

STANDARD NOTES

THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDERS(S) OF THE USE BY SPECIAL REVIEW KNOWN AS SERENITY HOUSE, THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

STREET MAINTENANCE

IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE DEDICATED ROADWAYS SHOWN ON THIS PLAT/PLAN WILL NOT BE MAINTAINED BY THE COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE CONSTRUCTION PLANS ARE APPROVED, AND PROVIDED CONSTRUCTION OF SAID ROADWAYS IS STARTED WITHIN ONE YEAR OF THE CONSTRUCTION PLAN APPROVAL. THE OWNERS, DEVELOPERS AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE COUNTY ACCEPTS THE RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.

DRAINAGE MAINTENANCE

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE FACILITIES INSTALLED PURSUANT TO THE SUBDIVISION AGREEMENT. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO, MAINTAINING THE SPECIFIED STORM WATER DETENTION/RETENTION VOLUMES, MAINTAINING OUTLET STRUCTURES, FLOW RESTRICTION DEVICES AND FACILITIES NEEDED TO CONVEY FLOW TO SAID BASINS. ARAPAHOE COUNTY SHALL HAVE THE RIGHT TO ENTER PROPERTIES TO INSPECT SAID FACILITIES AT ANY TIME. IF THESE FACILITIES ARE NOT PROPERLY MAINTAINED, THE COUNTY MAY PROVIDE NECESSARY MAINTENANCE AND ASSESS THE MAINTENANCE COST TO THE OWNER OF THE PROPERTY.

EMERGENCY ACCESS NOTE

EMERGENCY ACCESS IS GRANTED HEREWITH OVER AND ACROSS ALL PAVED AREAS FOR POLICE, FIRE AND EMERGENCY VEHICLES.

DRIVES, PARKING AREAS, AND UTILITY EASEMENTS MAINTENANCE

THE OWNERS OF THIS PLAN OR PLAT, THEIR SUCCESSORS, AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNERS ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY, IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF ANY AND ALL DRIVES, PARKING AREAS, AND EASEMENTS, I.E.: CROSS-ACCESS EASEMENTS, DRAINAGE EASEMENTS, ETC.

LANDSCAPE MAINTENANCE

THE OWNERS OF THIS PLAN OR PLAT, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNERS ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERIMETER FENCING, LANDSCAPED AREAS AND SIDEWALKS BETWEEN THE FENCE LINE/PROPERTY LINE AND ANY PAVED ROADWAYS. THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, OR SOME OTHER ENTITY OTHER THAN ARAPAHOE COUNTY, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT.

SIGHT TRIANGLE MAINTENANCE

THE OWNERS OF PRIVATE PROPERTY CONTAINING A TRAFFIC SIGHT TRIANGLE ARE PROHIBITED FROM ERECTING OR GROWING ANY OBSTRUCTIONS OVER THREE FEET IN HEIGHT ABOVE THE ELEVATION OF THE LOWEST POINT ON THE CROWN OF THE ADJACENT ROADWAY WITHIN SAID TRIANGLE.

PUBLIC IMPROVEMENTS NOTE

AFTER FINAL DEVELOPMENT PLAN/FINAL PLAT APPROVAL, ISSUANCE OF INDIVIDUAL BUILDING PERMITS WILL BE SUBJECT TO THE FOLLOWING STIPULATIONS AND/OR CONDITIONS PRECEDENT, WHICH OWNER AGREES TO IN CONJUNCTION WITH APPROVAL OF THE FINAL DEVELOPMENT PLAN AND/OR FINAL PLAT. SUCH BUILDING PERMITS WILL BE ISSUED ONLY AFTER THE OWNERS GUARANTEE PUBLIC IMPROVEMENTS IN A FORM ACCEPTABLE TO THE BOARD OF COUNTY COMMISSIONERS PURSUANT TO STATE STATUTE.

STREET LIGHTING

ALL LOTS ARE SUBJECT TO AND BOUND BY TARIFFS WHICH ARE NOW AND MAY IN THE FUTURE BE FILED WITH THE PUBLIC UTILITIES COMMISSION OF THE STATE OF COLORADO RELATING TO STREET LIGHTING IN THIS PLAN OR PLAT, TOGETHER WITH RATES, RULES, AND REGULATIONS THEREIN PROVIDED AND SUBJECT TO ALL FUTURE AMENDMENTS AND CHANGES THERETO. THE OWNER OR OWNERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL PAY AS BILLED, A PORTION OF THE COST OF PUBLIC STREET LIGHTING IN THE PLAN OR PLAT ACCORDING TO APPLICABLE RATES, RULES, AND REGULATIONS, INCLUDING FUTURE AMENDMENTS AND CHANGES ON FILE WITH THE PUBLIC UTILITIES COMMISSION OF THE STATE OF COLORADO.

BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS, THIS DAY OF _____ A.D., 20____ CHAIR: _____ ATTEST: _____

CERTIFICATE OF OWNERSHIP

I, MICHAEL W. ZISLIS HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS SERENITY HOUSE CASE NO. USR19-001.

OWNER OF RECORD OR AUTHORIZED AGENT

STATE OF _____ COUNTY OF _____ S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ A.D., 20____ BY MICHAEL W. ZISLIS AS OWNER OF SERENITY HOUSE AN AUTHORIZED SIGNATORY.

BY _____ WITNESS MY HAND AND SEAL
NOTARY PUBLIC
MY COMMISSION EXPIRES _____
NOTARY NUMBER: _____

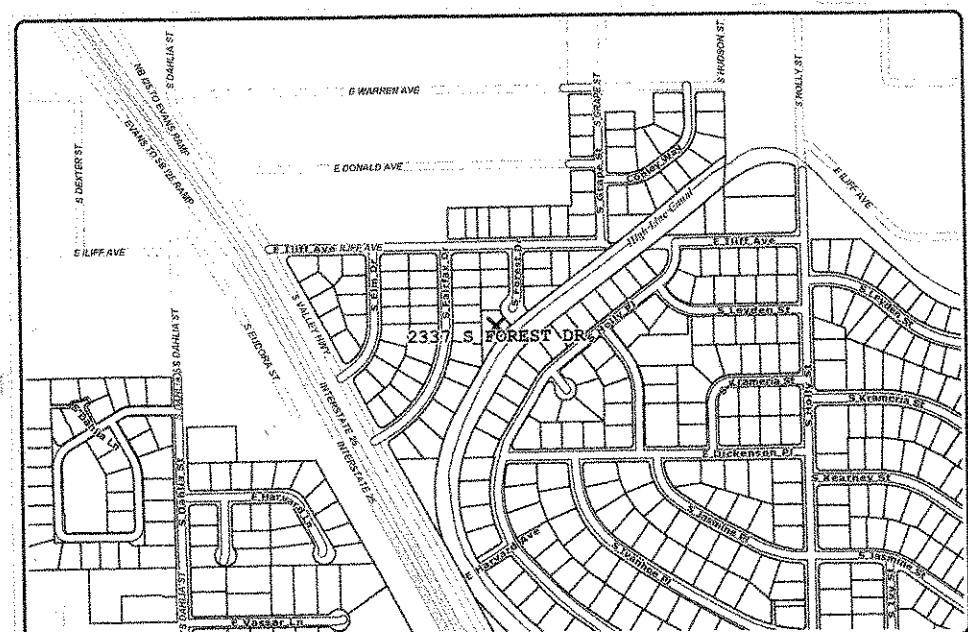
ARAPAHOE COUNTY CASE NO. USR19-001

SERENITY HOUSE

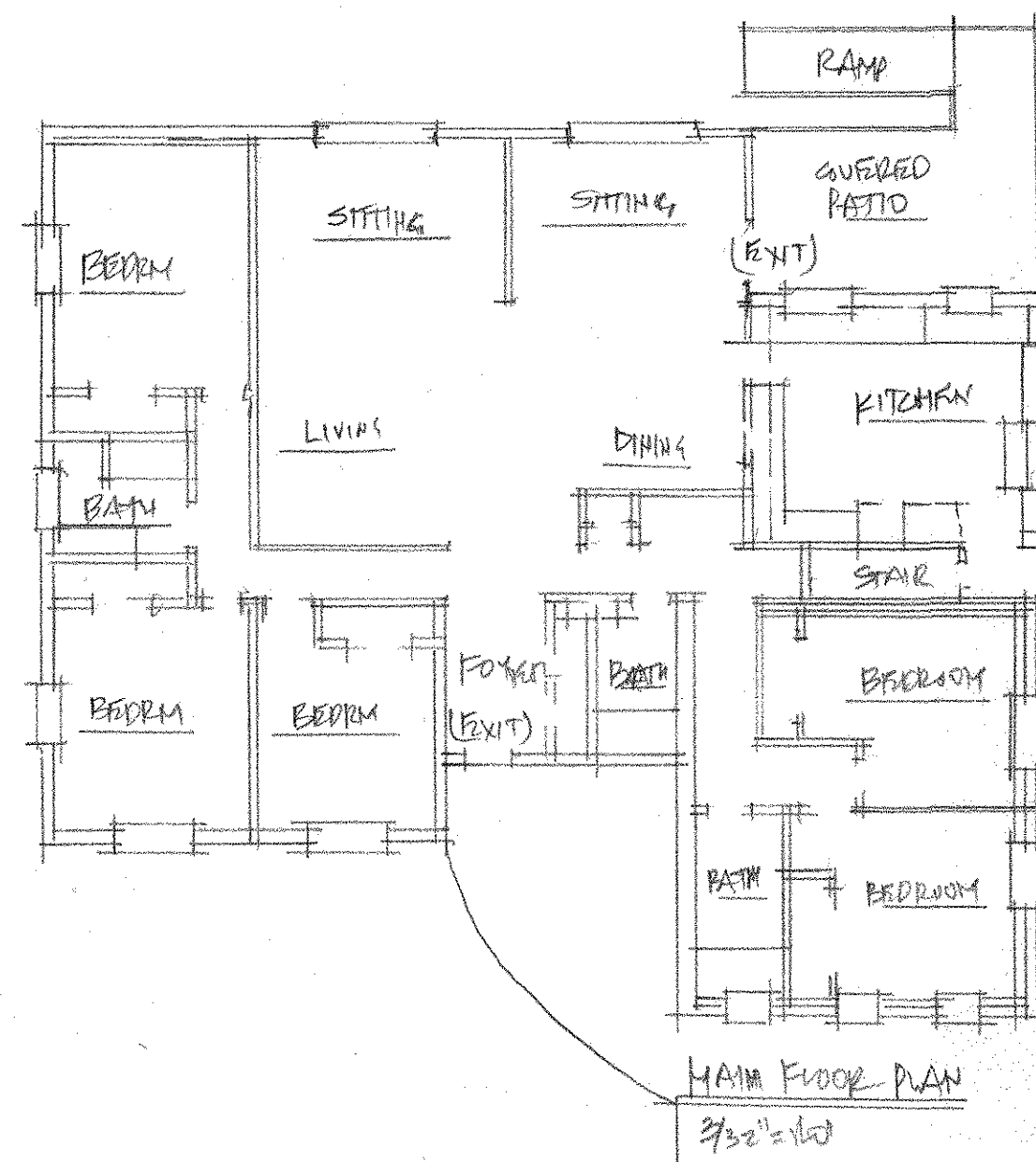
Use by Special Review

CASE NO. USR19-001

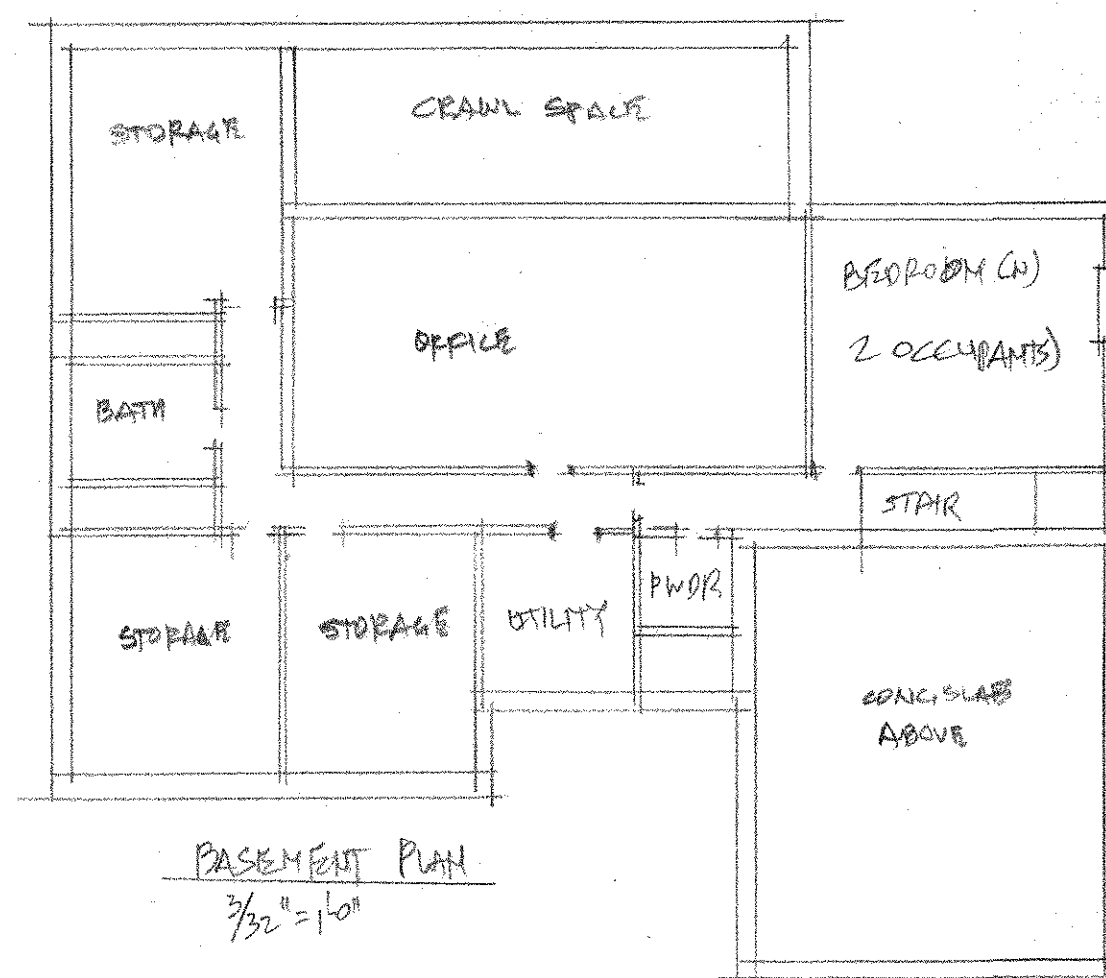
LOT 13, BLOCK 3, HI-LIN SUBDIVISION
Located in the SE ¼ of Section 30, Township 4S, Range 67W of the 6th Principal Meridian
COUNTY OF ARAPAHOE, STATE OF COLORADO



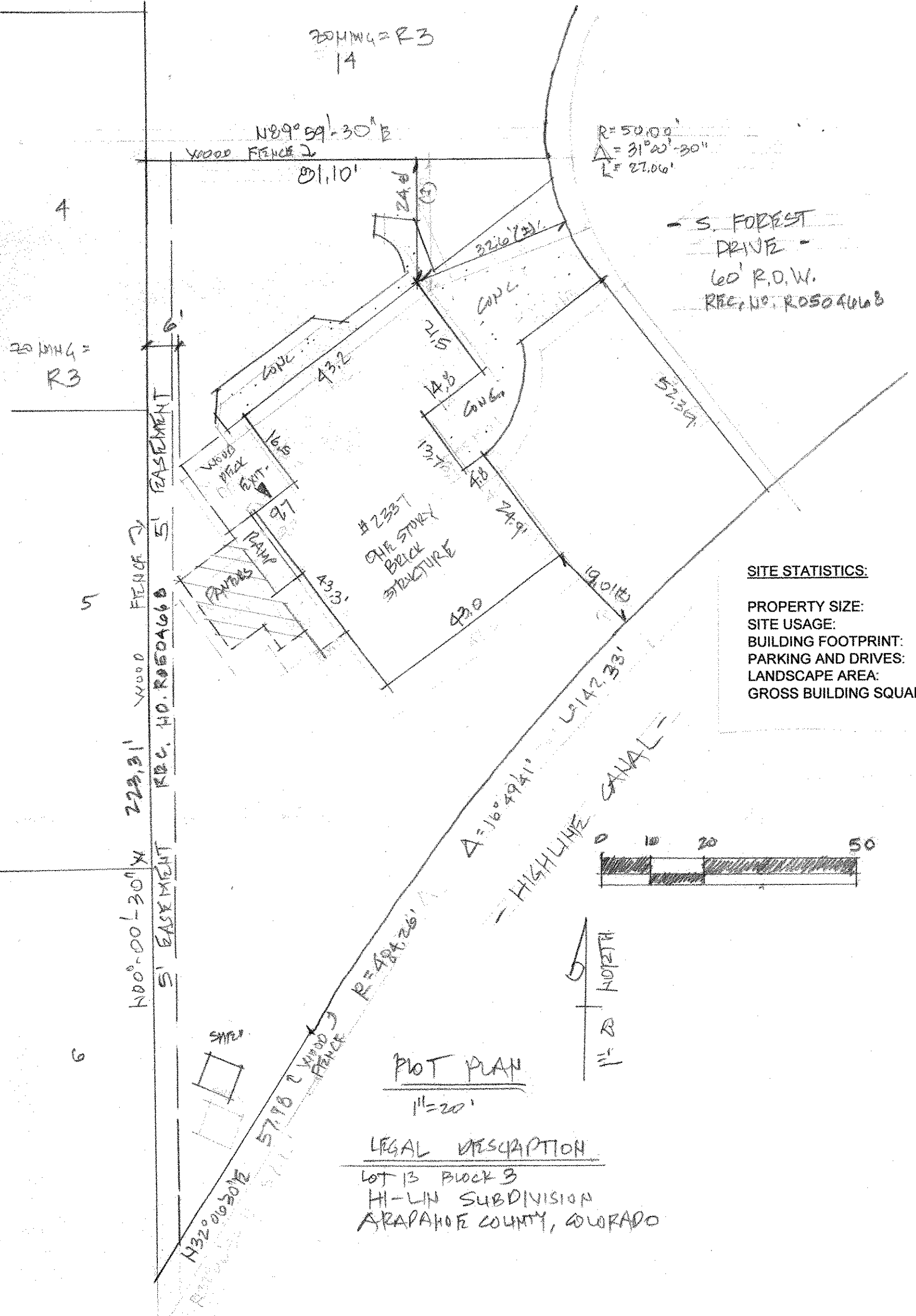
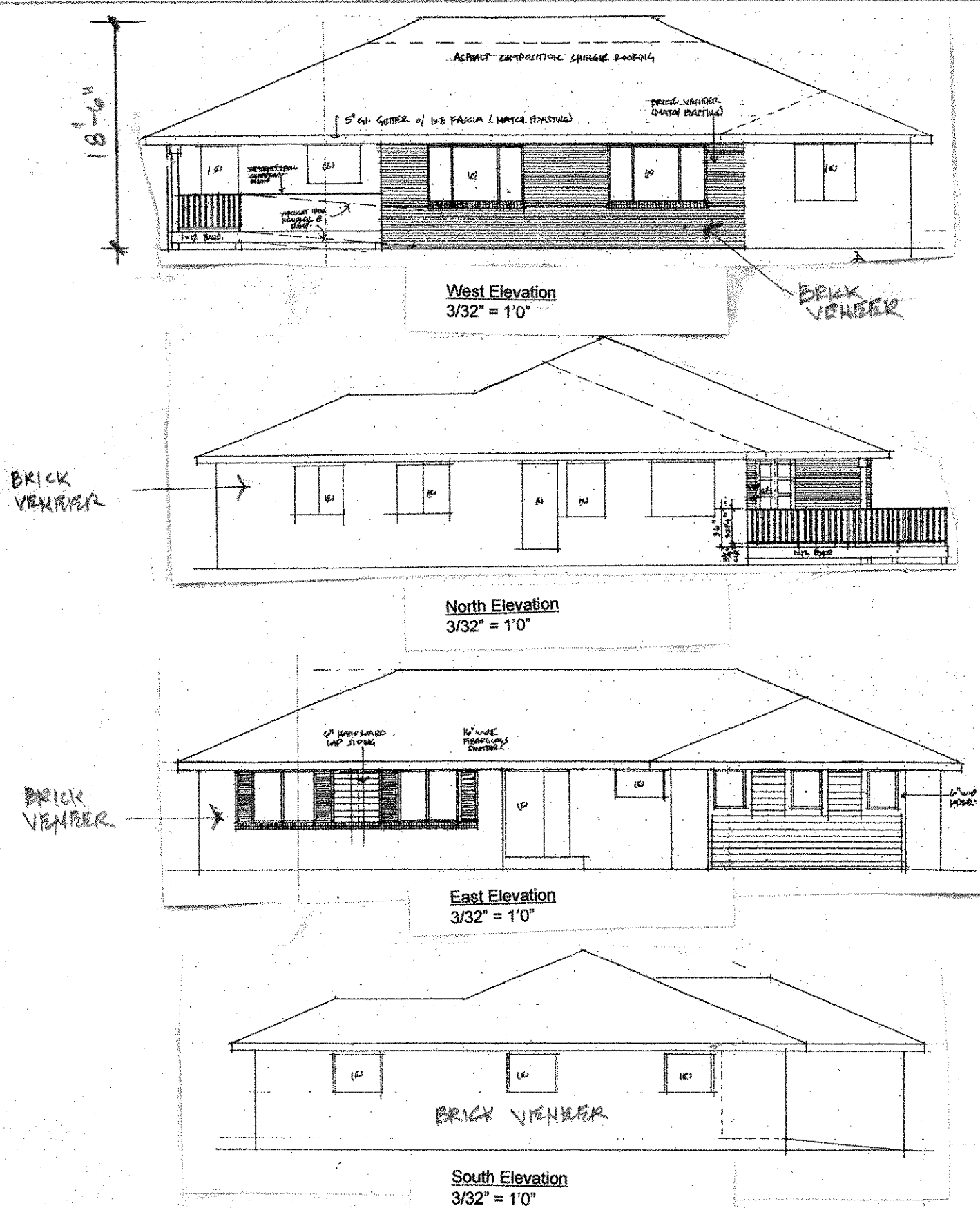
VICINITY MAP
1" = 800' (S)



MAIN FLOOR PLAN
3/32" = 1'0"

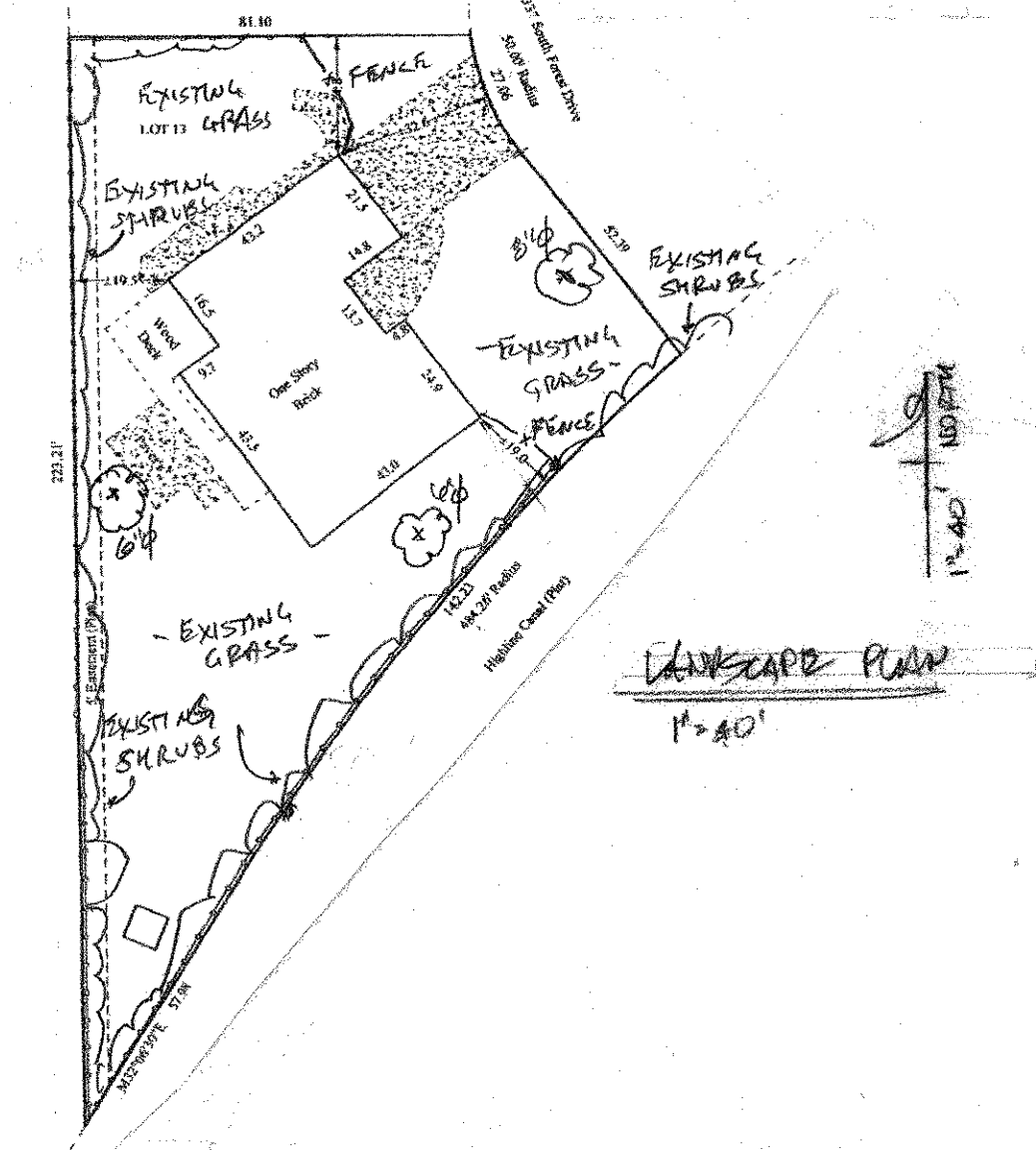


BASEMENT PLAN
3/32" = 1'0"



PLOT PLAN
1" = 20'
LEGAL DESCRIPTION
LOT 13 BLOCK 3
HI-LIN SUBDIVISION
ARAPAHOE COUNTY, COLORADO

SITE STATISTICS:
PROPERTY SIZE: 13,850 SF
SITE USAGE: TYPE B GROUP HOME
BUILDING FOOTPRINT: 2,950 SF
PARKING AND DRIVES: 820 SF
LANDSCAPE AREA: 9,980 SF
GROSS BUILDING SQUARE FOOTAGE: 4,360 SF



LANDSCAPE PLAN
1" = 40'

EXISTING LOT ZONING: R-3	CASE NO. USR-001 PROPOSED USE BY SPECIAL REVIEW
PERMITTED USES IN R-3 ZONE DISTRICT: SINGLE FAMILY RESIDENCE TYPE A GROUP HOME	TYPE B GROUP HOME - ELDERLY MAXIMUM NUMBER OF RESIDENTS: 10 NUMBER OF BEDROOM: 8 KITCHEN AREA: 240 SQ. FT.
ACCESSORY USES BUILDING AND USE CUSTOMARILY APPURTENANT TO THE PERMITTED USE HOME OCCUPATION	ACCESSORY USES BUILDING AND USE CUSTOMARILY APPURTENANT TO THE PERMITTED USE HOME OCCUPATION
USE BY SPECIAL REVIEW TYPE B GROUP HOME QUASI - PUBLIC USE (CHURCH, ETC.)	USE BY SPECIAL REVIEW APPROVAL OF USR WILL EXPIRE WITH CHANGE OF OWNERSHIP PRIVATE CARE FACILITY WHERE SERVICES ARE NOT OPEN TO THE PUBLIC
BUILDING HEIGHT: NOT TO EXCEED 25 FEET	BUILDING HEIGHT: 20' MAXIMUM (EXISTING)
MINIMUM AREA, LOT WIDTH AND YARD REQUIREMENTS: MINIMUM LOT WIDTH IS 75' FRONT YARD: 25' MINIMUM REAR YARD: 25' MINIMUM SIDE YARD: 10' MINIMUM MINIMUM LOT AREA IS 12,500 SQ. FT. (0.287 ACRES)	MINIMUM AREA, LOT WIDTH AND YARD REQUIREMENTS: EXISTING LOT WIDTH 75' SETBACKS: FRONT 25' EXISTING REAR 6' EXISTING (per BA12-02-01) LEFT SIDE 24' EXISTING RIGHT SIDE 19' EXISTING LOT AREA: 0.318 ACRES GROSS FLOOR AREA: 4360 SQ. FT.
OPEN SPACE: REQUIREMENTS NOT DEFINED IN R-3	OPEN SPACE: EXISTING OPEN SPACE 9,980 SQ. FT. NO ADDITIONAL LANDSCAPING TO BE PROVIDED - ALL EXISTING TREES, SHRUBS AND LAWN TO REMAIN
PARKING: 4 SPACES (EXISTING) FOR EMPLOYEES IN DRIVEWAY 0 SPACES FOR RESIDENTS (RESIDENTS NOT PERMITTED TO HAVE VEHICLES)	PARKING: 4 SPACES (EXISTING) FOR EMPLOYEES IN DRIVEWAY 0 SPACES FOR RESIDENTS (RESIDENTS NOT PERMITTED TO HAVE VEHICLES)
ADJACENT ZONING: R-3 DENSITY: 5.8 dwellings per acre	ADJACENT ZONING: R-3 DENSITY: 5.8 dwellings per acre

REVISIONS
 11/17/19
 4/12/20
 5/10/20
 USE BY SPECIAL REVIEW USR19-001
 SERENITY HOUSE
 2337 S FOREST DRIVE
 DENVER, CO.
 DAVIDA BLOOM
 A R A C H I T E C T
 3005-514-0139
 dabloomarch@comcast.net
 DP, PAB
 4/2/19
 SHEET DESCRIPTION
 USE BY SPECIAL REVIEW
 SHEET
 1 OF 1