

City of Arvada

Planning Commission Agenda

NOVEMBER 12, 2024
CITY COUNCIL CHAMBERS
Regular Business

Commission Members:

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

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. Approval of September 17, 2024 Meeting Minutes
5. GENERAL BUSINESS
6. REPORTS
7. PETITIONS & COMMUNICATIONS
8. PUBLIC HEARINGS

- A. A Major Modification from LDC Section 2-1-3-3(A) for the Purposes of Modifying Lot Widths and Setbacks at 7399 Carr Street.
- B. Annexation of a Section of 64th Avenue Right-of-Way generally located at 15812 West 64th Ave
- C. Luxelocker, a 8.397 acre lot generally located at Lot 1, Block 2 Candelas 93-72 South Filing No. 1 (Southwest corner of State Highway 72 and Liberty Canyon Lane)
 - 1. PUD Development Plan for Luxelocker located at Lot 1, Block 2 Candelas 93-72 South Filing No. 1 (Southwest corner of State Highway 72 and Liberty Canyon Lane)
 - 2. Major Subdivision Preliminary Plat for Luxelocker located at Lot 1, Block 2 Candelas 93-72 South Filing No. 1 (Southwest corner of State Highway 72 and Liberty Canyon Lane)

9. OTHER ITEMS

- A. Planning Commission Schedule and Possible Day Change

10. ADJOURN



SUMMARY MINUTES OF PLANNING COMMISSION ACTION HELD

September 17, 2024

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 6:17 P.M.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL OF MEMBERS

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

THOSE ABSENT

None

ALSO PRESENT: Jessica Garner, Director of Community and Economic Development; Rob Smetana, City Planning Manager; Emily Grogg, Sr. Ass't. City Attorney; Josie Suk, Development Systems and Administrative Manager; Emiley Yoshihara, Civil Engineer II; Jake Moyer, Stormwater Administrator; Jeremiah Bebo, Sr. Planner; Heidi Van Gieson, Development Technician I; Dixielee Rodriguez, Recording Secretary.

4. APPROVAL OF MINUTES

June 18, 2024. The minutes stand approved as printed.

5. GENERAL BUSINESS

None

6. REPORTS

None

7. PUBLIC COMMENT

There was no one wishing to speak. (This is for Items NOT on the Agenda) Public Comment was closed.

8. PUBLIC HEARINGS

8.A. Major Comprehensive Plan Amendment for 6800 Kilmer RV Storage, a 14.01 acre parcel, addressed as 6800 Kilmer St. and located at the terminus of West 68th Avenue just west of Indiana Street.

Before beginning the hearing, Mr. Griffith made a statement explaining what the Planning Commission would be voting on. And that it is a recommendation to the City Council and just a part of the process.

Emily Grogg explained that the Planning Commission only has authority to determine the Comp Plan amendment. She explained what that meant and the remaining opportunities for public involvement if the project progresses. She reiterates what Mr. Griffith stated.

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

Mr. Griffith opened the public hearing.

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

Mr. Bebo stated that publication in the newspaper was required and posting log and mailing affidavit for the noticing requirements were in order.

Mr. Griffith asked are there any additions or corrections to the Staff Report?

Mr. Bebo stated Yes there are corrections to the Staff Report. two corrections on page 7-"Ay" to "any" - then "slop" to "slope" and added the neighborhood meeting summary to the staff report.

Ms. Grogg stated that all public comment that has been received has been provided to the Planning Commissioners which included the prior public comment from 2021.

Mr. Griffith stated the following items have been submitted and will be made a part of the permanent record, publication notice, posting notice, mailing notice and affidavit, and public comment to include complete email chains between staff and public.

Mr. Griffith asked Mr. Bebo to introduce the project.

Mr. Bebo introduced the project. Norris Design requests approval of a Major Comprehensive Plan Amendment from mixed use to office/industrial to match the IL (Industrial, Light) zoning that is already in place. Subject property is about 14 acres in size located West 68th Avenue just west of Indiana Street and is currently undeveloped. The Applicant has submitted a site plan amendment and Staff conducted historical research to understand the planned future land uses for the site based on past Arvada Comprehensive Plans. Arvada's first Comprehensive Plan was adopted in 1964 and designated this site as Low-Density Residential. In 1973, the land use designation was changed to Industrial Office Park. However, in 2005, the land use designation was changed to Mixed Use – Residential Emphasis and remains as such. In May of 2020, the property was rezoned to IL as part of the larger Arvada Land Development Code (LDC) Update and citywide rezoning. Concurrently, a Comprehensive Plan Update was approved in order to align the new zone districts with the Comprehensive Plan. The land use designation of the subject property was not revised as part of this update, which resulted in the continued conflict. December 2021, a similar application for an RV storage with a higher number of RV parking spaces was proposed, Ultimately that application was withdrawn. Current application that has

been submitted has a reduced number of RV parking spaces and removed the need for any Major Modifications. With the administrative review for the site plan and minor subdivision plat the volunteer clean up application, along with any environment clean up review will be required to follow CDPHE (Colorado Department of Public Health and Environment). Staff took into consideration the following: transportation, surrounding land uses, access, and natural features of the site. Areas around this site are zoned light industrial. Staff recommends approval of the Comprehensive Plan Amendment.

Applicant - Eva Mather with Norris Design - not a resident of Arvada. Describes the location and where the Ralston Creek Trail borders the site, Geos and West Woods Mesa to the north. Forest Springs and Croke Canal to the south. Industrial developments to the east and Westwoods golf course to the west. Existing constraints make a multi-modal interconnected street layout with public plazas and pedestrian-oriented design makes it incredibly difficult to achieve. Mass transit in this area is scarce. There are easements and open space requirements on the north that cannot be changed. Site is surrounded by natural features and is only accessible by one road through an industrial park which makes the site an "island". The property is a former landfill site. Costs to build single-family homes would be too high or infeasible. Applicant agrees to dedicate a public access easement for the Ralston Creek Trail and clean up the environmental conditions.

PUBLIC COMMENT

The public input portion of the hearing was opened.

Mr. Griffith opened the hearing for comments from the public.

IN FAVOR

Alisha Svaldi - Unincorporated resident but owns a building and has business in this area that is light industrial. Has been there since '98. Her company is the manufacturer for AeroSpace. Has big semi's coming through this area to her business. Currently it doesn't bother anyone because there is no one around except for this property. Feels it should be changed to industrial/office. Does not want it to have Residential in this area. Having the RV's storage down that road would be best use for this property. You do not want kids riding around this area. Would like our businesses to be protected. This would be the best use for this property.

IN OPPOSITION

Elaine Fitzsgerald - Resident of Arvada, She lives on the south border of the site. Three things she disagrees with, minimum impact surrounding areas, she strongly disagrees, developer stated only 7 houses would be impacted. She is one of the 7 and stated that she is offended that she doesn't count. Compatibility with the surrounding area, come by and see if you think this is compatible with the area. Public welfare, RV spewing pollution, light pollution, trash and graffiti. She asked that they do not change it.

David Soucie - Resident of Arvada, Been in Arvada since 6th grade, he has done several developments and two large projects. He thinks that the comp plan is developed by and for the people of Arvada. This is the intent for the development of Arvada. Now the city is saying it's wrong and wants to change it. Shows a picture of where his home is. That he had owls that live

in a large tree behind his home. What has been conveniently left out is that there is wild life there, which is compatible with mixed use residential. There are other options with this property. Perhaps mixed use is not the right thing but Industrial light is not the right one. And it is the developers responsibility not the City's.

Ed Yovak - Resident of Arvada speaking for Rainier Gerbatsch lives in Geos (currently out of town). Size of RV storage is outside the boundaries of the area of the classification of IL (industrial light). The city staff seeks the approval even though the developer has failed to submit a complete and concise plan. Over the last 40 years 3 separate Geotechnical Engineers have issued warnings not to develop this site unless there is full remediation of this site. To ensure safety and responsible development, it is centered on minimizing cost while not ignoring these geological warnings. There have been detailed reports that have been documented and submitted in public comments.

Eric Mathys - Resident of Arvada, also representing comments of someone (did not give name) that could not be present for the meeting. There are 7 listed approval criteria to consider, he is addressing item 6 and 7 of the criteria listed. Item 6 - The land was a landfill and with proper remediation it can be used for residential purposes and can be made safe. Higher cost remediation is recommended for all type development. Lower cost alternatives can be considered but if the developer decides to do this they are responsible for the higher risk of failure and high level of continued maintenance. This creates more potential environmental exposure. Item 7 - Applicants' response states this will be consistent with public welfare and goals of the surrounding area. Site improvements are on private property and no improvements for water, sewer and electricity. Approved improvements are to the regulated improvements like lights and landscape for the project. Gravel parking lot will create a blighted site and dust, emission problems and other environmental concerns. If the developer is not willing to ensure the safety of the surrounding residents the city should not be allowed this proposal for this site.

Debra Gander - Resident of Arvada - Also represents a group of people too. Asking the PC commissioners to not approve the comp plan amendment. Developer stated the proposed development will be an extension of the industrial area already there. This use may be compatible with the property on the east side of the property. It is not compatible with neighborhoods to the north, west and south of the site. With access to Ralston creek and trail this is ideal for residential and small commercial use. If the developer is not willing to invest in this property to ensure the safety of the site the city should not approve their application. Project is avoiding improvements that are needed in many areas. Given the legacy of the environmental contamination of the site, any proposal of the site should go to public hearing, not administrative process hidden from public view.

Rich Bohling - Resident of Arvada. no reason for the Planning Commission to amend the comp plan for a single parcel to facilitate a property owners still incomplete proposal. Regarding item #1- doubtful it can be developed without remediation. The landowner is unwilling to spend the money for remediation. Changing the comp plan to industrial/office does not lessen the enormous process of the site. This cannot ignore the problems of the site. The geo report back in 91' it says the area should not be developed for commercial or residential on the site.

Sharon McCarthy - Resident of Arvada - Speaking for a group of people - Forest Springs. West side of town located in unincorporated Jeffco there are already 2 RV storage lots. There is a 3rd parcel on 72 there are RV's parked in the back. On the east side there are 3 RV storage lots located in IG, and are in industrial, not in residential area. In the LDC 5-1-6-3- b2 defines what

this means. A RV storage lot near the surrounding residential area will create an unsafe area and create hazards to the residents.

Rick Simms - Resident of Arvada - Lives in Forest Springs area - Believes the comp plan should not be amended. Current comp plan goes with the current surrounding area. There is no reason to amend the comp plan of specific use or facilitate a owners land use proposal and cannot be developed without complete remediation to the site. Just recently Jeffco's planning commission reviewed a proposal off Indiana and candelas was denied. Feels it is not compatible. Land use runs with the land not the owner. Urge you to look at what serves the people of Arvada and to deny this request.

Jay Smolen - Resident of Arvada- shows a picture on the overhead projector. He does not approve of the rezoning of the plan. How deep is the layer of garbage at this site? How deep do they have to dig for redevelopment of this site? Rezoning could affect air quality and water in Croke Creek and Ralston creek. Disrupt the wildlife in the area. The rezoning should be thought through before it is approved.

Emily Grogg spoke up to make some legal clarification about Rezoning. Tonight is about a Comprehensive Plan amendment. This developer already has the correct rezoning. This is only for the Comprehensive Plan Amendment. Rezoning is very different from what we are dealing with tonight.

APPLICANT REBUTTAL

Kevin Saylor - Not a resident - Works for Terracon - Working on the environment aspects of the project. Will address concerns with the streambank and in communication with Mile High Flood District. Concerning all environment items, they are working with CDPHE (Colorado Department of Public Health and Environment), and have an approved plan for that. When the project is under development it will be under full oversight of an Environmental Field Professional.

Ms. Mather stated doesn't like to be accused of avoiding things. Had Kevin speak on the environment items. She felt that she addressed the comments from the public in her presentation already. Reiterating on Alisha's comment about this being an extension of the industrial and the heavy industrial fleet that exists. Feels kids living and playing on a street that does not have sidewalks usually don't go together. There are no streets to extend to. Only one way in and out. When a comp plan amendment may not happen regularly but it does happen. It just happened not too long ago for the Taphouse down the road.

QUESTIONS FROM THE COMMISSION

Mr. Hannan asked the following question to staff: Is the comp plan a vision and long range plan for implementation and legally enforceable?

Ms Grogg stated: Correct, there is no legal requirement for properties to be in compliance with the comp plan. This is the guiding document for new development. The LDC is what is codified and law.

Mr. Hannan asked if there are other instances where there is this kind of disconnect with the comp plan and Land Development Code.

Mr. Bebo stated that it is not super common but yes there are other areas where we have conflicts between the comp plan and zoning or vice versa.

Ms. Grogg stated that one of the criterias in the LDC for the site plan states that it must meet Comp Plan.

Mr. Hannan asked when the site plan is developed will it be looked at administratively and can it be called up by City Council to be reviewed at any time?

Mr. Bebo stated that a site plan can be reviewed and approved administratively. If the project is approved or denied by staff, it can be called up by the City Council.

Mr. Hannan stated the environmental condition is concerning to him. What is the city's role?

Mr. Bebo stated we defer environmental issues to (CDPHE) Colorado Department of Public Health and Environment. As we don't have our own environment department.

Ms. Grogg stated legally we do not have any authority to overrule CDPHE. We have to follow state law. We do not have the required personnel on staff.

Mr. Hannan asked about the 2020 LDC review. Was there any discussion about this property at that point?

Mr. Bebo stated No, this property was not singularly identified and reviewed. There is a history of this property changing over time in the comp plan but was industrial for a very long period of time. Unsure why it was changed to Mixed Use - Residential in 2005.

Mr. Gay asked, does this meet the criteria for infill development?

Mr. Bebo stated it is a little challenging, it is one of the last remaining undeveloped parcels in the city and is surrounded by development on all sides which make it infill. However, this is larger property than what is typically seen in infill development in Arvada.

Mr. Gay asked if the Comp Plan Amendment is a precursor to a site plan discussion? And when that happens is that internal or goes to a public hearing or administrative?

Mr. Bebo stated that it would be approved or denied by city staff and would not come before the Planning Commission. But can be called up by the City Council and then a public hearing would be held on that.

Ms. Grogg stated that if the Planning Commission decides to deny the Comp Plan Amendment the applicant can go forward with the Site Plan because they do have the zoning. That is where as stated before, it would be missing the criteria that is looked at by staff. Final decision would be made by the Director. If the administrative decision is made then the City Council can call up and public comment could be made again at that time.

Mr. Gay asked criteria #2 - What was the logic that was used to not count the north and south borders of the parcel the same as the east when analyzing compatibility?

Mr. Bebo stated he felt it was more compatible to what is to the east based on the utilization of access with the existing Industrial area to the east. He also discussed how the presence of the

Ralston Creek and Croke Canal act as natural buffers to the neighborhoods to the north and south. making this site integrate more with the industrial to the east.

Mr. Gay asked about criteria #7 - Is there a public benefit for industrial uses versus residential uses on this site? Is this anecdotal or actual data that shows this?

Mr. Bebo stated that Staff believes that prohibiting residential uses on this property is in the interest of public welfare due to the existing conditions of the site, access limitations, and the presence of light and heavy industrial uses along West 68th Avenue. If residential was built on the site, they would have to drive, walk and bike through industrial uses which also have heavy truck traffic.

Ms. Grogg stated that there is not a definition to "public welfare" in the Comprehensive Plan. Staff did their best on interpreting that criterion.

Mr. Magee asked that no matter what the Planning Commission decides the City Council can make whatever decision they please in their discussion and hearing comments from the public.

Ms. Grogg stated that is correct, the City Council can make their own decisions on this and does not have to follow what Planning Commission recommendation. We have decided to follow the path that allows the most public input.

Mr. Magee asked about the zoning which is industrial light in the Land Development Code, has been this since the early 80's changed in 2020 pud industrial to current industrial light. Then land use designation from '73 - '05 it was industrial office and not sure why it was changed to its current use.

Mr Bebo responded that is correct.

Mr. Magee asked the applicant about the clean up on this development. No matter what you pursue on this site you will need to follow the guidance by the State department?

Mr. Saylor stated yes they have to follow CDPHE guidance and if they have to they will amend their plan.

Mr. Magee asked if they will get different guidance depending on what development they do?

Mr. Saylor stated if the project changes they could be looking at institution controls or engineering controls.

Mr. Magee asked if the embankment improvement for protection is it voluntary or required?

Mr. Saylor stated the program administrator wanted to see some improvements in their plan.

Mr. Figliolino asked staff the Industrial Light definition in the LDC, does not say outdoor storage or RV. Is this allowed under IL?

Mr. Bebo stated that there are general zoning statements that are not intended to capture all uses. We have the use tables that are within chapter 3 showing the uses in detail what can be used. These are intent statements not the bread and butter of the use.

Mr. Knapp asked for clarification about page 9 #7 of the staff report. That this project does comply and promote public health and welfare. What other uses can be constructed at this site?

Mr. Bebo stated That is part of the problem, we have other permitted uses that can go under the current IL zoning district. Give examples of these. If rezoning to Mixed use, it would be forced to a higher density residential in this area primarily townhomes, small lot single family dwellings, condo or apartments..Which brings up the issue with transportation is this area.

Mr. Aljinovich stated thank you to all that spoke tonight. To the City, this is a small step to the other items for this site. A check box and could be many changes along the way Bigger plan..

Ms. Grogg stated yes that is correct. The site plan review is in its early stages. There are many more ahead.

Mr. Aljinovich asked, "Are we here for a small step in that process?"

Ms. Grogg stated yes that is correct. Wanted to point out that the site plan has an entirely different set of criteria that must be met.

MOTION: 8.A.1

It was moved by Mr. Figliolino that a Resolution by the Planning Commission for the City of Arvada, Colorado to Amend the 2014 Arvada Comprehensive Plan Land Use Designation pertaining to 6800 Kilmer RV Storage from Mixed Use: Residential Emphasis to Industrial/Office, generally located a 14.01 acre parcel, addressed as 6800 Kilmer St. and located at the terminus of West 68th Avenue just west of Indiana Street, City of Arvada and State of Colorado be approved and recommended to City Council for ratification..

This motion is based on the finds of fact and approved criteria on Pages 8 & 9 of the staff report.

DISCUSSION OF MOTION

Mr. Knapp stated findings for him there are existing residential uses north and south of this parcel. There are some barriers, creek, canals and trails, along these areas there are indigenous trees and shrubs. Intended use for this parcel is RV storage. We need to consider the compatibility. He feels RV storage does not comply with this. He feels that the proposed project does not benefit the public welfare. He will not be voting in favor of this amendment.

Mr. Hannan stated there are 7 criterias that need to be met, #2 is the access and the boundaries to this site. Gave examples of where there is access if residential remained that use. #6 Keeping with key elements, we got confused about this area. IL seems less invasive to the area than residential. There are natural boundaries north and south. What is best for Arvada? Feels putting a townhome there would be a good use there. He will be voting against the comp plan amendment.

Mr. Gay stated that criteria #2- about the natural barriers on the north and south, is not good enough for him. These are not really barriers to him, they are land features. Criteria #7- that

light industrial would be less invasive for this area than residential is not a fact that we know. This is not a yes or no, more like change or no change. He will be voting against the amendment.

Mr. Figliolino stated he is concerned with criteria #2 does not believe it is an island. For #7 - He does not believe this project will promote public welfare. He feels that this project does not meet criteria 1, 2 and 7. He will be voting no.

Mr. Griffith extended gratitude to the public that has come out to the meeting and staff. Tough for him he sees an undeveloped land that is contaminated and it is unclear how much. City does not have a department that would deal with what remediation would be required. Meeting the goals and objectives in the 2014 Comprehensive Plan and # 2 and 7 about meeting those goals. These do not match the goals. He will be voting against this motion.

Those voting Yes: Magee

Those voting No: Knapp, Gay, Figliolino, Hannan, Griffith, Aljinovich

Those absent: None

The motion not carried: 6 no - 1 yes

9. **OTHER ITEMS**

Mr. Smetana stated that there are no items scheduled for the next Planning Commission meetings on October 8th and October 22nd, and therefore the meetings can be canceled.

Motion to cancel the October 8th and October 22nd meetings: 7 Yes - 0 No. Motion carries.

Mr. Smetana asked to cancel the Nov 5th meeting due to it being election night and proposed to have a special meeting on 11/12

Motion to cancel the November 5th meeting and schedule a special meeting on November 12th: 7 Yes - 0 No. Motion carries.

10. **ADJOURNED** at 8:20pm

Michael P. Griffith, Chair

Brandon Figliolino, Secretary

Dixielee Rodriguez, Recording Secretary



REPORT TO PLANNING COMMISSION

AGENDA ITEM
8.A.

TO: PLANNING COMMISSION

DATE: November 12, 2024

SUBJECT: A Major Modification from LDC Section 2-1-3-3(A) for the Purposes of Modifying Lot Widths and Setbacks at 7399 Carr Street.

Motion

That a Major Modification from LDC Section 2-1-3-3(A) for the Purposes of Modifying Lot Widths and Setbacks at 7399 Carr Street, be recommended to City Council for approval.

This motion is based on the following findings of fact for approval on Page(s) 5 of the Staff Report.

Prepared by:

Heidi Van Gieson, Administrative Specialist

Reviewed by:

Approved by:

Nathaniel Gonzales, Planner I	11/5/2024
Josie Suk, Development Systems and Administrative Manager	11/6/2024
Rob Smetana, Planning Manager	11/6/2024
Emily Grogg, Senior Assistant City Attorney	11/7/2024
Jessica Garner, Director of Community and Economic Development	11/7/2024

Enclosure, exhibits & attachments required to support the report

City of Arvada
Community and Economic Development Department
PUBLIC HEARING STAFF REPORT

A Major Modification from LDC Section 2-1-3-3A for 7399 Carr Street
DA2024-0071

NATURE OF REQUEST

Remmington Homes, is requesting the approval of a Major Modification.

The Carr Street Residences is a previously approved 9-unit single-family residential subdivision centered on a cul-de-sac in the RN-7.5 Zone District. A Major Modification is being requested to seek relief from lot width requirements, and an associated setback requirement.

LOCATION AND HISTORY

The subject property is located at 7399 Carr Street and is currently vacant. A Minor Subdivision was approved at the site in 2021 under DA2021-0138. Recordation of the plat is pending.

The site was originally annexed into the City in 1979 with the Parcel A Unilateral Annexation. There is no record of previous development at the site.

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.

The required neighborhood meeting for this project took place on July 16, 2024. The applicant, staff, and approximately 20 neighbors were in attendance.

Neighborhood concerns included increased traffic, speeding vehicles, and lack of safe pedestrian crossings in the general area. No concerns regarding the actual application were expressed.

The applicant prepared a summary of the meeting, which is attached.

MAJOR MODIFICATION REQUESTED

The applicant is requesting a major modification from Arvada Land Development Code (LDC) standards as part of this project. That modification is from the RN-7.5 zone district lot width requirements of LDC Section 2-1-3-3A.

Particularly, a reduction in the minimum required lot width of lots in the RN-7.5 zone district.

- In the RN-7.5 district, the minimum lot width is 75ft.
- In the RN-7.5 district, the minimum front setback is 20ft.
- A minimum lot width reduction is requested on lots 2 through 7, with the proposed lot widths as pictured in the official exhibit, this would allow homes to be built to the minimum 20 foot front setback.
- Lots will continue to meet the minimum setbacks, lot area, and lot coverage requirements of the RN-7.5 Zone District.

Applying the minimum lot width requirement of 75 feet coupled with the cul-de-sac configuration of lots 2-7 would result in setbacks that are greater than the required minimum 20-foot front setback. The cul-de-sac configuration results in pie shaped lots that are unable to meet typical Street Frontage standards. Street Frontage standards generally require that lots meet the minimum width at the front of the lot, but conversely pie shaped lots are narrower at the front, and wider at the rear. The LDC requires that lots that are unable to meet the Street Frontage standards to alternatively indicate a building setback line at the point in the lot, nearest to the front lot line, where the lot has the minimum required width. With the pie shaped lots, the alternative building setback line is located much deeper into the lot, reducing buildable area. The proposed reduction in the minimum lot width will bring the building setback line forward to the location of the minimum 20 foot required front setback. Therefore, allowing this reduction will allow lots 2-7 to build to the existing front setback in the RN-7.5 Zone District.

The following minimum lot widths are requested:

- Lot 2 – 64.45 feet
- Lot 3 – 47.79 feet
- Lot 4 – 55.06 feet
- Lot 5 – 55.25 feet
- Lot 6 – 47.47 feet
- Lot 7 – 65.6 feet

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 500 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 application was accepted by the City for review on August 23, 2024. The application was processed under the standard review and met the appropriate timeline.

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. This project aligns with the Community and Economic Development strategic goal

ZONING AND LAND USE

The subject property is currently zoned RN-7.5 (Residential Neighborhood, 7.5 and is approximately 2.7 acres in size.

Surrounding properties are zoned and utilized as follows:

Direction	Zoning	Actual Use
North	OS	Croke Canal
South	RN-7.5	Single Family Residential
East	OS	Indian Tree Golf Course
West	OS	Croke Canal

PROJECT ANALYSIS

Compliance with the Comprehensive Plan

The proposed development is consistent with the Suburban Residential future land use designation of the Comprehensive Plan.

Compliance with Other Applicable Plans

There are no other applicable plans.

Setbacks

All setbacks required by the RN7.5- zone district will be met, this is a 20ft front setback, 7.5-foot side setback, and a 10 foot rear setback.

Building Height

The development will comply with height restriction of 35 feet in the RN-7.5 Zone District.

Open Space

The site provides 9% open space in common areas.

Landscaping, Buffering and Fencing

The development contains a landscaped detention area as well as a pedestrian access with adjacent landscaping and street trees along Carr Street and West 74th Avenue.

Parks

The applicant is required to satisfy the required park land dedication fee-in-lieu of \$52,066.67 as part of a prior application. A payment of \$15,364.52 will satisfy the park development fee requirement.

Building Design

Building design will be addressed with each building permit and will conform to the standards contained in the LDC.

Circulation and Connectivity

There is one point of access into the site on Carr Street, with all homes centered on a single road and cul-de-sac. A pedestrian connection will be provided from the end of the cul-de-sac to the north edge of the subdivision.

Grading and Drainage

The existing topography ranges from 4-8% from west to east. The site will be graded to direct runoff to the new cul-de-sac and then to a detention pond in the southeast corner of the site. The pond will discharge into an existing storm inlet and flows will be conveyed to the adjacent golf course via an existing storm sewer line.

Parking and Loading

Each single-family lot will be required to demonstrate that adequate parking is provided at the time of building permit.

Utility Services

Water, sewer and storm sewer services will be provided by the City of Arvada. Dry utilities will be provided by Xcel, Comcast, and Century Link.

Police and Fire Protection

The site is within the service areas for the Arvada Police Department and the Arvada Fire Protection District.

School District

The site is within the Jefferson County School District. The developer is responsible for paying the school land dedication fee-in-lieu in the amount of \$20,826.67 prior to recordation of the approved plat.

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:

Div. 8-3-11 Major Modification Approval Criteria	Finding	Rationale
1. The requested modification is consistent with the Comprehensive Plan and the stated purpose of the applicable zoning district.	Complies	The proposed single-family use and associated modifications are consistent with the RN-7.5 Zone District and the Comprehensive plan designation of Suburban Residential.
2. The requested modification addresses a unique situation or incorporates creative site design.	Complies	The shape of the property limits site layout options to cul-de-sac configurations which limits buildable area on each lot.
3. The requested modification will not result in incompatible development.	Complies	The requested development will meet the setbacks and height, and general lot sizes of the surrounding neighborhood.
4. The requested modification will have no significant adverse impact on the health, safety or general welfare of surrounding property owners or the general public.	Complies	All building codes and other regulations will be adhered to. No elements not regularly found in a suburban environment will be introduced with this proposal.
5. Any adverse impacts resulting from the modification will be mitigated to the extent reasonably feasible.	Complies	All lots will continue to meet minimum required setbacks required in the RN-7.5 zone district. Additionally, no modifications are being requested on lots 1, 8, and 9.

STAFF RECOMMENDATION

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

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

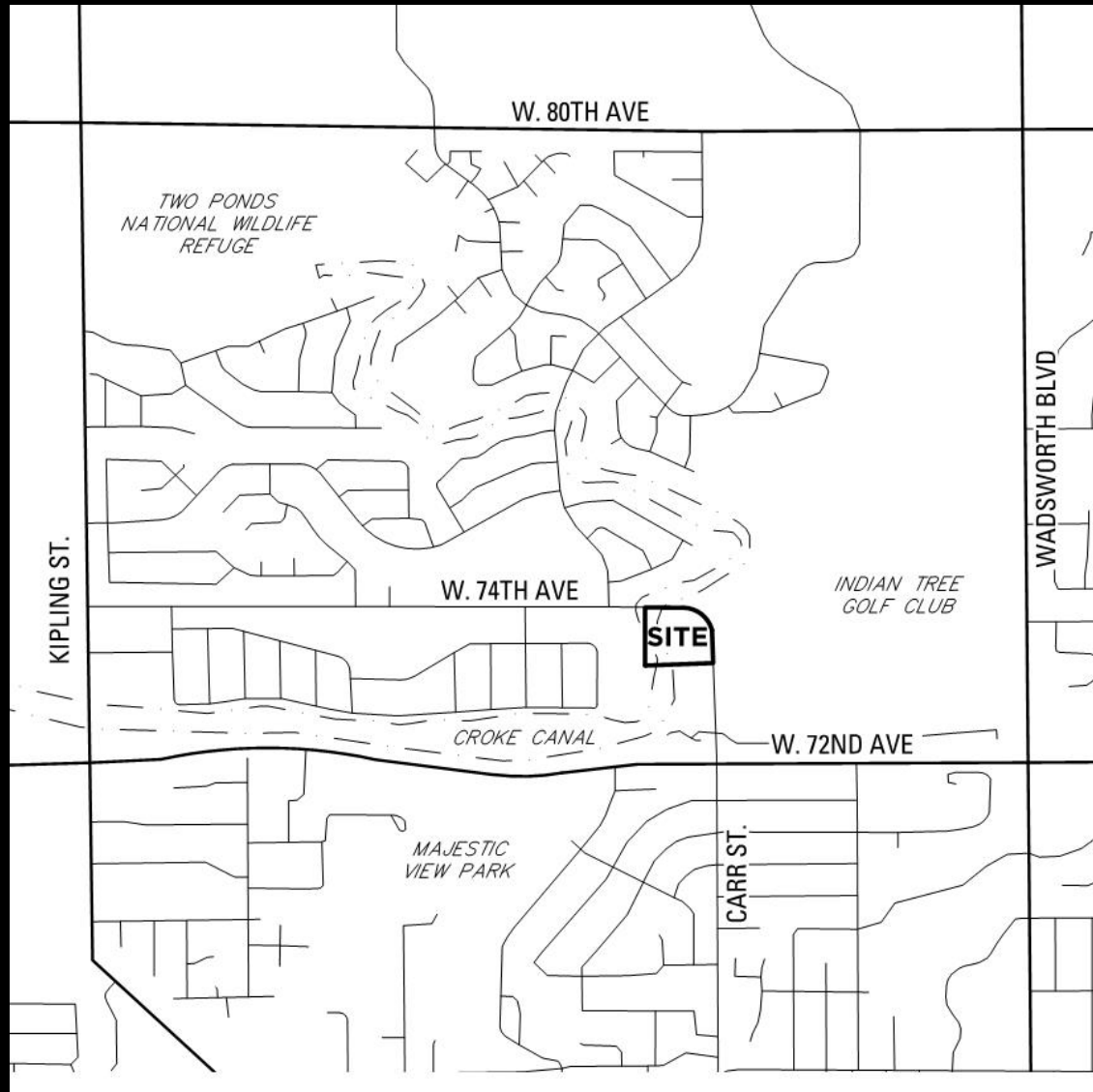
11/12/2024

PLANNING COMMISSION

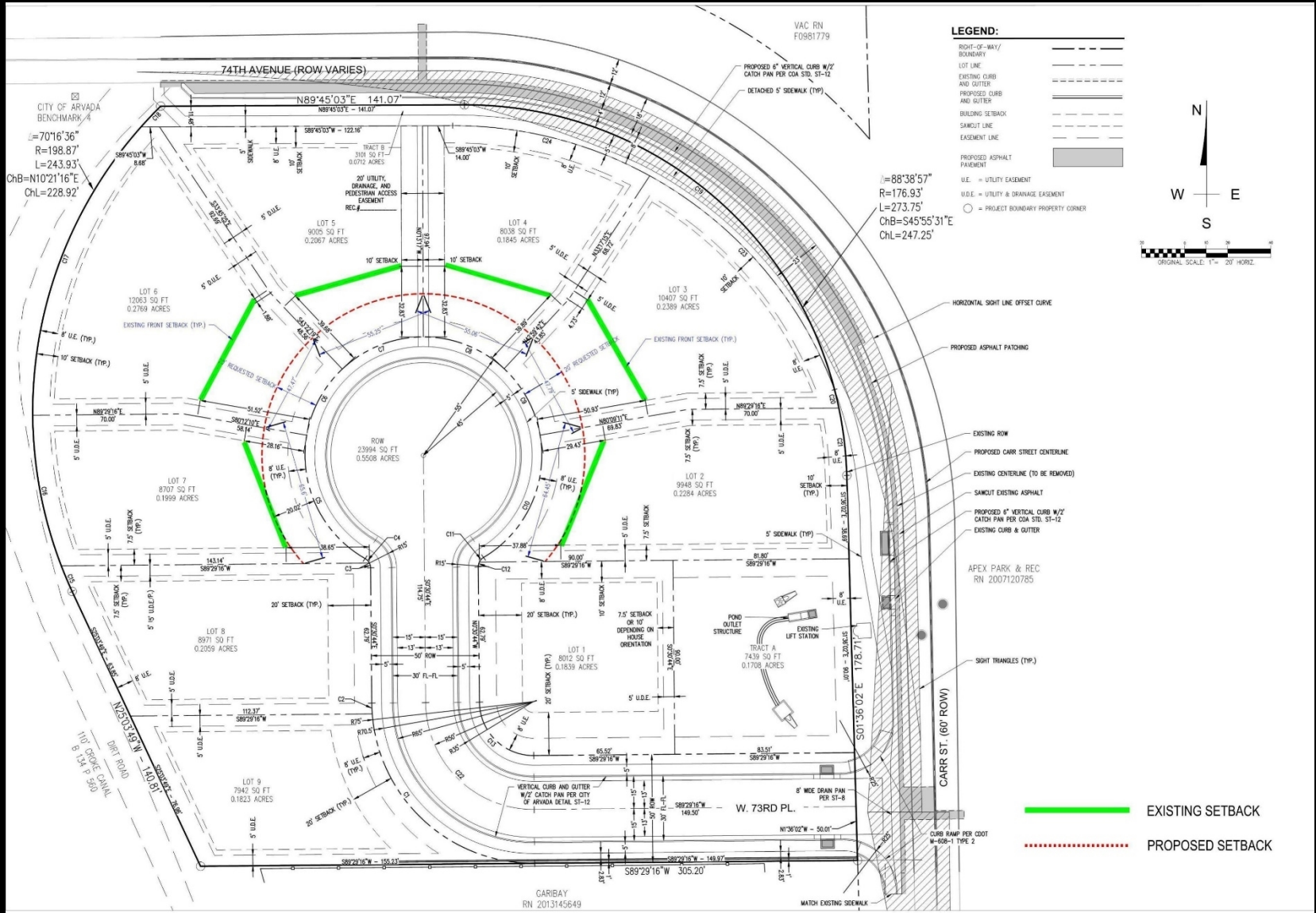
7399 CARR STREET

A MAJOR MODIFICATION FROM LDC SECTION 2-1-3-3A
FOR THE PURPOSES OF MODIFYING LOT WIDTHS AND SETBACKS

VICINITY MAP



SITE PLAN



THANK YOU



CED Boards and Commission <cedboardsandcommission@arvada.org>

Development at 7399 Carr Street, Arvada

1 message

Kristen Pacot <[REDACTED]>
To: cedboardsandcommission@arvada.org

Thu, Oct 31, 2024 at 1:23 PM

Thank you for the opportunity to comment on the project at [7399 Carr Street, Arvada](#). I am fine with a single-family development in that location, but am concerned that now the developer is coming back already with proposed changes to reduce the minimum lot width and front setbacks. My concern is that the result will be a large building on a small lot, similar to what you see at 5 Parks, which (in my view) doesn't conform to the current neighborhood aesthetic. I also hope the future residents are made aware that Carr has become a highly traveled road these days, and a great degree of caution will be needed when merging onto it. There is a pretty severe curve to that portion of the road, making visibility a challenge... especially when there is a large, outsized building in the way.

Kristen Pacot



REPORT TO PLANNING COMMISSION

AGENDA ITEM
8.B.

TO: PLANNING COMMISSION

DATE: November 12, 2024

SUBJECT: Annexation of a Section of 64th Avenue Right-of-Way generally located at 15812 West 64th Ave

Motion

I move that an Annexation of the public right of way generally located at 15812 West 64th Ave be recommended to City Council for approval.

This motion is based on the findings of fact and approval criteria on Page(s) 4 of the Staff Report.

Prepared by:

Heidi Van Gieson, Administrative Specialist

Reviewed by:

Approved by:

Shane Greenburg, Planner II

11/5/2024

Josie Suk, Development Systems and Administrative Manager

11/5/2024

Rob Smetana, Planning Manager

11/5/2024

Emily Grogg, Senior Assistant City Attorney

11/7/2024

Jessica Garner, Director of Community and Economic Development

11/7/2024

Enclosure, exhibits & attachments required to support the report

City of Arvada
Community and Economic Development Department
PUBLIC HEARING STAFF REPORT

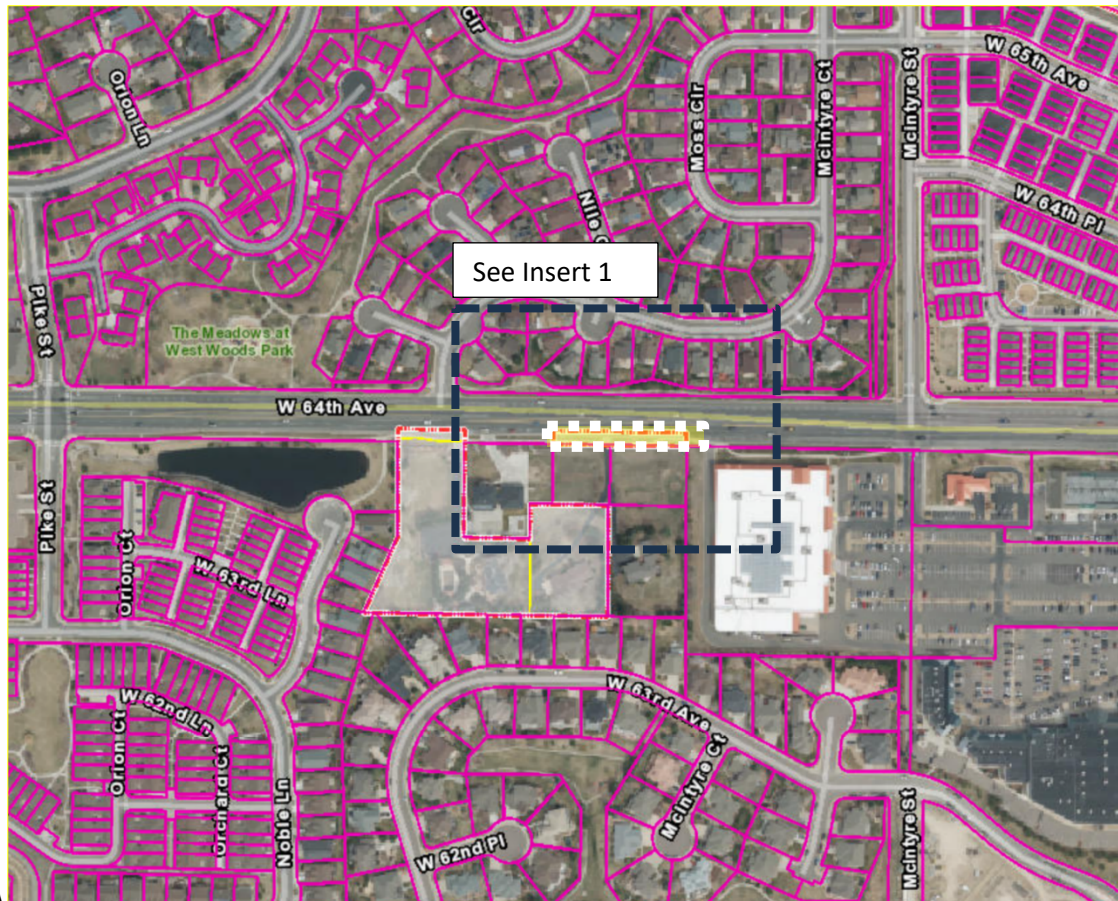
15812 West 64th Ave. Right-of-Way Annexation
Annexation Request
DA2023-0018 (Annexation Only)

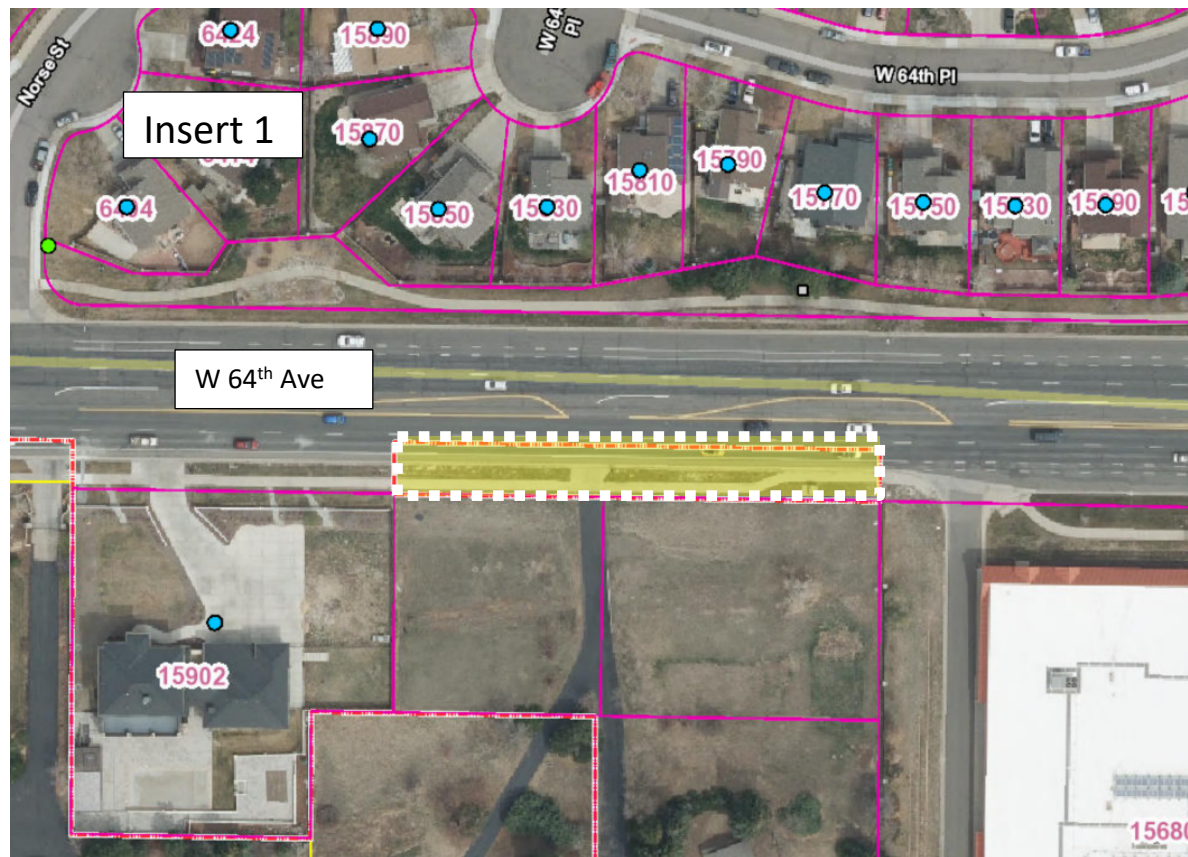
NATURE OF REQUEST

Annexation of a portion of the West 64th Ave roadway (i.e. right-of-way) that is owned by the City of Arvada but was never annexed into the City. This is a legal formality and clean-up and does not change ownership or maintenance requirements of the roadway or sidewalk.

LOCATION AND HISTORY

Right-of-Way in front of 15812 West 64th Ave. The Right-of-Way was previously dedicated to the City but never annexed.





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.

The required neighborhood meeting for the annexation took place in April 2020. The applicant, staff, and approximately 60 neighbors were in attendance.

No comments were made regarding the annexation of Right-of-Way.

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 1000 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.

DEVELOPMENT REVIEW TIMELINE

As this is an annexation of City property, a development review timeline does not apply.

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

Right-of-Way. Zoning not applicable.

Surrounding properties are zoned and utilized as follows:

Direction	Zoning	Actual Use
North	Right-of-Way	West 64 th Avenue
South	R-6 (Residential 6)	Vacant Land
East	Right-of-Way	West 64 th Avenue
West	Right-of-Way	West 64 th Avenue

[Click here to enter details regarding the rezoning request, if applicable – or delete.](#)

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 perimeter of the property to be contiguous with the City of Arvada. As depicted on the attached annexation map, this property exceeds the state's required one-sixth contiguity requirement.

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:

Div. 8-3-3 Annexation and Disconnection Approval Criteria	Finding	Rationale
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 annexation is a legal formality that brings the property into compliance with surrounding Right-of-Way.
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	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 perimeter of the property to be contiguous with the City of Arvada. This property exceeds the state's required one-sixth contiguity requirement. The annexation brings the property into compliance with Arvada 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	This is City owned Right-of-Way and is therefore non-developable except for future sidewalk or street improvements, or development entryways.

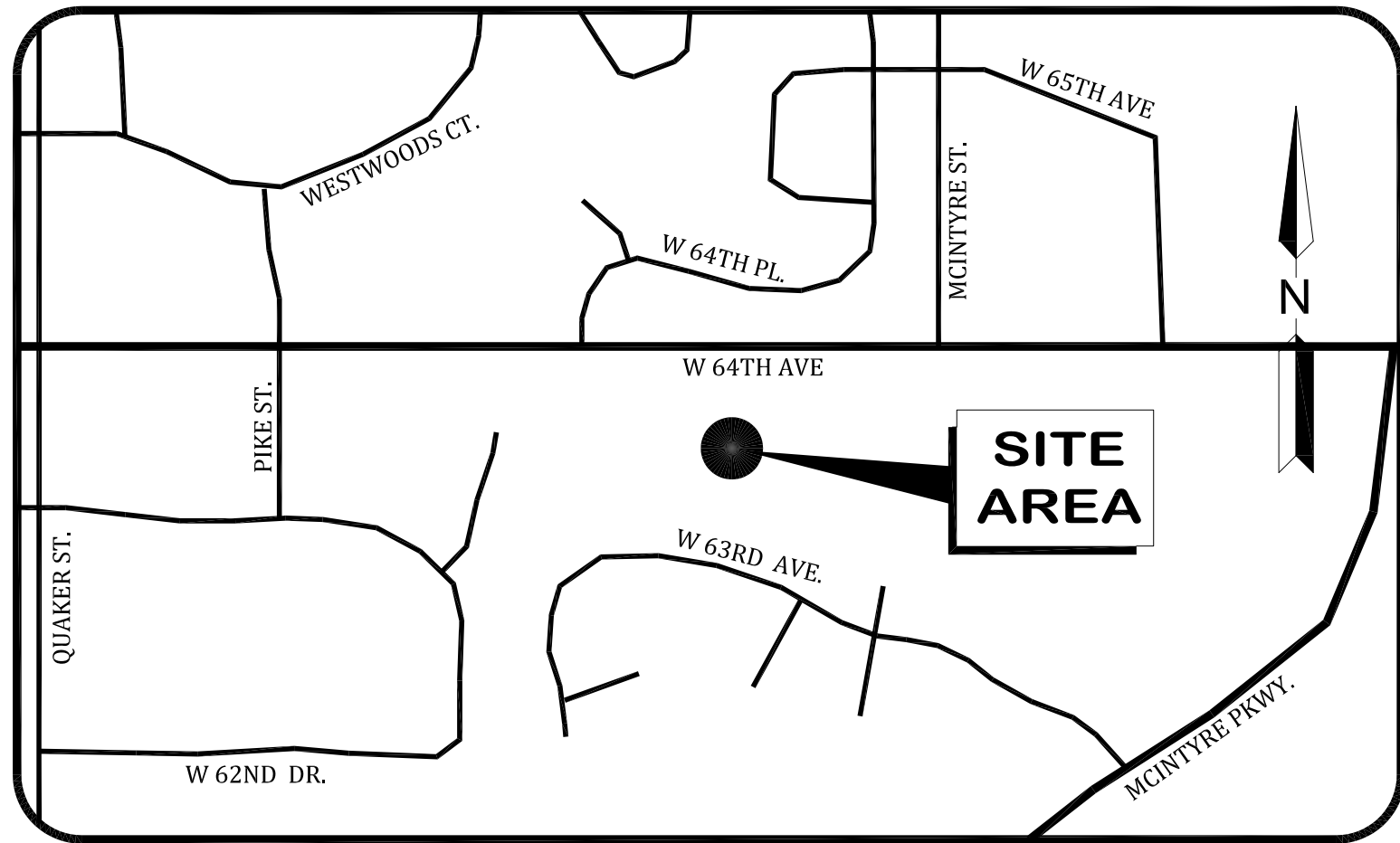
STAFF RECOMMENDATION

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

MAYORS HILL ANNEXATION MAP NO. 2

LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 12, TOWNSHIP 3 SOUTH,
RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO

Sheet 1 of 1



VICINITY MAP
Scale: 1"=500'

LIST OF SYMBOLS AND ABBREVIATIONS

○	MONUMENT FOUND, AS NOTED
(C)	CALCULATED
(R)	RECORD
(M)	MEASURED
---	ADJOINING LOT OR PARCEL LINE
---	EXISTING CITY OF ARVADA CORPORATE LIMITS
---	EXISTING CITY OF ARVADA CORPORATE LIMITS CONTIGUOUS WITH PROPOSED ANNEXATION LANDS BOUNDARY
---	NEW CITY OF ARVADA CORPORATE BOUNDARY PER THIS ANNEXATION MAP
---	EXISTING EASEMENT OF RECORD
---	PUBLIC LANDS SURVEY SECTION LINE

CONTIGUITY TABULATION

TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION: 664.32 L.F.

ONE-SIXTH OF TOTAL PERIMETER OF AREA: 110.72 L.F.

PERIMETER OF THE AREA CONTIGUOUS WITH EXISTING CITY LIMITS: 664.32 L.F.

THE TOTAL CONTIGUOUS PERIMETER IS 100.00%, WHICH EXCEEDS THE 1/6 PERIMETER LENGTH REQUIRED.

LEGAL DESCRIPTION OF ANNEXABLE LANDS

ALL OF THAT PARCEL OF LAND AS DESCRIBED AND CONVEYED TO THE CITY OF ARVADA IN THAT CERTAIN WARRANTY DEED RECORDED AUGUST 6, 2001 AT RECEPTION No. F1292906, LYING WITHIN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER (NW 1/4), FROM WHENCE THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER (NW 1/4) BEARS NORTH 89°19'10" WEST A DISTANCE OF 2618.51 FEET, WITH ALL BEARINGS HEREIN RELATED THERETO; THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER (NW 1/4), NORTH 89°19'10" WEST, 509.51 FEET TO A POINT; THENCE LEAVING SAID NORTH LINE, SOUTH 00°00'53" EAST, 23.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL, AND BEING THE POINT OF BEGINNING;

THENCE ALONG THE BOUNDARY OF SAID PARCEL THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 00°00'53" EAST, 32.00 FEET TO A POINT;
2. NORTH 89°19'10" WEST, 300.16 FEET TO A POINT;
3. NORTH 00°00'33" WEST, 32.00 FEET TO A POINT;
4. SOUTH 89°19'10" EAST, 300.16 FEET TO THE POINT OF BEGINNING.

CONTAINING 9,604 SQUARE FEET OR 0.220 ACRES OF LAND, MORE OR LESS.

SURVEYOR'S NOTES

1. 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.

2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POWER SURVEYING, INC. FOR INFORMATION REGARDING BOUNDARY, EASEMENTS AND TITLE, POWER SURVEYING, INC. RELIED UPON THE FOLLOWING TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY:

ORDER No. 22000310802, WITH AN EFFECTIVE DATE OF DECEMBER 21, 2022 AT 5:00 P.M.

3. FIELD SURVEY COMPLETION DATE: NOVEMBER 28, 2022.

4. UNIT OF MEASUREMENT: THE LINEAR UNIT OF MEASUREMENT FOR THIS SURVEY IS THE INTERNATIONAL FOOT, DEFINED AS EXACTLY 0.3048 METER.

BASIS OF BEARINGS

NORTH 89°19'10" WEST A DISTANCE OF 2618.51 FEET, BEING THE BEARING OF THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, AS DEFINED AND MEASURED BETWEEN A FOUND 2-1/2" DIAMETER ALUMINUM CAP IN RANGE BOX, 0.6' BELOW GRADE, MARKED AS SHOWN (ACCEPTED AS N 1/4 COR SEC 12, T. 3S., R. 70W., 6th P.M.) AND A FOUND 1-1/2" DIAMETER ILLEGIBLE RUSTED BRASS CAP IN CONCRETE IN A RANGE BOX AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER (NW 1/4).

APPROVAL CERTIFICATE

APPROVED FOR FILING BY THE CITY OF ARVADA ON THIS ____ DAY OF _____, 20 ____.

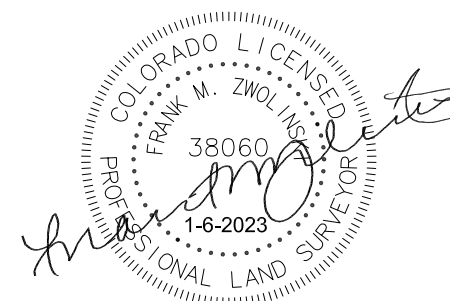
MAYOR _____ ATTEST: _____
CITY CLERK

ORDINANCE NUMBER(S): _____

SURVEYOR'S CERTIFICATE

I, FRANK M. ZWOLINSKI, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ANNEXATION MAP WAS PREPARED UNDER MY DIRECT SUPERVISION AND ACCURATELY DESCRIBES THE LAND TO BE ANNEXED BY THE CITY OF ARVADA. I FURTHER CERTIFY THAT THE PERIMETER LENGTH OF SAID LAND IS GREATER THAN 1/6 CONTIGUOUS WITH THE PRESENT BOUNDARY OF THE CITY OF ARVADA. 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.

FRANK M. ZWOLINSKI, P.L.S.
Colorado License No. 38060
For and on behalf of Power Surveying Company, Inc.
6911 Broadway
Denver, CO 80221
(303) 702-1617



COUNTY CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF JEFFERSON COUNTY AT GOLDEN, COLORADO THIS ____ DAY OF _____, 20 ____.

JEFFERSON COUNTY CLERK AND RECORDER

BY: _____
DEPUTY CLERK

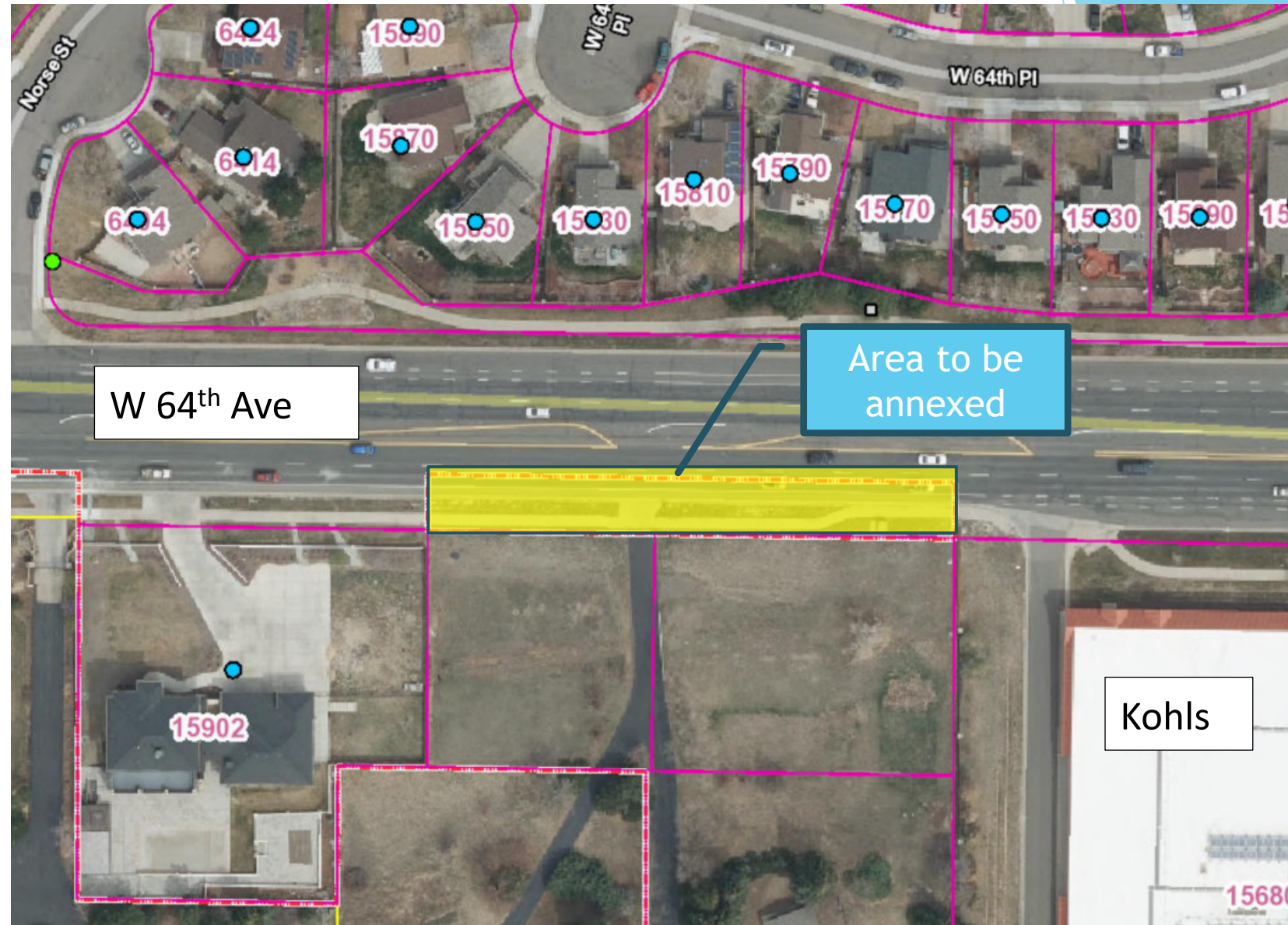


TYPE OF SUBMITTAL:	ANNEXATION MAP
PREPARATION DATE:	JANUARY 6, 2023
REVISION DATE	
REVISION DATE	
REVISION DATE	
JOB No. 501-22-174	Dwg No. 501-22-174.dwg

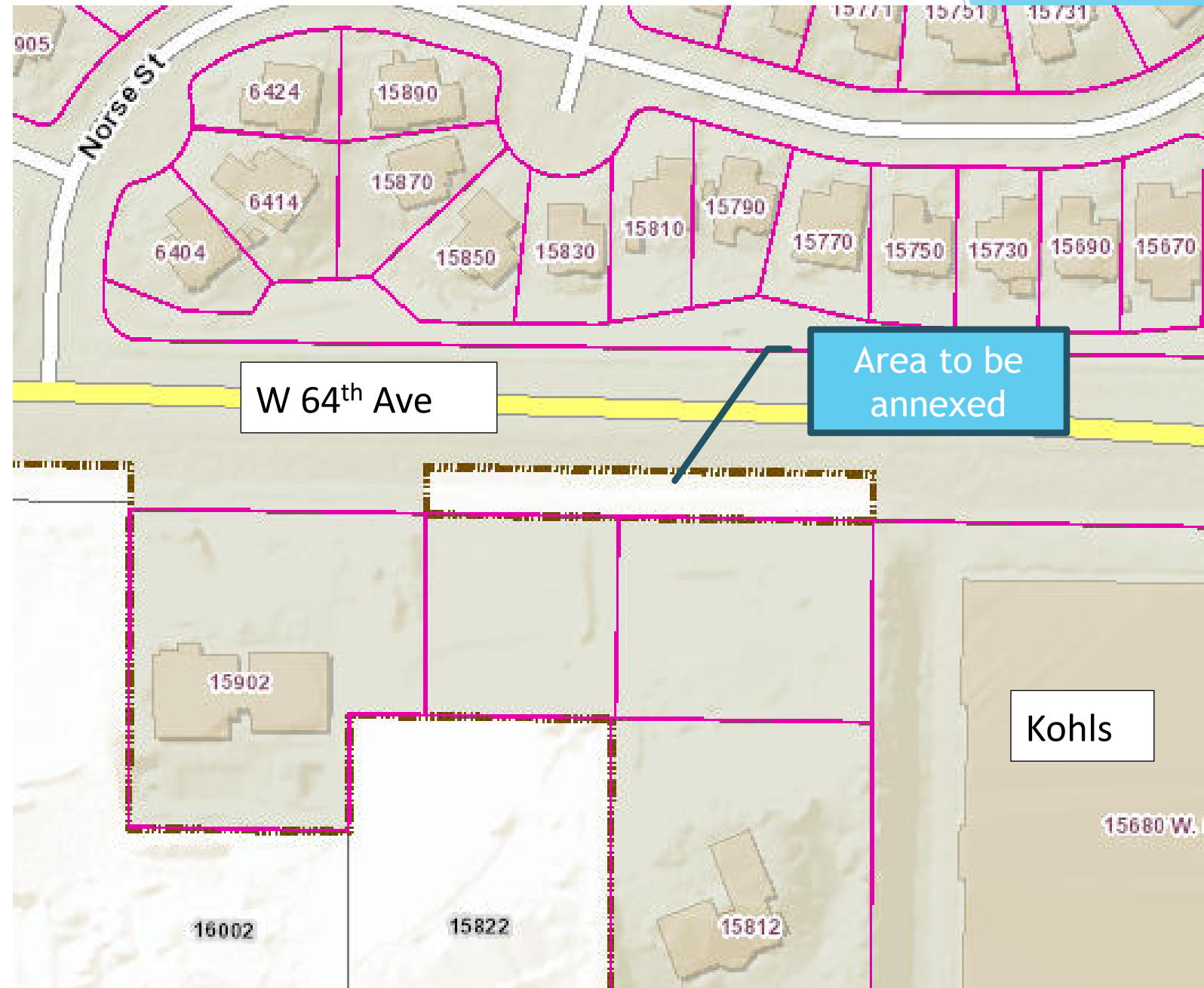
15812 West 64th Ave. Right-of-Way Annexation

City of Arvada Planning Commission
November 12, 2024

Location

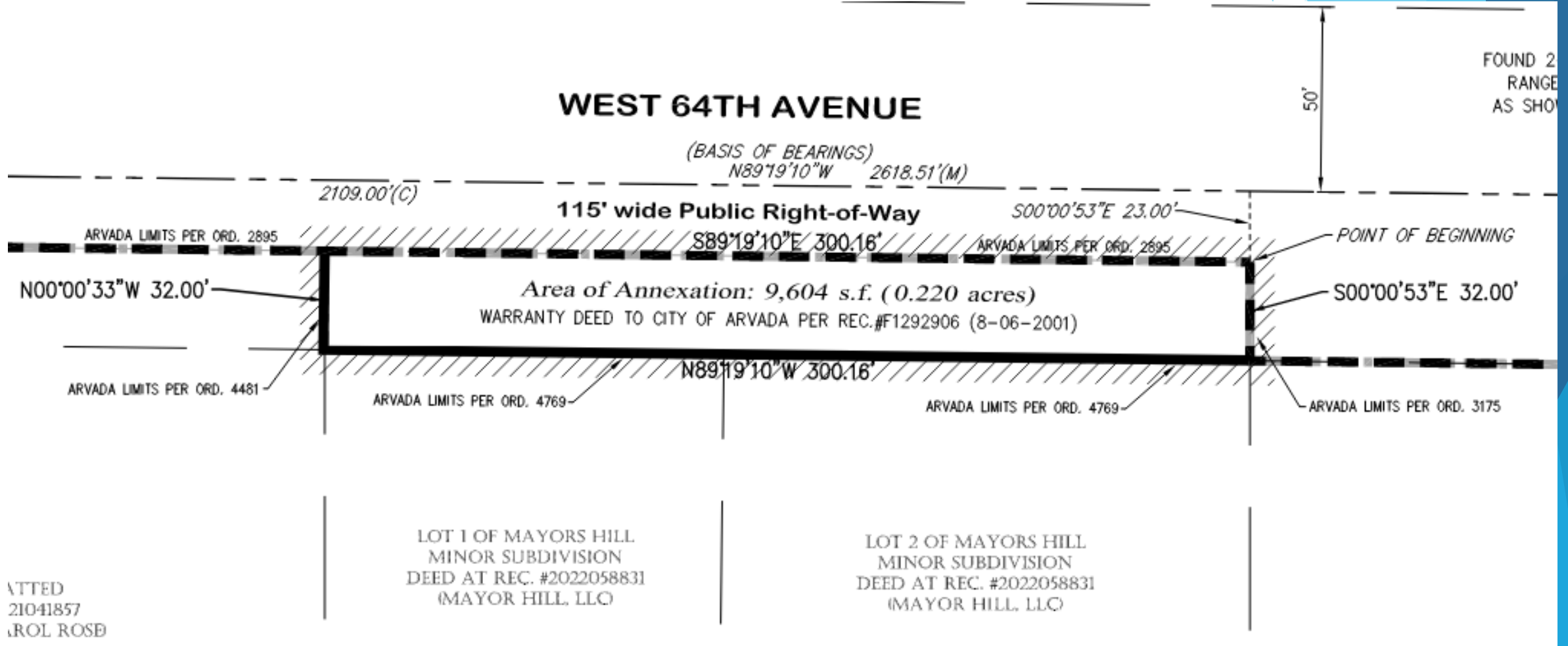


Location



Annexation Map

WEST 64TH AVENUE





REPORT TO PLANNING COMMISSION

AGENDA ITEM
8.C.

TO: PLANNING COMMISSION

DATE: November 12, 2024

SUBJECT: Luxelocker, a 8.397 acre lot generally located at Lot 1, Block 2 Candelas 93-72 South Filing No. 1
(Southwest corner of State Highway 72 and Liberty Canyon Lane)

Motion

Prepared by:

Heidi Van Gieson, Administrative Specialist

Reviewed by:

Approved by:

Jeremiah Bebo, Planner II

11/5/2024

Josie Suk, Development Systems and Administrative Manager

11/5/2024

Rob Smetana, Planning Manager

11/5/2024

Emily Grogg, Senior Assistant City Attorney

11/7/2024

Jessica Garner, Director of Community and Economic Development

Enclosure, exhibits & attachments required to support the report

City of Arvada
Community and Economic Development Department
PUBLIC HEARING STAFF REPORT

Luxelocker Arvada
PUD Development Plan & Major Subdivision Preliminary Plat
DA2024-0037

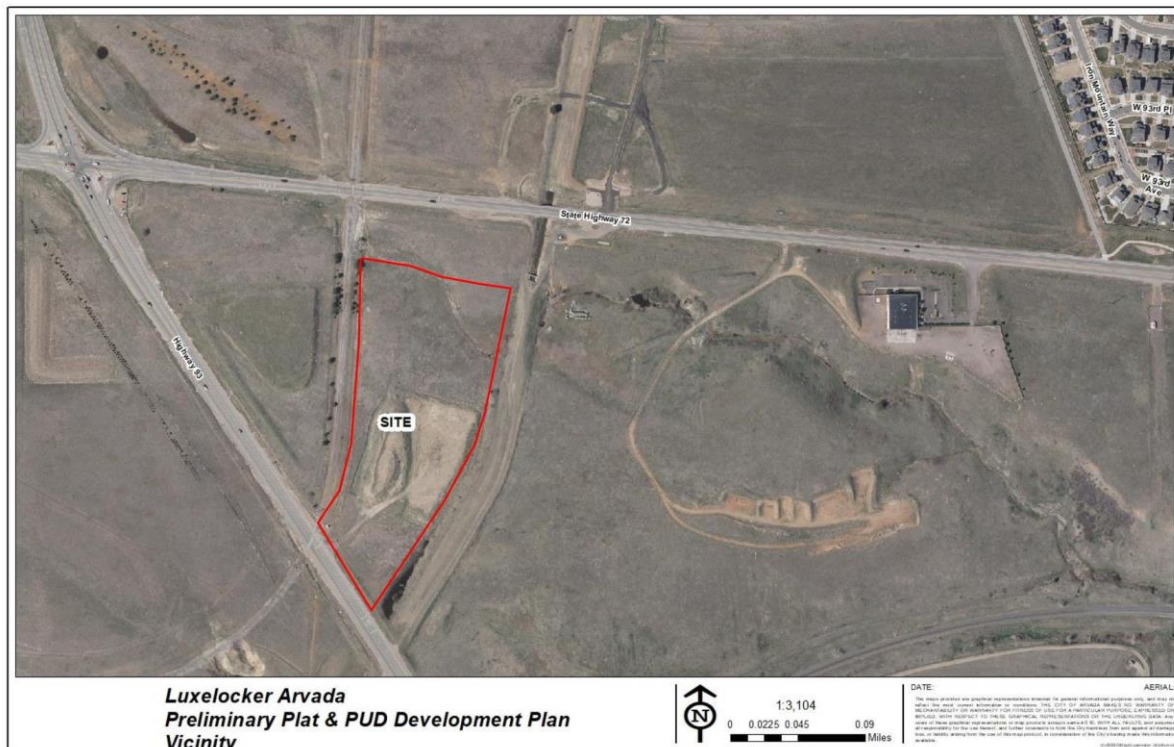
NATURE OF REQUEST

Luxelocker is requesting approval of a PUD Development Plan and Major Subdivision Preliminary Plat in order to construct six buildings to be used for self-storage. These storage units will be marketed both for sale and for lease. An owner's association will be created and each unit condominiumized.

LOCATION AND HISTORY

The subject property is 8.4 acres in size, undeveloped, and is located on Lot 1, Block 2 Candelas 93-72 South Filing No. 1. The property is located just west of the intersection of State Highways 72 and 93 and on the southside of Highway 72.

The property was annexed into the City in 1994 with the Jefferson Center No. 12 Annexation. The area is included in the overall Candelas Outline Development Plan (ODP) and has been planned for future commercial uses. In July of 2024, the subdivision for this property was approved by the City along with civil construction drawings which created developable lots and will build the necessary infrastructure to serve this site and the others within this new commercial center.



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.

The required neighborhood meeting for this project took place on February 8, 2024. The applicant, staff, and zero neighbors were in attendance.

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 1,000 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 project was placed on the Public Hearing track for review. The project was accepted for review on May 15th and two rounds of reviews were required before allowing the application to proceed to a scheduled Planning Commission hearing on November 12, 2024.

ALIGNMENT WITH CITY COUNCIL STRATEGIC PLAN

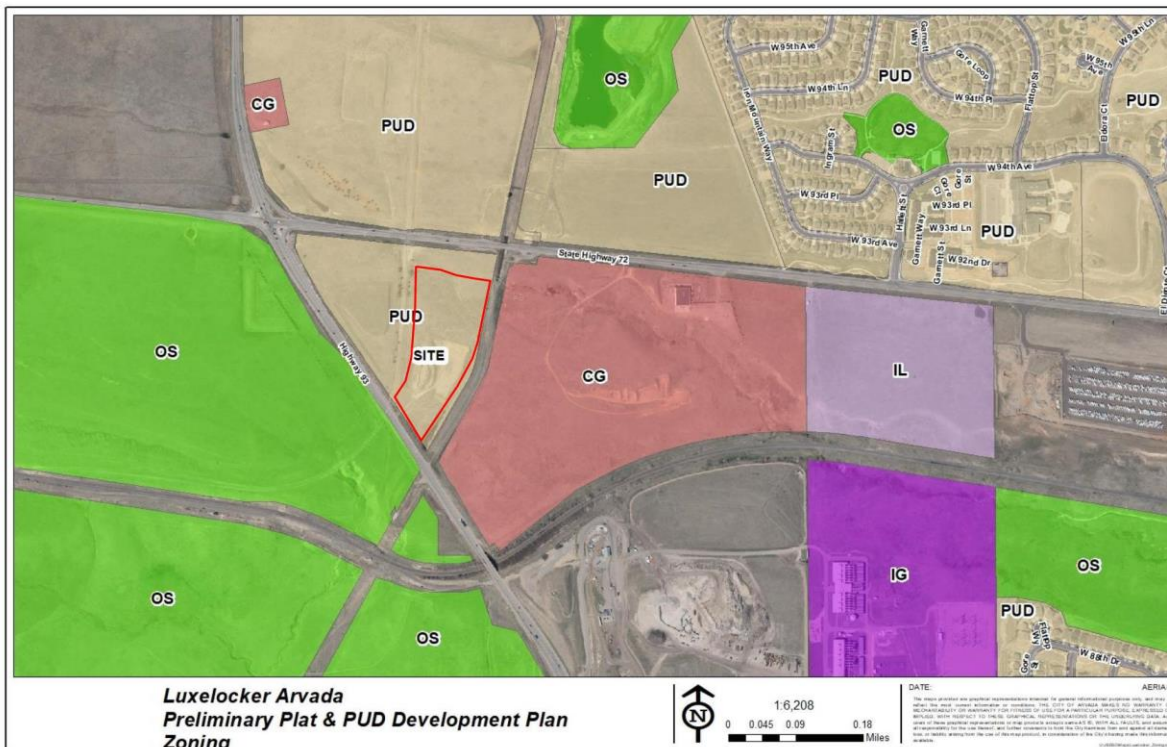
The project is consistent with the City Council Strategic Plan principles for the Community and Economic Development work system.

ZONING AND LAND USE

The subject property is currently zoned PUD (Planned Unit Development) and is approximately 8.4 acres in size.

Surrounding properties are zoned and utilized as follows:

Direction	Zoning	Actual Use
North (across W. 92 nd Lane)	PUD	Future Regional Detention Pond
South (across Highway 93)	Parks and Open Space	Open Space
East (across Liberty Canyon Lane)	PUD	Barbara Gulch
West	PUD	Union Pacific Railroad ROW



PROJECT ANALYSIS

Compliance with the Comprehensive Plan

The property is designated as Neighborhood/Community Commercial on the Comprehensive Plan Future Land Use map. The intention of the Neighborhood/Community Commercial designation is to provide shopping service to adjacent and surrounding neighborhoods in the community. In addition to traditional commercial, retail and office uses, other uses including self-storage, light industry, and motor-vehicle uses can be allowed. The proposed development is consistent with this land uses designation as well as the following Comprehensive Plan Goals & Policies:

POLICY L-5.1: Targeted Redevelopment Areas

The City will continue to plan for and promote redevelopment in targeted redevelopment areas (see Figure 2-6. Redevelopment Areas) Targeted redevelopment areas include: Northwest Arvada

GOAL ED-3: Plan for well-located, high-quality commercial developments.

POLICY ED-3.1: Commercial Development in “Centers”

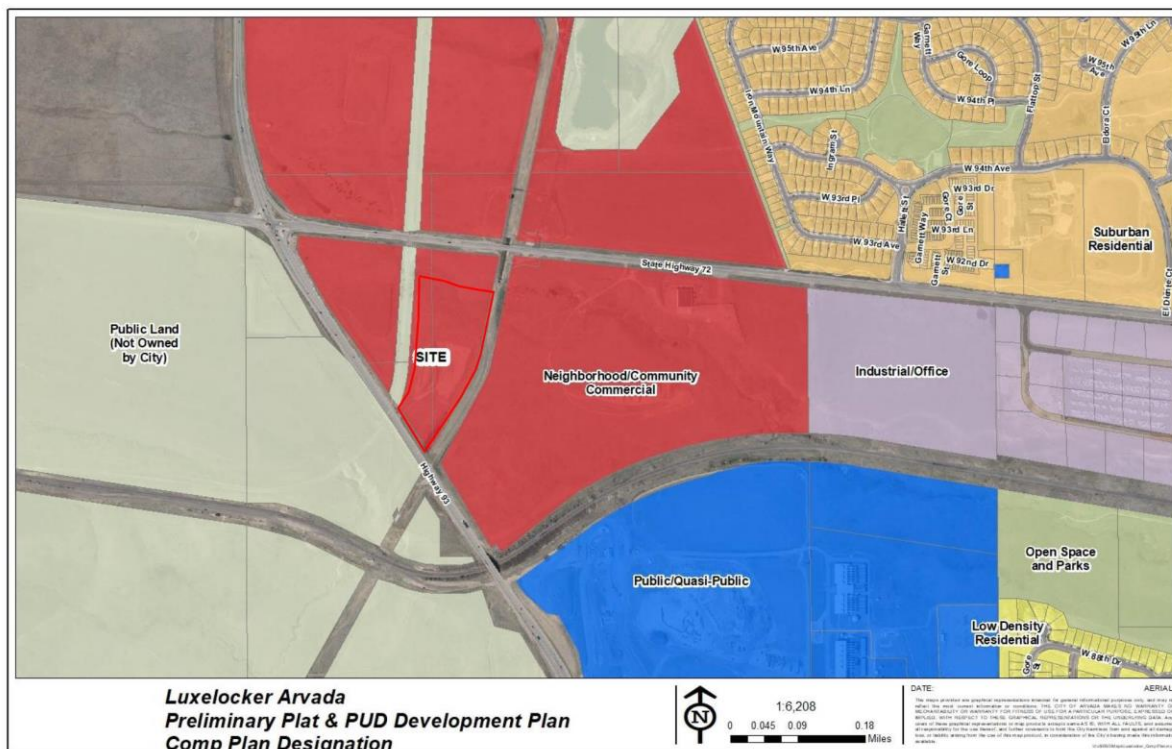
The City will plan for a hierarchy of commercial development at major intersections to serve the future needs of the community, including neighborhood and regional commercial centers. The City should discourage strip commercial development along arterial roadways where inappropriate.

POLICY ED-3.2: Neighborhood and Community Commercial Centers

The City will plan for neighborhood commercial developments that are compatible with and designed to serve nearby residential areas. These retail developments often contain an anchor such as a grocery store anchor and other service retail shops. New retail development adjacent to neighborhoods should provide direct pedestrian connections, transitional setbacks, and landscape buffers.

GOAL ED-4: Redevelop and revitalize existing commercial and industrial areas.

POLICY ED-4.1: Promote Redevelopment of Underutilized Commercial Areas



Compliance with Other Applicable Plans

The property is also under the guidance of the Northwest Arvada Sub-Area Plan adopted in 2023. The project is in compliance with the plan.

Setbacks

PUD zoning allows an applicant to establish development standards for their site. Setbacks will be provided as follows:

Front (north, south, east)	20 Feet
Interior Side (west)	10 Feet

Building Height

The buildings will be 16 feet in height from finished grade to the point of measurement at the roof deck, with a four-foot-tall parapet.

Open Space

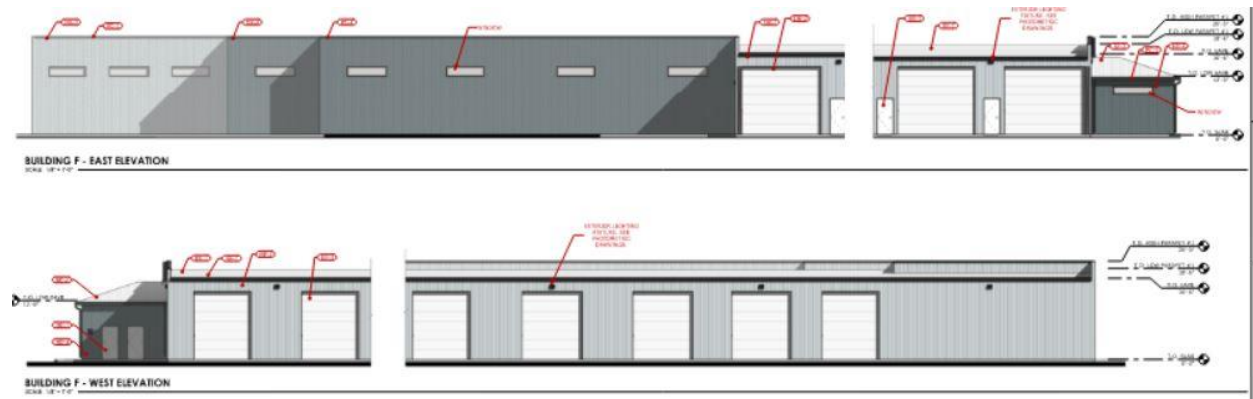
Thirty-eight percent of the site will be landscape surface area.

Landscaping, Buffering and Fencing

Landscaping is provided along all three street frontages and in several landscaped islands on the ends of Building F. New street trees will be planted along W. 92nd Lane (a public street) and along Liberty Canyon Lane (a private streets). Street trees are not required along Highway 92. On-site landscaping, primarily along the street frontages, utilizing ornamental and evergreens trees is used here to help soften the appearance from the highway and is also used as screening. Additionally, a six-foot-tall wrought iron fence with CMU columns will be built around the property. Portions of the site that will be visible from Highway 93 will contain a privacy screen with the fence.

Building Design

The buildings will be constructed primarily of a metal wall panel system that will be finished with stucco over the metal panels and smooth metal wall panels in other areas. Every unit will have an overhead door which will allow for vehicle storage (if desired, some of the units will have taller doors allowing for the storage of recreational vehicles such as RVs. Some transom windows have been added to building facades that face streets.



Circulation and Connectivity

One point of public vehicular access is provided off of W. 92nd Lane. This point of access will be secured and controlled by a gate. An additional point of access is provided off Liberty Canyon Lane, however, this will be reserved for fire and emergency access only. A new detached, public sidewalk along both W. 92nd Lane and Liberty Canyon Lane will be constructed with this project.

Grading and Drainage

Existing grades on the site generally flow from east from the railroad towards Liberty Canyon Lane where flow is conveyed through an open swale north towards W. 92nd Lane, where existing storm infrastructure accepts the flow and takes it to a regional detention pond that will be built by the master developer.

Parking and Loading

Two off-street parking spaces will be provided (one standard and one handicapped). Owners will also have the ability to park inside of their units or outside of their units. Adequate space is provided so that vehicles are not parked within a fire lane and emergency access easement.

Utility Services

The property will have water and sanitary sewer service provided by the Jefferson Center Metropolitan District.

Police and Fire Protection

Arvada Police and Arvada Fire and Protection District serve the property.

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:

Div. 8-3-8 Major Subdivision Preliminary Plat Approval Criteria	Finding	Rationale
1. The proposed subdivision is consistent with the Comprehensive Plan.	Complies	The proposed subdivision is consistent with the Comprehensive Plan and the Neighborhood/Community Commercial designation on the Future Land Use map.
2. The proposed subdivision is consistent with, and implements, the intent of the zoning district in which it is located. If the subject property is in a PUD zoning district, the subdivision is consistent with any previously approved PUD Outline Development Plan, PUD Development Plan, and/or PUD Final Development Plan.	Complies	The subdivision is consistent with the Candelas Outline Development Plan and will be consistent with the PUD Development Plan being processed concurrently.
3. Adequate and sufficient public safety, transportation, utility facilities and services, recreation facilities, parks, and schools will, prior to development, be available to serve the subject property, while maintaining sufficient levels of service to existing development.	Complies	The infrastructure necessary to service this site is under construction and will be available to serve the project before it is built.
4. The proposed subdivision will not result in significant adverse impacts on the natural environment or the use and enjoyment of adjoining property, including changes in air quality, water quality, noise levels, stormwater	Complies	The proposed subdivision will not result in negative impacts.

runoff, wildlife habitat, and/or natural vegetation, in that such impacts will be substantially avoided or mitigated by design.		
5. The proposed subdivision complies with all applicable regulations, standards, requirements, or plans of the federal or state governments and other general or special-purpose governmental entities with jurisdiction, involving (but not limited to) such matters as wetlands, water quality, erosion control, potable water, fire safety, or wastewater regulations.	Complies	The proposed subdivision complies with all applicable regulations.
6. The proposed subdivision complies with all applicable use, development, and design standards set forth in Chapter 2, Zoning Districts, Chapter 4, Environmental and Site Design, and other applicable provision of this Code, except to the extent the same are modified as may be provided in this Code. Applicants shall avoid creating lots or patterns of lots in the subdivision that will make future compliance with such development and design standards difficult or infeasible.	Complies	The proposed subdivision complies with all applicable standards in the LDC.
7. The general layout of lots, roads, driveways, utilities, drainage facilities, and other services within the proposed subdivision is designed in a way that minimizes the amount of land disturbance, maximizes the amount of open space in the development, preserves existing trees/vegetation and riparian areas, protects critical wildlife habitat, and otherwise accomplishes the purpose and intent of this LDC.	Complies	The proposed subdivision only establishes new easements necessary to service the project and is in compliance with the LDC.

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 plan is consistent with the Comprehensive Plan and the Neighborhood/Community Commercial designation on the Future Land Use map.
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	The plan is consistent with the previously approved Candelas Outline Development Plan.
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	Complies	The plan created adds a unique product to the Arvada market that is different than a traditional self-storage facility. Arvada residents will have the option to purchase units

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.		and the site will be under stricter control with CC&Rs. The site is adjacent to railroad right-of-way and the use at this location is more appropriate than it might be in other, more prominent locations. Denser landscaping along the streets is used to help soften and views and screen from the street and a higher quality wrought iron fence is used.
4. The plan generally complies with the intent of the use, development and design standards set forth in the LDC.	Complies	The plan complies with the intent of the PUD zone district.
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	The plan will provide new, detached sidewalks along W. 92 nd Lane and Liberty Canyon Lane which will establish a pedestrian network to other development parcels in the commercial center.
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	The infrastructure necessary to service this site is under construction and will be available to serve the project before it is built.
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 external impacts) of the uses are avoided or mitigated.	Complies	The proposed use is located on a site that is relatively isolated from other nearby uses (both residential and commercial due to the presence of the railroad, Highway 72 and Barbara Gulch. The location of this use is appropriate.
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	NA

STAFF RECOMMENDATION

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

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

LUXE LOCKER

Luxury RV and Boat Storage

PROJECT OVERVIEW

Arvada, CO

PROJECT INTRODUCTION

PROJECT INTRODUCTION

LUXELOCKER

Luxelocker

A proposed Luxury Boat & RV Storage facility on State HWY 93, Liberty Canyon Lake and West 92nd Lane in Arvada, CO. This exciting new project has been conceptually designed to include 144,000 sf of Luxury Boat and RV storage.

The project would be built on approximately 8.4 acres of land. Upon purchase of the property, full construction documents would begin immediately with construction scheduled to begin in Spring of 2025, and project completion and sales beginning in the Winter of 2025.

PROJECT INTRODUCTION



Luxelocker will be built for the storage of boats, RV's, vehicles and general storage needs. The facility will provide an all-inclusive storage solution consisting of large individual storage units within a secure gated complex. The storage units will be individually sold and leased as commercial storage condos.

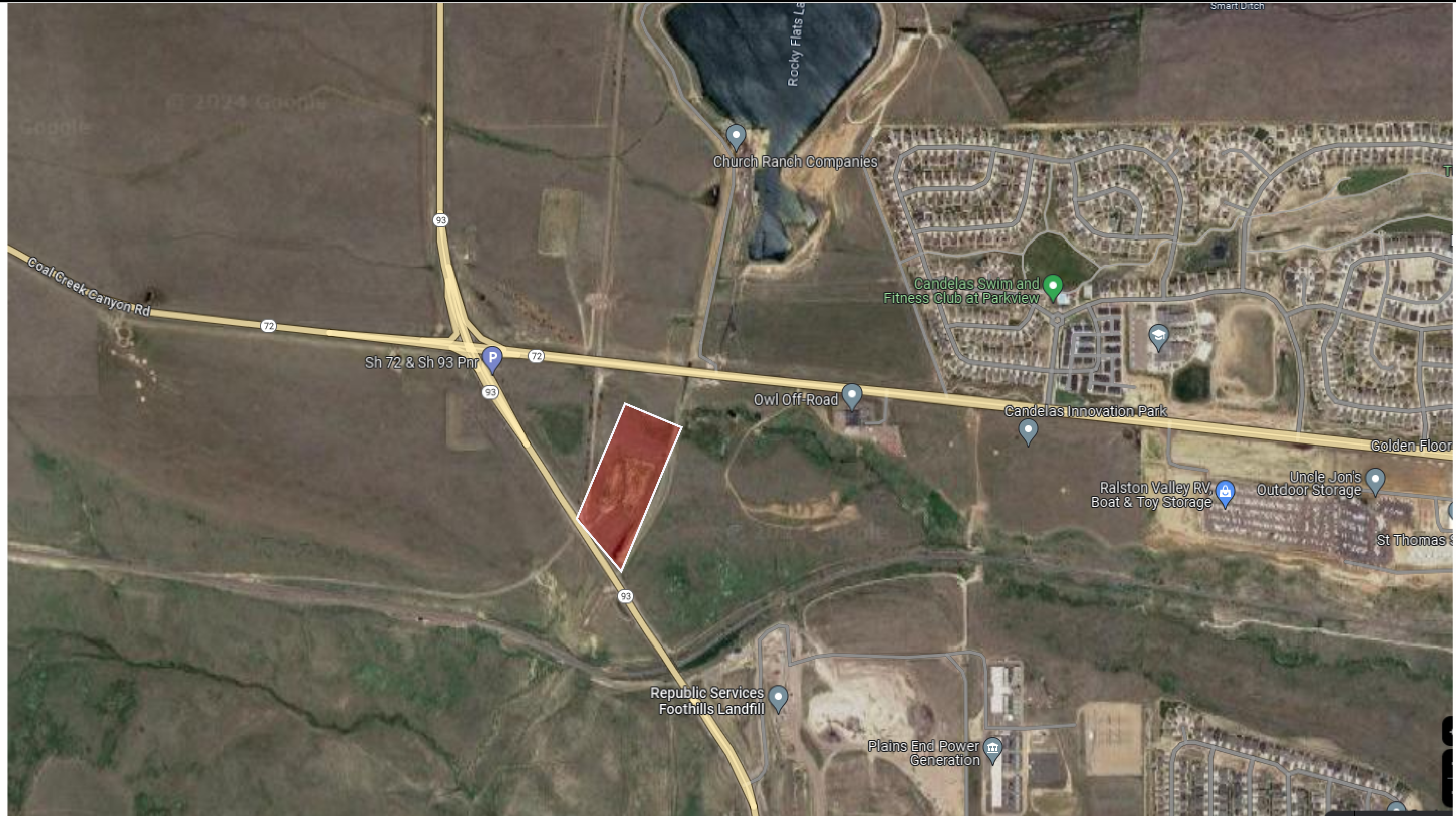
The Luxelocker site sits within the larger Candelas master development. Located on The far west side of the development with Easy access to state HWY 93.



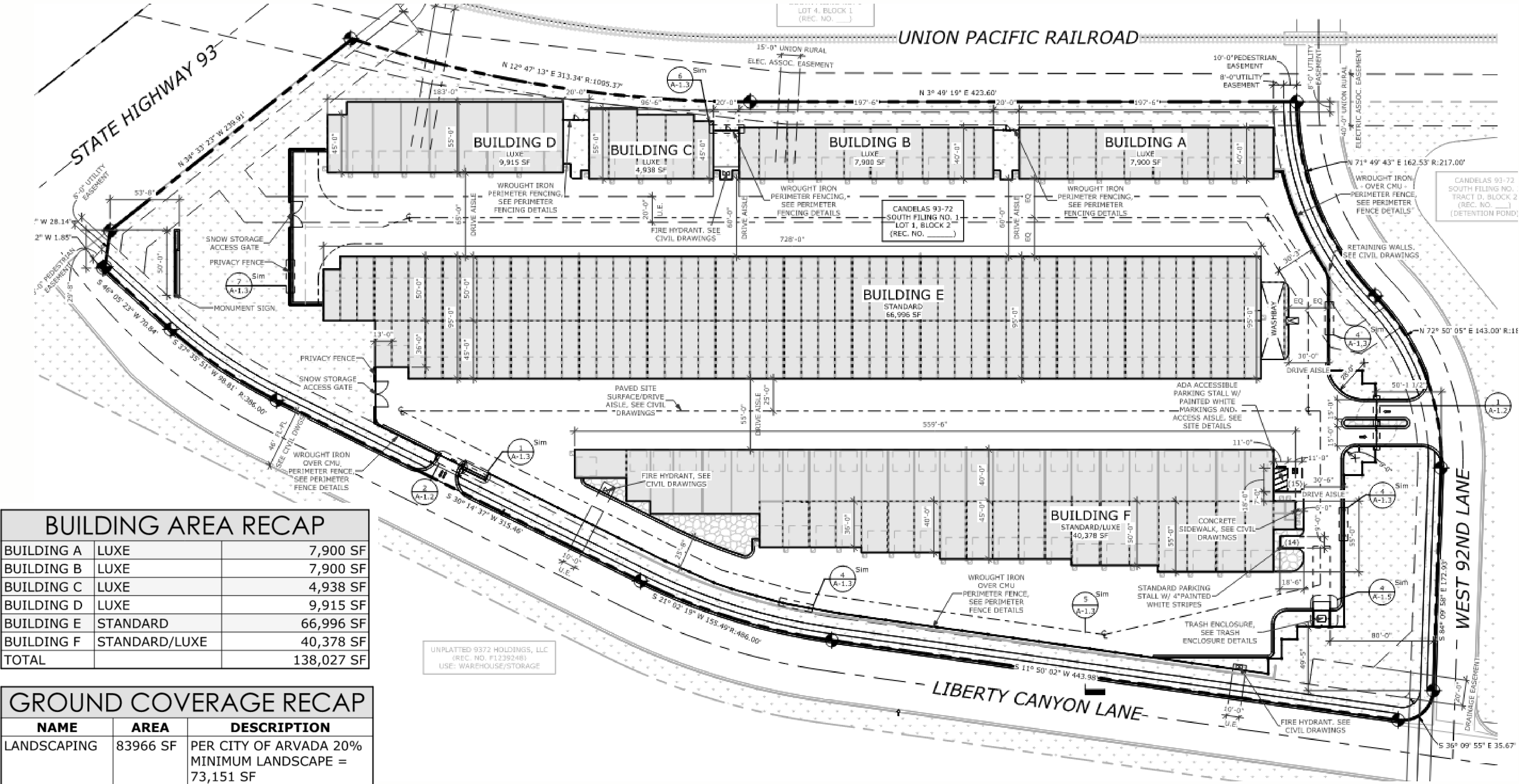
LUXELOCKER FEATURES

- 14' - 16'+ Wide x 36' - 60'+ Deep RV and Boat Storage Units
- Automatic Sectional Garage Doors w/ Remote Openers
- Concrete Drives w/ 55'+ Wide Drive Lanes
- Men's & Women's Bathrooms
- RV/Boat Wash Area w/ Clean Outs
- Automatic Exterior Gates w/ Openers
- Secure Facility w/ Cameras & Security System
- You can own these storage units and customize as desired.

PROJECT LOCATION



PROPOSED SITE PLAN



c. *PUD Development Plan Approval Criteria:*

1. The plan is consistent with the Comprehensive Plan or reflects conditions that have changed since the adoption of the Comprehensive Plan.

Response: The site falls in the Neighborhood/Community Commercial area of the Comprehensive Plan. Zoning districts for this area includes GC, MX and PUDs that allow for retail and commercial use. Both GC and MX allow for self storage. Our use complies with the Neighborhood/Community Commercial district.

2. The plan is consistent with and implements any previously approved Official Development Plan in effect for the subject property, per Section 8-3-10-7, PUDs Approved Prior to Effective Date.

Response: Our project is in compliance with the approved PUD.

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.

Response: Working with both the Candelas team and city planners, we have worked in incorporated landscaping, signage, view corridors, building materials and earth features to enhance the site.

4. The plan generally complies with the intent of the use, development, and design standards set forth in this LDC.

Response: Yes, this plan does comply.

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.

Response: We are connected to the adjoining properties by both streets and sidewalks.

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.

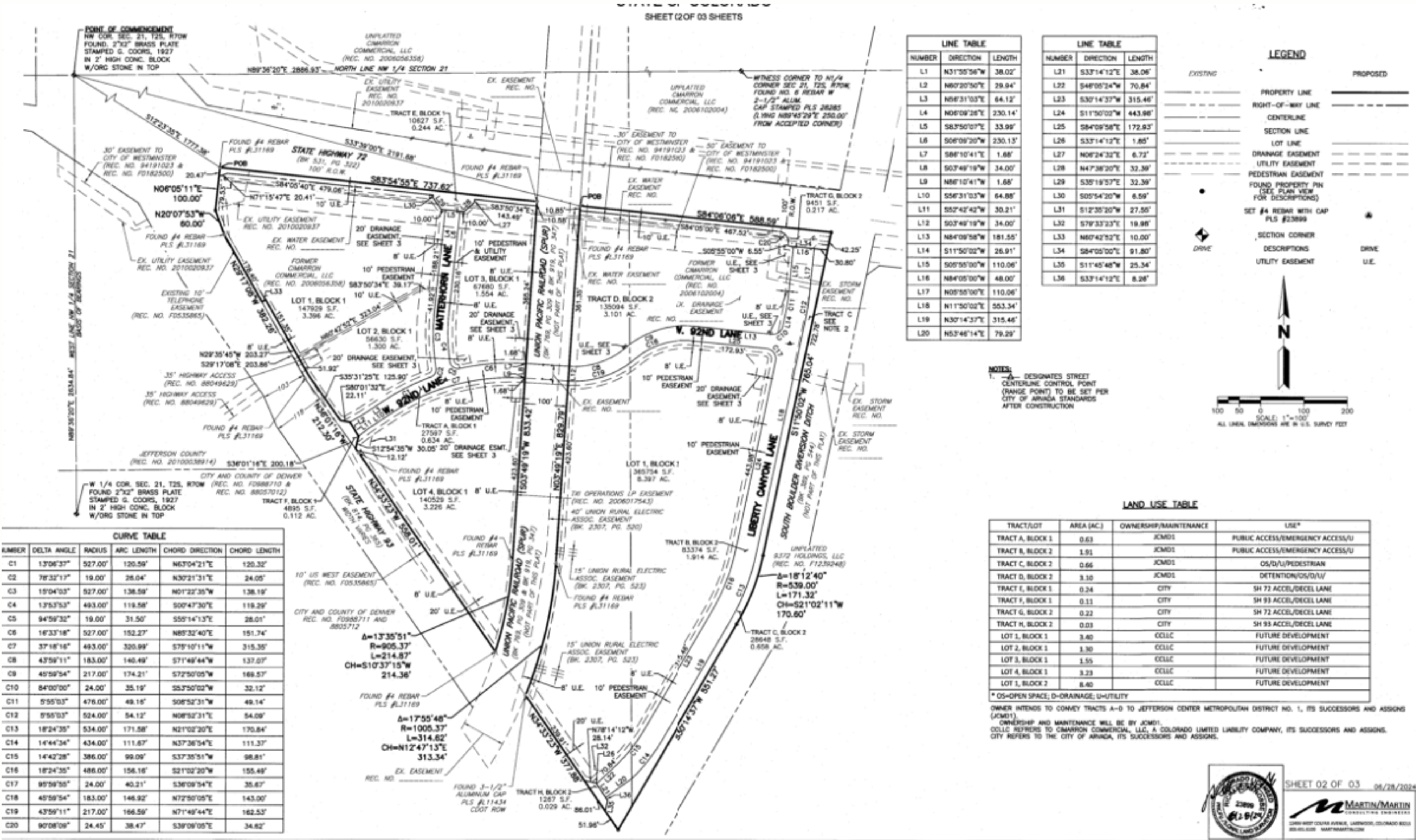
7. The proposed uses (or groups of uses) are appropriately located and designed, both within the boundaries of the plan and in relation to adjacent uses, such that the foreseeable, material adverse impacts that may be created by the scale, design, and operating characteristics (e.g., hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts) of the uses are avoided or mitigated.

Response: Self-storage has one of the lowest traffic trip count for all commercial uses. Site lighting is provided by building wall packs and does not pollute the surrounding environment. Noise, odor and dust should all be negligible impacts as no business are allowed to be run out of the storage units.

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.

Response: NA

PROPOSED SITE PLAN



Major Subdivision Preliminary Plat Approval Criteria:



LUXELOCKER LUXURY RV AND BOAT STORAGE

H. Approval Criteria. A Preliminary Plat may be approved only if the City Council finds that all of the following criteria have been met:

The subdivision is consistent with the Comprehensive Plan.

Response: The site falls in the Neighborhood/Community Commercial area of the Comprehensive Plan. Zoning districts for this area includes GC, MX and PUDs that allow for retail and commercial use. Both GC and MX allow for self storage. Our use complies with the Neighborhood/Community Commercial district.

The subdivision is consistent with any precedent approved PUD Outline Development Plan or other required plan.

Response: The proposed Luxelocker project is consistent with the precedent approved PUD ODP.

The subdivision is consistent with and implements the intent of the specific zoning district in which it is located.

Response: The site is zoned PUD and the proposed Luxelocker project is consistent with the precedent approved PUD ODP.

The general layout of lots, roads, driveways, utilities, drainage facilities, and other services within the proposed subdivision is designed in a way that minimizes the amount of land disturbance, maximizes the amount of open space in the development, preserves existing trees/vegetation and riparian areas, protects critical wildlife habitat, and otherwise accomplishes the purposes and intent of this Code.

Response: The project site is part of a previously developed commercial subdivision with regional detention and water quality features. The proposed site improvements meet the criteria minimums.

The subdivision complies with all applicable use, development, and design standards set forth in Articles 5, 6, and 7 of this Code that have not otherwise been modified or waived pursuant to this Article. Applicants shall not create lots or patterns of lots in the subdivision that will make compliance with such development and design standards difficult or infeasible.

Response: The proposed subdivision plat does not create new lots and is for the purpose of designating easements and tracts for the proposed storage facility. The subdivision complies with Article 5 Use Regulations, Article 6 Development Standards, and Article 7 Subdivision Regulations and Improvements.

The subdivision complies with all applicable regulations, standards, requirements, or plans of the federal or state governments and other relevant jurisdictions, including but not limited to wetlands, water quality, erosion control, and wastewater regulations.

Response: The subdivision complies with applicable regulations, standards, and requirements.

The subdivision will not result in significant adverse impacts on the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation, or such impacts will be substantially mitigated.

Response: The proposed project is tributary to a regional detention and water quality pond that will provide stormwater management. The site will not result in significant adverse impact on the natural environment.

The subdivision will not result in significant adverse impacts on adjacent properties, or such impacts will be substantially mitigated.

Response: The proposed project is located in a commercial subdivision and the proposed uses are consistent with the intended character of the development. The proposed storage facility will not result in significant adverse impacts on adjacent properties. The property will be fenced and monitored to substantially mitigate any such impacts.

Adequate and sufficient public safety, transportation, utility facilities and services, recreation facilities, parks, and schools will, prior to development, be available to serve the subject property, while maintaining sufficient level of service to existing development.

Response: The proposed project is located in a commercial subdivision that provides transportation and utility services.

EXAMPLE RENDERINGS

LUXELOCKER

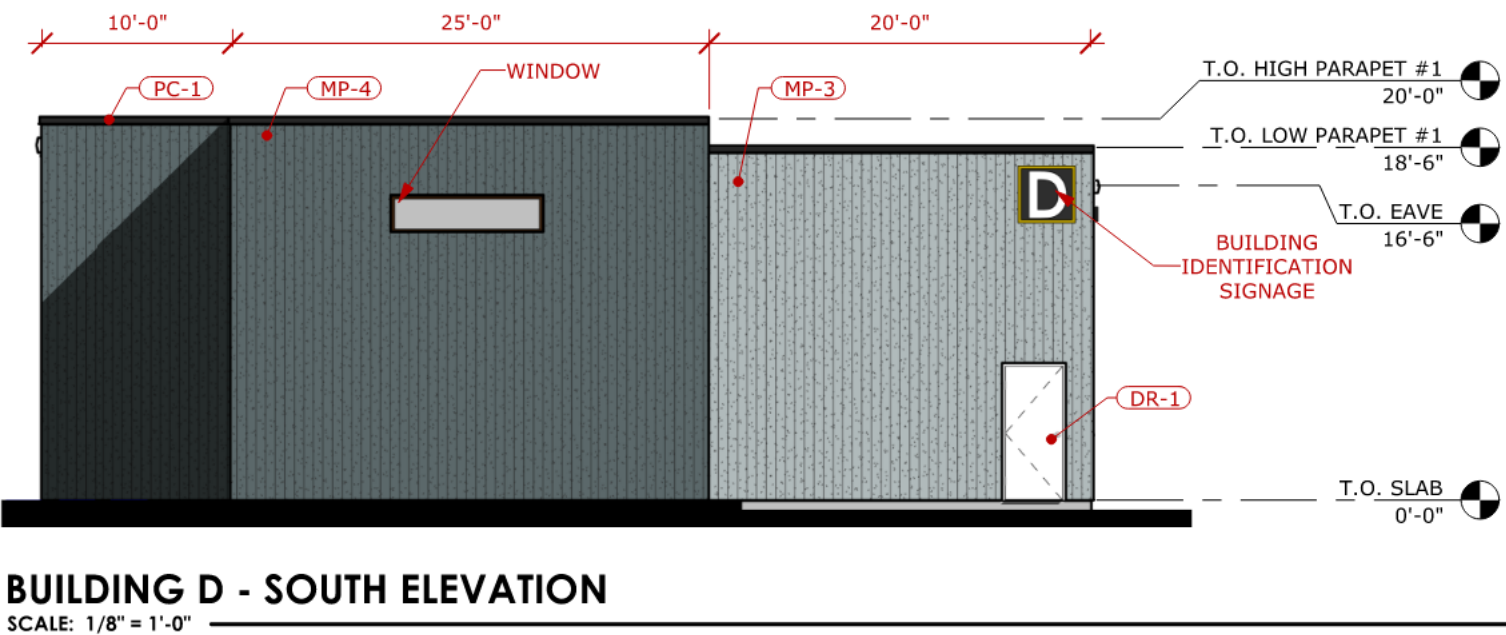
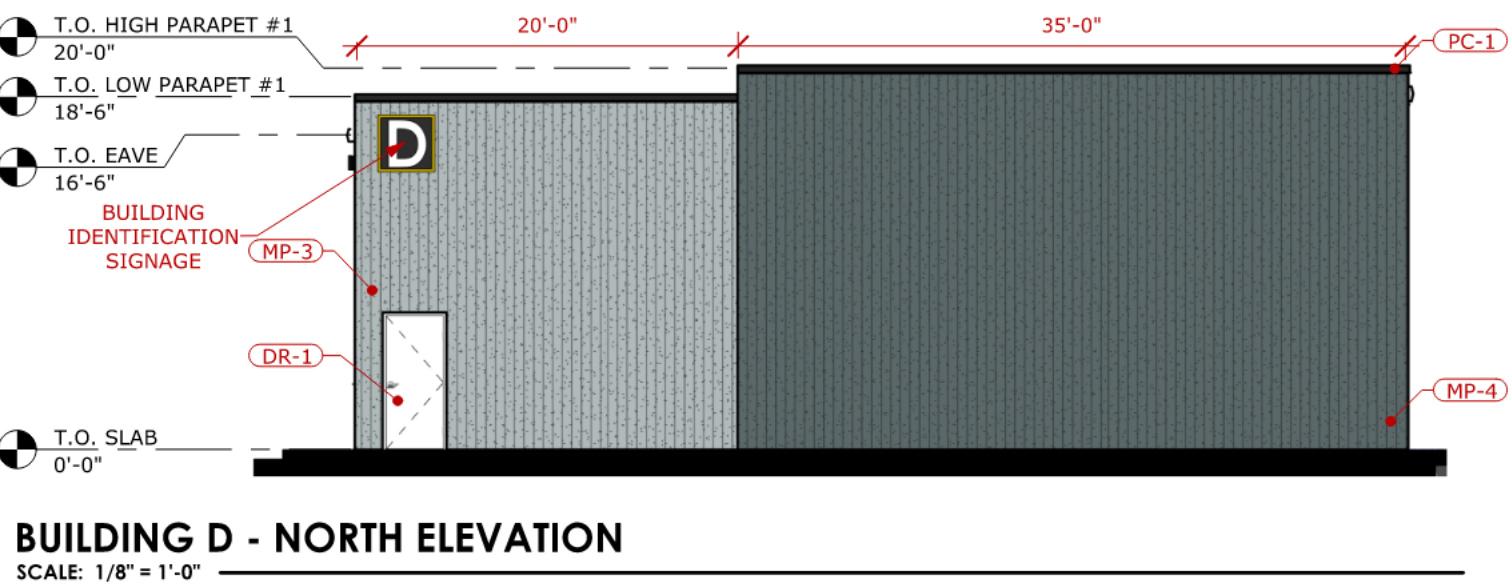


EXAMPLE RENDERINGS

LUXE LOCKER



ELEVATIONS



WALL MATERIAL TAKEOFF

BUILDING A:
NORTH: MP-3 (50%) MP-4 (50%)
EAST: MP-1 (100%)
SOUTH: MP-3 (45%) MP-4 (55%)
WEST: MP-1 (75%) MP-4 (25%)
BUILDING B:
NORTH: MP-1 (50%) MP-2 (50%)
EAST: MP-1 (100%)
SOUTH: MP-1 (50%) MP-2 (50%)
WEST: MP-1 (40%) MP-2 (60%)
BUILDING C:
NORTH: MP-1 (90%) MP-2 (10%)
EAST: MP-1 (100%)
SOUTH: MP-1 (40%) MP-2 (60%)
WEST: MP-1 (55%) MP-2 (45%)
BUILDING D:
NORTH: MP-3 (60%) MP-4 (40%)
EAST: MP-1 (100%)
SOUTH: MP-3 (40%) MP-4 (60%)
WEST: MP-1 (75%) MP-4 (25%)
BUILDING E:
NORTH: MP-1 (15%) MP-3 (40%) MP-4 (45%)
EAST: MP-1 (90%) MP-4 (10%)
SOUTH: MP-3 (40%) MP-4 (60%)
WEST: MP-1 (100%)
BUILDING F:
NORTH: MP-1 (15%) MP-3 (40%) MP-4 (45%)
EAST: MP-1 (20%) MP-3 (40%) MP-4 (40%)
SOUTH: MP-1 (40%) MP-3 (40%) MP-4 (20%)
WEST: MP-1 (90%) MP-4 (10%)

EXTERIOR FINISH SPECIFICATIONS

METAL DOOR JAMB, FASCIA, COPING CAP & TRIM, GUTTER, DOWNSPOUT:

- **PC-1:** COLOR - "BURNISHED SLATE"

METAL WALL PANELS:
MANUFACTURER: MBCI
PROFILE: PBR
ORIENTATION: VERTICAL

- **MP-1:** COLOR: "ASH GRAY"
- **MP-2:** COLOR: "CHARCOAL GRAY"

METAL WALL PANELS - W/ STUCCO/EMBOSSED FINISH:
MANUFACTURER: STRUKTUCRO, INC.
PROFILE: STK2000
ORIENTATION: VERTICAL

- **MP-3:** COLOR: "ASH"
- **MP-4:** COLOR: "GRAY"

METAL RAISED "X" PANELS BETWEEN DOORS:
MANUFACTURER: MBCI
PRODUCT: PRE-FINISHED METAL

- **MP-6:** COLOR: "SLATE GRAY"

METAL ROOF PANELS:
MANUFACTURER: MBCI
PROFILE: PBR

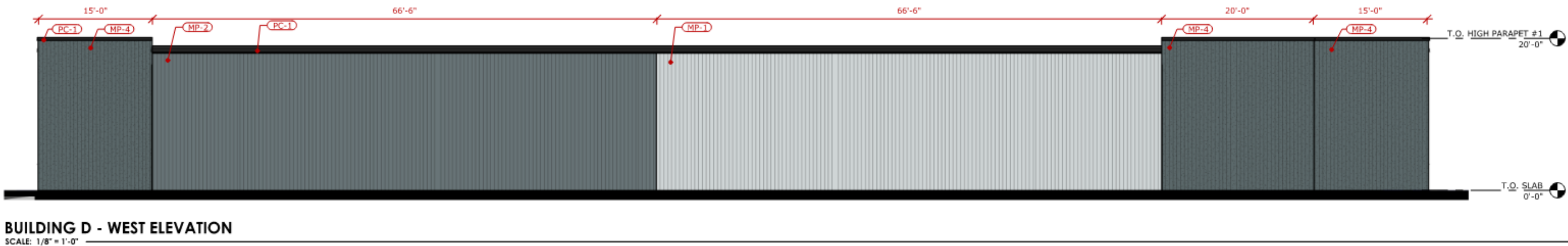
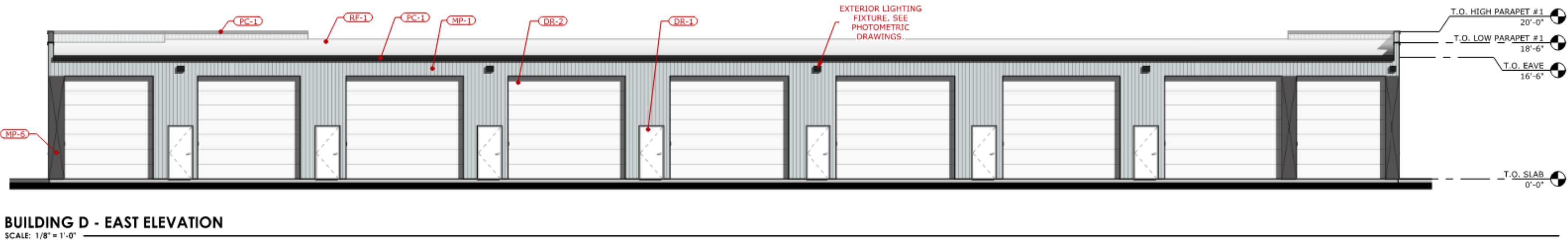
- **RF-1:** MATERIAL: GALVALUME
- **RF-2:** MATERIAL: PBR METAL ROOFING PANEL

ALL DOORS:
MANUFACTURER: SEE PROJECT SPECIFICATIONS
PRODUCT: SEE PROJECT SPECIFICATIONS

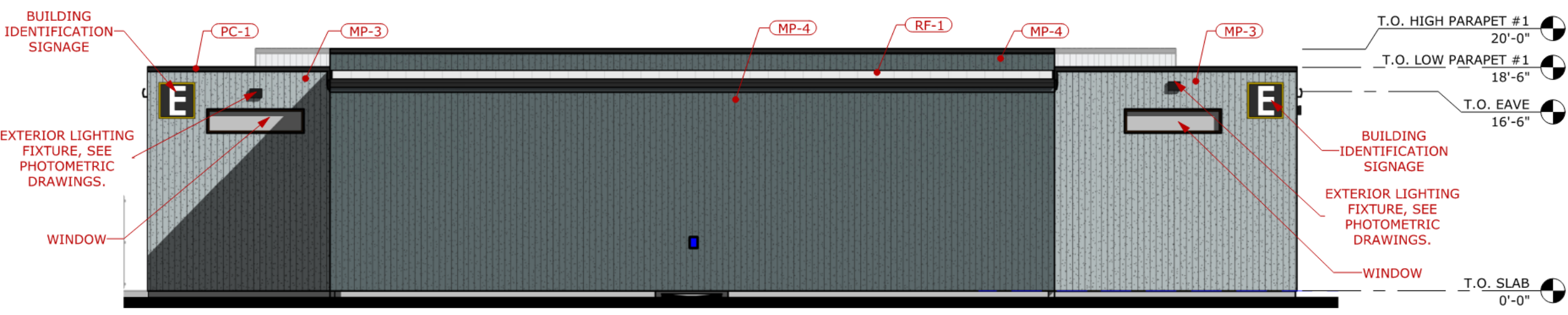
- **DR-1:** PAINTED TO MATCH MBCI "CHARCOAL GRAY"

EMBOSSED OVERHEAD DOORS:
MANUFACTURER: SEE PROJECT SPECIFICATIONS
PRODUCT: SEE PROJECT SPECIFICATIONS

- **DR-2:** COLOR - "WHITE"



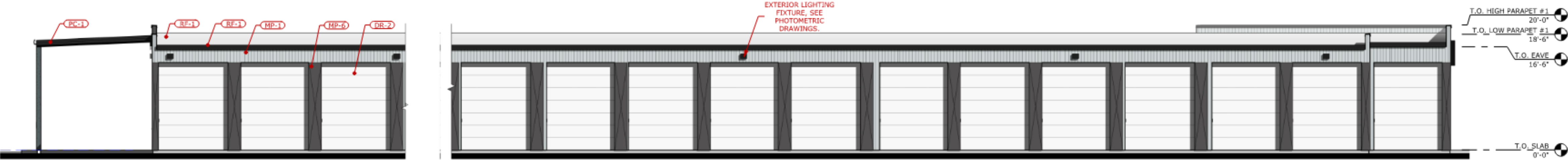
ELEVATIONS



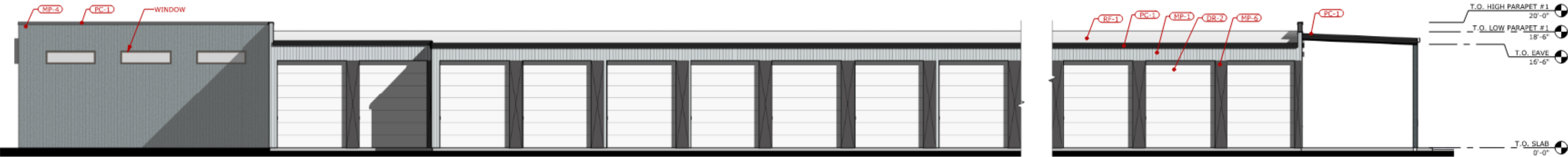
BUILDING E - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING E - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

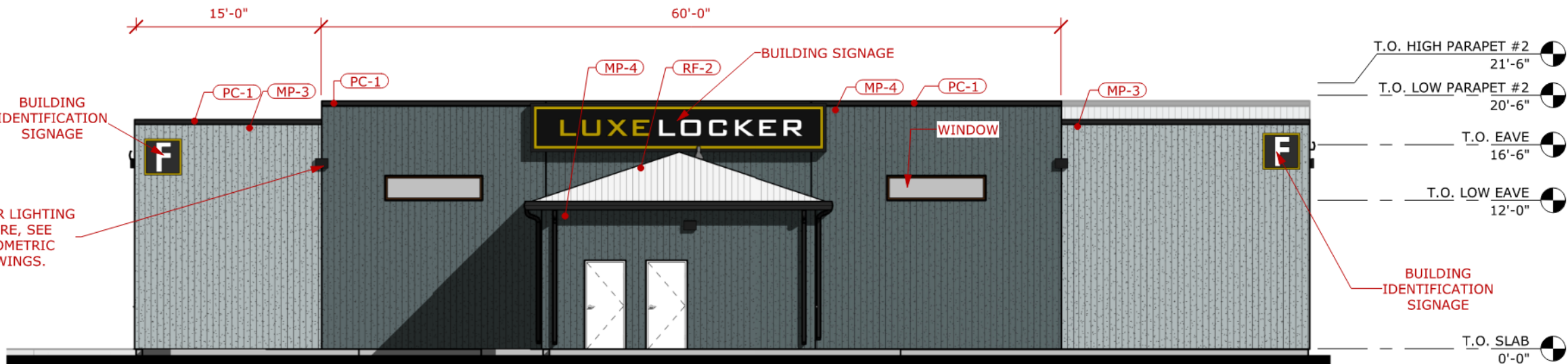


BUILDING E - WEST ELEVATION
SCALE: 1/8" = 1'-0"

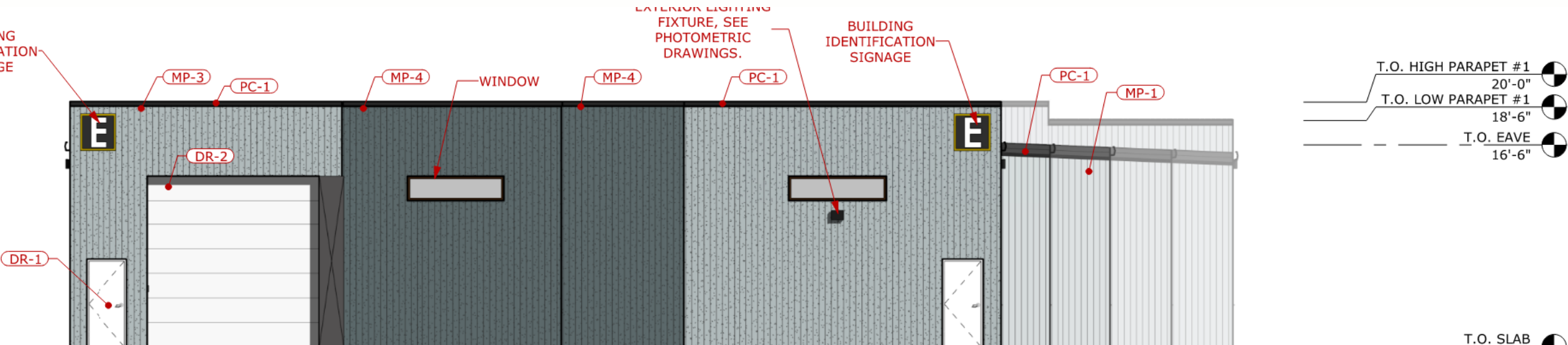


BUILDING E - EAST ELEVATION
SCALE: 1/8" = 1'-0"

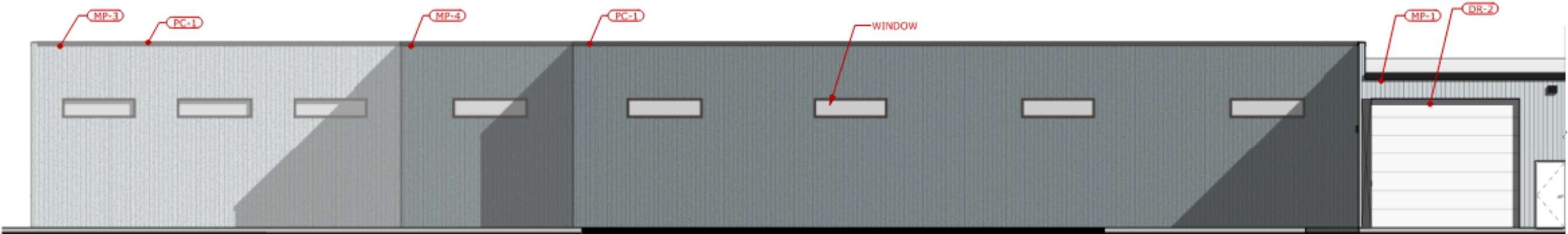
ELEVATIONS



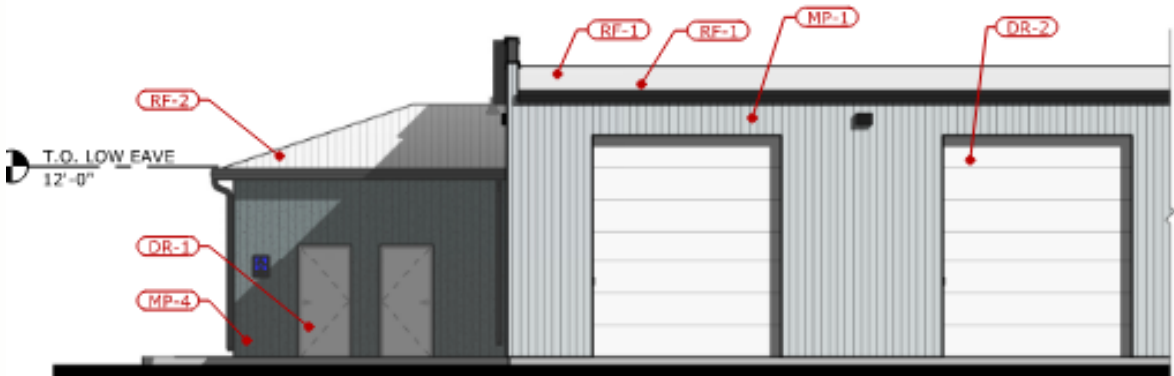
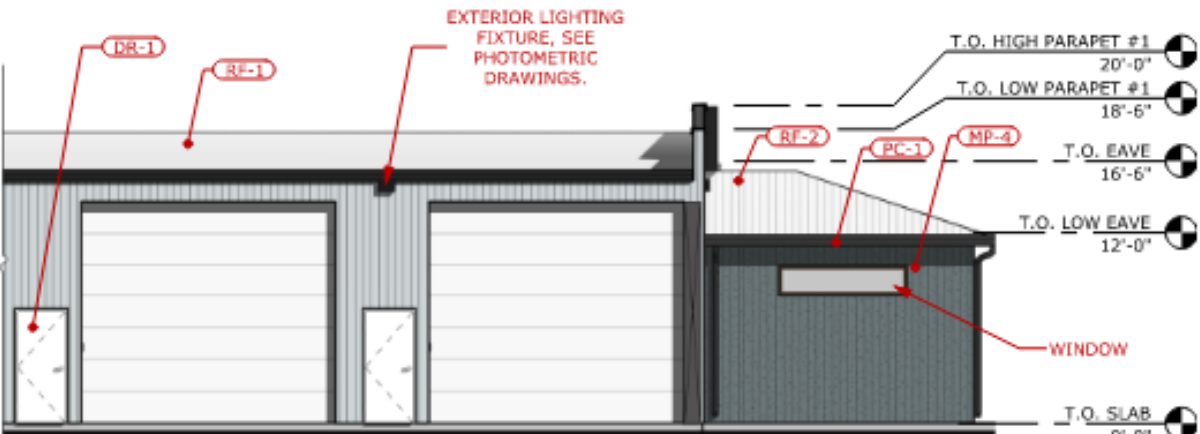
BUILDING F - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING F - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING F - EAST ELEVATION
SCALE: 1/8" = 1'-0"

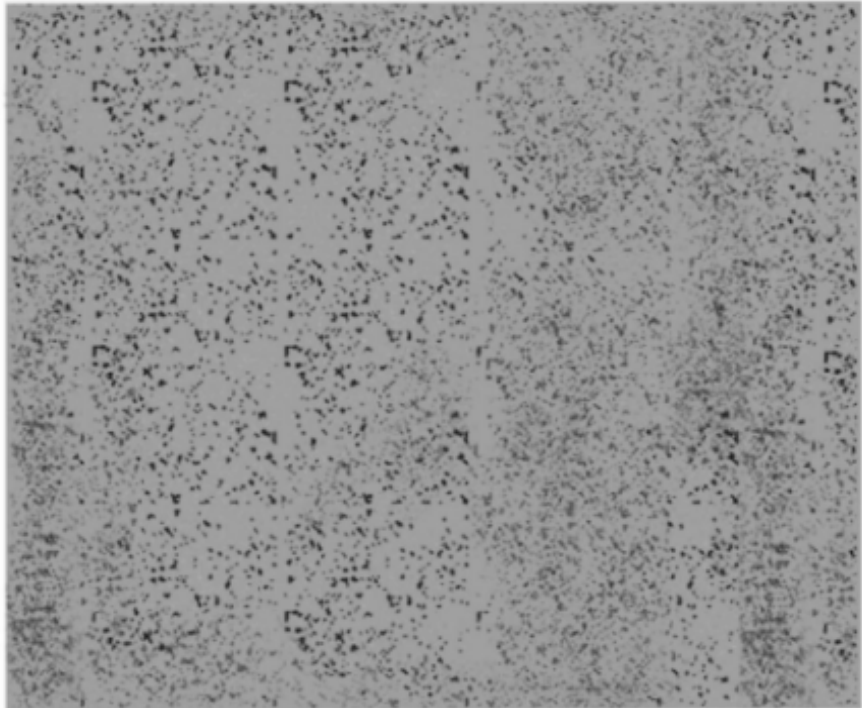


BUILDING F - WEST ELEVATION
SCALE: 1/8" = 1'-0"

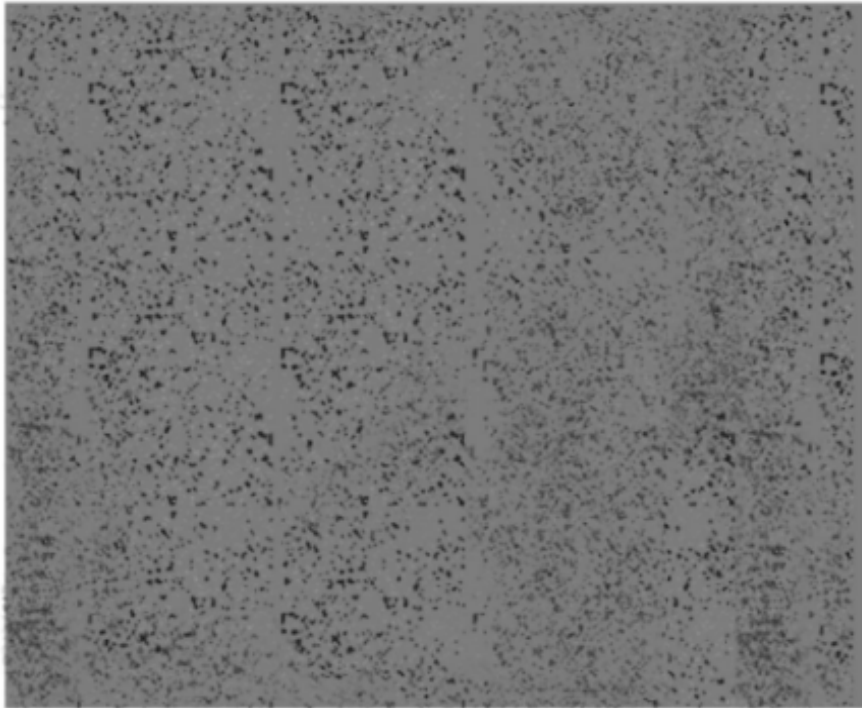
MATERIALS



Metal Wall Panel with Embossed Finish. Ash



Metal Wall Panel with Embossed Finish. Gray



Wall Pack Lighting:
Halco - AMP-3-WS-CS-U-PC



Luxelocker Building Signage:
24'-0" W x 4'-0" H



Metal Wall Panel,
Ash Gray



Metal Wall Panel,
Slate Gray



Overhead Door
"White"



Metal Wall Panel, Door,
Charcoal Gray



Metal Trim/Accessories/Etc
Burnished Slate



Metal Roofing Panel,
White/Galvalume



THANK YOU!

LUXE LOCKER

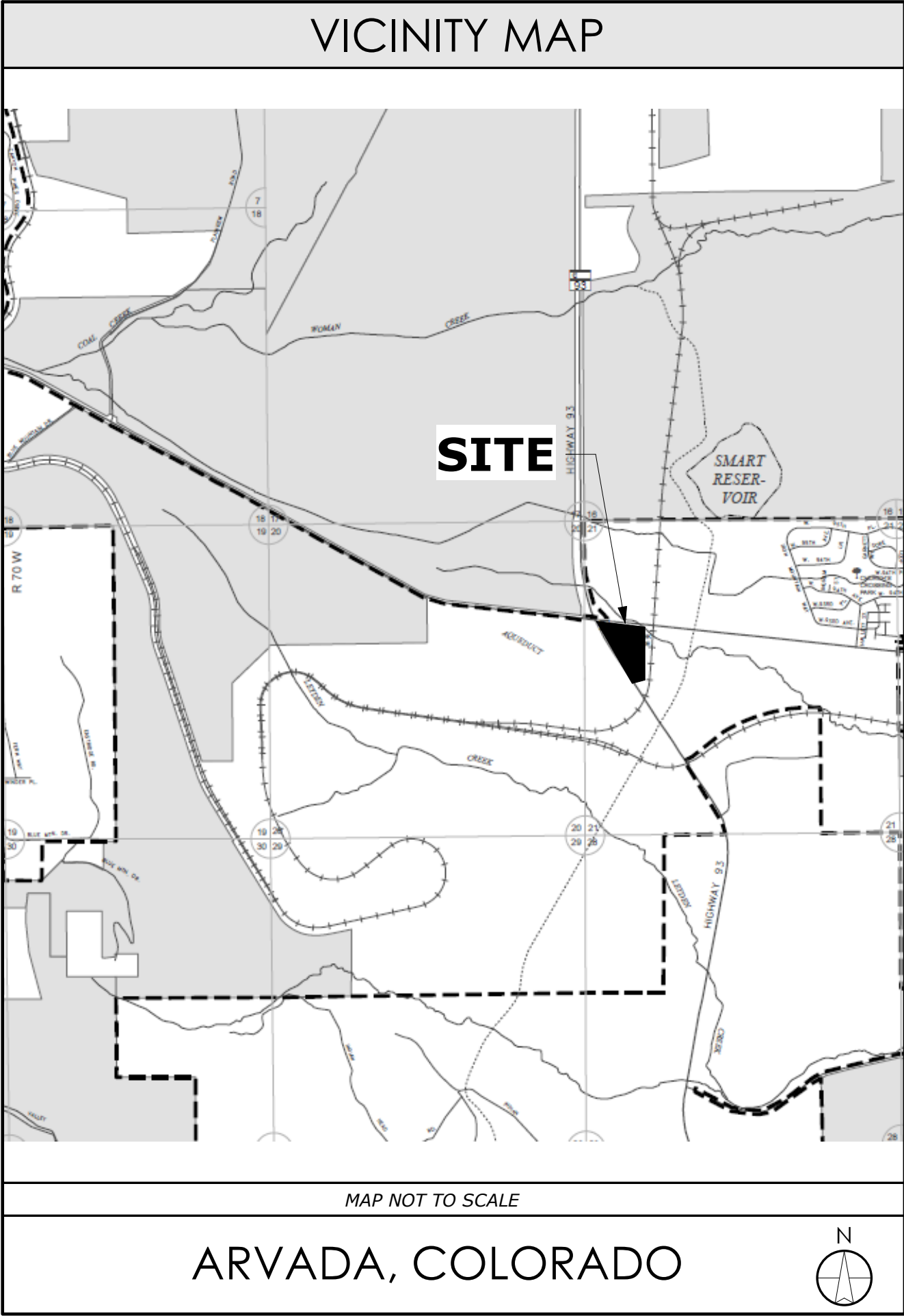
Luxury RV and Boat Storage

Contact us at 833.333.LUXE
luxelocker.com

PARKING RECAP	
PARKING:	
REQUIRED: 1 SPACE PER 10,000 SF. (15 SPACES)	
REQUIRED ADA: 1 SPACE	
PROVIDED : 1 STANDARD SPACES	
TOTAL: 2 SPACES	
<u>NO BICYCLE PARKING PROPOSED</u>	

SITE RECAP	
CURRENT ZONING:	PUD
TOTAL PROJECT SITE:	365,754 SF
LOT COVERAGE:	38%
PROPOSED USE:	SELF-STORAGE
MAXIMUM BUILDING HEIGHT:	21'-6" (PARAPET)
SETBACKS:	
FRONT:	10'-0" PEDESTRIAN EASEMENT + 8'-0" UTILITY EASEMENT
REAR:	20'-0" UTILITY EASEMENT + 8'-0" UTILITY EASEMENT
SIDE (LIBERTY CANYON ROAD):	10'-0" PEDESTRIAN EASEMENT + 8'-0" UTILITY EASEMENT
SIDE (UNION PACIFIC RAILROAD):	40'-0" UNION RURAL ELECTRIC ASSOC. EASEMENT + 8'-0" UTILITY EASEMENT

PROJECT TEAM	
PROJECT ARCHITECT	
HATCH DESIGN ARCHITECTURE	JEFF HATCH, AIA, LEEDAP
200 W. 36TH STREET	TEL: (208) 475-3204
BOISE, IDAHO 83714	FAX: (208) 475-3205
STRUCTURAL ENGINEER	
N/A	N/A
N/A	N/A
N/A	N/A
MECHANICAL, ELECTRICAL & PLUMBING ENGINEER	
N/A	N/A
N/A	N/A
N/A	N/A
CIVIL ENGINEER	
MARTIN/MARTIN ENGINEERS	DAVID KUNTZ, PE
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LAKEWOOD, CO 80215	DKUNTZ@MARTINMARTIN.COM
LANDSCAPE DESIGNER	
LAND ART STUDIO	JON PRIDE
4643 BERKSHIRE DRIVE	(208) 207-2688
BOISE, ID 83704	JON@LANDARTSTUDIO.COM
OWNER	
LUXELOCKER	DAVID FERRETTE
349 LAKE HAVASU AVE S. SUITE 106	(833) 333-5893
LAKE HAVASU CITY, AZ 86403	INFO@LUXELOCKER.COM



DRAWING INDEX	
SHEET NAME	SHEET #
GENERAL ARCHITECTURE	
COVER SHEET	A-0.0
LANDSCAPING	
LANDSCAPE PLAN	L-1.0
ARCHITECTURAL	
SITE PLAN	A-1.0
FIRE AREA SITE PLAN	A-1.1
GATE DETAILS	A-1.2
PERIMETER FENCE DETAILS	A-1.3
TRASH ENCLOSURE DETAILS	A-1.5
BUILDING ELEVATIONS - BUILDING A	A-4.0
BUILDING ELEVATIONS - BUILDING B	A-4.1
BUILDING ELEVATIONS - BUILDING C	A-4.2
BUILDING ELEVATIONS - BUILDING D	A-4.3
BUILDING ELEVATIONS - BUILDING E	A-4.4
BUILDING ELEVATIONS - BUILDING F	A-4.5
PHOTOMETRIC	
PHOTOMETRIC PLAN	1 OF 1
DSXW1 LED 10C 350 40K T4M MVOLT CUT SHEET	1 OF 2
RSX1 LED P2 40K R4	1 OF 3

GENERAL NOTES

1. ANY PROPOSED FENCES, WALLS, SIGNS AND ACCESSORY STRUCTURES SHOWN ON THIS PLAN ARE ILLUSTRATIVE ONLY AND SUBJECT TO SEPARATE REVIEWS AND PERMITS.
2. FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED WITH AN APPROVED ALL-WEATHER SURFACE (CONCRETE OR ASPHALT) AND SHALL BE CAPABLE OF SUPPORTING AN IMPOSED LOAD OF 85,000 POUNDS.
3. THE APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED DURING CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE AFPD. THE FIRE APPARATUS ACCESS ROADS SHALL CONSIST OF THE FIRST LIFT OF ASPHALT OR CONCRETE AND SHALL BE PROVIDED PRIOR TO COMMENCING VERTICAL CONSTRUCTION. ALTERNATIVE TEMPORARY FIRE APPARATUS ACCESS ROAD MATERIALS AND/OR DESIGNS SHALL BE APPROVED AND PERMITTED BY THE AFPD. THE PRIVATE ROADS THROUGH THE SITE SHALL BE DEDICATED ON THE FINAL PLAT AS "FIRE APPARATUS ACCESS ROADS" OR OTHER SIMILAR LANGUAGE AS REQUIRED BY THE CITY OF ARVADA.
4. A 3'-0" CLEAR SPACE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS AND NOT OBSTRUCTED.
5. FIRE HYDRANTS SHALL BE INSTALLED AND OPERATIONAL TO PROVIDE THE MINIMUM REQUIRED FIRE FLOW PRIOR TO COMMENCING VERTICAL CONSTRUCTION.
6. DURING CONSTRUCTION AND UPON COMPLETION THERE SHALL BE BUILDING SIGNAGE PROVIDED, A MINIMUM OF 0'-4" INCHES HIGH WITH A 0.5" STROKE AND VISIBLE FROM THE STREET OR ROAD FRONTING THAT BUILDING.

NOT FOR CONSTRUCTION

NEW CONSTRUCTION FOR:

LUXELOCKER - ARVADA

COAL CREEK CANYON RD, ARVADA, CO 80007

DATE	DESCRIPTION - COMMENTS
DATE	DATE
DELTA	DELTA
DATE: AUGUST 2024	
DRAWN BY: WE	
CHECKED BY: JH	
JOB NUMBER: MKT	
SHEET TITLE:	

COVER
SHEET
(1 OF 12)

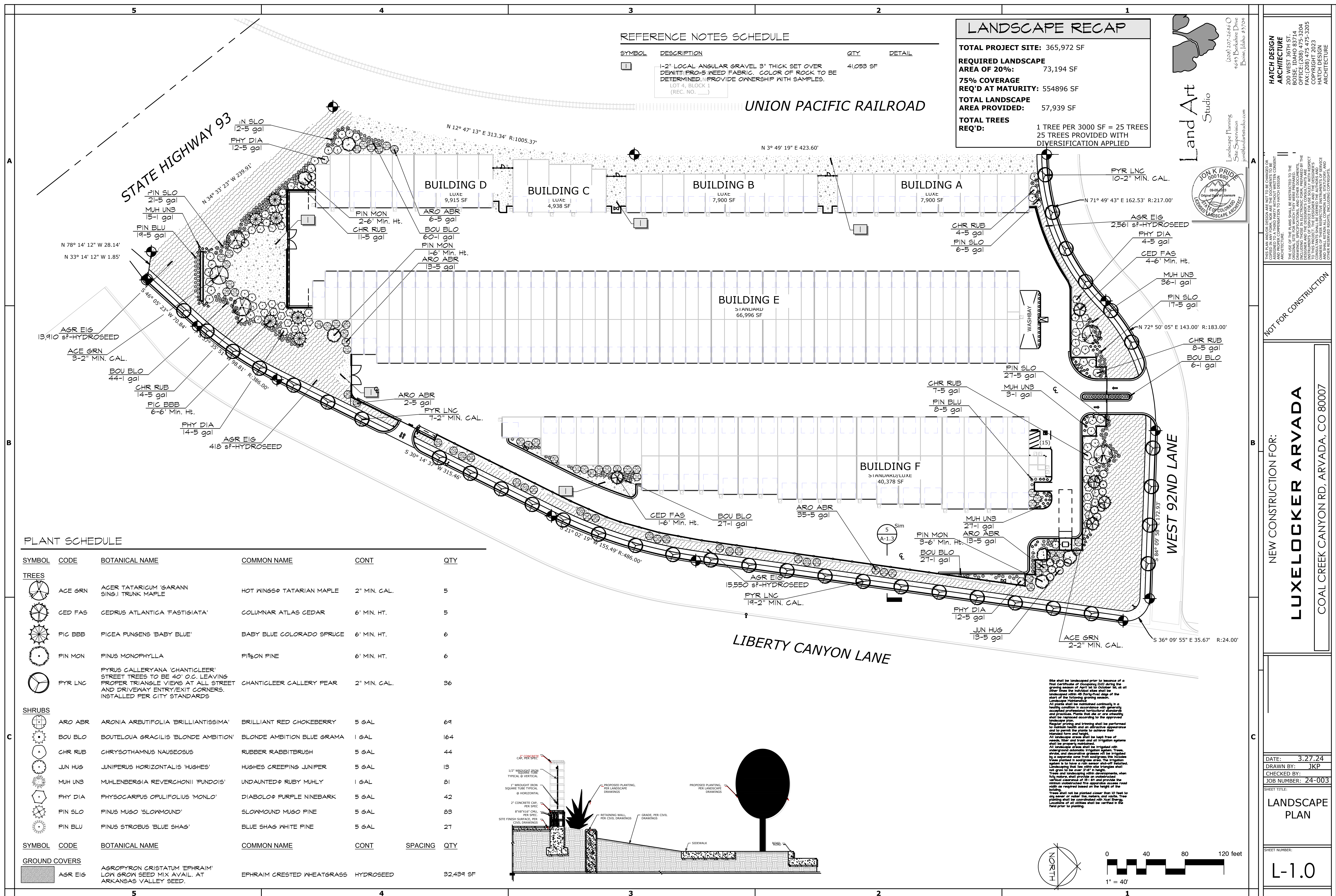
SHEET NUMBER:

A-0.0

THIS PLAN AND/OR DESIGN ARE NOT TO BE CHANGED OR
ASSIGNED TO A THIRD PARTY WITHOUT WRITTEN CONSENT
FROM HATCH DESIGN ARCHITECTURE.



**HATCH DESIGN
ARCHITECTURE**
1000 WEST 10TH AVE.
BOISE, IDAHO 83714
PHONE: (208) 475-3204
FAX: (208) 475-3205
WWW.HATCHARCH.COM
HATCH DESIGN
ARCHITECTURE



NEW CONSTRUCTION FOR:

LUXELOCKER ARVADA

COAL CREEK CANYON RD, ARVADA, CO 80007

**HATCH DESIGN
ARCHITECTURE**
2200 WEST 36TH ST.
BOISE, IDAHO 83711
OFFICE: (208) 475-3333
FAX: (208) 475 4755
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NOT FOR CONSTRUCTION

NEW CONSTRUCTION FOR:

LUXELOCKER ARVADA

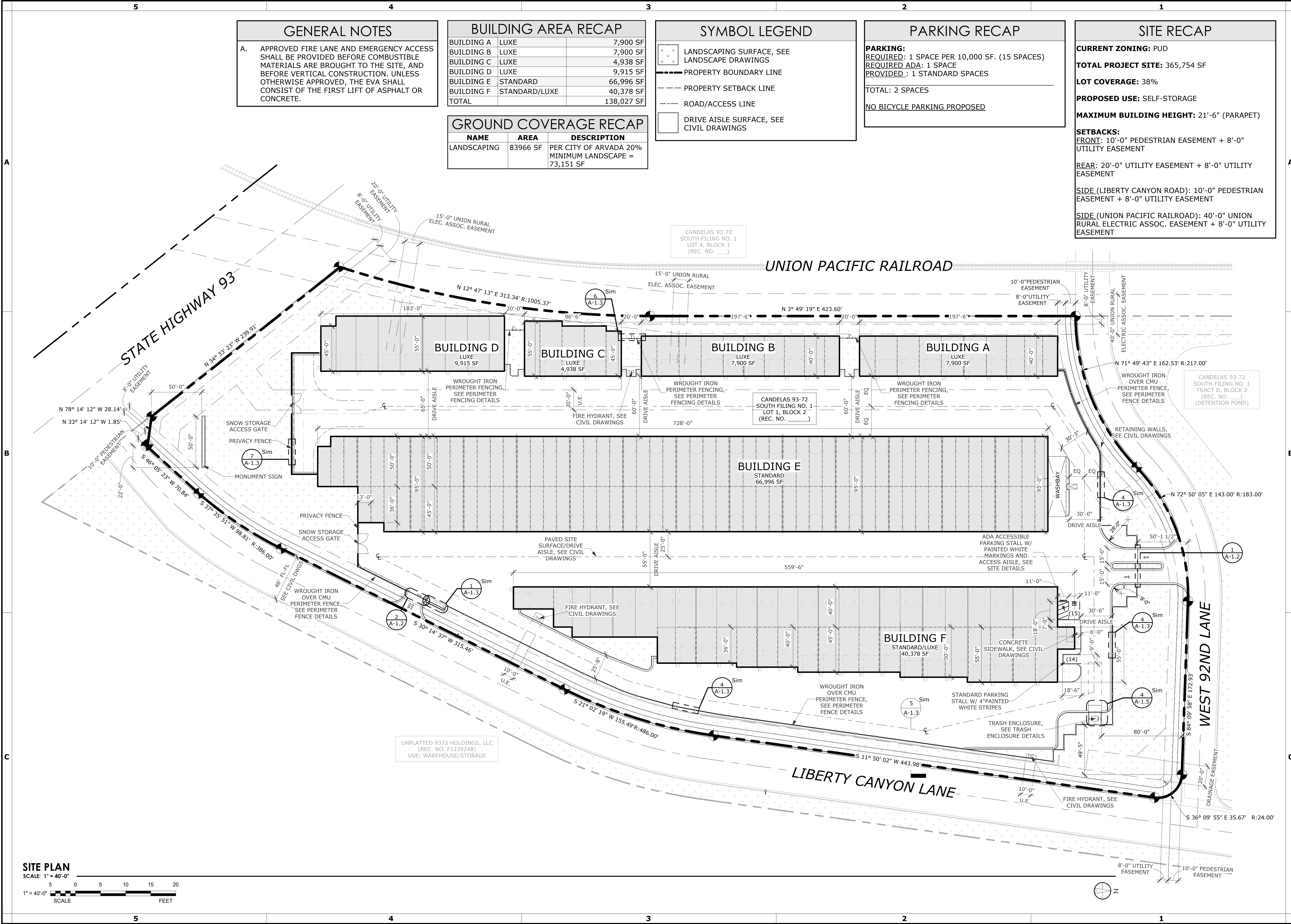
COAL CREEK CANYON RD, ARVADA, CO 80007

**HATCH DESIGN
ARCHITECTURE**
2200 WEST 36TH ST.
BOISE, IDAHO 83711
OFFICE: (208) 475-3333
FAX: (208) 475 4755
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ARCHITECTURE

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NOT FOR CONSTRUCTION

8/16/2024 12:29:58 PM



NOT FOR CONSTRUCTION

NEW CONSTRUCTION FOR:

LUXELOCKER - ARVADA

COAL CREEK CANYON RD, ARVADA, CO 80007

DATE: DESCRIPTION: COMMENTS

DATE: AUGUST 2024
DRAWN BY: WF
CHECKED BY: JH
JOB NUMBER: MKT

SHEET TITLE:

SITE PLAN

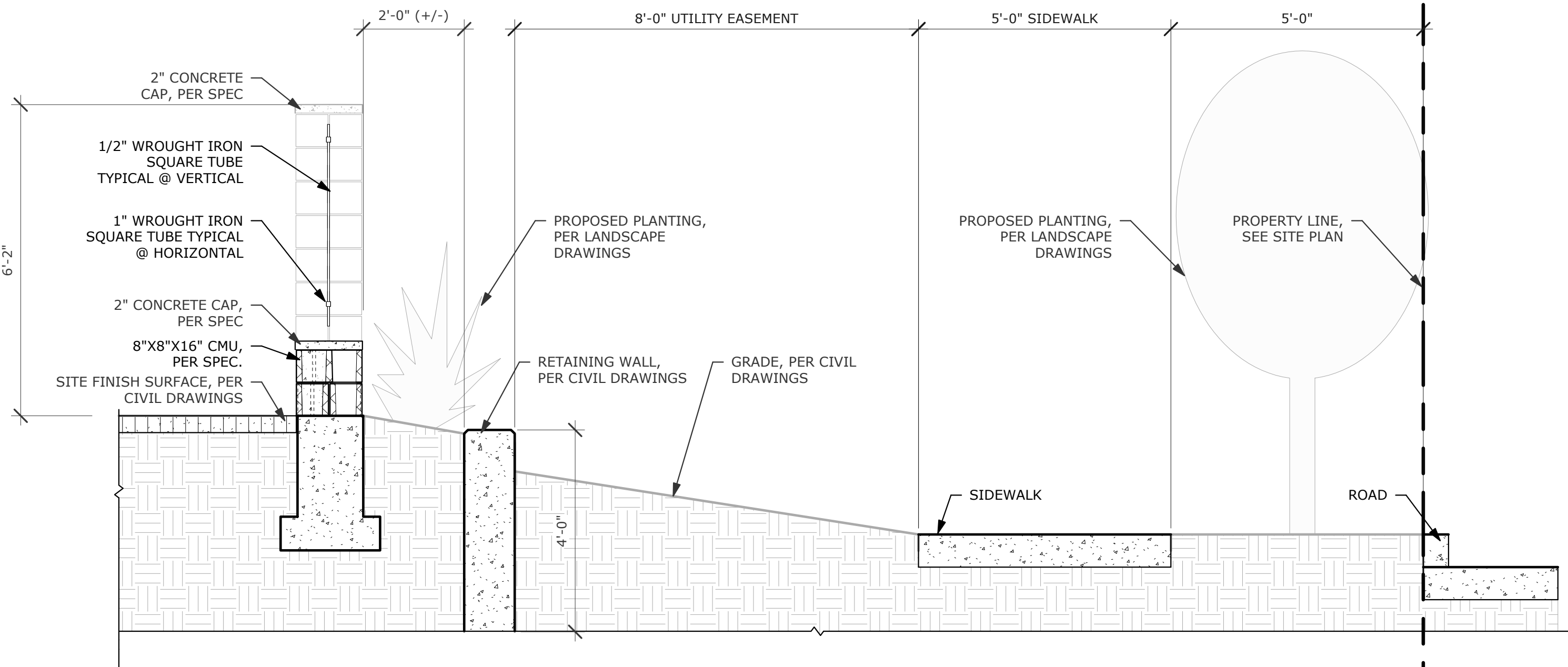
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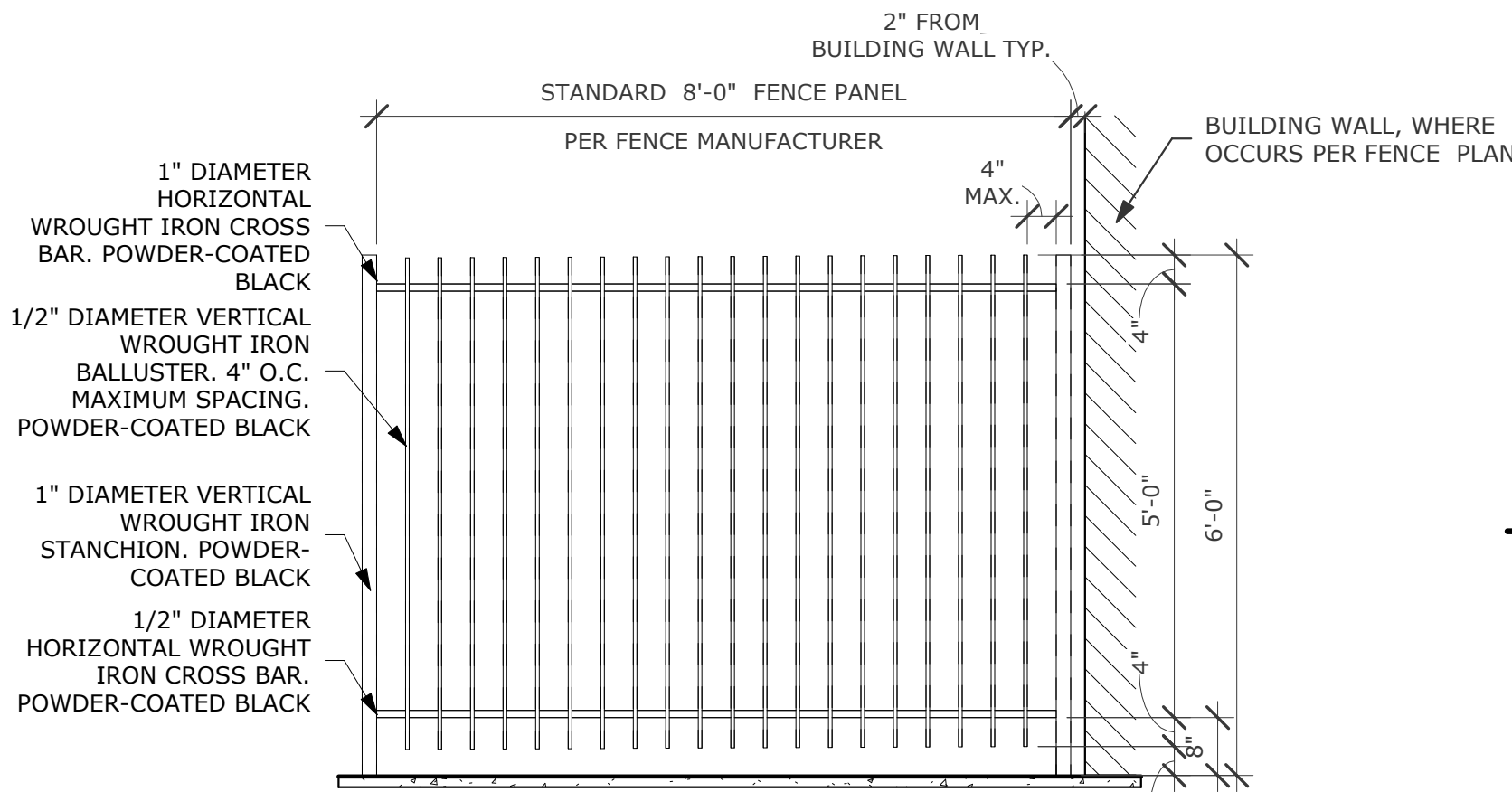
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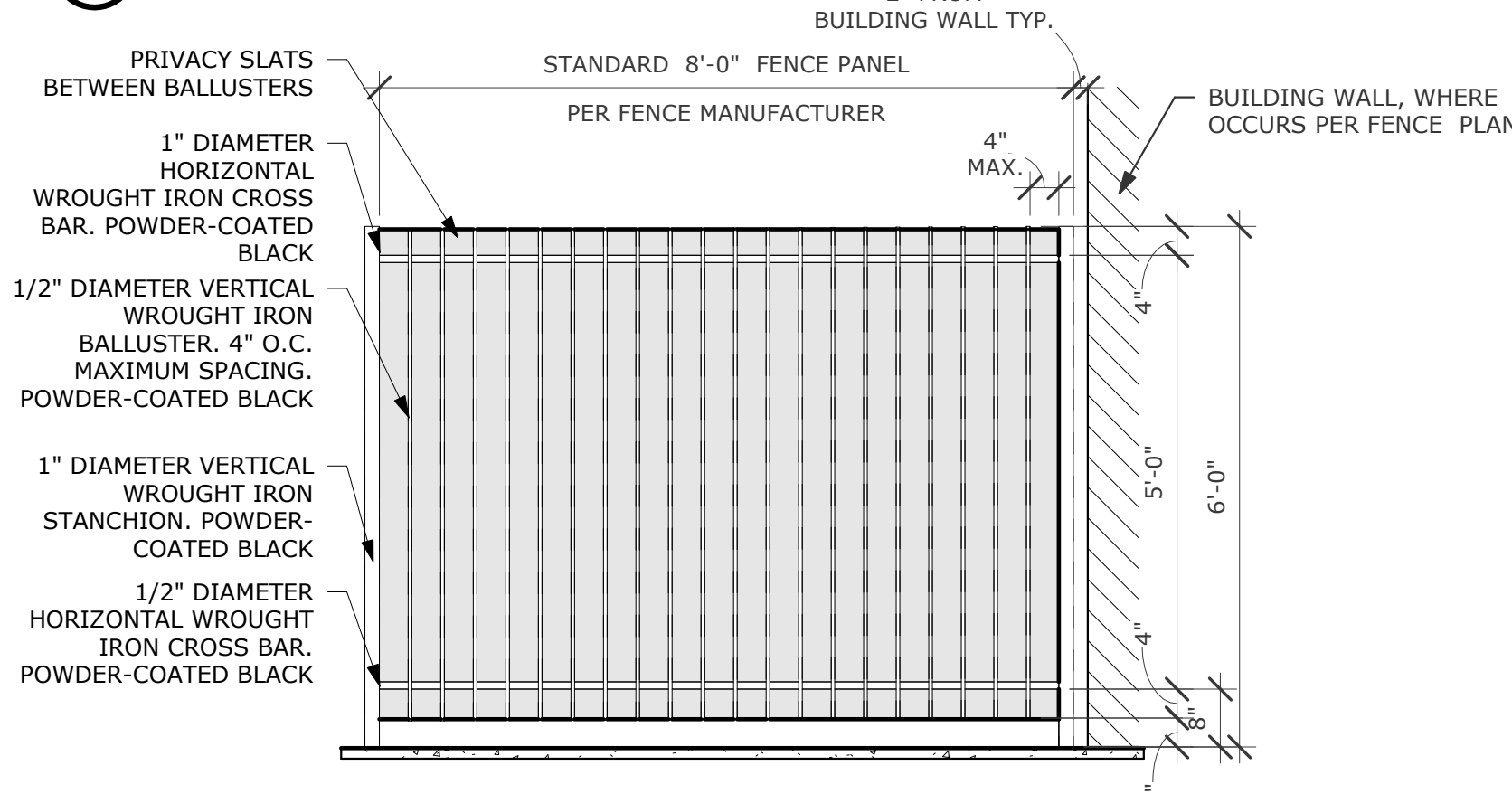
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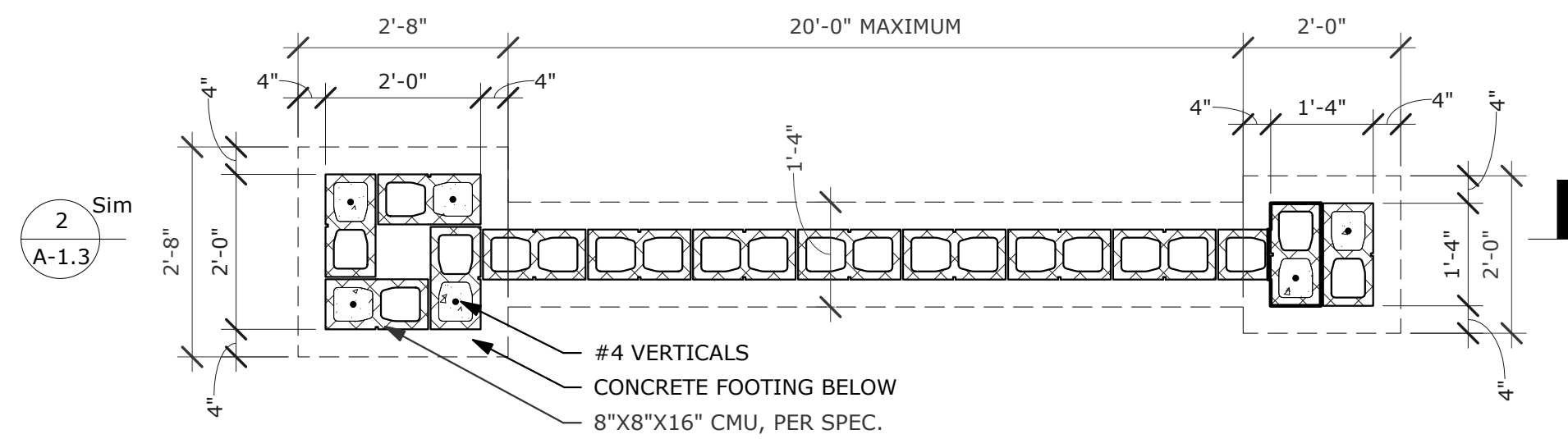
5 CMU PERIMETER FENCE SECTION
SCALE: 1/2" = 1'-0"



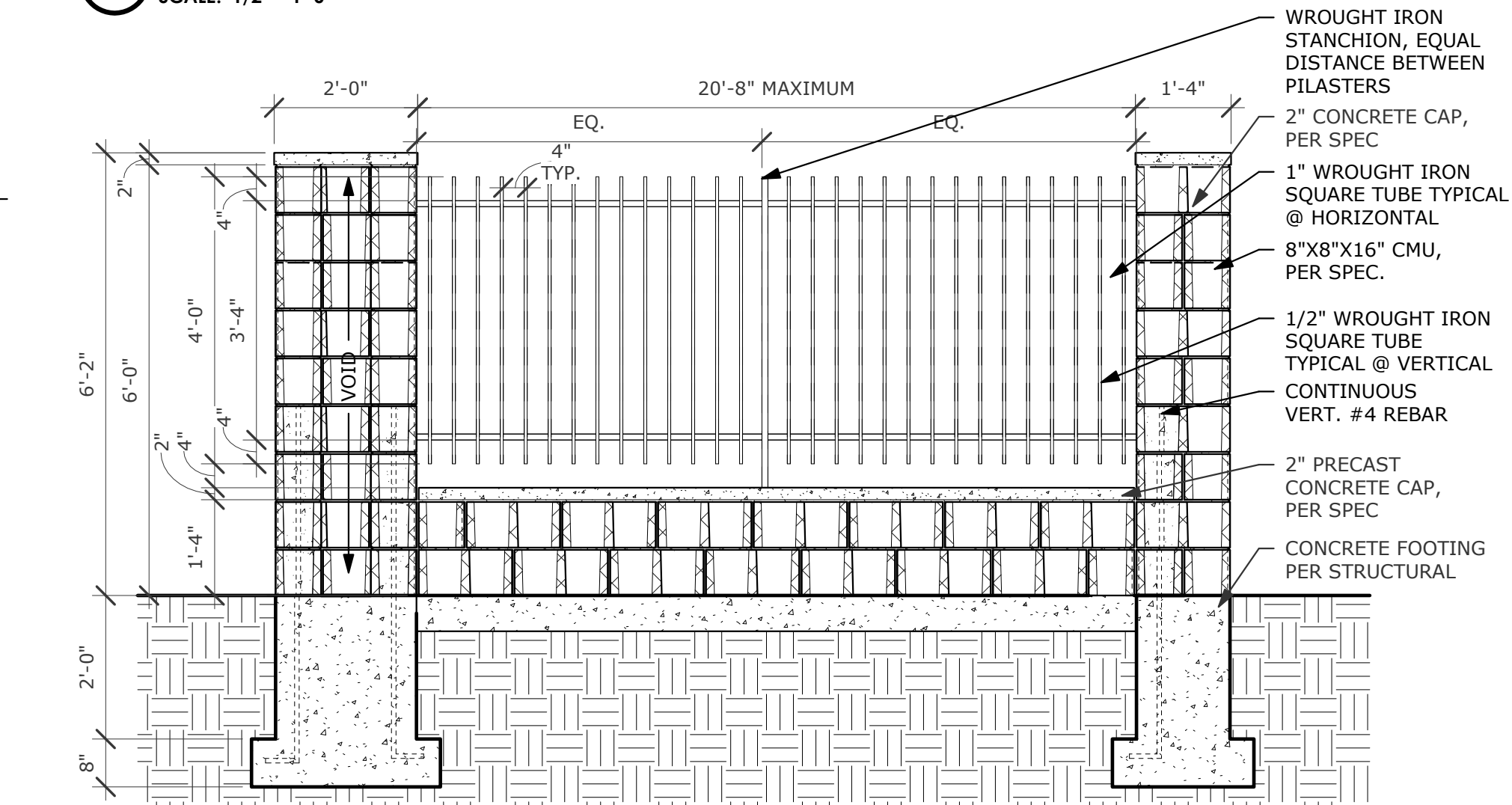
6 WROUGHT IRON FENCE - TYPICAL PANEL
SCALE: 1/2" = 1'-0"



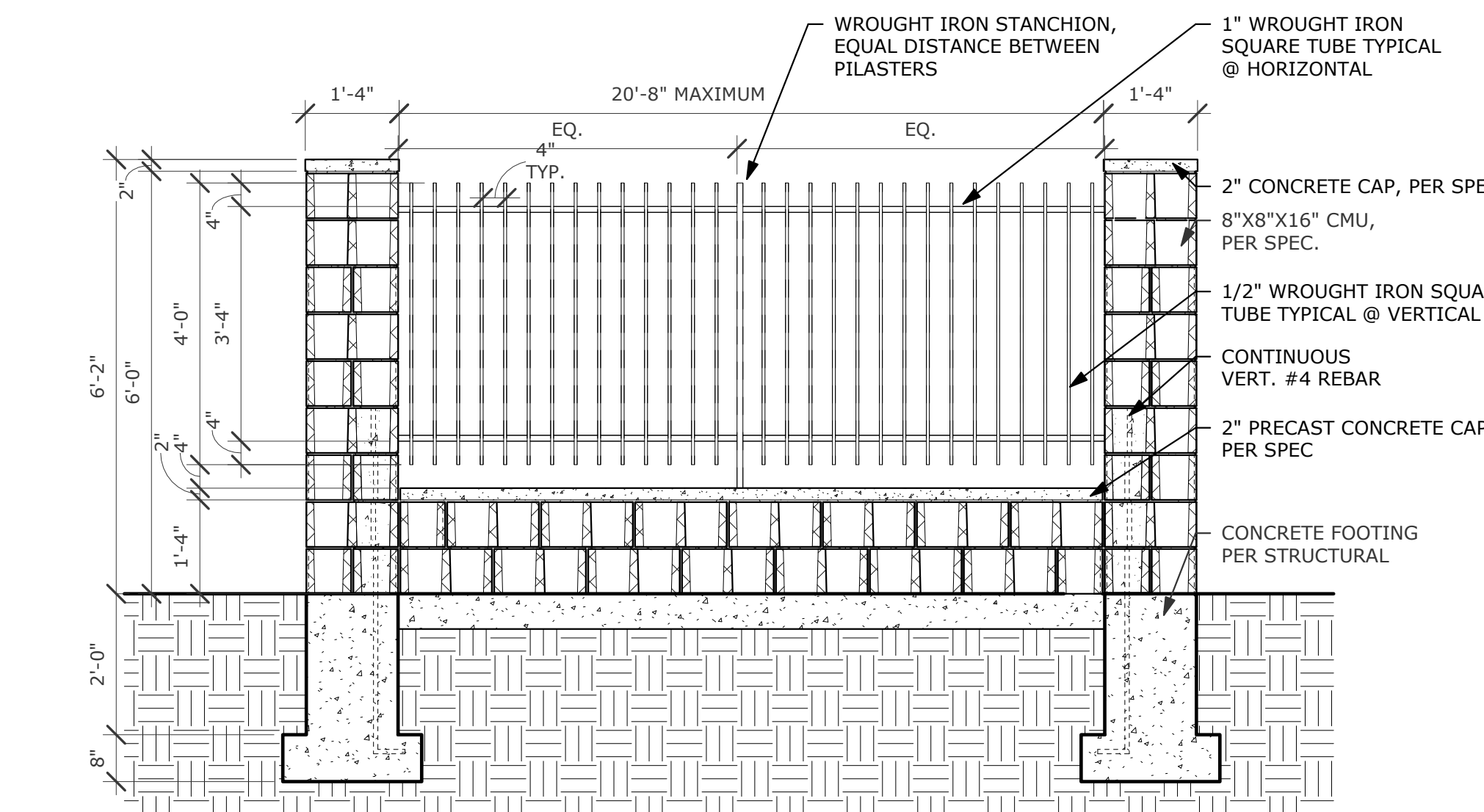
7 WROUGHT IRON FENCE - PRIVACY FENCE PANEL
SCALE: 1/2" = 1'-0"



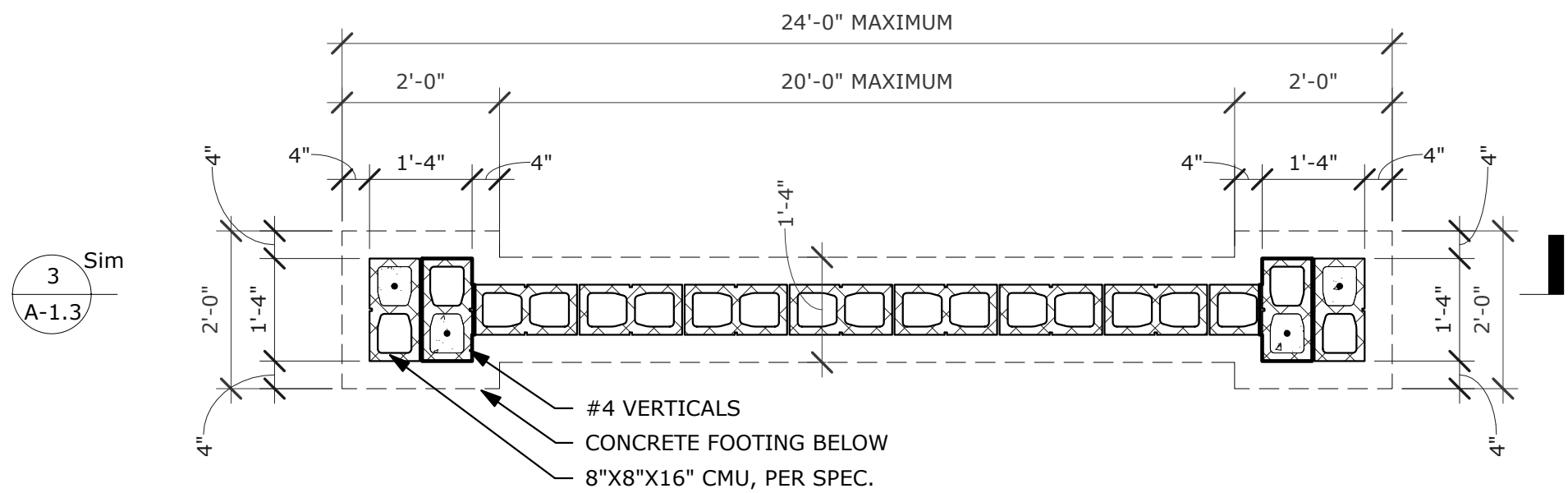
1 CMU COLUMN AND WALL END CONDITION PLAN
SCALE: 1/2" = 1'-0"



2 CMU COLUMN & WROUGHT IRON FENCE END CONDITION
SCALE: 1/2" = 1'-0"



3 TYPICAL CMU COLUMN & WROUGHT IRON FENCE
SCALE: 1/2" = 1'-0"



4 TYPICAL CMU COLUMN & WALL PLAN
SCALE: 1/2" = 1'-0"

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NEW CONSTRUCTION FOR:

LUXELOCKER - ARVADA

COAL CREEK CANYON RD, ARVADA, CO 80007

DATE: AUGUST 2024

DRAWN BY: WE

CHECKED BY: JH

JOB NUMBER: MKT

SHEET TITLE:

PERIMETER FENCE DETAILS

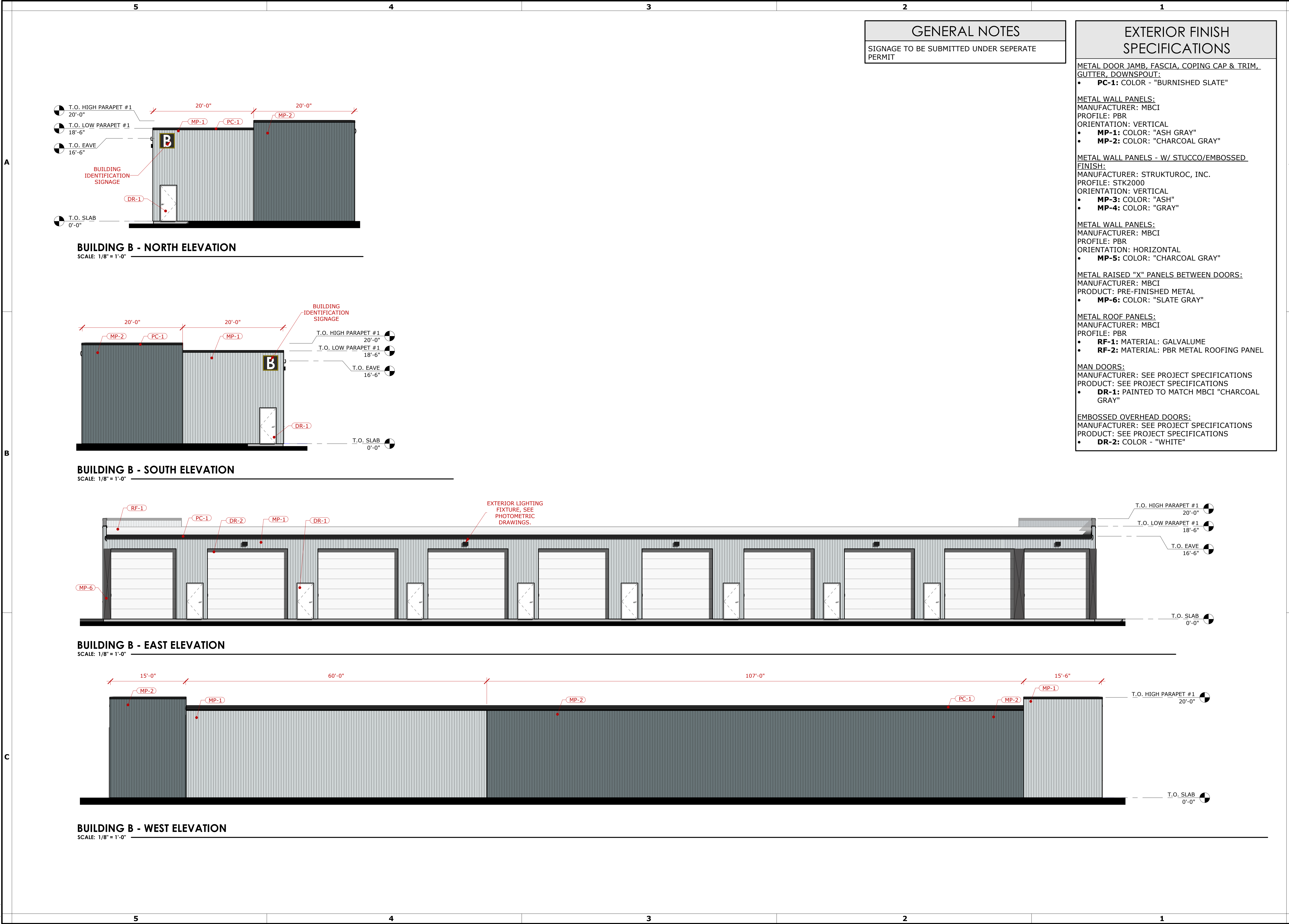
(5 OF 10)

SHEET NUMBER:

A-1.3

NOT FOR CONSTRUCTION

8/12/2024 9:35:13 AM



GENERAL NOTES

SIGNAGE TO BE SUBMITTED UNDER SEPERATE PERMIT

EXTERIOR FINISH SPECIFICATIONS

METAL DOOR JAMB, FASCIA, COPING CAP & TRIM, GUTTER, DOWNSPOUT:

- PC-1: COLOR - "BURNISHED SLATE"

METAL WALL PANELS:

MANUFACTURER: MBCI

PROFILE: PBR

ORIENTATION: VERTICAL

- MP-1: COLOR: "ASH GRAY"
- MP-2: COLOR: "CHARCOAL GRAY"

METAL WALL PANELS - W/ STUCCO/EMBOSSED FINISH:

MANUFACTURER: STRUKTUROC, INC.

PROFILE: STK2000

ORIENTATION: VERTICAL

- MP-3: COLOR: "ASH"
- MP-4: COLOR: "GRAY"

METAL WALL PANELS:

MANUFACTURER: MBCI

PROFILE: PBR

ORIENTATION: HORIZONTAL

- MP-5: COLOR: "CHARCOAL GRAY"

METAL RAISED "X" PANELS BETWEEN DOORS:

MANUFACTURER: MBCI

PRODUCT: PRE-FINISHED METAL

- MP-6: COLOR: "SLATE GRAY"

METAL ROOF PANELS:

MANUFACTURER: MBCI

PROFILE: PBR

- RF-1: MATERIAL: GALVALUME
- RF-2: MATERIAL: PBR METAL ROOFING PANEL

MAN DOORS:

MANUFACTURER: SEE PROJECT SPECIFICATIONS

PRODUCT: SEE PROJECT SPECIFICATIONS

- DR-1: PAINTED TO MATCH MBCI "CHARCOAL GRAY"

EMBOSSSED OVERHEAD DOORS:

MANUFACTURER: SEE PROJECT SPECIFICATIONS

PRODUCT: SEE PROJECT SPECIFICATIONS

- DR-2: COLOR - "WHITE"

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NEW CONSTRUCTION FOR:

LUXELocker - ARVADA

COAL CREEK CANYON RD, ARVADA, CO 80007

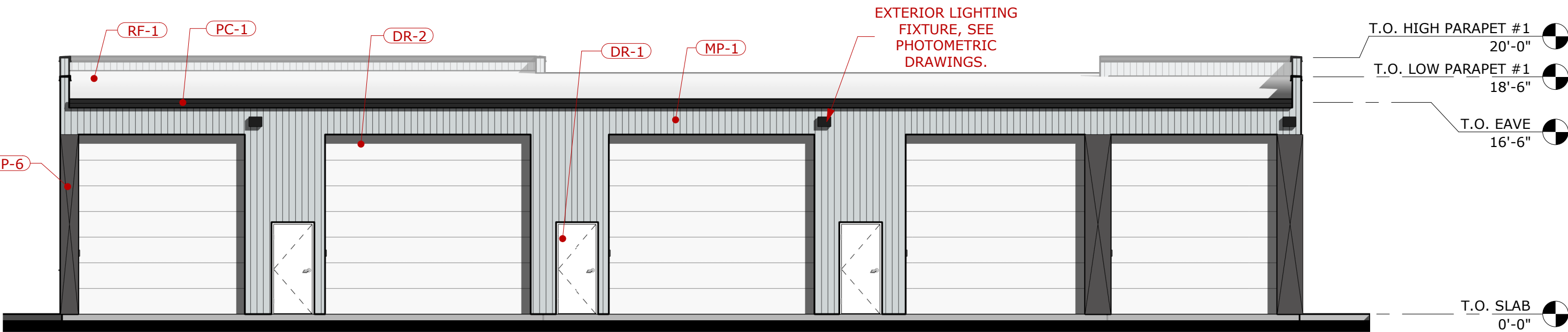
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AUGUST 2024	
DRAWN BY: WE	
CHECKED BY: JH	
JOB NUMBER: MKT	

SHEET TITLE:

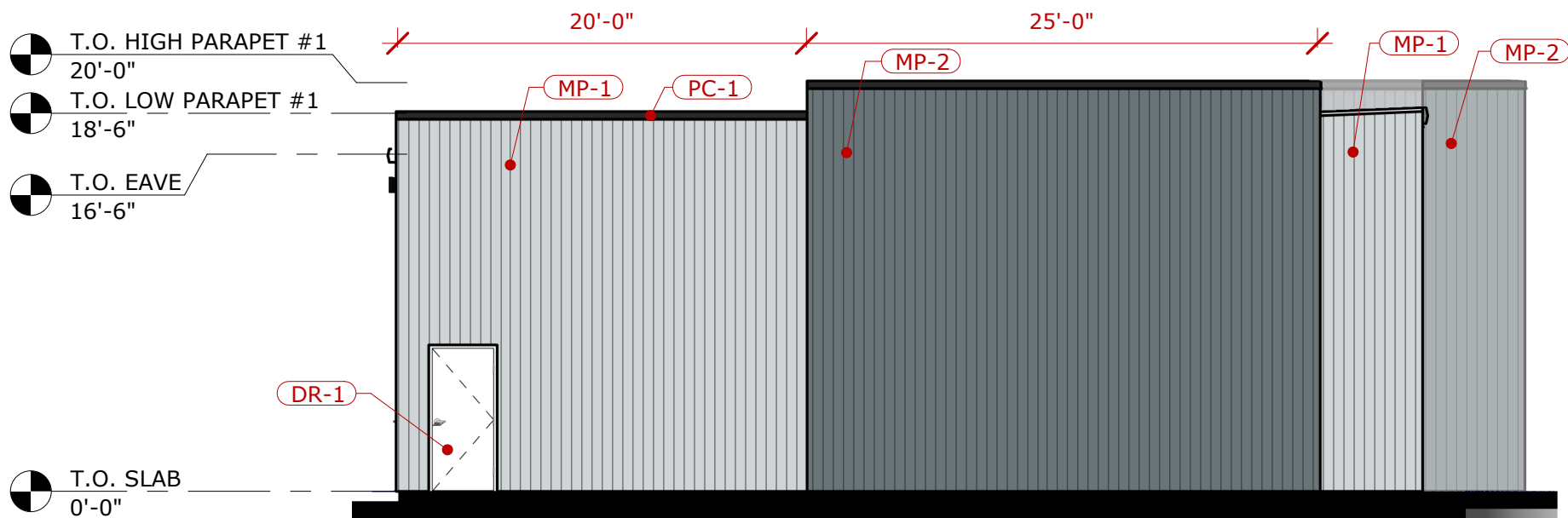
BUILDING ELEVATIONS - BUILDING B
(8 OF 12)

SHEET NUMBER:

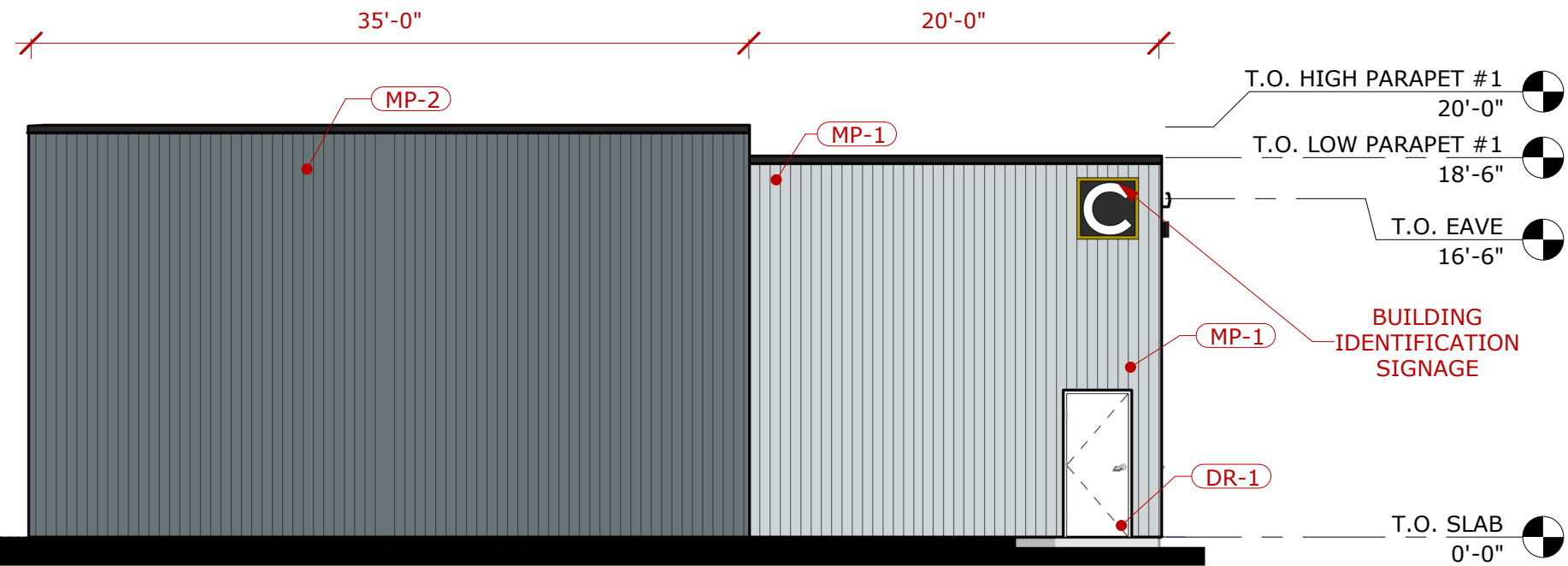
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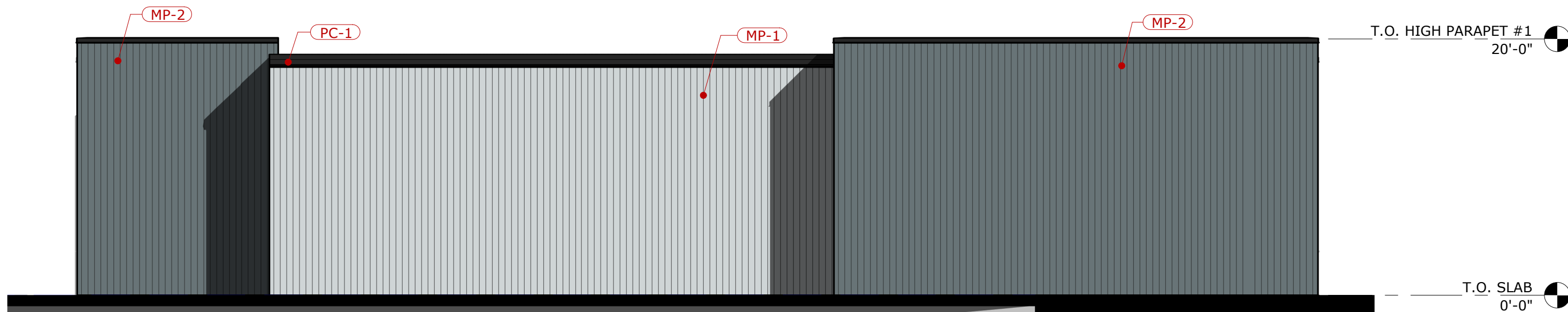
BUILDING C - EAST ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING C - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING C - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING C - WEST ELEVATION
SCALE: 1/8" = 1'-0"

GENERAL NOTES

SIGNAGE TO BE SUBMITTED UNDER SEPERATE PERMIT

EXTERIOR FINISH SPECIFICATIONS

METAL DOOR JAMB, FASCIA, COPING CAP & TRIM, GUTTER, DOWNSPOUT:

- **PC-1:** COLOR - "BURNISHED SLATE"

METAL WALL PANELS:
MANUFACTURER: MBCI

PROFILE: PBR

ORIENTATION: VERTICAL

- **MP-1:** COLOR: "ASH GRAY"
- **MP-2:** COLOR: "CHARCOAL GRAY"

METAL WALL PANELS - W/ STUCCO/EMBOSSED FINISH:
MANUFACTURER: STRUKTUROC, INC.

PROFILE: STK2000

ORIENTATION: VERTICAL

- **MP-3:** COLOR: "ASH"
- **MP-4:** COLOR: "GRAY"

METAL WALL PANELS:
MANUFACTURER: MBCI

PROFILE: PBR

ORIENTATION: HORIZONTAL

- **MP-5:** COLOR: "CHARCOAL GRAY"

METAL RAISED "X" PANELS BETWEEN DOORS:

MANUFACTURER: MBCI

PRODUCT: PRE-FINISHED METAL

- **MP-6:** COLOR: "SLATE GRAY"

METAL ROOF PANELS:
MANUFACTURER: MBCI

PROFILE: PBR

- **RF-1:** MATERIAL: GALVALUME
- **RF-2:** MATERIAL: PBR METAL ROOFING PANEL

MAN DOORS:

MANUFACTURER: SEE PROJECT SPECIFICATIONS

PRODUCT: SEE PROJECT SPECIFICATIONS

- **DR-1:** PAINTED TO MATCH MBCI "CHARCOAL GRAY"

EMBOSSSED OVERHEAD DOORS:

MANUFACTURER: SEE PROJECT SPECIFICATIONS

PRODUCT: SEE PROJECT SPECIFICATIONS

- **DR-2:** COLOR - "WHITE"

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NEW CONSTRUCTION FOR:

LUXELOCKER - ARVADA

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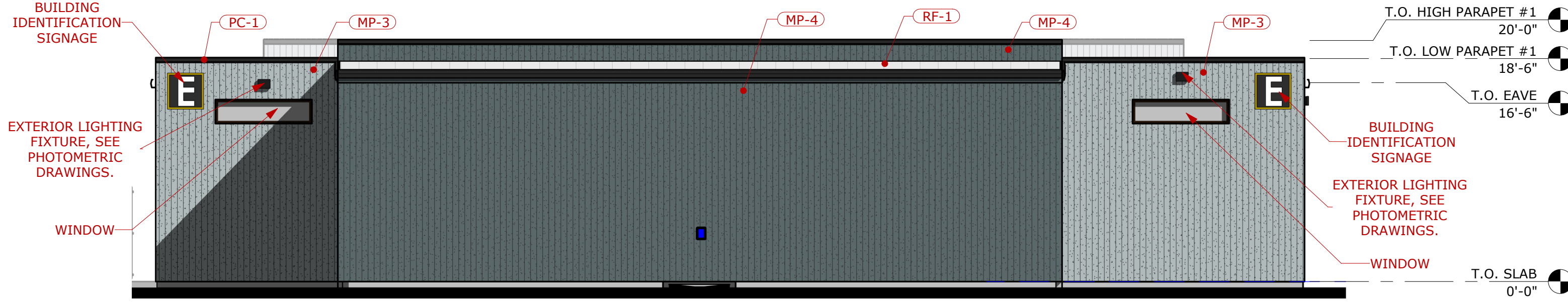
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DATE: AUGUST 2024	
DRAWN BY: WE	
CHECKED BY: JH	
JOB NUMBER: MKT	

SHEET TITLE:
BUILDING ELEVATIONS - BUILDING C
(9 OF 12)

SHEET NUMBER:

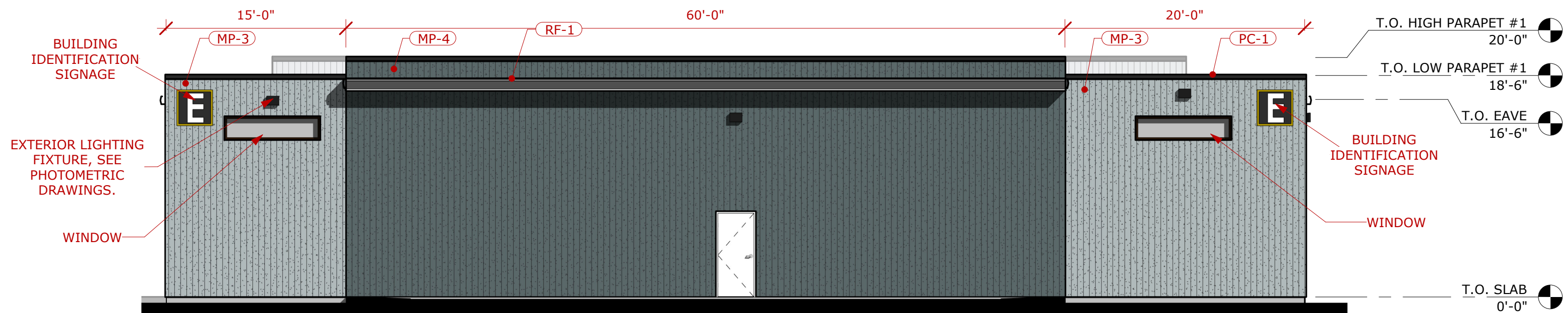
A-4.2

8/12/2024 9:34:24 AM



BUILDING E - NORTH ELEVATION

SCALE: 1/8" = 1'-0"



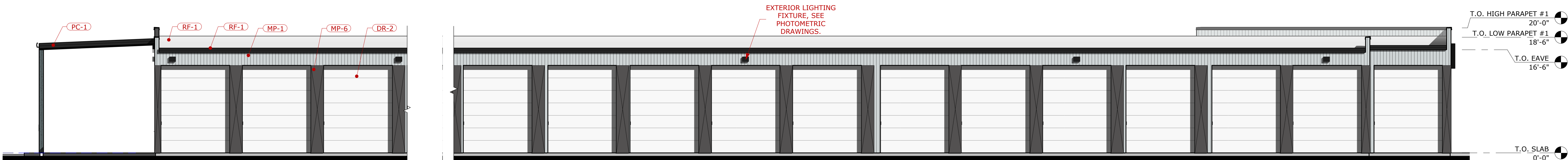
BUILDING E - WASHBAY - NORTH

SCALE: 1/8" = 1'-0"



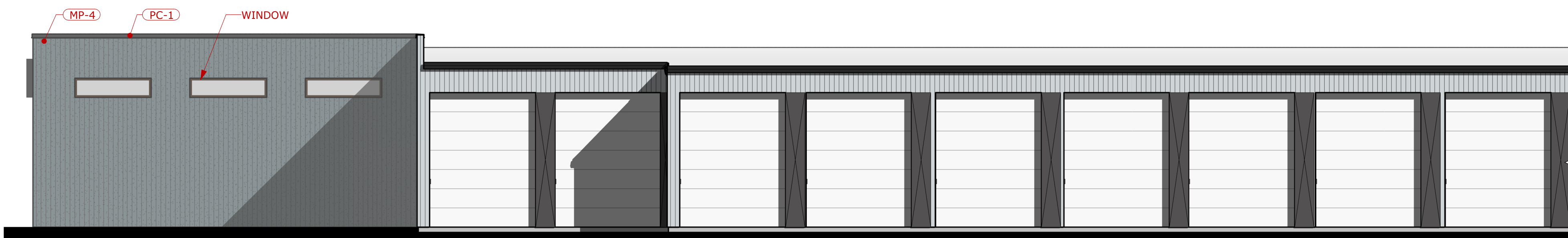
BUILDING E - SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



BUILDING E - WEST ELEVATION

SCALE: 1/8" = 1'-0"



BUILDING E - EAST ELEVATION

SCALE: 1/8" = 1'-0"

GENERAL NOTES

SIGNAGE TO BE SUBMITTED UNDER SEPERATE PERMIT

EXTERIOR FINISH SPECIFICATIONS

METAL DOOR JAMB, FASCIA, COPING CAP & TRIM, GUTTER, DOWNSPOUT:

- PC-1: COLOR - "BURNISHED SLATE"

METAL WALL PANELS:

MANUFACTURER: MBCI

PROFILE: PBR

ORIENTATION: VERTICAL

- MP-1: COLOR: "ASH GRAY"
- MP-2: COLOR: "CHARCOAL GRAY"

METAL WALL PANELS - W/ STUCCO/EMBOSSED

FINISH:

MANUFACTURER: STRUKTUROC, INC.

PROFILE: STK2000

ORIENTATION: VERTICAL

- MP-3: COLOR: "ASH"
- MP-4: COLOR: "GRAY"

METAL WALL PANELS:

MANUFACTURER: MBCI

PROFILE: PBR

ORIENTATION: HORIZONTAL

- MP-5: COLOR: "CHARCOAL GRAY"

METAL RAISED "X" PANELS BETWEEN DOORS:

MANUFACTURER: MBCI

PRODUCT: PRE-FINISHED METAL

- MP-6: COLOR: "SLATE GRAY"

METAL ROOF PANELS:

MANUFACTURER: MBCI

PROFILE: PBR

- RF-1: MATERIAL: GALVALUME
- RF-2: MATERIAL: PBR METAL ROOFING PANEL

MAN DOORS:

MANUFACTURER: SEE PROJECT SPECIFICATIONS

PRODUCT: SEE PROJECT SPECIFICATIONS

- DR-1: PAINTED TO MATCH MBCI "CHARCOAL GRAY"

EMBOSSSED OVERHEAD DOORS:

MANUFACTURER: SEE PROJECT SPECIFICATIONS

PRODUCT: SEE PROJECT SPECIFICATIONS

- DR-2: COLOR - "WHITE"

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NEW CONSTRUCTION FOR:

LUXELOCKER - ARVADA

COAL CREEK CANYON RD, ARVADA, CO 80007

DATE: DATE

DATE: AUGUST 2024
DRAWN BY: WE
CHECKED BY: JH
JOB NUMBER: MKT

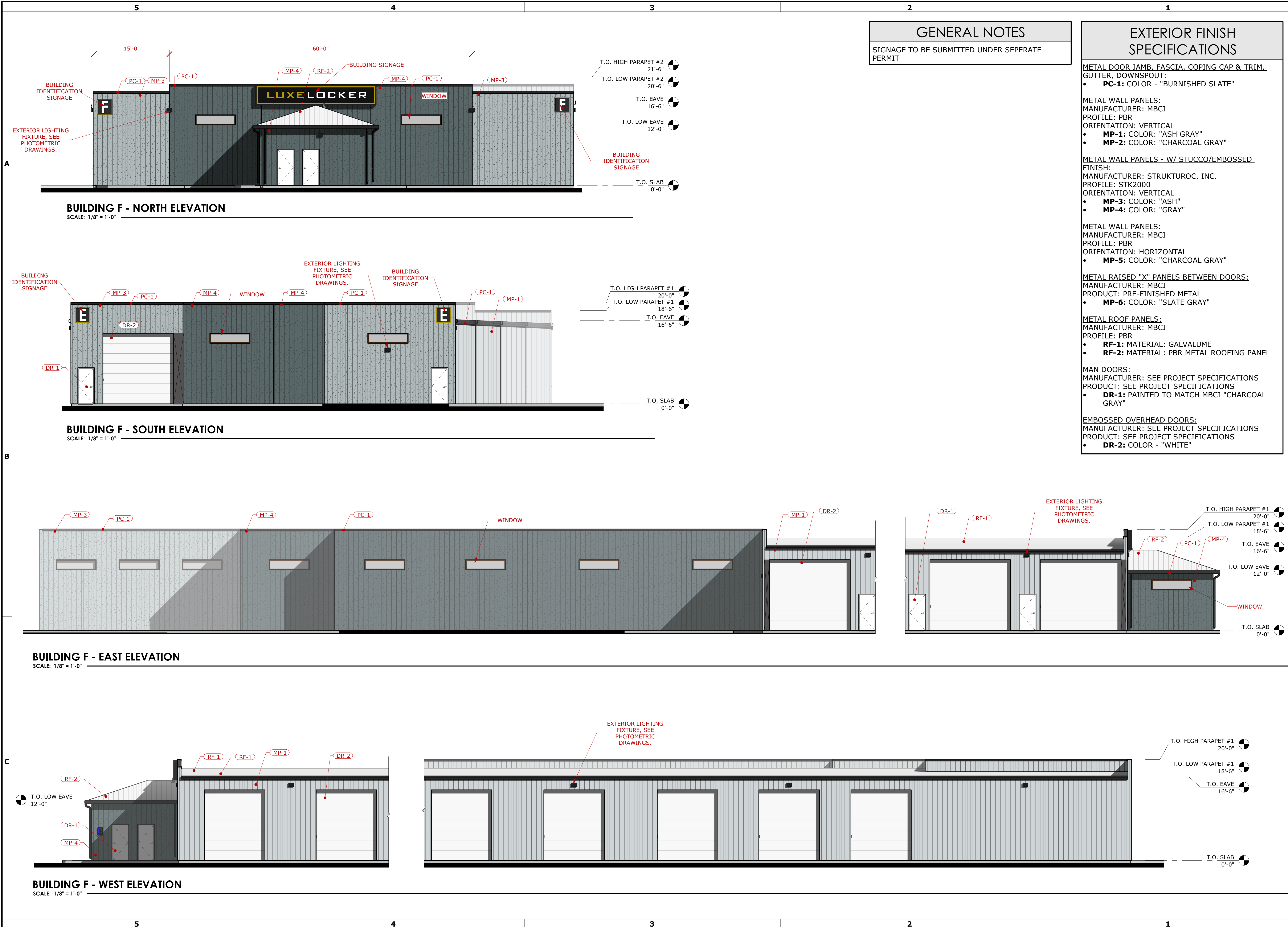
SHEET TITLE:

BUILDING
ELEVATIONS
- BUILDING E
(11 OF 12)

SHEET NUMBER:

A-4.4

8/12/2024 9:34:35 AM



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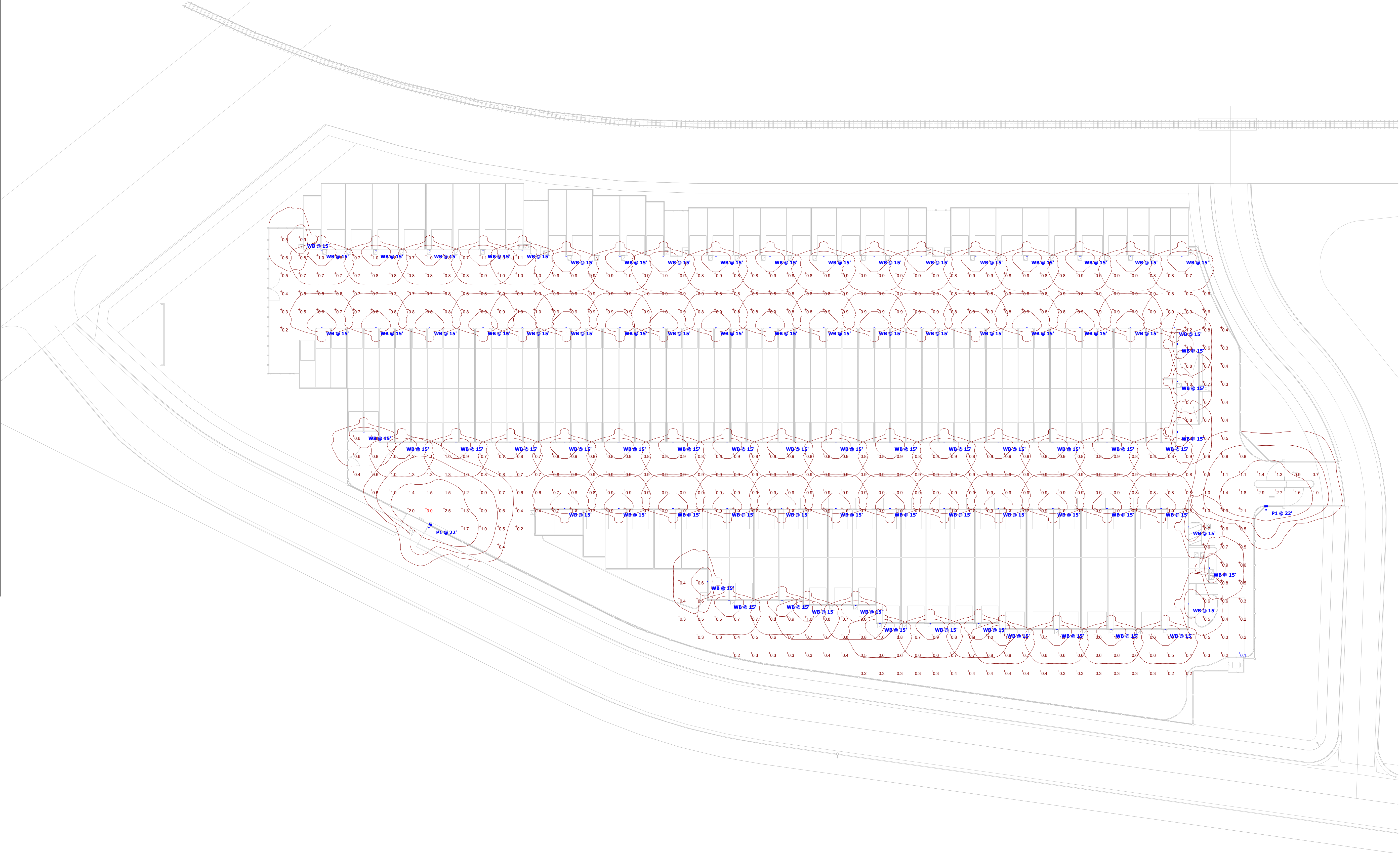
DATE: AUGUST 2024
DRAWN BY: WE
CHECKED BY: JH
JOB NUMBER: MKT
SHEET TITLE:
BUILDING
ELEVATIONS
- BUILDING F
(12 OF 12)
SHEET NUMBER:
A-4.5

Schedule									
Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
	WB	83	Lithonia Lighting	DSXW1 LED 10C 350 40K T4M MVOLT	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T4M OPTIC, 4000K, @ 350mA.	1	1458	1	13.3
	P1	2	Lithonia Lighting	RSX1 LED P2 40K R4	RSX Area Fixture Size 1 P2 Lumen Package 4000K CCT Type R4 Distribution	1	9972	1	72.95

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.8 fc	3.0 fc	0.1 fc	30.0:1	8.0:1

Luminaire Locations							
Location							
No.	Label	X	Y	Z	MH	Orientation	Tilt
2	P1	-338.50	317.50	22.00	22'	0.00	0.00
1	WB	-1122.00	533.00	15.00	15'	180.00	0.00
2	WB	-1137.50	542.00	15.00	15'	270.00	0.00
3	WB	-1077.00	533.00	15.00	15'	180.00	0.00
4	WB	-1032.50	533.00	15.00	15'	180.00	0.00
5	WB	-988.00	533.00	15.00	15'	180.00	0.00
6	WB	-955.50	533.00	15.00	15'	180.00	0.00
7	WB	-919.00	528.00	15.00	15'	180.00	0.00
8	WB	-874.50	528.00	15.00	15'	180.00	0.00
9	WB	-838.50	528.00	15.00	15'	180.00	0.00
10	WB	-795.00	528.00	15.00	15'	180.00	0.00
11	WB	-750.00	528.00	15.00	15'	180.00	0.00
12	WB	-705.50	528.00	15.00	15'	180.00	0.00
13	WB	-663.50	528.00	15.00	15'	180.00	0.00
14	WB	-624.50	528.00	15.00	15'	180.00	0.00
15	WB	-579.50	528.00	15.00	15'	180.00	0.00
16	WB	-537.00	528.00	15.00	15'	180.00	0.00
17	WB	-493.00	528.00	15.00	15'	180.00	0.00
18	WB	-451.00	528.00	15.00	15'	180.00	0.00
19	WB	-408.50	528.00	15.00	15'	180.00	0.00
20	WB	-1122.00	469.00	15.00	15'	0.00	0.00
21	WB	-1077.00	469.00	15.00	15'	0.00	0.00
22	WB	-1032.50	469.00	15.00	15'	0.00	0.00
23	WB	-988.00	469.00	15.00	15'	0.00	0.00
24	WB	-955.50	469.00	15.00	15'	0.00	0.00
25	WB	-919.00	469.00	15.00	15'	0.00	0.00
26	WB	-874.50	469.00	15.00	15'	0.00	0.00
27	WB	-838.50	469.00	15.00	15'	0.00	0.00
28	WB	-795.00	469.00	15.00	15'	0.00	0.00
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30	WB	-705.50	469.00	15.00	15'	0.00	0.00
31	WB	-663.50	469.00	15.00	15'	0.00	0.00
32	WB	-624.50	469.00	15.00	15'	0.00	0.00
33	WB	-579.50	469.00	15.00	15'	0.00	0.00
34	WB	-537.00	469.00	15.00	15'	0.00	0.00
35	WB	-493.00	469.00	15.00	15'	0.00	0.00
36	WB	-451.00	469.00	15.00	15'	0.00	0.00
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55	WB	-1010.50	373.00	15.00	15'	180.00	0.00
56	WB	-1055.50	373.00	15.00	15'	180.00	0.00
57	WB	-1087.00	382.00	15.00	15'	180.00	0.00
58	WB	-402.50	303.50	15.00	15'	90.00	0.00
59	WB	-425.50	318.50	15.00	15'	0.00	0.00
60	WB	-470.50	318.50	15.00	15'	0.00	0.00
61	WB	-515.50	318.50	15.00	15'	0.00	0.00
62	WB	-560.50	318.50	15.00	15'	0.00	0.00
63	WB	-605.50	318.50	15.00	15'	0.00	0.00
64	WB	-650.50	318.50	15.00	15'	0.00	0.00
65	WB	-695.50	318.50	15.00	15'	0.00	0.00
66	WB	-740.50	318.50	15.00	15'	0.00	0.00
67	WB	-785.50	318.50	15.00	15'	0.00	0.00
68	WB	-830.50	318.50	15.00	15'	0.00	0.00
69	WB	-875.50	318.50	15.00	15'	0.00	0.00
70	WB	-920.50	318.50	15.00	15'	0.00	0.00
71	WB	-385.50	269.00	15.00	15'	90.00	0.00
72	WB	-402.50	239.50	15.00	15'	90.00	0.00
73	WB	-422.00	218.00	15.00	15'	180.00	0.00
74	WB	-467.00	218.00	15.00	15'	180.00	0.00
75	WB	-512.00	218.00	15.00	15'	180.00	0.00
76	WB	-557.00	218.00	15.00	15'	180.00	0.00
77	WB	-577.00	223.00	15.00	15'	180.00	0.00
78	WB	-617.00	223.00	15.00	15'	180.00	0.00
79	WB	-659.00	223.00	15.00	15'	180.00	0.00
80	WB	-679.00	238.00	15.00	15'	180.00	0.00
81	WB	-719.00	238.00	15.00	15'	180.00	0.00
82	WB	-740.00	242.00	15.00	15'	180.00	0.00
83	WB	-784.00	242.00	15.00	15'	180.00	0.00
84	WB	-802.00	256.00	15.00	15'	270.00	0.00
1	P1	-1033.00	302.50	22.00	22'	26.57	0.00



CANDELAS 93-72 SOUTH FILING NO. 1, AMENDMENT 1
REPLAT OF LOT 1, BLOCK 2, CANDELAS 93-72 SOUTH FILING NO. 1 BEING SITUATED IN THE
WEST HALF OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF ARVADA, COUNTY OF JEFFERSON
STATE OF COLORADO

SHEET01 OF 02 SHEETS

LEGAL DESCRIPTION AND DEDICATION

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF ARVADA, COUNTY OF JEFFERSON, STATE OF COLORADO BEING DESCRIBED AS FOLLOWS:

LOT 1, BLOCK 2 OF CANDELAS 93-72 SOUTH FILING NO. 1 PLAT AS RECORDED AT RECEPTION NUMBER 2024039740.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE S28°02'10"E A DISTANCE OF 2526.17 FEET TO THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF UNION PACIFIC RAILROAD (SPUR) AS DESCRIBED IN BOOK 769 AT PAGE 309 AND THE SOUTHERLY LINE OF W. 92ND LANE, TRACT B, BLOCK 2 AS RECORDED AT RECEPTION NUMBER 2024039740, SAID POINT BEING THE POINT OF BEGINNING;
THENCE ALONG SAID SOUTHERLY LINE OF SAID W. 92ND LANE THE FOLLOWING THREE (3) CONSECUTIVE COURSES:
1) 166.59 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 217.00 FEET, A CENTRAL ANGLE OF 43°59'11", AND A CHORD WHICH BEARS N71°49'44"E A DISTANCE OF 162.53 FEET;
2) THENCE 146.92 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 183.00 FEET, A CENTRAL ANGLE OF 45°59'54", AND A CHORD WHICH BEARS N72°50'05"E A DISTANCE OF 143.00 FEET;
3) THENCE S84°09'58"E A DISTANCE OF 172.93 FEET;
THENCE 40.21 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 24.00 FEET, A CENTRAL ANGLE OF 95°59'55", AND A CHORD WHICH BEARS S36°09'54"E A DISTANCE OF 35.67 FEET TO A POINT ON THE WESTERLY LINE OF LIBERTY CANYON LANE, TRACT B, BLOCK 2 AS RECORDED AT RECEPTION NUMBER 2024039740;
THENCE ALONG SAID WESTERLY LINE OF SAID LIBERTY CANYON LANE THE FOLLOWING FIVE (5) CONSECUTIVE COURSES:
1) S11°50'02"W A DISTANCE OF 443.98 FEET;
2) THENCE 156.16 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 486.00 FEET, A CENTRAL ANGLE OF 18°24'35", AND A CHORD WHICH BEARS S21°02'20"W A DISTANCE OF 155.49 FEET;
3) THENCE S30°14'37"W A DISTANCE OF 315.46 FEET;
4) THENCE 99.09 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 386.00 FEET, A CENTRAL ANGLE OF 14°42'28", AND A CHORD WHICH BEARS S37°35'51"W A DISTANCE OF 98.81 FEET
5) THENCE S46°05'24"W A DISTANCE OF 70.84 FEET TO A POINT ON THE NORTHERLY LINE OF TRACT H, BLOCK 2 AS RECORDED AT RECEPTION NUMBER 2024039740;
THENCE ALONG SAID LINE OF SAID TRACT H THE FOLLOWING TWO (2) CONSECUTIVE COURSES:
1) N33°14'12"W A DISTANCE OF 1.85 FEET;
2) THENCE N78°14'12"W A DISTANCE OF 28.14 FEET TO POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 93 AS DESCRIBED IN BOOK 814 AT PAGE 365;
THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 93 N34°33'23"W A DISTANCE OF 239.91 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD (SPUR) AS DESCRIBED IN BOOK 769 AT PAGE 309;
THENCE EASTERLY RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD (SPUR) THE FOLLOWING TWO (2) CONSECUTIVE COURSES:
1) 314.62 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1005.37 FEET, A CENTRAL ANGLE OF 17°55'48", AND A CHORD WHICH BEARS N12°47'13"E A DISTANCE OF 313.34 FEET;
2) THENCE N03°49'19"E A DISTANCE OF 423.60 FEET TOTHE POINT OF BEGINNING.

SAID PARCEL CONTAIN A TOTAL OF 8.397 ACRES OR 365,754 SQUARE FEET, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND, UNDER THE NAME AND STYLE OF CANDELAS 93-72 SOUTH FILING 1, AMENDMENT 1, AND HEREBY GRANTS TO THE CITY OF ARVADA SUCH EASEMENTS AS ARE CREATED HEREBY AND DEPICTED OR, BY NOTE, REFERENCED HEREON, ALONG WITH THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES, AND APPURTENANCES, EITHER DIRECTLY OR THROUGH THE VARIOUS APPLICABLE SERVICE PROVIDERS AS MAY BE NECESSARY TO ACCOMPLISH THE INTENDED PURPOSES OF SUCH EASEMENT, UNLESS MORE NARROWLY DEFINED BY NOTE HEREON, UTILITY SHALL MEAN SEWER, WATER, DRAINAGE, ELECTRICITY, GAS, TELEPHONE, CABLE AND OTHER TELECOMMUNICATION FACILITIES.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 70 WEST, SIXTH PRINCIPAL MERIDIAN ASSUMED TO BEAR S00°12'09"E AND BEING MONUMENTED BY A FOUND BRASS PLATE 2"x2" SET IN TOP OF CONCRETE STAMPED NOV. 10, 1972 G. COORS O.K. GARDNER AT THE NORTHWEST CORNER OF SAID SECTION AND A FOUND BRASS PLATE 2"x2" SET ON TOP OF CONCRETE STAMPED NOV. 10, 1927 G. COORS O.K. GARDNER AT THE WEST QUARTER CORNER OF SAID SECTION 21.

OWNER:

LUXLOCKER
BY: LUXLOCKER, ITS MANAGING MEMBER

BY: DAVID FERRETTE, DIRECTOR OF DEVELOPMENT

NOTARY:

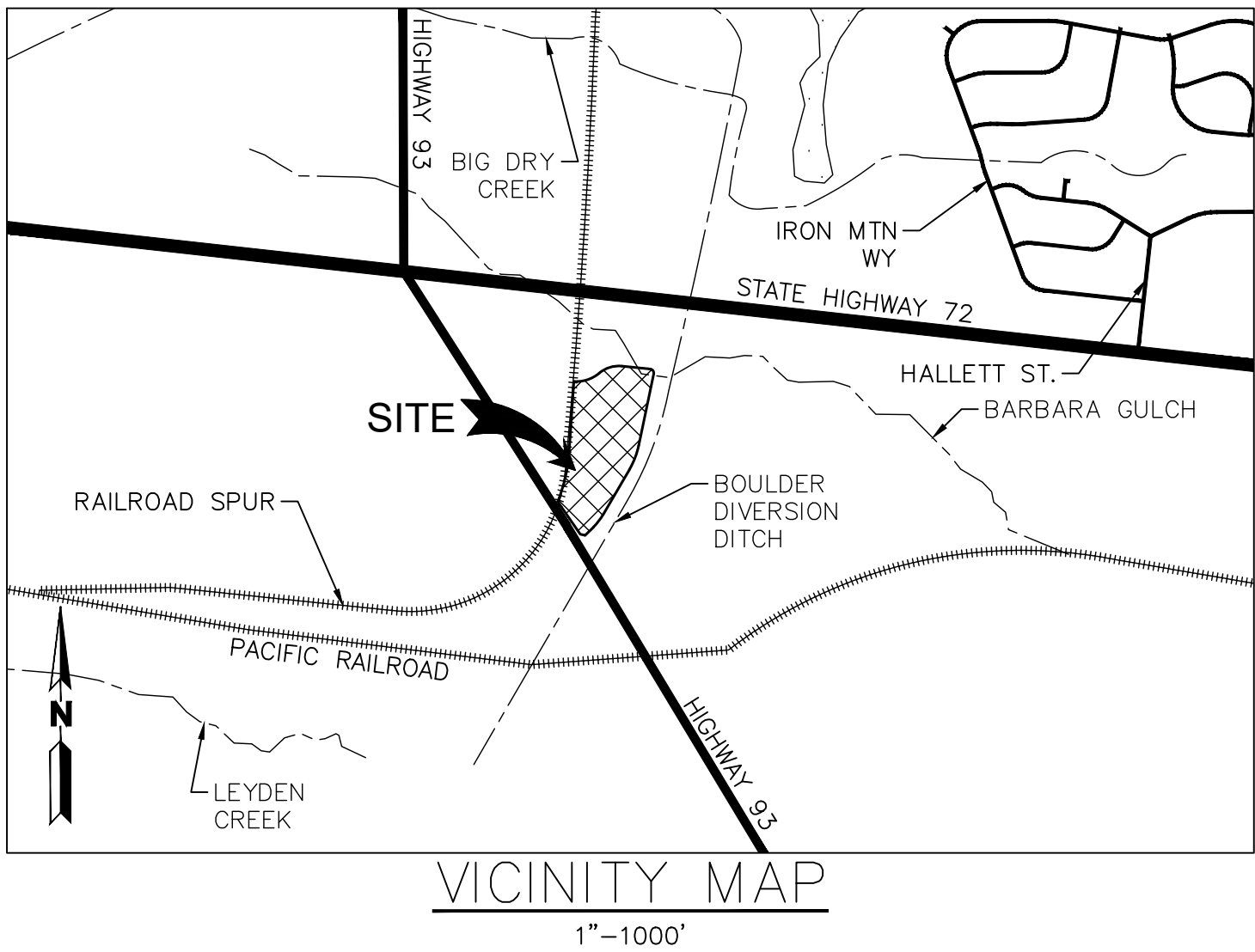
STATE OF COLORADO)
) SS.
COUNTY OF)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, BY DAVID FERRETTE, MANAGER OF LUXLOCKER, MANAGING MEMBER OF LUXLOCKER.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC



NOTES:

- BEARING OF BASIS: BEARINGS ARE BASED ON THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 70 WEST, SIXTH PRINCIPAL MERIDIAN ASSUMED TO BEAR S00°12'09"E AND BEING MONUMENTED BY A FOUND BRASS PLATE 2"x2" SET IN TOP OF CONCRETE STAMPED NOV. 10, 1972 G. COORS O.K. GARDNER AT THE NORTHWEST CORNER OF SAID SECTION AND A FOUND BRASS PLATE 2"x2" SET ON TOP OF CONCRETE STAMPED NOV. 10, 1927 G. COORS O.K. GARDNER AT THE WEST QUARTER CORNER OF SAID SECTION 21.
- THE PURPOSE OF THE SURVEY WAS TO DEDICATE NEW EASEMENTS WITHIN REPLAT LOT 1 BLOCK 2, CANDELAS 93-72 SOUTH FILING 1. THE BOUNDARY FOR THE PLAT WAS RETRACED AND DETERMINED FROM THE DIMENSIONS FROM THE ORIGINAL PLAT THAT CREATED CANDELAS 93-72 SOUTH FILING 1 AND THE FOUND MONUMENTATION AS SHOWN ON THIS PLAT. NO CONFLICTING MONUMENTATION WAS FOUND.
- THE COORDINATE SYSTEM USED FOR THE PLAT IS MODIFIED COLORADO CENTRAL ZONE STATE PLANE COORDINATES (502)NAD 83 (1992)USING A COMBINED SCALE FACTOR OF 1.000258827 SCALED FROM 0.0.
- ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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 CERTIFICATION SHOWN HEREON.
- BOUNDARY CORNERS OF SUBDIVISION ARE MONUMENTED WITH A #4 REBAR WITH CAP L.S. #23899, UNLESS SHOWN OTHERWISE.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- ALL DIMENSIONS SHOWN ARE IN U.S. SURVEY FEET.

Sheet List Table

SHEET NUMBER	SHEET TITLE
01	COVER
02	OVERALL PLAN

SURVEYOR DISCLAIMER

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 THE PLAT/SITE PLAN, ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF PLAT/SITE PLAN. THE ACCURACY OF SURVEY INFORMATION INCLUDING BOUNDARY INFORMATION, MONUMENTATION, LOT LINES, ETC. IS THE SOLE RESPONSIBILITY OF THE LICENSED SURVEYOR NAMED HEREIN.

SURVEYOR'S STATEMENT

I, RICHARD A. NOBBE, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF CANDELAS 93-72 SOUTH FILING 1, AMENDMENT 1 WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION AND THE SURVEY THEREOF, AND THIS IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 23899
RICHARD A. NOBBE
FOR AND ON BEHALF OF MARTIN/MARTIN, INC

TITLE CERTIFICATION:

I, _____, AN AUTHORIZED REPRESENTATIVE OF _____(insurance company)_____, DULY FORMED AND EXISTING PURSUANT TO THE STATUTES OF COLORADO FOR THE PURPOSE OF INSURING TITLES TO REAL PROPERTY IN COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF ALL LANDS HEREIN ABOVE INDICATED AND SHOWN UPON THE WITHIN PLAT AS PUBLIC WAYS AND EASEMENTS AND THAT THE TITLE TO SUCH LANDS IS THAT OF THE DEDICATORS, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES.

DATED THIS ____ DAY OF _____, 20____

ENTITY NAME

BY: TITLE:

APPROVAL CERTIFICATE:

APPROVED FOR FILING BY THE COMMUNITY AND ECONOMIC DEVELOPMENT OF THE CITY OF ARVADA, COLORADO THIS ____ DAY OF _____, 20____

ATTEST:

COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR CITY CLERK

CLERK AND RECORDER:

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.

BY: JEFFERSON COUNTY CLERK AND RECORDER DEPUTY CLERK

AUGUST 16, 2024
APRIL 26, 2024

MARTIN/MARTIN
CONSULTING ENGINEERS
12499 WEST COLFAX AVENUE, LAKWOOD, COLORADO 80215
303.431.6100 MARTINMARTIN.COM

LEGEND

EXISTING

PROPOSED

PROPERTY LINE

RIGHT-OF-WAY LINE

CENTERLINE

SECTION LINE

DRAINAGE EASEMENT

UTILITY EASEMENT

PEDESTRIAN EASEMENT

FOUND PROPERTY PIN

(SEE PLAN VIEW

FOR DESCRIPTIONS)

SET #4 REBAR WITH CAP

PLS #23899

SECTION CORNER

DESCRIPTIONS

UTILITY EASEMENT

DRIVE

U.E.

CANDELAS 93-72 SOUTH FILING NO. 1, AMENDMENT 1

REPLAT OF LOT 1, BLOCK 2, CANDELAS 93-72 SOUTH FILING NO. 1 BEING SITUATED IN THE
WEST HALF OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF ARVADA, COUNTY OF JEFFERSON
STATE OF COLORADO

SHEET 01 OF 02 SHEETS

POINT OF COMMENCEMENT
NW COR. SEC. 21, T2S, R70W
FOUND. 2"x2" BRASS PLATE
STAMPED NOV. 10, 1927
G. COORS O.K. GARDNER,
IN 2' HIGH CONC. BLOCK
W/ORG STONE IN TOP

S00°12'09"E 2634.84'

WEST LINE NW 1/4 SECTION 21
(BASIS OF BEARINGS)

W 1/4 COR. SEC. 21, T2S, R70W
FOUND 2"x2" BRASS PLATE
STAMPED NOV. 10 1972
G. COORS O.K. GARDNER,
IN 2' HIGH CONC. BLOCK
W/ORG STONE IN TOP

CANDELAS 93-72
SOUTH FILING NO. 1
LOT 4, BLOCK 1
(REC. NO. 2024039740)

10' PEDESTRIAN EASEMENT
REC. NO. 2024039740

CANDELAS 93-72
SOUTH FILING NO. 1
LOT 3, BLOCK 1
(REC. NO. 2024039740)

TXI OPERATIONS LP EASEMENT
(REC. NO. 2006017543)

UNION PACIFIC RAILROAD (SPUR)
(BK 769, PG 309 & BK 919, PG 347)
(NOT PART OF THIS PLAT)

20' DRAINAGE EASEMENT
REC. NO. 2024039740

40' UNION RURAL ELECTRIC
ASSOC. EASEMENT
(BK. 2307, PG. 520)

EX. WATER EASEMENT
REC. NO. _____

STATE HIGHWAY 93
(BK 814, PG 365)
WIDTH VARIES

N34°33'23"W 20.00'

N78°14'12"W 28.14'

N33°14'12"W 1.85'

20' U.E.
REC. NO. 2024039740

S55°26'37"W 31.70'

N86°11'15"W 120.00'

S46°05'24"W 70.84'

Δ=14°42'28"

R=386.00'

L=99.09'

CH=S37°35'51"W

98.81'

20' ACCESS
EASEMENT
HEREBY CREATED
BY THIS PLAT

S03°49'07"W 25.00'

N86°11'15"W 19.99'

S30°14'03"W 163.91'

S30°14'37"W 315.46'

20' ACCESS
EASEMENT

20.02'

L22

L21

L20

L19

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REPORT TO PLANNING COMMISSION

AGENDA ITEM
8.C.1.

TO: PLANNING COMMISSION

DATE: November 12, 2024

SUBJECT: PUD Development Plan for Luxelocker located at Lot 1, Block 2 Candelas 93-72 South Filing No. 1 (Southwest corner of State Highway 72 and Liberty Canyon Lane)

Motion

That a PUD Development Plan for Luxelocker located at Lot 1, Block 2 Candelas 93-72 South Filing No. 1 (southwest and corner of State Highway 72 and Liberty Canyon Lane.), be recommended to City Council for approval.

This motion is based on the findings of fact and approval criteria on Page(s) 8 and 9 of the Staff Report.

Prepared by:

Heidi Van Gieson, Administrative Specialist

Reviewed by:

Approved by:

Rob Smetana, Planning Manager

11/7/2024

Emily Grogg, Senior Assistant City Attorney

11/7/2024

Jessica Garner, Director of Community and Economic Development

Enclosure, exhibits & attachments required to support the report



REPORT TO PLANNING COMMISSION

AGENDA ITEM
8.C.2.

TO: PLANNING COMMISSION

DATE: November 12, 2024

SUBJECT: Major Subdivision Preliminary Plat for Luxelocker located at Lot 1, Block 2 Candelas 93-72 South Filing No. 1 (Southwest corner of State Highway 72 and Liberty Canyon Lane)

Motion

That a Major Subdivision Preliminary Plat for Luxelocker located at Lot 1, Block 2 Candelas 93-72 South Filing No. 1 (southwest and corner of State Highway 72 and Liberty Canyon Lane.), be recommended to City Council for approval.

This motion is based on the findings of fact and approval criteria on Page(s) 7 and 8 of the Staff Report.

Prepared by:

Heidi Van Gieson, Administrative Specialist

Reviewed by:

Approved by:

Rob Smetana, Planning Manager

11/7/2024

Emily Grogg, Senior Assistant City Attorney

11/7/2024

Jessica Garner, Director of Community and Economic Development

Enclosure, exhibits & attachments required to support the report



REPORT TO PLANNING COMMISSION

AGENDA ITEM
9.A.

TO: PLANNING COMMISSION

DATE: November 12, 2024

SUBJECT: Planning Commission Schedule and Possible Day Change

Motion

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).

Prepared by:

Heidi Van Gieson, Administrative Specialist

Reviewed by:

Approved by:

Enclosure, exhibits & attachments required to support the report