



City of Arvada

Planning Commission Agenda

NOVEMBER 21, 2023
CITY COUNCIL CHAMBERS
Regular Business

Commission Members:

Michael P. Griffith, Chair
Doug Magee, Vice Chair
Tim Knapp, Secretary
Tom Aljinovich
Brandon Figliolino
Andrew Gay
Steve Hannan

Staff Members Usually Present:

Jessica Garner, Dir. of Community and Econ Development
Emily Grogg, Senior Assistant City Attorney
Rob Smetana, Planning Manager
Claudia Vaughan, Manager of Development Engineering
Josie Suk, Systems and Administrative Manager
Heidi Van Gieson, Administrative Specialist
Dixielee Rodriguez, Administrative Specialist

Info: 720-898-7435

The meeting will include an open comment period where participants will have three minutes to provide comments to the Commission. Members of the public who wish to provide public comment on any agenda item or during general public comment should go to www.arvada.org/PLNCOMMISSION for information about how to participate. If any member of the public wishes to submit written comment regarding the item on the agenda, you may submit comments in writing via email to the Planning Department at cedboardsandcommission@arvada.org. Comments must be received no later than 5 p.m. the day before the meeting. All timely comments submitted will be presented to the Planning Commission. Please contact Josie Suk with any questions at 720-898-7627.

PLANNING COMMISSION MEETING – 6:15 PM

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL OF MEMBERS
4. APPROVAL OF MINUTES
 - A. August 8, 2023 Meeting Minutes
5. GENERAL BUSINESS
6. REPORTS
7. PETITIONS & COMMUNICATIONS
8. PUBLIC HEARINGS
 - A. Canyon Pines, Triangle Parcel, Annexation No. 1
 1. CP2023-0008 A resolution by the Planning Commission for the City of Arvada, Colorado to

amend the 2014 Arvada Comprehensive Plan Land Use designation pertaining to Canyon Pines, Triangle Property (Annexation 1) from Jefferson County Rural Residential to City of Arvada Low Density Residential, A Parcel Of Land Approximately Located At 52 Canyon Pines Drive in the County of Jefferson and State Of Colorado.

2. An ordinance annexing certain land into the City of Arvada for Canyon Pines, Triangle Property (Annexation no. 1), a parcel of land approximately located at 52 Canyon Pines Drive in the County of Jefferson and State of Colorado.
3. An ordinance rezoning certain land within the City of Arvada, from Jefferson County A-1 (Agricultural-One) to City of Arvada PUD (Planned Unit Development) and amending the official zoning maps of the City of Arvada, Colorado, approximately located at 52 Canyon Pines Drive, also known as Canyon Pines, Triangle Property (Annexation no. 1)

B. Canyon Pines, Arvada's DeBrouillarde Pump Station, Annexation No. 2

1. CP2023-0009 A Resolution by the Planning Commission for the City of Arvada, Colorado to Amend The 2014 Arvada Comprehensive Plan Land Use Designation Pertaining to Canyon Pines, Debrouillarde (Annexation 2) From Jefferson County Rural Residential to City of Arvada Low Density Residential and Public/Quasi-Public, a Parcel of Land Approximately Located at 52 Canyon Pines Drive in the County of Jefferson and State of Colorado .
2. An ordinance annexing certain land into the City of Arvada for Canyon Pines, Arvada's Debrouillarde Pump Station (Annexation no. 2) approximately located at 52 Canyon Pines Drive in the County of Jefferson and State of Colorado
3. An ordinance rezoning certain land within the City of Arvada, from Jefferson County A-2 (Agricultural-Two) to City of Arvada PUD (Planned Unit Development) and OS (Open Space) and amending the official zoning maps of the City of Arvada, Colorado, approximately located at 52 Canyon Pines Drive, also known as Canyon Pines, Arvada's Debrouillarde Pump Station (Annexation no. 2)

C. Canyon Pines Filing No. 1 PUD Development Plan Amendment & Canyon Pines Filing No. 2, PUD Development Plan

9. OTHER ITEMS

- A. Introduction of the new Director of Community and Economic Development, Jessica Garner

10. ADJOURN



SUMMARY MINUTES OF PLANNING COMMISSION ACTION HELD
August 8, 2023

Planning Commission meeting minutes are not an exact transcript and represent key points and the basis of discussion.

1. **CALLED MEETING TO ORDER– By Michael P. Griffith at 6:16 P.M.**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL OF MEMBERS**

Those present: Michael P. Griffith, Tim Knapp, Brandon Figliolino, Tom Aljinovich, Doug Magee, Steve Hannan

THOSE ABSENT

Andrew Gay

MOTION

It was moved by Mr. Magee to excuse the absence of Mr. Gay.

Those voting Yes: Griffith, Knapp, Aljinovich, Figliolino, Hannan, Magee

Those voting No:

Those absent: Gay

The motion carried: 6-0

ALSO PRESENT: Rob Smetana, City Planning Manager/Acting Director of Community and Economic Development; Emily Grogg, Sr. Ass't. City Attorney; Josie Suk, Development Systems and Administrative Manager; Carol Ibanez, Sr. Planner; Jenny Wolfschlag, City Engineer; Claudia Vaughan, Engineering Manager; James "JT" Pritts, Civil Engineer III; Dixielee Rodriguez, Recording Secretary.

4. **APPROVAL OF MINUTES**

June 20, 2023. The minutes stand approved as printed.

5. **GENERAL BUSINESS:**

None

6. **REPORTS**

None

7. PUBLIC COMMENT

There was no one wishing to speak. Public Comment was closed.

8. PUBLIC HEARINGS

8.A. Conditional Use for Residential Development in the MX-S Zoning District for the Family Tree Affordable Housing Project; A Major Modification for Family Tree Affordable Housing, 8.B. A modification from the Arvada LDC Subsection 5-1-2-5(G) - Multifamily residential buildings shall provide at least 75 percent of the total dwelling units with at least one private outdoor yard patio, or balcony; and 8.C. A Vacation of the Marshall Ct. and W. 55th Pl. Right-of-Way for Family Tree Affordable Housing, a 1.71 acre parcel of land located approximately at 5549 Marshall St.

Mr. Griffith swore in all guests that will be speaking.

Mr. Griffith opened the public hearing.

Mr. Griffith asked if all of the required documents were in order.

Ms. Ibanez stated the posting notice is in order, affidavit and posting notice and public comments were received. There is a correction to the staff report page - 4 add the to the first sentence follows: The Comprehensive Land Use Map designation for the site is High Density Residential and meets the intent of Clear Creek/I-76 Community Plan Area E to develop mixed use non-residential and multifamily projects . Next correction on page 7 approval criteria paragraph 2 add at the end of the sentence the word "society".

Ms. Grogg stated that the commission has received the public comments via email. Those are also part of the permanent record.

Mr. Griffith entered into the record the staff report posting log, mailing affidavit and all public comments received.

Mr. Griffith asked Ms. Ibanez to introduce the project.

Ms. Ibanez introduced the project. This project proposes an 85 unit apartment building with offices for supportive services for the residents. The applicant is requesting a conditional use, a major modification and a vacation of ROW. The request for the conditional use is required for multi-family residential developments within the MX-S zoning District. The applicant is requesting a Major Modification to allow them to not require individual private balconies for each unit. In lieu of the balconies the applicant will offer an open space courtyard and internal amenities to the residents. The vacation of an unimproved ROW has been request and the applicant will add a 24' fire lane and emergency access easement. This will also connect to West 56th Ave to the north and Marshall Street to the south. Staff recommends approval for the Conditional Use, Major Modification and Right of Way vacation.

Scott Shields, 720 Elm St. Denver CO - Family Tree provides for families in need and has been providing services for 45 years in the Denver Metro area. Mr. Shields discussed that the site has been owned by Family Tree for 30 years and currently there are five single family homes. They have been providing services to the families that are living in these homes. This project is not substantially different then what was presented at the neighborhood meeting 14 months ago, Mr. Shields did note that in that last year, in Jefferson County, homelessness has increased 73%. Family Tree understands that this property can assist with addressing the issue of homelessness within Jefferson County. The proposal is for a four story, 85 unit building with one or two bedrooms for permanent housing for those experiencing homelessness or are at or below 30% of the area median income. The facility will be professionally staffed 24 hours a day, 7 days a week providing services onsite for residents. This is not a facility that will have day of or drop in services.

Ed Parcell, 8102 Grandview Ave, Arvada. Blueline Development's goal is to develop sustainable affordable housing. This project will create 85 apartments incorporating a "trauma-informed design" creating a safe environment for both the residents and the community. Mr. Parcell explained the request for the major modification to remove balconies from these units. He stated that the shift of resources from under-utilized balconies include common areas, bigger windows, a small urban park area, and exterior courtyard (secured area). Mr. Parcell justified the conditional use request by stating that the development is consistent with the purpose and intent of the zoning of the property to provide a variety of residential and non-residential. He added that the development is in compliance and exceeds the comprehensive plan requirements. He continued to identify all of the criteria requirements for the major modifications and stated that this project is in compliance. The ROW vacation is to create one parcel for this property, the existing dirt road will be vacated so that there is one continuance site. Fire access needs and requirements will be met with the proposed site plan.

PUBLIC COMMENT

Robert Schadek - 5510 Pierce Ct., This project is right in the middle of single family homes; a bedroom community. The neighborhood has become an "island" where there are apartments around his neighborhood. He is concerned about his safety and property values of the community. Mr. Schadek also questioned the true walkability of this community One main focus is the lighting and will it face his neighborhood.

Mike Solis - 5609 & 5615 Lamar St. He asked if this is going to be drawing the homeless? Like the tent cities you see downtown. How is this going to be controlled? Are the residents going to be staying there for free? He is for it and against it.

Brian Connely - 6755 Columbine Dr., asked where are we getting resources for first responders? Traffic? The current services are non-existent now. Families come in with kids. Where are these kids going to go to school? There is only one park near where he lives and it is old. What about the apartments that are already available? It is becoming so congested as a neighborhood that he grew up in.

Adam Cross - 6640 W 54th Pl. His concern is the houses that are there are like a scene out of a halloween movie. Junk everywhere and he didn't even know people lived there. What is their success rate (Family Tree) in other projects like this one? Traffic is already unbearable. He stated people are just sleeping in peoples' front yards. Already a strain on the resources.

Matthew Crowe - 5610 Lamar St, and under contract for 5611 Kendall Ct. He owns a business in this area and employs around 30 people and he believes his job is to ensure safety for them. Over the last 9 months he has and that \$50k worth of stuff has been stolen. He is not for it. He states that Family Tree has other properties that have failed. Wants the city to look at the development before it gets approved. Not just for the property owner but the employees around this area.

Karen Spriggs - 7545 W 59th Ave. She indicated that the infrastructure has not been planned or thought of when these large projects go up. Where is the funding coming from for the staff that is running this place? This area has been known for crime. How will this affect the crime rate? Does housing help this? What is the accountability of those that live there? She does like Family Tree and what they are doing. Has a lot of questions and that a hand out is not a hand up.

Drew Smith - 6675 W 54th Pl. Lives within 1000 feet of this project. Traffic is bad, nobody is riding bikes in that area. Affordable housing is required. Not opposed to those programs, opposed to the office building they have. Witnessed drug use in the park in that area. "Needles don't find their way into the trash cans". Opposed to what the City of Arvada is doing. What are we going to do?

Aimee Quaratino - 6872 Ammons St., a realtor and has lived in the area her entire life. The problem is the location of where this project is planning on going and that they can't be the "armpit" of the area and to put something else in that area. There are bigger and better lots out there for this type of project. Concerned that the parks will be affected.

Brittney McGinnis - 5235 Quay St. Spoke to the location of the community and that it would be bookend by two affordable living. Her concern is about safety of the citizens that already live in the community. What about the safety of the community/residents that already live there? She stated that there is a problem with transients in the neighborhood and that she pays them to mow and cut her hedges. This project will not solve homelessness. What are the qualifications for services for the project?

Eric Johnson, 5235 Quay St. Safety is number one for the residents that are there and the community. Question: What guarantees are there going to be that the park is not going to be a center where people go to do drugs? How will the area be enforced to not have people camp there? Who is going to pay for the needed Infrastructure improvement in this area? Traffic in this area, how is this going to be affected? Mr. Johnson voiced concern about parking between the residents and the staff.

Mindy Mohr, 7030 Simms St. #203, She is in support of this project. Currently on the Housing advisory committee and is pushing for affordable housing all through the City of Arvada not just in the south east area of Arvada. She agreed that the money that would be used for balconies will be used for other amenities. The residents have to pay 30% of their income towards rent. These services will help people being placed in this project.

Paul Dierschow, 5635 Kendall Ct. His wife has been a member of Habitat for Humanity and in the community for 17 years. His concern is the immediate area of this project i.e is a mess, poorly designed intersection. Would like someone to come down and view the intersection. No crosswalks, no bike path, shared streets- nonexistent.

APPLICANT REBUTTAL

Mr. Shields responded that there is no intention for this property to become a “tent” city. This project is designed to increase permanent housing and help make the neighborhood a “walkable” neighborhood. It is not like that now but with this project, we want to make it that way. Just because one is experiencing homelessness this does not make them a criminal. Their plan is to add additional employees to the staff. Directly tailoring the employees to the services that are in need.

Mr. Parcell addressed parking determined by the traffic study for the project. There is enough and meets requirements for parking on site. The lighting concern is addressed with the photometric plan for the site.

Cassie Ratliff, 11553 E 118th Pl, Henderson, CO 80640 She discussed that the folks they see are coming from Arvada, not coming from outside the community. They lived in Arvada and lost their home. She works with folks to get them services. Helps provide resources to these folks. People are vested in the place they will be living in.

Mr. Griffith closed public comment.

QUESTIONS FROM THE COMMISSION

Mr. Griffith asked about the traffic and what it may look like long term in this area?

JT Pritts, Development review, Civil Engineer for the City of Arvada, That City Staff is looking at improvements for the Marshall St. corridor area. There is no increase in traffic from this project to warrant this developer building the changes at this time.

Mr. Griffith asked if there anything else that is being considered for this area?

Jenny Wolfschlag, City Engineer, stated the city is evaluating this area. Working on a traffic master plan, this project is not generating enough traffic to make this the developer's problem. This is a city problem. Staff is working with the developer to get the right-of-way annexed into the City.

Mr. Griffith asked if the annexed land has to meet current code for the area? Is there a survey for the Traffic master plan for the community to provide input?

Ms. Wolfschlag stated yes there is a survey and encouraged the citizens to go through the city website and find the link to “speak up Arvada”.

Mr. Griffith asked, has there been any coordination with Arvada PD for this project?

Ms. Ibanez stated not that she is aware of.

Mr. Griffith asked the applicant about the 30% of AMI and what does this mean for this project?

Ms. Ratliff stated we are talking about two different 30% numbers. The first 30% is of AMI (Area median income), and the other 30% is the people who pay 30% of their income towards their rent.

Mr. Griffith asked if there is someone who will live here and have NO income? and how is the income subsidized.

Ms. Ratliff stated it is rare that someone has no income, no matter what the income is, they will be expected to pay 30%. Vouchers are provided by the State, Foothills, Jefferson county and Arvada housing.

Mr. Griffith asked about the application process and how people apply to live at this project. And can family tree only provide these units to Arvada people only?

Ms. Ratliff explained the process. This project is for Jefferson county people and uses a partnership with referrals.

Mr. Griffith asked what the eviction process would look like. If you're a tenant can you be evicted?

Ms. Ratliff stated leases are in place and tenants can be evicted. Their goal is to fix the situation so eviction does not happen often.

Mr. Griffith asked if crime related issues can get one evicted?

Ms. Ratliff stated crime related issues are in the lease agreement and is a violation to the lease agreement. "crime free lease addendum" on lease.

Mr. Griffith asked about the exterior of the building what design criteria was used to deter drug use etc in that area?

Mr. Parcell stated that all the windows open out. This opens a direct line of sight for the staff to see what is going on. The staff office also has eyes on the area around them. Planter boxes outside the building are low and staff can see over them. Also there is lighting along the street side of the building (West 56th).

Ms Grogg reminded the Commission that they are hear to listen to a request for the Conditional Use, the Major Modification and the Vacation of right of way. She asked the commission to focus on the three questions we are here for. She reminded the Commission that property owners have the right to develop their property as long as they meet the code.

Mr. Aljinovich asked the staff about the dirt road (Right of Way) that goes through the property.

Ms. Ibanez stated that the road was never improved and is not used. It will be vacated and additional access will be made for emergency vehicles and pedestrian lane. The vacation will allow it to be one large site for this building being proposed.

Mr. Magee asked staff if they are not meeting the square feet for park land dedication? Will there be a fee in lieu of this? Additional fees?

Ms. Ibanez stated they are meeting requirements and exceeding it. They will be paying a fee in lieu too.

Mr. Magee asked about the rain garden and courtyard and how this functions for the residents when it is a detention pond?

Mr. Parcel stated, a very shallow detention pond. Rain garden is shallow and will be a grassy area.

Mr. Magee asked who will pay for infrastructure that is needed?

Mr. Parcell stated the developer pays this fee. No additional infrastructure that is needed in the street for this site.

Mr. Magee asked who is going to provide employment guidance for these residents.

Ms. Ratliff stated Family Tree is partnered with several partnerships to help with employment.

Mr. Knapp asked about the conditional use. Why are we being asked about the Conditional Use?

Mr. Smentana stated that any type of residential use for this area requires a conditional use, With the LDC change in 2020 this area was zoned Mixed use suburban and now they want to use it as residential.

Mr. Knapp asked what is the trade off for the balconies being removed? Are the units being increased in size?

Mr. Parcell stated that the resources for the balconies went to the interior and exterior amenities. To create the services spaces.

Mr. Knapp asked if this property provides areas for onsite storage for these areas?

Mr. Parcell stated they do not have a dedicated storage area.

Ms. Ratliff stated there is not a dedicated area for just storage, but areas for people to come out and thrive and interact with one another. There will be areas for bikes and a place to store these types of items.

Mr. Aljinovich stated to the crowd that "we heard you". It is important to know that they were heard by the city and the applicant heard them.

MOTION: Agenda Item 8.A

It was moved by Mr. Figliolino that a Conditional Use for Residential Development in the MX-S Zoning District for the Family Tree Affordable Housing Project, a 1.71 acre parcel of land located approximately at 5549 Marshall St in the City of Arvada, CO., be recommended to City Council for approval.

This motion is based on the findings of fact and approval criteria on Page(s) 6 of the Staff Report.

DISCUSSION OF MOTION

Mr. Griffith stated he will be in support of this project and this needs to be across the city and not in just one area. That point is well taken.

Mr. Hannan stated the commission's decisions are based on criteria. Criteria are very cut and dry. Criteria #4 asks if the use is consistent with other projects in the area, and that given that this affordable housing is one of the City's long term goals. He will support the request.

Mr. Knapp stated he had struggled with the application and that part of the issues that he is hearing is the compatibility. The applicant is proving that they are building compatible. He heard positive things come out of the applicant helping the potential residents which makes them compatible with the surrounding area. He feels the compatibility is being met. He is voting in favor of this project. He also said that he would like City Council and Staff to look at this issue more closely and how do projects like this get integrated into the community.

Mr. Magee stated he wants to echo what his fellow commissioners have stated. Thank you for coming and making comments. He said that what he likes about this project is that it is not just affordable housing and that it is Family Tree with 40 year experience and Jefferson County Center for Mental Health providing them services. He didn't see that this project was dumping on the neighborhood and that he believed that the Family Tree will do what they can. He will be supporting this as well. He asked when this project was going to the City Council.

Ms. Grogg stated that the City Council does have to abide by the same criteria as the Planning Commission does when it pertains to development cases. She stated that this project is scheduled to go to Council September 11, 2023.

Mr. Figliolino wanted to thank everyone for coming tonight. Agreed that Columbine Acres was on an island and encouraged the city to work on the transportation plan for this area. He noted that the City Council also adopted the sub area plan and that he hopes that no one will be left out and that Columbine Acres will feel like a crown jewel of the area. He appreciates the small urban park that adds greenspace to the neighborhood for everyone to enjoy. He will be supporting this project.

Those voting Yes: Griffith, Hannan, Aljinovich, Magee, Knapp, Figliolino

Those voting No: None

Those absent: Gay

The motion carried: 6-0

MOTION: Agenda Item 8.B.

It was moved by Mr. Figliolino, Major Modification for Family Tree Affordable Housing, a modification from the Arvada LDC Subsection 5-1-2-5(G) - Multifamily residential buildings shall provide at least 75 percent of the total dwelling units with at least one private outdoor yard patio, or balcony, for a 1.71 - acre parcel of land approximately located at 5549 Marshall St, in the City of Arvada, CO. be recommended to City Council for approval.

This motion is recommended for denial based on the finding of fact based on criteria on Page(s) 7 of the Staff Report.

DISCUSSION OF MOTION

Mr. Griffith stated he will be supporting this motion.

Mr. Figliolino stated he likes the design of the building and that it is not a giant box.

Those voting Yes: Griffith, Hannan, Ajinovich, Magee, Knapp, Figliolino

Those voting No: None

Those absent: Gay

The motion carried: 6-0

MOTION: Agenda Item 8.C.

It was moved by Mr. Magee, Vacation of the Marshall Ct. and W. 55th Pl. Right-of-Way for Family Tree Affordable Housing, a 1.71 acre parcel of land approximately located at 5549 Marshall St., in the City of Arvada, CO. be recommended to City Council for approval.

This motion is recommended for approval based on the finding of fact based on criteria on Page(s) 8 of the Staff Report.

DISCUSSION OF MOTION

Those voting Yes: Griffith, Hannan, Ajinovich, Magee, Knapp, Figliolino

Those voting No: None

Those absent: Gay

The motion carried: 6-0

9. OTHER ITEMS

Mr. Smetana mentioned that we have no items on the agenda for the August 22, 2023, or September 5, 2023 meeting.

Mr. Magee moved to cancel these two meetings.

Those voting Yes: Griffith, Hannan, Ajinovich, Magee, Knapp, Figliolino

Those voting No: None

Those absent: Gay

The motion carried: 6-0

Mr. Smentana stated we do have an item tentatively for Sept 19th, 2023.

Ms. Wolfschlag introduces the new Manager of Development of Engineering - Claudia Vaughan.

10. **ADJOURNED** at 8:35P.M.

Michael P. Griffith, Chair

Tim Knapp, Secretary

Dixielee Rodriguez, Recording Secretary



REPORT TO PLANNING COMMISSION

AGENDA ITEM
8.A.1.

TO: PLANNING COMMISSION

DATE: November 21, 2023

SUBJECT: CP2023-0008 A resolution by the Planning Commission for the City of Arvada, Colorado to amend the 2014 Arvada Comprehensive Plan Land Use designation pertaining to Canyon Pines, Triangle Property (Annexation 1) from Jefferson County Rural Residential to City of Arvada Low Density Residential, A Parcel Of Land Approximately Located At 52 Canyon Pines Drive in the County of Jefferson and State Of Colorado.

Report in Brief

I move that CP2023-0008 A resolution by the Planning Commission for the City of Arvada, Colorado to amend the 2014 Arvada Comprehensive Plan Land Use designation pertaining to Canyon Pines, Triangle Property (Annexation 1) from Jefferson County Rural Residential to City of Arvada Low Density Residential, A Parcel Of Land Approximately Located At 52 Canyon Pines Drive in the County of Jefferson and State Of Colorado. be (approved) (denied).

This motion is based on the findings of fact and approval criteria on Page(s) 10 & 11 of the Staff Report.

This motion is based on the following findings of fact for denial: (Recite approval criteria you believe the evidence fails to satisfy and your reasons).

YES _____ NO _____ ABSENT _____

Prepared by:

Josie Suk, Development Systems and Administrative Manager

Reviewed by:

Approved by:

Cheryl Drake, Senior Planner

11/9/2023

Josie Suk, Development Systems and Administrative Manager

11/13/2023

Rob Smetana, Planning Manager

11/13/2023

Emily Grogg, Senior Assistant City Attorney

11/14/2023

Jessica Garner, Director of Community and Economic Development

11/15/2023

SUBJECT: CP2023-0008 A resolution by the Planning Commission for the City of Arvada, Colorado to amend the 2014 Arvada Comprehensive Plan Land Use designation pertaining to Canyon Pines, Triangle Property (Annexation 1) from Jefferson County Rural Residential to City of Arvada Low Density Residential, A Parcel Of Land Approximately Located At 52 Canyon Pines Drive in the County of Jefferson and State Of Colorado.

PAGE: 2
ITEM: 8.A.1.

Enclosure, exhibits & attachments required to support the report



REPORT TO PLANNING COMMISSION

AGENDA ITEM
8.A.2.

TO: PLANNING COMMISSION

DATE: November 21, 2023

SUBJECT: An ordinance annexing certain land into the City of Arvada for Canyon Pines, Triangle Property (Annexation no. 1), a parcel of land approximately located at 52 Canyon Pines Drive in the County of Jefferson and State of Colorado.

Report in Brief

MOTION:

MOVED BY: _____

That an ordinance annexing certain land into the City of Arvada for Canyon Pines, Triangle Property (Annexation no. 1), a parcel of land approximately located at 52 Canyon Pines Drive in the County of Jefferson and State of Colorado., be recommended to City Council for (approval subject to the condition(s) stated in the Staff Report, as applicable) (denial).

This motion is based on the findings of fact and approval criteria on Page 11 of the Staff Report.

This motion is based on the following findings of fact for denial: (Recite approval criteria you believe the evidence fails to satisfy and your reasons).

YES _____ NO _____ ABSENT _____

Prepared by:

Josie Suk, Development Systems and Administrative Manager

Reviewed by:

Approved by:

Cheryl Drake, Senior Planner

11/9/2023

Josie Suk, Development Systems and Administrative Manager

11/13/2023

Rob Smetana, Planning Manager

11/13/2023

Emily Grogg, Senior Assistant City Attorney

11/14/2023

Jessica Garner, Director of Community and Economic Development

11/15/2023

Enclosure, exhibits & attachments required to support the report



REPORT TO PLANNING COMMISSION

AGENDA ITEM
8.A.3.

TO: PLANNING COMMISSION

DATE: November 21, 2023

SUBJECT: An ordinance rezoning certain land within the City of Arvada, from Jefferson County A-1 (Agricultural-One) to City of Arvada PUD (Planned Unit Development) and amending the official zoning maps of the City of Arvada, Colorado, approximately located at 52 Canyon Pines Drive, also known as Canyon Pines, Triangle Property (Annexation no. 1)

Report in Brief

MOTION:

MOVED BY: _____

That an ordinance rezoning certain land within the City of Arvada, from Jefferson County A-1 (Agricultural-One) to City of Arvada PUD (Planned Unit Development) and amending the official zoning maps of the City of Arvada, Colorado, approximately located at 52 Canyon Pines Drive, also known as Canyon Pines, Triangle Property (Annexation no. 1), be recommended to City Council for (approval subject to the condition stated in the Staff Report, as applicable) (denial).

This motion is based on the findings of fact and approval criteria on Pages 11 & 12 of the Staff Report.

This motion is based on the following findings of fact for denial: (Recite approval criteria you believe the evidence fails to satisfy and your reasons).

YES _____ NO _____ ABSENT _____

Prepared by:

Josie Suk, Development Systems and Administrative Manager

Reviewed by:

Approved by:

Cheryl Drake, Senior Planner

11/9/2023

Josie Suk, Development Systems and Administrative Manager

11/13/2023

Rob Smetana, Planning Manager

11/13/2023

Emily Grogg, Senior Assistant City Attorney

11/14/2023

Jessica Garner, Director of Community and Economic Development

11/15/2023

Enclosure, exhibits & attachments required to support the report

SUBJECT: An ordinance rezoning certain land within the City of Arvada, from Jefferson County A-1 (Agricultural-One) to City of Arvada PUD (Planned Unit Development) and amending the official zoning maps of the City of Arvada, Colorado, approximately located at 52 Canyon Pines Drive, also known as Canyon Pines, Triangle Property (Annexation no. 1)

PAGE: 2

ITEM: 8.A.3.



REPORT TO PLANNING COMMISSION

AGENDA ITEM
8.B.1.

TO: PLANNING COMMISSION

DATE: November 21, 2023

SUBJECT: CP2023-0009 A Resolution by the Planning Commission for the City of Arvada, Colorado to Amend The 2014 Arvada Comprehensive Plan Land Use Designation Pertaining to Canyon Pines, Debrouillarde (Annexation 2) From Jefferson County Rural Residential to City of Arvada Low Density Residential and Public/Quasi-Public, a Parcel of Land Approximately Located at 52 Canyon Pines Drive in the County of Jefferson and State of Colorado .

Report in Brief

MOTION:

MOVED BY: _____

I move that CP2023-0009 A Resolution by the Planning Commission for the City of Arvada, Colorado to Amend The 2014 Arvada Comprehensive Plan Land Use Designation Pertaining to Canyon Pines, Debrouillarde (Annexation 2) From Jefferson County Rural Residential to City of Arvada Low Density Residential and Public/Quasi-Public, a Parcel of Land Approximately Located at 52 Canyon Pines Drive in the County of Jefferson and State of Colorado .

This motion is based on the findings of fact and approval criteria on Page(s) 10 & 11 of the Staff Report.

This motion is based on the following findings of fact for denial: (Recite approval criteria you believe the evidence fails to satisfy and your reasons).

YES _____ NO _____ ABSENT _____

Prepared by:

Heidi Van Gieson, Administrative Specialist

Reviewed by:

Approved by:

Cheryl Drake, Senior Planner

11/9/2023

Josie Suk, Development Systems and Administrative Manager

11/13/2023

Rob Smetana, Planning Manager

11/13/2023

Emily Grogg, Senior Assistant City Attorney

11/14/2023

Jessica Garner, Director of Community and Economic Development

11/15/2023

SUBJECT: CP2023-0009 A Resolution by the Planning Commission for the City of Arvada, Colorado to Amend The 2014 Arvada Comprehensive Plan Land Use Designation Pertaining to Canyon Pines, Debrouillarde (Annexation 2) From Jefferson County Rural Residential to City of Arvada Low Density Residential and Public/Quasi-Public, a Parcel of Land Approximately Located at 52 Canyon Pines Drive in the County of Jefferson and State of Colorado .

PAGE: 2
ITEM: 8.B.1.

Enclosure, exhibits & attachments required to support the report



REPORT TO PLANNING COMMISSION

AGENDA ITEM
8.B.2.

TO: PLANNING COMMISSION

DATE: November 21, 2023

SUBJECT: An ordinance annexing certain land into the City of Arvada for Canyon Pines, Arvada's Debrouillarde Pump Station (Annexation no. 2) approximately located at 52 Canyon Pines Drive in the County of Jefferson and State of Colorado

Report in Brief

MOTION:

MOVED BY: _____

That an ordinance annexing certain land into the City of Arvada for Canyon Pines, Arvada's Debrouillarde Pump Station (Annexation no. 2) approximately located at 52 Canyon Pines Drive in the County of Jefferson and State of Colorado, be recommended to City Council for (approval subject to the condition(s) stated in the Staff, as applicable) (denial).

This motion is based on the findings of fact and approval criteria on Page 11 of the Staff Report.

This motion is based on the following findings of fact for denial: (Recite approval criteria you believe the evidence fails to satisfy and your reasons).

YES _____ NO _____ ABSENT _____

Prepared by:

Heidi Van Gieson, Administrative Specialist

Reviewed by:

Approved by:

Cheryl Drake, Senior Planner

11/9/2023

Josie Suk, Development Systems and Administrative Manager

11/13/2023

Rob Smetana, Planning Manager

11/13/2023

Emily Grogg, Senior Assistant City Attorney

11/14/2023

Jessica Garner, Director of Community and Economic Development

11/15/2023

Enclosure, exhibits & attachments required to support the report

SUBJECT: An ordinance annexing certain land into the City of Arvada for Canyon Pines, Arvada's Debrouillarde Pump Station (Annexation no. 2) approximately located at 52 Canyon Pines Drive in the County of Jefferson and State of Colorado

PAGE: 2

ITEM: 8.B.2.



REPORT TO PLANNING COMMISSION

AGENDA ITEM
8.B.3.

TO: PLANNING COMMISSION

DATE: November 21, 2023

SUBJECT: An ordinance rezoning certain land within the City of Arvada, from Jefferson County A-2 (Agricultural-Two) to City of Arvada PUD (Planned Unit Development) and OS (Open Space) and amending the official zoning maps of the City of Arvada, Colorado, approximately located at 52 Canyon Pines Drive, also known as Canyon Pines, Arvada's Debrouillarde Pump Station (Annexation no. 2)

Report in Brief

MOTION:

MOVED BY: _____

That an ordinance rezoning certain land within the City of Arvada, from Jefferson County A-2 (Agricultural-Two) to City of Arvada PUD (Planned Unit Development) and OS (Open Space) and amending the official zoning maps of the City of Arvada, Colorado, approximately located at 52 Canyon Pines Drive, also known as Canyon Pines, Arvada's Debrouillarde Pump Station (Annexation no. 2), be recommended to City Council for (approval subject to the condition(s) stated in the Staff as applicable) (denial).

This motion is based on the findings of fact and approval criteria on Pages 11 & 12 of the Staff Report.

This motion is based on the following findings of fact for denial: (Recite approval criteria you believe the evidence fails to satisfy and your reasons).

YES _____ NO _____ ABSENT _____

Prepared by:

Heidi Van Gieson, Administrative Specialist

Reviewed by:

Approved by:

Cheryl Drake, Senior Planner

11/9/2023

Josie Suk, Development Systems and Administrative Manager

11/13/2023

Rob Smetana, Planning Manager

11/13/2023

Emily Grogg, Senior Assistant City Attorney

11/14/2023

Jessica Garner, Director of Community and Economic Development

11/15/2023

SUBJECT: An ordinance rezoning certain land within the City of Arvada, from Jefferson County A-2 (Agricultural-Two) to City of Arvada PUD (Planned Unit Development) and OS (Open Space) and amending the official zoning maps of the City of Arvada, Colorado, approximately located at 52 Canyon Pines Drive, also known as Canyon Pines, Arvada's Debrouillarde Pump Station (Annexation no. 2)

PAGE: 2
ITEM: 8.B.3.

Enclosure, exhibits & attachments required to support the report



REPORT TO PLANNING COMMISSION

AGENDA ITEM
8.C.

TO: PLANNING COMMISSION

DATE: November 21, 2023

SUBJECT: Canyon Pines Filing No. 1 PUD Development Plan Amendment & Canyon Pines Filing No. 2, PUD Development Plan

Report in Brief

MOTION:

MOVED BY: _____

That Canyon Pines Filing No.1 PUD Development Plan Amendment & Canyon Pines Filing No. 2, PUD Development Plan located at approximately 52 Canyon Pines Drive, be recommended to City Council for (approval subject to the condition(s) stated in the Staff Report, as applicable) (denial).

This motion is based on the findings of fact and approval criteria on Page 12 & 13 of the Staff Report.

This motion is based on the following findings of fact for denial: (Recite approval criteria you believe the evidence fails to satisfy and your reasons).

YES _____ NO _____ ABSENT _____

Prepared by:

Heidi Van Gieson, Administrative Specialist

Reviewed by:

Approved by:

Cheryl Drake, Senior Planner

11/9/2023

Josie Suk, Development Systems and Administrative Manager

11/15/2023

Rob Smetana, Planning Manager

11/15/2023

Emily Grogg, Senior Assistant City Attorney

11/15/2023

Jessica Garner, Director of Community and Economic Development

11/15/2023

Enclosure, exhibits & attachments required to support the report

Canyon Pines, Triangle, and Canyon Pines, Arvada's DeBrouillarde Pump Station, Comprehensive Plan Amendment, Annexation, and Rezoning, and Canyon Pines No. 2 Planned Unit Development

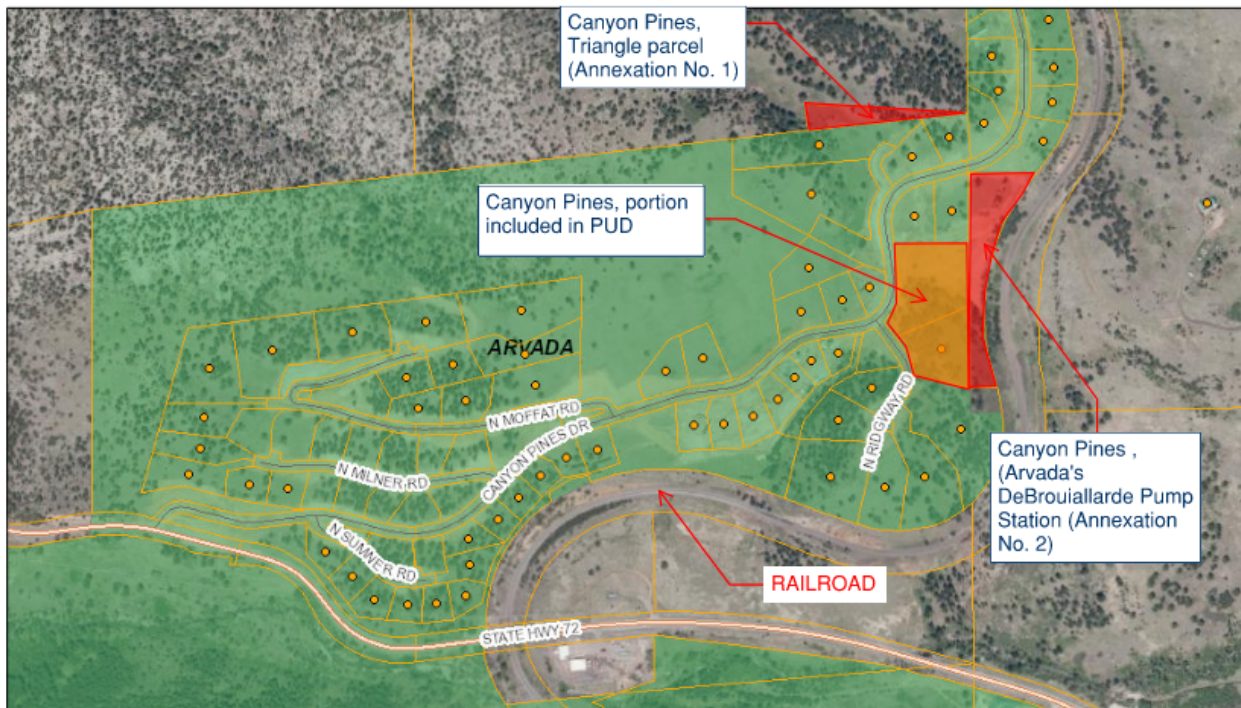
DA2023-0005

NATURE OF REQUEST

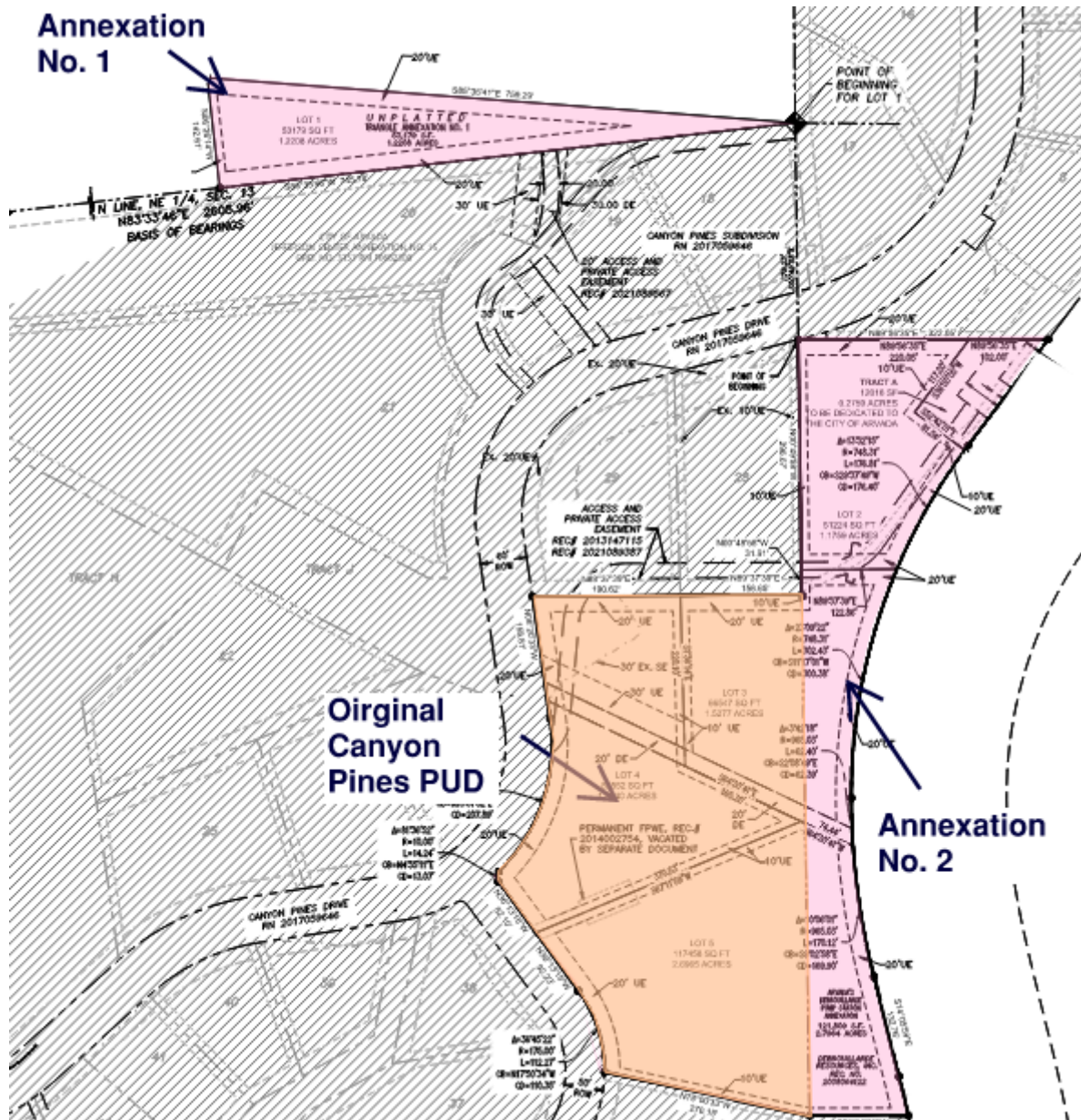
Section 27 LLC is requesting approval of a Comprehensive Plan Amendment, annexation, and rezoning of two parcels of land known as Canyon Pines- Triangle parcel (Annexation No.1) and Canyon Pines- Arvada's DeBrouillarde Pump Station parcel (Annexation No. 2). A Planned Unit Development (PUD) for the two parcels in addition to a PUD Amendment for a portion of the original Canyon Pines development, collectively referred to as Canyon Pines Filing No. 2 accompany these requests.

The annexations include Annexation No. 1 (the Triangle, which is 1.2208 acres) and Annexation No. 2 (Arvada's DeBrouillarde Pump Station parcel, which is 2.7964 acres). Both parcels are outside of the current Comprehensive Plan boundaries requiring that the plan be amended to extend the boundaries. The Annexation No. 1 parcel and the majority of the Annexation No. 2 parcel are proposed to be rezoned PUD (Planned Unit Development). The northeast corner of the Annexation No. 2 parcel is proposed to be rezoned OS (Open Space) to accommodate a new City water pump station.

PROJECT VICINITY MAP ANNEXATION PARCELS IN RED PUD Parcels in Orange and Red



The Planned Unit Development for Filing No. 2 totals 7.64 and includes the three parcels illustrated below (red and orange, which includes a portion of the original Canyon Pines PUD).



MAJOR MODIFICATIONS REQUESTED

No major modifications are requested as a part of the project.

LOCATION AND HISTORY

The subject property is located on the north side of State Highway 72, approximately 2.5 miles west of State Highway 93. The site is directly to the west of the Union Pacific Railroad and is currently vacant.

The original Canyon Pines development was included with the Jefferson Center master development for which specific plans, regulations, and intergovernmental agreements were prepared in anticipation of development. An amendment to the City of Arvada Comprehensive Plan was approved for the area in 1989, and a Comprehensive Development Plan (CDP) was approved. The CDP specifies land uses that are allowed. An annexation agreement was also approved in 1989 that specified requirements for future development. A Subdivider's Agreement was entered into between the City, Jefferson Center Metro District (JCMD) No.1, and Jefferson Center Associates (JCA) specific for the property annexed by members of JCA. A metropolitan district was created to fund the infrastructure improvements in annexed portions of Jefferson Center.

The Canyon Pines site was annexed as Jefferson Center Filings #14 and 15 in 1997. Concurrent with the annexation, the site was zoned PUD-NC-R-A (Planned Unit Development — New Community — Residential Sub-district A), and an Outline Development Plan (ODP) was approved. Subsequently, the applicant filed a lawsuit objecting to certain conditions of the annexation. By stipulation of the parties, a Jefferson County District Court order provided that a new public hearing be held concerning five specific topics. This hearing was held July 13th of 1998 and the Preliminary Site Plan for the 90 lot Canyon Pines development was approved. In 2017, the Final Development Plan and final plat were approved, and the infrastructure is nearly complete. In 2020, the Canyon Pines development was zoned PUD with the adoption of the updated Land Development Code. In order to deliver water to the development a City pump station is needed. The parcel for this station is located immediately adjacent to the east boundary of the Canyon Pines development in Annexation No. 1. The pump station parcel will be subdivided off of the larger parcel. The remaining portion of the parcel and the Annexation No. 2 parcel will be included for residential development.

NEIGHBORHOOD MEETING

Division 8-2-2 of the Land Development Code requires that at least one neighborhood meeting be held for projects that require public hearings before the Planning Commission and City Council.

Two neighborhood meetings for this project took place for this project; one on November 30th, 2022 and again on June 16th, 2023. The applicant, staff, and one neighbor were in attendance at the first meeting. No neighbors attended the second meeting.

The applicant reviewed the proposals but there were no concerns raised by the public.

The applicant prepared a summary of the meetings, which are attached.

PUBLIC NOTIFICATION

Division 8-2-4 of the Land Development Code requires public notification for all public hearings as follows:

Written Notice: At least 15 days prior to all public hearings, written notice must be mailed to all property owners within 1500 feet of the subject property and to all homeowners associations and neighborhood associations with a known interest in the subject property. The applicant will provide an affidavit of mailing verifying this requirement has been met prior to the public hearing.

Posted Notice: At least 15 days prior to all public hearings, signs notifying the public of the hearing must be posted on the subject property. The applicant will provide a posting log verifying that this requirement has been met prior to the public hearing.

Published Notice: At least 15 days prior to all public hearings, notice of the hearing must be published in a newspaper of general circulation in the City. The required notice has been published.

SEVERED MINERAL RIGHTS

At least 30 days prior to the public hearing, written notice of the application must be mailed to any owner of mineral rights associated with the subject property. The applicant has provided the required Certification of Notice pursuant to Colorado Revised Statute 24-65.5-103.

DEVELOPMENT REVIEW TIMELINE

The development application for this project was submitted on January 9, 2023. Four rounds of development review were required to address the specific elements of the proposal.

ALIGNMENT WITH CITY COUNCIL STRATEGIC PLAN

The project is consistent with the City Council Strategic Plan principles for the Community and Economic Development work system.

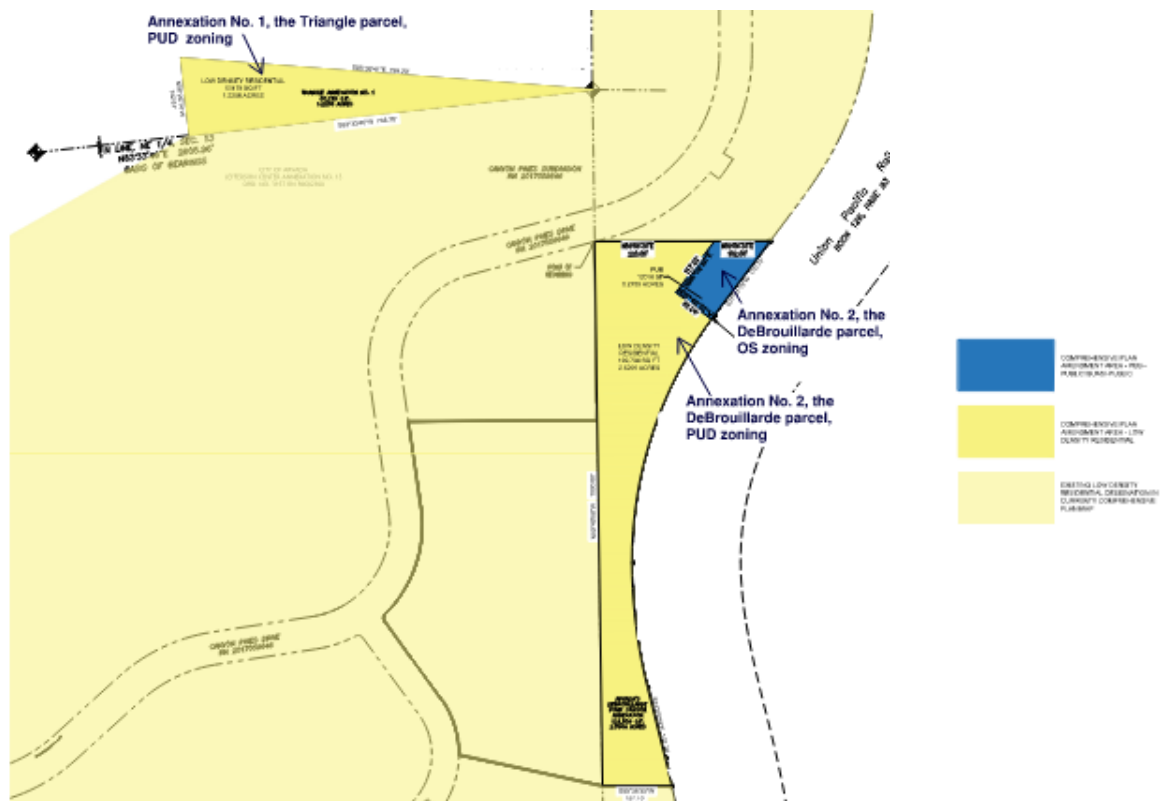
ZONING AND LAND USE

The Annexation No. 1 parcel is currently zoned A-1 (Agricultural-One) in Jefferson County. The Annexation No. 2 parcel is zoned A-2 (Agricultural-Two) in Jefferson County, and the portion of the original Canyon Pines subdivision is zoned PUD in the City. The three parcels total 7.64 acres in size.

Surrounding properties are zoned and utilized as follows:

Direction	Zoning	Actual Use
North	A-1 (Jefferson County), PUD	Vacant
South	PUD	Vacant
East	A-2 (Jefferson County), PUD	Vacant
West	A-1 (Jefferson County), PUD	Vacant

The majority of the acreage is proposed to be zoned PUD for residential development. A 0.2759-acre parcel in the northeast corner of the Annexation No. 2 parcel is proposed to be zoned OS (Open Space) for a new City water pump station.



PROJECT ANALYSIS

Annexation

Annexation into the City of Arvada requires conformance with the contiguity requirements in Colorado Revised Statutes §31-12-101 which requires at least one-sixth of the property perimeter to be contiguous with the City of Arvada.

The Annexation No. 1 parcel which is 1.2208 acres in size has a perimeter of 1,647.68 feet and a contiguous boundary with the existing City limits of 745.78 feet (45.26%). The Annexation No.

2 parcel which is 2.7964 acres in size has a perimeter of 2,524.43 feet and a contiguous boundary of 1,449.20 feet (57.4%). Both parcels meet the minimum contiguity requirements.

Copies of the annexation maps are attached for your reference.

Compliance with the Comprehensive Plan

A Comprehensive Plan Amendment is being requested with these annexations in order to include the parcels within the City's growth limits. The Annexation No. 1 parcel is proposed to have a Future Land Use map designation of LDR (Low Density Residential). The Annexation No. 2 parcel is proposed to have the Future Land Use map designations of LDR and PUB (Public/Quasi-Public). The LDR designations are consistent with the adjacent Canyon Pines designation, which is also LDR. The PUB designation is for that portion of the site to be dedicated to the City for a water pump station.

The Canyon Pines Filing No. 2 PUD will consist of a total of five single family lots and one tract. Two of the single family lots were platted with the original Canyon Pines PUD are included in Filing No. 2 to accommodate a lot reconfiguration. The proposed density of Canyon Pines Filing No. 2 is 0.8 units/acre which is consistent with the adjacent development.

City services already exist to this site; service lines be extended in a manner that is within the capacity of the City to serve. Roadway improvements necessary to provide access to the parcels have already been completed with the infrastructure construction for Canyon Pines.

Setbacks

The PUD zoning districts are intended to provide for procedures by which a subject property can be uniquely developed to meet the needs of the City, property owners, residents, and developers. PUDs are also intended to assure harmonious integration with surrounding land uses, neighborhood character, and environmental features.

The intent of the proposed PUD for Filing No. 2 is to provide development that is consistent with the original Canyon Pines development. The proposed PUD will include three new lots and two adjacent lots of the original development; the tract is not included in the PUD. The PUD amendment to a portion of Canyon Pines will allow the reconfiguration of the lots resulting in a more desirable layout. The proposed development standards are those adopted with the original development:

Front setback	20'
Side setback	10'
Rear setback	20'

There is not a maximum lot coverage, however, the PUD establishes building envelopes within which construction must occur, substantially limiting potential lot coverage.

Building Height

Canyon Pines was approved with a building height of 38 feet. The LDC requires that residential dwellings on ridgelines be sited, and the buildings designed, so as to not be prominent above any such ridgeline. Lot 5 of Canyon Pines No. 2 (formerly platted as Lot 31 of Canyon Pines) is traversed by a ridgeline. Potential for structure construction above the ridgeline has been

addressed with both a height restriction of 15 feet above the ridgeline and the establishment of a building envelope which places any potential structure far from the ridgeline.

Open Space

The three new lots will have access to the 90 acres of open space are provided in Canyon Pines. No additional open space has been required with the annexations.

Landscaping, Buffering and Fencing

The during the original PUD process there was considerable discussion relative to the visibility of homes proposed to be located on the property from Highway 93 from three specific locations:

- The intersection of State Highways 93 and 72;
- The intersection of State Highway 93 and the west entry road to Rocky Flats Environmental Technology site at 104'h Avenue; and
- From a point midway between these two (2) intersections.

Ultimately, specific lots that would be prominently discernable from these locations were identified and additional landscaping and building design requirements were established. The applicant has updated view simulations for these locations and has determined that Lots 1-3 of Filing No. 2 could contain structures that are prominently discernable. As such, additional landscaping is required for these lots. This consists of the installation of ten, ten-foot-high trees on each lot to provide foreground screening for the structures. In addition, six, ten-foot-high trees will be required for backdrop screening on Lot 1.

The updated view simulations are included in the packet for reference.

The PUD contains landscaping details for Filing No. 2 with an approved plant material list, tree preservation measures, sight visibility compliance, and standards for individual lot landscaping. At the time of building permit a landscape plan must be submitted for each lot which illustrates landscape screening, tree preservation, double frontage lot requirements, and contains a written approval from the Fire District stating that the plans comply with their defensible space standards. All plant materials must be selected from the Canyon Pines plant list. Plantings must be predominately native vegetation.

The fencing plans for the PUD include the same fencing parameters which were approved with the original development. These include limitations on fencing dog runs, materials, and design. Fencing will be limited to the approved building envelope, and privacy fencing to areas surrounding pools, hot tubs and patios. Fencing is to be designed to follow recommendations of the Colorado Division of Parks and Wildlife for wildlife friendly fencing.

Parks

The applicant is responsible for satisfying the school land dedication and park land dedication with fees in lieu, and the per unit park development established in the LDC relative to the annexation parcels. Payment of fees must be provided prior to Final Development Plan approval.

Building Design

The homes to be constructed in Canyon Pines Filing No. 2 will be custom designs. With the approval of the original Canyon Pines development City Council required that natural materials

be used for at least 15% of each façade of each building. This requirement will apply to Filing No. 2 as well.

A limited color palette was approved with the original Canyon Pines subdivision which applies to all lots. All structures must be constructed of colors identified as “Muted and Earth Tones” and structures identified as prominently discernable will be limited to colors identified on the Canyon Pines color palette as “Deeper Earthtones”. The color palette has been expanded with this application to broaden the color choices while still maintaining the intent of the original design. The proposed color palette is included in the plan set. In addition to the restricted color palette, all structures will be evaluated for compliance with the LDC building standards. The Fire District has required that each home be equipped with a sprinkler system.

Circulation and Connectivity

Access into the development is from State Highway 72. An emergency access is provided at the northeast portion of the original Canyon Pines development which connects to Plainview Road. Access easements from Canyon Pines Drive to both annexation parcels were dedicated on the Canyon Pines subdivision plat.

Due to the extreme grades on site, at the time of building permit, the applicant must submit a grading and location plan for each private driveway, with written approval from the Fire District, for approval by the City Engineer. In cases where it is necessary to cross an adjacent property in order to accomplish acceptable grades, the applicant will be required to provide proof of an access easement prior to the issuance of a building permit.

Grading and Drainage

Overlot grading for the has occurred and road access, drainage and utility construction is nearly complete for the original development. There will be no additional grading improvements needed for the proposed annexation parcels. Future plot plans during the building permit process will show grading improvements needed for individual lot construction. Storm water will be detained in several on site detention ponds in Canyon Pines Filing and then be released at historic rates into the existing culverts under the railroad; no additional detention facilities are needed for the annexation parcels.

Parking and Loading

At the time of each building permit, the applicant will be required to demonstrate that each home will provide two off street parking spaces.

Utility Services

City water mains have been extended to throughout the site and the pump station required to pump water to the northwest portion of the site is under construction. The station is located on Tract A which is within the Canyon Pines Annexation No. 2 parcel. This tract must be dedicated to the City and the system must be operational prior to the issuance of building permits for above grade construction.

The applicant has extended the City's gravity septic system to the site at which point the system will be continued as a low-pressure system to individual homes. The low-pressure system pumps and collection system will be maintained by the Homeowners Association up to a point where it becomes a public gravity sewer system.

Police and Fire Protection

The site falls within the Coal Creek Fire Protection service area. Police protection will change from Jefferson County to City of Arvada which already serves the adjacent residents. No outstanding concerns exist relative to police and fire protection.

School District

This site is within the Jefferson County R-1 School District. The additional three lots will have a negligible impact on the area schools.

Vesting

Vested property rights were granted with Canyon Pines. That portion of Canyon Pines which is being incorporated into Filing No. 2 includes portions of Lots 3 and 5. The following items were vested in Canyon Pines:

- No. of units
- Building height
- Setbacks
- Row requirements
- Opens space and public land dedication requirements
- Street cross sections
- Public improvement dedications

No vested property rights have been requested for the annexation parcels. The PUD for Filing No. 2 will contain five units; the building height and setbacks standards for the new lots will match those originally approved in Canyon Pines. All necessary right-of-way dedication has occurred, as has all public improvement dedication, with the exception of the pump station under construction on Tract A. No additional open space is required, however, park and school dedication fees will be required for the three new lots.

LAND DEVELOPMENT CODE APPROVAL CRITERIA

It is the responsibility of the applicant to justify the requested land use application. The Planning Commission should make a recommendation to the City Council based on its findings regarding the approval criteria shown in the table(s) below and upon testimony heard during the public hearing as it applied to the criteria.

Staff performed an analysis of the proposal, based on the approval criteria listed in Chapter 8 of the Land Development Code, and presents the following findings:

Comprehensive Plan Amendment Considerations	
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1. The existing Comprehensive Plan is in need of the proposed amendments.	The Comprehensive Plan is in need of this amendment in order to extend the city planning boundaries to incorporate the water pump station and three new residential lots.
2. The proposed amendment is compatible with the surrounding area, and the goals and policies of the Comprehensive Plan.	The proposed amendment to Low Density Residential is compatible with the surrounding low density residential designations adjacent to this site and the goals and policies of the Comprehensive Plan. The Open Space designation is appropriate for the public utility system.
3. The proposed amendment will have no major negative impacts on transportation, services and facilities.	The proposed amendment will not have any major negative impacts on transportation, services and facilities. All public infrastructure necessary to service the parcels has already been constructed.
4. The proposed amendment will have minimal effect on service provision, including adequacy or availability of urban facilities and services and is compatible with existing planned service provision.	The proposed amendment will not have a negative effect on existing or proposed service provision.
5. The proposed amendment, if for an area that is outside of the City's current boundaries, is consistent with the City's ability to annex the property	The proposed amendment is for an area outside of the City's municipal boundary and is consistent with the City's ability to annex the property.
6. Strict adherence to the Comprehensive Plan would result in a situation neither intended nor in keeping with other key elements and policies of the Plan.	Strict adherence to the Comprehensive Plan would result not be in keeping with the intent of the Comprehensive Plan
7. The proposed Plan amendment will promote the public welfare and will be consistent with the goals and policies of the Comprehensive Plan and the elements thereof.	The proposed amendment will promote the public welfare and is consistent with the Comprehensive Plan.

Div. 8-3-3 Annexation and Disconnection Approval Criteria	Finding	Rationale
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1. The annexation is in accord with the Comprehensive Plan and the best interests of the City would be served by annexation of such property.	Complies	The annexations will be consistent with the Comprehensive Plan, once amended, and are in the best interests of the City.
2. The property is capable of being integrated into the City and developed in compliance with all applicable provisions of this Code and the Arvada City Code.	Complies	The parcels are capable of being integrated into the City. As a PUD, this development will meet the applicable provisions of the LDC and the City Code.
3. At the time any development of the area proposed to be annexed is completed, there will be capacity to adequately serve residents of such area with all necessary utilities, facilities and public services.	Complies	Infrastructure necessary to provide services to the parcels has already been completed.

Div. 8-3-4 Zoning and Rezoning Approval Criteria	Finding	Rationale
1. The rezoning is consistent with the Arvada Comprehensive Plan, or an adopted sub-area plan, corridor plan, or urban renewal plan, or reflects conditions that have changed since the adoption of the Comprehensive Plan.	Complies	The rezoning request to PUD and OS is consistent with the proposed Comprehensive Plan amendment and the existing character of the surrounding area.
2. The intended land use is consistent with the stated intent of the proposed zoning district.	Complies	The use of the properties as single family residential and public facility is allowed in the PUD and OS zone districts.
3. Facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will, prior to development, be available to serve the subject property while maintaining adequate levels of service to existing development.	Complies	Facilities and services necessary to serve the property are currently available in the surrounding area and will provide adequate levels of service.
4. The intended land use for which the rezoning is sought will not result in significant adverse impacts upon the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation, or such impacts will be substantially mitigated.	Complies	Impacts from the proposed single family residential and public facility development will be mitigated through the incorporation of PUD standards that will result in compatible development.
5. The rezoning is consistent with the character of existing or planned development on adjacent properties and in the surrounding area or neighborhood, or measures will be taken to substantially buffer or otherwise substantially mitigate any negative impacts.	Complies	The Canyon Pines #2 PUD is consistent with the original Canyon Pines PUD directly adjacent to the properties.

Div. 8-3-10 PUD Development Plan Approval Criteria	Finding	Rationale
1. The plan is consistent with the Comprehensive Plan or reflects conditions that have changed since the adoption of the Comprehensive Plan	Complies	The proposed development is consistent with the proposed Comprehensive Plan amendment and consistent with the character of the surrounding area.
2. The plan is consistent with and implements and previously approved Outline Development Plan in effect for the subject property, per Section 8-3-10-7, PUDs Approved Prior to Effective Date.	Complies	No ODP is associated with this property.
3. The plan represents a development that will address a unique situation, confer a substantial benefit to the City, or incorporate creative site design such that it achieves the purposes set out in Section 8-3-10-1, Purpose of Planned Development Zone, and represents an improvement in quality over what could have been accomplished through application of the otherwise applicable zoning district or development standards.	Complies	The Canyon Pines area has a unique character which offer a living opportunity that is not available in other portions of the City. Development standards included in the PUD will provide for high quality development over what could be accomplished through the reliance on traditional development standards
4. The plan generally complies with the intent of the use, development and design standards set forth in the LDC.	Complies	The proposed residential development complies with the use, intent and design standards outlined in the LDC.
5. To the extent reasonably feasible, the plan provides for integration and connection with adjoining development through street connections, sidewalks, trails, and similar features; unless due to the nature of the uses that are allowable in the plan such connections are not desirable.	Complies	Canyon Pines #2 will be integrated with the surrounding Canyon Pines development through access and utility connections already in place.
6. Sufficient public safety, transportation, and utility facilities and services will, prior to development, be available to serve the subject property, while maintaining sufficient levels of service to existing development.	Complies	Canyon Pines is served by Coal Creek Canyon Fire and Arvada Police. Water and sewer facilities are in place within the adjacent roadways.
7. The proposed uses (or group of uses) are appropriately located and designed, both within the boundaries of the plan and in relation to adjacent uses, such that the foreseeable, material adverse impacts that may be created by the scale, design, and operating characteristics (e.g., hours of operation, traffic generation, lighting, noise, odor, dust, and other	Complies	The proposed uses follow the same development standards with apply to the adjacent Canyon Pines development providing mitigation to potential negative impacts.

external impacts) of the uses are avoided or mitigated.		
8. If the application for plan approval is accompanied by an application for rezoning to the PUD zoning district, the rezoning application is concurrently approved.	Complies	The rezoning and PDP are being processed concurrently.

STAFF RECOMMENDATION

Based upon project analysis and review of the Land Development Code approval criteria, staff recommends approval of the project.

If the Planning Commission finds that a recommendation to approve the Comprehensive Plan Amendment, Annexations, Rezoning and PUD are supported by the approval criteria, then staff does not recommend that any conditions need to be made part of the approval.

The Planning Commission may recommend denial of the request(s) if it cannot make affirmative findings of the approval criteria stated above.

RESOLUTION NO. CP2023-0008

A RESOLUTION BY THE PLANNING COMMISSION FOR THE CITY OF ARVADA, COLORADO TO AMEND THE 2014 ARVADA COMPREHENSIVE PLAN LAND USE DESIGNATION PERTAINING TO A RESOLUTION BY THE PLANNING COMMISSION FOR THE CITY OF ARVADA, COLORADO TO AMEND THE 2014 ARVADA COMPREHENSIVE PLAN LAND USE DESIGNATION PERTAINING TO CANYON PINES, TRIANGLE PROPERTY (ANNEXATION 1) FROM JEFFERSON COUNTY RURAL RESIDENTIAL TO CITY OF ARVADA LOW DENSITY RESIDENTIAL, A PARCEL OF LAND APPROXIMATELY LOCATED AT 52 CANYON PINES DRIVE IN THE COUNTY OF JEFFERSON AND STATE OF COLORADO.

WHEREAS, Planning Commission, by Resolution No. CP2014-0003, adopted the 2014 Arvada Comprehensive Plan on September 19, 2014; and

WHEREAS, pursuant to § 8-1-2-1(E)(4) of the Land Development Code, City Council has final ratification and approval authority with respect to the Comprehensive Plan and any amendments thereto; and

WHEREAS, pursuant to Chapter 74, Article III, Section 74-64 of the code of the City of Arvada, the Planning Commission has held a public hearing as required by law, notice thereof being duly published in the Wheat Ridge Transcript and Arvada Press on November 2, 2023, and said public hearing being held before the Planning Commission for the City of Arvada on November 21, 2023.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF ARVADA, COLORADO:

Section 1. The 2014 Comprehensive Plan is hereby amended by changing the land use designation from Jefferson County rural residential to City of Arvada low density residential.

Section 2. This Resolution shall be effective upon the ratification and approval by the City Council of the Comprehensive Plan amendment described herein.

APPROVED AND ADOPTED this 21st day of November, 2023.

CITY OF ARVADA PLANNING COMMISSION

Michael P. Griffith, Chairman

ATTEST:

Tim Knapp, Secretary

RATIFIED AND APPROVED this 8th day of January, 2024.

Lauren Simpson, Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:
Rachel A. Morris, City Attorney

By: _____

RESOLUTION NO. CP2023-0009

A RESOLUTION BY THE PLANNING COMMISSION FOR THE CITY OF ARVADA, COLORADO TO AMEND THE 2014 ARVADA COMPREHENSIVE PLAN LAND USE DESIGNATION PERTAINING TO CANYON PINES, DEBROUILLARDE (ANNEXATION 2) FROM JEFFERSON COUNTY RURAL RESIDENTIAL TO CITY OF ARVADA LOW DENSITY RESIDENTIAL AND PUBLIC/QUASI-PUBLIC, A PARCEL OF LAND APPROXIMATELY LOCATED AT 52 CANYON PINES DRIVE IN THE COUNTY OF JEFFERSON AND STATE OF COLORADO .

WHEREAS, Planning Commission, by Resolution No. CP2014-0003, adopted the 2014 Arvada Comprehensive Plan on September 19, 2014; and

WHEREAS, pursuant to § 8-1-2-1(E)(4) of the Land Development Code, City Council has final ratification and approval authority with respect to the Comprehensive Plan and any amendments thereto; and

WHEREAS, pursuant to Chapter 74, Article III, Section 74-64 of the code of the City of Arvada, the Planning Commission has held a public hearing as required by law, notice thereof being duly published in the Wheat Ridge Transcript and Arvada Press on November 2, 2023, and said public hearing being held before the Planning Commission for the City of Arvada on November 21, 2023.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF ARVADA, COLORADO:

Section 1. The 2014 Comprehensive Plan is hereby amended by changing the land use designation from Jefferson County rural residential to City of Arvada low density residential and public/quasi-public as shown on the accompanying annexation map.

Section 2. This Resolution shall be effective upon the ratification and approval by the City Council of the Comprehensive Plan amendment described herein.

APPROVED AND ADOPTED this 21st day of November, 2023.

CITY OF ARVADA PLANNING COMMISSION

Michael P. Griffith, Chairman

ATTEST:

Tim Knapp, Secretary

RATIFIED AND APPROVED this 8th day of January, 2024.

Lauren Simpson, Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:
Rachel A. Morris, City Attorney

By: _____

NAME OF ANNEXATION: ARVADA'S DEBROUILLARDE PUMP STATION ANNEXATION

APPROXIMATE LOCATION: 52 Canyon Pines Drive, Arvada, CO 80403

**PETITION FOR ANNEXATION OF UNINCORPORATED TERRITORY IN THE COUNTY
OF JEFFERSON, STATE OF COLORADO, TO THE CITY OF ARVADA, STATE OF
COLORADO**

TO THE MAYOR AND THE CITY COUNCIL OF THE CITY OF ARVADA, COLORADO:
The undersigned in accordance with the Municipal Annexation Act of 1965, Chapter 31, Article 12, C.R.s 1973, as amended, hereby petitions the City Council of the City of Arvada for annexation to the City of Arvada of the following described unincorporated territory located in the County of Jefferson, State of Colorado, to wit:

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 13 BEING S 83°33'46" W AND MONUMENTED AS FOLLOWS:

-NORTH QUARTER CORNER OF SECTION 13, BEING A FOUND 3.25" ALUMINUM CAP, PLS 22564, PER MON. REC. DATED 12-1-1986.

-NORTHWEST CORNER OF SECTION 18, BEING A FOUND 3.25" ALUMINUM CAP, PLS 14057, PER MON. REC. DATED 12-13-1985.

COMMENCING AT THE NORTHWEST CORNER OF SECTION 18;

THENCE S 00°49'58" E A DISTANCE OF 279.23 FEET TO A POINT ON THE EASTERLY BOUNDARY OF JEFFERSON CENTER ANNEXATION NO. 15, RECORDED AT REC. NO. F0682300, ORDINANCE NO. 3353, SAID POINT ALSO BEING A POINT ON THE EASTERLY BOUNDARY OF CANYON PINES SUBDIVISION, A SUBDIVISION RECORDED AT REC. NO. 201705946 AND THE POINT OF BEGINNING;

THENCE N 89°56'35" E ALONG SAID EASTERLY BOUNDARY A DISTANCE OF 322.05 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD RIGHT-OF-WAY;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES:

1) S 37°01'19" W A DISTANCE OF 170.74 FEET;

2) ALONG A CURVE TO THE LEFT HAVING A CHORD OF S 18°21'49" W 478.80 FEET, A RADIUS OF 748.31 FEET, AN ARC OF 487.37 FEET, AND A DELTA OF 37°18'59";

3) ALONG A CURVE TO THE LEFT HAVING A CHORD OF S 07°11'49" E 231.96 FEET, A RADIUS OF 965.03 FEET, AN ARC OF 232.52 FEET, AND A DELTA OF 13°48'19";

4) S 14°05'59" E A DISTANCE OF 132.76 FEET;

5) ALONG A CURVE TO THE RIGHT HAVING A CHORD OF S 13°15'04" E 51.84 FEET, A RADIUS OF 1750.00 FEET, AN ARC OF 51.84 FEET, AND A DELTA OF 1°41'50" TO A POINT ON SAID EASTERLY BOUNDARY OF JEFFERSON CENTER ANNEXATION NO. 15, RECORDED AT REC. NO. F0682300, ORDINANCE NO. 3353;

THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING TWO (2) COURSES:

1) S 89°56'35" W A DISTANCE OF 127.15 FEET;

2) N 00°49'58" W A DISTANCE OF 1000.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 121,809 S.F. OR 2.7964 ACRES MORE OR LESS.

In support of the said Petition, your Petitioner alleges that:

1. It is desirable and necessary that the above-described territory be annexed to the City of Arvada.
2. No less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City of Arvada.
3. A community of interest exists between the territory proposed to be annexed and the City of Arvada.
4. The territory proposed to be annexed is urban or will be urbanized in the future.
5. The territory proposed to be annexed is integrated or is capable of being integrated with the City of Arvada.
6. No land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate:
 - a. is divided into separate parts or parcels without the written consent of the landowner or landowners thereof.
 - b. comprising twenty acres or more which, together with the buildings and improvements situated thereon, has an assessed value in excess of two-hundred thousand dollars for an ad valorem tax purpose for the year preceding the annexation is included within the territory proposed to be annexed, without the written consent of the landowner or landowners thereof.
7. No annexation proceedings have been commenced by another municipality for the annexation of part or all of the area proposed herein to be annexed to Arvada.
8. Annexation of the territory proposed to be annexed will not result in detachment of area from any school district and the attachment of the same to another school district.
9. Annexation of the area proposed to be annexed will not have the effect of extending the City of Arvada's municipal boundary more than three miles in any direction from any point of such municipal boundary in any one year.
10. No portion of a platted street or alley lies within the boundaries of the area proposed to be annexed, unless the entire width of said street or alley has

- been included within the boundaries of the area to be annexed.
11. The Signer(s) of the Petition comprise(s) the landowner(s) of one hundred percent of the territory included in the area proposed to be annexed, exclusive of streets and alleys and any land owned by the annexing municipality.
 12. All other requirements of Section 31-12-104 and 31-12-105, C.R.S., exist or have been met.
 13. The mailing address of the Signer, the legal description of the land owned by such signer, and the date of signing of such signature are all shown on this Petition.
 14. Attached to this Petition is the Affidavit of Circulator of this Petition that the signature hereon is the signature of the person whose name it purports to be.

Your Petitioner(s) further request(s) that the City of Arvada approve the annexation of the area proposed to be annexed.

DEBROUILLARDE RESOURCES, LLC

Owner's Signature: by *Diana K Ten Eyck* MANAGER
Name of signer (print) DIANA K. TEN EYCK, MANAGER
Address: 98 S. ROGERS WAY GOLDEN CO 80401
Date of signing: JULY 25, 2023

AFFIDAVIT OF CIRCULATOR

STATE OF COLORADO

COUNTY OF Adams) ss.

THOMAS W. TEN EYCK, JR., being duly sworn, upon oath, deposes and states:

1. That the affiant circulated the Petition for Annexation for the purpose of obtaining the signature(s) of the above Petitioner(s).
2. That each signature thereon is the signature of the person whose name it purports to be.

NOTARY CERTIFICATE
STATE OF COLORADO)

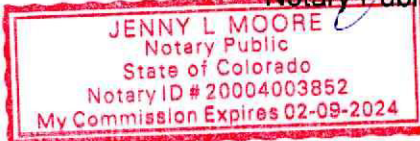
COUNTY OF Adams) ss.

Subscribed and sworn to before me this 25th day of July, 2023

Witness my hand and official seal.

(SEAL)

My Commission Expires: 08/09/2024



NAME OF ANNEXATION: TRIANGLE ANNEXATION

APPROXIMATE LOCATION: 52 Canyon Pines Drive, Arvada, CO 80403

**PETITION FOR ANNEXATION OF UNINCORPORATED TERRITORY IN THE COUNTY
OF JEFFERSON, STATE OF COLORADO, TO THE CITY OF ARVADA, STATE OF
COLORADO**

TO THE MAYOR AND THE CITY COUNCIL OF THE CITY OF ARVADA, COLORADO:
The undersigned in accordance with the Municipal Annexation Act of 1965, Chapter 31, Article 12, C.R.s 1973, as amended, hereby petitions the City Council of the City of Arvada for annexation to the City of Arvada of the following described unincorporated territory located in the County of Jefferson, State of Colorado, to wit:

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 71 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 12 BEING S 83°33'46" W AND MONUMENTED AS FOLLOWS:

-SOUTH QUARTER CORNER OF SECTION 12, BEING A FOUND 3.25" ALUMINUM CAP, PLS 22564, PER MON. REC. DATED 12-1-1986.

-SOUTHEAST CORNER OF SECTION 12, BEING A FOUND 3.25" ALUMINUM CAP, PLS 14057, PER MON. REC. DATED 12-13-1985.

BEGINNING AT SAID SOUTHEAST CORNER OF SECTION 12, SAID POINT ALSO BEING ON THE NORTHERLY BOUNDARY OF JEFFERSON CENTER ANNEXATION NO. 15, RECORDED AT REC. NO. F0682300 ORDINANCE NO. 3353, SAID POINT ALSO BEING A POINT ON THE NORTHERLY BOUNDARY OF CANYON PINES SUBDIVISION, A SUBDIVISION RECORDED AT REC. NO. 2017059646;

THENCE S 83°33'46" W ALONG SAID NORTHERLY BOUNDARY A DISTANCE OF 745.78 FEET;

THENCE N 06°26'14" W A DISTANCE OF 142.61 FEET;

THENCE S 85°36'41" E A DISTANCE OF 759.29 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 53,179 S.F. OR 1.2208 ACRES MORE OR LESS.

In support of the said Petition, your Petitioner alleges that:

1. It is desirable and necessary that the above-described territory be annexed to the City of Arvada.
2. No less than one-sixth of the perimeter of the area proposed to be annexed is

- contiguous with the City of Arvada.
3. A community of interest exists between the territory proposed to be annexed and the City of Arvada.
 4. The territory proposed to be annexed is urban or will be urbanized in the future.
 5. The territory proposed to be annexed is integrated or is capable of being integrated with the City of Arvada.
 6. No land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate:
 - a. is divided into separate parts or parcels without the written consent of the landowner or landowners thereof.
 - b. comprising twenty acres or more which, together with the buildings and improvements situated thereon, has an assessed value in excess of two-hundred thousand dollars for an ad valorem tax purpose for the year preceding the annexation is included within the territory proposed to be annexed, without the written consent of the landowner or landowners thereof.
 7. No annexation proceedings have been commenced by another municipality for the annexation of part or all of the area proposed herein to be annexed to Arvada.
 8. Annexation of the territory proposed to be annexed will not result in detachment of area from any school district and the attachment of the same to another school district.
 9. Annexation of the area proposed to be annexed will not have the effect of extending the City of Arvada's municipal boundary more than three miles in any direction from any point of such municipal boundary in any one year.
 10. No portion of a platted street or alley lies within the boundaries of the area proposed to be annexed, unless the entire width of said street or alley has been included within the boundaries of the area to be annexed.
 11. The Signer(s) of the Petition comprise(s) the landowner(s) of one hundred percent of the territory included in the area proposed to be annexed, exclusive of streets and alleys and any land owned by the annexing municipality.
 12. All other requirements of Section 31-12-104 and 31-12-105, C.R.S., exist or have been met.
 13. The mailing address of the Signer, the legal description of the land owned by such signer, and the date of signing of such signature are all shown on this Petition.
 14. Attached to this Petition is the Affidavit of Circulator of this Petition that the signature hereon is the signature of the person whose name it purports to be.

Your Petitioner(s) further request(s) that the City of Arvada approve the annexation of the area proposed to be annexed.

Owner's Signature:
Name of signer (print)
Address:
Date of signing:


DIANA K. TEN EYCK
98 S. ROGERSWAY GOLDEN CO 80461
JULY 25, 2023

AFFIDAVIT OF CIRCULATOR

STATE OF COLORADO

COUNTY OF Adams) ss.

THOMAS W. TEN Eyck, Jr., being duly sworn, upon oath, deposes and states:

1. That the affiant circulated the Petition for Annexation for the purpose of obtaining the signature(s) of the above Petitioner(s).
2. That each signature thereon is the signature of the person whose name it purports to be.

NOTARY CERTIFICATE
STATE OF COLORADO)

COUNTY OF Adams) ss.

Thomas W. Ten Eyck, Jr.
Circulator

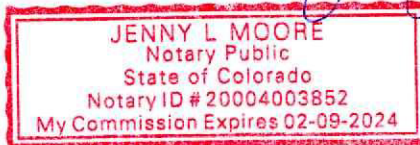
Subscribed and sworn to before me this 25th day of July, 2023

Witness my hand and official seal.

(SEAL)

My Commission Expires: 02/09/2024

Jenny L. Moore
Notary Public



TRIANGLE ANNEXATION
A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 SECTION 12,
T2S R71W 6TH P.M. COUNTY OF JEFFERSON, STATE OF COLORADO

SOUTH 1/4 CORNER SECTION 12
T2S, R71W, 6TH P.M. (FOUND 3
1/4" ALUMINUM CAP STAMPED
LS 22564 PER MONUMENT
RECORD DATED 12-1-1986)

PLS 26606 (VIGIL) DID NOT
ACCEPT THIS MONUMENT
ACCORDING TO MON REC DATED
10-28-99

PLS 26606 (VIGIL) DID NOT
ACCEPT THIS MONUMENT
ACCORDING TO ALTA/ACSM
SURVEY DATED 12-28-99

PLS 26606 (VIGIL) ACCEPTED
THIS MONUMENT AS SHOWN
ON THE CANYON PINES PLAT
DATED 6-8-2017

UNPLATTED
UNINCORPORATED JEFFERSON COUNTY
LAKEWOOD BRICK AND TILE COMPANY
REC. NO. 82069447

POINT OF BEGINNING
SE CORNER SECTION 12 T2S, R71W,
6TH P.M. FOUND 3 1/4" ALUMINUM CAP
STAMPED LS 14057, PER MONUMENT
RECORD DATED 11-6-97

UNPLATTED
TRIANGLE ANNEXATION
53,179 S.F.
1.2208 ACRES

S85°36'41"E 759.29'

S83°33'46"W 745.78'

SOUTH LINE, SE 1/4, SEC. 12
S83°33'46"W 2605.96'
BASIS OF BEARINGS

CITY OF ARVADA
JEFFERSON CENTER ANNEXATION NO. 15,
ORD. NO. 3157, RN 10682300

CANYON PINES SUBDIVISION
RN 2017059646

CANYON PINES DRIVE
RN 2017059646

LAND DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP
2 SOUTH, RANGE 71 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF
JEFFERSON, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT SAID SOUTHEAST CORNER OF SECTION 12, SAID POINT ALSO BEING ON
THE NORTHERLY BOUNDARY OF JEFFERSON CENTER ANNEXATION NO. 15, RECORDED AT
REC. NO. F0682300, ORDINANCE NO. 3353, SAID POINT ALSO BEING A POINT ON THE
NORTHERLY BOUNDARY OF CANYON PINES SUBDIVISION, A SUBDIVISION RECORDED AT
REC. NO. 2017059646;

THENCE S 83°33'46" W ALONG SAID NORTHERLY BOUNDARY A DISTANCE OF 745.78
FEET;

THENCE N 06°26'14" W A DISTANCE OF 142.61 FEET;

THENCE S 85°36'41" E A DISTANCE OF 759.29 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 53,179 S.F. OR 1.2208 ACRES MORE OR LESS.

GENERAL NOTES:

1. THE LINEAL UNITS USED ON THIS MAP ARE U.S. SURVEY FEET. ALL BEARINGS
SHOWN HEREON ARE IN DEGREES-MINUTES-SECONDS.

2. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE AY LEGAL ACTION BASED
UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER
SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS
SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE
CERTIFICATION SHOWN HEREON.

3. BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 12
BEING S 83°33'46" W AND MONUMENTED AS FOLLOWS:

-SOUTH QUARTER CORNER OF SECTION 12, BEING A FOUND 3.25" ALUMINUM CAP,
PLS 22564, PER MON. REC. DATED 12-1-1986.

-SOUTHEAST CORNER OF SECTION 12, BEING A FOUND 3.25" ALUMINUM CAP, PLS
14057, PER MON. REC. DATED 12-13-1985.

4. THIS MAP IS NOT A MONUMENTED LAND SURVEY PLAT OR AN IMPROVEMENT
SURVEY PLAT.

5. THE PURPOSE OF THIS MAP IS TO SHOW THE AREA TO BE ANNEXED INTO THE CITY
OF ARVADA AND WAS CREATED WITHOUT THE BENEFIT OF A TITLE POLICY.

CONTIGUITY STATEMENT:

THE ABOVE DESCRIBED LAND IS CONTIGUOUS TO THE CITY OF ARVADA AND MEETS
THE REQUIREMENTS SET FORTH IN COLORADO REVISED STATUES 1973, 31-12-104-(1)
(c) THAT ONE-SIXTH OR MORE OF THE PERIMETER TO BE ANNEXED IS CONTIGUOUS
WITH THE ANNEXING MUNICIPALITY.

TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION = 1,647.68'

ONE-SIXTH OF THE TOTAL PERIMETER OF AREA = 274.61'

PERIMETER OF THE AREA CONTIGUOUS WITH EXISTING CITY LIMITS = 745.78'

THE TOTAL CONTIGUOUS PERIMETER IS 45.26% WHICH EXCEEDS THE 1/6 (16.67%) AREA
REQUIRED.

SURVEYOR'S STATEMENT:

THE CITY OF ARVADA IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF
THE SURVEY DATA SHOWN HEREIN. THE CITY OF ARVADA'S REVIEW IS FOR GENERAL
COMPLIANCE WITH ARVADA'S LAND DEVELOPMENT CODE. THE CITY OF ARVADA,
THROUGH THE ACCEPTANCE OF THIS ANNEXATION MAP, ASSUMES NO RESPONSIBILITY
FOR COMPLETENESS AND/OR ACCURACY OF THIS ANNEXATION MAP. THE ACCURACY OF
SURVEY INFORMATION INCLUDING BOUNDARY INFORMATION, MONUMENTATION, LOT LINES,
ETC IS THE SOLE RESPONSIBILITY OF THE LICENSED SURVEYOR NAMED HEREIN.

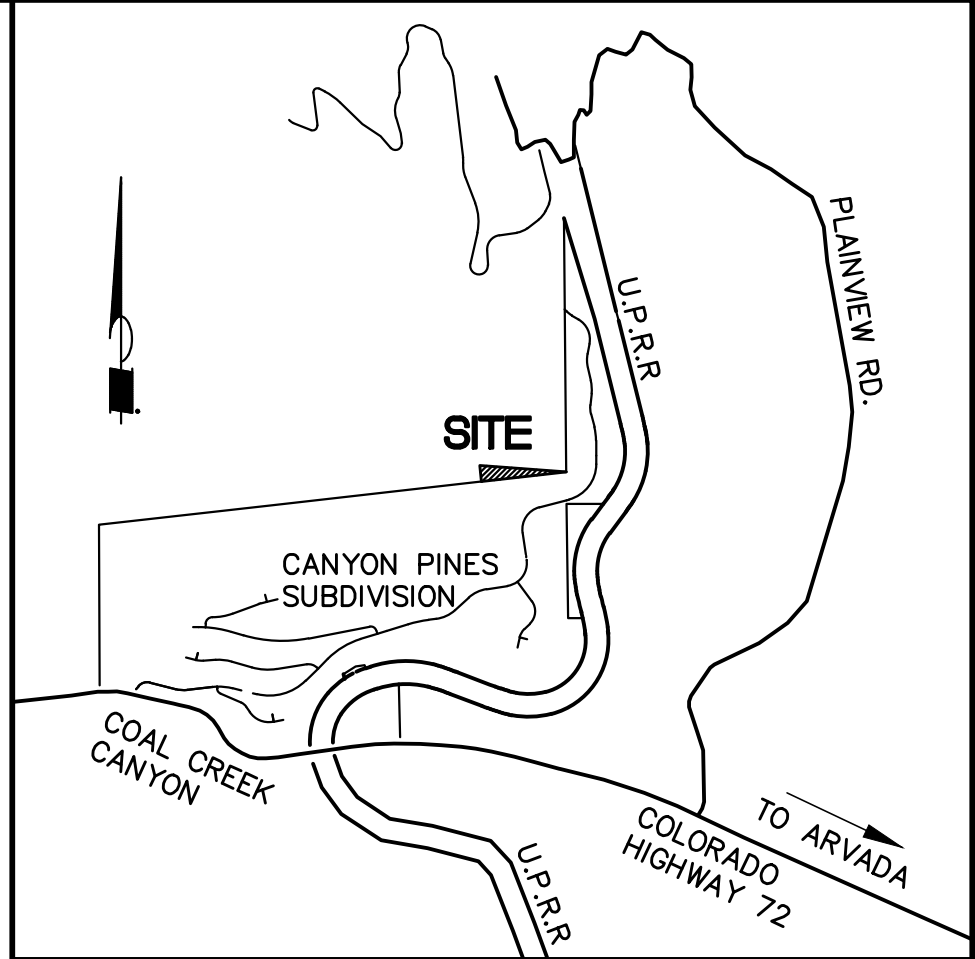
APPROVAL CERTIFICATE:

APPROVED FOR FILING BY THE CITY OF ARVADA THIS ____DAY OF

____20____

____ATTEST____
MAYOR CITY CLERK

ORDINANCE NUMBER _____



-VICINITY MAP-
SCALE: 1"=2000'

LEGEND

- BOUNDARY LINE
- ROW LINE
- LOT LINE
- EASEMENT LINE
- SECTION LINE
- SECTION CORNER
- AREA OF PREVIOUS ANNEXATION

RECORDER'S CERTIFICATE:

RECEPTION NUMBER _____

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF
JEFFERSON COUNTY AT GOLDEN COLORADO ON THIS ____DAY
OF _____

20____AT____O'CLOCK ____M

JEFFERSON COUNTY CLERK AND RECORDER

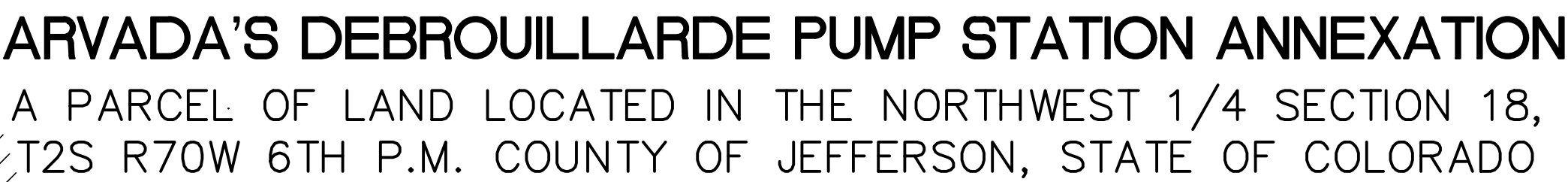
DEPUTY CLERK

SURVEYOR'S CERTIFICATE:

I, CHRISTOPHER H. McELVAIN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN
THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MAP WAS PREPARED
UNDER MY DIRECT RESPONSIBILITY, SUPERVISION, AND CHECKING AND THAT IT IS A
TRUE AND CORRECT REPRESENTATION OF THE AREA TO BE ANNEXED TO THE CITY OF
ARVADA, COLORADO. THE ABOVE DESCRIBED LAND IS CONTIGUOUS TO THE CITY OF
ARVADA AND MEETS THE REQUIREMENTS SET FORTH IN COLORADO REVISED STATUTES
1973 31-12-104 (1) (c) THAT ONE SIXTH OR MORE OF THE PERIMETER TO BE
ANNEXED IS CONTIGUOUS WITH THE ANNEXING MUNICIPALITY.

CHRISTOPHER H. McELVAIN
COLORADO P.L.S. 36561
FOR AND ON BEHALF OF SURVEY303, LLC.

SURVEY 303 LLC
LAND SURVEYING
5368 LYNN DR. ARVADA CO. 80002
303 514 3668 SURVEY303@AOL.COM



A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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F0682300, ORDINANCE NO. 3353, SAID POINT ALSO BEING A POINT ON THE EASTERLY
BOUNDARY OF CANYON PINES SUBDIVISION, A SUBDIVISION RECORDED AT REC. NO.
2017059646 AND THE POINT OF BEGINNING;

THENCE N 89°56'35" E ALONG SAID EASTERLY BOUNDARY A DISTANCE OF 322.05 FEET
TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES:

- 1) S 37°01'19" W A DISTANCE OF 170.74 FEET;
- 2) ALONG A CURVE TO THE LEFT HAVING A CHORD OF S 18°21'49" W 478.80 FEET, A RADIUS OF 748.31 FEET, AN ARC OF 487.37 FEET, AND A DELTA OF 37°18'59";
- 3) ALONG A CURVE TO THE LEFT HAVING A CHORD OF S 07°11'49" E 231.96 FEET, A RADIUS OF 965.03 FEET, AN ARC OF 232.52 FEET, AND A DELTA OF 13°48'19";
- 4) S 14°05'59" E A DISTANCE OF 132.76 FEET;
- 5) ALONG A CURVE TO THE RIGHT HAVING A CHORD OF S 13°15'04" E 51.84 FEET, A RADIUS OF 1750.00 FEET, AN ARC OF 51.84 FEET, AND A DELTA OF 1°41'50" TO A POINT ON SAID EASTERLY BOUNDARY OF JEFFERSON CENTER ANNEXATION NO. 15, RECORDED AT REC. NO. F0682300, ORDINANCE NO. 3353

THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING TWO (2) COURSES:

- 1) S 89°56'35" W A DISTANCE OF 127.15 FEET;
- 2) N 00°49'58" W A DISTANCE OF 1000.00 FEET TO THE POINT OF BEGINNING

CONTAINING AN AREA OF 121,809 S.F. OR 2.7964 ACRES MORE OR LESS.

1. THE LINEAL UNITS USED ON THIS MAP ARE U.S. SURVEY FEET. ALL BEARINGS SHOWN HEREON ARE IN DEGREES-MINUTES-SECONDS.

2. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

3. BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 13 BEING S 83°33'46" W AND MONUMENTED AS FOLLOWS:

-NORTH QUARTER CORNER OF SECTION 13, BEING A FOUND 3.25" ALUMINUM CAP, PLS 22564, PER MON. REC. DATED 12-1-1986.

-NORTHWEST OF SECTION 18, BEING A FOUND 3.25" ALUMINUM CAP, PLS 14057,
PER MON. REC. DATED 12-13-1985.

4. THIS MAP IS NOT A MONUMENTED LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT.
5. THE PURPOSE OF THIS MAP IS TO SHOW THE AREA TO BE ANNEXED INTO THE CITY OF ARVADA AND WAS CREATED WITHOUT THE BENEFIT OF A TITLE POLICY.

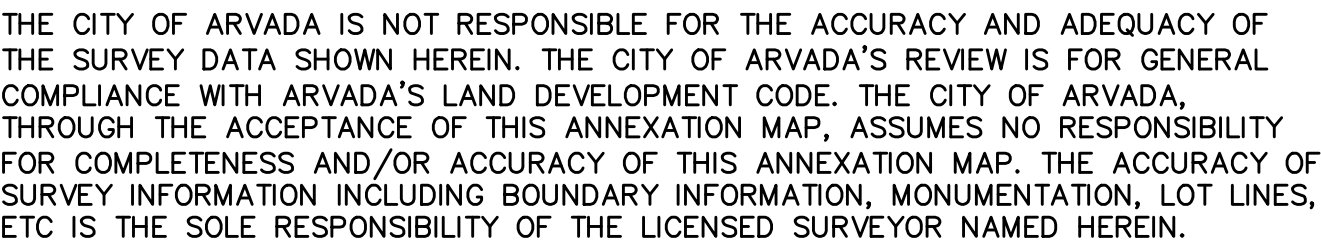
THE ABOVE DESCRIBED LAND IS CONTIGUOUS TO THE CITY OF ARVADA AND MEETS THE REQUIREMENTS SET FORTH IN COLORADO REVISED STATUTES 1973, 31-12-104-(1) (a) THAT ONE-SIXTH OR MORE OF THE PERIMETER TO BE ANNEXED IS CONTIGUOUS WITH THE ANNEXING MUNICIPALITY.

TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION = 2,524.43'

ONE-SIXTH OF THE TOTAL PERIMETER OF AREA = 420.74'

PERIMETER OF THE AREA CONTIGUOUS WITH EXISTING CITY LIMITS = 1,449.20'

THE TOTAL CONTIGUOUS PERIMETER IS 57.4% WHICH EXCEEDS THE 1/6 (16.67%) AREA REQUIRED.



APPROVED FOR FILING BY THE CITY OF ARVADA THIS _____ DAY OF _____

-----20-----

MAYOR

CITY CLERK

ORDINANCE NUMBER_____

RECEPTION NUMBER

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF
JEFFERSON COUNTY AT GOLDEN COLORADO ON THIS ____ DAY
OF _____

20_____AT_____O'CLOCK ____M

JEFFERSON COUNTY CLERK AND RECORDER

DEPUTY CLERK

1. CHRISTOPHER H. McELVAIN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MAP WAS PREPARED UNDER MY DIRECT RESPONSIBILITY, SUPERVISION, AND CHECKING AND THAT IT IS A TRUE AND CORRECT REPRESENTATION OF THE AREA TO BE ANNEXED TO THE CITY OF ARVADA, COLORADO. THE ABOVE DESCRIBED LAND IS CONTIGUOUS TO THE CITY OF ARVADA AND MEETS THE REQUIREMENTS SET FORTH IN COLORADO REVISED STATUTES 1973 31-12-104 (1) (a) THAT ONE SIXTH OR MORE OF THE PERIMETER TO BE ANNEXED IS CONTIGUOUS WITH THE ANNEXING MUNICIPALITY.

CHRISTOPHER H. McELVAIN
COLORADO P.L.S. 36561
FOR AND ON BEHALF OF SURVEY303, LLC.

SURVEY 303 LLC
LAND SURVEYING

5368 LYNN DR. ARVADA CO. 80002
303 514 3668 SURVEY303@AOL.COM

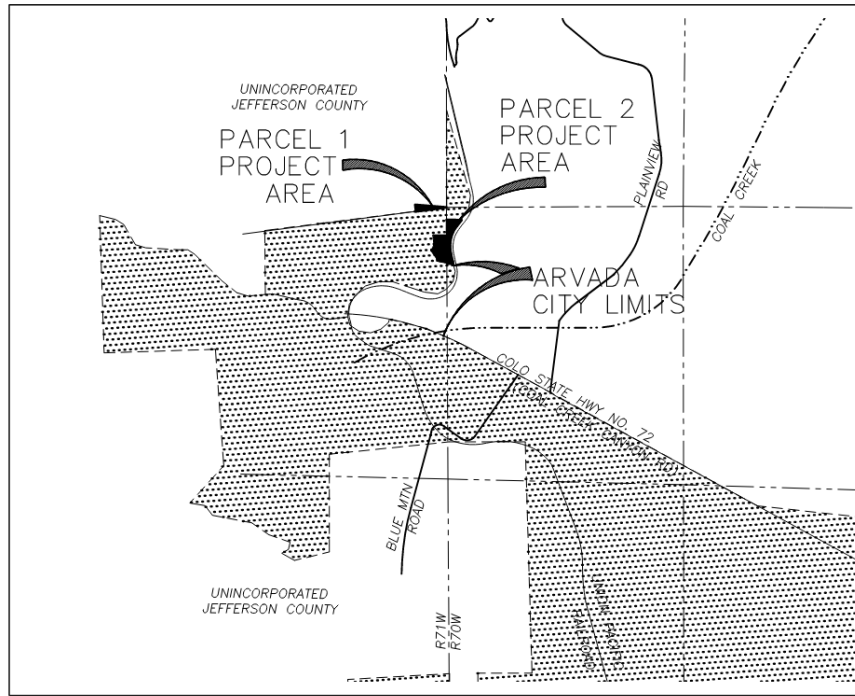
**CANYON PINES FILING NO. 2 – ANNEXATION, COMP PLAN
AMENDMENT, REZONING, PUD, AND FILING NO.1 AMENDMENT****NARRATIVE SUMMARY**

To whom it may concern:

The purpose of this application is to annex two parcels adjacent to the Canyon Pines subdivision into the City of Arvada, Plat the properties into 3 new residential lots and one tract dedicated to the City of Arvada, and create the PUD zoning necessary for the 3 residential lots. Lots 30 & 31 from Filing No. 1 will be reconfigured to give additional lot area to one of the newly created lots, and Lot 31 will gain additional area from the annexation parcel. A comprehensive plan amendment will also be needed, and we are suggesting a designation of low density residential where the three residential lots will be, and public/quasi-public designation over the tract containing the pump station that will be dedicated to the City.

There is no public infrastructure necessary for the addition of these lots under consideration. All other public infrastructure was completed for the Canyon Pines subdivision. Private sanitary and water service lines will be needed for the newly proposed 3 residential lots. Private access easements are already in place to serve the 3 properties.

All existing drainage and utility easements on Lot 30 & 31 of the Canyon Pines Subdivision Rec. #2017059646 will be vacated and replaced by the new drainage and utility easements on this plat.



VICINITY MAP

SCALE: 1"=2000'

Sincerely,

Nathan Laudick

TRIANGLE ANNEXATION
A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 SECTION 12,
T2S R71W 6TH P.M. COUNTY OF JEFFERSON, STATE OF COLORADO

SOUTH 1/4 CORNER SECTION 12
T2S, R71W, 6TH P.M. (FOUND 3
1/4" ALUMINUM CAP STAMPED
LS 22564 PER MONUMENT
RECORD DATED 12-1-1986)

PLS 26606 (VIGIL) DID NOT
ACCEPT THIS MONUMENT
ACCORDING TO MON REC DATED
10-28-99

PLS 26606 (VIGIL) DID NOT
ACCEPT THIS MONUMENT
ACCORDING TO ALTA/ACSM
SURVEY DATED 12-28-99

PLS 26606 (VIGIL) ACCEPTED
THIS MONUMENT AS SHOWN
ON THE CANYON PINES PLAT
DATED 6-8-2017

UNPLATTED
UNINCORPORATED JEFFERSON COUNTY
LAKEWOOD BRICK AND TILE COMPANY
REC. NO. 82069447

POINT OF BEGINNING
SE CORNER SECTION 12 T2S, R71W,
6TH P.M. FOUND 3 1/4" ALUMINUM CAP
STAMPED LS 14057, PER MONUMENT
RECORD DATED 11-6-97

UNPLATTED
TRIANGLE ANNEXATION
53,179 S.F.
1.2208 ACRES

S85°36'41"E 759.29'

S83°33'46"W 745.78'

N06°26'14"W
142.61'

SOUTH LINE, SE 1/4, SEC. 12
S83°33'46"W 2605.96'
BASIS OF BEARINGS

CITY OF ARVADA
JEFFERSON CENTER ANNEXATION NO. 15
ORD. NO. 3157, RN 10682300

CANYON PINES SUBDIVISION
RN 2017059646

CANYON PINES DRIVE
RN 2017059646

LAND DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP
2 SOUTH, RANGE 71 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF
JEFFERSON, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT SAID SOUTHEAST CORNER OF SECTION 12, SAID POINT ALSO BEING ON
THE NORTHERLY BOUNDARY OF JEFFERSON CENTER ANNEXATION NO. 15, RECORDED AT
REC. NO. F0682300, ORDINANCE NO. 3353, SAID POINT ALSO BEING A POINT ON THE
NORTHERLY BOUNDARY OF CANYON PINES SUBDIVISION, A SUBDIVISION RECORDED AT
REC. NO. 2017059646;

THENCE S 83°33'46" W ALONG SAID NORTHERLY BOUNDARY A DISTANCE OF 745.78
FEET;

THENCE N 06°26'14" W A DISTANCE OF 142.61 FEET;

THENCE S 85°36'41" E A DISTANCE OF 759.29 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 53,179 S.F. OR 1.2208 ACRES MORE OR LESS.

GENERAL NOTES:

1. THE LINEAL UNITS USED ON THIS MAP ARE U.S. SURVEY FEET. ALL BEARINGS
SHOWN HEREON ARE IN DEGREES-MINUTES-SECONDS.

2. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE AY LEGAL ACTION BASED
UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER
SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS
SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE
CERTIFICATION SHOWN HEREON.

3. BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 12
BEING S 83°33'46" W AND MONUMENTED AS FOLLOWS:

-SOUTH QUARTER CORNER OF SECTION 12, BEING A FOUND 3.25" ALUMINUM CAP,
PLS 22564, PER MON. REC. DATED 12-1-1986.

-SOUTHEAST CORNER OF SECTION 12, BEING A FOUND 3.25" ALUMINUM CAP, PLS
14057, PER MON. REC. DATED 12-13-1985.

4. THIS MAP IS NOT A MONUMENTED LAND SURVEY PLAT OR AN IMPROVEMENT
SURVEY PLAT.

5. THE PURPOSE OF THIS MAP IS TO SHOW THE AREA TO BE ANNEXED INTO THE CITY
OF ARVADA AND WAS CREATED WITHOUT THE BENEFIT OF A TITLE POLICY.

CONTIGUITY STATEMENT:

THE ABOVE DESCRIBED LAND IS CONTIGUOUS TO THE CITY OF ARVADA AND MEETS
THE REQUIREMENTS SET FORTH IN COLORADO REVISED STATUES 1973, 31-12-104-(1)
(c) THAT ONE-SIXTH OR MORE OF THE PERIMETER TO BE ANNEXED IS CONTIGUOUS
WITH THE ANNEXING MUNICIPALITY.

TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION = 1,647.68'

ONE-SIXTH OF THE TOTAL PERIMETER OF AREA = 274.61'

PERIMETER OF THE AREA CONTIGUOUS WITH EXISTING CITY LIMITS = 745.78'

THE TOTAL CONTIGUOUS PERIMETER IS 45.26% WHICH EXCEEDS THE 1/6 (16.67%) AREA
REQUIRED.

SURVEYOR'S STATEMENT:

THE CITY OF ARVADA IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF
THE SURVEY DATA SHOWN HEREIN. THE CITY OF ARVADA'S REVIEW IS FOR GENERAL
COMPLIANCE WITH ARVADA'S LAND DEVELOPMENT CODE. THE CITY OF ARVADA,
THROUGH THE ACCEPTANCE OF THIS ANNEXATION MAP, ASSUMES NO RESPONSIBILITY
FOR COMPLETENESS AND/OR ACCURACY OF THIS ANNEXATION MAP. THE ACCURACY OF
SURVEY INFORMATION INCLUDING BOUNDARY INFORMATION, MONUMENTATION, LOT LINES,
ETC IS THE SOLE RESPONSIBILITY OF THE LICENSED SURVEYOR NAMED HEREIN.

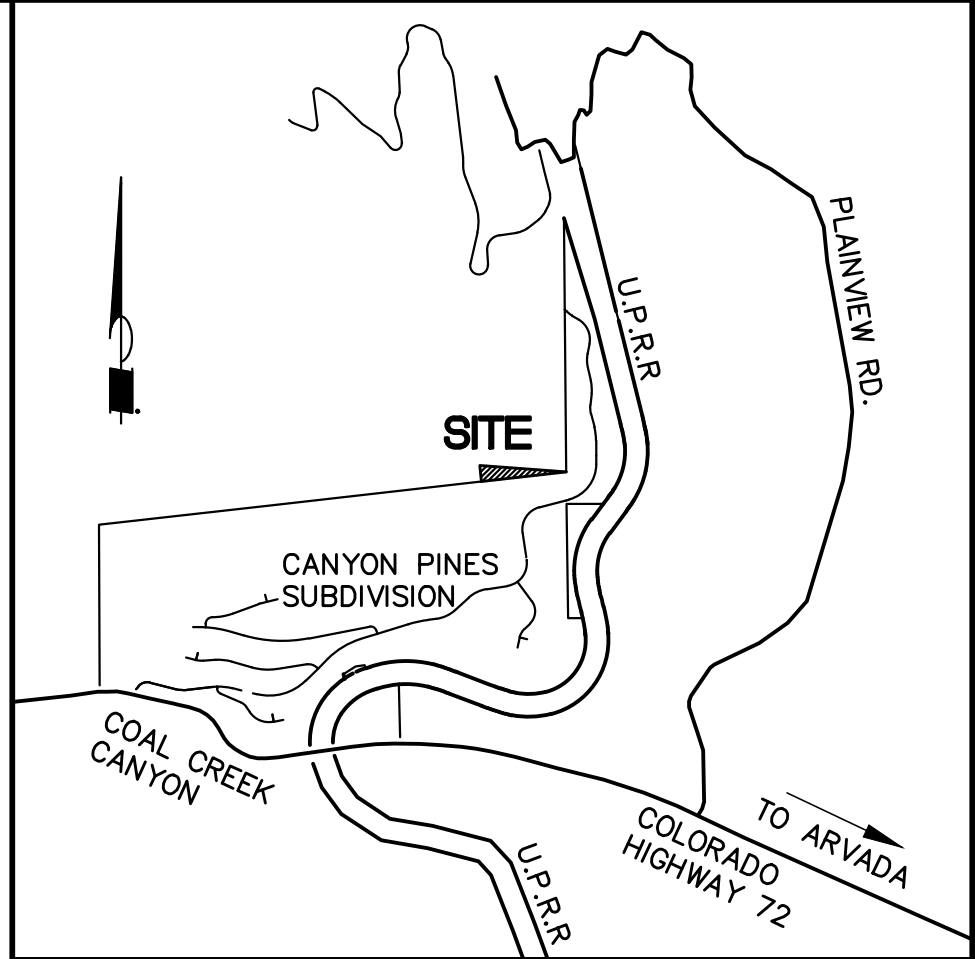
APPROVAL CERTIFICATE:

APPROVED FOR FILING BY THE CITY OF ARVADA THIS ____DAY OF

____20____

____ ATTEST ____
MAYOR CITY CLERK

ORDINANCE NUMBER _____



-VICINITY MAP-
SCALE: 1"=2000'

LEGEND

- BOUNDARY LINE
- ROW LINE
- LOT LINE
- EASEMENT LINE
- SECTION LINE
- SECTION CORNER
- AREA OF PREVIOUS ANNEXATION

RECORDER'S CERTIFICATE:

RECEPTION NUMBER _____

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF
JEFFERSON COUNTY AT GOLDEN COLORADO ON THIS ____DAY
OF _____

20____AT____O'CLOCK ____M

JEFFERSON COUNTY CLERK AND RECORDER

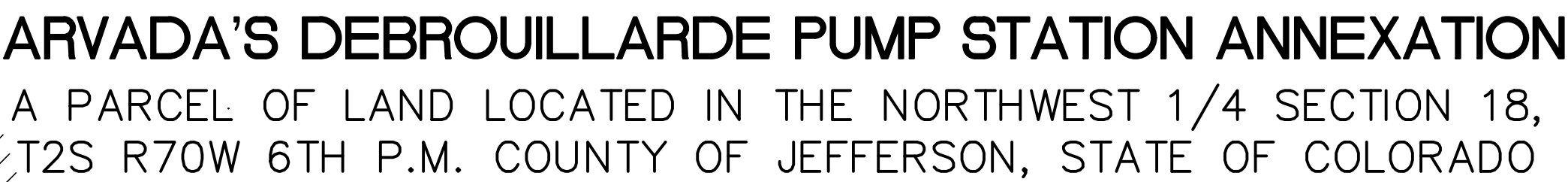
DEPUTY CLERK

SURVEYOR'S CERTIFICATE:

I, CHRISTOPHER H. McELVAIN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN
THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MAP WAS PREPARED
UNDER MY DIRECT RESPONSIBILITY, SUPERVISION, AND CHECKING AND THAT IT IS A
TRUE AND CORRECT REPRESENTATION OF THE AREA TO BE ANNEXED TO THE CITY OF
ARVADA, COLORADO. THE ABOVE DESCRIBED LAND IS CONTIGUOUS TO THE CITY OF
ARVADA AND MEETS THE REQUIREMENTS SET FORTH IN COLORADO REVISED STATUTES
1973 31-12-104 (1) (c) THAT ONE SIXTH OR MORE OF THE PERIMETER TO BE
ANNEXED IS CONTIGUOUS WITH THE ANNEXING MUNICIPALITY.

CHRISTOPHER H. McELVAIN
COLORADO P.L.S. 36561
FOR AND ON BEHALF OF SURVEY303, LLC.

SURVEY 303 LLC
LAND SURVEYING
5368 LYNN DR. ARVADA CO. 80002
303 514 3668 SURVEY303@AOL.COM



A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE S 00°49'58" E A DISTANCE OF 279.23 FEET TO A POINT ON THE EASTERLY
BOUNDARY OF JEFFERSON CENTER ANNEXATION NO. 15, RECORDED AT REC. NO.
F0682300, ORDINANCE NO. 3353, SAID POINT ALSO BEING A POINT ON THE EASTERLY
BOUNDARY OF CANYON PINES SUBDIVISION, A SUBDIVISION RECORDED AT REC. NO.
2017059646 AND THE POINT OF BEGINNING;

THENCE N 89°56'35" E ALONG SAID EASTERLY BOUNDARY A DISTANCE OF 322.05 FEET
TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES:

- 1) S 37°01'19" W A DISTANCE OF 170.74 FEET;
- 2) ALONG A CURVE TO THE LEFT HAVING A CHORD OF S 18°21'49" W 478.80 FEET, A RADIUS OF 748.31 FEET, AN ARC OF 487.37 FEET, AND A DELTA OF 37°18'59";
- 3) ALONG A CURVE TO THE LEFT HAVING A CHORD OF S 07°11'49" E 231.96 FEET, A RADIUS OF 965.03 FEET, AN ARC OF 232.52 FEET, AND A DELTA OF 13°48'19";
- 4) S 14°05'59" E A DISTANCE OF 132.76 FEET;
- 5) ALONG A CURVE TO THE RIGHT HAVING A CHORD OF S 13°15'04" E 51.84 FEET, A RADIUS OF 1750.00 FEET, AN ARC OF 51.84 FEET, AND A DELTA OF 1°41'50" TO A POINT ON SAID EASTERLY BOUNDARY OF JEFFERSON CENTER ANNEXATION NO. 15, RECORDED AT REC. NO. F0682300, ORDINANCE NO. 3353

THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING TWO (2) COURSES:

- 1) S 89°56'35" W A DISTANCE OF 127.15 FEET;
- 2) N 00°49'58" W A DISTANCE OF 1000.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 121,809 S.F. OR 2.7964 ACRES MORE OR LESS.

1. THE LINEAL UNITS USED ON THIS MAP ARE U.S. SURVEY FEET. ALL BEARINGS SHOWN HEREON ARE IN DEGREES-MINUTES-SECONDS.

2. ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

3. BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 13 BEING S 83°33'46" W AND MONUMENTED AS FOLLOWS:

—NORTH QUARTER CORNER OF SECTION 13, BEING A FOUND 3.25" ALUMINUM CAP,
PLS 22564, PER MON. REC. DATED 12-1-1986.

-NORTHWEST OF SECTION 18, BEING A FOUND 3.25" ALUMINUM CAP, PLS 14057,
PER MON. REC. DATED 12-13-1985.

4. THIS MAP IS NOT A MONUMENTED LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT.
5. THE PURPOSE OF THIS MAP IS TO SHOW THE AREA TO BE ANNEXED INTO THE CITY OF ARVADA AND WAS CREATED WITHOUT THE BENEFIT OF A TITLE POLICY.

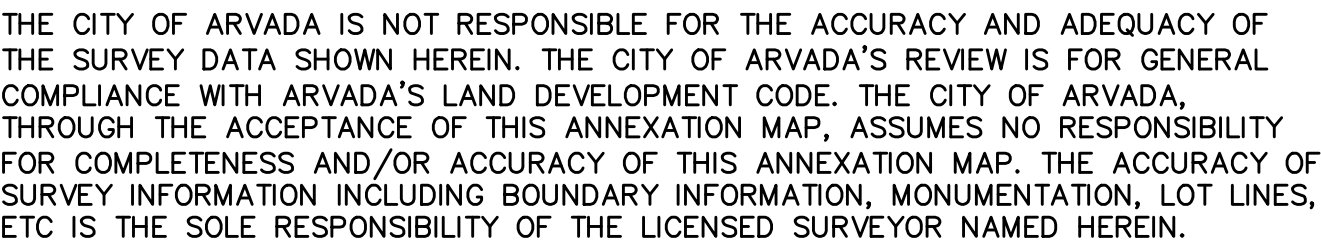
THE ABOVE DESCRIBED LAND IS CONTIGUOUS TO THE CITY OF ARVADA AND MEETS THE REQUIREMENTS SET FORTH IN COLORADO REVISED STATUTES 1973, 31-12-104-(1) (a) THAT ONE-SIXTH OR MORE OF THE PERIMETER TO BE ANNEXED IS CONTIGUOUS WITH THE ANNEXING MUNICIPALITY.

TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION = 2,524.43'

ONE-SIXTH OF THE TOTAL PERIMETER OF AREA = 420.74"

PERIMETER OF THE AREA CONTIGUOUS WITH EXISTING CITY LIMITS = 1,449.20'

THE TOTAL CONTIGUOUS PERIMETER IS 57.4% WHICH EXCEEDS THE 1/6 (16.67%) AREA REQUIRED.



APPROVED FOR FILING BY THE CITY OF ARVADA THIS _____ DAY OF _____

-----20-----

MAYOR

CITY CLERK

ORDINANCE NUMBER_____

RECEPTION NUMBER

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF
JEFFERSON COUNTY AT GOLDEN COLORADO ON THIS ____DAY
OF _____

20_____AT_____O'CLOCK ___M

JEFFERSON COUNTY CLERK AND RECORDER

DEPUTY CLERK

1. CHRISTOPHER H. McELVAIN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MAP WAS PREPARED UNDER MY DIRECT RESPONSIBILITY, SUPERVISION, AND CHECKING AND THAT IT IS A TRUE AND CORRECT REPRESENTATION OF THE AREA TO BE ANNEXED TO THE CITY OF ARVADA, COLORADO. THE ABOVE DESCRIBED LAND IS CONTIGUOUS TO THE CITY OF ARVADA AND MEETS THE REQUIREMENTS SET FORTH IN COLORADO REVISED STATUTES 1973 31-12-104 (1) (a) THAT ONE SIXTH OR MORE OF THE PERIMETER TO BE ANNEXED IS CONTIGUOUS WITH THE ANNEXING MUNICIPALITY.

CHRISTOPHER H. McELVAIN
COLORADO P.L.S. 36561
FOR AND ON BEHALF OF SURVEY303, LLC.

SURVEY 303 LLC -
LAND SURVEYING

5368 LYNN DR. ARVADA CO. 80002
303 514 3668 SURVEY303@AOL.COM

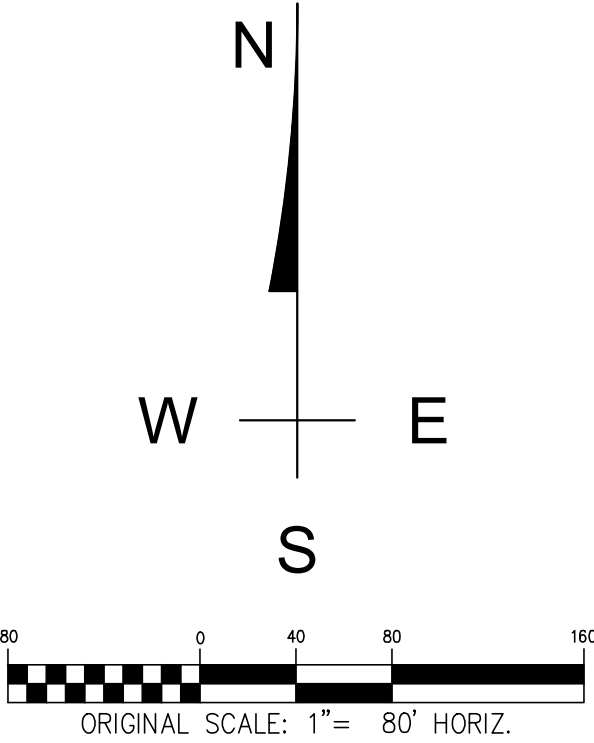
CANYON PINES FILING NO. 2 COMPREHENSIVE PLAN AMENDMENT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 18,
TOWNSHIP 2 SOUTH, RANGE 70 WEST, AND THE
SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 2
SOUTH, RANGE 71 WEST OF THE SIXTH PRINCIPAL
MERIDIAN, CITY OF ARVADA, COUNTY OF JEFFERSON,
STATE OF COLORADO
SHEET 5 OF 5

COMPREHENSIVE PLAN
AMENDMENT AREA - PUB -
PUBLIC/QUASI-PUBLIC

COMPREHENSIVE PLAN
AMENDMENT AREA - LOW
DENSITY RESIDENTIAL

EXISTING LOW DENSITY
RESIDENTIAL DESIGNATION IN
CURRENTY COMPREHENSIVE
PLAN MAP



SCALE - 1" = 80'

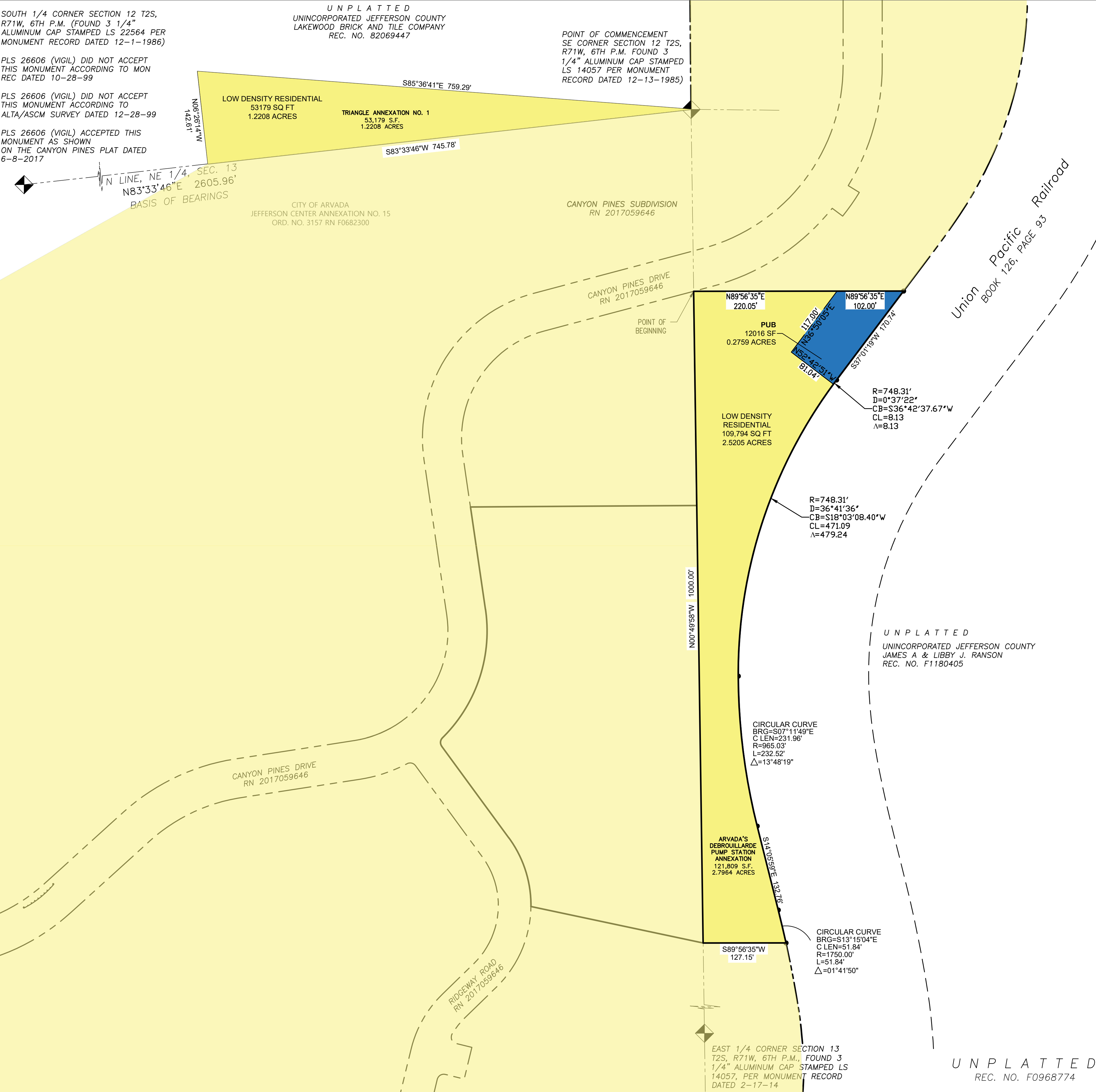
BASIS OF BEARINGS IS THE EAST LINE OF THE
NORTHEAST QUARTER OF SECTION 13, BEING S00°28'42"E,
AND MONUMENTED AS SHOWN.

LAUDICK & LAUDICK

Civil Engineering Services

APPLICANT
SECTION 27, LLC
1480 HUMBOLDT ST.
DENVER, CO 80218

LAND PLANNER
LAUDICK & LAUDICK
ENGINEERING, LLC
6324 XAVIER CT.
ARVADA, CO 80003



SOUTH 1/4 CORNER SECTION 12 T2S, R71W, 6TH P.M. (FOUND 3 1/4" ALUMINUM CAP STAMPED LS 22564 PER MONUMENT RECORD DATED 12-1-1986)

PLS 26606 (VIGIL) DID NOT ACCEPT THIS MONUMENT ACCORDING TO MON REC DATED 10-28-99

PLS 26606 (VIGIL) DID NOT ACCEPT THIS MONUMENT ACCORDING TO ALTA/ASCM SURVEY DATED 12-28-99

PLS 26606 (VIGIL) ACCEPTED THIS MONUMENT AS SHOWN ON THE CANYON PINES PLAT DATED 6-8-2017

UNPLATTED
UNINCORPORATED JEFFERSON COUNTY
LAKEWOOD BRICK AND TILE COMPANY
REC. NO. 82069447

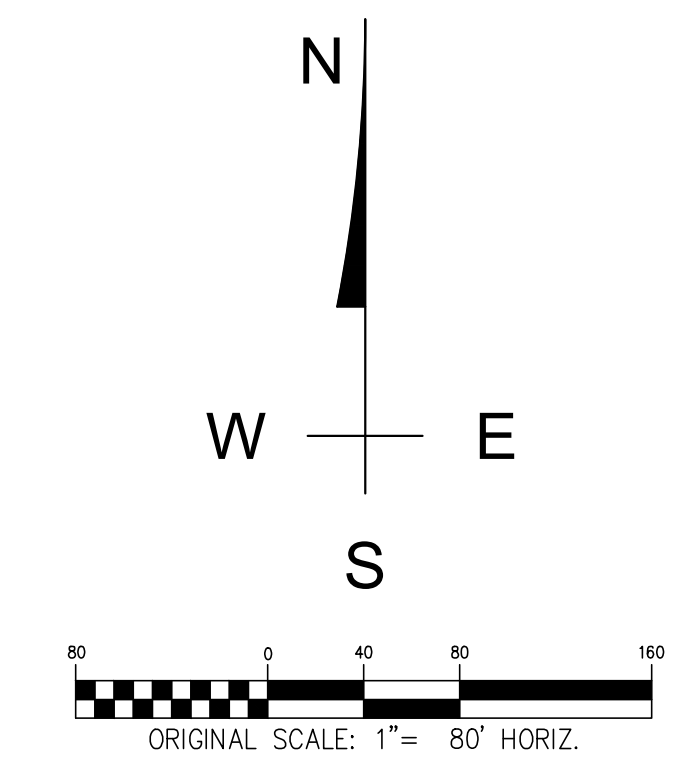
POINT OF COMMENCEMENT
SE CORNER SECTION 12 T2S, R71W, 6TH P.M. FOUND 3 1/4" ALUMINUM CAP STAMPED LS 14057 PER MONUMENT RECORD DATED 12-13-1985

CANYON PINES FILING NO. 2 ZONING BOUNDARIES

LOCATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 70 WEST, AND THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 71 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 4 OF 4

- OPEN SPACE REZONING AREA
- PUD REZONING AREAS
- CANYON PINES SUBDIVISION REC. # 2017059646
- ALL EXISTING EASEMENTS UNDER REC. # 2017059646 UNLESS OTHERWISE NOTED.



SCALE - 1" = 80'

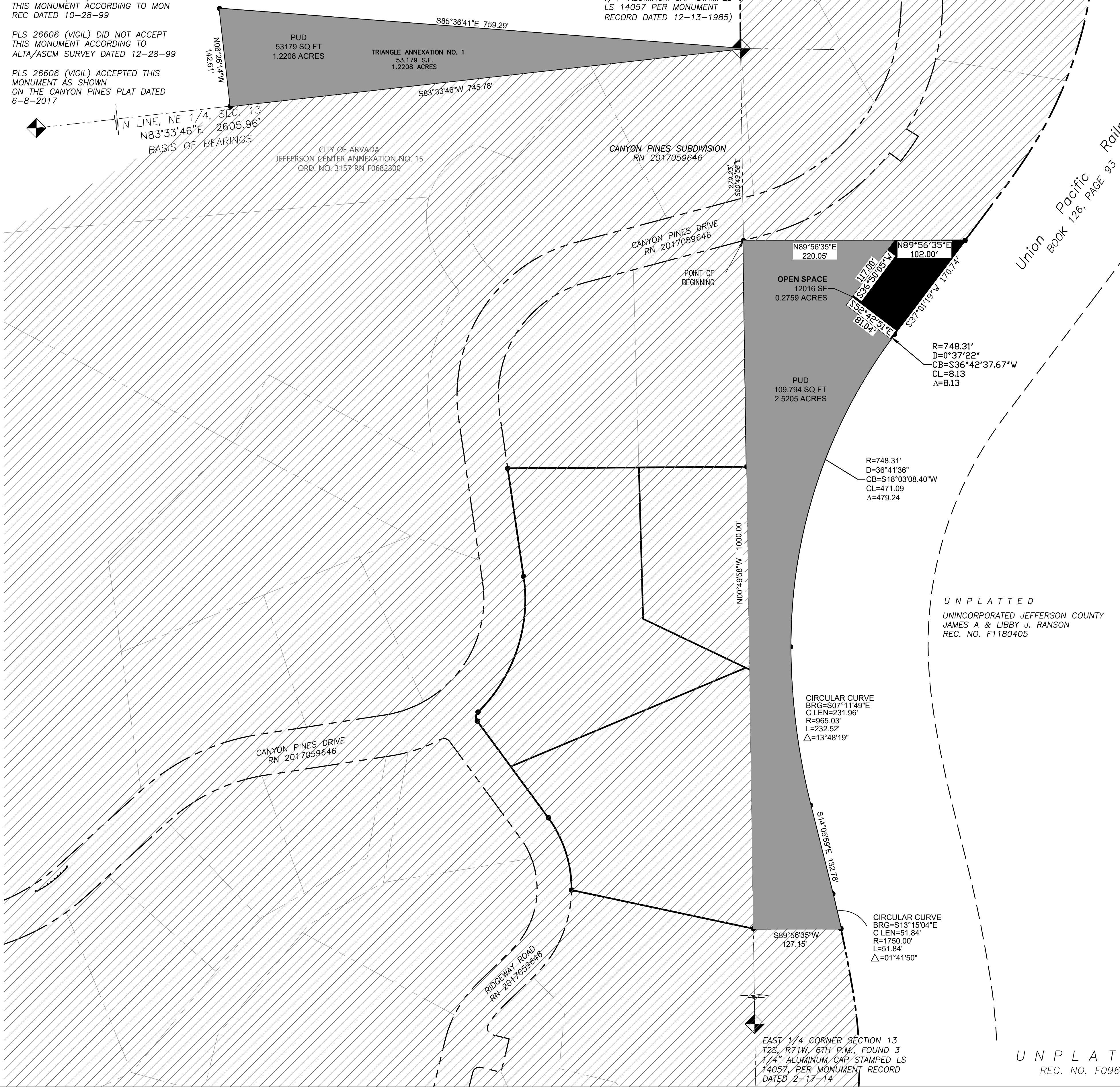
BASIS OF BEARINGS IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 13, BEING S00°28'42"E, AND MONUMENTED AS SHOWN.

APPLICANT
SECTION 27, LLC
1480 HUMBOLDT ST.
DENVER, CO 80218

LAND PLANNER
LAUDICK & LAUDICK
ENGINEERING, LLC
6324 XAVIER CT.
ARVADA, CO 80003

LAUDICK & LAUDICK

Civil Engineering Services



UNPLATTED
REC. NO. F0968774

LEGAL DESCRIPTION

PARCELS OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 70 WEST AND SOUTHEAST QUARTER OF SECTION 12, NORTHEAST QUARTER OF SECTION 13, TOGETHER WITH LOTS 30 & 31, CANYON PINES SUBDIVISION, TOWNSHIP 2 SOUTH, RANGE 71 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 71 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 12, SAID POINT ALSO BEING ON THE NORTHERLY BOUNDARY OF CANYON PINES FILING NO. 1, A SUBDIVISION RECORDED AT RECEPTION NO. 2017059646;

THENCE S 83°33'46" W ALONG SAID NORTHERLY BOUNDARY A DISTANCE OF 745.78 FEET;

THENCE N 06°26'14" W A DISTANCE OF 142.61 FEET;

THENCE S 85°36'41" E A DISTANCE OF 759.29 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 53,179 S.F. OR 1.2208 ACRES MORE OR LESS.

PARCEL 2

LOTS 30 AND 31, CANYON PINES SUBDIVISION, A SUBDIVISION RECORDED AT RECEPTION NO. 2017059646 LOCATED IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 71 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, COMBINED WITH AN UNPLATTED PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, THE COMBINED BOUNDARY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 18;

THENCE S 00°49'58" E A DISTANCE OF 279.23 FEET TO A POINT ON THE EASTERLY BOUNDARY OF CANYON PINES SUBDIVISION, A SUBDIVISION RECORDED AT RECEPTION NO. 2017059646 AND THE POINT OF BEGINNING;

THENCE N 89°56'35" E ALONG SAID EASTERLY BOUNDARY A DISTANCE OF 322.05 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES:

- S 37°01'19" W A DISTANCE OF 170.74 FEET;
- ALONG A CURVE TO THE LEFT HAVING A CHORD OF S 18°21'49" W 478.80 FEET, A RADIUS OF 748.31 FEET, AN ARC OF 487.37 FEET, AND A DELTA OF 37°18'59";
- ALONG A CURVE TO THE LEFT HAVING A CHORD OF S 07°11'49" E 231.96 FEET, A RADIUS OF 965.03 FEET, AN ARC OF 232.52 FEET, AND A DELTA OF 13°48'19";
- S 14°05'59" E A DISTANCE OF 132.76 FEET;
- ALONG A CURVE TO THE RIGHT HAVING A CHORD OF S 13°15'04" E 51.84 FEET, A RADIUS OF 1750.00 FEET, AN ARC OF 51.84 FEET, AND A DELTA OF 1°41'50" TO A POINT ON SAID EASTERLY BOUNDARY OF CANYON PINES SUBDIVISION;

THENCE S 89°56'35" W ALONG SAID EASTERLY BOUNDARY A DISTANCE OF 127.15 FEET TO THE SOUTHEAST CORNER OF SAID LOT 31,
THENCE ALONG THE SOUTHERLY, WESTERLY AND NORTHERLY BOUDARIES OF SAID LOTS 30 AND 31 THE FOLLOWING SEVEN (7) COURSES:

- N 78°00'33" W A DISTANCE OF 270.15 FEET;
- ALONG A CURVE TO THE LEFT HAVING A CHORD OF N 17°50'34" W 110.35 FEET, A RADIUS OF 175.00 FEET, AN ARC OF 112.27 FEET, AND A DELTA OF 36°45'22";
- N 36°13'15" W A DISTANCE OF 174.33 FEET;
- ALONG A CURVE TO THE RIGHT HAVING A CHORD OF N 04°35'11" E 13.07 FEET, A RADIUS OF 10.00 FEET, AN ARC OF 14.24 FEET, AND A DELTA OF 81°36'52";
- ALONG A CURVE TO THE LEFT HAVING A CHORD OF N 18°31'32" E 207.89 FEET, A RADIUS OF 230.00 FEET, AN ARC OF 215.71 FEET, AND A DELTA OF 53°44'10";
- N 08°20'33" W A DISTANCE OF 158.81 FEET;
- N 89°37'39" E A DISTANCE OF 347.27 FEET TO A POINT ON SAID EASTERLY BOUNDARY OF CANYON PINES SUBDIVISION;

THENCE N 00°49'58" W ALONG SAID EASTERLY BOUNDARY A DISTANCE OF 328.58 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 332,797 S.F. OR 7.6400 ACRES MORE OR LESS.

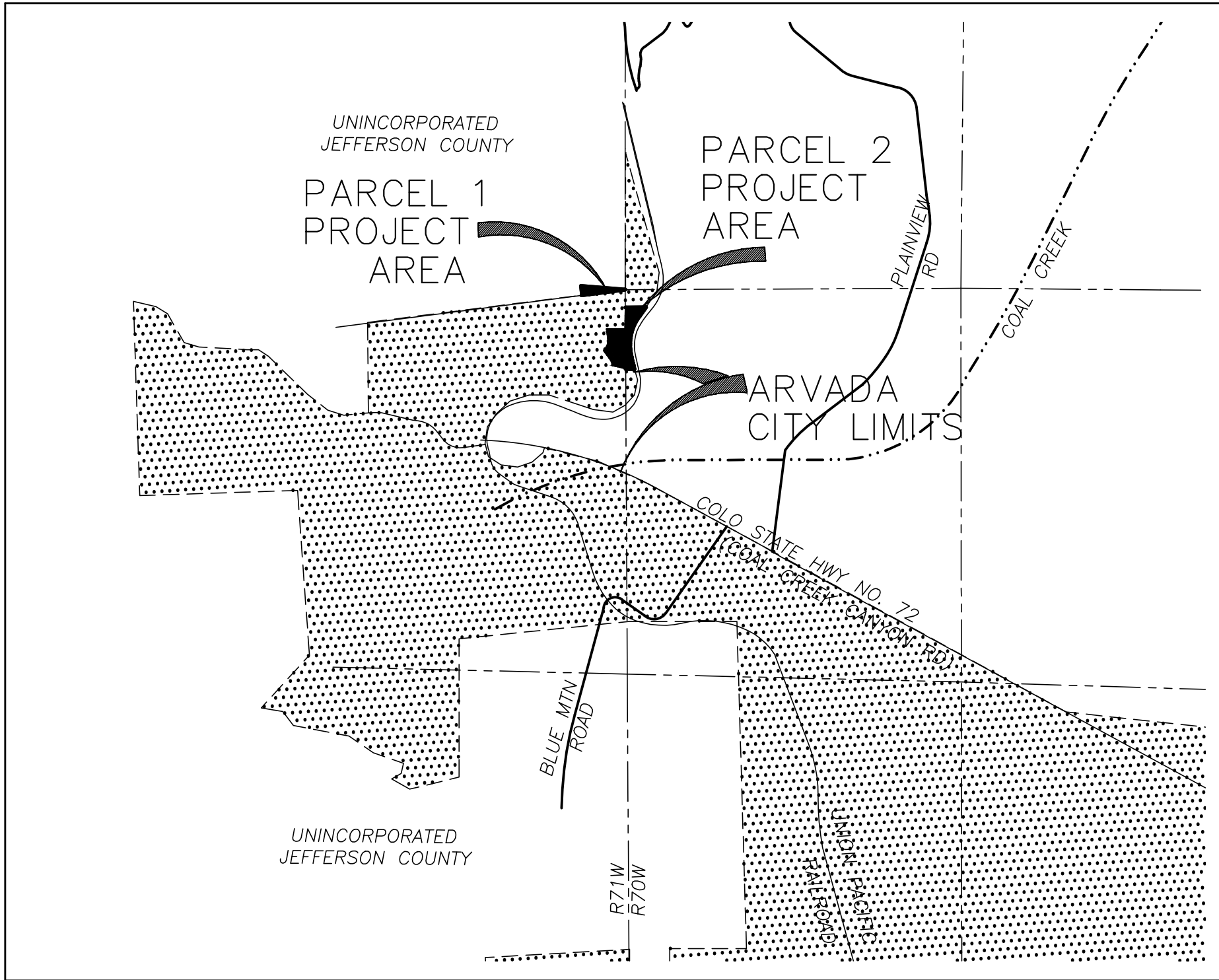
BENCHMARK

DESCRIPTION OF BENCHMARK IS A STANDARD DISK IN CONCRETE BASE STAMPED "6 265 1940" LOCATED 10.6 FEET EAST OF CENTERLINE OF RAILROAD TRACK, 180 FEET SOUTH OF MILE POST 24 AT NORTH END OF CUT, ELEVATION USED FOR AERIAL TOPO BY GLARSO-MURRY SURVEYS = 6752.89. ACTUAL LISTED ELEVATION = 6752.37 NAVD 1929 DATUM. N=748,104.31, E=2,064,011.08.

SHEET INDEX

- | | |
|---|----------------------------|
| 1 | COVER SHEET |
| 2 | NOTES/DESIGN STANDARDS |
| 3 | NOTES/DESIGN STANDARDS |
| 4 | COLOR AND MATERIAL PALETTE |
| 5 | LOT PLAN |
| 6 | SITE PLAN |
| 7 | BUILDING ENVELOPES |
| 8 | GRADING PLAN |
| 9 | UTILITY PLAN |

PUD PLAN
CANYON PINES FILING NO. 2
LOTS 1-5 (TRACT A ZONED OS)
NW¹/₄, S18, T2S, R70W, & SE¹/₄, S12 & NE¹/₄, S13, & LOTS 30 AND 31,
CANYON PINES SUBDIVISION, T2S, R71W, 6PM
CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 1 OF 9
COVER SHEET



VICINITY MAP
SCALE: 1"=2000'

ZONING

CURRENT ZONE: PARCEL #1 = A-1
PARCEL #2 = A-2
PARCEL #3 = PUD

SETBACK CHART

FRONT - 20'
SIDE - 10'
REAR - 20'

DEVELOPMENT STATISTICS

MINIMUM LOT SIZE	1.1759 ACRES
MAXIMUM LOT SIZE	2.6965 ACRES
AVERAGE LOT SIZE	1.7169 ACRES
MINIMUM LOT FRONTAGE	25 FEET
NUMBER OF LOTS	5
ACREAGE OF PROPOSED RESIDENTIAL LAND USES	8.5849 ACRES
DWELLING UNITS PER ACRE	0.5824
NUMBER OF DWELLING UNITS	5
TYPE OF DWELLING UNITS	SINGLE FAMILY DETACHED
MAXIMUM WALL HEIGHT OF BUILDINGS	38 FEET
NUMBER OF OFF-STREET PARKING SPACES	2 PER UNIT
TOTAL ACREAGE OF LAND DEDICATION	0.0000 ACRES
TOTAL ACREAGE OF PRIVATE OPEN SPACE	0.0000 ACRES
DWELLING UNIT DENSITY OF ADJACENT SUBDIVISIONS	MIN. 1 DU/ACRE
MAXIMUM LOT COVERAGE	30%
TOTAL ACREAGE OF PROPOSED DEVELOPMENT	8.5849 ACRES

DEVELOPMENT REQUIREMENTS

DEVELOPMENT REQUIREMENTS	LOT#
MUTED AND EARTH TONES	ALL (RE: DESIGN STANDARDS)
PREDOMINATELY NATIVE VEGETATION	ALL (RE: DESIGN STANDARDS)
LIMITED PRIVACY FENCING	ALL (RE: FENCING DESIGN STANDARDS)
TREE REQUIREMENT OF 10 TREES (MIN 10' HT.)	1-3
BACKDROP TREE SCREENING REQUIREMENT SIX TREES (MIN 10' HT.)	1
LOW PRESSURE PRIVATE SEWER SERVICE	2-3
STRUCTURE HEIGHT LIMITS (NO MORE THAN 15' ABOVE RIDGELINE AS SHOWN ON SHEET 2)	LOT 5 (PREVIOUSLY LOT 31)
DEEPER EARTH TONES	1-3

NOTE:
SOME HOUSES MAY REQUIRE BOOSTER PUMPS. REFER TO THE UTILITY NOTES ON SHEET 2.

LAND USE CHART

DESCRIPTION	AREA	% OF TOTAL SITE
LOTS	8.5849 A.C.	100.00
PRIVATE OPEN SPACE	0.00 A.C.	0.00
TOTAL	8.5849 A.C.	100.00

NOTES: 1.) ALL TRACTS ARE PRIVATE OPEN SPACE AND ARE FURTHER DEFINED AS SERVING THE FOLLOWING PURPOSES:

A) TRACT A WILL BE DEDICATED TO THE CITY OF ARVADA AND BE USED AS A PUMP STATION.

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LAND PLANNER
LAUDICK & LAUDICK
ENGINEERING, LLC
3203 HILLSIDE DR.
WHEAT RIDGE, CO 80033

LAUDICK & LAUDICK
Civil Engineering Services

PUD PLAN
CANYON PINES FILING NO. 2
LOTS 1-5 (TRACT A ZONED OS)

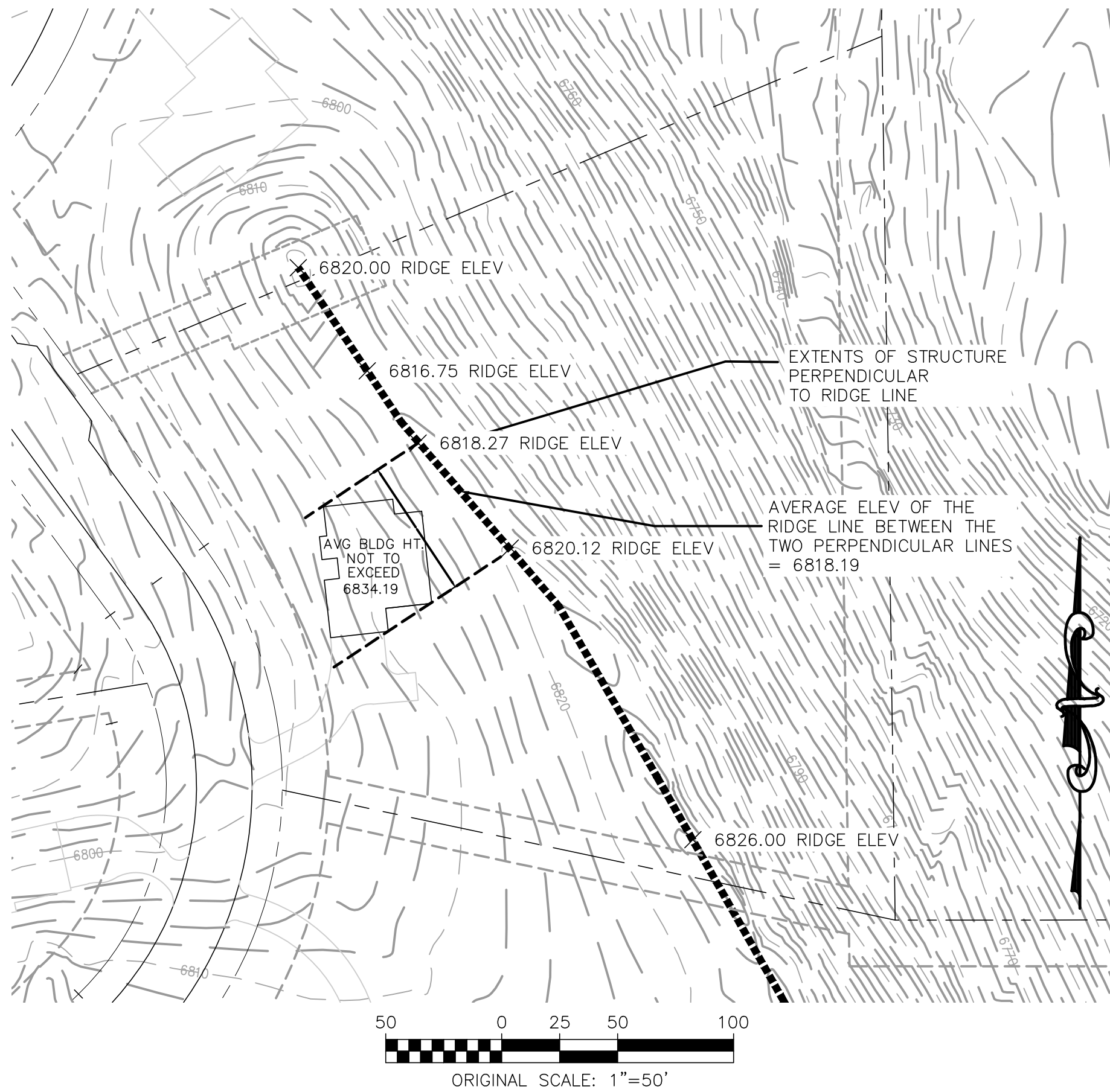
NW¹₄, S18, T2S, R70W, & SE¹₄, S12 & NE¹₄, S13, & LOTS 30 AND 31, CANYON PINES SUBDIVISION, T2S, R71W, 6PM
CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO

SHEET 2 OF 9

NOTES & DESIGN STANDARDS

LOT 5 STRUCTURE HEIGHT LIMITATIONS ALONG RIDGELINE

RE: 'DEVELOPMENT REQUIREMENTS' CHART ON THE COVER SHEET FOR AFFECTED LOTS



DESIGN STANDARDS:

PERMITTED USE: SINGLE FAMILY DETACHED RESIDENTIAL UNITS. TEMPORARY CONSTRUCTION TRAILERS AND SALES OFFICES. SUCH CONSTRUCTION TRAILERS AND SALES OFFICES SHALL BE REMOVED WITHIN 30 DAYS OF THE LAST SALE OF UNITS.

SITE INTEGRATION: HOME AND SITE IMPROVEMENTS SHOULD BE INTEGRATED THROUGH THEIR LOCATION AND DESIGN WITH THE EXISTING NATURAL CHARACTERISTICS OF THE SITE. HOMES SHOULD BE SITED TO TAKE ADVANTAGE OF EXISTING VIEWS AND MICRO-CLIMATIC CONDITIONS WHILE RESPECTING EXISTING TERRAIN AND VEGETATION. ALL SITE IMPROVEMENTS SHOULD BE DESIGNED TO MINIMIZE THE EXTENT OF GRADING REQUIRED. TECHNIQUES FOR DOING THIS INCLUDE STEPPING BUILDINGS DOWN SLOPES, PROVIDING ACCESS ALONG CONTOUR LINES INSTEAD OF DOWN THEM, AND USING LOW RETAINING WALLS WHERE NECESSARY. LOW RETAINING WALLS, WHERE REQUIRED, SHALL BE 4 (FOUR) FEET IN HEIGHT OR AS APPROVED BY THE CITY OF ARVADA.

DEFENSIBLE FIRE SPACE: SHALL BE CREATED AND MAINTAINED AROUND EACH BUILDING ON EACH PROPERTY, AND MAINTAINED TO MEET THE RECOMMENDATIONS CREATED BY JEFFERSON COUNTY PER REQUESTS OF THE COAL CREEK CANYON FIRE PROTECTION DEPT.

HOMEOWNER'S ASSOCIATION: SHALL BE ESTABLISHED TO PROVIDE MAINTENANCE OF ALL COMMON AREAS NOT DEDICATED TO A PUBLIC ENTITY AND THE HOMEOWNER'S ASSOCIATION SHALL CREATE DESIGN GUIDELINES TO BE INCLUDED AS PART OF THE COVENANTS AND RESTRICTIONS.

GRADING: ALL SITE IMPROVEMENTS SHOULD BE DESIGNED TO MINIMIZE THE EXTENT OF GRADING REQUIRED. IN ADDITION TO MINIMIZING THE EXTENT OF DISTURBED LAND, DISRUPTION TO EXISTING DRAINAGE COURSES SHOULD BE MINIMAL. WHERE DISRUPTION OR REALIGNMENT MUST OCCUR, RECONSTRUCTION SHOULD OCCUR IN A NATURALIZED MANNER ALLOWING WATER TO PERCOLATE AND FLOW IN A NON-DESTRUCTIVE COURSE. PROPER TECHNIQUES FOR CONTROLLING EROSION WITHIN THE SITE AND ONTO OTHER SITES MAY INCLUDE SEDIMENTATION BASINS, FILTRATION MATERIALS SUCH AS HAY BALES OR PERMEABLE GEOTEXTILES, AND SLOPE STABILIZATION FABRICS AND TACKIFIERS. APPROPRIATE PERMANENT EROSION CONTROL MUST BE INSTALLED DURING CONSTRUCTION. PROPER REVEGETATION OF DISTURBED AREAS SHALL BEGIN AS QUICKLY AS POSSIBLE AFTER SOIL DISRUPTION AND SHOULD BE WELL ESTABLISHED WITHIN ONE YEAR AFTER DISTURBANCE. MAXIMUM SLOPES FOR CUT & FILL SHALL BE NO GREATER THAN 2:1 (H:V) BASED ON GEOTECHNICAL REPORT. RECOMMENDATIONS OF THE GEOTECHNICAL REPORT SHALL BE FOLLOWED FOR ALL CUT AND FILL AREAS AND WHERE EXISTING SOIL STABILITY IS REQUIRED. NO BUILDING CONSTRUCTION MAY OCCUR IN AREAS WHERE SLOPES ARE OVER 30% PER THE LAND DEVELOPMENT CODE.

ARCHITECTURE: COMMON ARCHITECTURAL ELEMENTS THROUGHOUT THE PROJECT SHALL BE NATURAL EARTH TONE COLORS. NOT MORE THAN TWO ADJACENT BUILDINGS MAY BE THE SAME ARCHITECTURAL PLAN. NATURAL MATERIALS SHALL BE USED FOR AT LEAST 15% OF EACH FACADE OF THE BUILDINGS AS DESIGNED. ADDITIONS SUCH AS PORCHES AND DECKS SHALL USE THE SAME OR SIMILAR MATERIALS, COLORS AND ARCHITECTURAL ELEMENTS TO CREATE A VISUAL INTEREST IN THE BUILDING. BUILDING ARCHITECTURE SHALL COMPLY WITH STANDARDS IN AFFECT AT THE TIME OF THE BUILDING PERMIT.

BUILDING HEIGHT: MAXIMUM BUILDING HEIGHT SHALL BE 38 (THIRTY EIGHT) FEET AS DEFINED BY THE 'BUILDING HEIGHT MEASUREMENT DIAGRAM' SHOWN IN THE L.D.C. A STORY SHALL MEAN THE HEIGHT BETWEEN A FLOOR AND THE FLOOR OR ROOF EAVE ABOVE AND SHALL NOT BE GREATER THAN 16'. ARCHITECTURAL FEATURES SUCH AS VAULTED ENTRIES SHALL NOT BE LIMITED BY THE DEFINITION OF A STORY. BASEMENT WALL PLANES EXPOSED MORE THAN HALF ABOVE GRADE SHALL BE CONSIDERED A STORY. LOT 5 SHALL COMPLY WITH THE 15' ABOVE RIDGE LINE PROTECTION RESTRICTIONS LISTED IN THIS F.D.P.

BUILDING ENVELOPE: HOMES, GARAGES, AND ACCESSORY STRUCTURES SHALL BE CONSTRUCTED WITHIN THE BUILDING ENVELOPE DESIGNATED FOR EACH LOT.

BUILDING COLORS AND MATERIALS: SHALL BE IN CONFORMANCE WITH THE HOME OWNER'S ASSOCIATION APPROVED COLOR PALETTE FOR ALL LOTS. SPECIFIC LOTS SHALL BE RESTRICTED TO DEEPER EARTH TONES PER THE DEVELOPMENT REQUIREMENTS ON THE COVER OF THIS PLAN SET. SEE THE NEXT SHEET FOR THE APPROVED COLOR AND MATERIAL PALETTE.

ROOFING MATERIALS: SHALL BE FIRE-RESISTIVE MATERIALS (CLASS C OR BETTER RATING). SHAKE SHINGLES ARE PROHIBITED.

MAILBOXES: SHALL BE CLUSTERED IN SMALL GROUPINGS AND SHALL BE INTEGRATED INTO A MASONRY, STONE OR WOODEN STRUCTURE. MAILBOXES ON METAL POLES ARE NOT PERMITTED. EACH MAILBOX INSTALLATION SHALL CONFORM TO CURRENT UNITED STATES POSTAL SERVICE STANDARDS. MAILBOXES ARE IN DESIGNATED AREAS IN FILING NO. 1.

TREE PRESERVATION: IT IS THE DEVELOPER'S INTENT TO PRESERVE AS MANY EXISTING TREES AS PRACTICAL IN ORDER TO RETAIN THE 'CANYON PINES' FEELING. ALL TREES THAT DO NOT DIMINISH THE UTILITY OF ANY OR ALL RIGHTS OF WAY OR EASEMENTS MAY REMAIN. NO REPLACEMENT WILL BE REQUIRED FOR TREES REMOVED WITHIN LOT LINES, TO SATISFY THE COAL CREEK FIRE PROTECTION DISTRICTS' REQUIREMENTS FOR 'DEFENSIBLE FIRE SPACE', WHICH PLAN WILL BE SUPERVISED AND APPROVED ON A LOT BY LOT BASIS DURING EACH HOME'S CONSTRUCTION BY THE COAL CREEK CANYON FIRE DEPARTMENT FIRE MARSHALL. THE FIRE MARSHALL SHALL INSPECT FOR DEFENSIBLE FIRE SPACE COMPLIANCE PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

TREES & SCREENING: SHALL BE REQUIRED FOR SPECIFIC LOTS PER THE CHART LISTED ON THE COVER OF THESE PLANS. FOR ADDITIONAL REQUIRMENTS PLEASE REFER TO THE 'DEVELOPMENT REQUIREMENTS FOR TREES' IN THIS PLAN SET AND THE CANYON PINES LANDSCAPE CONSTRUCTION PLANS.

INDIVIDUAL LOT LANDSCAPING: SHALL INCLUDE THE USE OF NATIVE PLANT SPECIES, LOW WATER USE PLANTS AND FIRE WISE PLANTS (PLEASE REFER TO THE CANYON PINES PLANT LIST ON SHEET L1 OF THE LANDSCAPE PLANS). COOL SEASON GRASS LAWNS ARE NOT PERMITTED. LIMITED AREAS OF WARM SEASON GRASS LAWNS, SUCH AS BUFFALO GRASS, ARE PERMITTED AND SHALL NOT EXCEED 1,600 SQ. FT. IN AREA.

FENCING: FENCING IS ALLOWED PER THE 'FENCING DESIGN STANDARDS' LISTED IN THIS PLAN. PROJECT PERIMETER FENCING IS NOT PERMITTED. THE USE OF WILDLIFE SAFE FENCING IS ENCOURAGED (WILDLIFE SAFE FENCING AS DEFINED BY THE COLORADO DEPT. OF WILDLIFE AND/OR OR THE JACKSON HOLE WILDLIFE FOUNDATION.)

PROJECT LANDSCAPING: FOR MORE DETAILED INFORMATION ABOUT PROJECT AND SITE DEVELOPMENT, REFER TO THE CANYON PINES LANDSCAPE CONSTRUCTION DOCUMENTS.

NOTES:

1. LOTS WITH STRUCTURE HEIGHT LIMITATIONS PER THE DEVELOPMENT REQUIREMENTS CHART SHALL MEET THE CRITERIA OUTLINED IN THIS DIAGRAM.
2. THE PRELIMINARY SITE PLAN REQUIRES THE SITING OF DWELLING UNITS ON RIDGELINES SO THAT BUILDING ARE OFF-SET TO ENSURE THAT THE MAXIMUM HEIGHT OF THE STRUCTURE IS NOT MORE THAN 15 FEET ABOVE ANY SUCH RIDGELINE. THIS CONDITION MAY BE WAIVED AT THE TIME A BUILDING PERMIT IF EXISTING ON-LOT VEGETATION IS MAINTAINED TO PROVIDE A CONTINUOUS SCREEN OR BACKDROP FOR THE DWELLING.
3. THE HOMEOWNER WILL BE REQUIRED TO SUBMIT JUSTIFICATION AT THE TIME OF BUILDING PERMIT IF ANY WAIVER OF THIS REQUIREMENT IS INTENDED.
4. THE DETERMINATION OF STRUCTURE HEIGHT SHALL BE BASED ON AN AVERAGE ELEVATION OF THE RIDGELINE THAT FALLS BETWEEN TWO PERPENDICULAR LINES EXTENDING FROM THE CORNERS OF THE STRUCTURE.
5. HOMEOWNERS SHALL PROVIDE PROOF OF COMPLIANCE WITH THIS CRITERIA AT THE TIME A BUILDING PERMIT APPLICATION IS SUBMITTED BY PROVIDING SITE PLANS, FLOOR PLANS AND BUILDING ELEVATIONS.
6. REFER TO BUILDING HEIGHT MEASUREMENT DIAGRAM ON SHEET 3

UTILITY NOTES:

1. ALL UTILITIES, ABOVE & BELOW GRADE (CENTURYLINK, UNITED POWER, XCEL ENERGY, COMCAST), SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANIES, AND THE RELOCATION OF THESE UTILITIES SHALL COINCIDE WITH ON-SITE CONSTRUCTION ACTIVITIES.
2. POWER, TELECOMMUNICATIONS & GAS UTILITIES SHALL BE INSTALLED BELOW GRADE.
3. ALL SEWER LINE SHOWN IN RIGHT-OF-WAY 8 (EIGHT) INCHES IN DIAMETER OR GREATER, SHALL BE MAINTAINED BY THE CITY OF ARVADA. SEWER LINES LESS THEN 8 (EIGHT) INCHES IN DIAMETER SHALL BE MAINTAINED BY THE CANYON PINES METROPOLITAN DISTRICT / HOA.
4. ALL WATER SERVICES FROM THE MAIN TO THE HOUSE SHALL BE COPPER PIPE. IN AREAS WHERE THE MAIN DISTRIBUTION WATER LINE PRESSURE EXCEEDS 130 PSI (POUNDS PER SQUARE INCH), PRESSURE REDUCING VALVES SHALL BE INSTALLED UPSTREAM OF WATER METER AND AS THE RESPONSIBILITY OF THE DEVELOPER OF EACH LOT.
5. INDIVIDUAL, IN-HOUSE BOOSTER PUMP MAY BE REQUIRED FOR LOT 3 AND WILL BE THE RESPONSIBILITY OF THE HOME BUILDER/OWNER TO PROVIDE THE MINIMUM WATER PRESSURES TO THE UPPER STORIES OF THE BUILDING.
6. ALL HOUSES ARE TO HAVE PRESSURE REDUCING VALVES. ADDITIONAL VALVES ARE REQUIRED IN METER PITS BY NOTE 4.
7. LOT NUMBERS SHOWN WITHOUT BOX "3" INDICATE THAT LOT SHALL HAVE 4" GRAVITY SANITARY SEWER SERVICE TO SEWER MAIN. LOT NUMBERS SHOWN WITH BOX " 77 " INDICATE THAT LOT REQUIRES A 2" LOW PRESSURE PRIVATE SANITARY SEWER SERVICE TO SEWER MAIN.

GENERAL PLAN NOTES:

1. HOUSE & DRIVEWAY LOCATIONS ARE SHOWN ON PLANS FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LOCATIONS TO BE DETERMINED ON A LOT BY LOT BASIS. LOT OWNER MUST SUBMIT PLANS FOR REVIEW SHOWING THE LOCATION AND GRADING OF BUILDINGS AND DRIVEWAYS. DRIVEWAY GRADING/LOCATION SHALL BE APPROVED BY THE CITY ENGINEER.
2. INDIVIDUAL LOTS MUST SUBMIT A LANDSCAPE PLAN FOR REVIEW AT TIME OF BUILDING PERMIT APPLICATION. THE LANDSCAPE PLAN SHALL BE APPROVED BY THE CITY LANDSCAPE ARCHITECT.
3. EMERGENCY ACCESS ROAD & PRIVATE OPEN SPACE WILL BE MAINTAINED BY THE CANYON PINES METROPOLITAN DISTRICT / HOA.

FIRE PROTECTION:

1. ACCESS TO PRIVATE LOTS SHALL BE CONSTRUCTED PER COAL CREEK CANYON FIRE PROTECTION DISTRICT REQUIREMENTS.
2. HOME BUILDERS ARE REQUIRED TO SUBMIT SITE PLANS SHOWING FINAL ACCESS TO EACH LOT FOR REVIEW BY THE CITY OF ARVADA. PLANS TO INCLUDE: DRIVEWAY ALIGNMENT, GRADING, WALLS AND EASEMENTS INCLUDING ACCESS EASEMENTS IF NEEDED.

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1480 HUMBOLDT ST.
DENVER, CO 80218

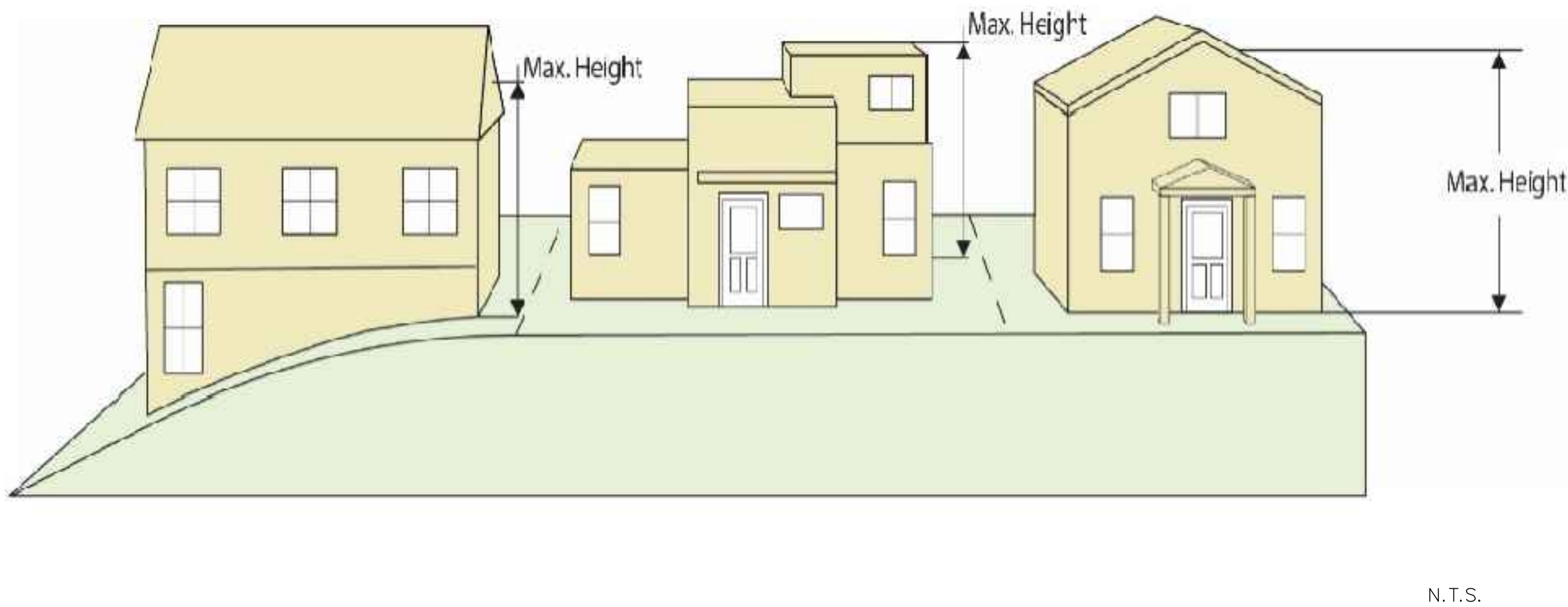
LAND PLANNER
LAUDICK & LAUDICK
ENGINEERING, LLC
6324 XAVIER CT.
ARVADA, CO 80003

LAUDICK & LAUDICK

Civil Engineering Services

PUD PLAN
CANYON PINES FILING NO. 2
LOTS 1-5 (TRACT A ZONED OS)
NW $\frac{1}{4}$, S18, T2S, R70W, & SE $\frac{1}{4}$, S12 & NE $\frac{1}{4}$, S13, & LOTS 30 AND 31,
CANYON PINES SUBDIVISION, T2S, R71W, 6PM
CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO SHEET
3 OF 9
NOTES & DESIGN STANDARDS

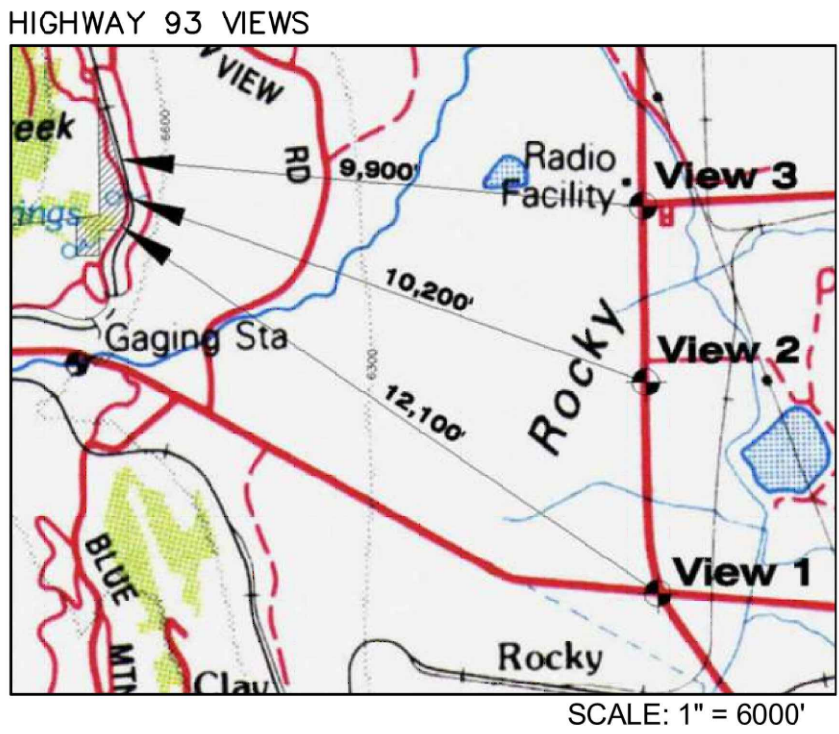
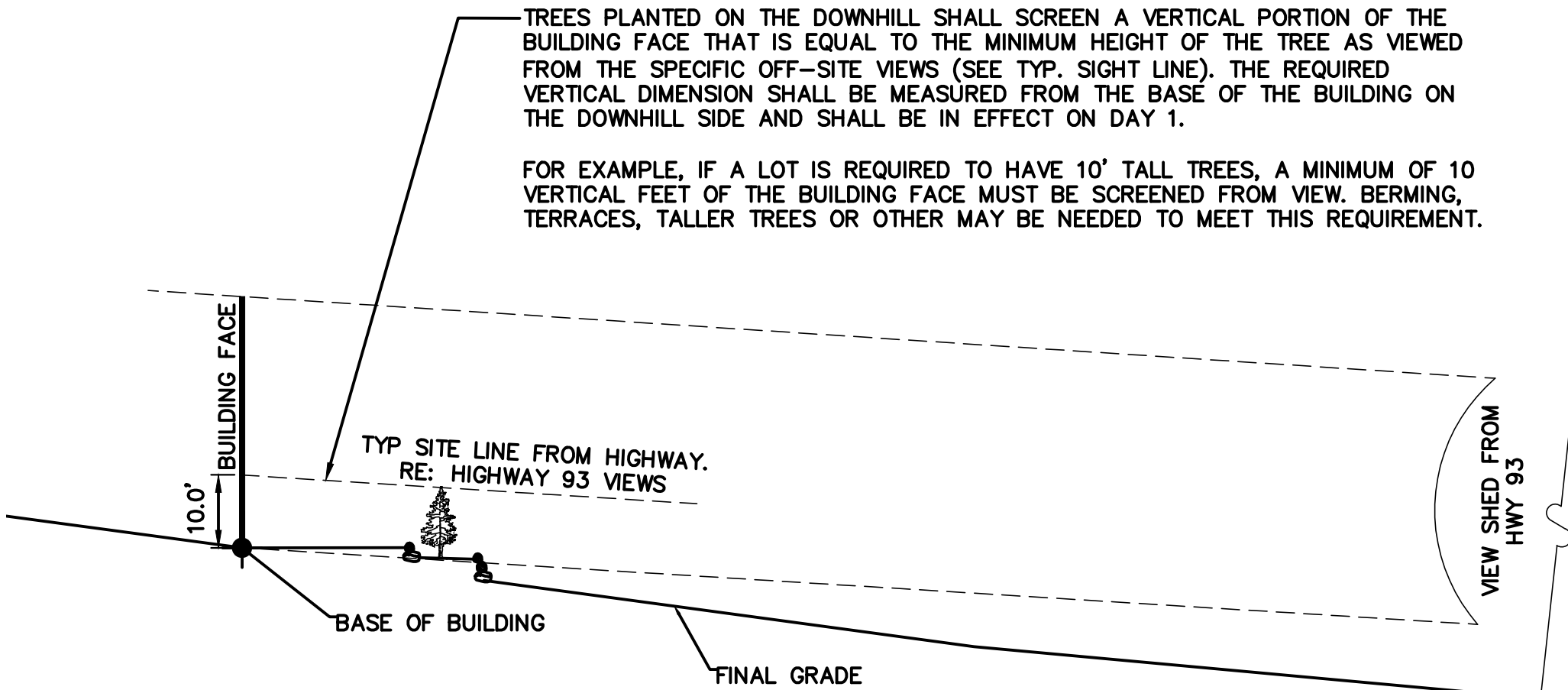
BUILDING HEIGHT MEASUREMENT DIAGRAM
PER LDC 11-1-1-2H HEIGHT, DIAGRAM 1



DEVELOPMENT REQUIREMENTS FOR ADDITIONAL TREES

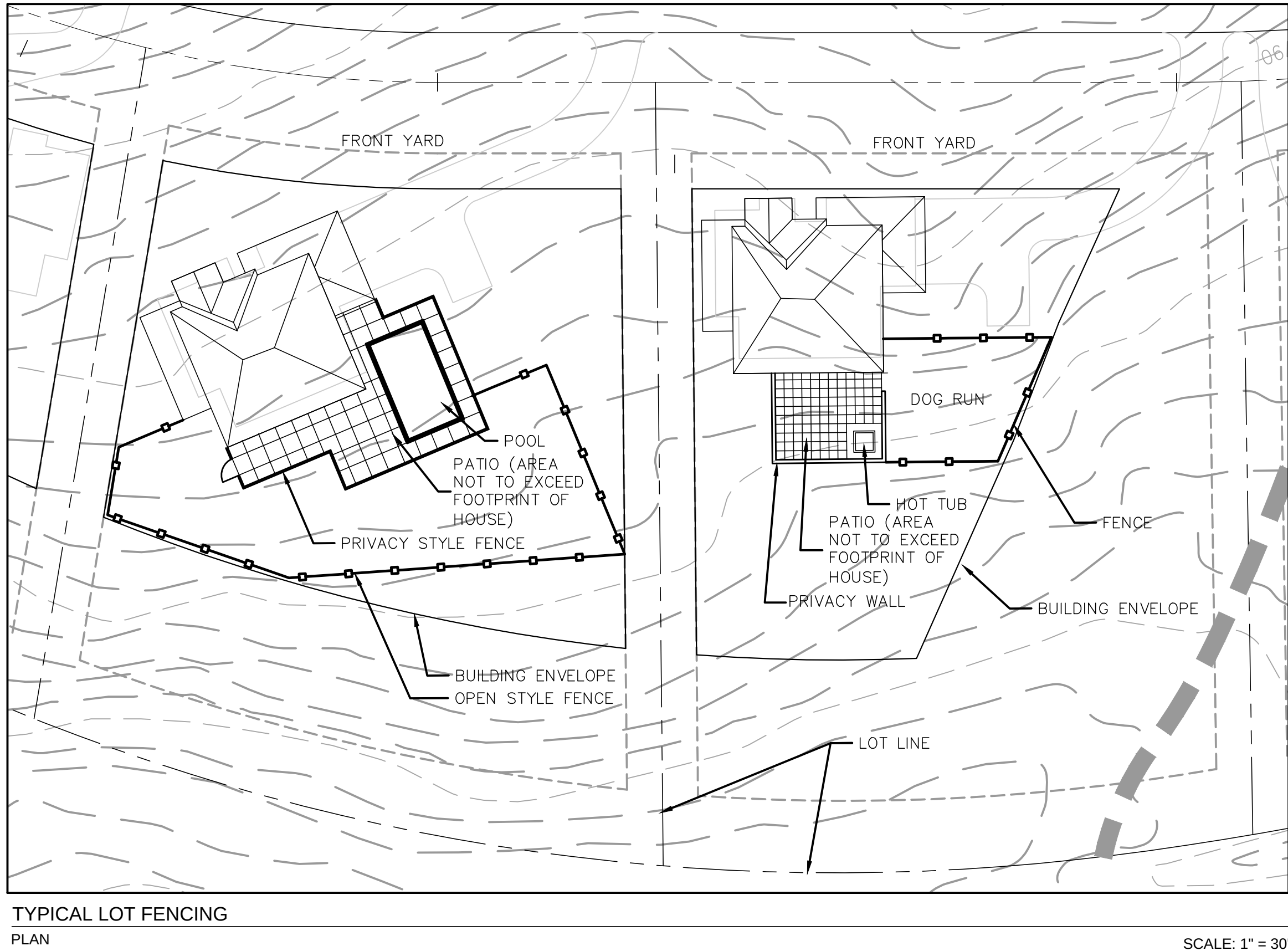
THE 'DEVELOPMENT REQUIREMENTS' CHART ON THE COVER SHEET FOR THE MINIMUM TREE REQUIREMENTS APPLIES TO LOTS DESCRIBED AS:
TREE REQUIREMENT OF 10 TREES (MIN 10' HT.) LOT# 1-3
BACKDROP TREE SCREENING REQUIREMENT SIX TREES (MIN 10' HT.) LOT# 1

- HOME BUILDERS ARE REQUIRED TO SUBMIT A SITE PLAN SHOWING HOW TREE REQUIREMENTS ARE BEING MET.
- THE INTENT FROM THE PSP WAS TO ESTABLISH A VEGETATIVE SCREEN THAT MINIMIZES THE VISUAL IMPACT OF HOUSES FROM SPECIFIC OFF-SITE VIEWS.
- REFER TO THE LANDSCAPE CONSTRUCTION PLANS FOR A SCHEMATIC LAYOUT OF SCREENING.
- TREES FOR SCREENING THAT ARE LOCATED DOWNHILL SHALL MEET THE REQUIREMENTS PROVIDED IN THE EXAMPLE BELOW.

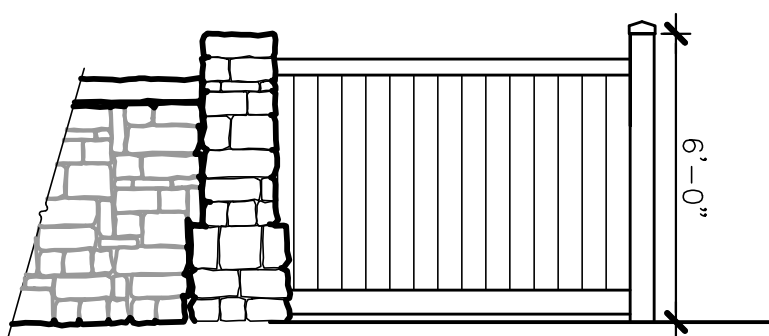


SCALE: 1" = 30'

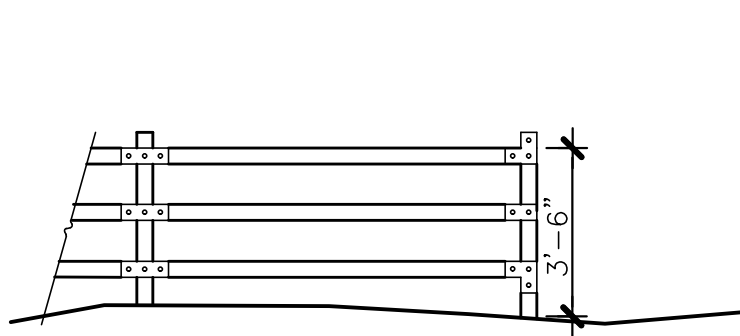
FENCING DESIGN STANDARDS



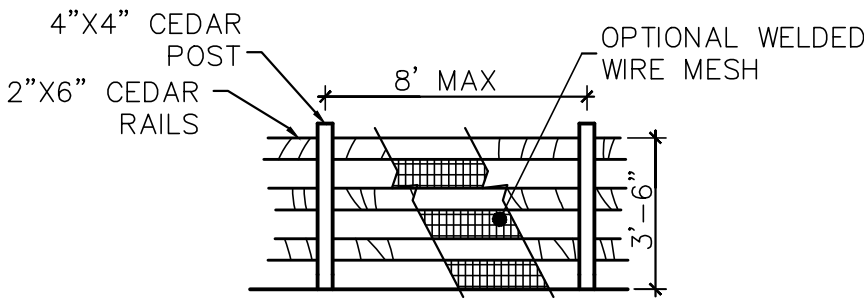
ELEVATION



SCALE: 1/4" = 1'



SCALE: 1/4" = 1'



SCALE: 1/4" = 1'

FENCING NOTES:

GENERAL

- CHAIN LINK AND WHITE VINYL FENCING ARE NOT ALLOWED WITHIN CANYON PINES.
- HOA WILL BE RESPONSIBLE FOR REGULATING ITEMS OUTSIDE THE CITY OF ARVADA'S AUTHORITY.

PRIVACY FENCE

- PRIVACY FENCES AND/OR WALLS ARE LIMITED TO AREAS DIRECTLY ADJACENT (CONNECTED) TO THE HOUSE AND SHALL ONLY BE ALLOWED TO ENCLOSE SWIMMING POOLS, HOT TUBS, AND PATIOS AS SHOWN IN THE TYPICAL LOT FENCING PLAN VIEW. PRIVACY FENCES MAY ONLY ENCLOSE AN AREA EQUIVALENT TO 100% OF HOUSE FOOTPRINT. ANY DEVIATION FROM THIS STANDARD SHALL REQUIRE AN APPROVED VARIANCE BY THE HOA.

- PRIVACY FENCES AND WALLS MAY NOT EXCEED 6' IN HEIGHT.

- MATERIALS AND STYLES SHALL BE COMPLEMENTARY TO THE EXTERIOR HOUSE MATERIALS AND COLORS.

OPEN STYLE FENCE

- IN GENERAL, OPEN STYLE FENCING SHALL BE LIMITED TO THE SIZE & EXTENTS OF THE BUILDING ENVELOPE AND SHALL NOT EXCEED 42" IN HEIGHT. OPEN STYLE FENCING MUST BE LOCATED WITHIN THE BUILDING ENVELOPE.

- MATERIALS AND STYLES SHALL BE COMPLEMENTARY TO THE EXTERIOR HOUSE MATERIALS AND COLORS.

- REQUIRED TO MEET THE RECOMMENDATIONS OF THE COLORADO DIVISION OF PARK OF WILDLIFE FOR WILDLIFE FRIENDLY FENCING, MORE SPECIFICALLY DISCUSSED IN THE FENCING WITH WILDLIFE IN MIND BROCHURE.

DOG RUNS

- DOG RUNS ARE NOT ALLOWED IN FRONT YARDS.
- FENCING FOR DOG RUNS SHALL NOT EXCEED 6' IN HEIGHT AND A TOTAL AREA OF 10,000 SF.
- IN GENERAL, ENCLOSURES SHOULD BE LOCATED WITHIN THE BUILDING ENVELOPE.
- ONE SIDE OF THE ENCLOSURE SHALL ABUT THE SIDE OF THE HOUSE A MINIMUM OF 4-FT AND MAXIMUM OF 20-FT.

WILD LIFE FRIENDLY FENCING IS RECOMMENDED.
PERIMETER FENCING IS OWNED BY OTHERS.

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LAUDICK & LAUDICK
Civil Engineering Services



16821 W 94TH PLACE
ARVADA, COLORADO
80007-6999
Contact: Gage Duran AIA
M: (562) 852-4664
g@GDArch.space

[illegible]

Canyon Pines

VIEW 1

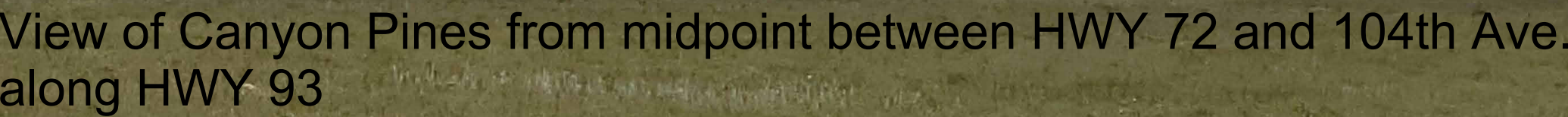
Project Number	2023.2
Date	Sept. 18, 2023
Drawn By	NR
Checked By	GD

A1.0

Scale



16821 W 94TH PLACE
ARVADA, COLORADO
80007-6999
Contact: Gage Duran AIA
M: (562) 852-4664
g@GDArch.space

[illegible]

Canyon Pines

VIEW 2

Project Number	2023.2
Date	Sept. 18, 2023
Drawn By	NR
Checked By	GD

A1.1

Scale



VIEW 3 - SIMULATION OF PROPOSED (with trees added)
View of Canyon Pines from intersection of HWY 93 and 104th Ave.

[illegible]

VIEW 3

Project Number	2023.2
Date	Sept. 18, 2023
Drawn By	NR
Checked By	GD

A1.2

Scale

MUTED AND EARTH TONES

DEEPER EARTH TONES

ACCENT COLORS

LAUDICK & LAUDICK
Civil Engineering Services

SOUTH 1/4 CORNER SECTION 12 T2S,
R71W, 6TH P.M. (FOUND 3 1/4"
ALUMINUM CAP STAMPED LS 22564 PER
MONUMENT RECORD DATED 12-1-1986)

PLS 26606 (VIGIL) DID NOT ACCEPT
THIS MONUMENT ACCORDING TO MON
REC DATED 10-28-99

PLS 26606 (VIGIL) DID NOT ACCEPT
THIS MONUMENT ACCORDING TO
ALTA/ASCM SURVEY DATED 12-28-99

PLS 26606 (VIGIL) ACCEPTED THIS
MONUMENT AS SHOWN
ON THE CANYON PINES PLAT DATED
6-8-2017

UNPLATTED
UNINCORPORATED JEFFERSON COUNTY
LAKEWOOD BRICK AND TILE COMPANY
REC. NO. 82069447

POINT OF COMMENCEMENT
SE CORNER SECTION 12 T2S,
R71W, 6TH P.M. FOUND 3
1/4" ALUMINUM CAP STAMPED
LS 14057 PER MONUMENT
RECORD DATED 12-13-1985

POINT OF
BEGINNING
FOR LOT 1

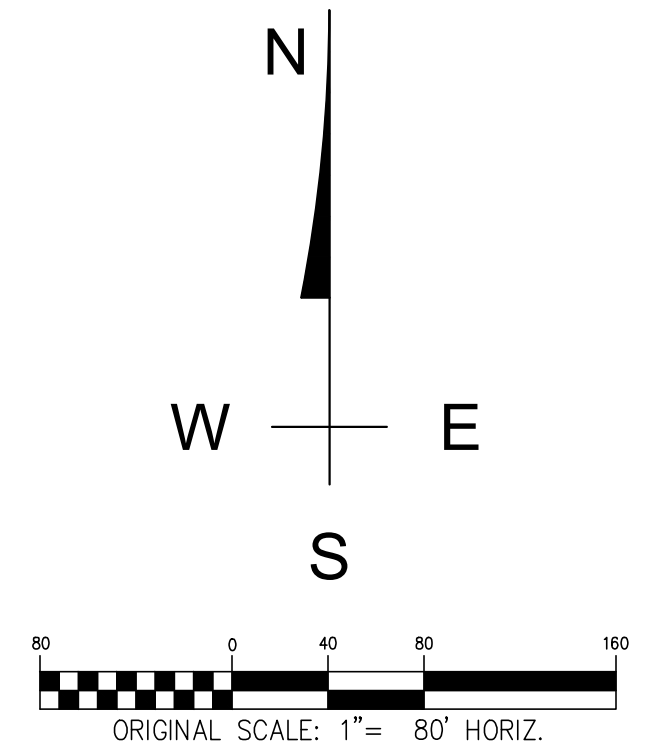
PUD PLAN
CANYON PINES FILING NO. 2
LOTS 1-5 (TRACT A ZONED OS)

NW $\frac{1}{4}$, S18, T2S, R70W, & SE $\frac{1}{4}$, S12 & NE $\frac{1}{4}$, S13, & LOTS 30 AND
31, CANYON PINES SUBDIVISION, T2S, R71W, 6PM
CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 5 OF 9
LOT PLAN

SYMBOL LEGEND

	PROPERTY LINE
	RIGHT OF WAY
	EDGE OF PAVEMENT
	CENTERLINE
	SECTION LINE
	LOT LINE
	UTILITY EASEMENT
	RETAINING WALL
	SLOPE EASEMENT
	SECTION CORNER

CANYON PINES SUBDIVISION
REC. # 2017059646
ALL EXISTING EASEMENTS
UNDER REC. # 2017059646
UNLESS OTHERWISE NOTED.



GENERAL NOTES:

1.) BUILDING ENVELOPE AREAS ARE DEFINED ON SHEET 07.

- 3 — LOT NUMBERS WITHOUT BOX TO HAVE 4" GRAVITY SANITARY SEWER SERVICE TO SEWER MAIN
- 1 — LOT NUMBERS WITH BOX REQUIRING 2" LOW PRESSURE PRIVATE SANITARY SEWER TO SERVICE SEWER MAIN

BASIS OF BEARINGS IS THE EAST LINE OF THE
NORTHEAST QUARTER OF SECTION 13, BEING S00°28'42"E,
AND MONUMENTED AS SHOWN.

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LAND PLANNER
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ENGINEERING, LLC
6324 XAVIER CT.
ARVADA, CO 80003

LAUDICK & LAUDICK
Civil Engineering Services

UNPLATTED
REC. NO. F0968774

SOUTH 1/4 CORNER SECTION 12 T2S,
R71W, 6TH P.M. (FOUND 3 1/4"
ALUMINUM CAP STAMPED LS 22564 PER
MONUMENT RECORD DATED 12-1-1986)

PLS 26606 (VIGIL) DID NOT ACCEPT
THIS MONUMENT ACCORDING TO MON
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PLS 26606 (VIGIL) ACCEPTED THIS
MONUMENT AS SHOWN
ON THE CANYON PINES PLAT DATED
6-8-2017

UNPLATTED
UNINCORPORATED JEFFERSON COUNTY
LAKEWOOD BRICK AND TILE COMPANY
REC. NO. 82069447

POINT OF COMMENCEMENT
SE CORNER SECTION 12 T2S,
R71W, 6TH P.M. FOUND 3
1/4" ALUMINUM CAP STAMPED
LS 14057 PER MONUMENT
RECORD DATED 12-13-1985

PUD PLAN
CANYON PINES FILING NO. 2
LOTS 1-5 (TRACT A ZONED OS)

NW¹/₄, S18, T2S, R70W, & SE¹/₄, S12 & NE¹/₄, S13, & LOTS 30 AND
31, CANYON PINES SUBDIVISION, T2S, R71W, 6PM
CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 6 OF 9
SITE PLAN

SYMBOL LEGEND

	PROPERTY LINE
	RIGHT OF WAY
	EDGE OF EXISTING PAVEMENT
	CENTERLINE
	LOT LINE
	SLOPE EASEMENT
	UTILITY EASEMENT
	RETAINING WALL
	BUILDING ENVELOPE - SEE SHEET 07
	MULTI-USE TRAIL
	LOT SETBACK

EX - EXISTING
FDC - FIRE DEPARTMENT CONNECTION
TA - TURN AROUND
AUE - PROPOSED ACCESS & UTILITY EASEMENT
AE - PROPOSED ACCESS EASEMENT
DE - PROPOSED DRAINAGE EASEMENT
SE - PROPOSED SLOPE EASEMENT
UE - PROPOSED UTILITY EASEMENT
FPWE - PROPOSED FIRE PROTECTION
WATER EASEMENT
PAUE - PRIVATE ACCESS AND UTILITY EASEMENT
PAE - PRIVATE ACCESS EASEMENT
DE - DRAINAGE EASEMENT
DUE - DRAINAGE AND UTILITY EASEMENT

CANYON PINES SUBDIVISION
REC. # 2017059646

ALL EXISTING EASEMENTS
UNDER REC. # 2017059646
UNLESS OTHERWISE NOTED.

- NOTE: 1.) NO CONSTRUCTION WILL BE PERMITTED ON SLOPES
GREATER THAN 30%.
- 2.) SEE SHEETS 04 FOR LOT LAYOUT.
- 3.) BUILDING ENVELOPE AREAS ARE DEFINED ON SHEET
06.
- 3 - LOT NUMBERS WITHOUT BOX TO HAVE 4"
GRAVITY SANITARY SEWER SERVICE TO
SEWER MAIN
- 1 - LOT NUMBERS WITH BOX REQUIRING 2" LOW
PRESSURE PRIVATE SANITARY SEWER TO
SERVICE SEWER MAIN

BASIS OF BEARINGS IS THE EAST LINE OF THE
NORTHEAST QUARTER OF SECTION 13, BEING S00°28'42"E,
AND MONUMENTED AS SHOWN.

APPLICANT
SECTION 27, LLC
1480 HUMBOLDT ST.
DENVER, CO 80218

LAND PLANNER
LAUDICK & LAUDICK
ENGINEERING, LLC
6324 XAVIER CT.
ARVADA, CO 80003

LAUDICK & LAUDICK
Civil Engineering Services

UNPLATTED
REC. NO. F0968774

PUD PLAN
CANYON PINES FILING NO. 2

NW¹₄, S18, T2S, R70W, & SE¹₄, S12 & NE¹₄, S13, & LOTS 30 AND 31,
CANYON PINES SUBDIVISION, T2S, R71W, 6PM
CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 7 OF 9
BUILDING ENVELOPE PLAN

SYMBOL LEGEND

PROPERTY LINE
 RIGHT OF WAY
 EDGE OF EXISTING PAVEMENT
 CENTERLINE
 LOT LINE
 SECTION LINE
 SLOPE EASEMENT
 UTILITY EASEMENT
 RETAINING WALL
 BUILDING ENVELOPE
 MULTI-USE TRAIL
 LOT SETBACK
 CANYON PINES SUBDIVISION
 REC. # 2017059646
 ALL EXISTING EASEMENTS
 UNDER REC. # 2017059646
 UNLESS OTHERWISE NOTED.

NOTE

ALL BUILDING ENVELOPE DIMENSIONS SHOWN ARE
PARALLEL AND PERPENDICULAR TO THE BOUNDARY
OR LOT LINE UNLESS OTHERWISE SHOWN.

APPLICANT
SECTION 27, LLC
1480 HUMBOLDT ST.
DENVER, CO 80218

LAND PLANNER
LAUDICK & LAUDICK
ENGINEERING, LLC
6324 XAVIER CT.
ARVADA, CO 80003

LAUDICK & LAUDICK
Civil Engineering Services

U N P L A T T E D
REC. NO. F0968774

PUD PLAN
CANYON PINES FILING NO. 2
LOTS 1-5 (TRACT A ZONED OS)
NW¹/₄, S18, T2S, R70W, & SE¹/₄, S12 &
NE¹/₄, S13, & LOTS 30 AND 31, CANYON
PINES SUBDIVISION, T2S, R71W, 6PM
CITY OF ARVADA, COUNTY OF
JEFFERSON, STATE OF COLORADO
SHEET 8 OF 9
GRADING PLAN

SYMBOL LEGEND

	PROPERTY LINE
	RIGHT OF WAY
	EDGE OF EXISTING PAVEMENT
	CENTERLINE
	LOT LINE
	SLOPE EASEMENT
	UTILITY EASEMENT
	RETAINING WALL
	BUILDING ENVELOPE
	PROPOSED MAJOR CONTOURS
	PROPOSED MINOR CONTOURS
	EXISTING MAJOR CONTOURS
	EXISTING MINOR CONTOURS
	30% SLOPE BOUNDARY
	CONTOUR INTERVAL = 2'

FDC - FIRE DEPARTMENT CONNECTION
TA - TURN AROUND
AUE - PROPOSED ACCESS & UTILITY EASEMENT
AE - PROPOSED ACCESS EASEMENT
DE - PROPOSED DRAINAGE EASEMENT
SE - PROPOSED SLOPE EASEMENT
UE - PROPOSED UTILITY EASEMENT
FPWE - PROPOSED FIRE PROTECTION WATER EASEMENT

PAUE - PRIVATE ACCESS AND UTILITY EASEMENT
PAE - PRIVATE ACCESS EASEMENT
DE - DRAINAGE EASEMENT
DUE - DRAINAGE AND UTILITY EASEMENT

CANYON PINES SUBDIVISION
REC. # 2017059646

ALL EXISTING EASEMENTS
UNDER REC. # 2017059646
UNLESS OTHERWISE NOTED.

NOTE: 1.) NO CONSTRUCTION WILL BE PERMITTED ON SLOPES GREATER THAN 30%.
2.) SEE SHEETS 04 FOR LOT LAYOUT.
3.) BUILDING ENVELOPE AREAS ARE DEFINED ON SHEET 06.
4.) PROPOSED GRADING ON CONCEPTUAL ACCESS TO BUILDING ENVELOPES SHOWN. 14' WIDE DRIVEWAYS SHOWN. MAXIMUM SLOPE OF 12% ON DRIVEWAYS WITH SOUTHERN EXPOSURE.

3 - LOT NUMBERS WITHOUT BOX TO HAVE 4" GRAVITY SANITARY SEWER SERVICE TO SEWER MAIN

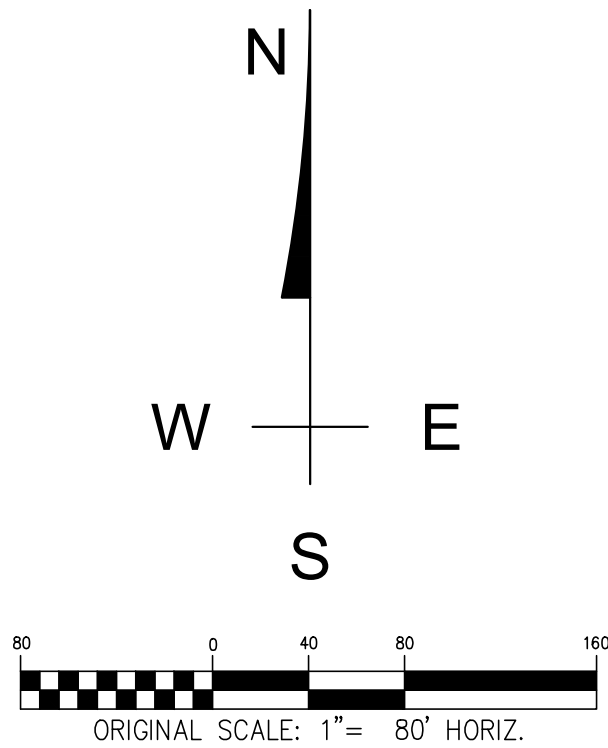
1 - LOT NUMBERS WITH BOX REQUIRING 2" LOW PRESSURE PRIVATE SANITARY SEWER TO SERVICE SEWER MAIN

BASIS OF BEARINGS IS THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 13, BEING S00°28'42"E, AND MONUMENTED AS SHOWN.

APPLICANT
SECTION 27, LLC
1480 HUMBOLDT ST.
DENVER, CO 80218

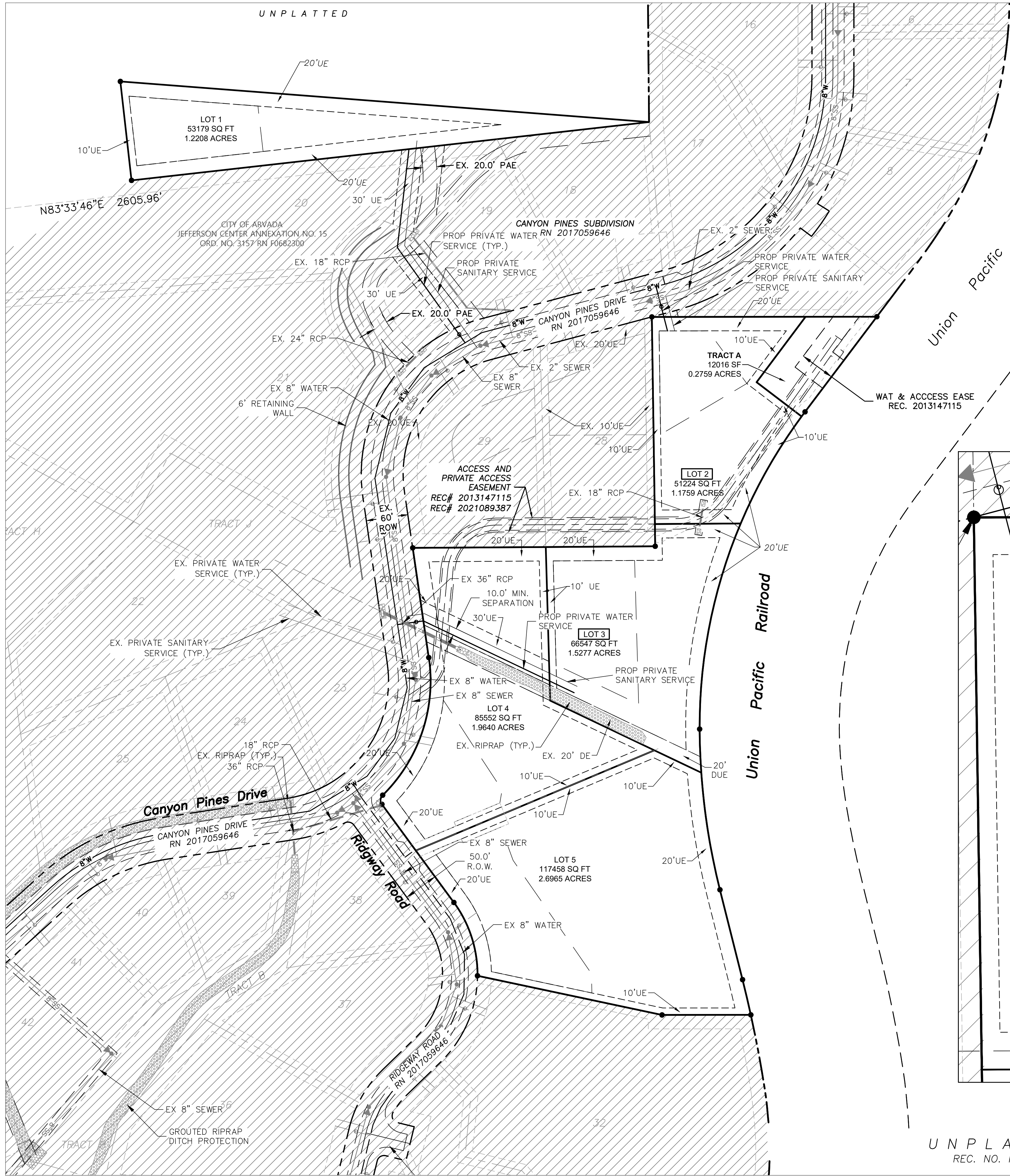
LAND PLANNER
LAUDICK & LAUDICK
ENGINEERING, LLC
6324 XAVIER CT.
ARVADA, CO 80003

LAUDICK & LAUDICK
Civil Engineering Services



UNPLATTED
REC. NO. F0968774





PUD PLAN
CANYON PINES FILING NO. 2
NW¹/₄, S18, T2S, R70W, & SE¹/₄, S12 & NE¹/₄, S13, & LOTS 30 AND 31,
CANYON PINES SUBDIVISION, T2S, R71W, 6PM
CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 9 OF 9
UTILITY PLAN

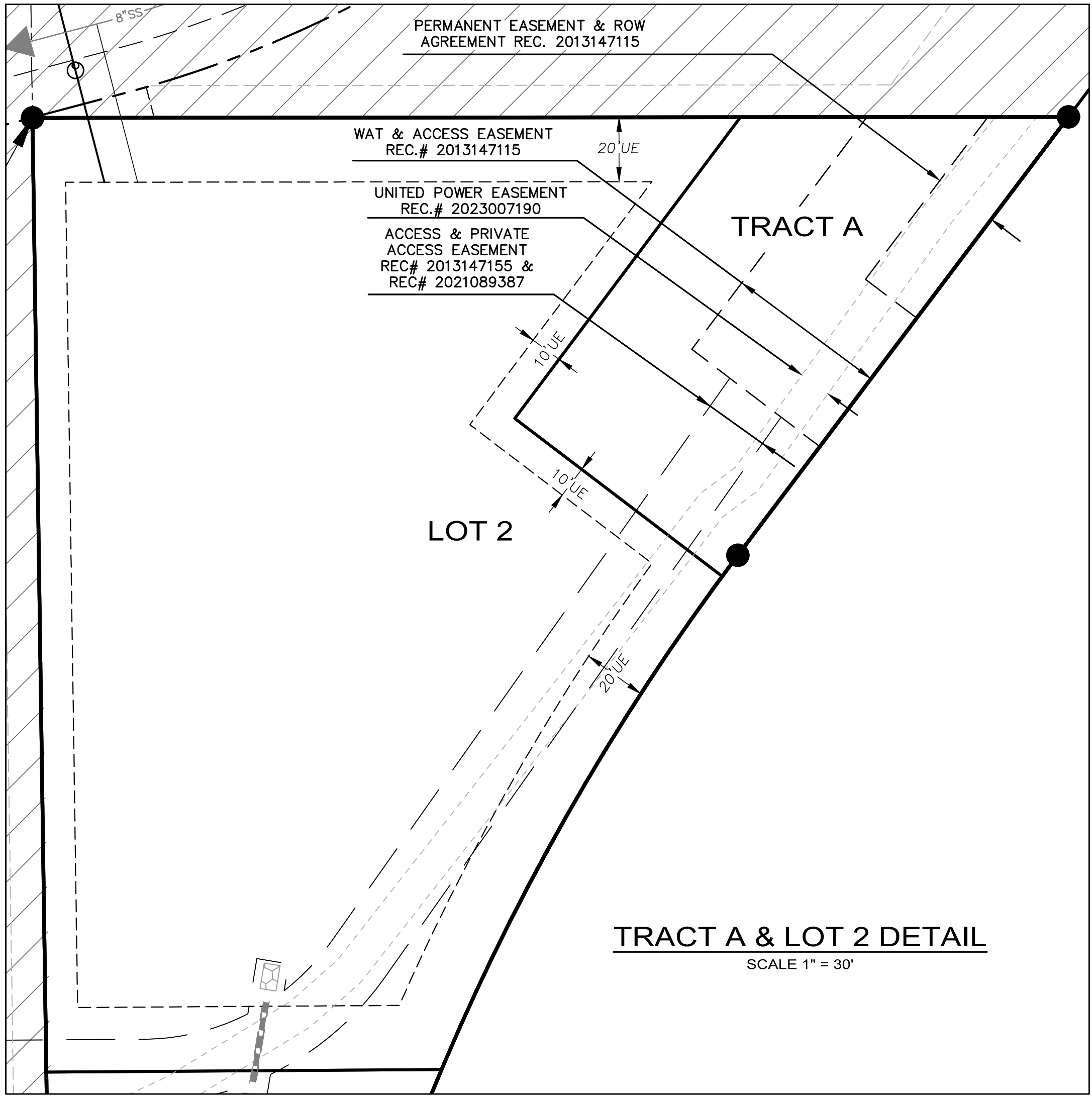
- NOTE: 1.) NO CONSTRUCTION WILL BE PERMITTED ON SLOPES
GREATER THAN 30%.
- 2.) SEE SHEETS 04 FOR LOT LAYOUT.
- 3.) BUILDING ENVELOPE AREAS ARE DEFINED ON SHEET
06.
- 3 LOT NUMBERS WITHOUT BOX TO HAVE 4"
GRAVITY SANITARY SEWER SERVICE TO
SEWER MAIN
- 1 LOT NUMBERS WITH BOX REQUIRING 2" LOW
PRESSURE PRIVATE SANITARY SEWER TO
SERVICE SEWER MAIN
- BASIS OF BEARINGS IS THE EAST LINE OF THE
NORTHEAST QUARTER OF SECTION 13, BEING S00°28'42"E,
AND MONUMENTED AS SHOWN.

CANYON PINES SUBDIVISION
REC. # 2017059646

ALL EXISTING EASEMENTS
UNDER REC. # 2017059646
UNLESS OTHERWISE NOTED.

SYMBOL LEGEND

- EXERTY LINE
RIGHT OF WAY
EDGE OF EXISTING PAVEMENT
CENTERLINE
LOT LINE
SLOPE EASEMENT
UTILITY EASEMENT
RETAINING WALL
BUILDING ENVELOPE
MULTI-USE TRAIL
LOT SETBACK
- FDC - FIRE DEPARTMENT CONNECTION
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AUE - EXPOSED ACCESS & UTILITY EASEMENT
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Civil Engineering Services

PLAN SET INDEX

SHEET	NAME
L1	COVER SHEET
L2	LOT SCREENING ENLARGEMENT PLAN
L3	LANDSCAPE DETAILS

GENERAL LAYOUT NOTES

- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- ALL LAYOUT DIMENSIONS ARE TO FACE OF WALL AND/OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
- DIMENSIONS MARKED "VERIFY" ARE TO BE FIELD MEASURED. ANY DISCREPANCIES FROM THE NOTED DIMENSIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO CONTINUING WORK.
- ALL SYMBOLS ARE SHOWN DIAGRAMMATICALLY ILLUSTRATING APPROXIMATE LOCATION OF EXISTING AND PROPOSED MATERIALS. ANY DISCREPANCIES OR CONFLICTS BETWEEN EXISTING AND PROPOSED CONDITIONS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
- REFER TO THE APPROVED CANYON PINES FILING NO. 1 LANDSCAPE PLAN FOR LANDSCAPE REQUIREMENTS OUTSIDE OF THIS PUD.

CANYON PINES FILING NO.2

Final Development Plan

City of Arvada
State of Colorado

LANDSCAPE NOTES

SOIL PREPARATION

- ALL LANDSCAPE AREAS SHALL BE PREPARED FOR PLANTING USING WELL COMPOSTED ORGANIC SOIL AMENDMENTS APPLIED AT A RATE OF 3 CUBIC YARDS PER 1000 SQ. FT. TO A MINIMUM DEPTH OF 6", (SECTION 6.5.2.H.4 OF THE LAND DEVELOPMENT CODE).
- ORGANIC MATTER SHALL BE RIPPED TO A DEPTH OF 8" THEN TILLED AND RAKED.

3. GRADES SHALL BE SET TO ALLOW FOR PROPER DRAINAGE AWAY FROM STRUCTURES AND SHALL COMPLY WITH THE GRADING PLANS (SEE CIVIL DRAWINGS). GRADES SHALL MAINTAIN SMOOTH PROFILES AND BE FREE OF SURFACE DEBRIS, BUMPS AND DEPRESSIONS.

4. EXISTING TOPSOIL SHALL BE SALVAGED AND STOCKPILED FOR USE AS SOIL AMENDMENTS OR TOPSOIL. NO TOPSOIL SHALL BE REMOVED FROM THE SITE UNLESS THE CITY APPROVES THE TRANSFER OF TOPSOIL TO A CITY-OWNED PARK OR OPEN SPACE AREA (SECTION 6.5.2.H.4 OF THE LAND DEVELOPMENT CODE).

LANDSCAPE MAINTENANCE

5. ALL PLANTS SHALL BE MAINTAINED CONTINUALLY IN A HEALTHY CONDITION IN ACCORDANCE WITH GENERALLY ACCEPTED PROFESSIONAL HORTICULTURAL STANDARDS AND PRACTICES. PLANTS THAT DIE OR ARE UNHEALTHY SHALL BE REPLACED. REGULAR PRUNING AND TRIMMING SHALL APPLY TO MAINTAIN HEALTH AND AN ATTRACTIVE APPEARANCE AND TO PERMIT THE PLANTS TO ACHIEVE THEIR INTENDED FORM AND HEIGHT. LANDSCAPE AREAS SHALL REMAIN FREE OF WEEDS, LITTER, JUNK, RUBBISH AND OTHER NUISANCES AND OBSTRUCTIONS. TO PREVENT WEED GROWTH, EROSION AND BLOWING DUST, AREAS NOT COVERED BY VEGETATION SHALL BE COVERED WITH MULCH, WOOD OR BARK CHIPS, OR DECORATIVE ROCKS OR COBBLE, OR SIMILAR NATURAL MATERIALS PROVIDING A CLEAN, UNIFORM APPEARANCE (SECTION 6.5.2.I OF THE LAND DEVELOPMENT CODE).

PLANTING NOTES

1. ALL PLANT MATERIAL SHALL MEET SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) FOR SPECIMEN GRADE. ALL TREES SHALL BE BALLED AND BURLAPPED OR EQUIVALENT. ALL PLANT MATERIAL SHALL HAVE ALL NON-BIODEGRADABLE STRING AND WIRE REMOVED FROM TRUNK AND ROOT BALL PRIOR TO PLANTING.

2. ALL TREES AND SHRUBS SHALL BE INSTALLED USING ONLY THE BEST INSTALLATION PRACTICES. EACH HOLE SHALL BE DUG TO A MINIMUM OF 2 TIMES LARGER THAN THE ROOTBALL. ALL 2" CAL. AND UP DECIDUOUS TREES AND 6' HT. AND UP EVERGREENS SHALL BE PROPERLY STAKED FOR A PERIOD OF 1 YEAR. NO SHRUB SHOULD BE PLANTED WITHIN FIVE FEET (5') RADIUS OF TREE WITHIN TEN FEET (10') OF WATER METERS, FIRE DEPARTMENT CONNECTIONS, SANITARY SEWER MANHOLES, OR STORMWATER, WATER AND SANITARY SEWER LINES.

3. LOCATIONS OF ALL UTILITIES SHALL BE VERIFIED IN THE FIELD PRIOR TO PLANTING. TREE PLANTING SHALL BE COORDINATED WITH THE APPLICABLE SERVICE COMPANY.

4. GRADES SHALL BE SET TO ALLOW FOR PROPER DRAINAGE AWAY FROM STRUCTURES. GRADES SHALL MAINTAIN SMOOTH PROFILES AND BE FREE OF SURFACE DEBRIS, BUMPS AND DEPRESSIONS.

5. PRIOR TO INSTALLATION OF MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENEED; ORGANIC SOIL AMENDMENTS SHALL BE INCORPORATED AT THE RATE OF AT LEAST FOUR (4) CUBIC YARDS PER 1000 SQUARE FEET OF LANDSCAPE AREA.

6. CONTRACTOR SHALL VERIFY ALL MATERIAL QUANTITIES PRIOR TO INSTALLATION. ACTUAL NUMBER OF PLANT SYMBOLS SHALL HAVE PRIORITY OVER THE QUANTITY DESIGNATED.

7. FIELD STAKE ALL TREE LOCATIONS BASED UPON THE PLANS. OBTAIN APPROVAL OF OWNER'S REPRESENTATIVE FOR STAKED LOCATIONS PRIOR TO PLANTING.

8. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL INCLUDING SOD/SEED AREAS IN A HEALTHY STATE DURING CONSTRUCTION AND UNTIL FINAL ACCEPTANCE. ANY DAMAGE OR DEATH OF PLANT MATERIAL TO BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.

9. CONTRACTOR SHALL INSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH PLANS PREPARED BY OTHERS SO THAT PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS DESIGNATED ON THIS PLAN.

LANDSCAPE PLANT LIST - INDIVIDUAL LOTS

SHALL INCLUDE THE USE OF NATIVE PLANT SPECIES AND LOW WATER USE PLANTS. COOL SEASON GRASS LAWNS ARE NOT PERMITTED. LIMITED AREAS OF WARM SEASON GRASS LAWNS, SUCH AS BUFFALO GRASS, ARE PERMITTED. LAWN AREAS SHALL NOT EXCEED 1,600 S.F. IN AREA

DECIDUOUS SHADE TREES

COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION
Autumn Blaze Maple	Acer x freemanii Autumn Blaze	40-50'	30-40'	Medium	Sun	2" Cal, B&B
*Imperial Honeylocust	Gleditsia triacanthos inermis Imperial	30-40'	30-40'	Low	Sun	2" Cal, B&B
*Shademaster Honeylocust	Gleditsia triacanthos inermis	40-50'	30-40'	Low	Sun	2" Cal, B&B
Kentucky Coffeetree	Gymnodedus dioicus	50-60'	40-50'	Low	Sun	2" Cal, B&B
Greenspire Linden	Tilia cordata 'Greenspire'	30-40'	25-35'	Medium	Sun	2" Cal, B&B
Swamp White Oak	Quercus bicolor	40-60'	40-60'	Low	Sun / Part Shade	2" Cal, B&B

ORNAMENTAL TREES

COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION
*Flame Amur or Ginnala Maple	Acer ginnala 'Flame'	15-20'	15-20'	Low	Sun	1-1/2" Cal, B&B
Hot Wings Tatarian Maple	Acer tataricum 'GarAnn'	20-25'	15-20'	Low	Adaptable	1-1/2" Cal, B&B
*Russian Hawthorn	Crataegus ambigua	15'-25'	20'	Low	Sun	1-1/2" Cal, B&B
*Prairifire Crabapple	Malus 'Prairifire'	15-20'	15-20'	Medium	Sun	1-1/2" Cal, B&B
Gambel Oak	Quercus gambeli	8-20'	6-12'	Very Low	Sun / Part Shade	5 Gallon Cont.
Japanese Tree Lilac	Syringa reticulata	15-25'	15-20'	Low	Sun / Part Shade	1-1/2" Cal, B&B

EVERGREEN TREES

COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION
Pnion Pine	Pinus edulis	20-30'	10-20'	Low	Sun	6" ht, B&B
Ponderosa Pine	Pinus ponderosa	60-80'	30-40'	Low	Sun	6" ht, B&B

DECIDUOUS SHRUBS

COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION
Leadplant	Amorpha canescens	2-4'	2-4'	Very Low	Sun	5 Gallon Cont.
Silver Sagebrush	Artemisia cana	1-6'	2-3'	Very Low	Sun	5 Gallon Cont.
*Littleleaf Mountain Mahogany	Cercocarpus intricatus	3-6'	3-5'	Very Low	Sun / Part Shade	5 Gallon Cont.
Dwarf Blue Rabbitbrush	Ericameria nauseosa nauseosa	1-4'	1-4'	Very Low	Sun	5 Gallon Cont.
*Apache Plume	Fallugia paradoxa	3-6'	3-6'	Very Low	Sun	5 Gallon Cont.
*Native Ninebark	Physocarpus monogynus	3-4'	3-4'	Low	Sun	5 Gallon Cont.
*Potentilla Shrub	Potentilla frutcosa	2-3'	2-3'	Low	Sun	5 Gallon Cont.
Rocky Mountain Sumac	Rhus glabra osmontana	2-3'	2-3'	Low	Sun / Part Shade	5 Gallon Cont.
*Yellow Flowering Currant	Ribes aureum	4-6'	4-6'	Low	Sun / Part Shade	5 Gallon Cont.
Boulder Raspberry	Rubus delicios	3-6'	3-6'	Low	Adaptable	5 Gallon Cont.
*White Snowberry	Symphoricarpos albus	3-4'	3-5'	Low	Sun / Part Shade	5 Gallon Cont.

EVERGREEN SHRUBS

COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION
Common Juniper	Juniperus communis	1-3'	3-6'	Low	Sun / Part Shade	5 Gallon Cont.
Rocky Mountain Juniper	Juniperus scopulorum	20-30'	8-12'	Very Low	Sun	5 Gallon Cont.
*Golden Sword Variegated Yucca	Yucca filamentosa 'Golden Sword'	2-3'	2-4'	Low	Sun	1 Gallon Cont.

ORNAMENTAL GRASSES

COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION
Switch Grass	Panicum virgatum	3-5'	18-24"	Low	Sun	1 Gallon Cont.
Little Bluestem Grass	Schizachyrium scoparium 'Blaze'	3-4'	24-30"	Low	Sun	1 Gallon Cont.
Blonde Ambition Grama Grass	Bouteloua gracilis 'Blonde Ambition'	2-3'	1-2'	Very Low	Sun	1 Gallon Cont.

PERENNIALS

COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION
*Common White Yarrow	Achillea millefolium lanulosa	1-2'	2-3'	Low	Sun	1 Gal. / 24" O.C.
*Valerie Finnis Sage	Artemisia ludoviciana 'Valerie Finnis'	24-40"	2-3'	Very Low	Sun	1 Gal. / 24" O.C.
*Snow-In-Summer	Cerastium tomentosum	6-12"	12-18"	Low	Sun	1 Gal. / 24" O.C.
*Purple Coneflower	Echinacea purpurea	2-3'	18-24"	Low	Sun	1 Gal. / 24" O.C.
Hummingbird Flower	Epilobium canum latifolium	18-24"	18-24"	Low	Sun	1 Gal. / 24" O.C.
Silvery Horehound	Marrubium rotundifolium	6-8"	12-18"	Very Low	Sun	1 Gal. / 24" O.C.
Six Hills Giant Calmint	Nepeta x faassenii 'Six Hills Giant'	2-3'	2-3'	Low	Sun	1 Gal. / 24" O.C.
*Mat Penstemon	Penstemon caespitosus	1-4"	1-2'	Low	Sun	1 Gal. / 24" O.C.
Prairie Yellow Coneflower	Ratibida columnifera	18-24"	18-24"	Very Low	Sun	1 Gal. / 24" O.C.
*Speedwell	Veronica peduncata	1-2"	12-18"	Low	Sun	1 Gal. / 24" O.C.

* FIREWISE PLANTS

NOTES:

1. HOMEOWNERS MUST ABIDE BY THE INDIVIDUAL LOT LANDSCAPING PLANT LIST UNLESS APPROVED BY THE HOA BOARD TO INSTALL PLANTINGS WHICH DIFFER FROM THE INDIVIDUAL LOT LANDSCAPE PLANT LIST.

2. INDIVIDUAL LOT INSPECTIONS WILL BE NECESSARY AS PART OF THE CITY'S C.O. APPROVALS, AND FIRE PROTECTION ZONE APPROVALS.

Outdoor Design Group CAD LOGO.jpg

CANYON PINES FILING NO. 2

Arvada, Colorado

Owner:
Section 27, LLC
1480 Humboldt St.
Denver, CO 80218

Final Development
Plan

Issue Dates

Date: Notes:
12-20-22 City Submittal
04-23-23 City Submittal
06-30-23 City Submittal
09-18-23 City Submittal
10-24-23 City Submittal

PREPARED UNDER THE
SUPERVISION OF

MATTHEW G. CORRION
COLORADO RLA #155

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Sheet

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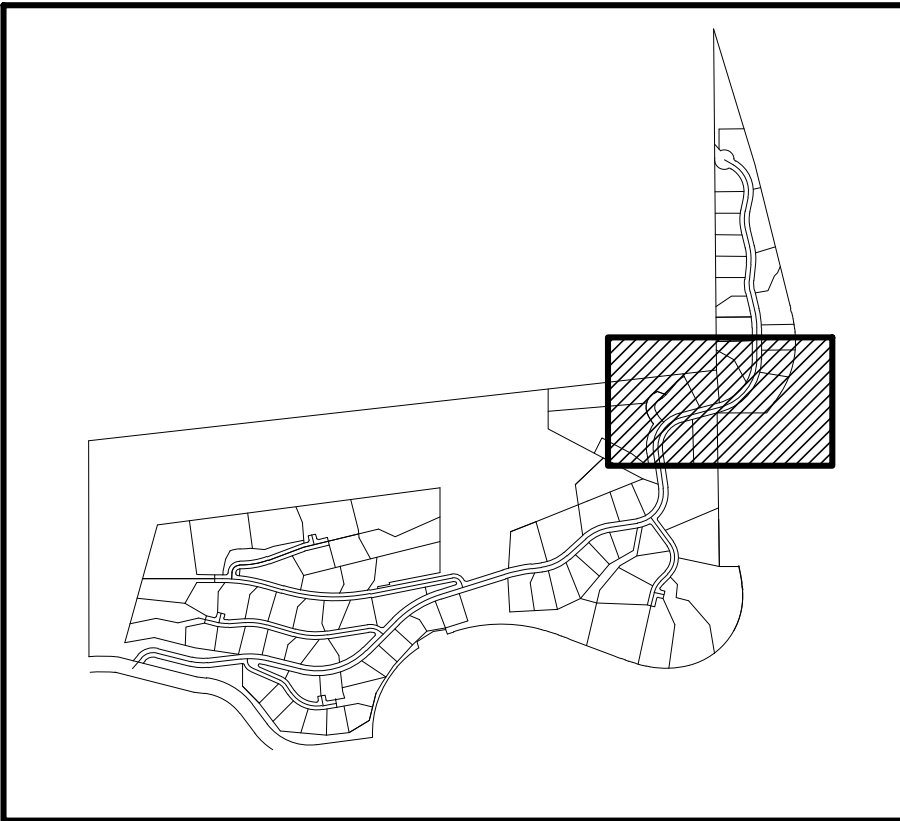
Cover
Sheet

- FOR REVIEW -
- NOT FOR CONSTRUCTION -

1 LOT SCREENING ENLARGEMENT PLAN



KEY MAP



SYMBOL LEGEND

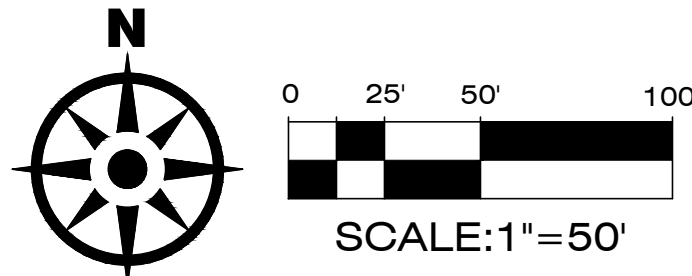
---	PROPERTY LINE
---	RIGHT OF WAY
---	EDGE OF PAVEMENT
---	CENTERLINE
---	LOT LINE
---	EASEMENT
---	UTILITY EASEMENT
---	RETAINING WALL
---	BUILDING ENVELOPE
---	MULTI-USE TRAIL
---	LOT SETBACK
---	NATIVE SEEDING
---	EXISTING TREES
---	LOT SCREENING TREES (5 YEARS AFTER PLANTING)
---	LOT SCREENING TREES (EXPECTED SIZE AT MATURITY)

DEVELOPMENT REQUIREMENTS

REQUIREMENT	LOT
TREE REQUIREMENT OF 10 TREES (MIN. 10' HT.)	1-3
BACK DROP TREE SCREENING REQUIREMENT OF 6 TREES (MIN 10' HT.)	1

NOTE:
1. HOMEOWNERS WILL INSTALL THESE TREES AT TIME OF HOME CONSTRUCTION. TREES WILL BE PLANTED ON SLOPES NO GREATER THAN 2:1.

- NOTES:
- HORIZONTAL AND VERTICAL LOCATIONS OF LOT SCREENING ARE ILLUSTRATIVE. FINAL LOCATIONS SHALL BE SUBMITTED AT TIME OF INDIVIDUAL LOT DEVELOPMENT.
 - PER THE DEVELOPMENT REQUIREMENTS IN THE FDP, SPECIFIC LOTS MUST PROVIDE A MINIMUM QUANTITY OF TREES FOR SCREENING PURPOSES.
 - REFER TO THE FDP FOR REQUIREMENTS OF SCREENING LOCATED DOWN SLOPE FROM THE DWELLING. BACKDROP SCREENS SHOULD ADHERE TO THE MINIMUM PLANTED ELEVATION AND MINIMUM TREE HEIGHT AS DEFINED IN THESE PLANS UNLESS ALTERNATIVE IS APPROVED BY THE CITY OF ARVADA.
 - LOT SPECIFIC TREES ARE NOT QUANTIFIED IN PLANT SCHEDULE. SPECIES OF EVERGREEN TREES WILL BE DETERMINED AT TIME OF INDIVIDUAL LOT DEVELOPMENT.
 - BUFFER PLANTINGS ARE REQUIRED TO RESPECT DEFENSIBLE FIRE SPACE REQUIREMENTS. LANDSCAPE PLANS SHALL BE SUBMITTED WITH BUILDING PERMIT APPLICATION, AND REVIEWED FOR DEFENSIBLE FIRE SPACE COMPLIANCE.
 - THE SCHEMATIC LANDSCAPE SCREENS ILLUSTRATED ON THIS PLAN, GRAPHICALLY SHOW A CROWN SPACING APPROPRIATE FOR THE ANTICIPATED SIZE OF A TREE FIVE YEARS AFTER IT IS PLANTED.
 - AS THE VEGETATION FOR REQUIRED LANDSCAPE SCREENS AND OTHER LOT LANDSCAPING MATURES; HOA WILL REQUEST THAT THE FIRE MARSHAL WILL INSPECT DEFENSIBLE FIRE SPACE EVERY 5 YEARS. REGULAR PRUNING OF ALL VEGETATION SHALL BE PERFORMED TO REMOVE DEAD OR DYING BRANCHES, CLEAN UP ANY UNDERSTORY VEGETATION AND LIMBS WITHIN 10' OF THE GROUND, AND TO MAINTAIN APPROPRIATE CROWN SPACE SEPARATION.
 - A 10' SEPARATION MUST BE MAINTAINED BETWEEN ANY UNDERGROUND WET UTILITIES AND EXISTING OR PROPOSED TREES.



CANYON PINES SUBDIVISION FILING NO. 1
REC. # 2017059646

C0811_Logo 6-21-11.jpg

Call 3 business days in advance before you dig, grade, or excavate for the marking of underground member utilities

Outdoor Design Group OGD Logo.jpg

CANYON PINES FILING NO. 2

Arvada, Colorado

Owner:
Section 27, LLC
1480 Humboldt St.
Denver, CO 80218

Final Development
Plan

Issue Dates	Notes:
09-18-14	Conceptual
10-23-14	Client Review
11-11-15	City Submittal
06-27-16	City Submittal
10-05-16	City Submittal
01-18-17	City Submittal
07-20-23	City Submittal

PREPARED UNDER THE
SUPERVISION OF

- FOR REVIEW -
- NOT FOR CONSTRUCTION -

MATTHEW G. CORRIAN
COLORADO RLA #155

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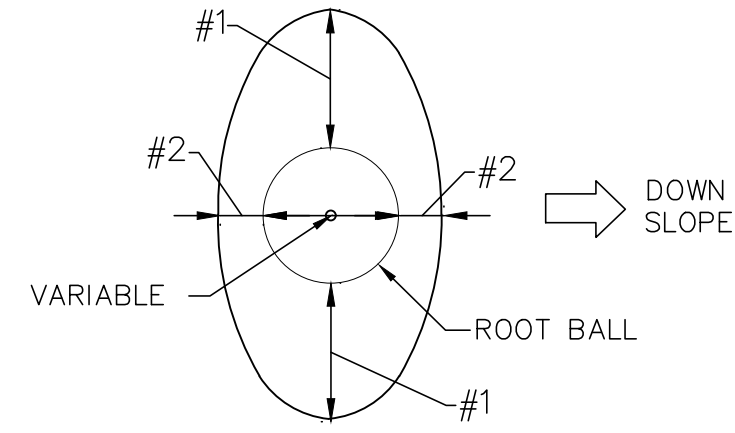
Sheet

L2

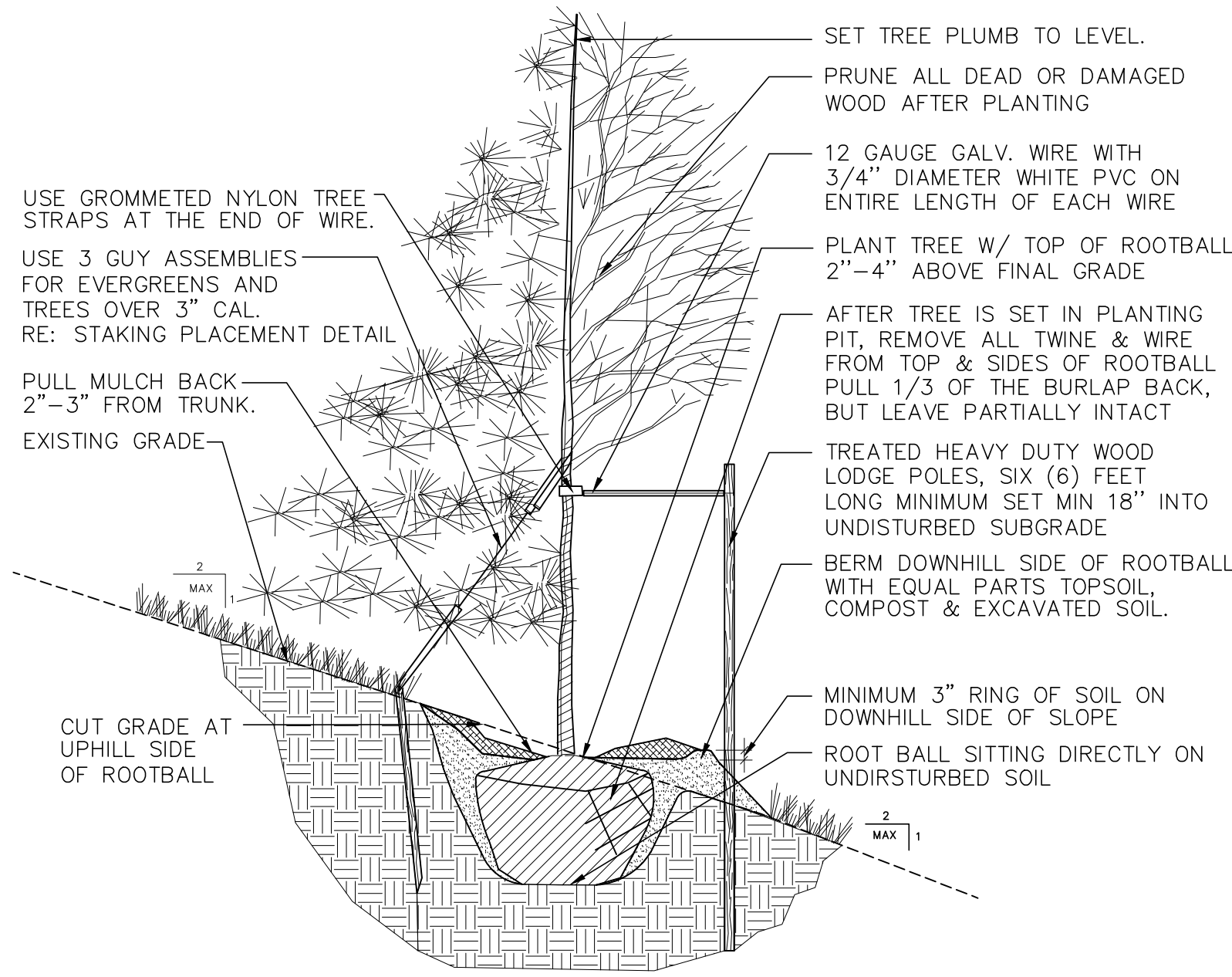
Lot Screening
Enlargement Plan

TREE PLANTING ON SLOPES

N.T.S.



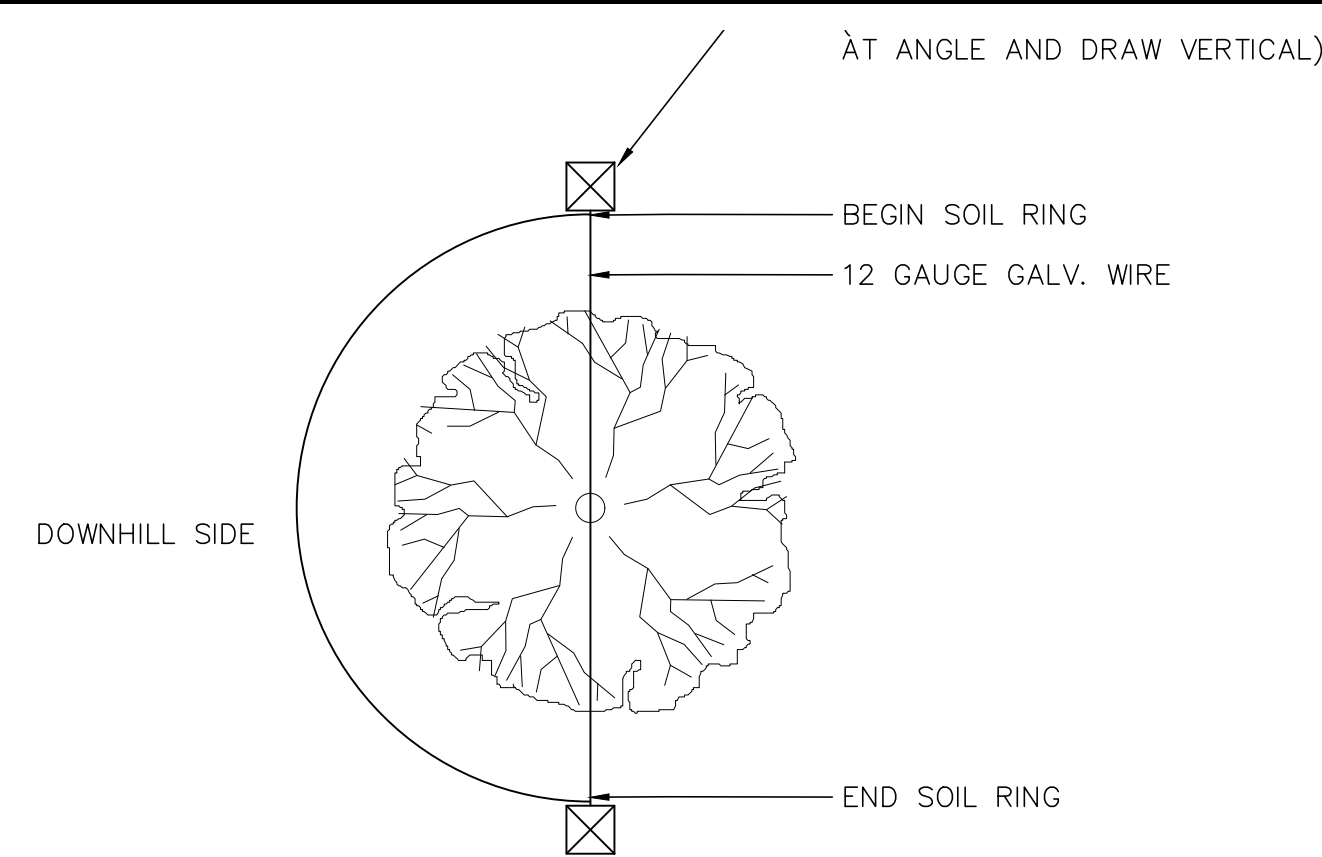
ELONGATED SLOPE PIT
#1=BALL DIAMETER
#2=1/3 BALL DIAMETER



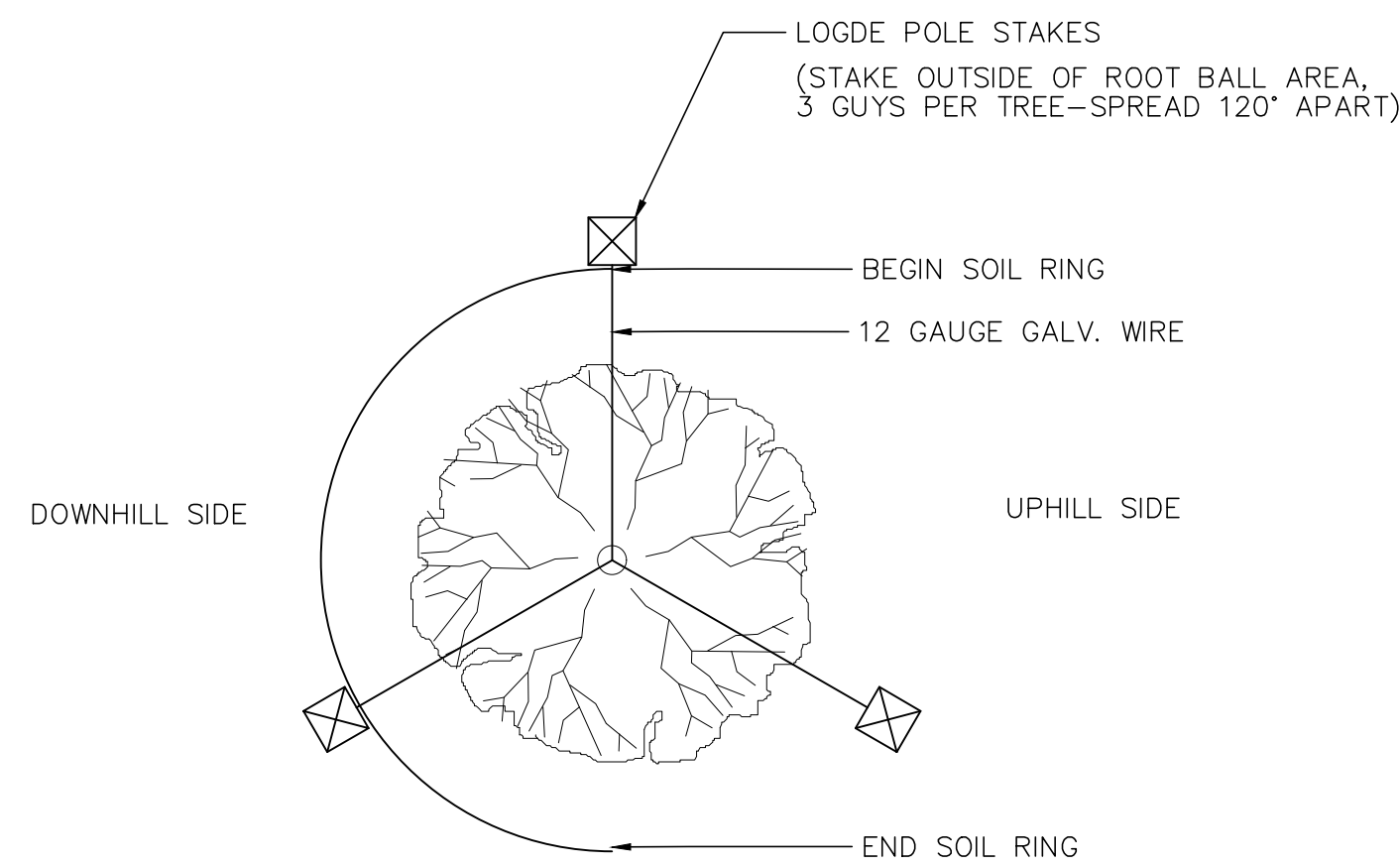
NOTE: THIS INSTALLATION SHALL APPLY TO ALL TREE TYPES AND SIZES PLANTED ON SLOPES STEEPER THAN 4:1. NO TREES SHALL BE PLANTED ON SLOPES 2:1 OR STEEPER.

TREE STAKING PLACMENT DETAIL (SLOPE)

N.T.S.



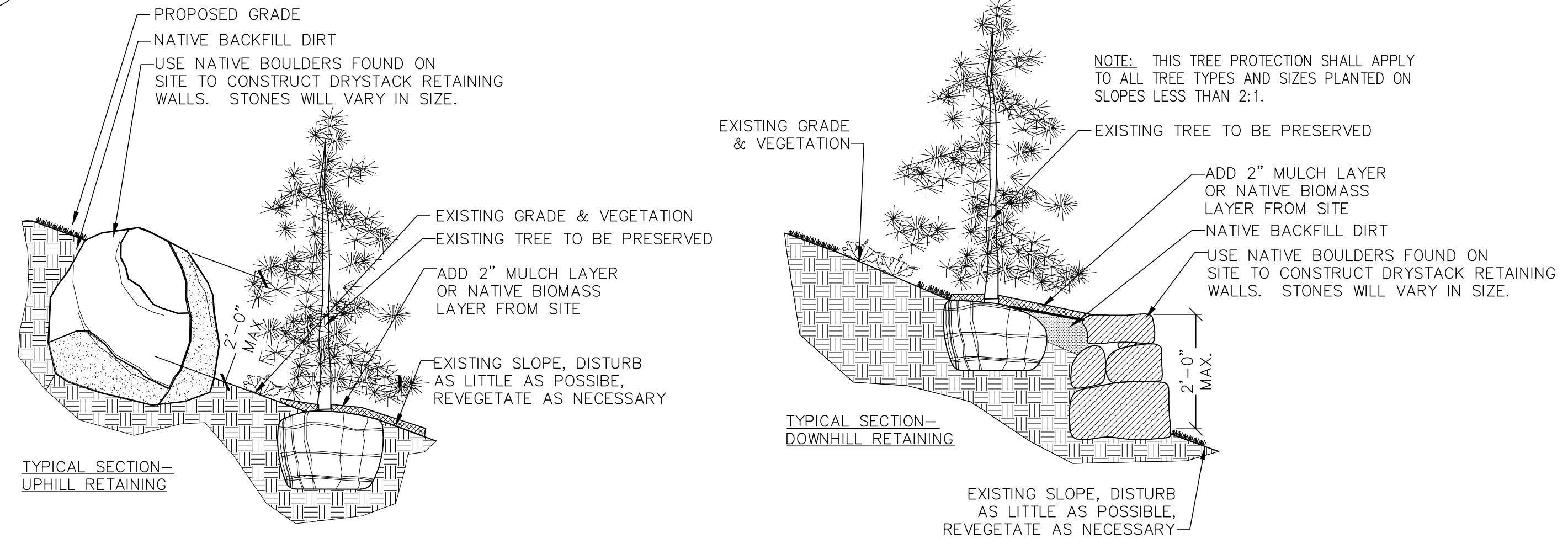
PLAN VIEW, DOUBLE STAKE PLACEMENT



PLAN VIEW, TRIPLE STAKE PLACEMENT

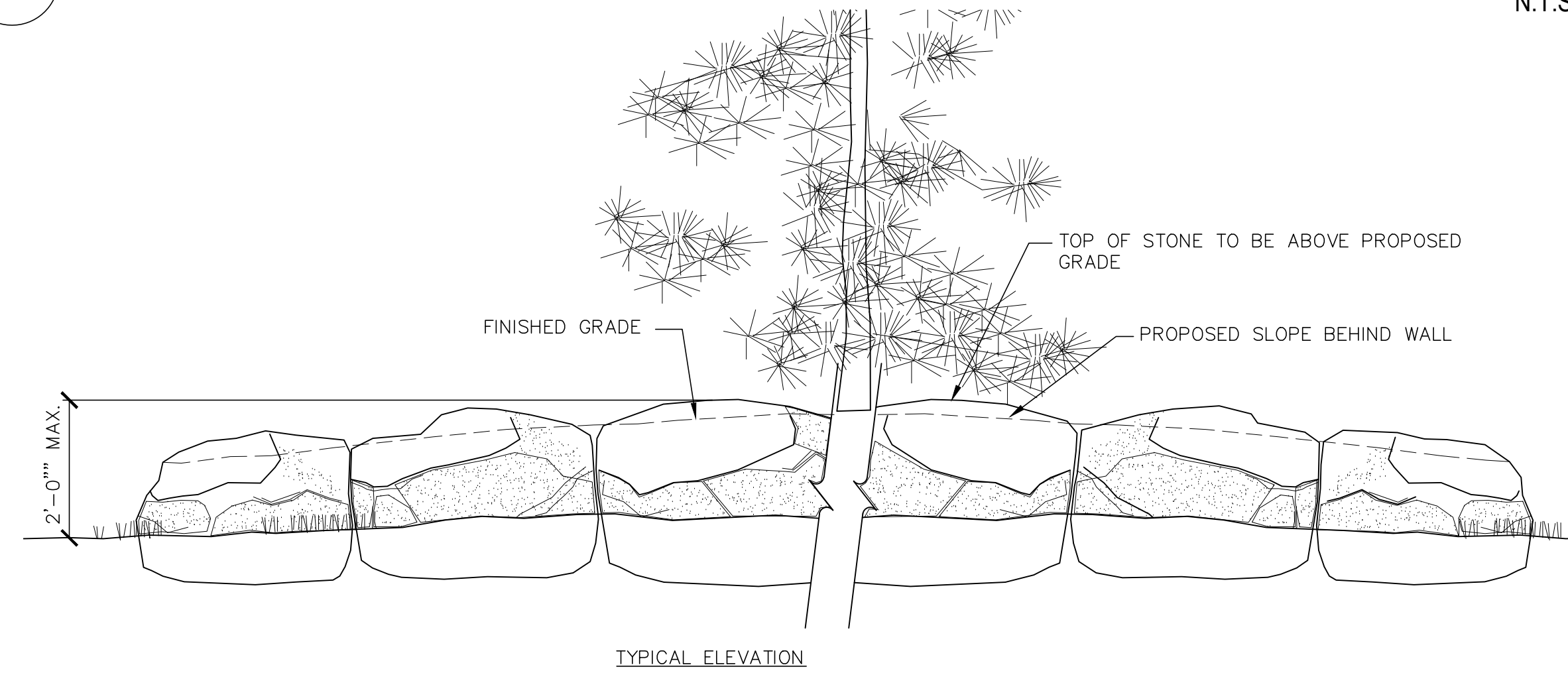
DECIDUOUS & EVERGREEN TREE PRESERVATION - BOULDER RETAINING

N.T.S.



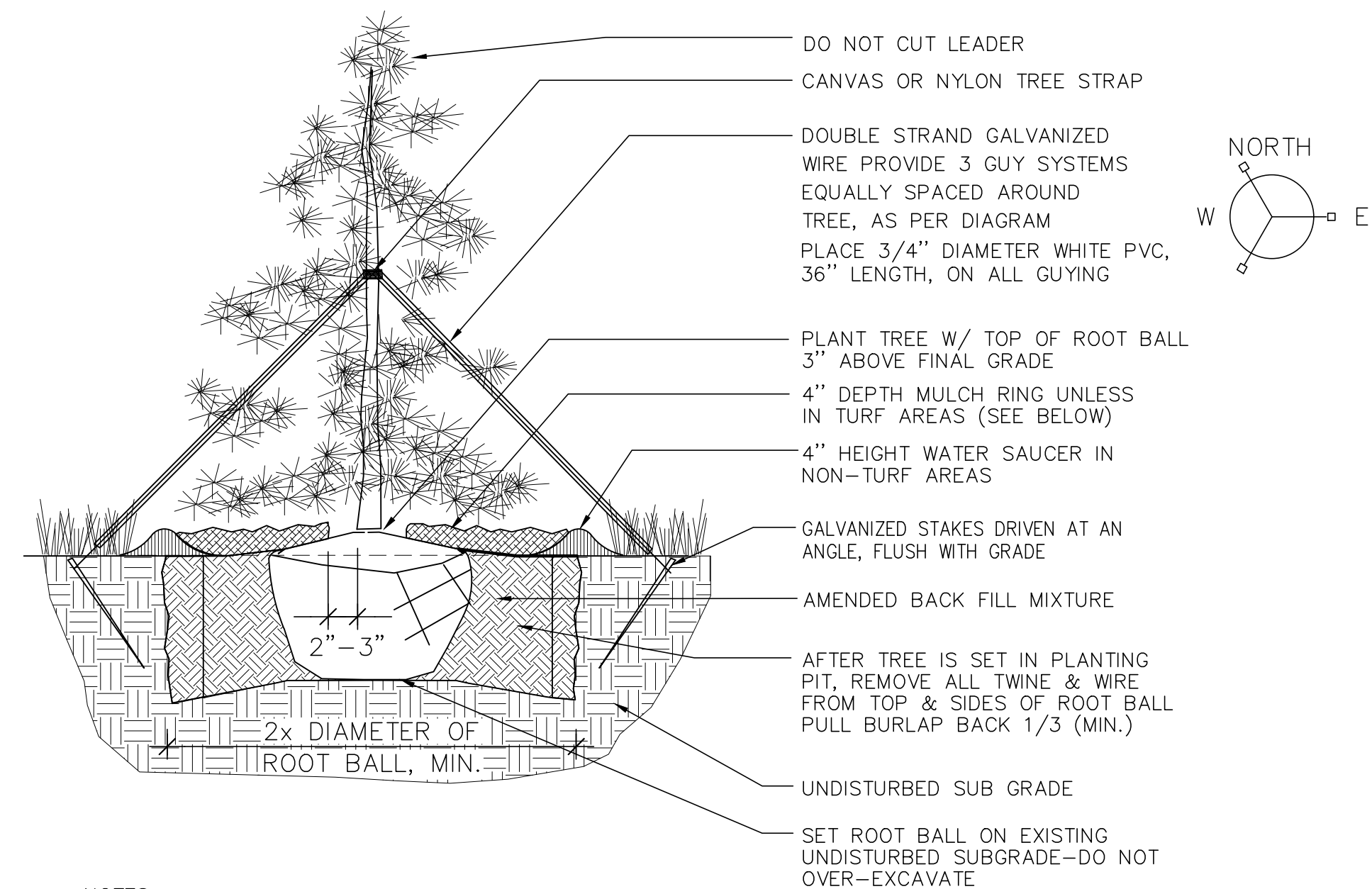
DECIDUOUS & EVERGREEN TREE PROTECTION - BOULDER RETAINING WALL

N.T.S.



EVERGREEN TREE PLANTING

N.T.S.



NOTES:

1. PULL MULCH BACK 2" TO 3" FROM TRUNK OF TREE
2. INSTALL SPECIFIED MULCH TO DRIP LINE OF TREE WHERE PLANTED IN LAWN AREAS. MULCH TO BE 2" DEEP IN LAWN AREAS.
3. DO NOT PROVIDE WATER BASIN IN IRRIGATED LAWN AREAS.

Issue Dates

Date:	Notes:
09-18-14	Conceptual
10-23-14	Client Review
11-11-15	City Submittal
06-27-16	City Submittal
10-05-16	City Submittal
01-18-17	City Submittal

**CANYON PINES FILING NO. 2 - ANNEXATION
NEIGHBORHOOD MEETING SUMMARY No. 2**

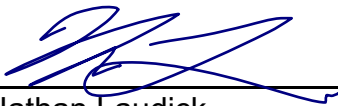
1. Dates and location of all meetings.
 - June 14th, 2023 – 6:00 pm
 - Location: Virtual
2. Content, dates mailed, and number of mailings, including letters, meeting notices, and any other written material.
 - See next sheet for packet sent. 8 mailings made.
3. The number of people that participated in the meetings and names of development team members in attendance and City of Arvada staff in attendance.
 - There were a total of 4 people in attendance with no public attendance.
 - City Staff: Cheryl Drake,
 - Development Team: Terry TenEyck, Nathan Laudick, Chad Ellington
4. A summary of concerns, issues, and problems expressed during the meetings, including:
 - A. The substance of the concerns, issues, and problems.
 - Given no public attendance the meeting was adjourned with no discussions.
 - B. How the Applicant has addressed or intends to address concerns, issues, and problems expressed at the meetings.
 - There is nothing to address from the 2nd meeting.
 - C. Concerns, issues, and problems the Applicant is unwilling or unable to address and why.
 - None.

**CANYON PINES FILING NO. 2 - ANNEXATION
NEIGHBORHOOD MEETING SUMMARY No. 1**

5. Dates and location of all meetings.
 - November 30th, 2022 – 6:00 pm
 - Location: Virtual
6. Content, dates mailed, and number of mailings, including letters, meeting notices, and any other written material.
 - See next sheet for packet sent. 8 mailings made.
7. The number of people that participated in the meetings and names of development team members in attendance and City of Arvada staff in attendance.
 - There were a total of 5 people in attendance.

-
- City Staff: Cheryl Drake,
 - Development Team: Terry TenEyck, Nathan Laudick, Chad Ellington
8. A summary of concerns, issues, and problems expressed during the meetings, including:
- A. The substance of the concerns, issues, and problems.
 - No problems or concerns raised by the public. Cheryl had questions on how utilities would serve the property, where access would be taken from, and commented on the processes needed to complete the annexation, comp plan amendment, plat, etc.
 - B. How the Applicant has addressed or intends to address concerns, issues, and problems expressed at the meetings.
 - We have submitted plans that show how properties will be served by utilities and have access. PUD submitted for zoning. Pre-plat submitted for splitting of parcels and tract that will be dedicated to the City of Arvada.
 - C. Concerns, issues, and problems the Applicant is unwilling or unable to address and why.
 - None.

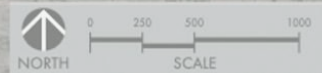
Sincerely,



Nathan Laudick

Canyon Pines Annexations and PUD

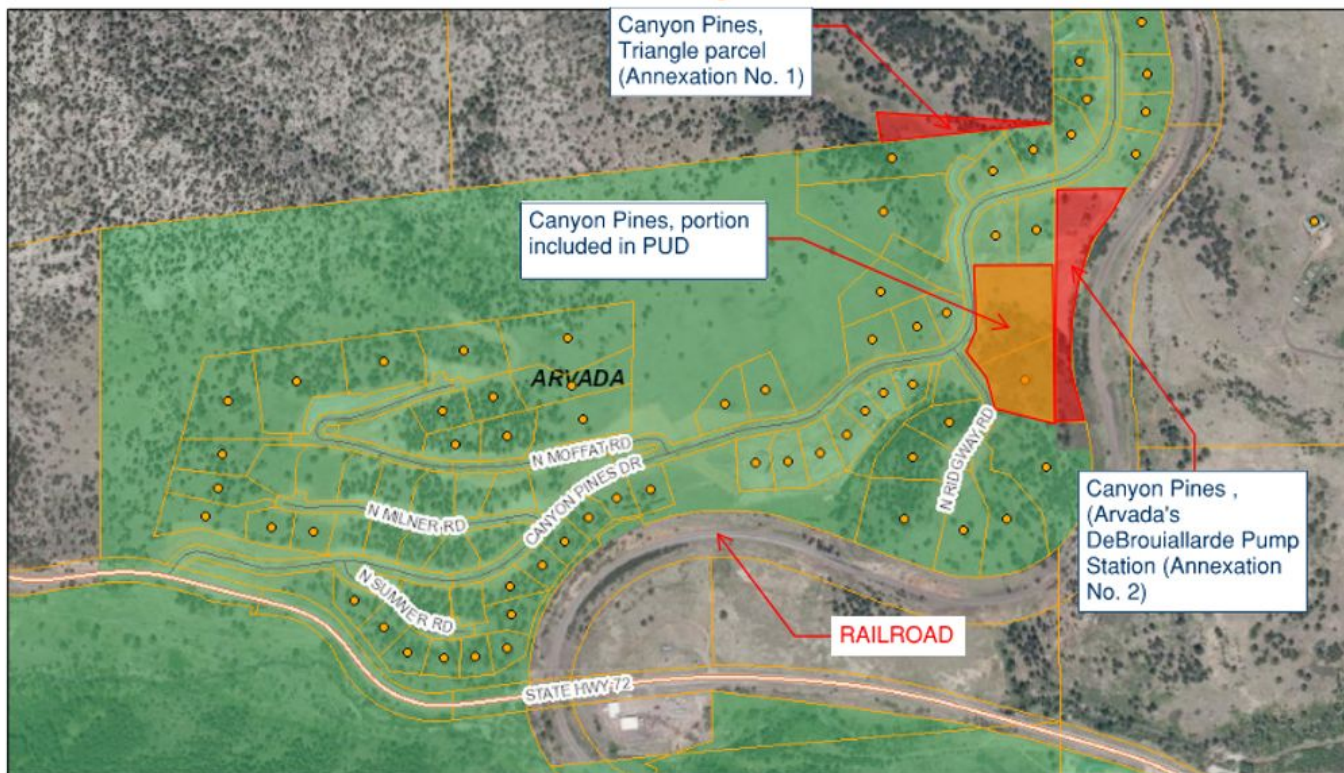
OVERALL SITE PLAN



PROJECT VICINITY MAP

ANNEXATION PARCELS IN RED

PUD Parcels in Orange and Red



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Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Author: ArcGIS Web AppBuilder
Date: 5/30/2023

New City of Arvada Pump Station on Debrouillarde Property.



Debrouillarde Annexation Area



SOUTH 1/4 CORNER SECTION 12 T2S, R71W, 6TH P.M. (FOUND 3 1/4" ALUMINUM CAP STAMPED LS 25064 PER MONUMENT RECORD DATED 12-1-1986)

PLS 26606 (MGL) DID NOT ACCEPT THIS MONUMENT ACCORDING TO MGV REC DATED 10-28-99

PLS 26606 (MGL) DID NOT ACCEPT THIS MONUMENT ACCORDING TO ALTA/ASCM SURVEY DATED 12-28-99

PLS 26606 (MGL) ACCEPTED THIS MONUMENT AS SHOWN ON THE CANYON PINES PLAT DATED 6-8-2017

UNPLATTED
UNINCORPORATED JEFFERSON COUNTY
LAKEWOOD BRICK AND TILE COMPANY
REC. NO. 82069447

POINT OF COMMENCEMENT
SE CORNER SECTION 12 T2S, R71W, 6TH P.M. (FOUND 3 1/4" ALUMINUM CAP STAMPED LS 14057 PER MONUMENT RECORD DATED 12-13-1985)

LOW DENSITY RESIDENTIAL
15179 SQ FT
1.2208 ACRES

TRIANGLE ANNEXATION NO. 1
83.79 SQ FT
1.2308 ACRES

N LINE, N 1/4, SEC. 13
N 83°33'46"E 2605.96'
BASIS OF BEARINGS

CITY OF ARVADA
JEFFERSON CENTER ANNEXATION NO. 15
ORD. NO. 3157 RVN F0962600

CANYON PINES SUBDIVISION
RV 2017059646

CANYON PINES DRIVE
RV 2017059646

POINT OF BEGINNING

N 89°56'25"E
220.00'
PUB
12916 SQ FT
0.2769 ACRES

LOW DENSITY RESIDENTIAL
109,794 SQ FT
2.3205 ACRES

N 89°56'25"E
100.00'

N 89°56'25"E
100.00'

R=748.31'
D=6°37'22"
CH=134'18" 37.67"W
CL=6.53
H=8.53

R=748.31'
D=36°41'36"
CH=108'38" 38.40"W
CL=471.99
H=479.24

CIRCULAR CURVE
R=1101.00' 118'E
C LEN=101.86'
P=100.00'
L=232.52'
Δ=13°48'19"

ARVADA'S
DEMOCRATIC
PARK TRACT
ANNEXATION
21,200 SQ FT
2.7604 ACRES

S 88°56'30"W
127.10'

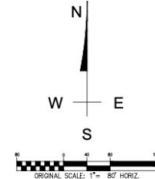
CIRCULAR CURVE
R=1013.11' 118'E
C LEN=101.86'
P=100.00'
L=232.52'
Δ=13°48'19"

UNPLATTED
REC. NO. F0968774

CANYON PINES FILING NO. 2 COMPREHENSIVE PLAN AMENDMENT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 18,
TOWNSHIP 2 SOUTH, RANGE 70 WEST, AND THE
SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 2
SOUTH, RANGE 71 WEST OF THE SIXTH PRINCIPAL
MERIDIAN, CITY OF ARVADA, COUNTY OF JEFFERSON,
STATE OF COLORADO
SHEET 5 OF 5

- COMPREHENSIVE PLAN
AMENDMENT AREA - PUB.
PUBLIC/QUAS-PUBLIC
- COMPREHENSIVE PLAN
AMENDMENT AREA - LOW
DENSITY RESIDENTIAL
- EXISTING LOW DENSITY
RESIDENTIAL DESIGNATION IN
CURRENTLY COMPREHENSIVE
PLAN MAP



SCALE - 1" = 80'

BASIS OF BEARINGS IS THE EAST LINE OF THE
NORTHEAST QUARTER OF SECTION 13, BEING S00°28'42"E,
AND MONUMENTED AS SHOWN.

APPLICANT
SECTION 27, LLC
1480 HUMBOLDT ST.
DENVER, CO 80218

LAND PLANNER
LAUDICK & LAUDICK
ENGINEERING, LLC
6324 XAVIER CT.
ARVADA, CO 80003

LAUDICK & LAUDICK
Civil Engineering Services

SOUTH 1/4 CORNER SECTION 12 T2S,
R71W, 6TH P.M. (FOUND 3 1/4"
ALUMINUM CAP STAMPED LS 22564 PER
MONUMENT RECORD DATED 12-1-1986)

PLS 26606 (VIGIL) DID NOT ACCEPT
THIS MONUMENT ACCORDING TO MON
REC DATED 10-28-99

PLS 26606 (VIGIL) DID NOT ACCEPT
THIS MONUMENT ACCORDING TO
ALTA/ASCM SURVEY DATED 12-26-99

PLS 26606 (VIGIL) ACCEPTED THIS
MONUMENT AS SHOWN
ON THE CANYON PINES PLAT DATED
6-2-2017

UNPLATTED
UNINCORPORATED JEFFERSON COUNTY
LAKEWOOD BRICK AND TILE COMPANY
REC. NO. 82069447

POINT OF COMMENCEMENT
SE CORNER SECTION 12 T2S,
R71W, 6TH P.M. FOUND 3
1/4" ALUMINUM CAP STAMPED
LS 14057 PER MONUMENT
RECORD DATED 12-13-1985)

N LINE, NE 1/4, SEC. 13
N83°33'46"E 2605.96'
BASIS OF BEARINGS

CITY OF ASHVAOR
JEFFERSON CENTER ANNEXATION NO.
ORD. NO. 3257 HN 10662800

GANYON PINES SUBDIVISION
RN 2017058646

10/10

CANYON
RN 201705946

11

11



11

EAST 1/4 CORNER SECTION 13
T2S, R71W, 6TH P.M., FOUND 3
1/4" ALUMINUM CAP STAMPED
14057, PER MONUMENT RECORD
DATED 2-17-14

UNPLATTED
REC. NO. F0968774

CANYON PINES FILING NO. 2
ZONING BOUNDARIES

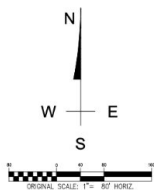
LOCATED IN THE NORTHWEST QUARTER OF SECTION 18,
TOWNSHIP 2 SOUTH, RANGE 70 WEST, AND THE
SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 2
SOUTH, RANGE 71 WEST OF THE SIXTH PRINCIPAL
MERIDIAN, CITY OF ARVADA, COUNTY OF JEFFERSON,
STATE OF COLORADO

SHEET 4 OF 4

OPEN SPACE REZONING AREA

PUD REZONING AREAS

CANYON PINES SUBDIVISION
REC. # 2017059646
ALL EXISTING EASEMENTS
UNDER REC. # 2017059646
UNLESS OTHERWISE NOTED



SCALE - 1" = 80'

BASIS OF BEARINGS IS THE EAST LINE OF THE
NORTHEAST QUARTER OF SECTION 13, BEING S00°28'42"E,
AND MONUMENTED AS SHOWN.

APPLICANT
SECTION 27, LLC
1480 HUMBOLDT ST.
DENVER, CO 80218

LAND PLANNER
LAUDICK & LAUDICK
ENGINEERING, LLC
6324 XAVIER CT.
ARVADA, CO 80003

LAUDICK & LAUDICK
Civil Engineering Services

SOUTH 1/4 CORNER SECTION 12 T2S,
R71W, 6TH P.M. FOUND 1 1/4"
ALUMINUM CAP STAMPED LS 22564 PER
MONUMENT RECORD DATED 12-1-1986)

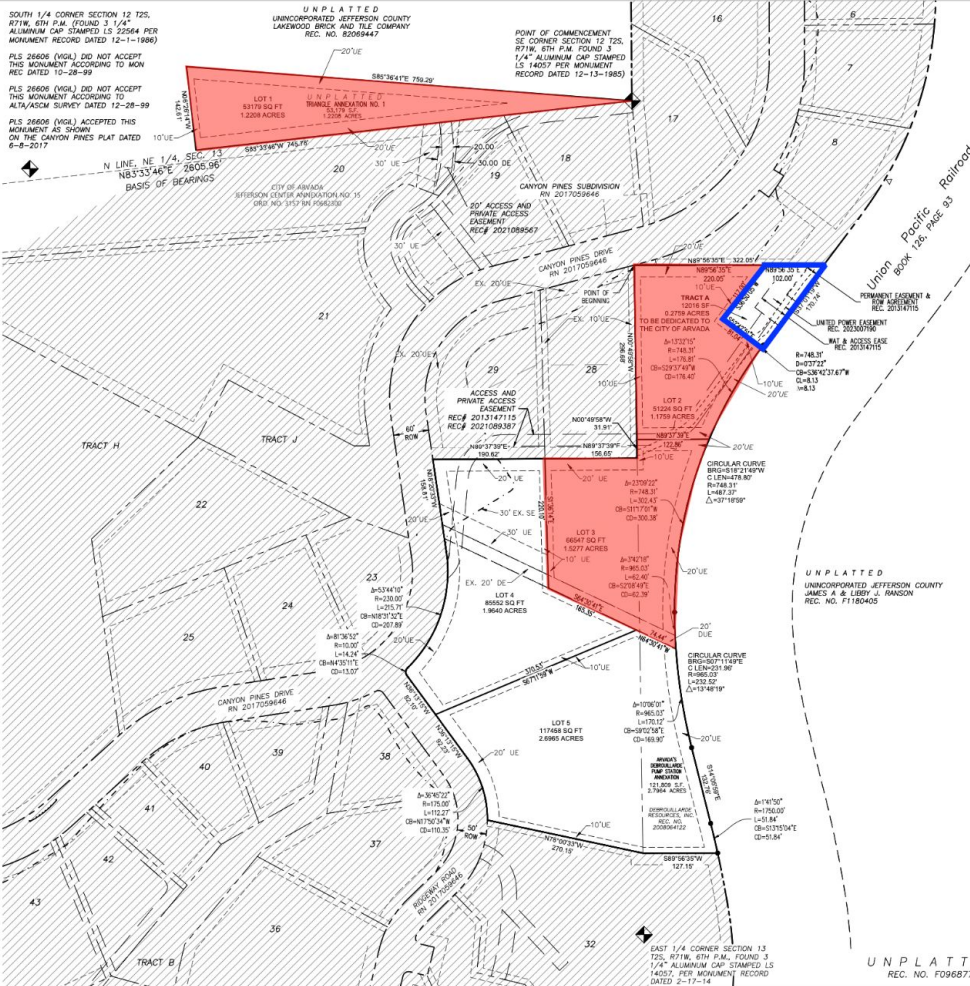
PLS 2606 (HGL) DID NOT ACCEPT
THIS MONUMENT ACCORDING TO MON
REC DATED 10-28-99

PLS 2606 (HGL) DID NOT ACCEPT
THIS MONUMENT ACCORDING TO
ALTA/ASCM SURVEY DATED 12-28-99

PLS 2606 (HGL) ACCEPTED THIS
MONUMENT AS SHOWN
ON THE CANYON PINES PLAT DATED
6-6-2017

UNPLATTED
UNINCORPORATED JEFFERSON COUNTY
LAKEWOOD BRICK AND TILE COMPANY
REC. NO. E020047

POINT OF COMMENCEMENT
SE CORNER SECTION 12 T2S,
R71W, 6TH P.M. FOUND 3
1/4" ALUMINUM CAP STAMPED
LS 14037 PER MONUMENT
RECORD DATED 12-13-1985)

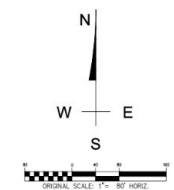


CANYON PINES FILING NO. 2

PARCELS OF LAND LOCATED IN THE
NORTHWEST QUARTER OF SECTION 18,
TOWNSHIP 2 SOUTH, RANGE 70 WEST, THE
SOUTHEAST QUARTER OF SECTION 12, AND
LOTS 30 & 31, CANYON PINES SUBDIVISION,
TOWNSHIP 2 SOUTH, RANGE 71 WEST OF THE
SIXTH PRINCIPAL MERIDIAN, CITY OF ARVADA,
COUNTY OF JEFFERSON, STATE OF COLORADO
SHEET 2 OF 2

SYMBOL LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- - - - - EDGE OF PAVEMENT
- - - - - CENTERLINE
- - - - - LOT LINE
- - - - - UTILITY EASEMENT
- - - - - RETAINING WALL
- - - - - SLOPE EASEMENT
- △ RANGE POINTS PER C.R.S.
NAD-83 PARADIGM HAS AND
RANGE POINTS BY CITY OF
ARVADA LAND DEVELOPMENT
CODE.
- UNPLATTED
UNINCORPORATED JEFFERSON COUNTY
LAKEWOOD BRICK AND TILE COMPANY
REC. NO. E020047
- ALL EXISTING EASEMENTS
UNDER REC. # 201705846
UNLESS OTHERWISE NOTED.
- EX - EXISTING
- AUE - PROPOSED ACCESS & UTILITY EASEMENT
- AE - PROPOSED ACCESS EASEMENT
- DE - PROPOSED DRAINAGE EASEMENT
- SE - PROPOSED SLOPE EASEMENT
- UE - PROPOSED UTILITY EASEMENT
- PAE - PRIVATE ACCESS AND UTILITY EASEMENT
- PAE - PRIVATE ACCESS EASEMENT
- DE - DRAINAGE EASEMENT
- DUE - DRAINAGE AND UTILITY EASEMENT



BASIS OF BEARINGS IS THE EAST LINE OF THE
NORTHWEST QUARTER OF SECTION 13, BEING 500°28'42\"/>

APPLICANT
SECTION 27, LLC
1480 HUMBOLDT ST.
DENVER, CO 80218

LAND PLANNER
LAUDICK & LAUDICK
ENGINEERING, LLC
6324 XAVIER CT.
ARVADA, CO 80003

SURVEY 303 LLC
LAND SURVEYING
3580 17TH DR. ARVADA CO. 80002 • 303 514 3668 • SURVEY303@GMAIL.COM
DATE: 01-08-2023 REVISED: SCALE: 1" = 80'

UNPLATTED
REC. NO. F0968774

EAST 1/4 CORNER SECTION 13
T2S, R71W, 6TH P.M. FOUND 3
1/4" ALUMINUM CAP STAMPED LS
14037 PER MONUMENT RECORD
DATED 2-17-14

Thank You!
Questions?





REPORT TO PLANNING COMMISSION

AGENDA ITEM
9.A.

TO: PLANNING COMMISSION

DATE: November 21, 2023

SUBJECT: Introduction of the new Director of Community and Economic Development, Jessica Garner

Report in Brief

MOTION:

MOVED BY: _____

That DA2020-0102, NAME OF CASE and LOCATION, be recommended to City Council for (approval subject to the condition stated in the Staff Report, Item ___, Page ___) (denial).

This motion is based on the findings of fact and approval criteria on Page(s) ___ of the Staff Report.

This motion is based on the following findings of fact for denial: (Recite approval criteria you believe the evidence fails to satisfy and your reasons).

YES _____ NO _____ ABSENT _____

Prepared by:

Josie Suk, Development Systems and Administrative Manager

Reviewed by:

Approved by:

Josie Suk, Development Systems and Administrative Manager

Emily Grogg, Senior Assistant City Attorney

Rob Smetana, Planning Manager

Jessica Garner, Director of Community and Economic Development

Gail Walker, Legal Specialist-Contracts

Rachel Morris, City Attorney

Lorie Gillis, City Manager

Enclosure, exhibits & attachments required to support the report