



**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:  <b>Beacon Real Estate Services</b>	ADDRESS: <b>9250 E Costilla Ave, Suite 230 Greenwood Village, CO 80112</b>  PHONE: <b>720-939-9494</b>  EMAIL: <b>justin@beaconrealestateservices.com</b>	CONTACT:  <b>Justin Reyher</b>  TITLE:  <b>Managing Broker</b>
OWNER(S) OF RECORD NAME(S):  <b>Greenland Investments, LLC</b>	ADDRESS: <b>4893 S Himalaya Court, Aurora, CO 80015</b>  PHONE: <b>307-259-5760</b>  EMAIL: <b>Benezeaku2@yahoo.com</b>	SIGNATURE(S): <u>Benjamin Ezeaku</u> 08/22/2023  <u>Justin Reyher</u> 08/21/2023
ENGINEERING FIRM NAME:  <b>Front Range Civil</b>	ADDRESS: <b>7830 W Alameda Ave, Ste 103 PMB#198 Lakewood, CO 80226</b>  PHONE: <b>720-755-2829</b>  EMAIL: <b>erich@frontrangecivil.com</b>	CONTACT:  <b>Erich Dellinger</b>  TITLE:  <b>Principal</b>
Pre-Submittal Case Number: Q <u>23</u> - <u>024</u> Pre-Submittal Planner: <b>Kat Hammer</b> Pre-Submittal Engineer: <b>Emily Gonzalez</b>		
State Parcel ID No. (AIN no.):	<b>1981-00-0-00-023</b>	
Parcel Address or Cross Streets:	<b>CR 129 &amp; CR 6</b>	
Subdivision Name & Filing No:	<b>Greenland Estates</b>	
EXISTING		PROPOSED
Zoning:	<b>A-1</b>	<b>RR-B</b>
Project Name:		<b>Greenland Estates</b>
Site Area (Acres):	<b>160 Acres</b>	<b>160 Acres</b>
Density (Dwelling Units/Acre):		<b>0.4</b>
Building Square Footage:		<b>6,969,600 sq ft</b>
Disturbed Area (Acres):	<b>N/A</b>	<b>24 Acres</b>
CASE TYPE (S)		
<input checked="" type="checkbox"/> <b>Conventional Rezoning</b> <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 <i>does 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.		

## Letter of Authorization


Date: 8/17/2023

Greenland Investments  
4893 S Himalaya Court,  
Aurora, CO 80015

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

RE: Greenland Investments

I, Benjamin Ezeaku, authorized agent of Greenland Investments, hereby authorize Justin Reyher of Beacon Real Estate Services to prepare, deliver, sign application materials, and otherwise represent the owner(s) regarding the Pre-Submittal Case of Q23-024, and Subsequent Rezoning Pre-Liminary Plat, Final Plat Applications for the Greenland Estates project located near CR 129 & CR 6 with a parcel numbers of: 1981-00-0-00-023

By:   
Benjamin Ezeaku, Manager

State of COLORADO

County of ARAPAHOE

Before me, the undersigned notary public, in and for said state, personally appeared, Benjamin Ezeaku, personally known to me or proved to me on the basis of satisfactory evidence to the individual(s) whose name(s) is subscribed to the within instrument and acknowledged he executed the same.

Witness my hand and official seal:



Notary Public Signature

SANDRA KIKU MAYEDA ADLEMAN  
NOTARY PUBLIC - STATE OF COLORADO  
NOTARY ID 20224010969  
MY COMMISSION EXPIRES MAR 17, 2026

Notarial Stamp Here



## Letter of Intent

Date: 8/21/2023

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

RE: Greenland Investments/ Conventional Rezoning

Dear Public Works & Development: Our company, Beacon Real Estate Services, on behalf of the property owner Greenland Investments LLC, is proposing a project within unincorporated Arapahoe County. The project is called Greenland Estates and is located near CR 129 & CR 6.

The project includes 160 Acres (6,969,600 square feet) and is currently zoned A-1, only allowing farming, ranching, and very large lot residential.

Greenland Investments LLC would like to change the zoning to RR-B for fifty-four residential lots. Each lot would be approximately 2.41 acres.

Sincerely,

A handwritten signature in black ink, appearing to read "Justin Reyher".

Justin Reyher  
Beacon Real Estate Services  
Managing Broker  
[www.beaconrealestateservices.com](http://www.beaconrealestateservices.com)  
720-939-9494



## Narrative Addressing All Approval Criteria Per 5-3.2.B

Date: 11/2/23

Greenland Investments  
4893 S Himalaya Court,  
Aurora, CO 80015

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

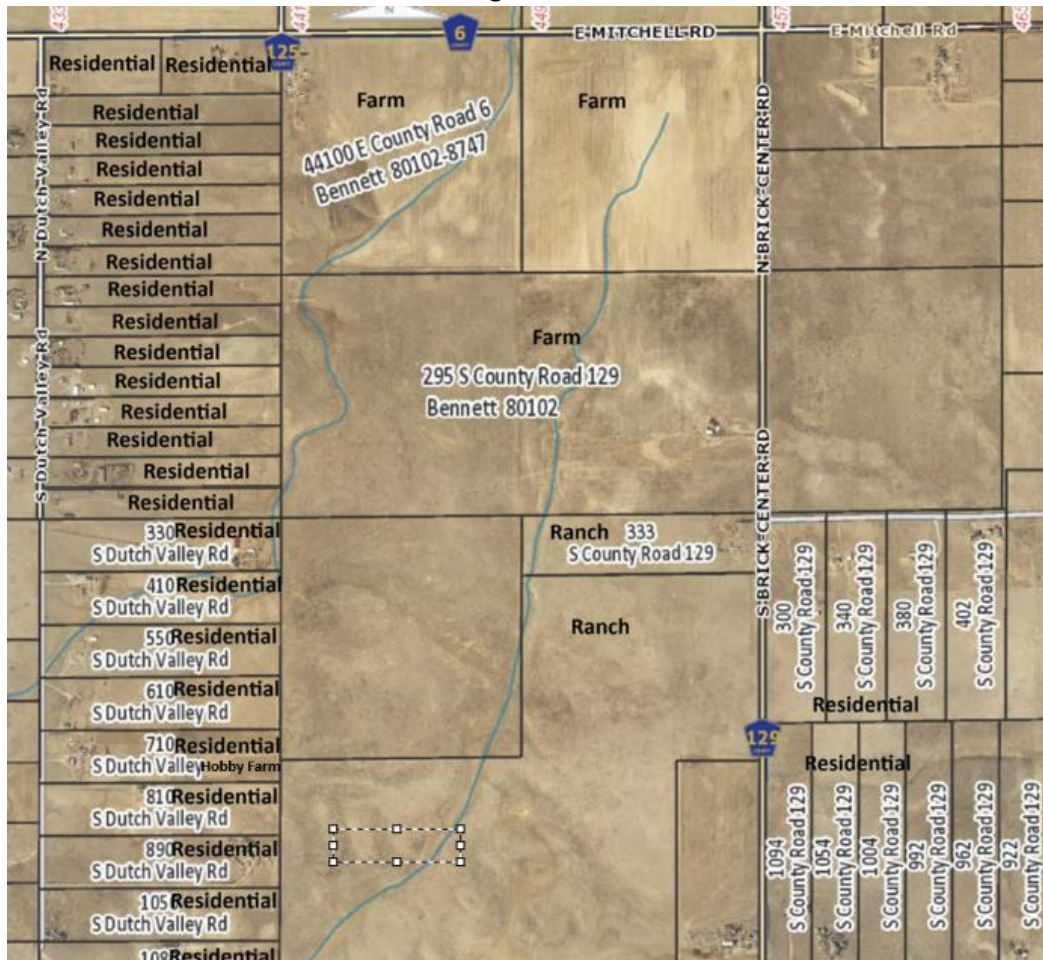
RE: Greenland Investments/ Conventional Rezoning

This document intends to address all of the approval criteria per 5-3.2.B of the Land Development Code as we work to rezone the A-1 to RR-B. This will allow us to subdivide and sell each lot.

1. The proposed 54 residential lots will be serviced from County Road 6. If new access is negotiated, the proposed development can be serviced through County Rd 129. Included in the application is a traffic study. The traffic engineer believes the existing transportation system can support additional traffic. The traffic study showed two percent growth. Water will be provided by new wells. The owners own water rights for the 320 acres to the north of the property. In addition, the owners are adjudicating the water underneath the 160 acres. The sewer service will be through an onsite wastewater management system. Drainage will be constructed throughout the development with a new detention pond in the northeast corner of the 160 acres.
2. The surrounding area is currently zoned A-1 with very large lot residential and agricultural uses. Although there are some large tracts of land currently being used for farming or ranching, the predominate use in the area is residential. The proposed RR-B zoning is large lot residential. The types of residential structures that could be built on RR-B will fit in well with the surrounding homes that have been built on the very large lot residential lots. This development would integrate into the community well, with a limited number of farm animals per Arapahoe County guidelines. Furthermore, the development would embrace the rural lifestyle that maintains the



natural environment. Below is an image of the area.



3. There will be efficient and adequate provision for public services. Arapahoe County Sheriff's Department patrols the area. The Bennett Anythink Library in close proximity. The Bennett-Watkins Fire Department can service the area. The Fire Department is most concerned with meeting code. We met with the Superintendent Purdy and Keith Yaich, the CFO for the district. The Bennett School District is providing limited bus service with the current bus driver shortage, the District is not able to provide bus service to all current students at this time. Bennett is growing fast with approximately 10,000 units zoned and 1,500 units platted. The District needs to build a new high school which was on the ballot in 2022 and is on the ballot again for 2023. Our development is anticipated to bring 32 new students in total, but the students will trickle in over the next 7-10 years as we are selling lots. Buyers will be building their own home, so this will be different from a national home builder that would build on all lots quickly. The district did mention uncertainty on supporting the current growth. We spoke to Greg Thompson in the planning department at the Town of Bennett, and he is not aware of any building permit moratoriums at this time to halt or slow growth. At this time, the Bennett School District does not have interest in a land dedication due to the lack of public water and sewer at this location.

4. The current and future residents of Arapahoe County will enjoy diversity and housing options with the approval of this development. Of the 10,000 units currently zoned, and 1,500 units platted in Bennett, only 1.5% are large lot residential. Within a radius of six miles from the development site, residents will find an array of employment opportunities including: Love's Travel, King Soopers, CORE Electric, Comfort Inn, Dollar General, and Les Schwab Tires. Centennial Park is 5.4 miles away, while Bennett Park & Recreation District is 5 miles away and Bennett Community Center is 5.8 miles away from the proposed development location. Residents will find great opportunities for leisure activities. Furthermore, for shopping and retail needs, King's Soopers is 4.5 miles away, Tractor Supply and Les Schwab are about 4.7 miles away from the proposed development, which will offer a range of retail options to cater to the community's needs. The attraction to current and future residents of Arapahoe County will be to have some space between their neighbors with the opportunity for a farm animal and out buildings in a rural setting. This development will be similar to Commanche Crossing, Watkins Farm, Prairie View, Box Elder Creek Ranches, Wolf Creek Estates, and Strasburg Heights. Most of these developments are in Arapahoe County, but some of them are in Adams County. RR-B allows for a maximum of one large animal per acre.
5. Public health and safety will be adequately protected. All of the lots are outside of the 100-year flood zone.
6. Adequate on-site interior traffic circulation will be determined during the preliminary application and final plat. The land will be accessible through a reciprocal easement. We are working on a second point of access for emergencies. Adjacent use to our proposed development site is the Dutch Valley neighborhood in Bennett, with 20-40-acre parcels with A-1 zoning with small residential properties. Currently, the Dutch Valley community relies upon a single access road for both entry and exits to their properties. In our proposed plan, access to our development will be facilitated through a single road, named Arapahoe County Road 125. Given accommodating all of the 54 lots in their full capacity, we acknowledge the potential need for an additional roadway to be paved.
7. One advantage of RR-B zoning is that large lot residential does maintain the physiographic and topographic elements, compared to urban density housing. The RR-B zoning is intended for large single-family lots, each desired to assume a rural environment. This zoning allows for owners to engage in limited agricultural activities, such crop cultivation and grazing a one agricultural animal (non-commercial use). Our intention is to preserve the natural landscape and rural ambiance, along with residential living. Arapahoe County's Long-range Plan indicates urban density housing will likely be on the neighboring property to the North at some point in the future.
8. The developer will do their best to preserve existing rural views. In the context of RR-B zoning, the preservation of the rural views allowing large single-family lots that will maintain generous space between residences, which is hard to find nowadays. The proposed setbacks, lot widths, and building heights will all adhere to Arapahoe County standards. Landscaping of any open spaces will be with native grasses to limit unnecessary water usage.



9. The existing drainage area will be the designated open space. We will dedicate land for open space and adhere to all of Arapahoe County's guidelines. We believe the minimum amount of land for open space is around 10%.
10. This project will adhere to and comply with the requirements of this Resolution. Per Arapahoe County's Comprehensive Plan, the Town of Bennett falls within the Designated Growth Area. Arapahoe County's long-range plan includes Urban Density housing in the Urban Reserve, which is likely 5-6 homes per acre. The southern point of this urban reserve is our development's northern boundary. Our development will serve as a nice buffer between urban density and agricultural uses. RR-B would allow for one home per 2.41 acres.

Sincerely,

A handwritten signature in black ink, appearing to read "Justin Reyher".

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