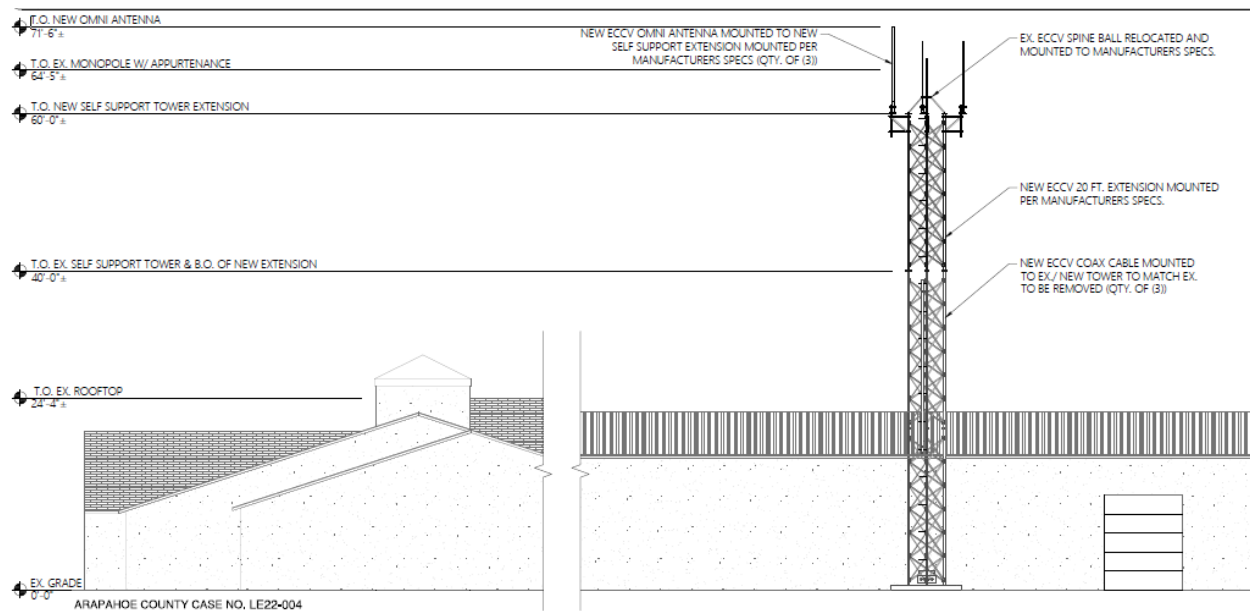


PURPOSE AND REQUEST

The applicant and property owner, East Cherry Creek Valley Water and Sanitation District (ECCV) is requesting approval of a Location and Extent Amendment to modify an existing wireless facility. The modification consists of extending the existing tower height by 20 feet, from 40 feet to 60 feet, to increase transmission signals and improve service to the surrounding area. The proposed maximum height of the antenna is 71 feet and 6 inches. There are no proposed changes to the ground lease area. The maximum height for this site is set in the approved Huntington-Smoky Hill Preliminary Development Plan, (PDP), Z99-010. The PDP identifies this site as Park/Public Use but the development standards do not include a maximum height for public use areas.



North Elevation

BACKGROUND

The site is located near the intersection of East Smokey Hill Road and South Gun Club Road. ECCV purchased the property in 1979 and built a five million gallon reservoir during the 1980s. A Location and Extent plan was approved in 1991 (L91-006) that allowed the construction of the 2,000 square foot shop building on the property.

The first amendment approved in 1997 (A97-016) allowed the placement and location of a Commercial Mobile Radio Service (CMRS) on the site. The second amendment, approved in 1997 (A97-039) allowed the construction of the 10 million gallon reservoir tanks. The third amendment, (L00-004) allowed for a booster pump station, transformer and asphalt drive and the deletion of the secondary access to East Smoky Hill Road. Amendments four through six (A00-49, L03-013, L03-002 and A05-013) allowed for modifications to monopoles on-site and the expansion of the existing shop building. The seventh amendment (L07-001) allowed for the addition of the disinfection station and storage bay, and relocation of existing antennas. The eighth amendment (A09-005) changed the existing 2,075 square foot shop building to office use, added seven new parking spaces, modified parking spaces and modified the building façade. The Planning Commission approved LE18-007 on August 6, 2019. This Location and Extent approved an office expansion of the existing facility and improved parking and vehicular circulation and access.

ANALYSIS OF THE LOCATION AND EXTENT APPLICATION

Staff review of this application included a comparison of the proposal to: 1) applicable policies and goals outlined in the Comprehensive Plan; 2) review of pertinent Land Development Code regulations; and 3) analysis of referral comments.

1. The Comprehensive Plan

The Arapahoe County Comprehensive Plan designates this site as appropriate for Urban Residential. Urban Residential is characterized by the primary use of single-family and/or small multi-family units and secondary use of support services, such as parks and recreation facilities. The Comprehensive Plan does not specifically describe a Commercial Mobile Radio Service (CMRS) as a primary or secondary use, however, the characteristics of this land use category indicate “Urban Residential will be served by central water and sewer, paved streets and other urban services.” Mobile antennas are an ancillary use that provide urban phone and internet services. The proposed Location and Extent is compatible with the Arapahoe County Comprehensive Plan.

This application complies with the following Goals, Policies, and Strategies of the Comprehensive Plan:

Policy PFS 12.2 - Consider Utility Needs to Support Growth and Development of the Region

If approved, the modification to the existing tower will provide improved mobile phone service to the surrounding area.

Policy PFS 12.3 - Require Land Use Compatibility when Siting Local and Regional Utility Facilities

The existing tower and modifications are compatible with the surrounding land uses in that the tower is located centrally facing a major arterial intersection and faces a commercial shopping center, gas station and convenience store and other commercial activities.

Strategy GM 3.3(h) – Locate Critical Facilities to Avoid Floodplains

The existing tower is not located within a Floodplain.

2. Land Development Code Review

Section 5-7.3 of the Land Development Code covers the policy and regulatory aspects of a Location and Extent. This includes specific review, general requirements and procedure for Location and Extent applications. A Location and Extent does not have specific approval criteria but may be approved upon the finding that:

5-7.3.B.1.a. No road, park, public way, ground, or space, no public building or structure, and no major facility of a public utility shall be constructed or authorized in the unincorporated areas of Arapahoe County unless and until the proposed location and extent thereof has been submitted to and approved by the Arapahoe County Planning Commission.

The proposed modification to the existing tower on the East Cherry Creek Water and Sanitation District site requires approval of an amendment to the Location and Extent.

5-7.3.B.1.b. Routine extensions of public utility lines and minor modifications to existing utility lines and/or facilities shall not be subject to this procedure.

The proposed project is not a routine extension or minor modification to an existing utility line and is therefore not exempt from the Location and Extent procedure.

3. Referral Comments

Comments received during the referral process are summarized in the referral comment document attached to this report. There are no outstanding referral comments for the applicant to address.

STAFF FINDINGS

Staff has reviewed the plans, supporting documentation, referral comments, and resident input in response to this application. Based upon review of applicable policies and goals in the Comprehensive Plan, review of the development regulations and analysis of referral comments, our findings include:

1. The proposed LE22-004, East Cherry Creek Valley Water and Sanitation District Office Expansion Location and Extent Amendment generally conforms to the Arapahoe County Comprehensive Plan.
2. The proposed LE22-004, East Cherry Creek Valley Water and Sanitation District Office Expansion Location and Extent Amendment meets the Arapahoe County Zoning Regulations and procedures stated in Section 5-7.3 for consideration and approval of a Location and Extent application under the Land Development Code.

STAFF RECOMMENDATION

Considering the findings and other information provided herein, Staff recommends approval of Case No. LE22-004, East Cherry Creek Valley Water and Sanitation District Office Expansion Location and Extent Amendment, subject to the following condition of approval:

1. Prior to signature of the final copy of these plans the applicant must address Public Works and Development Staff comments and concerns.

Alternatives

The Planning Commission has alternatives that include the following:

1. Approve the proposed Location and Extent.
2. Continue to a date certain for more information.
3. Deny the proposed Location and Extent.

CONCURRENCE

The Public Works and Development Planning and Engineering Services Divisions have reviewed the application, and the Arapahoe County Public Works Department is recommending approval of this case.

PLANNING COMMISSION DRAFT MOTIONS

Conditional Approval

In the case of LE22-004, East Cherry Creek Valley Water and Sanitation District Office Expansion Location and Extent Amendment, I have reviewed the staff report, including all exhibits and attachments and have listened to the applicant's presentation and any public comment as presented at the hearing and hereby move to approve this application based on the findings in the staff report, subject to the following condition:

1. Prior to signature of the final copy of these plans the applicant must address Public Works and Development Staff comments and concerns.

Staff provides the following Draft Motions listed below as general guidance in preparing an alternative motion if the Planning Commission reaches a different determination:

Denial

In the case of LE22-004, East Cherry Creek Valley Water and Sanitation District Office Expansion Location and Extent Amendment, I have reviewed the staff report, including all exhibits and attachments and have listened to the applicant's presentation and any public comment as presented at the hearing and hereby move to deny this application based on the following findings:

1. *State new findings in support of denial as part of the motion.*

Continue to Date Certain:

In the case LE22-004, East Cherry Creek Valley Water and Sanitation District Office Expansion Location and Extent Amendment, I move to continue the hearing to [*date certain*], 6:30 p.m., to obtain additional information and to further consider the information presented.



Existing View from the Northeast



New View with New Tower Extension & Antennas



(This photo simulation is for illustrative purposes only)





Existing View from the South



New 20' Tower
Extension
& Antennas

New View with New Tower Extension & Antennas



(This photo simulation is for illustrative purposes only)



LE22-004 East Cherry Creek Valley Water and Sanitation Location and Extent Major Amendment
Referral Comments

REFERRAL AGENCY	COMMENTS
ARAPAHOE COUNTY ASSESSOR-COMMERCIAL	
ARAPAHOE COUNTY ASSESSOR'S OFFICE	
ARAPAHOE COUNTY ATTORNEY'S OFFICE	
ARAPAHOE COUNTY COMMUNITY RESOURCES	
ARAPAHOE COUNTY OPEN SPACES	
ARAPAHOE COUNTY PUBLIC WORKS - BUILDING DIVISION	
ARAPAHOE COUNTY PUBLIC WORKS MAPPING DIVISION	
ARAPAHOE COUNTY PUBLIC WORKS WEED CONTROL	
ARAPAHOE COUNTY PWD/ZONING/ANIMAL CONTROL	
ARAPAHOE COUNTY/PLANNING-OIL & GAS	
SOUTH METRO FIRE-REFERRALS	No comment
ARAPAHOE LIBRARY DISTRICT- REFERRALS	
AURORA PLANNING - REFERRALS	
CENTENNIAL PLANNING-REFERRALS/ZONING HOTLINE	No comment
CHERRY CREEK SCHOOL DISTRICT 5-REFERRALS	
ARAPAHOE COUNTY/SHERIFF/PATROL REFERRALS	
COLORADO GEOLOGICAL SURVEY - STATE OF COLORADO	
CDOT-DEPT. OF TRANSPORTATION/ STATE OF CO-REGION ONE	No comment
E-470 PUBLIC HIGHWAY AUTHORITY ENGINEERING & ROADWAY MAINTENANCE	
RTD	
CENTURYLINK NETWORK REAL ESTATE DEPARTMENT	
IREA	No comment
XCEL ENERGY - PSCO ROW	
CCVW&S-CHERRY CREEK VALLEY W&S- DISTRICT 4141	
ECCV WATER & SANITATION DISTRICT-REFERRALS	No comment
SEMSWA- SOUTHEAST METRO STORMWATER AUTHORITY	
SADDLE ROCK RIDGE	




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: East Cherry Creek Valley Water and Sanitation District	ADDRESS: 6201 S Gun Club Rd., Aurora, CO 80016 PHONE: 303-693-3800 EMAIL: mprobasco@eccv.org	CONTACT: Michelle Probasco TITLE: ECCV Projects Manager			
OWNER(S) OF RECORD NAME(S): East Cherry Creek Valley Water & Sanitation District	ADDRESS: 6201 S Gun Club Rd, Aurora, CO 80016 PHONE: 303 693 3800 EMAIL: mprobasco@eccv.org	SIGNATURE(S): 			
ENGINEERING FIRM NAME: Insite Inc.	ADDRESS: 1s660 Midwest Rd Suite 140, Oakbrook Terrace, IL 60181 PHONE: 970.690.6921 EMAIL: GUERRERO@INSITE-INC.COM	CONTACT: Ryan Guerrero TITLE: PE			
Pre-Submittal Case Number: Q_22_ - 054_____ Pre-Submittal Planner: Brian Ray James Pre-Submittal Engineer: Sue Liu					
State Parcel ID No. (AIN no.):	2073-24-1-22-001				
Parcel Address or Cross Streets:	6201 S Gun Club Rd, Aurora, CO 80016				
Subdivision Name & Filing No:	Lot 1 Blk 1 East Cherry Creek Valley Water & Sanitation District Zone 2 Reservoir Site				
EXISTING		PROPOSED			
Zoning:	MU	MU			
Project Name:	Tower extension				
Site Area (Acres):	13.98	13.98			
Density (Dwelling Units/Acre):	NA	NA			
Building Square Footage:	NA	NA			
Disturbed Area (Acres):	N/A	NA			
CASE TYPE (S)					
<input type="checkbox"/> _____ <input type="checkbox"/> _____ <input type="checkbox"/> _____					
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 <i>not</i> 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 3, 2022

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

RE: T-Mobile ECCVWSD – Tower extension
6201 S. Gun Club Rd., Aurora, CO 80016
Project Narrative

Greetings Staff,

I'm submitting a Land Use Application on behalf of Castle Rock Microwave for a Tower modification of an existing wireless facility located at 6201 S Gun Club Rd. The modification consists of extending the existing tower height by 20', from 40' to 60' to increase transmission signals and improve service to the surrounding area. The maximum height of the relocated omni antenna is 71'6". There are no proposed changes to the ground lease area.

The community was notified of the proposed change to the existing tower by a posting on the property and by certified letter mailed on August 22, 2022 (a copy of the notified property owners is attached). They were advised of the public meeting date, time and location of the community meeting. The community meeting was then held on 9/12/2022 at Smokey Hill Library located at 5430 S. Biscay Circle, Centennial, CO 80015 to give the community an opportunity to voice any concerns and there were no attendees.

If you have any questions or comments please contact me at your convenience and I appreciate your time and assistance in this matter.

Respectfully,



Darren Hunter

Darren Hunter



Mobile: 913-634-1245

Email: hunter@insite-inc.com

www.insite-inc.com

PARCEL_ID	Situs_Address	Situs_City_State_Zip	Owner	Owner_Mail_Address	Owner_City_State_Zip
2071-00-0-00-216			E-470 PUBLIC HIGHWAY AUTHORITY	22470 E 6TH PKWY	AURORA CO 80018-2423
2071-19-2-01-002	6000 S GUN CLUB RD	AURORA CO, 80016-5261	HD DEVELOPMENT OF MARYLAND INC	2455 PACES FERRY RD	ATLANTA GA 30339-1834
2071-19-2-01-003	6040 S GUN CLUB RD	AURORA CO, 80016-5303	ACI REAL ESTATE SPE 104 LLC	18881 VON KARMAN AVE SUITE 800	IRVINE CA 92612-1571
2071-19-2-01-004	6100 S GUN CLUB RD	AURORA CO, 80016-5262	SADDLE ROCK AURORA LLC & SADDLE ROCK AURORA II	250 E PARKCENTER BLVD	BOISE ID 83706-3999
2071-19-2-01-005	6180 S GUN CLUB RD	AURORA CO, 80016-5309	SADDLE ROCK AURORA LLC & SADDLE ROCK AURORA II	18881 VON KARMAN AVE SUITE 800	IRVINE CA 92612-1571
2071-19-2-01-006	6240 S GUN CLUB RD	AURORA CO, 80016-5263	SADDLE ROCK AURORA LLC & SADDLE ROCK AURORA II	18881 VON KARMAN AVE SUITE 800	IRVINE CA 92612-1571
2071-19-2-01-007	6260 S GUN CLUB RD	AURORA CO, 80016-5263	PB & J HOLDINGS LLC	2684 S BROADWAY	DENVER CO 80210-5759
2071-19-2-01-008	6220 S GUN CLUB RD	AURORA CO, 80016-5263	VALERO DIAMOND METRO INC	PO BOX 52085	PHOENIX AZ 85072
2071-19-2-01-009	6200 S GUN CLUB RD	AURORA CO, 80016-5312	SRD HOLDINGS LLC	10940 S PARKER RD	PARKER CO 80134-4836
2073-24-1-00-011	6297 S GUN CLUB RD	AURORA CO, 80016	JEFFERSON COUNTY OF	1700 ARAPAHOE ST	GOLDEN CO 80401-6129
2073-24-1-09-001	6022 S ZANTE CIR	AURORA CO, 80015-6679	DIPAOL JEZARIAH JOSEPH, ZIMMERIE JO-ANNE ASHLEY	6022 S ZANTE CIR	AURORA CO 80015-6679
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2073-24-1-09-008	23245 E LAKE PL	AURORA CO, 80015-6676	STOVER MARK	23245 E LAKE PL	AURORA CO 80015-6676
2073-24-1-09-009	23235 E LAKE PL	AURORA CO, 80015-6676	COOKS RENAE COOKIE	23235 E LAKE PL	AURORA CO 80015-6676
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2073-24-1-10-023	6064 S ZANTE WAY	AURORA CO, 80015-6687	STENDER KEITH, STENDER EVA YEE WAH	6064 S ZANTE WAY	AURORA CO 80015-6824
2073-24-1-10-025	6084 S ZANTE WAY	AURORA CO, 80015-6687	SHRESTHA RAMESH N, SHRESTHA SUJATA	6074 S ZANTE WAY	AURORA CO 80015-6687
2073-24-1-10-026	23296 E LAKE PL	AURORA CO, 80015-6677	HANSEN AMBER, HANSEN ISAAC	6084 S ZANTE WAY	AURORA CO 80015-6677
2073-24-1-10-027	23286 E LAKE PL	AURORA CO, 80015-6677	TAZIRI BLACKHAM HEATHER K, BLACKHAM JOSHUA Z	23296 E LAKE PL	AURORA CO 80015-6677
2073-24-1-10-028	6070 S VERSAILLES PKY	AURORA CO, 80015-6751	LANGER TODD	23286 E LAKE PLACE	AURORA CO 80015-6677
2073-24-1-10-029			CHERRY CREEK SCHOOL DISTRICT NO. 5	4700 S YOSEMITE ST	GREENWOOD VILLAGE CO 80111-1307
2073-24-1-10-030			PRIM FLETCHER SOUTHLANDS LLC	PO BOX 638	ADDISON TX 75001
2073-24-1-21-002	22959 E SMOKY HILL RD	AURORA CO, 80015-6702	SADDLE ROCK RIDGE HOA	27 INVERNESS DR E	ENGLEWOOD CO 80112-5623
2073-24-4-04-002	6371 S YELLOWSTONE WAY	AURORA CO, 80016-1339	PRIM FLETCHER SOUTHLANDS LLC	PO BOX 638	ADDISON TX 75001
2073-24-4-04-005	6372 S YELLOWSTONE CT	AURORA CO, 80016-1338	VAHLING LIVING TRUST	6371 S YELLOWSTONE WAY	AURORA CO 80016-1339
2073-24-4-04-006	6362 S YELLOWSTONE CT	AURORA CO, 80016-1338	COLLINS MITCHELL M & MICHELLE D	6372 S YELLOWSTONE CT	AURORA CO 80016-1338
2073-24-4-35-003	22994 E SMOKY HILL RD	AURORA CO, 80016-1382	BLANEY MARSHALL W	6362 S YELLOWSTONE CT	AURORA CO 80016-1338
2073-24-4-39-002	23060 E SMOKY HILL RD	AURORA CO, 80016	WESTPAC REALTY FUND II LLC	3625 DUFFERIN ST SUITE 500	DOWNSVIEW ON M3K IN4
2073-24-4-39-003	23100 E SMOKY HILL RD	AURORA CO, 80016	COBBLESTONE DENVER PROPCO LLC	8900 E BAHIA DR STE 200	SCOTTSDALE AZ 85260-3301
2073-24-4-39-004	23250 E SMOKY HILL RD	AURORA CO, 80016	CFT NV DEVELOPMENTS LLC	1120 N TOWN CENTER DR STE 150	LAS VEGAS NV 89144-6303
2073-24-4-39-005	23290 E SMOKY HILL RD	AURORA CO, 80016	AURORA HOLDINGS LLC	6834 S UNIVERSITY BLVD #415	CENTENNIAL CO 80122-1515
2073-24-4-40-001			DNM MEDLEM LLC	7320 BINNACLE DR	CARLSBAD CA 92011-4680
			AURORA HOLDINGS LLC	6834 S UNIVERSITY BLVD #415	CENTENNIAL CO 80122-1515
			AURORA HOLDINGS LLC	6834 S UNIVERSITY BLVD #415	CENTENNIAL CO 80122-1515



October 3, 2022

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

RE: T-Mobile ECCVWSD – Tower extension
6201 S. Gun Club Rd., Aurora, CO 80016
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Mobile: 913-634-1245

Email: hunter@insite-inc.com

www.insite-inc.com

PARCEL_ID	Situs_Address	Situs_City_State_Zip	Owner	Owner_Mail_Address	Owner_City_State_Zip
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2073-24-1-10-021	6044 S ZANTE WAY	AURORA CO, 80015-6687	SWENSEN G KURSTEN	6044 S ZANTE WAY	AURORA CO 80015-6687
2073-24-1-10-022	6054 S ZANTE WAY	AURORA CO, 80015-6687	BECKELHEIMER BRADLEY, BECKELHEIMER MAYUMI KAWAFUNE	6054 S ZANTE WAY	AURORA CO 80015-6687
2073-24-1-10-023	6064 S ZANTE WAY	AURORA CO, 80015-6687	STENDER KEITH, STENDER EVA YEE WAH	6064 S ZANTE WAY	AURORA CO 80015-6824
2073-24-1-10-025	6084 S ZANTE WAY	AURORA CO, 80015-6687	SHRESTHA RAMESH N, SHRESTHA SUJATA	6074 S ZANTE WAY	AURORA CO 80015-6687
2073-24-1-10-026	23296 E LAKE PL	AURORA CO, 80015-6677	HANSEN AMBER, HANSEN ISAAC	6084 S ZANTE WAY	AURORA CO 80015-6677
2073-24-1-10-027	23286 E LAKE PL	AURORA CO, 80015-6677	TAZIRI BLACKHAM HEATHER K, BLACKHAM JOSHUA Z	23296 E LAKE PL	AURORA CO 80015-6677
2073-24-1-10-028	6070 S VERSAILLES PKY	AURORA CO, 80015-6751	LANGER TODD	23286 E LAKE PLACE	AURORA CO 80015-6677
2073-24-1-10-029			CHERRY CREEK SCHOOL DISTRICT NO. 5	4700 S YOSEMITE ST	GREENWOOD VILLAGE CO 80111-1307
2073-24-1-10-030			PRIM FLETCHER SOUTHLANDS LLC	PO BOX 638	ADDISON TX 75001
2073-24-1-21-002	22959 E SMOKY HILL RD	AURORA CO, 80015-6702	SADDLE ROCK RIDGE HOA	27 INVERNESS DR E	ENGLEWOOD CO 80112-5623
2073-24-4-04-002	6371 S YELLOWSTONE WAY	AURORA CO, 80016-1339	PRIM FLETCHER SOUTHLANDS LLC	PO BOX 638	ADDISON TX 75001
2073-24-4-04-005	6372 S YELLOWSTONE CT	AURORA CO, 80016-1338	VAHLING LIVING TRUST	6371 S YELLOWSTONE WAY	AURORA CO 80016-1339
2073-24-4-04-006	6362 S YELLOWSTONE CT	AURORA CO, 80016-1338	COLLINS MITCHELL M & MICHELLE D	6372 S YELLOWSTONE CT	AURORA CO 80016-1338
2073-24-4-35-003	22994 E SMOKY HILL RD	AURORA CO, 80016-1382	BLANEY MARSHALL W	6362 S YELLOWSTONE CT	AURORA CO 80016-1338
2073-24-4-39-002	23060 E SMOKY HILL RD	AURORA CO, 80016	WESTPAC REALTY FUND II LLC	3625 DUFFERIN ST SUITE 500	DOWNSVIEW ON M3K IN4
2073-24-4-39-003	23100 E SMOKY HILL RD	AURORA CO, 80016	COBBLESTONE DENVER PROPCO LLC	8900 E BAHIA DR STE 200	SCOTTSDALE AZ 85260-3301
2073-24-4-39-004	23250 E SMOKY HILL RD	AURORA CO, 80016	CFT NV DEVELOPMENTS LLC	1120 N TOWN CENTER DR STE 150	LAS VEGAS NV 89144-6303
2073-24-4-39-005	23290 E SMOKY HILL RD	AURORA CO, 80016	AURORA HOLDINGS LLC	6834 S UNIVERSITY BLVD #415	CENTENNIAL CO 80122-1515
2073-24-4-40-001			DNM MEDLEM LLC	7320 BINNACLE DR	CARLSBAD CA 92011-4680
			AURORA HOLDINGS LLC	6834 S UNIVERSITY BLVD #415	CENTENNIAL CO 80122-1515
			AURORA HOLDINGS LLC	6834 S UNIVERSITY BLVD #415	CENTENNIAL CO 80122-1515



August 22, 2022

NEIGHBORHOOD MEETING

Re: Proposed tower extension of the existing telecommunications facilities located at 6201 S. Gun Club Rd, Aurora, CO 80016.

Please be advised that on Monday, September 12th, 2022 at 5:00 p.m., a neighborhood meeting will be held at the Smokey Hill Library located at 5430 S. Biscay Circle, Centennial, CO 80015. We are conducting this meeting as part of the Arapahoe County Land Use Application requirements for extending the height of an existing telecommunications facility. The meeting is intended to provide you with an opportunity to review the proposed project and provide feedback.

Castle Rock Microwave is proposing the following:

- Extending the height of the existing 40' self-support tower by 20' (for a new height of 60') to improve the transmission of their existing services

If you have any questions prior to the meeting, feel free to email me at hunter@insite-inc.com.

Thank you,

Darren Hunter



DRAWING INDEX

SHEET NO.	DRAWING NO.	TITLE
1	LE-1	TITLE SHEET
2	LE-5	LOCATION AND EXTENT PLAN (NORTH)
3	LE-6	LOCATION AND EXTENT PLAN (SOUTH)
4	ELEVATIONS	EXISTING AND NEW ELEVATIONS
5	ELEVATIONS	EXISTING AND NEW ELEVATIONS

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NE ¼ OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT 1, BLOCK 1 EAST CHERRY CREEK VALLEY WATER AND SANITATION DISTRICT ZONE 2 RESERVOIR SITE. CONTAINING 609,156 SQUARE FEET OR 13.984 ACRES MORE OR LESS.

STANDARD NOTES:

THE OWNER(S), DEVELOPER(S), AND/OR SUBDIVIDER(S) OF THE LOCATION AND EXTENT PLAN KNOWN AS ECCV OFFICE EXPANSION, THEIR RESPECTIVE SUCCESSORS, HEIRS, AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

STREET MAINTENANCE:

IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE DEDICATED ROADWAYS SHOWN ON THIS PLAT/PLAN WILL NOT BE MAINTAINED BY THE COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE CONSTRUCTION PLANS ARE APPROVED, AND PROVIDED CONSTRUCTION OF SAID ROADWAYS IS STARTED WITHIN ONE YEAR OF THE CONSTRUCTION PLAN APPROVAL. THE OWNERS, DEVELOPERS, AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE COUNTY ACCEPTS THE RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.

DRAINAGE MAINTENANCE:

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE FACILITIES INSTALLED PURSUANT TO THE SUBDIVISION AGREEMENT. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO MAINTAINING THE SPECIFIED STORM WATER DETENTION/ RETENTION VOLUMES, MAINTAINING OUTLET STRUCTURES, FLOW RESTRICTION DEVICES AND FACILITIES NEEDED TO CONVEY FLOW TO SAID BASINS. ARAPAHOE COUNTY SHALL HAVE THE RIGHT TO ENTER PROPERTIES TO INSPECT SAID FACILITIES AT ANY TIME. IF THESE FACILITIES ARE NOT PROPERLY MAINTAINED, THE COUNTY MAY PROVIDE NECESSARY MAINTENANCE AND ASSESS THE MAINTENANCE COST TO THE OWNER OF THE PROPERTY.

EMERGENCY ACCESS:

EMERGENCY ACCESS IS GRANTED HERewith OVER AND ACROSS ALL PAVED AREAS FOR POLICE, FIRE AND EMERGENCY VEHICLES.

LANDSCAPE MAINTENANCE:

THE OWNERS OF THIS PLAN OR PLAT, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNER'S ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERIMETER FENCING, LANDSCAPED AREAS AND SIDEWALKS BETWEEN THE FENCE LINE/PROPERTY LINE AND ANY PAVED ROADWAYS. THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, OR SOME OTHER ENTITY OTHER THAN ARAPAHOE COUNTY, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT.

SIGHT TRIANGLE MAINTENANCE:

THE OWNERS OF PRIVATE PROPERTY CONTAINING A TRAFFIC SIGHT TRIANGLE ARE PROHIBITED FROM ERECTING OR GROWING ANY OBSTRUCTIONS OVER THREE FEET IN HEIGHT ABOVE THE ELEVATION OF THE LOWEST POINT ON THE CROWN OF THE ADJACENT ROADWAY WITHIN SAID TRIANGLE.

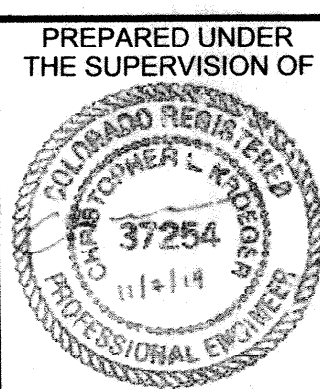
PUBLIC IMPROVEMENTS:

AFTER FINAL DEVELOPMENT PLAN/FINAL PLAT APPROVAL, ISSUANCE OF INDIVIDUAL BUILDING PERMITS WILL BE SUBJECT TO THE FOLLOWING STIPULATIONS AND/OR CONDITIONS PRECEDENT, WHICH OWNER AGREES TO IN CONJUNCTION WITH APPROVAL OF THE FINAL DEVELOPMENT PLAN AND/OR FINAL PLAT. SUCH BUILDING PERMITS WILL BE ISSUED ONLY AFTER THE OWNERS GUARANTEE PUBLIC IMPROVEMENTS IN A FORM ACCEPTABLE TO THE BOARD OF COUNTY COMMISSIONERS PURSUANT TO STATE STATUTE.

DRIVES, PARKING AREAS, AND UTILITY EASEMENTS MAINTENANCE:

THE OWNERS OF THIS PLAN OR PLAT, THEIR SUCCESSORS, AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNERS ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY, IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF ANY AND ALL DRIVES, PARKING AREAS, AND EASEMENTS, I.E.: CROSS-ACCESS EASEMENTS, DRAINAGE EASEMENTS, ETC.

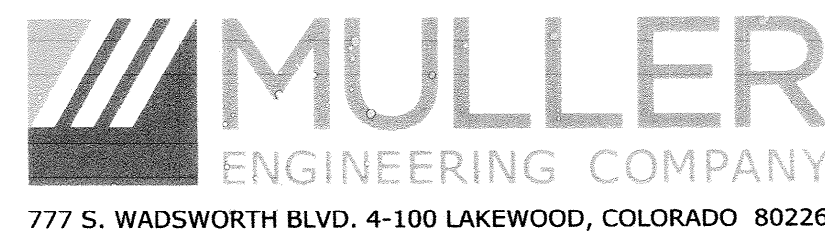
ARAPAHOE COUNTY CASE NO. LE22-004



DESIGNED: GTR
DRAWN: CAS
CHECKED: CLK

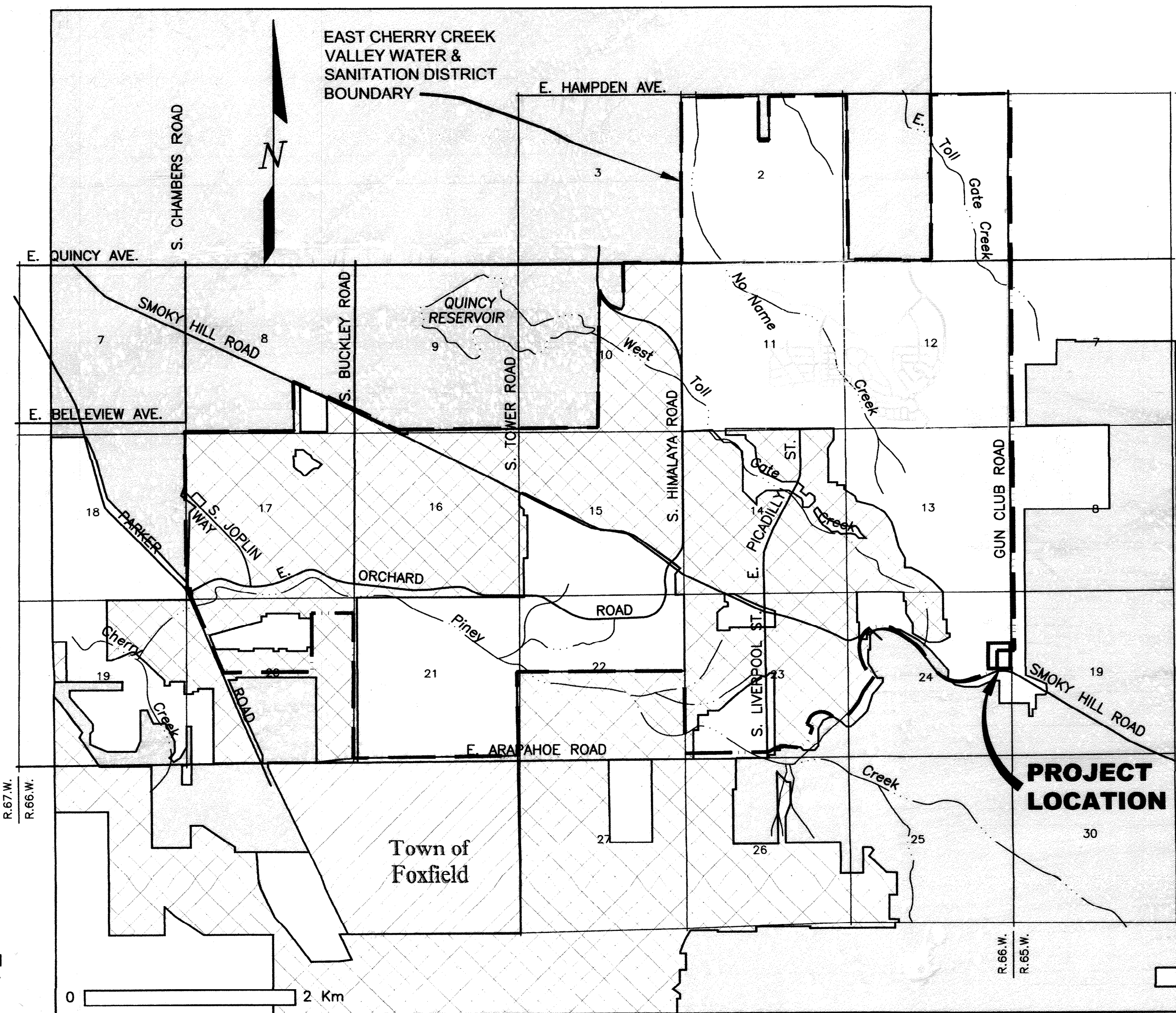
FINAL PLANS

SHEET REVISIONS			
NO.	DATE	DESCRIPTION	BY



NINTH AMENDMENT TO THE
LOCATION AND EXTENT PLAN FOR
EAST CHERRY CREEK VALLEY
WATER AND SANITATION DISTRICT
OFFICE EXPANSION

IN THE NE ¼ SECTION 24, T5S, R66W OF THE 6TH P.M.,
COUNTY OF ARAPAHOE, STATE OF COLORADO



LOCATION MAP

AMENDMENT HISTORY

THE AMENDMENT LE22-004 TO THE LOCATION AND EXTENT PLAN FOR THE EAST CHERRY CREEK VALLEY WATER AND SANITATION DISTRICT OFFICE EXPANSION SETS FORTH THE FOLLOWING CHANGES AS DESCRIBED: 20' EXTENSION TO EXISTING ECCV SELF-SUPPORTING TOWER.

THE PREVIOUSLY APPROVED AMENDMENTS LISTED RELATED TO THE LOCATION AND EXTENT PLAN FOR THE EAST CHERRY CREEK VALLEY WATER AND SANITATION DISTRICT OFFICE EXPANSION ARE AS FOLLOWS: LE18-007.

DRAINAGE LIABILITY:

IT IS THE POLICY OF ARAPAHOE COUNTY THAT IT DOES NOT AND WILL NOT ASSUME LIABILITY FOR THE DRAINAGE FACILITIES DESIGNED AND/OR CERTIFIED BY MULLER ENGINEERING COMPANY. ARAPAHOE COUNTY REVIEWS DRAINAGE PLANS PURSUANT TO COLORADO REVISED STATUTES TITLE 30, ARTICLE 28, BUT CANNOT, ON BEHALF OF EAST CHERRY CREEK VALLEY WATER & SANITATION DISTRICT A QUASI-MUNICIPAL CORPORATION GUARANTEE THAT FINAL DRAINAGE DESIGN REVIEW WILL ABSOLVE EAST CHERRY CREEK VALLEY WATER AND SANITATION DISTRICT AND/OR THEIR SUCCESSORS AND/OR ASSIGNS OF FUTURE LIABILITY FOR IMPROPER DESIGN. IT IS THE POLICY OF ARAPAHOE COUNTY THAT APPROVAL OF THE FINAL PLAT AND/OR FINAL DEVELOPMENT PLAN DOES NOT IMPLY APPROVAL OF MULLER ENGINEERING COMPANY DRAINAGE DESIGN.

DRAINAGE MASTER PLAN:

THE POLICY OF THE COUNTY REQUIRES THAT ALL NEW DEVELOPMENT AND REDEVELOPMENT SHALL PARTICIPATE IN THE REQUIRED DRAINAGE IMPROVEMENTS AS SET FORTH BELOW:

- DESIGN AND CONSTRUCT THE LOCAL DRAINAGE SYSTEM AS DEFINED BY THE PHASE III DRAINAGE REPORT AND PLAN.
- DESIGN AND CONSTRUCT THE CONNECTION OF THE SUBDIVISION DRAINAGE SYSTEM TO A DRAINAGEWAY OF ESTABLISHED CONVEYANCE CAPACITY SUCH AS A MASTER PLANNED OUTFALL STORM SEWER OR MASTER PLANNED MAJOR DRAINAGEWAY. THE COUNTY WILL REQUIRE THAT THE CONNECTION OF THE MINOR AND MAJOR SYSTEMS PROVIDE CAPACITY TO CONVEY ONLY THOSE FLOWS (INCLUDING OFFSITE FLOWS) LEAVING THE SPECIFIC DEVELOPMENT SITE. TO MINIMIZE OVERALL CAPITAL COSTS, THE COUNTY ENCOURAGES ADJACENT DEVELOPMENTS TO JOIN IN DESIGNING AND CONSTRUCTING CONNECTION SYSTEMS. ALSO, THE COUNTY MAY CHOOSE TO PARTICIPATE WITH A DEVELOPER IN THE DESIGN AND CONSTRUCTION OF THE CONNECTION SYSTEM.
- EQUITABLE PARTICIPATION IN THE DESIGN AND CONSTRUCTION OF THE MAJOR DRAINAGEWAY SYSTEM THAT SERVES THE DEVELOPMENT AS DEFINED BY ADOPTED MASTER DRAINAGEWAY PLANS (SECTION 3.4 OF THE ARAPAHOE COUNTY STORMWATER MANAGEMENT MANUAL) OR AS REQUIRED BY THE COUNTY AND DESIGNATED IN THE PHASE III DRAINAGE REPORT.

STORMWATER MAINTENANCE:

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL PERMANENT BEST MANAGEMENT PRACTICES (BMP'S) AND STORMWATER FACILITIES INSTALLED PURSUANT TO THE SUBDIVISION AGREEMENTS AND THE OPERATIONS AND MAINTENANCE (O AND M) GUIDE IN THE CASE OF PERMANENT BMP'S. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO, MAINTAINING THE SPECIFIED BMP'S CONTAINED IN THE O AND M MANUAL RECORDED AT RECEPTION NUMBER D9123647, AND THE STORMWATER FACILITIES SHOWN IN THE APPROVED PHASE III DRAINAGE REPORT AND SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS.

THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, OR SOME ENTITY OTHER THAN ARAPAHOE COUNTY, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL PERMANENT BMP'S AND/OR STORMWATER FACILITIES ASSOCIATED WITH THIS DEVELOPMENT. IF THE PERMANENT BMP'S AND STORMWATER FACILITIES ARE NOT PROPERLY MAINTAINED, THE COUNTY MAY PROVIDE NECESSARY MAINTENANCE AND ASSESS THE MAINTENANCE COST TO THE OWNER OF THE PROPERTY.

PLANNING COMMISSION APPROVAL:

APPROVED BY THE ARAPAHOE COUNTY PLANNING COMMISSION ON THIS 6th DAY OF

August, A.D. 2019.

CHAIR: *Jose Rieck*

CERTIFICATE OF OWNERSHIP:

I David J. Kunnisto HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS NINTH AMENDMENT TO THE LOCATION AND EXTENT PLAN FOR EAST CHERRY CREEK VALLEY WATER AND SANITATION DISTRICT CASE NO. LE18-007.

David J. Kunnisto
OWNER OF RECORD OR AUTHORIZED AGENT

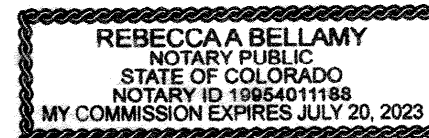
STATE OF Colorado

COUNTY OF Arapahoe

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF

March, 2020 BY David J. Kunnisto AS
District Manager OF ECCV/WS, AN AUTHORIZED SIGNATORY.

BY Rebecca Bellamy WITNESS MY HAND AND SEAL
NOTARY PUBLIC



MY COMMISSION EXPIRES July 20, 2023
1995401188 (NOTARY I.D. NUMBER)

ECCV OFFICE EXPANSION

LOCATION AND EXTENT

TITLE SHEET

DATE
11/07/19

DRAWING NO.
LE-1

SHEET NO.
1 OF 5

NINTH AMENDMENT TO THE LOCATION AND EXTENT PLAN FOR
**EAST CHERRY CREEK VALLEY WATER AND
SANITATION DISTRICT OFFICE EXPANSION**

IN THE NE ¼ SECTION 24, T5S, R66W OF THE 6TH P.M.,
COUNTY OF ARAPAHOE, STATE OF COLORADO

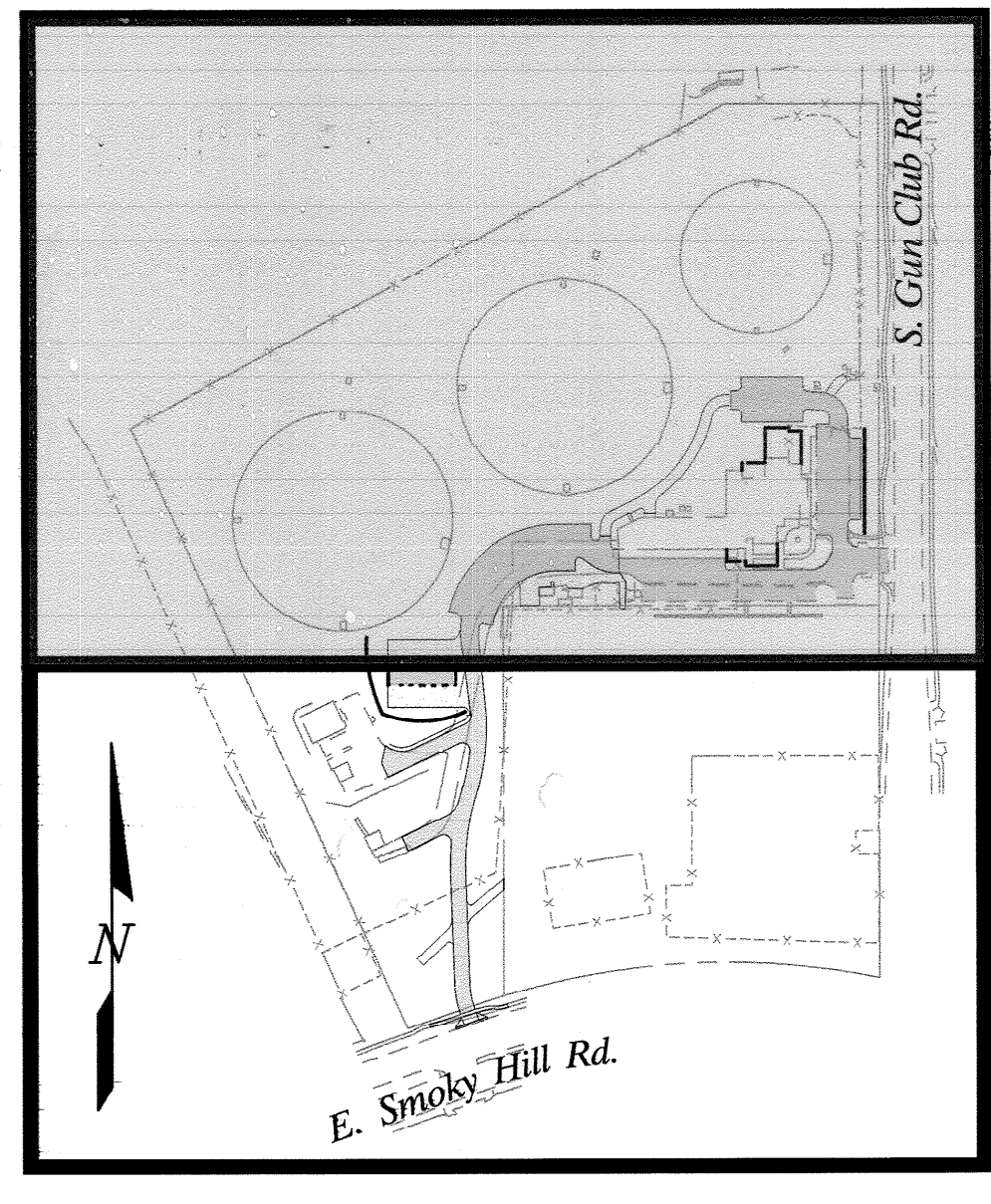
NOTE:
1. PROPERTY LINE BEARINGS AND LENGTHS LISTED
IN () ARE PER ARAPAHOE COUNTY RECORDS AND
ARE PROVIDED FOR COMPARISON TO SURVEYED
CONDITIONS.

OWNER: CHERRY CREEK SCHOOL
DISTRICT NO.5
ASSESSOR # 2073-24-1-10-028

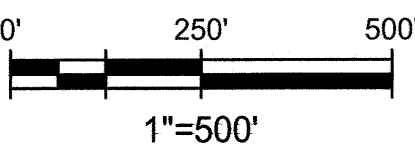
TRACT 3G SADDLE ROCK RIDGE
FILING NO. 3

OWNER: ECCV W&S DISTRICT
ASSESSOR # 2073-24-1-22-001

LOT 1, BLOCK 1,
EAST CHERRY CREEK VALLEY
WATER & SANITATION DISTRICT
ZONE 2 RESERVOIR SITE

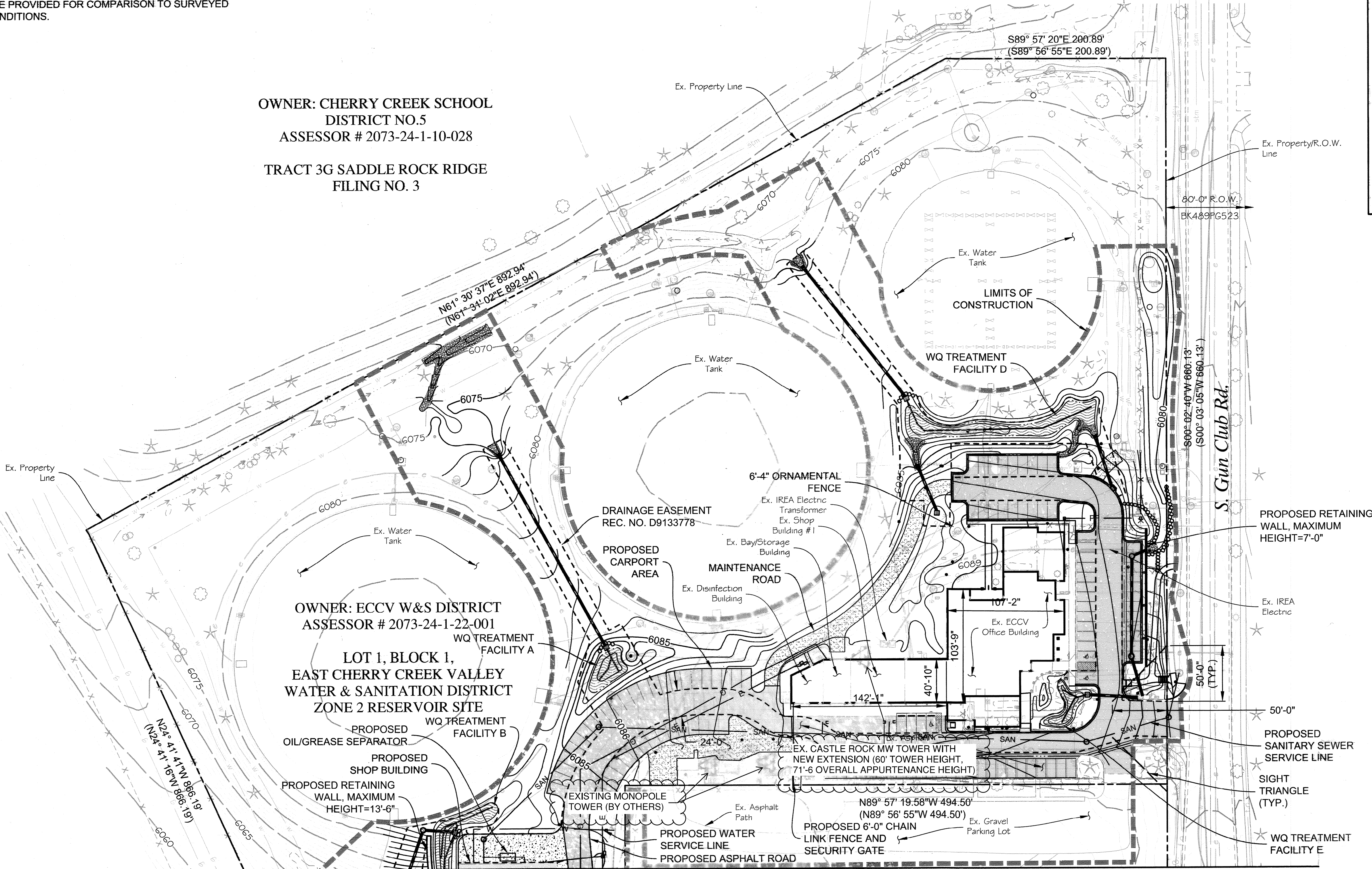
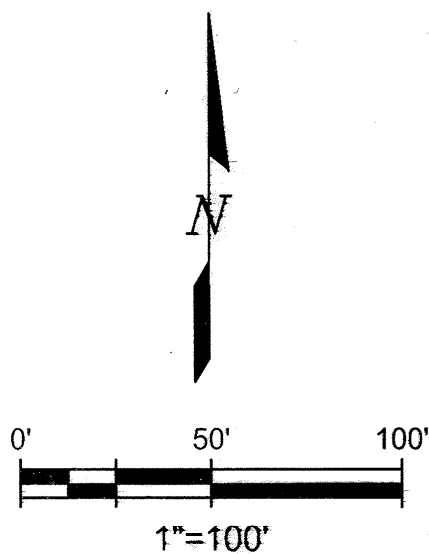


KEYMAP



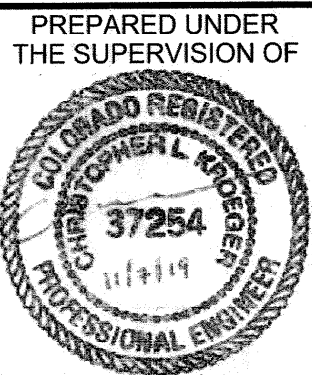
LEGEND

- PROPOSED FULL DEPTH ASPHALT SURFACE
- PROPOSED GRAVEL SURFACE
- PROPOSED CONCRETE SURFACE
- WATER QUALITY TREATMENT
- LIMITS OF CONSTRUCTION
- DRAINAGE EASEMENT
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR



MATCHLINE SHT. 6

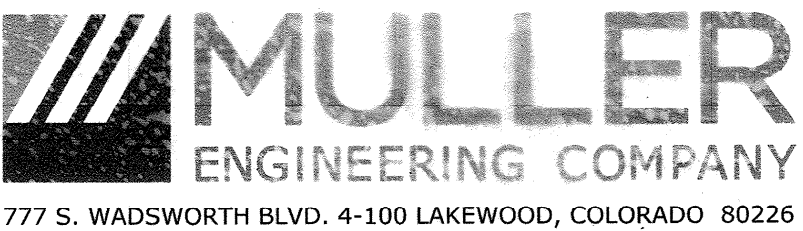
ARAPAHOE COUNTY CASE NO. LE22-004



DESIGNED: GTR
DRAWN: CAS
CHECKED: CLK

FINAL PLANS

SHEET REVISIONS			
NO.	DATE	DESCRIPTION	BY



ECCV OFFICE EXPANSION

LOCATION AND EXTENT

LOCATION AND EXTENT PLAN (NORTH)

DATE
11/07/19

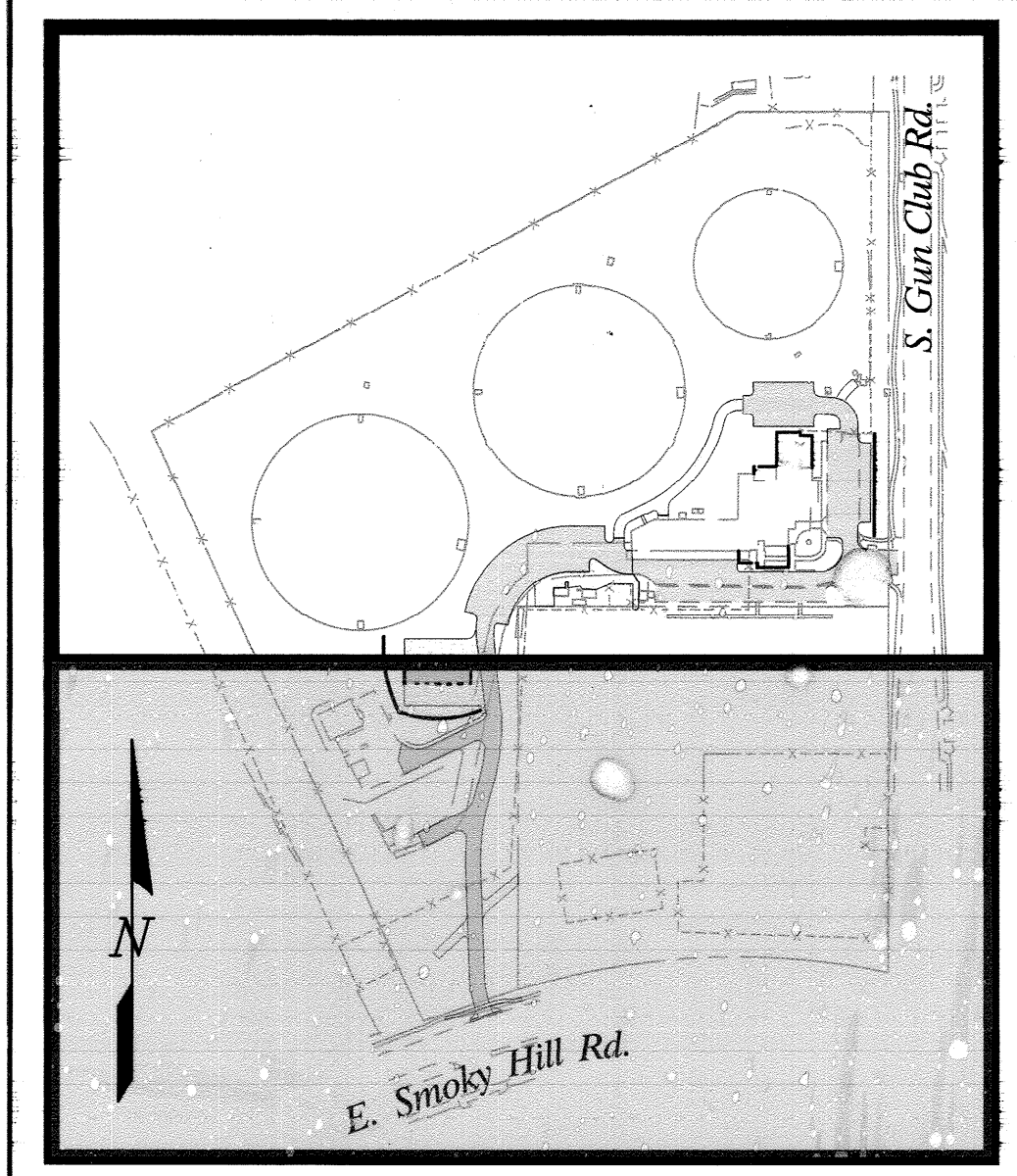
DRAWING NO.
LE-5

SHEET NO.
2 OF 5

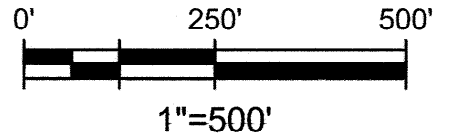
NINTH AMENDMENT TO THE LOCATION AND EXTENT PLAN FOR
**EAST CHERRY CREEK VALLEY WATER AND
SANITATION DISTRICT OFFICE EXPANSION**

IN THE NE ¼ SECTION 24, T5S, R66W OF THE 6TH P.M.,
COUNTY OF ARAPAHOE, STATE OF COLORADO

NOTE:
1. PROPERTY LINE BEARINGS AND LENGTHS LISTED
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ARE PROVIDED FOR COMPARISON TO SURVEYED
CONDITIONS.

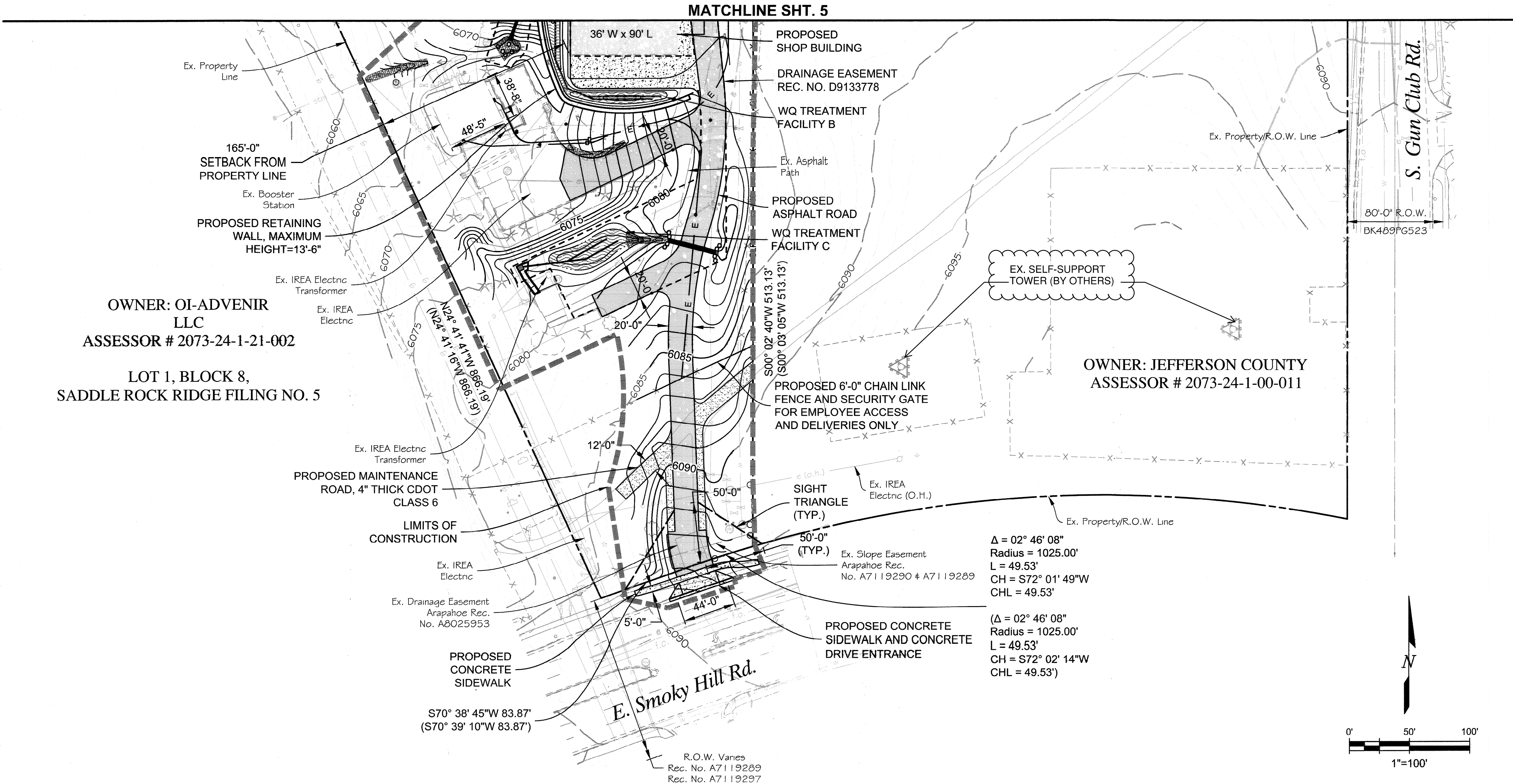


KEYMAP



LEGEND

- PROPOSED FULL DEPTH ASPHALT SURFACE
- PROPOSED GRAVEL SURFACE
- PROPOSED CONCRETE SURFACE
- WATER QUALITY TREATMENT
- LIMITS OF CONSTRUCTION
- DRAINAGE EASEMENT
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR

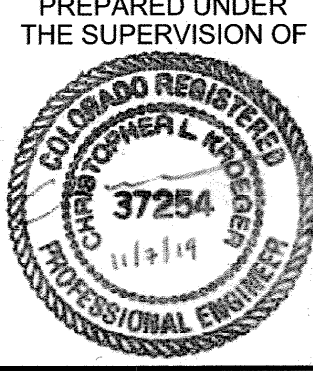


OWNER: OI-ADVENIR
LLC
ASSESSOR # 2073-24-1-21-002

LOT 1, BLOCK 8,
SADDLE ROCK RIDGE FILING NO. 5

OWNER: JEFFERSON COUNTY
ASSESSOR # 2073-24-1-00-011

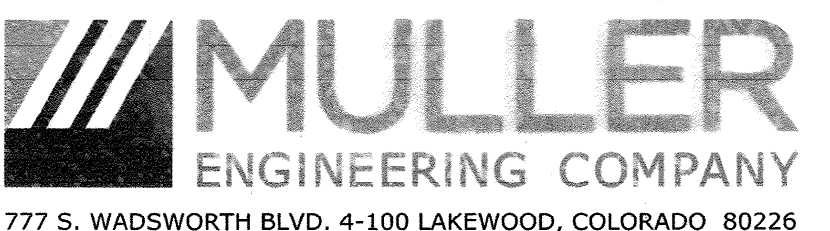
ARAPAHOE COUNTY CASE NO. LE22-004



DESIGNED:
GTR
DRAWN:
CAS
CHECKED:
CLK

FINAL PLANS

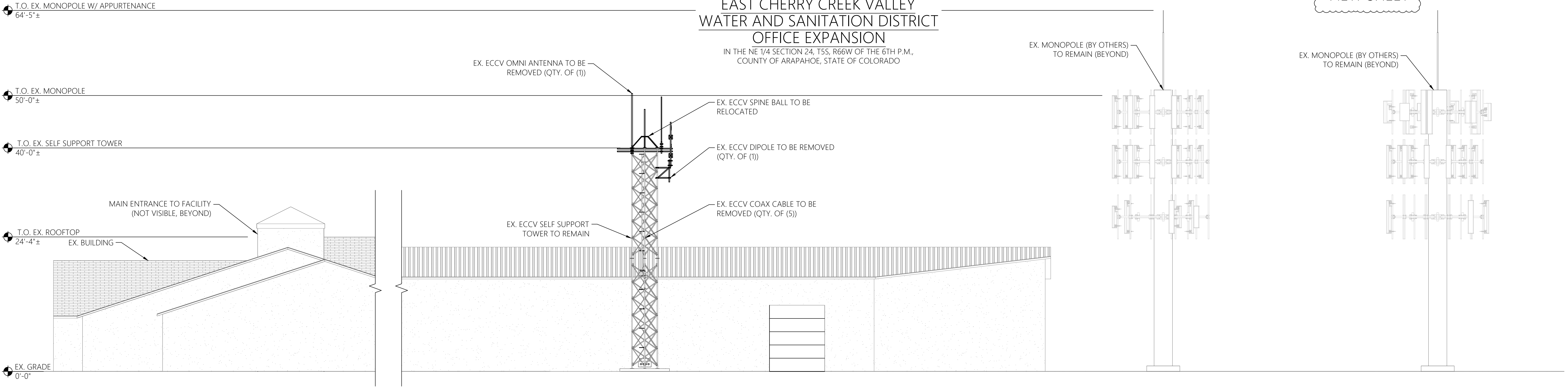
SHEET REVISIONS			
NO.	DATE	DESCRIPTION	BY



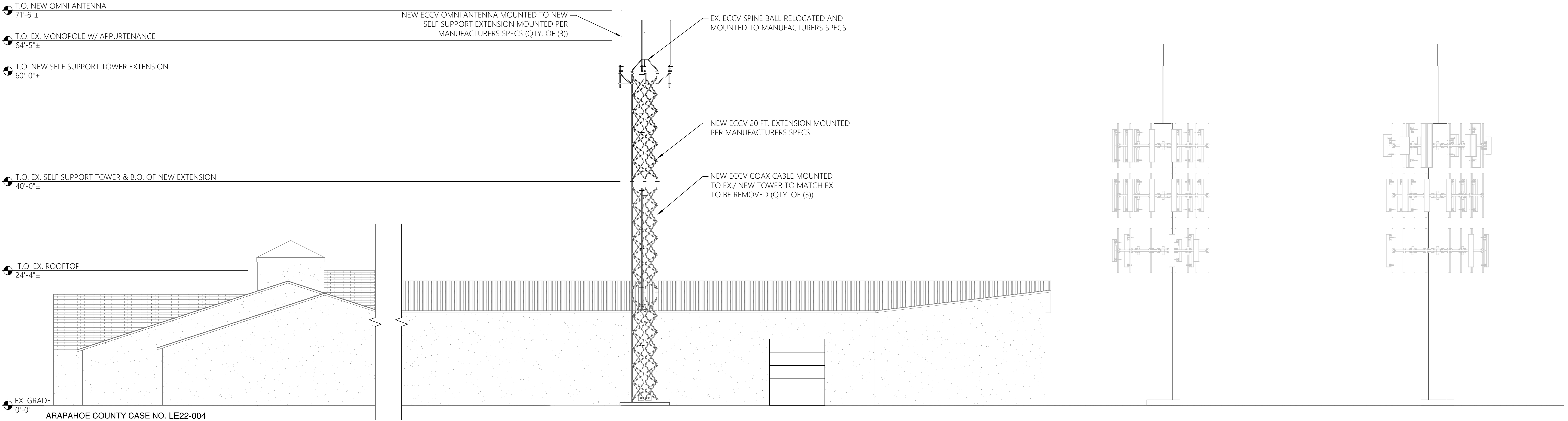
ECCV OFFICE EXPANSION	DATE 11/07/19
LOCATION AND EXTENT	DRAWING NO. LE-6
LOCATION AND EXTENT PLAN (SOUTH)	SHEET NO. 3 OF 5

NINTH AMENDMENT TO THE
LOCATION AND EXTENT PLAN FOR
**EAST CHERRY CREEK VALLEY
WATER AND SANITATION DISTRICT**
OFFICE EXPANSION
IN THE NE 1/4 SECTION 24, T5S, R66W OF THE 6TH P.M.,
COUNTY OF ARAPAHOE, STATE OF COLORADO

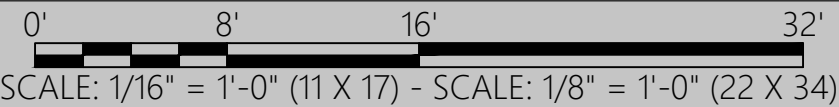
NEW SHEET



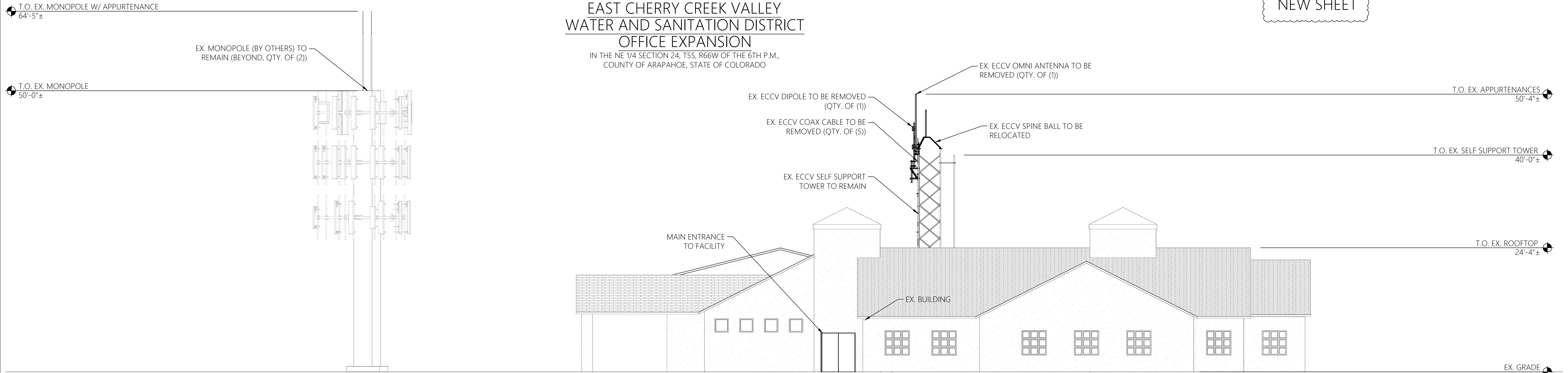
1 EX. NORTH ELEVATION



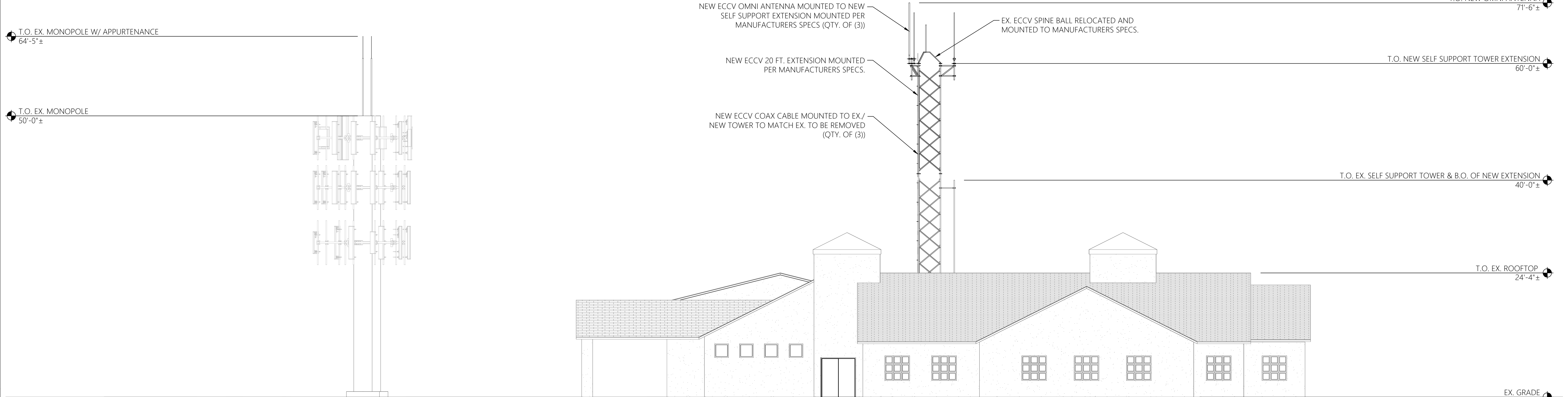
2 NEW NORTH ELEVATION



PREPARED UNDER THE SUPERVISION OF	DESIGNED: DE	FINAL PLANS	SHEET REVISIONS				 Insite inc. Wireless Consulting Services 15660 MIDWEST RD. SUITE 140 OAKBROOK TERRACE, IL 60181	 ECCV Water & Sanitation District	CASTLE ROCK MW TOWER EXTENSION		DATE 09.02.22
	DRAWN: DE		NO.	DATE	DESCRIPTION	BY			LOCATION AND EXTENT		DRAWING NO. ELEVATIONS
	CHECKED: CM		0	09.02.22	90% ZONING	GW			EX. & NEW ELEVATIONS		SHEET NO.
											9 OF 10



1 EX. EAST ELEVATION



1 EX. EAST ELEVATION

PREPARED UNDER THE SUPERVISION OF	DESIGNED: DE	FINAL PLANS	NO.	DATE	SHEET REVISIONS DESCRIPTION 90% ZONING	BY GW	 Wireless Consulting Services 15660 MIDWEST RD. SUITE 140 OAKBROOK TERRACE, IL 60181	 Water & Sanitation District	CASTLE ROCK MW TOWER EXTENSION		DATE 09.02.22
	DRAWN: DE								LOCATION AND EXTENT		DRAWING NO. ELEVATIONS
	CHECKED: CM								EX. & NEW ELEVATIONS		SHEET NO.
											10 OF 10