



Arapahoe County Neighborhood Outreach: Applicant Packet

THIS PACKET CONTAINS:

- Information for posting the property and sign template
- Sign posting information
- Sign Posting Forms A & B
- Mailing affidavit and instructions for mail notification
- Letter template
- Sign-in sheet template
- Attendee comment sheet template
- **Applicant completes yellow-highlighted portions

PROCEDURES: Completed by applicant but discussed with Case Manager	
✓	Discuss outreach details with Case Manager: Kat Hammer
	- Time, location, and format of outreach
	- Draft notice letter
	- Draft sign language
	- Mailing addresses for landowners, HOAs, and neighborhood groups within noticing radius (500 ft. or distance determined by Planning Division)
	- Determine addresses using ArapaMAP
	- Send letter to Planning Division as well
✓	Mail notices
✓	Post notice signs
✓	Complete mail affidavit
✓	Complete sign posting forms; see forms for delivery timelines
✓	Conduct outreach
✓	Compile deliverables and submit with application
DELIVERABLES: Combine into single packet	
✓	Cover letter describing outreach purpose, logistical details, contents of submitted packet
✓	Notice Letter
✓	Mailing addresses for landowners, HOAs, neighborhood groups within noticing radius
✓	Mailing affidavit
✓	Sign Posting Form A
✓	Sign Posting Form B
✓	Copy of sign-in sheet
✓	Outreach summary:
✓	- Copy of presentation
✓	- Written documentation of all comments shared at the meeting, verbal or written
✓	- Developer response to comments: how comments/suggestions will be integrated into proposal or clear explanation as to why they will not be integrated

Cover Letter

Date: 8/21/2023

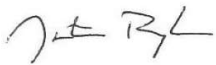
Arapahoe County Public Works & Development
Planning Division
6924 S Lima St
Centennial, CO 80112

RE: Bennett Neighborhood Outreach

The purpose of the Neighborhood Outreach was to meet with those who were interested in our proposal and educate them on who we are and what we want to do. We also met with those who lived nearby to hear their comments and answer any questions or concerns that they had.

The meeting was conducted on 8/9/2023 and lasted for one hour and had five attendees.

Sincerely,

A handwritten signature in black ink, appearing to read "Justin Reyher".

Justin Reyher
Beacon Real Estate Services
Managing Broker
www.beaconrealestateservices.com
720-939-9494

id	IDFIELD	PARCEL_ID	Situs_Address	Situs_City_State_Zip	Owner
0	1	1981-00-0-00-332	610 S DUTCH VALLEY RD	BENNETT CO, 80102-8729	COLLITT MICHAEL J, COLLITT ALISON C
1	2	1981-00-0-00-334	810 S DUTCH VALLEY RD	BENNETT CO, 80102-8764	TERRAZAS VAZQUEZ MANUEL ALEXIS, TER
2	3	1981-00-0-01-032	266 S DUTCH VALLEY RD	BENNETT CO, 80102-8728	BRIONES RAYMUNDO
3	4	1981-00-0-00-333	710 S DUTCH VALLEY RD	BENNETT CO, 80102-8742	DE LA TORRE MIRIAN
5	6	1981-00-0-00-368	333 S COUNTY ROAD 129	BENNETT CO, 80102-8613	HALSTEAD CHARLES ELDON, HALSTEAD FL
6	7	1981-00-0-00-329	330 S DUTCH VALLEY RD	BENNETT CO, 80102-8723	MADERA-MADERA HECTOR JAVIER, GUTIE
7	8	1981-00-0-00-331	550 S DUTCH VALLEY RD	BENNETT CO, 80102-8729	DOMINGUEZ MONICA ESTRADA, VAZQUE
8	9	1981-00-0-00-024	295 S COUNTY ROAD 129	BENNETT CO, 80102	WOODS JAMES
9	10	1981-00-0-01-031	136 S DUTCH VALLEY RD	BENNETT CO, 80102-8728	NGUYEN THU THAO THI, DO HA MANH
10	11	1981-00-0-00-330	410 S DUTCH VALLEY RD	BENNETT CO, 80102-8723	TROUTWINE TROY JAMES, TROUTWINE B
10	11	1981-00-0-00-330	410 S DUTCH VALLEY RD	BENNETT CO, 80102-8723	TROUTWINE TROY JAMES, TROUTWINE B

Owner 2

MICHAEL J COLLITT and ALISON C COLLITT

MANUEL ALEXIS TERRAZAS VAZQUEZ and ROSARIO IRASEMA TERRAZAS
RAYMUNDO BRIONES

MIRIAN DE LA TORRE

CHARLES HALSTEAD and FLORENCE L HALSTEAD

HECTOR JAVIER MADERA-MADERA and CELIDA GUTIERREZ

MONICA ESTRADA DOMINGUEZ and JOSE LUIS PACHECO VAZQUEZ

JAMES WOODS

THU THAO THI NGUYEN and HA MANH DO

TROY JAMES TROUTWINE and BERNADETTE M TROUTWINE

Arapahoe County Planning Division - Kat Hammer

Owner_Mail_Address

610 S DUTCH VALLEY RD

810 S DUTCH VALLEY RD

266 S DUTCH VALLEY RD

710 S DUTCH VALLEY RD

333 S COUNTY ROAD 129

330 S DUTCH VALLEY RD

550 S DUTCH VALLEY RD

PO BOX 991

2695 S EATON PL

410 S DUTCH VALLEY RD

6924 S Lima St

Owner_City_State_Zip

BENNETT CO 80102-8729

BENNETT CO 80102-8764

BENNETT CO 80102-8728

BENNETT CO 80102-8742

BENNETT CO 80102-8613

BENNETT CO 80102-8723

BENNETT CO 80102-8729

STRASBURG CO 80136-0991

LAKEWOOD CO 80227-4056

BENNETT CO 80102-8723

Centennial, CO 80112

Notice of Neighborhood Outreach

Date: July 24th, 2023

To: MICHAEL J COLLITT and ALISON C COLLITT

RE: Case No. Q23-024/ Greenland Estates Neighborhood Outreach

Location: Southwest of County Road 129 and County Road 6 Bennett, CO 80136

(Parcel ID: 1981-00-0-00-023)

Please be advised that Justin Reyher, applicant, on behalf of Greenland Investment, LLC, owner, is proposing to make an application to Arapahoe County for rezoning the above-referenced property.

The current zoning is A-1. The owner is proposing to rezone the land to RR-B, which would allow lots with a minimum size of 2.41 acres across the 160 acres. The land will be accessed by a new road along County Road 125 but may also be accessed by a new road from County Road 129.

The Neighborhood Outreach meeting will be conducted on the referenced application at:

Type of Meeting: Neighborhood Outreach

Time: 4:00 PM

Date: Wednesday, August 9th, 2023

Location: Bennett Community Center, 1100 W Colfax Ave, Bennett, CO 80136

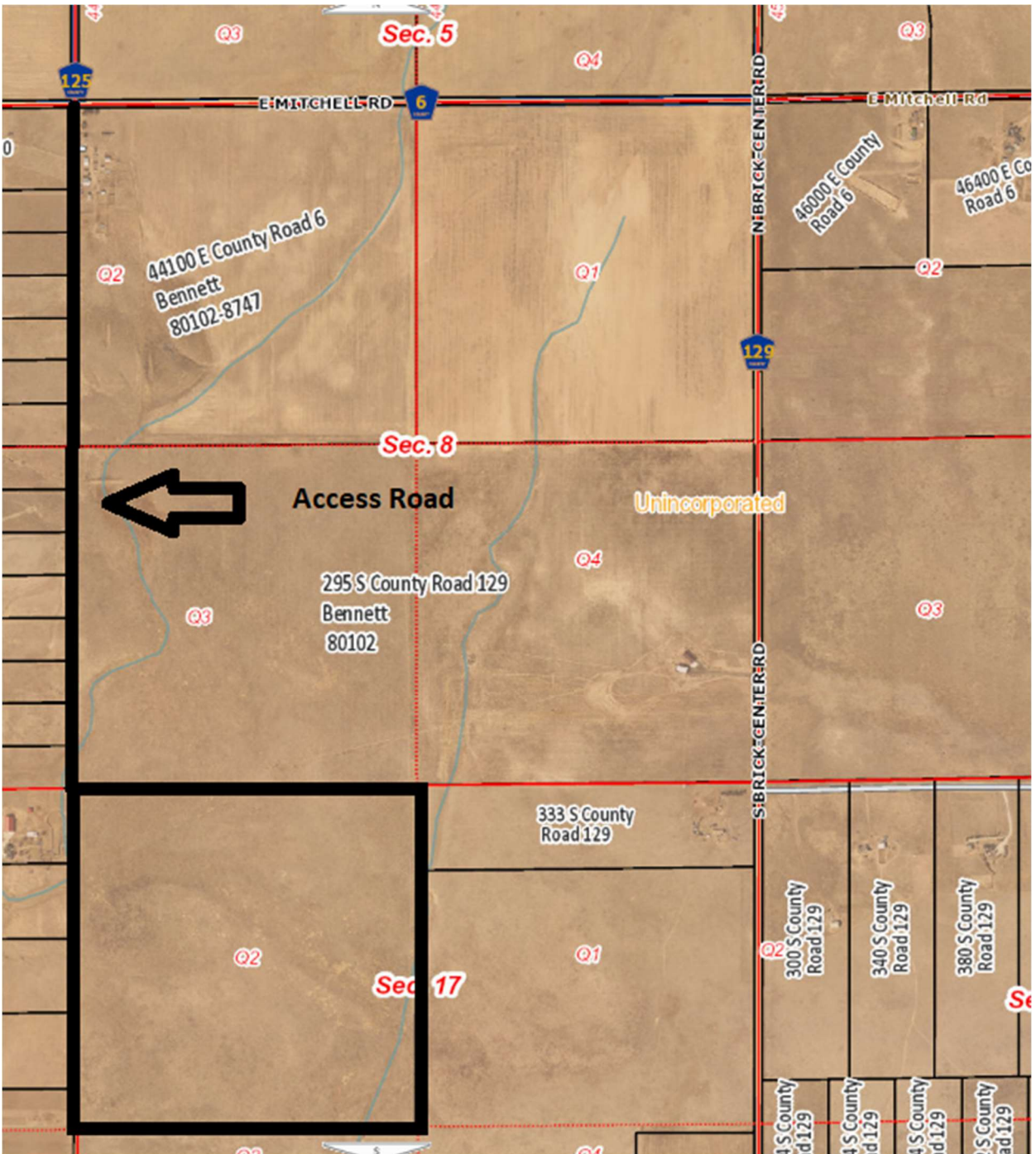
As a neighboring landowner and member of the public you are encouraged to attend this meeting. For particularity as to the content of this application, contact Justin Reyher with Beacon Real Estate Services at 720-939-9494 or justin@beaconrealestateservices.com, or Kat Hammer, Planner, Arapahoe County Public Works & Development, Planning Division, at 720-874-6650 or by email at planning@arapahoe.gov.

Sincerely,

Justin Reyher
Personal Representative
Beacon Real Estate Services
www.beaconrealestateservices.com
justin@beaconrealestateservices.com
720-939-9494



Vicinity Map



I hereby certify under oath that the attached letter was mailed to all property owners, HOAs, and neighborhood groups on the 24th day of July, 2023 as described in the mailing list included with this application and on file with the Planning Division at Public Works and Development, 6924 S Lima St., Centennial, CO 80112.3

Justin Reyher

Print

Justin Reyher

Signature

08/07/2023

Date

Texas

DL

State of ~~Colorado~~

)

Collin

) ss. County of)

by Justin Reyher

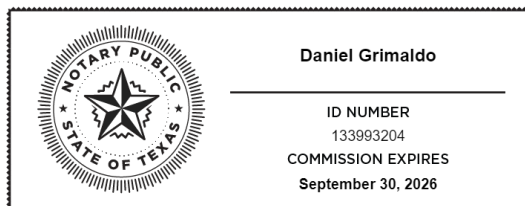
. Daniel Grimaldo

(Print Notary Name Here)

D Grimaldo

(Notary Public Signature Here)

Notarial Stamp Here



Notarized online using audio-video communication

POSTING INSTRUCTION FORM A

Arapahoe County Public Works and Development

6924 S. Lima St. Centennial, CO 80112 – 720-874-6650 – arapahoegov.com

SUBMIT THIS FORM TO THE PLANNING DIVISION NO LATER THAN 15 DAYS PRIOR TO NEIGHBORHOOD OUTREACH

(DO NOT INCLUDE THE DAY OF OUTREACH IN YOUR FORM SUBMISSION DEADLINE CALCULATIONS)

Case No: Q23-024

Case Name: Greenland Estates

Case Manager: Kat Hammer



Attached is a photo of a sign/signs erected on the following described property:	The photo on the left was installed on CR 129, directly East 2,640 ft from the land. The photo on the right was installed on CR 6, directly North 5,280 ft from the land.
The sign is facing:	The photo on the left is facing East. The photo on the right is facing North.
The sign is legible from said right-of-way:	Yes on both.

POSTING INSTRUCTION FORM B

Arapahoe County Public Works and Development

6924 S. Lima St. Centennial, CO 80112 – 720-874-6650 – arapahoe.gov

<i>SUBMIT THIS FORM TO THE PLANNING DIVISION ON THE FIRST BUSINESS DAY PRIOR TO NEIGHBORHOOD OUTREACH</i>		
Case No: Q23-024	Case Name: Greenland Estates	Case Manager: Kat Hammer

NOTICE OF NEIGHBORHOOD OUTREACH FOR Q23-024/ GREENLAND ESTATES/ REZONING

NOTICE IS HEREBY GIVEN THAT THE PROPERTY DIRECTLY
SOUTH, 5,280 FT. OF WHERE THIS SIGN IS POSTED MAY BE
CONSIDERED FOR A PROPOSED REZONING HERE KNOWN AS
GREENLAND ESTATES (PARCEL ID: 1981-00-0-00-023),
PURSUANT TO THE ARAPAHOE COUNTY LAND
DEVELOPMENT CODE. FURTHER INFORMATION CONCERNING

THIS PROPOSAL MAY BE OBTAINED BY CALLING THE
APPLICANT AT 720-939-9494 OR THE ARAPAHOE COUNTY
PLANNING DIVISION AT 720-874-6650. SUCH OUTREACH IS TO
BE HELD ON THE 9TH OF AUGUST, 2023, AT 495 7TH ST.,
BENNETT, CO 80102 AT 4:00 PM OR AS SOON
THEREAFTER AS POSSIBLE.



LEGAL DESCRIPTION OF THE PROPERTY: The Northwest 1/4 of Section 17, Township 4 South, Range 63 West of the 6th P.M., County of Arapahoe, State of Colorado

I hereby certify, under oath, that the above-described property was posted continuously for a period of

15 days from July 24th, 2023 to August 7th, 2023.

Name: Justin Reyher Signature: Justin Reyher
Date: 08/07/2023

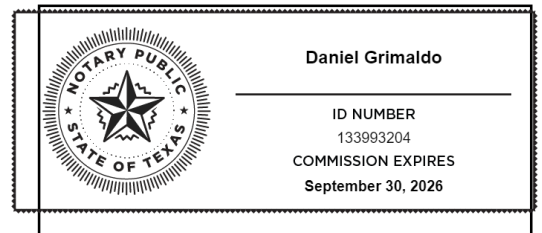
Texas DL
State of ~~Colorado~~
County of Collin) S.S.

Subscribed and sworn before me this 7th day of August, 2023

By Daniel Grimaldo (Print Notary Name)

D (Notary Public Signature)

Notary Stamp Here:



Notarized online using audio-video communication

Greenland Estates - Q23-024

Neighborhood Outreach -

Comment Sheet

8-9-2023

NAME	ADDRESS	CITY/STATE/ZIP	PHONE	EMAIL
Kat Garne			970-376-1009	Kat@ruschmeyer.com
Charlene Hogarth			303-644-4161	
Amy Johnson			303-324-6079	amyhedgiepie@gmail.com
Darvin Herrrell	42959 E. Arkansas Place	Bennett, CO 80102	303-907-4738	darvin.darvin.herrrell@yahoo.com
Pat Laing	42959 E. Arkansas Place WATKINS, CO 80137	Watkins, CO 80137	710-352-2156	Princery Brokerage MSK. com



www.beaconrealestateservices.com

Bennett Neighborhood Outreach 2023

Table of Contents:

- Introduction
- Zoning
- Vicinity Map
- Survey Results
- Traffic Study
- Mock Neighborhood Designs

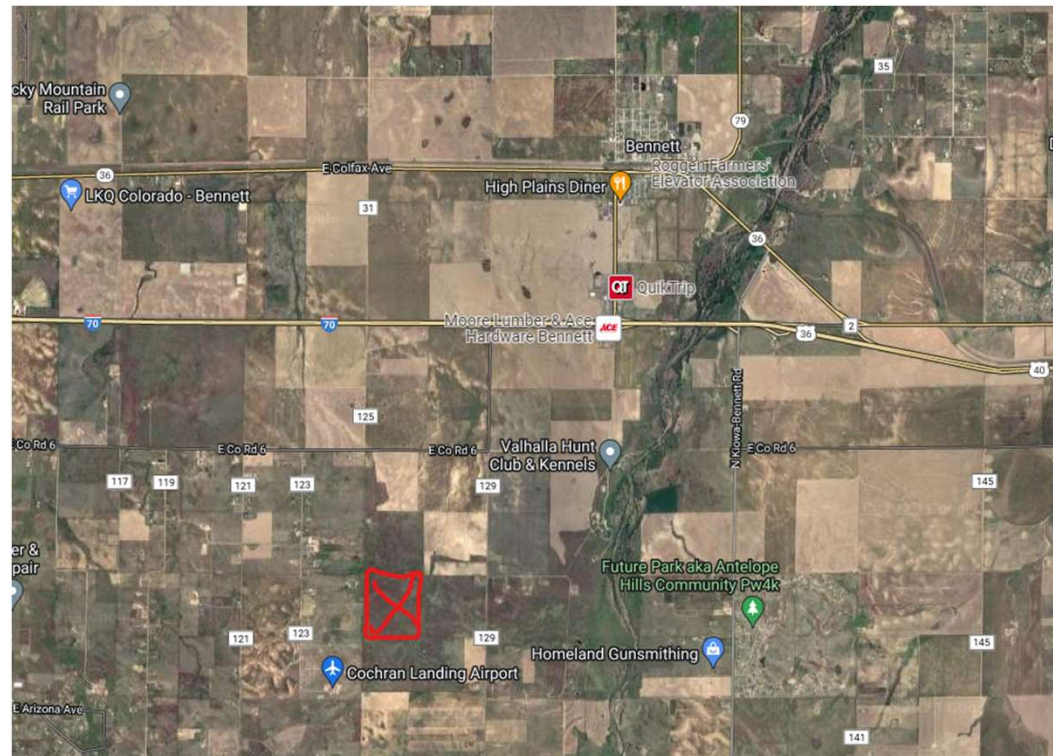
Introduction:

- **Beacon Real Estate Services** is based out of Greenwood Village, CO.
- Beacon focuses on Commercial Investments, Commercial Leasing, Commercial Property Management, Land Development, etc.
- Beacon is focused on quality of service and excellent performance with every client.
- Our team is made up by Justin Reyher, Stephanie Ahle, Alexa Ruble, and Craig Rathbun.

Zoning:

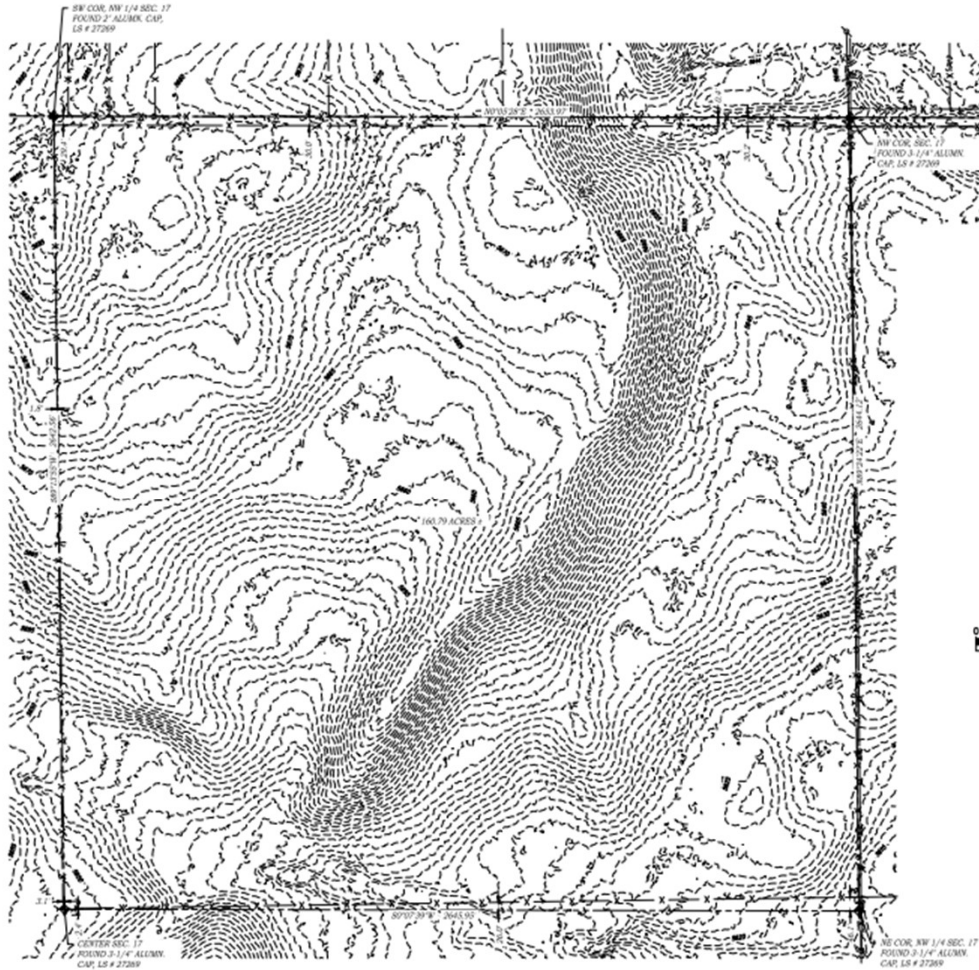
- 160 Acre lot
- Property Description: **Part of Section 17, Township 4 South, Range 63 West, 6th P.M County of Arapahoe, State of Colorado.**
- Current zoning is at A-1, the owner is proposing to rezone to RR-B.
- RR-B would allow lots with a minimum size of 2.41 acres across the 160 acres.

Vicinity Map:



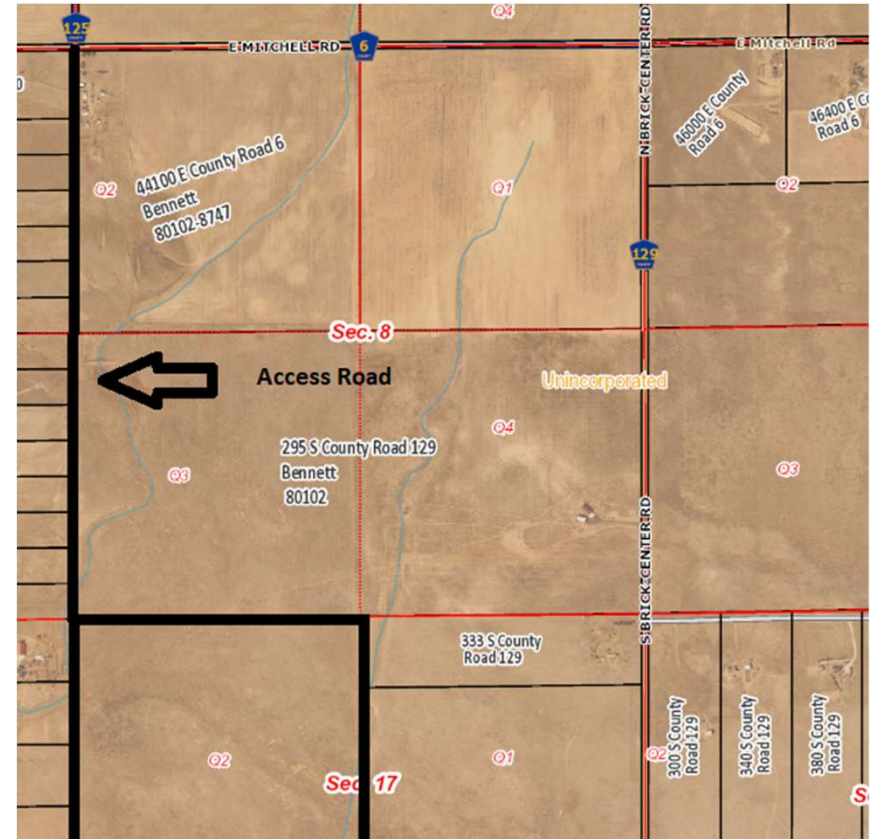
Survey Map:

Survey was completed on 06-27-2023 by Encompass Services, LLC.

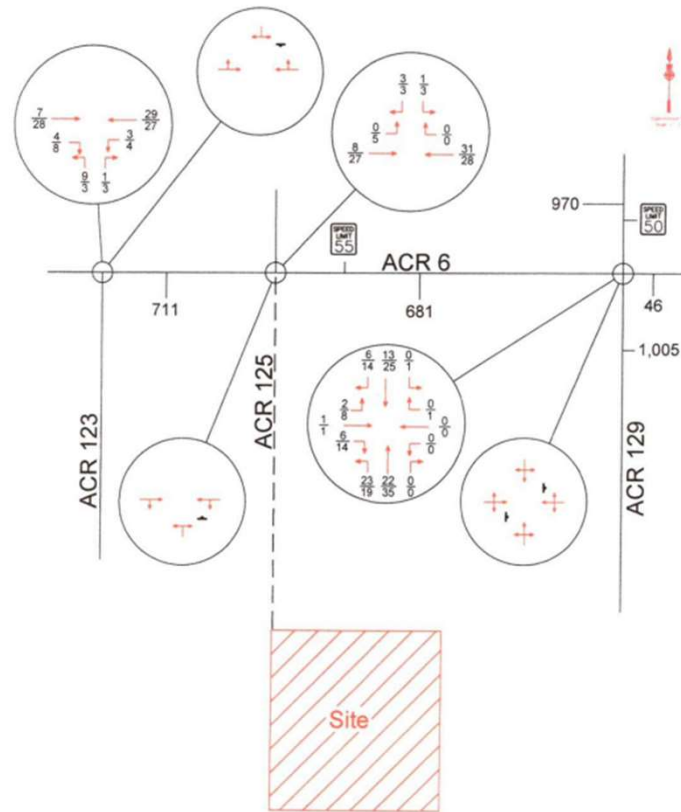


Traffic Studies:

- The traffic study completed by DB Enterprises, estimates that there would be an additional 509 daily vehicle trips for the 54 lots.
- Of these, on a typical day, 255 vehicles entering and 254 leaving on a typical weekday.
- The major roadways currently are Arapahoe County Road 6, running in a east-west direction with two lanes.
- Arapahoe County Road 129 runs in a north-south direction, south of I-70.



Existing Roadway Conditions:



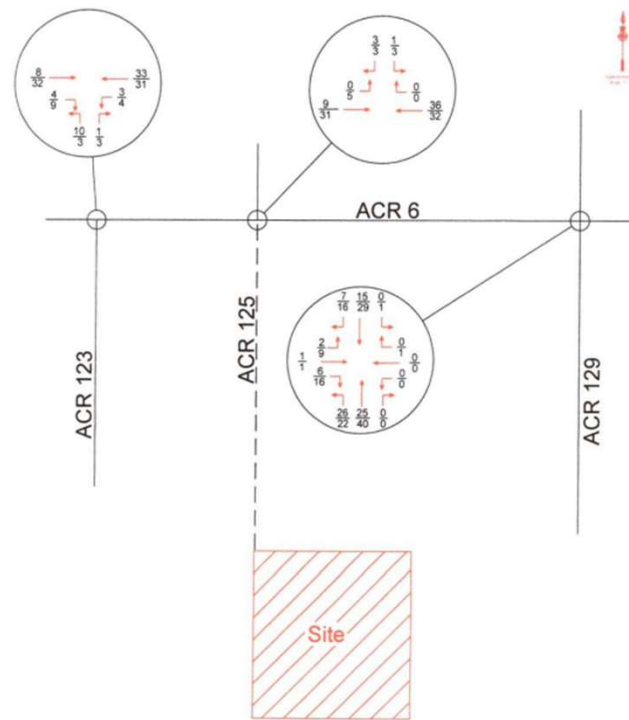
Completed by DB Enterprises, LLC.

Future Traffic Conditions:

- The assumption has been made that there will be a 2 percent annual growth rate used for Arapahoe County Rd 6 and 129.
- The assumption has been made that there will be a 1 percent annual growth rate used for Arapahoe County Rd 123 and 125.

Year 2030 Background Peak-Hour Traffic:

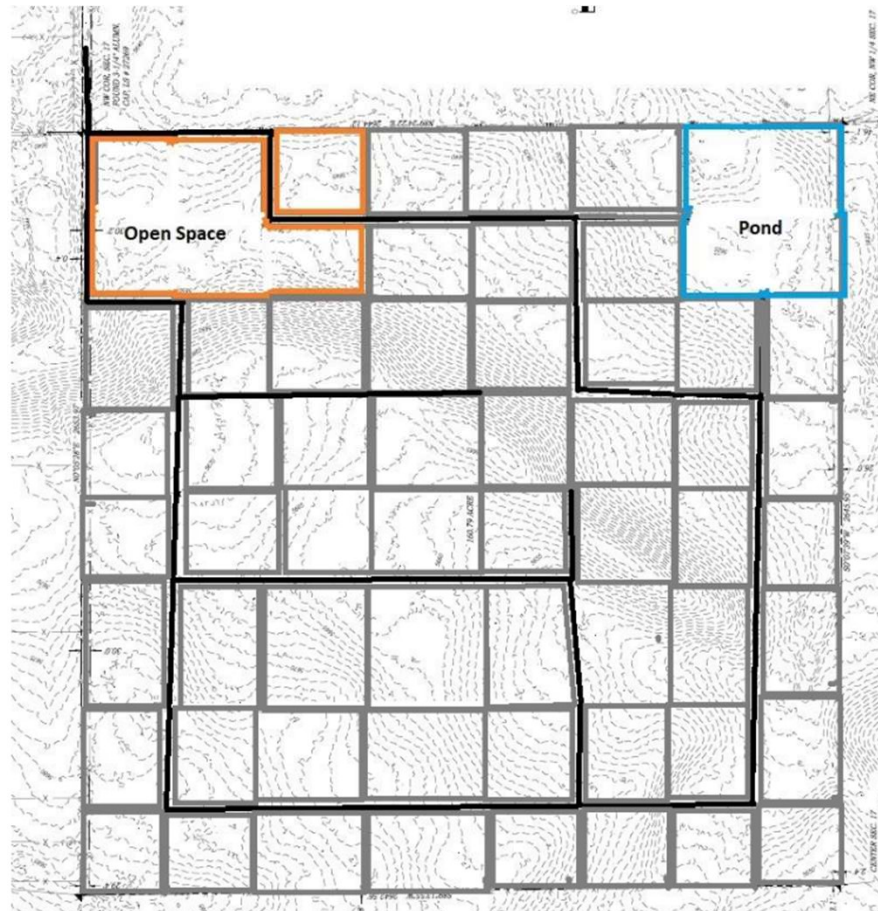
Figure 3 – Year 2030 Background Peak-Hour Traffic Volumes



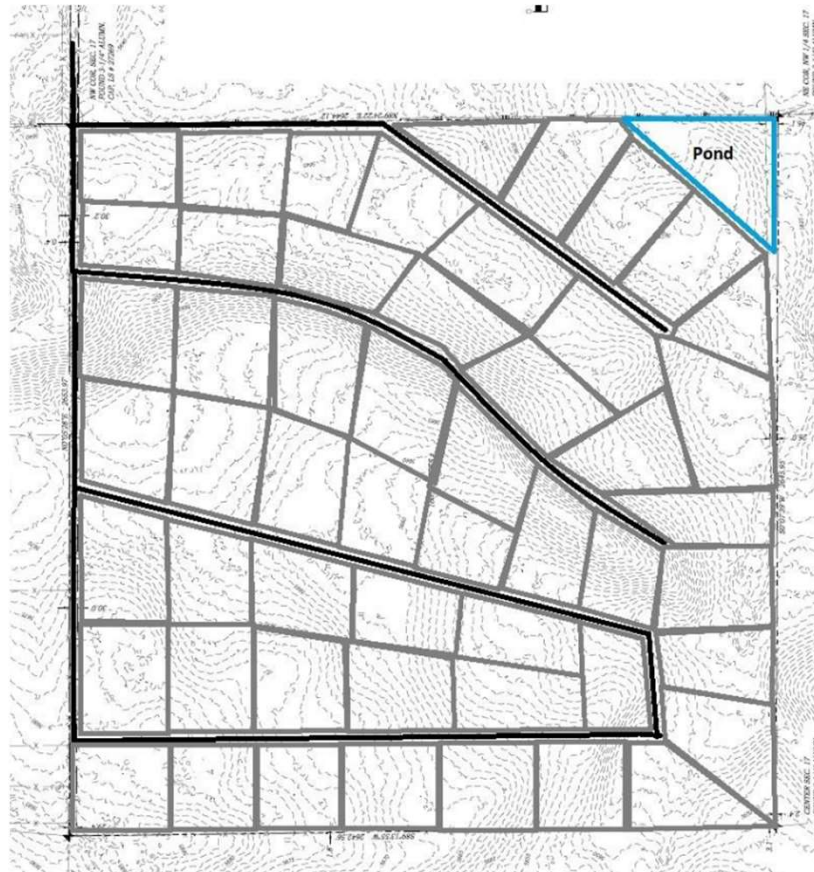
Legend
15 = Total Traffic AM Peak-Hour Traffic Volumes
15 = Total Traffic PM Peak-Hour Traffic Volumes

Completed by DB Enterprises, LLC.

Mock Neighborhood Design 1:



Mock Neighborhood Design 2:



Questions, Comments, or Concerns?

Thank you for coming out to join us!
We appreciate your time and consideration.



Greenland Estates - Q23-024

Comment Sheet

8-9-2023

Name:

Charlene Hogarth

Comments:

- Charlene asked about the future water rights. Justin responded with; there is a pond on the lot for use, but we can drill for a water well.
- Charlene, expressed her concerns by saying she doesn't want people driving on the road in front of her property. Justin responded with; currently it's the only access we have to the lot right now. We are trying to find a different route to the land.
- Charlene also recommended a different route for the road to come in. Justin responded with; potentially we could have an easement with Jim (a neighbor) in exchange for water.
- Charlene, expressed her concerns by saying she doesn't want people driving on the road in front of her property. Justin responded with; currently it's the only access we have to the lot right now. We are trying to find a different route to the land.
- Charlene also recommended a different route for the road to come in. Justin responded with; potentially we could have an easement with Jim (a neighbor) in exchange for water.

Greenland Estates - Q23-024
Neighborhood Outreach -
Comment Sheet
8-9-2023

Name:

Rod Laing

Comments:

- Rod asked, "So there is no water coming from Denver?" Justin responded with; No, the city of Bennett had no interest in Denver water.

Greenland Estates - Q23-024
Neighborhood Outreach -
Comment Sheet
8-9-2023

Name:

Darvin Horrell

Comments:

- Darvin asked if they are only adding single-family homes or will they build apartments as well? Justin responded with; Only single-family homes, no townhomes or apartment buildings.
- Darvin asked, "How much water usage per month?" Justin responded with; County wide, everyone gets half an acre of water per lot.
- Darvin asked, "Are you going to use metro districts?" Justin responded with; No, it's a very expensive process when it comes down to property tax. The cost is high maintaining the fees for it.
- Darvin also asked, "Would there be a new school open for all these new kids to go to?" Justin responded with; Maybe a new school or a check for the open space. We would need to make a bus route for that to happen.
- Darvin also asked, "Who are you working with at Arapahoe County?" Justin responded with; Kat Hammer.

Greenland Estates - Q23-024
Neighborhood Outreach -
Comment Sheet
8-9-2023

Name:

Kat Game

Comments:

- Kat asked, is there was a different route to come in through Bennett Heights? Justin responded with; We would still have to go in front of Charlene's property.
- Kat recommended that Bennett Heights might want to work with the roads.

Greenland Estates - Q23-024
Neighborhood Outreach -
Comment Sheet
8-9-2023

Name:

Amy Johnson

Comments:

- Amy expressed that she moved to Bennett to be away from the busy city and she is not interested in more traffic around Bennett.



Arapahoe County Neighborhood Outreach: Applicant Packet

THIS PACKET CONTAINS:

- Information for posting the property and sign template
- Sign posting information
- Sign Posting Forms A & B
- Mailing affidavit and instructions for mail notification
- Letter template
- Sign-in sheet template
- Attendee comment sheet template
- **Applicant completes yellow-highlighted portions

PROCEDURES: Completed by applicant but discussed with Case Manager	
✓	Discuss outreach details with Case Manager: Kat Hammer
	- Time, location, and format of outreach
	- Draft notice letter
	- Draft sign language
	- Mailing addresses for landowners, HOAs, and neighborhood groups within noticing radius (500 ft. or distance determined by Planning Division)
	- Determine addresses using ArapaMAP
	- Send letter to Planning Division as well
✓	Mail notices
✓	Post notice signs
✓	Complete mail affidavit
✓	Complete sign posting forms; see forms for delivery timelines
✓	Conduct outreach
✓	Compile deliverables and submit with application
DELIVERABLES: Combine into single packet	
✓	Cover letter describing outreach purpose, logistical details, contents of submitted packet
✓	Notice Letter
✓	Mailing addresses for landowners, HOAs, neighborhood groups within noticing radius
✓	Mailing affidavit
✓	Sign Posting Form A
✓	Sign Posting Form B
✓	Copy of sign-in sheet
✓	Outreach summary:
✓	- Copy of presentation
✓	- Written documentation of all comments shared at the meeting, verbal or written
✓	- Developer response to comments: how comments/suggestions will be integrated into proposal or clear explanation as to why they will not be integrated

Cover Letter

Date: 8/21/2023

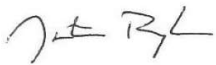
Arapahoe County Public Works & Development
Planning Division
6924 S Lima St
Centennial, CO 80112

RE: Bennett Neighborhood Outreach

The purpose of the Neighborhood Outreach was to meet with those who were interested in our proposal and educate them on who we are and what we want to do. We also met with those who lived nearby to hear their comments and answer any questions or concerns that they had.

The meeting was conducted on 8/9/2023 and lasted for one hour and had five attendees.

Sincerely,

A handwritten signature in black ink, appearing to read "Justin Reyher".

Justin Reyher
Beacon Real Estate Services
Managing Broker
www.beaconrealestateservices.com
720-939-9494

id	IDFIELD	PARCEL_ID	Situs_Address	Situs_City_State_Zip	Owner
0	1	1981-00-0-00-332	610 S DUTCH VALLEY RD	BENNETT CO, 80102-8729	COLLITT MICHAEL J, COLLITT ALISON C
1	2	1981-00-0-00-334	810 S DUTCH VALLEY RD	BENNETT CO, 80102-8764	TERRAZAS VAZQUEZ MANUEL ALEXIS, TER
2	3	1981-00-0-01-032	266 S DUTCH VALLEY RD	BENNETT CO, 80102-8728	BRIONES RAYMUNDO
3	4	1981-00-0-00-333	710 S DUTCH VALLEY RD	BENNETT CO, 80102-8742	DE LA TORRE MIRIAN
5	6	1981-00-0-00-368	333 S COUNTY ROAD 129	BENNETT CO, 80102-8613	HALSTEAD CHARLES ELDON, HALSTEAD FL
6	7	1981-00-0-00-329	330 S DUTCH VALLEY RD	BENNETT CO, 80102-8723	MADERA-MADERA HECTOR JAVIER, GUTIE
7	8	1981-00-0-00-331	550 S DUTCH VALLEY RD	BENNETT CO, 80102-8729	DOMINGUEZ MONICA ESTRADA, VAZQUE
8	9	1981-00-0-00-024	295 S COUNTY ROAD 129	BENNETT CO, 80102	WOODS JAMES
9	10	1981-00-0-01-031	136 S DUTCH VALLEY RD	BENNETT CO, 80102-8728	NGUYEN THU THAO THI, DO HA MANH
10	11	1981-00-0-00-330	410 S DUTCH VALLEY RD	BENNETT CO, 80102-8723	TROUTWINE TROY JAMES, TROUTWINE B
10	11	1981-00-0-00-330	410 S DUTCH VALLEY RD	BENNETT CO, 80102-8723	TROUTWINE TROY JAMES, TROUTWINE B

Owner 2	Owner_Mail_Address	Owner_City_State_Zip
MICHAEL J COLLITT and ALISON C COLLITT	610 S DUTCH VALLEY RD	BENNETT CO 80102-8729
MANUEL ALEXIS TERRAZAS VAZQUEZ and ROSARIO IRASEMA TERRAZAS	810 S DUTCH VALLEY RD	BENNETT CO 80102-8764
RAYMUNDO BRIONES	266 S DUTCH VALLEY RD	BENNETT CO 80102-8728
MIRIAN DE LA TORRE	710 S DUTCH VALLEY RD	BENNETT CO 80102-8742
CHARLES HALSTEAD and FLORENCE L HALSTEAD	333 S COUNTY ROAD 129	BENNETT CO 80102-8613
HECTOR JAVIER MADERA-MADERA and CELIDA GUTIERREZ	330 S DUTCH VALLEY RD	BENNETT CO 80102-8723
MONICA ESTRADA DOMINGUEZ and JOSE LUIS PACHECO VAZQUEZ	550 S DUTCH VALLEY RD	BENNETT CO 80102-8729
JAMES WOODS	PO BOX 991	STRASBURG CO 80136-0991
THU THAO THI NGUYEN and HA MANH DO	2695 S EATON PL	LAKEWOOD CO 80227-4056
TROY JAMES TROUTWINE and BERNADETTE M TROUTWINE	410 S DUTCH VALLEY RD	BENNETT CO 80102-8723
Arapahoe County Planning Division - Kat Hammer	6924 S Lima St	Centennial, CO 80112

Notice of Neighborhood Outreach

Date: July 24th, 2023

To: MICHAEL J COLLITT and ALISON C COLLITT

RE: Case No. Q23-024/ Greenland Estates Neighborhood Outreach

Location: Southwest of County Road 129 and County Road 6 Bennett, CO 80136

(Parcel ID: 1981-00-0-00-023)

Please be advised that Justin Reyher, applicant, on behalf of Greenland Investment, LLC, owner, is proposing to make an application to Arapahoe County for rezoning the above-referenced property.

The current zoning is A-1. The owner is proposing to rezone the land to RR-B, which would allow lots with a minimum size of 2.41 acres across the 160 acres. The land will be accessed by a new road along County Road 125 but may also be accessed by a new road from County Road 129.

The Neighborhood Outreach meeting will be conducted on the referenced application at:

Type of Meeting: Neighborhood Outreach

Time: 4:00 PM

Date: Wednesday, August 9th, 2023

Location: Bennett Community Center, 1100 W Colfax Ave, Bennett, CO 80136

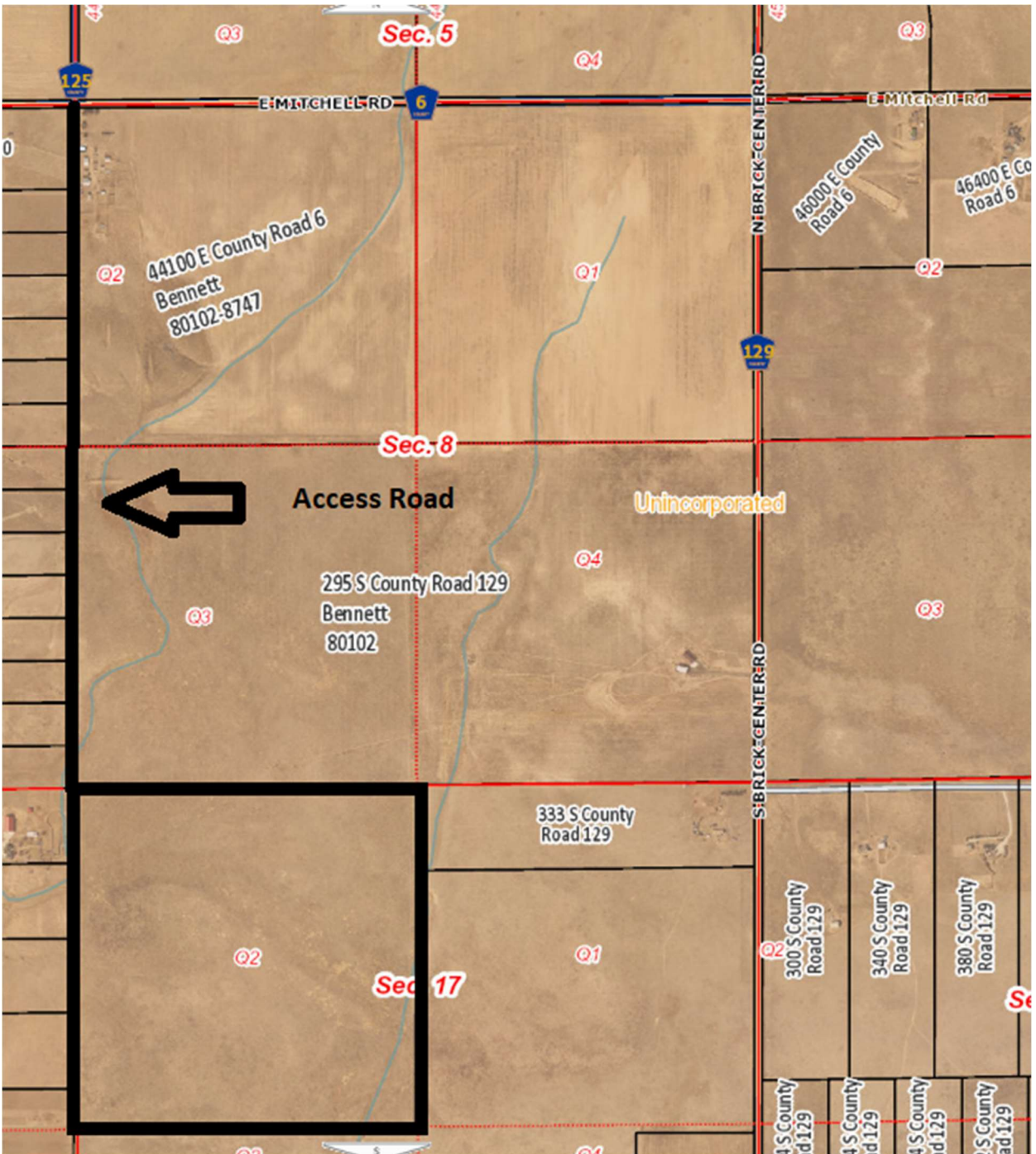
As a neighboring landowner and member of the public you are encouraged to attend this meeting. For particularity as to the content of this application, contact Justin Reyher with Beacon Real Estate Services at 720-939-9494 or justin@beaconrealestateservices.com, or Kat Hammer, Planner, Arapahoe County Public Works & Development, Planning Division, at 720-874-6650 or by email at planning@arapahogov.com.

Sincerely,

Justin Reyher
Personal Representative
Beacon Real Estate Services
www.beaconrealestateservices.com
justin@beaconrealestateservices.com
720-939-9494



Vicinity Map



I hereby certify under oath that the attached letter was mailed to all property owners, HOAs, and neighborhood groups on the 24th day of July, 2023 as described in the mailing list included with this application and on file with the Planning Division at Public Works and Development, 6924 S Lima St., Centennial, CO 80112.3

Justin Reyher

Print

Justin Reyher

Signature

08/07/2023

Date

Texas

DL

State of ~~Colorado~~

)

Collin

) ss. County of)

by Justin Reyher

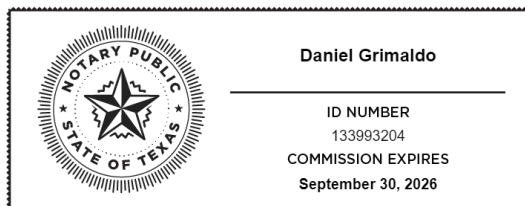
Daniel Grimaldo

(Print Notary Name Here)

Daniel Grimaldo

(Notary Public Signature Here)

Notarial Stamp Here



Notarized online using audio-video communication

POSTING INSTRUCTION FORM A

Arapahoe County Public Works and Development

6924 S. Lima St. Centennial, CO 80112 – 720-874-6650 – arapahoegov.com

SUBMIT THIS FORM TO THE PLANNING DIVISION NO LATER THAN 15 DAYS PRIOR TO NEIGHBORHOOD OUTREACH

(DO NOT INCLUDE THE DAY OF OUTREACH IN YOUR FORM SUBMISSION DEADLINE CALCULATIONS)

Case No: Q23-024

Case Name: Greenland Estates

Case Manager: Kat Hammer



Attached is a photo of a sign/signs erected on the following described property:	The photo on the left was installed on CR 129, directly East 2,640 ft from the land. The photo on the right was installed on CR 6, directly North 5,280 ft from the land.
The sign is facing:	The photo on the left is facing East. The photo on the right is facing North.
The sign is legible from said right-of-way:	Yes on both.

POSTING INSTRUCTION FORM B

Arapahoe County Public Works and Development

6924 S. Lima St. Centennial, CO 80112 – 720-874-6650 – arapahoe.gov

<i>SUBMIT THIS FORM TO THE PLANNING DIVISION ON THE FIRST BUSINESS DAY PRIOR TO NEIGHBORHOOD OUTREACH</i>		
Case No: Q23-024	Case Name: Greenland Estates	Case Manager: Kat Hammer

NOTICE OF NEIGHBORHOOD OUTREACH FOR Q23-024/ GREENLAND ESTATES/ REZONING

NOTICE IS HEREBY GIVEN THAT THE PROPERTY DIRECTLY
SOUTH, 5,280 FT. OF WHERE THIS SIGN IS POSTED MAY BE
CONSIDERED FOR A PROPOSED REZONING HERE KNOWN AS
GREENLAND ESTATES (PARCEL ID: 1981-00-0-00-023),
PURSUANT TO THE ARAPAHOE COUNTY LAND

DEVELOPMENT CODE. FURTHER INFORMATION CONCERNING
THIS PROPOSAL MAY BE OBTAINED BY CALLING THE
APPLICANT AT 720-939-9494 OR THE ARAPAHOE COUNTY
PLANNING DIVISION AT 720-874-6650. SUCH OUTREACH IS TO
BE HELD ON THE 9TH OF AUGUST, 2023, AT 495 7TH ST.,
BENNETT, CO 80102 AT 4:00 PM OR AS SOON
THEREAFTER AS POSSIBLE.



LEGAL DESCRIPTION OF THE PROPERTY: The Northwest 1/4 of Section 17, Township 4 South, Range 63 West of the 6th P.M., County of Arapahoe, State of Colorado

I hereby certify, under oath, that the above-described property was posted continuously for a period of

15 days from July 24th, 2023 to August 7th, 2023.

Name: Justin Reyher Signature: Justin Reyher
Date: 08/07/2023

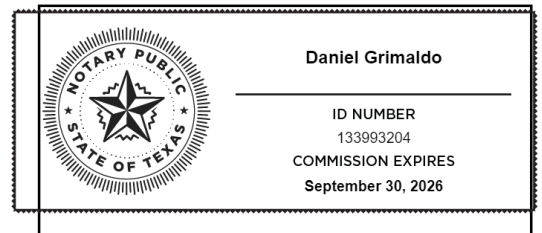
Texas
State of ~~Colorado~~ DL
County of Collin) S.S.

Subscribed and sworn before me this 7th day of August, 2023

By Daniel Grimaldo (Print Notary Name)

D (Notary Public Signature)

Notary Stamp Here:



Notarized online using audio-video communication

Greenland Estates - Q23-024

Neighborhood Outreach -

Comment Sheet

8-9-2023

NAME	ADDRESS	CITY/STATE/ZIP	PHONE	EMAIL
Kat Garne			970-376-1009	Kat@ruschmeyer.com
Charlene Hogarth			303-644-4161	
Amy Johnson			303-324-6079	amyhedgiepie@gmail.com
Darvin Herrrell	42959 E. Arkansas Place	Bennett, CO 80102	303-907-4738	darvin.darvin.herrrell@yahoo.com
Pat Laing	4925 N. WATKINS RD WATKINS, CO 80371	Watkins, CO 80137	710-352-2156	Princery Broker LLC MSK. com



www.beaconrealestateservices.com

Bennett Neighborhood Outreach 2023

Table of Contents:

- Introduction
- Zoning
- Vicinity Map
- Survey Results
- Traffic Study
- Mock Neighborhood Designs

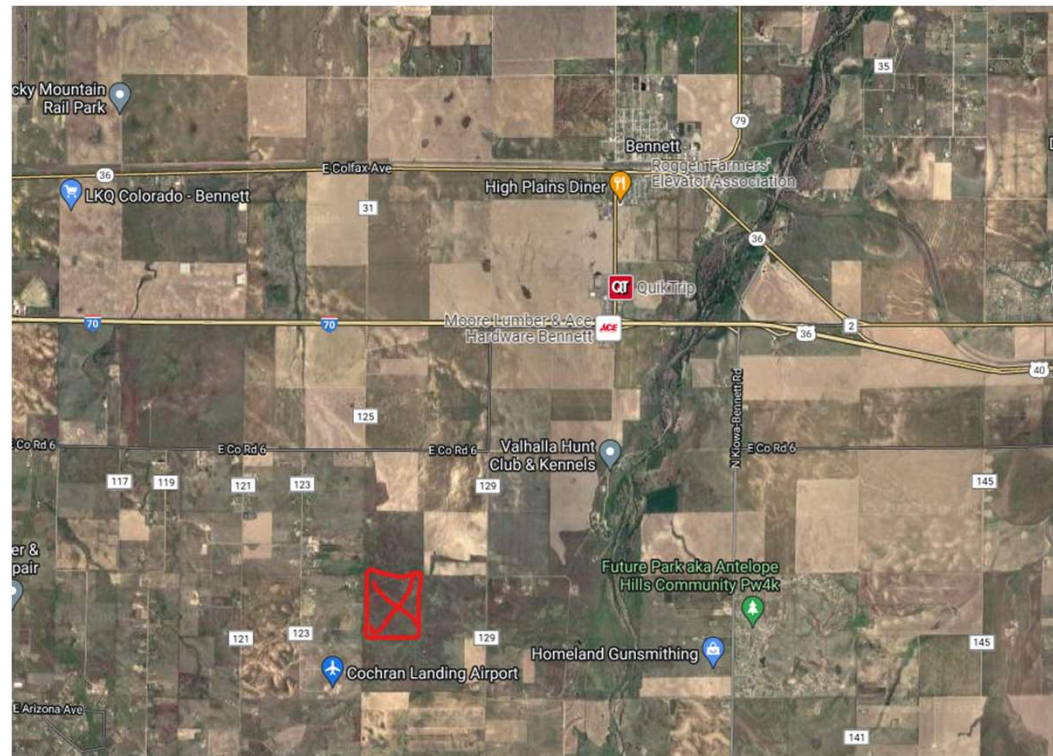
Introduction:

- **Beacon Real Estate Services** is based out of Greenwood Village, CO.
- Beacon focuses on Commercial Investments, Commercial Leasing, Commercial Property Management, Land Development, etc.
- Beacon is focused on quality of service and excellent performance with every client.
- Our team is made up by Justin Reyher, Stephanie Ahle, Alexa Ruble, and Craig Rathbun.

Zoning:

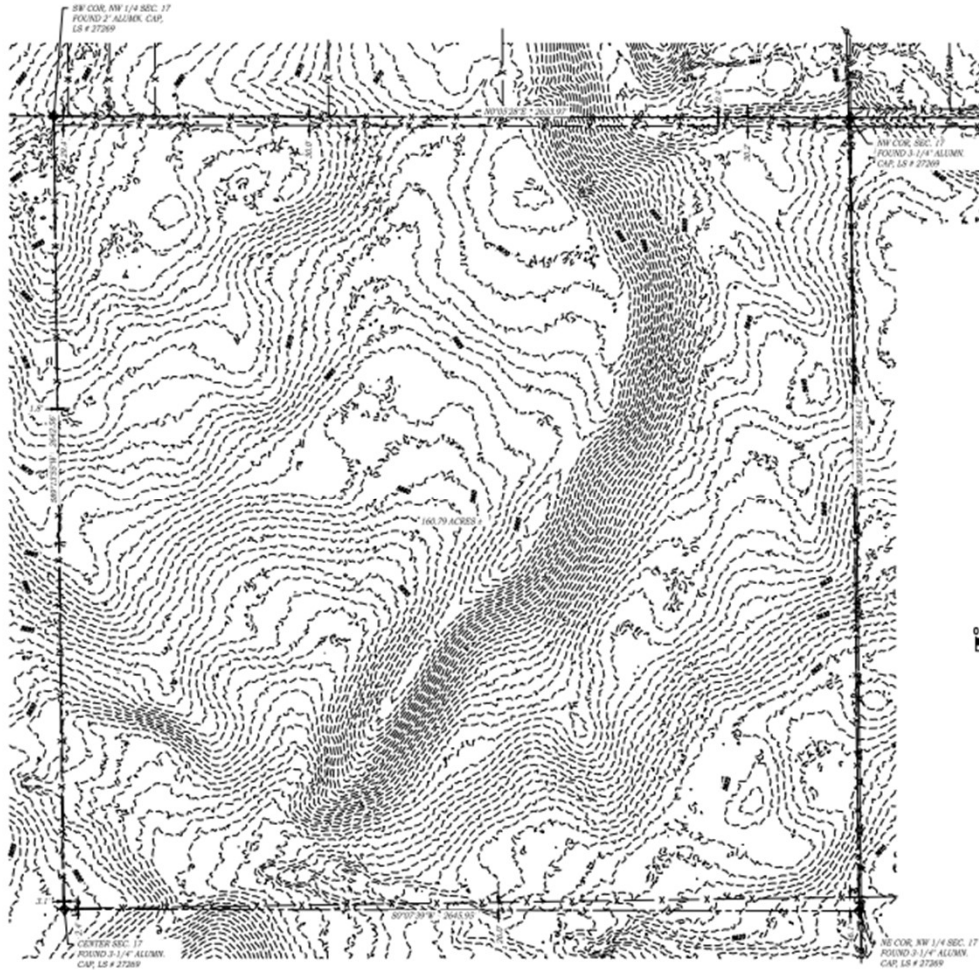
- 160 Acre lot
- Property Description: **Part of Section 17, Township 4 South, Range 63 West, 6th P.M County of Arapahoe, State of Colorado.**
- Current zoning is at A-1, the owner is proposing to rezone to RR-B.
- RR-B would allow lots with a minimum size of 2.41 acres across the 160 acres.

Vicinity Map:



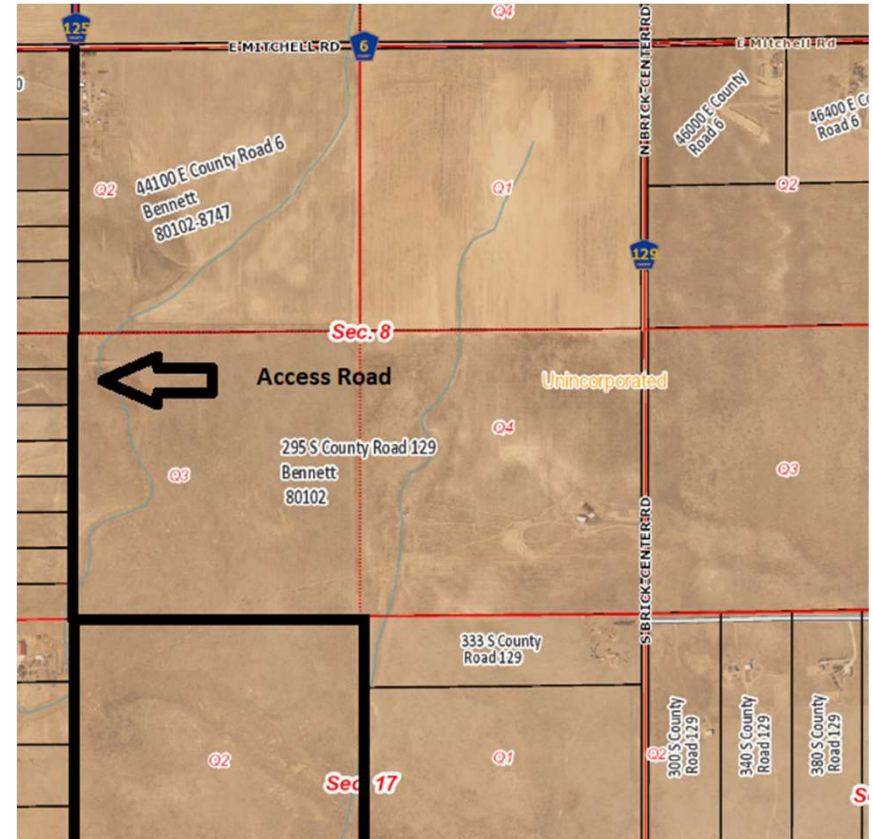
Survey Map:

Survey was completed on 06-27-2023 by Encompass Services, LLC.

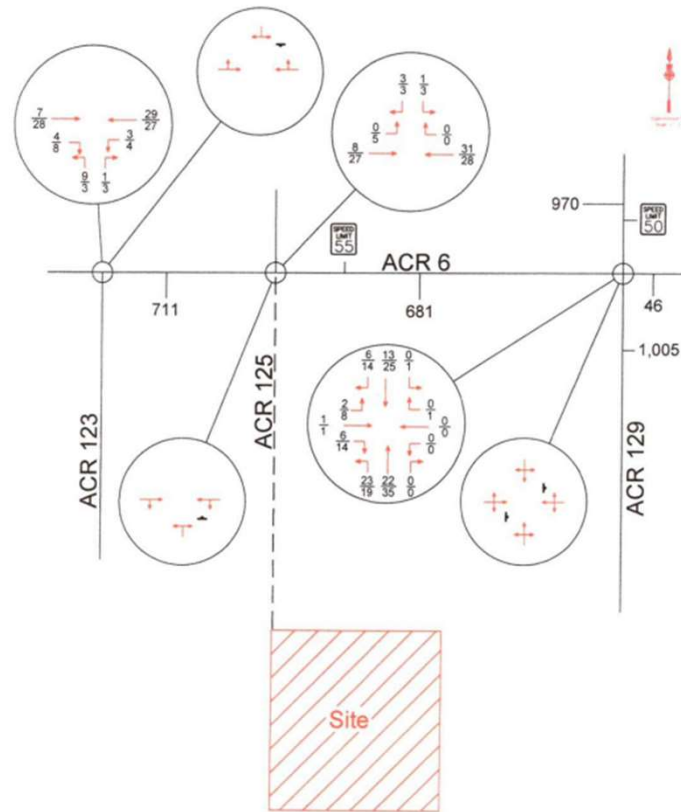


Traffic Studies:

- The traffic study completed by DB Enterprises, estimates that there would be an additional 509 daily vehicle trips for the 54 lots.
- Of these, on a typical day, 255 vehicles entering and 254 leaving on a typical weekday.
- The major roadways currently are Arapahoe County Road 6, running in a east-west direction with two lanes.
- Arapahoe County Road 129 runs in a north-south direction, south of I-70.



Existing Roadway Conditions:



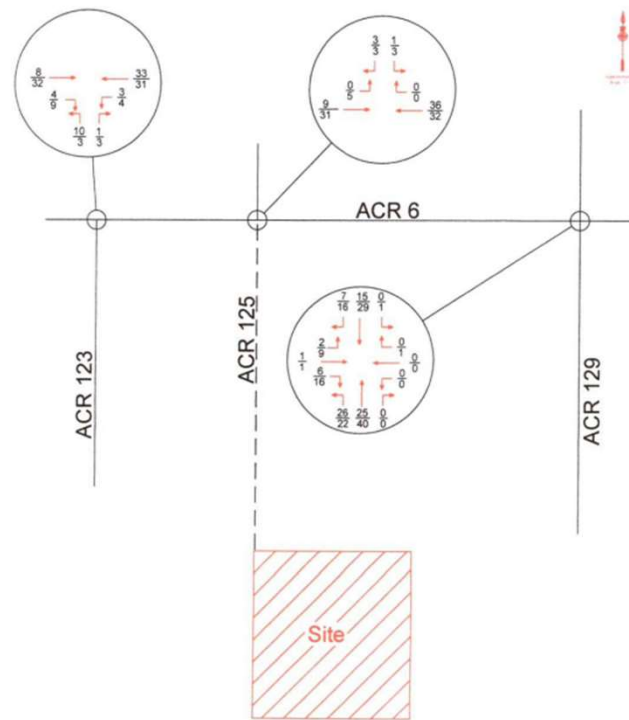
Completed by DB Enterprises, LLC.

Future Traffic Conditions:

- The assumption has been made that there will be a 2 percent annual growth rate used for Arapahoe County Rd 6 and 129.
- The assumption has been made that there will be a 1 percent annual growth rate used for Arapahoe County Rd 123 and 125.

Year 2030 Background Peak-Hour Traffic:

Figure 3 – Year 2030 Background Peak-Hour Traffic Volumes

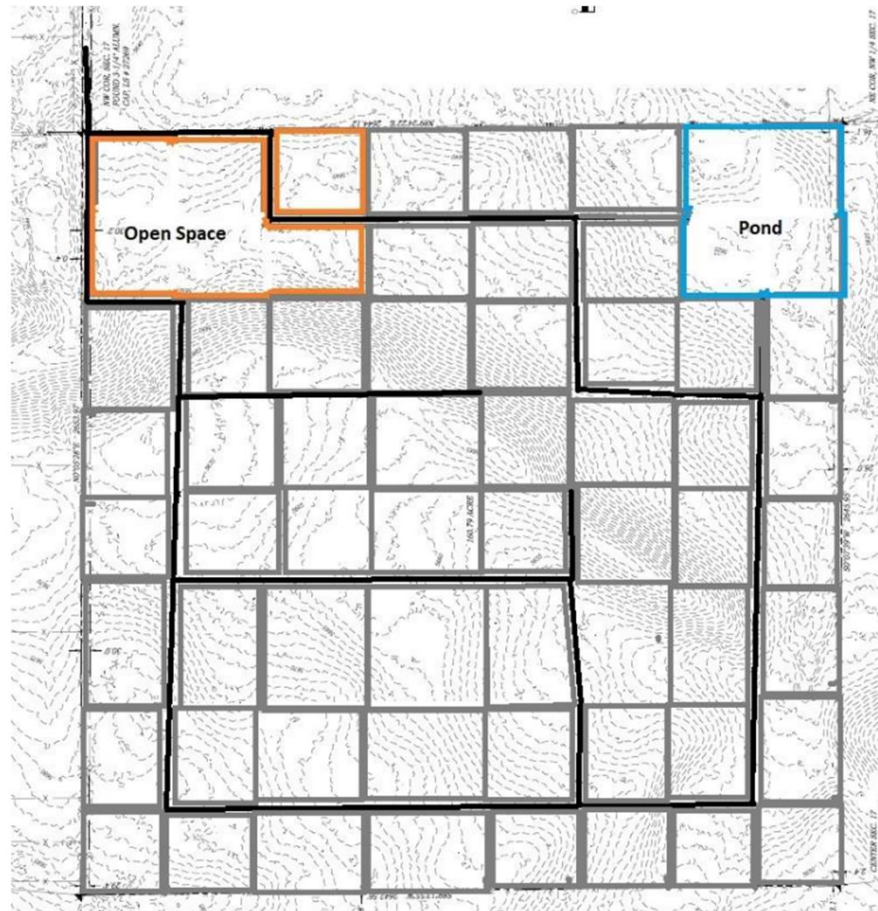


Legend

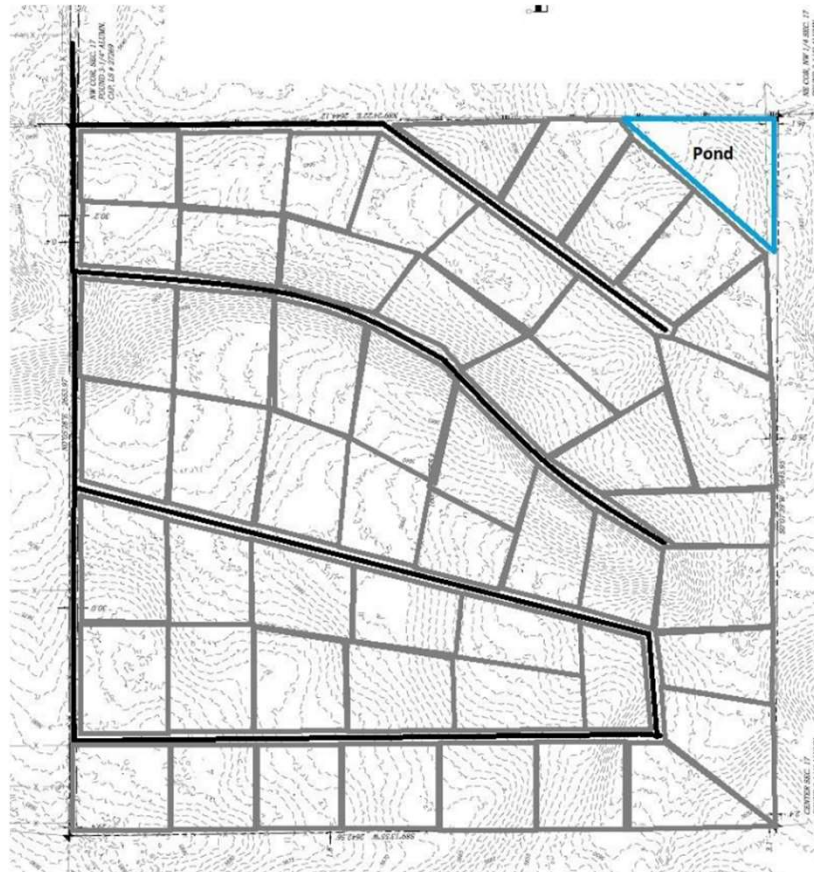
15 = Total Traffic AM Peak-Hour Traffic Volumes
15 = Total Traffic PM Peak-Hour Traffic Volumes

Completed by DB Enterprises, LLC.

Mock Neighborhood Design 1:



Mock Neighborhood Design 2:



Questions, Comments, or Concerns?

Thank you for coming out to join us!
We appreciate your time and consideration.



Greenland Estates - Q23-024

Comment Sheet

8-9-2023

Name:

Charlene Hogarth

Comments:

- Charlene asked about the future water rights. Justin responded with; there is a pond on the lot for use, but we can drill for a water well.
- Charlene, expressed her concerns by saying she doesn't want people driving on the road in front of her property. Justin responded with; currently it's the only access we have to the lot right now. We are trying to find a different route to the land.
- Charlene also recommended a different route for the road to come in. Justin responded with; potentially we could have an easement with Jim (a neighbor) in exchange for water.
- Charlene, expressed her concerns by saying she doesn't want people driving on the road in front of her property. Justin responded with; currently it's the only access we have to the lot right now. We are trying to find a different route to the land.
- Charlene also recommended a different route for the road to come in. Justin responded with; potentially we could have an easement with Jim (a neighbor) in exchange for water.

Greenland Estates - Q23-024
Neighborhood Outreach -
Comment Sheet
8-9-2023

Name:

Rod Laing

Comments:

- Rod asked, "So there is no water coming from Denver?" Justin responded with; No, the city of Bennett had no interest in Denver water.

Greenland Estates - Q23-024
Neighborhood Outreach -
Comment Sheet
8-9-2023

Name:

Darvin Horrell

Comments:

- Darvin asked if they are only adding single-family homes or will they build apartments as well? Justin responded with; Only single-family homes, no townhomes or apartment buildings.
- Darvin asked, "How much water usage per month?" Justin responded with; County wide, everyone gets half an acre of water per lot.
- Darvin asked, "Are you going to use metro districts?" Justin responded with; No, it's a very expensive process when it comes down to property tax. The cost is high maintaining the fees for it.
- Darvin also asked, "Would there be a new school open for all these new kids to go to?" Justin responded with; Maybe a new school or a check for the open space. We would need to make a bus route for that to happen.
- Darvin also asked, "Who are you working with at Arapahoe County?" Justin responded with; Kat Hammer.

Greenland Estates - Q23-024
Neighborhood Outreach -
Comment Sheet
8-9-2023

Name:

Kat Game

Comments:

- Kat asked, is there was a different route to come in through Bennett Heights? Justin responded with; We would still have to go in front of Charlene's property.
- Kat recommended that Bennett Heights might want to work with the roads.

Greenland Estates - Q23-024
Neighborhood Outreach -
Comment Sheet
8-9-2023

Name:

Amy Johnson

Comments:

- Amy expressed that she moved to Bennett to be away from the busy city and she is not interested in more traffic around Bennett.

Greenland Estates - Q23-024
Neighborhood Outreach -

8-9-2023

NAME	ADDRESS	CITY/STATE/ZIP	PHONE	EMAIL
Erin DeBorch	8808 E Powers Dr	Strasburg, CO 80136	31941.8361	ErinDeBorch@gmail.com
T. BURNETT		BENNETT CO		tyburn88@yahoo.com
Julie Reynolds	49815 Antelope Dr. E East End Advisory for Annapolis City	Bennett, CO 80102	303-358-0255	jmr4reynolds@yahoo.com
Deb Deitchel	54916 E. Poplar Ln Holstead	Strasburg, CO 80136	303-656-5998 303	dkdeitchel@tds.net
Cheryl + Thomas		Bennett, CO 80102	885-5792	Florence Halstead 5E Gmail.com
Michelle Nye	84 S County Rd 121, Bennett	Bennett CO 80102	303 504 2400	michellenye@a cignahealthcare.com
RANDY BACA	46758 HARVARD AVE	BENNETT CO 80102	303-658-6138	rbaca randy.baca62@gmail.com
Ker VH	Dutch Valley Rd.	Bennett CO 80102		Kuhl@netcin.net

Jose M. Munoz 45851 E. HARVARD AVE. BENNETT, CO 80102 303-204-8945 jmmunoz43@gmail.com
 Troy Troutman 4105 Dutch Valley Rd BENNETT CO 80102 303-906-2157 troutmantr@att.net
 Michael Colwell 610 S. Dutch Valley Rd BENNETT CO 80102 303-877-2100 mcolwell@att.net
 Doreen Gunning 1177 S. D121 BENNETT, CO 80102 doreen@luminousimages.com
 Brenda Keane 2552 Ventress Ct. Bennett CO 80102 brookeinvestment@gmail.com

Hector J. Madera 330 S Dutch Valley Rd Bennett CO 80102 720-308-1229 denverbestconcrete@gmail.com

* Amy Johnson 300 S. County Road 129 Bennett, CO 80102 303-324-6079 amyhedgrip@gmail.com

Brian Johnson 300 S. County Road 129 Bennett, CO 80102 303-513-8967 bjohnson7169@gmail.com

Thomas Raudarf 131 S. Dutch Valley Rd Bennett CO 80102 tpan07@yahoo.com 303-584-4512

* Andy Baker 504 S. County 129 Bennett, CO 80102 661-3105300 busybaker17@gmail.com

Wendy Lingfelter 51116 E. County R 6 Strasburg, CO 80136 720-404-3206 wendyanddaniel@msn.com

Daniel Lingfelter 720-436-6982 d-link-inc@yahoo.com

Talia Terrazas 810 S. Dutch Valley Rd. Bennett CO 80102

ROBERT PORTER 380 N. DUTCH VALLEY RD 303-725-4561 720-450-0091

Bernadette Trautwein 410 S Dutch Valley Rd 303-356-2442 talia.terrazas@me.com

Greenland Estates - Q23-024
Neighborhood Outreach -
Comment Sheet
8-26-2023

Name:

Hector J Madera

Comments:

- Hector was curious if there would be more police because more population means more crime. Justin responded with; I am not sure, that would be a question for Arapahoe County Sherrif's Department. The application process includes soliciting feedback from Police and Fire departments.

Greenland Estates - Q23-024
Neighborhood Outreach -
Comment Sheet
8-26-2023

Name:

Brian Johnson

Comments:

Brian Johnson expressed his concern for water supply when he asked if farm animals would be allowed in this development. Justin responded with; I believe the Arapahoe County Code allows one large animal per acre or two small animals per acre, but we would need to review the code. Yes, if animals are allowed on these lots, they would need water to drink. The lots should have around 0.5 acre feet of water withdrawal per year which is around 163,000 gallons a year.

Greenland Estates - Q23-024
Neighborhood Outreach -
Comment Sheet
8-26-2023

Name:

Brenda Kenney, Deb Deitchel, Bernadette Troutwine, Robert Porter, Chuck Florence, and Damon Gravning

Comments:

- All of these individuals had questions and comments about the water supply. They wanted to know where the water was coming from, which Justin responded with; we have water rights for the 320 acres next to the development, and we are working on adjudicating the water for 160 acres. We should have plenty of water for our development.
- They also were concerned on the amount of water everyone would receive, Justin responded with; Arapahoe County is in the middle of a study to determine how much water is in Eastern Arapahoe County. The Adams County well life requirement is 300 years of water supply. The last time I checked Arapahoe County requires 100 years, but their long range plan is to move to 300 years. We want to make sure we have responsible development.

Greenland Estates - Q23-024
Neighborhood Outreach -
Comment Sheet
8-26-2023

Name:

Ty Burnett

Comments:

Ty was curious about new traffic in the area and didn't want more people driving around. Justin responded with; We did a traffic study with an engineer and it shows a little over 509 new trips a day. Any development under 250 trips a day can apply for a waiver. Our engineer believes the current roads can handle the additional traffic volume without any offsite improvements.

Greenland Estates - Q23-024
Neighborhood Outreach -
Comment Sheet
8-26-2023

Name:

Michelle Nye

Comments:

Michelle was curious if this development is going to allow Accessory dwelling units. Justin responded with; I believe ADU's are permitted in Arapahoe County, but the specifics would need to be verified with Arapahoe County.