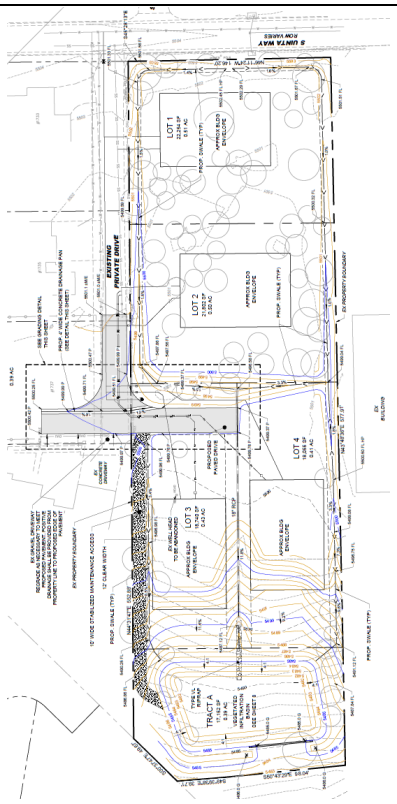
2017 Comments and Responses to Case #AR17-0006, Highline Estates, are provided for context and consistent findings of soils experts who completed and analyzed site-specific soil conditions.

For site context, Applicant has included photos of existing development adjacent to the Highline Canal between E. Florida Ave. and E. Iliff Ave.

Response to Comments Summary Table

Comment #1 – Additional Drilling Sampling and Analysis:	Please see Complete Engineering Services (CES) Submission Review Comments and Addendum to Report 25-12461.
Comment #2 – Storm Sewer Connection:	Please see TRC Variance Request for Vegetated Infiltration Basin and approval included in referral packet.
Item #3 – Modifying the Infiltration Basin Location:	Please see Complete Engineering Services (CES) Submission Review Comments and Addendum to Report 25-12461.


58.10 ft


LOT 1
LOT 2
LOT 3
LOT 4
TRACT A
EXISTING
PRIVATE DRIVE

COMPLETE ENGINEERING SERVICES, INC.

PROJECT NO: 25-12461
January 26, 2026

Ms. Kathryn Latsis
Latsis Custom Homes
1681 S. Uintah Way
Denver, CO 80231

SUBJECT: Submission Review Comments and Addendum to Project No. 25-12461, October 10, 2025, Parcels 8 and 11, Tract 12, Mountain View Gardens Subdivision, Arapahoe County, Colorado

REFER: Carlson, J., Colorado Geological Survey, CZ25-002 Mountain View Gardens - Tree Farm - Conventional Rezone, Arapahoe County, CO; CGS Unique No. AR-26-0009-2, January 12, 2026

Carlson, J., Colorado Geological Survey, CZ25-002 Mountain View Gardens - Tree Farm - Conventional Rezone, Arapahoe County, CO; CGS Unique No. AR-26-0009, November 14, 2025

CES, Subsurface Investigation and Engineering Analysis, Proposed Single Family Residential Development, Parces 8 and 11, Tract 12, Mountain View Gardens, Arapahoe County, Colorado, Project Number 25-12461, October 10, 2025

Ms. Latsis:

We are providing responses to comments presented in the referenced review notice from the Colorado Geological Survey (CGS) dated Janary 12, 2026, and and addendum to our subsurface investigation dated October 10, 2025. Information presented herein is based on referenced comments, which are included herein, results of additional subsurface investigation and laboratory testing, published information, applicable codes and standards, and our experience with similar conditions.

CGS Comment:

Collapsible soils. *CES acknowledges that no laboratory swell-consolidation testing was performed and no site-specific data exist to quantify collapse potential. SPT values alone do not quantify hydrocompaction potential or predict settlement due to wetting under site-specific water content conditions. Lightweight structures reduce, but do not eliminate, risk of damage due to moisture-induced settlement and vertical ground movement. CES's assertions that nearby development has "no history of damage" are anecdotal and are not a substitute for site-specific testing.*

As noted previously, significant consolidation in response to wetting was observed in samples collected from a nearby site previously reviewed by CGS. In the absence of site-specific swell-consolidation results or equivalent testing, CES's conclusions regarding settlement risk remain unsupported. These unresolved subsurface concerns are exacerbated by the proposed use of a fully infiltrating stormwater basin.

CES Response:

Additional subsurface investigation was conducted on January 19, 2026, to obtain relatively undisturbed samples for laboratory testing. Four additional test holes were drilled at locations shown in Figure A1, Test Hole Location Plan. Ten standard penetration tests were conducted at selected depths. Six samples from depths of 3 to 14 feet below existing grade were tested to determine consolidation potential. Laboratory test results are summarized in Table 1.

TABLE 1: Summary of Laboratory Test Results

TH NO.	DEPTH (ft)	STD PENETRATION VALUE	DRY DENSITY (pcf)	MOISTURE CONTENT (%)	CONSOL UNDER 1000 PSF SURCHARGE
6	6	11/12	108.3	3.2	1.3
7	6	11/12	105.5	1.6	1.4
8	9	17/12	107.6	1.8	1.3
8	14	18/12	102.6	1.6	2.4
9	6	14/12	103.9	2.0	1.6
9	14	23/12	106.5	2.1	1.8

Samples consolidated between 1.3 and 2.4 percent when saturated under a constant load of 1000 psf. Average consolidation was 1.6 percent. This is consistent with test results from other investigations referenced in the CGS review comments. Results indicate that soils are in lower half of the *Moderate Problem* catogory according to the Bureau of Reclamation Report No. R-92-02.

Standard penetration test results are similar to results obtained from our original investigation and ranged between 9 and 23 with an average value of 16 in the silty sands. Standard penetration values for eight of the nine samples were in the medium dense range for granular soils.

Laboratory test results support conclusions made in our report dated October 10, 2025, and in our December 23, 2025, response to the November 14, 2025, CGS review comments. There is an acceptable risk of settlement for lightly loaded foundations.

Soil boring logs and laboratory test results also indicate the risk of significant hydrocompaction and ponding beneath the infiltrating stormwater basin is relatively low. Depth to bedrock is over 20 feet beneath the basin. Soils are predominantly medium dense silty sands with low to

moderate consolidation potential and high permeability. The mapped deposits of eolian sand extend well beyond the proposed development so groundwater will not be trapped beneath this property or adjacent properties.

CGS Comment:

Proposed stormwater infiltration basin. The applicant proposes a fully infiltrating vegetated stormwater retention basin in the southwestern area of the site (proposed Tract A) instead of conventional detention and discharge at historic rates to a stormwater collection system. **I remain concerned about the potential impact of infiltration on nearby properties, specifically the existing residence southwest of the planned and future residences on proposed lots 3 and 4 (as identified on sheet 4, Site Plan, of the 12/15/2025 CDs by Fabre Engineering), adjacent to and above the proposed infiltration basin.**

CES asserts:

- eolian sands >20 ft thick are "well suited" for infiltration,
- measured percolation rates are rapid,
- the proposed stormwater infiltration basin is ~100 ft. from proposed structures and ~10 ft. below foundations,
- perched groundwater is "very unlikely," and
- the offsite residence of primary concern (1715 S. Uinta Way) is unlikely to be impacted by increased subsurface water due to presumed hydraulic gradient toward the Highline Canal.

CGS remains concerned about hydrocompaction, perched water, and offsite migration, not infiltration capacity. CES does not address collapse potential of thick eolian deposits in response to repeated wetting cycles. CES's assertion that there is a low risk of a perched water condition developing is not supported by groundwater monitoring, piezometers, or seasonal water level data. A confining layer >20 ft. deep does not preclude perched water conditions in eolian soils since clayey, less permeable layers and lenses of unknown lateral extent may be present. CES states that the existing residence at 1715 S. Uinta Way is "northewst (sic) of the proposed infiltration basin." This is incorrect. The existing residence is approximately 50 feet west-southwest of the proposed basin. CES's presumption that the hydraulic gradient in the area is to the southwest, toward the Highline Canal, may be correct, but the existing residence may still be in the path of, or otherwise impacted by, subsurface flow from the infiltration basin. CES's infiltration risk analysis is qualitative and speculative, and does not reduce uncertainty associated with subsurface wetting. Foundation design measures cannot be used to justify infiltration practices that introduce new subsurface water pathways into moisture-sensitive soils. CGS's previous review comments remain valid:
Based on the significant hydrocompaction observed in swell-consolidation tests for nearby development, and the risk of excessive infiltration and saturation leading to loss of soil strength, settlement, structural damage, and water intrusion into below-grade space (i.e. basements), **the site should not be considered suitable for an infiltration basin.**

CES Response:

Additional investigation conducted by CES indicates soils present do not exhibit extreme hydrocompaction tendencies. The settlement of 1.3 to 2.4 percent measured is in the low end of the moderate poblem category established by the Bureau of Reclamation. Significant hydrocompaction was not observed in swell consolidation testing conducted on the nearby development. Low to moderate hydrocompaction was measured on samples from the neaby development.

There is no groundwater present above a depth of 30 feet below this property. Other investigations on nearby properties have not identified shallow or perched water tables in these eolian sands. Monitoring groundwater will not provide additional information concerning the presence of, or formation of, perched groundwater tables. Development that has occurred around this property for several decades has not resulted in perched water tables beneath this area.

The structure at 1715 South Unita Way is approximately 50 feet west of the proposed infiltration basin as shown in Figure 1, Areal Photo of Proposed Drainage Basin Area. CES cannot state with certainty that water from the proposed drainage basin will not migrate to the west and negatively affect the foundation at 1715 South Unita Way. The confining layer beneath this area is greater than 20 feet below the exising ground surface. High soil permeability and soil thickness will tend to prevent formation of perched water tables.

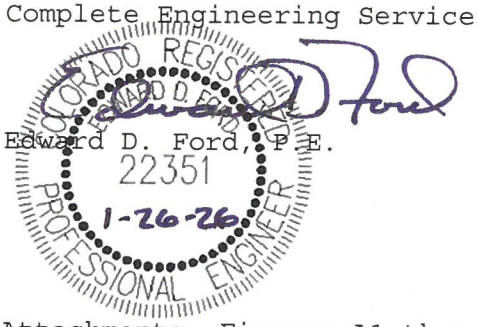
Figure 1: Areal Photo of Proposed Drainage Basin Area

Subsurface conditions enountered in our two investigations are very consistent and are consistent with other investigations conducted in the immediate vicinity. There there is nothing apparent in the soil profile that would cause groundwater from the infiltration basin to migrate laterally at shallow depths. It is arguably more speculative for CGS to assume that water introduced into soils beneath the proposed infiltration basin will migrate laterally at depths shallow enough to affect nearby structures.

CES contends that soils present are suitable for the proposed infiltration basin. Presence of the infiltration basin will not have negative affects on existing or proposed structures in the vicinity of the basin.

Please contact us if you have questions concerning this information.

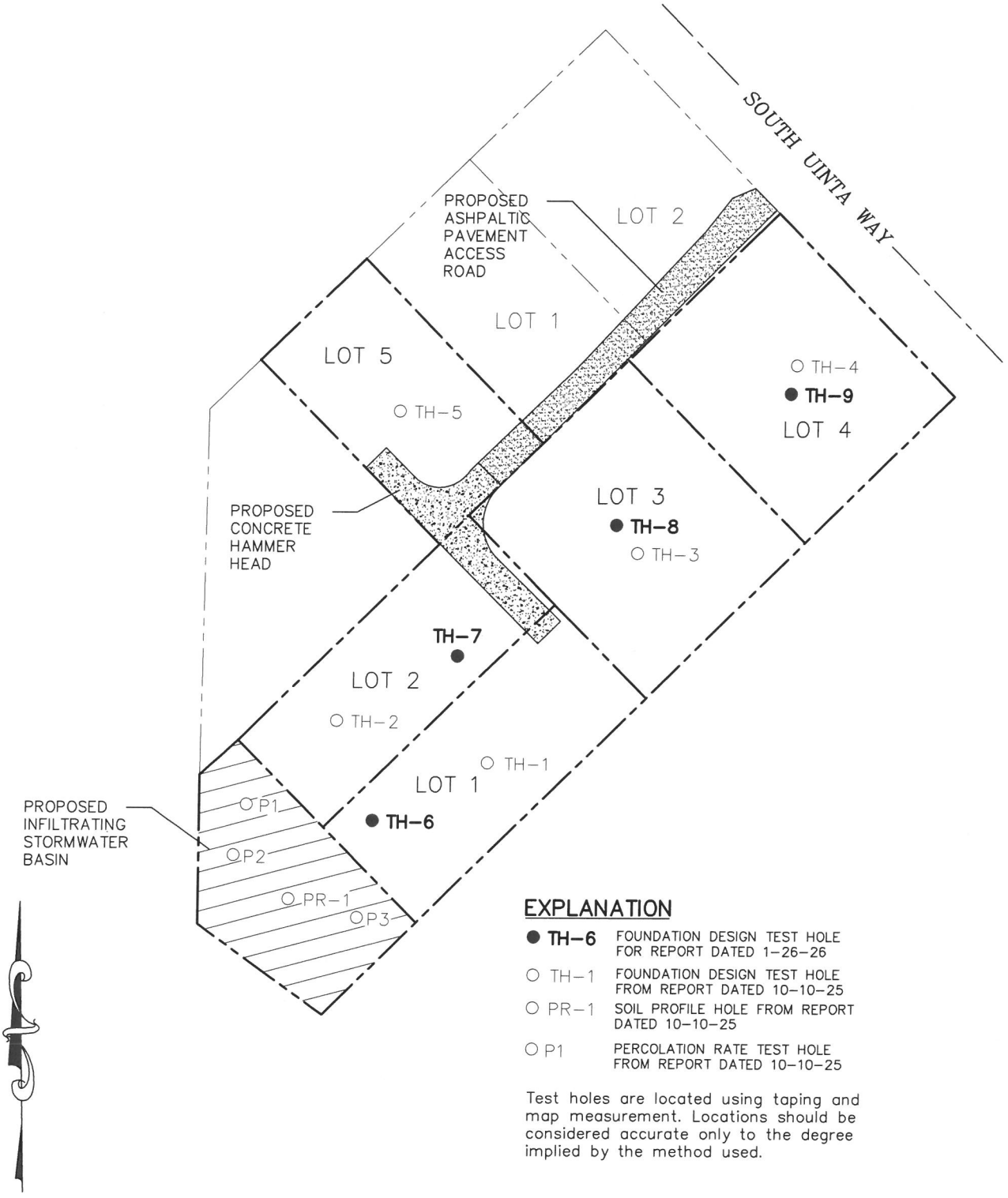
Complete Engineering Services, Inc.,



Edward D. Ford, P.E.

Attachments: Figures A1 through A5

TEST HOLE LOCATION PLAN
TRACT 12, MOUNTAIN VIEW GARDENS SUBDIVISION
DENVER, COLORADO



EXPLANATION

● **TH-6**	FOUNDATION DESIGN TEST HOLE FOR REPORT DATED 1-26-26
○ TH-1	FOUNDATION DESIGN TEST HOLE FROM REPORT DATED 10-10-25
○ PR-1	SOIL PROFILE HOLE FROM REPORT DATED 10-10-25
○ P1	PERCOLATION RATE TEST HOLE FROM REPORT DATED 10-10-25

Test holes are located using taping and map measurement. Locations should be considered accurate only to the degree implied by the method used.

100 50 0 100

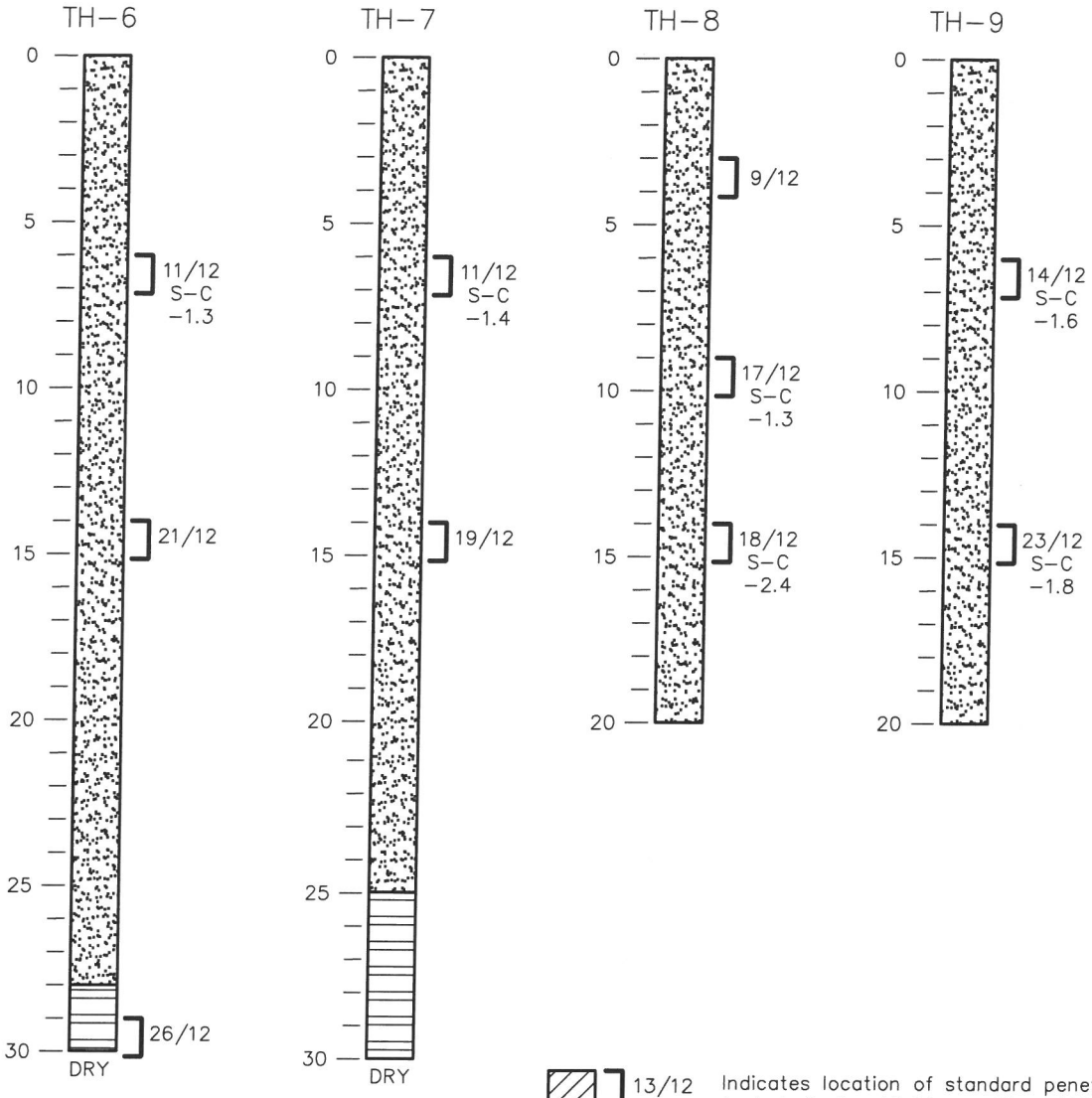
SCALE: 1" = 100'

PROJECT NO.
25-12461

COMPLETE ENGINEERING SERVICES

FIGURE A1

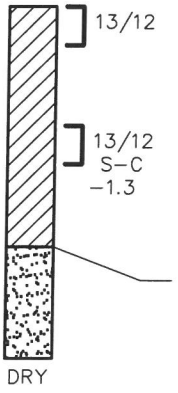
TEST HOLE LOGS



EXPLANATION:

SAND; fine to coarse grained, sl. silty to silty, loose to med. dense, sl. moist, buff to tan, (SP–SM)

CLAYSTONE; shaley, silty, w/sandstone lenses, weathered, firm to med. hard, moist, lt. gray.



Indicates location of standard penetration test. Indicates 13 blows with a 140 pound hammer falling 30 inches were required to drive a 2.5" diameter sampler 12 inches.

S–C indicates sample tested for swell–consolidation potential & percent swell (+) or consolidation (–).

Indicates approximate location of boundary between lithologic units. Transition may be gradual.

Indicates no groundwater present immediately after drilling.

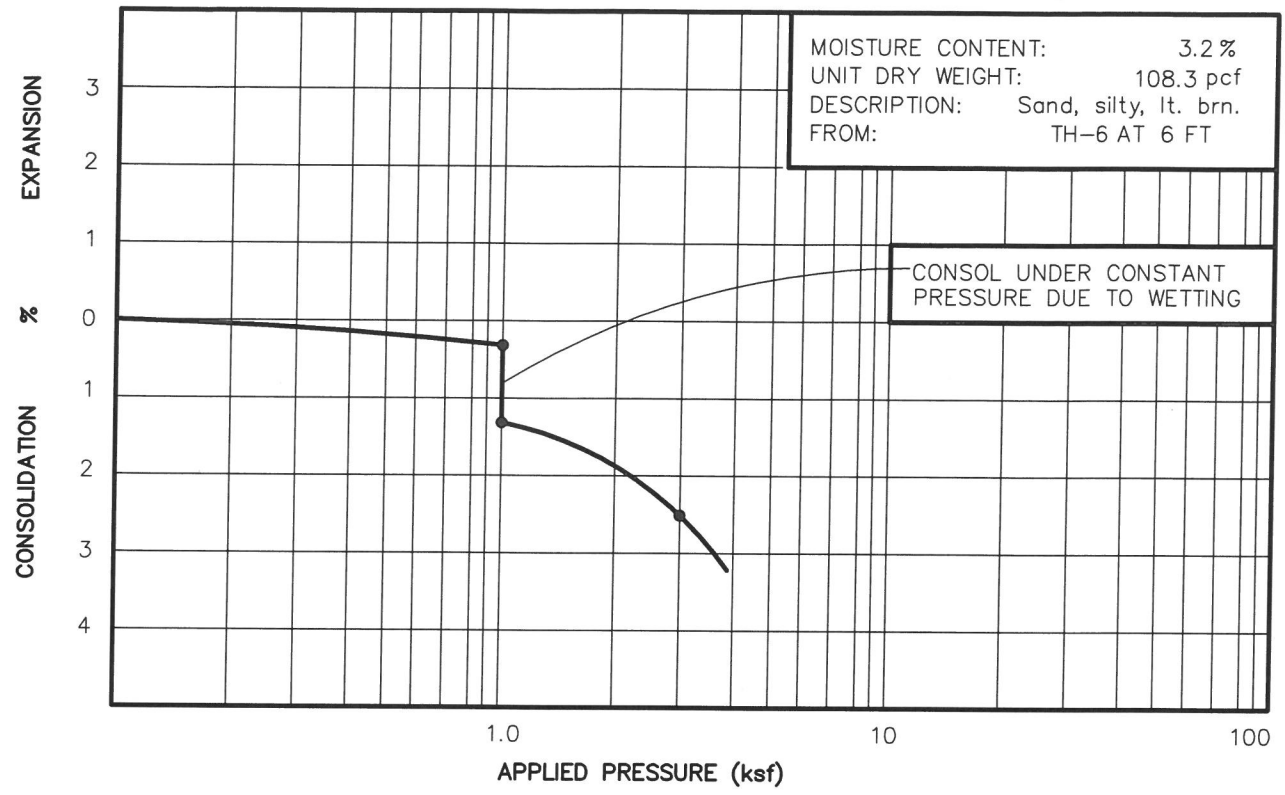
DATE DRILLED: 9/9/25

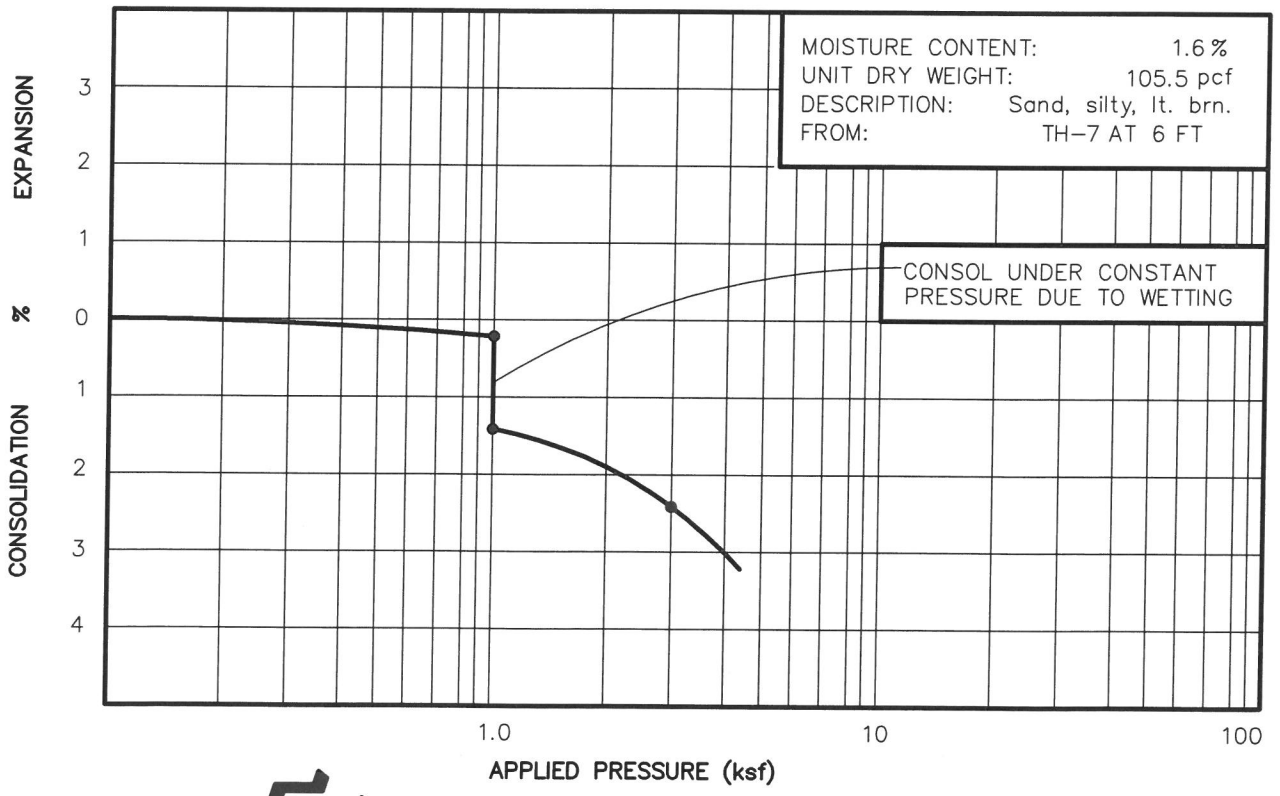
PROJECT NO.
25–12461

COMPLETE ENGINEERING SERVICES

FIGURE A2

SWELL–CONSOLIDATION TEST RESULTS



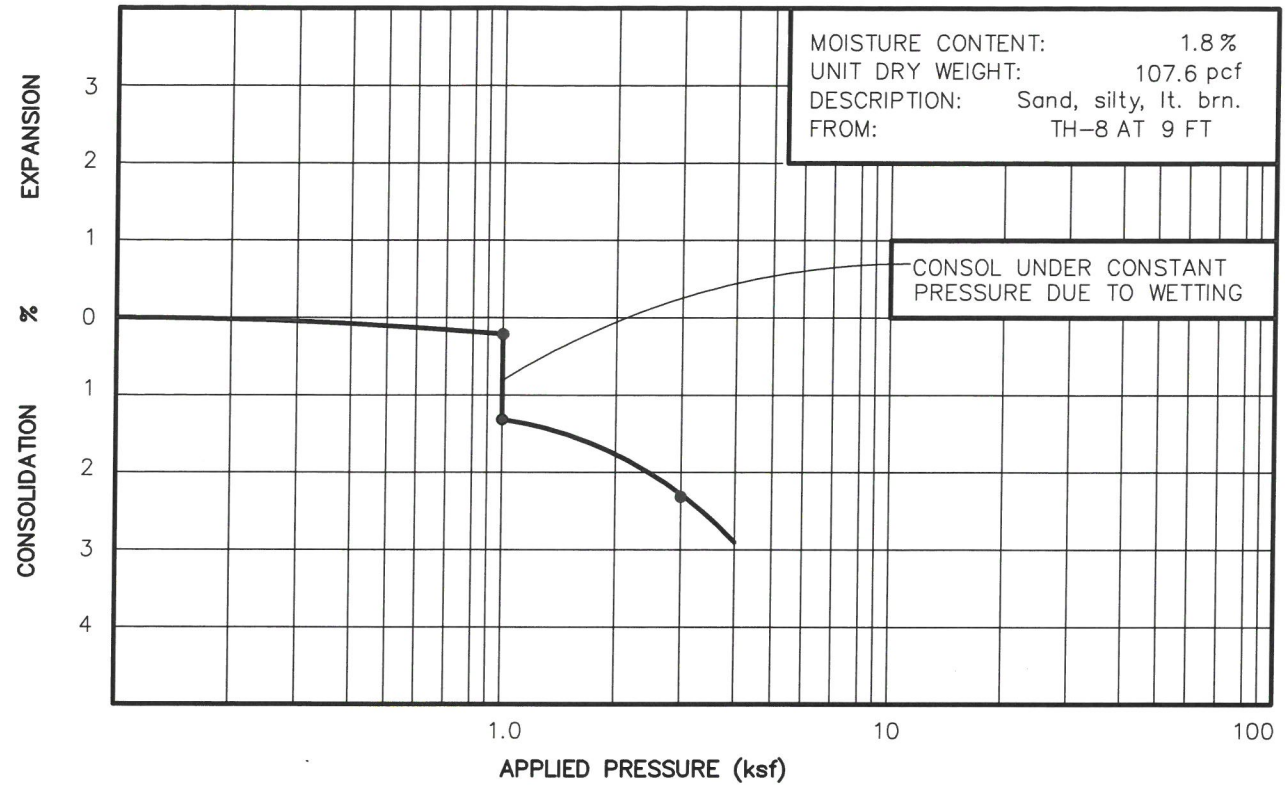


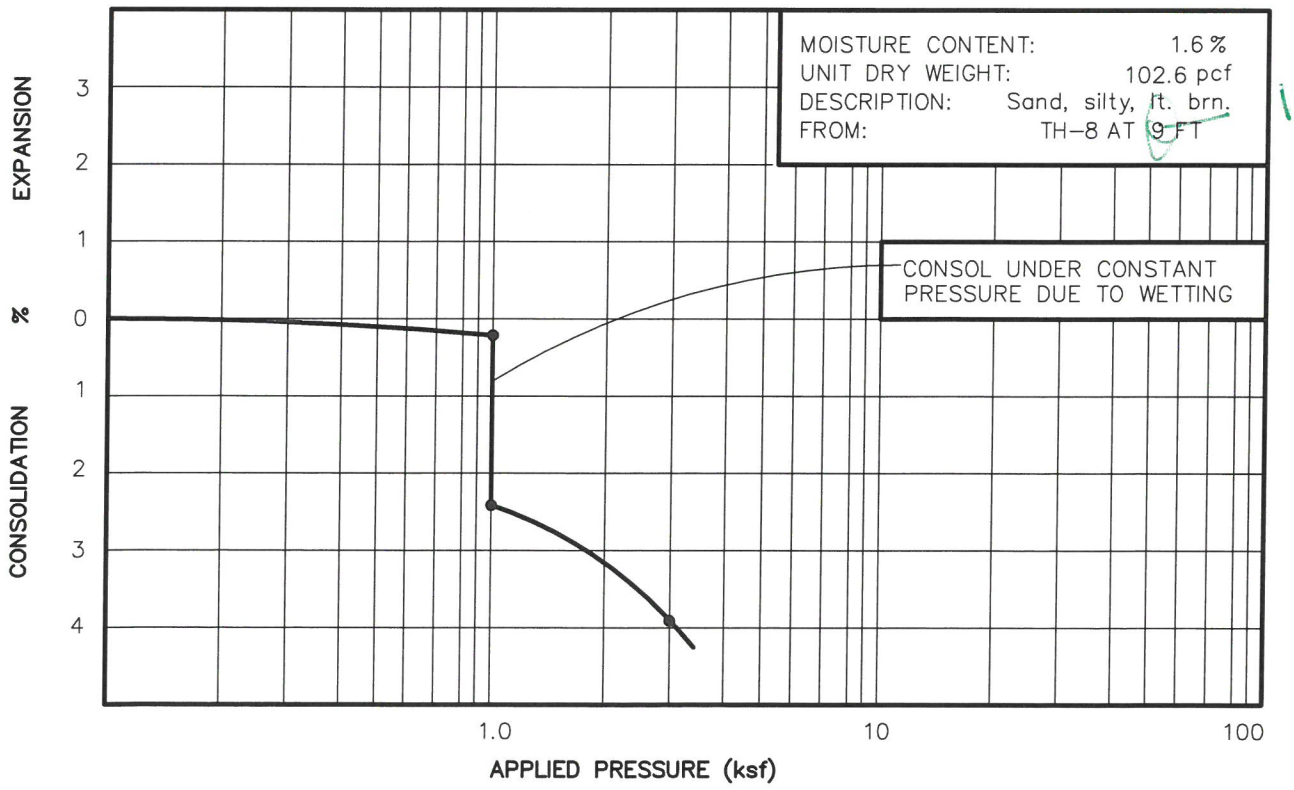
PROJECT NO.
25–12461

COMPLETE ENGINEERING SERVICES

FIGURE A3

SWELL–CONSOLIDATION TEST RESULTS





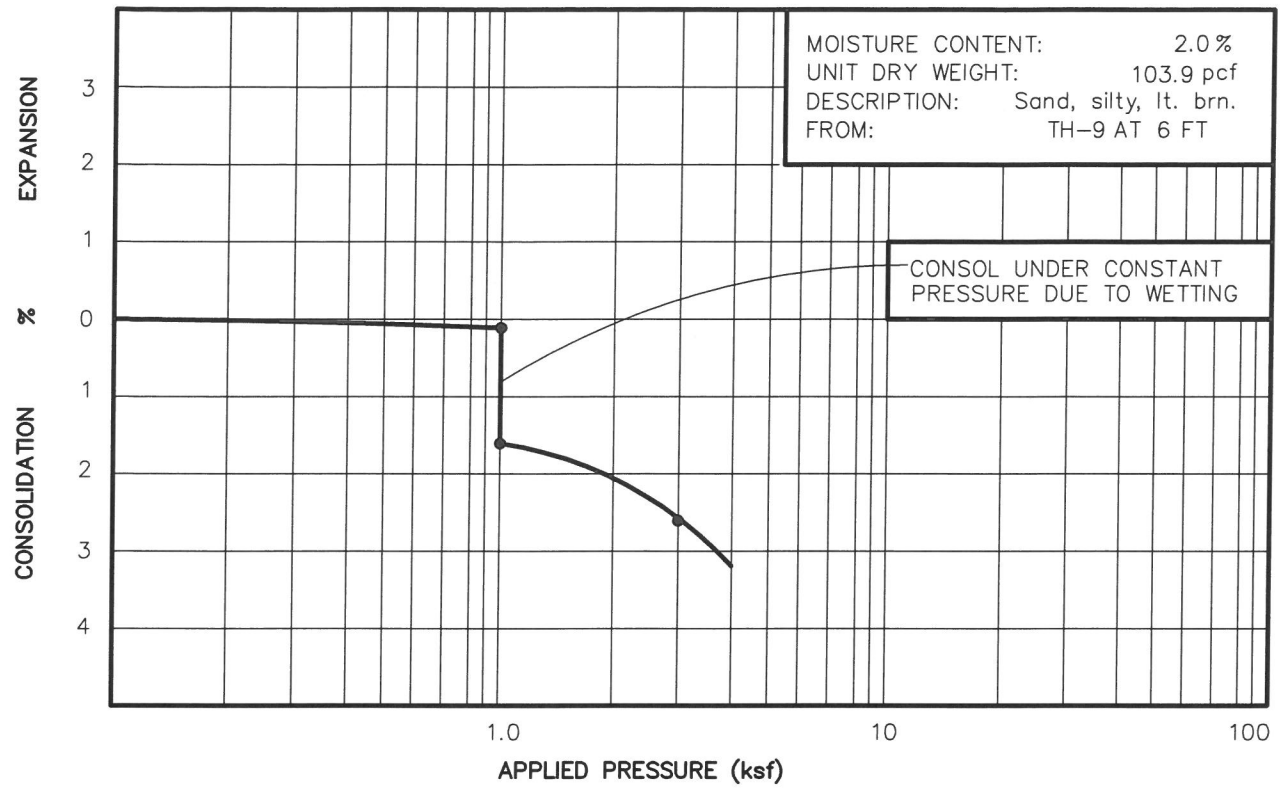
14

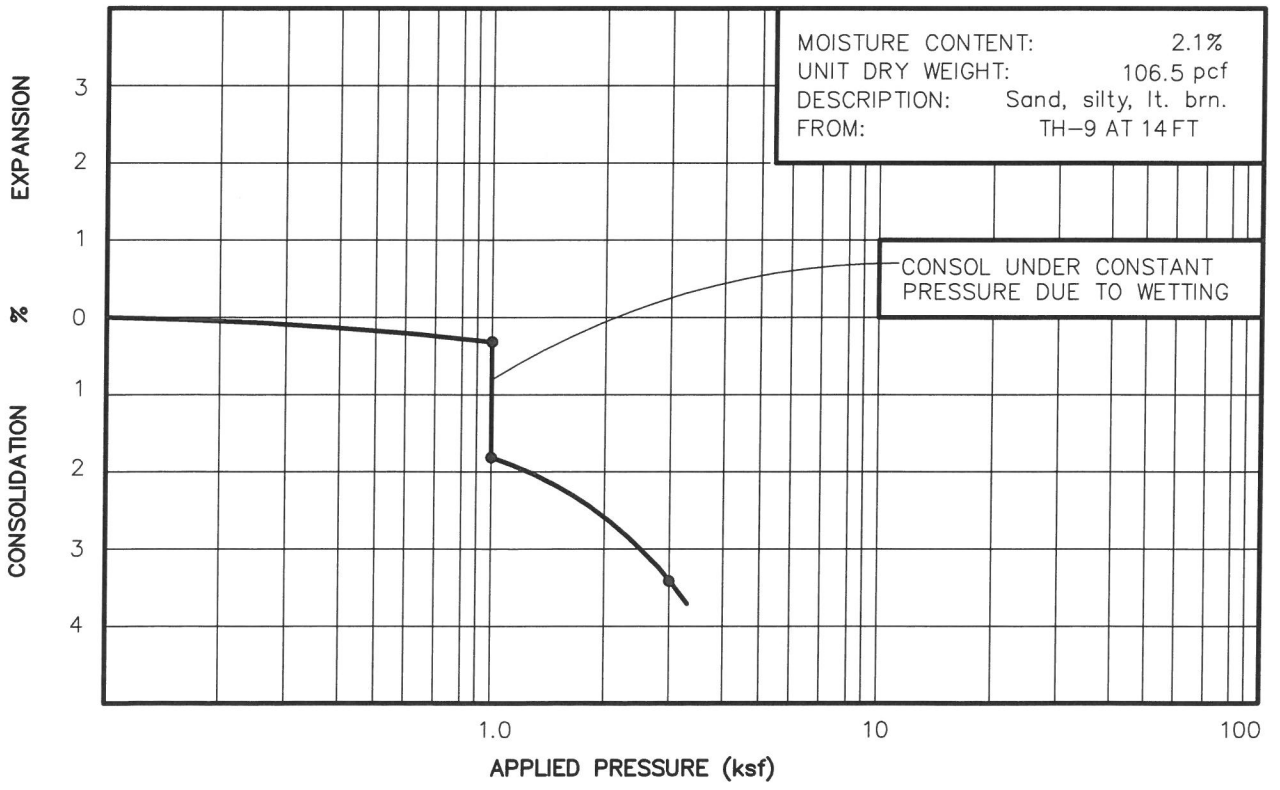
PROJECT NO.
25–12461

COMPLETE ENGINEERING SERVICES

FIGURE A4

SWELL–CONSOLIDATION TEST RESULTS





PROJECT NO.
25–12461

COMPLETE ENGINEERING SERVICES

FIGURE A5

COLORADO GEOLOGICAL SURVEY

1801 19th Street
Golden, Colorado 80401
303-384-2655

Karen Berry
State Geologist

May 1, 2017

Jason Reynolds
Current Planning Program Manager
Arapahoe County Public Works and Development
6924 S. Lima St.
Centennial, CO 80112

Location:
N½ SE¼ Section 21,
T4S, R67W, 6th P.M.
39.6859, -104.8899

Subject: Highline Estates Specific Development Plan (P17-007) and Minor Subdivision (P17-008)
Arapahoe County, CO; CGS Unique No. AR-17-0006

Dear Jason:

Colorado Geological Survey has reviewed the Highline Estates specific development plan and minor subdivision referrals. I understand the applicant proposes three single-family lots on 2.7 acres located at 1683 S. Uinta Way. With this referral, I received a request for CGS's review (April 7, 2017), a set of four Specific Development Plans (April 3, 2017), a set of two final plat sheets (KMD, Inc., undated), a Minor Subdivision Replat Letter of Intent (Latsis, April 3, 2017), an SDP letter of intent describing an access easement, water and sewer utilities, and a proposed stormwater infiltration pond (J3 Engineering, April 3, 2017), a 1683 South Uinta Way Natural Hazard Mitigation And Resource Protection At Phase I Level letter (Latsis, March 17, 2017), and a Subsurface Study (Hollingsworth Associates, Inc., March 16, 2017). We have several concerns:

Collapsible soils. Hollingsworth's Subsurface Study was conducted to characterize subsurface conditions for foundation design. According to available geologic mapping, the site is underlain by eolian (wind-deposited) silty sands. Wind-deposited soils often exhibit low densities and low strength, and may be subject to severe hydrocompaction, meaning they can lose strength, settle, compress, or collapse when water infiltrates the soils. Thick columns of compressible or collapsible soils can result in very significant settlement and structural damage. Consistent with this, **significant collapse was observed in all of Hollingsworth's swell-consolidation tests**.

CGS questions the validity of Hollingsworth's foundation recommendation for spread footings bearing on undisturbed natural soils, and that the footings should be designed for an allowable bearing pressure of 2000 psf. Collapse of approximately 3.2% to 5.2% was observed in all of Hollingsworth's swell-consolidation tests at test pressures of 500 and 1000 psf. Consolidation or settlement of just a few percent can cause damage to structures even with properly designed foundations. Deep foundations and structurally supported floor systems, or overexcavation and replacement with a properly water-conditioned and compacted structural fill, are common mitigation strategies in areas underlain by collapsible soils.

Infiltration pond/retention basin not recommended. Due to insufficient capacity of the Indian Creek Filing 11 existing storm sewer system, a stormwater infiltration pond (retention basin) is proposed within a Drainage & Open Space Tract 'A,' located west of proposed Lot 3. Hollingsworth does not address the site's suitability for the proposed infiltration pond. Sheet 2 of the Specific Development Plans indicates that the infiltration pond is proposed to be located just 17.34 feet from the proposed home on Lot 3.

Infiltration ponds are NOT recommended in areas of moisture-sensitive (expansive and collapsible) soils and

expansive bedrock. Excessive wetting, and repeated wetting and drying cycles, of moisture-sensitive soils and bedrock can adversely affect the performance of foundations, streets, exterior flatwork and floor slabs on the subject site and on nearby, offsite properties as a result of shrink-swell and hydrocompaction. Retention ponds can cause a shallow perched water condition to develop, and seepage may cause groundwater and mold problems for homes with basements and crawl spaces located adjacent to and downgradient from the pond.

Based on the significant hydrocompaction observed in Hollingsworth's swell-consolidation tests, and the risk of excessive infiltration and saturation leading to loss of soil strength, settlement, structural damage, and water intrusion into below-grade space (i.e. basements), the site should not be considered suitable for an infiltration basin.

CGS strongly recommends that surface drainage is designed to channel runoff away from structures and pavements as efficiently as possible, discharging at pre-development rates to an offsite storm sewer system. **The entire system should be designed to minimize infiltration.** If, despite the potential problems impacting adjacent and offsite properties, the county elects to allow the planned retention pond:

1) The feasibility of an impermeable (lined) retention pond should be evaluated,
2) the lot layout should be modified (the number of planned lots may need to be decreased) so that the retention pond can be located at least 100 feet from all structures, **including offsite homes and other improvements**, to reduce the risk of structural damage due to hydrocompaction, development of a perched water condition, and infiltration into nearby basements and crawl spaces,
3) a drainage report should be required and the county should verify that the retention pond is sized correctly, and
4) the proposed retention pond is located in a Drainage & Open Space Tract. The entity responsible for maintenance of the drainage improvements should be clearly identified on the plat.

Thank you for the opportunity to review and comment on this project. If you have questions or require additional review, please call me at (303) 384-2643, or e-mail carlson@mines.edu.

Sincerely,

Jill Carlson, C.E.G.
Engineering Geologist

Date: May 17, 2017

Subject: Response to Colorado Geological Survey Comments for the Three Single Family Lots and Detention Pond, 1683 South Uinta Way, Denver, Colorado

Job No.: 17-57

Jim and Kathryn Latsis
Latsis Custom Homes
8875 East Mexico Drive
Denver, Colorado 80231

Dear Mr. and Mrs. Latsis:

As requested, Hollingsworth Associates, Inc. has prepared the following responses to the comments made by the Colorado Geologic Survey for the three planned residences and detention pond to be located at 1683 South Uinta Way in Denver, Colorado. We conducted a subsurface investigation for the project as reported under our Job No. 17-57 on February 10, 2017. It was that report that the Colorado Geologic Survey reviewed and commented on.

Each of the Colorado Geologic Survey comments and our response to each comment are given below:

1. Comment: "**Collapsible soils.** Hollingsworth's Subsurface Study was conducted to characterize subsurface conditions for foundation design. According to available geologic mapping, the site is underlain by eolian (wind-deposited) silty sands. Wind-deposited soils often exhibit low densities and low strength, and may be subject to severe hydrocompaction, meaning they can lose strength, settle, compress, or collapse when water infiltrates the soils. Thick columns of compressible or collapsible soils can result in very significant settlement and structural damage. Consistent with this, **significant collapse was observed in all of Hollingsworth's swell-consolidation tests.**

   CGS questions the validity of Hollingsworth's foundation recommendation for spread footings bearing on undisturbed natural soils, and that the footings should be designed for an allowable bearing pressure of 2000 psf. Collapse of

approximately 3.2% to 5.2% was observed in all of Hollingsworth's swell-consolidation tests at test pressures of 500 and 1000 psf. Consolidation or settlement of just a few percent can cause damage to structures even with properly designed foundations. Deep foundations and structurally supported floor systems, or overexcavation and replacement with a properly water-conditioned and compacted structural fill, are common mitigation strategies in areas underlain by collapsible soils."

Response: *The above comments are quite general for collapsible soils and not site specific. The site in question is in an established, developed neighborhood surrounded by existing residential construction and infrastructure including paved streets, all of which are in good condition and serving their intended purpose well. As stated in the subsurface study for the site, "The subsurface conditions at the site were quite uniform, as indicated by exploratory borings B-1 through B-9, and consisted of 12 inches of topsoil overlying at least 20 feet of loose to dense, slightly silty to silty sand for the depth drilled, 21 feet. No free water was encountered in the exploratory borings at the time of drilling nor when checked six days later."*

Twenty standard penetration blow counts, ASTM Method D-1586, were taken in the exploratory borings at depths below the ground surface ranging from 5 feet to 20 feet. The standard penetration blow counts ranged from 7 blows for 12 inches to 42 blows for 12 inches and averaged 16 blows for 12 inches which is considered medium dense in geotechnical engineering practice.

The natural dry density of six samples of the foundation soils were determined in the laboratory and ranged from 94.3 pcf to 108.0 pcf and averaged 101.5 pcf. These minimum dry density, 94.3 pcf, and average dry density, 101.5 pcf, are within the normal range for silty sands are certainly not "low densities".

The consolidation characteristics of six undisturbed specimens of the foundation soils were determined in the laboratory in accordance with the procedures of ASTM D-2435. The settlement when wetted under constant load (hydrocompaction) ranged from 1.2% to 2.7% and averaged 2.0%, not the percentages stated in the above comment.

The Bureau of Reclamation (the organization in which I did my work in understanding collapsible soils) in their research report R-92-02 "Characteristics and Problems of Collapsible Soils" on page 4 lists soils with a percent volume change between 1% and 5% as being moderate trouble in a classification system with five categories of No Problem, Moderate Problem, Trouble, Severe Trouble, and Very Severe Trouble which indicates that the foundation soils at the site are not a problem to support the proposed residences with spread footings designed for a maximum allowable bearing pressure of 2,000 psf. The commentator may not understand that the standard of practice in geotechnical engineering is saturated soil mechanics.

2. Comment: "**Infiltration pond/retention basin not recommended.** Due to insufficient capacity of the Indian Creek Filing 11 existing storm sewer system, a stormwater infiltration pond (retention basin) is proposed within a Drainage & Open Space Tract 'A,' located west of proposed Lot 3. Hollingsworth does not address the site's suitability for the proposed infiltration pond. Sheet 2 of the Specific Development Plans indicates that the infiltration pond is proposed to be located just 17.34 feet from the proposed home on Lot. 3

Infiltration ponds are NOT recommended in areas of moisture-sensitive (expansive and collapsible) soils and expansive bedrock. Excessive wetting, and repeated wetting and drying cycles, of moisture-sensitive soils and bedrock can adversely affect the performance of foundations, streets, exterior flatwork and floor slabs on the subject site and on nearby, offsite properties as a result of shrink-swell and hydrocompaction. Retention ponds can cause a shallow perched water condition to develop, and seepage may cause groundwater and mold problems for homes with basements and crawl spaces located adjacent to and downgradient from the pond.

Based on the significant hydrocompaction observed in Hollingsworth's swell-consolidation tests, and the risk of excessive infiltration and saturation leading to loss of soils strength, settlement, structural damage, and water intrusion into below-grade space (i.e. basements), the site should not be considered suitable for an infiltration basin."

Response: *Again, the above comment is quite general for collapsible soils and not site specific. The Hollingsworth report does not address the site's suitability for the proposed infiltration pond because such an opinion was not requested by the client. The Hollingsworth report in Table II does indicate that a percolation rate of 14 minutes per inch of drop represents the subsurface soils in the area of the proposed infiltration pond. The soils at the site are permeable and have a depth of at least 21 feet below the existing ground surface. These soils are suitable for disposal of the stormwater by infiltration without resulting in a shallow perched water condition to develop. A lined retention pond is unnecessary.*

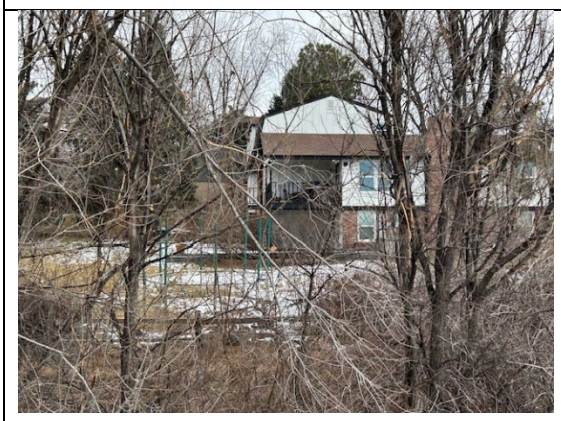
If we can provide further information, please call.

Sincerely,
HOLLINGSWORTH ASSOCIATES, INC.

Harold Hollingsworth, P.E.
HH: hr
Reviewed by: TRH

Applicant-Provided Photos of Current Development Adjacent to Highline Canal

Latsis Custom Homes has built 15 homes in Mountainview Gardens and Huntington Estates over the past 25 years, including two personal residences. Additionally, Latsis has developed 5 small infill sites within the same two neighborhoods. Three different soils engineering firms have provided soils and percolation testing for our projects over the 25-year span. The soils testing results have been very consistent. Below are pictures of some existing homesites adjacent to the Highline Canal between E. Florida Ave. and E. Iliff Ave. Construction age of these homesites ranges from 2 - 50+ years. Proximity of the structure to the canal's edge ranges from 25' to over 50'. A variety of stormwater and water quality facilities are in use.



Regards,

Jim Latsis and Kathryn Latsis
Latsis Custom Homes

COLORADO GEOLOGICAL SURVEY

1801 Moly Road
Golden, Colorado 80401

Matthew L. Morgan
State Geologist and
Director

February 9, 2026

Kat Hammer
Arapahoe County Public Works & Development
KHammer@arapahoegov.com

Location:
39.6848, -104.8884

Subject: **CZ25-002 Mountain View Gardens – Tree Farm**
Arapahoe County, CO; CGS Unique No. AR-26-0009-4

Dear Kat:

At your request (January 28, 2026), the Colorado Geological Survey has reviewed the Mountain View Gardens CZ25-002 2nd resubmittal. The 2nd resubmittal documents include:

- Submission Review Comments and Addendum to Project No. 25-12461, October 10, 2025, Parcels 8 & 11, Tract 12, Mountain View Gardens Subdivision, Arapahoe County, Colorado (CES, January 26, 2026),
- CZ25-002 Response to Colorado Geologic Survey (CGS) Comment (Latsis Custom Homes, January 26, 2026)

CGS appreciates that CES conducted additional borings and swell-consolidation testing. The swell-consolidation test results indicate wetting-induced consolidation ranging from approximately 1.3 to 2.4 percent, which CES classifies as low to moderate collapse potential. CES states (page 2), “There is an acceptable risk of settlement for lightly loaded foundations.”

CGS calculates, based on a typical assumed wetting depth of at least 15 feet for geotechnical design of new construction, that the site-specific average measured consolidation of 1.6% would correspond to potential settlement on the order of approximately 3 inches if soils within that depth range were fully wetted. This would be expected under the infiltration basin, but we are not worried about settlement under the pond itself, we are concerned about impacts to homes on lots adjacent to the infiltration basin.

The lateral extent and thickness of surficial soils that could experience wetting in response to infiltration from the retention pond is unknown. CES (page 3) describes the site soils as having “high permeability,” and states, “The mapped deposits of eolian sand extend well beyond the proposed development so groundwater will not be trapped beneath this property or adjacent properties.” The mapping referenced by CES was conducted at a scale of, at best, 1:24,000 or 1 inch = 2000 ft. so is not of sufficient resolution to make valid assumptions about the lateral continuity of subsurface materials.

Potential for development of a perched water condition on top of the variably shallow (18 to 28 feet below the existing ground surface), less permeable claystone bedrock surface remains a concern. CGS recognizes that the infiltration pond is probably hydraulically downgradient of the proposed new lots, but clayey layers, lenses, and pockets within the surficial soils could result in unpredictable impacts to adjacent lots.

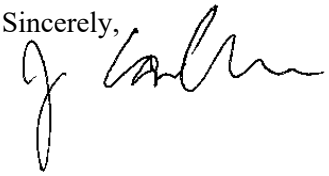
Even in areas not currently impacted by shallow groundwater, long-term infiltration can create a new localized groundwater mound that did not previously exist, and wetting fronts radiating from below the basin could move outward and affect adjacent foundations.

In the absence of a quantitative analysis demonstrating that lesser separations would be protective, CGS continues to recommend modifying the lot configuration so that the infiltration basin is at least 100 feet from all adjacent structures, including existing homes. This should reduce, but will not eliminate, the risk of damage due to hydrocompaction, development of a perched water condition, and infiltration into nearby basements and crawl spaces.

Alternatively, the county could require an infiltration mounding analysis*, which is a hydrogeologic evaluation that estimates how water introduced at the ground surface - such as from an infiltration basin - will move and accumulate in the subsurface over time. The analysis would provide necessary quantitative insight into (1) height or vertical rise of the groundwater mound, (2) depth and lateral extent of saturated conditions over time, and (3) risk of conditions conducive to hydrocompaction and water infiltrating basements on lots adjacent to the basin. The analysis should consider site-specific infiltration rates, soil hydraulic conductivity with depth, and sensitivity to extreme precipitation and long-term cumulative infiltration.

If you have questions or require additional review, please e-mail carlson@mines.edu.

Sincerely,



Jill Carlson, C.E.G.
Engineering Geologist

* Carleton, G.B., 2010, Simulation of groundwater mounding beneath hypothetical stormwater infiltration basins: U.S. Geological Survey Scientific Investigations Report 2010–5102, 64 p. **Includes spreadsheet solving the Hantush (1967) equation for groundwater mounding beneath an infiltration basin.**
Link: https://pubs.usgs.gov/sir/2010/5102/

Referral Agency	Contact	Phone Number	Email Address	Referral Comment	Applicant's Response
ARAPAHOE COUNTY OPEN SPACES	ROGER HARVEY	720-874-6554	RHARVEY@ARAPAHOEGOV.COM	Being such a small development any CiL can be waived since the amount would be so small.	The applicant acknowledges this requirement will be waived.
ARAPAHOE COUNTY PUBLIC HEALTH DEPARTMENT - LAND USE REFERRALS	STEVEN CHEVALIER	303-734-5439	PHLANDUSE@ARAPAHOEGOV.COM	No documented landfills within 1,000 feet. No known septic systems associated with the property. Sanitary sewer will be provided by CCVWSD. A residential/domestic drinking well (permit 70161) was identified on the property.	
ARAPAHOE COUNTY PUBLIC WORKS - BUILDING DIVISION	GREG BRAGDON	720-874-6612	GBRAGDON@ARAPAHOEGOV.COM		
ARAPAHOE COUNTY PUBLIC WORKS MAPPING DIVISION		720-874-6691		See rezoning plan set for mapping comments.	
ARAPAHOE COUNTY R&B REFERRALS	DOUGLAS STERN	720-874-6829	DSTERN@ARAPAHOEGOV.COM	No concerns.	
ARAPAHOE COUNTY/PWD ENG/TRAFFIC OPS	KARL PACKER	720-874-6528	KPACKER@ARAPAHOEGOV.COM		
FOUR SQUARE MILE AREA DEVELOPMENT REVIEW TEAM	KEVIN GROSS		KEVIN.GROSS@LIVE.COM		
FOUR SQUARE MILE AREA DEVELOPMENT REVIEW TEAM	MARK LAMPERT	303-356-6953	MLAMPERT@4EDISP.NET		
Denver Water			drew.randall@denverwater.org		
HIGH LINE CANAL CONSERVANCY-REFERRAL		720-767-2452	PLANNING@HIGHLINECANAL.ORG		

Referral Agency	Contact	Phone Number	Email Address	Referral Comment	Applicant's Response
SOUTH METRO FIRE-REFERRALS		720-989-2244	REFERRALS@SOUTHMETRO.ORG	No objections. "As discussed with the applicants, water and access will be provided by the developer."	The applicant acknowledges this requirement.
US ARMY CORPS OF ENGINEERS	ELLISON KOONCE	303-979-4120	DENVERREGULATORYMAILBOX@USACE.ARMY.MIL		
US ARMY CORPS OF ENGINEERS	ELLISON KOONCE	720-922-3847	DENVERREGULATORYMAILBOX@USACE.ARMY.MIL		
CDPHE/ DEPARTMENT OF HEALTH & ENVIRONMENT - STATE OF COLORADO	RICHARD COFFIN	303-692-3662	CDPHE_LOCALREFERRAL@STATE.CO.US	There are no comments from the Air Pollution Control Division	
COLORADO DEPT OF HEALTH (CDPHE)	AARON LAMPLUGH		AARON.LAMPLUGH@STATE.CO.US		
DENVER DEPARTMENT OF PUBLIC HEALTH & ENVIRONMENT	DAVE WILMOTH PE PG	720-865-5438	DAVE.WILMOTH@DENVERGOV.ORG		
MOUNTAIN VIEW HOA		303-894-2166	DORA_REALESTATE_WEBSITE@STATE.CO.US		
YORKSHIRE HOA					
ARAPAHOE LIBRARY DISTRICT- REFERRALS	LINDA SPEAS	303-792-8999	LSPEAS@ALD.LIB.CO.US		
SOUTH SUBURBAN PARKS & RECREATION		303-483-7009	PLANNINGSUPPORT@SSPRD.ORG		
TRAILS PARK AND RECREATION DISTRICT	DELOS SEARLE	303-269-8413	DELOS.SEARLE@TPRD.ORG	No comments.	
DENVER PLANNING SERVICES-CPD	AMANDA JENSEN	720-865-2982	DEVELOPMENT.SERVICES@DENVERGOV.ORG		
CHERRY CREEK SCHOOLS	MATT SCHAEFER		MSCHAEFER2@CHERRYCREEKSCHOOLS.ORG	Students from this project are within the current boundaries of Eastridge Elementary School, Pair ire Middle School, and Overland High School. Boundaries are subject to change	The applicant acknowledges this requirement.

Referral Agency	Contact	Phone Number	Email Address	Referral Comment	Applicant's Response
				when necessary to promote the efficient utilization of school facilities. The District requests cash-in-lieu of land dedication for public schools' sites prior to approval of the ASP. The District's intent is to use the Appraisal Land Value Method to determine the fair market value. Based on the property's 2025 assessment, the value per acre applied in this instance is $286,000.00 and the CiL of land dedication for public schools value is $18,704.40.	
ARAPAHOE COUNTY SHERIFF- OFFICE OF EMERGENCY MANAGEMENT (OEM)	NATHAN FOGG	720-874-3659	NFOGG@ARAPAHOEGOV.COM		
ARAPAHOE COUNTY SHERIFF'S OFFICE - COMMUNITY RESOURCE UNIT	DENNIS MEYER	720-874-4040	DMEYER@ARAPAHOEGOV.COM	No comments.	
ARAPAHOE COUNTY SHERIFF'S OFFICE - LAND USE REFERRALS	KENNETH MCKLEM	720-874-3759	KMCKLEM@ARAPAHOEGOV.COM	No comments.	
ARAPAHOE COUNTY SHERIFF'S OFFICE - LAND USE REFERRALS	JARED ROWLISON	720-874-4074	JROWLISON@ARAPAHOEGOV.COM		
ARAPAHOE COUNTY/SHERIFF/CRIME PREVENTION UNIT	JASON PRESLEY	720-874-3695	JPRESLEY@ARAPAHOEGOV.COM		
COLORADO GEOLOGICAL SURVEY - STATE OF COLORADO	JILL CARLSON	303-384-2643	CGS_LUR@MINES.EDU	Provide a complete response to the letter dated 11/14/25.	

Referral Agency	Contact	Phone Number	Email Address	Referral Comment	Applicant's Response
				Concerns about the impact of the proposed infiltrating retention pond on local water levels, and especially about potential infiltration and accelerated consolidation impacting the existing residence immediately west of the proposed pond.	
CENTURYLINK NETWORK REAL ESTATE DEPARTMENT		720-520-3133	NRE.EASEMENT@CENTURYLINK.COM	Good afternoon. We have received your request for an encroachment and have set up a Lumen project accordingly. Your project number is P868191, and it should be referenced in all emails sent in for review. **Please do not reply to this email.** Your project owner is Stephanie Canary, and they can be reached by email at Stephanie.Canary@lumen.com with any questions that you may have regarding this project. Requests are addressed in the order received, Lumen will endeavor to respond within 30 days.	
XCEL ENERGY - PSCO ROW & REFERRALS	VIOLETA CIOCANU		REFERRALSXCELDISTRIBUTION@XCELENERGY.COM	Please be advised that Public Service Company has existing overhead electric and natural gas distribution facilities along the north and east property lines. Public Service Company has no objection to this proposed rezone, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future	Applicant acknowledges this requirement. The applicant has submitted service requests through the Builder Call Line and verified capacity to serve the development.

Referral Agency	Contact	Phone Number	Email Address	Referral Comment	Applicant's Response
				accommodations for natural gas transmission and electric transmission related facilities, and that our current use/enjoyment of the area would continue to be an accepted use on the property and that it be "grandfathered" into these changes. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Xcel Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities. As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.	
CHERRY CREEK VALLEY WATER AND SANITATION DISTRICT	LISA GLENN	303-755-4474	LGLENN@CHERRYCREEKVALLEYWATERCO.GOV	No comments. Will-serve letter provided with application submittal.	
DIVISION OF WATER RESOURCES-STATE	IOANA COMANICIU	303-866-3581	IOANA.COMANICIU@STATE.CO.US	Provide water supply plan form GWS-76.	The applicant provided the requested form and clarified that

Referral Agency	Contact	Phone Number	Email Address	Referral Comment	Applicant's Response
ENGINEER/GROUNDWATER				Clarify if well no. 70161 will be used in the subdivision or will be plugged and abandoned in accordance with Water Well Construction Rules prior to the subdivision approval.	the well will be plugged and abandoned in accordance with rules. State Engineer's Office does not have any comments on the rezoning application. State Engineer's Office opinion is that the proposed water supply is adequate and can be provided without causing injury or decreed to water rights, as long as the District is committed to supply water to the three lots and well permit no. 70161 is plugged and abandoned prior to the subdivision approval.
SOUTHEAST METRO STORMWATER AUTHORITY (SEMSWA)		303-858-8844	ESUBMITTALS@SEMSWA.ORG		
COLORADO PARKS & WILDLIFE/ 1ST POINT OF CONTACT	MATT MARTINEZ	303-291-7122	MATT.MARTINEZ@STATE.CO.US		

The Tree Farm

CZ25-002

latsis
CUSTOM HOMES

Latsis Custom Homes – *An Introduction*

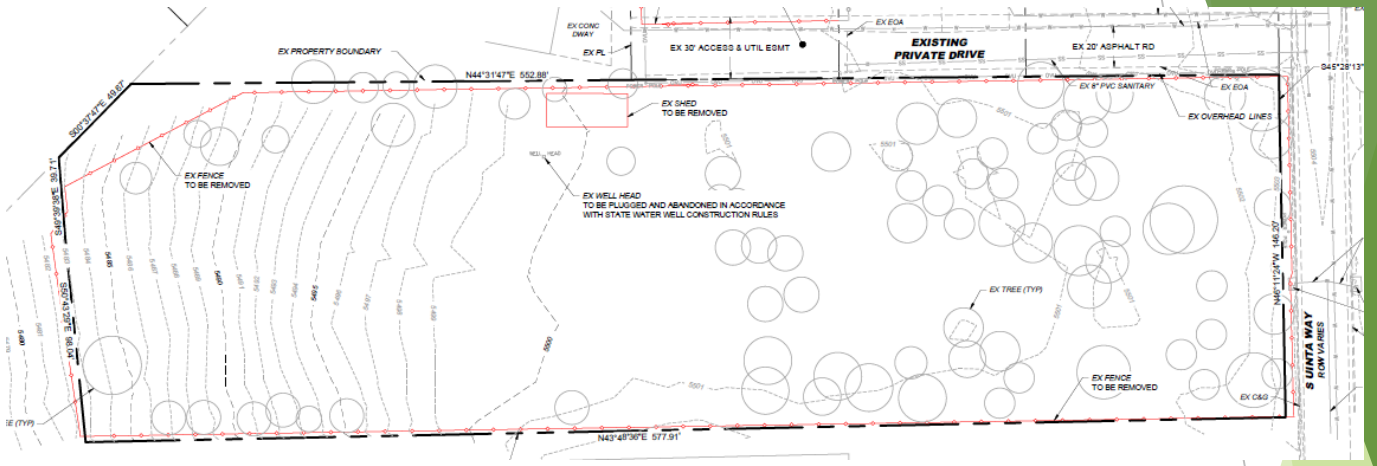
- Custom Homebuilder since 1995
- 23-Year Resident of Mountainview Gardens
- Built 20+ New Homes in Four Square Mile
- Completed 4 Minor Subdivisions in Four Square Mile
- Career Awards
  - Energy Performance Award 2003 Stapleton Parade of Homes
  - 2014 CARE Remodel Award
  - 2016 MAME Award for Best Custom Home under 3,500 s/f
  - 2020 Xcel Energy Award for Best Builder

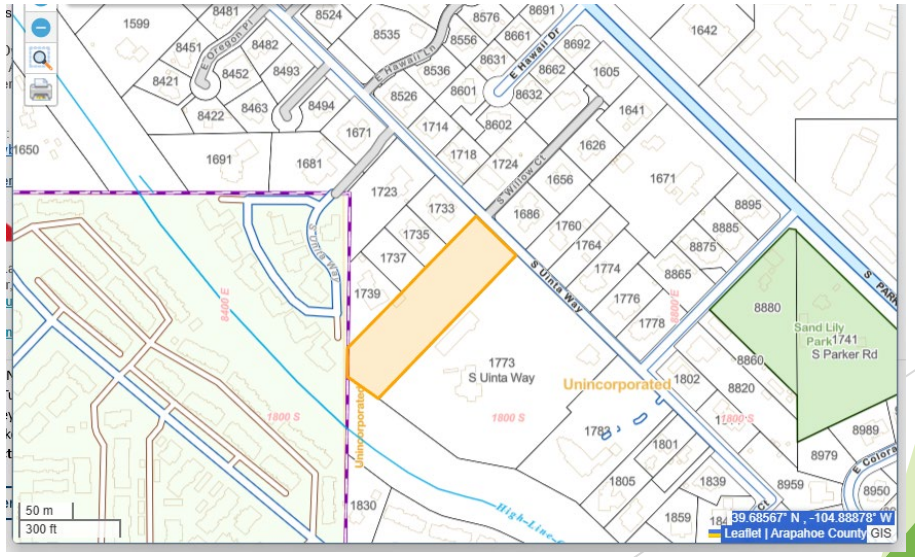





Tree Farm Property Details

- 2.4 Acre Vacant Parcel
- Located in Mountain View Gardens
- Tree Farm & Horse Pasture
  - Owned by the Olsen Family for 52 Years
  - Numerous Mature Trees
- Currently zone R-A
- Four Square Mile Sub-Area Plan
  - 1-2 DU per Acre





latsis
CUSTOM HOMES

Proposed Re-Zone & Development

Install Improvements as Required by Arapahoe County, South Metro Fire, and Cherry Creek Valley Water & Sanitation

Build Four (4) Single Family Custom Residences

Protect and Maintain as Many of the Healthy Existing Trees as Possible

latsis
CUSTOM HOMES

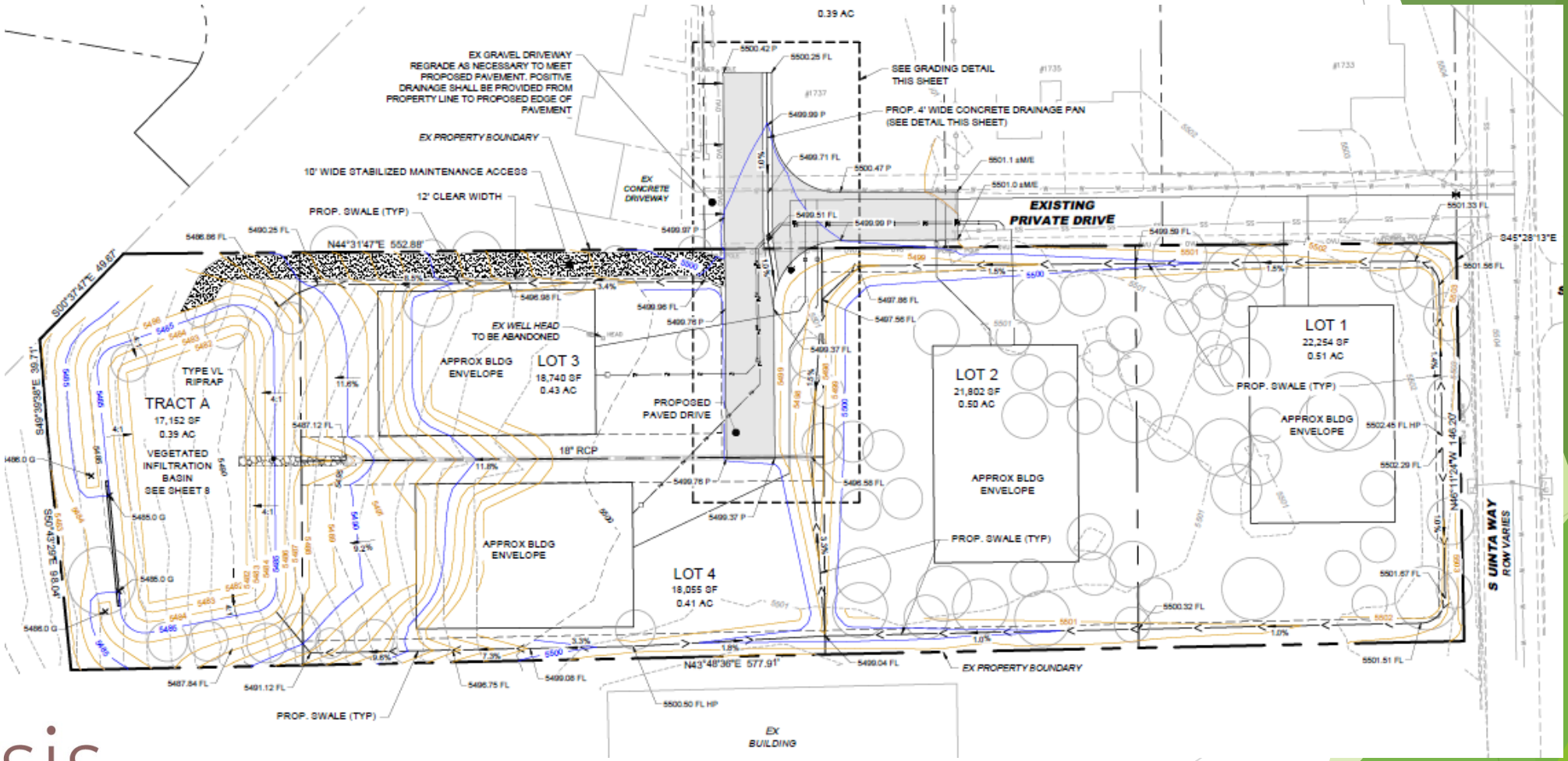
Requested Zoning

- R-1-C Zoning
  - *20’ Front and Rear Setbacks*
  - *10’ Side Setbacks*
  - *12,500 s/f Minimum Lot Size*
  - *Minimum Lot Width = 81’*

- Why R-1-C Zoning?
  - *Consistent with Adjacent Homes*
  - *Setbacks Provide more Flexibility to Save Existing Trees*
  - *Setbacks Allow for Less Impervious (Paved) Surface*
  - *Setbacks Allow Better Accommodation of Fire Access Road Configuration*

Latsis
CUSTOM HOMES

Proposed Lots & Improvements



Latsis
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Proposed Homes & Representative Architecture

- Varied Architectural Styles
- Mature Trees integrated into Site Plan
- Sized to Blend with the Neighborhood
  - 2,500-3,000 s/f (main level) Ranch Plans
  - 3,200-4,200 s/f (main two levels) Two-Story Plans

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Questions/Comments /Concerns

Adjacent Property Owners Meeting (06/18/25)

Construction Schedule

- Duration of Construction?
- Start time of Construction?
- Construction Traffic Management?
- Road Construction and Repair?

Drainage Questions

- Current Road Drainage

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Responses – Adjacent Property Owners

- Construction Schedule
  - Estimated 2-Year Construction Cycle
  - Start Time of Day 7:30AM, No Sundays
  - Management of Construction Traffic
  - Latsis will restore the Private Road and Pave the New Section upon Completion
- Drainage
  - Latsis will study road drainage in concert with road repair after water service install.
  - All lots in development will convey their drainage into designated locations per the approved drainage plan.

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Questions/Comments /Concerns

Highline Ridge HOA Meeting (06/19/25)

Positive Comments

No Specific Concerns Identified

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Questions/Comments /Concerns

Four Square Mile Meeting (07/09/2025)

Does the Sub Area Plan allow for 1-2 DU per acre?

In 2017, the Four-Square Mile Sub-Area Plan was amended to allow 1-2 DU per acre on this property in addition to 1683 S. Uinta Way and 1593 S. Uinta Way.

No additional questions or comments were raised.

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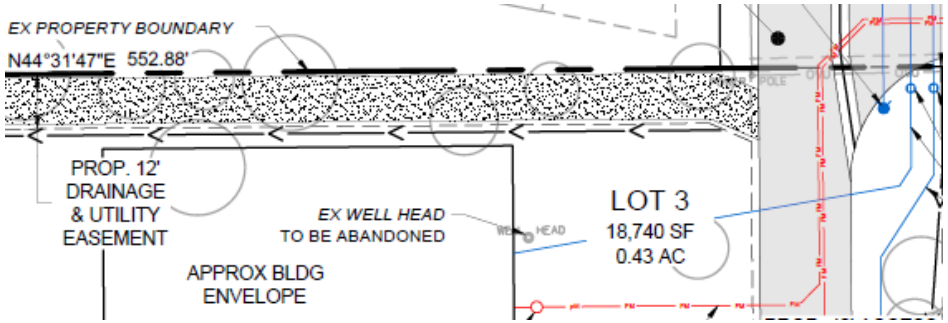
Comments & Responses - CO Division of Water Resources

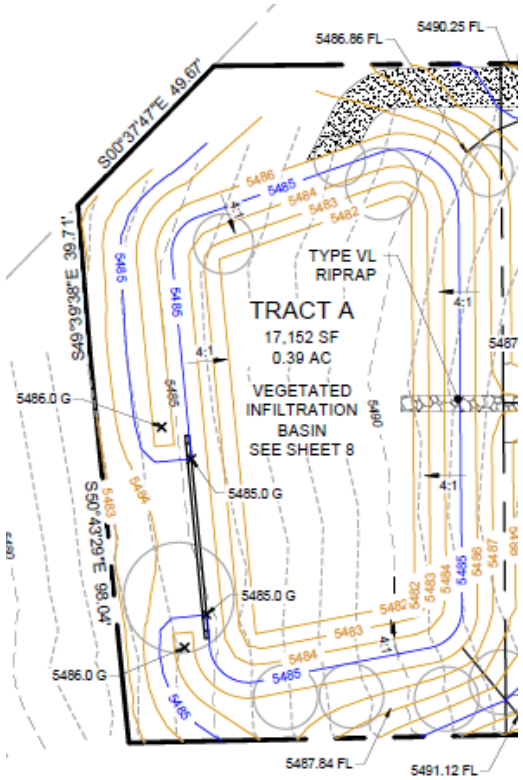
- Division of Water Resources
  - Status of Permitted Well
  - Water Calculation
- DWS Response
  - Well Status
    - Latsis will abandon the well as indicated in our construction plans and comment responses.
    - Well inspected for use and found not viable.
  - Water Supply
    - Water supply is estimated based on standards provided to applicant by DWS for household use and irrigation.
    - Homes will connect to CCVWS public water and sewer services.
    - Latsis intends to limit the amount of irrigated landscaping per lot to reduce water usage.



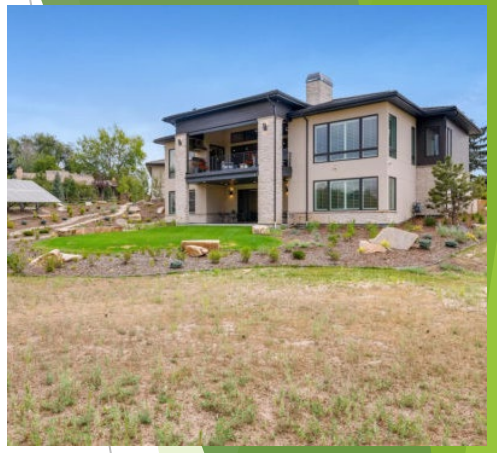
Colorado Division of Water Resources	
1. Applicant must provide a water supply plan (form GWS-76).	Applicant has completed the GWS-76 form and included it in this response.
2. Applicant must clarify whether well no. 70161 will be used in the subdivision or will be plugged and abandoned prior to subdivision approval.	Applicant hired a licensed inspector to verify the well and pump's condition. The well is not viable and the applicant will abandon the well.

Comments & Responses - Colorado Geologic Survey

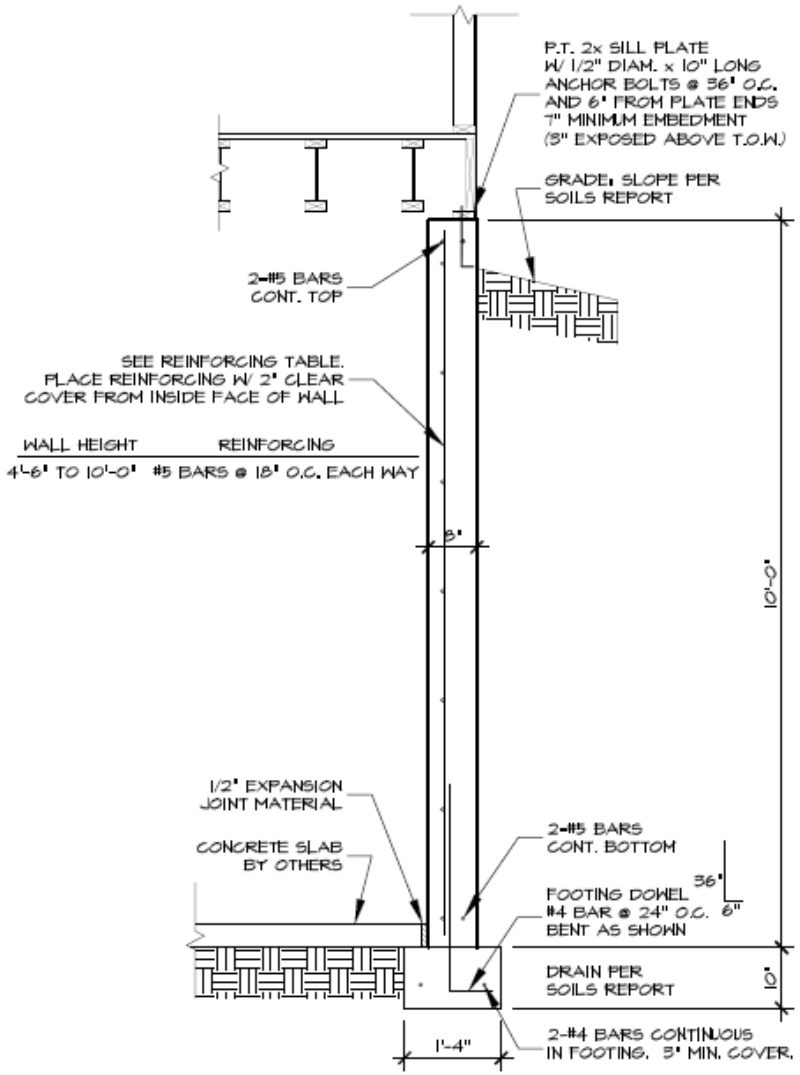
- Colorado Geologic Survey (CGS) Comments
  - Collapsible Soils Concern – Additional Drilling and Sampling Requested
  - Attachment to Existing Storm Sewer
  - Infiltration Basin Proximity



- Complete Engineering Services (CES) Response and Addendum to Report 25-12461
  - Collapsible Soils (p.2)
    - "Additional subsurface investigation was conducted on 1/19/2026. . . Average consolidation was 1.6%." Results confirm low to moderate consolidation potential.
    - Consistent with initial soils testing provided on 10/10/2025.
    - "Risk considered acceptable per industry standards."
  - Attachment to Storm Sewer (p.4)
    - Storm Sewer is not available to this site.
    - Latsis received TRC approval for vegetated infiltration basin.
    - "Additional investigation conducted by CES indicates soils present do not exhibit extreme hydrocompaction tendencies."
    - "There is no groundwater present above a depth of 30 feet".
    - "Soils present are suitable for the proposed infiltration basin".
  - Infiltration Basin Proximity(p.5)
    - "Presence of the infiltration basin will have no negative effects on existing or proposed structures in the vicinity of the basin"
    - "It is arguably more speculative of CGS to assume that water introduced into the soil beneath the proposed infiltration basin will migrate laterally at depths shallow enough to affect nearby structures."

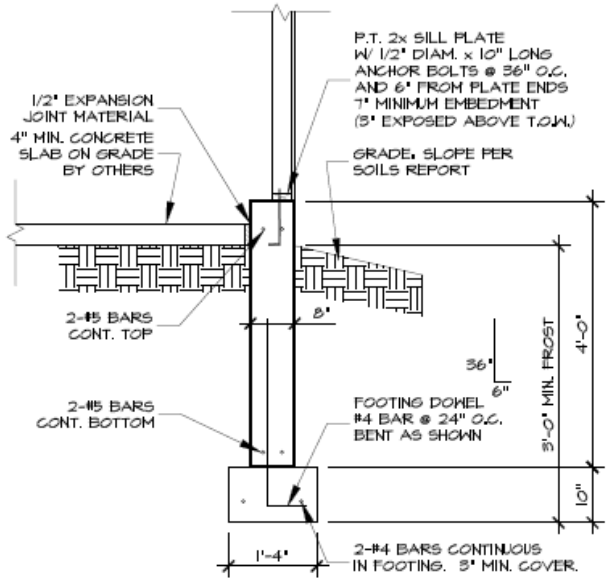


Typical Residential Foundation Depth



WALL SECTION A

Typical Full-Depth Foundation = 10’



WALL SECTION B

Walkout Basement Foundation = 4 - 6’

Highline Estates (P17-009) Distance to Structures from Basin:

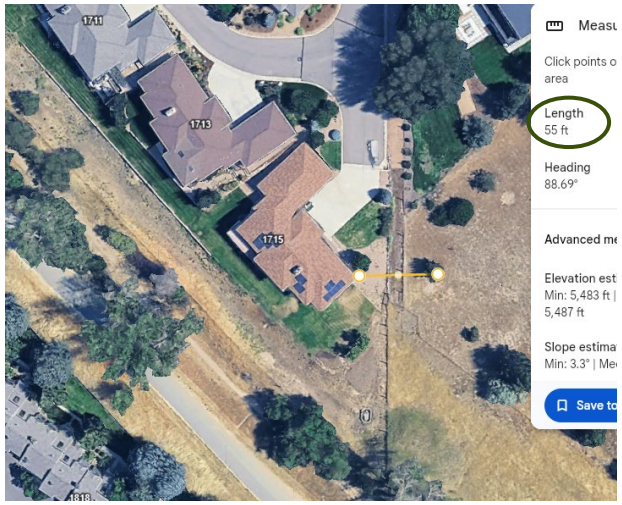
Grass Buffer Infiltration Basin installed in 2018

1691 S. Uinta Way (27 Feet to Structure)

1705 S. Uinta Way (30 Feet to Structure)

8422 E. Oregon Pl.(60 Feet to Structure)

Tree Farm (CZ25-002) Distance to Structures from Basin



1715 S. Uinta Way (55 Feet to Structure)

Proposed Building Envelope (54 Feet to Structure)

Questions?

ARAPAHOE COUNTY

Arapahoe County
Public Works and Development
Planning Division
6924 S. Lima Street
Centennial, Colorado 80112
Phone: 720-874-6650
www.arapahoegov.com

Land Development Application

This form must be ***complete***.

Land Development Application materials received after 2pm shall be date stamped received the following business day.

APPLICANT NAME: Latsis Custom Homes	ADDRESS: 1681 South Uinta Way, Denver, CO 80231 PHONE: 303-696-0086 EMAIL: jklatsis@comcast.net	CONTACT: Kathryn Latsis TITLE: Manager
OWNER(S) OF RECORD NAME(S): Mary R. Oleson Living Trust Keith Oleson Nan Glenn Trustees	ADDRESS: 7824 E 7th Ave, Denver, CO 80230 PHONE: 303-829-5288, 303-929-2996 EMAIL: olyson14@gmail.com, nanglenn1@gmail.com	SIGNATURE(S): _____ _____
ENGINEERING FIRM NAME: Fabre Engineering	ADDRESS: 2063 Pinon Place, Erie, CO 80516 PHONE: 720 / 903-0048 EMAIL: cfabre@fabreeng.com	CONTACT: Chad Fabre TITLE: Principal

Pre-Submittal Case Number: Q 25 - 041 Pre-Submittal Planner: Kathleen Hammer Pre-Submittal Engineer: Joseph Boateng

State Parcel ID No. (AIN no.):	1973-21-4-02-011
Parcel Address or Cross Streets:	S. Uinta Way/S. Parker Rd.
Subdivision Name & Filing No:	Parcel 11, Tract 12, Mountainview Gardens

	EXISTING	PROPOSED
Zoning:	R-A	R-1-C
Project Name:		Oleson Tree farm
Site Area (Acres):	2.38	2.38
Density (Dwelling Units/Acre):	1-2 DU/acre	1-2 DU/acre
Building Square Footage:	N/A	TBD
Disturbed Area (Acres):	N/A	2.38

CASE TYPE (S)

☐ Conventional Re-Zone ☐ Minor Subdivision ☐ _____

THIS SECTION IS FOR OFFICE USE ONLY

Case No:		Assigned Planner:		Assigned Engineer:	
TCHD Fee:	$	Planning Fee(s):	$	Engineering Fee(s):	$

This land use application shall be submitted with all required application fees. Incomplete applications will not be accepted. Submittal of this application *does not* establish a vested property right in accordance with C.R.S. 24-68-105(1). Processing and review of this application may require the submittal of additional information, subsequent reviews, and/or meetings, as outlined in the Arapahoe County Land Development Code.

ARAPAHOE COUNTY

Arapahoe County
Public Works and Development
Planning Division
6924 S. Lima Street
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Phone: 720-874-6650
www.arapahoegov.com

Land Development Application

This form must be ***complete***.

Land Development Application materials received after 2pm shall be date stamped received the following business day.

APPLICANT NAME:	ADDRESS: PHONE: EMAIL:	CONTACT: TITLE:
OWNER(S) OF RECORD NAME(S): Mary R. Oleson Living Trust, Keith Warren Oleson - Trustee Nan Glenn (successor trustee)	ADDRESS: 7824 E 7th Ave, Denver, CO 80230 PHONE: 303-829-5288 (Keith); 303-929-2996 (Nan) EMAIL: olyson14@gmail.com (Keith); nanglenn1@gmail.com (Nan)	SIGNATURE(S): Keith Oleson Nan Glenn
ENGINEERING FIRM NAME:	ADDRESS: PHONE: EMAIL:	CONTACT: TITLE:

Pre-Submittal Case Number: Q ____ - _____ Pre-Submittal Planner: Pre-Submittal Engineer:

State Parcel ID No. (AIN no.):	1973-21-4-02-011
Parcel Address or Cross Streets:	
Subdivision Name & Filing No:	

	EXISTING	PROPOSED
Zoning:		
Project Name:		
Site Area (Acres):		
Density (Dwelling Units/Acre):		
Building Square Footage:		
Disturbed Area (Acres):	N/A	

CASE TYPE (S)

☐ _____ ☐ _____ ☐ _____

THIS SECTION IS FOR OFFICE USE ONLY

Case No:		Assigned Planner:		Assigned Engineer:	
TCHD Fee:	$	Planning Fee(s):	$	Engineering Fee(s):	$

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Latsis
CUSTOM HOMES

September 9, 2025

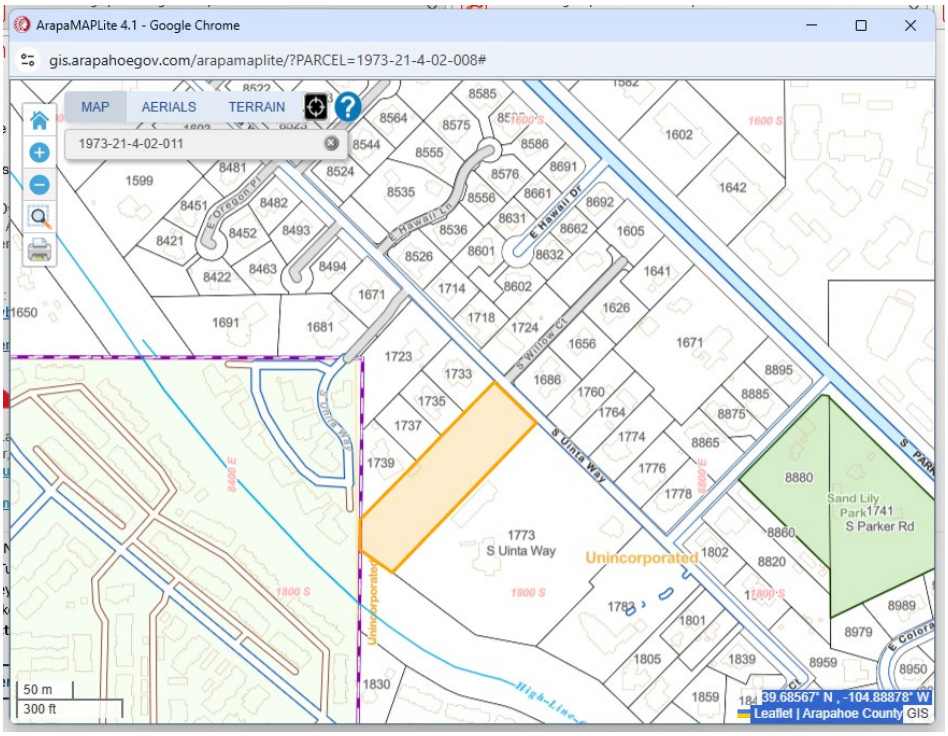
Arapahoe County Public Works and Development
6924 S Lima St., Centennial Co 80112

Re: The Tree Farm Letter of Intent

Dear Public Works and Development Staff:

Latsis Custom Homes has entered into a purchase agreement with the Mary R. Oleson Living Trust to purchase the property currently known as a portion of Tract 12, Mountain View Gardens. Latsis Custom Homes proposes a four (4) lot, in-fill residential development of this property within unincorporated Arapahoe County. The project is located at Tract 12, Mountain View Gardens, Denver CO 80231. The parcel ID number is 1973-21-4-02-011. The project includes a 2.38-acre parcel, zoned R-A. The property previously functioned as a tree farm and horse pasture. It currently sits undeveloped and vacant.

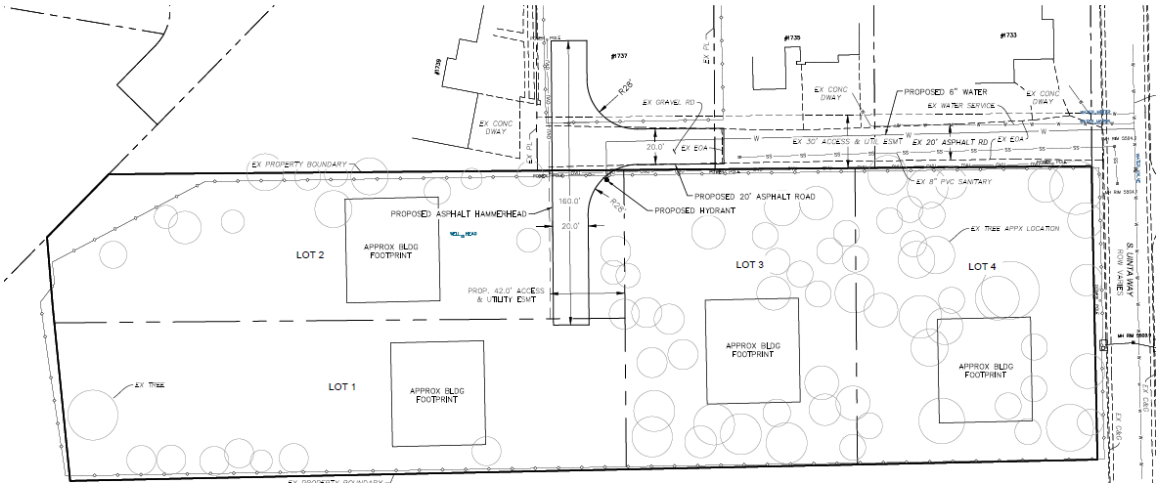
The subject property being considered for this development is contained generally south of E. Florida Avenue, north of E. Jewell Circle, west of South Uinta Way and east of the Highline Canal.



The subject property resides within Mountain View Gardens. In 2017, the Tract 12 parcel was included in a Four-Square Mile Sub-Area Plan amendment to allow 1-2 DU per acre.

Based on compliance with the sub area plan, the parcel should allow for development of four (4) homesites. The site already has dedicated access easements across 1733, 1735, and 1737 S. Uinta Way. The access easement across 1733 and 1735 S. Uinta Way was paved by Latsis Custom Homes in 2015 as part of the improvements required to build 1733 and 1735 S. Uinta Way. A main line sanitary sewer extension was completed in that same timeframe. The line runs under the paved easement from S. Uinta Way to the southeast corner of 1737 S. Uinta Way.

Latsis Custom Homes intends to rezone and complete a minor subdivision of Parcel 11 of Tract 12 to include four lots. We intend to zone the lots as R-1C to provide flexibility for tree preservation, fire service access, and required improvements.



Per Section 5-3.2.B, p.5-261 of the Land Development Code, applicants must address a checklist of items when submitting for a Re-Zone. We believe our request complies with the criteria identified.

1. Recognize the limitations of existing and planned infrastructure, by thoroughly examining the availability and capability of water, sewer, drainage, and transportation systems to serve present and future land uses.	The development, as a re-zone resulting in four additional lots exceeding 12,500 s/f, will use existing infrastructure and connect to existing public right-of-way.
2. Assure compatibility between the proposed development, surrounding land uses, and the natural environment.	The development conforms to the proposed density and use indicated in the Four Square Mile Sub Area Plan. The adjacent property uses are residential on generally smaller lots of obsolete R-3 zoning, with the exception of the property on the southern boundary which is the only remaining five-acre lot in the neighborhood.
3. Allow for the efficient and adequate provision of public services. Applicable public services include, but are not limited to, police, fire, school, park, and libraries.	The applicant has reviewed the proposed re-zone and new lot location with South Metro Fire and Rescue as well as Cherry Creek Valley Water and Sanitation District to ensure efficient and safe provision of public services.
4. Enhance convenience for the present and future residents of Arapahoe County by ensuring that appropriate supporting activities, such as employment, housing, leisure time, and retail centers are in close proximity to one another.	This in-fill development resides in an established neighborhood with proximity to employment, housing, leisure time, and retail centers.
5. Ensure that public health and safety is adequately protected against natural and man made hazards which include, but are not limited to, traffic noise, water pollution, airport hazards, and flooding.	No known adverse environmental conditions exist on the subject property.
6. Provide for accessibility within the proposed development, and existing adjacent uses. Adequate on-site interior traffic circulation, public transit, pedestrian avenues, parking and thoroughfare connections are all factors to be examined	The development will enhance the existing private drive connection to the public right-of-way by extending the paved road for infrastructure and improved fire service access.

when determining the accessibility of a site.	
7. Minimize disruption to existing physiographic features, including vegetation, streams, lakes, soil types and other relevant topographical elements	We intend to preserve the natural character of the existing site by preserving the majority of the existing trees and maintaining the rural character of the landscape. Riparian corridors, wildlife habitat, and movement corridors are largely accommodated by the Highline Canal adjacent to the property.
8. Ensure that the amenities provided adequately enhance the quality of life in the area by creating a comfortable and aesthetically enjoyable environment through conventions such as, the preservation of mountain views, the creation of landscaped open areas, and the establishment of recreational activities.	We intend to preserve the aesthetics of the existing site by preserving the majority of the existing trees and maintaining the rural character of the landscape. The large lots should allow us to orient the new homes favorably for mature tree preservation and mountain views.
9. Enhance the usable open spaces in Arapahoe County, and provide sufficient unobstructed open space and recreational area to accommodate a project's residents and employees.	With the large lot sizes, the development will preserve the rural feel experienced by users of the Highline Canal Trail as well as neighborhood residents. Latsis would also like to explore the possibility of applying some or all of our Open Space fund dedication to install a bench on the Highline Canal trail directly west of the property in memory of Stanley and Mary Oleson.
10. Ensure the application complies with the requirements of this Resolution and is in general conformance with the Arapahoe County Comprehensive Plan.	Our application conforms with the vision of the Four-Square Mile Sub-Area Plan and the requirements of the Land Development Code.

We look forward to working with you on this project.

Regards,

Jim Latsis and Kathryn Latsis
Latsis Custom Homes

THE TREE FARM REZONING PLAN

A PORTION OF TRACT 12 OF MOUNTAIN VIEW GARDENS

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO

STANDARD NOTES

THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDER(S) OF THE REZONING PLAN KNOWN AS THE TREE FARM, THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

STREET MAINTENANCE

IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE DEDICATED ROADWAYS SHOWN ON THIS PLAT/PLAN WILL NOT BE MAINTAINED BY THE COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE CONSTRUCTION PLANS ARE APPROVED, AND PROVIDED CONSTRUCTION OF SAID ROADWAYS IS STARTED WITHIN ONE YEAR OF THE CONSTRUCTION PLAN APPROVAL. THE OWNERS, DEVELOPERS
AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE COUNTY ACCEPTS THE RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.

DRAINAGE MAINTENANCE

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE FACILITIES INSTALLED PURSUANT TO THE SUBDIVISION AGREEMENT. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO MAINTAINING THE SPECIFIED STORM WATER DETENTION/ RETENTION VOLUMES, MAINTAINING OUTLET STRUCTURES, FLOW RESTRICTION DEVICES AND FACILITIES NEEDED TO CONVEY FLOW TO SAID BASINS. ARAPAHOE COUNTY SHALL HAVE THE RIGHT TO ENTER PROPERTIES TO INSPECT SAID FACILITIES AT ANY TIME. IF THESE FACILITIES ARE NOT PROPERLY MAINTAINED, THE COUNTY MAY
PROVIDE NECESSARY MAINTENANCE AND ASSESS THE MAINTENANCE COST TO THE OWNER OF THE PROPERTY.

EMERGENCY ACCESS NOTE

EMERGENCY ACCESS IS GRANTED HEREWITH OVER AND ACROSS ALL PAVED AREAS FOR POLICE, FIRE AND EMERGENCY VEHICLES.

DRIVES, PARKING AREAS, AND UTILITY EASEMENTS MAINTENANCE

THE OWNERS OF THIS PLAN OR PLAT, THEIR SUCCESSORS, AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNERS ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY, IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF ANY AND ALL DRIVES, PARKING AREAS, AND EASEMENTS, I.E.: CROSS-ACCESS EASEMENTS, DRAINAGE EASEMENTS, ETC.

PRIVATE STREET MAINTENANCE

IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE PRIVATE ROADWAYS SHOWN ON THIS PLAT/PLAN ARE NOT IN CONFORMANCE WITH ARAPAHOE COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS AND WILL NOT BE MAINTAINED BY THE COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH THE SUBDIVISION STANDARDS IN EFFECT AT THE DATE OF THE REQUEST FOR DEDICATION. THE OWNERS, DEVELOPERS, AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE COUNTY ACCEPTS RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.

DRAINAGE LIABILITY

IT IS THE POLICY OF ARAPAHOE COUNTY THAT IT DOES NOT AND WILL NOT ASSUME LIABILITY FOR THE DRAINAGE FACILITIES DESIGNED AND/OR CERTIFIED BY FABRE ENGINEERING INC. ARAPAHOE COUNTY REVIEWS DRAINAGE PLANS PURSUANT TO COLORADO REVISED STATUTES TITLE 30, ARTICLE 28, BUT CANNOT, ON BEHALF OF LATSIS CUSTOM HOMES GUARANTEE THAT FINAL DRAINAGE DESIGN REVIEW WILL ABSOLVE LATIS CUSTOM HOMES AND/OR THEIR SUCCESSORS AND/OR ASSIGNS OF FUTURE LIABILITY FOR IMPROPER DESIGN. IT IS THE POLICY OF ARAPAHOE COUNTY THAT APPROVAL OF THE FINAL PLAT AND/OR FINAL DEVELOPMENT PLAN DOES NOT IMPLY APPROVAL OF FABRE ENGINEERING INC'S DRAINAGE DESIGN.

LANDSCAPE MAINTENANCE

THE OWNERS OF THIS PLAN OR PLAT, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNER'S ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERIMETER FENCING, LANDSCAPED AREAS AND SIDEWALKS BETWEEN THE FENCE LINE/PROPERTY LINE AND ANY PAVED ROADWAYS. THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, OR SOME OTHER ENTITY OTHER THAN ARAPAHOE COUNTY, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT.

SIGHT TRIANGLE MAINTENANCE

THE OWNERS OF PRIVATE PROPERTY CONTAINING A TRAFFIC SIGHT TRIANGLE ARE PROHIBITED FROM ERECTING OR GROWING ANY OBSTRUCTIONS OVER THREE FEET IN HEIGHT ABOVE THE ELEVATION OF THE LOWEST POINT ON THE CROWN OF THE ADJACENT ROADWAY WITHIN SAID TRIANGLE. PUBLIC IMPROVEMENTS NOTE AFTER FINAL DEVELOPMENT PLAN/FINAL PLAT APPROVAL, ISSUANCE OF INDIVIDUAL BUILDING PERMITS WILL BE SUBJECT TO THE FOLLOWING STIPULATIONS AND/OR CONDITIONS PRECEDENT, WHICH OWNER AGREES TO IN CONJUNCTION WITH APPROVAL OF THE FINAL DEVELOPMENT PLAN AND/OR FINAL PLAT. SUCH BUILDING PERMITS WILL BE ISSUED ONLY AFTER THE OWNERS GUARANTEE PUBLIC IMPROVEMENTS IN A FORM ACCEPTABLE TO THE BOARD OF COUNTY COMMISSIONERS PURSUANT TO STATE STATUTE.

DRAINAGE MASTER PLAN NOTE

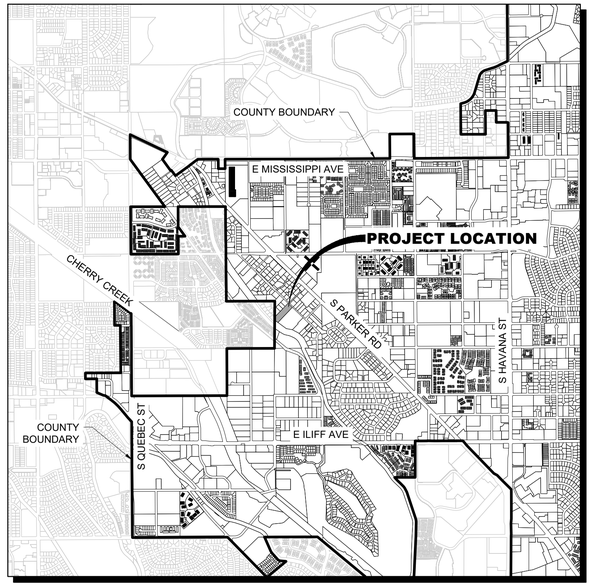
THE POLICY OF THE COUNTY REQUIRES THAT ALL NEW DEVELOPMENT AND REDEVELOPMENT SHALL PARTICIPATE IN THE REQUIRED DRAINAGE IMPROVEMENTS AS SET FORTH BELOW:

1. DESIGN AND CONSTRUCT THE LOCAL DRAINAGE SYSTEM AS DEFINED BY THE PHASE III DRAINAGE REPORT AND PLAN.
2. DESIGN AND CONSTRUCT THE CONNECTION OF THE SUBDIVISION DRAINAGE SYSTEM TO A DRAINAGEWAY OF ESTABLISHED CONVEYANCE CAPACITY SUCH AS A MASTER PLANNED OUTFALL STORM SEWER OR MASTER PLANNED MAJOR DRAINAGEWAY. THE COUNTY WILL REQUIRE THAT THE CONNECTION OF THE MINOR AND MAJOR SYSTEMS PROVIDE CAPACITY TO CONVEY ONLY THOSE FLOWS (INCLUDING OFFSITE FLOWS) LEAVING THE SPECIFIC DEVELOPMENT SITE. TO MINIMIZE OVERALL CAPITAL COSTS, THE COUNTY ENCOURAGES ADJACENT DEVELOPMENTS TO JOIN IN DESIGNING ANDCONSTRUCTING CONNECTION SYSTEMS. ALSO, THE COUNTY MAY CHOOSE TO PARTICIPATE WITH A DEVELOPER IN THE DESIGN AND CONSTRUCTION OF THE CONNECTION SYSTEM.
3. EQUITABLE PARTICIPATION IN THE DESIGN AND CONSTRUCTION OF THE MAJOR DRAINAGEWAY SYSTEM THAT SERVES THE DEVELOPMENT AS DEFINED BY ADOPTED MASTER DRAINAGEWAY PLANS (SECTION 3.4 OF THE ARAPAHOE COUNTY STORMWATER MANAGEMENT MANUAL) OR AS REQUIRED BY THE COUNTY AND DESIGNATED IN THE PHASE III DRAINAGE REPORT.

OWNER:
LATSIS CUSTOM HOMES, LLC AND TREE FARM LLC
1681 S. UINTA WAY
DENVER, CO 80231

CIVIL ENGINEER:
FABRE ENGINEERING INC
2063 PINON PLACE
ERIE, CO 80516
CONTACT: CHAD FABRE, PE

SURVEYOR:
KMD INC.
4901 EAST DRY CREEK ROAD, SUITE 208
CENTENNIAL, CO 80122
CONTACT: DANIEL KALMES, PLS
DATE OF SURVEY: 8/2/2025



VICINITY MAP

1" = 2,000'

NORTH

REGIONAL TRANSPORTATION IMPROVEMENT FEE (RTIF) AREA

THE TREE FARM IS LOCATED WITHIN AN AREA THAT HAS BEEN IDENTIFIED AS DEFICIENT IN REGIONAL INFRASTRUCTURE IMPROVEMENTS, PRIMARILY REGIONAL TRANSPORTATION INFRASTRUCTURE. THE BOARD OF COUNTY COMMISSIONERS HAS ADOPTED RESOLUTION 375-95A, WHICH REQUIRES FEES, PURSUANT TO THE FEE SCHEDULE ADOPTED BY THIS RESOLUTION, TO BE CHARGED BY THE BUILDING DIVISION, AND COLLECTED UPON THE ISSUANCE OF ALL BUILDING PERMITS FOR NEW CONSTRUCTION WITHIN THE REGION BOUNDARIES. THE FEES, THE REGION BOUNDARIES, THE REGIONAL TRANSPORTATION INFRASTRUCTURE PROPOSED TO BE FUNDED BY THE FEES, AND OTHER PERTINENT PORTIONS OF THE FEE SCHEDULE MAY BE FURTHER STUDIED AND AMENDED FROM TIME TO TIME, AS NEEDED TO ENSURE A FAIR BALANCED SYSTEM.

FOUR SQUARE MILE AREA NOTE

OWNER, SUCCESSORS, AND ASSIGNS HEREBY AGREE:

A) TO INCLUDE SAID DEVELOPMENT WITHIN A SPECIAL DISTRICT FOR THE PURPOSE OF PARTICIPATING IN THE CONSTRUCTION OF NECESSARY OFF-SITE IMPROVEMENTS AT THE TIME OF APPROVAL OF FINAL PLANS.

B) TO COOPERATE WITH OTHER OWNERS OF OTHER PARCELS AND/OR SPECIAL DISTRICTS IN OFF-SITE ROADWAY AND OPEN SPACE IMPROVEMENTS AS NECESSITATED BY DEVELOPMENT IMPACTS AS MAY BE DETERMINED BY THE BOARD OF COUNTY COMMISSIONERS.

C) TO INCLUDE SAID DEVELOPMENT IN A MASTER DRAINAGE IMPROVEMENT DISTRICT IF SUCH A DISTRICT IS FORMED.

DRAINAGE

ALL DRAINAGE, DETENTION POND AND STORM SEWER EASEMENTS SHOWN HEREON BURDEN AND RUN WITH ALL LANDS DESCRIBED IN THIS PLAT TO THE BENEFIT OF ARAPAHOE COUNTY AND ITS ASSIGNS, AND ARE BINDING UPON THE OWNERS AND THEIR RESPECTIVE SUCCESSORS, HEIRS AND ASSIGNS. THE EASEMENTS ARE GOVERNED BY THE TERMS AND CONDITIONS OF ARAPAHOE COUNTY'S STORMWATER AND DRAINAGE REGULATIONS AND STANDARDS AND ALL TERMS AND CONDITIONS OF RECORD, INCLUDING THOSE RECORDED ON JUNE 5, 1997, AT RECEPTION NUMBER A7066570, AS THOSE REGULATIONS, STANDARDS, TERMS AND CONDITIONS THAT EXIST AT THE TIME OF COUNTY APPROVAL OF THIS DOCUMENT AND AS THEY MAY BE AMENDED FROM TIME TO TIME.

PUBLIC USE EASEMENT

ALL PUBLIC USE EASEMENTS SHOWN HEREON BURDEN AND RUN WITH ALL LANDS DESCRIBED IN THIS PLAT TO THE BENEFIT OF ARAPAHOE COUNTY AND ITS ASSIGNS, AND ARE BINDING UPON THE OWNERS AND THEIR RESPECTIVE SUCCESSORS, HEIRS AND ASSIGNS. THE PUBLIC USE EASEMENTS ARE OVERNED BY THE TERMS AND CONDITIONS OF ARAPAHOE COUNTY'S EASEMENT REGULATIONS AND TANDARDS AND ALL TERMS AND CONDITIONS OF RECORD, IF ANY, AS THOSE REGULATIONS, STANDARDS, TERMS AND CONDITIONS THAT EXIST AT THE TIME OF COUNTY APPROVAL OF THIS
DOCUMENT AND AS THEY MAY BE AMENDED FROM TIME TO TIME.

STORMWATER MAINTENANCE

THE PROPERTY OWNER(S) SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL PERMANENT BEST MANAGEMENT PRACTICES (BMP'S) AND STORMWATER FACILITIES INSTALLED PURSUANT TO THE SUBDIVISION AGREEMENTS AND THE OPERATIONS AND MAINTENANCE (O AND M) GUIDE IN THE CASE OF PERMANENT BMP'S. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO, MAINTAINING THE SPECIFIED BMP'S CONTAINED IN THE O AND M MANUAL RECORDED AT RECEPTION NUMBER _____, AND THE STORMWATER FACILITIES SHOWN IN THE APPROVED PHASE III DRAINAGE REPORT AND SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS. THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, OR SOME ENTITY OTHER THAN ARAPAHOE COUNTY, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL PERMANENT BMP'S AND/OR STORMWATER FACILITIES ASSOCIATED WITH THIS DEVELOPMENT. IF THE PERMANENT BMP'S AND STORMWATER FACILITIES ARE NOT PROPERLY MAINTAINED, THE COUNTY MAY PROVIDE NECESSARY MAINTENANCE AND ASSESS THE MAINTENANCE COST TO THE OWNER OF THE PROPERTY.

INDEX OF SHEETS	
SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	REZONING SITE PLAN

LEGAL DESCRIPTION:

A PORTION OF TRACT 12, MOUNTAINVIEW GARDENS, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF TRACT 12, WHICH POINT IS 325.8 FEET SOUTHEASTERLY FROM THE MOST NORTHERLY CORNER OF SAID TRACT 12; THENCE SOUTH 45°16' EAST ALONG SAID NORTHEASTERLY LINE 165.2 FEET TO A POINT WHICH IS 4 FEET NORTHWESTERLY FROM THE MOST EASTERLY CORNER OF SAID TRACT 12; THENCE SOUTHWESTERLY ALONG A LINE WHICH IS PARALLEL TO AND 4 FEET NORTHWESTERLY FROM SOUTHEAST LINE OF SAID TRACT 12, 584.05 FEET, MORE OR LESS TO THE SOUTHWEST LINE OF SAID TRACT 12; THENCE N 53°03' WEST ALONG THE SOUTHWEST LINE OF SAID TRACT 12, 100.56 FEET TO THE WEST LINE OF SAID TRACT 12; THENCE NORTH 0°44' EAST ALONG THE WEST LINE OF SAID TRACT 12, 94.4 FEET TO A POINT FROM WHICH THE POINT OF BEGINNING BEARS N 44°44' EAST; THENCE NORTH 44°44' EAST 529.8 FEET TO THE POINT OF BEGINNING.

COUNTY OF ARAPAHOE, STATE OF COLORADO.

REZONING REQUEST STATEMENT:

THE SUBJECT PROPERTY IS CURRENTLY ZONED RR-B (RURAL RESIDENTIAL B) UNDER THE ARAPAHOE COUNTY LAND DEVELOPMENT CODE. THE APPLICANT IS REQUESTING A REZONING TO R-1-C (RESIDENTIAL 1-C) TO ALLOW FOR THE PROPOSED RESIDENTIAL DEVELOPMENT.

BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS, THIS _____ DAY OF _____ A.D., 20_____.

CHAIR: _____

ATTEST: _____

PLANNING COMMISSION RECOMMENDATION

NOT RECOMMENDED/RECOMMENDED BY THE ARAPAHOE COUNTY PLANNING COMMISSION, THIS _____ DAY OF _____ A.D., 20_____.

CHAIR: _____

CERTIFICATE OF OWNERSHIP

I, _____ , HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS THE TREE FARM (ARAPAHOE COUNTY CASE NO. Q25-041).

_____
OWNER OF RECORD OR AUTHORIZED AGENT

STATE OF _____)
)S.S.
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ A.D., 20_____ BY _____.
(NAME)

AS _____ OF _____ AN AUTHORIZED SIGNATORY.
(TITLE) (ENTITY)

BY_____
NOTARY PUBLIC

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES _____

NOTARY NUMBER: _____

ARAPAHOE COUNTY CASE NO. CZ25-002

PLOT DATE: 1/29/2026 9:59 AM
PLOT PATH: C:\USERS\DANIELDROPBOX\THE TREE FARM\DWG\REZONE PLAN SET\REZONE - COVER SHEET.DWG

PREPARED FOR
LATSIS CUSTOM HOMES
1681 S. UINTA WAY
DENVER, CO 80231

NO.	REVISION	DATE	BY	CHK
1	REVISED PER COUNTY COMMENTS	1/30/26	DK	CF
1	REVISED PER COUNTY COMMENTS	12/15/25	DK	CF

DESIGNED BY: DDK CHECKED BY: CCF

FABRE ENGINEERING Inc.
civil, municipal, urban, land development
2063 Pinon Place
Erie, CO 80516
720-903-0048

THE TREE FARM REZONING PLAN

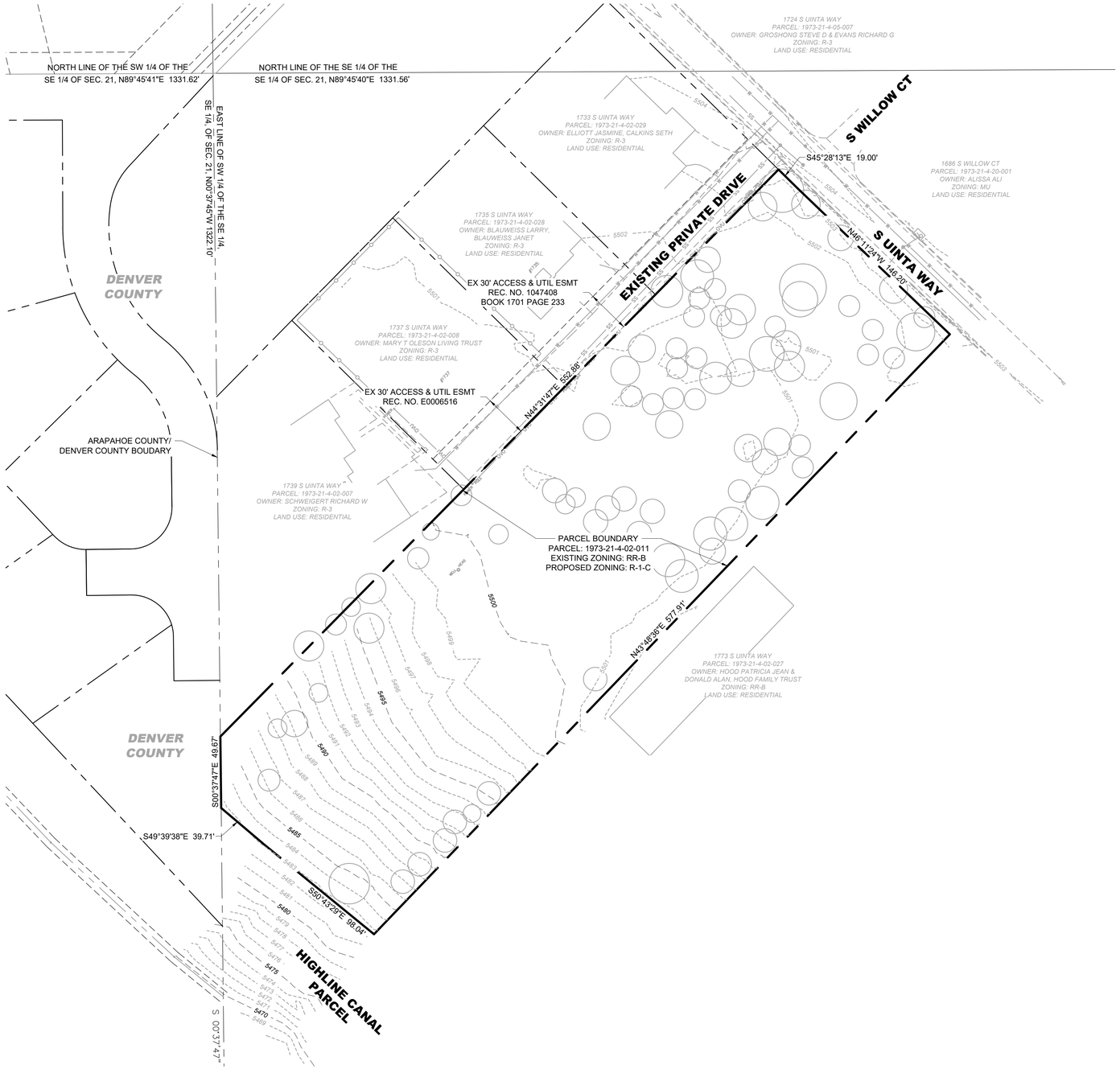
COVER SHEET

SCALE: AS NOTED
DATE: 1/30/2026
JOB NO. TF-01
FILE NO.
SHEET 1 OF 2

THE TREE FARM REZONING PLAN

A PORTION OF TRACT 12 OF MOUNTAIN VIEW GARDENS

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO



EXISTING PARCEL ZONING:

RR-B (RURAL RESIDENTIAL B)

PROPOSED PARCEL ZONING:

R-1-C (RESIDENTIAL 1-C)

R-1-C ALLOWED USES:

SINGLE FAMILY DETACHED DWELLING (PERMITTED)
SINGLE FAMILY CLUSTER, DETACHED DWELLING (PERMITTED)
ACCESSORY DWELLING UNIT (ACCESSORY)
HOME OCCUPATION, GENERAL (ACCESSORY)
HOME OCCUPATION, DAY CARE (ACCESSORY)
HOME OCCUPATION, DAY CARE EXPERIENCED PROVIDER OR LARGE (USE BY SPECIAL EXCEPTION)
PETS (ACCESSORY)
BACKYARD BEES OR CHICKENS (ACCESSORY)
GROUP HOME - TYPE A (PERMITTED)
GROUP HOME - TYPE B (USE BY SPECIAL REVIEW)
QUASI-PUBLIC USE (USE BY SPECIAL REVIEW)
TEMPORARY CONSTRUCTION YARD AND/OR OFFICE (TEMPORARY USE/TEMPORARY USE PERMIT REQUIRED)
WIRELESS COMMUNICATION FACILITIES (WCF) (PERMITTED)
BUILDING AND USE CUSTOMARILY APPURTENANT TO THE PERMITTED USE (ACCESSORY)
TEMPORARY RESIDENTIAL SALES OFFICE (MODEL HOMES) (TEMPORARY USE/TEMPORARY USE PERMIT REQUIRED)
STORAGE CONTAINERS/PODS (TEMPORARY USE/TEMPORARY USE PERMIT REQUIRED)

LAND USE CHART	
PROPOSED LAND USE	RESIDENTIAL
PARCEL ACREAGE	2.25 AC (98,040 SF)
PROPOSED DENSITY	1.8 UNITS PER ACRE
PROPOSED NUMBER OF LOTS	4
MINIMUM LOT SIZE (SINGLE-FAMILY)	12,500 SF
MINIMUM LOT WIDTH	60 FEET*
MAXIMUM BUILDING HEIGHTS	38 FEET
MAX FLOOR AREA RATIO (BUILDING COVERAGE)	40%

* IN THE R-1-C ZONE DISTRICT, WHERE A DEVELOPMENT PARCEL IS LOCATED ACROSS A LOCAL STREET FROM AN ALREADY-DEVELOPED AREA OF SINGLE-FAMILY DETACHED RESIDENCES, RESIDENTIAL DEVELOPMENT ALONG THAT LOCAL STREET FRONTAGE SHALL BE SINGLE-FAMILY DETACHED HOMES, EACH OF WHICH SHALL HAVE A MINIMUM LOT WIDTH AT LEAST 90 PERCENT AS LARGE AS THE MINIMUM LOT WIDTH OF THOSE IN THE ALREADY-DEVELOPED SINGLE-FAMILY AREA ACROSS THE LOCAL STREET.

FOR THIS PARCEL, THAT EQUATES TO A MINIMUM LOT WIDTH OF 81 FEET.

LEGEND

- PARCEL BOUNARY LINE
- EXISTING LOT LINE
- SECTION LINE
- EXISTING EASEMENT
- EXISTING EDGE OF PAVEMENT
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD LINES
- EXISTING FENCE
- EXISTING MAJOR COUNTOUR
- EXISTING MINOR CONTOUR
- EXISTING TREE

NORTH

0 40' 80'

ARAPAHOE COUNTY CASE NO. CZ25-002

PLOT DATE: 1/29/2026 9:59 AM
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THE TREE FARM REZONING PLAN

REZONING SITE PLAN

SCALE: AS NOTED
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SHEET 2 OF 2