



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

Hart-Brown Subdivision Filing No. 2 Final Plat PF25-003

Board of County Commissioners Public Hearing

February 3, 2026





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Applicant: Valencia Farms, LLC

Project Proposal: Replat Lots 8 & 9 to Lot
1 of Hart-Brown Subdivision

Project Location: E Illiff Ave & S Valentia St

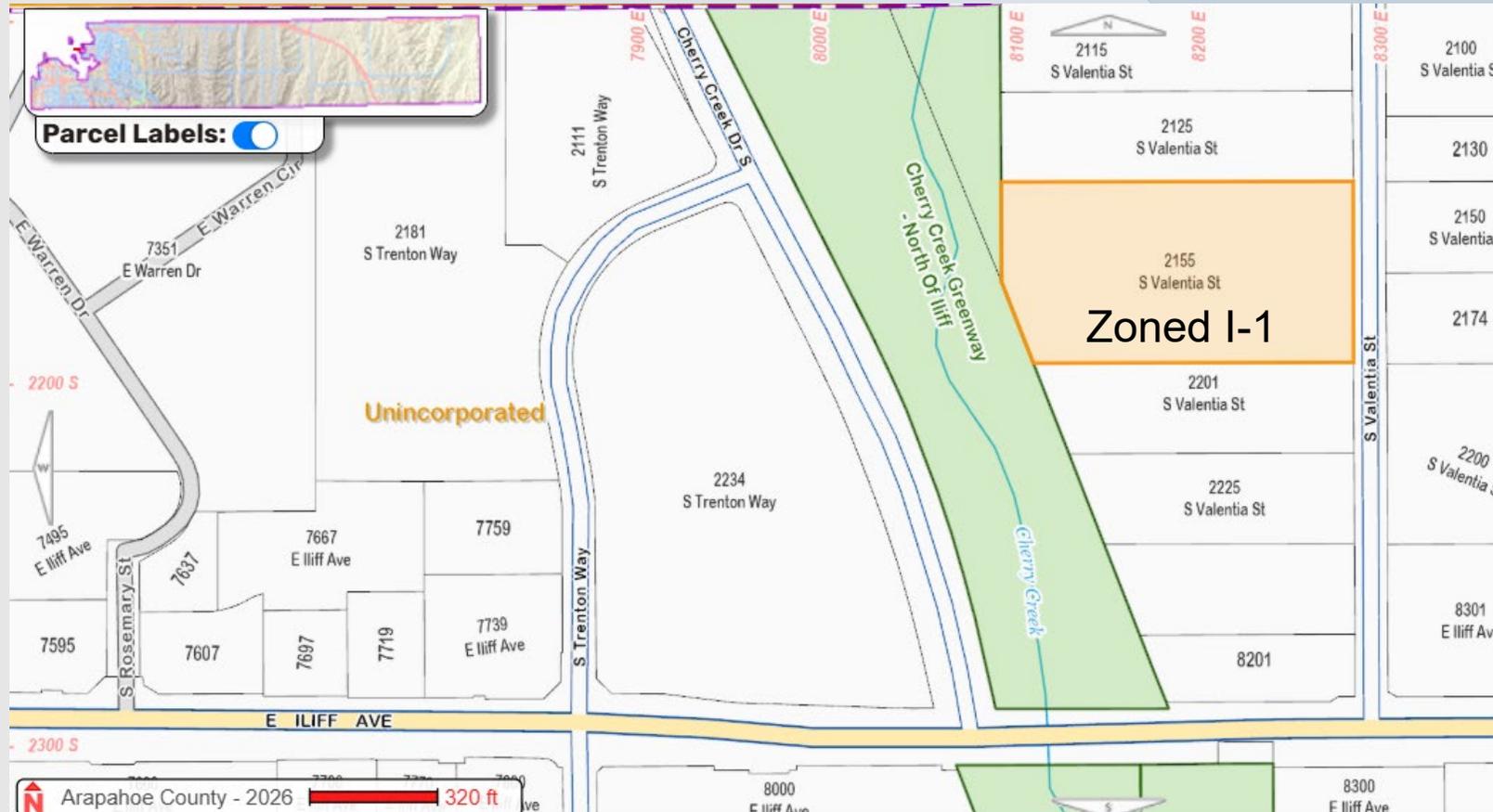
Staff: Raye Fields, Case Planner
Joseph Boateng, Case Engineer



Vicinity & Zoning Map



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Comprehensive Plan and Land Development Code



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- Consistent with Comprehensive Plan and Land Development Code:
 - Adequate access to the development.
 - Development can be served by sheriff and fire.
 - No on-site hazards – soils, topography.
 - In compliance with the zoning regulations.



Referral and Public Comment



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- Referral comments received.
 - Comments received stated that the property could be served, or there were no concerns.
 - No public comment received.



Condition of Approval – Final Plat



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1. Prior to the County's execution of the Final Plat, the applicant will address all remaining Public Works and Development Staff comments on the Final Plat.
2. Prior to the Country's execution of the Final Plat, the applicant is required to execute the Subdivision Improvement Agreement.
3. Prior to the County's execution of the Final Plat, the applicant is required to execute the Operations and Maintenance Agreement and Site Plan.
4. Prior to the County's execution of the Final Plat, the applicant shall provide evidence of approval of Water and Sanitary Plans by Cherry Creek Valley Water and Sanitation District.
5. No further approvals shall be issued in reliance on the Final Plat until all conditions of approval of this Final Plat have been satisfied.



Conclusion



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- Based on the findings in the staff report, staff is recommending approval for the Final Plat.

