LOCATION:
The Sky Ranch development is located immediately south of I-70 and between Powhaton and Hayesmount Roads. It is also situated in Commissioner District No. 3.

Vicinity Map
Zoning Map

**ADJACENT SUBDIVISIONS, ZONING AND LAND USES:**

North  
Portions of the property are adjacent to Adams County (vacant), City of Aurora (vacant/oil and gas development) and Arapahoe County Zoned A-1 and MU, residential.

South  
Unplatted land, under the jurisdiction of the City of Aurora, vacant.

East  
Northeast portion - Aurora, vacant. Also the Prosper development, MU-PUD, vacant.

West  
Under the jurisdiction of the City of Aurora, vacant.

**PROPOSAL:**
The applicant, Pure Cycle Corporation, on behalf of the property owner, PCY Holdings LLC,
seeks to amend the Sky Ranch Preliminary Development Plan. The Amendment proposes to:

- Decrease the standard and corner lot frontage widths for SF3 zone district from 50 feet to 45 feet and 60 feet to 55 feet, respectively;
- Add note that the lot frontage is measured at the 18 foot garage setback;
- Revised notes 14 and 15 on Sheet 1;
- Change the styles of the privacy fence and open rail fence details; and,
- Change the style of the primary and secondary residential monuments.

The reduction in lot width will not change the approved number of dwelling units within the Sky Ranch development.

**RECOMMENDATION:**

**Staff:** Staff recommends the application be approved based on the findings and subject to the conditions of approval outlined herein.

I. **BACKGROUND**

On January 6, 2004 the Board of County Commissioners (BOCC) approved the zoning for Sky Ranch to include MU-PUD and F (Case Number Z01-010) which allowed single and multi-family residential, commercial and light industrial with various infrastructure standards and design guidelines. The site encompassed 772.3 acres and would have a maximum of 4,000 dwelling units and 1,150,000 square feet of non-residential buildings.

On April 22, 2005 an Administrative Amendment was approved that reduced the right-of-way for collectors from 88' to 76' which corresponded to the traffic study. Acreages for parcels affected by this reduction were modified. No change occurred in the zoning.

The BOCC approved an amendment on September 20, 2016 to reduce the total dwelling units from 750 to 525 for Neighborhood B, remove commercial land uses from Neighborhood B and reallocate dwelling units and non-residential square footage to other neighborhoods but have the total number of dwelling units and non-residential square footage remain the same for Sky Ranch development.

II. **DISCUSSION**

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

1. **The Comprehensive Plan**

The Comprehensive Plan designation for this area is Planning Reserve within Tier 1 and is located between E-470 and the Town of Bennett. The Planning Reserve
creates a reserve of vacant land to accommodate future uses/development. Tier 1 is envisioned as the first area of development along the I-70 Corridor.

This application complies with the following Goals and Policies of the Comp Plan:

- **Policy GM 1.2** – Encourage Urban Development to Locate in Designated Growth Areas.
  
  *The proposed application is located in an approved growth area.*

- **Goal GM 4** – Promote Compact Growth in the Urban Service Area.
  
  *The proposed development maximizes existing and future public facilities.*

- **Goal PFS1** – Plan for Adequate Public Facilities and Services in Growth Areas.
  
  *Based on responses from service providers, adequate public facilities and services are present in the area.*

2. **Land Development Code (LDC) Review**

   Chapter 13-100, Planned Unit Development (PUD) of the LDC, states the PUD process is intended to prevent the creation of a monotonous urban landscape by allowing for the mixture of uses, which might otherwise be considered non-compatible, through the establishment of flexible, development standards, provided said standards:

   A. Recognize the limitations of existing and planned infrastructure, by thorough examination of the availability and capability of water, sewer, drainage, and transportation systems to serve present and future land uses.

   *The proposed development will be served by Rangeview Metropolitan District.*

   B. Assure compatibility between the proposed development, surrounding land uses, and the natural environment.

   *The County is committed to development occurring in a manner that seeks to ensure the viability of the eastern communities along the I-70 corridor. A compact development pattern is desirable, that encourages growth to locate within well-defined growth areas, and one that balances development and conservation of the natural environment.*
Presently, there are no existing neighborhoods adjacent to the Sky Ranch development. The closest neighborhood is the Foxridge Mobile Home Park, located half a mile to the northwest of the proposed development. In the City of Aurora both commercial and residential developments are proposed near the proposed development.

Open space areas and trails are proposed along the drainage ways, so as to provide the future residents with a natural area to recreate in.

C. Allow for the efficient and adequate provision of public services. Applicable public services include, but are not limited to, police, fire, school, parks, and libraries.

The proposal can be served by existing public services.

D. Enhance convenience for the present and future residents of Arapahoe County by ensuring that appropriate supporting activities, such as employment, housing, leisure time, and retail centers are in close proximity to one another.

The proposed Sky Ranch development will contribute to the community by providing employment opportunities.

E. Ensure that public health and safety is adequately protected against natural and man-made hazards, which include, but are not limited to, traffic noise, water pollution, airport hazards, and flooding.

No buildings will be allowed in the 100-year floodplain and the development will be need to meet the AIA requirements related to noise.

F. Provide for accessibility within the proposed development and between the development and existing adjacent uses. Adequate on-site interior traffic circulation, public transit, pedestrian avenues, parking, and thoroughfare connections are all factors to be examined when determining the accessibility of a site.

This development will have access from I-70 and 6th Avenue.

G. Minimize disruption to existing physiographic features, including vegetation, streams, lakes, soil types and other relevant topographical elements.

No significant physiographic features exist on this site.

H. Ensure that the amenities provided adequately enhance the quality of life in the area, by creating a comfortable and aesthetically enjoyable environment through conventions, such as, the preservation of mountain views, the
creation of landscaped open areas, and the establishment of recreational activities.

The development proposes open space areas and parks. Landscaping will be further defined through the Specific Development Plan and Administrative Site Plan processes.

Impacts to mountain views will be similar to those created by any of the wide variety of structures existing in the area.

I. Enhance the usable open spaces in Arapahoe County and provide sufficient unobstructed open spaces and recreational areas to accommodate a project’s residents and employees.

The proposed Preliminary Development Plan Amendment has approximately 56 acres of open space.

4. Referral Comments

Comments received during the referral process are as follows:

<table>
<thead>
<tr>
<th>Referral Agency</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arapahoe County Engineering Services Division</td>
<td>Staff recommends this case favorably subject to the applicant agreeing to address all engineering service’s findings, comments and concerns.</td>
</tr>
<tr>
<td>Arapahoe County Mapping</td>
<td>No comments.</td>
</tr>
<tr>
<td>Arapahoe County Zoning</td>
<td>No comments.</td>
</tr>
<tr>
<td>Arapahoe County Open Spaces</td>
<td>No comments.</td>
</tr>
</tbody>
</table>

STAFF FINDINGS:

Staff has visited the site and reviewed the plans, supporting documentation and referral comments in response to this application. Based on the review of applicable policies and goals, as set forth in the Comp Plan, review of the development regulations, and analysis of referral comments, our findings include:

Preliminary Development Plan Amendment

1. The proposed Preliminary Development Plan Amendment conforms to the overall goals and intent of the Arapahoe County Comprehensive Plan in regards to the policies set forth in those plans.
2. The proposed Preliminary Development Plan Amendment is consistent with development standards enumerated in the Arapahoe County Land Development Code.

3. The proposed Preliminary Development Plan Amendment complies with the process and requirements outlined in Section 13-100 Planned Unit Development (PUD) of the Arapahoe County Land Development Code.

RECOMMENDATION:
Considering the findings and other information provided herein, staff recommends approval of Case No. Z17-006, Sky Ranch - Preliminary Development Plan Amendment No. 3, with conditions recommended in this report.

DRAFT MOTIONS:
In the case Z17-006, Sky Ranch – Preliminary Development Plan Amendment No. 3, I have reviewed the staff report, including all exhibits and attachments and have listened to the applicant’s presentation and any public comment as presented at the hearing and hereby move to recommend approval of this application based on the findings in the staff report, subject to the following conditions:

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

Alternative Motions:
The following motions are provided as alternatives to the recommended motion for Conditional Approval:

DENY:
In the case of Z17-006, Sky Ranch – Preliminary Development Plan Amendment No. 3, I have reviewed the staff report, including all exhibits and attachments and have listened to the applicant’s presentation and the public comment as presented at the hearing and hereby move to recommend denial of this application based on the following findings:

a. State new or amended findings in support of denial as part of the motion.

b. ...

CONTINUE TO DATE CERTAIN:
In the case of Sky Ranch – Preliminary Development Plan Amendment No. 3, I move to continue the decision on this request to [DATE], 2017, date certain, at 6:30 p.m., in the Arapahoe Room at 6954 S Lima Street, Centennial, Colorado 80112, to receive additional information and to further consider information presented.
Attachments:
Application & Exhibits
Engineering Staff Report
Referral Comments
Planning Commission's Summary Report

Date: November 22, 2017

To: Arapahoe County Planning Commission

Through: Molly Orkild-Larson, Planning Division
Planning Division

Through: Chuck Haskins, PE
Engineering Services Division, Manager

From: Sue Liu, PE
Engineering Services Division

Case name: Z17-006 Sky Ranch PDP 3rd

Purpose and Recommendation
The purpose of this report is to communicate the Engineering Services Staff findings, comments, and recommendations regarding the land use application(s) identified above.

Scope/Location:

The applicant, Pure Cycle Corporation, is requesting approval of a Preliminary Development Plan Amendment which proposes to amend the lot frontage development standards associated with the SF3 zone district. The change is to reduce the minimum lot frontage in SF3 from 50’ wide to 45’ wide (corner lot frontage from 60’ to 55’).

Engineering Services Staff has reviewed the land use application(s) and has the following findings and comments:

1. The site lies within the First Creek basin and its tributary.
2. The Sky Ranch Development is partially within the Aurora Airpark Civilian Airport influence area.

Engineering Services Staff is recommending the land use application favorably and has no comments.
Land Development Application

Form must be complete

Land Development Application materials received after 2pm shall be date stamped received the following working day.

APPLICANT/REPRESENTATIVE:
Pure Cycle Corp. (PCY Holding)

ADDRESS:
34501 E. Quincy Ave. Bldg 34, Box 10
Watkins, CO 80137

PHONE: (303) 292-3456 FAX: 303-292-3475
EMAIL: mharding@purecyclewater.com

OWNER(S) OF RECORD:
Pure Cycle Corp.

ADDRESS:
Same

PHONE: (303) 292-3456 FAX: 303-292-3475
EMAIL: mharding@purecyclewater.com

ENGINEERING FIRM:
CVL Consultants

ADDRESS:
10333 E. Dry Creek Rd. Suite 240
Englewood, CO 80112

PHONE: (720) 249-3539 FAX: 720-249-3539
EMAIL: mlundquist@cvlici.com

SIGNATURE:

NAME: Mark Harding
TITLE: President

CONTACT PERSON:
Melinda Lundquist

Pre-Submittal Case Number: Q17-119
Pre-Submittal Planner: Mollyorkild-Larson
Pre-Submittal Engineer:

Parcel AIN No.
1977-00-01-004

Parcel Address or Cross Streets:
Neighborhood B, SE 1/4 Section 4, T4S, R65W

Subdivision Name & Filing No.:
Neighborhood B

Related Case Numbers:
(Preliminary/Final Development Plan, Rezoning, and / or Plat )
Z16-003

EXISTING

Zoning:
MU
no changes

Case/Project/Subdivision
Name:
Sky Ranch

Site Area (Acres):
151.329

Floor Area Ratio (FAR):
n/a

Density (Dwelling Units/Acre):
n/a

Building Square Footage:
n/a

Disturbed Area (Acres):
n/a

CASE TYPE (Administrative Case types are shaded in Gray)

☐ General Development Plan/or Major Amendment [✓]
☐ Location & Extent or Major Amendment
☐ Administrative Site Plan
☐ Preliminary Plat

☐ Master Development Plan or Major Amendment [✓]
☐ Rezoning - Conventional
☐ Administrative Amendment to (GDP, SDP, etc)
☐ Final Plat

☐ Specific Development Plan or Major Amendment
☐ Land Development Code Amendment
☐ Administrative Replat
☐ Minor Subdivision

☐ Planned Sign Program or Major Amendment
☐ Use by Special Review or Major Amendment
☐ Commercial Mobile Radio Service (CMRS/cellular antennas)
☐ Subdivision Exemption

☐ Status of Right of Way/Easement/Plat
☐ Use by Special Review - Oil and Gas
☐ Plat Correction
☐ Replat (Major)

☐ 1041 - Areas & Activities of State Interest - Use by Special Review
☐ Special District Title 30
☐ Title 32
☐ Administrative Oil & Gas Use by Special Review (AOGUSR)
☐ Street Name Change

☐ Comprehensive Plan
☐ Rural Cluster

THIS SECTION FOR OFFICE USE ONLY

Case No: Z17-006
Planning Manager: Molly
Engineering Manager:

Planning Fee: 0 N $14,500
Engineering Fee: 0 N $1,500

This application shall be submitted with all applicable application fees. Submittal of this application does not establish a vested property right in accordance with C.R.S. 24-68-105(1). Processing and review of this application may require the submittal of additional information, subsequent reviews, and/or meetings, as outlined in the Arapahoe County Land Development Code.

Revised 06/13/2017
September 5, 2017

Molly Orkild-Larson
Arapahoe County Planning Department
6924 South Lima Street
Centennial, Colorado 80112

RE: Letter of Intent
Preliminary Development Plan Amendment No. 3
Sky Ranch Subdivision
Arapahoe County Pre-submittal Case No. Q17-119

Dear Molly,

On behalf of Pure Cycle Corporation, please consider this application for Preliminary Development Plan (PDP) Amendment which proposes to amend the lot frontage development standards associated with the SF3 zone district for the entire Sky Ranch development. This occurs on one parcel in Neighborhood B and on one parcel in future Neighborhood E. The amendment is requested to not only aid in the processing of the Neighborhood B SDP that is currently in process, but to also provide a better transition from the SF2 to the SF4 residential district, via the SF3 category. By reducing the minimum lot frontage in SF3 from 50' wide down to 45' wide, it will fall directly in between the required lot frontages of 40' wide in SF2 and 50' wide in SF4, thus creating the diversity by area that was originally intended within the PDP. In addition to this simple change, we are also proposing to amend two of the notes associated with the development standards. In note 7, we have added the word "garage" to define which setback should be used to define the lot frontage dimension. Also, in note 10, we have added the phrase "or curve" to define where the lot frontage dimension can be reduced by 5', since both curves and cul-de-sacs can result in pie shaped lots.

These small revisions are reflected on two different sheets, the cover sheet (included for administrative purposes) and the former Sheet 4 of 24 from the approved PDP depicting the development standards. The revisions to both sheets have been clouded for clarity.

Thank you in advance for your consideration of this proposed amendment.

Sincerely,
PSC Group, Inc.

Al Cunningham
PHASE I INTERNAL ROUTING FORM

To: Planning / Engineering / Zoning / Mapping / Open Spaces

From: Planning

Date: 09-05-2017

Planning Case No: Z17-006

Case Name: Sky Ranch / PDP 3rd

DRC Meeting Date:

Due Date: See Accela for Phase I due date calculations

Phase II: Yes

Case Planner: Molly Orkild-Larson
Case Engineering: Sue Liu

Location/ PPI#: 1977-00-01-004; LOT 21 MONTCLAIR GARDENS 2ND FILING

Comment: see redline comments
Engineering Staff Report
PHASE II – REFERRAL

Date: September 11, 2017
To: Molly Orkild-Larson, Planning Division
From: Sue Liu, Engineering Division
RE: Z17-006 Sky Ranch PDP 3rd

Scope/Location:

The applicant, Pure Cycle Corporation, is requesting approval of a Preliminary Development Plan Amendment which proposes to amend the lot frontage development standards associated with the SF3 zone district. The change is to reduce the minimum lot frontage in SF3 from 50’ wide to 45’ wide (corner lot frontage from 60’ to 55’).

Items included with this referral:
Preliminary Development Plan

Cc: Charles V. Haskins, Engineering Services Division, Division Manager
Case File No. Z17-006
Findings:

The Arapahoe County Division of Engineering Services has reviewed this referral and has the following findings:

1. The Sky Ranch Development is partially within the Aurora Airpark Civilian Airport influence area.
2. The site lies within the First Creek basin and its tributary.
3. This development will require a Subdivision Improvement Agreement (SIA) to guarantee on-site and off-site public improvements for each proposed Final Plat.

Recommendations:

The Division of Engineering Services recommends this case favorably subject to the following conditions:

1. The applicant agrees to address the Division of Engineering Services’ findings, comments, and concerns as identified within this report.
STAFF COMMENTS

General
1. In addition to the comments listed in this report, Staff has provided redlined plans and reports illustrating clarification to comments included within this report and other minor comments to be addressed. Comments within these redlined documents shall be fully addressed. The redlined documents shall be returned to Staff and must be included with the resubmittal for it to be considered complete.
2. RESUBMITTAL PROCEDURE - Attached to this report are instructions to the applicant regarding the resubmittal of documents. The applicant and their consultants must follow these instructions explicitly to avoid delays in our and processing of this case.

Preliminary Development Plan
1. Include the Arapahoe County case no. Z17-006.
2. Amendment history: please list and describe the changes from each amendment.
3. Notes 14 and 15 on the cover sheet: news notes should be bubbled.
4. Please reference “lot frontage in SF3” to notes 7 and 10 as presented in the approved PDP.
5. Notes on Sheet 2: notes 6, 11, and 15 are modified compared to the approved PDP. Please place the original notes back on this amendment.
Engineering Documents Required for Resubmittal
to the County Engineering Services Division

A copy of this Resubmittal Checklist
Copy of Latest Proposed Land Development Plan - (PDP)
Traffic Impact Study
Phase II Drainage Study
Floodplain Modification Study
Engineering Cost Estimate
Operations & Maintenance Manual
Any comments to Stormwater Facilities Maintenance Agreement?
Construction Drawings
Pavement Design Report
Grading, Erosion and Sediment Control (GESC) Plans & Report
Legal Description and Exhibit
Legal name, legal address, and title (if any) of the Owner, assign, or person with signatory authority on behalf of the Owner
Exhibit that illustrates easement location(s), see comment #xx
Geotechnical Study / Preliminary Soils report
Collateral Letter of Intent
Electronic files for set of plans being submitted to [LandUseSubmittals@arapahoegov.com](mailto:LandUseSubmittals@arapahoegov.com) and cc to sliu@arapahoegov.com
County Redlines for: PDP
SEMSWA Redlines for: Phase III Drainage Study, GESC, O&M Manual, CDs
Letter of point-by-point response to this comment letter
Fees Due:

| Digit al | x |
| | |

Case No. Z17-006

Case Engineer: Sue Liu

In order to expedite this case in an efficient manner, please provide all the items above to the Engineering Services Division counter at 6924 S Lima Street or email all files to [LandUseSubmittals@arapahoegov.com](mailto:LandUseSubmittals@arapahoegov.com) and cc to sliu@arapahoegov.com

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This sheet must be attached to your resubmittal with the revised documents in the quantities listed above.
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From: Planning

Date: 09-05-2017

Planning Case No: Z17-006

Case Name: Sky Ranch / PDP 3rd

DRC Meeting Date:

Due Date: See Accela for Phase I due date calculations

Phase II: Yes

Case Planner: Molly Orkild-Larson
Case Engineering: Sue Liu

Location/ PPI#: 1977-00-01-004; LOT 21 MONTCLAIR GARDENS 2ND FILING

Comment: No Comments
PHASE I INTERNAL ROUTING FORM

To: Planning / Engineering / Zoning / Mapping / Open Spaces

From: Planning

Date: 09-05-2017

Planning Case No: Z17-006

Case Name: Sky Ranch / PDP 3rd

DRC Meeting Date:

Due Date: See Accela for Phase I due date calculations

Phase II: Yes

Case Planner: Molly Orkild-Larson
Case Engineering: Sue Liu

Location/ PPI#: 1977-00-0-01-004; LOT 21 MONTCLAIR GARDENS 2ND FILING

Comment: [Handwritten note: SEE REQUIREMENTS COMPLETED ELECTRONICALLY 4.9.17 KIC]
PHASE I INTERNAL ROUTING FORM

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Case Engineering: Sue Liu

Location/ PPI#: 1977-00-01-004; LOT 21 MONTCLAIR GARDENS 2ND FILING

Comment: See redline comments
Engineering Staff Report
PHASE II – REFERRAL

Date: September 11, 2017
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From: Sue Liu, Engineering Division
RE: Z17-006 Sky Ranch PDP 3rd

Scope/Location:

The applicant, Pure Cycle Corporation, is requesting approval of a Preliminary Development Plan Amendment which proposes to amend the lot frontage development standards associated with the SF3 zone district. The change is to reduce the minimum lot frontage in SF3 from 50’ wide to 45’ wide (corner lot frontage from 60’ to 55’).

Items included with this referral:
Preliminary Development Plan

Cc: Charles V. Haskins, Engineering Services Division, Division Manager
Case File No. Z17-006
Findings:

The Arapahoe County Division of Engineering Services has reviewed this referral and has the following findings:
1. The Sky Ranch Development is partially within the Aurora Airpark Civilian Airport influence area.
2. The site lies within the First Creek basin and its tributary.
3. This development will require a Subdivision Improvement Agreement (SIA) to guarantee on-site and off-site public improvements for each proposed Final Plat.

Recommendations:

The Division of Engineering Services recommends this case favorably subject to the following conditions:
1. The applicant agrees to address the Division of Engineering Services’ findings, comments, and concerns as identified within this report.
STAFF COMMENTS

General
1. In addition to the comments listed in this report, Staff has provided redlined plans and reports illustrating clarification to comments included within this report and other minor comments to be addressed. Comments within these redlined documents shall be fully addressed. The redlined documents shall be returned to Staff and must be included with the resubmittal for it to be considered complete.
2. RESUBMITTAL PROCEDURE - Attached to this report are instructions to the applicant regarding the resubmittal of documents. The applicant and their consultants must follow these instructions explicitly to avoid delays in our and processing of this case.

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1. Include the Arapahoe County case no. Z17-006.
2. Amendment history: please list and describe the changes from each amendment.
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Engineering Documents Required for Resubmittal to the County Engineering Services Division

<table>
<thead>
<tr>
<th>Item</th>
<th>Required</th>
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<tbody>
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<td>A copy of this Resubmittal Checklist</td>
<td>x</td>
</tr>
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<td>Copy of Latest Proposed Land Development Plan - (PDP)</td>
<td></td>
</tr>
<tr>
<td>Traffic Impact Study</td>
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<tr>
<td>Operations &amp; Maintenance Manual</td>
<td></td>
</tr>
<tr>
<td>Any comments to Stormwater Facilities Maintenance Agreement?</td>
<td></td>
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<tr>
<td>Construction Drawings</td>
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</tr>
<tr>
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<td></td>
</tr>
<tr>
<td>Legal Description and Exhibit</td>
<td></td>
</tr>
<tr>
<td>Legal name, legal address, and title (if any) of the Owner, assign, or person with signatory authority on behalf of the Owner</td>
<td></td>
</tr>
<tr>
<td>Exhibit that illustrates easement location(s), see comment #xx</td>
<td></td>
</tr>
<tr>
<td>Geotechnical Study / Preliminary Soils report</td>
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<tr>
<td>Collateral Letter of Intent</td>
<td></td>
</tr>
<tr>
<td>Electronic files for set of plans being submitted to</td>
<td>x</td>
</tr>
<tr>
<td><a href="mailto:LandUseSubmittals@arapahoegov.com">LandUseSubmittals@arapahoegov.com</a> and cc to <a href="mailto:sliu@arapahoegov.com">sliu@arapahoegov.com</a></td>
<td></td>
</tr>
<tr>
<td>County Redlines for: PDP</td>
<td></td>
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<tr>
<td>SEMSWA Redlines for: Phase III Drainage Study, GESC, O&amp;M Manual, CDs</td>
<td>x</td>
</tr>
<tr>
<td>Letter of point-by-point response to this comment letter</td>
<td>n/a</td>
</tr>
</tbody>
</table>

Case No. Z17-006  Case Engineer: Sue Liu

In order to expedite this case in an efficient manner, please provide all the items above to the Engineering Services Division counter at 6924 S Lima Street or email all files to [LandUseSubmittals@arapahoegov.com](mailto:LandUseSubmittals@arapahoegov.com) and cc to sliu@arapahoegov.com

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To: Planning / Engineering / Zoning / Mapping / Open Spaces

From: Planning

Date: 09-05-2017

Planning Case No: Z17-006

Case Name: Sky Ranch / PDP 3rd

DRC Meeting Date:

Due Date: See Accela for Phase I due date calculations

Phase II: Yes

Case Planner: Molly Orkild-Larson
Case Engineering: Sue Liu

Location/ PPI#: 1977-00-0-01-004; LOT 21 MONTCLAIR GARDENS 2ND FILING

Comment: SEE REDUNES COMPLETED ELECTRONICALLY 4-7-17
PHASE I INTERNAL ROUTING FORM

To:   Planning / Engineering (Zoning) / Mapping / Open Spaces

From: Planning

Date: 09-05-2017

Planning Case No: Z17-006

Case Name: Sky Ranch / PDP 3rd

DRC Meeting Date:

Due Date: See Accela for Phase I due date calculations

Phase II: Yes

Case Planner: Molly Orkild-Larson
Case Engineering: Sue Liu

Location/ PPI#: 1977-00-0-01-004; LOT 21 MONTCLAIR GARDENS 2ND FILING

Comment: No Comments
SKY RANCH

Residential Land Use Development Standards Matrix

### Single Family Detached

<table>
<thead>
<tr>
<th>Standards</th>
<th>MU-1</th>
<th>MU-2</th>
<th>MU-3</th>
<th>MU-4</th>
<th>C1</th>
<th>DP1</th>
<th>DP2</th>
<th>DP3</th>
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</thead>
<tbody>
<tr>
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<td>25'</td>
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<tr>
<td>Parking Requirement</td>
<td>2 spots</td>
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### Accessory Use

<table>
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<tr>
<th>Standards</th>
<th>MU-1</th>
<th>MU-2</th>
<th>MU-3</th>
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<tbody>
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<td>Lot Size (ft²)</td>
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### Residential Land Use Development Standards Matrix

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**PROPERTY OWNER:**
PCY HOLDINGS, LLC
34501 E. QUINCY AVE.
BLDG. 34, BOX 10
WATKINS, CO 80137
303.292.3456

**ENGINEER:**
CVL CONSULTANTS OF COLORADO, INC
10333 E. DRY CREEK RD. #240
ENGLEWOOD, CO 80112
720.482.9526

**PREPARED BY:**

NOVEMBER 02, 2017

**LAND USE DEVELOPMENT STANDARDS MATRIX**

REPLACES SKY RANCH PDP AMENDMENT NO. 2
CASE NUMBER 017-001 SHEET 3 OF 3
PDP AMENDMENT NO. 3

ARAPAHOE COUNTY CASE NO. 017-0016

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**SKY RANCH**

Residential Land Use Development Standards Matrix

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SECONDARY RESIDENTIAL MONUMENTATION (TYPICAL)

NOTES:
- Neighborhoods may be identified on secondary monumentation
- Secondary monumentation is to be installed by developer
- Maximum height for secondary monumentation is 6'

*Monumentation shown is for illustrative purposes only. Design is subject to change. However, character and materials shall be similar to that shown.

ARAPAHOE COUNTY CASE NO. Z17-006

PRIMARY RESIDENTIAL MONUMENTATION (TYPICAL)

NOTE:
- Primary monumentation to be installed by Metro District
- Maximum height for primary monumentation is 20'

*Monumentation shown is for illustrative purposes only. Design is subject to change. However, character and materials shall be similar to that shown.

PUBLIC SIDE
- Identification monumentation for residential neighborhoods may have two monuments at the entrance.
- Residential and nonresidential neighborhoods may have a primary identification monumentation set to exceed twenty feet (20') in height and eighty (80) square feet of sign face, including logo and/or or other graphic characters.

RESIDENTIAL SIGNAGE:
- Neighborhood B. It is anticipated that one monument sign shall face I-70
- Neighborhood C. It is anticipated that one primary monument sign shall face Monaghan Road
- Buildings with multiple frontages, or buildings, which have internalized parking, are permitted to have one less sign for each side of a building, which faces a public or private street or parking area.
- Monuments sign locations described in this section are subject to change at the discretion of the Homeowners Association or Arch. Control Board (where applicable).
- Additional signage standards may be established during the FDP as per Arapahoe County Development Code, Section 1-3702.06.