



**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: The Garrett Companies, LLC	ADDRESS: 1051 Greenwood Springs Blvd Greenwood, IN 46143 PHONE: 317-886-7923 EMAIL: rharmon@thegarrettco.com	CONTACT: Rachel Harmon TITLE: Senior Development Manager
OWNER(S) OF RECORD NAME(S): Copperleaf Senior Living, LLC	ADDRESS: c/o Zeitlin & Associated CPA 3300 East 1st Avenue #290 Denver, CO 80206 PHONE: 303-321-5220 EMAIL: dwick1953@gmail.com	SIGNATURE(S): <i>Katherine L. Clonan</i> Manager Copperleaf Senior Living LLC
ENGINEERING FIRM NAME: Galloway & Company Inc.	ADDRESS: 6162 S Willow Drive Ste 320 Greenwood Village, CO 80111 PHONE: 303-770-8884 EMAIL: jeffweeder@gallowayus.com	CONTACT: Jeff Weeder TITLE: Site Development Project Manager

Pre-Submittal Case Number: Q 21 - 048 Pre-Submittal Planner: Kat Hammer Pre-Submittal Engineer: Emily Gonzalez

State Parcel ID No. (AIN no.): 2073-12-2-32-002, 2073-12-2-32-003, 2073-12-2-32-004 and 2073-12-2-32-005

Parcel Address or Cross Streets: SWC Quincy and Copperleaf

Subdivision Name & Filing No: Lot 2/3/4, Blk 1, Copperleaf Filing 19

EXISTING		PROPOSED
Zoning:	MU-PUD, Copperleaf PDP, Use area M-2 TC	MU-PUD, Copperleaf PDP, Use area M-2 TC
Project Name:	Caliber at Copperleaf	Caliber at Copperleaf
Site Area (Acres):	9.26	9.26 (a portion of this will be left vacant)
Density (Dwelling Units/Acre):	0 - Vacant	24.34
Building Square Footage:	0 - Vacant	120401
Disturbed Area (Acres):	N/A	9.3

CASE TYPE (S)

☒ FDP ☒ Replat ☒ Easement Vacation

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.

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PETITION FOR VACATION OF PUBLIC EASEMENT

FROM/PETITIONER:	Copperleaf Senior Living LLC
STREET ADDRESS:	3300 East 1st Avenue, Ste 290
CITY / ZIP:	Denver, CO 80206
TELEPHONE:	303-321-5220
TO:	ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS
RE:	VACATION OF PUBLIC EASEMENTS ARAPAHOE COUNTY LAND USE CASE NO <u>VAC22-001</u>
In respect thereto the petitioners represent:	
1.	That they are owners of the following described property, all of which is located in the County of Arapahoe and State of Colorado, to wit (show reception number and/or book and page where dedication appears): LOTS 2, 3 AND 4, BLOCK 1, TRACT A AND TRACT B, COPPERLEAF FILING NO. 19, COUNTY OF ARAPAHOE, STATE OF COLORADO RECORDED AT REC. NO. D9046743
2.	That the portion of said easement sought to be vacated was taken from the real property described in Paragraph 1, hereto.
3.	That Petitioners assert that all or a portion of the easement sought to be vacated as requested herein is useless to the property owners, the easement beneficiaries, the County of Arapahoe, and the general public for the following reason(s): NO LONGER NEEDED
4.	That the entire easement should be vacated except (describe here if applicable): SEE ATTACHED DESCRIPTIONS

PAGE 2 - PETITION FOR VACATION OF PUBLIC EASEMENT

WHEREFORE, petitioners request that the Board of County Commissioners of Arapahoe County, Colorado, vacate the following (brief describe here) and as shown on attached Exhibit A – Land Description and Exhibit: ALL OF THE ACCESS, P.U.E, U.E., AND D.E. LOCATED WITHIN TRACT B OF COPPERLEAF FILING 19 AND A PORTION OF THAT CERTAIN D.E. LOCATED WITHIN LOTS 2, 3, 4 AND TRACT B OF SAID COPPERLEAF FILING 19, COUNTY OF ARAPAHOE, STATE OF COLORADO, RECORDED AT REC. NO. D9046743. SEE ATTACHED EXHIBIT A AND EXHIBIT B, AND A PORTION OF THAT CERTAIN P.U.E. LOCATED WITHIN TRACT A AND LOT 4, BLOCK 1 OF COPPERLEAF FILING NO. 14, COUNTY OF ARAPAHOE, STATE OF COLORADO, RECORDED AT REC. NO. D7096276. SEE ATTACHED EXHIBIT C.

Without reservation of any easements except (describe here if applicable):

NONE

Printed Name/Title:

Company Name:

Signature:

PETITIONER:

Katherine Ellman
Katherine Ellman
Copperleaf Senior Living LLC
Katherine L. Ellman

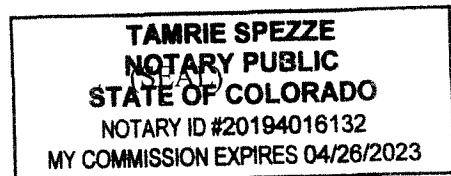
STATE OF Colorado)
) ss.
COUNTY OF Denver)

The foregoing petition for vacation of public easement was signed and acknowledged before me this 13th day of May, 2020, by Katherine Ellman (name of petitioner(s)), as Managing Member (title), of Copperleaf Senior Living LLC (company name).

WITNESS my hand and official seal.

My Commission Expires: 4/26/23

Notary Public Signature



After this petition has been accepted/approved by the Board of County Commissioners, this document, along with the exhibit and a certified copy of the resolution, shall be recorded with the Arapahoe County Clerk and Recorder.