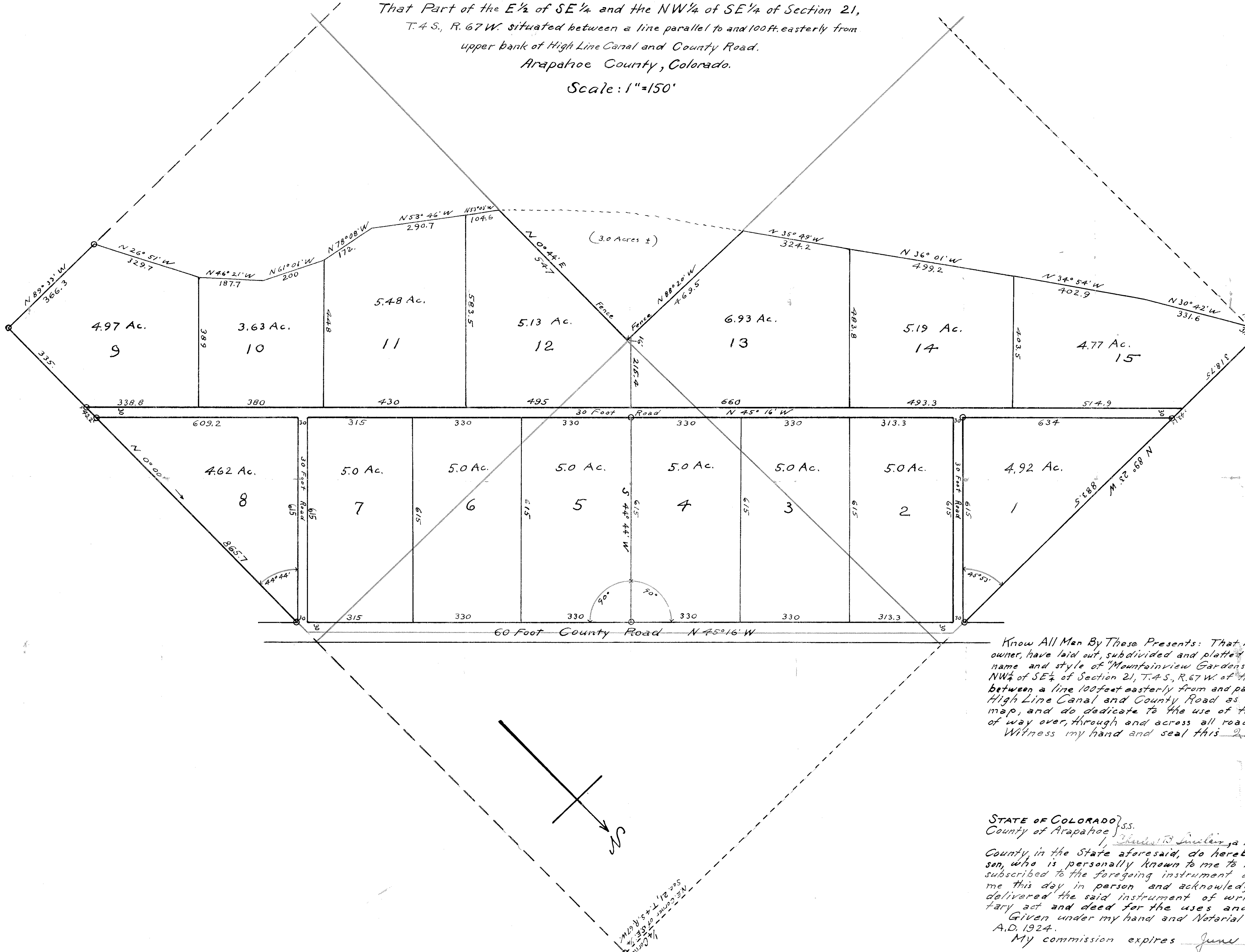
MOUNTAINVIEW GARDENS

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:*

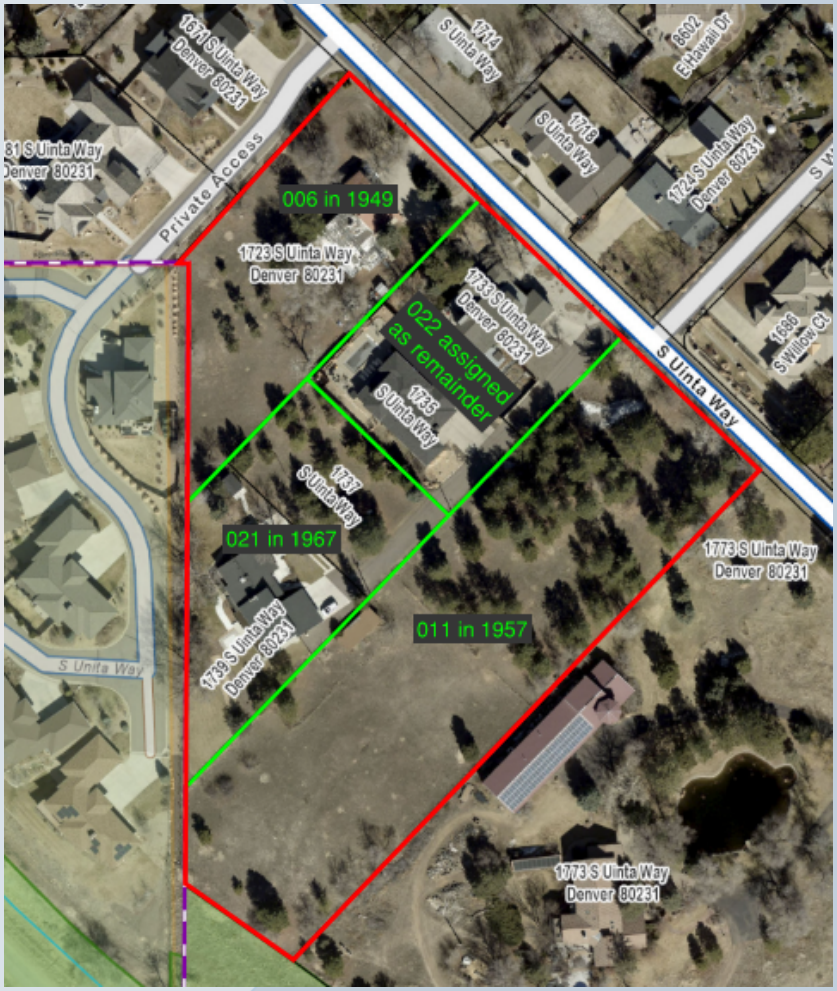
- *Platted in 1924*
- *Boundary of Tract 12 does not close as platted*
- *Adjustments made to close boundary of Tract 12*
- *Adjustments made maintain the bearings of subsequent deeds*
- *No portion of Tract 12 was ever subdivided*
- *The entirety of Tract 12 was partitioned by six separate deeds*
- *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)



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

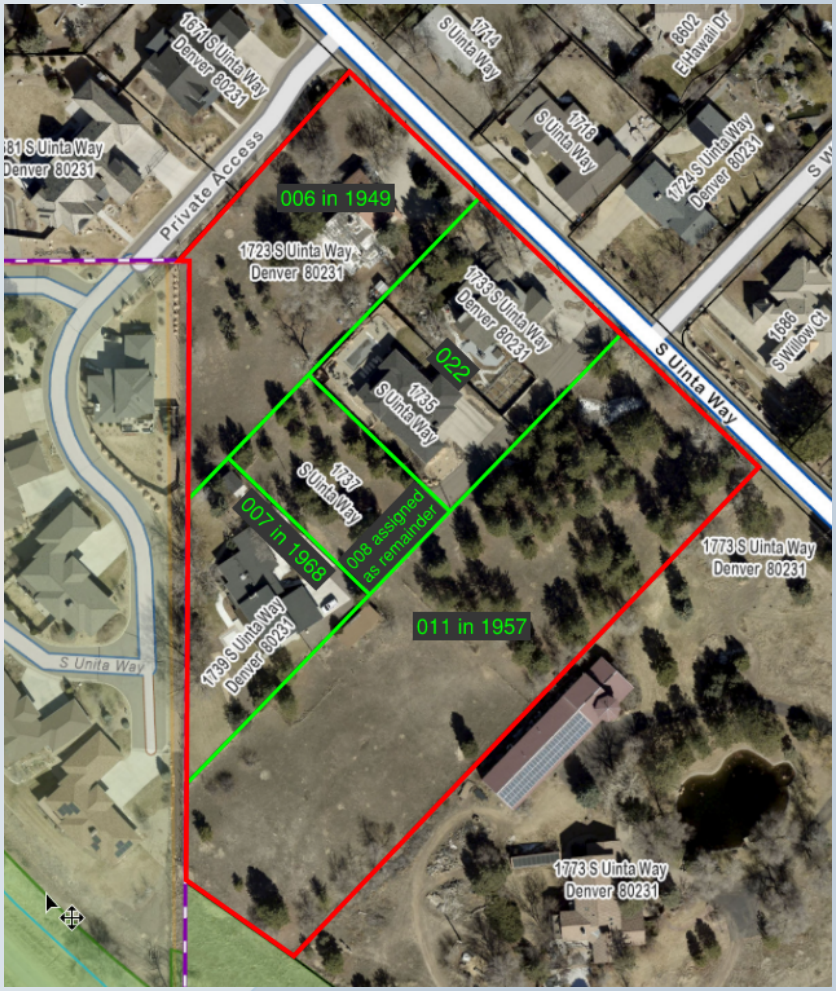
ACCREDITED AGENCY A·P·W·A

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



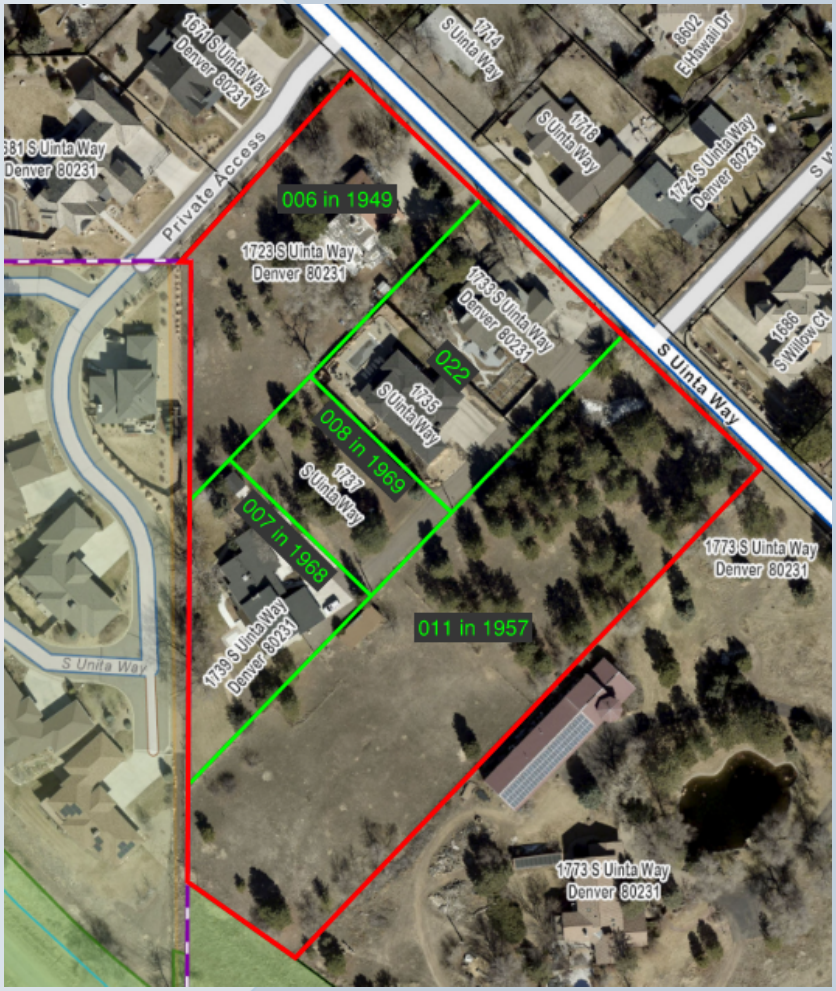
ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

ACCREDITED AGENCY A·P·W·A

Tract 12

Creation of parcel

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



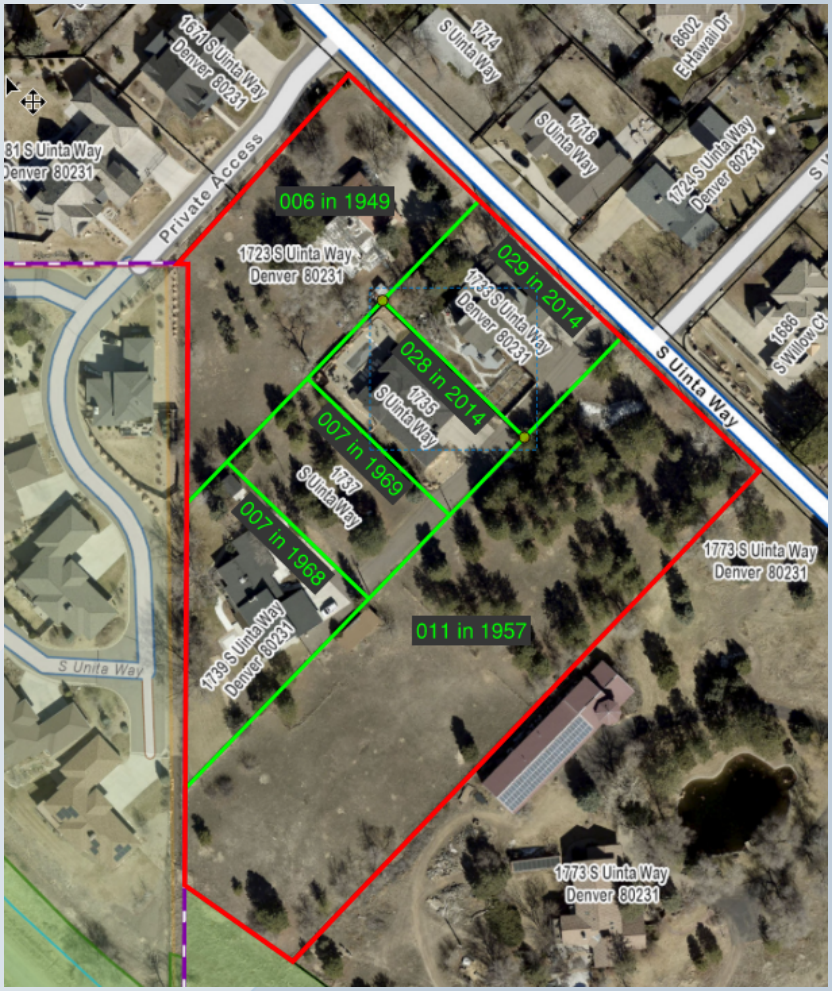
ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

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.



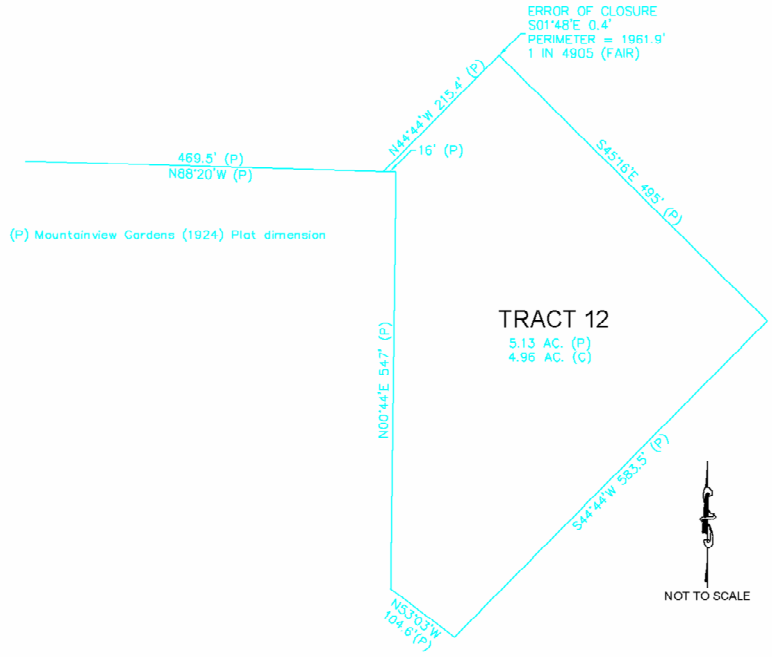
ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

ACCREDITED AGENCY A·P·W·A

Tract 12

As platted in 1924. Tract does not close mathematically.

ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

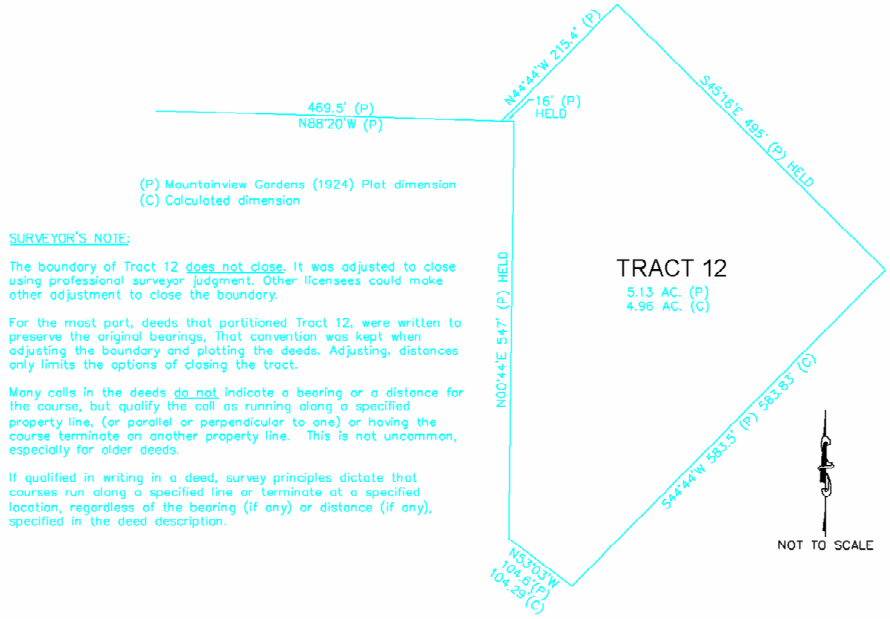


TRACT 12
DIMENSIONS AS PLATTED (OPEN TRAVERSE)

Tract 12

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

ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT



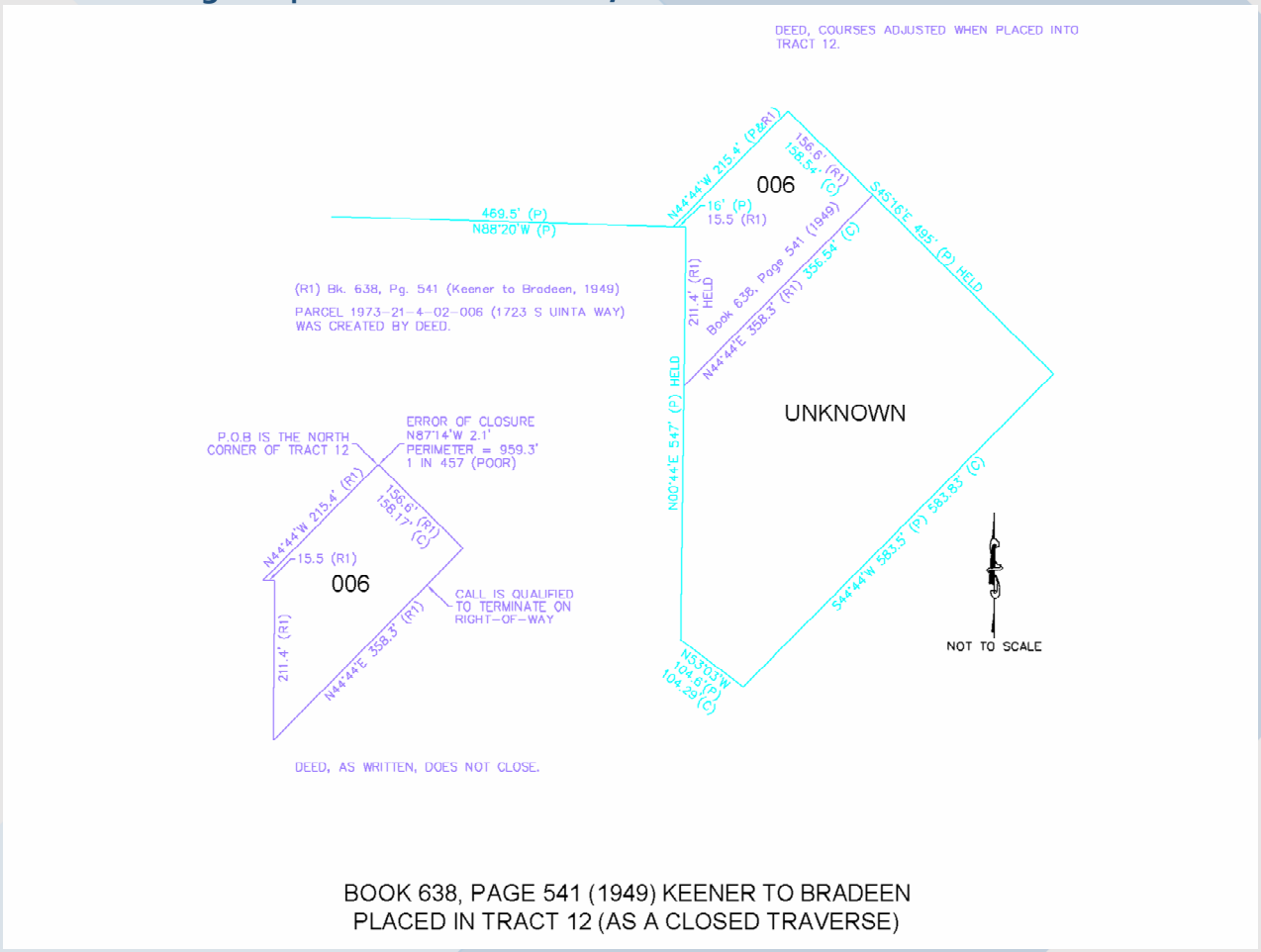
TRACT 12
WITH ADJUSTED BOUNDARY (CLOSED TRAVERSE)

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.

ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

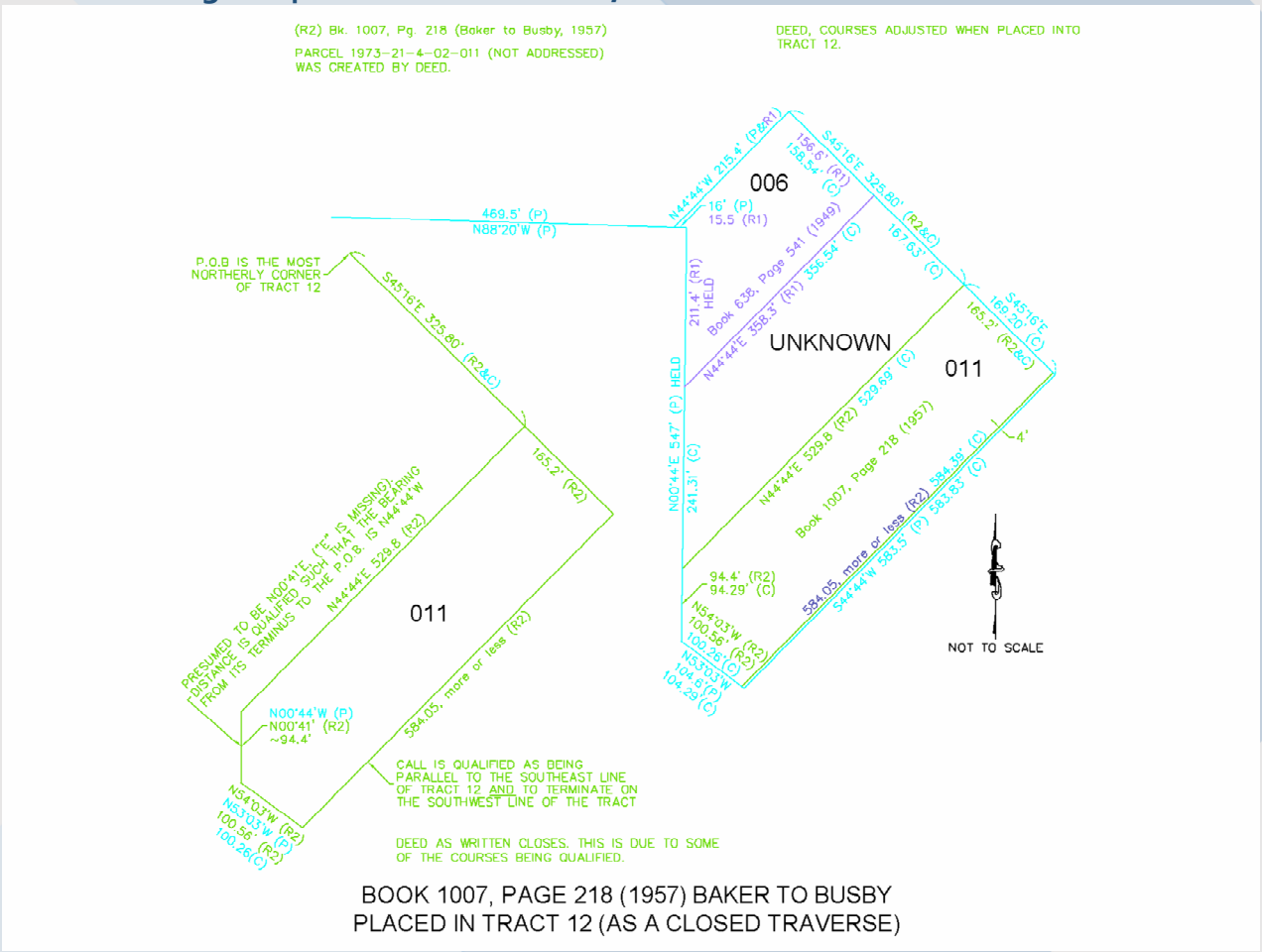


BOOK 638, PAGE 541 (1949) KEENER TO BRADEEN
PLACED IN TRACT 12 (AS A CLOSED TRAVERSE)

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.

ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

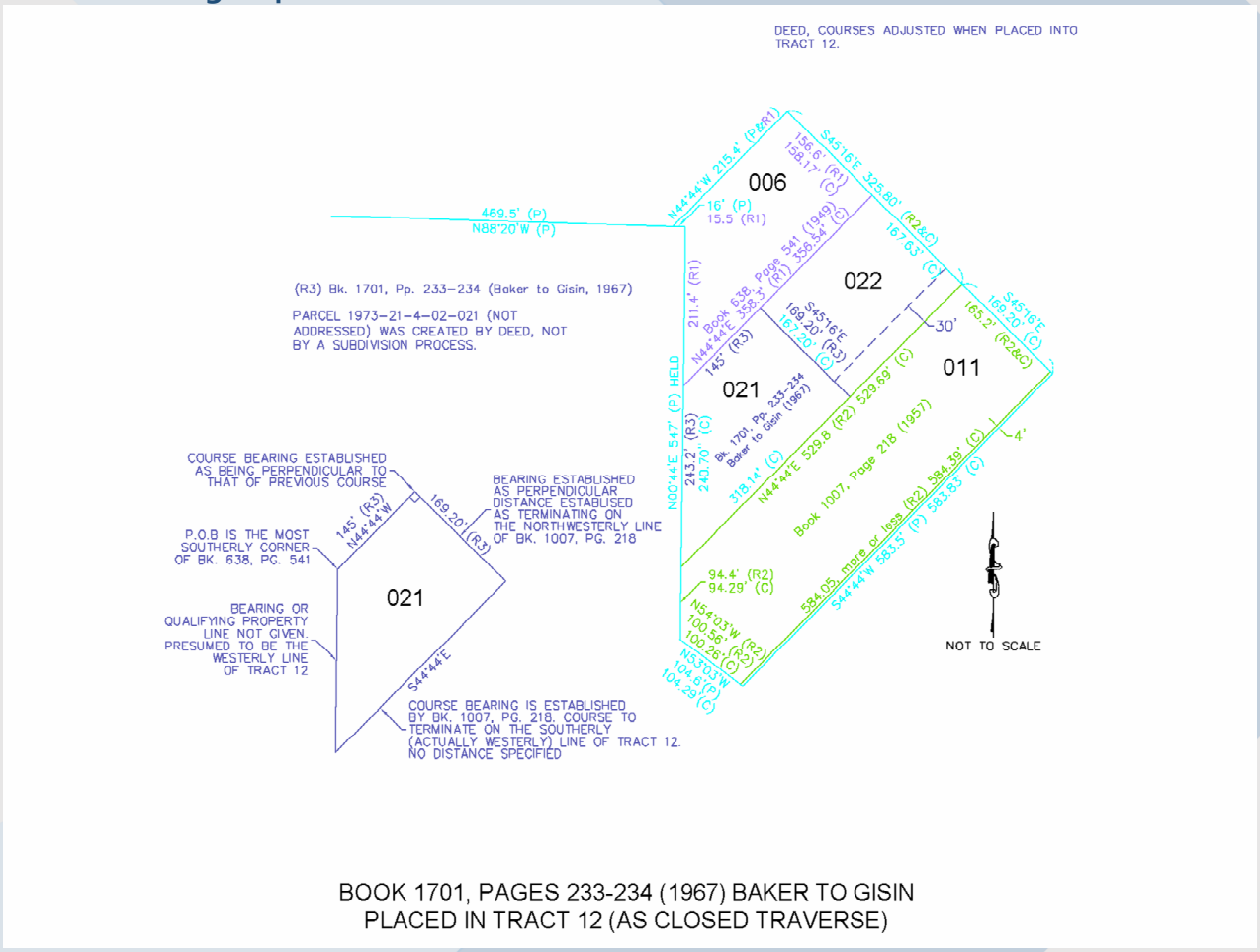


BOOK 1007, PAGE 218 (1957) BAKER TO BUSBY
PLACED IN TRACT 12 (AS A CLOSED TRAVERSE)

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.

ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

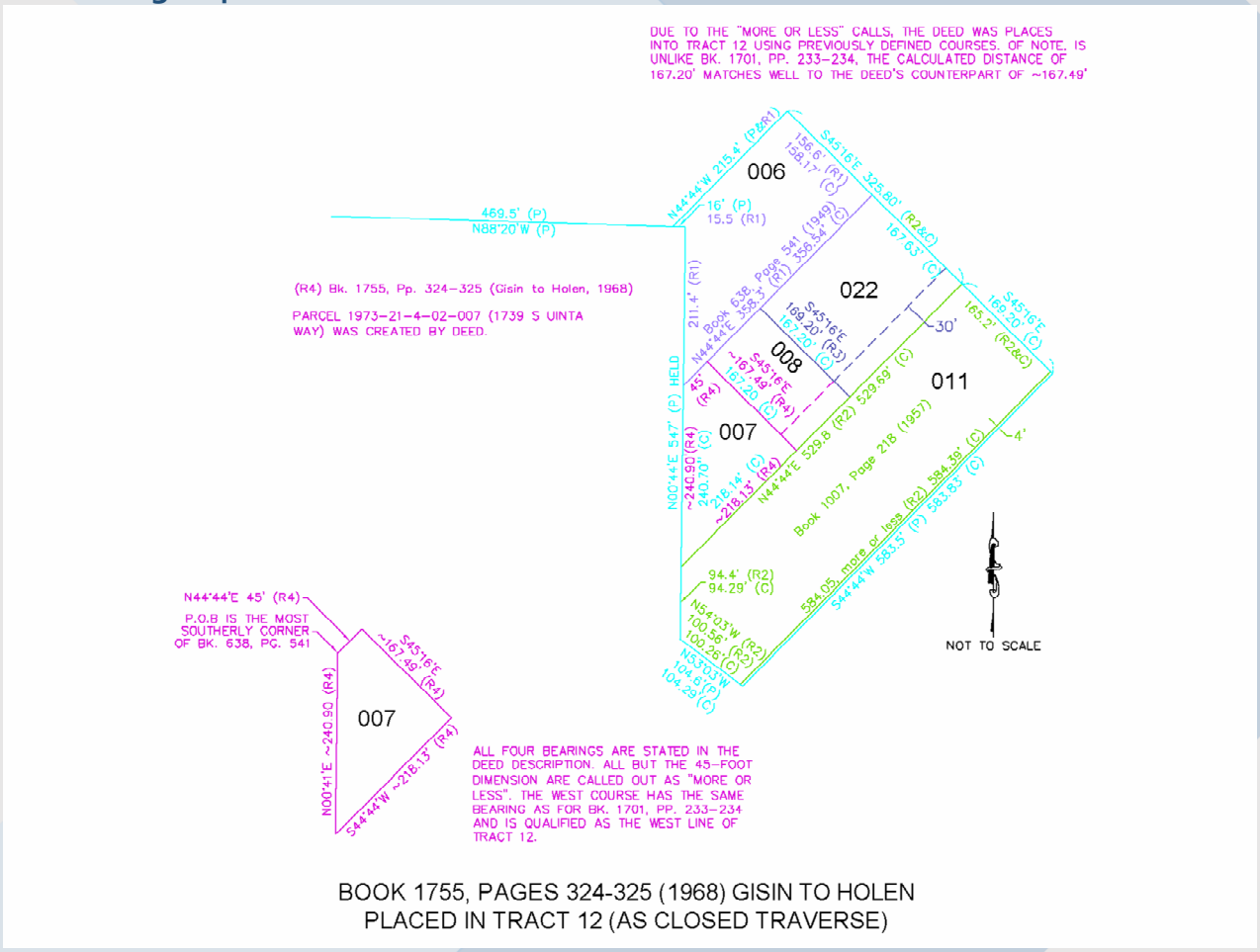


BOOK 1701, PAGES 233-234 (1967) BAKER TO GISIN
PLACED IN TRACT 12 (AS CLOSED TRAVERSE)

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.

ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

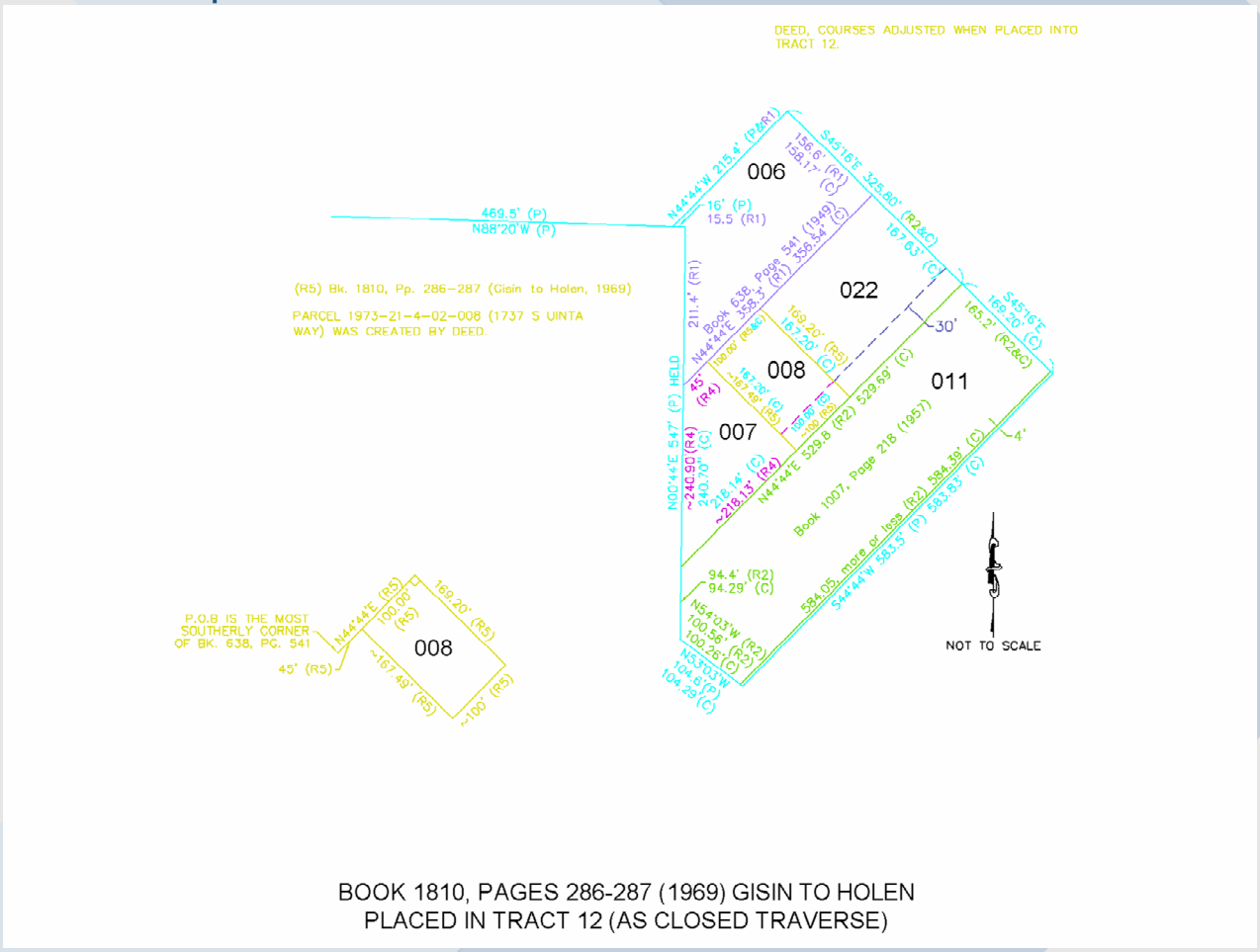


BOOK 1755, PAGES 324-325 (1968) GISIN TO HOLEN
PLACED IN TRACT 12 (AS CLOSED TRAVERSE)

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



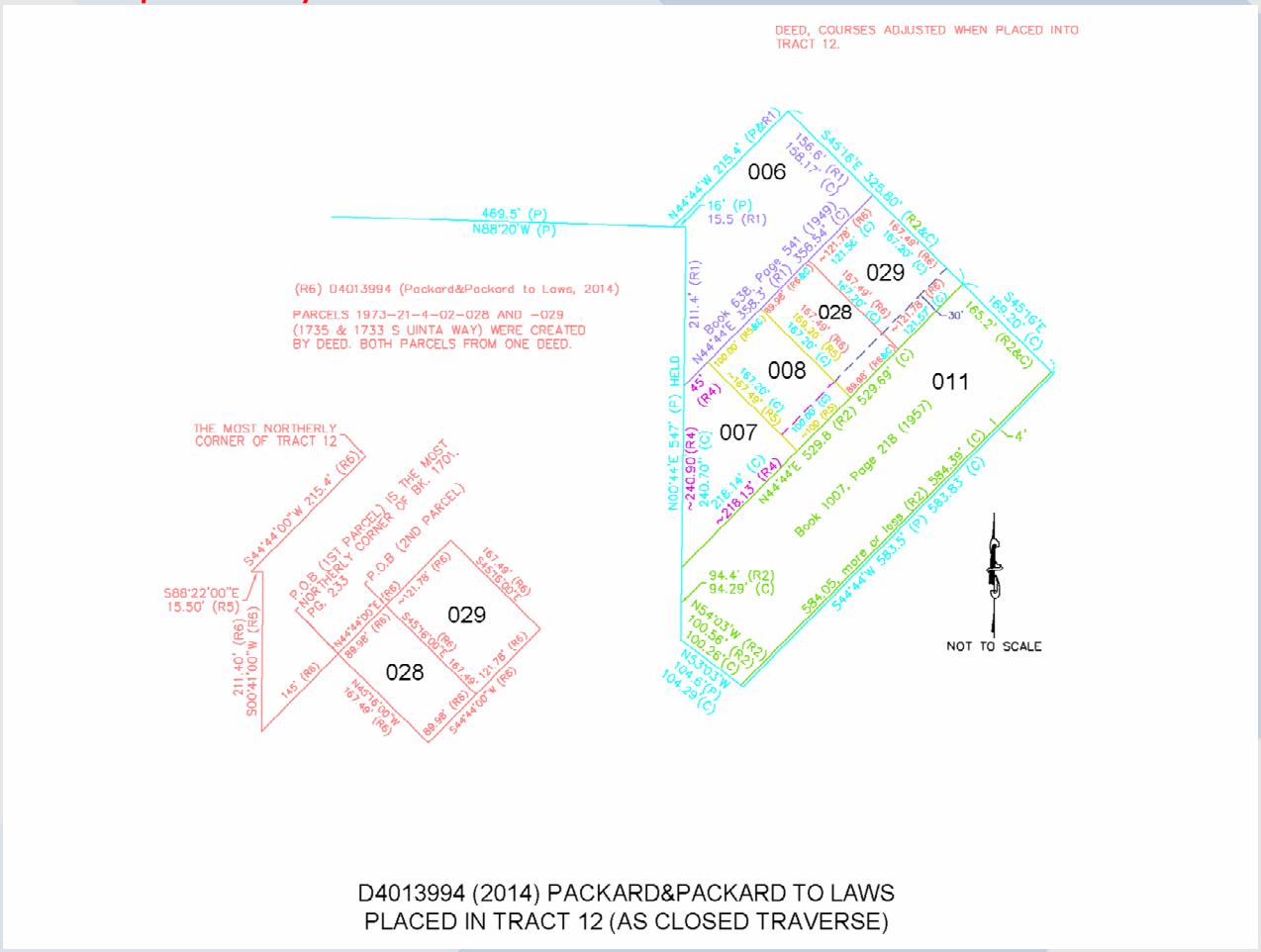
BOOK 1810, PAGES 286-287 (1969) GISIN TO HOLEN
PLACED IN TRACT 12 (AS CLOSED TRAVERSE)

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

COMPLETE ENGINEERING SERVICES, INC.

PROJECT NO: 25-12461
February 27, 2026

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

SUBJECT: CZ25-002 Mountain View Gardens - Tree Farm
Arapahoe County, CO; CGS Unique No. AR-26-0009-4
February 9, 2026

REFER: CES, 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, January 26, 2026

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, the referenced comments and report addendum, published information, applicable codes and standards, and our experience with similar conditions. Information and references contained in the referenced Submission Review Comments are included herein by reference.

CGS Comment:

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.

CES Response:

CGS is confusing the zone of wetting with saturation. Moisture from the new development may infiltrate into the soil and affect moisture content to a depth of 15 feet. It is very unlikely that that surface infiltration around the new structures will saturate the soil to a depth of 15 feet. The CGS estimated settlement of three inches is based on saturated soil conditions.

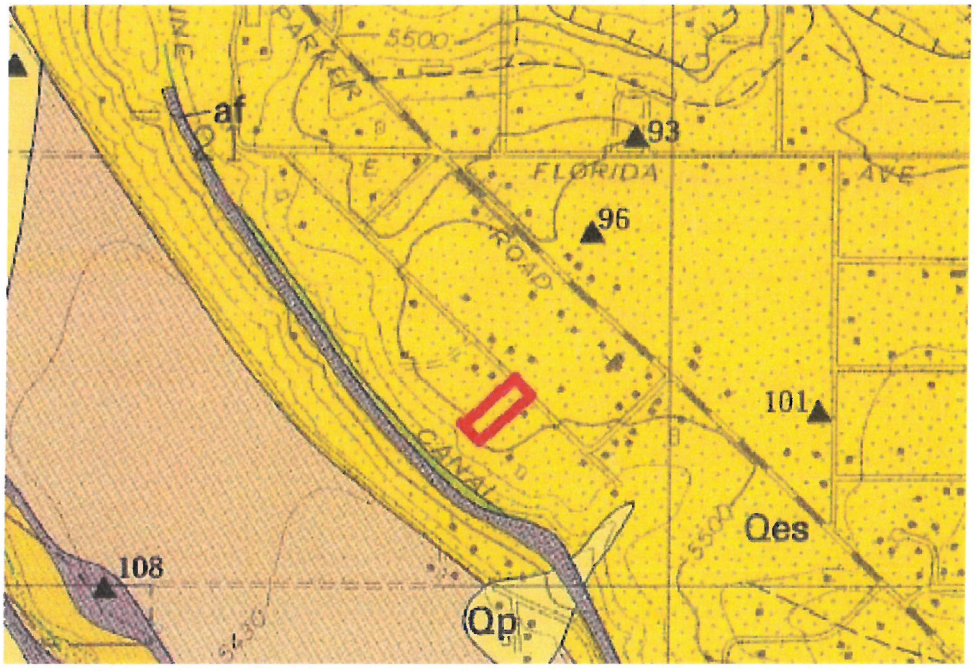
Possible settlement on the order of three inches might be expected beneath the infiltration basin. That area may achieve saturation to a depth of 15 feet below the ground surface. Three inches of settlement beneath the proposed structures is unlikely.

CGS Comment:

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.

CES Response:

CES agrees that USGS geologic map scale is large and exact extent of mapped units may vary significantly from actual unit boundaries. The eolian sand unit mapped by the USGS extends far beyond the boundaries of this development in all directions. A portion of the USGS map for this area is shown in Figure 1, Geological Map, Tree Farm Subdivision, with the approximate site location indicated in red.



Qes: Eolian Sand Deposits

Figure 1: Geological Map Tree Farm Subdivision

A smaller scale soil map has been prepared based on data available from the United States Department of Agriculture (USDA) Web Soil Survey and is presented in Figure 2, Web Soil Survey Map. Soils in, and around, the subject property are mapped as loamy sands. Mapped eolian sand units extend far beyond property boundaries at this scale also.

TrB: Truckton Loamy Sand, 0-3 percent slopes
TrC: Truckton Loamy Sand, 3-5 percent slopes
TrD: Truckton Loamy Sand, 5-9 percent slopes

(Detailed soil properties and descriptions are presented in Appendix A)

Figure 2: Web Soil Survey Map

CGS Comment:

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.

CES Response:

The Simulation of Groundwater Mounding Beneath Hypothetical Stormwater Infiltration Basins, U.S. Geological Survey Scientific Investigations Report 2010-5102, referenced by CGS has been reviewed and a quantitative analysis has been conducted. Information contained in the report, and presented in Figure 3, Simulated Groundwater Mounding Beneath a Hypothetical Stormwater Infiltration Basin, indicates that groundwater mounding will be minimal and the extend of any mounding that may occur will be limited.

able 2. Simulated groundwater mounding beneath hypothetical stormwater-infiltration basins on a 10-acre development.—Continued

ft², square feet; 1 x 1, square basin (sides of equal length); 1 x 8, rectangular basin (long side eight times length of short side); in/hr, inches per hour; Max, maximum; ft², square feet; GW, groundwater; gt, height; ft, feet; EEoB, east edge of basin]

Simulation number	Impervious cover (percent)	Design storm (inches)	Basin depth (feet)	Basin area (ft²)	Basin shape	Aquifer thick-ness (feet)	Soil permea-bility (in/hr)	Specific yield (percent)	Max GW mound height (feet)	Max extent of 0.25-foot GW mound hgt (feet)	GW mound hgt at EEoB (feet)	GW mound hgt 50 ft from EEoB (feet)	GW mound hgt 100 ft from EEoB (feet)	GW mound hgt 150 ft from EEoB (feet)	GW mound hgt 200 ft from EEoB (feet)	GW mound hgt 300 ft from EEoB (feet)	GW mound hgt 500 ft from EEoB (feet)
91	10	1.25	2	2,269	1 x 8	10	0.2	17.0	5.03	36	4.22	0.11	0.01	0.00	0	0	0
92	10	1.25	2	2,269	1 x 8	10	0.2	8.5	6.74	64	6.01	0.56	0.05	0.01	0	0	0
93	10	1.25	2	2,269	1 x 8	10	1	17.0	2.36	66	2.13	0.44	0.08	0.02	0	0	0
94	10	1.25	2	2,269	1 x 8	10	1	8.5	2.85	105	2.64	0.92	0.30	0.09	0.02	0	0
95	10	1.25	2	2,269	1 x 8	10	5	17.0	0.83	73	0.77	0.35	0.17	0.08	0.03	0	0
96	10	1.25	2	2,269	1 x 8	10	5	8.5	0.92	107	0.86	0.46	0.28	0.17	0.09	0.03	0
97	10	1.25	2	2,269	1 x 8	20	0.2	17.0	4.43	39	3.76	0.14	0.02	0.00	0	0	0
98	10	1.25	2	2,269	1 x 8	20	0.2	8.5	5.90	71	5.29	0.64	0.09	0.02	0.01	0	0
99	10	1.25	2	2,269	1 x 8	20	1	17.0	1.91	68	1.73	0.42	0.11	0.03	0.01	0	0
100	10	1.25	2	2,269	1 x 8	20	1	8.5	2.25	110	2.09	0.76	0.31	0.13	0.05	0.01	0
101	10	1.25	2	2,269	1 x 8	20	5	17.0	0.58	48	0.54	0.25	0.14	0.08	0.04	0.01	0
102	10	1.25	2	2,269	1 x 8	20	5	8.5	0.63	69	0.59	0.31	0.20	0.13	0.09	0.04	0.01
103	10	1.25	2	2,269	1 x 8	40	0.2	17.0	3.72	46	3.24	0.21	0.02	0.01	0	0	0
104	10	1.25	2	2,269	1 x 8	40	0.2	8.5	4.91	77	4.45	0.79	0.11	0.03	0.01	0	0
105	10	1.25	2	2,269	1 x 8	40	1	17.0	1.47	69	1.36	0.42	0.13	0.04	0.01	0	0
106	10	1.25	2	2,269	1 x 8	40	1	8.5	1.69	105	1.58	0.64	0.28	0.13	0.06	0.02	0
107	10	1.25	2	2,269	1 x 8	40	5	17.0	0.41	26	0.38	0.18	0.10	0.06	0.04	0.02	0
108	10	1.25	2	2,269	1 x 8	40	5	8.5	0.43	34	0.41	0.21	0.13	0.09	0.07	0.04	0.01
109	10	1.25	0.5	9,075	1 x 1	10	0.2	17.0	2.15	18	1.19	0.03	0.00	0.00	0	0	0
110	10	1.25	0.5	9,075	1 x 1	10	0.2	8.5	3.72	39	2.17	0.16	0.01	0.00	0	0	0
111	10	1.25	0.5	9,075	1 x 1	10	1	17.0	1.41	34	0.88	0.15	0.03	0.00	0	0	0
112	10	1.25	0.5	9,075	1 x 1	10	1	8.5	1.85	68	1.27	0.39	0.12	0.03	0.01	0	0
113	10	1.25	0.5	9,075	1 x 1	10	5	17.0	0.54	26	0.40	0.18	0.08	0.04	0.01	0	0
114	10	1.25	0.5	9,075	1 x 1	10	5	8.5	0.61	51	0.48	0.26	0.15	0.09	0.05	0.01	0
115	10	1.25	0.5	9,075	1 x 1	20	0.2	17.0	2.06	20	1.13	0.04	0.01	0.00	0	0	0
116	10	1.25	0.5	9,075	1 x 1	20	0.2	8.5	3.37	43	1.98	0.20	0.03	0.01	0	0	0
117	10	1.25	0.5	9,075	1 x 1	20	1	17.0	1.16	34	0.74	0.16	0.04	0.01	0	0	0
118	10	1.25	0.5	9,075	1 x 1	20	1	8.5	1.45	66	1.01	0.35	0.14	0.06	0.02	0	0
119	10	1.25	0.5	9,075	1 x 1	20	5	17.0	0.38	5	0.28	0.13	0.07	0.04	0.02	0.01	0
120	10	1.25	0.5	9,075	1 x 1	20	5	8.5	0.41	16	0.32	0.17	0.11	0.08	0.05	0.02	0

Figure 3: Simulated Groundwater Mounding Beneath a Hypothetical Stormwater Infiltration Basin.

Figure 3 shows results of a groundwater mounding simulation using the Hantush equation presented in Report 2010-5102. This simulation is for a 1.25 inch storm with a 20 foot deep layer above a confining layer (aquifer or bedrock) with a ten acre site and a 9000 square foot infiltation basin. The analysis indicates that the maximum groundwater mound height for the soil present beneath the subject property is less than two feet. The increase in groundwater height at 50 feet from the basin is less than 1/2 foot. The subject property is less than 10 acres and runoff from the design storm will be less than volumes used to calculate groundwater mound height.

Results of our further analysis supports our conclusions that:

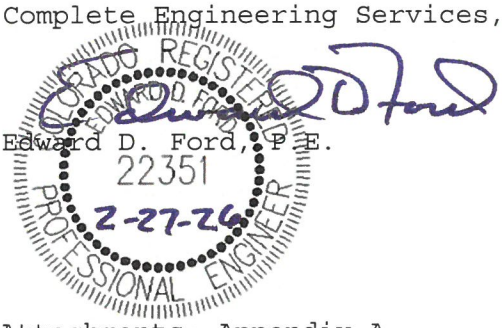
1. Soils beneath this site are suitable for supporting lightly loaded foundations from residential structures.

2. Soils beneath the proposed stormwater infiltation basin are well suited for managing the anticipated storm runoff.

3. Goundwater mounding that may occur from the proposed infiltration basin will be minimal and will not affect surrounding properties.

Please contact us if you have questions concerning this information.

Complete Engineering Services, Inc.,



Edward D. Ford, P.E.

Attachments: Appendix A

References:

Shroba, R.R., Geologic Map and Physical Properties of the Surficial and Bedrock Units of the Engewood Quadrangle, Denver, Arapahoe, and Adams Counties, Colorado, United States Geological Survey, GQ-1524, 1980

Carleton, G.B., 2010, Simulation of groundwater mounding beneath hypothetical stormwater infiltration basins: U.S. Geological Survey Scientific Investigations Report 2010-5102, 64 p
Link: https://pubs.usgs.gov/sir/2010/5102/

APPENDIX A
USDA Soil Unit Properties and Descriptions

Truckton Loamy Sand – 0 to 3 percent slopes

Properties and qualities

- *Slope:* 0 to 3 percent
- *Depth to restrictive feature:* More than 80 inches
- *Drainage class:* Well drained
- *Runoff class:* Very low
- *Capacity of the most limiting layer to transmit water (Ksat):* High (2.00 to 6.00 in/hr)
- *Depth to water table:* More than 80 inches
- *Frequency of flooding:* None
- *Frequency of ponding:* None
- *Calcium carbonate, maximum content:* 1 percent
- *Maximum salinity:* Nonsaline to very slightly saline (0.1 to 2.0 mmhos/cm)
- *Available water supply, 0 to 60 inches:* Low (about 4.4 inches)

Truckton Loamy Sand – 3 to 5 percent slopes

Properties and qualities

- *Slope:* 3 to 5 percent
- *Depth to restrictive feature:* More than 80 inches
- *Drainage class:* Well drained
- *Runoff class:* Very low
- *Capacity of the most limiting layer to transmit water (Ksat):* High (2.13 to 7.09 in/hr)
- *Depth to water table:* More than 80 inches
- *Frequency of flooding:* None
- *Frequency of ponding:* None
- *Calcium carbonate, maximum content:* 1 percent
- *Maximum salinity:* Nonsaline to very slightly saline (0.1 to 2.0 mmhos/cm)
- *Available water supply, 0 to 60 inches:* Low (about 4.5 inches)

Tructon Loamy Sand – 5 to 9 percent slopes

Properties and qualities

- *Slope:* 5 to 9 percent
- *Depth to restrictive feature:* More than 80 inches
- *Drainage class:* Well drained
- *Runoff class:* Low
- *Capacity of the most limiting layer to transmit water (Ksat):* High (2.13 to 7.09 in/hr)
- *Depth to water table:* More than 80 inches
- *Frequency of flooding:* None
- *Frequency of ponding:* None
- *Calcium carbonate, maximum content:* 1 percent
- *Maximum salinity:* Nonsaline to very slightly saline (0.1 to 2.0 mmhos/cm)
- *Available water supply, 0 to 60 inches:* Low (about 4.5 inches)

Matt Schaefer, MPA, GISP
Director, Planning, Enrollment, and Charter Schools
Planning and Enrollment Department
5416 S Riviera Way
Aurora, CO 80115
720.554.5053
mschaefer2@cherrycreekschools.org

February 6, 2026

Kat Hammer
Public Works & Development
6924 S Lima St
Centennial, CO 80112
KHammer@arapahoegov.com

Subject: Mountain View Gardens
Minor Subdivision PM26-001

To Whom it May Concern:

Cherry Creek School District No. 5 has reviewed the information provided by Arapahoe County regarding the conventional rezone for the Mountain View Gardens – The Tree Farm project and will provide educational services to the future residents of this project. Students from this project are within the current boundaries of Eastridge Elementary School, Prairie Middle School, and Overland High School. Boundaries are subject to change when necessary to promote the efficient utilization of school facilities.

The District requests cash-in-lieu of land dedication for public school sites prior to approval of the Administrative Site Plan. The district's intent is to use the Appraisal Land Value Method to determine the fair market value as outlined in the Arapahoe County Land Development Code 14-111.05.02 B.1. The land dedication calculation for the school district would be **0.080600 acres** or the appropriate cash-in-lieu fee. Based on the property's 2025 assessment, the value per acre applied in this instance is $286,000.00 and the cash-in-lieu of land dedication for public school sites value is **$23,051.60.** The school district apologizes for the change in value of this request. We inadvertently used the City of Aurora formula in our previous response to the conventional rezone on 10/24/2025.

Cherry Creek School District #5

Planning & Enrollment Department

Cash-in-Lieu of Land Dedication Worksheet - Arapahoe County

Project Name:	**Mountain View Gardens**			
Developer/Contact Person:	Jim Latsis, Kathryn Latsis, Latsis Custom Homes			
Submitted for Review:	10/17/2025			
Total Project Acreage:	2.38			
Maximum Dwelling Units:	4			
Dwelling Units/Acre	1.68			
Acres per child	0.026			
Students Generated/Land Dedication				
Residential Density	**#D.U.s**	**Student Generation per DU**	**Students Generated**	**Land Calculation**
< 7.49 du/ac	4	0.775	3	0.080600
7.5 - 14.99 du/ac		0.364	0	0.000000
> 15.00 du/ac		0.195	0	0.000000
Totals	**4**		**3**	**0.080600**
Arapahoe County Assessor - Current Land Value				$ 680,680.00
Arapahoe County Assessor - Acres				2.3800
Arapahoe County Assessor - Current Land Value (per acre)				$ 286,000.00
Cash in Lieu of Land Dedication Calculation				**$ 23,051.60**

Thank you for the opportunity to review this proposal. Should you need additional information from Cherry Creek Schools, please feel free to contact me.

Sincerely,

Matt Schaefer

Matt Schaefer, MPA, GISP
Director, Planning, Enrollment, and Charter Schools

Cc: Scott Smith – CCSD, Chief Financial and Operating Officer

Referral Agency	Contact	Phone Number	Email Address	Referral Comment	Applicant's Response
ARAPAHOE COUNTY OPEN SPACES	ROGER HARVEY	720-874-6554	RHARVEY@ARAPAHOEGOV.COM	Requesting cash-in-lieu based on the land value the school district used to calculate the required cash-in-lieu of land.	
ARAPAHOE COUNTY PUBLIC HEALTH DEPARTMENT - LAND USE REFERRALS	STEVEN CHEVALIER	303-734-5439	PHLANDUSE@ARAPAHOEGOV.COM	No documented landfills, past, present, or planned, that are within 1,000 feet of this property. There are no known septic systems associated with the property. Sanitary sewer will be provided by Cherry Creek Water and Sanitation District. A residential/domestic drinking water well (permit 70161-) was identified on the property. The applicant may conduct a due diligence examination of records at the Division of Water Resources, to ensure any existing wells on the property are properly abandoned. Water service will be provided by Cherry Creek Valley Water and Sanitation District.	Understood, the applicant hired a licensed contractor to inspect the well. It was determined that the well is not viable. Applicant intends to abandon the well. The applicant will hire a licensed contractor to plug the well and complete the required forms as identified by the Colorado Division of Water Resources.
ARAPAHOE COUNTY PUBLIC WORKS - BUILDING DIVISION	GREG BRAGDON	720-874-6612	GBRAGDON@ARAPAHOEGOV.COM		
ARAPAHOE COUNTY PUBLIC WORKS MAPPING DIVISION		720-874-6691		See comments on plan set and provide response on plan set.	Comment resolved.
ARAPAHOE COUNTY R&B REFERRALS	DOUGLAS STERN	720-874-6829	DSTERN@ARAPAHOEGOV.COM	No comments on this application.	Noted.
ARAPAHOE COUNTY/PWD ENG/TRAFFIC OPS	KARL PACKER	720-874-6528	KPACKER@ARAPAHOEGOV.COM		

Referral Agency	Contact	Phone Number	Email Address	Referral Comment	Applicant's Response
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	See letter dated 2-6-26. Request to include the signed Drainage Compliance Statement and Policy documents as part of the Drainage Report.	Applicant updated report and comment responses provided. Denver Water provided an email on March 11, 2026, indicating no outstanding comments.
HIGH LINE CANAL CONSERVANCY-REFERRAL		720-767-2452	PLANNING@HIGHLINECANAL.ORG	We are aware of this application and intend to submit our comments with the Arapahoe County/Denver Water review. Staff sent an additional email on 2/9/26.	Noted. See above.
SOUTH METRO FIRE-REFERRALS		720-989-2244	REFERRALS@SOUTHMETRO.ORG	See letter dated January 14, 2026. SMFR has reviewed the project and has approved the plans.	Noted.
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	No comments from Air Pollution Control Division.	Noted.
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		

Referral Agency	Contact	Phone Number	Email Address	Referral Comment	Applicant's Response
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	Property is outside of the South Suburban District boundary.	Noted.
TRAILS PARK AND RECREATION DISTRICT	DELOS SEARLE	303-269-8413	DELOS.SEARLE@TPRD.ORG		
DENVER PLANNING SERVICES-CPD	AMANDA JENSEN	720-865-2982	DEVELOPMENT.SERVICES@DENVERGOV.ORG		
CHERRY CREEK SCHOOLS	MATT SCHAEFER		MSCHAEFER2@CHERRYCREEKSCHOOLS.ORG	Cash-in-lieu is requested using the appraisal method. A total of $23,051.60 is requested at the time of final document submittal.	Noted.
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 on CZ25-002.	
ARAPAHOE COUNTY SHERIFF'S OFFICE - LAND USE REFERRALS	KENNETH MCKLEM	720-874-3759	KMCKLEM@ARAPAHOEGOV.COM	No comments on CZ25-002.	
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	CGS provided multiple letters with the associated rezoning case, which	Applicant provided a response dated February 27, 2026. Results of further analysis support the

Referral Agency	Contact	Phone Number	Email Address	Referral Comment	Applicant's Response
				included the proposed lot layouts. The letters are provided as an attachment.	conclusions that: 1. Soils beneath this site are suitable for supporting lightly loaded foundations from residential structures. 2. Soils beneath the proposed stormwater infiltration basin are well suited for managing the anticipated storm runoff. 3. Groundwater mounding that may occur from the proposed infiltration basin will be minimal and will not affect surrounding properties.
CENTURYLINK NETWORK REAL ESTATE DEPARTMENT		720-520-3133	NRE.EASEMENT@CENTURYLINK.COM		
XCEL ENERGY - PSCO ROW & REFERRALS	VIOLETA CIOCANU		REFERRALSXCELDISTRIBUTION@XCELENERGY.COM		
CHERRY CREEK VALLEY WATER AND SANITATION DISTRICT	LISA GLENN	303-755-4474	LGLENN@CHERRYCREEKVALLEYWATERCO.GOV	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. See letter dated October 8, 2025.	
DIVISION OF WATER RESOURCES-STATE ENGINEER/GROUNDWATER	IOANA COMANICIU	303-866-3581	IOANA.COMANICIU@STATE.CO.US		
SOUTHEAST METRO STORMWATER AUTHORITY (SEMSWA)		303-858-8844	ESUBMITTALS@SEMSWA.ORG	SEMSWA provided comment to ESD. See submittal redlines for comments and provide a response.	Revised plans and report and comment response provided.

Referral Agency	Contact	Phone Number	Email Address	Referral Comment	Applicant's Response
COLORADO PARKS & WILDLIFE/ 1ST POINT OF CONTACT	MATT MARTINEZ	303-291-7122	MATT.MARTINEZ@STATE.CO.US		

Public Works and Development
6924 S. Lima Street Centennial, Colorado 80112 Phone: 720-874-6650; FAX 720-874-6611
www.co.arapahoe.co.us
Planning Division

Referral Routing

Case Number/Name:	PM26-001 Mountain View Gardens
Planner:	Kat Hammer – khammer@arapahoegov.com
Engineer:	Jospeh Boateng – jboateng@arapahoegov.com
Date sent:	January 12, 2026
Date to be returned:	February 9, 2026

The enclosed development application has been submitted to the Arapahoe County Planning Office for consideration. Due to the close proximity of the proposed development to your property or area of influence, this development proposal is being referred to your agency for comment. Please examine the referenced materials and check the appropriate line before returning the form to the Arapahoe County Planning Office. Responding on or before the date indicated above is appreciated.

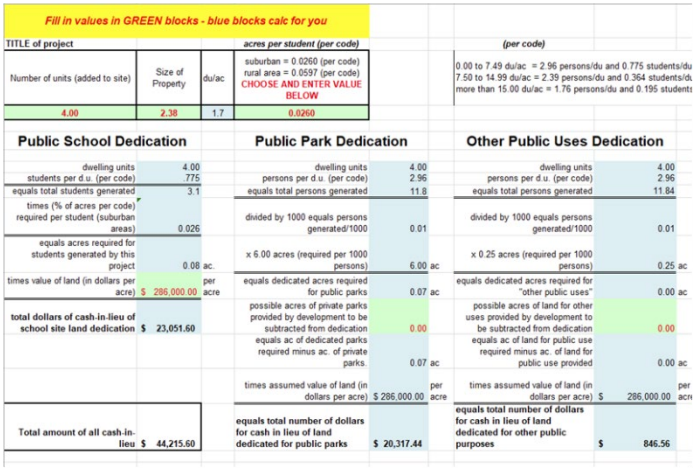
	COMMENTS	INSERT YOUR ORGANIZATION & NAME/SIGNATURE
☐	I Have NO Comments to make on the case as submitted	Arapahoe County Open Spaces
☒	I Have the following comments to make related to the case:	Roger Harvey – Planning Manager

Comments: (responding by email, letter, or an email attachment is optional)

Tp Arapahoe County Planning:

Open Spaces has reviewed the information provided by Arapahoe County regarding the conventional rezone for the Mountain View Gardens – The Tree Farm project. Due to the small nature and size of this project and small number of dwelling units created Open Spaces is not requesting any land be dedicated for public parks.

Open Spaces requests cash-in-lieu of land dedication for public parks. Following the Cherry Creek School Districts method, Open Spaces requests to use the Appraisal Land Value Method to determine the fair market value as outlined in the Arapahoe County Land Development Code 14-111.05.02 B.1. The land dedication calculation for Public Park Dedication is would be 0.07 acres or the appropriate cash-in-lieu fee. Based on the property's 2025 County assessment, the value per acre applied in this instance is $286,000.00; the cash-in-lieu of land dedication for Public Parkland value is $20,317.44.



Fill in values in GREEN blocks - blue blocks calc for you

TITLE of project

Number of units (added to site)	Size of Property	du/ac	acres per student (per code)
			suburban = 0.0260 (per code) rural area = 0.0597 (per code) CHOOSE AND ENTER VALUE BELOW
4.00	2.38	1.7	0.0260

(per code)

0.00 to 7.49 du/ac = 2.96 persons/du and 0.775 students/du
7.50 to 14.99 du/ac = 2.39 persons/du and 0.364 students/du
more than 15.00 du/ac = 1.76 persons/du and 0.195 students

Public School Dedication		Public Park Dedication		Other Public Uses Dedication	
dwelling units	4.00	dwelling units	4.00	dwelling units	4.00
students per d.u. (per code)	775	persons per d.u. (per code)	2.96	persons per d.u. (per code)	2.96
equals total students generated	3.1	equals total persons generated	11.8	equals total persons generated	11.84
times (% of acres per code) required per student (suburban areas)	0.026	divided by 1000 equals persons generated/1000	0.01	divided by 1000 equals persons generated/1000	0.01
equals acres required for students generated by this project	0.08 ac.	x 6.00 acres (required per 1000 persons)	6.00 ac	x 0.25 acres (required per 1000 persons)	0.25 ac
times value of land (in dollars per acre)	$ 286,000.00 per acre	equals dedicated acres required for public parks	0.07 ac	equals dedicated acres required for "other public uses"	0.00 ac
total dollars of cash-in-lieu of school site land dedication	**$ 23,051.60**	possible acres of private parks provided by development to be subtracted from dedication	0.00	possible acres of land for other uses provided by development to be subtracted from dedication	0.00
		equals ac of dedicated parks required minus ac. of private parks	0.07 ac	equals ac of land for public use required minus ac. of land for public use provided	0.00 ac
		times assumed value of land (in dollars per acre)	$ 286,000.00 per acre	times assumed value of land (in dollars per acre)	$ 286,000.00 per acre
Total amount of all cash-in-lieu	**$ 44,215.60**	**equals total number of dollars for cash in lieu of land dedicated for public parks**	**$ 20,317.44**	**equals total number of dollars for cash in lieu of land dedicated for other public purposes**	**$ 846.56**

Thank you for the opportunity review, please contact me with nay questions.

roger harvey

Roger Harvey
rharvey@arapahoegov.com
720-874-6554

The Tree Farm

PM26-001

latsis
CUSTOM HOMES

Latsis Custom Homes – *An Introduction*

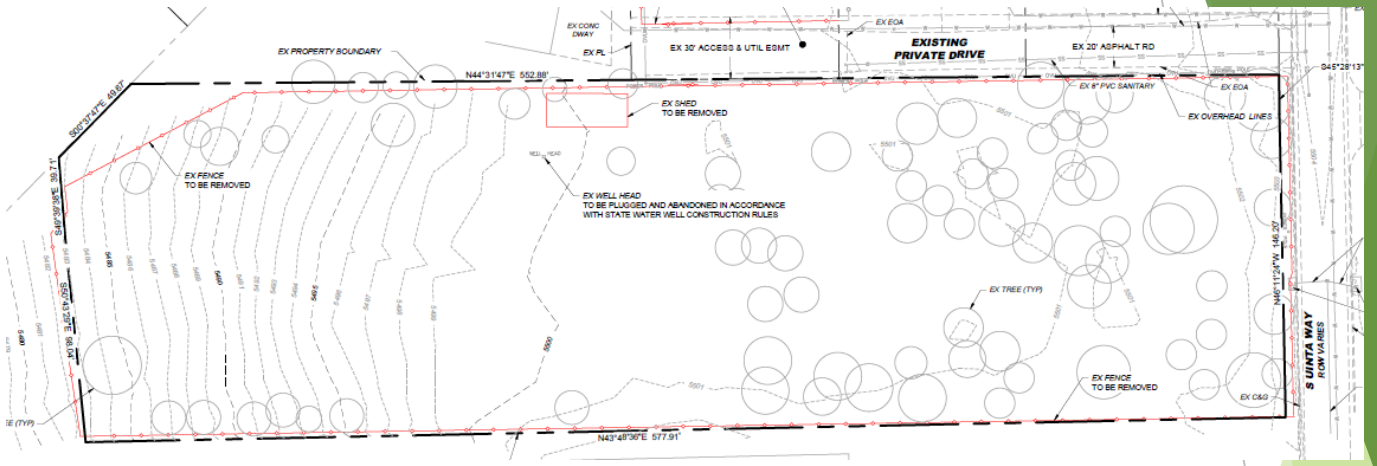
- Custom Homebuilder since 1995
- 23-Year Resident of Mountainview Gardens
- Built 20+ New Homes in Four Square Mile
- Completed 4 Minor Subdivisions in Four Square Mile
- Career Awards
  - Energy Performance Award 2003 Stapleton Parade of Homes
  - 2014 CARE Remodel Award
  - 2016 MAME Award for Best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

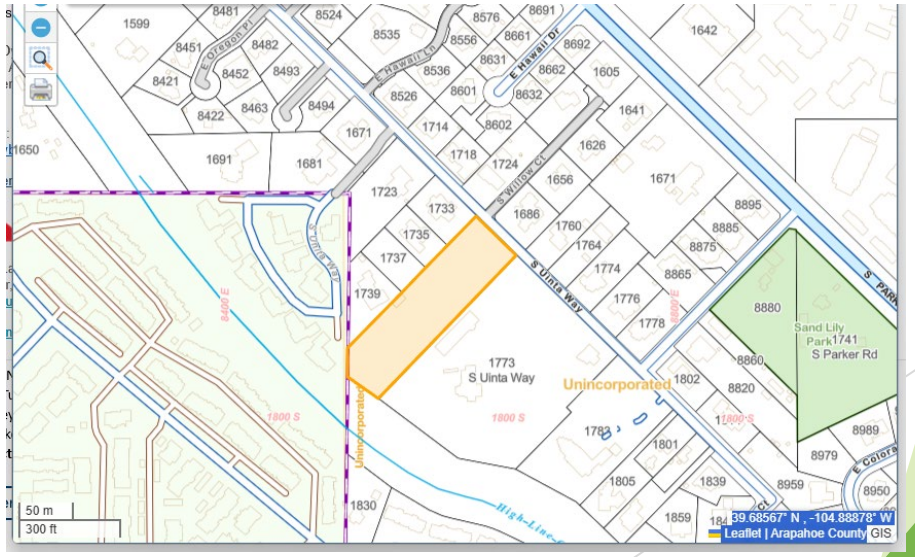





Tree Farm Property Details

- 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





latsis
CUSTOM HOMES

Proposed Minor Subdivision & Development

Install	Build	Protect and Maintain
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

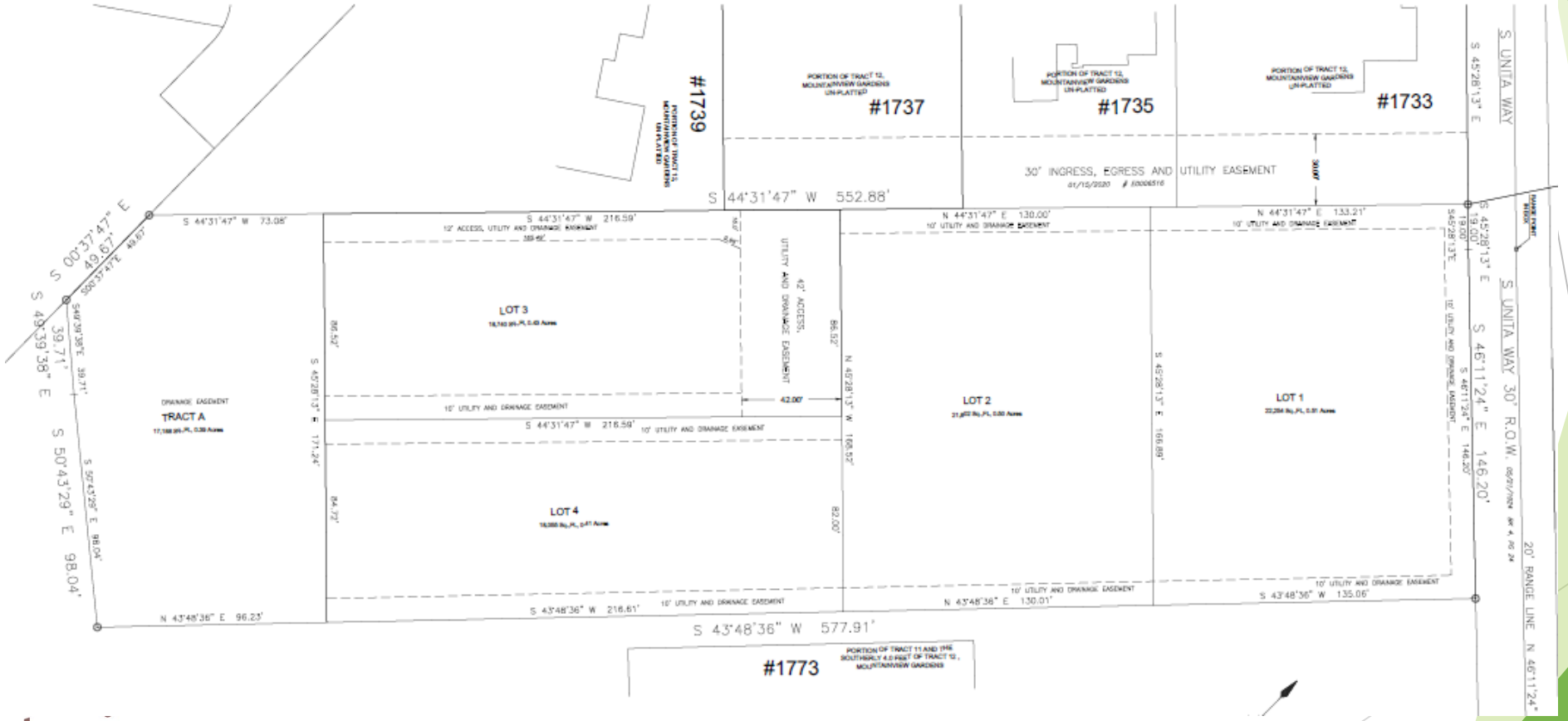
Approved Zoning

- 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*

latsis
CUSTOM HOMES

Proposed Minor Subdivision Plat

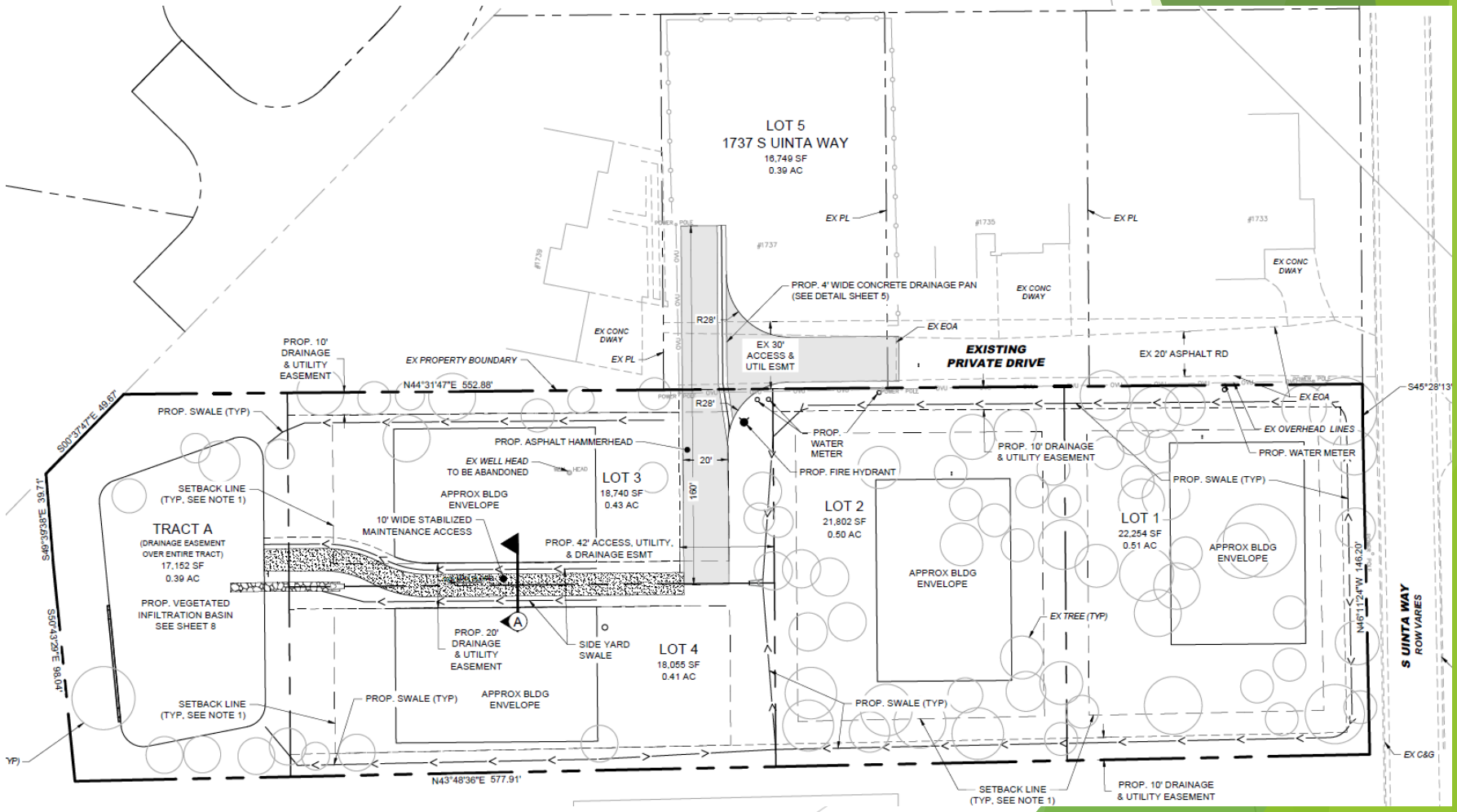


Latsis
CUSTOM HOMES

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

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CUSTOM HOMES

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

latsis
CUSTOM HOMES

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.

latsis
CUSTOM HOMES

Questions/Comments /Concerns

Highline Ridge HOA Meeting (06/19/25)

Positive Comments

No Specific Concerns Identified

latsis
CUSTOM HOMES

Questions/Comments /Concerns

Four Square Mile Meeting (07/09/2025)

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

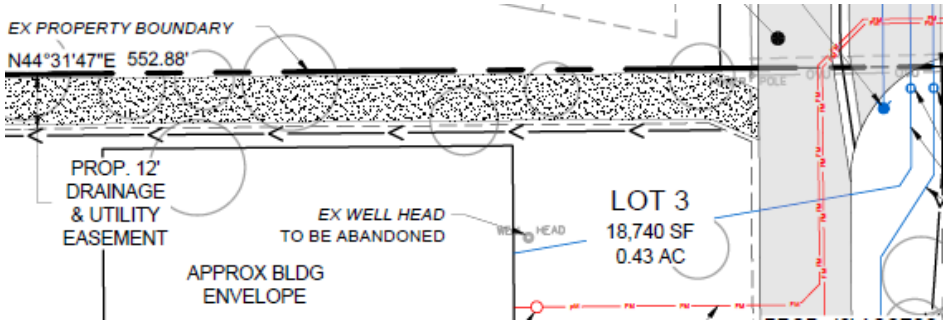
In 2017, the Four-Square Mile Sub-Area Plan was amended to allow 1-2 DU per acre on this property in addition to 1683 S. Uinta Way and 1593 S. Uinta Way.

No additional questions or comments were raised.

latsis
CUSTOM HOMES

Comments & Responses - CO Division of Water Resources

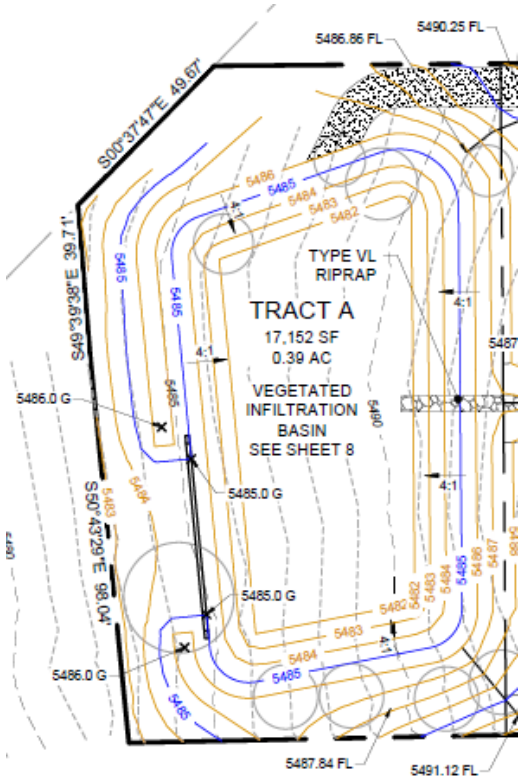
- Division of Water Resources
  - Status of Permitted Well
  - Water Calculation
- DWS Response
  - Well Status
    - Latsis will abandon the well as indicated in our construction plans and comment responses.
    - Well inspected for use and found not viable.
  - Water Supply
    - Water supply is estimated 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.



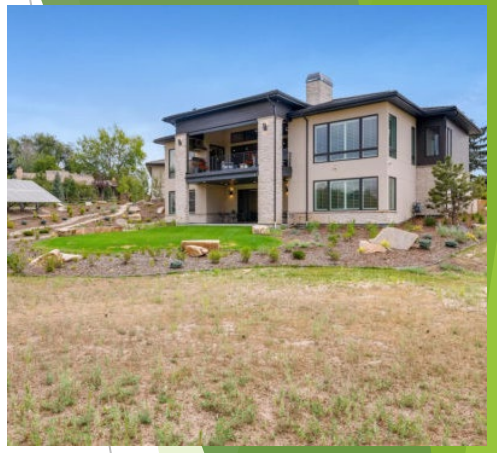
Colorado Division of Water Resources	
1. Applicant must provide a water supply plan (form GWS-76).	Applicant has completed the GWS-76 form and included it in this response.
2. Applicant must clarify whether well no. 70161 will be used in the subdivision or will be plugged and abandoned prior to subdivision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