

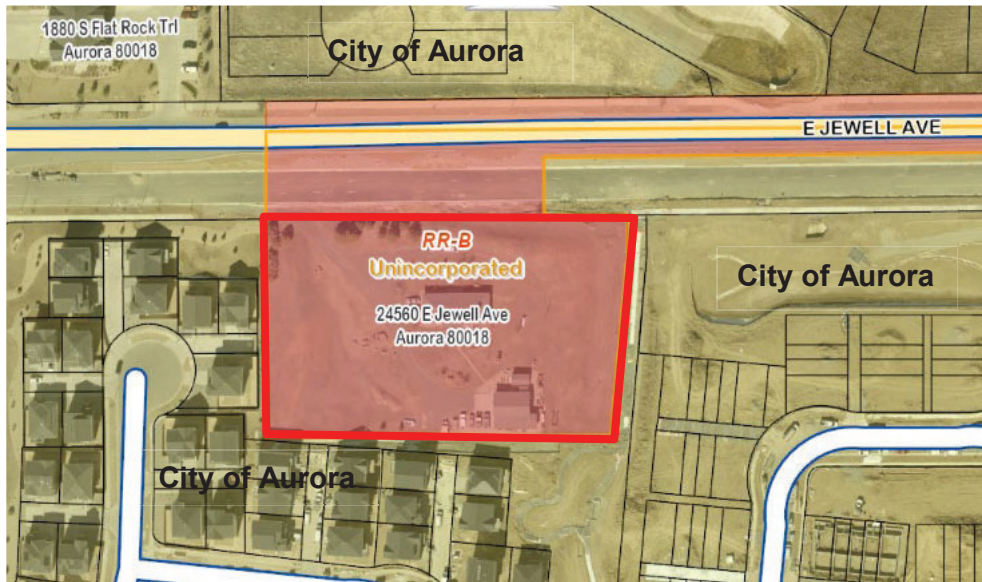
**ARAPAHOE COUNTY PLANNING COMMISSION
PUBLIC HEARING
May 19, 2026
6:30 P.M.**

SUBJECT: PM23-002 – RATTLE STITCH RANCH FILING NO. 1 / MINOR SUBDIVISION

MOLLY ORKILD-LARSON, PRINCIPAL PLANNER

LOCATION:

The subject property is located at 24560 E. Jewell Avenue and is in Commissioner District No. 3. The property is zoned RR-B.



Subject Property (show in red above)

ADJACENT SUBDIVISIONS, ZONING, AND LAND USES

- North - Murphy Creek Subdivision Filing No. 18 - City of Aurora, single-family residences.
- South - Murphy Creek East Subdivision Filing No. 1 - City of Aurora, single-family residences.
- East - Murphy Creek East Subdivision Filing No. 2 - City of Aurora, townhomes.
- West - Murphy Creek East Subdivision Filing No. 1 - City of Aurora, single-family residences.

PROPOSAL AND REQUEST

The applicant, Lennar Colorado LLC, on behalf of the property owners, David and Jessica Reed, is seeking approval of a Minor Subdivision Plat to create a 2.511-acre parcel. This parcel is adjacent to and obtains access from E. Jewell Avenue.

BACKGROUND

The parcel contains a single-family residence built in 1971 and a garage.

The existing property consists of two parcels; the western parcel is 1.97 acres, and the eastern parcel is 0.539 acres. Both parcels are zoned RR-B, which has a minimum lot size of 2.41 acres. Presently, neither parcel meets this zone district's standard and are considered non-conforming. To bring the property into conformance, the two parcels will need to be combined through the County's subdivision process to create one lot. The new lot will be 2.51 acres in size, which will satisfy the zone district's minimum lot size of 2.41 acres.

The property owner filed a complaint with the Arapahoe County District Court to acquire a portion of their property back from Murphy Creek Metropolitan District 1 (district). As per the court order (Recording No. B5176470), the district was to finalize with the City of Aurora the de-annexation of the eastern portion of the property (0.539 acres) and grant it back to the property owner, and for the property to be platted.

To adhere to the court order and create a lot that meets the minimum 2.41-acre lot requirement, the applicant is required to plat the property through the County's Minor Subdivision review process.

ANALYSIS OF THE MINOR SUBDIVISION APPLICATION

Staff review of this application included a comparison of the proposal to: 1) applicable policies and goals outlined in the Comprehensive Plan; 2) Minor Subdivision Regulations; and, 3) analysis of referral comments.

1. The Comprehensive Plan

Comprehensive Plan (Comp Plan): The subject parcel is located in the land use category of Urban Residential/Single-Family Detached and Attached. This category supports residential development with a variety of housing types combined with non-residential secondary land uses that are complementary and supportive. Primary uses are Single-Family Detached, Single-Family Attached (duplexes, triplexes, fourplexes, townhomes, each with private entrance), and multiplex units.

The Comp Plan's density range for Single-Family Detached is 1-8 du/ac. The subject property contains an existing single-family detached home, which complies with the Comp Plan designation, but does not comply with the 1-8 dwelling units per acre requirement. The proposed density of 0.4 du/ac is less than the minimum identified in the Urban Residential/Single-Family Detached and Attached land use category, but since the zoning is already in place, staff will not object to the proposed subdivision.

The proposal also complies with the Comprehensive Plan as follows:

GOAL PSF 1 – Ensure an Adequate Water Supply in Terms of Quantity and Quality for Existing and Future Development

The property is served by an existing water well (Permit Number 41075). The location of the existing well was not correct on the permit, so the State Water Engineer requested that the property owner file a location amendment to correct the location on the permit. The property owner has complied with this request.

Policy PFS 4.3 - Require Adequate Wastewater Treatment

There is an existing On-site Wastewater Treatment System (OWTS) on the subject property.

The Arapahoe County Health Department (ACPH) indicated that this property is of significance to the Lowry Landfill Superfund Site (LLSF) as it is a drinking water monitoring location used to confirm the effectiveness of the remedies in place at the LLSF. As such, ACPH requests that a note be added to the plat stating:

Due to well water testing related to the Lowry Landfill Superfund Site and for public health protection purposes, if in the future the land sells or is rezoned, then notice must be provided to Arapahoe County Public Health, and specific abandonment well and septic procedures must be followed pursuant to Colorado statutes and regulations.

Staff has made this a condition of approval.

GOAL PFS 6 – Ensure the Adequacy of Electric, Natural Gas, Telephone, Cable, and Internet in Existing and New Development

The proposal is presently served by Xcel Energy.

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

The Arapahoe County Sheriff's Office and Sable Altura Fire District will serve this development and have no concerns.

2. Land Development Code Review

Section 5-6.6 of the Land Development Code states a Minor Subdivision is any subdivision that:

A. *Creates no more than four parcels.*

This application is proposing one lot.

B. *Does not require the extension of municipal/public facilities or the creation of significant public improvements as determined by the PWD Department.*

This development does not propose the extension of public facilities or the creation of significant public improvements.

C. Fronts an existing street and does not involve any new streets.

The subject property fronts E. Jewell Avenue and does not involve any new streets.

D. Does not adversely affect the remainder of the parcel or adjoining property.

This subdivision does not adversely affect the remainder of the parcel or adjoining property.

E. Is not in conflict with any provisions of the Arapahoe County Comprehensive Plan, Zoning Resolution, or these regulations.

This application is generally consistent with the Arapahoe County Comprehensive Plan, as stated earlier in this report.

A Minor Subdivision follows the Final Plat process, as outlined in Section 5-6.3 of the Land Development Code. A Minor Subdivision may be approved upon the finding by the Board that the application meets the following criteria:

A. The Applicant has provided evidence that provision has been made for a public water supply system, and if other methods of water supply are proposed, adequate evidence that a water supply is sufficient in terms of quantity, quality and dependability for the type of subdivision proposed [Section 30-28-133(6)(a) C.R.S.].

The property is served by an existing water well (Permit Number 41075).

B. The Applicant has provided evidence that provision has been made for a public sewage disposal system, and, if other methods of sewage disposal are proposed, adequate evidence that such system shall comply with State and local laws and regulations [Section 30-28-133(6)(b) C.R.S.].

The property is served by an existing OWTS.

C. The Applicant has provided evidence to show that all areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified by the subdivider and that the proposed uses of these areas are compatible with such conditions. [Section 30-28-133 (6) (c) C.R.S.]

The property does not have any soil or topographic conditions on-site that will create a hazard.

Due to the development of the land surrounding the subject parcel, drainage onto this parcel has increased. The applicant and the City of Aurora have been working with the property owner, and these issues have been resolved.

- D. The application is in compliance with all applicable zoning regulations governing the property as adopted by the Board of County Commissioners.*

The proposed application complies with the zoning regulations. The minimum lot size is met.

- E. The application complies with the Mineral Resource Areas in the Regulations for Areas of Special Interest as adopted in the Arapahoe County Zoning Regulations.*

The subject parcel is not located within a mineral resource area as per the Mineral Resource Map (Map B-8).

- F. For property zoned for residential uses, written evidence must be presented to show that the applicable school district can adequately serve the student population expected to be generated from the development. The Board may deny a subdivision request for which the evidence shows that the applicable school district cannot adequately serve the student population generated by the development.*

This property has an existing house, and this plat does not add any residential lots that would generate increased demands or drive the need for public land dedication. Therefore, no cash-in-lieu is required for this application.

The school district also indicated that since this application does not propose any additional residential units other than what already exist, they do not anticipate any enrollment impact from the project and are not requesting any cash-in-lieu of land for the application.

3. Referral Comments

Comments received during the referral process are summarized in the chart attached to this report. Any late responses will be conveyed verbally at the public hearing. No public comments were received for this application.

STAFF FINDINGS

Staff have visited the site and reviewed the plans, supporting documentation, and referral comments in response to this application. Based on the review of applicable policies and goals, as set forth in the Comp Plan, review of the subdivision regulations, and analysis of referral comments, our findings include:

1. The proposed Minor Subdivision generally complies with the Arapahoe County Comprehensive Plan.

2. The proposed Minor Subdivision complies with the Approval Standards contained in Section 5-6.3, enumerated in the Arapahoe County Land Development Code.
3. The proposed Minor Subdivision complies with the Intent Requirements contained in Section 5-6.6, enumerated in the Arapahoe County Land Development Code.

STAFF RECOMMENDATION

Considering the findings and other information provided herein, staff recommends approval of Case No. PM23-002, Rattle Stitch Ranch Filing No. 1 / Minor Subdivision, with the following condition of approval:

1. Prior to the signature of the final copy of this plat, a note shall be placed on the plat stating that “Due to well water quality considerations associated with the Lowry Landfill Superfund Site and for public health protection purposes, any future change in land use, redevelopment, or connection to a public water or wastewater system shall require notification to Arapahoe County Public Health. At that time, existing water well and on-site wastewater treatment system components may be required to be properly abandoned in accordance with applicable Colorado statutes and regulations. Nothing in this note is intended to preclude the continued use, maintenance, or transfer of the property under its existing use, provided that the water well and on-site wastewater treatment system remain in compliance with applicable regulations.”

CONCURRENCE

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

PLANNING COMMISSION DRAFT MOTIONS

Conditional Recommendation to Approve

In the case of PM23-002, Rattle Stitch Ranch Filing No. 1 / Minor Subdivision, I have reviewed the staff report, including all exhibits and attachments, and have listened to the applicant’s presentation and the public comment as presented at the hearing, and hereby move to recommend approval of this application based on the findings in the staff report, subject to the following condition:

1. Prior to the signature of the final copy of this plat, a note shall be placed on the plat stating that “Due to well water quality considerations associated with the Lowry Landfill Superfund Site and for public health protection purposes, any future change in land use, redevelopment, or connection to a public water or wastewater system shall require notification to Arapahoe County Public Health. At that time, existing water well and on-site wastewater treatment system components may be required to be properly abandoned in accordance with applicable Colorado statutes and regulations. Nothing in this note is intended to preclude the continued use, maintenance, or transfer of the property under its existing use, provided that the water

well and on-site wastewater treatment system remain in compliance with applicable regulations.”

Recommendation to Deny

In the case of PM23-002, Rattle Stitch Ranch Filing No. 1 / Minor Subdivision, I have reviewed the staff report, including all exhibits and attachments, and have listened to the applicant’s presentation and the public comment as presented at the hearing, and hereby move to recommend denial of this application based on the following findings:

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

Continue to Date Certain:

In the case of PM23-002, Rattle Stitch Ranch Filing No. 1 / Minor Subdivision, I move to continue the hearing to [*date certain*], 6:30 p.m., to obtain additional information and to further consider the information presented.

Engineering Staff Report
Application Materials
Referral Comments/Applicant's Responses
Minor Subdivision Plat



EngineeringEngineering

Planning Commission's Summary Report

Lima Plaza
6924 South Lima Street
Centennial, Colorado 80112-3853
720-874-6500
arapahoeco.gov

Date: March 17, 2026
To: Arapahoe County Planning Commission
Through: Molly Orkild-Larson, Planning Division
From: Sue Liu, PE., Engineering Services Division

Case name: PM23-002 Rattle Stitch Ranch - PM

Purpose and Recommendation

The purpose of this report is to communicate the Engineering Services Staff findings, comments, and recommendations regarding the land use application(s) identified above.

Scope/Location:

Westwood Professional Services, Inc., on behalf of Lennar Colorado LLC (Primary Contact) and David and Jessica Reed (Property Owner) is proposing a minor subdivision in unincorporated Arapahoe County. The project is located at 24560 East Jewell Avenue, approximately 350 feet east of the intersection of East Jewell Avenue and South Flatrock Trail. The project includes 2.511 acres, and is currently zoned Rural Residential B.

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

1. This development lies within the boundaries of the following jurisdiction:
 - Southeast Metro Stormwater Authority (SEMSWA)
 - Mile High Flood District (MHFD)
2. This parcel is in the Murphy Creek drainage basin.

Engineering Services Staff is recommending the land use application favorably.



ARAPAHOE COUNTY

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

Land Development Application

This form must be **complete**.

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

APPLICANT NAME: Joe Huey	ADDRESS: Lennar Colorado, LLC 9193 S Jamaica, 4th floor Englewood, CO 80112 PHONE: 720-369-3835 EMAIL: joseph.huey@lennar.com	CONTACT: Joe Huey TITLE: Land Forward Planning Manager
OWNER(S) OF RECORD NAME(S): David & Jessica Reed	ADDRESS: 24560 E Jewell Ave Aurora, CO 80018 PHONE: 303-204-0693 EMAIL: reed1319@gmail.com	SIGNATURE(S):  
ENGINEERING FIRM NAME: Westwood Professional Services, Inc.	ADDRESS: 10333 E Dry Creek Road, Suite 240 Englewood, CO 80112 PHONE: 720-482-9526 EMAIL:	CONTACT: Sarah Kolz TITLE: Director, Land Division Colorado

Pre-Submittal Case Number: Q 22 - 101 **Pre-Submittal Planner:** Molly Orkild-Larson **Pre-Submittal Engineer:** Sarah White

State Parcel ID No. (AIN no.): 1977-30-1-00-040

Parcel Address or Cross Streets: 24560 East Jewell Avenue

Subdivision Name & Filing No.: Rattle Stitch Ranch

	EXISTING	PROPOSED
Zoning:	Rural Residential B (RR-B)	Urban Residential / Single-Family Detached and Attached
Project Name:	Reed Parcel	Rattle Stitch Ranch
Site Area (Acres):	2.511 AC	2.511 AC
Density (Dwelling Units/Acre):		
Building Square Footage:		
Disturbed Area (Acres):	N/A	

CASE TYPE (S)

_____ _____ _____

THIS SECTION IS FOR OFFICE USE ONLY

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

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

Westwood

Letter of Intent

October 6, 2022

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

Project: Reed Lot Line Vacation

Dear Public Works & Development:

Our company, Westwood Professional Services, Inc., on behalf of Lennar Colorado LLC (Primary Contact) and David and Jessica Reed (Property Owner) is hereby presenting a proposed project in unincorporated Arapahoe County. The project is located at 24560 East Jewell Avenue, approximately 350 feet east of the intersection of East Jewell Avenue and South Flatrock Trail, further identified by Parcel ID Number 034843001, AIN Number 1977-30-1-00-040. The project includes 2.511 acres, more or less (109,389 square feet) and is currently zoned Rural Residential B. The primary goal of the project is to vacate the lot line between the two individual parcels owned by the Reeds at this location. The two individual parcels are recorded in the records of the Arapahoe County Clerk and Recorder at Reception Nos. A9134400 and B5176473.

Applicant Contact:

Joe Huey
Lennar Colorado, LLC
9193 South Jamaica Street
Englewood, Colorado 80112
720-369-3835
Joseph.Huey@lennar.com

Property Owner(s):

David and Jessica
24560 East Jewell Avenue
Aurora, Colorado 80118
303-204-0693
Reed1319@gmail.com

Sincerely,
Westwood Professional Services, Inc.



Patrick M. Steenburg PLS, MBA
Director, Land Surveying Services Colorado

Referral Agency

Referral Agency Comments

Applicant's Response

<p>ARAPAHOE COUNTY PUBLIC HEALTH</p>	<p>If at a future time the property sells, is rezoned, redeveloped, or annexed in, and due to its proximity to the Lowry Landfill Superfund Site, the well and the on-site wastewater treatment system (OWTS) are to be properly closed and abandoned as required by Colorado law, with prior notice to Arapahoe County Public Health. Such closure and abandonment are subject to the following regulations:</p> <ol style="list-style-type: none"> 1. Well abandonment shall follow the requirements of 2 CCR 402-2: <ol style="list-style-type: none"> a. RULE 16 Standards for Plugging, Sealing, and Abandoning Wells and Boreholes, which purpose states in part: <p><i>... "The purpose of this Rule is to identify the minimum standards for the proper abandonment of water wells and other excavations constructed into the ground that, if not adequately sealed and abandoned, present a risk to the health and safety of Colorado's shared groundwater resources."</i></p> b. RULE 17 Reporting Requirements, 17.1.4 Well Abandonment Report, which states in part: <p><i>"A Well Abandonment Report must be submitted for each hole penetrating a confining layer between two distinct aquifers, well, monitoring and observation hole or well, or dewatering system that has been plugged, sealed, and abandoned. The report must identify the abandoned well or hole by location and permit number, monitoring hole number, or other official identification of location. The report must contain a detailed description of how the well or hole was plugged, including types and amounts of materials used, and the placement method and intervals of those materials."</i></p> 2. On-site wastewater treatment system abandonment shall follow the requirements of the Arapahoe County On-Site Wastewater Regulations, SECTION 6.8. Termination of Use or Abandonment of an OWTS (pursuant to Title 25-10-101, et seq., Colorado Revised Statutes and the Colorado Department of Public Health and Environment Water Quality Control Commission On-Site Wastewater Treatment System Regulation #43, 5 CCR-1002-43), which states: 	<p>The applicant will put a note on the plat addressing the water well and OWTS.</p> <p>Staff has made a condition of approval addressing the well water and septic system.</p>
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Referral Agency

Referral Agency Comments

Applicant's Response

	<p><i>A. The Department shall be notified, in writing, when a tank, vault, seepage pit, or cesspool is abandoned, and a pump receipt provided.</i></p> <p><i>B. The contents of a septic tank, vault, seepage pit, or cesspool, the use of which has been terminated, shall be removed and properly disposed of.</i></p> <p><i>C. A tank may be completely removed, and the parts disposed of safely.</i></p> <p><i>D. If the tank will remain in place:</i></p> <ol style="list-style-type: none"> <i>1) The tank must be pumped to remove as much waste as possible;</i> <i>2) The bottom of the tank must be broken so the tank neither floats nor fills with water;</i> <i>3) The top must be collapsed and the sides may be broken into the void;</i> <i>4) The remaining void must be filled with gravel, sand or compacted soil; and</i> <i>5) The filled excavation will be graded to surroundings, allowing for settling.</i> <p><i>E. The Department may require abandonment of a tank that is deemed to be a hazard.”</i></p>	
ARMY CORPS OF ENGINEERS	If development impacts the waters of the US will have to get a permit.	Noted.
BUCKLEY SPACE FORCE BASE	This agency has no issues with the project and is compliant with AFH 32-7084.	Noted.
DENVER INTERNATIONAL AIRPORT	No concerns.	Noted.
ARAPAHOE COUNTY BUILDING DIVISION	Provided standard new construction pre-submittal consideration.	Noted. There is no construction proposed with this plat.
CHERRY CREEK BASIN WATER QUALITY AUTHORITY	The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from Arapahoe County that the proposed development plans for PM23-002 - Rattle Stitch Ranch have been or will be reviewed by Arapahoe County for compliance with the applicable Regulation 72 construction and post-construction requirements. Based on the Authority’s current policy, the Authority will no longer routinely conduct a technical review, and instead, the Authority will defer to Arapahoe County’s review and ultimate determination that the proposed development plans comply with Regulation 72.	Noted.

Referral Agency

Referral Agency Comments

Applicant's Response

	<p>If a technical review of the proposed development plan is needed, please contact LandUseReferral@ccbwwa.org. The review may include consultation with the Authority's Technical Manager to address specific questions or to conduct a more detailed Land Use Review, if warranted.</p>	
CITY OF AURORA	<p>Aurora Water - Water and sanitary sewer service is not available to this site from E. Jewell Avenue. Public main extension and associated utility easements from adjacent parcels would be required. Direct water service connections are not allowed from E. Jewell Avenue. There is no sanitary sewer main in E. Jewell Avenue. Furthermore, if service is granted from Aurora Water, an Extra-Territorial Water Service Agreement is required and is subject to review by the City of Aurora. These agreements, if approved, require the applicant to comply with City Code ordinances related to connection fees and rates (150% of established schedules) and with applicable ordinances related to the use of turf, including the submission of Domestic Service Allocation Agreements for all meters.</p> <p>Planning – We appreciate that this is a country enclave surrounded by existing or proposed development within the city of Aurora on all sides. Future Access permits may need to be approved by the city in the future since Jewell Avenue is substantially a city ROW. Any future drainage studies may need to be integrated with adjacent city approvals.</p>	<p>Acknowledged. The property has a water well and septic field; it doesn't need to connect to the City of Aurora.</p> <p>The property has legal access and will not need a permit.</p>
AURORA SCHOOL DISTRICT 28J-REFERRALS	<p>The project application proposes to combine two residential parcels into a single parcel. Since the project does not propose any additional residential units than already exist, APS does not anticipate any enrollment impact from the project. Therefore, the school district will not request any cash-in-lieu of land for the application.</p>	<p>Acknowledged.</p>
CORE	<p>This project is not within our service area.</p>	<p>Noted.</p>
EAST END ADVISORY GROUP	<p>The concern about the adjacent properties comes from looking at the map. Linnar owns all of the surrounding property. The lots that those houses are on are less than 1-acre lots. The Reeds' property is very prominent there, as it is the biggest lot backed by all of the smaller lots from the subdivision that Linnar has. If this stays with the Reed family and as 1 lot as it appears, then I have no issues with this proposal.</p>	<p>Noted.</p>
SABLE ALTURA FIRE RESCUE	<p>This agency can serve the site; no other comments.</p>	<p>Noted.</p>

Referral Agency**Referral Agency Comments****Applicant's Response**

MILE HIGH FLOOD DISTRICT	This district has reviewed this proposal only as it relates to maintenance eligibility of major drainage features, in this case: - Not applicable The district has no comments on the project referenced, as it is not eligible for maintenance. The site is not adjacent to a major drainage way or mapped floodplain and does not include any proposed MHFD master plan improvements. This agency has no comments on the project.	Noted.
SHERIFF – OFFICE OF EMERGENCY MANAGEMENT	No comments on this application.	Noted.
SHERIFF- BUREAU CHIEF PUBLIC SAFETY	No comments on this application.	Noted.
XCEL ENERGY	No apparent conflicts.	Noted.
RTD	No comments on this application.	Noted.
LUMEN (CENTURYLINK)	This agency has determined that it has no objections.	Noted.
COLORADO GEOLOGICAL SURVEY	No comments.	Noted.
STATE WATER ENGINEER	This agency spoke with the property owner, who clarified that permit no. 41075 is the permit for the well on the property. The owners will need to file a location amendment to correct the location of the permit.	The applicant filed a well location amendment and was approved by the State Water Engineer.

Staff sent referrals to the following agencies and did not receive a response:

- ARAPAHOE COUNTY ACCESSOR’S OFFICE
- ARAPAHOE COUNTY OPEN SPACES
- ARAPAHOE COUNTY/PWD ENG/TRAFFIC OPS
- ARAPAHOE LIBRARY DISTRICT- REFERRALS
- ARAPAHOE COUNTY/SHERIFF/CRIME PREVENTION UNIT
- ARAPAHOE COUNTY/SHERIFF/LAND USE REFERRALS
- MURPHY CREEK METROPOLITAN DISTRICT NO. 1
- DEER TRAIL AND EAST ADAMS COUNTY CONSERVATION DISTRICT
- COLORADO PARKS AND WILDLIFE/1ST POINT OF CONTACT
- COLORADO PARKS AND WILDLIFE – NON PRIMARY REFERRAL

RATTLE STITCH RANCH, FILING NO. 1

A PART OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 1 OF 3
COVER SHEET

CERTIFICATE OF DEDICATION AND OWNERSHIP:

THE UNDERSIGNED CERTIFIES TO AND FOR THE BENEFIT OF THE BOARD OF COUNTY COMMISSIONERS OF ARAPAHOE COUNTY, THAT AS OF THE DATE SET FORTH BELOW AND THE DATE OF RECORDING OF THIS DOCUMENT, THE UNDERSIGNED CONSTITUTE ALL OF THE OWNERS OF THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAN, THAT THE UNDERSIGNED HAVE GOOD RIGHT AND FULL POWER TO CONVEY, ENLARGE AND SUBDIVIDE SAME, AND THAT THE PROPERTY IS FREE AND CLEAR OF ALL LIENS, ENCUMBRANCES, EASEMENTS AND RIGHTS OF WAY EXCEPT THE EASEMENTS AND RIGHTS-OF-WAY DEPICTED ON THIS PLAN, AND THE LIENS HELD BY OTHER SIGNATORIES TO THIS DOCUMENT, IN THE EVENT OF A DEFECT IN SAID TITLE WHICH VIOLATES THE WARRANTIES IN THIS CERTIFICATE, THE UNDERSIGNED, JOINTLY AND SEVERALLY, AGREE(S) TO REMEDY SUCH DEFECT UPON DEMAND BY ARAPAHOE COUNTY, WHICH REMEDY SHALL NOT BE DEEMED EXCLUSIVE.

KNOW ALL MEN BY THESE PRESENTS, DAVID R. REED AND JESSICA A. REED BEING THE OWNERS MORTGAGEES, OR LIEN HOLDERS OF CERTAIN LANDS IN ARAPAHOE COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

PARCEL A:

THAT PART OF THE EAST 1/2 OF THE EAST 1/2 OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE EAST 1/2 OF SAID SECTION 30, THENCE EAST 330 FEET, THENCE SOUTH 330 FEET, THENCE WEST 330 FEET, THENCE NORTH 330 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PORTION THEREOF AS TAKEN BY RULE AND ORDER RECORDED NOVEMBER 22, 2005 UNDER RECEPTION NO. 85179470.

PARCEL B:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 30, THENCE SOUTH 89 DEGREES 36 MINUTES 40 SECONDS WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 30, A DISTANCE OF 885.94 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED RECORDED SEPTEMBER 17, 1986 IN BOOK 4888 AT PAGE 742; THENCE SOUTH 00 DEGREES 00 MINUTES 22 SECONDS EAST ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 70.00 FEET TO THE SOUTHWEST CORNER OF PARCEL AS DESCRIBED IN EXHIBIT C OF DEED RECORDED FEBRUARY 1, 2001 UNDER RECEPTION NO. 8101742; AND THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 36 MINUTES 40 SECONDS EAST ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 96.47 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 18 SECONDS EAST, A DISTANCE OF 46.77 FEET; THENCE SOUTH 89 DEGREES 17 MINUTES 16 SECONDS WEST, A DISTANCE OF 214.28 FEET; THENCE SOUTH 89 DEGREES 36 MINUTES 40 SECONDS WEST, A DISTANCE OF 79.10 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL OF LAND DESCRIBED IN DEED RECORDED IN BOOK 4888 AT PAGE 742; THENCE NORTH 00 DEGREES 00 MINUTES 22 SECONDS WEST, A DISTANCE OF 260.01 FEET TO THE POINT OF BEGINNING.

TOTAL PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 30 WITH A 3/4" ALUMINUM CAP WITH ILLEGIBLE MARKING IN A RANGE BOX AND AT THE EAST QUARTER CORNER OF SAID SECTION 30 WITH A 1/2" BRASS CAP WITH NO MARKINGS SET IN CONCRETE, TO BEAR SOUTH 00°02'44" WEST, 2650.72 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

THENCE SOUTH 89°00'12" WEST, A DISTANCE OF 890.72 FEET TO A POINT ON THE NORTHERLY LINE OF TRACT A, MURPHY CREEK EAST SUBDIVISION FILING NO. 1, AS RECORDED IN RECEPTION NO. E118898. SAID POINT ALSO BEING A POINT ON THE SOUTHERLY RIGHT OF WAY OF E. JEWELL AVENUE DESCRIBED IN WARRANTY DEED RECORDED AT RECEPTION NO. 81014742 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, AND THE POINT OF BEGINNING.

THENCE THE FOLLOWING FOUR (4) COURSES ALONG SAID TRACT A MURPHY CREEK EAST SUBDIVISION FILING NO. 1:

1. SOUTH 00°29'18" EAST, A DISTANCE OF 46.77 FEET;
2. SOUTH 00°17'10" WEST, A DISTANCE OF 214.27 FEET;
3. SOUTH 89°36'38" WEST, A DISTANCE OF 409.13 FEET;
4. NORTH 00°00'00" EAST, A DISTANCE OF 260.00 FEET, TO A POINT SEVENTY (70) FEET SOUTH OF AND MEASURED PERPENDICULARLY TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 30;

THENCE NORTH 89°36'47" EAST, A DISTANCE OF 428.47, PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 30, TO THE POINT OF BEGINNING.

SAID PARCEL, CONTAINING A CALCULATED AREA OF 109.389 SQUARE FEET OR 2.511 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO ONE LOT AND ONE BLOCK AS SHOWN ON THIS PLAN, UNDER THE NAME AND STYLE OF RATTLE STITCH RANCH, FILING NO. 1 AND DO HEREBY DEDICATE AND CONVEY TO ARAPAHOE COUNTY, COLORADO, AND WARRANTS TITLE TO SAME, FOR THE USE OF THE PUBLIC, THE STREETS AND OTHER PUBLIC WAYS AND LOTS SHOWN HEREON, AND DO HEREBY DEDICATE TO ARAPAHOE COUNTY, COLORADO, AND APPROPRIATE UTILITY COMPANIES AND EMERGENCY ASSISTANCE ENTITIES, THE EASEMENTS AS SHOWN HEREON FOR THE PURPOSES STATED.

PROPERTY OWNER:

DAVID R. REED

BY ITS KNOWLEDGEMENT

STATE OF _____)

COUNTY OF _____) SS

THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____ A.D. 20____

BY _____ AS _____

OF _____

BY _____

WITNESS MY HAND AND SEAL

_____ MY COMMISSION EXPIRES _____

NOTARY NUMBER: _____

ARAPAHOE COUNTY CASE NO. P163-002

PROPERTY OWNER:

JESSICA A. REED

BY ITS KNOWLEDGEMENT

STATE OF _____)

COUNTY OF _____) SS

THE FOREGOING CERTIFICATION OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____ A.D. 20____

BY _____ AS _____

OF _____

BY _____

WITNESS MY HAND AND SEAL

_____ MY COMMISSION EXPIRES _____

NOTARY NUMBER: _____



VICINITY MAP
SCALE: 1" = 2000'

SHEET INDEX	
SHEET 1	COVER SHEET
SHEET 2	NOTES
SHEET 3	PLAT SHEET

EASEMENT SUMMARY TABLE			
TYPE	USE	GRANTED TO	SURFACE IMPROVEMENT MAINTENANCE RESPONSIBILITY
U.E.	DRY UTILITIES	ARAPAHOE COUNTY	PROPERTY OWNER
D.E.	DRAINAGE FAC. & MAINT.	ARAPAHOE COUNTY	PROPERTY OWNER

PLANNING COMMISSION RECOMMENDATION:

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

CHAIR: _____

ATTEST: _____

GENERAL NOTES:

1. THE SUBJECT PROPERTY CONTAINS 2.511 ACRES (109.389 SQUARE FEET), MORE OR LESS.
2. BASIS OF BEARINGS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 30 WITH A 3/4" ALUMINUM CAP STAMPED WESTWOOD 748 BSW 91800030029 2004 PLS 38174. IN A RANGE BOX AND AT THE EAST QUARTER CORNER OF SAID SECTION 30 WITH A 1/2" BRASS CAP, LEGIBLE, IN CONCRETE BEARS SOUTH 00°02'44" WEST, 2650.72 FEET IN ACCORDANCE WITH THE RECORDED PLAT OF MURPHY CREEK EAST SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NO. E118898 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.
3. THIS SUBDIVISION INCLUDES A FEMA SPECIAL FLOOD HAZARD AREA AS PER FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 08050202K, EFFECTIVE DATE FEBRUARY 17, 2010. THIS SUBDIVISION IS OUTSIDE THE SPECIAL FLOOD HAZARD AREA BOUNDARIES OF A FLOOD HAZARD AREA DELINEATION (FHA) STUDY.
4. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFEACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMETS A CLASS TWO (2) MISDEMEANOR PUNISHMENT TO STATE STATUTE 184-606, C.F.S.
5. NO OFFSET MONUMENTS WERE SET WITH THIS PLAT.
6. LAND TITLE GUARANTEE COMPANY PROPERTY INFORMATION BINDER ORDER NO. N78977391, EFFECTIVE JULY 30, 2005 AT 5:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENT(S) AND ENCUMBRANCE(S). THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY WESTWOOD PROFESSIONAL SERVICES, INC. TO DETERMINE OWNERSHIP RIGHTS-OF-WAY, EASEMENT(S) OR OTHER MATTERS OF PUBLIC RECORD. THE PROPERTY SHOWN HEREON IS ALL OF THE PROPERTY DESCRIBED IN THE ABOVE DESCRIBED TITLE COMMITMENT.
7. DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED EXACTLY AS 1200/3937 METERS.
8. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE SURVEYOR'S STATEMENT SHOWN HEREON.
9. THE PROPERTY DESCRIBED HEREIN IS ZONED RURAL RESIDENTIAL B.

SURVEYING CERTIFICATE:

I, JEAN P. HALPIN, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.

JEAN P. HALPIN, PLS NO. 38174
FOR AND ON BEHALF OF WESTWOOD PROFESSIONAL SERVICES, INC.

JPMORGAN CHASE BANK, N.A., the Trustee, as owner and holder of that certain Deed of Trust, dated August 2, 2011, executed by David R. and Jessica A. Reed, individuals, and recorded on August 9, 2011 as DOC# D7090274, in Arapahoe County, State of Colorado, does hereby consent to the preparation and recording of this plat and do further hereby approve and consent to all plat note requirements shown hereon.

Trustee

JPMORGAN CHASE BANK, N.A.

BY _____

Print Name _____

Its Vice President/Document Execution _____

STATE OF Louisiana

PARISH OF Iberville

On _____, 2016, before me appeared _____, to me personally known, who did say that she/he/it is (are) the Vice President / Document Execution of JPMorgan Chase Bank, N.A., and that the instrument was signed on behalf of the coporation (or association), and the instrument was signed on behalf of the coporation (or association), by authority from its board of directors, and that she/he/it acknowledged the instrument to be the free act and deed of the coporation (or association).

_____, Notary Public

LA Notary ID: _____

Lifetime Commission _____

Westwood
30333 E 04th Avenue, Suite 400
Englewood, CO 80112
Westwood Professional Services, Inc.
TEL 720.482.9526

DATE STENO MADE: LA 04/04/2016 10:49AM REVISED: 04/01/2016 SHEET 1 OF 3

RATTLE STITCH RANCH, FILING NO. 1

A PART OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ARAPAHOE, STATE OF COLORADO
SHEET 2 OF 3
NOTE SHEET

THE FOLLOWING DOCUMENTS AFFECT THE LAND - PER INFORMATION BINDER ORDER NO. IN70768504, EFFECTIVE JULY 03, 2023 AT 5:00 P.M.

- RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED FEBRUARY 21, 1917, IN BOOK 66 AT PAGE 81 (AFFECTS SUBJECT PROPERTY)
 - EASEMENT GRANTED TO COLORADO INTERSTATE GAS COMPANY, FOR GAS LINES, AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED APRIL 18, 1966, IN BOOK 160 AT PAGE 111. EASEMENT CORRECTION AGREEMENT RECORDED FEBRUARY 15, 2001 UNDER RECEPTION NO. B1021676 (AFFECTS SUBJECT PROPERTY)
 - THE EFFECT OF AMENDED ORDER AND DECREE IN THE MATTER OF THE ORGANIZATION OF THE SABLE ALTAURA FIRE PROTECTION DISTRICT, RECORDED OCTOBER 05, 1972, IN BOOK 2064 AT PAGE 548. ORDER FOR INCLUSION RECORDED APRIL 21, 2006 UNDER RECEPTION NO. B6001709 (AFFECTS SUBJECT PROPERTY)
 - THE EFFECT OF AIR RIGHTS COVENANT, RECORDED DECEMBER 12, 1986, IN BOOK 4983 AT PAGE 500 (AFFECTS SUBJECT PROPERTY)
 - TERMS, CONDITIONS AND PROVISIONS OF RULE AND ORDER RECORDED NOVEMBER 22, 2005 UNDER RECEPTION NO. B5191470 AND RECORDED FEBRUARY 21, 2006 UNDER RECEPTION NO. B6022264 (AFFECTS SUBJECT PROPERTY)
 - THE EFFECT OF PUBLIC SERVICE COMPANY OF COLORADO EASEMENT, RECORDED NOVEMBER 22, 2005, UNDER RECEPTION NO. B5716474 (AFFECTS SUBJECT PROPERTY)
 - THE EFFECT OF RESOLUTION, RECORDED OCTOBER 10, 2006, UNDER RECEPTION NO. B6144356 (AFFECTS SUBJECT PROPERTY)
 - DEED OF TRUST DATED SEPTEMBER 28, 2006, FROM JESSICA A. REED AND DAVID R. REED TO THE PUBLIC TRUSTEE OF ARAPAHOE COUNTY, COLORADO FOR THE USE OF JPMORGAN CHASE BANK, N.A. TO SECURE THE SUM OF \$50,000.00 RECORDED OCTOBER 17, 2006, UNDER RECEPTION NO. B6148411 (AFFECTS SUBJECT PROPERTY)
 - SUBORDINATION AGREEMENT IN CONNECTION WITH SAID DEED OF TRUST WAS RECORDED AUGUST 09, 2017, UNDER RECEPTION NO. D7090575 (AFFECTS SUBJECT PROPERTY)
 - Oil AND GAS LEASE RECORDED MAY 10, 2011 UNDER RECEPTION NO. D1944511 (AFFECTS SUBJECT PROPERTY)
 - Oil AND GAS LEASE RECORDED MAY 1, 2012 UNDER RECEPTION NO. D2048687 (AFFECTS SUBJECT PROPERTY)
 - DEED OF TRUST DATED AUGUST 02, 2017, FROM DAVID R. REED AND JESSICA A. REED TO THE PUBLIC TRUSTEE OF ARAPAHOE COUNTY, COLORADO FOR THE USE OF JPMORGAN CHASE BANK, N.A. TO SECURE THE SUM OF \$100,860.00 RECORDED AUGUST 09, 2017, UNDER RECEPTION NO. D7090574 (AFFECTS SUBJECT PROPERTY)
 - THE EFFECT OF REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT, RECORDED SEPTEMBER 15, 2020, UNDER RECEPTION NO. E0217411 (AFFECTS SUBJECT PROPERTY)
 - THE EFFECT OF REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT, RECORDED SEPTEMBER 15, 2020, UNDER RECEPTION NO. E0217411 (AFFECTS SUBJECT PROPERTY)
- NOTE: THIS BINDER DOES NOT REFLECT THE STATUS OF TITLE TO WATER RIGHTS OR REPRESENTATION OF SAID RIGHTS, RECORDED OR NOT.
- NOTE: THIS BINDER IS NOT A REPORT OR REPRESENTATION AS TO MINERAL INTERESTS, AND SHOULD NOT BE USED, OR RELIED UPON, IN CONNECTION WITH THE NOTICE REQUIREMENTS THAT ARE SET FORTH IN CRS 24-65-1-103.
- NOTE: ADDITIONAL UPDATES TO THE EFFECTIVE DATE OF THE BINDER MAY BE REQUESTED BY THE PROPOSED INSURER. ONE UPDATE IS INCLUDED WITH THIS BINDER AT NO ADDITIONAL COST. ANY ADDITIONAL UPDATES WILL BE ISSUED AT THE COST OF \$125 PER UPDATE, FOR EACH UPDATE PROVIDED. A REVISED BINDER WILL BE ISSUED SHOWING A NEW EFFECTIVE DATE AND ANY MATTERS RECORDED SINCE THE EFFECTIVE DATE OF THE PREVIOUS BINDER.
- (AFFECTS SUBJECT PROPERTY)

STANDARD NOTES:

- THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDER(S) OF THE MINOR SUBDIVISION PLAT KNOWN AS RATTLE STITCH RANCH, FILING NO. 1, THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:
- STREET MAINTENANCE:**
IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE DEDICATED ROADWAYS SHOWN ON THIS PLAT/PLAN WILL NOT BE MAINTAINED BY THE COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE CONSTRUCTION PLANS ARE APPROVED, AND PROVIDED CONSTRUCTION OF SAID ROADWAYS IS STARTED WITHIN ONE YEAR OF THE DATE CONSTRUCTION PLAN APPROVAL. THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDER(S), THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL, SUCH TIME AS THE COUNTY ACCEPTS THE RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.
- DRAINAGE MAINTENANCE:**
THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE FACILITIES INSTALLED PURSUANT TO THE SUBDIVISION AGREEMENT. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO: MAINTAINING THE SPECIFIED STORM WATER DETENTION/RETENTION VOLUMES, MAINTAINING OUTLET STRUCTURES, FLOW RESTRICTION DEVICES AND FACILITIES NEEDED TO CONVEY FLOW TO SAID BASINS. ARAPAHOE COUNTY SHALL HAVE THE RIGHT TO ENTER PROPERTIES TO INSPECT SAID FACILITIES AT ANY TIME. IF THESE FACILITIES ARE NOT PROPERLY MAINTAINED, THE COUNTY MAY PROVIDE NECESSARY MAINTENANCE AND ASSESS THE MAINTENANCE COST TO THE OWNER OF THE PROPERTY.
- EMERGENCY ACCESS:**
EMERGENCY ACCESS IS GRANTED HEREWITH OVER AND ACROSS ALL PAVED AREAS FOR POLICE, FIRE AND EMERGENCY VEHICLES.
- DRIVES, PARKING AREAS, AND UTILITY EASEMENTS MAINTENANCE:**
THE OWNERS OF THIS PLAN OR PLAT, THEIR SUCCESSORS, AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNERS ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY, IS RESPONSIBLE FOR MAINTENANCE AND UNKEEP OF ANY AND ALL DRIVES, PARKING AREAS, AND EASEMENTS, I.E.: CROSS-ACCESS EASEMENTS, DRAINAGE EASEMENT, ETC.
- LANDSCAPE MAINTENANCE:**
THE OWNERS OF THIS PLAN OR PLAT, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNERS ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY IS RESPONSIBLE FOR MAINTENANCE AND UNKEEP OF PERMETER FENCING, LANDSCAPED AREAS AND SIDEWALKS BETWEEN THE FENCE LINE/PROPERTY LINE AND ANY PAVED ROADWAYS.
- THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, OR SOME OTHER ENTITY OTHER THAN ARAPAHOE COUNTY, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT.
- SIGHT TRIANGLE:**
SIGHT DISTANCE RESTRICTIONS, CONSISTING OF A 30 FOOT BY A 30 FOOT RIGHT DISTANCE TRIANGLE OR OF SUCH OTHER DIMENSIONS AS REQUIRED TO PROTECT ADRIFT SIGHT LINES, SHALL APPLY TO ALL LAND AREAS ADJACENT TO ALL PUBLIC AND PRIVATE ROAD INTERSECTIONS ON THIS PLAT. THE OWNERS OF SUCH ADJACENT LAND AREAS ARE PROHIBITED FROM ERECTING, GROWING, OR OTHERWISE PERMITTING ANY OBSTRUCTION WITHIN SUCH LAND AREA THAT IS OVER 3 FEET IN HEIGHT ABOVE THE ELEVATION OF THE LOWEST POINT ON THE CROWN OF THE ADJACENT ROADWAY.
- PUBLIC IMPROVEMENTS:**
AFTER FINAL PLANNING PLAT APPROVAL, ISSUANCE OF INDIVIDUAL BUILDING PERMITS WILL BE SUBJECT TO THE FOLLOWING STIPULATIONS AND/OR CONDITIONS PRECEDENT WHICH OWNER AGREES TO IN CONSULTATION WITH APPROVAL OF THE FINAL DEVELOPMENT PLAN AND/OR FINAL PLAT. SUCH BUILDING PERMITS WILL BE ISSUED ONLY AFTER THE OWNERS GUARANTEE PUBLIC IMPROVEMENTS IN A FORM ACCEPTABLE TO THE BOARD OF COUNTY COMMISSIONERS PURSUANT TO STATE STATUTE.
- DRAINAGE MASTER PLAN:**
THE POLICY OF THE COUNTY REQUIRES THAT ALL NEW DEVELOPMENT AND REDEVELOPMENT SHALL PARTICIPATE IN THE REQUIRED DRAINAGE IMPROVEMENTS AS SET FORTH BELOW:
- DESIGN AND CONSTRUCT THE LOCAL DRAINAGE SYSTEM AS DEFINED BY THE PHASE III DRAINAGE REPORT AND PLAN
 - DESIGN AND CONSTRUCT THE CONNECTION OF THE SUBDIVISION DRAINAGE SYSTEM TO A DRAINAGE WAY OF ESTABLISHED CONVEYANCE CAPACITY SUCH AS A MASTER PLANNED OUTFALL STORM SEWER OR MASTER PLANNED MAJOR DRAINAGEWAY. THE COUNTY WILL REQUIRE THAT THE CONNECTION OF THE MINOR AND MAJOR SYSTEMS PROVIDE CAPACITY TO CONVEY ONLY THOSE FLOWS INCLUDING OFFSITE FLOWS LEAVING THE SPECIFIC DEVELOPMENT SITE. TO MINIMIZE OVERALL CAPITAL COSTS, THE COUNTY ENCOURAGES ADJACENT DEVELOPMENTS TO JOIN IN DESIGNING AND CONSTRUCTING CONNECTION SYSTEMS. ALSO, THE COUNTY MAY CHOOSE TO PARTICIPATE WITH A DEVELOPER IN THE DESIGN AND CONSTRUCTION OF THE CONNECTION SYSTEM.
 - EQUITABLE PARTICIPATION IN THE DESIGN AND CONSTRUCTION OF THE MAJOR DRAINAGEWAY SYSTEM THAT SERVES THE DEVELOPMENT AS DEFINED BY DEVELOPER MASTER DRAINAGEWAY PLANS (SECTION 3.4 OF THE ARAPAHOE COUNTY STORMWATER MANAGEMENT MANUAL) OR AS REQUIRED BY THE COUNTY AND DESIGNATED IN THE PHASE III DRAINAGE REPORT.

SPECIFIC NOTES:

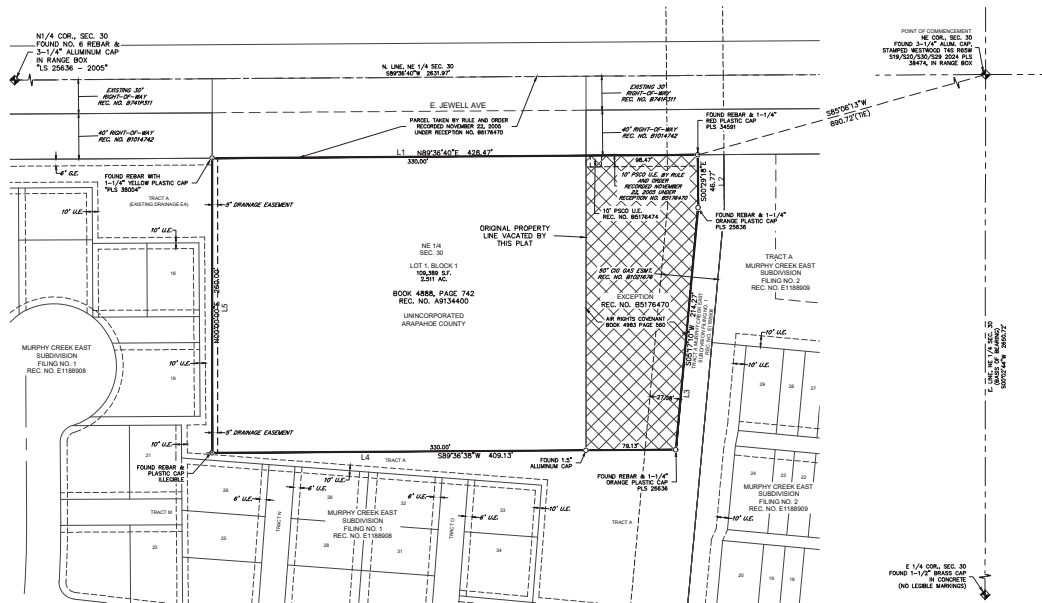
- STREET LIGHTING:**
ALL LOTS ARE SUBJECT TO AND BOUND BY TARIFFS WHICH ARE NOW AND MAY IN THE FUTURE BE FILED WITH THE PUBLIC UTILITIES COMMISSION OF THE STATE OF COLORADO RELATING TO STREET LIGHTING IN THE PLAN OR PLAT, TOGETHER WITH THE RATES, RULES, AND REGULATIONS THEREIN PROVIDED AND SUBJECT TO ALL FUTURE AMENDMENTS AND CHANGES THERE TO. THE OWNER OR OWNERS, THEIR SUCCESSORS, AND/OR ASSIGNS IN INTEREST SHALL PAY AS BILLED, A PORTION OF THE COSTS OF PUBLIC STREET LIGHTING IN THE PLAN OR PLAT ACCORDING TO APPLICABLE RATES, RULES, AND REGULATIONS, INCLUDING FUTURE AMENDMENTS AND CHANGES ON FILE WITH THE PUBLIC UTILITIES COMMISSION OF THE STATE OF COLORADO.
- AIRPORT INFLUENCE AREA NOTE(AVIATION EASEMENT/HAZARD EASEMENTS):**
AN AVIATION AND HAZARD EASEMENT AFFECTING ALL PROPERTY CONTAINED WITHIN THIS TYPE OF PLAN HAS BEEN LEGALLY EXECUTED. SAID EASEMENT DOCUMENT CAN BE FOUND IN BOOK 4983, PAGE 560 OF THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER.
- THE LANDS CONTAINED WITHIN THIS (TYPE OF PLAN) LIE WITHIN THE AIRPORT INFLUENCE AREA, AN AREA WHICH IS LIKELY TO BE AFFECTED BY AIRCRAFT OPERATIONS AND THEIR POTENTIAL NOISE AND/OR CRASH HAZARDS TO A GREATER DEGREE THAN LANDS SITUATED OUTSIDE OF THE INFLUENCE AREA.
- ALL LANDS CONTAINED WITHIN THIS (TYPE OF PLAN) SHALL COMPLY WITH F.A.R. PART 77, "HEIGHT AND OBSTRUCTIONS CRITERIA"
- AIRPORT INFLUENCE AREA NOTE(OFF-SITE IMPROVEMENTS):**
TO CARRY OUT ONE OR MORE OF THE FOLLOWING AS MAY BE REQUIRED BY THE BOARD OF COUNTY COMMISSIONERS, OWNERS, SUCCESSORS AND ASSIGNS HEREBY AGREE:
- TO INCLUDE SAID DEVELOPMENT WITHIN A SPECIAL DISTRICT FOR THE PURPOSE OF PARTICIPATION IN THE CONSTRUCTION OF NECESSARY OFF-SITE IMPROVEMENTS AT THE TIME OF APPROVAL OF FINAL DEVELOPMENT PLANS.
 - TO COOPERATE WITH OTHER OWNERS OF OTHER PARCELS AND/OR OTHER SPECIAL DISTRICTS IN OFF-SITE ROADWAY IMPROVEMENTS AS NECESSITATED BY THE DEVELOPMENT IMPACTS AS MAY BE DETERMINED BY THE BOARD OF COUNTY COMMISSIONERS.
 - TO COMPLETE SUCH OTHER IMPROVEMENTS TO PUBLIC ROADWAYS BROUGHT ABOUT OR IMPACTED BY THIS DEVELOPMENT AS MAY BE DETERMINED BY THE BOARD OF COUNTY COMMISSIONERS.
 - TO PARTICIPATE AND COOPERATE IN ANY TRANSPORTATION MANAGEMENT PROGRAM AS SPECIFIED IN THE AIRPORT INFLUENCE AREA TRANSPORTATION STUDY, IF SUCH A PROGRAM IS APPROVED AND/OR ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS.

RURAL TRANSPORTATION IMPACT FEE (RUTIF) AREA:

THE RATTLE STITCH RANCH, FILING NO. 1 IS LOCATED WITHIN AN AREA WHICH IS SUBJECT TO A RURAL TRANSPORTATION IMPACT FEES TO DEFRAY COSTS OF IMPACTS TO CAPITAL ROAD FACILITIES CAUSED BY NEW DEVELOPMENT WITHIN THE AREA AS SET FORTH IN BOARD OF COUNTY COMMISSIONERS RESOLUTION NO. 16989. SAID RESOLUTION ESTABLISHES THE FEE SCHEDULE, WHICH FEES WILL BE CHARGED BY THE BUILDING DIVISION AND COLLECTED UPON THE ISSUANCE OF ALL BUILDING PERMITS FOR NEW CONSTRUCTION WITHIN THE IMPACT FEE AREA BOUNDARIES. THE FEES, THE IMPACT FEE AREA BOUNDARIES, THE RURAL TRANSPORTATION INFRASTRUCTURE PROPOSED TO BE FUNDED BY THE FEES AND OTHER PERTINENT PORTIONS OF THE FEE SCHEDULE MAY BE FURTHER STUDIED AND AMENDED FROM TIME TO TIME BY ACTION OF THE BOARD OF COUNTY COMMISSIONERS, AS NEEDED TO ENSURE A FAIR BALANCED SYSTEM.

RATTLE STITCH RANCH, FILING NO. 1

A PART OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 COUNTY OF ARAPAHOE, STATE OF COLORADO
 SHEET 3 OF 3
 PLAT SHEET



- LEGEND**
- ◆ FOUND SECTION MONUMENT, AS NOTED
 - FOUND MONUMENT (AS DESCRIBED)
 - U.E. UTILITY EASEMENT
 - G.E. GAS EASEMENT
 - PSCO PUBLIC SERVICE COMPANY OF COLORADO
 - UTILITY EASEMENT
 - SECTION LINE
 - SUBDIVISION BOUNDARY
 - ▨ AREA SUBJECT TO AIR RIGHTS COVENANT DEDICATED BY BOOK 488, PAGE 500



LINE NO.	LENGTH	DIRECTION
L1	428.47	N89°36'40"E
L2	46.77	S0°29'18"E
L3	214.27	S5°17'10"W
L4	409.13	S89°36'38"W
L5	260.00	N0°00'00"E

NOT A SUBSTITUTE FOR PROFESSIONAL ENGINEERING OR ARCHITECTURAL SERVICES. THIS PLAN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A CONTRACT. SEE THE ORIGINAL RECORDING FOR ALL DETAILS.

ARAPAHOE COUNTY CASE NO. PM23-002

Westwood
 3833 E. DART CREEK RD.
 SUITE 400
 ENGLEWOOD, CO 80120
 Westwood.com
 Westwood Professional Services, Inc.
 TEL: 720.482.9526
 FAX: 720.482.9526
 SHEET 3 OF 3



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

**Rattle Stitch Ranch Filing No. 1
Minor Subdivision
PM23-002**

Planning Commission Public Hearing

May 19, 2026



Applicant: Lennar Colorado LLC

Project Proposal: Create a 2.511-acre parcel

Project Location: 24560 E. Jewell Avenue

Staff: Case Engineer – Sue Liu



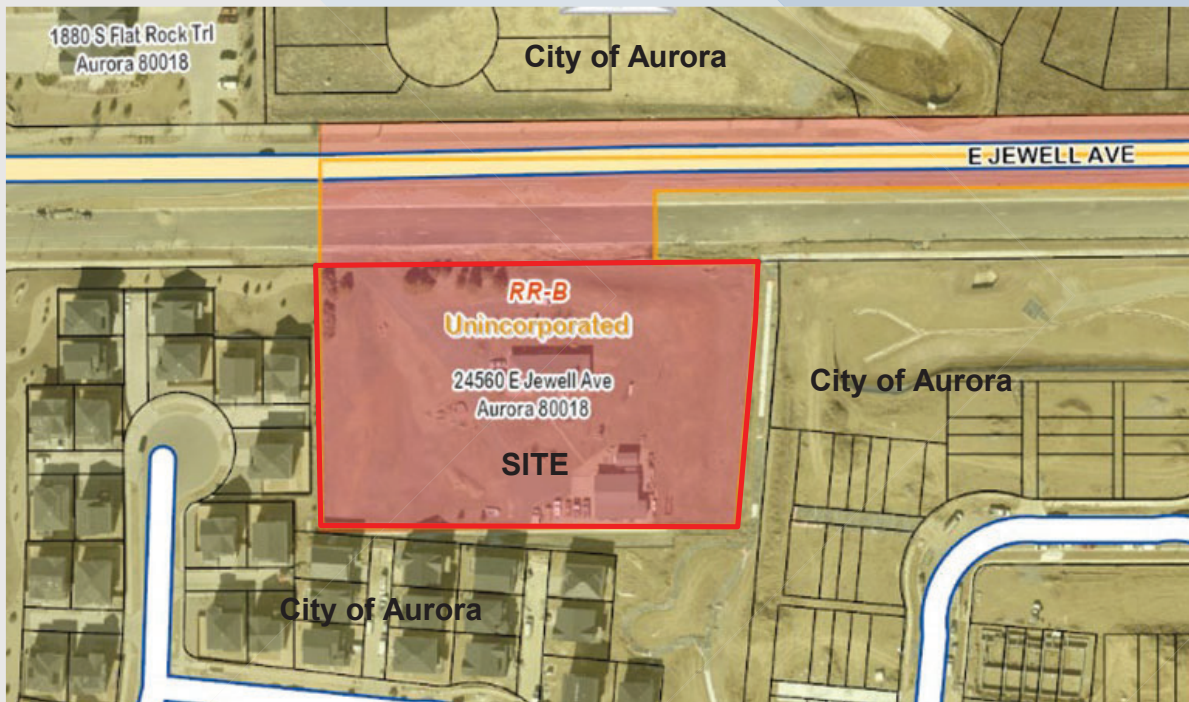
ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT



Vicinity & Zoning Map



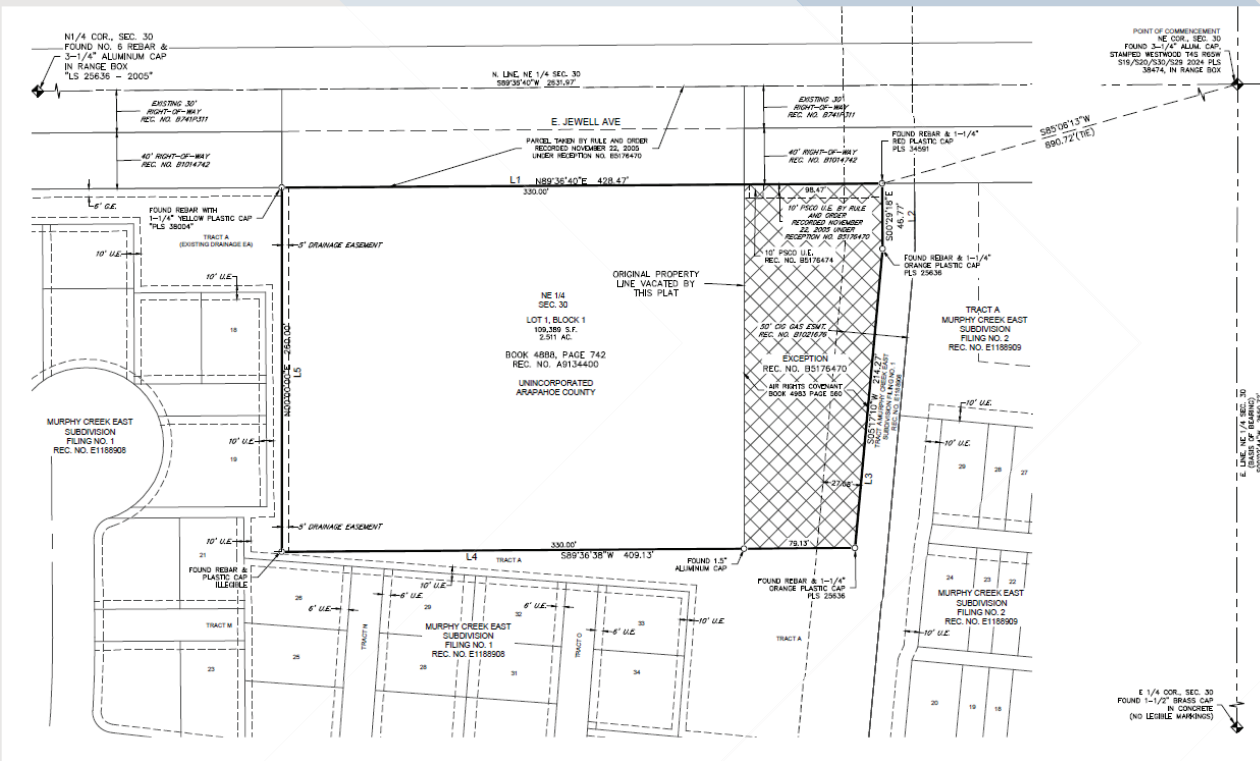
ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT



Minor Subdivision Plat



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT



Project History



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

- The property owner filed a complaint with the Arapahoe County District Court to acquire a portion of their property back from Murphy Creek Metropolitan District 1 (district). As per the court order (Recording No. B5176470), the district was to finalize with the City of Aurora the de-annexation of the eastern portion of the property (0.539 acres) and grant it back to the property owner, and for the property to be platted.
- To bring the property into conformance, the two parcels are to be combined through the County's subdivision process to create one lot. The new lot will be 2.51 acres in size, which will satisfy the zone district's minimum lot size of 2.41 acres.
- The property is served by a water well and an on-site wastewater treatment system.
- The existing water well is being used by the Lowery Landfill Superfund Site as a drinking water monitoring location. This is to monitor the effectiveness of the remedies in place being used by this agency.



Comprehensive Plan & Land Development Code



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

- Land use category is Urban Residential/Single-Family Detached and Attached, which the use on the property adheres to with an existing single-family detached residence.
- Density range for Single-family Detached is 1-8 du/ac. The proposed density is 0.4 du/ac. However, since the zoning is already in place, staff will not object to the proposed platting.
- Application complies with the LDC:
 - Meets minimum lot size
 - Adequate access
 - Development can be served by the sheriff and fire
 - Compatible with the surrounding area



Referral and Public Comment



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

- Referral comments received.
 - Arapahoe County Public Health Department wants a condition of approval added to the plat that states that if there is any future change in land use, redevelopment, or connection to a public water or wastewater system, the Arapahoe County Public Health Department will be notified. At that time, the existing water well and on-site wastewater treatment system components may be required to be properly abandoned in accordance with applicable Colorado statutes and regulations.
 - State Water Engineer requested that the property owner file a location amendment to correct the location on the well permit. The property owner has complied with this request.
 - City of Aurora will not require the property to connect to their systems since the site has an existing well and on-site wastewater treatment system.
 - No public comment received.



Condition of Approval



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

1. Prior to the signature of the final copy of these plans, the applicant will address all Public Works and Development Staff comments.
2. Prior to the signature of the final copy of this plat, a note shall be placed on the plat stating that “Due to well water quality considerations associated with the Lowry Landfill Superfund Site and for public health protection purposes, any future change in land use, redevelopment, or connection to a public water or wastewater system shall require notification to Arapahoe County Public Health. At that time, existing water well and on-site wastewater treatment system components may be required to be properly abandoned in accordance with applicable Colorado statutes and regulations. Nothing in this note is intended to preclude the continued use, maintenance, or transfer of the property under its existing use, provided that the water well and on-site wastewater treatment system remain in compliance with applicable regulations.”



Conclusion



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

- Based on the findings in the staff report, staff is recommending approval for the Minor Subdivision.

