

CZ23-001 Referral Comment Summary

Company	Referral Response	Applicant's Comments
<u>ARAPAHOE COUNTY PUBLIC HEALTH DEPARTMENT - LAND USE REFERRALS</u>	<p>1. Each lot would need to have an approved well (Department of Water Resources) and an approved septic (OWTS) system on each lot. The separation distance from any well to any OWTS is a minimum of 100 feet to the drain field and 50 feet to any septic tank.</p> <p>2. Each proposed lot must also meet all applicable setbacks set out in the OWTS regulations (Arapahoe County Onsite Regulations, Page A6), including any creeks or drainage ways.</p>	<p>Each lot will be 104,979 sf at a minimum. This will allow for appropriate distances between a new well and a new OWTS. All setbacks will be adhered to.</p>
<u>ARAPAHOE COUNTY PUBLIC WORKS - BUILDING DIVISION</u>	<p>The attached comments pertain to post-rezone / submittal considerations for construction. Otherwise, the Building Division does not have any additional comments at this time.</p>	<p>The roads, drainage, and signage will all adhere to Arapahoe County building standards. Eventually, when homes are built, the homes will also adhere to Arapahoe County Standards.</p>
<u>ARAPAHOE COUNTY/ PLANNING-OIL & GAS</u>	<p>There is no O&G close to the NW quarter of Section 17, T4S, R63W. Please see the map below.</p> <p>But-it's possible the plugged well in the SW quarter of Section 8 was plugged poorly and could present a hazard to residential development in the very northern portion of the NW/NW of Section 17. That well was plugged in 1981, considerably before the COGCC (now called ECMC) updated their plugging rules in 2014.</p> <p>I also used the aerial map feature on this area. There are no linear features that would indicate to me the presence of pipelines, flowlines, and removal of any lines in the NW/NW of Section 17. That said, it's still possible there are some buried flowlines that have been abandoned.</p> <p>I would only be concerned about that really old well to the north in the SW/4 of Section 8 if the houses in the NW/4 of Section 17 were built up against the northern section line. I would suggest to the developer that they get someone to use an infrared camera to see if that old well is leaking methane, however, the surface owner of the SW/4 of Section 8 might not be amenable to that.</p> <p>If that old well is leaking gas, it could be added to the ECMC's (formerly COGCC) Orphan Well Program and ECMC would re-plug it within a few years, so the surface owner wouldn't have to pay for it. It can take the Orphan Well Program years to plug old wells because they have so many on their priority list.</p>	<p>We agree. There are no oil and gas concerns for NW quarter of Section 17, T4S, R63W.</p>
<u>ARAPAHOE COUNTY/ROAD&B</u>	<p>Safety issue with only one entrance.</p>	<p>The land currently has one access point. We will work with neighbors to negotiate a 2nd point of access.</p>

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<u>RIDGE REFERRALS</u>		
<u>EAST ARAPAHOE COUNTY/ADVISORY PLANNING COMMISSION</u>	There are a lot of people not in favor of rezoning due to the density of the wells and the number of homes on small acreage. The access to the property has a negative response. I am not aware of any areas like this at present. I suspect when it has the meeting there will be many resisting the change in zoning.	The current Arapahoe County and State requirements are for wells to last 100 years. The water rights for the 160 acres can provide water for up to 172 homes, with 0.5 acre-feet per home, for 100 years. In addition, we have the water rights for the 320 acres to the North. This water could support another 329 homes for 100 years.
<u>EAST ARAPAHOE COUNTY/ADVISORY PLANNING COMMISSION</u>	The overall response has been negative. The neighborhood does not want the growth of 2.14 acres. Water is a concern. Dry creek bed that they would like to add water could impact well water. Traffic and crime are on the increase. 40-acre parcels would be encouraged. Thanks for the opportunity to communicate to you	The current Arapahoe County and State requirements are for wells to last 100 years. The water rights for the 160 acres can provide water for up to 172 homes, with 0.5 acre-feet per home, for 100 years. In addition, we have the water rights for the 320 acres to the North. This water could support another 329 homes for 100 years.
<u>BENNETT-WATKINS FIRE RESCUE</u>	Our general feedback for a change like this to increase the density as requested would relate to ensuring that access is adequate and compliant with code throughout the development, to allow emergency vehicles adequate and consistent access. Additionally, development like this would require a private water supply for hydrants and firefighting water availability. See the letter dated January 15, 2024	Had a meeting with Victoria, they will work on a letter. The Fire Department will require a development agreement for an actual "will-serve" letter. The development agreement has detailed information that will only be known during the final plat.
<u>ARAPAHOE PARK & RECREATION DISTRICT</u>	While I do not have a comment directly affecting this referral, I do wonder when counties and municipalities will begin to worry about water supply.	The current Arapahoe County and State requirements are for wells to last 100 years. The water rights for the 160 acres can provide water for up to 172 homes, with 0.5 acre-feet per home, for 100 years. In addition, we have the water rights for the 320 acres to the North. This water could support another 329 homes for 100 years.

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<u>BENNETT SCHOOL DISTRICT 29J - REFERRALS</u>	The school cannot serve the expected student generated from this rezoning.	I met with the superintendent and CFO. Keith, the CFO, is concerned about student growth in the School District. The voters did not approve funding for a new high school in November 2023. The CFO is not sure what he is going to do about the growth. Keith is not in favor of growth at this time, but the Town of Bennett has not issued any building permit moratoriums to slow growth.
<u>ARAPAHOE COUNTY SHERIFF-OFFICE OF EMERGENCY MANAGEMENT (OEM)</u>	Extending one road, CR125, whether paved or not, into the subdivided are for 54 residential lots is not sufficient to allow for egress during a wildfire scenario. Particularly with a yet-to-be-determined access point for fire suppression resources. CSFS estimates a high fire intensity which creates more urgent evacuation needs. There should be at least two public egress routes from the subdivided plot. See image in referral routing sheet.	I spoke to Nate on the phone. The OEM is not the owner of any regulations. The fire department does have regulations. Alternate access is the most important to them, but I will need to talk with the Fire Department about how to handle it.
<u>ARAPAHOE COUNTY SHERIFF'S OFFICE</u>	No concerns.	Acknowledged
<u>COLORADO GEOLOGICAL SURVEY - STATE OF COLORADO</u>	No comments	Acknowledged
<u>BIJOU TELEPHONE</u>	No comments	Acknowledged
<u>IREA</u>	No objection	CORE has a plant on our property line, and they will be providing power.
<u>XCEL ENERGY</u>	Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plan for Greenland Estates Acres Rezone and has no apparent conflict. As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.	Acknowledged

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Company	Referral Response	Applicant's Comments
<u>XCEL ENERGY - PSCO ROW</u>	<p>Good morning. We have received your request for a Prior Rights Research and have set up a CenturyLink project accordingly. Your project number is P851219 and it should be referenced in all emails sent in for review.</p> <p>Please do not reply to this email. Your project owner is Wes Patterson and they can be reached by email at Wes.Patterson@lumen.com with any questions that you may have regarding this project.</p> <p>Requests are addressed in the order received; CenturyLink will endeavor to respond within 30 days.</p>	Acknowledged
<u>DIVISION OF WATER RESOURCES- STATE ENGINEER/GROU NDWATER</u>	<p>The proposed water supply source is new wells withdrawing allocations in the Denver Basin aquifers allocated under Determination of Water Right nos. 4576-BD, 4577-BD and 4578-BD. These determinations were approved by the Colorado Ground Water Commission for domestic, irrigation, commercial, stock watering, fire protection, and replacement purposes. The proposed residential water use is allowed by the determinations on the subject property. The opinion of The Division of Water Resources is that the water supply is adequate and can be provided without causing injury.</p>	The new water determinations were provided to the State along with an updated water supply information summary sheet. There is ample water supply for this development.

The following referral agencies did not provide a response:

- Colorado Parks & Wildlife
- Phillips 66
- Crestone Peak Resources
- COGCC- Colorado Natural Gas
- CenturyLink Network
- Arapahoe Library District
- CDPHE/ Department of Health & Environment
- US Army Corps of Engineers
- Unincorporated Arapahoe County Economic Development (UACED)
- CENCON
- Arapahoe County Open Spaces

From: [AL Hoeffner](#)
To: [Kathleen Hammer](#)
Subject: Re: ArapaCO 2nd Referral - CZ23-001
Date: Friday, November 24, 2023 9:04:49 AM
Attachments: [image001.png](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning. Overall response has been negative. The neighborhood does not want the growth of 2.14 acres. Water is a concern. Dry creek bed that they would like to add water to could impact well water. Traffic and crime are on the increase. 40 acre parcels would be encouraged.

Thanks for the opportunity to communicate to you Alan

On Thu, Nov 9, 2023 at 12:25 PM Kathleen Hammer <KHammer@arapahoegov.com> wrote:

Hello,

Please review the attached referral response and provide additional comments no later than November 28, 2023.

Please use the link below to access documents for a proposed General Development Plan, step one of the three-step Planned Unit Development (PUD) process. The applicant wishes to rezone the two properties located at 27500 and 27450 E Colfax to a PUD containing multiple planning areas for a mix of uses, including commercial, retail, light industrial, and residential.

Site Location: <https://gis.arapahoegov.com/arapamap?PD=aREYI>

GDP23-001 Application Documents:

<https://citizenaccess.arapahoegov.com/citizenaccess/urlrouting.ashx?type=1000&Module=Planning&capID1=23CAP&capID2=00000&capID3=003LT&agencycode=Arapahoe>

Thanks,

Kat



Kat Hammer

Senior Planner

Public Works & Development

6924 S Lima St | Englewood, CO 80112

O: 720.874.6666

Arapahogov.com

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DEPARTMENT OF THE ARMY
CORPS OF ENGINEERS, OMAHA DISTRICT
DENVER REGULATORY OFFICE
9307 SOUTH WADSWORTH BLVD
LITTLETON, CO 80128-6901

SUBJECT: Section 404 of the Clean Water Act Initial Comments

To whom it concerns:

In accordance with Section 404 of the Clean Water Act, the U.S. Army Corps of Engineers reviews and authorizes any work associated with the discharge of dredged or fill material, and any excavation associated with a dredge or fill project, either temporary or permanent, in waters of the United States. Waters of the United States may include ephemeral, intermittent and perennial streams, wetlands, lakes, ponds, drainage ditches and irrigation ditches. Please note that the discharge of dredged or fill material into upland areas or aquatic resources which are not waters of the United States does not require authorization from this office.

Jurisdictional Determinations identify the locations and amounts of aquatic resources within a specified area to determine if they are or are not waters of the United States. Prior to submitting a request for a Jurisdictional Determination, we recommend a wetland delineation be conducted in the field by a qualified environmental consultant. A wetland delineation identifies the boundaries of aquatic resources located within your project area and must be conducted using the methods outlined in the Corps of Engineers Wetlands Delineation Manual and applicable regional supplements.

Nationwide Permits authorize common types of dredge and fill activities in waters of the United States that will result in a minimal adverse effect to the environment. Some fill activities require a pre-construction notification (PCN) to the Corps prior to any work and possibly coordination with other local or state agencies. Descriptions of the current nationwide permits and their general conditions can be found at:

<https://www.nwo.usace.army.mil/Missions/Regulatory-Program/Colorado/>

Regional General Permits authorize specific types of dredge and fill activities in waters of the United States that will result in a minimal adverse effect to the environment. These fill activities require a pre-construction notification to the Corps prior to starting work, and possibly coordination with other local or state agencies. Please note several of the RGP's are applicant and location specific. Descriptions of the current regional general permit activities and their general conditions can be found at:

<https://www.nwo.usace.army.mil/Missions/Regulatory-Program/Colorado/Regional-General-Permits/>

Standard Individual Permits authorize dredge and fill activities that do not qualify for Nationwide or Regional General Permits. We recommend contacting the Denver Regulatory Office to arrange for a pre-application consultation prior to applying for a

Standard Individual Permit. Standard Individual Permits include public interest review procedures, including public notice, notification of adjacent property owners and review of public and agency comments. Standard Individual Permits require an evaluation of effects for a range of alternatives. The Corps will evaluate practicable (cost, logistics, and technology) alternatives that meet the overall project purpose for environmental effects. Alternatives can include off-site alternatives and alternative designs. When evaluating Standard Individual Permit applications, the Corps can only issue a permit for the least environmentally damaging practicable alternative (LEDPA). In some cases, the LEDPA may not be the applicant's preferred alternative. The Standard Individual Permit application form and instructions can be found at:

<https://www.usace.army.mil/Missions/Civil-Works/Regulatory-Program-andPermits/Obtain-a-Permit/>

A federal action occurs when a discharge of dredged or fill material into waters of the United States requires a Clean Water Act Section 404 permit. For the Corps to make a permit decision, the applicant must provide enough information to demonstrate compliance with Section 106 of the National Historic Preservation Act (NHPA) and Section 7 of the Endangered Species Act (ESA).

Dredge and fill activities in waters of the United States must be designed and constructed to avoid and minimize adverse effects, both temporary and permanent, to the maximum extent practicable at the project site. Mitigation, including avoiding, minimizing, rectifying, reducing, or compensating for resource losses, will be required to the extent necessary to ensure that the adverse effects to the aquatic site are minimal.

Any loss of function at an aquatic site may require compensatory mitigation. Compensatory mitigation must take into consideration the mitigation hierarchy and only the environmental preferable type of mitigation will be approved as outlined in 33 CFR 332. Often, this results in the permittee being required to purchase credits from an approved mitigation bank. Mitigation requirements will be determined during the Clean Water Act Section 404 review process.

If the activity you described would impact waters of the United States, the Denver Regulatory Office should be notified. Please include a map identifying dimensions of work in each aquatic site, the county, Township, Range and Section and the latitude and longitude of the activity in decimal degrees, along with a description of your request, to the Denver Regulatory Office mailbox located at DenverRegulatoryMailbox@usace.army.mil or contact the Denver Regulatory Office at 303-979-4120.

Sincerely,

A handwritten signature in black ink, appearing to read 'K. Downing', with a stylized flourish at the end.

Kiel Downing
Chief, Denver Regulatory Office



BRYAN D. WEIMER, PWLF
Director

Referral Comments Re: CZ23-001
Greenland Acres Rezone
Attn: Kat Hammer
(Additional Information / Details Required)

Lima Plaza
6924 South Lima Street
Centennial, Colorado 80112-3853
720-874-6500
arapahoegov.com

Building Division - New Construction Pre-Submittal Considerations



- Provide full set of Construction Documents that are 100% complete, ready for review, submitted as a complete package, and to include:
 - Civil / Site Plan
 - Geotechnical / Soils Report(s)
 - Architectural
 - Structural
 - Mechanical
 - Plumbing
 - Electrical
 - Life-Safety / Fire Detection / Suppression
 - Egress Plan
- Submittal required to be uploaded as one CD set of documents. (One compiled, and Bookmarked CD set of documents)
- Documents must be uploaded in the .PDF format and stamped **"For Construction"**.
- Documents security must not be protected to disallow changing or adding markups; Changing the Document & Adding Markups must be "Allowed".
- Documents must follow the established naming convention as listed on the Arapahoe County Website
- Provide a Code study in conformance with all currently published County amendments, minimum posted adopted design criteria, and to also include:
 - 2021 IBC (Where applicable)
 - 2021 IRC (Applicable this scope based on preliminary review)
 - 2021 IPC
 - 2021 IMC
 - 2021 IFGC
 - 2021 IECC
 - 2021 IEBC, ISPSC (Where applicable)
 - 2020 NEC (Valid through Q-1 2024)
 - 2017 ANSI A-117
- All submittals must be stamped, signed & dated by a Colorado Licensed Architect / Professional Engineer in responsible charge / of record, where applicable.
- Provide Local Fire Authority approval / permit, and/or documentation expressly stating that a permit is not required. (Required prior to permit issuance)
- Be advised that Arapahoe County has adopted a resolution to formally recognize the 2021 International Fire Code, as a component applicable to building construction in the County. (Not a formal Code adoption)
- Be advised that incomplete submittals will be rejected, and that partial reviews will not be conducted.
- All remaining or unaddressed issues pertaining to upstream Divisions must be satisfied prior to permit issuance. (Mapping, Planning, Engineering / Flood, Zoning, etc.)
- Separate permit requirements / considerations generally include, but are not limited to: Temporary Construction Trailer, Sales Trailers, Access Control, Low-Voltage / Data, Building Signage, Fire Department / Authority, Temporary Generators, etc.
- CDPHE / Asbestos, Local Health Department, Local Water / Sewer Authority approval may also apply.
- HB23-1233 may apply this scope based on submittal date for construction.



Public Works and Development

6924 S. Lima Street Centennial, Colorado 80112 Phone: 720-874-6650; FAX 720-874-6611

www.co.arapahoe.co.us

Planning Division

Referral Routing

CGS ID AR-24-0001

39.7056, -104.467

The characteristics of subsurface conditions and preliminary recommendations in W.W. Enterprises Preliminary Subsurface Investigation and Soils Report (8/10/2023) are valid.

Case Number/Name:	CZ23-001 Greenland Estates Acres Rezoning Plan
Planner:	Kat Hammer – khammer@arapahoegov.com
Engineer:	Emily Gonzalez – Egonzalez@arapahoegov.com
Date sent:	August 30, 2023
Date to be returned:	September 27, 2023

The enclosed development application has been submitted to the Arapahoe County Planning Office for consideration. Due to the close proximity of the proposed development to your property or area of influence, this development proposal is being referred to your agency for comment. Please examine the referenced materials and check the appropriate line before returning the form to the Arapahoe County Planning Office. Responding on or before the date indicated above is appreciated.

	COMMENTS	INSERT YOUR ORGANIZATION & NAME/SIGNATURE
<input checked="" type="checkbox"/>	I Have NO Comments to make on the case as submitted	Colorado Geological Survey, Amy Crandall
<input type="checkbox"/>	I Have the following comments to make related to the case:	

Comments: (responding by email, letter, or an email attachment is optional)

Good morning!

I am writing as a member of the East End Advisory Committee in reference to the proposed rezoning from A-1 to RR-B on a parcel of land that is located in the vicinity of CR 6 and CR 129 (Brick Center). The proposed rezoning would allow the landowner/developer to subdivide 160 acres and build approximately 54 new homes.

I attended a Saturday morning meeting held by Justin Reyher of Beacon Real Estate Services who is representing the owner/developer Greenland Investment LLC. The meeting was attended by approximately 30 residents who will be affected by this zoning change. All of the adjacent properties to this parcel are zoned as A-1.

I noted the concerns of the residents as they spoke and asked questions.

The concerns that I heard most often and the loudest was water. Mr. Reyher stated that they have water rights to the property and that the 320 acres adjacent would also have water rights. According to the Colorado Water Conservation Board, water rights don't mean a thing if there is no water.

The other concerns I noted was access to the development. According to the residents the easement along the property lines is not wide enough for the County standard. Many were worried about eminent domain and that they would lose use of their property and still be paying taxes on that portion.

With all of the rain we have had this year, it has caused flooding, the closing of roads and many issues. The subject of drainage on this property, especially if roads are put in and structures are built will cause major problems. One of the residents present is a professional excavator and he spoke on the subject.

During the meeting a resident brought up the drain that extra houses will add to the already struggling schools in Bennett. Mr. Reyher stated that he had met with someone from the Bennett Schools and that they indicated that busing would be available for children in the new subdivision. However, I saw the written communication between this school official and a resident regarding this very subject and the school

official contends that they cannot do busing due to no drivers or buses. I have personally seen the notes that went home to parents just since the school year has started and more than once bus routes have had to be cut due to lack of a driver.

I have started a private Facebook page exclusively for the residents directly impacted by this rezoning. To date I have 34 residents on this page. Many could not make the meeting or didn't know about the meeting that was held by Mr. Reyher. I have made available to them all of the documents pertaining to this proposed rezone through the Citizen Access page and provided the phone number and e-mail for Ms. Hammer so they may contact her with questions or concerns.

Lastly, as the residents who could not attend the meeting have spoken out, I have learned of other concerns regarding this property being used as an annual migration spot for the antelope. There is also a large prairie dog population that resides on this parcel that is a concern to the residents because when any ground disturbance goes on they are worried they will take up residence on their properties and cause harm to their livestock and well being.

In closing I would also like to add that Mr. Reyher's comment in the Approval Criteria document he submitted said "*This development will serve as a nice buffer between agricultural land and future urban density housing consisting of 5-6 homes per acre, outlined in the long-range plan. The owner of the 320 acres to the north of the proposed development is considering a conventional rezoning application to move from A-1 to RR-B.*" This is very troubling to the residents of the area. They are hoping that IF this parcel is rezoned that it won't set a precedent for rezoning the adjacent 320 acres. This is an area of A-1 zoning and many of the residents are raising livestock, farming and running their businesses from their A-1 zoned properties. This includes the nearby Longhope's Donkey Shelter. Higher traffic volumes, higher crime rates, burdens on the schools, law enforcement and emergency responders have all been repeated by the residents who have major concerns about this proposed rezoning.

Deb Deitchel
East End Advisory

From: VictoriaFlamini@BennettFireRescue.org
To: Kathleen Hammer
Cc: Capt. Caleb Conner; ROBINP@BSD29J.COM
Subject: RE: ArapCO Referral CZ23-001 Greenland Acres Rezone Application
Date: Tuesday, September 26, 2023 2:01:44 PM
Attachments: [image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
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[image013.png](#)
[image014.png](#)
[image015.png](#)

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Hi Kathleen,

Our general feedback for a change like this to increase the density as requested would relate to ensuring that access is adequate and compliant with code throughout the development, to allow emergency vehicles adequate and consistent access. Additionally, development like this would require a private water supply for hydrants and firefighting water availability.

VICTORIA FLAMINI

Deputy Fire Marshal
Life Safety Division



[303 644 3572](tel:3036443572) x 1673
[303 815 8350](tel:3038158350)
[720 893 7673](tel:7208937673)
355 4th Street
Bennett, CO 80102
BennettFireRescue.org



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From: Kathleen Hammer <KHammer@arapahoe.gov>
Sent: Tuesday, September 26, 2023 1:15 PM
To: Kathleen Hammer <KHammer@arapahoe.gov>
Cc: REFERRALS@BENNETTfirerescue.org; ROBINP@BSD29J.COM
Subject: RE: ArapCO Referral CZ23-001 Greenland Acres Rezone Application
Importance: High

Hello,

Please see the email below containing the description of a rezoning application in unincorporated Arapahoe County. County staff would like to know if the school district and fire district can accommodate this proposed development, rezoning from A-1 (19-acre lot minimum) to RR-B (2.41-acre lot minimum).

Thanks,
Kat Hammer



ARAPAHOE COUNTY

From: Kathleen Hammer
Sent: Wednesday, August 30, 2023 3:24 PM
To: khammer884@gmail.com; Terri Maulik <TMaulik@arapahoe.gov>; Kim Lynch <KLynch@arapahoe.gov>; Michelle Lengyel <MLengyel@arapahoe.gov>; Emily Gonzalez <EGonzalez@arapahoe.gov>
Subject: ArapCO Referral CZ23-001 Greenland Acres Rezone Application

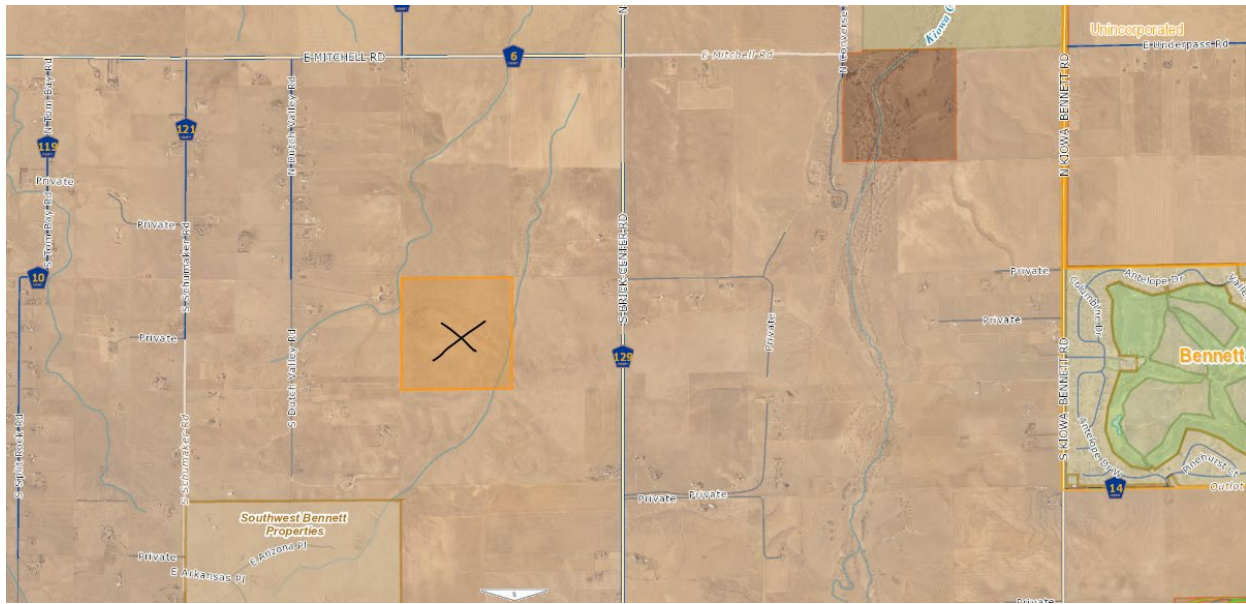
Hello,

Please use the link below to access documents for a conventional rezoning application. The applicant is proposing to rezone 160 acres from Agriculture (A-1) to Rural Residential B (RR-B). The minimum lot size for A-1 property is 19 acres the minimum lot size for RR-B is 2.41 acres. The applicant is requesting a rezoning to allow for up to 54 single-family residential lots and is proposing a well and septic system for each individual lot. If this application is approved, the applicant will need to submit a preliminary plat and final plat application.

Please review the proposal and provide a response no later than **September 27, 2023**.

Application Materials: <https://citizenaccess.arapahoe.gov/citizenaccess/urlrouting.ashx?type=1000&Module=Planning&capID1=23CAP&capID2=00000&capID3=007GU&agencycode=Arapahoe>

Site Location: <https://gis.arapahoe.gov/arapamap?PD=Vq9p9>



Thanks,
Kat



ARAPAHOE COUNTY

Kat Hammer
Senior Planner
Public Works & Development
6924 S Lima St | Englewood, CO 80112
O: 720.874.6666
Arapahoe.gov
[Facebook](#) | [Twitter](#) | [Instagram](#) | [Nextdoor](#) | [Youtube](#)



Public Works and Development

6924 S. Lima Street Centennial, Colorado 80112 Phone: 720-874-6650; FAX 720-874-6611

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Planning Division

Referral Routing

Case Number/Name:	CZ23-001 Greenland Estates Acres Rezoning Plan
Planner:	Kat Hammer – khammer@arapahoegov.com
Engineer:	Emily Gonzalez – Egonzalez@arapahoegov.com
Date sent:	August 30, 2023
Date to be returned:	September 27, 2023

The enclosed development application has been submitted to the Arapahoe County Planning Office for consideration. Due to the close proximity of the proposed development to your property or area of influence, this development proposal is being referred to your agency for comment. Please examine the referenced materials and check the appropriate line before returning the form to the Arapahoe County Planning Office. Responding on or before the date indicated above is appreciated.

	COMMENTS	INSERT YOUR ORGANIZATION & NAME/SIGNATURE
<input type="checkbox"/>	I Have NO Comments to make on the case as submitted	
<input checked="" type="checkbox"/>	I Have the following comments to make related to the case:	<u>Jack Bell Citizen group</u>

Comments: (responding by email, letter, or an email attachment is optional)

There are a lot of people not in favor of the rezoning due to the desity of the wells and number of homes on small acreage. The access to the propey has negative response. I am not aware of any areas like this at present. I suspect when it has the meeting there will be many resisting the change in zoning.



2/11/24

No Objection

Kat Hammer
Senior Planner
Arapahoe County public Works and Development

SUBJECT: Rezoning Request - CZ23-001 / 44100 E CR 6

Kat:

CENTURYLINK has reviewed the request for the subject rezoning and has determined that it has no objections with respect to the areas proposed for rezoning, as depicted on "Exhibit A" attached.

It is the intent and understanding of CenturyLink that this rezoning shall not reduce our rights to any other existing easement or rights we have on this site or in the area.

This rezoning response is submitted WITH THE STIPULATION that if CenturyLink facilities are found within the vacated area as described, the Applicant will relocate the facilities at Applicant's expense and within guidelines set by CenturyLink and all regulating entities. All relocations will be done under the supervision of a CenturyLink Inspector. If you have any questions or would like to discuss this matter further, please contact me at (407) 492-6934, Tom.Hoopes@Lumen.com.

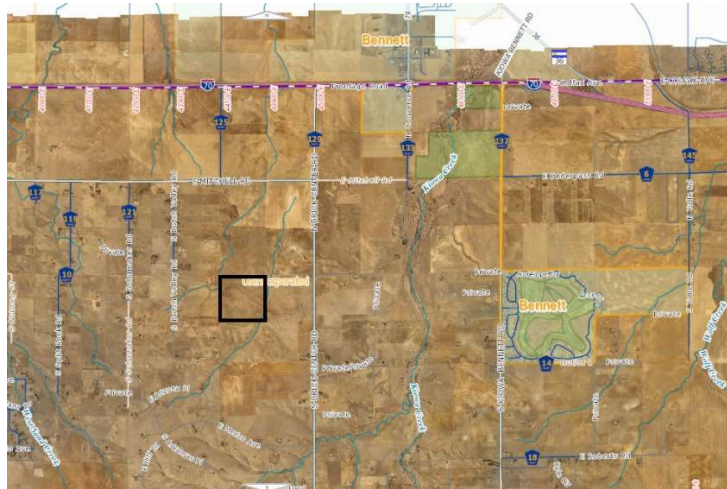
Sincerely yours,

/s/

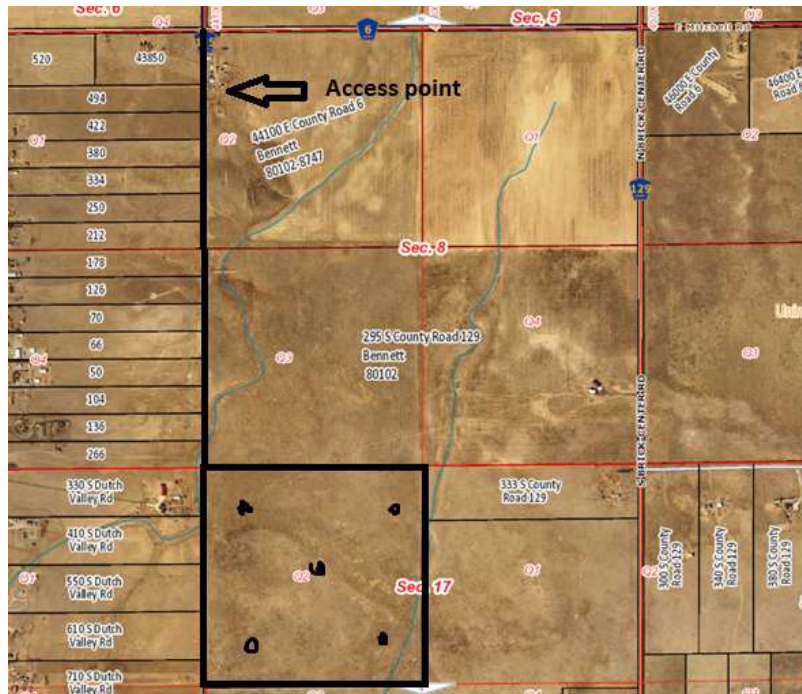
Tom Hoopes
Network Infrastructure Services
Lumen
P851219

Exhibit "A"

Vicinity Map



Zoomed In and Bore Locations





ARAPAHOE COUNTY

Kat Hammer

Senior Planner

Public Works & Development

6924 S Lima St | Englewood, CO 80112

O: 720.874.6666

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Public Works and Development

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Planning Division

Referral Routing

Case Number/Name:	CZ23-001 Greenland Estates Acres Rezoning Plan
Planner:	Kat Hammer – khammer@arapahoegov.com
Engineer:	Emily Gonzalez – Egonzalez@arapahoegov.com
Date sent:	August 30, 2023
Date to be returned:	September 27, 2023

The enclosed development application has been submitted to the Arapahoe County Planning Office for consideration. Due to the close proximity of the proposed development to your property or area of influence, this development proposal is being referred to your agency for comment. Please examine the referenced materials and check the appropriate line before returning the form to the Arapahoe County Planning Office. Responding on or before the date indicated above is appreciated.

	COMMENTS	INSERT YOUR ORGANIZATION & NAME/SIGNATURE
<input type="checkbox"/>	I Have NO Comments to make on the case as submitted	
<input checked="" type="checkbox"/>	I Have the following comments to make related to the case:	<u>Extending one road, CR125, whether paved or not, into the subdivided are for 54 residential lots is not sufficient to allow for egress during a wildfire scenario. Particularly with a yet to be determined access point for fire suppression resources. CSFS estimates a high fire intensity which creates more urgent evacuation needs. There should be at least to public egress routes from the subdivided plot. See image below</u>

Comments: (responding by email, letter, or an email attachment is optional)

Getting Started

Identify Fire Intensity

Draw A Point:

Click on the map to determine the potential wildfire intensity within a general vicinity of the location you define. Results are based on high to extreme fire weather conditions.

DRAW POINT **CLEAR POINT**

Selected Point Location: **ZOOM TO**

Lat: 39.697900 Lng: -104.468354

Your Fire Intensity Rating: **RESULTS HELP**

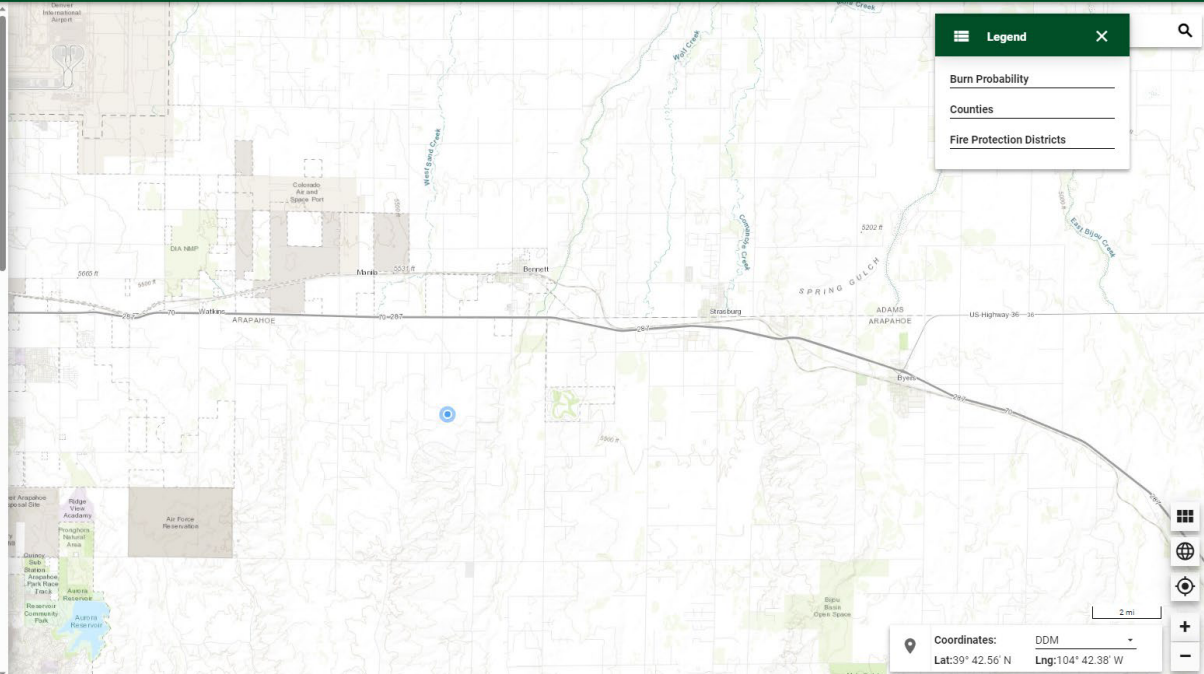
Fire Intensity High

Flames up to 6 feet in length; short-range spotting is possible. Trained firefighters will find these fires difficult to suppress without support from aircraft or engines, but dozer and plows are generally effective.

Increasing potential to cause harm or damage to life and property.

Increased preparedness measures may be needed to better protect your home and property. This is an important consideration in a scenario where sufficient firefighting resources are not available to protect your home or property. Be firewise and take the necessary steps to protect your home and property today.

LEARN HOW TO REDUCE YOUR RISK



There is no O&G close to the NW quarter of Section 17, T4S, R63W. Please see the map below.

But it's possible the plugged well in the SW quarter of Section 8 was plugged poorly and could present a hazard to residential development in the very northern portion of the NW/NW of Section 17. That well was plugged in 1981, considerably before the COGCC (now called ECMC) updated their plugging rules in 2014.

I also used the aerial map feature on this area. There are no linear features that would indicate to me the presence of pipelines, flowlines, and removal of any lines in the NW/NW of Section 17. That said, it's still possible there are some buried flowlines that have been abandoned.

I would only be concerned about that really old well to the north in the SW/4 of Section 8 if the houses in the NW/4 of Section 17 were built up against the northern section line. I would suggest to the developer that they get someone to use an infrared camera to see if that old well is leaking methane, however the surface owner of the SW/4 of Section 8 might not be amenable to that.

If that old well is leaking gas, it could be added to the ECMC's (formerly COGCC) Orphan Well Program and ECMC would re-plug it within a few years, so the surface owner wouldn't have to pay for it. It can take the Orphan Well Program years to plug old wells because they have so many on their priority list.

