

EASTGATE – 1041

Applicant: Property 292, LLC

JMC INVESTMENTS

PURPOSE AND INTENT

- Govern Areas and Activities of State Interest under Section 24-65.1-101, known as the “1041 Permit”
- Ensure safe, efficient, planned, and coordinated growth and development in Arapahoe County
- Guarantee adequate community services and facilities that align with:
 - Property owners’ constitutional rights.
 - Community goals and public welfare protection.
 - Legitimate environmental concerns.

***DESIGNATED AREAS AND ACTIVITIES OF STATE
INTEREST***

1. Site selection and construction of major new domestic water and sewage treatment systems.
- 2. Major extensions of existing domestic water and sewage treatment systems.**
3. Site selection and construction of major facilities of a public utility.
4. Site selection and development of solid waste disposal sites.
5. Site selection of airports.
6. Site selection of arterial highways, interchanges and collector highways.
7. Site selection of rapid or mass transit terminals, stations and fixed guideways.
8. Site selection and development of new communities.

***MAJOR EXTENSIONS OF EXISTING DOMESTIC WATER
AND SEWAGE TREATMENT SYSTEMS***

- **Strategic Location:**
 - Eastgate is adjacent to two water providers: Rangeview Metro District and Aurora Water.
 - After evaluation, the project partnered with Aurora Water via an extraterritorial service agreement.
 - Approved by Aurora City Council on August 28, 2024.
- **Aurora Water Partnership Benefits:**
 - Aurora Water is recognized as a state-of-the-art, reliable provider with advanced infrastructure and skilled personnel.
 - Their strong reputation ensures confidence in water supply reliability, enhancing the project's feasibility and long-term sustainability.
 - Partnership mitigates concerns about water provision, fostering a positive outlook for ownership and prospective developers.

***MAJOR EXTENSIONS OF EXISTING DOMESTIC WATER
AND SEWAGE TREATMENT SYSTEMS - CONTINUED***

- **No New Facilities:**
 - Eastgate does not propose constructing new water or sewer treatment facilities.
- **Use of Existing Providers:**
 - The project will connect to existing service providers for water and sewer needs.
- **Operations and Maintenance**
 - All operations and maintenance of new improvements will be the responsibility of City of Aurora after a warranty period.

ENVIRONMENTAL CONSIDERATIONS

AIR QUALITY

- **Construction:**
 - Temporary impacts from dust, machinery, and traffic.
- **Project:**
 - We will not have any uses that will affect the air quality other than typical development uses.

VISUAL QUALITY

- **Current Site:**
 - Contains two residential structures with outbuildings and barns.
- **Future Changes:**
 - The project will integrate with the area's ongoing development, inspired by nearby projects like Sky Ranch.
- **Design Considerations:**
 - Structures will have height restrictions (max 60 feet) per the General Development Plan, similar to Sky Ranch's commercial area to the east.
 - Any impacts on Rocky Mountain views would primarily affect individuals within the development.

SURFACE AND GROUND WATER QUALITY

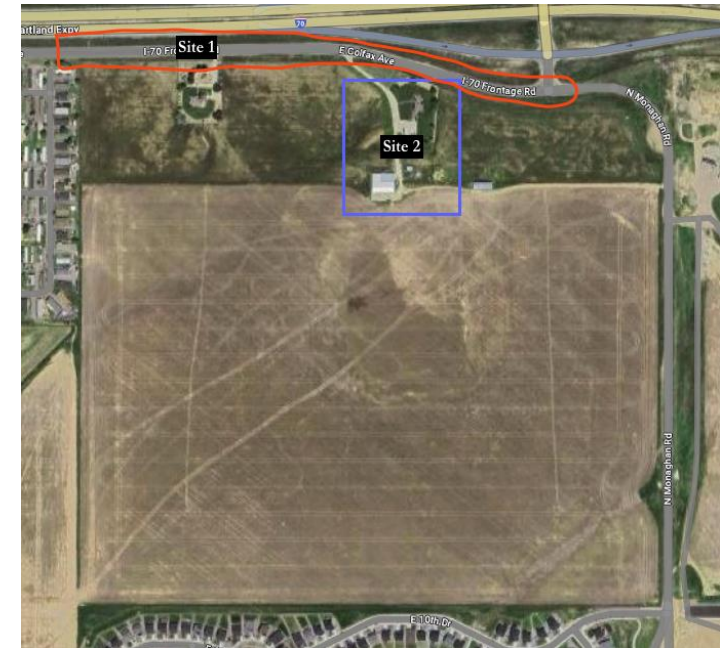
- **Surface Water:**
 - No surface water exists on the property.
- **Domestic Wells:**
 - Existing wells will be plugged and abandoned.
 - Water rights will be deeded to Aurora Water.
- **Water Provider:**
 - Aurora Water will supply water.

WETLANDS

- **Environmental Findings:**
 - Surveyed using the Colorado Energy & Carbon Management Commission mapping tools.
 - Confirmed no wetlands or surface water bodies exist on the property.

PALEONTOLOGICAL, HISTORIC OR ARCHAEOLOGICAL IMPORTANCE

- Office of Archaeology and Historical Preservation
 - Two sites and six surveys were identified.
 - Site 1: Resource No. 5AH2914.1, located on the site's border, is a segment of Colfax Ave/Highway 40.
 - Site 2: Resource No. 5AH3884, located on the property, is a residential site.
 - **Both sites are assessed as "Officially not eligible."**
- CU Museum of Natural History and the Department of Earth Sciences
 - **Null Finding**



PLANNING COMMISSION MOTIONS

- Conditional Recommendation to Approve
 1. The applicant will make changes or modifications to the 1041 Narrative as recommended by the Public Works and Development Staff. - **COMPLETE**
 2. Prior to issuance of building permits for vertical construction, the applicant shall have completed all pre-conditions for water and sanitation services specified in the Agreement for Extraterritorial Water and Sanitation Services with the City of Aurora. - **APPLICANT WILL COMPLETE ALL PRE-CONDITIONS**
 3. The applicant shall provide a spill prevention plan and response plan with all Final Plat and Administrative Site Plan applications. – **APPLICANT WILL PROVIDE A SPILL PREVENTION AND RESPONSE PLAN WITH ALL FINAL PLAT AND ASP APPLICATIONS.**
 4. The applicant shall contact the County if any paleontological, historic, or archaeological attributes are identified during the time of construction. – **APPLICANT WILL CONTACT THE COUNTY IF ANY PALEONTOLOGICAL, HISTORICAL OR ARCHAEOLOGICAL ATTRIBUTES ARE FOUND.**
 5. Prior to the any site disturbance, the applicant shall secure all necessary easements for the lines. – **APPLICANT WILL SECURE ALL NECESSARY EASEMENTS.**