



ARAPAHOE COUNTY

**Arapahoe County
Public Works and Development
Planning Division**
6924 S. Lima Street
Centennial, Colorado 80112
Phone: 720-874-6650
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: Rangeview Metropolitan District	ADDRESS: 34501 E. Quincy Ave., Bldg 1 Watkins, CO 80137 PHONE: 303.292.3456 EMAIL: mharding@purecyclewater.com	CONTACT: Mark Harding TITLE: President
OWNER(S) OF RECORD NAME(S): Rangeview Metropolitan District	ADDRESS: 34501 E. Quincy Ave., Bldg 1 Watkins, CO 80137 PHONE: 303.292.3456 EMAIL: mharding@purecyclewater.com	SIGNATURE(S):  <hr/>
ENGINEERING FIRM NAME: Pure Cycle	ADDRESS: 34501 E. Quincy Ave., Bldg 1 Watkins, CO 80137 PHONE: 303.292.3456 EMAIL: trohde@purecyclewater.com	CONTACT: Taylor Rohde TITLE: Engineer

Pre-Submittal Case Number: Q 25 - 049 Pre-Submittal Planner: Kat Hammer Pre-Submittal Engineer: Joseph Boateng

State Parcel ID No. (AIN no.):	2069-00-0-00-014
Parcel Address or Cross Streets:	E. Quincy Ave and Box Elder Creek
Subdivision Name & Filing No:	N/A

	EXISTING	PROPOSED
Zoning:	A-1	A-1
Project Name:	N/A	Quincy Flow Diversion at Box Elder Creek
Site Area (Acres):	N/A	N/A
Density (Dwelling Units/Acre):	N/A	N/A
Building Square Footage:	N/A	N/A
Disturbed Area (Acres):	N/A	2.3

CASE TYPE (S)

L&E _____ _____

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.

October 22nd, 2025

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

Attn: Kat Hammer, Planner

RE: Letter of Intent – Quincy Flow Diversion at Box Elder Creek – Arapahoe County Q25-049

Dear Ms. Hammer,

Pure Cycle Corporation on behalf of Rangeview Metropolitan District submits this Location and Extent application for a proposed diversion structure in Box Elder Creek. This infrastructure will allow Rangeview to source surface water according to its water right decrees in order to provide additional water to its growing customer base in Arapahoe County. This proposed project adds additional renewable water supplies to Rangeview's water portfolio, helps diversify its water sources, and aligns with several Arapahoe County Comprehensive Plan Goals.

The project is located in Parcel # 2069-00-0-00-014 in the NE ¼ of Section 9, Township 5S, Range 64 West of the 6th P.M. in unincorporated Arapahoe County, CO. The property is zoned A-1 and is owned by the Colorado State Land Board. No new access roads are proposed for the project and construction traffic will utilize an existing entrance to the parcel off East Quincy Avenue. The proposed project will be constructed on a Rangeview utility easement granted by the Colorado State Land Board with an approximate size of ~1.2 acres.

The diversion dam will consist of an air inflated rubber bladder that will be anchored by a concrete foundation. When the rubber bladder is fully inflated, water within Box Elder Creek will be diverted by pumps through an existing water transmission main to the Lowry Ridge Storage Pond. When the rubber bladder is deflated surface flows will continue downstream in Box Elder Creek. Riprap will be installed both upstream and downstream of the diversion dam to improve bank stabilization and limit scouring.

Sheet piles will be installed downstream of the diversion dam in a 'V' configuration to allow a stabilized cross section within the stream for calibrated flow monitoring. Surface flow rates will be continually monitored at this location in accordance with Rangeview's water decrees requirements and those of Colorado Division of Water Resources.

The project is anticipated to start construction in Q3 of 2026 and has an estimated duration of 3 months. We appreciate your assistance and review of the materials submitted for this L&E application. If you have any questions about the accompanying materials, please do not hesitate to contact me.

Taylor Rohde, P.E.
Pure Cycle Corporation
trohde@purecyclewater.com

October 3rd, 2025

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

Attn: Kat Hammer

RE: Narrative – Quincy Flow Diversion at Box Elder Creek – Arapahoe County Q25-049

Dear Ms. Hammer –

Pure Cycle Corporation on behalf of Rangeview Metropolitan District is proposing to construct a diversion dam in Box Elder Creek, which will be located in Section 9, Township 5S, Range 64 West within Arapahoe County, Colorado.

Per Section 5-7.3.B, pages 5-397 to 5-398 of the Land Development Code of Arapahoe County Public Work and Development, certain guidelines and regulations are set forth to direct the application material towards approval. It is understood that the application material will enter review based on these certain codes and criteria which will then be sent to a Planning Commission hearing and Board of County Commissioner hearing which then, only after approval and proper full-size paper submittal be considered fully approved. Listed below are the certain Codes and Criteria used for the design of the facility.

Arapahoe County Codes and Criteria

1. *Land Development Code and Land Development Application Manual*
2. *Infrastructure Design and Construction Standards – adopted March 11th, 2025, effective June 9, 2025*
3. *Stormwater Management Manual – adopted January 30, 2007, revised June 25, 2021*
4. *Grading, Erosion, and Sediment Control (GESCC) Manual – adopted February 22, 2005, revised July 1, 2019*
5. *Guidelines for Traffic Impact Studies – revised December 7, 2010*
6. *Public Works & Development – Engineering Fee Schedule*

Other Jurisdictional Criteria

1. *Mile High Flood District Drainage Criteria Manuals (formerly Urban Drainage and Flood Control District)*
2. *Southeast Metro Stormwater Authority (SEMSWA).*

All county code and criteria as well as other jurisdictional criteria mentioned above has been adhered to and is reflected in the submitted application documents. Pure Cycle and Rangeview Metropolitan District look forward to working with all local jurisdictions on this proposed project.

Taylor Rohde, P.E.
Pure Cycle Corporation
trohde@purecyclewater.com