



**ARAPAHOE COUNTY**

**Arapahoe County  
Public Works and Development  
Planning Division**

6924 S. Lima Street  
Centennial, Colorado 80112  
Phone: 720-874-6650  
[www.arapahoegov.com](http://www.arapahoegov.com)

**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:	ADDRESS:  PHONE:  EMAIL:	CONTACT:  TITLE:
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OWNER(S) OF RECORD NAME(S):	ADDRESS:  PHONE:  EMAIL:	SIGNATURE(S):  _____  _____
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ENGINEERING FIRM NAME:	ADDRESS:  PHONE:  EMAIL:	CONTACT:  TITLE:
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Pre-Submittal Case Number: Q \_\_\_\_ - \_\_\_\_\_ Pre-Submittal Planner: \_\_\_\_\_ Pre-Submittal Engineer: \_\_\_\_\_

State Parcel ID No. (AIN no.): \_\_\_\_\_ **2073-12-4-00-032**

Parcel Address or Cross Streets: \_\_\_\_\_

Subdivision Name & Filing No: \_\_\_\_\_

	EXISTING	PROPOSED
Zoning:		
Project Name:		
Site Area (Acres):		
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.

## LETTER OF AUTHORIZATION

December 13, 2022

**Rippey Commercial Investors, LLC**  
7800 E. Union Avenue, Suite 420  
Denver, CO 80237

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

Attn: Planning Division

I, **Rippey Commercial Investors, LLC**, property owner, hereby authorize the following consultants and their representatives to prepare and sign application materials and otherwise represent the owner(s) regarding the Comprehensive Plan Amendment and General Development Plan for Copperleaf East (aka Copperleaf Parcel O) located near the intersection of S. Gun Club Road and E Bellview Avenue; State Parcel ID Nos. 2073-12-4-00-008, 2073-12-4-00-023, and 2073-12-4-020.

Authorized Consultants:

- Norris Design
- LJA Engineering
- Felsburg, Holt & Ullevig
- Grand Peaks Properties, Inc.
- Aztec Consultants Inc.

This authorization is limited to the submission of application materials to Arapahoe County Public Works and Development for the above referenced land development project.

By: Marc Cooper  
(Property Owner or Authorized Agent Printed Name)

By: Mh Cooper, Manager  
(Property Owner or Authorized Agent Signature)

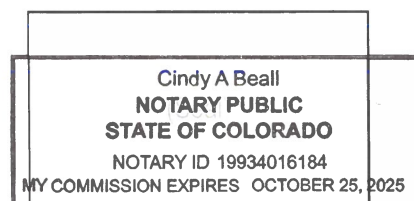
Date: 12/14/22

State of Colorado  
County of Denver

Before me, the undersigned notary public, in and for said state, personally appeared, Marc Cooper, **QW Developers, Inc.**, personally known to me or proved to me on the basis of satisfactory evidence to the individual(s) whose name is subscribed to the within instrument and acknowledged he/she executed the same.

Witnessed my hand and official seal:

C. A. Beall  
Notary Public Signature



December 16, 2022

Attn: Gretchen Ricehill, AICP  
**Arapahoe County Long Range Planning Division**  
6924 S. Lima St  
Centennial, CO 80112

**RE: Letter of Intent for proposed Comprehensive Plan Amendment (CPA), Copperleaf Planning Area O  
Pre-Submittal Case Q22-102**

Dear Gretchen,

Norris Design on behalf of the property owner, Rippey Commercial Investors, LLC, is proposing an amendment to the Arapahoe County Comprehensive Plan Land Use Designation for the property known as Copperleaf Planning Area O, located along the west side of S. Gun Club Road, east of E-470, north of Belleview Ave and South of the Public Service of Colorado right-of-way. The subject parcels comprise 25.89 acres and include parcel numbers 2073-12-4-00-023, 2073-12-4-00-020, and 2073-12-4-00-008. This amendment specifically requests to change the current land use designation of the subject property from Urban Residential / Single-Family Detached and Attached to Multi-Family.

The Comprehensive Plan currently designates the subject property for Urban Residential / Single-Family Detached and Attached land use. This land use category is to primarily include residential neighborhood development that may contain a variety of housing types. Because of this, the average gross density (dwelling units per gross acre) varies in this land use category as follows:

- Single-Family Detached - one to eight (1-8) dwelling units per acre;
- Single-Family Attached and Multiplex - eight to sixteen (8-16) dwelling units per acre.
  - Single-family Attached and Multiplex development will be considered at a density of 12 to 16 dwelling units per acre if certain criteria is met.

The property owner is proposing a multi-family residential housing community for the subject property. A pre-submittal meeting was held to review the proposed development (pre-submittal case Q22-043, notes dated April 21, 2022) and identified the need for a CPA. Follow-up communication with the Long-Range Planning Office resulted in the determination that the Multi-Family land use category is best-suited for the proposed development which allows an average gross density of thirteen or more dwelling units per acre. Subsequently, a pre-submittal meeting was held on October 20, 2022, to discuss the proposed CPA.

Please accept this formal application submittal for the Comprehensive Plan Amendment. The required application materials are attached and include the following:

- *Signed Land Development Application Form*
- *Application Fee of \$7,500 (mailed via separate cover)*
- *Letter of Intent (this letter)*
- *Narrative addressing all approval criteria per Appendix A of the Arapahoe County Comprehensive Plan (included in this letter)*
- *Copy of the Pre-submittal meeting notes for the proposed CPA, Case Q22-102*
- *Title Commitment current within 30 days of application submittal*
- *Comprehensive Plan Amendment Map*
- *Neighborhood Meeting Documentation*

The following consultant team has been assembled to provide the accompanying plans for this project, as well as for the concurrent submittal for the Copperleaf O GDP, and are available should any questions arise:

**Owner**

Riphey Commercial Investors  
Marc Cooper  
7800 E. Union Avenue, Suite 420  
Denver, CO 80237  
mcooper@coopermgmt.com  
303-482-7160

**Applicant**

Norris Design  
April Kroner  
1101 Bannock Street  
Denver, CO 80204  
akroner@norris-design.com  
303-892-1166

**Developer**

Grand Peaks  
Meredith Worley  
4582 S Ulster Street, Suite 1200  
Denver, CO 80237  
mworley@grandpeaks.com  
720-889-9200

**Civil Engineer**

LJA Engineering  
Anna Sparks  
1765 W 121<sup>st</sup> Avenue, Suite 300  
Westminster, CO 80234  
asparks@lja.com  
303-421-4224

**Traffic Engineer**

Felsburg, Holt & Ulleveg  
Chris Fasching  
6400 S Fiddlers Green Cr, Ste 1500  
Greenwood Village, CO 80111  
chris.fasching@fhueng.com  
303-721-1440

We look forward to continuing working with the Arapahoe County on this proposed application. Should you have any comments or need additional information, please contact me at [akroner@norris-design.com](mailto:akroner@norris-design.com) or 303.575.4584.

Sincerely,

**Norris Design**



April Kroner, AICP  
Senior Associate



## Comprehensive Plan Amendment Approval Criteria

### 1. Intent of the amendment.

The Comprehensive Plan currently designates the subject property for Urban Residential / Single-Family Detached and Attached land use. This land use category is to primarily include residential neighborhood development that may contain a variety of housing types. Because of this, the average gross density (dwelling units per gross acre) varies in this land use category as follows:

- Single-Family Detached - one to eight (1-8) dwelling units per acre;
- Single-Family Attached and Multiplex - eight to sixteen (8-16) dwelling units per acre.
  - Single-family Attached and Multiplex development will be considered at a density of 12 to 16 dwelling units per acre if certain criteria is met.

The property owner is proposing a multi-family residential housing community for the subject property. This use is best-supported by the Multi-Family land use category which is intended for multi-family residential structures such as apartments, and which is characterized by residential areas containing shared parking access and other facilities within buildings or complexes, and that provide shared/common recreational amenities. The average gross density of Multi-Family areas will be thirteen or more dwelling units per acre.

### 2. Conditions that have changed in the County to warrant the amendment.

Economic and market conditions have changed considerably since the original Copperleaf PUD was created and designated the subject property as Highway Commercial use. Housing has become a very critical need in the County and throughout the state in terms of providing a variety of options, affordability, and providing enough supply.

### 3. Consistency with the vision, guiding principles, goals, policies, and intent of the Comprehensive Plan.

Review the 2018 Comprehensive Plan and select several goals, policies, and strategies that support your project and land use reclassification from urban residential to multifamily.

The proposed land use reclassification from urban residential to multi-family supports the following goals/policies/strategies:

- *Growth Management: Goal GM 1 – Ensure a Compact Land Development Pattern*  
*Policy GM 1.1 – Direct Growth to the Urban Area*  
 The subject property is within the Urban Area and within a location that already provides infrastructure therefore contributing to an efficient development pattern.
- *Public Facilities and Services: Goal PSF 3 – Reduce Overall Water Consumption in the County*  
*Policy PFS 3.1 – Encourage Water Providers to Implement Best Management Practices for reducing Water Demand*  
 The applicant intends to use water-sensitive irrigation design throughout the site. Additionally, landscaping will emphasize xeric and native landscaping materials, further reducing demand for irrigation.
- *Neighborhood Livability: Goal NL 1 – Create Livable Mixed-Use Neighborhoods in Designated Growth Areas*  
*Policy NL 1.3 – Encourage Higher Density Development in New Neighborhoods within the Urban Area*

The subject property is located within the Urban Area. The specific comprehensive plan amendment being requested is to change the desired land use designation to multi-family, a category that allows for higher density, which directly achieves the County's desire.

*Goal NL 4 – Ensure a Diversity of Affordable Housing Types to Accommodate All Age groups, Incomes, Family Sizes, and Residents with Special Needs*

*Policy NL 4.1 – Promote a Diversity of Housing Types*

The requested amendment adds to the provision of ensuring a diversity of housing is provided by adding multi-family housing opportunities in this area of the County that is predominantly single-family neighborhoods.

- *Transportation and Mobility: Goal TM 1 – Promote an Efficient and Balanced Transportation System*  
*Policy TM 1.2 – Establish Long-Term Road Maintenance and Transportation System Improvement Priorities*

The proposed project includes a dedication of land for the future Belleview Road extension which is identified within the County's Transportation Master Plan, as well as within the 10-Year CIP.

4. Consistency with applicable goals in regional plans including Metro Vision, the Regional Transportation Plan, etc.

The proposed request is consistent with Metro Vision 2040 as follows:

- The addition of multi-family land use contributes to achieving the overarching objective of creating *Healthy, Inclusive and Livable Communities*, by adding to the variety and mix of housing options, types and densities in this area; and
- When the site is developed, the land required for the future Belleview Road extension will be provided which helps achieve *A Connected Multimodal Region*.

5. Compatibility with surrounding land uses, density, and zoning.

Multi-family land use is compatible with the surrounding single-family neighborhoods that are located across Gun Club Road to the east. To the west is E-470, and as such the multi-family use provides a transitional buffer between the highway and the single-family uses. Property to the north is currently vacant but is proposed for highway commercial uses and therefore is compatible with the multi-family use much more-so than if the site were retained as single-family attached/detached. Multi-family density will comply with that identified in the Comprehensive Plan and will be sensitive to the existing area.

6. Any environmental conditions or hazards shown on the current Comprehensive Plan. [may not be applicable to this application]

Not applicable to this application.

7. Important natural features, riparian corridors, wildlife habitat, and movement corridors shown on the current Comprehensive Plan.

No important natural features, riparian corridors, wildlife habitats and/or movement corridors exist on the subject property in the County's current Comprehensive Plan.

8. Relationship to the existing road network and transportation element of the Comprehensive Plan.

The proposed project will be developed in close coordination with the County and considers the planned improvements to the existing road network, as well as future transportation needs that have been identified. Specifically, the project fronts along South Gun Club Road which is currently in planning and design by the County for a widening/improvement project which will be considered with the specific site design for the subject property during the Specific Development Plan process (next step). In addition, the subject property includes the location of the future Bellview Road extension which will connect the neighborhood on the east and west sides of E-470, and future development of the property will include dedication of the land area needed to facilitate that future roadway project. In these ways, the project is considerate to the existing road network as well as to the future transportation goals of the County.

9. Capabilities of, and impacts on, existing or planned special districts affected by the amendment. [may not be applicable to this application]

The site is located in an Urban Area that has been planned for development and all districts have available capacity to accommodate proposed densities. In addition, all districts will partake in the review of the SDP for the site development to ensure all design and specific requirements they may have achieved.

10. Availability of water supply and provision of water and sanitary sewage treatment.

Adequate water supply is available to serve this development. Water treatment is provided by East Cherry Creek Valley Water & Sanitation District (ECCV). Sanitary sewer treatment for Copperleaf East will be provided by the City of Aurora per an agreement with ECCV.

11. Availability of public facilities such as schools, parks and trails, libraries, fire stations, etc.

Adequate public facilities exist to support the proposed land use and intensity.

December 16, 2022

Attn: Kat Hammer  
Arapahoe County Public Works & Development  
6924 S Lima Street  
Englewood, CO 80112

**Re: Neighborhood Outreach – Copperleaf O (Cases No. Q22-043 and Q22-102)**

Dear Kat:

It was our pleasure to host a neighborhood outreach meeting for the Copperleaf O property for which we are proposing a Comprehensive Plan Amendment as well as a rezoning for a new Planned Unit Development which requires a General Development Plan. Mailed notices were sent out and a sign was posted in accordance with the Arapahoe County requirements. The meeting was held Wednesday, November 16, 2022, from 6:00-7:00pm via a virtual meeting platform (zoom webinar).

The neighborhood outreach meeting was planned in accordance with the Arapahoe County requirements and included a brief introduction to the project and outlined the processes required. Following the presentation attendees were given the opportunity to ask questions and/or provide comments which are provided on the encl. A total of two (2) residents were in attendance along with nine (9) representatives from the project team.

The following documents are enclosed in this packet:

- Neighborhood Notice Letter
- Mailing address list and 500' Buffer Map
- Mailing affidavit
- Sign posting Form A
- Sign posting Form B
- Copy of meeting presentation
- Neighborhood Meeting Summary (attendees, questions and responses)

A copy of the presentation is available if requested by the County.

Sincerely,  
Norris Design



April Kroner, AICP  
Senior Associate

# **Notice of Neighborhood Outreach**

**OCTOBER 31, 2022**

**To Nearby Property Owner** (*located within 500-feet of the subject property*),

**RE: Case No. Q22-043 & Q22-102 / Copperleaf Planning Area O / Comprehensive Plan Amendment and General Development Plan**

**Meeting will be hosted via a VIRTUAL WEBINAR**

Web Access: <https://norris-design.zoom.us/j/96914374934>

Dial In: +17193594580

Meeting ID: 969 1437 4934#

Please be advised that April Kroner of Norris Design (Applicant) on behalf of Rippey Commercial Investors, LLC (Owner), has had a pre-submittal meeting with Arapahoe County for a Comprehensive Plan Amendment (CPA) and General Development Plan (GDP) on property located east of E-470 and west of S. Gun Club Road (Parcel IDs: 2073-12-4-00-020, 2073-12-4-00-023 and 2073-12-4-00-008). The property consists of 25.9 gross acres.

## **Comprehensive Plan Amendment**

The 2018 Arapahoe County Comprehensive Plan currently designates the subject property as Urban Residential/Single-Family Detached and Attached land use which is intended to contain primarily residential neighborhood development including a variety of housing types combined with non-residential secondary land uses. The average density (dwelling units per acre; DU/ac) for single-family attached and multiplex units will range from 8-16 dwelling units/acre. *The applicant proposes to amend the comprehensive plan land use designation to Multi-Family which is intended for multi-family residential structures such as apartments, townhomes and condominiums combined with secondary land uses including parks and open spaces. The average density of multi-family areas will be 13 or more dwelling units per acre.*

## **General Development Plan**

Relative to zoning, the site is currently zoned as Mixed Use as part of the Copperleaf Planned Unit Development (PUD) which allows for any combination of commercial, industrial, or residential uses as designated on the Copperleaf General Development Plan (GDP). A GDP establishes the general information regarding the type, scale, and location of proposed land uses, open spaces, and circulation systems for a property. The Copperleaf GDP further specifies the site for Highway Commercial use which permits a wide variety of commercial retail, office and/or service uses such as 24-hour convenience stores, auto repair, taverns, and the like. *The applicant is proposing to rezone the Copperleaf O site as a new Planned Unit Development (PUD). The General Development Plan for the PUD proposes Multi-Family residential land use with a density of 13 dwelling units or more per acre, which is consistent with the proposed Comprehensive Plan land use designation. Multi-Family can include for rent and/or for-sale units and may be characterized by apartment buildings, condominiums, townhomes, row houses, etc.*

## **Review Process**

The Comprehensive Plan Amendment and General Development Plan will be reviewed concurrently by County staff and decision bodies. These applications will be reviewed initially by County Planning staff (staff), then by the County Planning Commission (PC), and lastly by the Board of County Commissioners (BoCC) for final review and decision. The application materials will be made public at the time staff receives the application materials. Public hearings are required before both the PC and the BoCC, during which each entity will consider the application materials, staff recommendation, and public comment; the BoCC will also consider the PC's recommendation. At the public hearings the applicant will give a presentation on the project, staff will give a presentation on the project, and public testimony will be heard. If the CPA and GDP are approved, the next step in the 3-step Planned Unit Development rezoning process will begin which will include additional public hearings before the PC and BoCC.

A formal application has not yet been submitted to the County for review for either application. All applications will be reviewed by County staff for compliance with Arapahoe County standards.

(Continued)

Neighborhood outreach will be conducted on the referenced application at:

**Time:** 6:00 PM – 7:00 PM  
**Date:** Wednesday, November 16<sup>th</sup>, 2022  
**Location:** Virtual Webinar  
Web Access: <https://norris-design.zoom.us/j/96914374934>  
Dial In: +17193594580 Meeting ID: 969 1437 4934#

As a neighboring landowner within 500-feet of the subject property and a member of the public you are encouraged to participate in this neighborhood outreach. For more information about this application, contact April Kroner with Norris Design at [akroner@norris-design.com](mailto:akroner@norris-design.com) or 303-892-1166. If you cannot reach the applicant, contact Kathleen Hammer, Planning Division, PWD Department, Arapahoe County Government, at (720) 874-6650.

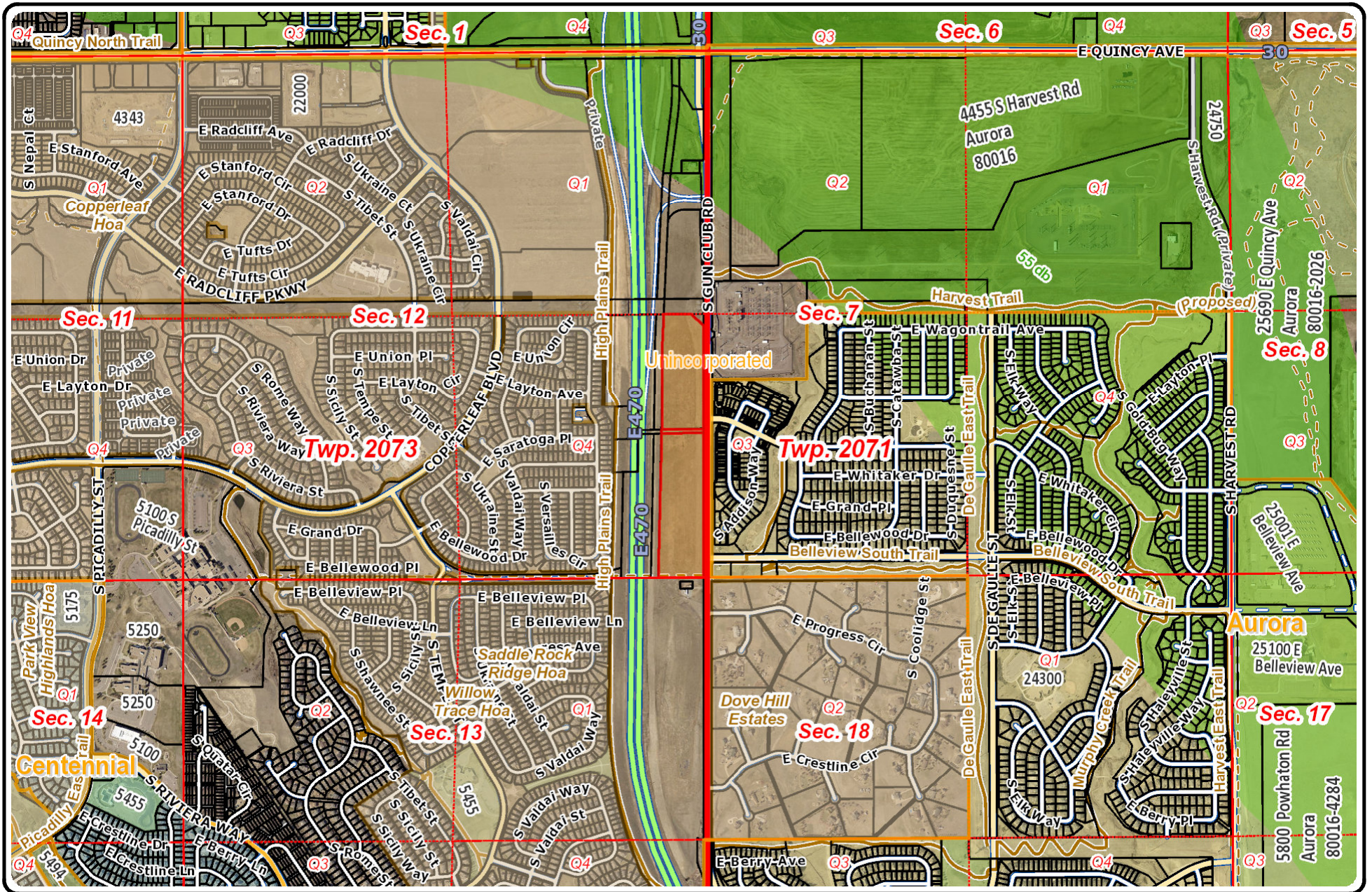
Sincerely,



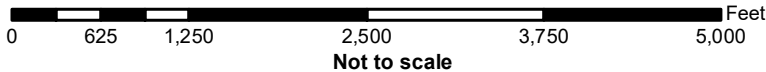
**April Kroner, AICP**  
**Norris Design**  
Applicant Representative

*attachments*





Vicinity Map



Not to scale

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Map Location

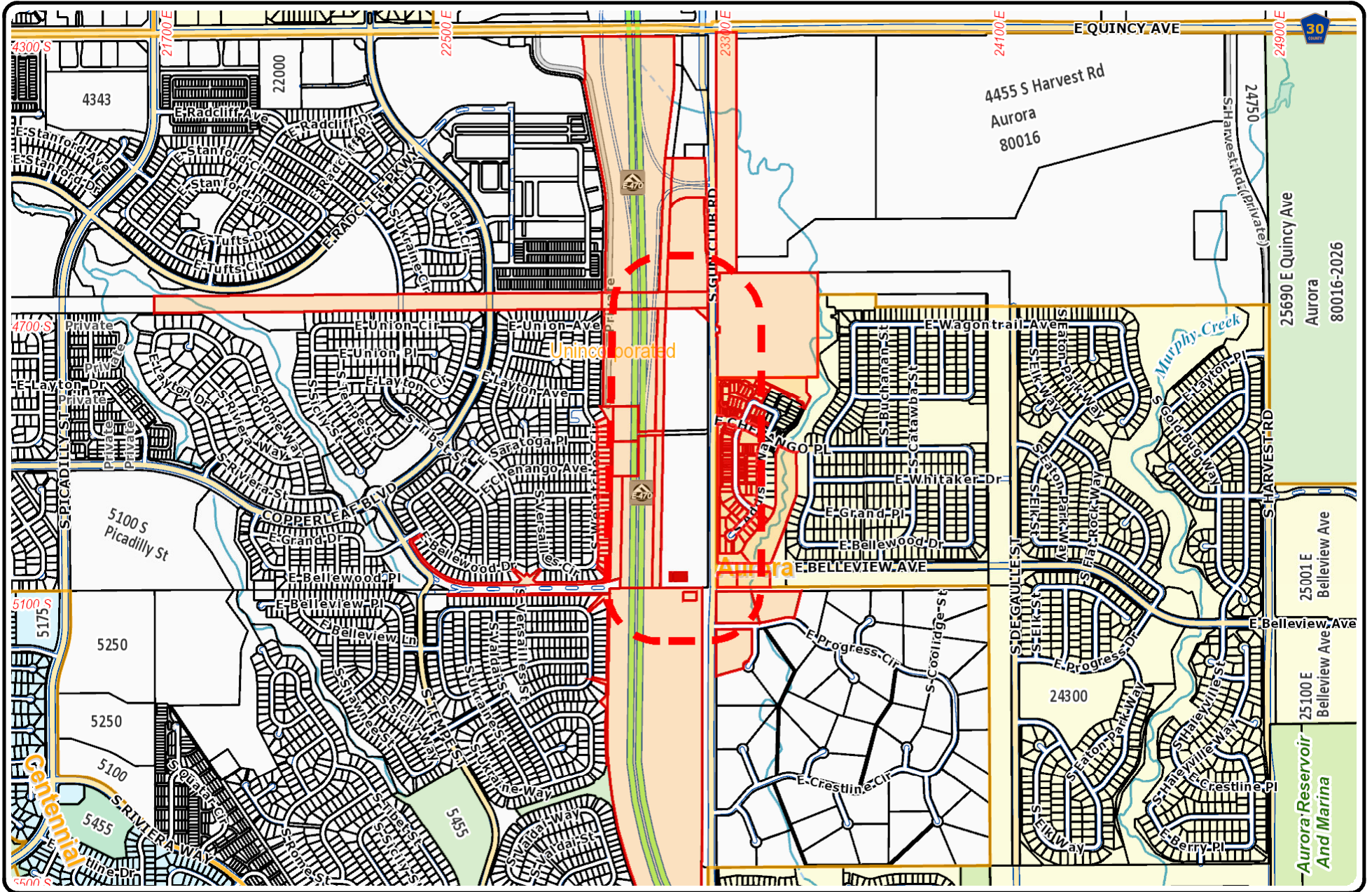


PARCEL_ID	Situs_Address	Situs_City_State_Zip	Owner	Owner_Mail_Address	Owner_City_State_Zip	PIN
2073-12-4-18-051	5050 S WENATCHEE CIR	AURORA CO, 80015-6796	AGARWAL RAHUL KUMAR, AGARWAL PRAKSHU	5050 S WENATCHEE CIR	AURORA CO 80015-6796	34898778
2071-07-3-24-018	4956 S ALGONQUIAN WAY	AURORA CO, 80016-5392	AGUILERA ROCIO, PEREZ OSCAR BALTAZAR	4956 S ALGONQUIAN WAY	AURORA CO 80016-5392	34649891
2071-07-3-21-027	23361 E SARATOGA CIR	AURORA CO, 80016-5396	AMAR WANDA MARIA	23361 E SARATOGA CIR	AURORA CO 80016-5396	34648593
2071-07-3-24-001	23422 E CHENANGO PL	AURORA CO, 80016-5395	ANTOSH SONJA I	23422 E CHENANGO PLACE	AURORA CO 80016-5395	34649727
2071-07-3-35-012	5028 S ADDISON WAY	AURORA CO, 80016	AUGUSTYA-CASTRO LISA	5028 S ADDISON WAY	AURORA CO 80016-5390	35115291
2071-07-3-23-050			AURORA CITY OF	15151 E ALAMEDA PKWY SUITE 3200	AURORA CO 80012-1555	34649620
2073-12-4-18-060	4988 S WENATCHEE CIR	AURORA CO, 80015-6795	AZZAWI HUSSEIN AL	4988 S WENATCHEE CIR	AURORA CO 80015-6805	34898867
2071-07-3-23-033	4935 S ALGONQUIAN WAY	AURORA CO, 80016-5392	BAILEY LESLIE, BAILEY RYAN	4935 S ALGONQUIAN WAY	AURORA CO 80016-5392	34649336
2073-12-4-18-069	4896 S WENATCHEE CIR	AURORA CO, 80015-6794	BAKER DANA KEITH, BAKER AMY LYNN	4896 S WENATCHEE CIR	AURORA CO 80015-6794	34898956
2071-07-3-21-023	23391 E SARATOGA CIR	AURORA CO, 80016-5396	BARRENTINE JERRY, BARRENTINE LINDA	23391 E SARATOGA CIR	AURORA CO 80016-5396	34648551
2071-07-3-22-006	23403 E CHENANGO PL	AURORA CO, 80016-5395	BASHAW JACOB, BASHAW CAROLINA E	23403 E CHENANGO PL	AURORA CO 80016-5395	34648909
2071-07-3-21-022	23401 E SARATOGA CIR	AURORA CO, 80016-5397	BECKY MADISON	23401 E SARATOGA CIR	AURORA CO 80016-5397	34648542
2071-07-3-23-047	4865 S ALGONQUIAN WAY	AURORA CO, 80016-5391	BESTAFKA RONALD, CRAWFORD JANET LEE	4865 S ALGONQUIAN WAY	AURORA CO 80016-5391	34649590
2071-07-3-23-049	4855 S ALGONQUIAN WAY	AURORA CO, 80016-5391	BIERSTEDT CHRISTOPHER	4855 S ALGONQUIAN WAY	AURORA CO 80016-5391	34649611
2071-07-3-23-043	4885 S ALGONQUIAN WAY	AURORA CO, 80016-5391	BIRBECK JANE, BIRKBECK ZACHARY	4885 S ALGONQUIAN WAY	AURORA CO 80016-5391	34649514
2071-07-3-23-046	4867 S ALGONQUIAN WAY	AURORA CO, 80016-5391	BLUMENBERG WHITNEY, WACHTER ERIN, LANDRY ALLDON	4867 S ALGONQUIAN WAY	AURORA CO 80016-5391	34649573
2071-07-3-21-032	23317 E SARATOGA CIR	AURORA CO, 80016-5396	BOATMAN AMY	23317 E SARATOGA CIR	AURORA CO 80016-5396	34648640
2071-07-3-24-003	23402 E CHENANGO PL	AURORA CO, 80016-5395	BOHANNON JUNKO	330 S MIRALESTE DR UNIT 219	SAN PEDRO CA 90732-5530	34649743
2071-07-3-35-022	4965 S ALGONQUIAN WAY	AURORA CO, 80016	BOKQUA LLC	1717 S UINTA WAY	DENVER CO 80231-2911	35115399
2071-07-3-21-031	23321 E SARATOGA CIR	AURORA CO, 80016-5396	BRESLIN ALICE	23321 E SARATOGA CIR	AURORA CO 80016-5396	34648631
2073-12-4-18-071	4886 S WENATCHEE CIR	AURORA CO, 80015-6794	BRUMAGE JEREMY R, BRUMAGE EMILY K	4886 S WENATCHEE CIR	CENTENNIAL CO 80015-6794	34898972
2071-07-3-22-008	23383 E CHENANGO PL	AURORA CO, 80016-5394	CAMAGONG SHERYLL	233863 E CHENANGO PL	AURORA CO 80016-5394	34648925
2071-07-3-23-038	4907 S ALGONQUIAN WAY	AURORA CO, 80016-5392	CAMMARATA LISA, FORTIER KATHLEEN G	4907 S ALGONQUIAN WAY	AURORA CO 80016-5392	34649433
2071-07-3-23-032	4937 S ALGONQUIAN WAY	AURORA CO, 80016-5392	CARPENTER EMILY R	4937 S ALGONQUIAN WAY	AURORA CO 80016-5392	34649328
2071-07-3-24-013	4926 S ALGONQUIAN WAY	AURORA CO, 80016-5392	CHASOVIKOVA NATALIYA STEPANOVNA, CHASOVIKOVA PAVLINA	20494 E GRAND PL	AURORA CO 80015-6618	34649841
2073-12-4-18-059	4998 S WENATCHEE CIR	AURORA CO, 80015-6795	CLAPHAM STEPHEN L, HARDESTY TERESA R	4998 S WENATCHEE CIR	AURORA CO 80015-6805	34898859
2073-12-4-18-080			COPPERLEAF HOMEOWNERS ASSOCIATION INC	8700 TURNPIKE DR STE 230	WESTMINSTER CO 80031-7029	34899073
2071-07-3-24-002	23412 E CHENANGO PL	AURORA CO, 80016-5395	CORA ROBERT, GAZOTTI KASYNA	23412 E CHENANGO PL	AURORA CO 80016-5395	34649735
2071-07-3-23-041	4895 S ALGONQUIAN WAY	AURORA CO, 80016-5391	CORCORAN GRADY	4895 S ALGONQUIAN WAY	AURORA CO 80016-5391	34649484
2071-07-3-21-040	23313 E CHENANGO PL	AURORA CO, 80016-5394	CRITTENDEN RASHIDA DARA	23313 E CHENANGO PL	AURORA CO 80016-5394	34648721
2071-07-3-24-008	4904 S ALGONQUIAN WAY	AURORA CO, 80016-5392	CUCE EDWARD J, CUCE BRIANNE	4904 S ALGONQUIAN WAY	AURORA CO 80016-5392	34649794
2071-07-3-21-029	23341 E SARATOGA CIR	AURORA CO, 80016-5396	DAVIS TODD	23341 E SARATOGA CIR	AURORA CO 80016-5396	34648615
2071-07-3-22-011	24040 E SARATOGA CIR	AURORA CO, 80016-5399	DUNCAN JOHN T, DUNCAN BRYCE E	24040 E SARATOGA CIR	AURORA CO 80016-5399	34648950
2073-12-4-00-011			E-470 PUBLIC HIGHWAY AUTHORITY	22470 E 6TH PKWY	AURORA CO 80018-2423	34168150
2073-13-1-00-005	5101 S GUN CLUB RD	AURORA CO, 80016-2643	EAST CHERRY CREEK VALLEY WATER AND SANITATION DIST	6201 S GUN CLUB RD	AURORA CO 80016-2606	33116470
2071-07-3-24-022	4937 S ADDISON WAY	AURORA CO, 80016-5389	ELBERT SFR LLC	4937 S ADDISON WAY	AURORA CO 80016-5389	34649930
2071-07-3-21-026	23377 E SARATOGA CIR	AURORA CO, 80016-5396	ELKASRI JAMAL	23377 E SARATOGA CIR	AURORA CO 80016-5396	34648585
2071-07-3-21-024	23387 E SARATOGA CIR	AURORA CO, 80016-5396	ESQUIBEL ELIZABETH JENNIFER	23387 E SARATOGA CIR	AURORA CO 80016-5396	34648569
2071-07-3-24-014	4934 S ALGONQUIAN WAY	AURORA CO, 80016-5392	FELLS BARBARA E	4934 S ALGONQUIAN WAY	AURORA CO 80016-5392	34649859
2071-07-3-22-007	23393 E CHENANGO PL	AURORA CO, 80016-5394	FERRELL MARCUS	23393 E CHENANGO PL	AURORA CO 80016-5394	34648917
2071-07-3-21-039	23323 E CHENANGO PL	AURORA CO, 80016-5394	FISCHER PAUL E, FISCHER JENNIFER M	23323 E CHENANGO PL	AURORA CO 80016-5394	34648712
2073-12-4-18-073	4876 S WENATCHEE CIR	AURORA CO, 80015-6794	FOLEY LENEZ SUZANNE, FOLEY JASON PATRICK	4876 S WENATCHEE CIR	AURORA CO 80015-6794	34898999
2071-07-3-35-016	5047 S ADDISON WAY	AURORA CO, 80016	GATICA FIONNA, CASTRO MARCELINO GATICA	5047 S ADDISON WAY	AURORA CO 80016-5390	35115330
2073-12-4-18-054	5030 S WENATCHEE CIR	AURORA CO, 80015-6796	GILBERT RAE ANN	5030 S WENATCHEE CIR	AURORA CO 80015-6796	34898808
2071-07-3-35-014	5048 S ADDISON WAY	AURORA CO, 80016	GINSBURG LEAH M, GINSBURG STEVEN A	5048 S ADDISON WAY	AURORA CO 80016-5390	35115313
2073-12-4-18-062	4958 S WENATCHEE CIR	AURORA CO, 80015-6795	GROSS ANDREW C	4958 S WENATCHEE CIR	AURORA CO 80015-6805	34898883
2071-07-3-21-037	23343 E CHENANGO PL	AURORA CO, 80016-5394	GROVES CRYSTAL MAE	23343 E CHENANGO PL	AURORA CO 80016-5394	34648691
2073-12-4-18-076	4856 S WENATCHEE CIR	AURORA CO, 80015-6794	GRUZ MARIUSZ, GALECKA ANNA	4856 S WENATCHEE CIR	AURORA CO 80015-6794	34899022
2071-07-3-24-016	4944 S ALGONQUIAN WAY	AURORA CO, 80016-5392	HALEY ROSALBA	4944 S ALGONQUIAN WAY	AURORA CO 80016-5392	34649875
2071-07-3-21-028	23357 E SARATOGA CIR	AURORA CO, 80016-5396	HALLOULI JAMAL, HARROU HAYAT	23357 E SARATOGA CIR	AURORA CO 80016-5396	34648607
2071-07-3-23-045	4875 S ALGONQUIAN WAY	AURORA CO, 80016-5391	HAWKS JEREMY D	4875 S ALGONQUIAN WAY	AURORA CO 80016-5391	34649531
2071-07-3-23-034	4927 S ALGONQUIAN WAY	AURORA CO, 80016-5392	HECKEL KENNETH L, HECKEL DENISE N	4927 S ALGONQUIAN WAY	AURORA CO 80016-5392	34649344
2071-07-3-35-010	5008 S ADDISON WAY	AURORA CO, 80016	HEMME WILBUR G, HEMME NAN L	5008 S ADDISON WAY	AURORA CO 80016-5390	35115275
2073-12-4-18-064	4938 S WENATCHEE CIR	AURORA CO, 80015-6795	HOH AARON PATRICK, FOGARTY-HOH AMANDA DEE	4938 S WENATCHEE CIR	AURORA CO 80015-6795	34898905
2071-07-3-35-009	4998 S ADDISON WAY	AURORA CO, 80016	HOLEN ADAM G, HOLEN KAISE J	4998 S ADDISON WAY	AURORA CO 80016	35115267
2073-12-4-18-067	4918 S WENATCHEE CIR	AURORA CO, 80015-6795	HOMDAYANAKUL KESARA	4918 S WENATCHEE CIR	AURORA CO 80015-6795	34898930

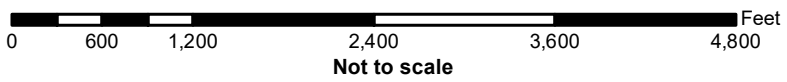


2073-12-4-18-070	4892 S WENATCHEE CIR	AURORA CO, 80015-6794	HPA BORROWER 2018-1 MS LLC	120 S RIVERSIDE PLZ STE 2000	CHICAGO IL 60606-6995	34898964
2071-07-3-24-021	4947 S ADDISON WAY	AURORA CO, 80016-5389	HPA II BORROWER 2019 1 LLC	120 S RIVERSIDE PLZ STE 2000	CHICAGO IL 60606-6995	34649921
2071-07-3-35-013	5038 S ADDISON WAY	AURORA CO, 80016-5390	HU ZHUOWEN, FU DIEPING	5038 S ADDISON WAY	AURORA CO 80016-5390	35115305
2071-07-3-23-042	4887 S ALGONQUIAN WAY	AURORA CO, 80016-5391	IRAM AZKA, AFZAL SALMAN	4887 S ALGONQUIAN WAY	AURORA CO 80016-5391	34649506
2071-07-3-35-008	4988 S ADDISON WAY	AURORA CO, 80016	JACKSON JOEL P, JACKSON ANGELA M	4988 S ADDISON WAY	AURORA CO 80016	35115259
2071-07-3-24-017	4946 S ALGONQUIAN WAY	AURORA CO, 80016-5392	JAZOMBEK LEE, JAZOMBEK NICOLE	4946 S ALGONQUIAN WAY	AURORA CO 80016-5392	34649883
2071-07-3-21-038	23333 E CHENANGO PL	AURORA CO, 80016-5394	KATTEBOINA DEVE VARA PRAKASH, KATTEBOINA ANUSHA	23333 E CHENANGO PL	AURORA CO 80016-5394	34648704
2071-07-3-24-009	4906 S ALGONQUIAN WAY	AURORA CO, 80016-5392	KHAN AMIR A, JABBAR SARA	4906 S ALGONQUIAN WAY	AURORA CO 80016-5392	34649808
2071-07-3-24-010	4914 S ALGONQUIAN WAY	AURORA CO, 80016-5392	KIM JANG SUK, KIM SOOYEON	4914 S ALGONQUIAN WAY	AURORA CO 80016-5392	34649816
2071-07-3-23-040	4897 S ALGONQUIAN WAY	AURORA CO, 80016-5391	KING ROCHELLE	4897 S ALGONQUIAN WAY	AURORA CO 80016-5391	34649468
2073-12-4-18-057	5012 S WENATCHEE CIR	AURORA CO, 80015-6796	KIRWIN CHRISTINA T	5012 S WENATCHEE CIR	AURORA CO 80015-6796	34898832
2071-07-3-35-020	4985 S ALGONQUIAN WAY	AURORA CO, 80016	KODAM SHESHANK, BALLA VIJETHA	4985 S ALGONQUIAN WAY	AURORA CO 80016-5392	35115372
2071-07-3-24-011	4916 S ALGONQUIAN WAY	AURORA CO, 80016-5392	KODAM SHESHANK, BALLA VIJETHA	4985 S ALGONQUIAN WAY	AURORA CO 80016-5392	34649824
2071-07-3-24-012	4924 S ALGONQUIAN WAY	AURORA CO, 80016-5392	KS GOLDEN LLC	3661 DRIFTWOOD DR	REXBURG ID 83440-4763	34649832
2071-07-3-22-004	23423 E CHENANGO PL	AURORA CO, 80016-5395	KUFORJI MALIK O	23423 E CHENANGO PL	AURORA CO 80016	34648887
2071-07-3-22-005	23413 E CHENANGO PL	AURORA CO, 80016-5395	KUFORJI MALIK O	23413 E CHENANGO PL	AURORA CO 80016-5395	34648895
2071-07-3-24-006	23372 E CHENANGO PL	AURORA CO, 80016-5394	LAGRENADE RITA M	23372 E CHENANGO PL	AURORA CO 80016-5394	34649778
2071-07-3-24-020	4957 S ADDISON WAY	AURORA CO, 80016-5389	LAKSHMI INVESTMENTS LLC	2040 CRYSTAL PEAK	LITTLETON CO 80129-5483	34649913
2071-07-3-35-015	5058 S ADDISON WAY	AURORA CO, 80016	LAMAS RAYNALDO	5058 S ADDISON WAY	AURORA CO 80016	35115321
2071-07-3-35-023	4955 S ALGONQUIAN WAY	AURORA CO, 80016	LAVIGNE JOSEPH	4955 S ALGONQUIAN WAY	AURORA CO 80016-5392	35115402
2071-07-3-21-035	23363 E CHENANGO PL	AURORA CO, 80016-5394	LOHAIZA HECTOR R Jr	770 COLORADO CIR	CARSON CA 90745-2871	34648674
2071-07-3-35-019	4995 S ALGONQUIAN WAY	AURORA CO, 80016	LU LIANGDE	23427 E OTTAWA DR	AURORA CO 80016-5907	35115364
2073-12-4-18-058	5010 S WENATCHEE CIR	AURORA CO, 80015-6796	MAMER SPENCER, POWELL ALEXIS	5010 S WENATCHEE CIR	AURORA CO 80015-6796	34898841
2071-07-3-23-031	4945 S ALGONQUIAN WAY	AURORA CO, 80016-5392	MANSE PETER	4945 S ALGONQUIAN WAY	AURORA CO 80016-5392	34649310
2071-07-3-35-021	4975 S ALGONQUIAN WAY	AURORA CO, 80016	MARTINEZ SAGID	4975 S ALGONQUIAN WAY	AURORA CO 80016-5392	35115381
2071-07-3-23-036	4917 S ALGONQUIAN WAY	AURORA CO, 80016-5392	MCCLENDON JARREN ISAIAH, ASTRASKAS CUYLE BRADLEY	4917 S ALGONQUIAN WAY	AURORA CO 80016-5392	34649379
2073-12-4-18-061	4978 S WENATCHEE CIR	AURORA CO, 80015-6795	MCGREGOR ANGELA P	4978 S WENATCHEE CIR	AURORA CO 80015-6805	34898875
2073-12-4-18-068	4908 S WENATCHEE CIR	AURORA CO, 80015-6795	MCKENZIE NEIL ADAM, JULIA MCKENZIE ISABEL MARY	4908 S WENATCHEE CIR	AURORA CO 80015	34898948
2071-07-3-23-022	5057 S ADDISON WAY	AURORA CO, 80016-5390	MCKINNEY ROBERT III, MCKINNEY NAKESHA	5057 S ADDISON WAY	AURORA CO 80016-5390	34649221
2071-07-3-21-041	23303 E CHENANGO PL	AURORA CO, 80016-5394	MEEKS RYAN	23303 E CHENANGO PL	AURORA CO 80016-5394	34648739
2071-07-3-21-020	23421 E SARATOGA CIR	AURORA CO, 80016-5397	MERRITT AUSTIN TYLER, YURCHICK KAYLIN RILEY	23421 E SARATOGA CIR	AURORA CO 80016-5397	34648526
2073-12-4-18-050	5052 S WENATCHEE CIR	AURORA CO, 80015-6796	MILLER ANASTASIA, MILLER TODD R	5052 S WENATCHEE CIR	AURORA CO 80015-6796	34898760
2071-07-3-21-033	23301 E SARATOGA CIR	AURORA CO, 80016-5396	MOORE ANTOINETTE M	23301 E SARATOGA CIR	AURORA CO 80016-5396	34648658
2071-07-3-23-021	5068 S ADDISON WAY	AURORA CO, 80016-5390	MOORE SAMANTHA D, MOORE ANTHONY O II	5068 S ADDISON WAY	AURORA CO 80016-5390	34649212
2071-07-3-24-007	4896 S ALGONQUIAN WAY	AURORA CO, 80016-5391	MUSIC BRIGITTE	4896 S ALGONQUIAN WAY	AURORA CO 80016-5391	34649786
2071-07-3-21-034	23373 E CHENANGO PL	AURORA CO, 80016-5394	NATESAN VIGNESH, KODAM SWETHA SREE	477 AMERICA BLVD	ASHLAND MA 01721-1880	34648666
2071-07-3-23-060			NEWBRIDGE AT TOLLGATE COMMUNITY ASSOCIATION	11002 BENTON ST	WESTMINSTER CO 80020-3200	35115411
2071-18-2-01-002	23505 E PROGRESS CIR	AURORA CO, 80016-4032	NGUYEN TIEN DUY, NGUYEN PHI PHI HOANG	23505 E PROGRESS CIR	AURORA CO 80016-4032	31586755
2071-07-3-21-025	23381 E SARATOGA CIR	AURORA CO, 80016-5396	NIYONGABO FELIX, MUKESHIMANA JACQUELINE	23381 E SARATOGA CIR	AURORA CO 80016-5396	34648577
2071-07-3-24-024	4917 S ADDISON WAY	AURORA CO, 80016-5389	NOBI NUR, ALAM SANMIRA	4917 S ADDISON WAY	AURORA CO 80016-5389	34649956
2071-07-3-21-021	23417 E SARATOGA CIR	AURORA CO, 80016-5397	PADILLA SANDRA	23417 E SARATOGA CIR	AURORA CO 80016-5397	34648534
2071-07-3-22-010	24020 E SARATOGA CIR	AURORA CO, 80016-5399	PEREZ ALICIA	24020 E SARATOGA CIR	AURORA CO 80016-5399	34648941
2071-07-3-23-035	4925 S ALGONQUIAN WAY	AURORA CO, 80016-5392	PRASAD TUMKUR CHANDRASHEKARIAH RENUKA, KOTRAPPA ANUPAM	4925 S ALGONQUIAN WAY	AURORA CO 80016-5392	34649352
2071-07-3-24-005	23382 E CHENANGO PL	AURORA CO, 80016-5394	PRECISION INVESTMENTS LLC	1900 FEDERAL BLVD	DENVER CO 80204-1794	34649760
2071-18-2-01-001	23351 E PROGRESS CIR	AURORA CO, 80016-4013	PROGRESS CIRCLE TRUST	23351 E PROGRESS CIR	AURORA CO 80016-4013	31586747
2071-00-0-00-315			PUBLIC SERVICE CO OF COLORADO	PO BOX 840	DENVER CO 80201-0840	35045200
2073-12-4-18-055	5022 S WENATCHEE CIR	AURORA CO, 80015-6796	RAINS TANIA	5022 S WENATCHEE CIR	AURORA CO 80015-6796	34898816
2073-12-4-18-052	5040 S WENATCHEE CIR	AURORA CO, 80015-6796	RAMAKRISHNA DEEPAK S, SIDDARAMEGOWDA BINDU	5040 S WENATCHEE CIR	AURORA CO 80015-6796	34898786
2073-12-4-00-023			RIPPEY COMMERCIAL INVESTORS LLC	7800 E UNION AVE UNIT 420	DENVER CO 80237	35497071
2071-07-3-21-019	23437 E SARATOGA CIR	AURORA CO, 80016-5397	RODRIGUEZ TERESA E	1390 SHERIDAN BLVD	DENVER CO 80214-3009	34648518
2073-13-1-01-028			SADDLE ROCK RIDGE HOA	27 INVERNESS DR E	ENGLEWOOD CO 80112-5623	33909372
2073-12-4-18-063	4948 S WENATCHEE CIR	AURORA CO, 80015-6795	SAVAGE MARY W, SAVAGE KRISTEN R	4948 S WENATCHEE CIR	AURORA CO 80015-6795	34898891
2071-07-3-21-030	23337 E SARATOGA CIR	AURORA CO, 80016-5396	SCHLENOGTT DENNIS A	23337 E SARATOGA CIR	AURORA CO 80016-5396	34648623
2071-07-3-23-039	4905 S ALGONQUIAN WAY	AURORA CO, 80016-5392	SCOTT JAIME L	4905 S ALGONQUIAN WAY	AURORA CO 80016-5392	34649450
2071-07-3-21-036	23353 E CHENANGO PL	AURORA CO, 80016-5394	SHRESTHA SAJJAN	23353 E CHENANGO PL	AURORA CO 80016-5394	34648682
2073-12-4-18-053	5032 S WENATCHEE CIR	AURORA CO, 80015-6796	SILVESTRE ROGACIANO, DEVEVONA ADRIAN N GONZALEZ, PEREZ LUPITA	5032 S WENATCHEE CIR	AURORA CO 80015-6796	34898794
2071-07-3-35-011	5018 S ADDISON WAY	AURORA CO, 80016	SMITH JOHN JASON TROY, SMITH ERICKA M	5018 S ADDISON WAY	AURORA CO 80016	35115283

2071-07-3-35-018	5005 S ALGONQUIAN WAY	AURORA CO, 80016	SOH SHIN H, SOH ANNA R	5005 S ALGONQUIAN WAY	AURORA CO 80016-5393	35115356
2071-07-3-22-009	24000 E SARATOGA CIR	AURORA CO, 80016-5399	SOSA JARED MICHAEL, SOSA ADRIANA MARREY	24000 E SARATOGA CIR	AURORA CO 80016-5399	34648933
2071-07-3-23-048	4857 S ALGONQUIAN WAY	AURORA CO, 80016-5391	STALEY ALOFA AIMEE ELIZABETH	4857 S ALGONQUIAN WAY	AURORA CO 80016-5391	34649603
2073-12-4-18-056	5020 S WENATCHEE CIR	AURORA CO, 80015-6796	STONE MARY L	5020 S WENATCHEE CIR	AURORA CO 80015-6796	34898824
2071-07-3-24-004	23392 E CHENANGO PL	AURORA CO, 80016-5394	SULLIVAN AMY	23392 E CHENANGO PLACE	AURORA CO 80016-5394	34649751
2071-07-3-23-044	4877 S ALGONQUIAN WAY	AURORA CO, 80016-5391	SWANEY DYLAN	4877 S ALGONQUIAN WAY	AURORA CO 80016-5391	34649522
2071-07-3-23-051			TOLLGATE CROSSING METROPOLITAN DISTRICT #2	2154 E COMMONS AVE SUITE 2000	CENTENNIAL CO 80122-1880	34649638
2071-18-2-02-001	5227 S ALGONQUIAN ST	AURORA CO, 80016-4000	TRAN ANH, TRAN THUY NGA T, NGUYEN CHAU	5227 S ALGONQUIAN ST	AURORA CO 80016-4000	31587051
2073-12-4-18-072	4882 S WENATCHEE CIR	AURORA CO, 80015-6794	TURNER ANTHONY MILES, ABRANTES CHERYL LYNN	4882 S WENATCHEE CIR	CENTENNIAL CO 80015-6794	34898981
2073-12-4-18-066	4928 S WENATCHEE CIR	AURORA CO, 80015-6795	VANCE VADIM, VANCE SERAFIMA	4928 S WENATCHEE CIR	CENTENNIAL CO 80015	34898921
2071-07-3-22-002	23443 E CHENANGO PL	AURORA CO, 80016-5395	WALKER CHRISTINE M	23443 E CHENANGO PL	AURORA CO 80016-5395	34648861
2073-12-4-18-075	4862 S WENATCHEE CIR	AURORA CO, 80015-6794	WALLINGER ANDREW DAVID, WALLINGER SARA ANN	4862 S WENATCHEE CIR	CENTENNIAL CO 80015-6794	34899014
2071-07-3-24-015	4936 S ALGONQUIAN WAY	AURORA CO, 80016-5392	WILLETT MARGARET	4936 S ALGONQUIAN WAY	AURORA CO 80016-5392	34649867
2071-07-3-23-037	4915 S ALGONQUIAN WAY	AURORA CO, 80016-5392	WILLIAMS LESLEY, KING DAMITA JO	4915 S ALGONQUIAN WAY	AURORA CO 80016-5392	34649417
2071-07-3-35-017	5037 S ADDISON WAY	AURORA CO, 80016	WILLIAMS PORTER REED, WILLIAMS ALLICIA	5037 S ADDISON WAY	AURORA CO 80016-5390	35115348
2073-12-4-18-074	4866 S WENATCHEE CIR	AURORA CO, 80015-6794	WISE DUANE EUGENE, WISE TRACEY ANN	4866 S WENATCHEE CIR	AURORA CO 80015-6794	34899006
2071-07-3-22-003	23433 E CHENANGO PL	AURORA CO, 80016-5395	WOODWORTH JASON	23433 E CHENANGO PL	AURORA CO 80016-5395	34648879
2073-12-4-18-065	4934 S WENATCHEE CIR	AURORA CO, 80015-6795	YU JOHN JI-HOON, YU MEESUN	4934 S WENATCHEE CIR	AURORA CO 80015-6795	34898913
ASSOCIATION_NAME	STREET	CITY	ZIP	CONTACT_NAME		
COPPERLEAF HOA	4895 S. TIBET ST.	Centennial	80023	Combs, Cindy		
DOVE HILL ESTATES	23754 E CRESTLINE CIR	AURORA, CO	80016-	SCOTT WALES		
SADDLE ROCK RIDGE HOA	15150 E ILIFF AVE	AURORA	80014-	TIM LARSON		
WILLOW TRACE HOA	4323 S JEBEL LN	Aurora	80015	Tyleen Ortiz		



# Copperleaf East-Parcel O 500' Buffer



ARAPAHOE COUNTY MAKES NO REPRESENTATION OR WARRANTY AS TO THE ACCURACY OF THIS MAP OR THE DATA THAT IT DISPLAYS. ARAPAHOE COUNTY ASSUMES NO RESPONSIBILITY OR LIABILITY TO ANY USER. THIS MAP IS NOT A LEGAL DOCUMENT. IT IS INTENDED TO SERVE AS AN AID IN GRAPHIC REPRESENTATION ONLY.

Map Generated On: 10/18/2022

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Map Location



# Instructions for Mail Notification

Pursuant to Section 5-2.1.B.2 of the Land Development Code, mail notification is required for land development procedures requiring neighborhood outreach. Applicants must mail, First Class, a Notice of neighborhood outreach to the Owner(s) of Record, at the time of the outreach, of property located within a **500 foot radius** of the proposed location. The Planning Division may expand or contract the notification boundary as appropriate to ensure adequate notice and that the nearest neighbors are notified. **The Notice shall be mailed no later than fifteen (15) days prior to neighborhood outreach.** Instructions for preparing the mail notification are as follows:

- Provide a list of surrounding property owners, HOAs, and neighborhood groups. As part of the list title, include the case number, the name of the proposal, and type of application being requested. The list of property owners must include two sets of information: First, include the full name and mailing address for each surrounding property owner. Second, provide the Assessor's Schedule Number representing each property owner's parcel of ground. This information can be obtained from the Arapahoe County Assessor's Office or the County's online mapping system: <https://gis.arapahoe.gov.com/ArapaMAP/>.
- Acquire a copy of the County Assessor's Map(s) which depicts the subject property (copies can be purchased in the Mapping Division or you can use the online mapping system). Graphically highlight all parcels of ground that will receive mail notification. Include a copy of this map, no larger than 11" x 17" in size, when you submit the mailing list.

Staff will send you the general template for the letter notifying surrounding property owners. Add specific information about your project to the letter template and send the draft letter to staff for review before mailing the notices. Submit a signed copy of the mailed letter to our Department on the first business day before the neighborhood meeting. Attach to the letter, the following notarized certification:

I hereby certify under oath that the attached letter was mailed to all property owners, HOAs, and neighborhood groups on the 31st day of October 2022 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

Zackary Martin

Printed Name

ZM  
Signature

12/18/2022  
Date

State of Colorado )  
) ss.  
County of Denver )

Subscribed and sworn before me this 8 day of December, 2022

by Eleni Hemphill  
(Print Notary Name Here)

Eleni Hemphill  
(Notary Public Signature Here)

ELENI ROSE HEMPHILL  
Notary Public  
State of Colorado  
Notary ID # 20224016217  
My Commission Expires 05-11-2026

Notarial Stamp Here

**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: Q22-043 & Q22-102	Case Name: Copperleaf East / Planning Area O	Case Manager: Kat Hammer
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<b>Attached is a photo of a sign/signs erected on the following described property:</b>	Parcel ID: 2073-12-4-00-023; The SE corner at S Gun Club Rd and Belleview Ave
<b>The sign is facing:</b>	S Gun Club Road
<b>The sign is legible from said right-of-way:</b>	Yes, sign is legible from said right-of-way.



POSTING INSTRUCTION FORM B

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 ON THE FIRST BUSINESS DAY PRIOR TO NEIGHBORHOOD OUTREACH

Case No: Q22-043 & Q22-102

Case Name: Copperleaf East / Planning Area O

Case Manager: Kat Hammer



LEGAL DESCRIPTION OF PROPERTY:

That Part Of The Se 1/4 Of Sec 12-5-66 Desc As Beg 40 Ft W Of The Se Cor Of Sd Se 1/4 Th W 454.4 Ft Th Ne 1448.45 Ft Th E 425.42 Ft To A Pt On The W Row Line Of S Gun Club Rd Th S To Beg Ex Those Parcels Desc In Rec#S E1140483, E1140484, E1140485, E1140486, E1140487, E1140488, & E1140489

I hereby certify, under oath, that the above-described property was posted continuously for a period of 15 days from November 1, 2022 to November 16, 2022.

Name: Zackary Martin Signature: [Handwritten Signature] Date: 12/8/2022

State of Colorado ) S.S. County of Denver

Subscribed and sworn before me this 8 day of December, 2022 By Eleni Hemphill (Print Notary Name)

ELENI ROSE HEMPHILL Notary Public State of Colorado Notary ID # 20224016217 My Commission Expires 05-11-2026

[Handwritten Signature] (Notary Public Signature)

Notary Stamp Here



# COPPERLEAF EAST

Neighborhood Outreach Meeting

November 16, 2022



Ripley Commercial  
Investors, LLC

# WELCOME

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## AGENDA:

6:00-6:10 | Allow Participants to Join

6:10-6:30 | Brief Presentation

6:30-7:00 | Question & Answer Session

## HOW TO PARTICIPATE:

- Please hold all questions until the Q & A
- Use the 'raise hand' function to be called on or use the Q&A Function to type your question
- Please state your full name, address and email address, then ask your question





# INTRODUCTIONS

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## **Ripsey Commercial Investors, LLC.**

Marc Cooper & Rick Miller

## **Grand Peaks Properties, Inc.**

Meredith Worley & Elli Lobach

## **Felsburg, Holt, & Ullevig**

Chris Fasching

## **LJA Engineering**

Anna Sparks

## **Norris Design**

Diana Rael & April Kroner

# PROCESS

*Held  
10/20/22*

Pre-Submittal Meeting

Neighborhood Outreach

Comprehensive Plan  
Amendment & General  
Development Plan Prepared

County Review & Referral

Revisions (*As Needed*)

Staff Approval

Planning Commission

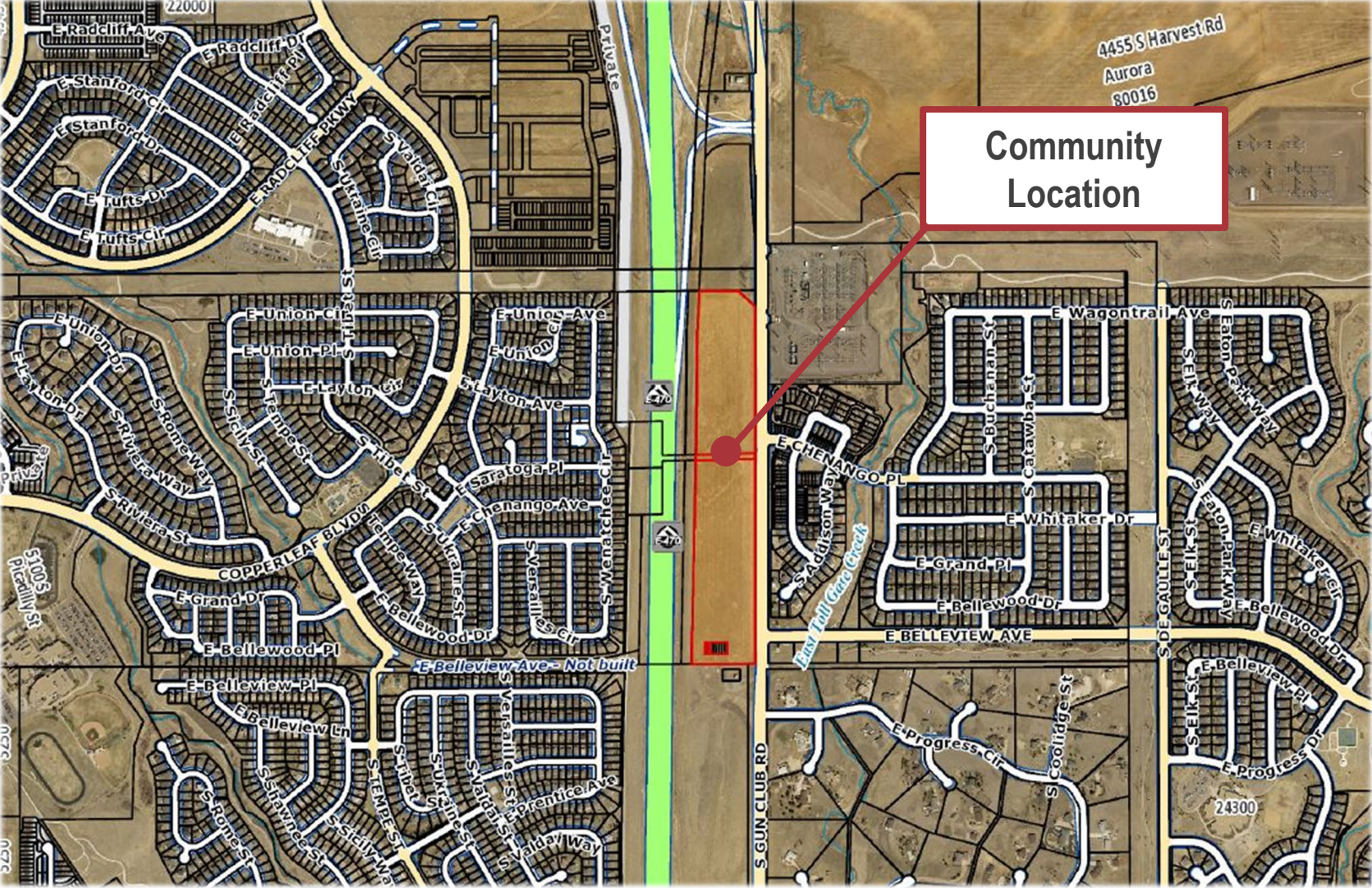
Board of County  
Commissioners



*Public  
Hearings*

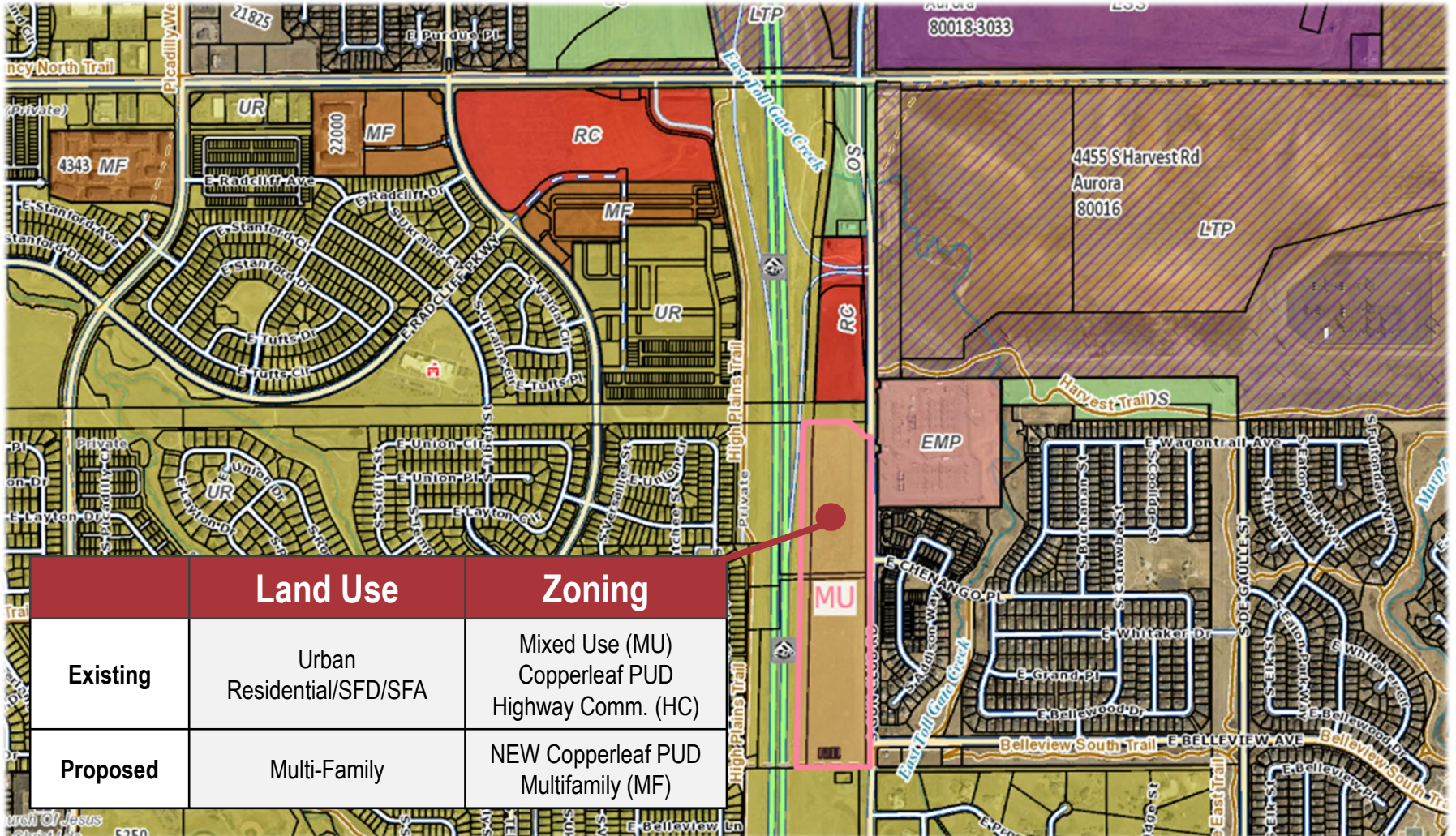


# VICINITY MAP



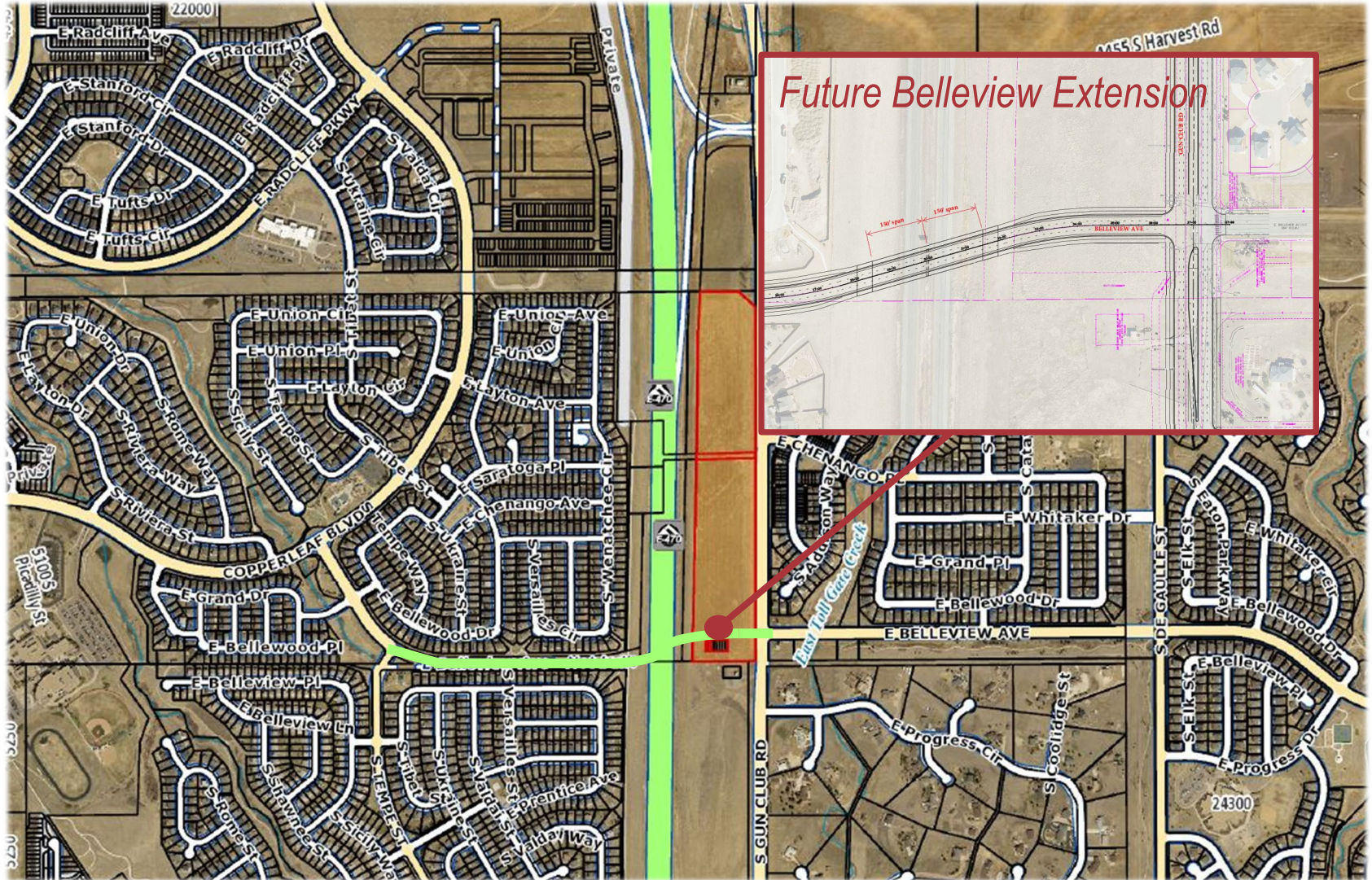


# LAND USE & ZONING





# FUTURE PUBLIC INFRASTRUCTURE IMPROVEMENTS



# FUTURE BELLEVIEW EXTENSION

**TABLE 5. RECOMMENDED NEW CONNECTION/EXTENSION PROJECTS**

Roadway	Extent	Lanes	Classification	Detail	Potential Agency Participant(s)	Length* (miles)	Cost in Million*** (2021\$)
6th Ave	Monaghan Rd to Watkins Rd	6	Major Arterial	Phase 1	Arapahoe Co, Aurora & Development	3.0	\$35.2
6th Ave	Watkins Rd to Manila Rd	4	Minor Arterial	Phase 2	Arapahoe Co & Development	4.1	\$17.3
6th Ave / Converse Rd	Manila Rd to Brick Center Rd / 6th Ave to I-70	2	Collector	Phase 3; reconstruct existing	Arapahoe Co	5.9	\$21.7
Belleview Ave	Chenango Ave to Belleview Ave	4	Collector	Across E-470	Arapahoe Co & Aurora	0.5	\$2.2
Colfax Ave	E-470 to Monaghan Rd	2	Collector		Arapahoe Co & Aurora	0.8	\$2.9
County Line Rd	Wolf Creek Rd to Strasburg Rd	2		Has a water crossing**	Arapahoe Co & Elbert Co	2.0	Preserve ROW
Jewell Ave	Imboden Rd to Manila Rd	2		**	Arapahoe Co	3.1	Preserve ROW
Manila Rd	Arizona Ave to Quincy Ave	4	Rural Arterial	-	Arapahoe Co	3.9	Preserve ROW
Manila Rd	Quincy Ave to County Line Rd	4	Rural Arterial	-	Arapahoe Co	5.0	Preserve ROW
Monaghan Rd	Quincy Ave to Yale Ave	6	Major Arterial	-	Arapahoe Co, Aurora & Development	2.1	\$24.7
Quail Run Rd	6th Ave to I-70	4	Minor Arterial	-	Arapahoe Co	1.0	\$8.1
Quincy Ave	Bradbury Rd to Exmoor Rd	2	Rural Arterial	-	Arapahoe Co	2.0	\$12.6
Quincy Ave	Exmoor Rd to Woodis Rd	2	Rural Arterial	-	Arapahoe Co	5.0	Preserve ROW
Schumaker Rd	I-70 to 6th Ave	2		**	Arapahoe Co	1.0	Preserve ROW
<b>TOTAL</b>							<b>\$124.7</b>

Note, proposed extension of Belleview Ave would reach Tempe, not Chenango

*For questions regarding future transportation projects in Arapahoe County, please contact:*

**Cathleen Valencia**  
**Capital Improvement Program Manager**  
**Arapahoe County Public Works**  
**[cvalencia@arapahoe.gov](mailto:cvalencia@arapahoe.gov)**

\* Portion within unincorporated Arapahoe County

\*\* ROW preservation

\*\*\* Costs are for only the roadway, and median and sidewalk if included, and do not include structures such as bridges

Note: Does not commit agencies to fund the project and funding details will be determined at the project initiation. Could change with annexations





# COPPERLEAF EAST

*We are here to answer any comments or questions you may have.*

*Thank you!*



Ripley Commercial  
Investors, LLC

**Neighborhood Meeting Summary  
Meeting Date – November 16, 2022**

\*\*Due to the virtual platform, a physical sign in sheet was not shared. However, all resident attendees were requested to state their name and address for the official record.

**Copperleaf O Neighborhood Outreach Meeting  
Sign In Sheet**

<u>Attendee</u>	<u>Address</u>	<u>Email Address</u>
Joel Jackson	4988 S Addison Way	joelpjackson@yahoo.com
Angela Jackson	4988 S Addison Way	

**Members of the Development Team in attendance:**

Rippey Commercial Investors, LLC: Marc Copper & Rick Miller  
 Grand Peaks Properties, Inc.: Meredith Worley  
 Felsburg, Holt & Ullevig: Chris Fasching  
 LJA Engineering: Anna Sparks & Alaina Marler  
 Studio PBA: John Payne  
 Norris Design: Diana Rael & April Kroner

**List of Comments and Questions Received by Attendee:**

- What is the purpose of tonight's meeting? (this was asked right as we were about to get things started)  
*Response: Informed we would be going over exactly that with out presentation. Proceeded with presentation and explaining the purpose as well as the proposed CPA and PUD Rezoning requests and processes.*
- What's driving the rezoning?  
*Response: Current comp plan calls out SF attached/detached. Given the narrowness of the property the ability to lay out a meaningful single-family project is difficult. In addition, the proximity to E-470 is not ideal for SF development.*
- Is the plan to connect the Belleview Road extension prior to the development of the site?  
*Response: No. The Belleview Road extension project is a project that is identified in the County's 10-year CIP, however there is not yet funding to complete the project. The project would likely be completed prior to the road extension being constructed.*
- Will there be a traffic light/signal added anywhere?  
*Response: A Traffic Impact Study has been completed and will be submitted to the County with the application materials. We are working closely with the County, and if this step of the process moves forward, the specific site plan and associated details will be prepared. At that time we will have further details relative to access controls.*
- Do you post minutes from the neighborhood meeting?  
*Response: Not formally. However, we do submit a record of the meeting with the questions asked and our responses to the County when we make our submittal. The County staff will include this information in their agenda packets for future Planning and BoCC meetings so the commissioners will know what transpired at the neighborhood meeting.*





- Is there or will there be a website to check in on the stats of the project?

*Response: There is not. However, we are happy to provide our contact information so you can check in when you would like for updates. In addition, future meeting notices will be issued for public hearings, and information is available on the County website about upcoming meetings. He was provided a follow-up email from April Kroner with her contact information so he could reach out whenever he'd like for updates.*

Mr. Jackson asked for some items to be provided as a follow-up. April Kroner with Norris Design emailed Mr. Jackson the items requested that evening after the meeting concluded. Items requested were as follows:

1. Please provide contact info at Arapahoe County should he have questions about the Gun Club Road widening project and/or the future Belleview Road extension.

*Provided Cathleen Valencia's contact info.*

2. Informed him there was information on the County's website about the Gun Club Road widening project and indicated we would send a link to this page to him.

*Sent him the following link: <https://www.arapahoegov.com/2213/Gun-Club-Road-Widening-Project>*

END OF COMMENTS



# COPPERLEAF EAST

## COMPREHENSIVE PLAN AMENDMENT

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO.

### LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 12, AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 12 TO BEAR NORTH 00°00'39" EAST, 2648.48 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 00°00'40" WEST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 12, A DISTANCE OF 113.37 FEET;

THENCE NORTH 89°59'20" WEST, A DISTANCE OF 40.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SOUTH GUN CLUB ROAD AS DESCRIBED IN DEED RECORDED IN BOOK 469 AT PAGE 523 OF THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 00°00'40" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 2536.75 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 12;

THENCE SOUTH 89°29'31" WEST, ALONG SAID SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 12, A DISTANCE OF 454.29 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE AND THE SOUTHERLY EXTENSION THEREOF OF E-470 PUBLIC HIGHWAY AUTHORITY MULTI-USE EASEMENT KNOWN AS MU-66 RT AND MU-66 IRT AS RECORDED AT RECEPTION NO. 9022370 OF THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER;

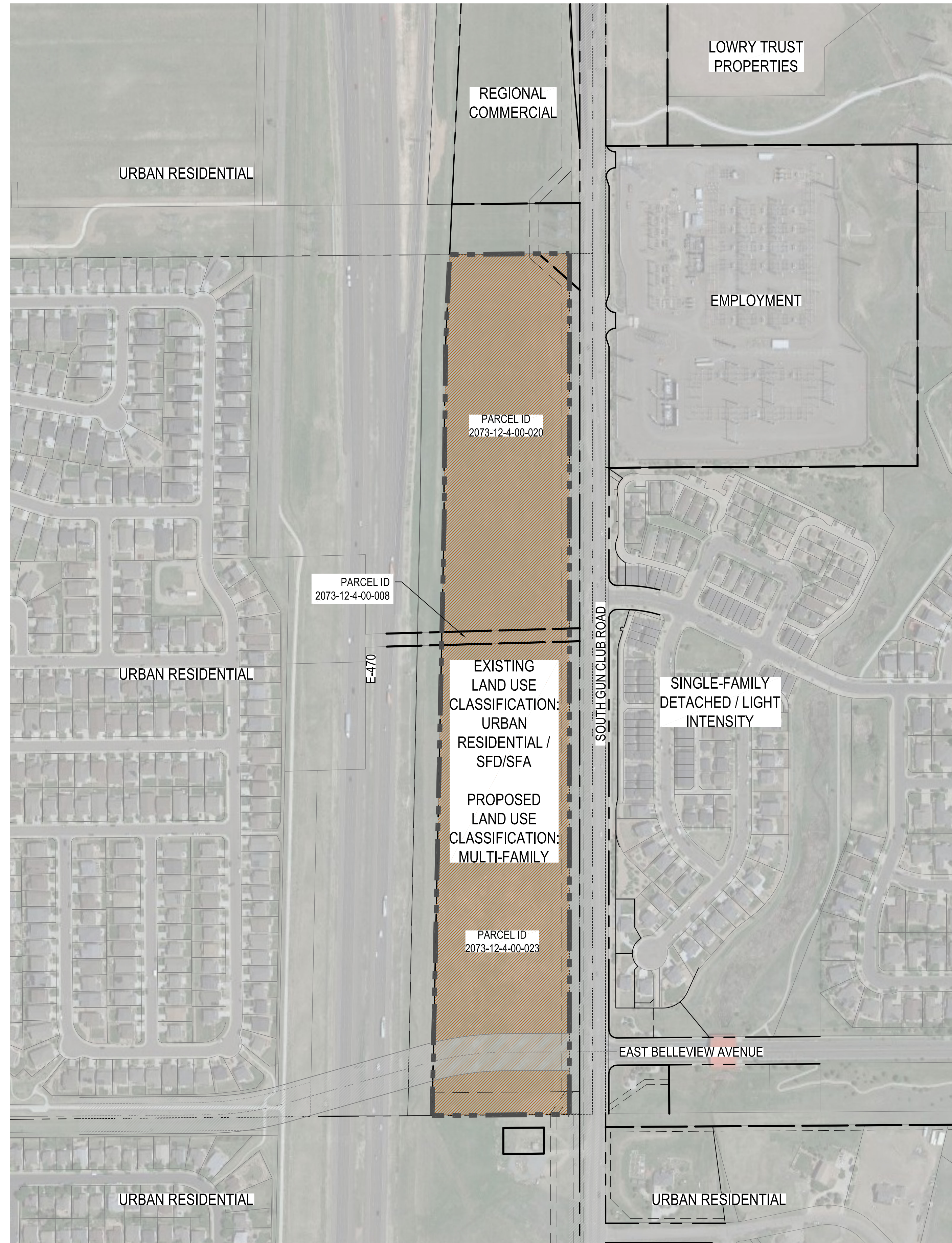
THENCE ALONG SAID EASTERLY LINE AND THE NORTHERLY AND SOUTHERLY EXTENSIONS THEREOF THE FOLLOWING THREE (3) COURSES;

- 1) NORTH 01°09'40" EAST, A DISTANCE OF 1821.88 FEET TO A POINT OF CURVATURE;
- 2) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 01°21'59", A RADIUS OF 23143.31 FEET, A DISTANCE OF 551.92 FEET, THE CHORD OF WHICH BEARS NORTH 00°28'40" EAST;
- 3) NORTH 02°36'47" EAST, A DISTANCE OF 277.11 FEET TO A POINT ON THE SOUTHERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED IN BOOK 1343 AT PAGE 165, SAID POINT ALSO ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 12;

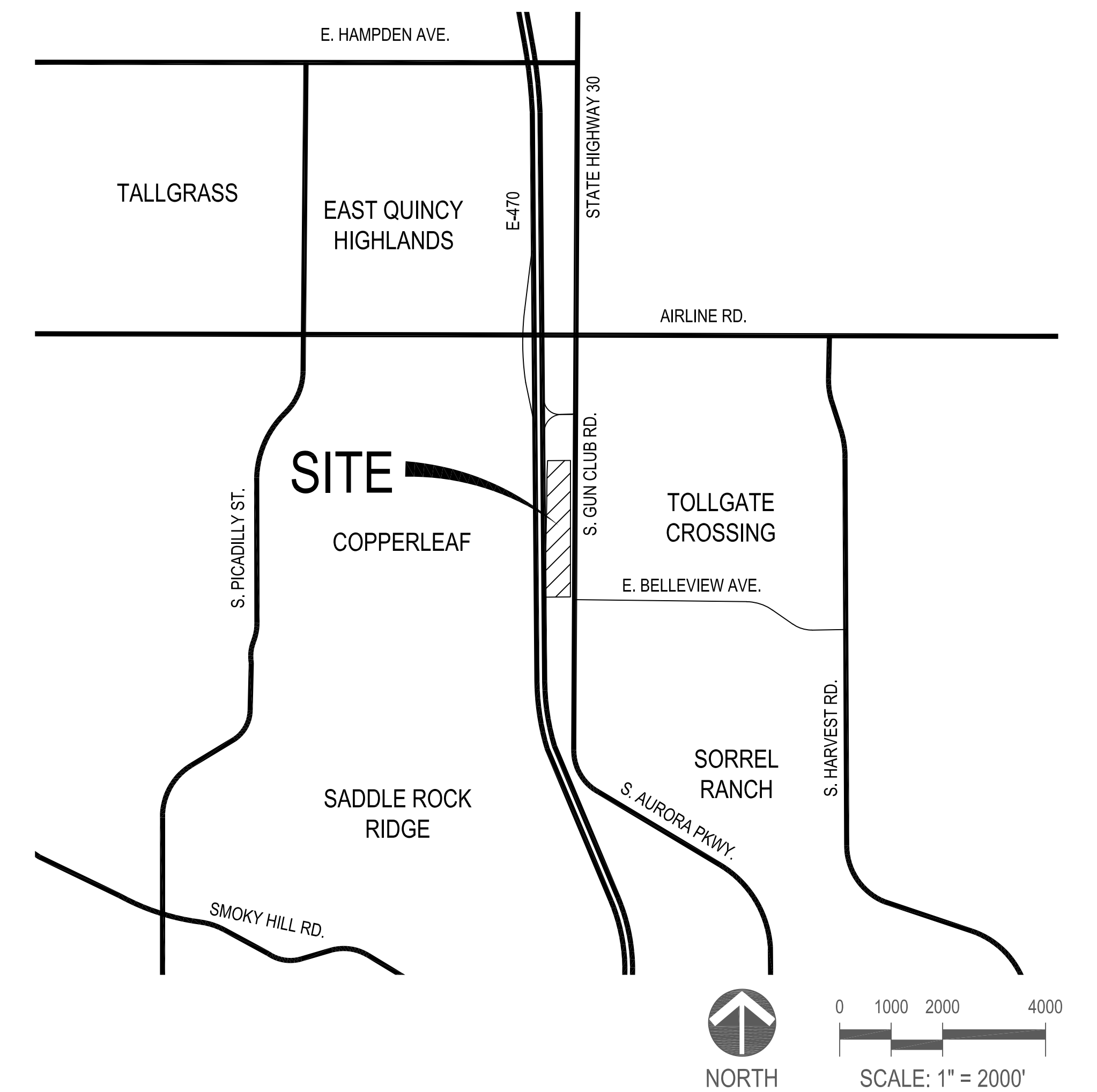
THENCE NORTH 89°29'18" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 273.80 FEET;

THENCE SOUTH 48°34'04" EAST, A DISTANCE OF 169.07 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,128,092 SQUARE FEET OR 25.89 ACRES.



### VICINITY MAP



	LAND USE CLASSIFICATION	DENSITY	ZONING
EXISTING	URBAN RESIDENTIAL / SFD/SFA	VARIES - UP TO 16 DU/AC	MIXED USE (MU), COPPERLEAF PLANNED UNIT DEVELOPMENT (PUD), HIGHWAY COMMERCIAL (HC)
PROPOSED	MULTI-FAMILY	ALLOWED DENSITY = 13 OR MORE DU/AC	NEW COPPERLEAF OPUD, MULTIFAMILY (MF)

