

The Tree Farm

PM26-001

Latsis
CUSTOM HOMES



Latsis Custom Homes

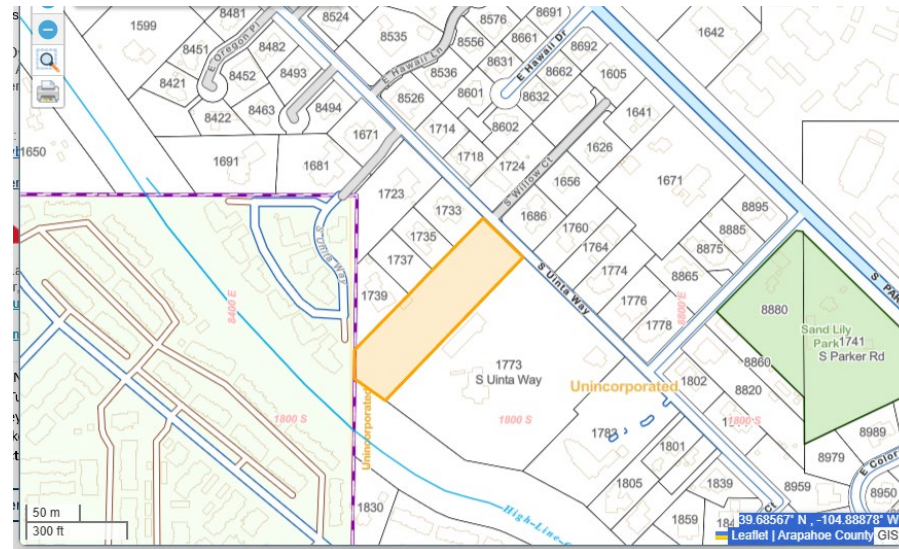
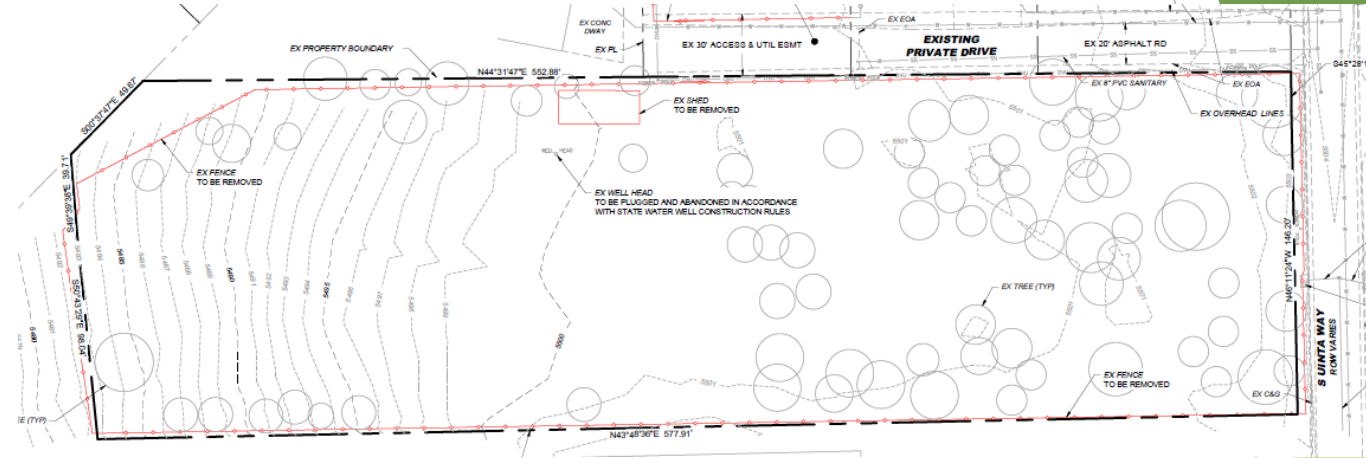
- *An Introduction*

- ▶ 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



Proposed Minor Subdivision & Development

Install

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

Build

Build Four (4) Single Family Custom Residences

Protect and Maintain

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

Approved Zoning

▶ R-1-C Zoning *Approved* *3/31/2026 BOCC Hearing*

- ▶ *20' Front and Rear Setbacks*
- ▶ *10' Side Setbacks*
- ▶ *12,500 s/f Minimum Lot Size*
- ▶ *Minimum Lot Width = 81'*

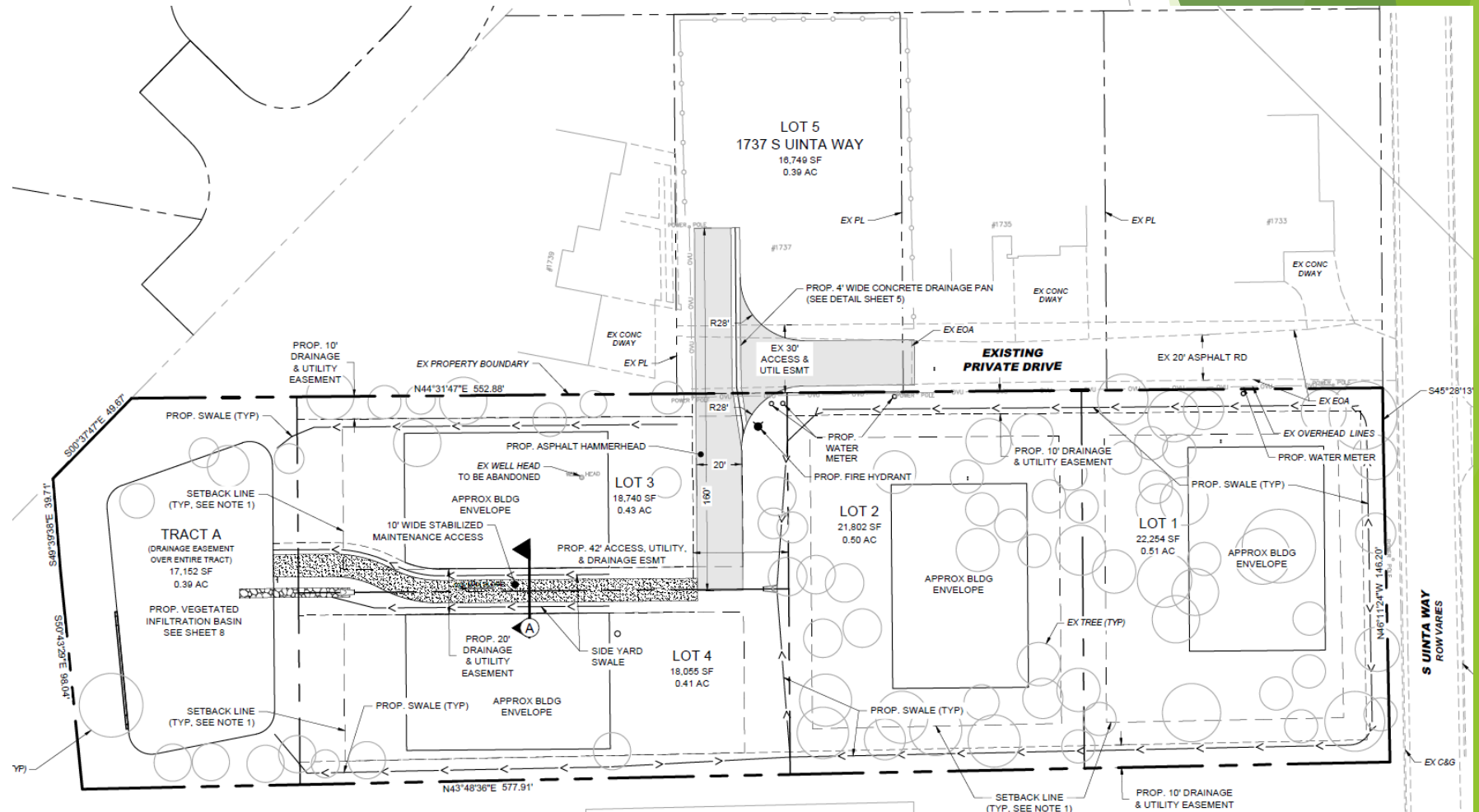
▶ Why R-1-C Zoning?

- ▶ *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*

Proposed Improvements: Minor Adjustment

GESC Maintenance Path relocated to drainage easement between Lots 3 & 4.

- *Better maintenance access*
- *Protects Trees on Lot 3 Northern Boundary*



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



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

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.

Questions/Comments /Concerns

Highline Ridge HOA Meeting
(06/19/25)



Positive Comments



No Specific Concerns Identified

Questions/Comments /Concerns

Four Square Mile Meeting
(07/09/2025)



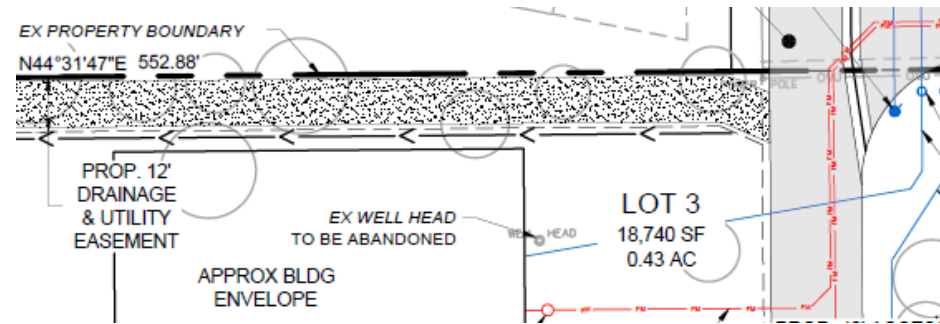
Does the Sub Area Plan allow for 1-2 DU per acre?
In 2017, the Four-Square Mile Sub-Area Plan was amended to allow 1-2 DU per acre on this property in addition to 1683 S. Uinta Way and 1593 S. Uinta Way.



No additional questions or comments were raised.

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.

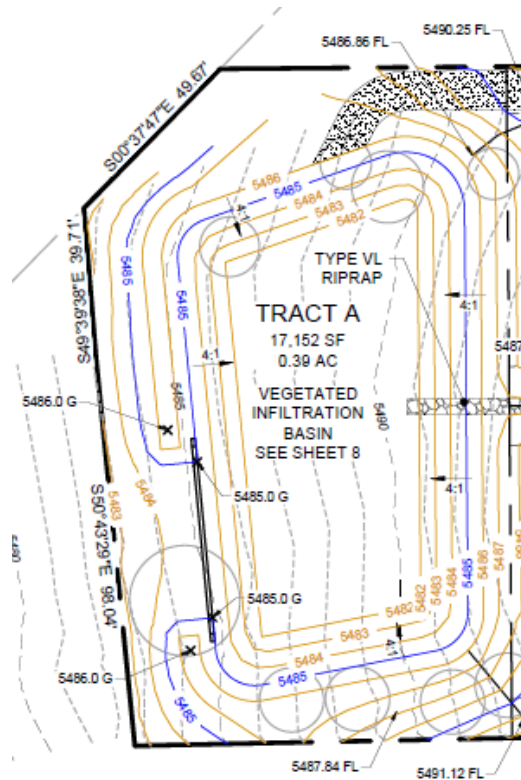


Colorado Division of Water Resources	
1. Applicant must provide a water supply plan (form GWS-76).	Applicant has completed the GWS-76 form and included it in this response.
2. Applicant must clarify whether well no. 70161 will be used in the subdivision or will be plugged and abandoned prior to subdivision 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

- ▶ Soils Concern - Additional Drilling and Sampling Requested
- ▶ Attachment to Existing Storm Sewer
- ▶ Infiltration Basin Proximity



▶ Complete Engineering Services (CES) Responses

- ▶ Complete Engineering Services, Latsis' Soils Engineer, provided three (3) responses to CGS Comments.
- ▶ Complete Engineering Services conducted the following soils tests on the property:
 - ▶ Soils testing on each proposed lot
 - ▶ Percolation testing of proposed infiltration basin area
 - ▶ Swell consolidation testing in 4 locations per CGS request.
- ▶ Testing and Responses conclude:
 - ▶ "Soils are well suited for an infiltration basin"
 - ▶ Storm sewer connections are not available to this property and a TRC request was approved.
 - ▶ "The confining layer is greater than 20' below the existing ground surface."
 - ▶ "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".
 - ▶ "Presence of the infiltration basin will have no negative effects on existing or proposed structures in the vicinity of the basin"
 - ▶ "Groundwater mounding will be minimal and will not affect surrounding properties."





Questions?