



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

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



6162 S. Willow Drive, Suite 320  
Greenwood Village, CO 80111  
303.770.8884 • [GallowayUS.com](http://GallowayUS.com)

October 29, 2021

Arapahoe County PWD/Planning  
Planning Division  
6924 S. Lima St.  
Centennial, CO 80112

**Re: Final Development Plan Application Letter of Intent**  
Caliber at Copperleaf – Multi-family Residential

Dear Public Works and Development,

Galloway & Company, Inc, on behalf of The Garrett Companies, LLC (Garrett), is pleased to submit applications for Replat and Final Development Plan (FDP) for a new multi-family residential project in unincorporated Arapahoe county. The project is generally located on the southwest corner of East Quincy Avenue and Copperleaf Boulevard Street and includes 3 platted lots addressed as 22100, 22200 and 22150 East Quincy Avenue. The three existing lots are legally described as lot 2, lot 3 and lot 4, Block 1, Copperleaf Filing No. 19 (parcel ID number 2073-12-2-32-002, 2073-12-2-32-003, 2073-12-2-32-004). The project includes ~403,366 SF (9.26 Acres) and is currently zoned mixed use.

The three existing lots and existing utility easement will be replatted to include two lots total. The lot proposed for immediate development (7.19 acres) includes construction of two multi-family structures containing 175 dwelling units. The multi-family structures are accompanied by an outdoor pool with an associated clubhouse building on the east side of the site and a small dog park on the west side of the site. Detached garages located on the south and west frontages provide screening to the parking lot area from adjacent uses. Proposed access to the site from adjacent public roadways is planned via a right-in/right-out access at Copperleaf Boulevard (Copperleaf proposed to be medianized) and an existing  $\frac{3}{4}$  (left out restricted) access to Quincy Avenue. These structures are included on 7.19 Acres, leaving 2.04 acres of undeveloped platted land located on the southeast corner of the overall development. The proposed development currently anticipates providing 130,066 SF of open space, totaling 32.3% of the total development area.



It is understood that the overall developer's construction has provided water, sanitary sewer and storm sewer utility infrastructure located either directly adjacent to the parcel within Copperleaf Boulevard or within and in between the three subject lots. Stormwater detention has been provided for regionally and no on-lot water quality or detention storage is required.

We look forward to working with you to obtain approval of this development proposal. Please do not hesitate to contact me with any questions or concerns.

Sincerely,



Jeffrey K. Weeder  
Site Development Project Manager  
Galloway & Company Inc.  
303-770-8884  
[jeffweeder@gallowayus.com](mailto:jeffweeder@gallowayus.com)

October 29, 2021

Arapahoe County PWD/Planning  
Planning Division  
6924 S. Lima St.  
Centennial, CO 80112

**Re: Caliber Multi-Family at Copperleaf  
Supporting Narrative of Approval Criteria for Final Development Plan (FDP)  
Q21-028**

Dear Sir or Madame:

Please find enclosed the completed Final Development Plan (FDP) and subdivision plat submittal package for the proposed Caliber Multi-Family Residential project located at the southwest corner of East Quincy Avenue and Copperleaf Boulevard. The project narrative below outlines the codified Final Plat approval standards and the development proposal's compliance.

**Standard (1) – Provide 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 location, use and density of this proposed development has been accounted for in the previously approved and current governing Copperleaf Preliminary Development Plan (PDP). Because of this, adequate water infrastructure is available from East Cherry Creek Valley Water and Sanitation department (ECCV) either onsite or directly adjacent to the property. Water Will service notice has been provided by ECCV and is included in this submittal package.

**Standard (2) – 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 location, use and density of this proposed development has been accounted for in the previously approved and current governing Copperleaf PDP. Because of this, adequate



sewer service and infrastructure is available from East Cherry Creek Valley Water and Sanitation department (ECCV) either onsite or directly adjacent to the property. Water Will service notice has been provided by ECCV and is included in this submittal package.

**Standard (3) – Provide 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.].**

A geotechnical subsurface exploration investigation has been completed as part of this project and the resulting and findings are detailed within the report that is included with this submittal. No known geological hazards were identified as part by these investigations. The current site contains topography typical of development within master planned communities.

**Standard (4) – The application is in compliance with all applicable zoning regulations governing the property as adopted by the Board of County Commissioners**

The submittal of a subdivision plat occurred concurrently with a submittal for a Final Development Plan (FDP). The intention of the FDP is to show compliance with the governing PDP.

**Standard (5) – The application is in compliance with the Mineral Resource Areas in the Regulations for Areas of Special Interest as adopted in the Arapahoe County Zoning Regulations.**

The location of the proposed development is not within any known Mineral Resource Areas or areas of special interest as identified by Arapahoe County Zoning.

**Standard (6) – 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.**

The location, use and density of this proposed development has been accounted for in the previously approved and current governing Copperleaf PDP. School district services have been planned to accommodate this use and density. Please let us know if a written statement is needed from the school district.



Thank you in advance for your review of this development proposal. We look forward to working with the Arapahoe County review team to obtain all necessary approvals. Please do not hesitate to contact me with any questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read 'J. Weeder', with a horizontal line extending to the right.

Jeffrey K. Weeder  
Site Development Project Manager  
Galloway & Company Inc.  
303-770-8884  
[jeffweeder@gallowayus.com](mailto:jeffweeder@gallowayus.com)

October 20, 2021

RE: Final Development Plan and Subdivision Plat – Letter of Authorization:  
Lot 2, Block 1, Copperleaf Filing No 19 – 22100 E Quincy Avenue  
Lot 3, Block 1, Copperleaf Filing No 19 – 22200 E Quincy Avenue  
Lot 4, Block 1, Copperleaf Filing No 19 – 22150 E Quincy Avenue

To Whom It May Concern:

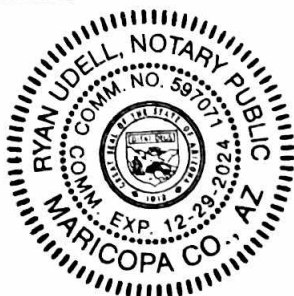
Copperleaf Senior Living, LLC ("OWNER") as owner of the above-referenced Properties hereby designates The Garrett Companies, LLC as authorized representative of Owner to submit an application for Final Development Plat (FDP), subdivision platting and other necessary applications as they pursue necessary approvals for the proposed development of Caliber at Copperleaf (a multi-family development) at the referenced Properties.

This letter confirms that the undersigned represents the sole ownership of the Property and that no other party's consent is required to represent said ownership for required development and permitting applications. This authorization is limited to the submission of application materials to Arapahoe County Public Works and Development for the above referenced land development project.

Dennis Southwick  
Managing Member

Sign: *Dennis Southwick*

Date: 10/20/21

Subscribed and affirmed before me in the county of <u>Maricopa</u> , State of <sup>Arizona</sup> Colorado, this <u>20</u> day of <u>Oct.</u> , 20 <u>21</u> .	
<u><i>[Signature]</i></u> (Notary's official signature)	
<u>12-29-2024</u> (Commission Expiration)	