

City of Greenwood Village

Agenda – Final Board of Adjustments and Appeals

6060 South Quebec Street
Greenwood Village, CO
80111

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Thursday, August 27, 2026

6:00 PM

Council Chambers

DINNER (5:00 PM)

REGULAR MEETING (6:00 PM)

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

- A. July 23, 2026 Boaa Minutes (2026-255)

5. PUBLIC COMMENT

6. PUBLIC HEARINGS

- A. PZ-26-00028 Variance At 6650 E Ida Ave (2026-206)
- B. PZ-26-00033 Variance At 11 Sunset Ln (2026-202)
- C. PZ-26-00043 Variance At 9424 E Orchard Dr (2026-196)

7. DISCUSSION ITEMS

8. ADJOURNMENT



City of Greenwood Village

Minutes – Final

Board of Adjustments and Appeals

6060 South Quebec Street
Greenwood Village, CO
80111

Hearing-impaired apparatus available
Please turn off all cellular phones and/or audible pagers
All Board, Commission and Council meetings are digitally recorded

Thursday, July 23, 2026

6:00 PM

Council Chambers

DINNER (5:00 PM)

REGULAR MEETING (6:00 PM)

The Board of Adjustments and Appeals of the City of Greenwood Village met in a regular session; 6060 S Quebec St, City of Greenwood Village, County of Arapahoe, State of Colorado at 6:00 PM.

Staff in Attendance - Derek Holcomb - Director Holcomb; Grady Timmerman - Planner II; Jonathan Mehki - Planner I, Brandon Nehl - Planner I

1. CALL TO ORDER

Chairman Thomas Footit called the meeting to order at 6:00 PM.

2. ROLL CALL

Present: 8 - Thomas Footit, Michael Weiner, Arthur Aaron, Richard Myers, Preston Moxcey, Barry McCain, Paul Wilson, Kristin Milano

Absent: 0 -

Presiding: Thomas Footit

3. PLEDGE OF ALLEGIANCE

Board Member Preston Moxey led the Pledge of Allegiance.

4. APPROVAL OF MINUTES

A. June 25, 2026 Boaa Minutes (2026-215)

A motion was made by Boardmember Paul Wilson, seconded by Boardmember Kristin Milano; to Approve the June 25, 2026 BoAA Minutes. The motion carried by unanimous voice vote.

Yes: 8 - Thomas Foottit, Michael Weiner, Arthur Aaron, Richard Myers, Preston Moxcey, Barry McCoin, Paul Wilson, Kristin Milano

No: 0 - None

Recused: 0 - None

5. PUBLIC COMMENT

Chairman Foottit observed no public comment on cases not discussed for tonight's hearing.

6. PUBLIC HEARINGS

A. PZ-25-00024 Variance Extension 1425 Cherryville Rd (2026-198)

Staff Presentation:

Planner Timmerman presented the case. He stated that notice of the date, time, and place of the hearing was published on the City website at least 15 days prior to the hearing, as required by the Greenwood Village Municipal Code. Notice the hearing was also posted on the property for at least 15 days prior to the hearing, as required by the Greenwood Village Municipal Code. Notice of the date, time, and place of the hearing was also sent by mail to property owners as required by the Greenwood Village Municipal Code for this type of hearing at least 15 days prior to the hearing.

Planner Timmerman informed the board members that there are no review criteria for Variance Extensions and stated that the applicants will now present their presentation.

Jay Dokken, 2639 S. St Paul St., Denver, CO presented their presentation.

Applicant Dokken clarified the request for an extension is to allow additional time to provide all the various components of the plans to effectively come together. There are several levels of challenging details for the various plan sets that take an extensive amount of time to complete. An extension of time would allow them to provide a thorough review of the site.

Question to Applicant:

Board member McCoin asked if there were any other applications submitted to the City and if there was feedback given from the City.

Applicants confirmed that they have resubmitted building plans about a month ago and feedback was received.

Boardmember Aaron wanted to clarify that even though they had a year for the variance approval, they also have to complete construction for a building permit within a year. Boardmember Aaron is concerned that a house of this scale would not be able to complete construction within a year.

Chairman Foottit wanted to clarify that the building code outlines the time period construction must be completed.

Boardmember Aaron wanted to clarify that he wants to save the applicants another trip to BOAA if the applicants believe the construction would take longer than a year. Boardmember Aaron also referenced the review criteria outlined in Planner Timmerman's presentation.

Planner Timmerman clarified that a building permit needs to be issued within one year of the variance approval. As for the construction of a home, if an applicant is continuously keeping up with the required inspections and making progress on the construction, then staff will not require an applicant to apply for additional extensions with BOAA. Additionally, the house to the east is about the same size and scale and those applicants were able to complete the construction as required by the code.

Director Holcomb explained the section of the code states that the construction shall be completed within issuance of the building permit unless specified by the Board in its decision. The Board can provide a condition that requires the applicants to construct in good faith and shall run for the duration of the building permit.

Boardmember Wilson asked how long the applicant has been constructing homes.

Applicants discussed that his business has been in operation for six years with his brother, who has 20 years of experience building houses.

Boardmember Wilson wanted to know why they are not using the same contractors from previous projects, when the issue of finding the right contractors is delaying the project.

Applicants explained that this specific project is the most ambitious project his company has ever pursued and there are many complexities when designing the plans for this site. There have been some design changes to the home and other cost analysis needs to be considered. Therefore, the request for an extension for the planning process would make the construction process more efficient.

Boardmember Wilson asked if this was a spec home project.

Applicants acknowledged yes.

Public Comment for Case No. PZ-25-00024 Variance Extension:

Kim Morss, 1323 Cherryville Rd., stated that they are neighbors of two houses down the street from the project site and expressed support for the Variance because it is an "eyesore" to the neighborhood, and they want that property to be developed. The area contains dead vegetation and trees. They further expressed that this property should be developed. They recommended 90 days be added to the extension. Ms. Morss also mentioned that the adjacent property contains an \$8 million dollar home, which was issued a permit in 6 months and built within one year.

Chairman Foottit asked Ms. Morss if they wanted the boardmembers to apply a condition to maintain the landscaping of the property during this process.

Ms. Morss agrees with the recommendation to place a condition on the property.

Noel Grant, 1325 Cherryville Rd., as the neighbor adjacent to the property, expressed having issues with tree limbs falling onto their property. They suggest that instead of a year extension, provide them with only 90 days because they believe that nothing has occurred to develop the property.

Applicants understand the neighbors' concerns and clarified that it is not their intention to have this project go for so long.

Richard Danky, 1323 Cherryville Rd, had questions about why a Variance is required now. They've expressed concern to the City of all the issues going on the property and the property has not been maintained. They expressed why the project is taking so long and recommended a 90-day extension rather than a one-year extension.

Chairman Foottit understands the issues that were brought up by the neighbors about the landscaping not being maintained.

Planner Timmerman clarified that the board can set conditions that reduce the extension or set conditions on maintaining the landscaping on the property. Additionally, he explained that a demolition permit is typically not issued unless a plan is set in place to replace that structure due to

experiences in the past.

Chairman Foottit expressed that the major issue being outlined here tonight is that the landscaping of the site is not being properly maintained, specifically with landscaping.

Applicants expressed their intention to demo the property to remove all vegetation.

Chairman Foottit understands the concern of the neighbors and will deliberate with the rest of the board.

Ty Dokken, 4705 S Clayton Ct. Englewood, CO 80113, explained to the neighbors the timeline of when the property and expressed their loans are approved to move forward with construction and demolition of the lot.

Boardmember McCoin reminded the public that this hearing is not open for public debate.

Boardmember Moxcey asked if the applicants would have any objections to an extension of 90 days and improvements to the landscaping due to the applicants claiming they only have just a few more weeks of planning that needs to be completed before moving forward.

Applicants think that it can be done in 90 days, but does not feel comfortable committing to an actual timeline.

Boardmember Aaron explained to the applicants the purpose of the extension and the conditions that could be set by the boardmembers with the understanding of the board to provide an adequate timeline to complete the project.

Chairman Foottit emphasized that the applicants are responsible for maintaining the property, specifically the landscaping, which does not require a permit even though no construction is currently active at the time.

Applicants claim that they were unaware of some of the landscaping issues that were brought up by the neighbors.

Director Holcomb recommended a 180-day extension to the variance to have the building permit issued. There is currently a building permit that has already been applied for and was missing some structural details, which are still being worked on. Once the building permit is issued, the land development code says that you get another 180 days to complete the first inspection and start on the house. Director Holcomb continued to explain the code compliance for dead or dying vegetation.

Applicants believed that they were in compliance and were maintaining the landscaping of the property.

Boardmember Myers asked staff about the timeline.

Planner Timmerman expressed the various timelines that were discussed with the applicant. He expressed that there have been code complaints submitted.

Director Holcomb explained the complaints that were received, and the system indicates that the

applicants did address the issues that were outlined. He continued to explain the code complaint process. Director Holcomb recommends to the boardmembers that they place conditions to maintain the landscaping and adjust the timeline of the extension.

Chairman Foottit expressed that the applicants need to immediate action when it comes to landscaping of the project site. 30 days should be a reasonable amount of time to address the landscaping issues and create a lot of goodwill with the neighbors.

Director Holcomb recommends to applicants that they should be more on top of the landscaping.

Chairman Foottit has closed the public comment and opened up deliberation amongst the board.

A motion was made by Boardmember Arthur Aaron, seconded by Boardmember Paul Wilson; to Conditionally Approve PZ-25-00024 Variance Extension 1425 Cherryville Rd. The condition placed states, the applicant will have 180 days to be issued a building permit, 180 days to commence demolition and construction, and the next 30 days the landowner and staff to inspect the site and coordinate with the interested parties to find areas of concern for the landscaping. The motion carried by unanimous voice vote.

Yes: 8 - Thomas Foottit, Michael Weiner, Arthur Aaron, Richard Myers, Preston Moxcey, Barry McCoin, Paul Wilson, Kristin Milano

No: 0 - None

Recused: 0 - None

B. PZ-26-00038 Variance Request 6260 E Powers Ave (2026-199)

Staff Presentation:

Planner Timmerman presented the case. He stated that notice of the date, time, and place of the hearing was published on the City website at least 15 days prior to the hearing, as required by the Greenwood Village Municipal Code. Notice the hearing was also posted on the property for at least 15 days prior to the hearing, as required by the Greenwood Village Municipal Code. Notice of the date, time, and place of the hearing was also sent by mail to property owners as required by the Greenwood Village Municipal Code for this type of hearing at least 15 days prior to the hearing.

Patrick and Laura Higgins, 6260 E Powers Avenue, Greenwood Village, CO 80111) presented their presentation.

Questions to Staff/Applicants:

Boardmember Myers asked the homeowners if the property was part of a HOA.

Applicants responded with no.

Boardmember Aaron wanted clarification that the original fence that was in the proposed location was removed for the addition of the garage. Now, the applicants want to put the fence back in its original location, but it does not comply with current code standards.

Applicants confirmed yes.

Boardmember McCoin wanted clarification about the garage extension and recommended a sliding gate that ties into the corner of the garage addition rather than a fence along the driveway.

Applicants explained some of the issues with layout of the house and that the recommendation from Boardmember McCoin may not be feasible.

Boardmember Moxcey wanted clarification that the proposed fence would be moved back and would be more in compliance with the Land Development Code.

Applicants explained that this property is unique in that most homes in the neighborhood face the street. Meanwhile, their home is perpendicular to the street, creating unique setback requirements.

Chairman Foottit wanted to ask staff why there is a restriction to the code that restricts fencing in the front yard setback.

Planner Timmerman stated that the purpose is to maintain the open feel that Greenwood Village is known for.

Director Holcomb read the exact section about the intent for fencing, which states that the city's policy is to keep fencing at a minimum, and to further the open space feeling, there are areas within the city in which little or no fencing is desired or required. While in other areas, the local needs may dictate the use of fences in lieu of fencing, berms, or planting of shrubbery and trees are encouraged.

Chairman Foottit closed questioning and opened up deliberation with the boardmembers.

A motion was made by Boardmember Preston Moxcey, seconded by Boardmember Richard

Myers; to Approve PZ-26-00038 Variance Request 6260 E Powers Ave. The motion carried by unanimous voice vote.

Yes: 7 - Michael Weiner, Arthur Aaron, Richard Myers, Preston Moxcey, Barry McCain, Paul Wilson, Kristin Milano

No: 1 - Thomas Foottit

Recused: 0 - None

7. DISCUSSION ITEMS

Director Holcomb wanted to provide an update after speaking with the previous applicants. The applicants will demolish the existing homes and remove all landscaping to allow them to demolish the entire site.

Boardmember Myers asked about future educational meetings.

Director Holcomb explained that we are in the process of hiring a new City Attorney. The City Manager wishes to include the new City Attorney with future education meetings.

8. ADJOURNMENT

No other items to be discussed. Meeting adjourned.

A motion was made by Boardmember Richard Myers, seconded by Boardmember Preston Moxcey; to Adjourn Adjournment. The motion carried by unanimous voice vote.

Yes: 8 - Thomas Foottit, Michael Weiner, Arthur Aaron, Richard Myers, Preston Moxcey, Barry McCain, Paul Wilson, Kristin Milano

No: 0 - None

Recused: 0 - None

Staff Report

Case No. PZ-26-00028

Board of Adjustments & Appeals

August 27th, 2026

Subject Property Address:

6650 East Ida Avenue

Greenwood Village, CO 80111

Project Size / Zoning:

1.08 Acres/R-1.0 (Monaco Heights PUD)

Comprehensive Plan Planning Area:

Greenwood Hills

Applicant:

Cody Bergan

6650 East Ida Avenue

Greenwood Village, CO 80111

Property Owner:

Romper Nation Trust

Request:

A variance request to allow for the construction of an attached garage addition in the side yard setback

Staff Recommendation:

Denial

Exhibits:

1. Zoning Map, Aerial Image, and Site Photos
2. Variance Application
3. Applicant Plan with Staff Markups
4. Greenwood Village Comprehensive Plan – Greenwood Hills
5. Monaco Heights PUD

Staff

Jonathan Mehki

Planner I

jmehki@greenwoodvillage.com

(303) 486 - 5748

Public Notice & Comments – As of 8/27/2026

No. Sent	Comments Received	Support	Oppose
6	0	0	0

Public Notice was provided as required by the Land Development Code ('LDC', Section 16-2-270). The affidavits of mailing and postings will be presented at the August 27th, 2026 hearing.



Executive Summary

The Applicant is requesting a variance to the Monaco Heights Planned Unit Development (PUD) to allow for modifications to the principal structure encroaching in the side yard setback at 6650 E. Ida Ave., Greenwood Village, CO 80111.

Background

- The subject property is in the Greenwood Hills planning area of the Greenwood Village Comprehensive Plan
- The subject property is zoned R-1.0 and subject to the setbacks provided in the Monaco Height PUD.
- The home was originally built in 1981.
- The current owners purchased the property in March of 2026.
- The side yard setback established in the Monaco Height PUD for principal structures is 20 feet.

Applicant Requests

Summary of Variance Requests		
Side Yard Setback Variance		
Principal structure modifications encroaching into the side yard setback established in Note 3 of the Monaco Height PUD	Percentage of setback encroachment	1.11% of total side yard setback area
	Maximum linear (distance) encroachment	15 feet from the side property line
	Area of encroachment	47.94 square feet

Analysis

Staff has reviewed the request to modify the principal structure exceeding the side principal structure setback and finds that the site's shape and orientation create an undue hardship that does not meet the Approval Criteria for relief from the side yard setback regulations established in the Monaco Height PUD.

While the triangular shape of the parcel is unusual for the zoning district, the orientation of the existing principal structure, Monaco Height PUD setbacks limits, plat and adjacent parcels, and the buildable area of the parcel does not prevent the Applicant from building a zoning-compliant garage addition.

Staff finds that the variance request is inconsistent with the intent and purpose of the R-1.0 zoning district. The intent of the R-1.0 zoning district is to emphasize open space (Exhibit 4), and while the shape and orientation of the parcel limit the Applicant from expanding the structure to the north, the Applicant has space to reduce the size of the proposed structure or move the structure into the rear yard. The proposed encroachment would create visual or privacy impacts beyond what is typical for structures within this zoning district and the Monaco Height PUD. While the proposed structure is one-story in height and is architecturally integrated into the structure, the proposed structure's distance to the north property is not in accordance with the expected open space for the vicinity or zoning.

In order to obtain a permit for the proposed garage addition, the Applicant must follow all other requirements of the City, including any other regulations subject to the parcel outlaid by the Land Development Code, Greenwood Village Drainage Criteria, and the currently adopted International Residential Code. These regulations will ensure any impacts regarding drainage, public health, safety, and welfare are appropriately addressed at the permit review level. Staff notes that the proposal would not result in significant, unique, and/or chronic adverse impacts on the use of adjacent properties.

Approval Criteria

Prior to approval of a variance, the BOAA shall make findings concerning the criteria listed below. For a variance to be granted, the request must meet at least one Criterion from Section A and all of the Criteria from Section B, in the determination of the BOAA. Staff's findings are presented in the tables below:

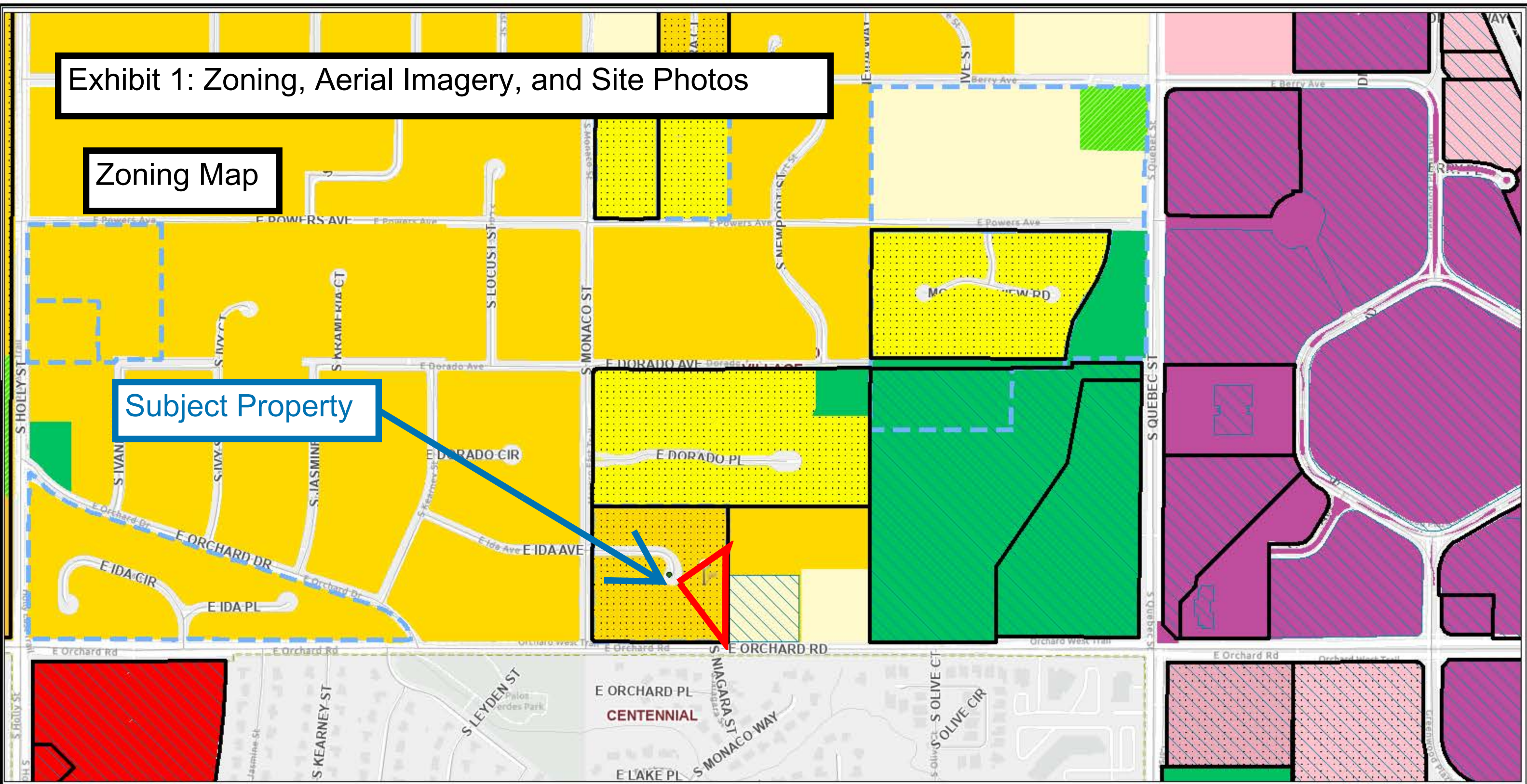
Section A Criterion	Finding	Rationale
1. The existence of special conditions or circumstances, such as size, shape, location, topography or surroundings of the land, structure or building involved, which deprive the applicant of privileges enjoyed by owners of other properties in the vicinity or in the same zone district; or	No	Staff finds no special conditions exist on the property that justify exceeding the side yard setback. The orientation, size, and home on the parcel is typical for the zoning district (PUD and R-1.0) and vicinity.
2. The variance is necessary and appropriate to make possible the reasonable use of the land or the structures on the property; or	No	Staff finds the Applicant currently have reasonable use of the property for the lot's primary purpose which is a dwelling unit.
3. The variance will ameliorate a difficulty which did not result from the acts or omissions of the applicant.	Yes	Staff finds that the triangular shape and orientation of the parcel, which were established by the plat prior to the current owner's purchase of the property constitute a difficulty that did not result from any act or omission of the Applicant. The Applicant can construct a zoning-compliant garage addition; however, the parcel's shape constrains the buildable area and would require significant modification of the existing driveway to accommodate a compliant location.

Section B Criterion	Finding	Rationale
1. The variance will be in harmony with and not alter or weaken the spirit and purpose or essential character of the zoning for the zone district in which the property is located.	No	The variance request weakens the open feeling of the R-1.0 Zoning district and the Monaco Heights PUD by increasing the visual impact and street-facing façade width.
2. The variance will not substantially or permanently injure the appropriate use of adjacent properties in the same zone district.	Yes	Staff finds that the use of adjacent properties is not injured by the variance. The proposal is for a garage addition, which has no impact on the use of the adjacent property, which is a residential use.
3. The variance will not be detrimental to the public health, safety or welfare.	Yes	Staff finds that the variance will not harm public health, safety, or welfare. No structures are proposed that would result in significant, unique, or chronic adverse impacts on adjacent properties, and the Applicant remains subject to all other City requirements, including those governing drainage and safety.

Exhibit 1: Zoning, Aerial Imagery, and Site Photos

Zoning Map

Subject Property



CITY OF GREENWOOD VILLAGE

- Override 1
- Site Development Plan
- Subdivision with Dev Standard
- Planned Sign Program

- B-1 (Business Professional)
- B-1 PUD (Business Professional PUD)
- B-2 PUD (Neighborhood Business PUD)
- R-75 PUD (Residential 0.75 PUD)
- R-1.0 (Residential 1.0)
- R-1.0 PUD (Residential 1.0 PUD)
- R-1.5 PUD (Residential 1.5 PUD)
- R-2.5 (Residential 2.5)
- M-C (Mixed Commercial)
- O-1 (Open Space)
- O-2 (Open Space)
- T.C. (Town Center)

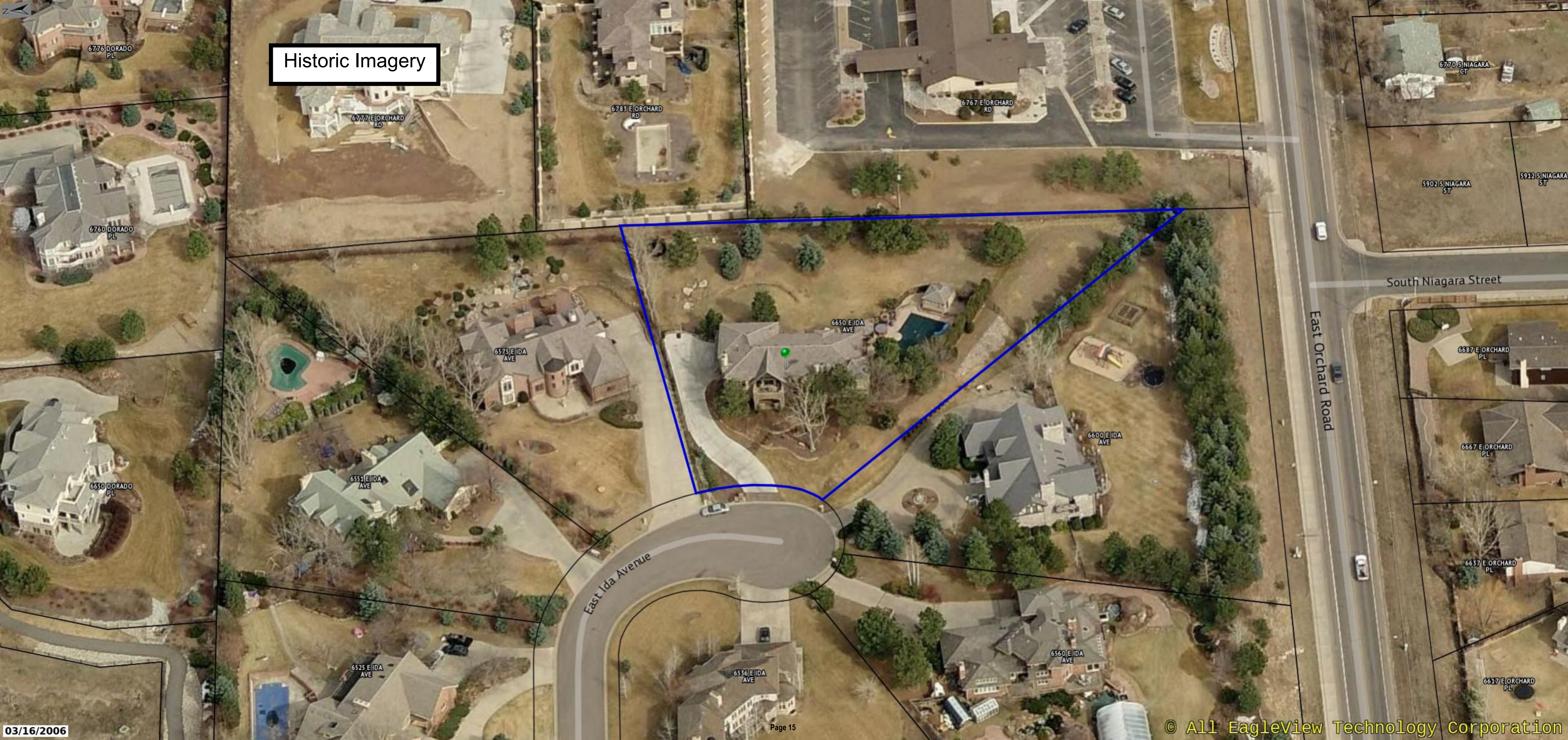
- Local Road
- Jurisdictional Boundary
- Arapahoe County Parcel
- Proposed Development Projects Web
- Interstate

Date Printed: 8/18/2026



Disclaimer: Greenwood Village makes no warranty as to the accuracy of this map and assumes no responsibility or liability to any user. This map is not a legal document. It is intended to serve as a graphical representation only.

Historic Imagery



6776 DORADO PL

6760 DORADO PL

6650 DORADO PL

6777 E ORCHARD RD

6783 E ORCHARD RD

6767 E ORCHARD RD

6770 S NIAGARA CT

5902 S NIAGARA ST

5912 S NIAGARA ST

South Niagara Street

East Orchard Road

6575 E IDA AVE

6650 E IDA AVE

6600 E IDA AVE

6551 E IDA AVE

East Ida Avenue

6536 E IDA AVE

6560 E IDA AVE

6687 E ORCHARD PL

6667 E ORCHARD PL

6637 E ORCHARD PL

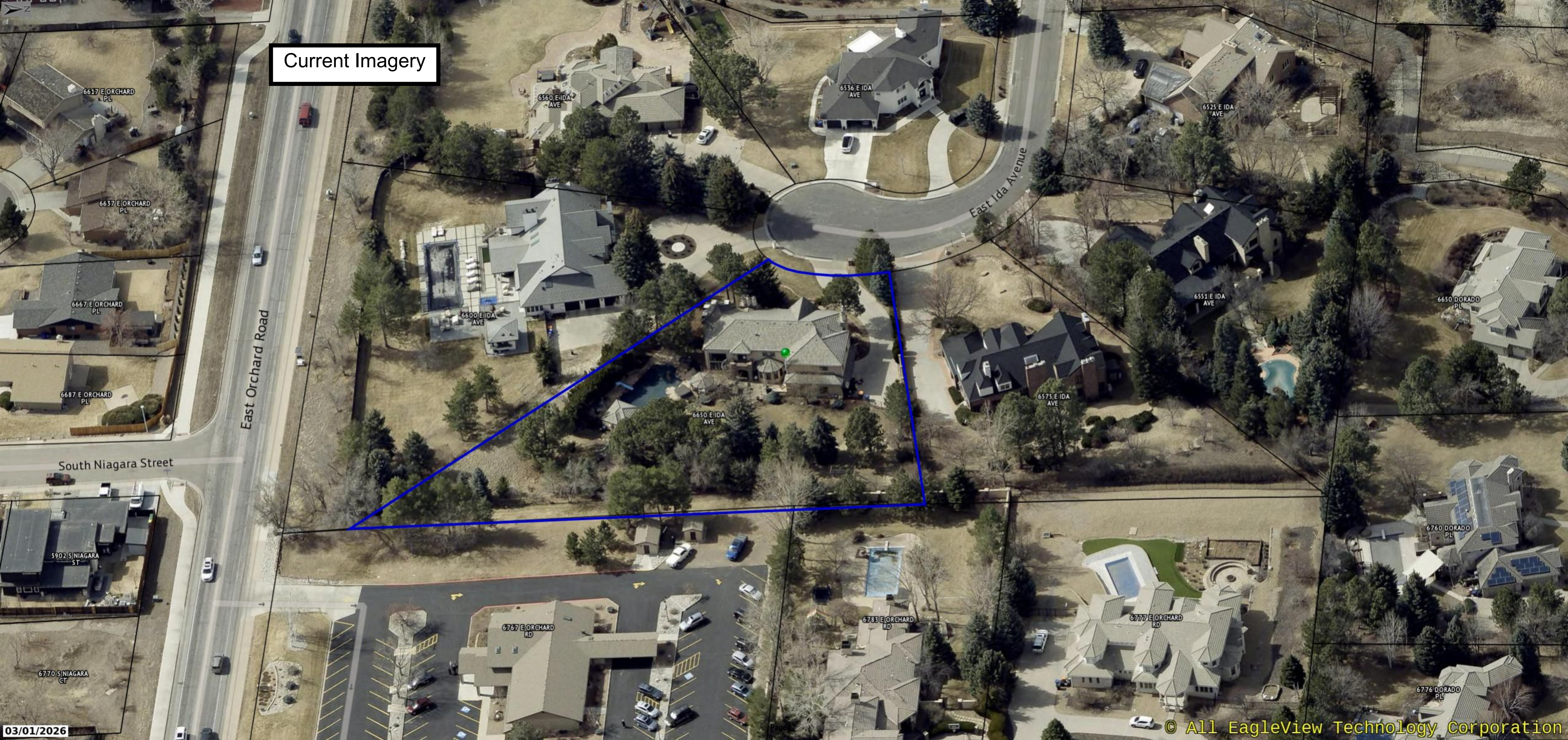
6617 E ORCHARD PL

6525 E IDA AVE

Current Imagery



Current Imagery



Side Yard



Front Yard



Side Yard



NOTICE OF PUBLIC HEARING
Ordinance No. 26-00028-Variance
Date: 8/27/2026 Time: 6:00pm
Location: 1000 SOUTH QUINCY STREET
City: DENVER, CO 80202
Phone: 303.441.3000 ext. 3000

26-00028-V

Rear Yard





Planning & Development Permit Application

Thursday, April 16, 2026
City of Greenwood Village
Community Development
6060 South Quebec Street
Greenwood Village, CO 80111
Office: (303) 486-5783
comdev@greenwoodvillage.com

New Permit Application

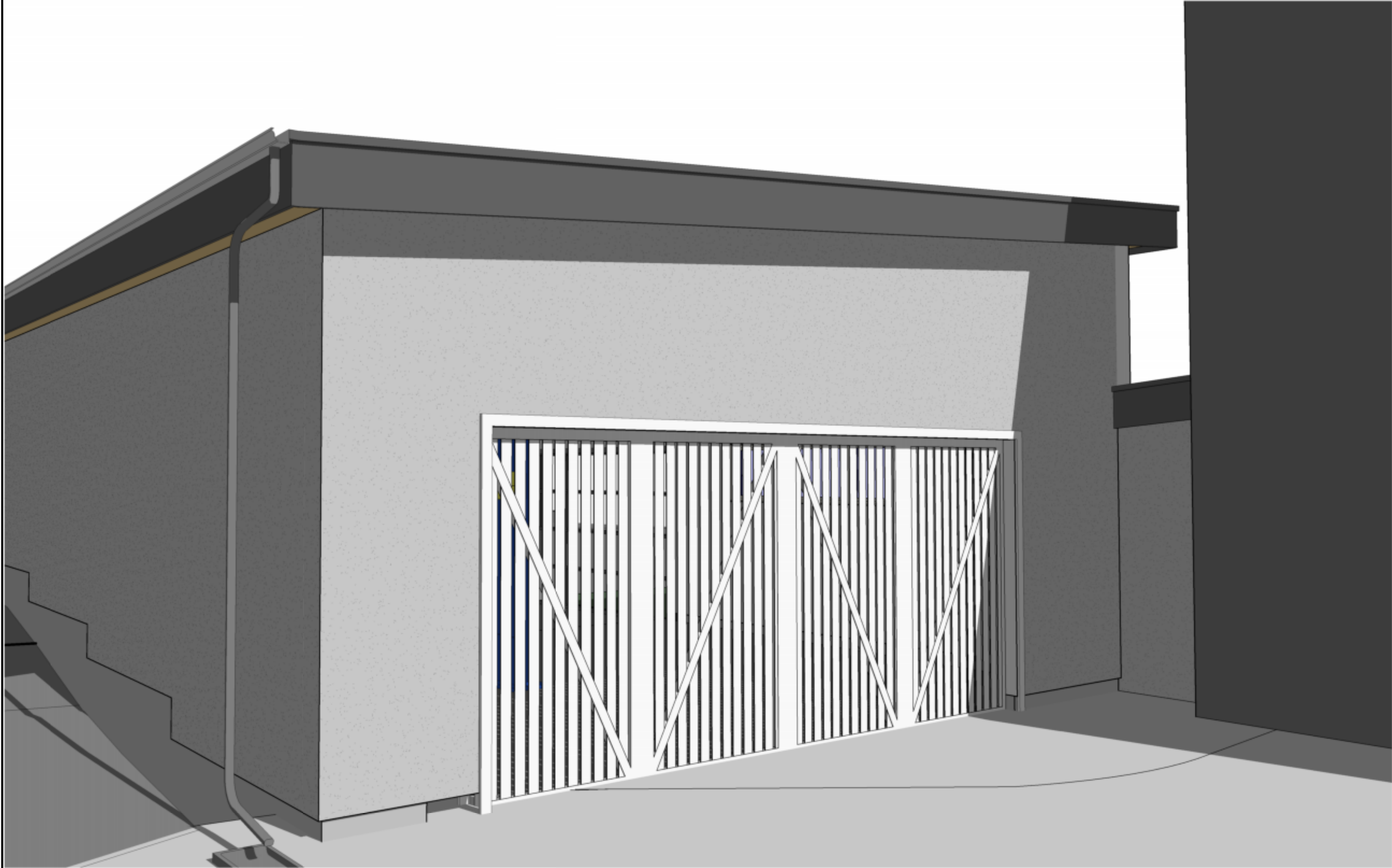
Project Number	PZ-26-00028
Project Address	6650 E IDA AVE, GREENWOOD VILLAGE, CO, 80111
Project Name	Cody Bergan
Project Type	Residential Variances & Appeals
Project Description	Residential Variance
Owner Name	ROMPER NATION TRUST
Owner Contact Name	
Owner Address	6650 E IDA AVE, GREENWOOD VILLAGE CO 80111-1700
Owner Phone	
Owner Email	
Architect Business Name	
Architect Contact Name	
Architect Address	
Architect Phone	
Architect Email	
Applicant Role	
Applicant Name	
Applicant Phone Number	
Applicant Email Address	
Submit Date	4/16/2026 2:53:20PM

All Application Questions and Answers

Application Question	Answer
Pre-App Completed?	Y
Description of Variance Request	Small encroachment for construction of garage addition
Code section from which variance is requested:	unknown, Monaco Heights PUD is 20' side
Lot Area (acres)	1.09
Length of Encroachment (if applicable): Linear	19'7"
Area of Encroachment (if applicable): Square Feet	47.94sf
Height of Encroachment (if applicable): Feet	12 foot

GARAGE

6650 E Ida Ave Greenwood Village, CO 80111



PROJECT TEAM:

OWNER / APPLICANT

CONTACT: CODY BERGAN
ADDRESS : 6650 E IDA AVE, GREENWOOD
VILLAGE, CO

STRUCTURAL ENGINEER

TIMBERLAND STRUCTURAL LLC
CONTACT: VINCENT PIRRONE, P.E

ARCHITECT

KRICK DESIGN BUILD LLC.

SURVEY

COLORADO ILC LAND SURVEYING
CONTACT: ADAM C. SAMPSON

BUILDING CODE SUMMARY

JURISDICTION: CITY OF GREENWOOD VILLAGE, COLORADO

2021 INTERNATIONAL BUILDING CODE (IBC)
2021 INTERNATIONAL RESIDENTIAL CODE (IRC)
2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2021 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
2021 INTERNATIONAL MECHANICAL CODE (IMC)
2021 INTERNATIONAL PLUMBING CODE (IPC)
2021 INTERNATIONAL FUEL GAS CODE (IFGC)
2023 NATIONAL ELECTRICAL CODE (NEC)
2021 INTERNATIONAL FIRE CODE (IFC)
2021 INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC)

COMPLIANCE WITH CODES: ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE CURRENT NATIONAL, STATE, COUNTY, CITY, LOCAL, AND ALL OTHER ADOPTED CODES, COVENANTS AND REGULATIONS FOR THE BUILDING SITE. ALL TRADESMEN SHALL INSURE THAT THEIR WORK MEETS OR EXCEEDS ALL APPLICABLE BUILDING CODES AND REGULATIONS. ALL WORK SHALL BE PERFORMED IN A MANNER CONSISTENT WITH INDUSTRY BEST PRACTICES. ALL MATERIALS SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S SPECIFIC DIRECTIONS, IN THE BEST WORKMANLIKE MANNER.

IECC COMPLIANCE METHOD

2021 IRC PRESCRIPTIVE METHOD – R402.1.3 & N1102.1.2
CLIMATE ZONE – 5B

GENERAL CONDITIONS

1. **CONSTRUCTION DRAWINGS:** THESE DRAWINGS MAY BE USED FOR DOCUMENTS OF CONSTRUCTION. ALL NOTES AND DIMENSIONS ARE SUBJECT TO CHANGE ACCORDING TO LOCAL CODES, COVENANTS, REGULATIONS, BUILDING REQUIREMENTS AND SITE CONDITIONS. THE DESIGNS AND CONCEPTS REPRESENTED BY THESE DRAWINGS AND ACCOMPANYING DOCUMENTS, ARE AND SHALL REMAIN PROPRIETARY PROPERTY OF THE DESIGNER AND ARE INTENDED FOR THE EXCLUSIVE USE ON THE PROJECTS OF KRICK DESIGN BUILD. TITLE TO THE DRAWINGS REMAINS THE COPYRIGHT HOLDER WITHOUT PREJUDICE. ANY DIRECT OR INDIRECT REPRODUCTION, PUBLICATION OR RE-USE OF THIS DESIGN IN WHOLE OR PART IS PROHIBITED. VISUAL CONTACT WITH AND /OR USE OF THESE DRAWINGS SHALL CONSTITUTE PRIMA FASCIA EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS. UPON COMPLETION OF THIS PROJECT, ALL PLANS, DRAWINGS AND COPIES THEREOF SHALL BE RETURNED TO KRICK DESIGN BUILD.

2. **SCALE DRAWINGS:** DO NOT "SCALE" OFF OF THE DRAWINGS. DIMENSIONS TAKE PRECEDENCE OVER ANY AND ALL SCALE INDICATED ON THE DRAWINGS. VERIFY DIMENSIONS ON DRAWINGS AND FIELD CONDITIONS PRIOR TO COMMENCING WORK. THE DRAWINGS ARE TO THE SCALE SHOWN ON THE ORIGINAL PRINTS ONLY AND THE TRUE SCALE OF THE DRAWINGS IS COMPROMISED EVERY TIME THEY ARE COPIED OR OTHERWISE REPRODUCED.

4. **DUTY OF COOPERATION:** RELEASE OF THESE DRAWINGS COPIES ANTICIPATES FURTHER COOPERATION AMONG ALL PARTIES TO THE SUCCESSFUL COMPLETION OF THE PROJECT INCLUDING BUT NOT LIMITED TO OWNER, PURCHASER, CONTRACTOR, BUILDER, ARCHITECT, DESIGNER(S) CONTRACTORS, MATERIAL MEN AND TRADESMEN. DESIGN AND CONSTRUCTION ARE COMPLEX AND REQUIRE ONGOING COLLABORATION, COORDINATION, AND COMMUNICATION. THESE DRAWINGS HAVE BEEN PREPARED WITH DUE CARE AND DILIGENCE CONSISTENT WITH THE STANDARD OF CARE OF OTHER SIMILAR DESIGNERS AND ARCHITECTS. HOWEVER "PERFECTION" IS NEITHER EXPECTED BY THE INTERESTED PARTIES NOR GUARANTEED BY THE AUTHOR. "PLANS" NO MATTER HOW "COMPLETE", WILL INEVITABLY CONTAIN IMPERFECTIONS, INCONSISTENCIES, AND/OR OMISSIONS. EVERY CONTINGENCY, INTERPRETATION OF CODES AND REGULATIONS, OR VARIATION IN FIELD CONDITION CANNOT POSSIBLY BE FULLY ANTICIPATED. ANY AMBIGUITY OR DISCREPANCY DISCOVERED BY THE USE OF THESE DRAWINGS SHALL BE REPORTED IMMEDIATELY TO SIMPLE NOTICE TO THE CONTRACTOR/BUILDER AND DESIGNER CAN HOLD THE SIMPLE NOTICE TO THE CONTRACTOR/BUILDER AND DESIGNER CAN HOLD THE SUBCONTRACTOR/ MATERIAL MEN / TRADESMEN RESPONSIBLE FOR SUBSEQUENT CONSEQUENCES, DELAYS AND OR DAMAGES. CHANGES MADE TO OR FROM THE DRAWINGS WITHOUT THE CONSENT OF THE CONTRACTOR/BUILDER/DESIGNER ARE UNAUTHORIZED, AND SHALL RELIEVE THE CONTRACTOR/BUILDER/DESIGNER OF ALL RESPONSIBILITY CAUSED BY ANY SUCH CHANGES. ALWAYS CONTACT THE CONTRACTOR/BUILDER/DESIGNER FOR CLARIFICATION OF ANY AMBIGUITY OR DISCREPANCIES FOUND IN THE DRAWINGS OR OTHER CONSTRUCTION DOCUMENTATION.

5. **UNDERGROUND UTILITIES AND EASEMENTS:** THE CONTRACTOR/BUILDER AND ALL APPLICABLE SUBCONTRACTORS SHALL FIELD VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES, EASEMENTS AND RIGHTS OF WAY INCLUDING GAS, ELECTRICAL, TELEPHONE, CABLE TV, INTERNET, OPTICAL CABLE, WATER, SEWER, SEPTIC, LINES, ETC., PRIOR TO ANY EXCAVATION OR OTHER SITE WORK. LOCATIONS OF THESE UTILITIES SHALL BE PROVIDED BY THEIR RESPECTIVE AUTHORITY. THE CONTRACTOR/BUILDER WITH THE COOPERATION OF THE RESPECTIVE SUBCONTRACTOR SHALL FIELD VERIFY AND COORDINATE UTILITY CONNECTIONS, THEIR ROUTING, METER LOCATIONS AND OTHER ASSOCIATED ITEMS.

6. **SOILS REPORT:** THE OWNER, PURCHASER, CONTRACTOR/BUILDER AND SUBCONTRACTORS SHALL CONSULT AND FOLLOW ALL RECOMMENDATIONS CONTAINED IN THE ENGINEERS SOILS REPORT. THE SOILS REPORT IS CONSIDERED AN INTEGRAL PART OF THE CONTRACT DRAWINGS INCLUDING STRUCTURAL.

7. **FOUNDATION DESIGN:** THE PROJECT STRUCTURAL ENGINEER SHALL PROVIDE THE ACTUAL FOUNDATION DESIGN, INCLUDING FOOTINGS/CAISSONS, REINFORCING STEEL, STEEL LOCATION AND PLACEMENT, FOUNDATION CONCRETE MIX DESIGN AND FOOTING DRAIN DESIGN. THE FOUNDATION ENGINEER SHALL FIELD VERIFY CONSTRUCTION FOR COMPLIANCE WITH THE FOUNDATION DESIGN. THE CONTRACTOR/BUILDER SHALL BE RESPONSIBLE FOR DETERMINING THE TOP OF THE FOUNDATION HEIGHT AND SHALL COORDINATE WITH THE EXCAVATOR AND FOUNDATION CONTRACTOR THE FOUNDATION DESIGN SHALL BE CONSIDERED PART OF THE CONTRACT DRAWINGS.

8. **DRAINAGE & IRRIGATION:** THE CONTRACTOR/BUILDER SHALL PROVIDE AND THE OWNER/PURCHASER SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. SUCH POSITIVE DRAINAGE SHALL SLOPE AWAY WITH A MINIMUM 12 INCHES OF FALL IN THE FIRST 10 FEET, OR AS REQUIRED BY THE ENGINEERS SOILS REPORT. DO NOT INSTALL OR MAINTAIN ANY IRRIGATION OR IRRIGATION CONTROL DEVICES CLOSER THAN 6 FEET TO ANY STRUCTURES. DO NOT APPLY EXCESSIVE WATER OR IRRIGATION NEAR ANY STRUCTURE. MAINTAIN SLASH BLOCKS UNDER HOSE BIBS AND DOWNSPOUTS TO DIVERT WATER AWAY FROM ALL STRUCTURES. MAINTAIN POSITIVE DRAINAGE FROM ALL STRUCTURES. DO NOT ALLOW WATER TO POND OR STAND. SEE AND FOLLOW ADDITIONAL RECOMMENDATIONS CONTAINED IN COLORADO SPECIAL PUBLICATION 43, HOME LANDSCAPING AND MAINTENANCE ON SWELLING SOIL. THIS PUBLICATION SHALL BE CONSIDERED PART OF THESE CONSTRUCTION DOCUMENTS. THE OWNER/PURCHASER IN CONJUNCTION WITH THE CONTRACTOR/BUILDER AND GRADING SUBCONTRACTOR SHALL VERIFY THAT ALL DRAINAGE IS IN COMPLIANCE WITH HEREIN CONTAINED REQUIREMENTS AND ENGINEERS SOILS REPORT.

9. **FIELD CONDITIONS:** THE CONTRACTOR/BUILDER SHALL INSPECT THE WORK TO INSURE GENERAL CONFORMANCE WITH THE DRAWINGS AND OTHER CONSTRUCTION DOCUMENTS. THE INTENT OF THE CONSTRUCTION IS TO PRODUCE COMPLETE AND FUNCTIONAL SYSTEMS AND STRUCTURES HOWEVER MINOR VARIATIONS IN DIMENSIONS, ROOM SIZES AND SYSTEM DESIGNS SHALL NOT MEAN THAT THE CONSTRUCTION IS NOT IN SUBSTANTIAL COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS. FIELD CONDITIONS SHALL TAKE PRECEDENCE. THE CONTRACTOR/BUILDER HAS THE RIGHT TO MAKE AND APPROVE FIELD CONDITIONS AS REQUIRED TO MAINTAIN SAFETY AND INDUSTRY BEST PRACTICES.

10. **CONSTRUCTION CLEAN UP:** ALL CONTRACTORS SHALL REMOVE ALL DEBRIS THAT ACCUMULATES ON THE SITE IN CONNECTION WITH ALL WORK AND LEAVE THE WORK AND SITE AREA BROOM CLEAN ON A DAILY BASIS.

11. **EXISTING LANDSCAPING:** ALL CONTRACTORS SHALL LIMIT VEHICLE TRAFFIC, TO ESTABLISHED ROADS AND PARKING AREAS. EXTREME CARE SHALL BE TAKEN TO MINIMIZE DAMAGE AND PRESERVE THE EXISTING LANDSCAPE.

CONTRACTOR NOTES

1. CONTRACTOR SHALL OBTAIN AND POST ALL REQUIRED PERMITS AND ARRANGE FOR ALL INSPECTIONS.

2. CONTRACTORS ARE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES AND COORDINATION THROUGHOUT THE ENTIRE PROJECT.

3. CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITY LINES BOTH ABOVE AND BELOW GRADE BEFORE ANY CONSTRUCTION COMMENCES.

4. CONTRACTOR SHALL PROTECT EXISTING PORTIONS OF ANY STRUCTURES AND SITE DURING THE ENTIRE PROJECT LIFE AND REPAIR ANY AND ALL DAMAGE CAUSED BY CONSTRUCTION ACTIVITY.

5. CONTRACTORS SHALL KEEP THE CONSTRUCTION AREA CLEAN AND HAZARD FREE DURING CONSTRUCTION. DISPOSE OF ALL DEBRIS AND KEEP THE PREMISES SAFE. FIRE EXTINGUISHERS AND FIRST AID KITS SHALL BE KEPT ON SITE TO ADDRESS ANY EMERGENCIES.

6. CONTRACTORS ARE TO PROVIDE OWNER WITH ALL WARRANTIES FOR MATERIALS AND EQUIPMENT.

7. CONTRACTOR SHALL PROVIDE HIGH QUALITY PROFESSIONAL WORKMANSHIP THROUGHOUT. ALL MATERIALS SHALL BE JOINED UNIFORMLY AND SQUARE. INSTALL ALL MATERIALS AS APPROPRIATE FOR EACH TRADE. MEET OR EXCEED NATIONAL INDUSTRY BEST PRACTICES FOR EACH TRADE, TYPICAL THROUGHOUT THE PROJECT.

8. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AND REVIEW ALL ASPECTS OF THE DESIGN DOCUMENTS BEFORE COMMENCING WORK.

9. CONTRACTORS SHALL REPORT TO THE DESIGNER WITH ANY AND ALL DISCREPANCIES BETWEEN ACTUAL EXISTING CONDITIONS AND THOSE DEPICTED IN THE DESIGN DOCUMENTATION.

10. ALL MECHANICAL, ELECTRICAL, PLUMBING, HIGH TECHNOLOGY, SECURITY AND LANDSCAPE DESIGN SHALL BE PROVIDED IN A DESIGN-BUILD FORMAT. DETAILED DESIGN INFORMATION IS NOT INCLUDED IN THESE DOCUMENTS. REFER TO RESPECTIVE SUBCONTRACTORS FOR MORE DETAILED DESIGN INFORMATION.

11. CONTRACTOR AND TRUSS MANUFACTURER TO FIELD VERIFY ALL EXISTING AND AS-BUILT DIMENSIONS AND SLOPES PRIOR TO MANUFACTURING OF ALL TRUSSES. IF A SITUATION ARISES WHERE THE EXISTING AND/OR AS-BUILT CONSTRUCTION DON'T MATCH THESE BUILDER'S PLANS, CONTRACTOR SHALL CONTACT DESIGNER WITH ALL DISCREPANCIES TO ENSURE NO DELAYS OR ADDITIONAL COSTS ARISE FROM ZONING VIOLATIONS (EX. BULK PLANE HEIGHT), BUILDING CODE VIOLATIONS (EX. SETBACKS), UNNECESSARY OVER-FRAMING, ETC.

12. REFER TO OWNER FOR SPECIFICATIONS FOR ALL FINISHES, FIXTURES, EQUIPMENT AND FURNISHINGS THROUGHOUT THE PROJECT.

13. CONTRACTORS SHALL INSTALL ALL REQUIRED HARMFUL GAS AND SMOKE ALARM SYSTEMS AS REQUIRED BY CODE AND AS SPECIFIED BY OWNER.

14. CONTRACTORS SHALL INSTALL CODE COMPLIANT EGRESS WINDOWS IN ALL ROOMS AS REQUIRED BY CODE AND AS INDICATED ON DRAWINGS.

15. THE DESIGNER SHALL HAVE NO RESPONSIBILITY TO SUPERVISE OR OTHERWISE COORDINATE THE CONTRACTOR'S WORK, TO STOP WORK FOR ANY REASON OR TO INSURE WORKPLACE CONSTRUCTION ACTIVITY SAFETY. THE DESIGNER'S SOLE FUNCTION SHALL BE TO ACT AS THE OWNERS REPRESENTATIVE IN MAKING PERIODIC SITE VISITS TO OBSERVE THAT THE WORK IS PROCEEDING IN ACCORDANCE WITH THE ARCHITECTURAL PLANS. THE DESIGNER WISHES TO COMMUNICATE FREQUENTLY WITH THE CONTRACTOR AND TO PROVIDE WHATEVER ASSISTANCE, DIRECTION, CLARIFICATION THAT MAY BE REQUIRED TO KEEP THE PROJECT PROCEEDING AS PLANNED. PLEASE CALL THE ARCHITECT AT 513.727.6288 ANYTIME TO ASSIST IN THIS EFFORT.

NOTE: BUILDER'S PLANS

THESE DOCUMENTS ARE "BUILDERS PLANS". THE CONTRACTOR WARRANTS TO THE DESIGNER, THAT HE OR SHE POSSESS THE PARTICULAR COMPETENCE AND SKILL IN CONSTRUCTION NECESSARY TO BUILD THIS PROJECT WITHOUT FULL ENGINEERING AND ARCHITECTURAL SERVICES, AND, FOR THE REASON THAT THE CONTRACTOR WISHES TO RELY UPON HIS OWN COMPETENCE, THE CONTRACTOR OR OWNER HAS RESTRICTED THE DESIGNERS SCOPE OF PROFESSIONAL SERVICES. IN RELIANCE ON THE CONTRACTOR'S WARRANTY AND AT THE EXPRESS REQUEST OF THE CONTRACTOR OR OWNER THE DESIGNER HAS UNDERTAKEN A LIMITED SCOPE OF PROFESSIONAL SERVICES. THE CONSTRUCTION DOCUMENTS PROVIDED BY THE LIMITED SERVICES SHALL BE TERMED "BUILDERS PLANS" IN RECOGNITION OF THE CONTRACTORS SOPHISTICATION. CONSTRUCTION WILL REQUIRE THAT THE CONTRACTOR ADAPT THE "BUILDERS PLANS" TO THE FIELD CONDITIONS ENCOUNTERED AND MAKE LOGICAL ADJUSTMENT IN FIT, FORM, DIMENSION, AND QUANTITY THAT ARE TREATED ONLY GENERALLY BY THE "BUILDERS PLANS." IN THE EVENT THAT ADDITIONAL DETAIL OR GUIDANCE IS NEEDED BY THE CONTRACTOR OR OWNER FOR CONSTRUCTION OF ANY ASPECT OF THE PROJECT, HE SHALL IMMEDIATELY NOTIFY THE DESIGNER. FAILURE TO GIVE A SIMPLE NOTICE SHALL RELIEVE THE DESIGNER OF RESPONSIBILITY FOR THE CONSEQUENCES. ANY DISCREPANCY OR AMBIGUITY DISCOVERED BY THE USE OF THESE PLANS SHALL BE REPORTED IMMEDIATELY TO THE DESIGNER. CHANGES MADE FROM THE PLANS WITHOUT THE CONSENT OF THE DESIGNER ARE UNAUTHORIZED AND SHALL RELIEVE THE DESIGNER OF RESPONSIBILITY FOR ALL CONSEQUENCES ARRIVING OUT OF SUCH CHANGES.

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Revisions:

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COVER

A001

EXISTING PHOTO

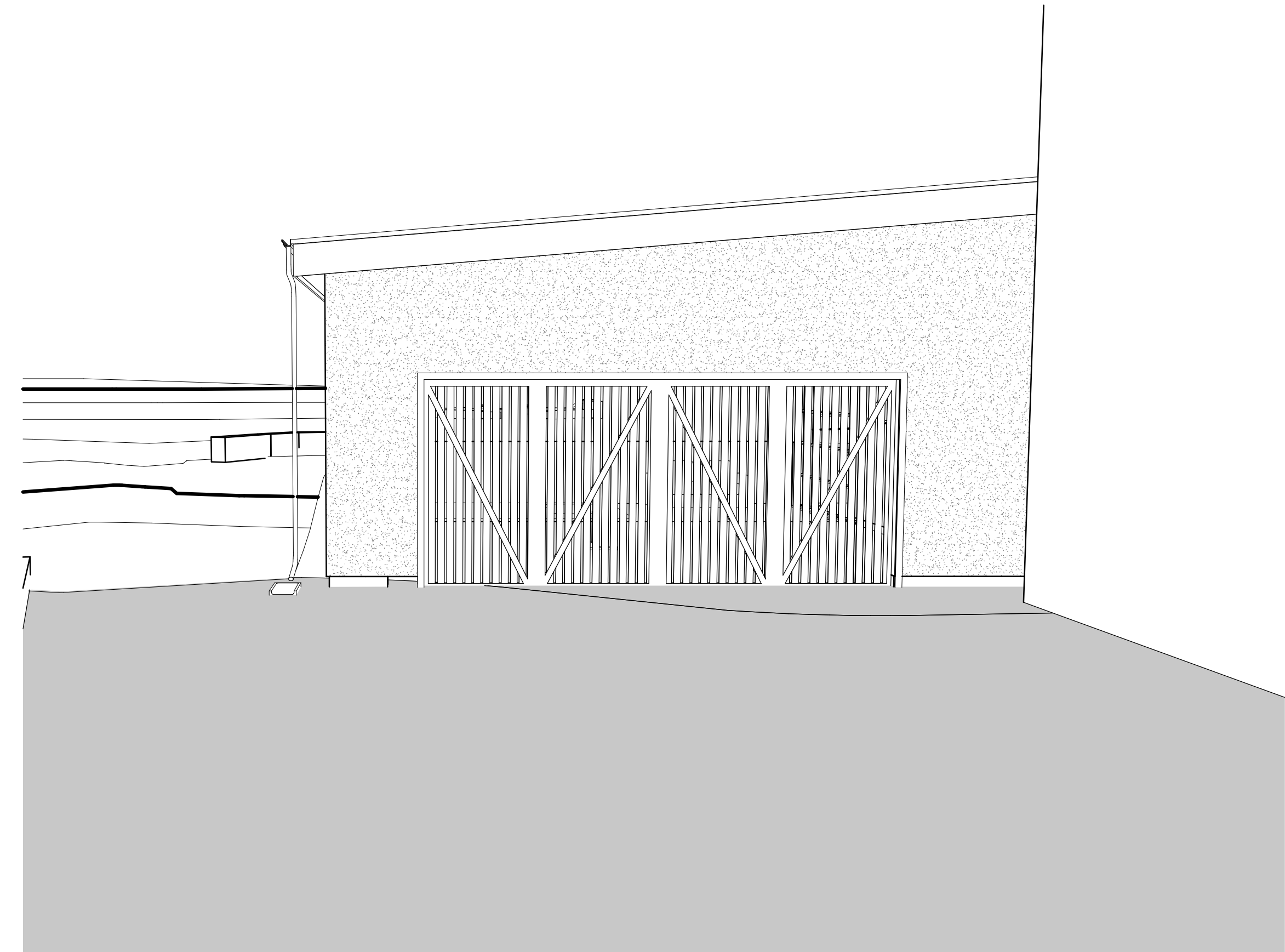


EXISTING CONDITIONS



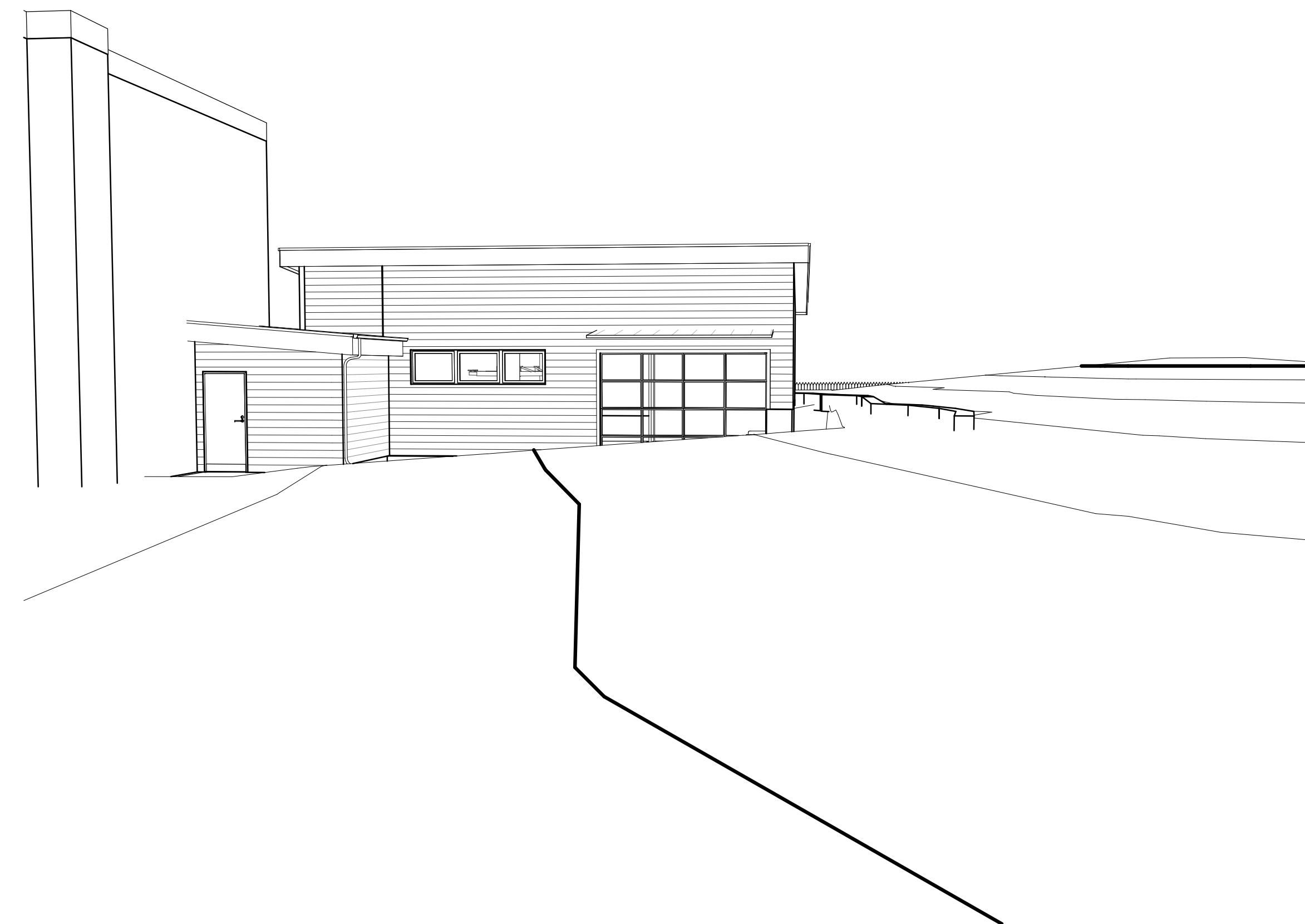
EXISTING VIEW FROM BACKYARD

PROPOSED GARAGE



PROPOSED BUILD OUT

RENDERING ARE TO SHOW DESIGN INTENT ONLY
REFER TO CONSTRUCTION DOCUMENTS FOR THE MOST CURRENT DESIGNS



PROPOSED BACKYARD RENDERING

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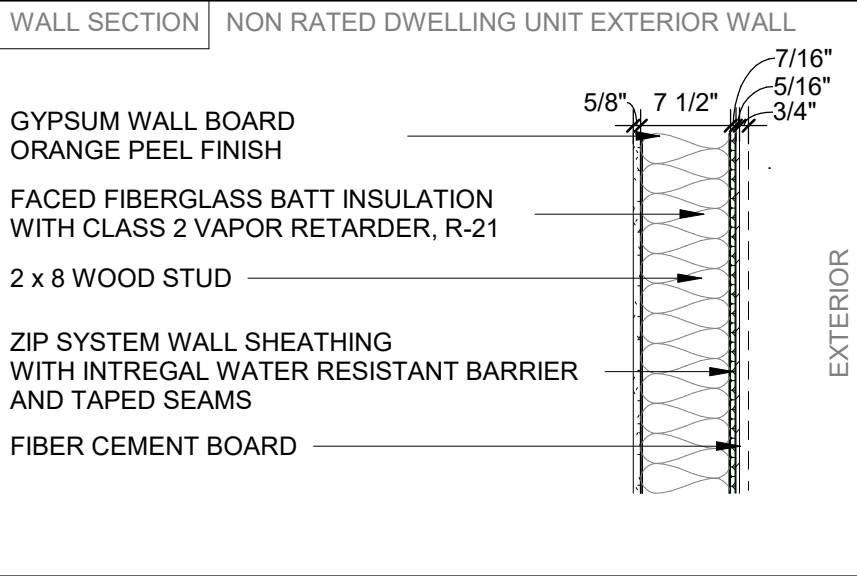
EXTERIOR
RENDERINGS

A010

ABBREVIATIONS:	
AFF	ABOVE FINISHED FLOOR
ASF	ABOVE SUBFLOOR
ADJ	ADJUSTABLE
A/C	AIR CONDITIONER CONDENSER
ALT	ALTERNATIVE
APPL	APPLIANCE
@	AT
AWN	AWNING WINDOW
BO	BOTTOM OF
CAB	CABINET
CSD	CASED
CS	CASED WINDOW
CLG	CEILING
CL	CENTER LINE
C/O	CLEAN OUT
CLR	CLEAR
CONC	CONCRETE
DW	DISH WASHER
DBL	DOUBLE
DH	DOUBLE HUNG
DN	DOWN
DS	DOWN SPOUT
EA	EACH
EQ	EQUAL
(E)	EXISTING
FIN	FINISHED
FFE	FINISHED FLOOR ELEVATIONS
FX	FIXED WINDOW
FLR	FLOOR
FD	FLOOR DRAIN
FND	FOUNDATION
FURN	FURNACE
GYP	GYPSUM WALL BOARD
HDWD	HARDWOOD
HDR	HEADER
HVAC	HEATING, VENTILATION AND AIR CONDITIONING
H	HEIGHT
HC	HOLLOW CORE
HP	HOPPER WINDOW
HB	HOSEBIB
INSUL	INSULATION
L	LENGTH
LANDG	LANDING
(N)	NEW
OC	ON CENTER
OPNG	OPENING
OPP	OPPOSITE
OPT	OPTIONAL
OH	OVERHEAD
PR	PAIR
PED	PEDESTAL SINK
PKT	POCKET DOOR
PL	PROPERTY LINE
REF	REFRIGERATOR
(R)	RELOCATED
REQ'D	REQUIRED
ROW	RIGHT OF WAY
R	RISER
RM	ROOM
R/O	ROUGH OPENING
SCH	SCHEDULE
SIM	SIMILAR
SH	SINGLE HUNG WINDOW
SGD	SLIDING GLASS DOOR
SL	SLIDING WINDOW
SC	SOLID CORE
SPECS	SPECIFICATIONS
SF	SQUARE FEET
TO	TOP OF
T	TREAD
TYP	TYPICAL
UC	UNDER COUNTER
UNO	UNLESS NOTED OTHERWISE
UL	UPPER AND LOWER
VIF	VERIFY IN FIELD
VAN	VANITY
W	WIDTH
WIC	WALK IN CLOSET
W/D	WASHER DRYER
WH	WATER HEATER
WI	WITH
FIREBLOCKING AND DRAFTSTOPPING NOTES:	
1.	FIREBLOCKING IN COMBUSTIBLE CONSTRUCTION SHALL BE INSTALLED TO CUT-OFF ALL CONCEALED VERTICAL AND HORIZONTAL DRAFT OPENINGS AT THE FOLLOWING LOCATIONS: A. IN WALL VERTICALLY AT THE CEILING AND FLOOR LEVELS B. IN WALL HORIZONTALLY AT INTERVALS NOT EXCEEDING 10FT C. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES. D. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN E. AT OPENINGS AROUND VENTS, PIPES, DUCTS, WIRES AND CABLES AT CEILING AND FLOOR LEVELS.
2.	DRAFTSTOPPING SHALL BE INSTALLED IN COMBUSTIVLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR / CEILING ASSEMBLY SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SF AND DIVIDES THAT SPACE INTO APPROXIMATELY EQUAL AREAS.
3.	DRAFT STOPPING SHALL BE INSTALLED IN COMBUSTIBLE CONSTRUCTION WHERE AN ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW WHEN THE CEILING IS SUSPENDED UNDER THE FLOOR FRAMING AND WHEN THE FLOOR FRAMING IS CONSTRUCTED OF TRUSS TYPE OPEN WEB OR PERFORATED MEMBERS.
4.	ALL EXTERIOR WALLS WITHIN 5FT OF THE PROPERTY LINE SHALL BE 1 HR RATED AND FENESTRATIONS SHALL BE LESS THAN 25% OF THE OVERALL FACADE WITH A 45MIN RATING.
5.	ALL GYPSUM WALL BOARD SHALL BE 5/8" TYPE X FIRE RATING.
6.	THE WALL BETWEEN THE ATTACHED GARAGE AND THE PRIMARY BUILDING SHALL BE 1 HR RATED WITH A 20 MIN FIRE RATED DOOR EQUIPPED WITH A SELF CLOSING DEVICE.

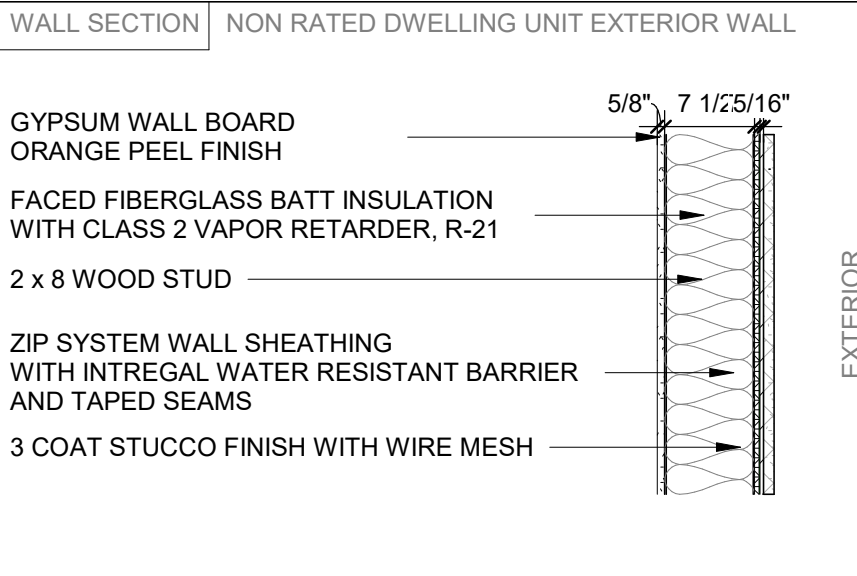
WALL TYPE - E3

TOTAL R-VALUE = 21



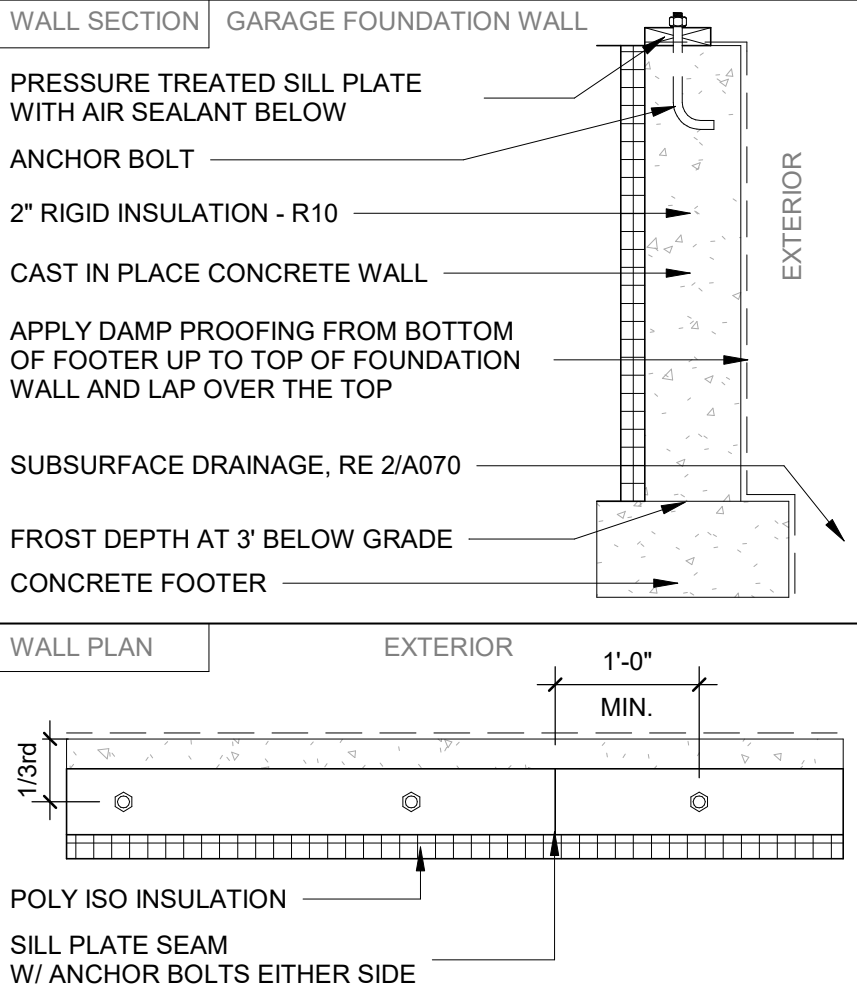
WALL TYPE - E2

TOTAL R-VALUE = 21



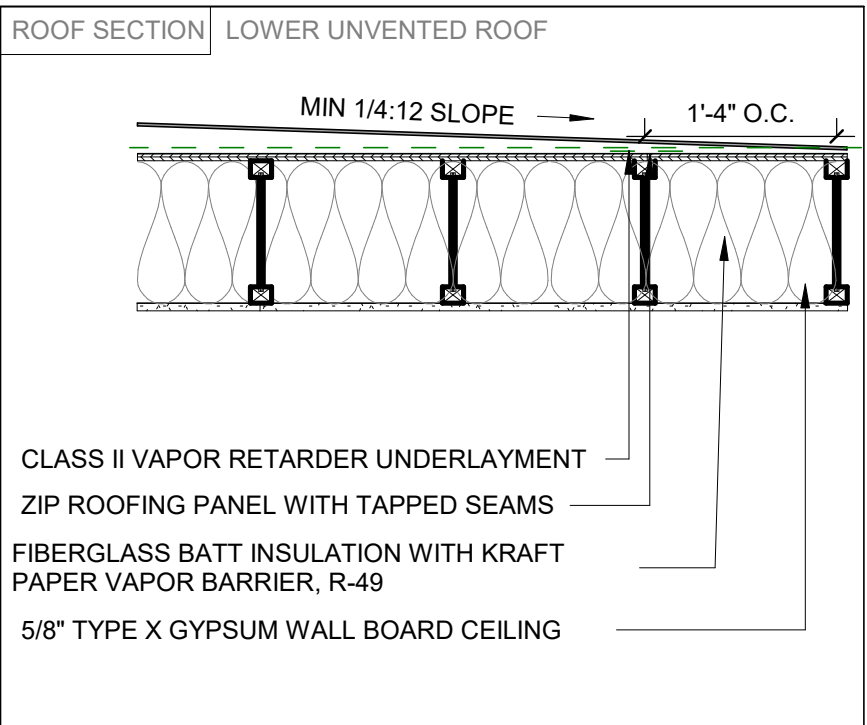
WALL TYPE - E1

TOTAL R-VALUE = 10



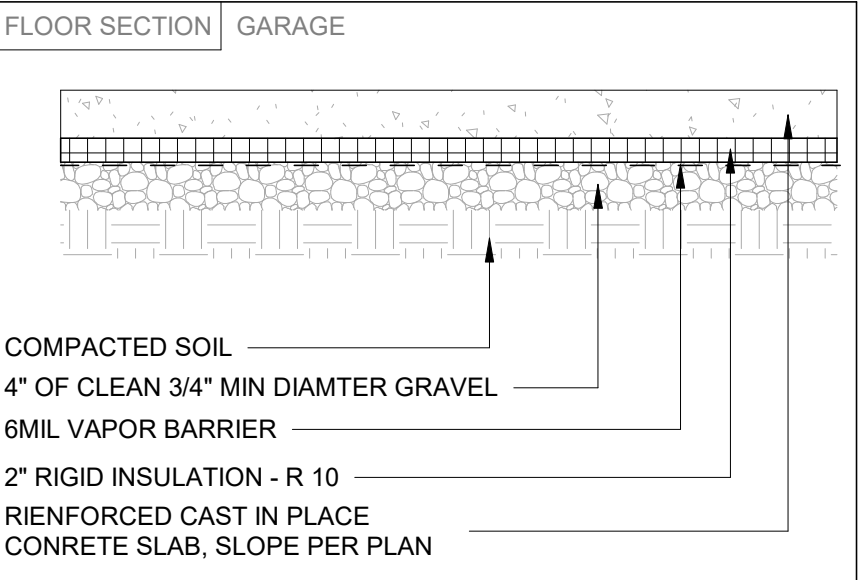
ROOF TYPE - R2

TOTAL R-VALUE = 49



FLOOR TYPE - F1

TOTAL R-VALUE = 10



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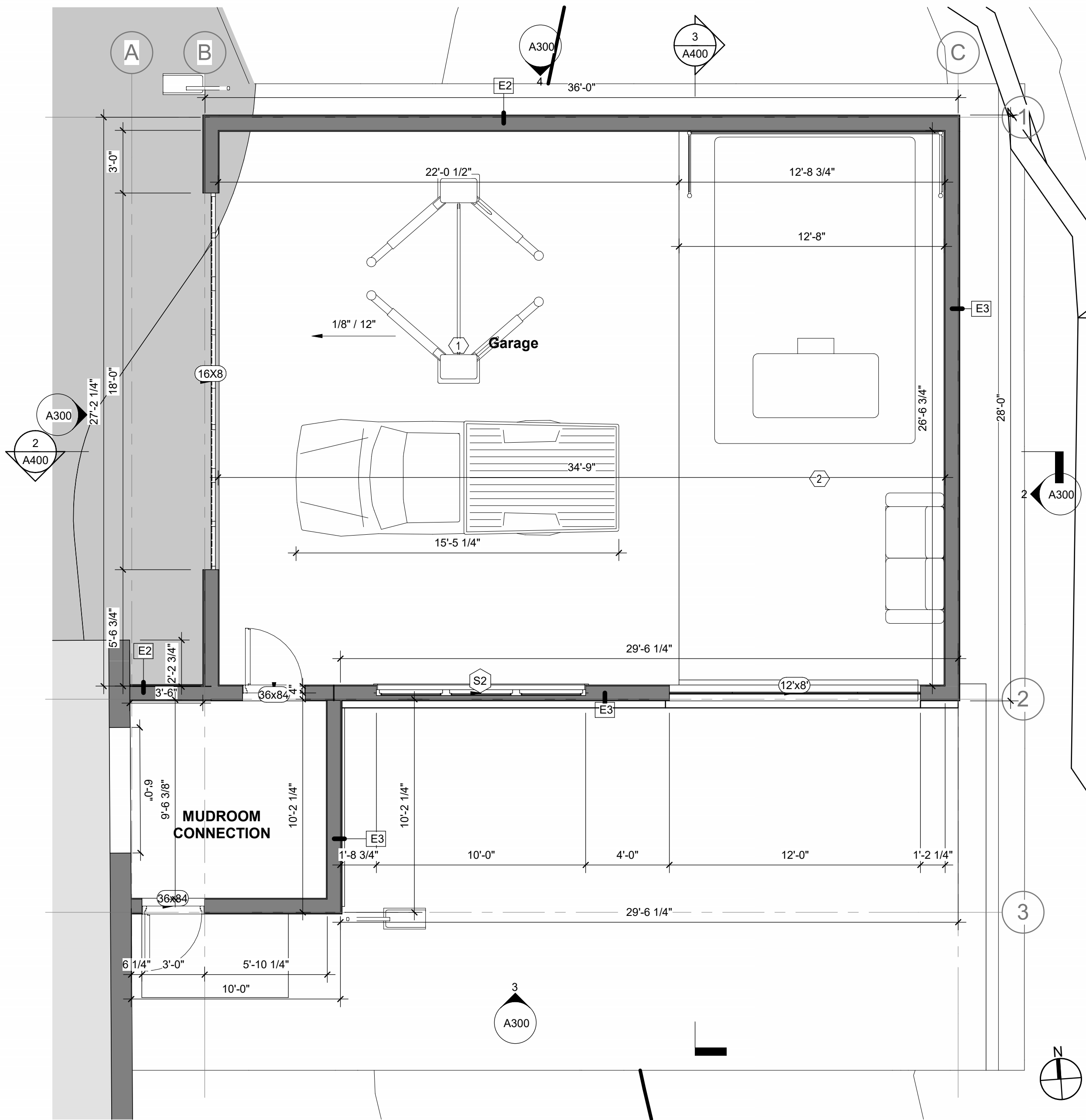
ASSEMBLIES

A050

Buileable area



GENERAL FLOOR PLAN AND SYSTEM NOTES			PLAN KEYNOTES	CODE ANALYSIS - PER 2021 IRC			HARDWARE NOTES:
1. REFER TO GENERAL NOTES FOR ADDITIONAL INFORMATION. NOT SHOWN OR NOTED ON PLANS, TYPICAL.	1. NEW MECHANICAL CHASES AND CHIMNEY TO BE PROTECTED AS REQUIRED PER 2021 I-CODES.	1. ALL FLOOR LEVEL DATUMS REFERENCE TOP OF SUBFLOOR UNLESS NOTED OTHERWISE.	1. CAR LIFT 2. GOLF SIMULATOR	USE CLASSIFICATION CONSTRUCTION TYPE MAX ALLOWABLE HEIGHT MAX ALLOWABLE AREA	R3 VB 40 UL	DW-GAR SEPARATION - R309 RES-ATTIC 5/8" GWB TYPE X HABITABLE ROOM ABOVE GARAGE 5/8 GWB TYPE X SUPPORTING STRUCTURE 5/8" GWB TYPE X GARAGE < 3FT FROM DJ. 5/8" GWB TYPE X	1. ALL EXTERIOR DOORS SHALL BE EQUIPPED WITH (1) KEYED LEVER SET AND (1) KEYED DEADBOLT.
2. ALL SHOWER STALLS SHALL HAVE NON-ABSORBENT SURFACE TO THE HEIGHT OF 72" MINIMUM AND BE FINISHED IN ACCORDANCE WITH I.R.G. SECTION 102.4.	2. FLOORING: PROVIDE NEW TILE AT ALL NEW BATHROOMS AND THE MASTER BATHROOM SUITE. PROVIDE NEW CARPET / LUXURY VINYL TILE (LVT) / HARDWOOD FLOORING THROUGHOUT HOUSE PER OWNER'S SPECIFICATIONS.	2. EXISTING BUILDING INFORMATION SHOWN HAS BEEN PROVIDED BY THE HOME OWNER AND SHOULD BE VERIFIED IN THE FIELD BY THE GC.		ROOM AREAS - R304 ONE HABITABLE ROOM >120 SF ALL HABITABLE ROOMS > 70SF ALL HABITABLE ROOMS > 7FT DIM	OK OK OK	EMERGENCY ESCAPE OPENINGS R310 MINIMUM OPENING AREA 5.7 SF MINIMUM HEIGHT > 24" MINIMUM WIDTH > 20"	2. ALL INTERIOR BEDROOM AND BATHROOM DOORS SHALL BE EQUIPPED WITH PRIVACY LEVER SET.
3. ALL REQUIRED NON-ABSORBENT WALL SURFACES SHALL BE INSTALLED OVER WATER RESISTIVE GYP. BD. BACKING OR EQ.	3. BASE / TRIM / CASING: PROVIDE NEW FLOOR BASE, DOOR AND WINDOW TRIM AND CASING PER OWNER'S SPECIFICATIONS.	3. ANY DEMOLITION OVER 400 SQFT WILL BE EVALUATED FOR HAZARDOUS CEMICALS PRIOR TO DEMOLITION AND DEALT WITH ACCORDINGLY. WRITTEN DIMENSIONS SHALL HAVE PRECIDENSE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS.		CEILING HEIGHTS - R305 ALL HABITABLE ROOMS >7FT HEIGHT SLOPED CEILINGS HABITABLE ROOM 50% > 7HT SLOPED CEILING HABITABLE ROOM >5FT HEIGHT BATH > 68" AT FIXTURE	OK OK OK OK	MEANS OF EGRESS R311 AT LEAST ONE DOOR >32" HALLWAYS >36" STAIRWAYS >36" STAIR HEAD ROOM >68" WINDERS COMPLY W/ R311.7.4 MAX RISER < 7 3/4" MINIMUM TREAD <10" HANDRAILS COMPLY W/ R311.7.7	3. ALL OTHER INTERIOR DOORS SHALL BE EQUIPPED WITH PASSAGE LEVER SET, UNO.
4. BATH CABINETS: CABINETS, BACKSPLASH AND MIRROR ABOVE TO BE INSTALLED PER OWNER SPECIFICATION.	4. RAILINGS: EXTERIOR PORCH, STOOP, DECK RAILINGS TO BE CONSTRUCTED PER ARCHITECTURAL DRAWINGS. PROVIDE NEW STAIR RAILINGS PER OWNER'S SPECS	4. SEE EXTERIOR ELEVATIONS FOR DOOR AND WINDOW GLAZING CONFIGURATIONS.		TOILET, BATH, AND SHOWER - R307 LAYOUT COMPLIES W/ R3017.1	OK		4. ALL DOOR SHALL BE EQUIPPED SPRING-TYPE DOOR STOPS AT BASE OR HING-TYPE. WERE NECESSARY.
5. DRYER VENT: INSTALL PER INTER. MECH. CODE AND LOCAL CODES. LENGTH WITH ELBOWS SHALL NOT EXCEED 25'. OR PROVIDE BOOSTER FAN AND INSTALL. PER MANUF. SPECS.	5. STAIRS: REFER TO DRAWINGS FOR TREAD LENGTHS AND RISER HEIGHTS. PROVIDE CLOSED RISER STAIRS WITH FINISHED BOTTOMS OF STRINGERS. PROVIDE FULL STRINGERS AT THE OUTSIDE WALL OF ALL FLIGHTS OF STAIRS. FINISH CEILING OF STORAGE AREAS UNDER STAIRS AS REQUIRED PER CODE.	5. AIR-IMPERMEABLE SPRAY FOAM INSULATION OR MINIUUM ROOF VENTING NET FREE AREA EQUAL TO ROOF SQUARE FEET / 300 SPLIT EQUALLY BETWEEN SOFFIT AND RIDGE SHALL BE INSTALLED AT ALL ROOFS AND ATTICS ABOVE CONDITIONED SPACES.		GLAZING R308 COMPLIES W/ R308.3.1(1) COMPLIES W/ R308.3.1(2) SKYLIGHTS R308.6.1	OK OK OK	GUARDS - R312 PROVIDE AT LOCATIONS > 30" HEIGHT > 36" VERTICAL MEMBERS < 4" SPACING	5. ALL CABINETS SHALL BE INSTALL WITH PULL OR HANDLE PER SHOP DRAWINGS WITH SOFT CLOSE HINGE.
6. TUB AND SHOWER UNITS AT ALL FULL BATHROOMS PER OWNER SPECS. PROVIDE FIXTURES. U.N.O.	6. DIMENSIONS SHOWN ARE TO FACE OF STUD, FACE OF CONCRETE, OR ROUGH OPENING U.N.O.	6. MOISTURE-RESISTANT AIR BARRIER SHAEATHING SHALL BE INSTALLED BETWEEN ALL BATHRUBS, SHOWERS, SHOWER SEATS AND EXTERIOR WALLS.					6. ALL BATHROOMS SHALL HAVE INSTALLED 2 HAND TOWELS RINGS AT 60" AFF. 1 TOILET PATER HOLDER AT 24" AFF AND 1 TOWEL BAR AT 48" AFF.
7. HOSE BIBBS: ALL FREEZE-PROOF TYPE, PROVIDE 24" SPLASHBLOCKS. PROVIDE NEW BIBBS AT LOCATIONS PER PLANS OR OWNER.	7. ALL WINDOW / DOOR DIMENSIONS ARE TO FACE OF STUD OR MASONRY OPENING U.N.O. COORDINATE MASONRY AND ROUGH OPENING DIMENSIONS WITH ASSOCIATED DOOR AND WINDOW DETAILS PRIOR TO CONSTRUCTION.	7. ALL NEW INTERIOR DOORS, TRIM AND FINISHES SHALL MATCH EXISTING. UNO.					7. METAL MAILBOX SHALL BE INSTALLED IN FRONT YARD ALONG PATH TO THE MAIN ENTRANCE.
8. PROVIDE WATERPROOFING FLOOR MEMBRANE OR FIBERGLASS PAN WITH IN/ FLOOR DRAIN UNDER ALL CLOTHES WASHERS AND HOT WATER HEATERS. FLOOR DRAIN LOCATED IN SLAB ON GRADE.	8. REFER TO ASSEMBLY SHEET FOR ALL WALL, FLOOR AND ROOF ASSEMBLIES.	8. ALL NEW INTERIOR FINISH MATERIALS SHALL BE AS SPECIFIED BY OWNER OR OWNER'S REPRESENTATIVE.					8. METAL HOUSE NUMBERS SHALL BE INSTALLED PER FIRE DIPARTMENT REQUIREMENTS AND BE GREATER THAN 4" IN HEIGHT.
9. PAINT/STAIN: INTERIOR PAINT PER OWNER SPECIFICATIONS. REFER TO OWNER FOR LOCATIONS. EXTERIOR PAINT COLOR AND SHINGLE STAIN/COLOR PER ARCHITECT.	9. DOOR FRAMES TO BE LOCATED 4" FROM CORNER IN STUD FRAMED WALL UNLESS NOTED OTHERWISE. FIELD VERIFY ALL DIMENSIONS. REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION.						9. ALL HARDWARE SHALL BE AS SPECIFIED BY OWNER OR OWNER'S REPRESENTATIVE.
10. DOORS: ALL INTERIOR DOORS TO BE REVIEWED THROUGH SUBMITTAL PROCESS BEFORE ORDER IS PLACED.							



1 LEVEL 1
A101 1/4" = 1'-0"

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MAIN FLOOR PLANS

A101

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Village, CO 80111

GARAGE

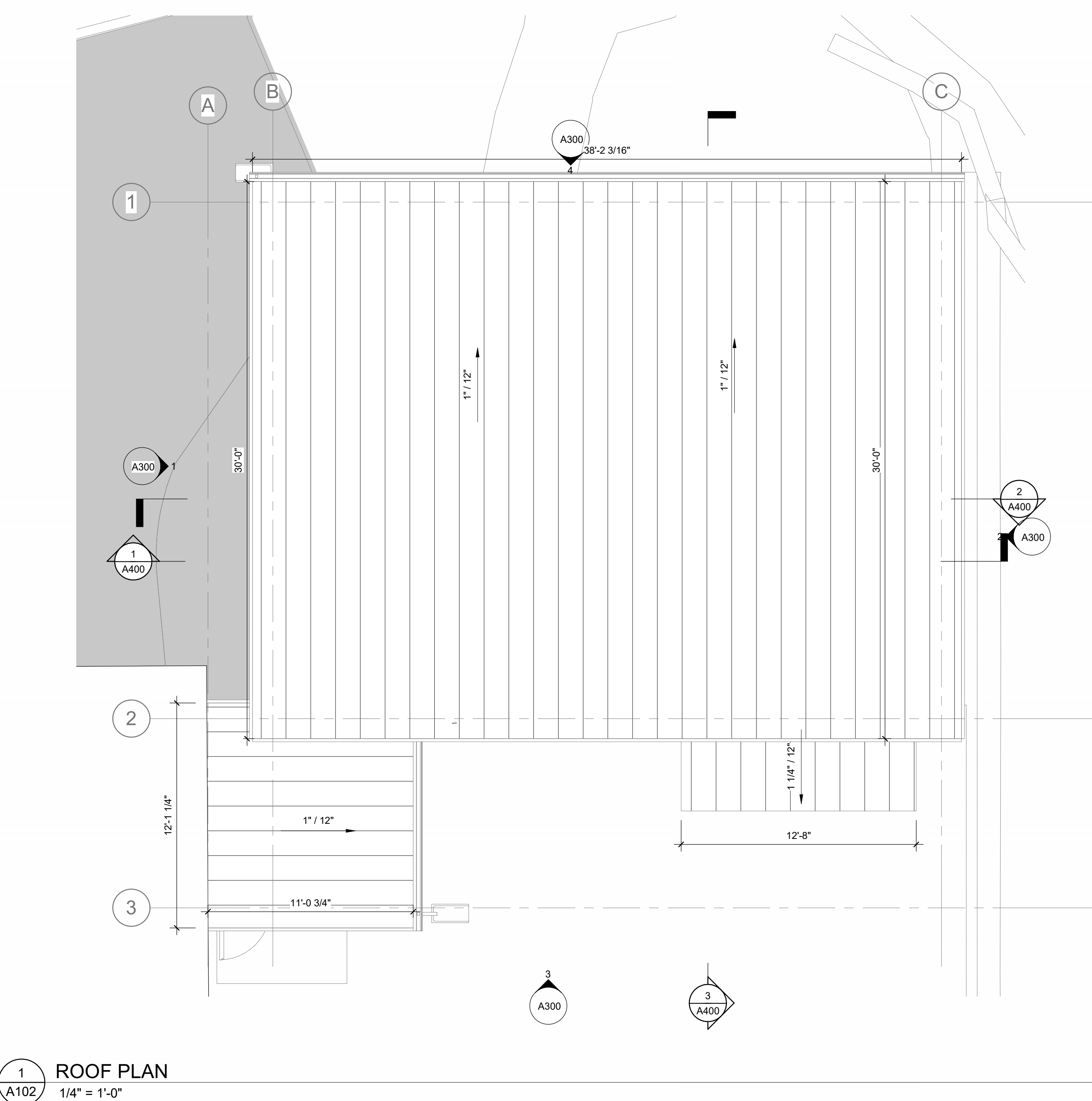
6650 E Ida Ave Greenwood
Village, CO 80111

Revisions:

Date	No.	Remarks
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ADDITIONAL FLOOR PLANS

A102

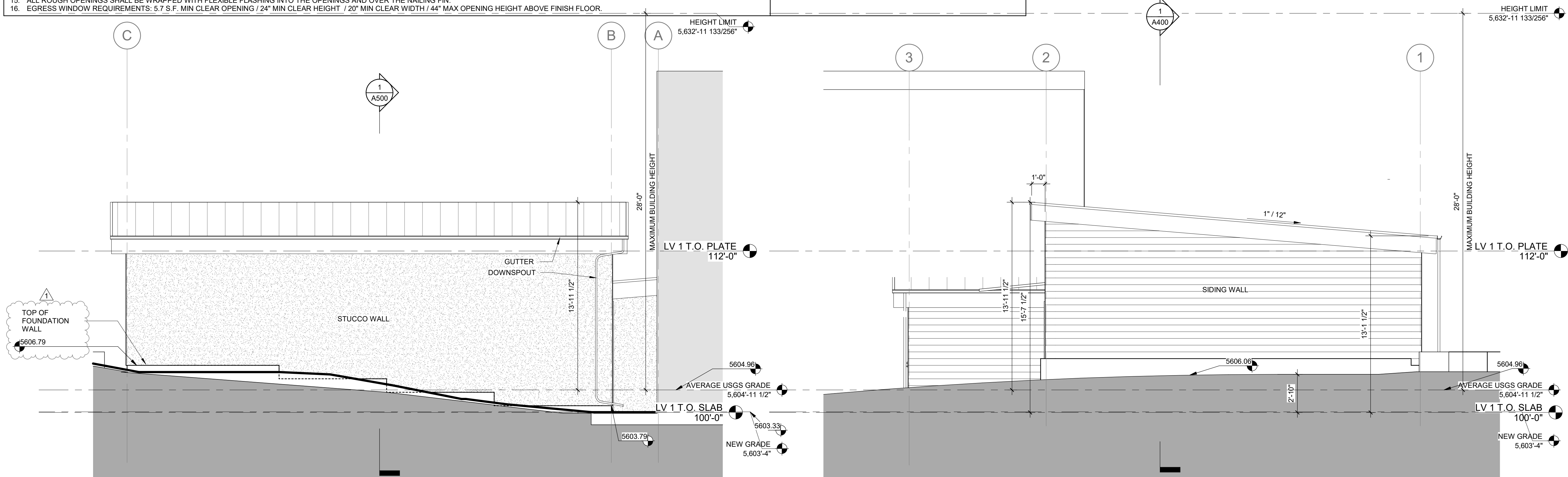


- ELEVATION FACADE NOTES:**
- ONLY NEW WALL AND ROOF COVERINGS ARE GRAPHICALLY REPRESENTED ON EXTERIOR ELEVATIONS.
 - ALL NEW EXTERIOR WALL COVERINGS AND FLASHING SHALL COMPLY WITH SECTION R703 OF THE IRC.
 - HARDBOARD SIDING AND TRIM BOARDS SHALL COMPLY WITH REQUIREMENTS OF R703.5 ALL FIELD CUT EDGES SHALL BE PAINTED OR PRIMED PER MANUFACTURER'S INSTRUCTIONS. METAL J TRIM PROFILE SHALL BE INSTALLED AT ALL TRANSITIONS OF WALL FINISHES.
 - ALL EXTERIOR WALL COVERINGS AND TRIM SHALL BE HELD MINIMUM 2" ABOVE HARD SURFACES (CONCRETE, ASPHALT, LANDSCAPE PAVERS, TILE DECKING ROOFING ECT. AND MINIMUM 6" ABOVE GRADE. CONTRACTOR SHALL ENSURE THAT EXTERIOR WALL COVERINGS ARE NOT BURIED UNDER CONCRETE STOOPS OR OTHER WORK PERFORMED AFTER INSTALLATION.
 - DIFFERENT EXTERIOR WALL COVERINGS SHALL TRANSITION VERTICALLY AT INSIDE CORNERS WITH BACKER ROD AND SEALANT.
 - FLASHING OR WEEPS SHALL BE INSTALLED AT THE BASE OF ALL HORIZONTAL PROJECTIONS ELEMENTS SO AS TO ALLOW A MEANS FOR INFILTRATED MAISTURE TO DRAIN THE ASSEMBLY.
 - CONTINUOUS 24-GAUGE GALVANIZED METAL FLASHING SHALL BE INSTALLED BEWTWEEN ALL WOOD MEMBERS AND CONCRETE STOOPS, STEPS AND PATIOS, TYP.
 - SEE ROOF PLAN FOR ALL DOWNSPOUT LOCATIONS.
 - SEE ASSEMBLY SHEET FOR MORE DETAILED INFORMATION ON ALL WALL ASSEMBLIES.
 - ALL EXTERIOR FINISHES COLORS SHALL BE AS SPECIFIED BY THE OWNER OR OWNER'S REPRESENTATIVE.
 - ALL PARAPET WALLS WILL BE FINISHED WITH A PREFINISHED METAL PARAPET CAP.
 - ALL ZIP SHEATHING PANELS SHALL BE INSTALLED HORIZONTALLY AND STAGGERED 4FT O.C.
 - ALL SEAMS SHALL BE TAPPED PER MANUFACTOR'S SPECIFICATIONS WITH ZIP TAPE.
 - ALL ROUGH OPENINGS SHALL BE WRAPPED WITH FLEXIBLE FLASHING INTO THE OPENINGS AND OVER THE NAILING FIN.
 - EGRESS WINDOW REQUIREMENTS: 5.7 S.F. MIN CLEAR OPENING / 24" MIN CLEAR HEIGHT / 20" MIN CLEAR WIDTH / 44" MAX OPENING HEIGHT ABOVE FINISH FLOOR.

GLAZED VERTICAL FENESTRATIONS CALCULATIONS - R103.2

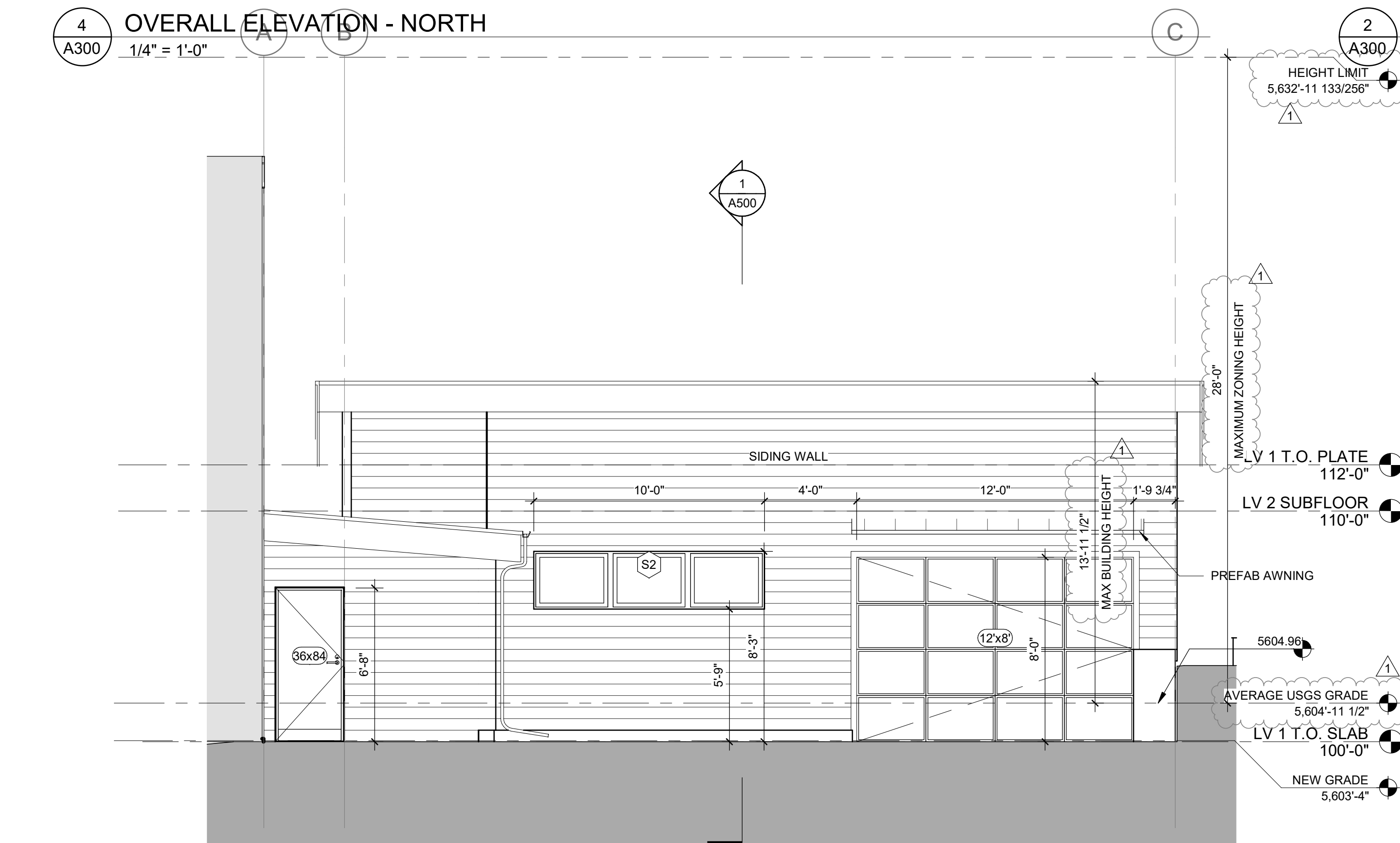
TOTAL SQUARE FOOTAGE OF CONDITIONED SPACE = 768 SF
TOTAL AREA OF GLAZED VERTICAL FENESTRATIONS = 227 SF

TOTAL AREA OF GLAZED VERTICAL FENESTRATIONS AS A
PERCENTAGE OF CONDITIONED FLOOR AREA = 29.5%

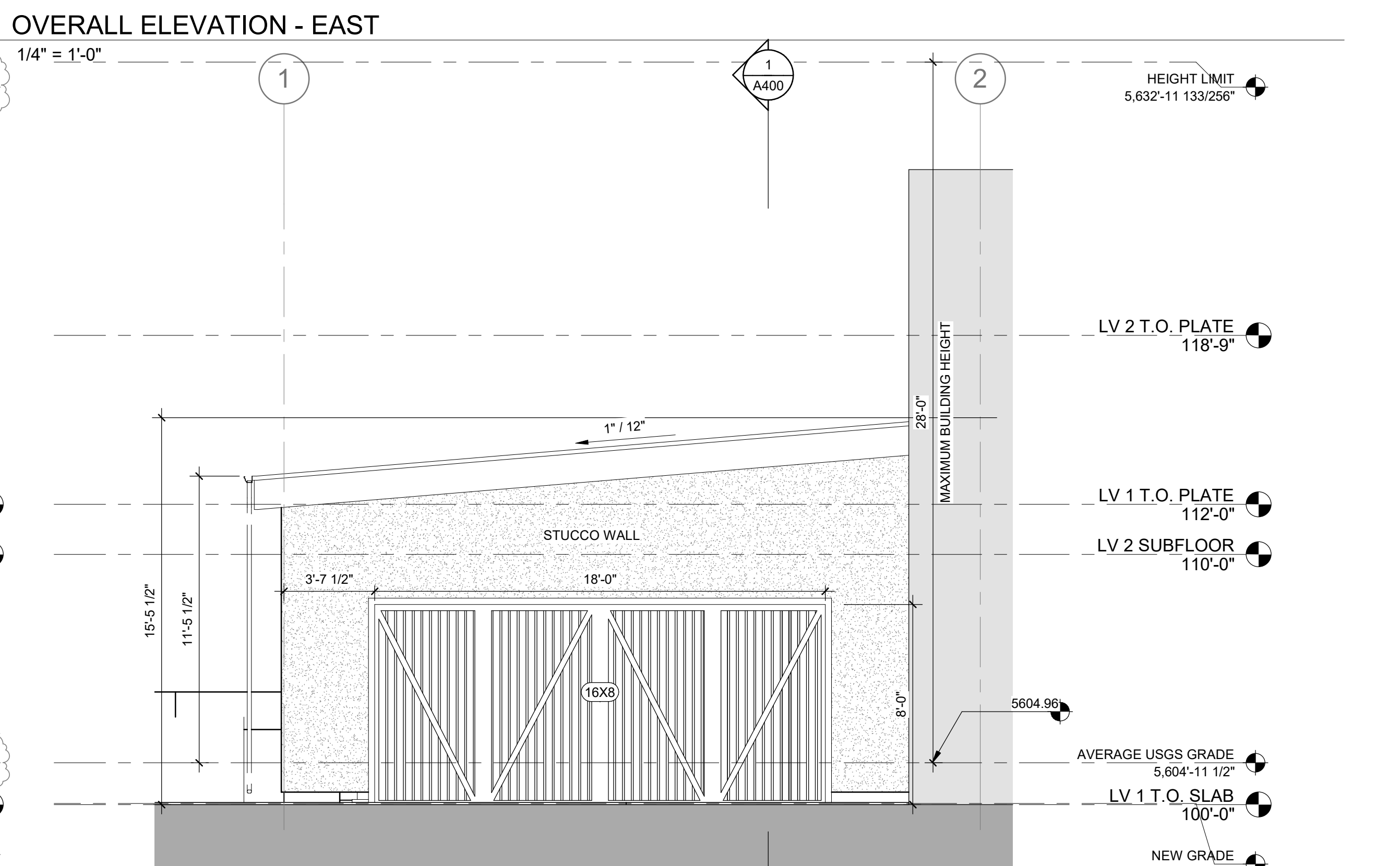


4 OVERALL ELEVATION - NORTH
1/4" = 1'-0"

2 OVERALL ELEVATION - EAST
1/4" = 1'-0"



3 OVERALL ELEVATION - SOUTH
1/4" = 1'-0"



1 OVERALL ELEVATION - WEST
1/4" = 1'-0"

KRICK
DESIGN + BUILD

GARAGE
6650 E Ida Ave Greenwood
Village, CO 80111

2026.06.10

Revisions:		
Date	No.	Remarks
2022.09.09	1	1st Round Permit Revisions

ELEVATIONS

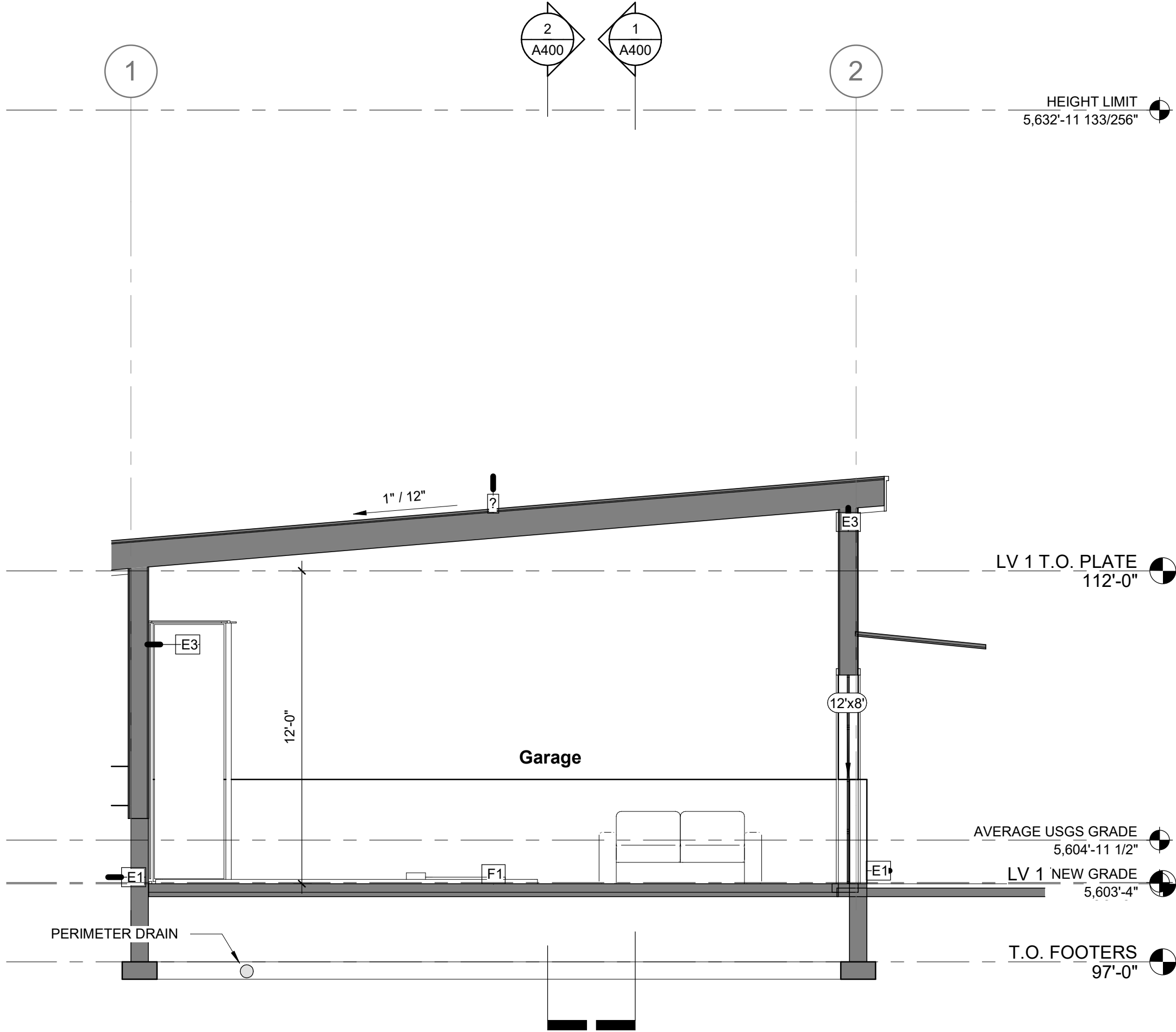
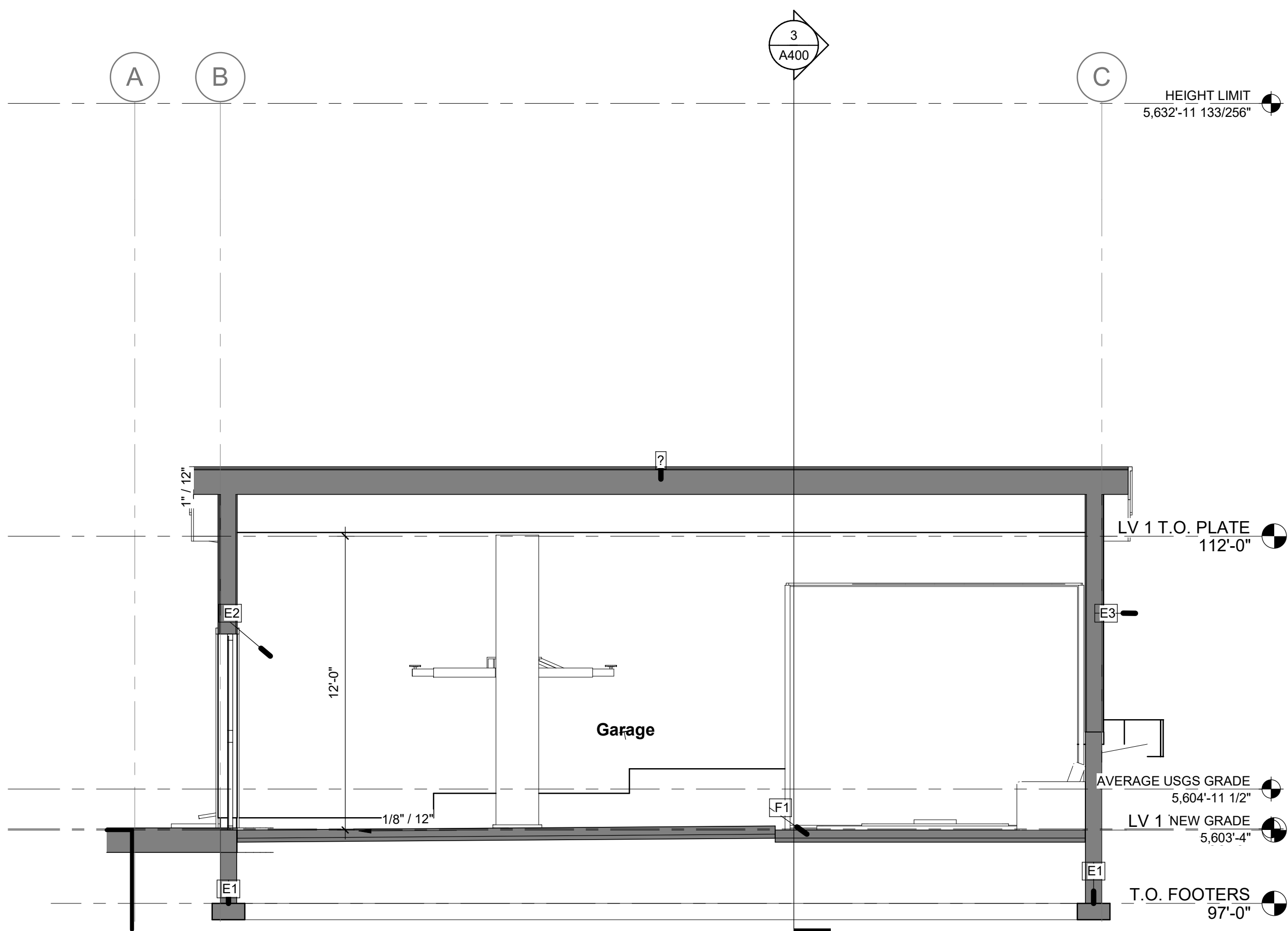
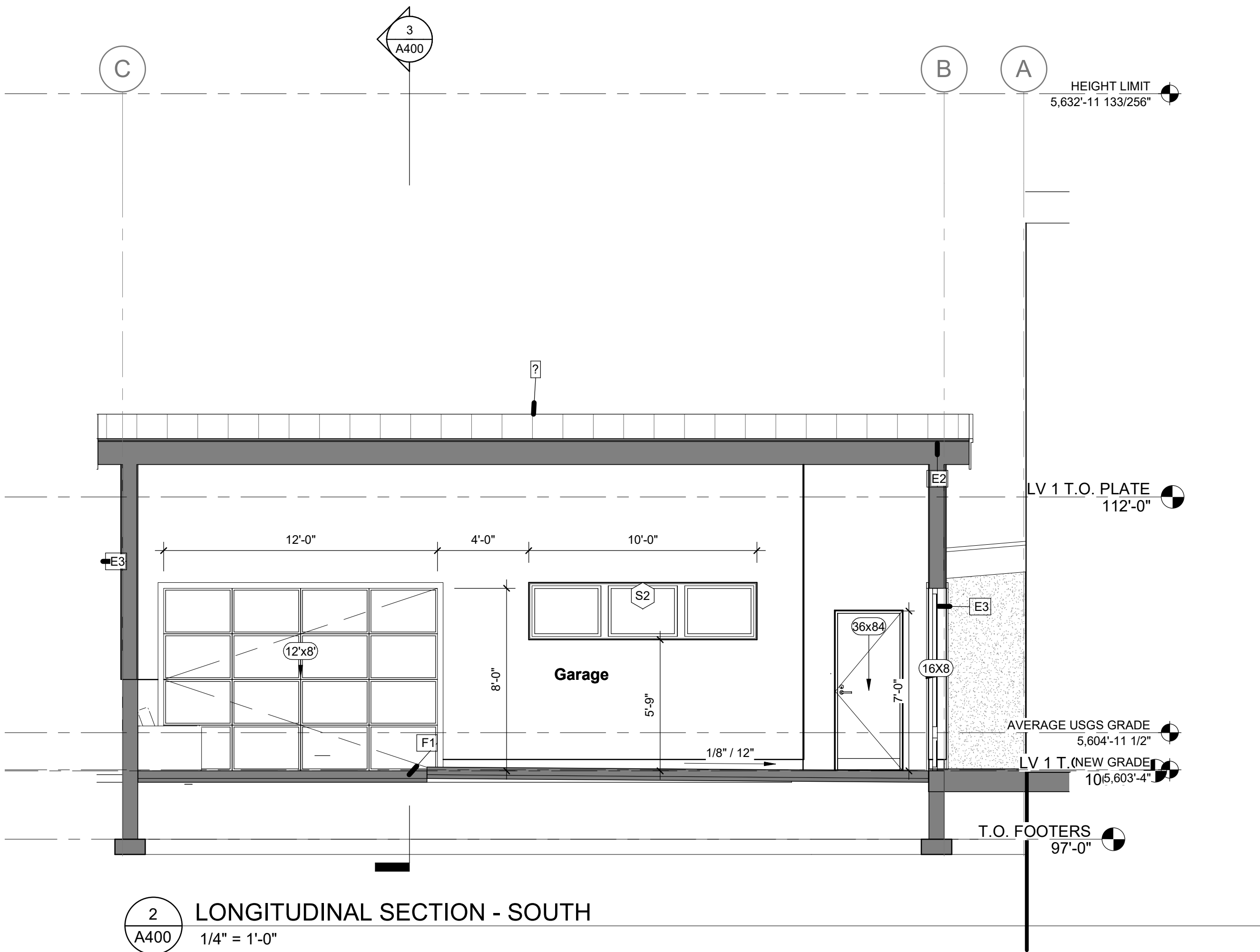
A300

2026.06.10

Revisions:
Date No. Remarks

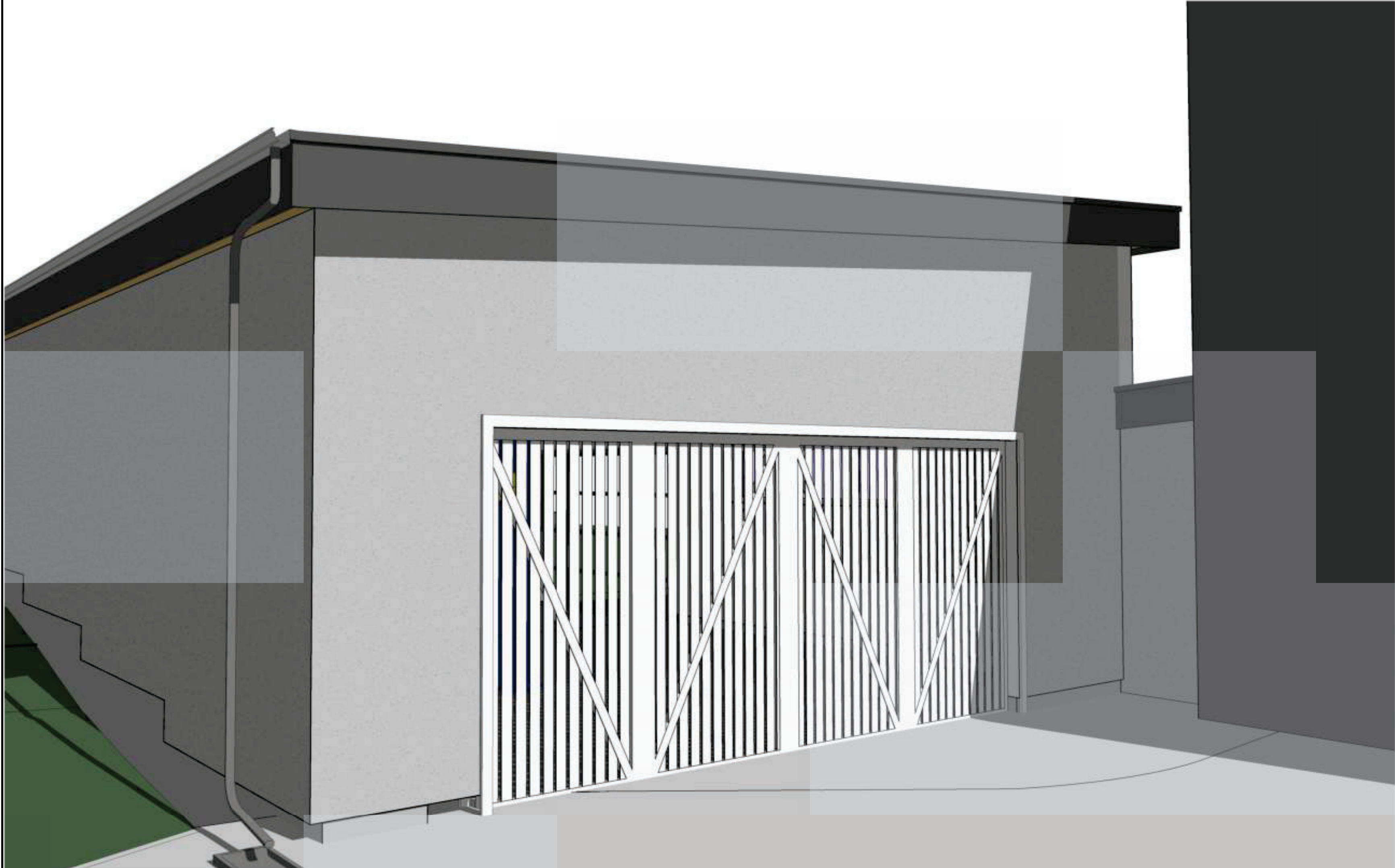
SECTIONS

A400



GARAGE

6650 E Ida Ave Greenwood Village, CO 80111



PROJECT TEAM:

OWNER / APPLICANT

CONTACT: CODY BERGAN
ADDRESS : 6650 E IDA AVE, GREENWOOD
VILLAGE, CO
EMAIL: CODY@BERGANCO.COM
PHONE:

STRUCTURAL ENGINEER

TIMBERLAND STRUCTURAL LLC
CONTACT: VINCENT PIRRONE, P.E.
EMAIL: VINCENT@TIMBERLANDSTRUCTURAL.COM
PHONE: (303) 578-2652

ARCHITECT

KRICK DESIGN BUILD LLC
CONTACT: MATTHEW KRICK, RA
EMAIL: MATTHEW@KRICKDB.COM
PHONE: 720.727.6288

SURVEY

COLORADO ILC LAND SURVEYING
CONTACT: ADAM C. SAMPSON
PHONE: 303.668.7540

BUILDING CODE SUMMARY

JURISDICTION: CITY OF GREENWOOD VILLAGE, COLORADO

2021 INTERNATIONAL BUILDING CODE (IBC)
2021 INTERNATIONAL RESIDENTIAL CODE (IRC)
2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2021 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
2021 INTERNATIONAL MECHANICAL CODE (IMC)
2021 INTERNATIONAL PLUMBING CODE (IPC)
2021 INTERNATIONAL FUEL GAS CODE (IFGC)
2023 NATIONAL ELECTRICAL CODE (NEC)
2021 INTERNATIONAL FIRE CODE (IFC)
2021 INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC)

COMPLIANCE WITH CODES: ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE CURRENT NATIONAL, STATE, COUNTY, CITY, LOCAL, AND ALL OTHER ADOPTED CODES, COVENANTS AND REGULATIONS FOR THE BUILDING SITE. ALL TRADESMEN SHALL INSURE THAT THEIR WORK MEETS OR EXCEEDS ALL APPLICABLE BUILDING CODES AND REGULATIONS. ALL WORK SHALL BE PERFORMED IN A MANNER CONSISTENT WITH INDUSTRY BEST PRACTICES. ALL MATERIALS SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S SPECIFIC DIRECTIONS, IN THE BEST WORKMANLIKE MANNER.

IECC COMPLIANCE METHOD

2021 IRC PRESCRIPTIVE METHOD – R402.1.3 & N1102.1.2
CLIMATE ZONE – 5B

GENERAL CONDITIONS

1. **CONSTRUCTION DRAWINGS:** THESE DRAWINGS MAY BE USED FOR DOCUMENTS OF CONSTRUCTION. ALL NOTES AND DIMENSIONS ARE SUBJECT TO CHANGE ACCORDING TO LOCAL CODES, COVENANTS, REGULATIONS, BUILDING REQUIREMENTS AND SITE CONDITIONS. THE DESIGNS AND CONCEPTS REPRESENTED BY THESE DRAWINGS AND ACCOMPANYING DOCUMENTS, ARE AND SHALL REMAIN PROPRIETARY PROPERTY OF THE DESIGNER AND ARE INTENDED FOR THE EXCLUSIVE USE ON THE PROJECTS OF KRICK DESIGN BUILD. TITLE TO THE DRAWINGS REMAINS THE COPYRIGHT HOLDER WITHOUT PREJUDICE. ANY DIRECT OR INDIRECT REPRODUCTION, PUBLICATION OR RE-USE OF THIS DESIGN IN WHOLE OR PART IS PROHIBITED. VISUAL CONTACT WITH AND /OR USE OF THESE DRAWINGS SHALL CONSTITUTE PRIMA FASCIA EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS. UPON COMPLETION OF THIS PROJECT, ALL PLANS, DRAWINGS AND COPIES THEREOF SHALL BE RETURNED TO KRICK DESIGN BUILD.

2. **SCALE DRAWINGS:** DO NOT "SCALE" OFF OF THE DRAWINGS. DIMENSIONS TAKE PRECEDENCE OVER ANY AND ALL SCALE INDICATED ON THE DRAWINGS. VERIFY DIMENSIONS ON DRAWINGS AND FIELD CONDITIONS PRIOR TO COMMENCING WORK. THE DRAWINGS ARE TO THE SCALE SHOWN ON THE ORIGINAL PRINTS ONLY AND THE TRUE SCALE OF THE DRAWINGS IS COMPROMISED EVERY TIME THEY ARE COPIED OR OTHERWISE REPRODUCED.

4. **DUTY OF COOPERATION:** RELEASE OF THESE DRAWINGS COPIES ANTICIPATES FURTHER COOPERATION AMONG ALL PARTIES TO THE SUCCESSFUL COMPLETION OF THE PROJECT INCLUDING BUT NOT LIMITED TO OWNER, PURCHASER, CONTRACTOR, BUILDER, ARCHITECT, DESIGNER(S) CONTRACTORS, MATERIAL MEN AND TRADESMEN. DESIGN AND CONSTRUCTION ARE COMPLEX AND REQUIRE ONGOING COLLABORATION, COORDINATION, AND COMMUNICATION. THESE DRAWINGS HAVE BEEN PREPARED WITH DUE CARE AND DILIGENCE CONSISTENT WITH THE STANDARD OF CARE OF OTHER SIMILAR DESIGNERS AND ARCHITECTS. HOWEVER "PERFECTION" IS NEITHER EXPECTED BY THE INTERESTED PARTIES NOR GUARANTEED BY THE AUTHOR. "PLANS" NO MATTER HOW "COMPLETE", WILL INEVITABLY CONTAIN IMPERFECTIONS, INCONSISTENCIES, AND/OR OMISSIONS. EVERY CONTINGENCY, INTERPRETATION OF CODES AND REGULATIONS, OR VARIATION IN FIELD CONDITION CANNOT POSSIBLY BE FULLY ANTICIPATED. ANY AMBIGUITY OR DISCREPANCY DISCOVERED BY THE USE OF THESE DRAWINGS SHALL BE REPORTED IMMEDIATELY TO SIMPLE NOTICE TO THE CONTRACTOR/BUILDER AND DESIGNER CAN HOLD THE SIMPLE NOTICE TO THE CONTRACTOR/BUILDER AND DESIGNER CAN HOLD THE SUBCONTRACTOR / MATERIAL MEN / TRADESMEN RESPONSIBLE FOR SUBSEQUENT CONSEQUENCES, DELAYS AND OR DAMAGES. CHANGES MADE TO OR FROM THE DRAWINGS WITHOUT THE CONSENT OF THE CONTRACTOR/BUILDER/DESIGNER ARE UNAUTHORIZED, AND SHALL RELIEVE THE CONTRACTOR/BUILDER/DESIGNER OF ALL RESPONSIBILITY CAUSED BY ANY SUCH CHANGES. ALWAYS CONTACT THE CONTRACTOR/BUILDER/DESIGNER FOR CLARIFICATION OF ANY AMBIGUITY OR DISCREPANCIES FOUND IN THE DRAWINGS OR OTHER CONSTRUCTION DOCUMENTATION.

5. **UNDERGROUND UTILITIES AND EASEMENTS:** THE CONTRACTOR/BUILDER AND ALL APPLICABLE SUBCONTRACTORS SHALL FIELD VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES, EASEMENTS AND RIGHTS OF WAY INCLUDING GAS, ELECTRICAL, TELEPHONE, CABLE TV, INTERNET, OPTICAL CABLE, WATER, SEWER, SEPTIC, LINES, ETC., PRIOR TO ANY EXCAVATION OR OTHER SITE WORK. LOCATIONS OF THESE UTILITIES SHALL BE PROVIDED BY THEIR RESPECTIVE AUTHORITY. THE CONTRACTOR/BUILDER WITH THE COOPERATION OF THE RESPECTIVE SUBCONTRACTOR SHALL FIELD VERIFY AND COORDINATE UTILITY CONNECTIONS, THEIR ROUTING, METER LOCATIONS AND OTHER ASSOCIATED ITEMS.

6. **SOILS REPORT:** THE OWNER, PURCHASER, CONTRACTOR/BUILDER AND SUBCONTRACTORS SHALL CONSULT AND FOLLOW ALL RECOMMENDATIONS CONTAINED IN THE ENGINEERS SOILS REPORT. THE SOILS REPORT IS CONSIDERED AN INTEGRAL PART OF THE CONTRACT DRAWINGS INCLUDING STRUCTURAL.

7. **FOUNDATION DESIGN:** THE PROJECT STRUCTURAL ENGINEER SHALL PROVIDE THE ACTUAL FOUNDATION DESIGN, INCLUDING FOOTINGS/CAISSONS, REINFORCING STEEL, STEEL LOCATION AND PLACEMENT, FOUNDATION CONCRETE MIX DESIGN AND FOOTING DRAIN DESIGN. THE FOUNDATION ENGINEER SHALL FIELD VERIFY CONSTRUCTION FOR COMPLIANCE WITH THE FOUNDATION DESIGN. THE CONTRACTOR/BUILDER SHALL BE RESPONSIBLE FOR DETERMINING THE TOP OF THE FOUNDATION HEIGHT AND SHALL COORDINATE WITH THE EXCAVATOR AND FOUNDATION CONTRACTOR THE FOUNDATION DESIGN SHALL BE CONSIDERED PART OF THE CONTRACT DRAWINGS.

8. **DRAINAGE & IRRIGATION:** THE CONTRACTOR/BUILDER SHALL PROVIDE AND THE OWNER/PURCHASER SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. SUCH POSITIVE DRAINAGE SHALL SLOPE AWAY WITH A MINIMUM 12 INCHES OF FALL IN THE FIRST 10 FEET, OR AS REQUIRED BY THE ENGINEERS SOILS REPORT. DO NOT INSTALL OR MAINTAIN ANY IRRIGATION OR IRRIGATION CONTROL DEVICES CLOSER THAN 6 FEET TO ANY STRUCTURES. DO NOT APPLY EXCESSIVE WATER OR IRRIGATION NEAR ANY STRUCTURE. MAINTAIN SLASH BLOCKS UNDER HOSE BIBS AND DOWNSPOUTS TO DIVERT WATER AWAY FROM ALL STRUCTURES. MAINTAIN POSITIVE DRAINAGE FROM ALL STRUCTURES. DO NOT ALLOW WATER TO POND OR STAND. SEE AND FOLLOW ADDITIONAL RECOMMENDATIONS CONTAINED IN COLORADO SPECIAL PUBLICATION 43, HOME LANDSCAPING AND MAINTENANCE ON SWELLING SOIL. THIS PUBLICATION SHALL BE CONSIDERED PART OF THESE CONSTRUCTION DOCUMENTS. THE OWNER/PURCHASER IN CONJUNCTION WITH THE CONTRACTOR/BUILDER AND GRADING SUBCONTRACTOR SHALL VERIFY THAT ALL DRAINAGE IS IN COMPLIANCE WITH HEREIN CONTAINED REQUIREMENTS AND ENGINEERS SOILS REPORT.

9. **FIELD CONDITIONS:** THE CONTRACTOR/BUILDER SHALL INSPECT THE WORK TO INSURE GENERAL CONFORMANCE WITH THE DRAWINGS AND OTHER CONSTRUCTION DOCUMENTS. THE INTENT OF THE CONSTRUCTION IS TO PRODUCE COMPLETE AND FUNCTIONAL SYSTEMS AND STRUCTURES HOWEVER MINOR VARIATIONS IN DIMENSIONS, ROOM SIZES AND SYSTEM DESIGNS SHALL NOT MEAN THAT THE CONSTRUCTION IS NOT IN SUBSTANTIAL COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS. FIELD CONDITIONS SHALL TAKE PRECEDENCE. THE CONTRACTOR/BUILDER HAS THE RIGHT TO MAKE AND APPROVE FIELD CONDITIONS AS REQUIRED TO MAINTAIN SAFETY AND INDUSTRY BEST PRACTICES.

10. **CONSTRUCTION CLEAN UP:** ALL CONTRACTORS SHALL REMOVE ALL DEBRIS THAT ACCUMULATES ON THE SITE IN CONNECTION WITH ALL WORK AND LEAVE THE WORK AND SITE AREA BROOM CLEAN ON A DAILY BASIS.

11. **EXISTING LANDSCAPING:** ALL CONTRACTORS SHALL LIMIT VEHICLE TRAFFIC, TO ESTABLISHED ROADS AND PARKING AREAS. EXTREME CARE SHALL BE TAKEN TO MINIMIZE DAMAGE AND PRESERVE THE EXISTING LANDSCAPE.

CONTRACTOR NOTES

1. CONTRACTOR SHALL OBTAIN AND POST ALL REQUIRED PERMITS AND ARRANGE FOR ALL INSPECTIONS.

2. CONTRACTORS ARE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES AND COORDINATION THROUGHOUT THE ENTIRE PROJECT.

3. CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITY LINES BOTH ABOVE AND BELOW GRADE BEFORE ANY CONSTRUCTION COMMENCES.

4. CONTRACTOR SHALL PROTECT EXISTING PORTIONS OF ANY STRUCTURES AND SITE DURING THE ENTIRE PROJECT LIFE AND REPAIR ANY AND ALL DAMAGE CAUSED BY CONSTRUCTION ACTIVITY.

5. CONTRACTORS SHALL KEEP THE CONSTRUCTION AREA CLEAN AND HAZARD FREE DURING CONSTRUCTION, DISPOSE OF ALL DEBRIS AND KEEP THE PREMISES SAFE. FIRE EXTINGUISHERS AND FIRST AID KITS SHALL BE KEPT ON SITE TO ADDRESS ANY EMERGENCIES.

6. CONTRACTORS ARE TO PROVIDE OWNER WITH ALL WARRANTIES FOR MATERIALS AND EQUIPMENT.

7. CONTRACTOR SHALL PROVIDE HIGH QUALITY PROFESSIONAL WORKMANSHIP THROUGHOUT. ALL MATERIALS SHALL BE JOINED UNIFORMLY AND SQUARE. INSTALL ALL MATERIALS AS APPROPRIATE FOR EACH TRADE. MEET OR EXCEED NATIONAL INDUSTRY BEST PRACTICES FOR EACH TRADE, TYPICAL THROUGHOUT THE PROJECT.

8. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AND REVIEW ALL ASPECTS OF THE DESIGN DOCUMENTS BEFORE COMMENCING WORK.

9. CONTRACTORS SHALL REPORT TO THE DESIGNER WITH ANY AND ALL DISCREPANCIES BETWEEN ACTUAL EXISTING CONDITIONS AND THOSE DEPICTED IN THE DESIGN DOCUMENTATION.

10. ALL MECHANICAL, ELECTRICAL, PLUMBING, HIGH TECHNOLOGY, SECURITY AND LANDSCAPE DESIGN SHALL BE PROVIDED IN A DESIGN-BUILD FORMAT. DETAILED DESIGN INFORMATION IS NOT INCLUDED IN THESE DOCUMENTS. REFER TO RESPECTIVE SUBCONTRACTORS FOR MORE DETAILED DESIGN INFORMATION.

11. CONTRACTOR AND TRUSS MANUFACTURER TO FIELD VERIFY ALL EXISTING AND AS-BUILT DIMENSIONS AND SLOPES PRIOR TO MANUFACTURING OF ALL TRUSSES. IF A SITUATION ARISES WHERE THE EXISTING AND/OR AS-BUILT CONSTRUCTION DON'T MATCH THESE BUILDER'S PLANS, CONTRACTOR SHALL CONTACT DESIGNER WITH ALL DISCREPANCIES TO ENSURE NO DELAYS OR ADDITIONAL COSTS ARISE FROM ZONING VIOLATIONS (EX. BULK PLANE HEIGHT), BUILDING CODE VIOLATIONS (EX. SETBACKS), UNNECESSARY OVER-FRAMING, ETC.

12. REFER TO OWNER FOR SPECIFICATIONS FOR ALL FINISHES, FIXTURES, EQUIPMENT AND FURNISHINGS THROUGHOUT THE PROJECT.

13. CONTRACTORS SHALL INSTALL ALL REQUIRED HARMFUL GAS AND SMOKE ALARM SYSTEMS AS REQUIRED BY CODE AND AS SPECIFIED BY OWNER.

14. CONTRACTORS SHALL INSTALL CODE COMPLIANT EGRESS WINDOWS IN ALL ROOMS AS REQUIRED BY CODE AND AS INDICATED ON DRAWINGS.

15. THE DESIGNER SHALL HAVE NO RESPONSIBILITY TO SUPERVISE OR OTHERWISE COORDINATE THE CONTRACTOR'S WORK, TO STOP WORK FOR ANY REASON OR TO INSURE WORKPLACE CONSTRUCTION ACTIVITY SAFETY. THE DESIGNER'S SOLE FUNCTION SHALL BE TO ACT AS THE OWNERS REPRESENTATIVE IN MAKING PERIODIC SITE VISITS TO OBSERVE THAT THE WORK IS PROCEEDING IN ACCORDANCE WITH THE ARCHITECTURAL PLANS. THE DESIGNER WISHES TO COMMUNICATE FREQUENTLY WITH THE CONTRACTOR AND TO PROVIDE WHATEVER ASSISTANCE, DIRECTION, CLARIFICATION THAT MAY BE REQUIRED TO KEEP THE PROJECT PROCEEDING AS PLANNED. PLEASE CALL THE ARCHITECT AT 513.727.6288 ANYTIME TO ASSIST IN THIS EFFORT.

NOTE: BUILDER'S PLANS

THESE DOCUMENTS ARE "BUILDERS PLANS". THE CONTRACTOR WARRANTS TO THE DESIGNER, THAT HE OR SHE POSSESS THE PARTICULAR COMPETENCE AND SKILL IN CONSTRUCTION NECESSARY TO BUILD THIS PROJECT WITHOUT FULL ENGINEERING AND ARCHITECTURAL SERVICES, AND, FOR THE REASON THAT THE CONTRACTOR WISHES TO RELY UPON HIS OWN COMPETENCE, THE CONTRACTOR OR OWNER HAS RESTRICTED THE DESIGNERS SCOPE OF PROFESSIONAL SERVICES. IN RELIANCE ON THE CONTRACTOR'S WARRANTY AND AT THE EXPRESS REQUEST OF THE CONTRACTOR OR OWNER THE DESIGNER HAS UNDERTAKEN A LIMITED SCOPE OF PROFESSIONAL SERVICES. THE CONSTRUCTION DOCUMENTS PROVIDED BY THE LIMITED SERVICES SHALL BE TERMED "BUILDERS PLANS" IN RECOGNITION OF THE CONTRACTORS SOPHISTICATION. CONSTRUCTION WILL REQUIRE THAT THE CONTRACTOR ADAPT THE "BUILDERS PLANS" TO THE FIELD CONDITIONS ENCOUNTERED AND MAKE LOGICAL ADJUSTMENT IN FIT, FORM, DIMENSION, AND QUANTITY THAT ARE TREATED ONLY GENERALLY BY THE "BUILDERS PLANS." IN THE EVENT THAT ADDITIONAL DETAIL OR GUIDANCE IS NEEDED BY THE CONTRACTOR OR OWNER FOR CONSTRUCTION OF ANY ASPECT OF THE PROJECT, HE SHALL IMMEDIATELY NOTIFY THE DESIGNER. FAILURE TO GIVE A SIMPLE NOTICE SHALL RELIEVE THE DESIGNER OF RESPONSIBILITY FOR THE CONSEQUENCES. ANY DISCREPANCY OR AMBIGUITY DISCOVERED BY THE USE OF THESE PLANS SHALL BE REPORTED IMMEDIATELY TO THE DESIGNER. CHANGES MADE FROM THE PLANS WITHOUT THE CONSENT OF THE DESIGNER ARE UNAUTHORIZED AND SHALL RELIEVE THE DESIGNER OF RESPONSIBILITY FOR ALL CONSEQUENCES ARRIVING OUT OF SUCH CHANGES.

KRICK

DESIGN + BUILD



GARAGE

6650 E Ida Ave Greenwood
Village, CO 80111



2026.06.16

Revisions:

Date	No.	Remarks
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COVER

A001

EXISTING PHOTO

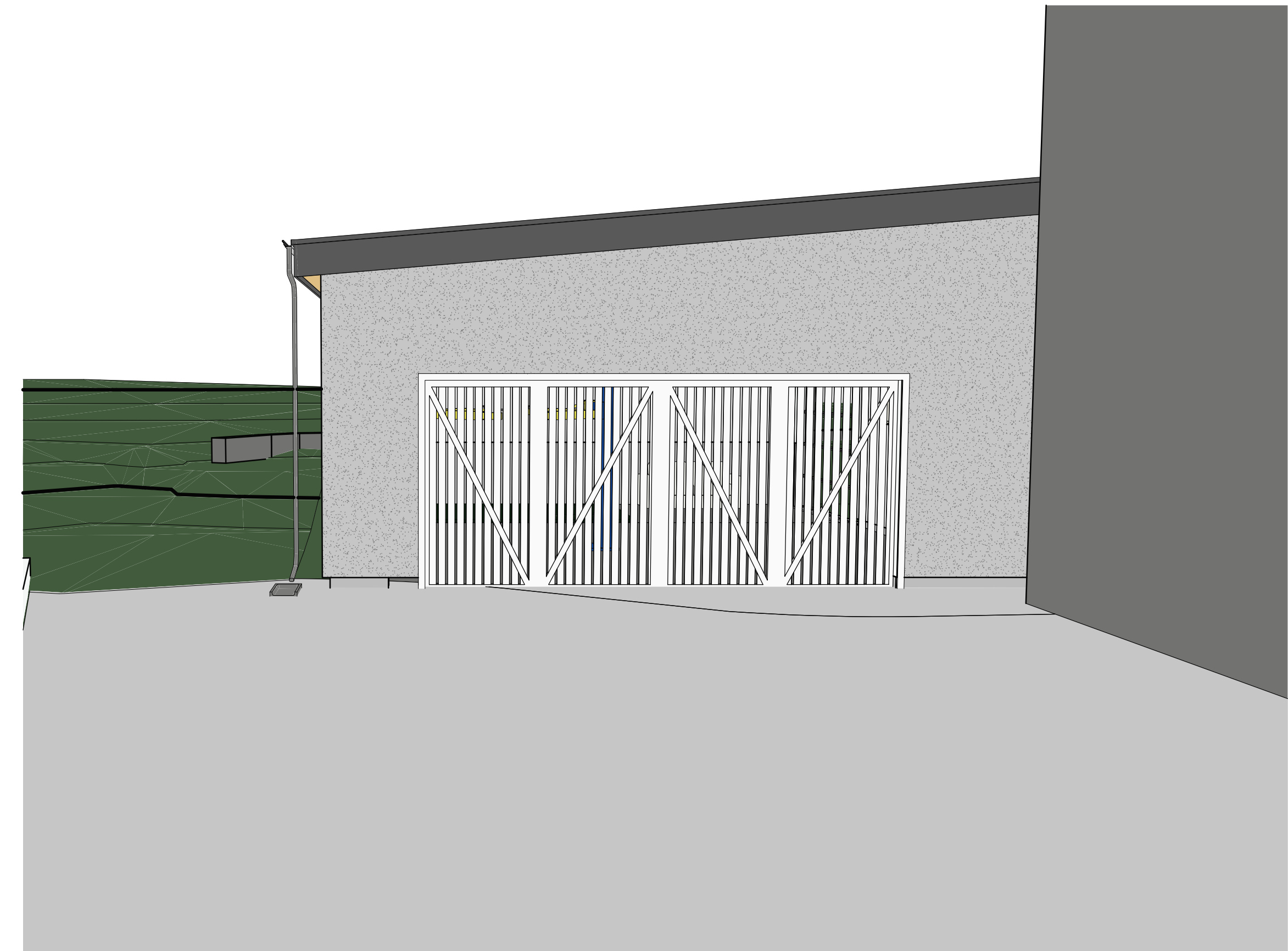


EXISTING CONDITIONS



EXISTING VIEW FROM BACKYARD

PROPOSED GARAGE



PROPOSED BUILD OUT

RENDERING ARE TO SHOW DESIGN INTENT ONLY
REFER TO CONSTRUCTION DOCUMENTS FOR THE MOST CURRENT DESIGNS



PROPOSED BACKYARD RENDERING

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GARAGE
6650 E Ida Ave Greenwood
Village, CO 80111



2026.06.16

Revisions:
Date No. Remarks

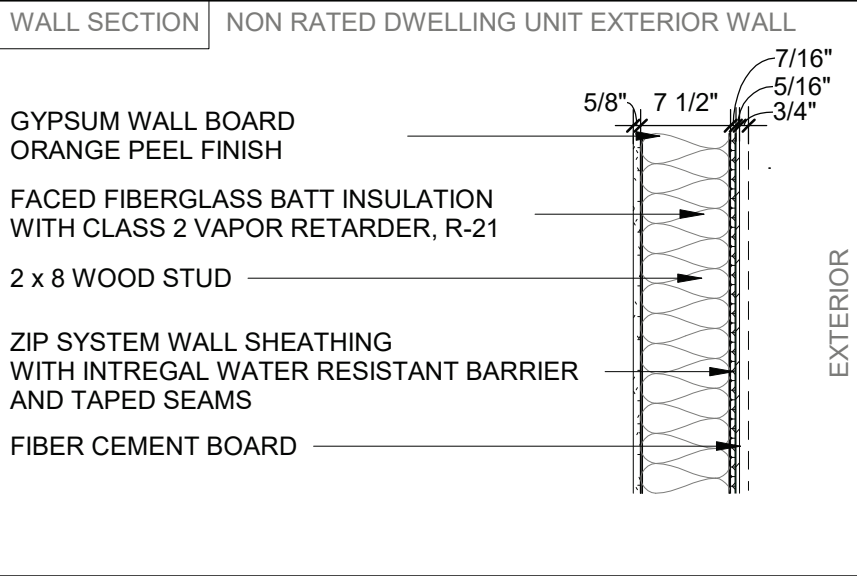
EXTERIOR
RENDERINGS

A010

ABBREVIATIONS:	
AFF	ABOVE FINISHED FLOOR
ASF	ABOVE SUBFLOOR
ADJ	ADJUSTABLE
A/C	AIR CONDITIONER CONDENSER
ALT	ALTERNATIVE
APPL	APPLIANCE
@	AT
AWN	AWNING WINDOW
BO	BOTTOM OF
CAB	CABINET
CSD	CASED
CS	CASED WINDOW
CLG	CEILING
CL	CENTER LINE
C/O	CLEAN OUT
CLR	CLEAR
CONC	CONCRETE
DW	DISH WASHER
DBL	DOUBLE
DH	DOUBLE HUNG
DN	DOWN
DS	DOWN SPOUT
EA	EACH
EQ	EQUAL
(E)	EXISTING
FIN	FINISHED
FFE	FINISHED FLOOR ELEVATIONS
FX	FIXED WINDOW
FLR	FLOOR
FD	FLOOR DRAIN
FND	FOUNDATION
FURN	FURNACE
GYP	GYPSPUM WALL BOARD
HDWD	HARDWOOD
HDR	HEADER
HVAC	HEATING, VENTILATION AND AIR CONDITIONING
H	HEIGHT
HC	HOLLOW CORE
HP	HOPPER WINDOW
HB	HOSEBIB
INSUL	INSULATION
L	LENGTH
LAND	LANDING
(N)	NEW
OC	ON CENTER
OPNG	OPENING
OPP	OPPOSITE
OPT	OPTIONAL
OH	OVERHEAD
PR	PAIR
PED	PEDESTAL SINK
PKT	POCKET DOOR
PL	PROPERTY LINE
REF	REFRIGERATOR
(R)	RELOCATED
REQ'D	REQUIRED
ROW	RIGHT OF WAY
R	RISER
RM	ROOM
R/O	ROUGH OPENING
SCH	SCHEDULE
SIM	SIMILAR
SH	SINGLE HUNG WINDOW
SGD	SLIDING GLASS DOOR
SL	SLIDING WINDOW
SC	SOLID CORE
SPECS	SPECIFICATIONS
SF	SQUARE FEET
TO	TOP OF
T	TREAD
TYP	TYPICAL
UC	UNDER COUNTER
UNO	UNLESS NOTED OTHERWISE
UL	UPPER AND LOWER
VIF	VERIFY IN FIELD
VAN	VANITY
W	WIDTH
WIC	WALK IN CLOSET
W/D	WASHER DRYER
WH	WATER HEATER
WI	WITH
FIREBLOCKING AND DRAFTSTOPPING NOTES:	
1. FIREBLOCKING IN COMBUSTIBLE CONSTRUCTION SHALL BE INSTALLED TO CUT-OFF ALL CONCEALED VERTICAL AND HORIZONTAL DRAFT OPENINGS AT THE FOLLOWING LOCATIONS: A. IN WALL VERTICALLY AT THE CEILING AND FLOOR LEVELS B. IN WALL HORIZONTALLY AT INTERVALS NOT EXCEEDING 10FT C. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES. D. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN E. AT OPENINGS AROUND VENTS, PIPES, DUCTS, WIRES AND CABLES AT CEILING AND FLOOR LEVELS.	
2. DRAFTSTOPPING SHALL BE INSTALLED IN COMBUSTIVLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR / CEILING ASSEMBLY SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SF AND DIVIDES THAT SPACE INTO APPROXIMATELY EQUAL AREAS.	
3. DRAFT STOPPING SHALL BE INSTALLED IN COMBUSTIBLE CONSTRUCTION WHERE AN ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND A CEILING MEMBRANE BELOW WHEN THE CEILING IS SUSPENDED UNDER THE FLOOR FRAMING AND WHEN THE FLOOR FRAMING IS CONSTRUCTED OF TRUSS TYPE OPEN WEB OR PERFORATED MEMBERS.	
4. ALL EXTERIOR WALLS WITHIN 5FT OF THE PROPERTY LINE SHALL BE 1 HR RATED AND FENESTRATIONS SHALL BE LESS THAN 25% OF THE OVERALL FACADE WITH A 45MIN RATING.	
5. ALL GYPSUM WALL BOARD SHALL BE 5/8" TYPE X FIRE RATING.	
6. THE WALL BETWEEN THE ATTACHED GARAGE AND THE PRIMARY BUILDING SHALL BE 1 HR RATED WITH A 20 MIN FIRE RATED DOOR EQUIPPED WITH A SELF CLOSING DEVICE.	

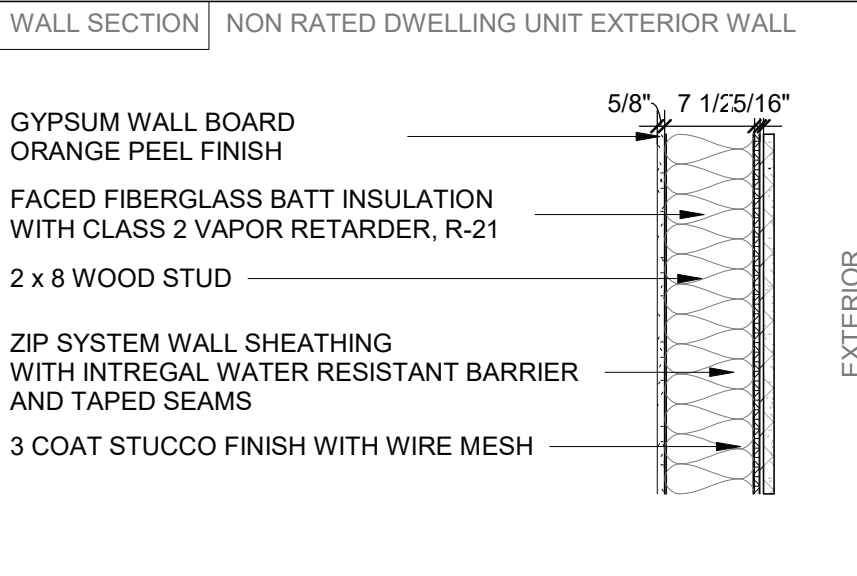
WALL TYPE - E3

TOTAL R-VALUE = 21



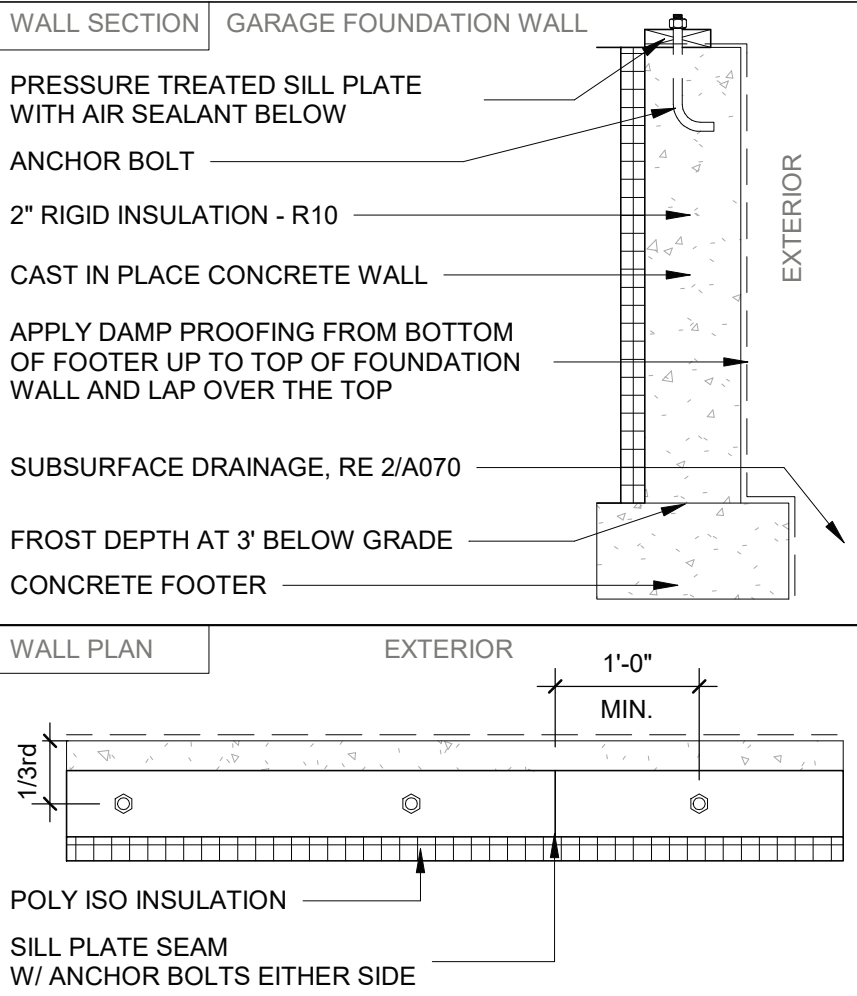
WALL TYPE - E2

TOTAL R-VALUE = 21



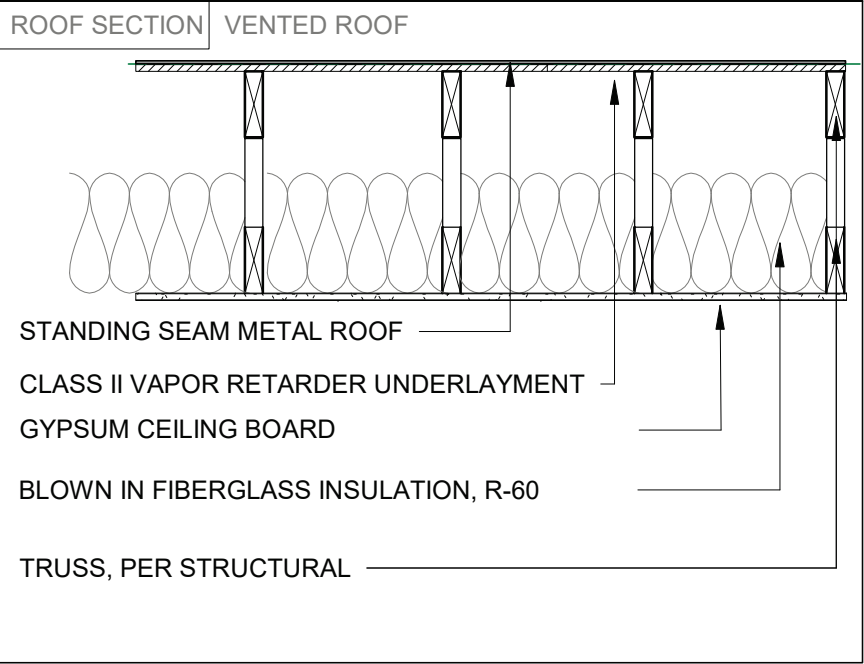
WALL TYPE - E1

TOTAL R-VALUE = 10



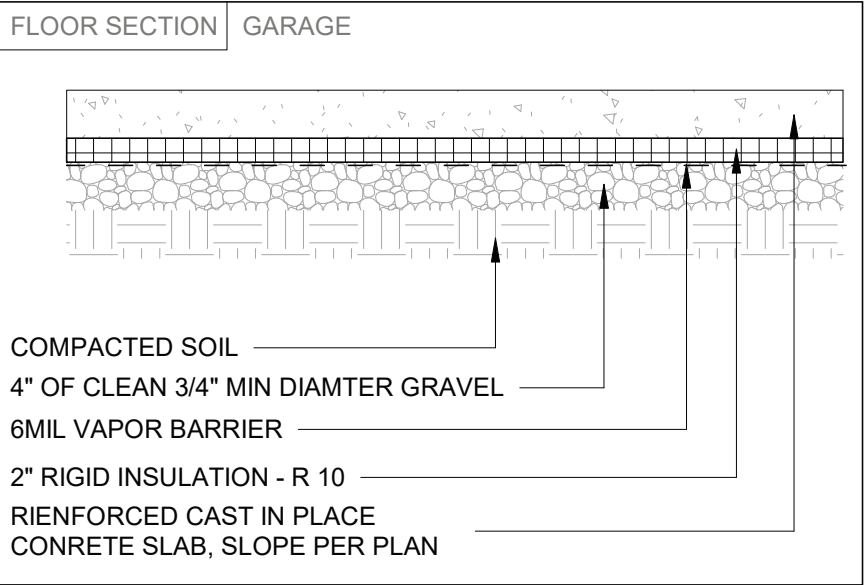
ROOF TYPE - R1

TOTAL R-VALUE = 60



FLOOR TYPE - F1

TOTAL R-VALUE = 10



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GARAGE
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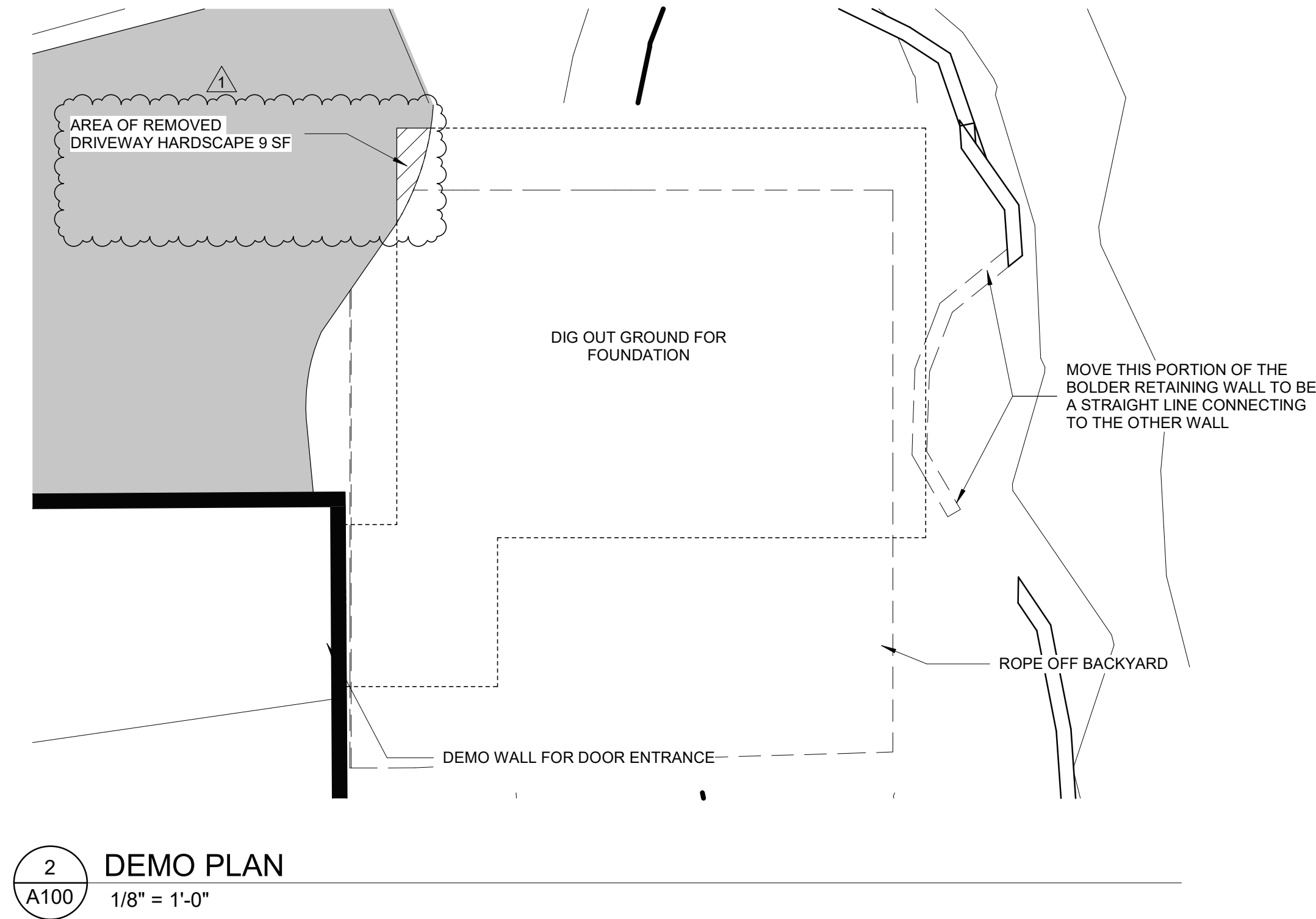
2026.06.16

Revisions:		
Date	No.	Remarks

ASSEMBLIES

A050

BUILDING FORM AND HABITABLE STORIES		AHJ	ZONING LAND USE(S)	GROSS FLOOR AREA (SF)	TRANSPORTATION GENERAL NOTES		DEMOLITION NOTES:		
6650 E Ida Ave BUILDING FORM : EXISTING PRIMARY URBAN HOUSE					1. REPAIR OR REPLACE EXISTING CURB, GUTTER, SIDEWALK, AND ALLEY ALONG THE PROPERTY FRONTAGE THAT IS DAMAGED OR NOT TO CURRENT CITY STANDARDS, AS DIRECTED BY ROW INSPECTOR DURING CONSTRUCTION. 2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PROJECT ROW PERMITS ASSOCIATED WITH CONSTRUCTION IN THE RIGHT-OF-WAY. IMPROVEMENTS MADE WITHIN THE PUBLIC RIGHT-OF-WAY TOTALING MORE THAN \$20,000 REQUIRE A PERFORMANCE BOND. CONTACT THE ROW INSPECTOR FOR THIS AREA OF THE CITY AT 303-446-3469 AT LEAST 2 WEEKS BEFORE ANY ROW PERMIT NEEDS. 3. ALL WORK IN THE ROW SHALL CONFORM TO CURRENT CITY GREENWOOD VILLAGE SPECIFICATIONS. SHALL BE PERFORMED BY A LICENSED AND BONDED RIGHT-OF-WAY CONTRACTOR, AND REQUIRE INSPECTION BY THE CITY. PRIOR TO A TEMPORARY CERTIFICATE OF OCCUPANCY (TCO) OR CERTIFICATE OF OCCUPANCY (CO) BEING ISSUED. 4. CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING ADEQUATE TRAFFIC CONTROL THROUGHOUT THE PROJECT, INCLUDING PROPER TRAFFIC CONTROL DEVICES AND/OR PERSONNEL AS REQUIRED. A TRAFFIC CONTROL PLAN (TOP) IS SUBJECT TO CITY OF GREENWOOD VILLAGE AND/OR CDOT APPROVAL PRIOR TO COMMENCING WORK ON ROADWAY ROW. A COPY OF APPROVED TOPS MUST BE AVAILABLE ON SITE DURING WORK. TRAFFIC CONTROL TO BE IN ACCORDANCE WITH M.U.T.C.D., SECTION VI.		1. THE OWNER OF THE SUBJECT PROPERTY ATTESTS AND UNDERSTANDS THE EXISTING STRUCTURE SHOWN ON THIS PLAN IS CATEGORIZED AS A COMPLIANT SUBSTRUCTURE PER DENVER ZONING CODE, DIVISION 12.6 AND / OR CATEGORIZED AS A NONCONFORMING STRUCTURE PER DENVER ZONING CODE, DIVISION 12.8 AND AS SUCH, DEMOLITION OF 40% OR MORE OF THE SQUARE FOOTAGE (AREA) OF THE STRUCTURE'S EXTERIOR WALLS AS A RESULT OF THE CONSTRUCTION ACTIVITIES WILL REQUIRE NEW OR REVISED ZONING/ BUILDING PLANS DOCUMENTING FULL COMPLIANCE WITH ALL APPLICABLE ZONE DISTRICTS STANDARDS. 2. DEMOLITION OF A STRUCTURE LESS THAN OR EQUAL TO 200 SQUARE FEET AND LESS THAN OR EQUAL TO 8 FEET IN HEIGHT DOES NOT REQUIRE PERMITS OR INSPECTIONS, UNLESS THE STRUCTURE IS PART OF AN INDIVIDUALLY DESIGNATED LANDMARK PROPERTY OR LOCATED IN A HISTORIC DISTRICT. 3. COMPLETE REMOVAL OF AN EXISTING STRUCTURE, OR REMOVAL OF 40% OR MORE OF THE EXTERIOR WALL AREA OF AN EXISTING STRUCTURE - INCLUDING CARPORTS, SHEDS, GREENHOUSES, DETACHED GARAGES, ETC. - DOES REQUIRE A PERMIT. 4. PARTIAL DEMOLITION (DEMOLITION PREPARING FOR CONSTRUCTION) - IF YOU ARE DEMOLISHING A PORTION OF YOUR STRUCTURE SUCH AS THE REMOVAL OF WALLS OR SECTIONS OF THE ROOF IN PREPARATION FOR ADDITIONS OR REMODELING PROJECTS, THE DEMOLITION CAN BE INCLUDED IN THE SCOPE OF WORK FOR YOUR CONSTRUCTION PERMIT. 5. APPLICANTS FOR A DEMOLITION MUST NOTIFY ALL ADJACENT PROPERTY OWNERS (SIDES AND REAR) AT LEAST 10 BUSINESS DAYS BEFORE A DEMOLITION PERMIT CAN BE ISSUED. 6. LICENSED CONTRACTOR MUST PROVIDE PROOF OF LIABILITY INSURANCE. THE MINIMUM AMOUNT OF INSURANCE COVERAGE IS \$500,000 FOR BUILDING CLASS A AND DEMOLITION CLASS A CONTRACTORS; \$300,000 FOR BUILDING CLASS B, BUILDING CLASS C, DEMOLITION CLASS B, AND MOVING CONTRACTORS; \$300,000 FOR HOMEOWNERS. THE CERTIFICATE OF INSURANCE MUST STATE "FOR DEMOLITION OPERATION;" AND THE INSURANCE MUST COVER EXPLOSION, COLLAPSE, AND UNDERGROUND. CDPHE OVERSEES ASBESTOS CONTROL AND ABATEMENT AND ENSURES DEMOLITION PROJECTS COMPLY WITH AIR POLLUTION LAWS REGULATING ASBESTOS AND MATERIALS CONTAINING IT. YOU WILL NEED TO SUBMIT AN APPLICATION TO CDPHE AND GET APPROVAL BEFORE YOU CAN APPLY FOR YOUR DENVER DEMO PERMIT.		
6650 E Ida Ave BUILDING FORM: ATTACHED GARAGE									
		(1) VEHICLE PARKING & STORAGE (2) ACCESS TO GARAGE TOTAL SQUARE FOOTAGE		1008 SQFT 100 SQFT 1108 SQFT					
PARCEL DESCRIPTION		ZONING ANALYSIS – CITY OF GREENWOOD VILLAGE (AHJ) – PER MONACO HEIGHTS DEVELOPMENT			SOILS AND GEOTECHNICAL ENGINEERING NOTES: 1. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE SOILS INVESTIGATION REPORT. 2. FOUNDATION SYSTEMS SHALL BE DESIGNED BY A LICENSED STRUCTURAL ENGINEER IN CONFORMANCE WITH THE RECOMMENDATION OF THE SOILS INVESTIGATION REPORT. SETBACK VERIFICATION IS REQUIRED WHEN THE PLACEMENT OF THE STRUCTURE IS WITHIN ONE-FOOT OF THE PROPERTY'S REQUIRED ZONE-DISTRICT SETBACK. RE: SITE PLAN FOR NECESSARY LOCATIONS. SURVEYOR TO MEASURE FOUNDATION FORMWORK AND TO SUBMIT SETBACK CERTIFICATION LETTER TO AHJ PRIOR TO POURING ANY CONCRETE FOR THE FOUNDATION WALLS, FOOTERS, OR SLAB.				
LOT 5, BLOCK 1, MONACO HEIGHTS, FILING NO ONE, COUNTY OF ARAPAHOE, STATE OF COLORADO.		ZONE: LOT SIZE: HEIGHT (MAX) MINIMUM SETBACKS REQUIREMENTS FOR GARAGE SIDE INTERIOR MINIMUM - 20' REAR SETBACK MINIMUM - 40' FRONT SETBACK MINIMUM - 40'		6253.75 SF 5.632.96'					20' 40' 123'
SITE PLAN LEGEND									
PROPERTY LINE									
REQUIRED SETBACK									
5280 SPOT ELEVATION									
NEW 6" CEDAR PICKET FENCE									
FRONT DOOR									
A/C UNIT									
WATER LINE									
SEWER LINE									
GAS LINE									
OVERHEAD ELECTRIC LINES									



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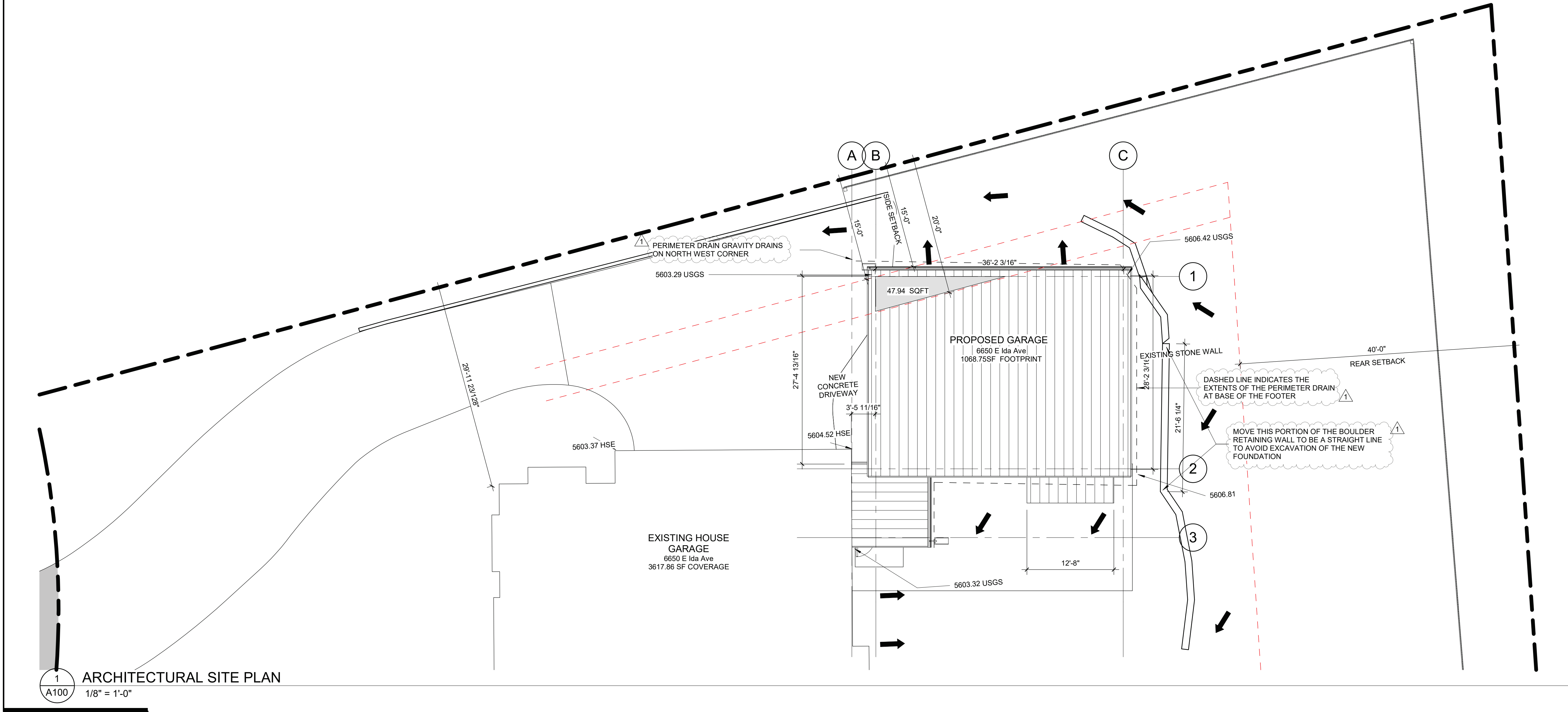


2026.06.16

Revisions:		
Date	No.	Remarks
2022.09.09	1	1st Round Permit Revisions

SITE AND DEMO
PLANS

A100



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Village, CO 80111

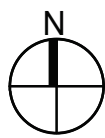
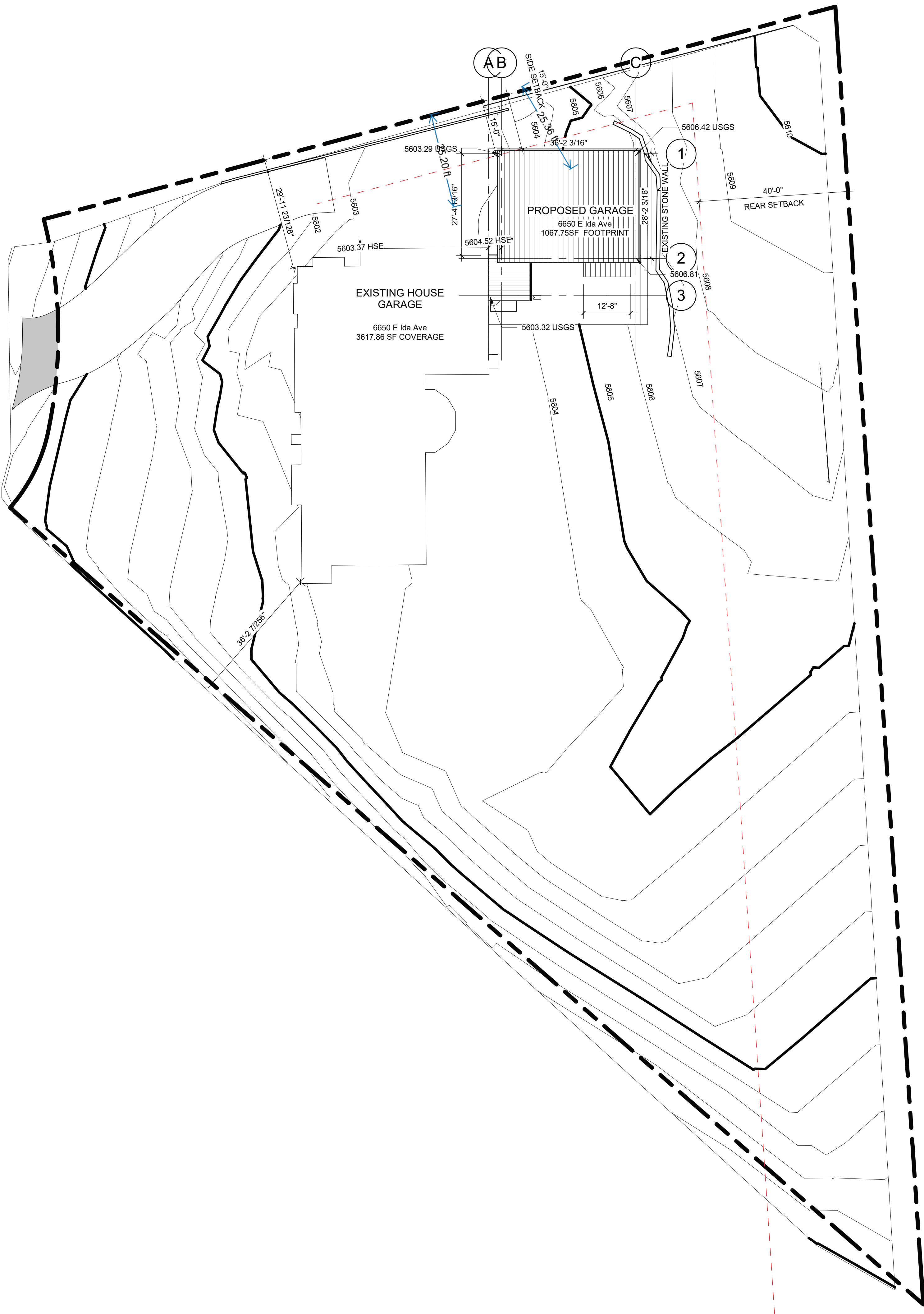


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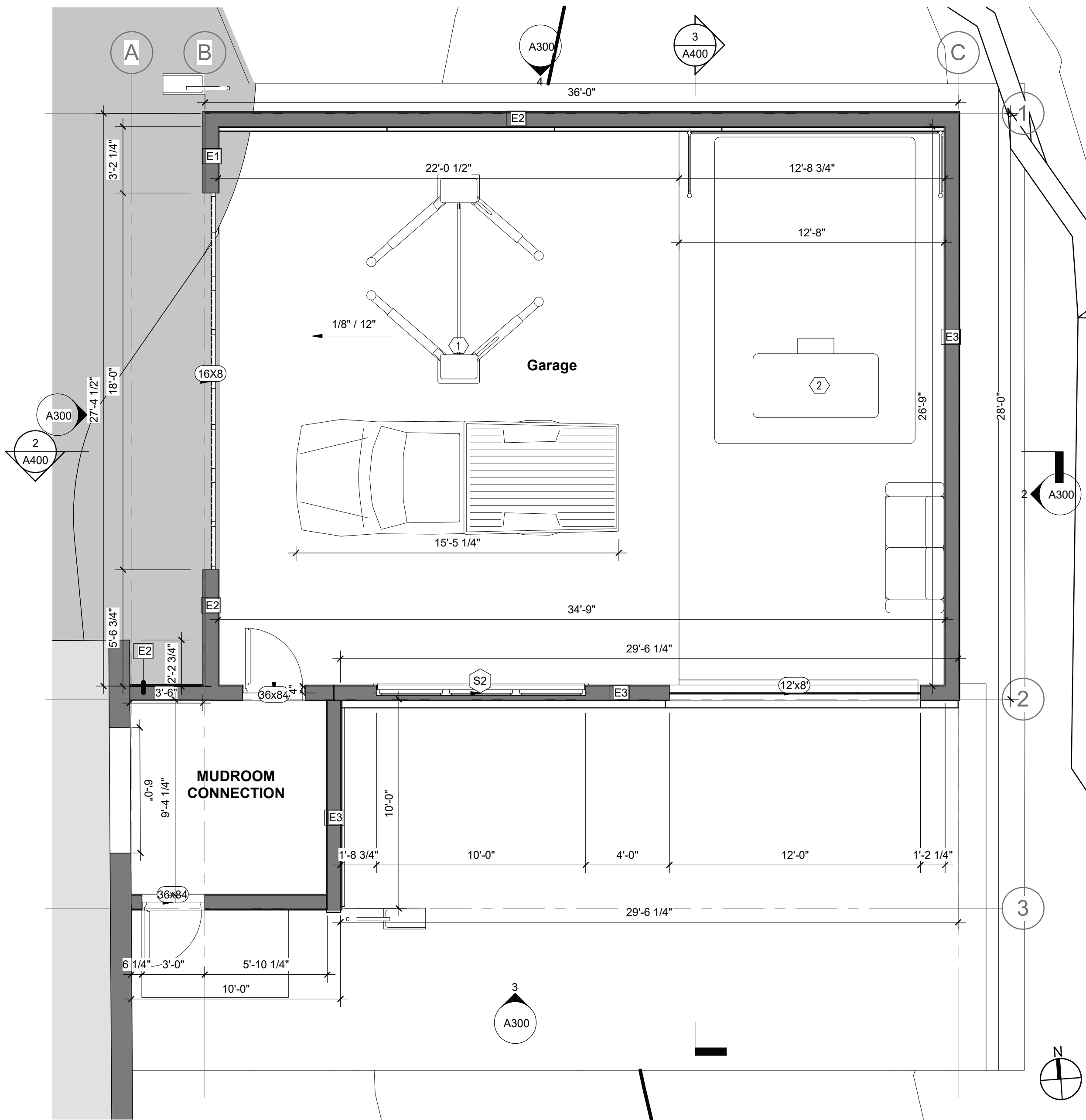
Revisions:		
Date	No.	Remarks

SITE PLAN

A100.5



GENERAL FLOOR PLAN AND SYSTEM NOTES			PLAN KEYNOTES	CODE ANALYSIS - PER 2021 IRC				HARDWARE NOTES:	
1. REFER TO GENERAL NOTES FOR ADDITIONAL INFORMATION. NOT SHOWN OR NOTED ON PLANS, TYPICAL.	1. NEW MECHANICAL CHASES AND CHIMNEY TO BE PROTECTED AS REQUIRED PER 2021 I-CODES.	1. ALL FLOOR LEVEL DATUMS REFERENCE TOP OF SUBFLOOR UNLESS NOTED OTHERWISE.	1. CAR LIFT 2. GOLF SIMULATOR	USE CLASSIFICATION	R3	DW-GAR SEPARATION - R309	1. ALL EXTERIOR DOORS SHALL BE EQUIPPED WITH (1) KEYED LEVER SET AND (1) KEYED DEADBOLT.		
2. ALL SHOWER STALLS SHALL HAVE NON-ABSORBENT SURFACE TO THE HEIGHT OF 72" MINIMUM AND BE FINISHED IN ACCORDANCE WITH I.R.G. SECTION 102.4.	2. FLOORING: PROVIDE NEW TILE AT ALL NEW BATHROOMS AND THE MASTER BATHROOM SUITE. PROVIDE NEW CARPET / LUXURY VINYL TILE (LVT) / HARDWOOD FLOORING THROUGHOUT HOUSE PER OWNER'S SPECIFICATIONS.	2. EXISTING BUILDING INFORMATION SHOWN HAS BEEN PROVIDED BY THE HOME OWNER AND SHOULD BE VERIFIED IN THE FIELD BY THE GC.		CONSTRUCTION TYPE	VB	RES-ATTIC 5/8" GWB TYPE X	2. ALL INTERIOR BEDROOM AND BATHROOM DOORS SHALL BE EQUIPPED WITH PRIVACY LEVER SET.		
3. ALL REQUIRED NON-ABSORBENT WALL SURFACES SHALL BE INSTALLED OVER WATER RESISTIVE GYP. BD. BACKING OR EQ.	3. BASE / TRIM / CASING: PROVIDE NEW FLOOR BASE, DOOR AND WINDOW TRIM AND CASING PER OWNER'S SPECIFICATIONS.	3. ANY DEMOLITION OVER 400 SQFT WILL BE EVALUATED FOR HAZARDOUS CEMICALS PRIOR TO DEMOLITION AND DEALT WITH ACCORDINGLY. WRITTEN DIMENSIONS SHALL HAVE PRECIDENSE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS.		MAX ALLOWABLE HEIGHT	40	HABITABLE ROOM ABOVE GARAGE 5/8 GWB TYPE X	3. ALL OTHER INTERIOR DOORS SHALL BE EQUIPPED WITH PASSAGE LEVER SET, UNO.		
4. BATH CABINETS: CABINETS, BACKSPLASH AND MIRROR ABOVE TO BE INSTALLED PER OWNER SPECIFICATION.	4. RAILINGS: EXTERIOR PORCH, STOOP, DECK RAILINGS TO BE CONSTRUCTED PER ARCHITECTURAL DRAWINGS. PROVIDE NEW STAIR RAILINGS PER OWNER'S SPECS	4. SEE EXTERIOR ELEVATIONS FOR DOOR AND WINDOW GLAZING CONFIGURATIONS. AS-BUILT CONDITIONS SHALL BE FIELD VERIFIED BY ROOF TRUSS SUPPLIER PRIOR TO MANUFACTURING TRUSSES.		UL	OK	SUPPORTING STRUCTURE 5/8" GWB TYPE X	4. ALL DOOR SHALL BE EQUIPPED SPRING-TYPE DOOR STOPS AT BASE OR HING-TYPE. WERE NECESSARY.		
5. DRYER VENT: INSTALL PER INTER. MECH. CODE AND LOCAL CODES. LENGTH WITH ELBOWS SHALL NOT EXCEED 25' OR PROVIDE BOOSTER FAN AND INSTALL PER MANUF. SPECS.	5. STAIRS: REFER TO DRAWINGS FOR TREAD LENGTHS AND RISER HEIGHTS. PROVIDE CLOSED RISER STAIRS WITH FINISHED BOTTOMS OF STRINGERS. PROVIDE FULL STRINGERS AT THE OUTSIDE WALL OF ALL FLIGHTS OF STAIRS. FINISH CEILING OF STORAGE AREAS UNDER STAIRS AS REQUIRED PER CODE.	5. AIR-IMPERMEABLE SPRAY FOAM INSULATION OR MINIUUM ROOF VENTING NET FREE AREA EQUAL TO ROOF SQUARE FEET / 300 SPLIT EQUALLY BETWEEN SOFFIT AND RIDGE SHALL BE INSTALLED AT ALL ROOFS AND ATTICS ABOVE CONDITIONED SPACES.		ROOM AREAS - R304	OK	GARAGE < 3FT FROM DU. 5/8" GWB TYPE X	5. ALL CABINETS SHALL BE INSTALT WITH PULL OR HANDLE PER SHOP DRAWINGS WITH SOFT CLOSE HINGE.		
6. TUB AND SHOWER UNITS AT ALL FULL BATHROOMS PER OWNER SPECS. PROVIDE FIXTURES. U.N.O.	6. DIMENSIONS SHOWN ARE TO FACE OF STUD, FACE OF CONCRETE, OR ROUGH OPENING U.N.O.	6. MOISTURE-RESISTANT AIR BARRIER SHAEATHING SHALL BE INSTALLED BETWEEN ALL BATHRUBS, SHOWERS, SHOWER SEATS AND EXTERIOR WALLS.		ONE HABITABLE ROOM >120 SF	OK		6. ALL BATHROOMS SHALL HAVE INSTALLED 2 HAND TOWELS RINGS AT 60" AFF. 1 TOILET PATER HOLDER AT 24" AFF AND 1 TOWEL BAR AT 48" AFF.		
7. HOSE BIBBS: ALL FREEZE-PROOF TYPE, PROVIDE 24" SPLASHBLOCKS. PROVIDE NEW BIBBS AT LOCATIONS PER PLANS OR OWNER.	7. ALL WINDOW / DOOR DIMENSIONS ARE TO FACE OF STUD OR MASONRY OPENING U.N.O. COORDINATE MASONRY AND ROUGH OPENING DIMENSIONS WITH ASSOCIATED DOOR AND WINDOW DETAILS PRIOR TO CONSTRUCTION.	7. ALL NEW INTERIOR DOORS, TRIM AND FINISHES SHALL MATCH EXISTING. UNO.		ALL HABITABLE ROOMS > 70SF	OK		7. METAL MAILBOX SHALL BE INSTALLED IN FRONT YARD ALONG PATH TO THE MAIN ENTRANCE.		
8. PROVIDE WATERPROOFING FLOOR MEMBRANE OR FIBERGLASS PAN WITH IN/ FLOOR DRAIN UNDER ALL CLOTHES WASHERS AND HOT WATER HEATERS. FLOOR DRAIN LOCATED IN SLAB ON GRADE.	8. REFER TO ASSEMBLY SHEET FOR ALL WALL, FLOOR AND ROOF ASSEMBLIES.	8. ALL NEW INTERIOR FINISH MATERIALS SHALL BE AS SPECIFIED BY OWNER OR OWNER'S REPRESENTATIVE.		ALL HABITABLE ROOMS > 7FT DIM	OK	EMERGENCY ESCAPE OPENINGS R310	8. METAL HOUSE NUMBERS SHALL BE INSTALLED PER FIRE DIPARTMENT REQUIREMENTS AND BE GREATER THAN 4" IN HEIGHT.		
9. PAINT/STAIN: INTERIOR PAINT PER OWNER SPECIFICATIONS. REFER TO OWNER FOR LOCATIONS. EXTERIOR PAINT COLOR AND SHINGLE STAIN/COLOR PER ARCHITECT.	9. DOOR FRAMES TO BE LOCATED 4" FROM CORNER IN STUD FRAMED WALL UNLESS NOTED OTHERWISE. FIELD VERIFY ALL DIMENSIONS. REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PROCEEDING WITH CONSTRUCTION.				OK	MINIMUM OPENING AREA 5.7 SF	9. ALL HARDWARE SHALL BE AS SPECIFIED BY OWNER OR OWNER'S REPRESENTATIVE.		
10. DOORS: ALL INTERIOR DOORS TO BE REVIEWED THROUGH SUBMITTAL PROCESS BEFORE ORDER IS PLACED.					OK	MINIMUM HEIGHT > 24"			
					OK	MINIMUM WIDTH > 20"			
					OK	MEANS OF EGRESS R311			
					OK	AT LEAST ONE DOOR >32"			
					OK	HALLWAYS >36"			
					OK	STAIRWAYS >36"			
					OK	STAIR HEAD ROOM >68"			
					OK	WINDERS COMPLY W/ R311.7.4			
					OK	MAX RISER < 7 3/4"			
					OK	MINIMUM TREAD <10"			
				OK	HANDRAILS COMPLY W/ R311.7.7				
				OK	GUARDS - R312				
				OK	PROVIDE AT LOCATIONS > 30"				
				OK	HEIGHT > 36"				
				OK	VERTICAL MEMBERS < 4" SPACING				



1 LEVEL 1
A101 1/4" = 1'-0"

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Revisions:		
Date	No.	Remarks

MAIN FLOOR PLANS

A101

GENERAL FLOOR PLAN AND SYSTEM NOTES			PLAN KEYNOTES	CODE ANALYSIS - PER 2021 IRC			HARDWARE NOTES:
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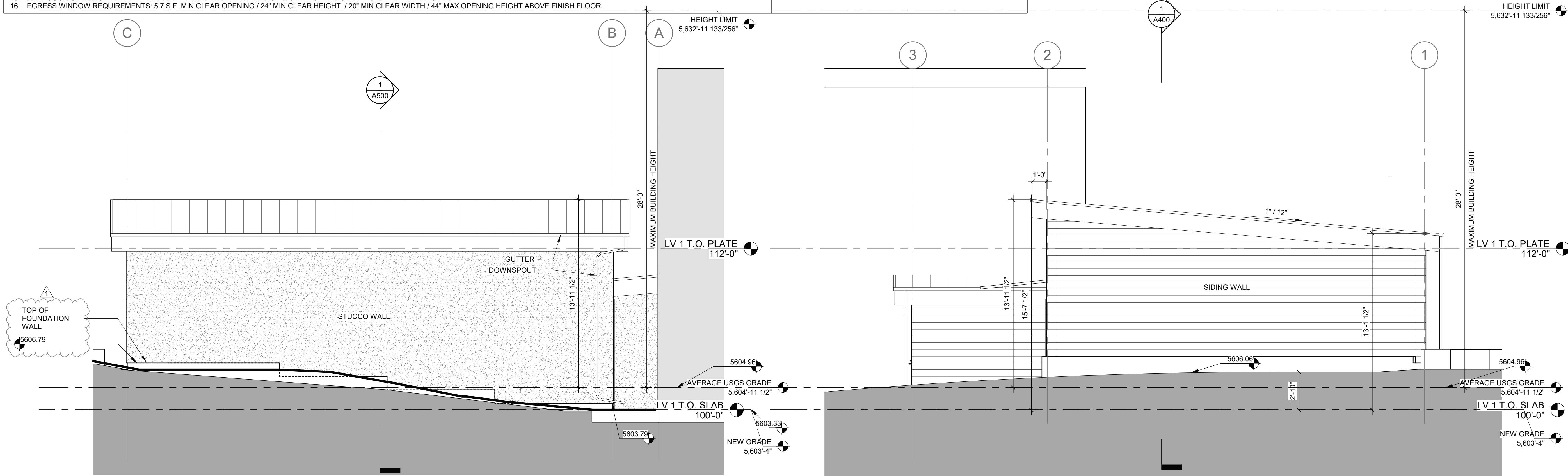
2026.06.16

Revisions:		
Date	No.	Remarks

ADDITIONAL FLOOR PLANS

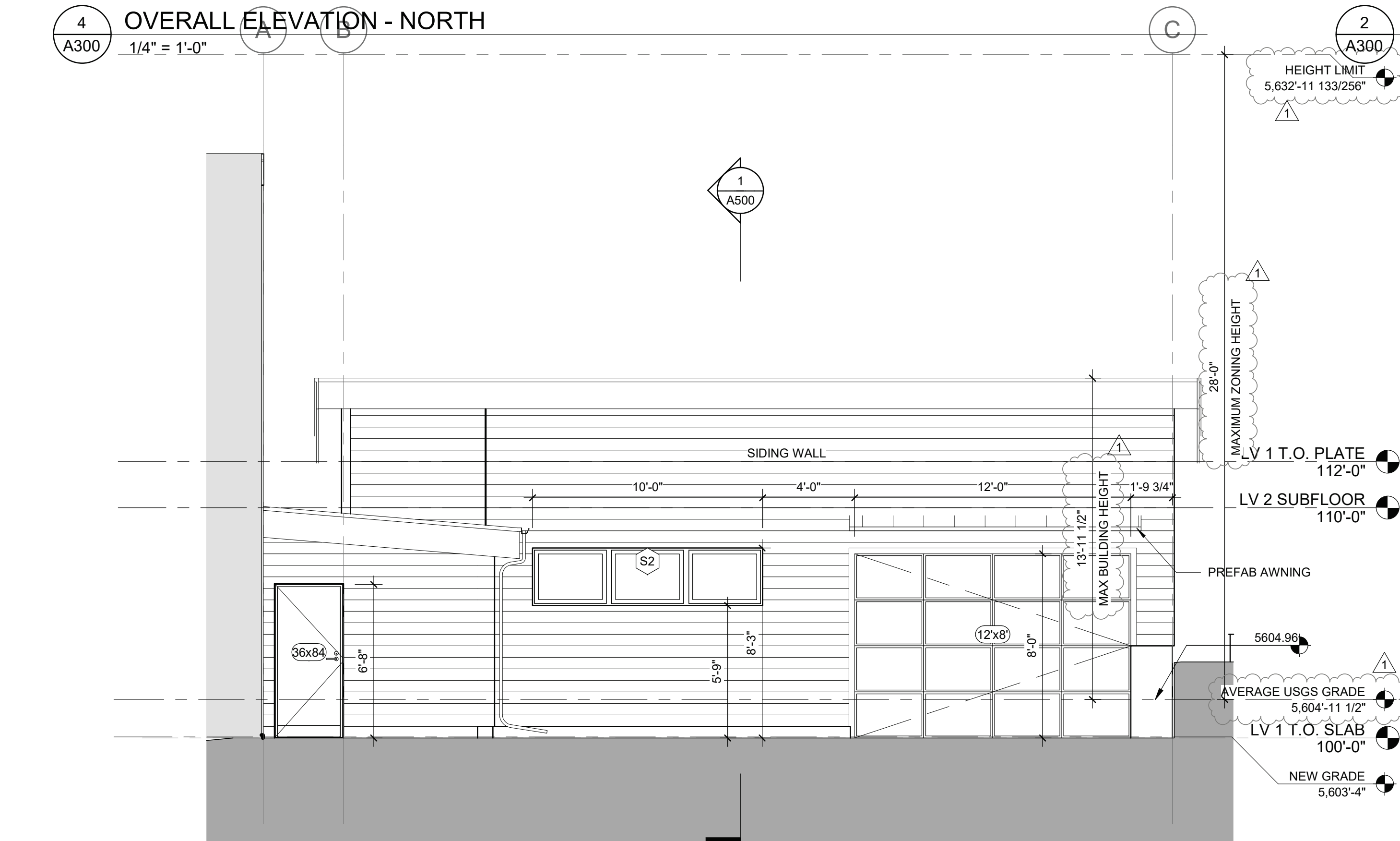
A102

ELEVATION FACADE NOTES:	GLAZED VERTICAL FENESTRATIONS CALCULATIONS - R103.2
- ONLY NEW WALL AND ROOF COVERINGS ARE GRAPHICALLY REPRESENTED ON EXTERIOR ELEVATIONS. - ALL NEW EXTERIOR WALL COVERINGS AND FLASHING SHALL COMPLY WITH SECTION R703 OF THE IRC. - HARDBOARD SIDING AND TRIM BOARDS SHALL COMPLY WITH REQUIREMENTS OF R703.5 ALL FIELD CUT EDGES SHALL BE PAINTED OR PRIMED PER MANUFACTURER'S INSTRUCTIONS. METAL J TRIM PROFILE SHALL BE INSTALLED AT ALL TRANSITIONS OF WALL FINISHES. - ALL EXTERIOR WALL COVERINGS AND TRIM SHALL BE HELD MINIMUM 2" ABOVE HARD SURFACES (CONCRETE, ASPHALT, LANDSCAPE PAVERS, TILE DECKING ROOFING ECT. AND MINIMUM 6" ABOVE GRADE. CONTRACTOR SHALL ENSURE THAT EXTERIOR WALL COVERINGS ARE NOT BURIED UNDER CONCRETE STOOPS OR OTHER WORK PERFORMED AFTER INSTALLATION. - DIFFERENT EXTERIOR WALL COVERINGS SHALL TRANSITION VERTICALLY AT INSIDE CORNERS WITH BACKER ROD AND SEALANT. - FLASHING OR WEEPS SHALL BE INSTALLED AT THE BASE OF ALL HORIZONTAL PROJECTIONS ELEMENTS SO AS TO ALLOW A MEANS FOR INFILTRATED MAISTURE TO DRAIN THE ASSEMBLY. - CONTINUOUS 24-GAUGE GALVANIZED METAL FLASHING SHALL BE INSTALLED BEWTWEEN ALL WOOD MEMBERS AND CONCRETE STOOPS, STEPS AND PATIOS, TYP. - SEE ROOF PLAN FOR ALL DOWNSPOUT LOCATIONS. - SEE ASSEMBLY SHEET FOR MORE DETAILED INFORMATION ON ALL WALL ASSEMBLIES. - ALL EXTERIOR FINISHES COLORS SHALL BE AS SPECIFIED BY THE OWNER OR OWNER'S REPRESENTATIVE. - ALL PARAPET WALLS WILL BE FINISHED WITH A PREFINISHED METAL PARAPET CAP. - ALL ZIP SHEATHING PANELS SHALL BE INSTALLED HORIZONTALLY AND STAGGERED 4FT O.C. - ALL SEAMS SHALL BE TAPPED PER MANUFACTOR'S SPECIFICATIONS WITH ZIP TAPE. - ALL ROUGH OPENINGS SHALL BE WRAPPED WITH FLEXIBLE FLASHING INTO THE OPENINGS AND OVER THE NAILING FIN. - EGRESS WINDOW REQUIREMENTS: 5.7 S.F. MIN CLEAR OPENING / 24" MIN CLEAR HEIGHT / 20" MIN CLEAR WIDTH / 44" MAX OPENING HEIGHT ABOVE FINISH FLOOR.	TOTAL SQUARE FOOTAGE OF CONDITIONED SPACE = 768 SF TOTAL AREA OF GLAZED VERTICAL FENESTRATIONS = 227 SF TOTAL AREA OF GLAZED VERTICAL FENESTRATIONS AS A PERCENTAGE OF CONDITIONED FLOOR AREA = 29.5%

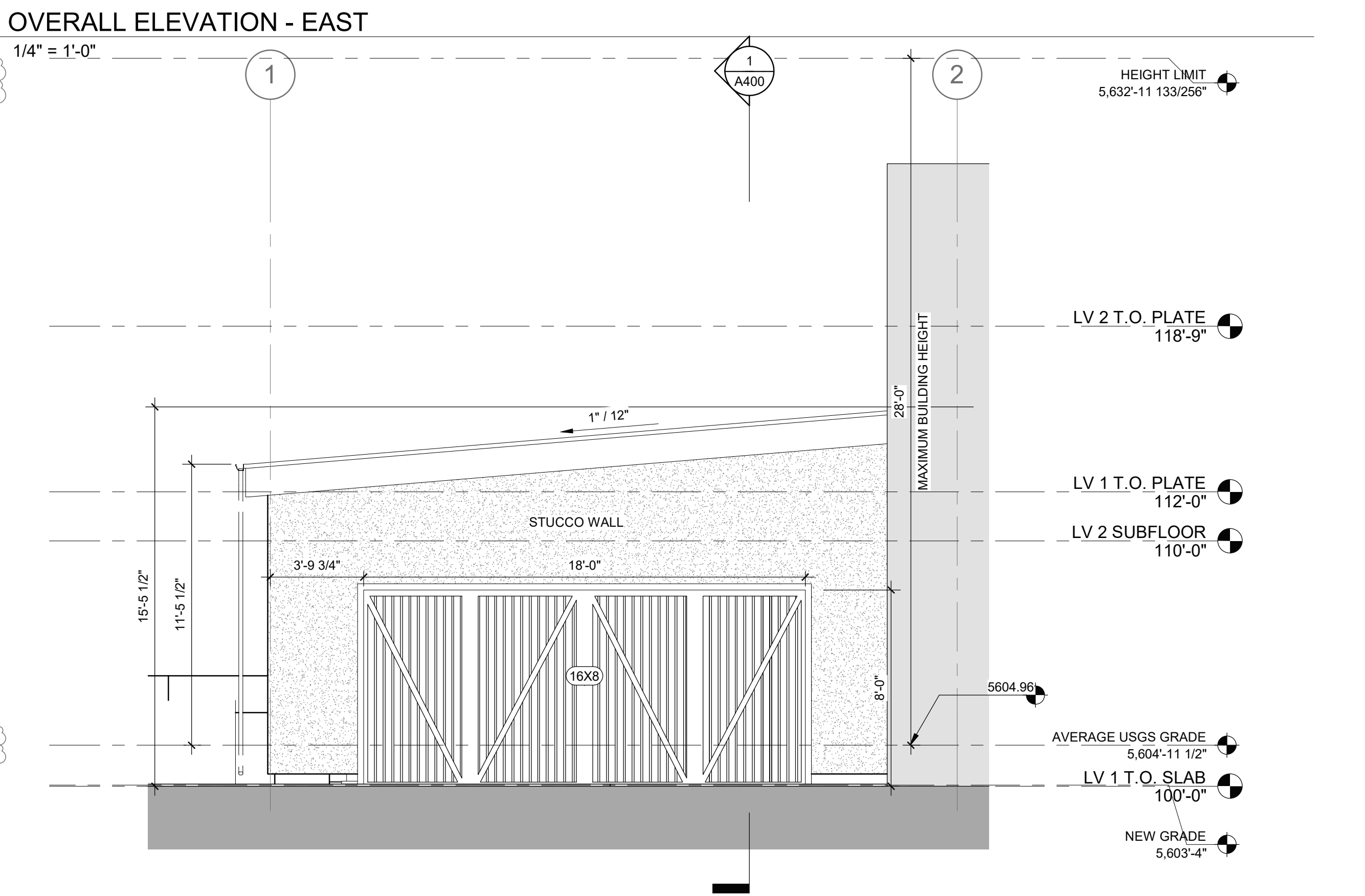


4 OVERALL ELEVATION - NORTH
1/4" = 1'-0"

2 OVERALL ELEVATION - EAST
1/4" = 1'-0"



3 OVERALL ELEVATION - SOUTH
1/4" = 1'-0"



1 OVERALL ELEVATION - WEST
1/4" = 1'-0"



2026.06.16

Date	No.	Remarks
2022.09.09	1	1st Round Permit Revisions

ELEVATIONS

A300

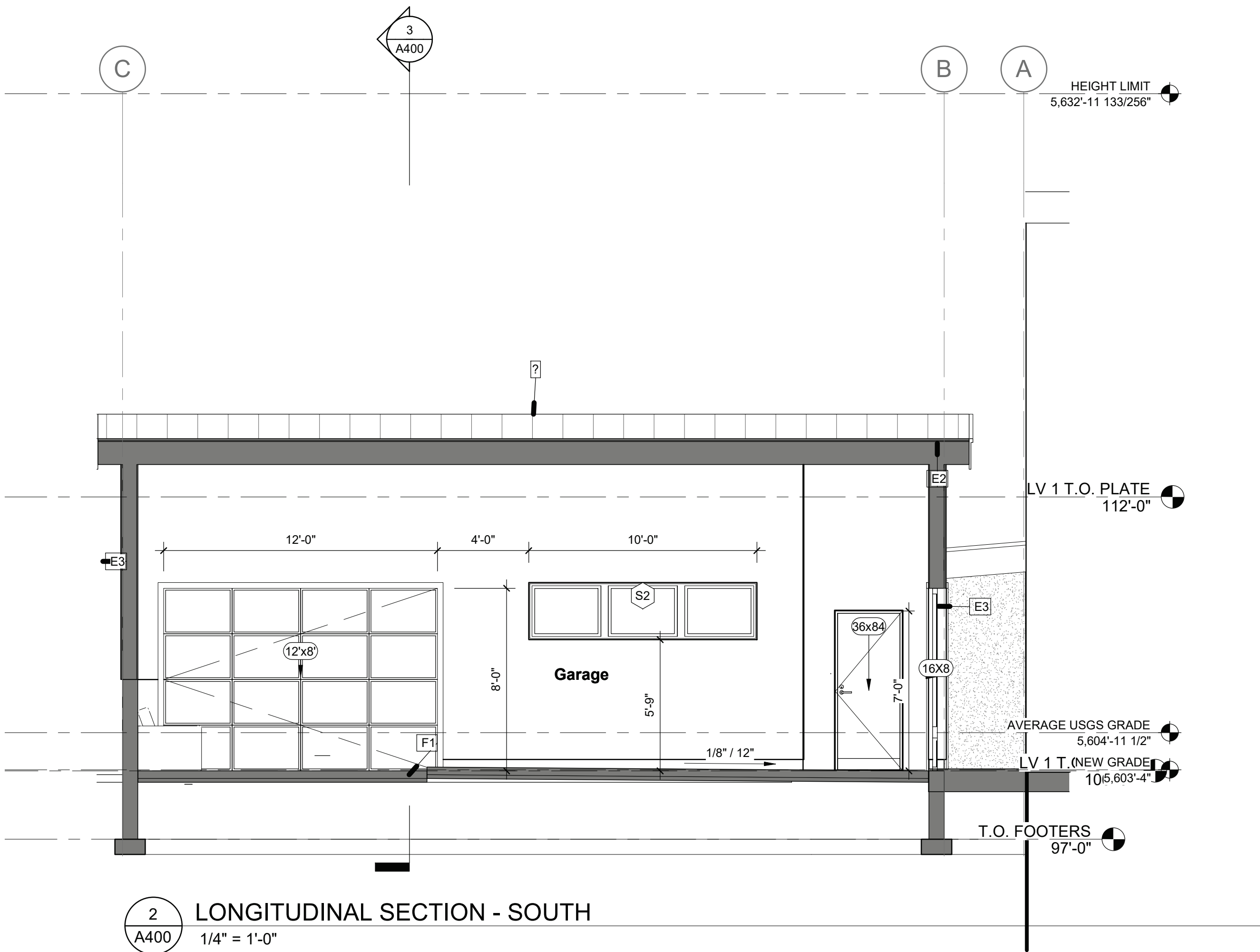


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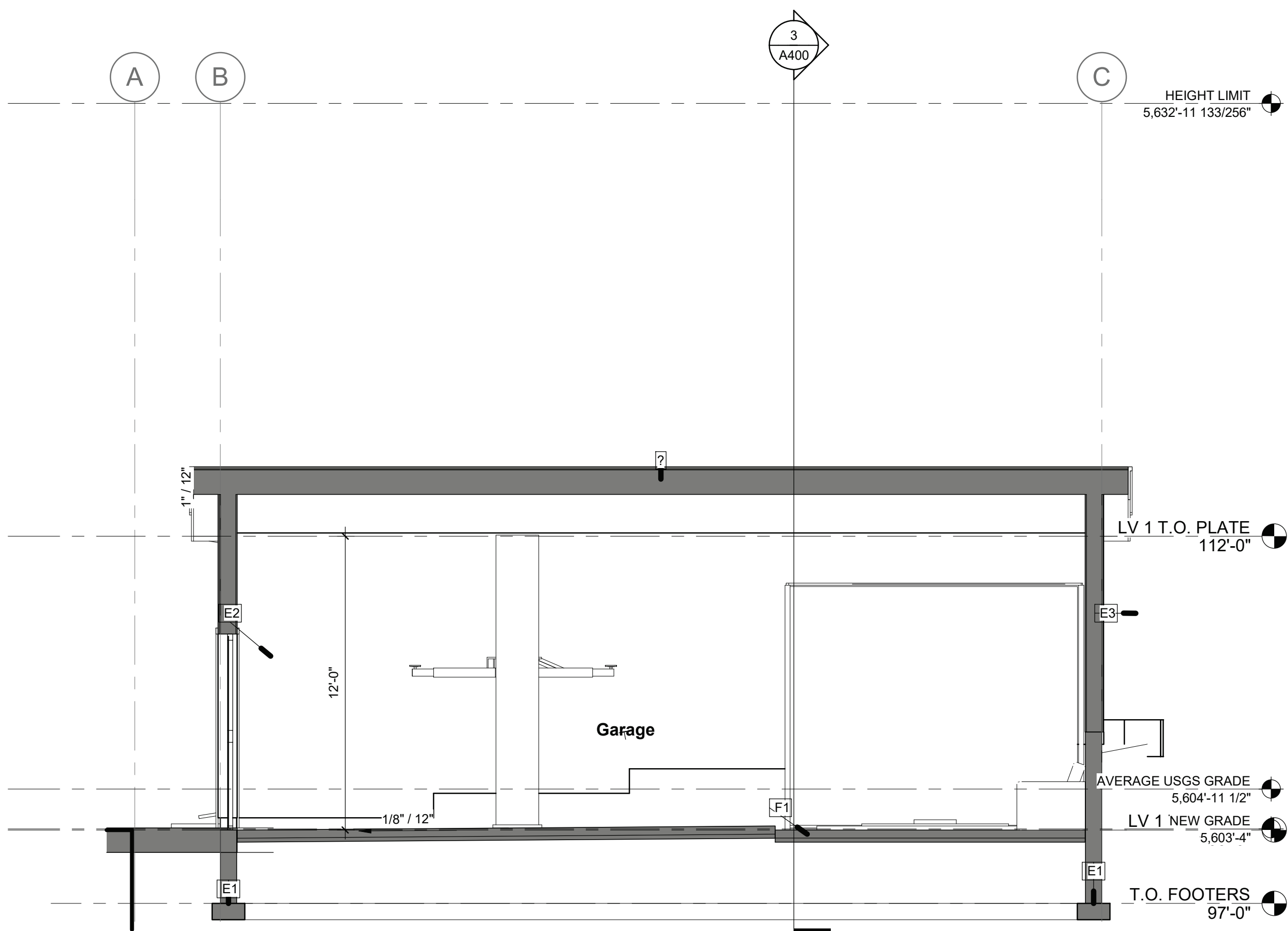
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SECTIONS

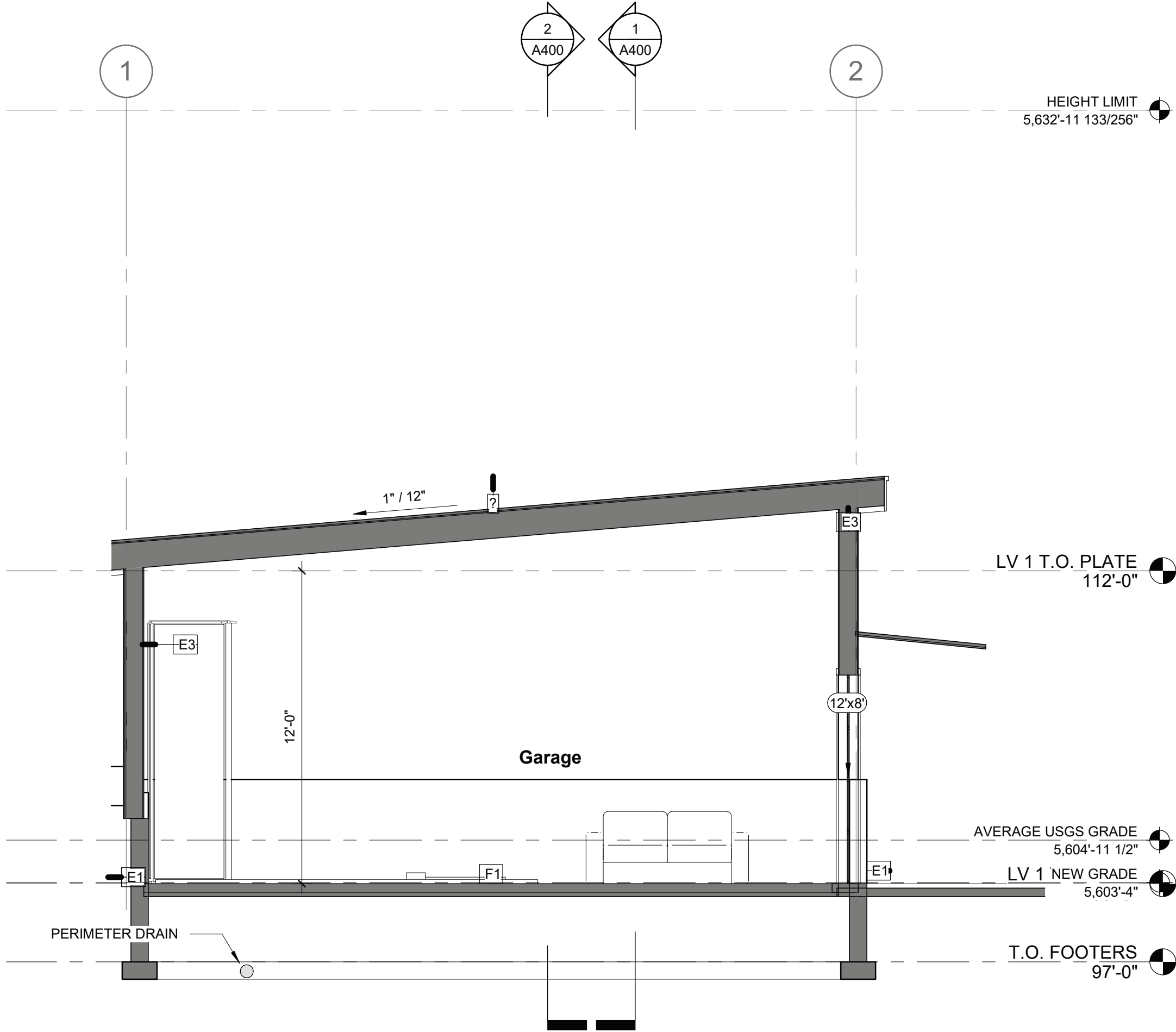
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2 LONGITUDINAL SECTION - SOUTH
1/4" = 1'-0"



1 TRANSVERSE SECTION - WEST
1/4" = 1'-0"



3 TRANSVERSE SECTION - EAST
1/4" = 1'-0"

GREENWOOD VILLAGE



COMPREHENSIVE PLAN

Greenwood Hills Planning Area

CHAPTER CONTENT

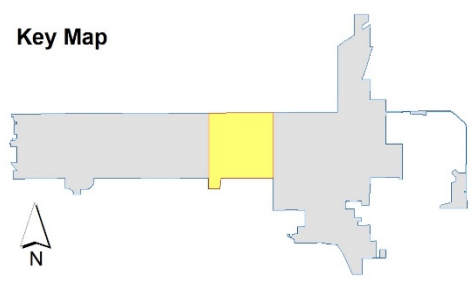
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The Greenwood Hills Plan 86
Planning Area Vision
Goals, Objectives & Policies
Land Use
Transportation
Community Services & Amenities
Natural Environment

Key Map



PLANNING AREA DESCRIPTION

Planning Area Boundaries

The Greenwood Hills planning area is generally bounded by Bellevue Avenue on the north, Orchard Road on the south, Holly Street on the west, and Quebec Street on the east. It also includes an existing shopping center south of Orchard Road at Holly Street.

Planning Area History

This planning area became part of the Village in 1975. Smaller annexations completing the current makeup of the planning area occurred in 1966, 1978, 1979, and 1989.



Greenwood Hills Planning Area



GREENWOOD HILLS CHARACTER

Natural Environment

The extensive natural environment found in this planning area includes native plantings wetlands, and open meadows.

Built Environment

Greenwood Hills' residents value the low density zoning, natural and maintained open spaces, wildlife, and semi-rural character of the streets. Extensive wetlands and natural drainage corridors, with healthy riparian vegetation exists throughout the community.

- **Land Uses:** The planning area is comprised of single family residential dwellings. At the southwest corner of this planning area is a commercial shopping district located at the southwest corner of Holly and Orchard. In the northeast corner of the planning area is a series of low-rise commercial office buildings. Two churches operate in the planning area on residential zoned land with special use permits.
- **Residential Density:** This low density, single family neighborhood consists of a range of densities, generally consisting of lots just below one acre up to 2.5 acres.
- **Street Characteristics:** Paved streets meander throughout the planning area. Valley pans and grass drainage ditches are most common, with curb and gutter on Monaco Street and the perimeter streets.
- **Landscape:** A combination of natural and manicured vegetation exists throughout the planning area.

GREENWOOD HILLS INVENTORY

Utilities/Services

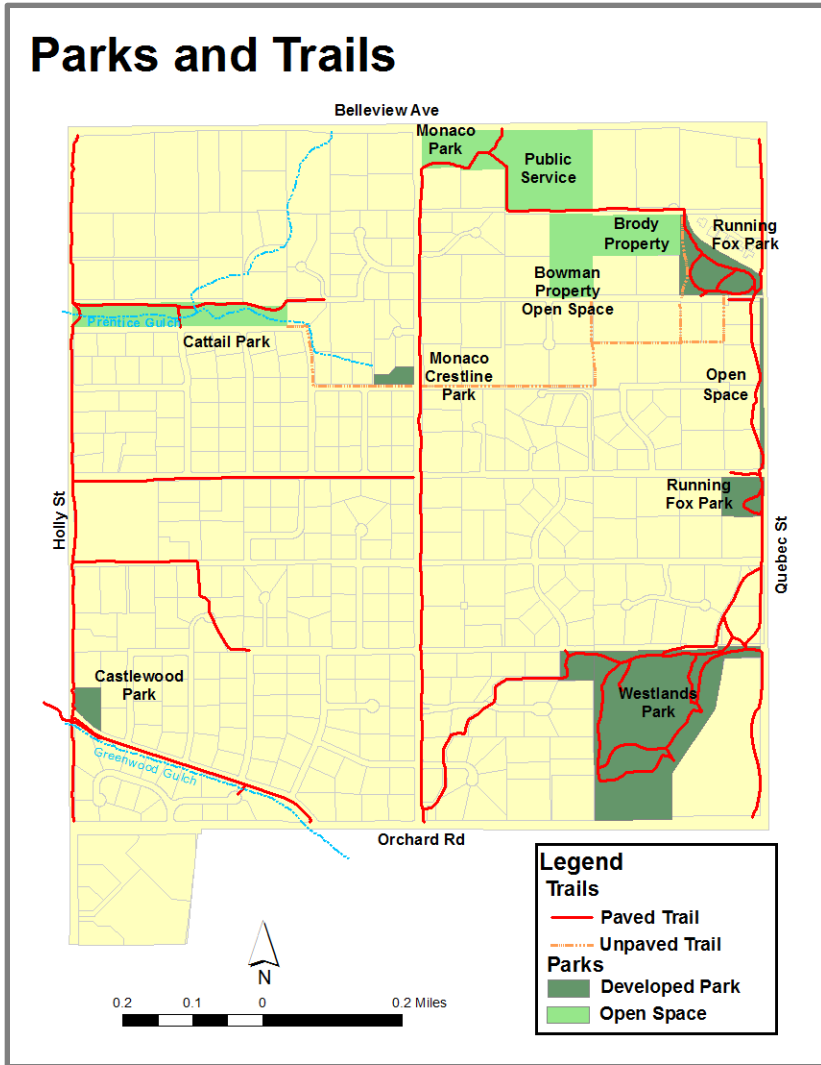
The following utility/service providers serve the Greenwood Hills planning area:

- School Districts: Cherry Creek School District
- Sanitation: Southgate with pockets of no service
- Water: Denver Water, Southgate, Greenwood Village; smaller pockets have no service or are served by Greenwood Plaza
- Metro Districts: Greenwood at the northwest corner of Quebec and Orchard, Greenwood North at the southwest corner of Bellevue and Quebec.



Greenwood Hills Planning Area

Parks and Trails



Planning Area Facilities

Recreation

Parks provide both active and passive recreation space, while open space is restricted to only passive recreation. The amount of parks, open space and trails in the planning area consist of the following:

- Developed Parks: 18.06 acres
- Open Space: 39.01 acres
- Bike Paths: 4.59 miles
- Equestrian Paths: 0.25 miles

Parks

The following parks are located in the Greenwood Hills planning area:

- Cattail Park
- Castlewood Park
- Monaco Park
- Westlands Park
- Monaco Crestline Park
- Running Fox Park

Other Public Facilities – None

Schools

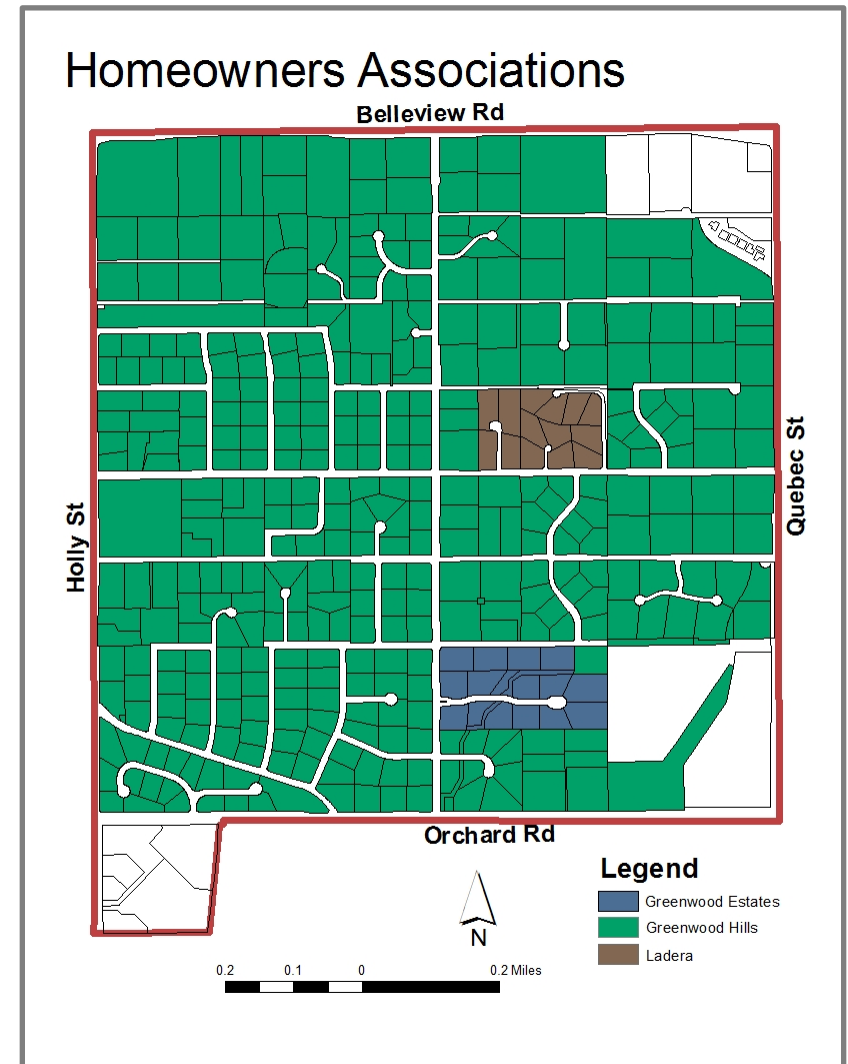
- Greenwood Elementary School

Greenwood Hills Planning Area

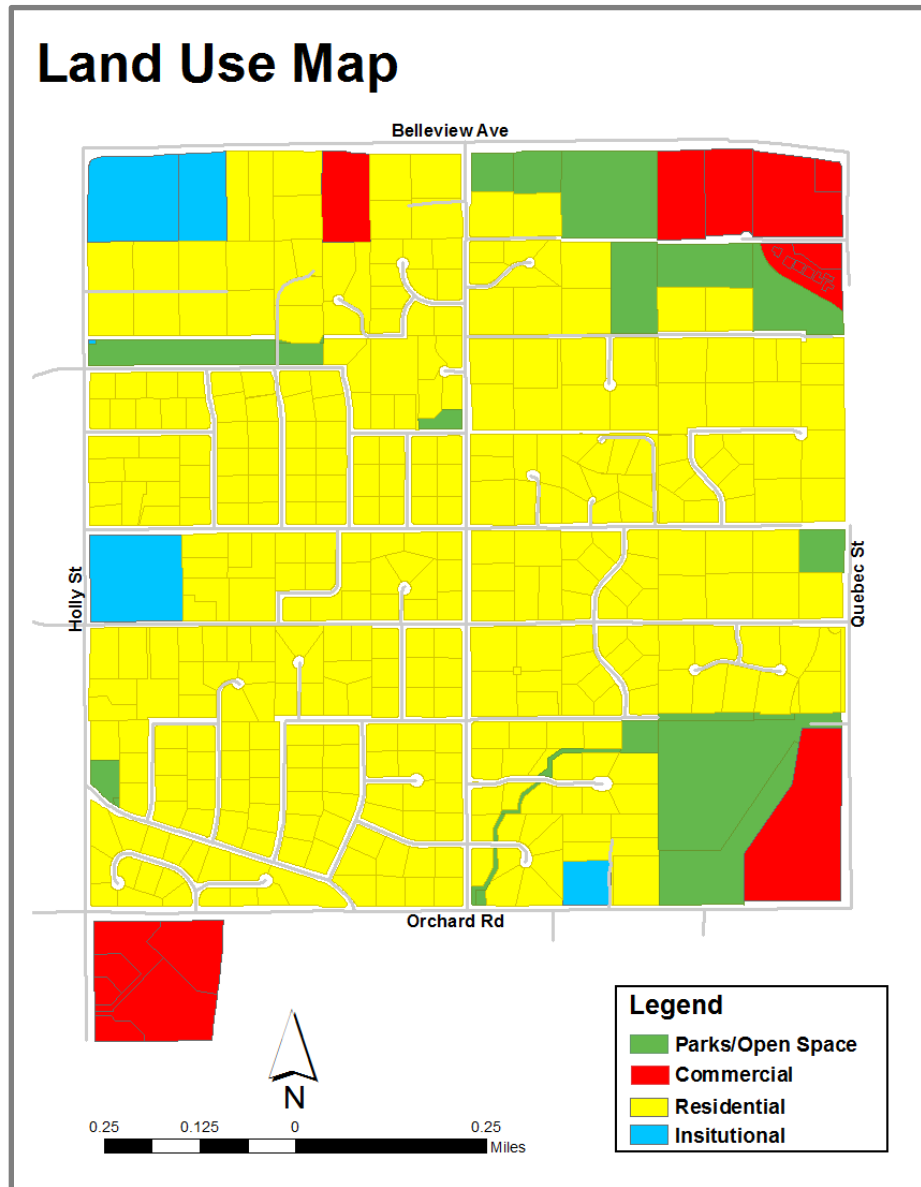
Homeowners Associations

There are three homeowners associations maintained in the Greenwood Hills planning area. The associated neighborhoods are shown in the related map.

- Greenwood Estates
- Greenwood Hills
- Ladera



Greenwood Hills Planning Area



THE GREENWOOD HILLS PLAN

Planning Area Vision

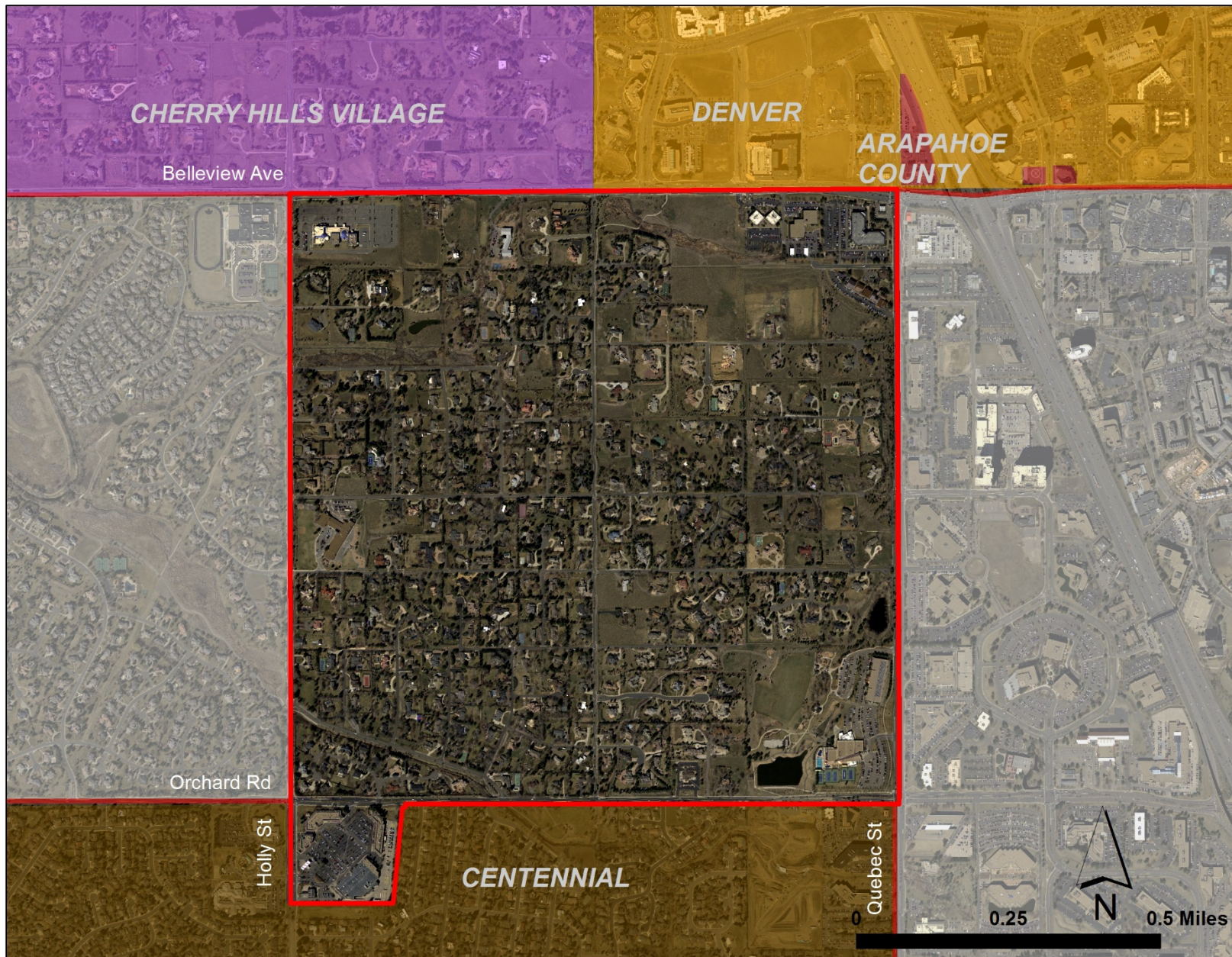
The planning area will retain its low density residential and attractive large-lot and rural character. Mature vegetation located in older neighborhoods will be preserved, while additional trees and other landscape enhancements will be located in developing areas. Significant views of the Rocky Mountains will remain an important feature of this planning area.

Planning for the community should entail all possible elements to protect tranquility, security, and quality of life from the impacts of transient automobiles, pedestrians and bicycle traffic, and from pollution, stormwater run-off, flooding, noise, and lights. The safety of children traveling to and from school shall be a paramount concern in trail planning, maintenance and improvements. No further nonresidential development (except open space) shall occur in the planning area.

Planning Area Goals, Objectives, & Policies

The goals/objectives have been associated with four primary categories for a residential planning area, including: land use, transportation, community services and amenities, and natural environment. Policy direction is provided, where appropriate, to further define the needs and interests of the planning area.

Greenwood Hills Planning Area



Greenwood Hills Planning Area

Land Use



Goal 1: Maintain the residential densities and high quality character of the planning area.

- Maintain the current residential density and semi-rural character of the planning area, including the current design and treatment of local roads in the planning area.
- Encourage and maintain the open character of the planning area.
- Prohibit the rezoning of properties to higher residential densities, except for transitional single-family residential for properties adjacent to Belleview Avenue that have no vehicular access to the greater neighborhood, subject to compliance with the broader goals of the planning area and not to exceed the prevailing density in the planning area.
- Prohibit new and expanded nonresidential uses (except for open space) within residential zone districts throughout the planning area.
- Ensure residential developments along Belleview Avenue provide a step down in land use intensity as a transition from roadway to adjacent residential properties.
- Minimize the lighting impacts from nonresidential areas.
- Preserve the natural beauty of the planning area.
- Maintain the appearance of large-lot residential areas with extensive landscaping.
- Protect the image, identity, quality, and character of the community as a whole, and the individual neighborhoods within the planning area.

Greenwood Hills Planning Area

Land Use

Goal 2: Protect against incompatible development.

- Ensure that all in-fill and redevelopment within the planning area is compatible with existing development.
- Protect adjacent residential areas from traffic, noise and lighting from Westlands Park.
- Coordinate with adjacent jurisdictions to achieve compatibility between new development and the planning area.



Goal 3: Provide a buffer between residential properties and commercial or employment properties.

- Ensure adequate buffers are provided with development and redevelopment within the planning area.
- Enhance the open space buffer along Quebec Street as landscaped areas, and/or improved parks with pedestrian and bike trails.



Goal 4: Ensure proper maintenance of residential properties throughout the planning area and any neighborhood commercial properties within or adjacent to the planning area.



Greenwood Hills Planning Area

Land Use



Goal 5: Preserve and protect mountain views

- Design buildings, streets, and landscaping to preserve and frame mountain views.
- Preserve and protect views corridors of the mountains with development and redevelopment within the planning area.



Goal 6: Encourage high quality landscaping

- Ensure high quality landscaping, compatible with aesthetic qualities of existing landscaping, is provided with development and redevelopment within the planning area.
- Promote high quality landscaping on developed properties.



Transportation

Goal 1: Minimize traffic congestion.

- Protect the internal planning area roadways by encouraging traffic on the external east-west roadways including Belleview Avenue and Arapahoe Road.
- Protect the internal planning area roadways by encouraging traffic on the north-south roadways including University Boulevard, Quebec Street, and Interstate 25.

Goal 2: Minimize traffic impacts on the residential neighborhoods.

- Encourage safe access to state and local roads in and out of neighborhoods.
- Discourage non-local through traffic in the planning area using innovative methods of traffic management.
- Discourage street extensions that would allow traffic to traverse the planning area.
- Maintain the disconnection of east-west residential streets from Quebec Street.

Goal 3: Minimize noise impacts.

- Support the use of attractive landscaped berms and/or noise walls for noise abatement along the periphery roadways to the planning area.
- Consider methods to alleviate the noise impacts along flight paths of airplanes utilizing Centennial Airport.

Goal 4: Provide safe routes for walking and riding bikes to schools, parks, recreational facilities, transit facilities and neighborhood amenities.



Greenwood Hills Planning Area



Community Services and Amenities

Goal 1: Maintain the high quality neighborhood trails and connections to regional trails.

- Maintain the existing recreational trails but do not promote the construction of any new recreational trails.
- Enhance pedestrian and bicycle connections along the periphery roadways to employment centers and schools.
- Maintain the existing pedestrian connections to the neighborhood marketplaces and community facilities including the library used by the planning area residents.

Goal 2: Maintain the accessibility to, appearance of, and amenities within the neighborhood parks.

- Maintain the high quality of neighborhood parks.
- Preserve natural parks.

Goal 3: Preserve the open spaces and maintain the recreational facilities within the planning area.

- Maintain the open space within the planning area.

Goal 4: Maintain the quality of life in the planning area by providing a high standards of community services.

- Ensure the resources provided by utility companies are maintained at a high level of service in the planning area.

Goal 5: Integrate schools into neighborhoods to ensure compatibility with residential and commercial properties.

Natural Environment

Goal 1: Seek a balance between the existing wildlife, current urban development, and quality of life.

- An emphasis should be placed on resident safety when evaluating the interface between wildlife and development.

Goal 2: Preserve the existing wetland areas, riparian environments, and aquatic habitats.

- Protect wetlands, riparian areas, and aquatic habitats in Greenwood Gulch and Prentice Gulch.
- Maintain Greenwood Gulch, Prentice Gulch, and other drainageways in their current state.
- Encourage natural features, such as natural drainageways, wetlands, trees and critical wildlife habitat areas to be incorporated into the design of developments.

Goal 3: Protect floodplains.

- Ensure that all development properly detains stormwater to minimize the impacts of flooding.
- Improve the quality of drainage systems to minimize flooding impacts.
- Encourage the use of drainageways as open space and recreation areas.

Goal 4: Protect water quality.

- Protect water quality in Greenwood Gulch and Prentice Gulch.



Greenwood Hills Planning Area

DRAWING NUMBER

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
RECORDED BY NUMBER 07549
POSITION LINE OF PLAT ON THIS LINE

DRAWING NUMBER

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
RECORDED BY NUMBER 07549
POSITION LINE OF PLAT ON THIS LINE

DRAWING NUMBER

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
RECORDED BY NUMBER 07549
POSITION LINE OF PLAT ON THIS LINE

MONACO HEIGHTS
PUD

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
RECORDED BY NUMBER 07549
POSITION LINE OF PLAT ON THIS LINE

MONACO HEIGHTS

A PLANNED UNIT DEVELOPMENT PRELIMINARY PLAT

LEGAL DESCRIPTION

A PARCEL OF LAND BEING ALL OF LOTS 121 AND 122 AS SHOWN ON THE PLAT OF CLARK COLONY NO. 3, AS RECORDED IN THE ARAPAHO COUNTY CLERK AND RECORDERS OFFICE IN BOOK A-2 ON PAGE 39, RECEPTION NO. 1246, DATED APRIL 13, 1893.

EXECUTED THIS 13th DAY OF March, A.D. 1978

OWNERS:

G.C. VENTURE, A JOINT VENTURE

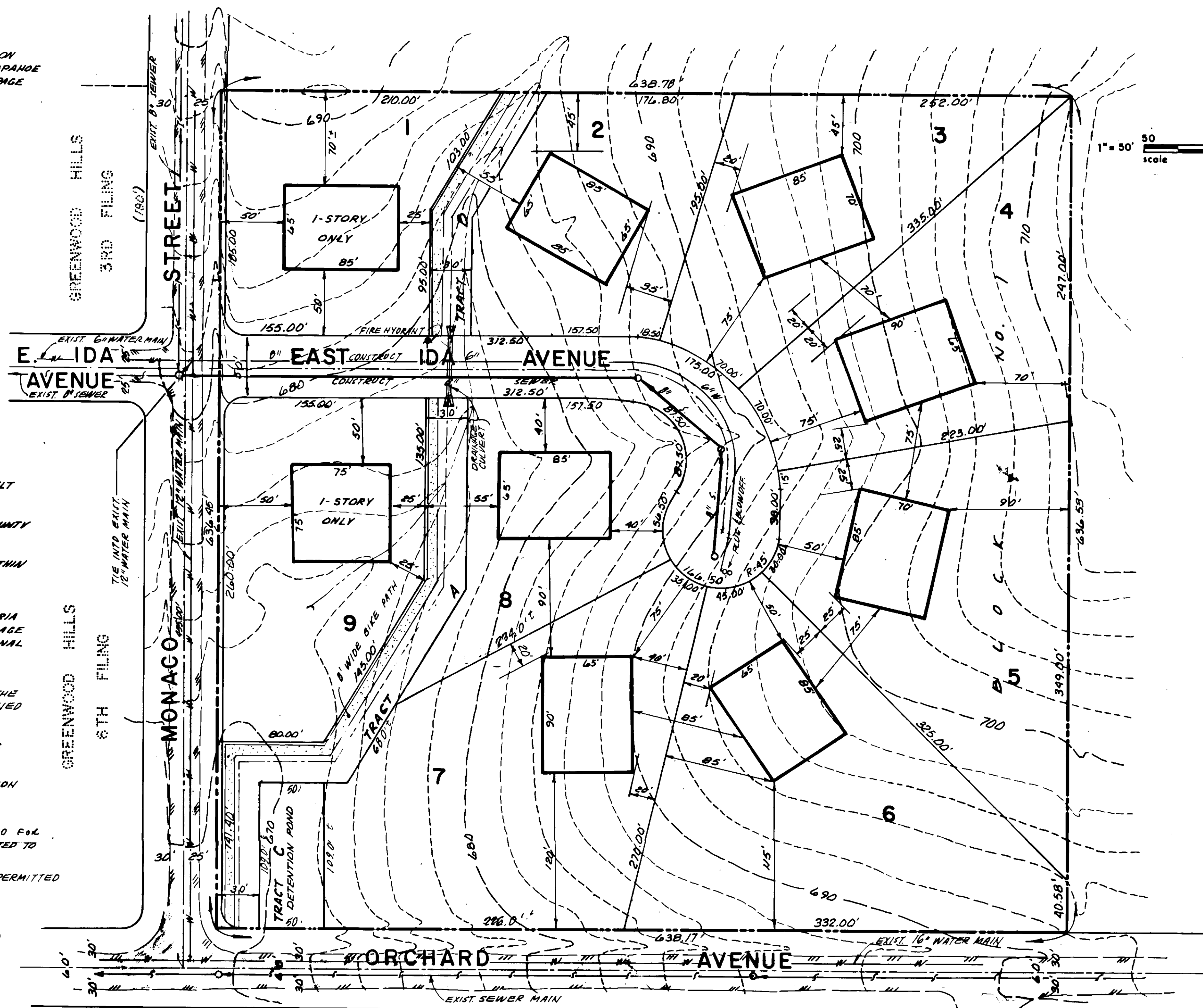
William B. Kemper

BY: MR. WILLIAM B. KEMPER, A JOINT ADVENTURER

NOTES

1. NET TOTAL LAND AREA 9.9 ACRES
GROSS TOTAL LAND AREA 10.15 ACRES
2. LOT SIZES:
LOTS 1, 2, 8, 9 LESS THAN 0.80 AC.
3, 4, 5, 6, 7 GREATER THAN 0.80 AC.
3. SET BACK REQUIREMENTS:
FRONT REAR SIDE FROM GREENBELT
40' MIN. 45' MIN. 80' MIN. 85' MIN.
4. ROADS: ALL ROADS SHALL BE PAVED TO ARAPAHO COUNTY STANDARDS.
5. TIME SCHEDULE: CONSTRUCTION SHALL COMMENCE WITHIN NINE MONTHS AFTER APPROVAL OF THE FINAL PLAT.
6. THE 100 YEAR FLOOD PLAIN PER A DRAINAGE STUDY IN ACCORDANCE WITH THE URBAN STORM DRAINAGE CRITERIA MANUAL AND ARAPAHO COUNTY AND GREENWOOD VILLAGE DRAINAGE CRITERIA, SHALL BE DELINEATED ON THE FINAL PLAT AND IMPROVEMENT SURVEYS.
7. TRACT A AND B TO HAVE DRAINAGE WAY AND 8' WIDE BICYCLE PATH AND TO BE CONSTRUCTED BY THE DEVELOPER AND WILL BE DEDICATED TO AND MAINTAINED BY THE CITY OF GREENWOOD VILLAGE.
8. MAXIMUM BUILDING HEIGHT FOR LOTS 1 & 9 ONE-STORY, LOTS 2-8, 28'.
9. TRACT C TO BE USED FOR DRAINAGE AND DETENTION POND PURPOSES AND TO BE DEDICATED TO THE CITY OF GREENWOOD VILLAGE.
10. PUBLIC ACCESS BY HORSE, BIKES, OR PEDESTRIAN IS GRANTED FOR TRACTS A & B. MOTORIZED VEHICLES ACCESS IS LIMITED TO CITY OF GREENWOOD VILLAGE.
11. NO BUILDINGS OR ANY PERMANENT CONSTRUCTION WILL BE PERMITTED WITHIN TRACT A, B AND C.
12. ANY LANDSCAPING WITHIN TRACT A, B AND C MUST BE APPROVED BY THE CITY PLANNER OF GREENWOOD VILLAGE.

See Plat for Note restricting open space



APPROVALS

THIS PLAT WAS APPROVED BY THE CITY OF GREENWOOD VILLAGE PLANNING COMMISSION THIS 10 DAY OF JUNE A.D. 1978

David D. Dwyer
CHAIRMAN

APPROVED BY THE GREENWOOD VILLAGE CITY COUNCIL, STATE OF COLORADO, WITNESS MY HAND AND THE CORPORATE SEAL OF GREENWOOD VILLAGE THIS 10 DAY OF JUNE A.D. 1978

Samuel J. Jenkins
CHAIRMAN

RECORDATION

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ARAPAHO COUNTY AT 3:55 AM, ON THE 14th DAY OF JUNE, A.D. 1978 IN BOOK 35 PAGE 131 MAP RECEPTION 1752999

Margaret Evans
COUNTY CLERK AND RECORDER
By Margaret Evans Deputy

TOURS CORPORATION
11059 E. BETHANY DR., SUITE 204
AURORA, COLORADO 80014
TELEPHONE (303) 750-6453

Staff Report

Case No. PZ-26-00033 - VAR

Board of Adjustments & Appeals

August 27th, 2026

Subject Property Address:

11 Sunset Lane, Greenwood Village, CO 80121

Project Size / Zoning:

0.59 Acres / R-1.0

Comprehensive Plan Planning Area:

West End Planning Area

Applicant:

Brandi Jennings
324 E. Orchard Road
Denver, CO 80111

Property Owner:

Lori Pate; Michel Goulet

Request:

A variance request to allow for modifications to the principal structure encroaching in the side yard setback

Staff Recommendation:

Approval

Exhibits:

1. Zoning Map, Aerial Imagery, and Site Photos
2. Variance Application
3. Applicant Plan with Staff Markups
4. Greenwood Village Comprehensive Plan – West End Planning Area
5. Letter of Support

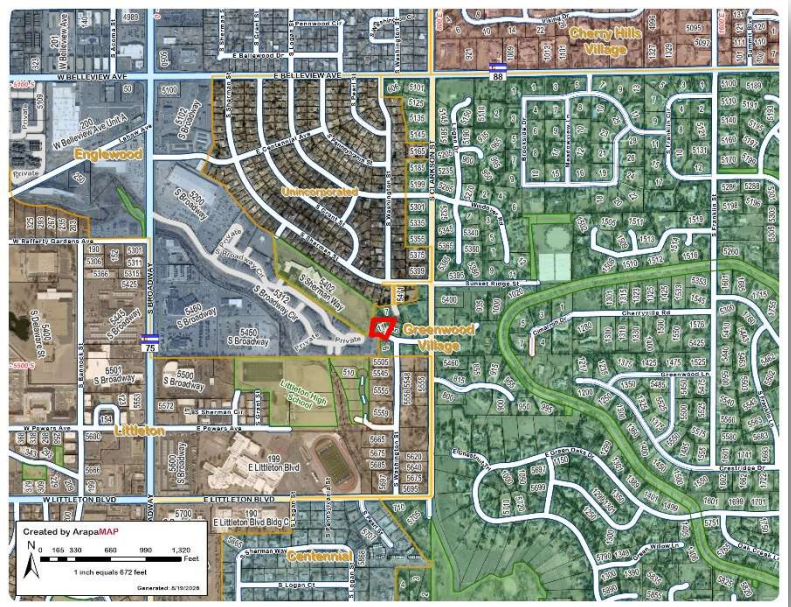
Staff

Jonathan Mehki
Planner I
jmehki@greenwoodvillage.com
(303) 486 - 5748

Public Notice & Comments – As of 8/20/2026

No. Sent	Comments Received	Support	Oppose
4	1	1 ¹	0

Public Notice was provided as required by the Land Development Code ('LDC', Section 16-2-270). The affidavits of mailing and postings will be presented at the August 27th, 2026 hearing.



Executive Summary

The Applicant is requesting a variance to Section 16-8-40(a)(1) of the Land Development Code (LDC) to allow for modifications to the principal structure encroaching in the side yard setback at 11 Sunset Ln., Greenwood Village, CO 80121. The maximum encroachment is 17 linear feet into the side yard setback.

¹ A letter of support from an adjacent property owner was received but was not a result of noticing procedures. This letter was provided by the Applicant to Staff prior to official notice procedures being conducted.

Background

- The subject property is in the West End Planning Area of the Greenwood Village Comprehensive Plan.
- The subject property is zoned R-1.0 and subject to the LDC zoning regulations regarding setbacks provided in Section 16-8-40.
- The existing home was built in 1959.
- The home is legally nonconforming in regard to setbacks, with the existing principal structure encroaching into both the front and side setbacks. From all available data, the current footprint of the home has remained since at least 1980.
- The current owners purchased the property in March of 2026.

Applicant Requests

Summary of Variance Requests		
Side Yard Setback Variance		
Principal structure modifications encroaching into the side yard setback established in Section 16-8-40 of the LDC	Percentage of setback encroachment	17% of total setback area
	Maximum linear (distance) encroachment	17 feet from the side property line
	Area of encroachment	1,303 square feet

Analysis

Staff have reviewed the request to modify the principal structure exceeding the side principal structure setback and find that the site's shape and orientation create an undue hardship that meets the Approval Criteria for relief from the side yard setback regulations established in section 16-8-40 of the LDC.

With respect to existing site conditions, Staff acknowledges that the home was built before annexation into the City of Greenwood Village, being platted and built within the previous Arapahoe County development standards at the time (1959).

The irregular shape of the plat, location of the existing principal structure, and the R-1.0 Zoning District setbacks limit the buildable area of the parcel to 17% of the total property area. While the zoning district is meant to emphasize open space, the shape and area of the specific parcel limit the ability of the homeowner to modify a substantial portion of the home without reducing the size of the home. Staff finds that the variance request is consistent with the intent and purpose of the R-1.0 zoning district.

While the Applicant requests to increase the nonconforming portion of the principal structure in regard to area, the request results in a reduction in the total linear encroachment of the principal structure by 3 feet. Much of the area proposed to be encroaching in the side yard setback is for the construction of a covered patio, which has less visual impact on adjacent neighbors than the existing structure currently within the side yard. The proposed encroachment would not create visual or privacy impacts beyond what is typical for structures within this zoning district.

In order to obtain a permit for the proposed structure, the Applicant must follow all other requirements of the City, including any other regulations subject to the parcel outlaid by the Land Development Code, Greenwood Village Drainage Criteria, and the currently adopted International Residential Code. These regulations will ensure any impacts regarding drainage, public health, safety, and welfare are appropriately addressed at the permit review level. Staff notes that the proposal would not result in significant, unique, and/or chronic adverse impacts on the use of adjacent properties.

Approval Criteria

Prior to approval of a variance, the BOAA shall make findings concerning the criteria listed below. For a variance to be granted, the request must meet at least one Criterion from Section A and all of the Criteria from Section B, in the determination of the BOAA. Staff's findings are presented in the tables below:

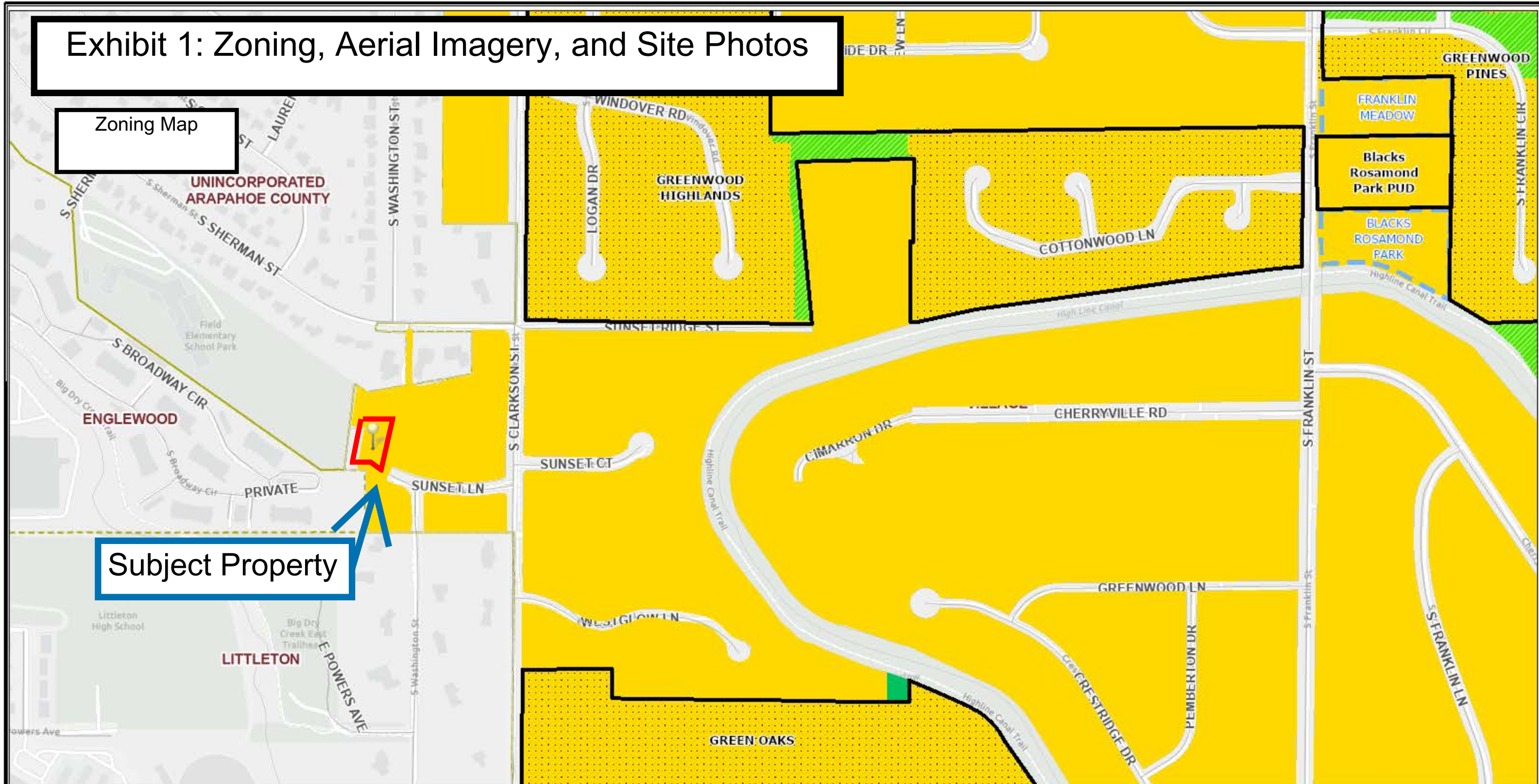
Section A Criterion	Finding	Rationale
1. The existence of special conditions or circumstances, such as size, shape, location, topography or surroundings of the land, structure or building involved, which deprive the applicant of privileges enjoyed by owners of other properties in the vicinity or in the same zone district; or	Yes	Staff finds that special conditions exist on the property that justify exceeding the side yard setback. The unusual orientation of the plat and structure along with the size of the parcel as compared to the zoning district prevents the modification of the structure in a reasonable, normal, and regular manner.
2. The variance is necessary and appropriate to make possible the reasonable use of the land or the structures on the property; or	No	The Applicants currently have reasonable use of the property for the lot's primary purpose which is a dwelling unit.
3. The variance will ameliorate a difficulty which did not result from the acts or omissions of the applicant.	Yes	The difficulty results from the property's pre-existing legal nonconformity - a structure built in 1959 under prior Arapahoe County development standards on an irregularly shaped lot - which predates the current zoning and the owners' purchase of the property in of March 2026.

Section B Criterion	Finding	Rationale
1. The variance will be in harmony with and not alter or weaken the spirit and purpose or essential character of the zoning for the zone district in which the property is located.	Yes	Staff finds that the harmony and spirit of the R-1.0 zone district will not be impacted. Many nearby properties have nonconforming principal structures, and the variance reduces the linear encroachment of the existing home.
2. The variance will not substantially or permanently injure the appropriate use of adjacent properties in the same zone district.	Yes	Staff finds that the use of adjacent properties is not injured by the variance. The proposed patio has less visual impact than the existing encroaching structure, and the overall linear encroachment of the principal structure is reduced by 3 feet.
3. The variance will not be detrimental to the public health, safety or welfare.	Yes	Staff finds that the variance will not harm public health, safety, or welfare. No exterior lighting or structures are proposed that would result in significant, unique, or chronic adverse impacts on adjacent properties, and the Applicant remains subject to all other City requirements, including those governing drainage and safety.

Exhibit 1: Zoning, Aerial Imagery, and Site Photos

Zoning Map

Subject Property



CITY OF
— EV —
GREENWOOD VILLAGE
COLORADO

CITY OF GREENWOOD VILLAGE
CITY OF GREENWOOD VILLAGE

Override 1

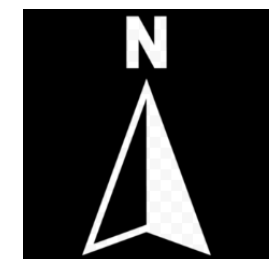
Site Development Plan

 Subdivision with Dev Standard
 R-1.0 (Residential 1.0)
 R-1.0 PUD (Residential 1.0 PUD)

 O-1 (Open Space)
 O-2 (Open Space)

 Proposed Development Projects Web
 Local Road

 Jurisdictional Boundary



Date Printed: 8/18/2026

A horizontal scale bar with a black segment from 0 to 230 and a white segment from 230 to 460. The unit 'ft' is centered below the bar.

Disclaimer: Greenwood Village makes no warranty as to the accuracy of this map and assumes no responsibility or liability to any user. This map is not a legal document. It is intended to serve as a graphical representation only.

Current Imagery

Subject Property

South Washington Street

Sunset Lane

5501 S CLARKSON ST

4 SUNSET LN

6 SUNSET LN

5322 S BROADWAY CIR

5475 S CLARKSON ST

3 SUNSET LN

5 SUNSET LN

21 SUNSET LN

55 S CLARKSON ST

7 SUNSET LN

5402 S SHERMAN WAY

5401 S CLARKSON ST

5481 S SHERMAN ST

5471 S SHERMAN ST

5461 S SHERMAN ST

5451 S SHERMAN ST

5441 S SHERMAN ST

5431 S SHERMAN ST



Historic Imagery



Historic Imagery



Front Yard



Side Yard



Front Yard Existing



Rear yard facade



Side Yard





Planning & Development Permit Application

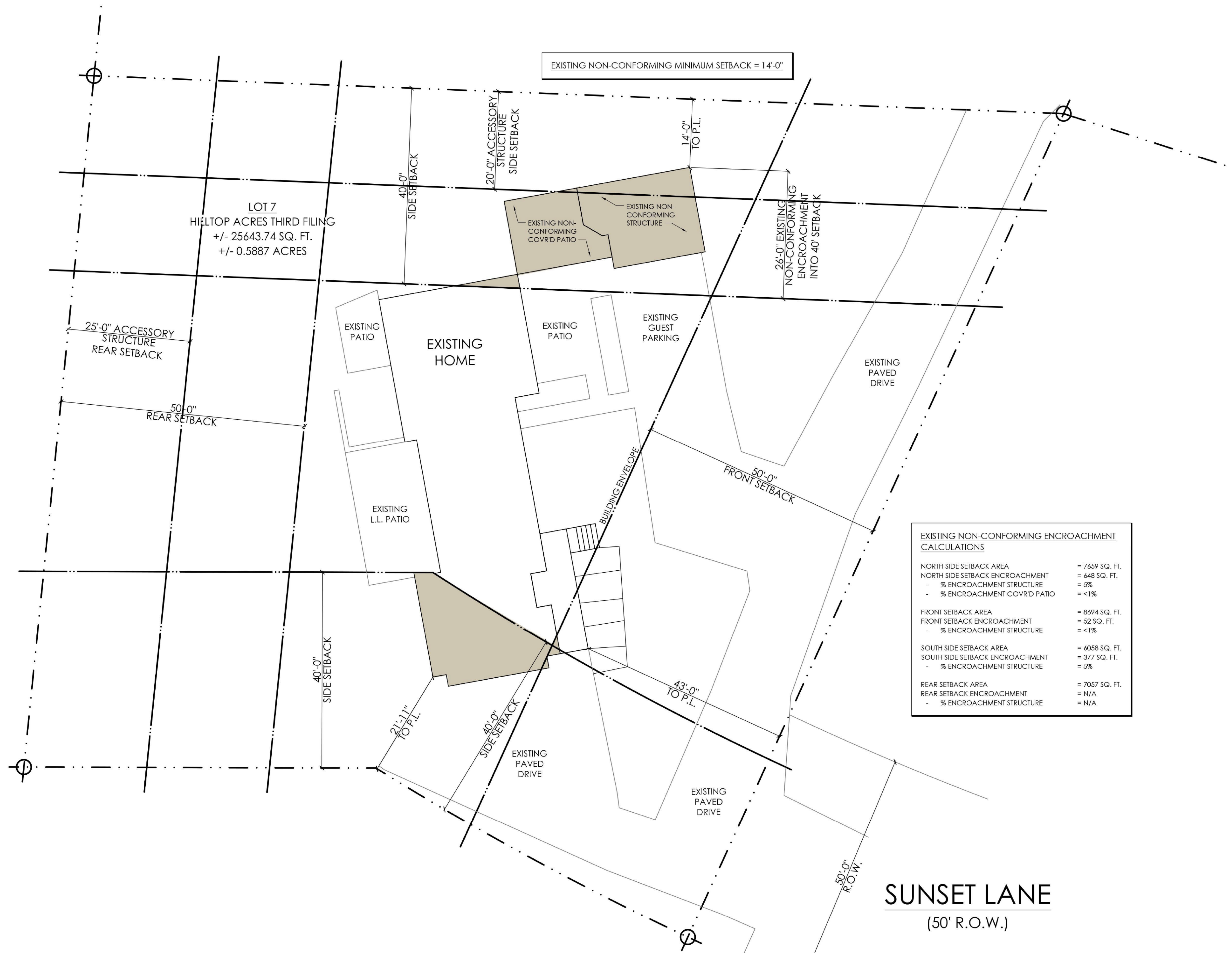
Monday, May 18, 2026
City of Greenwood Village
Community Development
6060 South Quebec Street
Greenwood Village, CO 80111
Office: (303) 486-5783
comdev@greenwoodvillage.com

New Permit Application

Project Number	PZ-26-00033
Project Address	11 SUNSET LN, GREENWOOD VILLAGE, CO, 80121
Project Name	Brandi Jennings
Project Type	Residential Variances & Appeals
Project Description	Residential Variance
Owner Name	SHEARER FAMILY TRUST
Owner Contact Name	
Owner Address	
Owner Phone	
Owner Email	
Architect Business Name	
Architect Contact Name	
Architect Address	
Architect Phone	
Architect Email	
Applicant Role	
Applicant Name	Brandi Jennings
Applicant Phone Number	
Applicant Email Address	
Submit Date	5/18/2026 12:40:30PM

All Application Questions and Answers

<u>Application Question</u>	<u>Answer</u>
Pre-App Completed?	Y
Description of Variance Request	- The subject property currently features an existing, legally non-conforming structure that sits just 14 feet from the north property line, well within the required 40-foot setback. Our proposed design directly addresses this condition by pulling the home back to a 17-foot setback, significantly reducing the severity of the existing north side non-conformity. Additionally, we are requesting a variance for a new deck off the primary suite; while this does encroach into the side setback, it is situated well behind the existing non-conforming footprint and will not impact neighboring sightlines. Lastly, the plan includes a covered patio off the great room that would encroach, only slightly, into the rear setback. Overall, this thoughtful design mitigates the property's most prominent non-conformity while ensuring the new improvements remain visually unobtrusive to neighboring lots.
Code section from which variance is requested:	Section 16-8-40. Setbacks
Lot Area (acres)	0.59 acres
Length of Encroachment (if applicable): Linear	- 23' n setback, 16' s setback, 2' rear
Area of Encroachment (if applicable): Square Feet	- See table on proposed site plan
Height of Encroachment (if applicable): Feet	n/a



1" = 10 feet

6.17.26

SITE PLAN_EXISTING

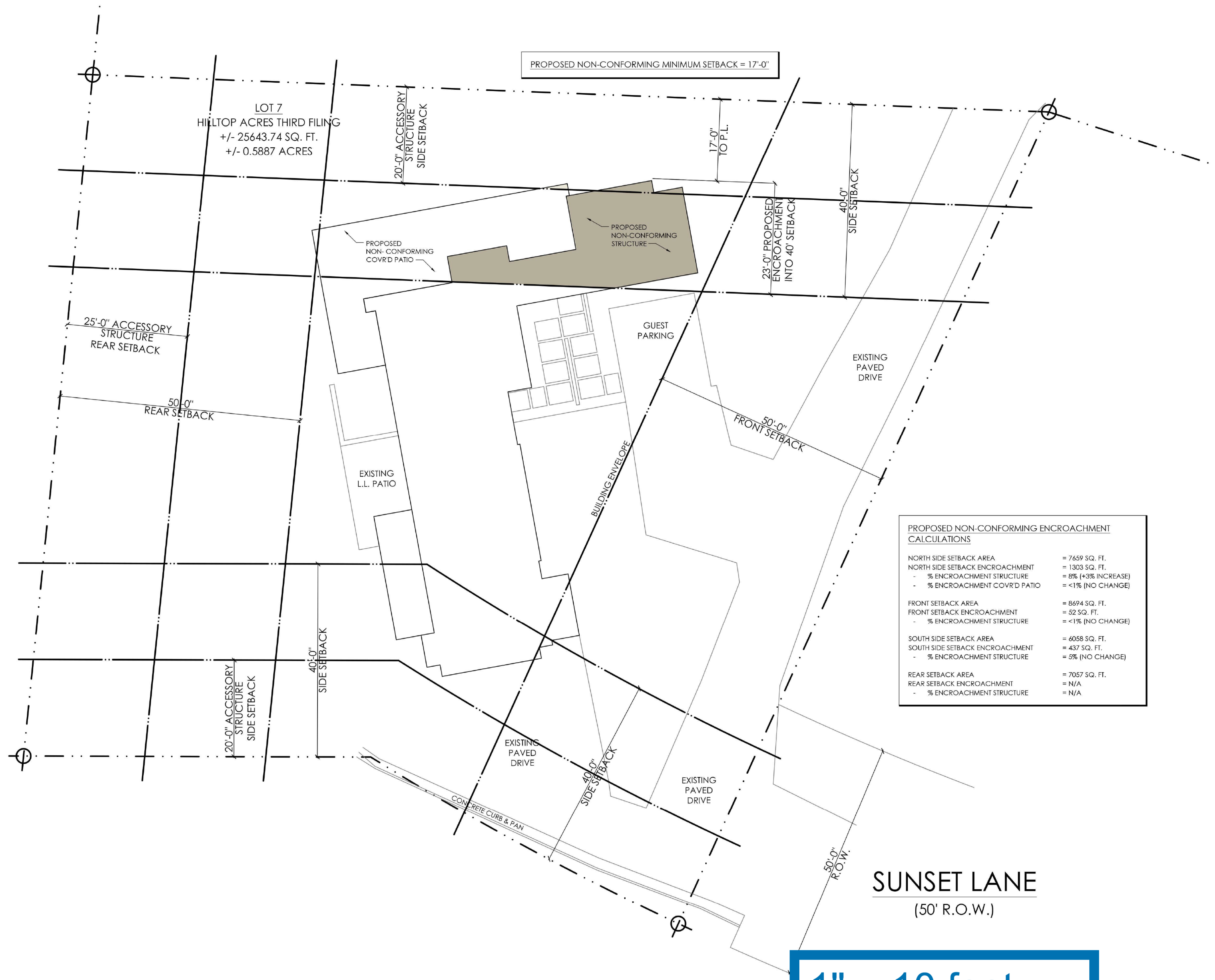
PRIVATE RESIDENCE ADDITION | 11 SUNSET LANE GREENWOOD VILLAGE, COLORADO

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS
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SNST-2601





PROPOSED NON-CONFORMING ENCROACHMENT CALCULATIONS	
NORTH SIDE SETBACK AREA	= 7659 SQ. FT.
NORTH SIDE SETBACK ENCROACHMENT	= 1303 SQ. FT.
- % ENCROACHMENT STRUCTURE	= 8% (+3% INCREASE)
- % ENCROACHMENT COVER'D PATIO	= <1% (NO CHANGE)
FRONT SETBACK AREA	= 8694 SQ. FT.
FRONT SETBACK ENCROACHMENT	= 52 SQ. FT.
- % ENCROACHMENT STRUCTURE	= <1% (NO CHANGE)
SOUTH SIDE SETBACK AREA	= 6058 SQ. FT.
SOUTH SIDE SETBACK ENCROACHMENT	= 437 SQ. FT.
- % ENCROACHMENT STRUCTURE	= 5% (NO CHANGE)
REAR SETBACK AREA	= 7057 SQ. FT.
REAR SETBACK ENCROACHMENT	= N/A
- % ENCROACHMENT STRUCTURE	= N/A

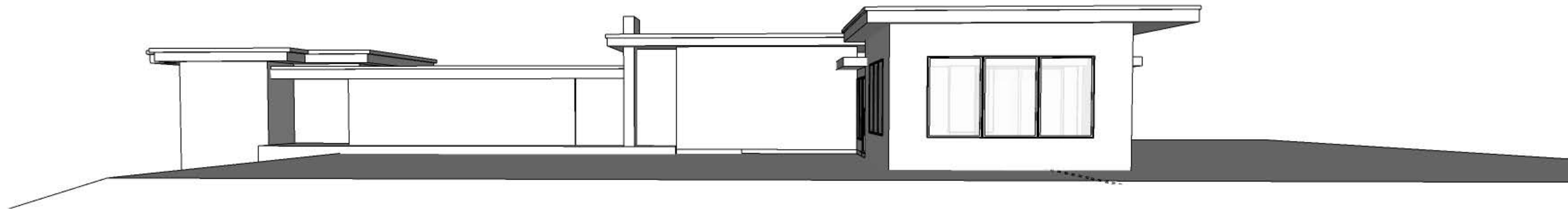
SITE PLAN_PROPOSED

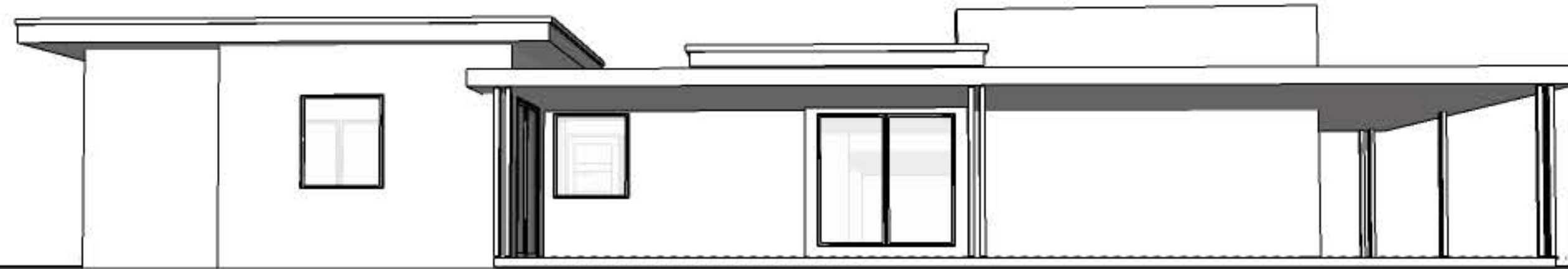
PRIVATE RESIDENCE ADDITION | 11 SUNSET LANE
GREENWOOD VILLAGE, COLORADO

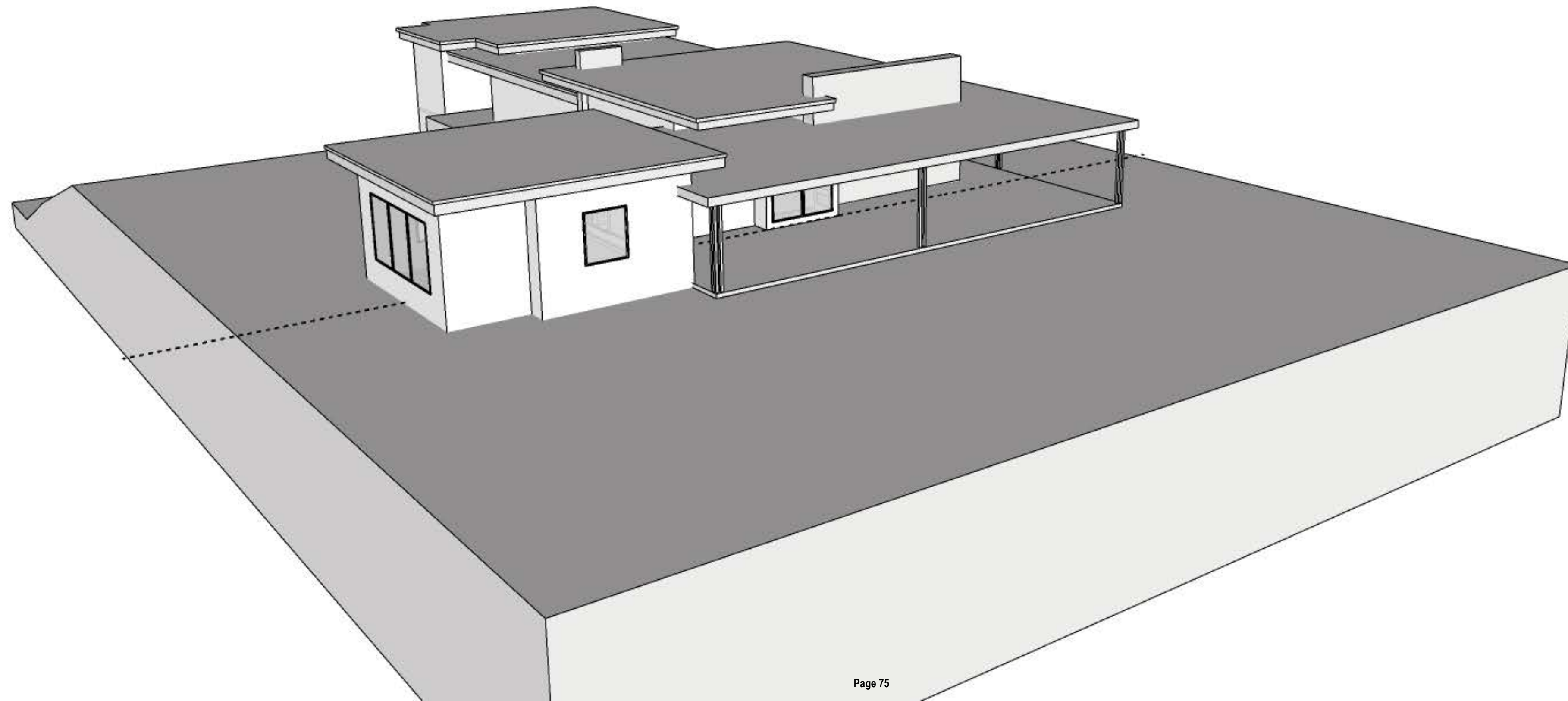
NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

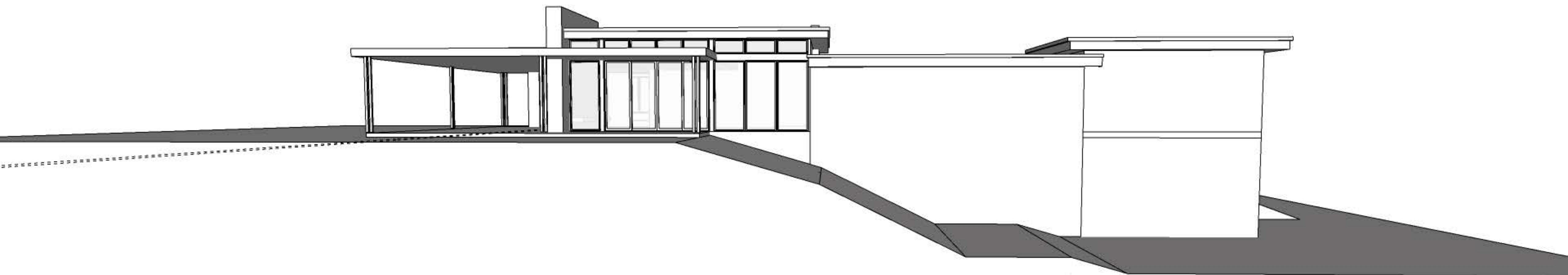
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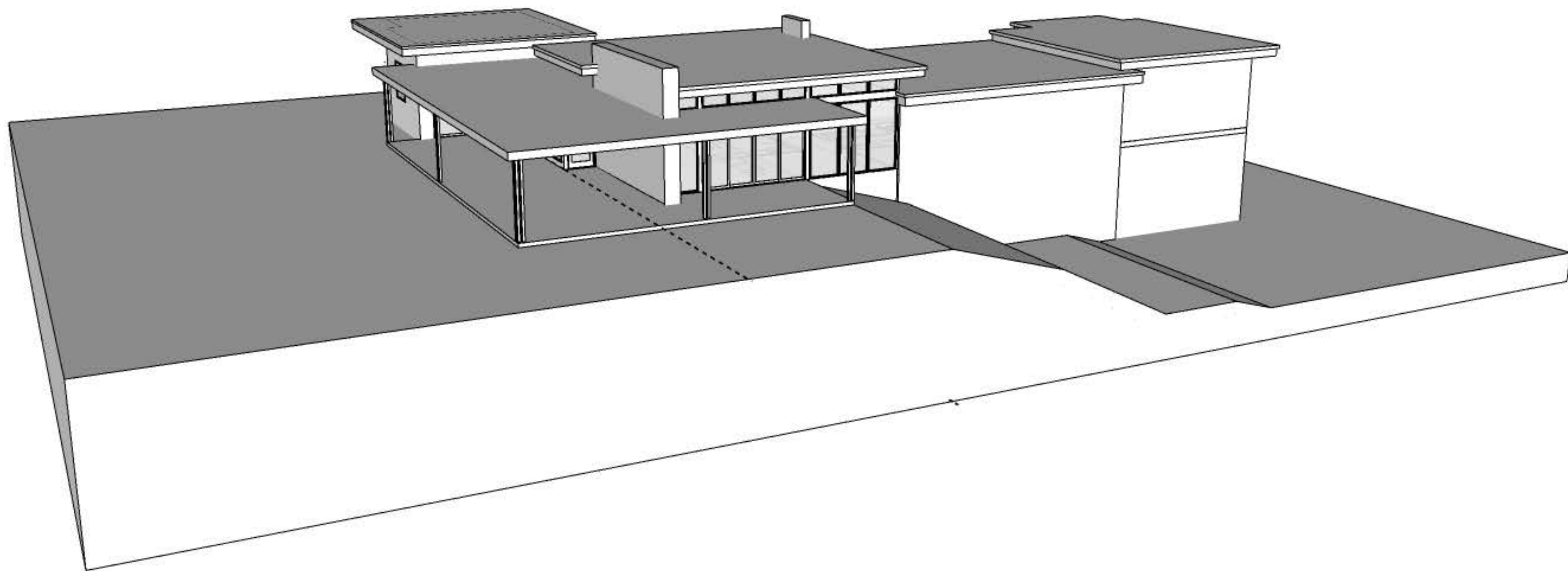










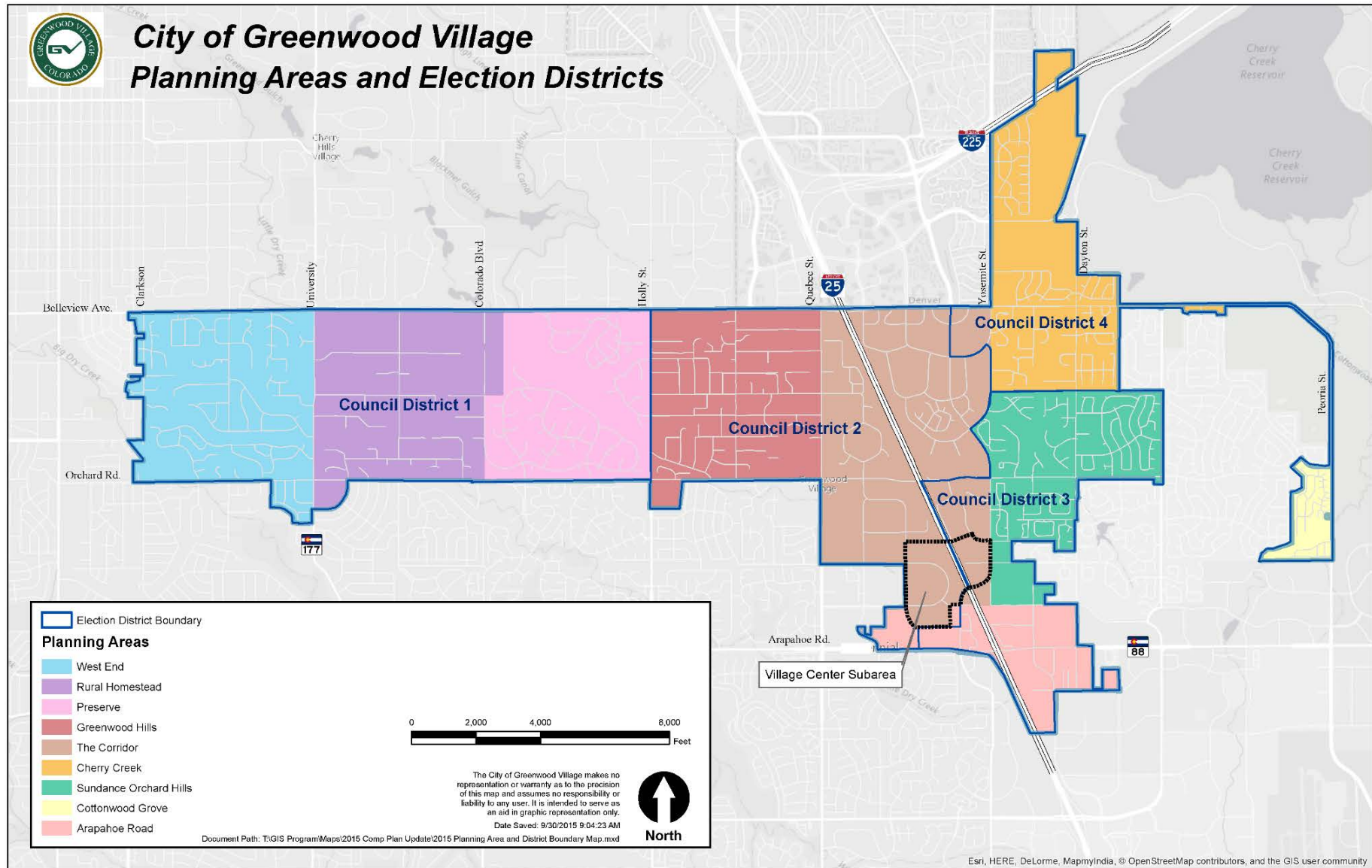


GREENWOOD VILLAGE



COMPREHENSIVE PLAN

Planning Areas



West End Planning Area

CHAPTER CONTENT

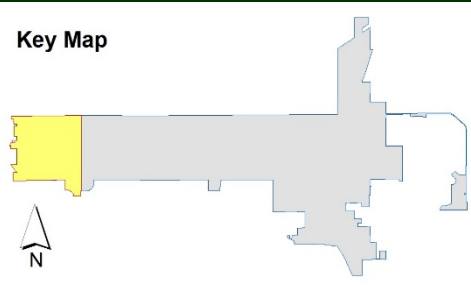
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Land Use
Transportation
Community Services & Amenities
Natural Environment

Key Map



PLANNING AREA DESCRIPTION

Planning Area Boundaries

The West End planning area is located on the far west side of Greenwood Village as shown in the Key Map below. Generally, the planning area is bounded by Belleview Avenue on the north side, University Boulevard on the east, Orchard Road on the south, and Clarkson Street on the west. The planning area also includes a neighborhood commercial area and residential development located south of Orchard Road along the west side of University Boulevard.

Planning Area History

This planning area was part of the original Village when the Village was incorporated in 1950, with the exception of the Greenwood Highlands Subdivision. This area became a part of the Village in 1974. An additional commercial and residential area south of Orchard Road and west of University Boulevard was annexed in 1999.



West End Planning Area



WEST END CHARACTER

Natural Environment

There is mature vegetation, extensive landscaping, and significant natural areas located along the High Line Canal and in Rollin D. Barnard Park.

Built Environment

The character of the planning area is generally homogeneous with the following characteristics:

- **Land Uses:** The neighborhoods are comprised of single family detached residential dwellings, with neighborhood-oriented commercial uses in the southeast corner of the planning area.
- **Residential Density:** The single family neighborhoods consist of an average of one dwelling unit per acre.
- **Street Characteristics:** Paved streets with valley pan or drainage ditches are prevalent.
- **Landscape:** A mix of manicured, irrigated landscape areas and natural vegetation are found throughout the planning area.

WEST END INVENTORY

Utilities/Services

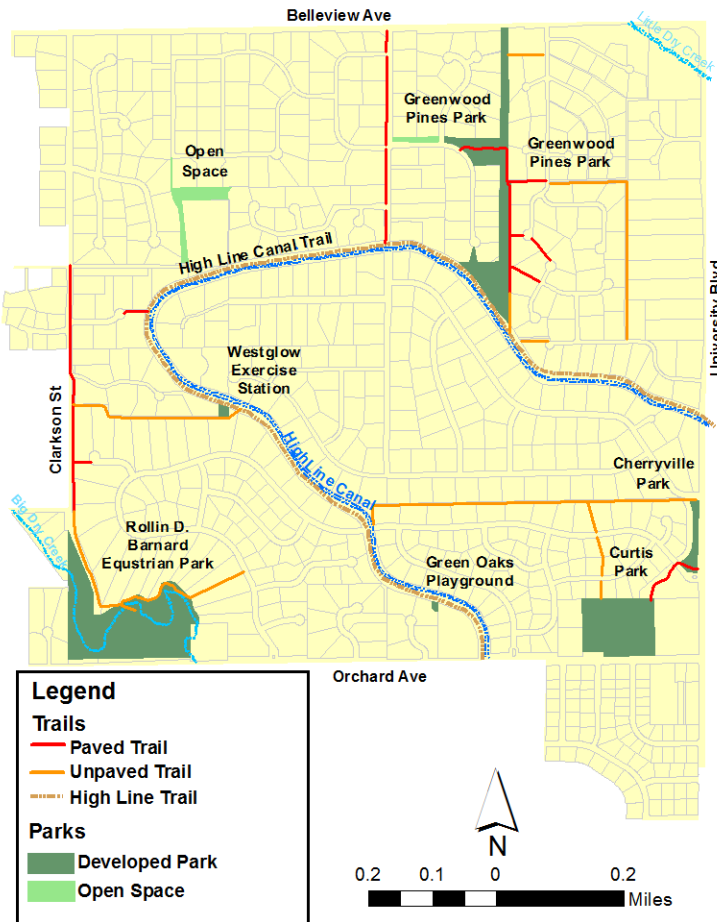
The following utility/service providers serve the West End planning area:

- School Districts: Littleton School District, Cherry Creek School District
- Sanitation: Greenwood Village, South Englewood District No. 1, South Arapahoe, Southgate
- Water: Southeast Englewood, Greenwood Village
- Metro Districts: None
- Fire District: Littleton Fire Protection District, South Metro Fire Rescue District



West End Planning Area

Parks and Trails



Planning Area Facilities

Recreation

Parks provide both active and passive recreation space, while open space is restricted to only passive recreation. The amount of parks, open space and trails in the planning area consist of the following:

- Developed Parks: 29.98 acres
- Open Space: 1.45 acres
- Bike Paths: 3.03 miles
- Equestrian Paths: 1.86 miles

Parks

The following parks are located in the West End planning area:

- Rollin D. Barnard Park
- Curtis Park
- Greenwood Pines Park
- Cherryville Park
- Green Oaks Playground
- Westglow Exercise Station

Other Public Facilities

There are two public facilities in this planning area, which are shown on the Parks & Trails Map:

- Curtis Arts and Humanities Center
- High Line Canal Trail

Public Schools – None

West End Planning Area

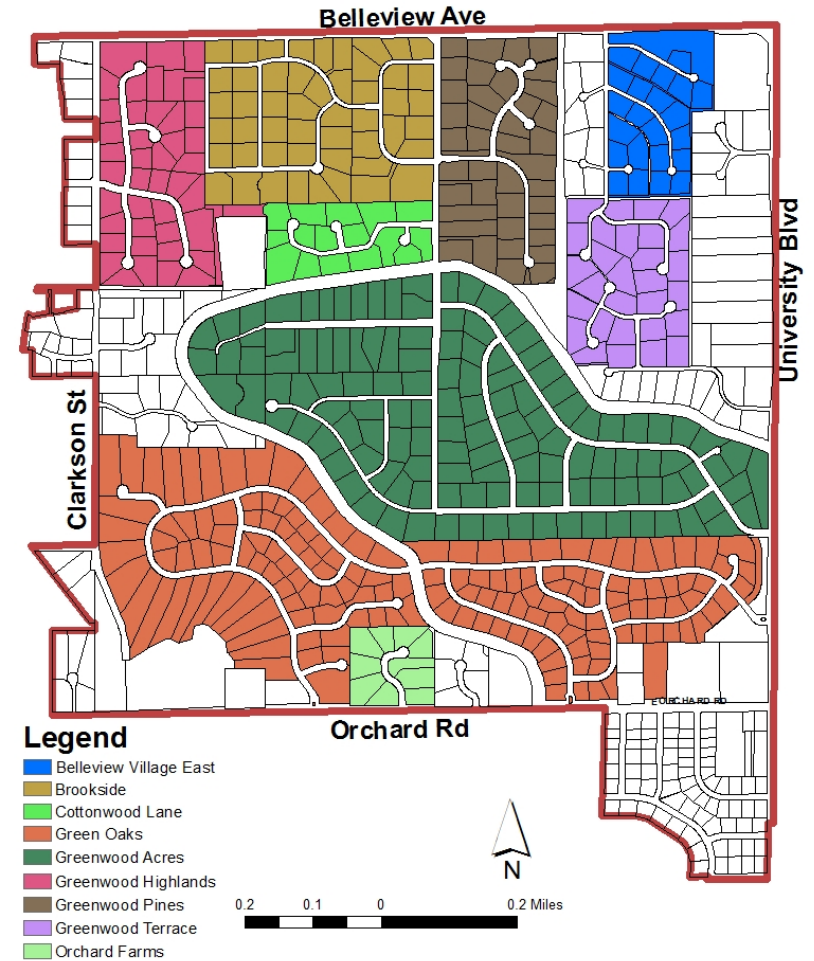
Homeowners Associations

There are eight homeowners associations maintained in the West End planning area. The associated neighborhoods are shown in the related map.

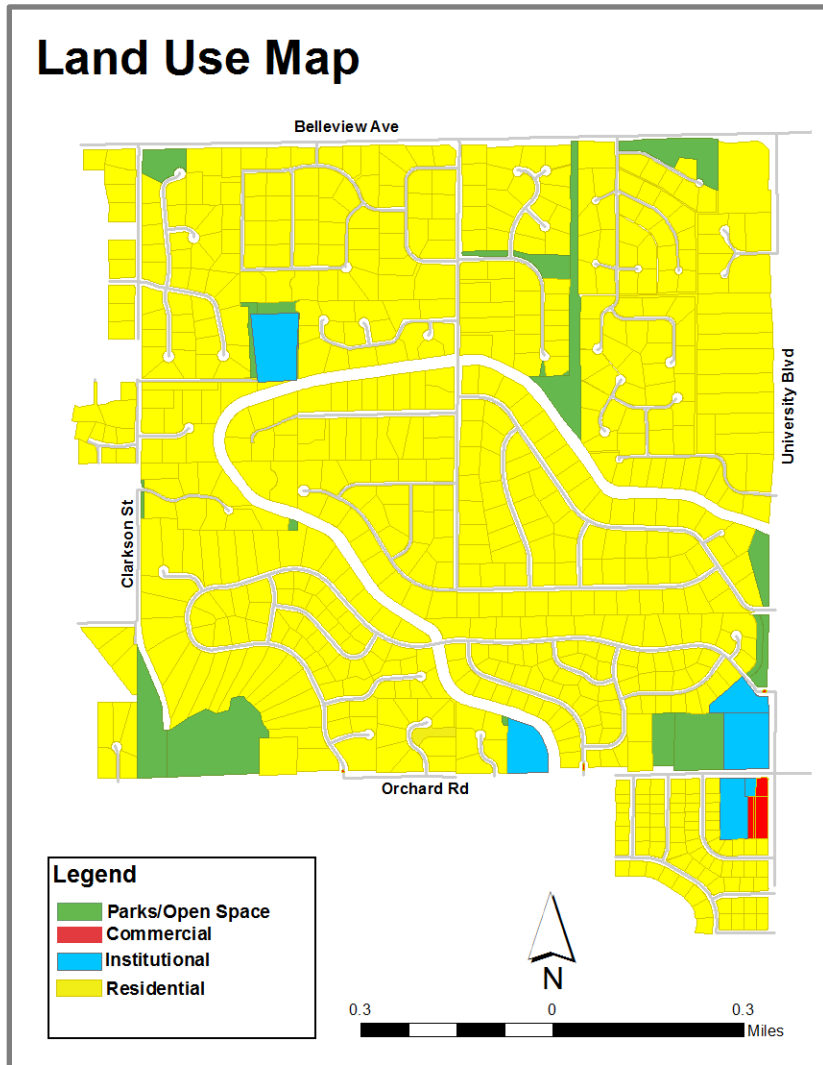
Bellevue Village East
Brookside
Cottonwood Lane
Green Oaks
Greenwood Acres
Greenwood Highlands
Greenwood Pines
Greenwood Terrace
Orchard Farms



Homeowners Associations



West End Planning Area



THE WEST END PLAN

Planning Area Vision

The planning area will maintain the low density, large-lot rural character. Alterations to residential properties will be consistent with the existing character of the planning area. The Cherry Crest Shopette (as well as Cherry Hills Marketplace, just outside of the planning area) will serve as the focal point of commerce in the area.

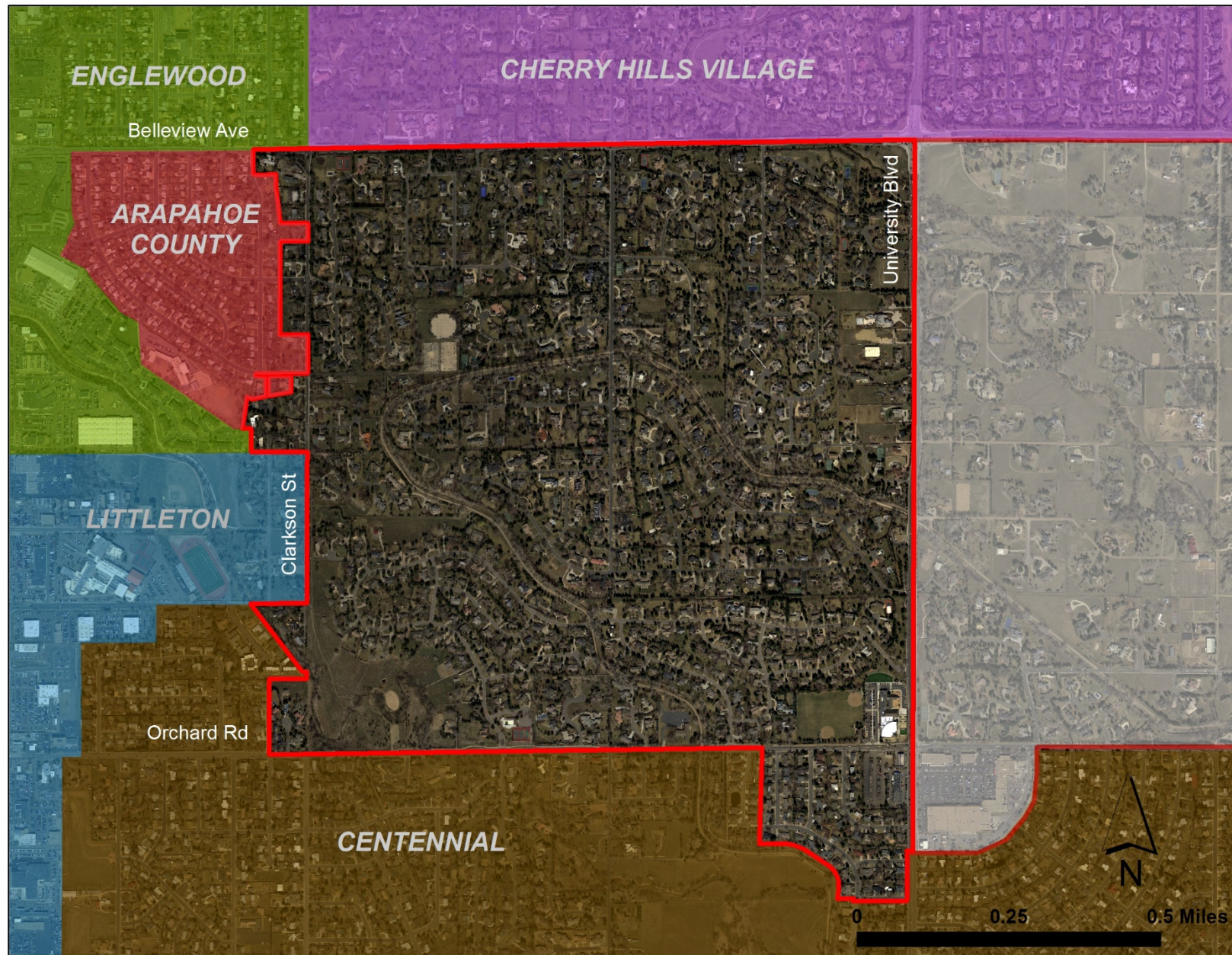
The planning area will continue to provide convenient and safe bicycle and pedestrian travel opportunities and encourage improved connections and access points to the neighborhood marketplaces, parks, community trails, and open space. The area will support extensive landscaping along Bellevue Avenue, University Boulevard, and Orchard Road to maintain the image and character of the planning area.

Equestrian trails will be maintained to preserve the unique rural lifestyle of the planning area. The equestrian park (Rollin D. Barnard Park) located on the west side of the planning area will be protected to promote the unique rural lifestyle of the area and the Village.

Planning Area Goals, Objectives, & Policies

The goals/objectives have been associated with four primary categories for a residential planning area, including: land use, transportation, community services and amenities, and natural environment. Policy direction is provided, where appropriate, to further define the needs and interests of the planning area.

West End Planning Area



West End Planning Area

Land Use



Goal 1: Maintain the residential densities and high quality character of the planning area.

- Maintain the current density of one dwelling unit per acre within the planning area.
- Maintain existing distances between buildings in residential areas to preserve the low density character of the planning area.
- Maintain the appearance of large-lot residential areas with extensive landscaping and preserving mature vegetation.
- Protect existing equestrian and agricultural uses in the planning area.
- Preserve properties identified as having historic or cultural significance.
- Protect the image, identity, quality and character of the community as a whole, and the individual neighborhoods within the planning area.
- Promote a positive image of the planning area and Village through installation of gateway features.
- Encourage installation of subdivision signage at all subdivision entrances.

Goal 2: Protect against incompatible development.

- Ensure that all in-fill and redevelopment within the planning area is compatible with existing development.
- Ensure that redevelopment of the neighborhood commercial center is consistent with the high quality Village architectural character.
- Coordinate with adjacent jurisdictions to achieve compatibility between new development and the planning area.

Land Use

Goal 3: Provide a buffer between residential properties and commercial or employment properties.

- Ensure adequate buffers are provided with development and redevelopment within the planning area.

Goal 4: Ensure proper maintenance of residential properties throughout the planning area and any neighborhood commercial properties within or adjacent to the planning area.

Goal 5: Preserve and protect view corridors of the mountains.

- Preserve and protect view corridors of the mountains with development and redevelopment within the planning area.

Goal 6: Encourage high quality landscaping.

- Ensure high quality landscaping, compatible with the aesthetic qualities of existing landscaping is provided with development and redevelopment within the planning area.
- Support extensive landscaping and planting of trees to enhance streetscapes and Village gateways in the planning area.



West End Planning Area

Transportation



Goal 1: Minimize traffic congestion.

- Protect the internal planning area roadways by encouraging traffic on the external east-west arterial roadways including Belleview Avenue and Arapahoe Road.
- Protect the internal planning area roadways by encouraging traffic on the north-south arterial roadways including Broadway and University Boulevard.
- Consider signalization of intersections on Belleview Avenue only when warrants are met.



Goal 2: Minimize traffic impacts on the residential neighborhoods.

- Promote safe operations on the internal planning area neighborhood streets through use of appropriate traffic calming techniques.
- Consider ways of slowing and/or reducing traffic along neighborhood streets in the planning area.
- Discourage non-local through traffic in the planning area.



Goal 3: Minimize noise impacts.

- Support the use of attractive landscaped berms and/or noise walls for noise abatement along arterial roadways within the planning area.
- Support extensive landscaping, compatible with the aesthetic qualities of existing landscaping and planting of trees to minimize the negative impact of existing noise walls.

Goal 4: Provide safe routes for walking and riding bikes to schools, parks, recreational facilities, transit facilities, and neighborhood amenities.

Community Services & Amenities

Goal 1: Maintain the high quality neighborhood trails and connections to regional trails.

- Encourage improved pedestrian connections to neighborhood marketplaces and community facilities.

Goal 2: Maintain the accessibility to, appearance of, and amenities within neighborhood parks.

Goal 3: Preserve the open spaces and maintain the recreational facilities within the planning area.

- Recognize the High Line Canal as an important recreational asset and maintain it in a manner that balances safety and aesthetics.

Goal 4: Maintain the quality of life in the planning area by providing a high standard of community services.

- Ensure the resources provided by utility companies are maintained at a high level of service in the planning area.

Goal 5: Integrate schools into neighborhoods to ensure compatibility with residential and commercial properties in the planning area.



West End Planning Area

Natural Environment



Goal 1: Seek a balance between the existing wildlife, current urban development, and quality of life.

- An emphasis should be placed on resident safety when evaluating the interface between wildlife and development.



Goal 2: Preserve the existing wetland areas, riparian environments, and aquatic habitats.

- Protect wetlands, riparian areas, and aquatic habitats of Big Dry Creek and Little Dry Creek.
- Maintain High Line Canal, Big Dry Creek, Little Dry Creek and other drainageways in their current state.
- Encourage natural features, such as natural drainageways, wetlands, trees, and critical wildlife habitat areas to be incorporated into the design of developments.



Goal 3: Protect floodplains.

- Ensure that all development property detains stormwater to minimize the impacts of flooding.
- Improve the quality of drainage systems to minimize flooding impacts.
- Encourage the use of drainageways as open space and recreation areas.

Goal 4: Protect water quality.

- Protect water quality in Big Dry Creek and Little Dry Creek.

March 5, 2026

To: Whom it May Concern, City of Greenwood Village Planning Department

RE: 11 Sunset Lane's Application for Site Variance

My name is Andy Buettner, and I am the property owner at 7 Sunset Lane, directly adjacent and to the north of the above-captioned property. I understand the new owners, Michel Goulet and Lori Pate, are seeking a variance from the City of Greenwood Village for their proposed plans.

I have spoken with Michel and Lori and have reviewed their plans. I lend my support for their request and encourage the City to approve. If further documentation from me is required, please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read 'Andy Buettner', with a long horizontal line extending to the right.

Andy Buettner
7 Sunset Lane
Greenwood Village, CO 80121
720.382.7502

Staff Report

Case No. PZ-26-00043-VAR

Board of Adjustments & Appeals

August 27, 2026

Subject Property Address:

9424 E. Orchard Dr.

Project Size / Zoning:

0.76 Acres / R-1.0 Orchard Hills PUD

Comprehensive Plan Planning Area:

Sundance/Orchard Hills Planning Area

Applicant:

Taylor Carlisle
3761 Sage Circle
Evergreen, CO 80439

Property Owners:

Annmarie Micikas Bridges
Jeffrey Kane Bridges

Request:

A variance request to construct a detached ADU on the lot encroaching in the side and rear accessory structure setbacks.

Staff Recommendation:

Denial

Attachments:

1. Zoning Map and Aerial Image
2. Variance Application
3. Proposed Plans
4. Statement of Intended Use
5. Comp Plan – Sundance/Orchard Hills

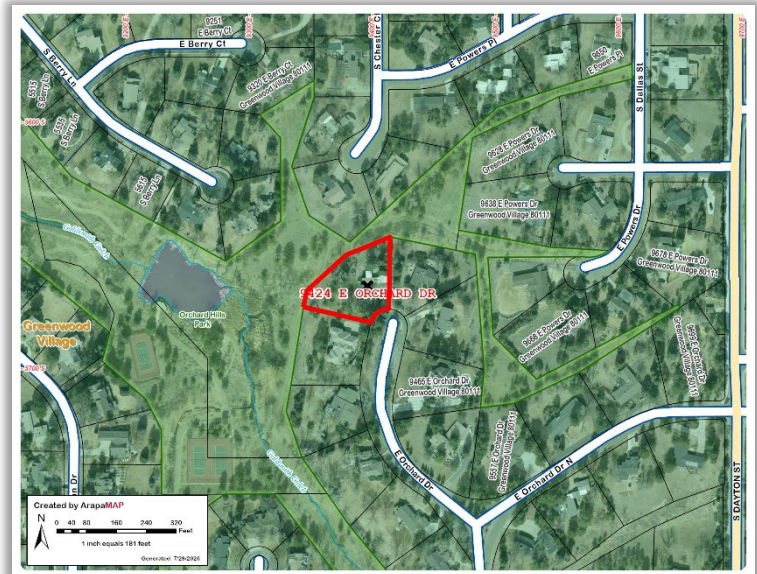
Staff

Brandon Nehl, Planner I
bnehl@greenwoodvillage.com
(303) 486-5779

Public Notice & Comments – As of 8/17/2026

No. Sent	Comments Received	Support	Oppose
6	0	N/A	N/A

Public Notice was provided as required by the Land Development Code (LDC, Section 16-2-270). The affidavits of mailing and posting will be presented at the August 27, 2026 hearing.



Executive Summary

The applicant is requesting a two-part variance to Sec. 16-22-10 to allow for the construction of a detached accessory dwelling unit (ADU) located in the side and rear accessory setbacks of the property located at 9424 E. Orchard Drive, Greenwood Village, CO. The applicant plans to construct a detached ADU, to function primarily as an additional office space. The property owners have provided a signed statement (Attachment 4) that acknowledges that “no accessory building shall be used as a dwelling unit other than for guests staying for fewer than fifteen (15) days in a 30-day period”.

Background

- The Subject Property is located in the “Sundance/Orchard Hills” planning area of the Greenwood Village Comprehensive Plan (Attachment 5).
- The Subject Property is zoned R-1.0 Orchard Hills PUD and subject to the LDC zoning regulations regarding accessory structures found in Article 22 of the LDC. This includes the proposed encroachment within accessory structure setbacks.
- The existing house was built in 1973.

Applicant Request

Summary of Variance Request	
Detached ADU in the Side and Rear Accessory Setbacks	
1st Exception: 65 square feet of the ADU will encroach into the 20-foot side yard setback. 2nd Exception: 112 square feet of the ADU will encroach into the 25-foot rear yard setback.	
Proposed Setback Encroachment	Proposed Area of Encroachment
17 feet side setback when the minimum required side setback in this district is 20 feet. 20 feet rear setback when the minimum required rear setback in this zone district is 25 feet.	177 square feet

Analysis

Staff have reviewed the variance request for a detached accessory dwelling unit (ADU) on the subject property and find that no special conditions or circumstances exist that would deprive the applicant of privileges enjoyed by owners of other properties in the vicinity or within the same zone district. Although the subject property contains a number of existing trees that limit the areas available for construction, the presence of existing vegetation does not constitute a special condition or circumstance warranting relief from the Land Development Code. The applicant may consider modifications to the existing site, including relocation or removal of vegetation where permitted, to accommodate the ADU in a location that complies with the required setbacks.

Additionally, the subject property is already developed with a principal dwelling. While the Land Development Code may allow an ADU as an accessory use, the availability of an ADU does not establish a basis for allowing the structure to encroach into required setbacks. The requested encroachments are a result of the applicant's desired placement of the ADU rather than a unique condition of the property that prevents reasonable development in compliance with the Land Development Code. Therefore, Staff find that this criterion has not been met.

Staff find that the requested variance may conflict with the spirit and harmony of the R-1.0 zoning district as the proposed ADU would be placed closer to adjacent properties. However, the existing open space and trails along the rear of the property contributes to the established character of the neighborhood. In addition, the proposed ADU will not substantially or permanently injure the appropriate use of adjacent properties within the same zoning district.

Finally, staff find that granting the variance will not negatively impact public health, safety, or welfare.

Approval Criteria

Prior to approval of a variance, the BOAA shall make findings concerning the criteria listed below. For a variance to be granted, the request must meet at least one Criterion from Section A and all of the Criteria from Section B, in the determination of the BOAA. Staff's findings are presented in the tables below:

Section A Criterion	Finding	Rationale
1. The existence of special conditions or circumstances, such as size, shape, location, topography or surroundings of the land, structure or building involved, which deprive the applicant of privileges enjoyed by owners of other properties in the vicinity or in the same zone district; or	No	Staff find that no special condition or circumstance exists. While the subject property contains many existing trees on the property. The property owners could remove and/or relocate some of the existing trees to accommodate the proposed ADU in a location that complies with the applicable zoning requirements.
2. The variance is necessary and appropriate to make possible the reasonable use of the land or the structures on the property; or	No	The applicant currently has reasonable use of the property for the lot's primary purpose, which is a home.
3. The variance will ameliorate a difficulty which did not result from the acts or omissions of the applicant.	No	Staff find that the variance will not ameliorate a difficulty which did not result from the acts or omissions of the applicant.

Section B Criterion	Finding	Rationale
1. The variance will be in harmony with and not alter or weaken the spirit and purpose or essential character of the zoning for the zone district in which the property is located.	No	Staff finds that allowing a detached ADU in the proposed location may be inconsistent with the harmony and spirit of the R-1.0 zone district. The proposed ADU would encroach into the required side and rear yard setbacks, the reduced separation may create additional impacts to the adjacent property and surrounding residential character.
2. The variance will not substantially or permanently injure the appropriate use of adjacent properties in the same zone district.	Yes	Staff find that the variance will not substantially or permanently injure the appropriate use of adjacent properties in the same zone district. There is nothing unusual or out of character for the proposed ADU.
3. The variance will not be detrimental to the public health, safety or welfare.	Yes	Staff find that the variance will not have an adverse impact on public health, safety, or welfare.

Attachment 1: Zoning Map
Case No. PZ-26-00043
9424 E. Orchard Drive



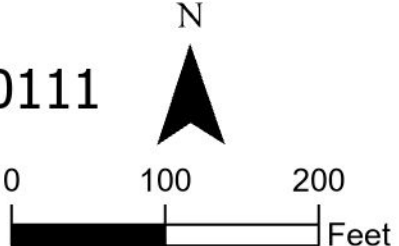
**SUBJECT
PROPERTY**



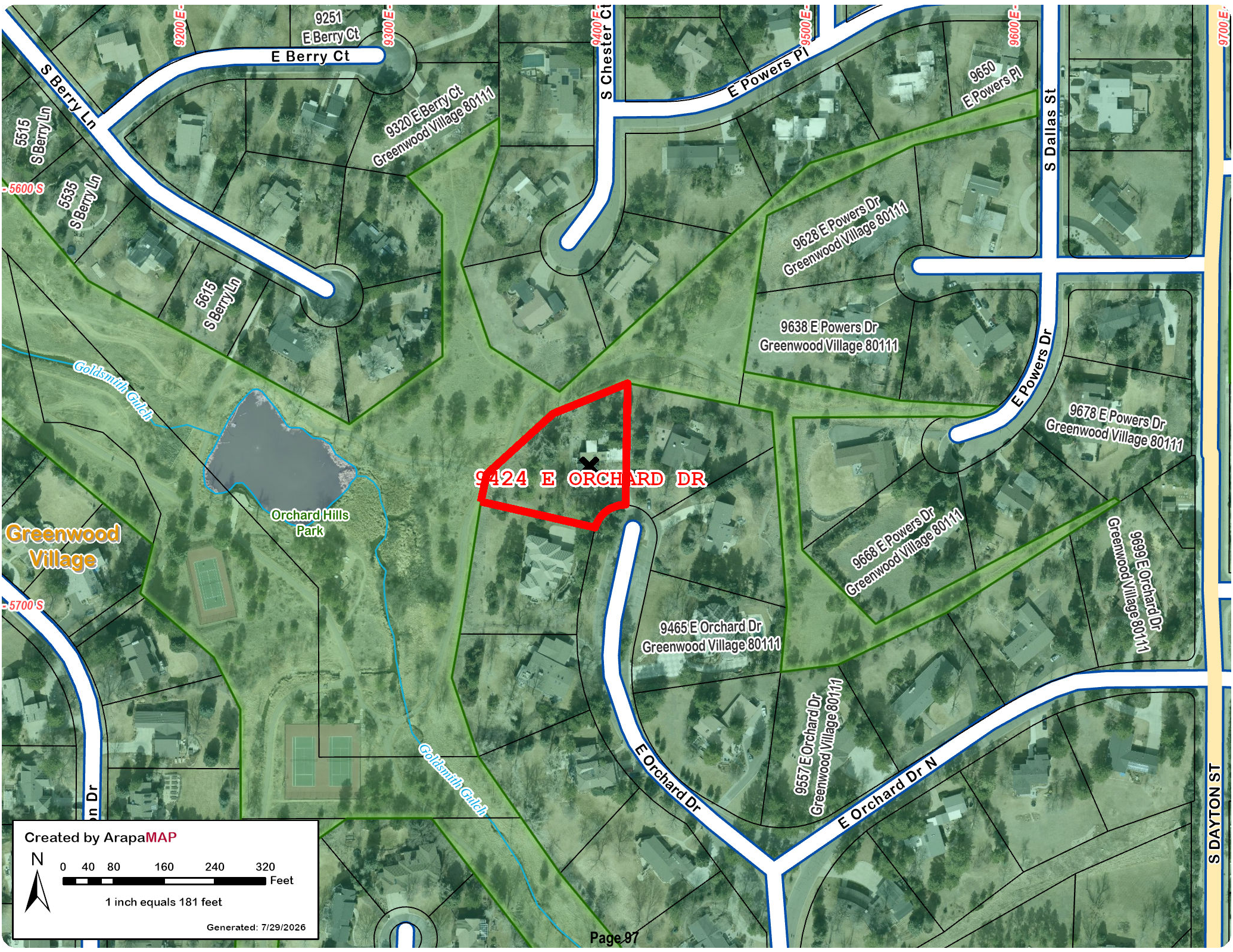
Legend

Subject Property	B-2 PUD (Neighborhood Business PUD)	R-.05 PUD (Residential 0.05 PUD)	R-.75 PUD (Residential 0.75 PUD)	R-2.0 PUD (Residential 2.0 PUD)	O-1 (Open Space)
Zoning Type	B-1 (Business Professional)	R-.1 PUD (Residential 0.1 PUD)	R-1.0 (Residential 1.0)	R-2.5 (Residential 2.5)	O-2 (Open Space)
B-1 PUD (Business Professional PUD)	R-.25 (Residential 0.25)	R-1.0 PUD (Residential 1.0 PUD)	R-2.5 PUD (Residential 2.5 PUD)	T.C. (Town Center)	
B-2 (Neighborhood Business)	R-.25 PUD (Residential 0.25 PUD)	R-1.5 PUD (Residential 1.5 PUD)	A (Agricultural)	T.C. PUD (Town Center PUD)	
	R-.5 PUD (Residential 0.5 PUD)	R-2.0 (Residential 2.0)	L-I (Light Industrial)	Parcel Boundary	
			M-C (Mixed Commercial)	Subject Property	

9424 E. Orchard Dr.
Greenwood Village, CO 80111



Disclaimer: Greenwood Village makes no warranty as to the accuracy of this map and assumes no responsibility or liability to any user. This map is not a legal document. It is intended to serve as a graphical representation only.



E Berry Ct

9251 E Berry Ct

9320 E Berry Ct
Greenwood Village 80111

S Chester Ct

E Powers Pl

9650 E Powers Pl

S Dallas St

9628 E Powers Dr
Greenwood Village 80111

9638 E Powers Dr
Greenwood Village 80111

9678 E Powers Dr
Greenwood Village 80111

9424 E ORCHARD DR

9668 E Powers Dr
Greenwood Village 80111

9699 E Orchard Dr
Greenwood Village 80111

9465 E Orchard Dr
Greenwood Village 80111

9557 E Orchard Dr
Greenwood Village 80111

E Orchard Dr N

S DAYTON ST

Greenwood Village

Orchard Hills Park

Goldsmith Gulch

Goldsmith Gulch

Created by ArapaMAP

N

0 40 80 160 240 320 Feet

1 inch equals 181 feet

Generated: 7/29/2026



Planning & Development Permit Application

Tuesday, May 26, 2026

City of Greenwood Village

Community Development

6060 South Quebec Street

Greenwood Village, CO 80111

Office: (303) 486-5783

comdev@greenwoodvillage.com

New Permit Application

Project Number	PZ-26-00043
Project Address	9424 E ORCHARD DR, GREENWOOD VILLAGE, CO, 80111
Project Name	ORCHARD HILLS ADU VARIANCE
Project Type	Residential Variances & Appeals
Project Description	Residential Variance
Owner Name	BRIDGES ANNMARIE MICIKAS, BRIDGES JEFFREY KANE
Owner Contact Name	
Owner Address	9424 E ORCHARD DR, GREENWOOD VILLAGE CO 80111-3523
Owner Phone	
Owner Email	
Architect Business Name	
Architect Contact Name	
Architect Address	
Architect Phone	
Architect Email	
Applicant Role	
Applicant Name	Taylor Carlisle
Applicant Phone Number	
Applicant Email Address	
Submit Date	5/26/2026 12:31:08PM

All Application Questions and Answers

<u>Application Question</u>	<u>Answer</u>
Pre-App Completed?	Y
Description of Variance Request	We are requesting two setback variances for a proposed accessory dwelling unit at 9424 E Orchard Dr. The first is a 2'-3¼" variance from the required 20'-0" side yard setback along the west property line. The second is a 5'-0" variance from the required 25'-0" rear yard setback along the north property line. Both encroachments are driven by the need to protect the tree protection zones of established, mature trees on site. The chosen location represents the lowest-impact placement available on this property. The structure is partially recessed into grade and landscaped to integrate with the natural topography.
Code section from which variance is requested:	Sec. 16-22-10. - Setbacks and location
Lot Area (acres)	0.76
Length of Encroachment (if applicable): Linear	2'3-3/4"(SIDE) , 5' (REAR)
Area of Encroachment (if applicable): Square Feet	
Height of Encroachment (if applicable): Feet	

MICKAS
ADU

9424 T ORCHARD DR
GREENWOOD VILLAGE, CO 80111

PROJECT NO. 202503

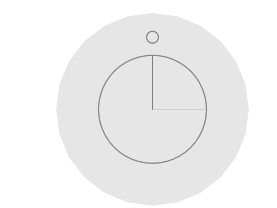
DESIGNED BY: THC

07/21/2026

REVISIONS	
1	07/21/2026

NOTES

PROJECT NORTH

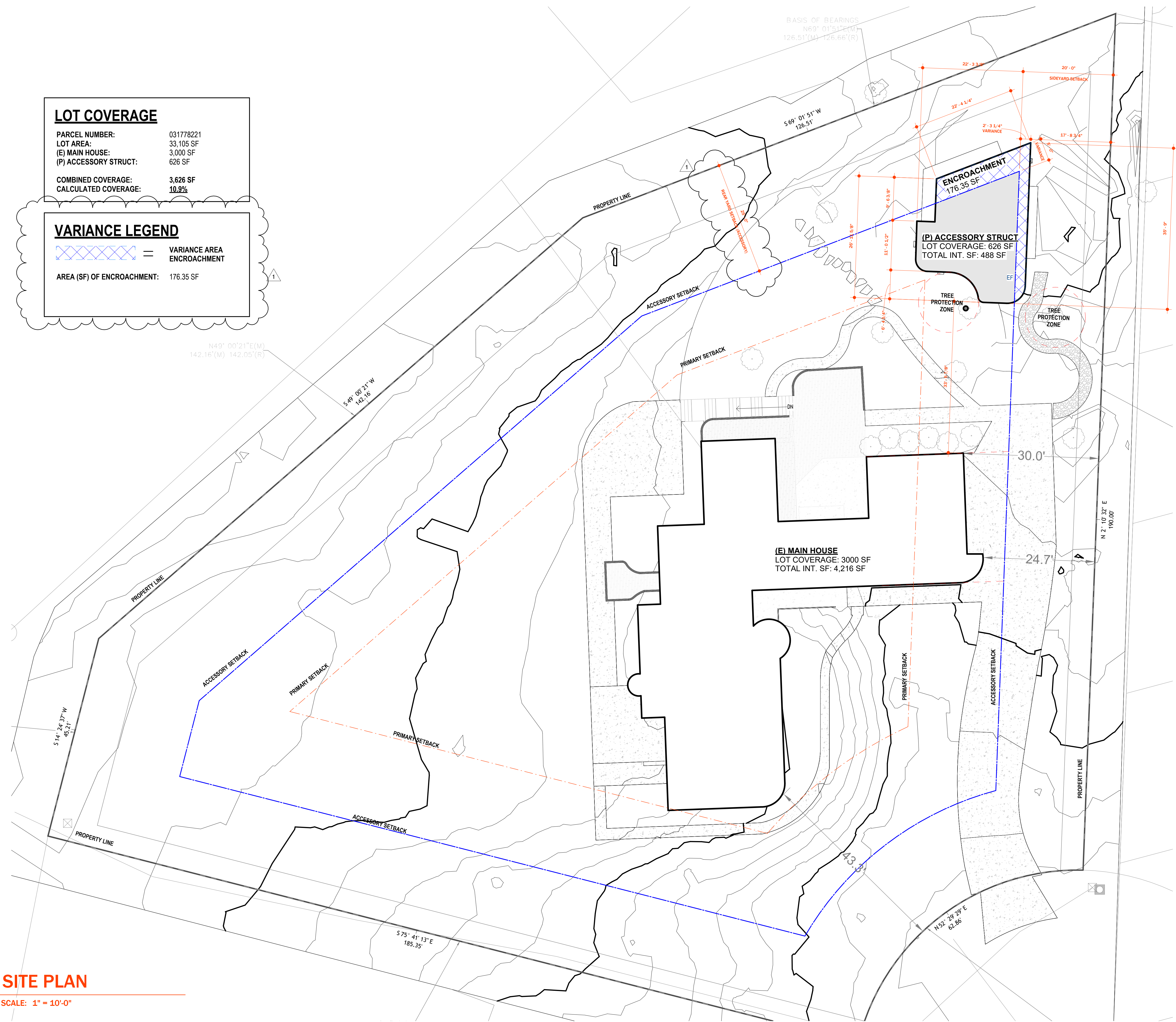


SCALE 1" = 10'-0"

SITE PLAN

A1.00

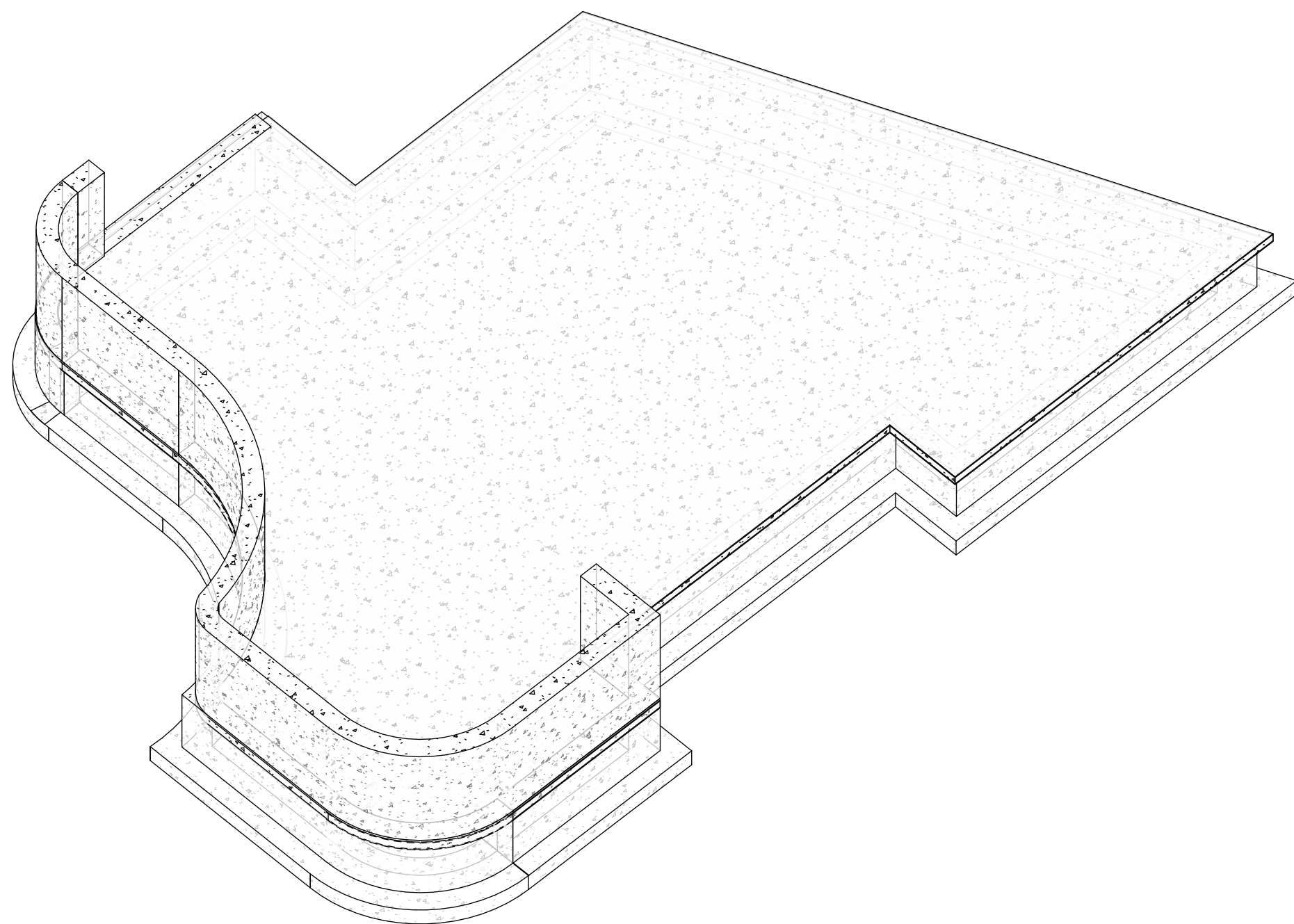
SHEET NO. © 2025



LOT COVERAGE	
PARCEL NUMBER:	031778221
LOT AREA:	33,106 SF
(E) MAIN HOUSE:	3,000 SF
(P) ACCESSORY STRUCT:	626 SF
COMBINED COVERAGE:	3,626 SF
CALCULATED COVERAGE:	10.9%

VARIANCE LEGEND	
	= VARIANCE AREA
	= ENCROACHMENT
AREA (SF) OF ENCROACHMENT: 176.35 SF	





1

2

Page 102



MICKAS ADU

9424 E ORCHARD DR
GREENWOOD VILLAGE, CO 80111

PROJECT NO.

202503

DESIGNED BY:

THC

07/21/2026

REVISIONS

NOTES

PROJECT NORTH

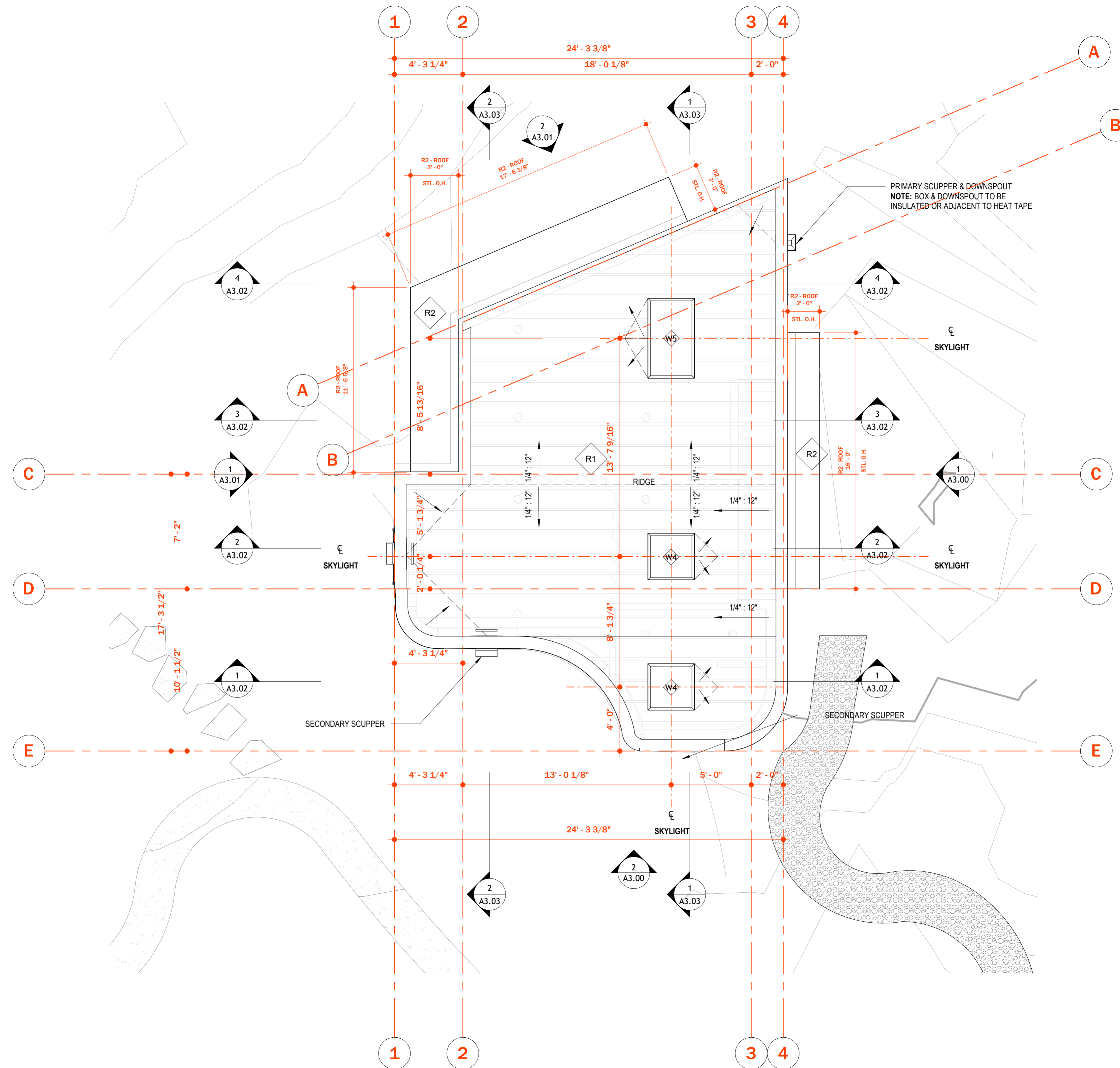
SCALE $1/4" = 1'-0"$

ROOF PLAN

A2.20

SHEET
NO.

2025



1

T.O. ADU ROOF

SCALE: 1/4" = 1'-0"

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STATEMENT OF INTENDED USE

Accessory Structure — 9424 E Orchard Dr, Greenwood Village, CO 80111

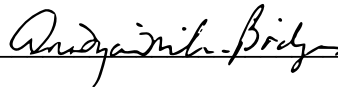
We are proposing this accessory structure as an accessory use to our primary residence. The structure will remain under common ownership with the principal residence and will continue to be subordinate and incidental to the residential use of the property.

We do not intend to use the structure as a short-term rental, commercial lodging facility, or other transient accommodation. We have no plans to offer the structure for rent through short-term rental platforms or similar commercial arrangements.

We intend to use and maintain the structure in compliance with applicable laws, regulations, permits, and approvals governing the property. The structure will remain an accessory structure associated with and supportive of the residential use of our home.

We submit this statement in support of our application for approval of the proposed accessory structure.

AnnMarie Micikas (Owner)



Date: 8/10/2026

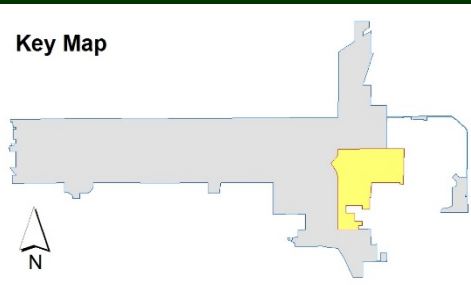
Printed Name

Sundance/Orchard Hills Planning Area

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Key Map



PLANNING AREA DESCRIPTION

Planning Area Boundaries

The Sundance/Orchard Hills planning area is located east of Yosemite Street, west of Havana Street, north of Peakview Avenue, and generally south of the Berry Avenue alignment.

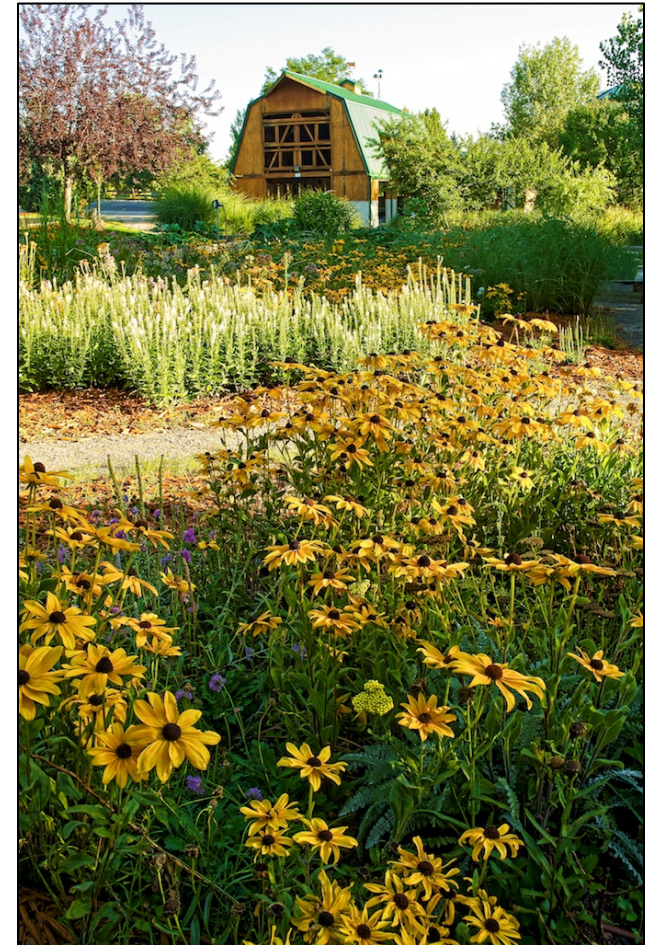
Planning Area History

The neighborhoods were annexed in segments in consecutive years between 1975 and 1979, and again in 1987 and 2005.

SUNDANCE/ORHCARD HILLS CHARACTER

Natural Environment

Mature medium and low-density residential neighborhoods designed around significant drainage ways and parks characterize this planning area. Drainage basins provide open space, wildlife habitat corridors, and recreation areas.



Sundance/Orchard Hills Planning Area



Built Environment

The Sundance/Orchard Hills planning area is semi-rural to highly developed residential area with the following characteristics:

- Land Uses: This diverse area is characterized by low, medium, and high density residential uses and significant developed parks.
- Residential Density: Residential development includes a wide range of single-family and multi-family densities.
- Street Characteristics: The planning area includes paved streets with vertical curbs and gutters.
- Landscape: Manicured, irrigated landscaping is found throughout the planning area. Some natural vegetation exists within open space areas.



SUNDANCE/ORCHARD HILLS INVENTORY

Utilities/Services

The following utility/service providers serve the planning area:

- School Districts: Cherry Creek School District
- Sanitation: Castlewood, Goldsmith Gulch
- Water: Castlewood
- Metro Districts: Orchard Hills Metro Park and Recreation District, Sundance Hills
- Fire District: South Metro Fire Rescue District

Sundance/Orchard Hills Planning Area

Planning Area Facilities

Recreation

Parks provide both active and passive recreation space, while open space is restricted to only passive recreation. The amount of parks, open space and trails in the planning area consist of the following:

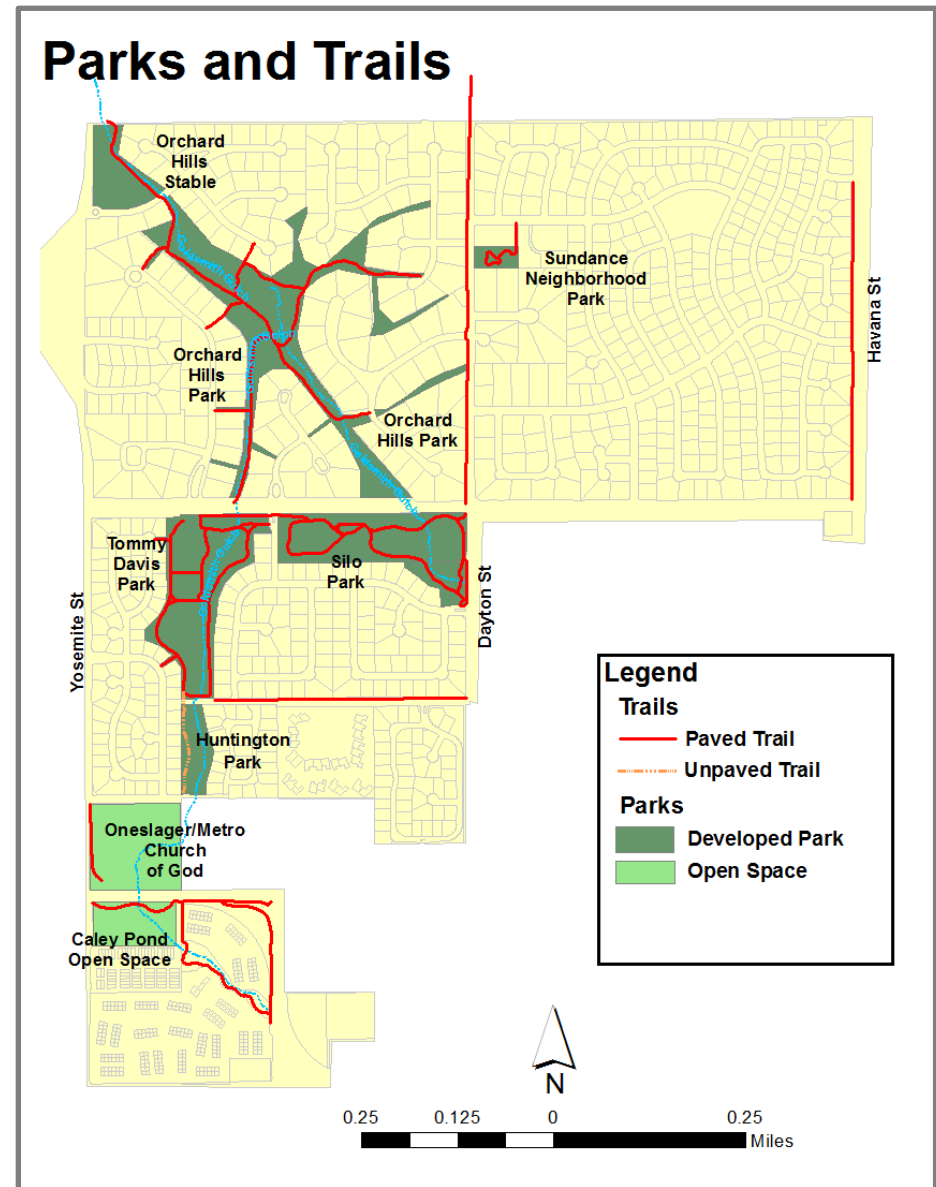
- Developed Parks: 15.75 acres
- Open Space: 30.07 acres
- Bike Paths: 6.62 miles
- Equestrian Paths: 0.13 miles

Parks

- Tommy Davis Park
- Huntington Park
- Sundance Neighborhood Park
- Orchard Hills Park
- Silo Park

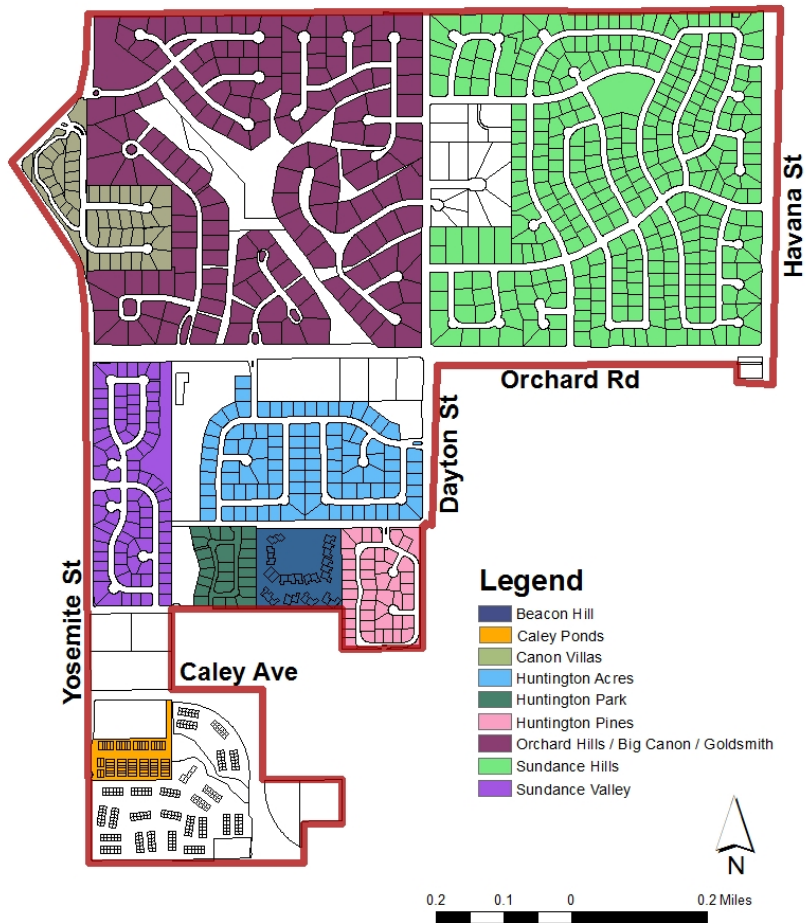
Other Public Facilities – None

Public Schools – None



Sundance/Orchard Hills Planning Area

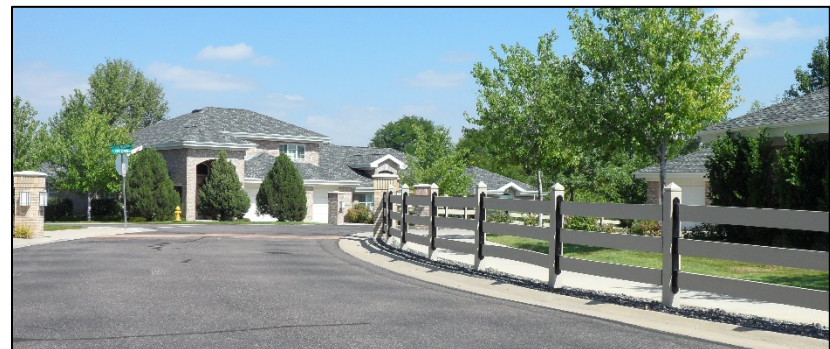
Homeowners Associations



Homeowners Associations

There are nine homeowners associations maintained in the Sundance/Orchard Hills planning area. The associated neighborhoods are shown in the related map.

- Beacon Hill
- Caley Ponds
- Canon Villas
- Huntington Acres
- Huntington Park
- Huntington Pines
- Orchard Hills / Big Canon / Goldsmith
- Sundance Hills
- Sundance Valley



Sundance/Orchard Hills Planning Area

THE SUNDANCE/ORCHARD HILLS PLAN

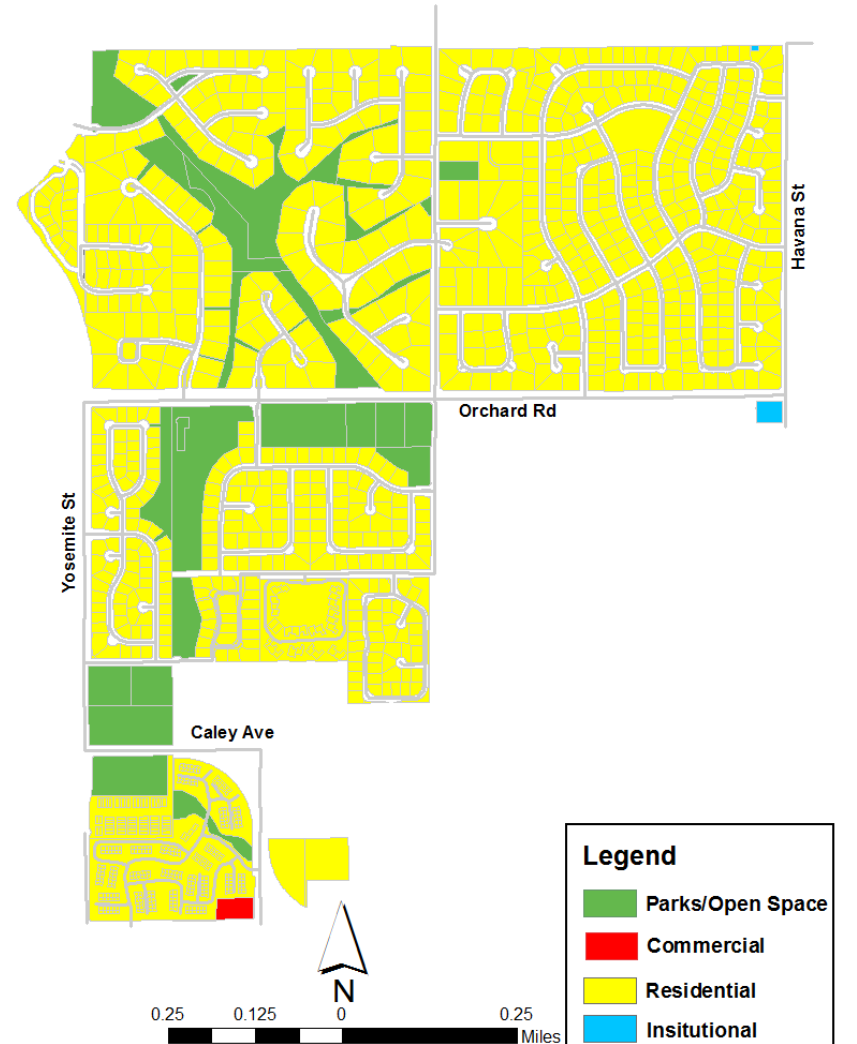
Planning Area Vision

The Sundance/Orchard Hills planning area will provide direct access to open space and trail corridors. The planning area's extensive pedestrian and bicycle trails will provide convenient and safe recreation and travel opportunities with improved connections and access points to the DTC and Greenwood Plaza employment centers, the Village Center, local and regional transit, and surrounding neighborhoods. The pedestrian and bicycle trails along major corridors will be detached from the street to provide a safe pedestrian environment while maintaining the character of the planning area. The planning area will provide trail connections and access points to adjacent open space, Cherry Creek State Park, the DTC, the Village Center, local and regional transit, and surrounding neighborhoods.

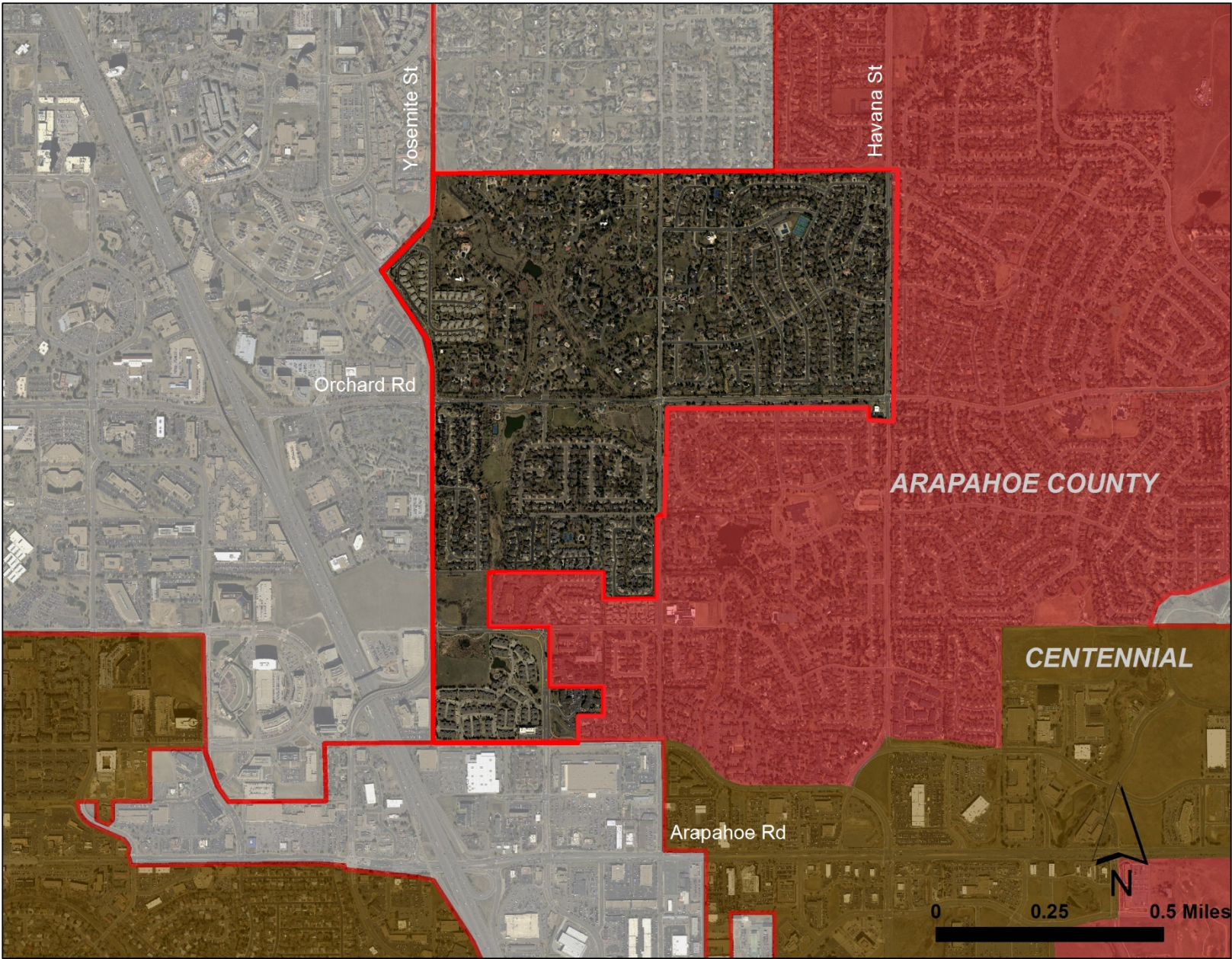
Planning Area Goals, Objectives, & Policies

The goals/objectives have been associated with four primary categories for a residential planning area, including: land use, transportation, community services and amenities, and natural environment. Policy direction is provided, where appropriate, to further define the needs and interests of the planning area.

Land Use Map



Sundance/Orchard Hills Planning Area



Sundance/Orchard Hills Planning Area

Land Use

Goal 1: Maintain the residential densities and high quality character of the planning area.

- Maintain residential densities that are consistent with the neighborhood character.
- Discourage further subdivision of residential properties.
- Preserve properties identified as having historic or cultural significance.
- Protect the image, identity, quality, and character of the community as a whole, and the individual neighborhoods within the planning area.



Goal 2: Protect against incompatible development.

- Protect the property values and character of the planning area from the negative impacts of development adjacent to the Village.
- Coordinate with adjacent jurisdictions to achieve compatibility between new developments and the planning area.
- Ensure the character of the neighborhood commercial centers is maintained with redevelopment.
- Encourage redevelopment projects to maximize the preservation or enhancement of open space.



Sundance/Orchard Hills Planning Area

Land Use



Goal 3: Provide a buffer between residential properties and commercial or employment properties.

- Encourage a buffer along South Yosemite Street between the existing residential developments and the commercial and office developments.
- Maintain the open space buffer strips between the residential areas and the commercial and employment uses to the west. These buffers should include natural, landscaped, and/or improved parks, with pedestrian/bike trails.
- Ensure adequate buffers are provided with development and redevelopment within the planning area.

Goal 4: Ensure proper maintenance of residential properties throughout the planning area and any neighborhood commercial properties within or adjacent to the planning area.

Goal 5: Preserve and protect mountain and reservoir views.

- Preserve and protect view corridors of the mountains and reservoir with development and redevelopment within the planning area.
- Design buildings, streets, and landscaping to preserve and frame views of the mountains and Cherry Creek State Park.

Goal 6: Encourage high quality landscaping.

- Ensure high quality landscaping is provided with development and redevelopment within the planning area.

Sundance/Orchard Hills Planning Area

Transportation

Goal 1: Minimize traffic congestion.

- Minimize traffic on Orchard Road between Dayton Street and Yosemite Street.
- Maintain acceptable delays at major traffic intersections.

Goal 2: Minimize traffic impacts on the residential neighborhoods.

- Encourage safe local residential traffic movements into and out of neighborhoods and the planning area.
- Discourage non-local through traffic in the planning area, particularly in residential neighborhoods.
- Consider ways of slowing and/or reducing traffic along local and collector streets in the planning area.
- Improve vehicular access to Cherry Creek State Park.

Goal 3: Minimize noise impacts.

- Consider methods to alleviate the noise impacts of Fiddler's Green Amphitheatre.
- Consider methods to alleviate the noise impacts along the flight paths of airplanes utilizing Centennial Airport.
- Encourage the planting of additional trees to buffer neighborhoods from traffic and noise.
- Support the use of attractive landscaped berms and/or noise walls for noise abatement along arterial and collector roadways within the planning area.

Goal 4: Provide safe routes for walking and riding bikes to schools, parks, recreational facilities, transit facilities, and neighboring amenities.



Sundance/Orchard Hills Planning Area



Community Services and Amenities

Goal 1: Maintain the high quality neighborhood trails and connections to regional trails.

- Encourage the development of new pedestrian/bicycle trails, including connections to open space, parks, employment and retail centers, and residential neighborhoods.
- Enhance neighborhood connectivity to Cherry Creek State Park and park facilities within the City.
- Support improvements to the trail system that promote the use as commuter trails to the DTC and Greenwood Plaza employment centers.
- Enhance pedestrian and bicycle connections to the local and regional transit system, including the Arapahoe and Orchard Light Rail Stations.
- Improve bicycle and pedestrian travel by increasing safety and convenience through dedicated facilities, such as trails, underpasses, sidewalks, and bike lanes with proper sight triangles.

Goal 2: Maintain the accessibility to, appearance of, and amenities within neighborhood parks.

- Coordinate with the Orchard Hills Metropolitan Park and Recreation District for facilities in the neighborhood.

Goal 3: Preserve the open spaces and maintain the recreational facilities within the planning area.

Goal 4: Maintain the quality of life in the planning area by providing a high standard of community services.

- Ensure the resources provided by utility companies are maintained at a high level of service in the planning area.

Goal 5: Integrate schools into neighborhoods to ensure compatibility with residential and commercial properties in the planning area.

Natural Environment

Goal 1: Seek a balance between the existing wildlife, current urban development, and quality of life.

- An emphasis should be placed on resident safety when evaluating the interface between wildlife and development.

Goal 2: Preserve the existing wetland areas, riparian environments, and aquatic habitats.

- Protect wetlands, riparian areas, and aquatic habitats of Goldsmith Gulch.
- Maintain Goldsmith Gulch and other drainageways in their current state.
- Encourage natural features, such as natural drainageways, wetlands, trees and critical wildlife habitat areas to be incorporated into the design developments.

Goal 3: Protect floodplains.

- Ensure that all development property detains stormwater to minimize the impacts of flooding.
- Improve the quality of drainage systems to minimize flooding impacts.
- Encourage the use of drainageways as open space and recreation areas.

Goal 4: Protect water quality.

- Protect water quality in Goldsmith Gulch.
- Preserve Cherry Creek Reservoir water quality by minimizing planning area impacts on the reservoir.



Sundance/Orchard Hills Planning Area