

City of Greenwood Village

Agenda – Final

Board of Adjustments and Appeals

6060 South Quebec Street
Greenwood Village, CO
80111

Please turn off all cellular phones and/or audible pagers

*All Council meetings are digitally recorded, and Council members may participate by
remote electronic means*

Council Chambers is ADA-accessible – Hearing-impaired apparatus available.

Handheld amplified receivers and headsets are available upon request.

For accessibility information and requests, call 303-804-4113 or email

TheVillage@GreenwoodVillage.com at least one business day prior to the meeting.



Thursday, March 27, 2025

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. Tentative Minutes (2025-101)

5. PUBLIC COMMENT

6. PUBLIC HEARING

A. **Case No. PZ-25-00001-VAR**; 1425 Cherryville Rd; Variance (continued)

B. **Case No. 24-57-VAR**: 6700 E Berry Ave, Variance.

7. DISCUSSION ITEMS

8. ADJOURNMENT

City of Greenwood Village

Board of Adjustments and Appeals

March 27, 2025



6060 South Quebec
Street Greenwood
Village, CO 80111

25-01-VAR

Staff Report

Subject Property Address

1425 Cherryville Road

Legal Description & Lot Size

Plot 5 Cherryville Heights Subdivision
0.90 acres

Applicant

Jay and Ty Dokken

Property Owner

1425 Cherryville Rd LLC

Zoning

Residential – 1.0 (R-1.0)

Comp Plan Planning Area

West End

Request

A variance request to scrape and rebuild an existing non-conforming house. The new house is proposed with similar side setback encroachments on both the east and west.

Staff Recommendation

Approval

Attachment

1. Zoning/Vicinity Map and Images
2. Variance Application
3. Proposed Plan (Continuance)
4. Adjacent Subdivision Plats w/Staff Notes
5. Comp Plan – West End
6. Proposed Area of Encroachment Calculation (Continuance)

Staff

Grady Timmerman, Planner I
gtimmerman@greenwoodvillage.com
(303) 486-5792

Background

Public Notice & Comments – As of 3/20/2025

# Sent	Comments Received	Support	Oppose
7	0	N/A	N/A

Public notice was provided as required per Land Development Code (LDC) Section 16-2-270. The affidavits of posting and mailing will be presented at the March 27, 2025 hearing.



Executive Summary

The Applicant is requesting a variance to Section 16-8-40 (setbacks) and Sec. 16-25-20(a) (nonconforming structure) to scrape and rebuild an existing non-conforming house and rebuild a new house with side setback encroachments which are similar to the existing side setback encroachments. The R-1.0 zoned property requires a 40-foot side setback minimum. The existing house is setback 29.5 feet on the east side and 22.3 feet on the west side at the closest point. The proposed house is setback 26 feet on both the east and west side.

The replacement (scrape and rebuild) or expansion of the non-conforming portions of a non-conforming structure (existing principal building) requires approval from the BOAA. The existing encroachments (10.5 feet east, 17.7 feet west) equal 28.2 feet of total linear side setback encroachment. The Applicant is requesting a slight increase to this, with proposed 26-foot setbacks (14-foot encroachment) on both sides of the house. The existing house is 80 feet wide and the proposed house would also be 80 feet wide.

- The Subject Property is located in the “West End” planning area of the Greenwood Village Comprehensive Plan (Attachment 5).
- The Subject Property is zoned R-1.0 and subject to the Land Development Code’s (LDC) zoning regulations concerning principal structure setbacks. The minimum required side yard setback for principal structures in this zoning district is 40 feet.
- The Subject Property was part of the city's original incorporation (1950); however, the Cherryville Heights Subdivision was platted pre-incorporation. The subdivision was approved by the Arapahoe County Commissioners in October 1946. The City accepted this subdivision as part of its incorporation.
- The house (principal building) on the Subject Property was built in 1950. The house construction likely began before 1950, as the date provided by the County is typically the Certificate of Occupancy date.
- The current owners purchased the property in December of 2024.
- Based on the City’s permit history significant remodels or additions to the property have not occurred, and the only building permits on file are maintenance-related (new water heater and re-roof).
- On July 25, 2024, the Board of Adjustments and Appeals approved a similar request to allow for a structure on the subject property with 26-foot setbacks (14-foot encroachment) on both sides of the house.
- A request for 16-foot encroachments was brought before the Board on February 27, 2025, and continued to March 27, 2025.

Applicant Request

Summary of Variance Request

Side Yard Setback Encroachment (Combination of Expansion and Replacement of an Existing Non-conforming Principal Building)

	Existing Setback	Proposed Setback	Existing Area (footprint) of Encroachment	Proposed Area (footprint) of Encroachment
East Side	29.5 feet (10.5-foot encroachment)	26 feet (14-foot encroachment)	496 square feet	1,052 square feet** (556 sf increase)
West Side	Existing Setback	Proposed Setback	Existing Area (footprint) of Encroachment	Proposed Area (footprint) of Encroachment
	22.3 feet (17.7-foot encroachment)	26 feet (14-foot encroachment)	686 square feet	1,342 square feet** (656 sf increase)

**The proposed area (footprint) of encroachment figures have been rounded to the nearest whole number. Please see Attachment 6: Proposed Area of Encroachment Calculation for more information.

Analysis

Staff finds that the lot shape, specifically the lot width, is a special condition of the land negatively affecting the Applicant’s (homeowners) ability to construct a typical width house as found throughout the R-1.0 zone district. All other properties along Cherryville Road are also zoned R-1.0 as are the majority of lots in the West End Planning Area. The Subject Property lot width is non-conforming as to the minimum required lot width in the R-

1.0 zone district. This is due to the Cherryville Heights Subdivision being platted in 1946, pre-incorporation of the City under Arapahoe County regulations. The minimum required lot width in the R-1.0 zone district is 150 feet, whereas the Subject Property lot width is 131.98 feet. Once accounting for the minimum side setback requirements in the R-1.0 zone district, which are 40 feet, a house on the Subject Property would only be allowed a width of 51.98 feet, which is significantly less than typical on the 1-acre properties found throughout the R-1.0 zone district. On a minimum width (150 feet) zoning compliant R-1.0 lot a 70-foot-wide house can be accommodated. Additionally, while 150 feet is the minimum, a significant number of R-1.0 zone properties in adjacent subdivisions (see Attachment 4) have lots wider than 150 feet which can easily accommodate an 80-foot-wide house. The Subject Property's narrow lot width is a hardship not of the Applicant's making, and the proposed house width is nearly identical to the existing house width.

Regarding Section B Approval Criteria, Staff finds that approval of this variance will be in harmony with and not weaken or alter the spirit of the R-1.0 zone district. In the immediate vicinity of the Subject Property, along Cherryville Road, most lots have non-conforming lot widths and have existing side setback encroachments; either as existing non-conforming conditions or approved through the variance process. Side setback encroachments are common along Cherryville Road, and as is seen on other Cherryville Road properties, the proposed house of this variance request will have no front or rear setback encroachments. Regarding the R-1.0 zone district generally, the request is for a house width that is typically found, and usually easily accommodated, on width-conforming R-1.0 lots. As the request is for similar linear encroachments as exist today, and both of the adjacent properties to the sides of the Subject Property are familiar with and have similar side setbacks as requested in this variance, the use of those properties will not be injured.

Approval Criteria

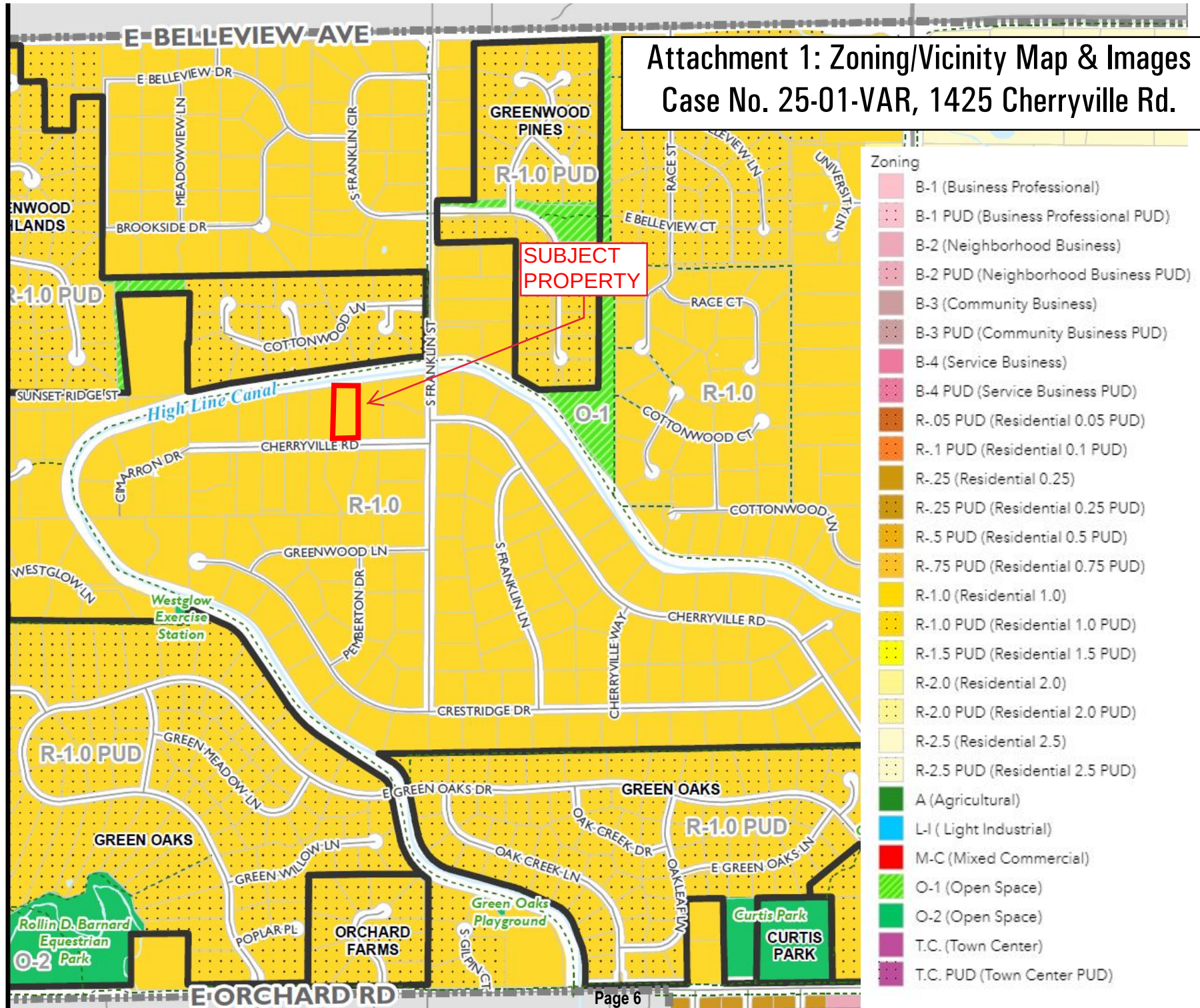
Prior to approval of a variance, the BOAA shall make findings concerning the criteria listed below. For a variance to be granted, the request must meet at least one Criterion from Section A and all of the Criteria from Section B, in the determination of the BOAA. Staff's findings are presented in the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

Section A Criteria	Finding	Rationale
1. The variance is required because of 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 the width of the non-conforming lot limits the Applicants ability to construct a typical width R-1.0 principal building and constitutes a special condition depriving the Applicants of privileges enjoyed by owners in the R-1.0 zone district. The proposed 80-foot-wide principal structure can be accommodated on most R-1.0 zone properties.
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 that while the lot width is narrow, it is very deep and could technically accommodate a similar sized (or larger house) however such a house would be narrow, which is not typical in the R-1.0 zone district and may feel out of place when considering the aesthetic of the neighborhood.
3. The variance will ameliorate a difficulty which did not result from the acts or omissions of the applicant.	Yes	Staff finds that granting this variance would ameliorate the difficulty of having to work within a narrow (52-foot wide) building envelope. This difficulty did not result from the acts or omissions of

		The Applicants as the neighborhood was platted prior to the incorporation of the City of Greenwood Village and was approved by the Arapahoe County Commissioners and is an inherited condition.
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Section B Criteria	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 variance request would be in harmony with the R-1.0 zone district as the Applicants are not asking for anything unusual or out of character regarding the proposed principal structure width for properties zoned R-1.0. Most other properties along Cherryville Road have similar side setback encroachments and in the wider West End Planning Area, houses of 80-feet in width (or greater) are typical.
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 would not be injured by approval of the variance request as side yard setback encroachments are already present on the existing structure and the existing west side encroachment would be reduced by 3 feet 9 & ¼ inches.
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 and that this variance request has no impact regarding this criterion.

Attachment 1: Zoning/Vicinity Map & Images Case No. 25-01-VAR, 1425 Cherryville Rd.



Aerial Image (looking north) of Subject Property



Street-view of South Side (looking north) of Subject Property



Date: 3/17/25
Subject: Variance Application for 1425 Cherryville Rd
To: Greenwood Village Board of Adjustment

Dear Board Members:

We are Jay Dokken and Ty Dokken, the builder and owner of the subject property located at 1425 Cherryville Rd. We are excited to build a new home on this lot and create a residence that complements the character and aesthetic of this beautiful neighborhood.

Our vision is to construct a thoughtfully designed family home with approximately 5,500 sq. ft. of lot coverage. We also are planning for a partial basement.

After evaluating the existing structure, it is clear that demolishing the current home built 75 years ago in 1950 and starting fresh will produce a superior result compared to remodeling. This approach will benefit the neighborhood, Greenwood Village, and future residents of the property.

We are requesting a variance to encroach into the side setbacks, similar to the current home. The existing setbacks are 22'-3" feet on the west side and 29'-8" feet on the east side. Our proposed plan centers the new home on the lot with 26-foot setbacks on each side. The cumulative setback remains less than the current house, preserving the lot's current appearance and maintaining the neighborhood's established character.

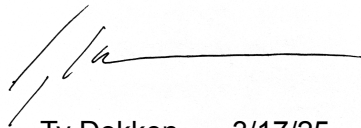
The current R-1.0 zoning requires 40-foot setbacks and a minimum frontage of 150 feet. Our lot is 131.98 feet wide. This zoning was implemented after the lot was subdivided and after the current home was built. Under current code, the allowable building width is 51.98 feet (131.98 - 40 - 40), which would be more suited to an urban bungalow lot and is out of scale with this neighborhood. The width of the existing structure is 80 feet. The width of the proposed is 79'-6"

In December 2022, the Board of Adjustments reviewed a similar request for 1533 Cherryville Rd, which abuts our eastern property line. The variance was approved, and a new home is now under construction there.

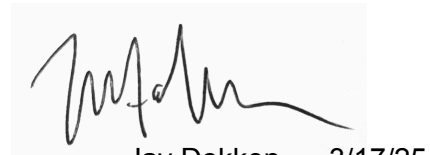
We believe our request meets Section A3 requirements, as well as Section B 1, 2, and 3 requirements. We respectfully ask for your consideration and approval of this variance request.

Thank you for your time and attention.

Sincerely,



Ty Dokken 3/17/25



Jay Dokken 3/17/25



DOKKEN BUILT

office@dokkenbuilt.com

303-944-1579

1685 S Colorado Blvd Unit S147 Denver, CO 80222



VARIANCE REQUEST APPLICATION

City of Greenwood Village
Community Development Department
6060 S. Quebec Street
Greenwood Village, CO 80111-4591
PlanningStaff@greenwoodvillage.com
(303) 486-5783; FAX (303) 773-1238

To be completed by applicant in accordance with requirements set forth in the City of Greenwood Village Land Development Code. **Print in black ink or type only**, except for required signatures. The applicant shall be the landowner on the date of the application.

IDENTIFICATION DATA

Date of Application: 1/13/25
Names of Applicants: Jay Dokken, Ty Dokken, Dokken Built
Address of Property: 1425 Cherryville Road, Greenwood Village, CO 80121
Zoning District: R-1.0 Lot Area (acres): 0.90
Use of Property: Residential
Code Section from which variance is requested:

A variance request is hereby made to the Board of Adjustments and Appeals of the City of Greenwood Village.

Description of Request: Allow new home to utilize similar setbacks as existing home

Length of Encroachment (if applicable): Linear Feet
Area of Encroachment (if applicable): Square Feet see siteplan
Height of Encroachment (if applicable): Feet
(If additional space is required, attach an additional sheet.)

This property received the following prior variances (include date):
none known

Staff Use Only: Case #

Revised February 9, 2023

VARIANCE REQUEST APPLICATION

Page 2

The owner(s) of property requesting the variance or adjustment are:

Name: 1425 Cherryville Road LLC

Address: 1685 S Colorado Blvd Unit S147 Denver, CO 80222

Phone: 303-246-4857 Email: ty.dokken@compass.com

Name: _____

Address: _____

Phone: _____ Email: _____

Attached hereto is a complete listing of the reasons why such variance should be granted (see Attachment A). Also attached is a listing of adjacent property owners compiled using the Arapahoe County Assessor's records.

I have read the variance guide provided and understand the requirements to proceed to a hearing before the Board.

I hereby depose and state under the penalties of perjury that all statements, proposals and/or plans submitted with, or contained with, this application are true and correct and the application is complete (without omissions) to the best of my knowledge and belief.

I hereby authorize members of the City of Greenwood Village Community Development Department and of the Board of Adjustments and Appeals to enter onto my property located at:

1425 Cherryville Road, Greenwood Village, CO 80121

(address)

between the hours of 9:00 A.M. and 7:00 P.M. for the purpose of inspecting said property in connection with the variance request(s) set forth in this application.

City of: Greenwood Village)

County of: Arapahoe)

State of: Colorado)

[Signature]

Signature of Owner

Subscribed and sworn before me this 14th day of January, 2025

by Tyler Dokken manager of 1425 Cherryville LLC.

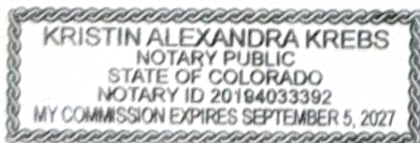
Print Applicant's Name

(Seal)

[Signature]

Notary Public

My commission expires: 9/5/2027



Revised February 9, 2023

ATTACHMENT A

Reasons for variance are:

1. Allow for new home to utilize setbacks of existing house.

2. Current R1.0 zoning was applied to this area of Greenwood Village after homes were constructed. Building within R-1.0 setbacks would result in a long narrow structure in constant with the neighborhood.

3. The construction quality and design of the existing house does not lend itself to a significant remodel

PROJECT DESCRIPTION

DEMOLISH EXISTING SFR.
CONSTRUCT NEW 2 STORY SINGLE FAMILY RESIDENCE WITH FINISHED BASEMENT.

SITE ADDRESS

1425 CHERRYVILLE ROAD, GREENWOOD VILLAGE, CO 80121

PROJECT TEAM

DOKKEN BUILT LLC

1685 S COLORADO BLVD
UNIT S147
DENVER, CO
80210

ARCHITECTURAL DESIGNER:
JAY DOKKEN
303-944-1579
JAY@DOKKENBUILT.COM

SITE MANAGER:
CONOR HAWBLITZEL
CONOR@DOKKENBUILT.COM
858-740-7901

OWNER: 1425 CHERRYVILLE LLC

APPLICABLE CODES

- 2018 INTERNATIONAL RESIDENTIAL CODE
- 2018 INTERNATIONAL MECHANICAL CODE
- 2018 INTERNATIONAL FIRE CODE
- 2018 INTERNATIONAL PLUMBING CODE
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE
- 2018 INTERNATIONAL FUEL GAS CODE
- 2017 NATIONAL ELECTRICAL CODE
- 2017 ICC A117.1
- WILDLIFE MITIGATION STANDARDS
- STANDARDS FOR WATER SUPPLIES FOR RURAL FIRE FIGHTING
- REFERENCE 2018 INTERNATIONAL SWIMMING POOL AND SPA CODE

LEGAL DESCRIPTION

LOT 7, CHERRYVILLE HEIGHTS SUBDIVISION, COUNTY OF ARAPAHOE, STATE OF COLORADO

AIN: 2077-14-2-06-017
PIN: 032028009

OWNER

1425 CHERRYVILLE RD LLC

ZONING

R-1

LOT AREA

39,422.34 SQ FT

BUILDING COVERAGE

TOTAL COVERAGE: 5422 SQ FT

BUILDING HEIGHT LIMIT

28'

GROSS FLOOR AREA

MEASURED FROM EXTERIOR FOUNDATION WALL INCLUDING STAIR HOLE:
MAIN: TBD SQ FT
LOWER: TBD SQ FT

TOTAL CONDITIONED SPACE

TBD SQ FT

TOTAL GROSS FLOOR AREA

7700 SQ FT

NON SPRINKLED SQUARE FOOTAGE & COVERAGE UNDER 7700 SQ FT

SETBACKS

FRONT: 50'
SIDE INTERIOR: 26' (VARIANCE)
REAR: 50'

ENERGY

2018 IECC

SEE RESCHECK, MANUAL JDS, AND ENERGY SHEET FOR DOCUMENTATION.

REQUIREMENTS APPLICABLE TO THIS PROJECT:

VERTICAL GLAZING: U .25 MIN
EXTERIOR WALL: R-30 MIN
ROOF: R-60 MIN
FLOORS: R-30 MIN

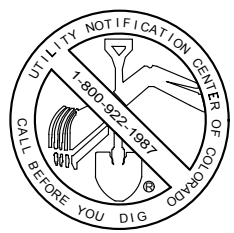
SHEET INDEX

A0.1	COVERSHEET
A0.2	SITE PLAN
A0.3	SITE PLAN - VARIANCE
A0.4	SEWER, WATER & DRAINAGE SITE PLAN
A0.5	LANDSCAPE
A0.6	ENERGY
A1.1	LOWER LEVEL PLAN
A1.2	MAIN LEVEL PLAN
A1.3	ROOF PLAN
A2.1	ELEVATIONS
A2.2	ELEVATIONS
A3.1	SECTIONS
A4.1	WINDOW AND DOOR SCHEDULES
A105.1	Upper / Lower
A105.2	Main
E1	ELECTRICAL MAIN LEVEL PLAN
E2	ELECTRICAL LOWER LEVEL PLAN

SEE STRUCTURALS FOR MORE INFO

SEE SOILS REPORT AND EXCAVATION PLAN FOR MORE INFO

CALL BEFORE YOU DIG...



1-800-922-1987



1 FRONT PERSPECTIVE
SCALE: 1:1.67



2 BACK PERSPECTIVE
SCALE: 1:1.67

COVERSHEET

A0.1

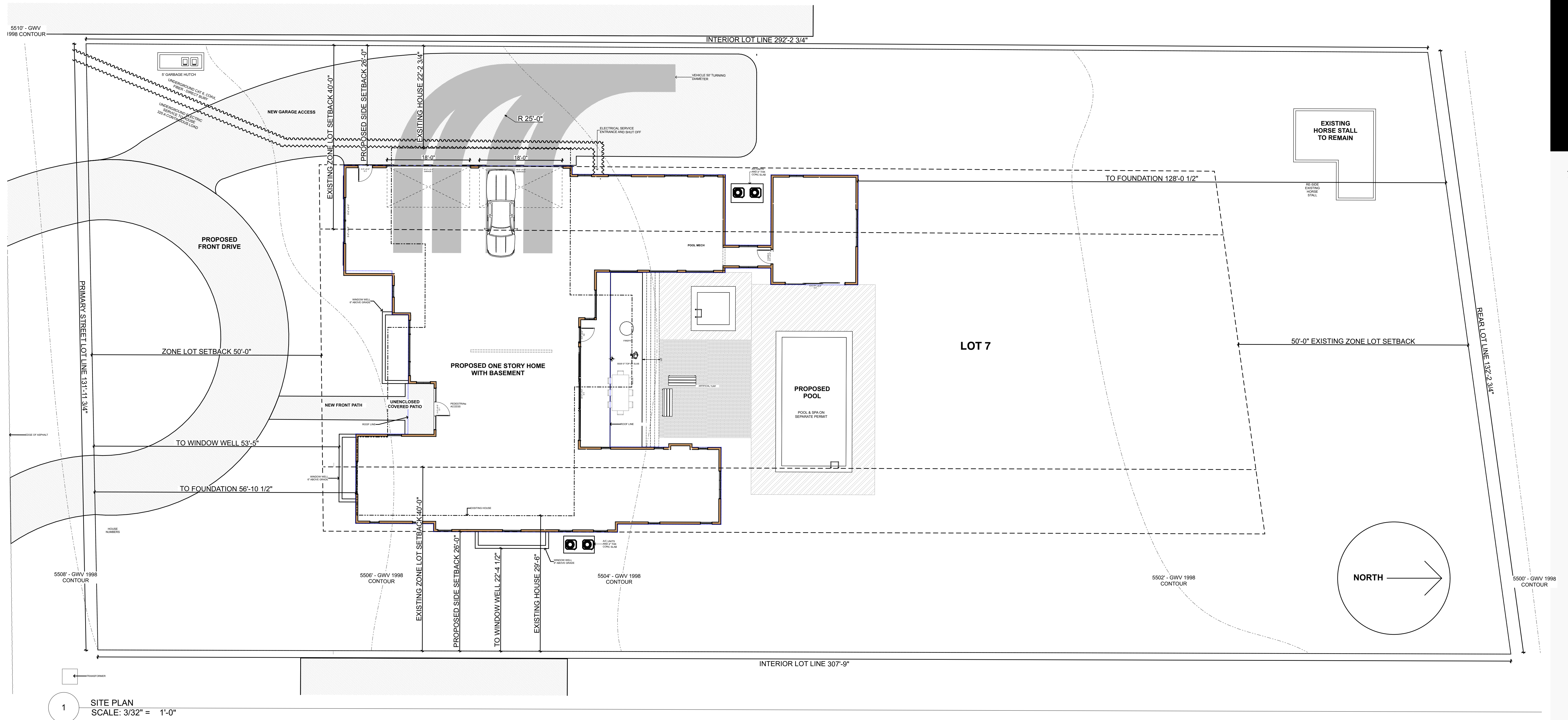
REVISED: 3/17/25

1425 Cherryville Rd
Greenwood Village, CO 80121

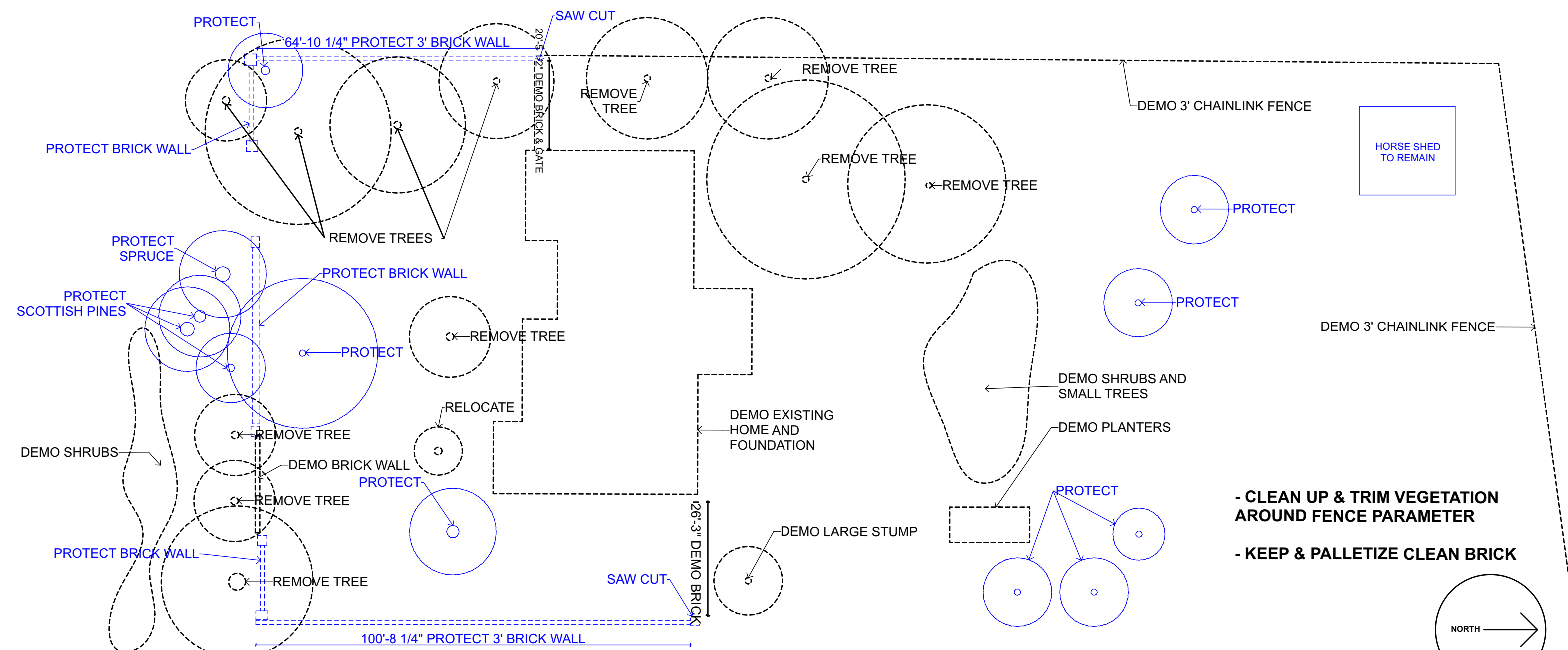
DOKKEN BUILT

jay@dokkenbuilt.com
303-944-1579

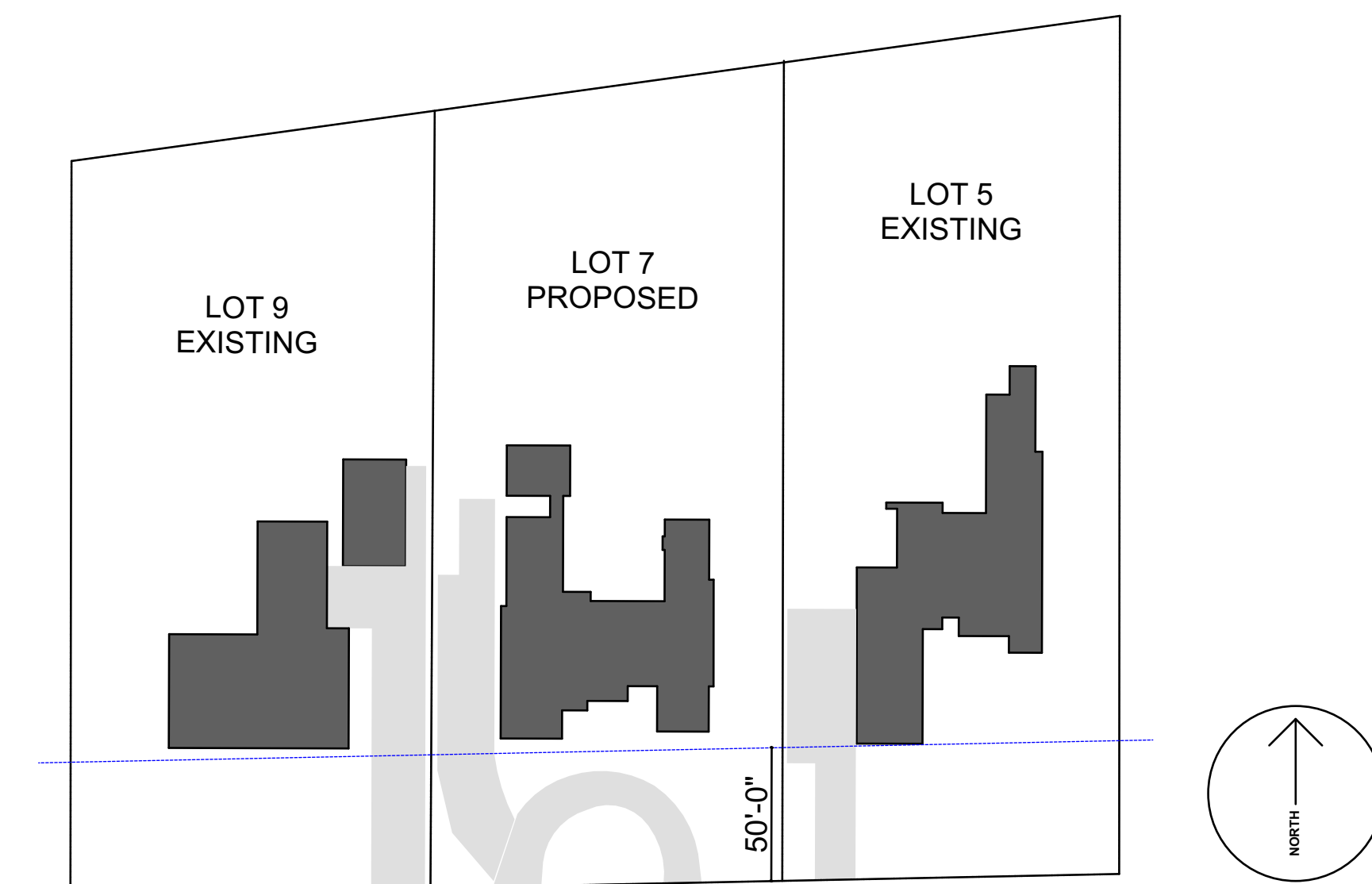
1685 S Colorado Blvd
Unit S147
Denver, CO 80222



1 SITE PLAN
SCALE: 3/32" = 1'-0"

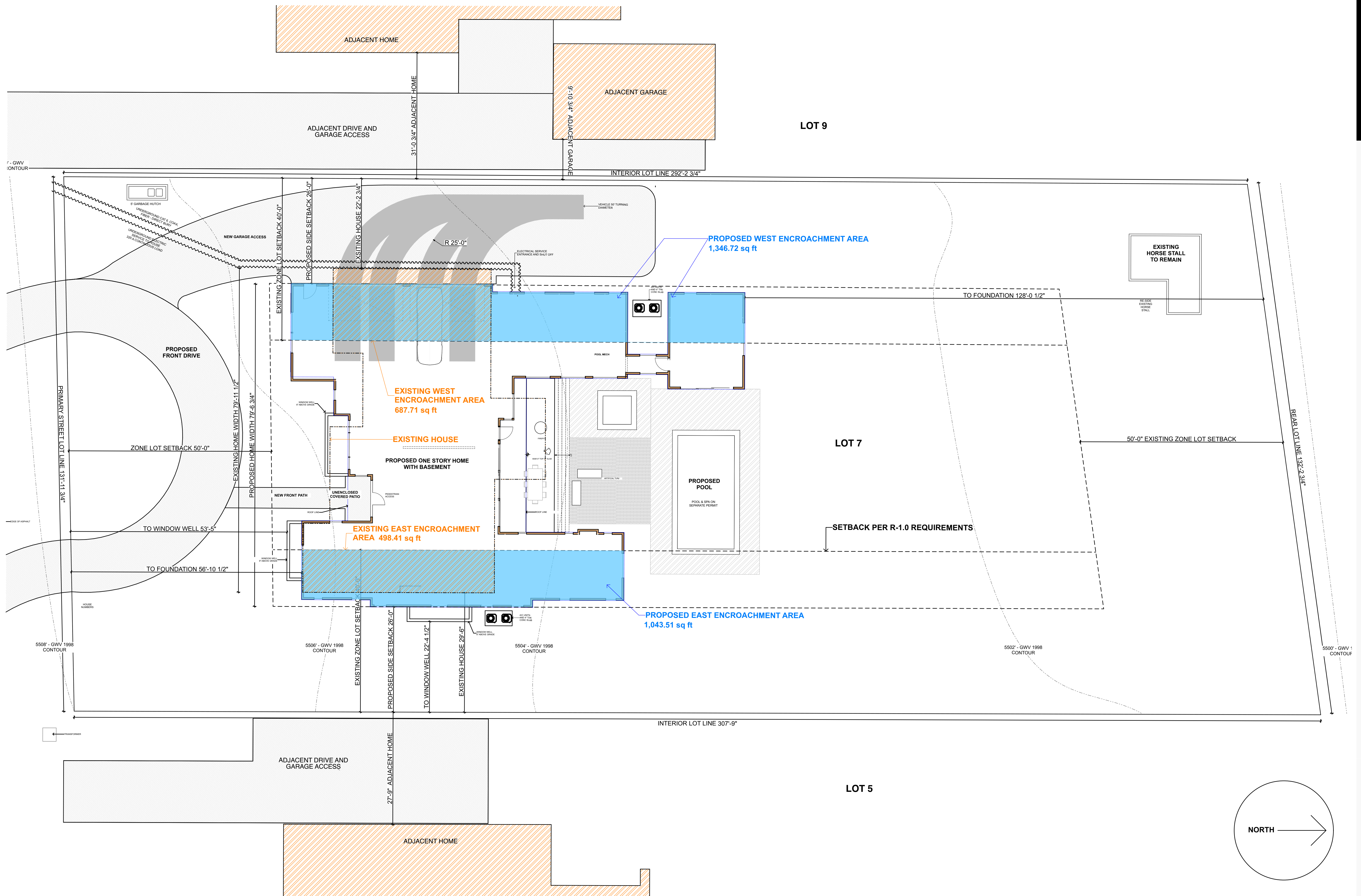


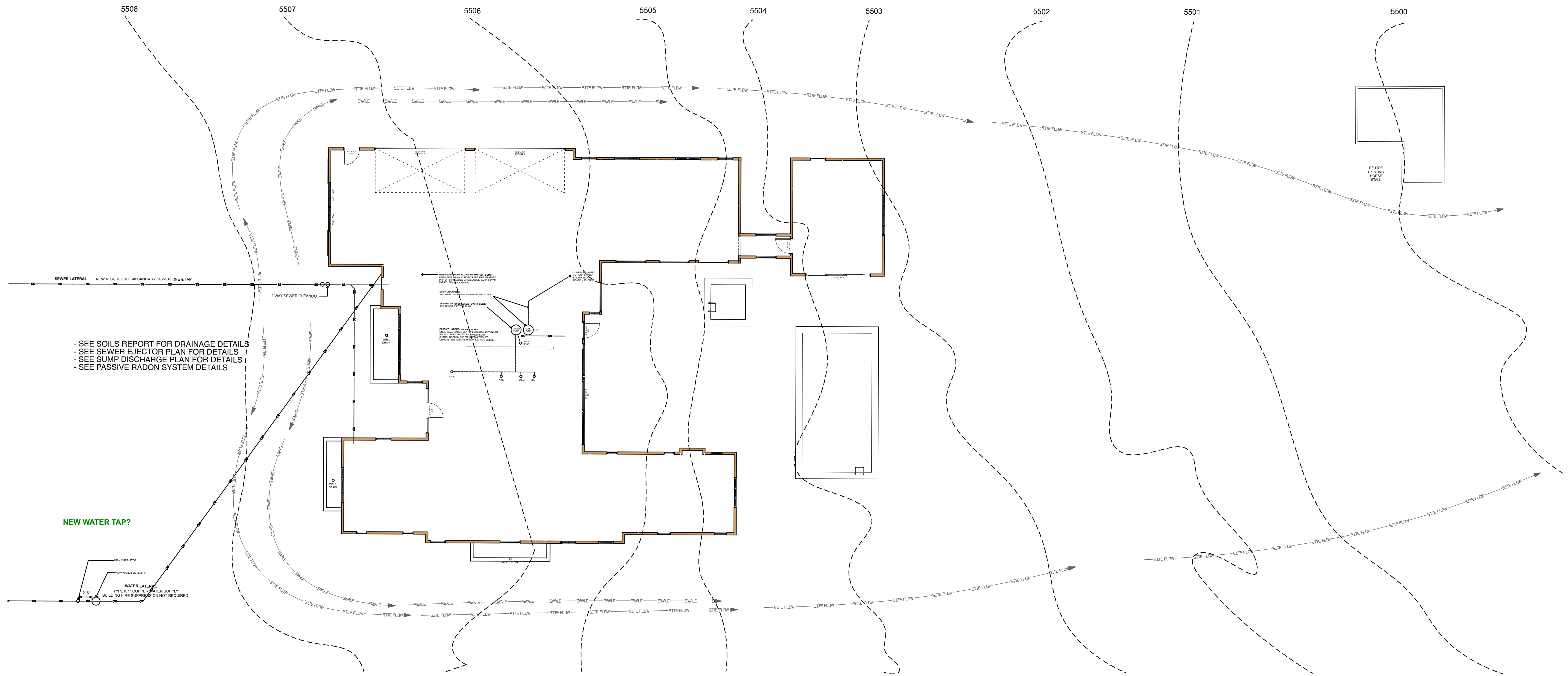
2 DEMOLITION PLAN
SCALE: 1:266.67



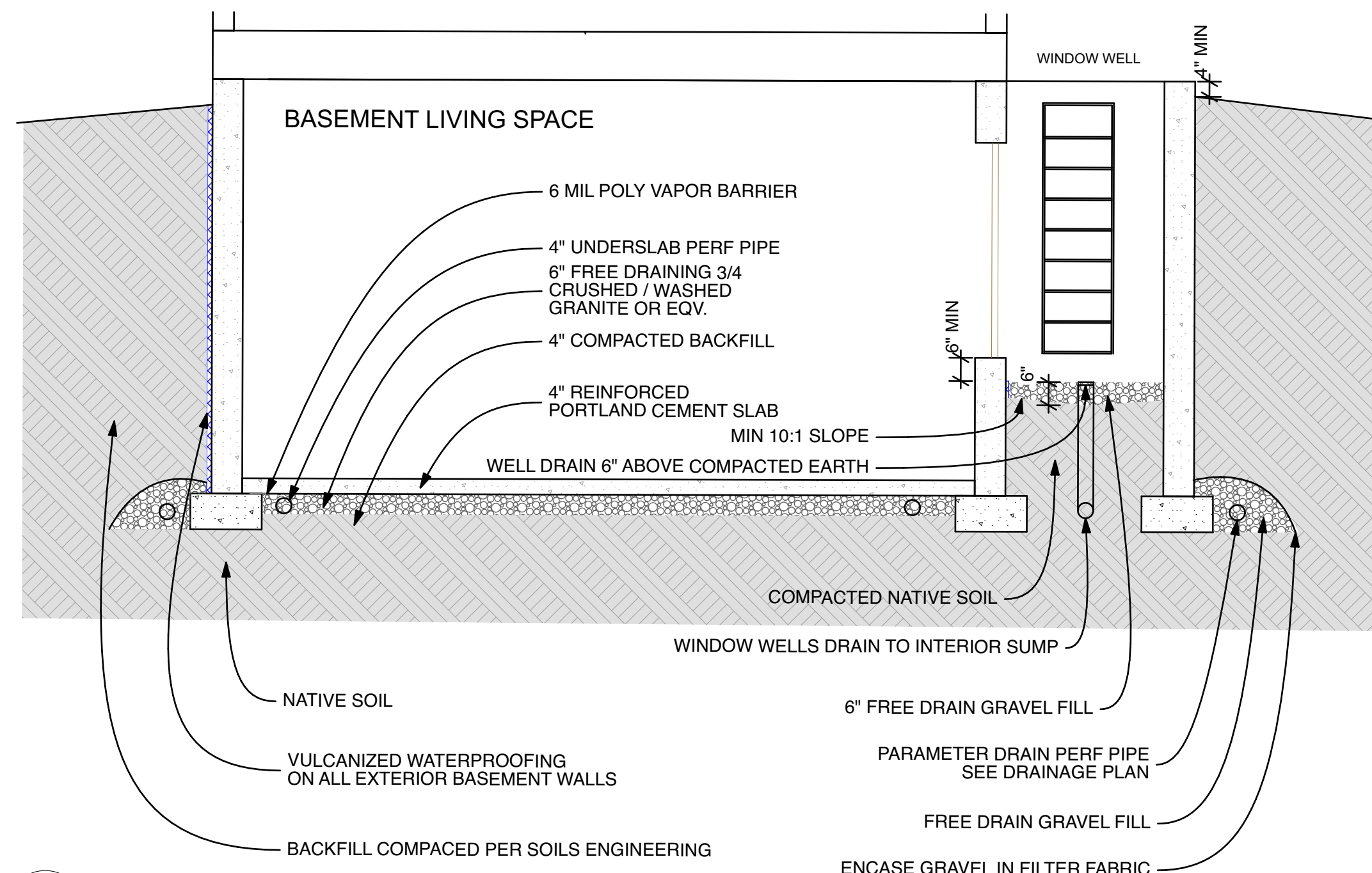
2 PRIMARY STREET SETBACK
SCALE: 1:685.71

SITE PLAN



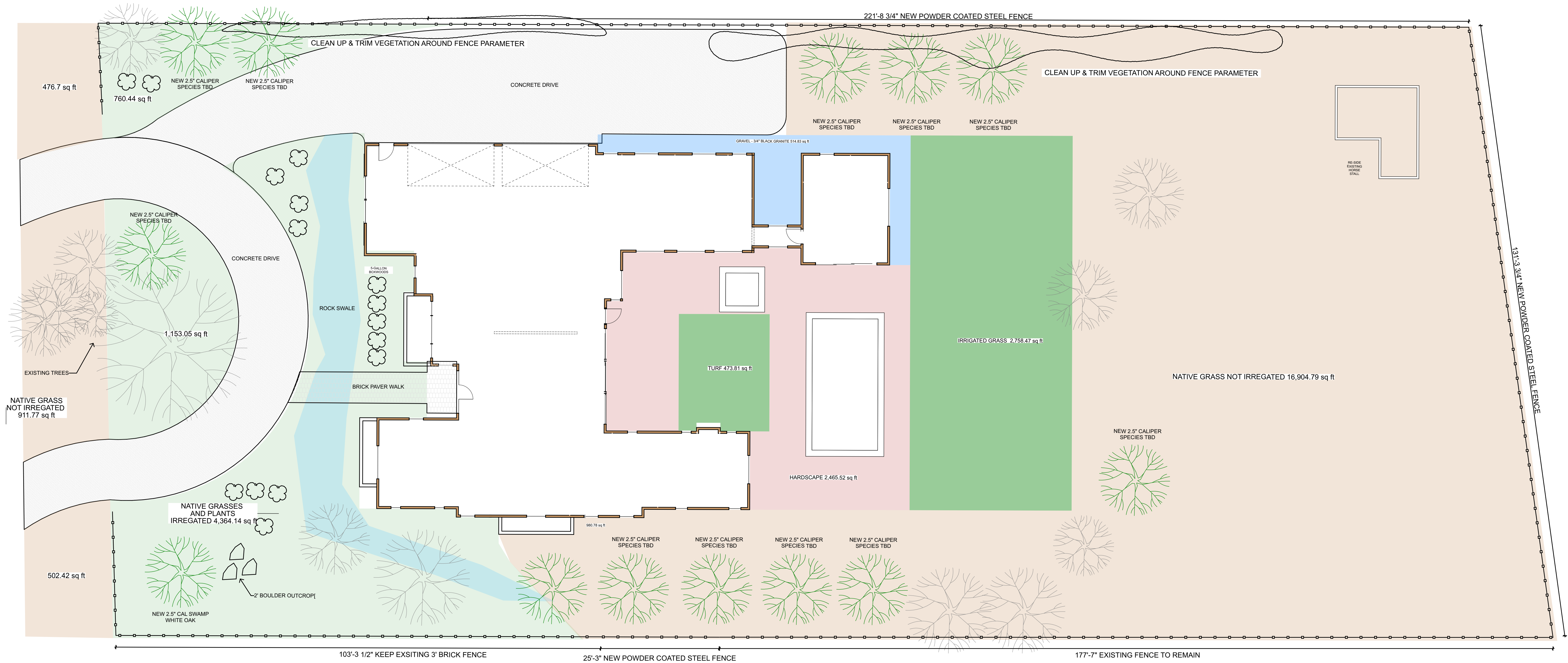


1 SEWER, WATER & DRAINAGE
SCALE: 3/32" = 1'-0"



2 FOUNDATION DRAINAGE AND WATERPROOFING (1)
SCALE: 3/8" = 1'-0"

SEWER, WATER & DRAINAGE SITE PLAN



1 LANDSCAPE
SCALE: 3/32" = 1'-0"

FOUNDATION

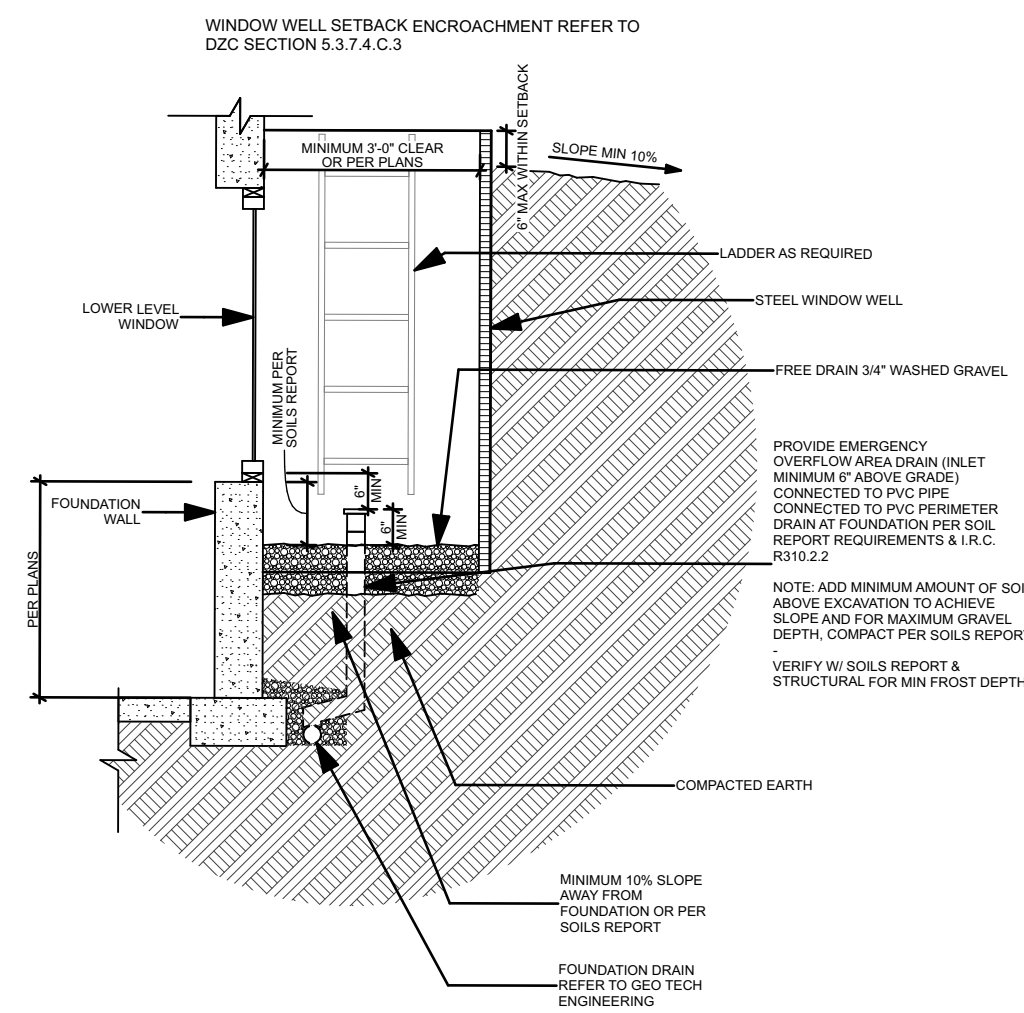
- AN EXCAVATION INSPECTION IS REQUIRED FOR SHORING AND BENCHING.
- PROVIDE DAMPPROOFING OF ALL FOUNDATIONS PER SOILS REPORT AND/OR I.R.C. SPECIFICATIONS.
- ALL WINDOW WELLS HAVE PERMANENT LADDERS PER IRC R310.2.1
- ALL WINDOW WELLS TO COMPLY WITH R310.2.3.2
- SEE SOILS REPORT FOR DRAINAGE DETAILS
- PROVIDE A MINIMUM CLEARANCE OF 6" FROM ALL EXTERIOR WALL COVERINGS (EXCEPT 4" FOR MASONRY VENEER) TO THE TOP OF GRADE.
- PROVIDE A MINIMUM CLEARANCE OF 8" FROM THE NON-TREATED BASE OF WOOD FRAMING TO THE TOP OF ADJACENT GRADE.
- SLOPE GRADE A MINIMUM 10% AWAY FROM THE STRUCTURE FOR THE FIRST 10 FEET DISTANCE. IMPERVIOUS SURFACES MAY BE SLOPED A MINIMUM 2.5% AWAY FROM THE STRUCTURE FOR THE FIRST 10'.
- PROVIDE DAMPPROOFING OR WATERPROOFING OF ALL FOUNDATIONS PER SOILS REPORT AND/OR SECTION R406.
- PER R506, PROVIDE A MIN. 4" BASE COURSE OF SAND, GRAVEL, CRUSHED STONE OR CRUSHED BLAST-FURNACE SLAG UNDER CONCRETE FLOORS ON GROUND WITH A 6 MIL POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6" AND PLACED BETWEEN THE BASE COURSE AND THE SLAB.
- CONDENSATION CONTROL, VAPOR RETARDER FOR ALL EXTERIOR WALL ASSEMBLIES.
- CLASS I OR II VAPOR RETARDERS ARE REQUIRED ON THE INTERIOR SIDE OF FRAME WALLS IN ZONE 5. THE FOLLOWING SHALL BE DEEMED TO MEET THE CLASS SPECIFIED: CLASS I: SHEET POLYETHYLENE, UNPERFORATED ALUMINUM FOIL CLASS II: KRAFT-FACED FIBERGLASS BATTS.
- KRAFT-FACED BATTS CAN BE REPLACED WITH UNFACED WITH THE ADDITION OF CLASS I VAPOR POLYETHYLENE RETARDER.

CONCRETE FLATWORK

- GARAGE SLAB: REINFORCED, 4" THICK (RE: STRUCT.) SLOPE 1/8" PER FT. MIN. TOWARDS O.H. DOORS. PROVIDE PERIMETER EXPANSION JOINTS.
- CONCRETE PORCH/PATIO SLAB: 4" THICK WITH TURNED DOWN EDGE (RE: STRUCT.). PROVIDE
- CONCRETE STEPS TO GRADE (FIELD VERIFY). WHERE EXTERIOR PORCHES, DECKS, OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION, PROVIDE APPROVED CORROSION-RESISTANT FLASHING OR SELF-ADHERED MEMBRANE AS FLASHING (IN COMPLIANCE WITH AIAA 711) TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. SLOPE MIN 1/4" PER FT. AWAY FROM BUILDING.

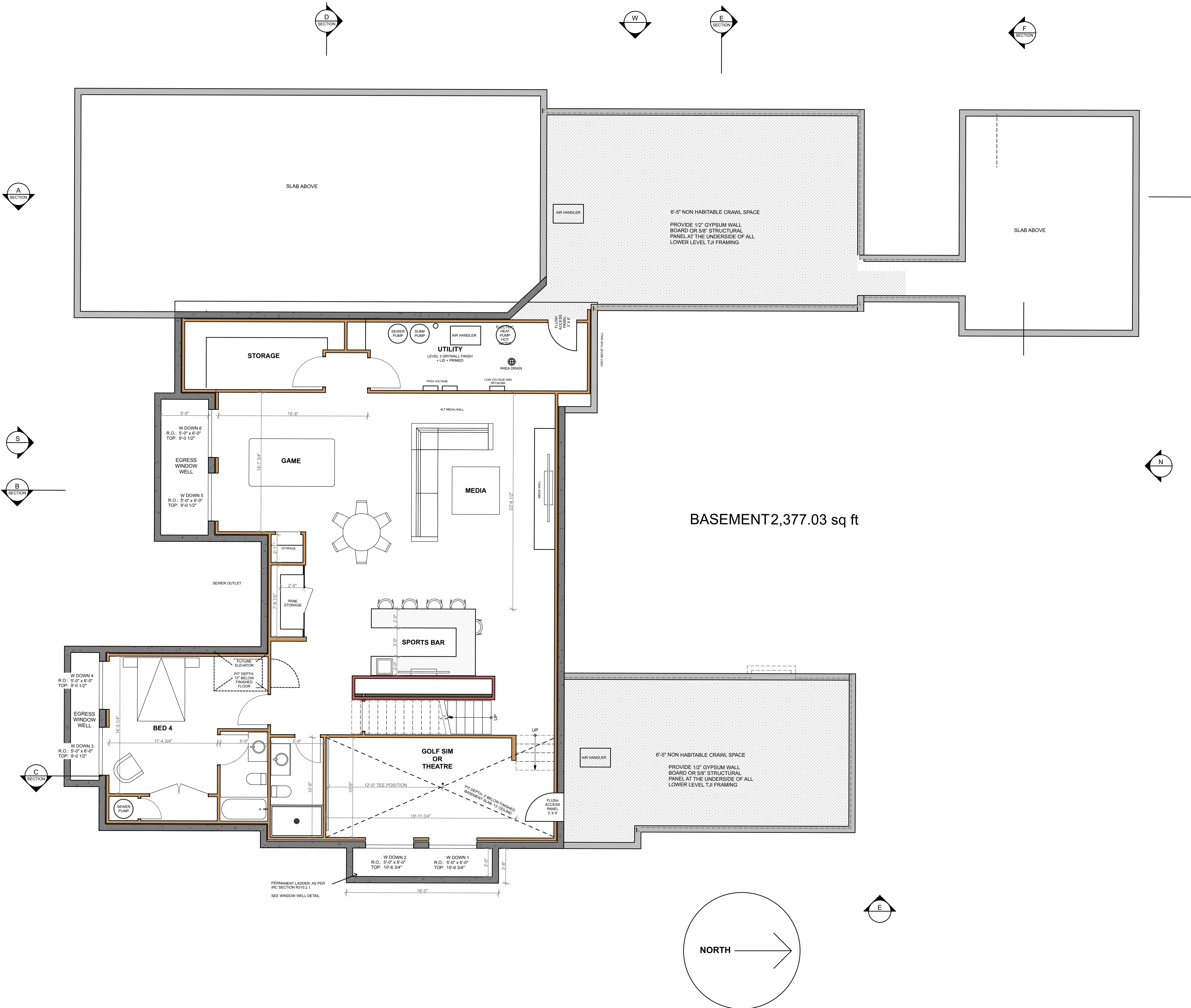
UTILITY ROOM NOTES

- LEVEL 3 DRYWALL FINISH, DRYWALL ON LID, PRIMED
- PENETRATIONS TO HAVE ESCUTCHEONS OR TRIM
- UTILITY LINES TO BE RUN PLUMB AND LEVEL
- LAYOUT TO BE VERIFIED W/ SITE SUPERVISOR
- EQUIPMENT PLACEMENT TO BE VERIFIED W/ SITE SUPERVISOR
- OVERALL NEAT AND TIDY INSTALLATION



1 WINDOW WELL SECTION
SCALE: 3/8" = 1'-0"

2 LOWER LEVEL
SCALE: 3/16" = 1'-0"



D
B

DOKKEN BUILT

jay@dokkenbuilt.com
303-944-1579

1685 S Colorado Blvd
Unit S147
Denver, CO 80222

1425 Cherryville Rd
Greenwood Village, CO 80121

REVISED: 3/17/25

LOWER LEVEL PLAN

A1.1

FRAMING

• SEE STRUCTURALS FOR FRAMING NOTES.

• FOR ON BASEMENT SLAB STUD WALLS, PROVIDE BASE SLIP PLATE WITH MINIMUM 3" GAP PER SOIL REPORT.

• FRAMER TO VERIFY HEADER HEIGHTS WITH GC.

• PROVIDE THERMOPLY OR APPROVED EQUIVALENT AIR BARRIER AT VERTICAL EXTERIOR (COLD) SIDES OF ALL TUB ENCLOSURES, BUILT-INS, BETWEEN JOISTS/RIM BOARDS, AND TRUSS STEPS. ALL BATT INSULATION SHALL HAVE FULL ENCLOSURE, EXCEPT ATTICS.

STAIRS

• 7-3/4" RISERS MAX. (NOT TO VARY MORE THAN 3/8")

• 10" TREADS MIN.

• STAIR RUN NO LESS THAN 36" CLEAR WIDTH.

• HEADROOM - NOT LESS THAN 6'-8" CLEAR TO ALL OBSTRUCTIONS.

• HANDRAILS HEIGHT FROM TREAD NOSING BETWEEN 34" TO 38", GRIP SHOULD BE BETWEEN 1 1/2" - 2" IN DIAMETER, WITH INTERMEDIATE BALUSTERS.

• GUARDRAILS - NOT LESS THAN 36" OFF FINISHED FLOOR.

• INTERMEDIATE BALUSTERS / RAILS SHALL BE CONSTRUCTED SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS THROUGH, EXCEPT AT TRIANGULAR AREAS FORMED BY A RISER AT THE BOTTOM OF A GUARD SO A SPHERE 6" IN DIAMETER CANNOT PASS THROUGH.

• INTERMEDIATE LANDING MUST EQUAL STAIR WIDTH WHERE STAIR RUN CHANGES DIRECTION.

• PROVIDE 36" MINIMUM CLEAR SPACE FOR ALL LANDINGS AT EXTERIOR DOORS.

• ANY STAIR WITH ENCLOSED USABLE SPACE UNDERNEATH SHALL BE PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.

• GUARDRAILS SHALL BE LOCATED ALONG ALL OPEN-SIDED WALKING SURFACES INCLUDING STAIRS, RAMPS AND LANDINGS (INCLUDING PATIOS) THAT ARE LOCATED MORE THAN 30" HIGH TO ANY POINT WITHIN 36" HORIZ. TO THE EDGE OF THE OPEN SIDE. GUARDRAILS SHALL BE NOT LESS THAN 36" HIGH

• GUARDRAIL EXCEPTION: WHERE THE TOP OF THE GUARD ALSO SERVES AS A HANDRAIL ON THE OPEN SIDES OF STAIRS, THE TOP OF THE GUARD SHALL NOT BE LESS THAN 34" AND NOT MORE THAN 38" H.

PLUMBING

• EXPOSED SUPPLY LINES, WASTE LINES AND PENETRATIONS SHOULD BE PLUMB AND LEVEL. ANYTHING EXPOSED PLUMBING SHOULD BE OVERALL NEATLY LAID OUT. TOILET AND SINK SUPPLY SHOULD BE STUBBED OUT IN COPPER, PLUMB, AT THE CORRECT HEIGHT WITH QUALITY ESCUTCHEONS. EXTERIOR ROOF VENTS SHOULD BE PLUMB. EXTERIOR WALL VENTS SHOULD ALL ALIGN.

• INWALL PLUMBING SHOULD BE AWARE OF PEX KNOCKS. PEX SHOULD BE ROUTED AND BUFFERED IN SUCH A WAY TO MINIMIZE 'TICKING', ESPECIALLY WITH THE HOT WATER LINE.

• PLUMBING FIXTURE PLACEMENT/ LOCATION TO BE VERIFIED BY PROJECT MANAGER.

• HOSE BIB: ALL HOSE BIBS ARE FREEZE-PROOF TYPE.

• COPPER STUB FOR TOILET SUPPLY ON WALL

• KITCHEN SINK: PROVIDE DISPOSAL, SWITCH POWER. SEE ELECTRICAL PLANS.

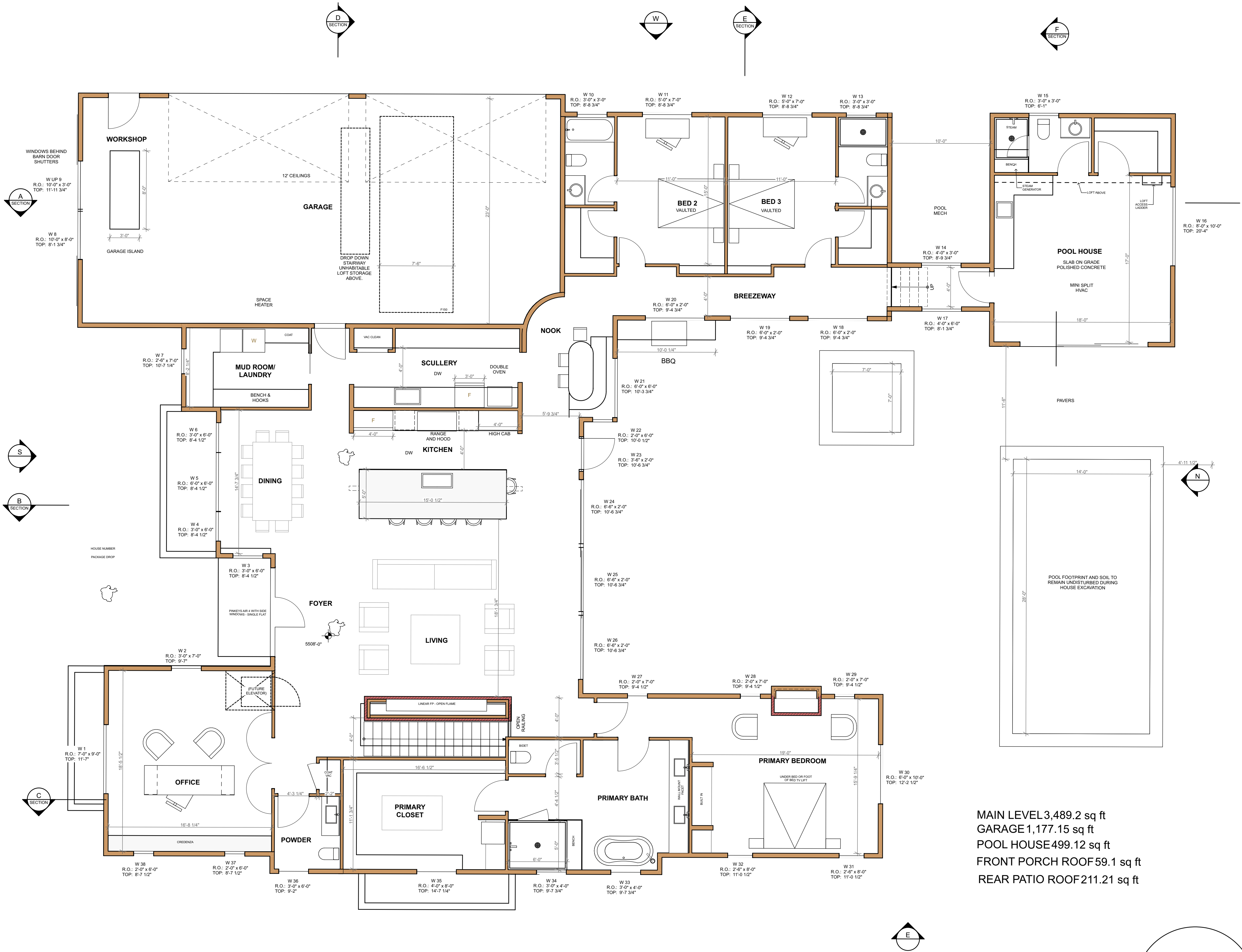
• REFRIGERATOR: COORDINATE PLUMBING AS NECESSARY FOR WATER SUPPLY AND ICE MAKER.

• HOT WATER PIPING SHALL BE INSULATED TO A MINIMUM OF R-3 PER IRC N1103.4 / IECC R403.4 AND IRC N1103.5.3 / IECC R403.5.3

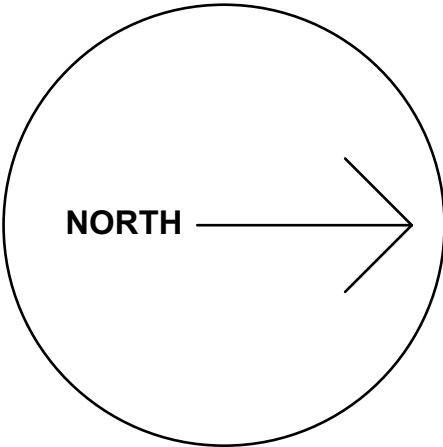
• AT LAUNDRY ROOM PROVIDE FLOOR AREA DRAIN.

• AT UTILITY ROOM PROVIDE AREA FLOOR DRAIN AND PAN FOR WATER HEATER PER IRC.

• SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE EQUIPPED WITH CONTROL VALVES OF THE PRESSURE BALANCE, THE THERMOSTATIC MIXING OR THE COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPES WITH HIGH LIMIT STOPS IN ACCORDANCE WITH ASSE/ANSI 1016 OR CSA B125. THE HIGH LIMIT STOPS SHALL BE SET TO LIMIT WATER TEMPERATURE TO A MAXIMUM 120F (49C) PER IRC SECTION P2708.4



MAIN LEVEL 3,489.2 sq ft
GARAGE 1,177.15 sq ft
POOL HOUSE 499.12 sq ft
FRONT PORCH ROOF 59.1 sq ft
REAR PATIO ROOF 211.21 sq ft



3 MAIN LEVEL (1)
SCALE: 3/16" = 1'-0"

MAIN LEVEL PLAN

D
B

DOKKEN BUILT

jay@dokkenbuilt.com
303-944-1579

1685 S Colorado Blvd
Unit S147
Denver, CO 80222

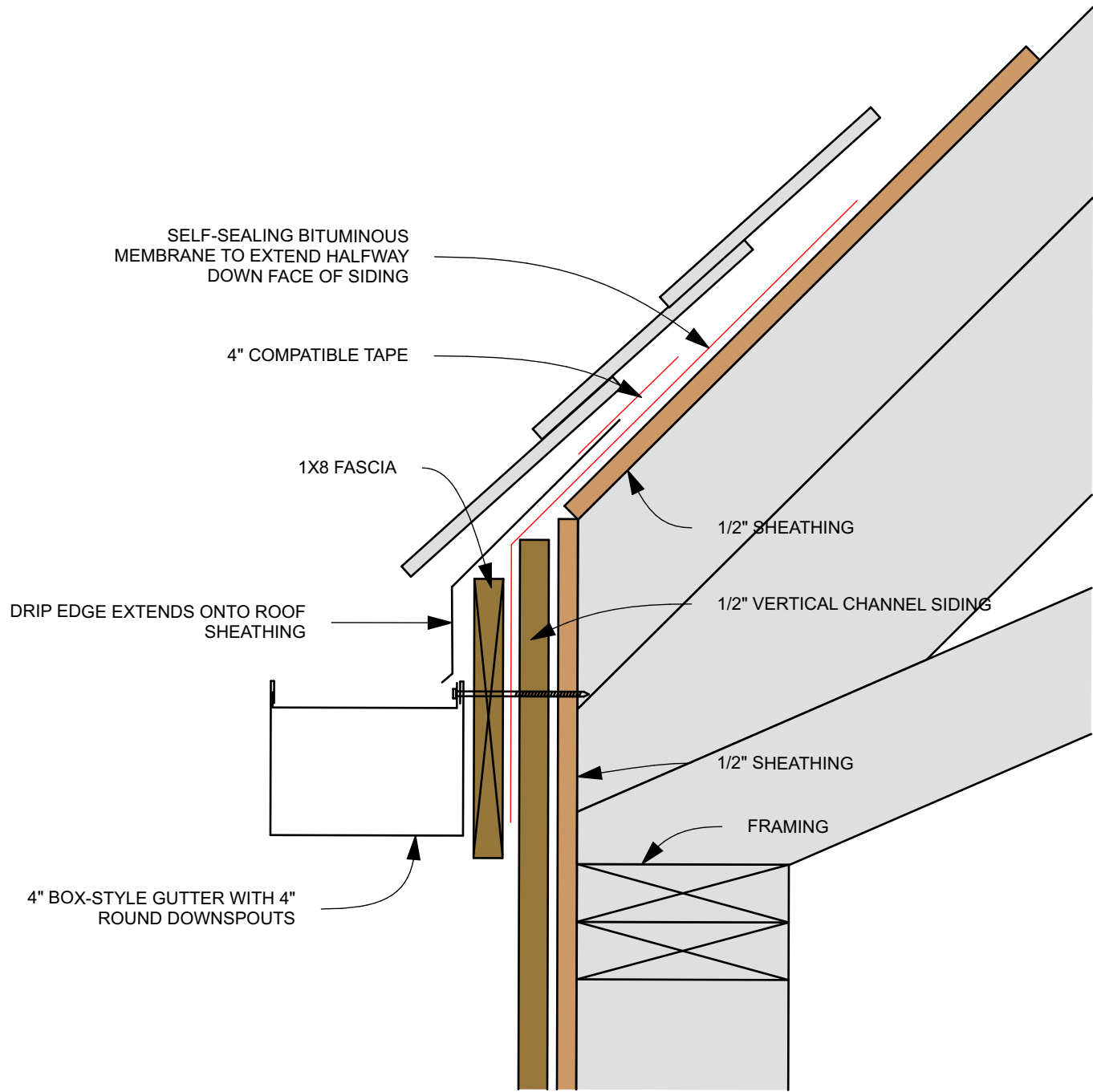
1425 Cherryville Rd
Greenwood Village, CO 80121

REVISED: 3/17/25

A1.2

ROOF NOTES

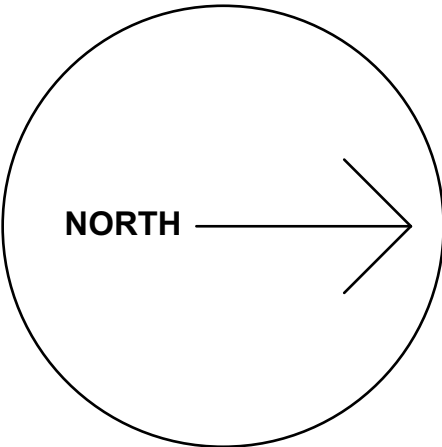
- REFER TO GENERAL NOTES FOR ADDITIONAL INFORMATION NOT SHOWN OR NOTED ON PLANS
- ALL EXTERIOR OPENINGS OR WALL PENETRATIONS EXPOSED TO WEATHER ARE TO BE FLASHED AND FILLED WITH SEALANT TO PREVENT MOISTURE AND AIR INFILTRATION. PROVIDE ALL FLASHING AND COUNTER FLASHING ITEMS AS INDICATED AND AS REQUIRED TO MAKE COMPLETED WORK WATERPROOF. FLASHING SHALL BE BRAKE FORMED TO SHARP LINES AND FITTED TO DETAILS. FLASH AND COUNTER-FLASH AT ALL ROOF TO WALL CONDITIONS. PROVIDE APPROVED METAL FLASHING AND CAULK WOOD BEAMS AND LOOKOUTS PROJECTING THROUGH EXTERIOR WALLS OR ROOF SURFACES. FLASH ALL EXTERIOR DOOR AND WINDOW OPENINGS WITH MANUFACTURER'S APPROVED METHODS AND MATERIALS WHICH CONFORMS TO STANDARDS OF LOCAL AND APPLICABLE CODES. SEE SECTION R703.
- ALL TRUSSES TO BE FABRICATED AND DESIGNED UNDER THE SUPERVISION OF A COLORADO LICENSED STRUCTURAL ENGINEER (NOTE: ALL OVERFRAMING TO BEAR DIRECTLY ON TRUSSES OR OVER SOLID INTERMEDIATE BLOCKING BETWEEN TRUSSES)
- ALL OVERHANGS ARE MEASURED HORIZONTALLY FROM FACE OF FRAME TO END OF TRUSS/RAFTER - REFER TO ROOF PLAN & ELEVATIONS FOR FLAT OR SLOPED SOFFITS
- REFER TO BUILDING SECTIONS FOR ADDITIONAL WALL AND PLATE HEIGHTS.
- CONCRETE TILES & ASPHALT SHINGLES SHALL HAVE THE MIN. NUMBER OF FASTENERS REQUIRED BY THE MANUFACTURER' FOR ADDITIONAL ROOFING INFORMATION REFER TO IRC & LOCAL CODES
- GUTTERS & DOWNSPOUTS ARE TO BE FIELD VERIFIED FOR LOCATION BY BUILDER - SEE SITE PLAN & SUDP/DRAINAGE PLAN. BUILDER IS SOLELY RESPONSIBLE FOR PROPER DOWNSPOUT DISCHARGE/DRAINAGE.
- FOR VENTILATED ROOFS, PROVIDE ROOF VENTS AND / OR SOFFIT VENTS TO PROVIDE ATTIC VENTILATION AS REQUIRED PER I.R.C. SECTION R806.2 AND LOCAL CODES. NO ROOF VENTS IN RATED SOFFITS. PROVIDE EAVE BAFFLES.
- FOR UNVENTILATED ROOFS, REFER TO I.R.C. SECTION R806.5 & SECTION R316.4, AND LOCAL CODES. SEE ALSO GENERAL NOTES AND THERMAL ENVELOPE NOTES.
- ROOFING MATERIAL COLOR & MANUFACTURER BY BUILDER / OWNER - SEE ELEVATIONS & ROOF PLAN
- CRICKETS/SADDLES: PROVIDE MINIMUM 4:12 PITCH FOR COMPOSITION SHINGLE OR CONCRETE TILE ROOFING OR MINIMUM 1/4:12 FOR EPDM ROOFING
- ICE & WATER SHIELD: FOR COMPOSITION SHINGLE OR ASPHALT SHINGLE ROOFS, APPLY ICE & WATER SHIELD TO ENTIRE ROOF PER MANUFACTURER SPECIFICATIONS.
- PROVIDE FLASHING AND SEALING AT ALL ROOF TO WALL AND ROOF TO ROOF CONNECTIONS AND ROOF PENETRATIONS



2
A1.3 ZERO OVERHANG ROOF DETAIL
SCALE: 3" = 1'-0"



1
A1.3 ROOF
SCALE: 3/16" = 1'-0"



ROOF PLAN

D
B

DOKKEN BUILT

jay@dokkenbuilt.com
303-944-1579

1685 S Colorado Blvd
Unit S147
Denver, CO 80222

1425 Cherryville Rd
Greenwood Village, CO 80121

REVISED: 3/17/25

A1.3



1 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



2 WEST ELEVATION
SCALE: 3/16" = 1'-0"



1

EAST ELEVATION
SCALE: 3/16" = 1'-0"



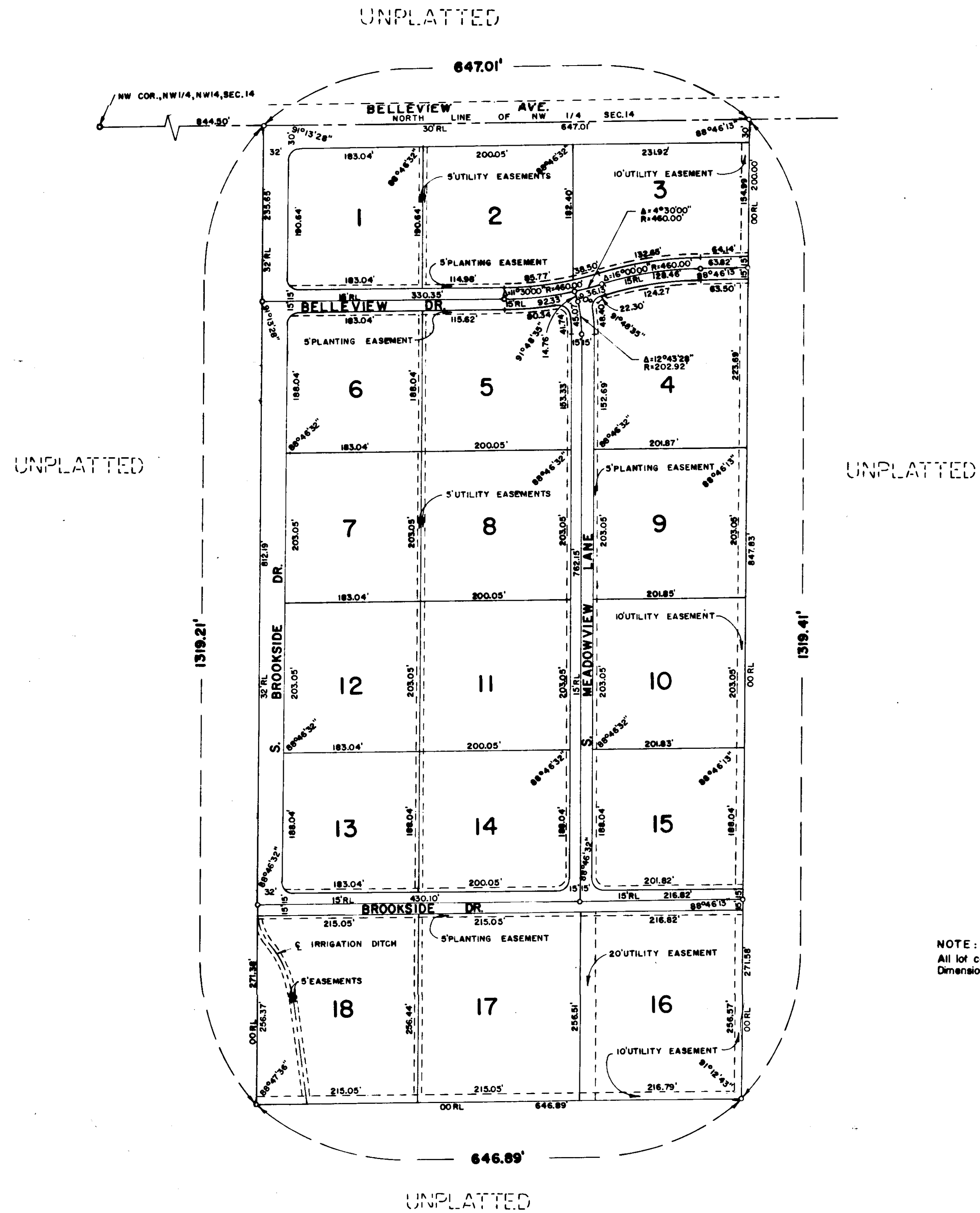
2

NORTH ELEVATION
SCALE: 3/16" = 1'-0"

All lots in this R-1.0 Subdivision have a minimum lot width in excess of 180 feet, with the largest being 216 feet

BELLEVUE ACRES

A PART OF THE NW 1/4 OF SECTION 14,
T. 5 S., R. 68 W., OF THE SIXTH P.M.
ARAPAHOE COUNTY, COLORADO



NOTE:
All lot corner radii are 15'.
Dimensions are to the intersection of lot lines.

KNOW ALL MEN BY THESE PRESENTS that REALTY TITLES, INC., a Colorado Corporation, being the owner and Leslie S. Deal and Edith B. Deal as individuals being holders of deeds of trust of the East 480.00 feet of the Northwest One-quarter of the Northwest One-quarter and of the West 5 acres of the Northeast One-quarter of the Northwest One-quarter, all in Section 14, Township 5 South, Range 68 West of the Sixth Principal Meridian, Arapahoe County, Colorado, more particularly described as follows:
Beginning at a point on the North line and 844.50 feet East of the Northwest corner of said Northwest One-quarter; thence Easterly along said North line a distance of 647.01 feet; thence on an angle to the right of 91°13'47" a distance of 1,319.41 feet to the South line of the North One-half of said Northwest One-quarter; thence on an angle to the right of 88°47'17" and along said South line a distance of 646.89 feet; thence on an angle to the right of 91°12'24" a distance of 1,319.21 feet to the point of beginning; have laid out, platted, and subdivided the above described land into lots, blocks, streets and avenues under the name and style of BELLEVUE ACRES and by these presents do dedicate to the public the right of thoroughfare and to Public Utilities and Sanitation Districts the right to install, maintain, and operate; mains, transmission lines, service lines, and appurtenances as may be necessary to provide such utility and sanitary services within this subdivision or property contiguous thereto, through, over and across the streets, avenues and other public places hereon shown, also utility easements as shown.

Witness our hands this _____ day of _____ A.D. 1961.
Realty Titles, Inc., a Colorado Corporation
Holders of Deeds of Trust, Individuals
L.C. FULENWIDER, Jr., PRESIDENT
LESLIE S. DEAL
LOIS M. ORNDORFF, SECRETARY
EDITH B. DEAL

STATE OF COLORADO)
CITY AND COUNTY OF DENVER)
The foregoing instrument was acknowledged before me this _____ day of _____ A.D. 1961 by L.C. Fulenwider, Jr., President, and Lois M. Orndorff, Secretary of Realty Titles, Inc., a Colorado Corporation and Leslie S. Deal and Edith B. Deal as individuals.

Witness my hand and seal. My commission expires _____
NOTARY PUBLIC

Approved this 7 day of _____ A.D. 1961 by the Board of Trustees of the Town of Greenwood Village, Colorado, in accordance with the ordinances of such Town.

MAYOR
ATTEST
CLERK AND RECORDER

We attorneys for the afore named Realty Titles, Inc. do hereby certify that the said Realty Titles, Inc. are the owners in fee simple of the aforementioned real property. Date June 8, 1961

Dawson, Nagel, Sherman, and Howard
Attorneys at Law.
Enos, Buchler and Buchler
Attorneys for the Town of
Greenwood Village, Colorado.
Buchler, Wilkinson, Hiemstra
Attorneys for the Town of
Greenwood Village, Colorado.
By Richard L. Eason By _____ By _____

STATE OF COLORADO)
COUNTY OF ARAPAHOE)
I hereby certify that this plat was filed in my office on this 9th day of June A.D. 1961 at 11:35 AM and was recorded in Plat Book 15 at Page 67.

Maxine Sage
CLERK AND RECORDER
By Paul Vanhousen, Jr.
I, E. Max Serafini, a Registered Land Surveyor in the State of Colorado, do hereby certify that the survey of BELLEVUE ACRES was made under my supervision and that the accompanying plat accurately shows said subdivision.

E. Max Serafini
REG. LAND SURVEYOR

DRAWING NUMBER

DRAWING NUMBER

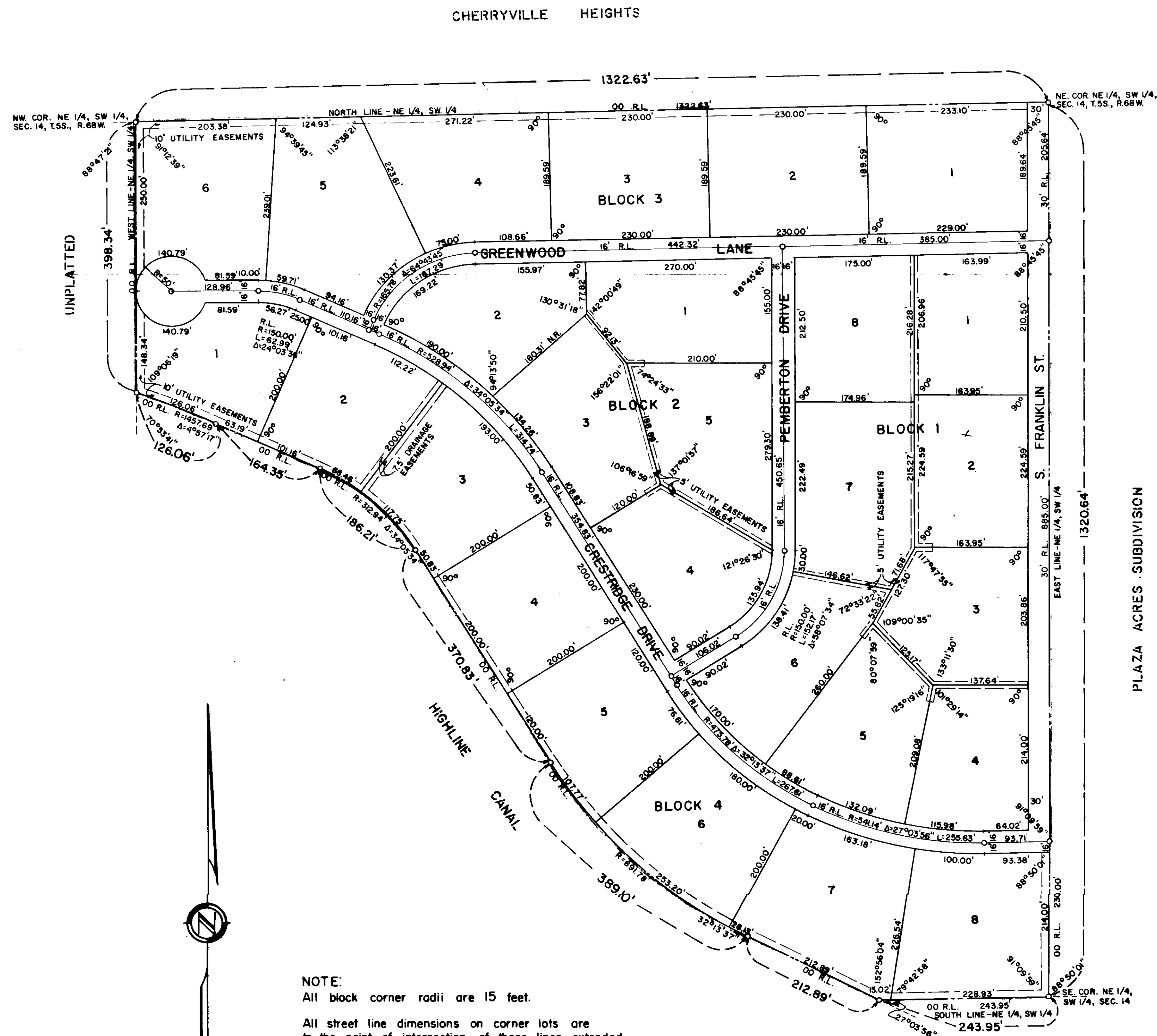
DRAWING NUMBER

DRAWING NUMBER

Majority of lots in this R-1.0 Subdivision have a minimum lot width in excess of 170 feet and could easily accommodate a 90 foot wide house

GREENWOOD ACRES

A PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 14,
T5S, R68W OF THE SIXTH P. M.
ARAPAHOE COUNTY, COLORADO.



KNOW ALL MEN BY THESE PRESENTS that 1949, Inc., a Colorado Corporation, being the owner of a part of the Northeast One-quarter (NE 1/4) of the Southwest One-quarter (SW 1/4) of Section 14 (Sec. 14), Township 5 South (T5S), Range 68 West (R68W) of the Sixth Principal Meridian (6th P.M.), County of Arapahoe, State of Colorado; more particularly described as follows: Beginning at the Northeast Corner of said NE 1/4 of the SW 1/4; thence Westerly along the North Line of said NE 1/4 of the SW 1/4 a distance of 1322.63 feet to the Northwest Corner of said NE 1/4 of the SW 1/4; thence on an angle to the left of 88°47'21" and along the West Line of said NE 1/4 of the SW 1/4 a distance of 398.34 feet to the Northeastly Right-of-way Line of the Highline Canal; thence on an angle to the left of 70°53'41" and along said Right-of-way Line and along a curve to the right, having a radius of 1457.69 feet and a central angle of 34°05'34" an arc distance of 126.06 feet to a point of tangent; thence along said tangent and along said Right-of-way Line a distance of 164.35 feet to a point of curve; thence along a curve to the right having a radius of 312.94 feet and a central angle of 32°13'37" an arc distance of 186.21 feet to a point of tangent; thence along said tangent a distance of 370.83 feet to a point of curve; thence along a curve to the left having a radius of 691.78 feet and a central angle of 32°13'37" an arc distance of 389.10 feet to a point of tangent; thence along said tangent a distance of 212.89 feet to the South Line of said NE 1/4 of the SW 1/4; thence on an angle to the left of 27°03'56" and along said South Line a distance of 243.95 feet to the Southeast Corner of said NE 1/4 of the SW 1/4; thence on an angle to the left of 88°50'01" and along the East Line of said NE 1/4 of the SW 1/4 and along the West Line of Plaza Acres a distance of 1320.64 feet to the Point of Beginning;

has laid out, platted and subdivided said land under the name and style of GREENWOOD ACRES, and by these presents do dedicate the streets, avenues and other public places hereon shown and not otherwise already dedicated for public use, also public utility easements as shown.

Witness our hands this 10 day of February, A.D. 1960.

1949, Inc., a Colorado Corporation

L. C. Fulenwider Jr., President

Lois M. Orndorff, Secretary

STATE OF COLORADO)
CITY AND COUNTY OF DENVER) SS

The foregoing instrument was acknowledged before me this 10 day of February, A.D. 1960 by L. C. Fulenwider Jr., President, and Lois M. Orndorff, Secretary of 1949, Inc., a Colorado Corporation.

Witness my hand and seal. My commission expires February 9, 1961.

Notary Public

Approved this 10 day of February, A.D. 1960 by the Board of Trustees of the Town of Greenwood Village, Colorado, in accordance with the ordinances of such Town.

Mayor

Attest
Clerk and Recorder

We, attorneys for the above named 1949, Inc., do hereby certify that the said 1949, Inc. is the owner in fee simple of the aforementioned real property.

Date February 9, 1960

Dawson, Nagel, Sherman and Howard
Attorneys at Law

By Michael Reidy

Enos, Buchler and Buchler
Attorneys for the Town of Greenwood Village, Colorado

By Michael Buchler

Buchler, Wilkinson-Hiemstra
Attorneys for the Town of Greenwood Village, Colorado

By Michael Buchler

STATE OF COLORADO)
COUNTY OF ARAPAHOE)

I hereby certify that this plat was filed in my office on the 6th day of April, A.D. 1960 at 3:40 A.M. and was recorded in Plat Book 15 at Page 10.

Margie Page
County Clerk and Recorder
by Paul Vanhousen, Jr.

I, E. Max Serafini, a Registered Land Surveyor in the State of Colorado, do hereby certify that the survey of GREENWOOD ACRES was made under my supervision and that the accompanying plat accurately shows said subdivision.

E. Max Serafini, Registered Land Surveyor

Majority of lots in this R-1.0 Subdivision have a minimum lot width in excess of 170 feet. The narrower lots in this subdivision widen as you move to the rear of the property, and could accommodate an 80 foot wide house

JAMES SUBDIVISION

GREENWOOD VILLAGE

ARAPAHOE COUNTY, COLORADO

Being a subdivision of a part of the E 1/2 NE 1/4 NW 1/4 of Section 14, Township 5 South, Range 68 West of the 6th P.M., Arapahoe County, Colorado.

DEDICATION

Know all men by these presents, that I, Dorothy Mae James, being the owner of the following described parcel of land, to-wit:
"The E 1/2 NE 1/4 NW 1/4 of Sec. 14, Township 5 South, Range 68 West of the 6th P.M. except the south 208.0 feet of the west 279.7 feet, the north 30.0 feet and the east 30.0 feet thereof", have laid out, subdivided and platted the same into lots under the name and style of JAMES SUBDIVISION and by these presents do grant to Greenwood Village the right-of-way for South Franklin Circle and perpetual utility easements as shown on this plat.

Signed, sealed and delivered this 10th day of July, A.D. 1961,

Dorothy Mae James

BOARD OF TRUSTEES CERTIFICATE

Approved by the Board of Trustees of Greenwood Village this 31st day of July, A.D. 1961

John W. Collins
Mayor
Elise Wyman
Clerk

ENGINEER'S CERTIFICATE

I, W. L. Prouty, a registered engineer and land surveyor in the State of Colorado, do hereby certify that the survey and plat of JAMES SUBDIVISION was made under my supervision and is accurately shown hereon. All lots contain a minimum area of one acre (measured to center line of streets)

Protective Covenants are recorded in Book _____ at page _____ Arapahoe County Records

W. L. Prouty
Reg. Prof. Engineer & Land Surveyor

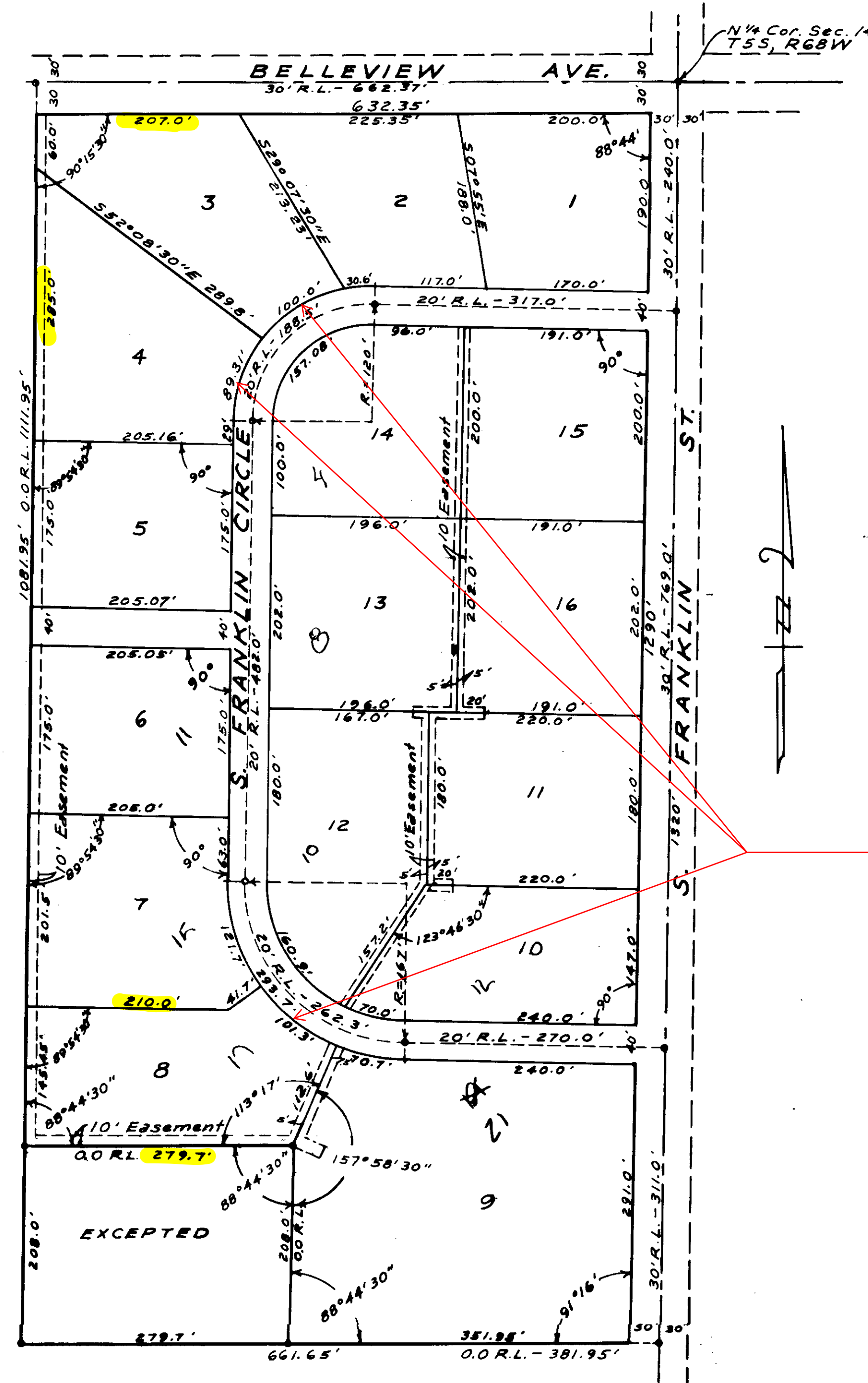
SEAL

774165

CLERK & RECORDER'S CERTIFICATE

Accepted for filing in the office of the Clerk and Recorder of Arapahoe County, Colorado at 3:20 P.M. on the 22nd day of August, A.D. 1961, and recorded in Plat Book _____ Page _____

Marjorie Sage
Clerk & Recorder
By Paul Santurion
Deputy



Narrowest Lots
however they are not
rectangular and
increase in width
towards the rear

NOTARIAL

State of Colorado }
County of Arapahoe } S.S.

I, George Lyons, a Notary Public in the State of Colorado, do hereby certify that Dorothy Mae James appeared before me this 10th day of July, A.D. 1961 and acknowledged that she signed, sealed and delivered the above instrument as her free and voluntary act and deed.

George Lyons
Notary Public

My commission expires August 22, 1962

SEAL

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

PLAZA ACRES

PLAZA ACRES SUBDIVISION

A PART OF THE S.1/2 OF THE NE.1/4 AND A PART OF THE N.1/2 OF THE SE.1/4, SEC. 14, T.5 S., R.68 W. OF THE 6TH. P.M., TOWN OF GREENWOOD VILLAGE, COUNTY OF ARAPAHOE, STATE OF COLORADO

Majority of lots in this R-1.0 Subdivision have a minimum lot width in excess of 170 feet and could easily accommodate a 90 foot wide house

KNOW ALL MEN BY THESE PRESENTS that The Plaza Company, a Partnership by E.L. Potarf and O.E. Watson as partners and attorneys-in-fact for the Plaza Company, a Partnership, being the owner of all that part of the South One-half (S.1/2) of the Northeast One-quarter (NE.1/4), Except the west 30.00 feet thereof, and all that part of the North One-half (N.1/2) of the Southeast One-quarter (SE.1/4), Except the east 30.00 feet thereof, lying south of the Highline Canal in Section Fourteen (Sec. 14), Township Five South (T.5 S.) Range Eighteen West (R.68 W.) of the Sixth Principal Meridian (6th P.M.), Township Five South (T.5 S.) Range Eighteen West (R.68 W.) of the Sixth Principal Meridian (6th P.M.), being all that part of vacated Plots Arapahoe, State of Colorado, lying south of the Highline Canal; has laid out, plat ted, and subdivided said land under the name and style of PLAZA ACRES SUBDIVISION, and by these presents does dedicate the streets, avenues, and other public places hereon shown and not otherwise already dedicated for public use, also public utility easements as shown.

Witness our hands this 30th day of March, A.D. 1956

THE PLAZA COMPANY, A PARTNERSHIP

E.L. Potarf, Partner and Attorney-in-fact

O.E. Watson, Partner and Attorney-in-fact

STATE OF COLORADO }
CITY AND COUNTY OF DENVER } SS
The foregoing instrument was acknowledged before me this 30th day of March, A.D. 1956 by E.L. Potarf and O.E. Watson as Partners and Attorneys-in-fact for The Plaza Company, a Partnership. Witness my hand and seal. My commission expires January 9, 1957

James J. Johnston
Notary Public

Approved this 23 day of April, A.D. 1956 by the Board of Trustees of the Town of Greenwood Village, Colorado, in accordance with the ordinances of such Town.

John W. Johnson
Mayor

Attest:
Alice Wyman
Clerk and Recorder

(Seal of Town)

We, attorneys for the above named OWNER, do hereby certify that the said THE PLAZA COMPANY is the owner in fee simple of the aforementioned real property. Date: April 19, 1956

Haskell and Crandell
Attorneys at Law
By Robert J. Wyman

ENOS, BUCHLER & BUCHLER
Attorneys for the Town of Greenwood Village, Colorado
By Charles Buchler

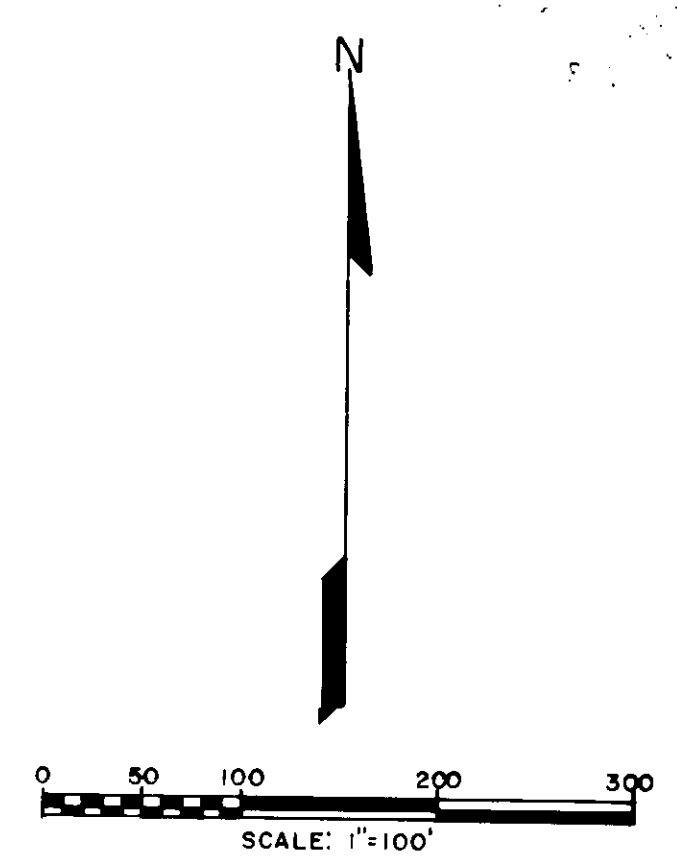
BUCHLER, WILKINSON & NIEMSTRA
Attorneys for the Town of Greenwood Village, Colorado
By Charles Buchler

STATE OF COLORADO }
COUNTY OF ARAPAHOE } SS
I hereby certify that this plat was filed in my office on the 23 day of April, A.D. 1956 at 3:30 P.M. and was recorded in Plat Book 12 at Page 583126

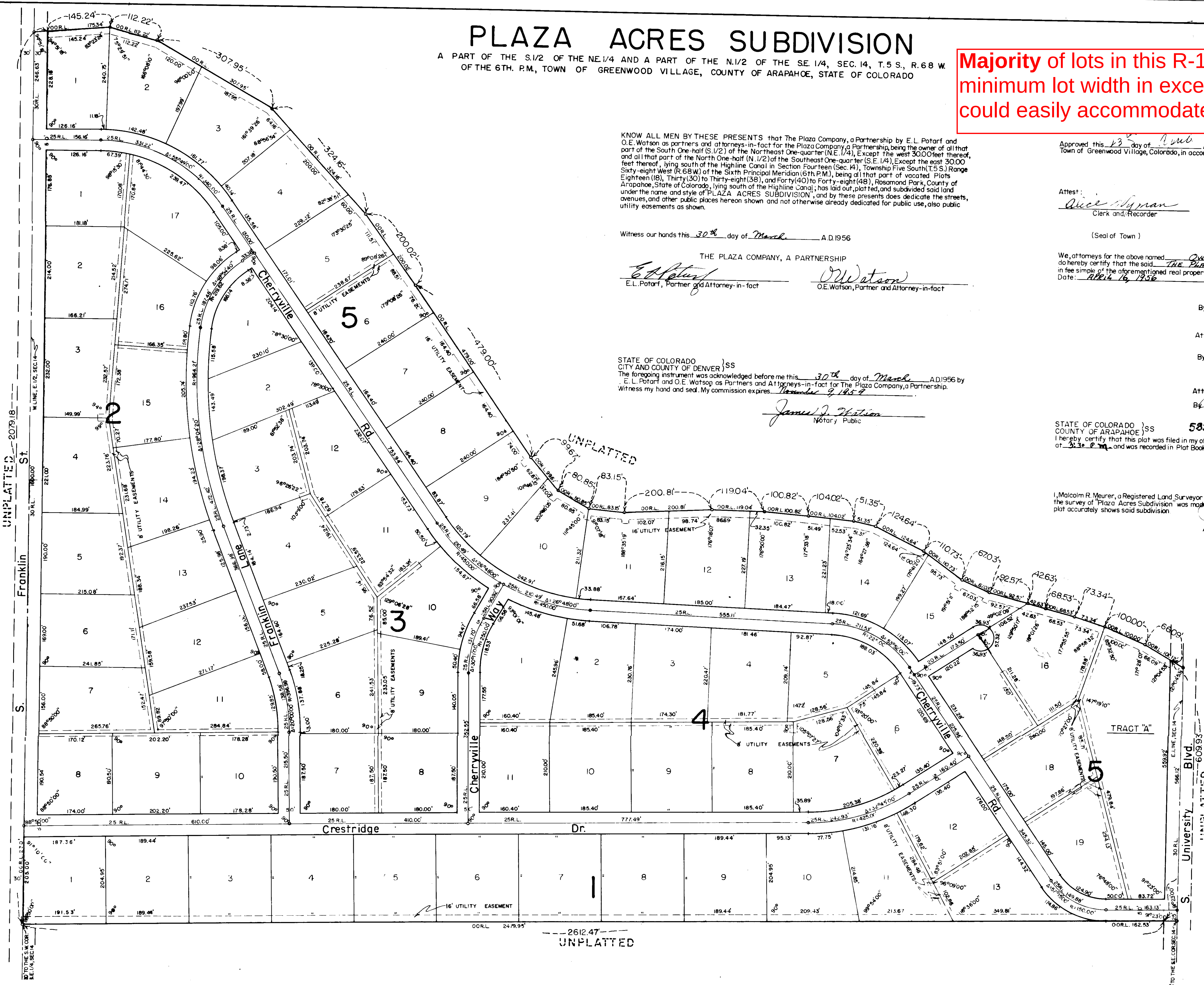
Earl K. Downing
County Clerk and Recorder
My Comm. Exp. Sep.

I, Malcolm R. Meurer, a Registered Land Surveyor in the State of Colorado, do hereby certify that the survey of "Plaza Acres Subdivision" was made under my supervision and that the accompanying plat accurately shows said subdivision.

Malcolm R. Meurer
Registered Land Surveyor



NOTE
ALL DOWN GUY EASEMENTS ARE 25'
MEASURED FROM LOT LINE, UNLESS
OTHERWISE NOTED.



West End Planning Area

CHAPTER CONTENT

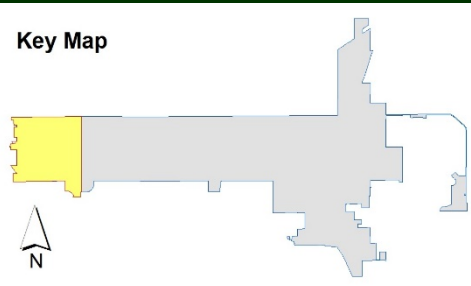
Planning Area Description 41
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Natural Environment
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Utilities/Services
Planning Area Facilities
Recreation
Parks
Public Facilities
Homeowners Associations

The West End Plan 46
Planning Area Vision
Goals, Objectives & Policies
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

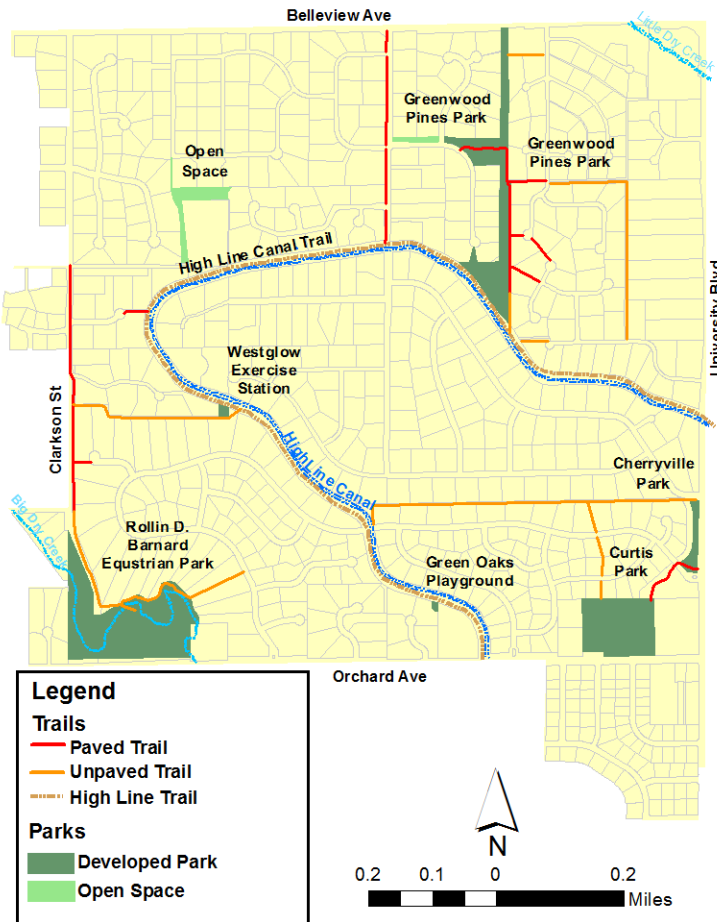
The following utility/service providers serve the West End planning area:

- 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

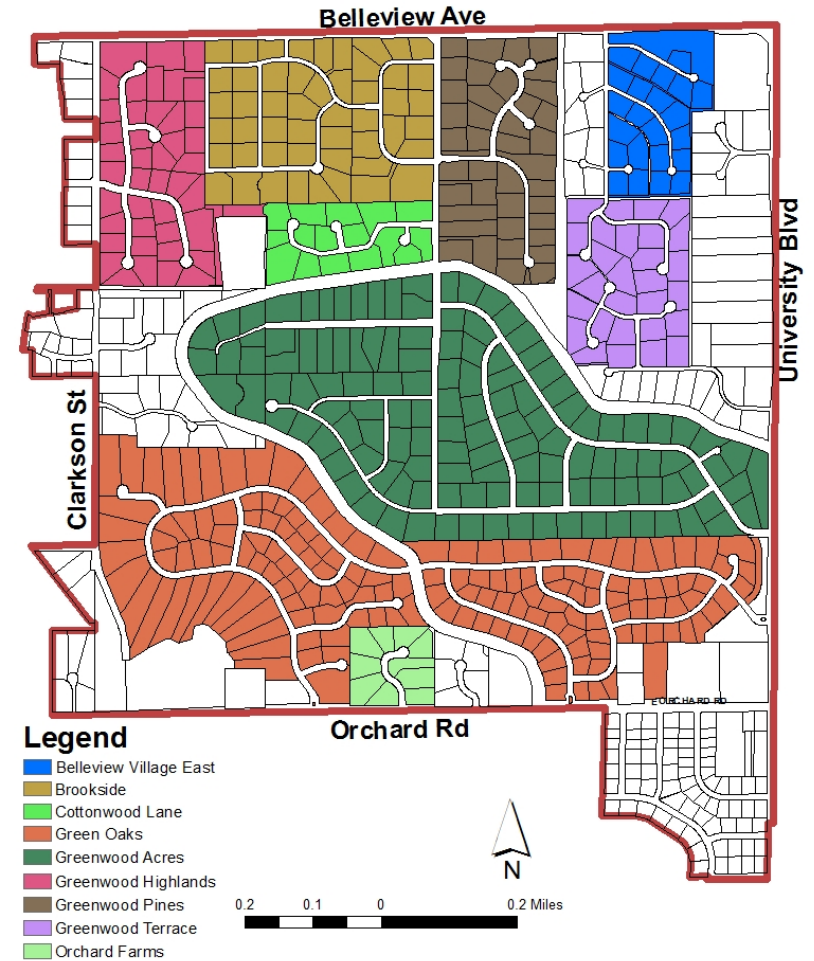
Homeowners Associations

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

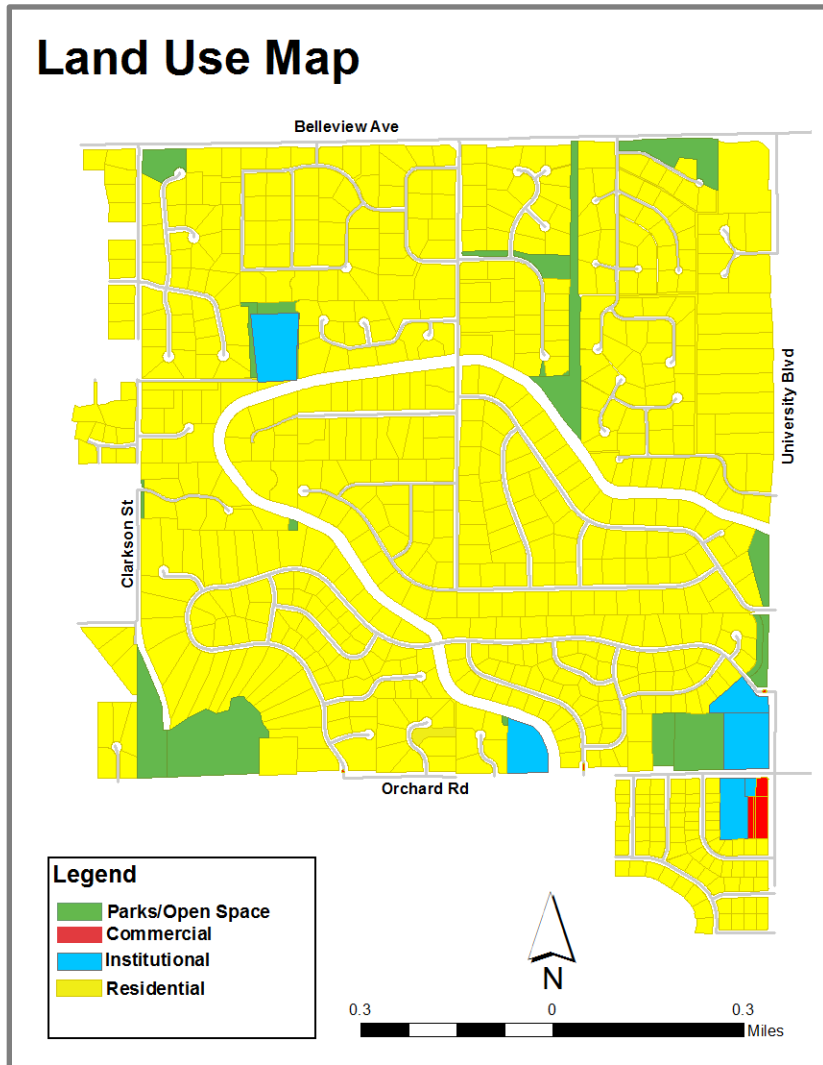
Bellevue Village East
Brookside
Cottonwood Lane
Green Oaks
Greenwood Acres
Greenwood Highlands
Greenwood Pines
Greenwood Terrace
Orchard Farms



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.

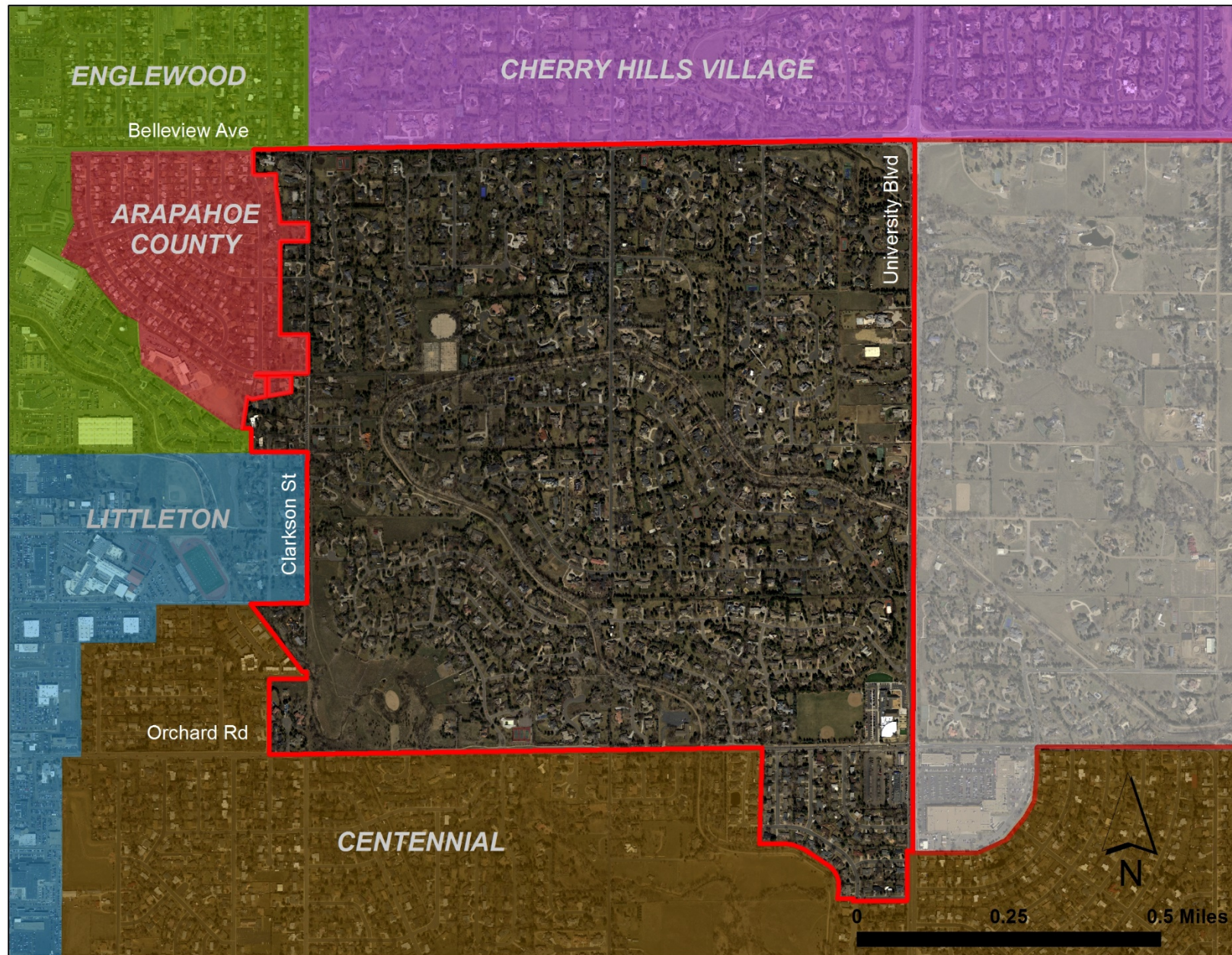
The planning area will continue to provide convenient and safe bicycle and pedestrian travel opportunities and encourage improved connections and access points to the neighborhood marketplaces, parks, community trails, and open space. The area will support extensive landscaping along Bellevue Avenue,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

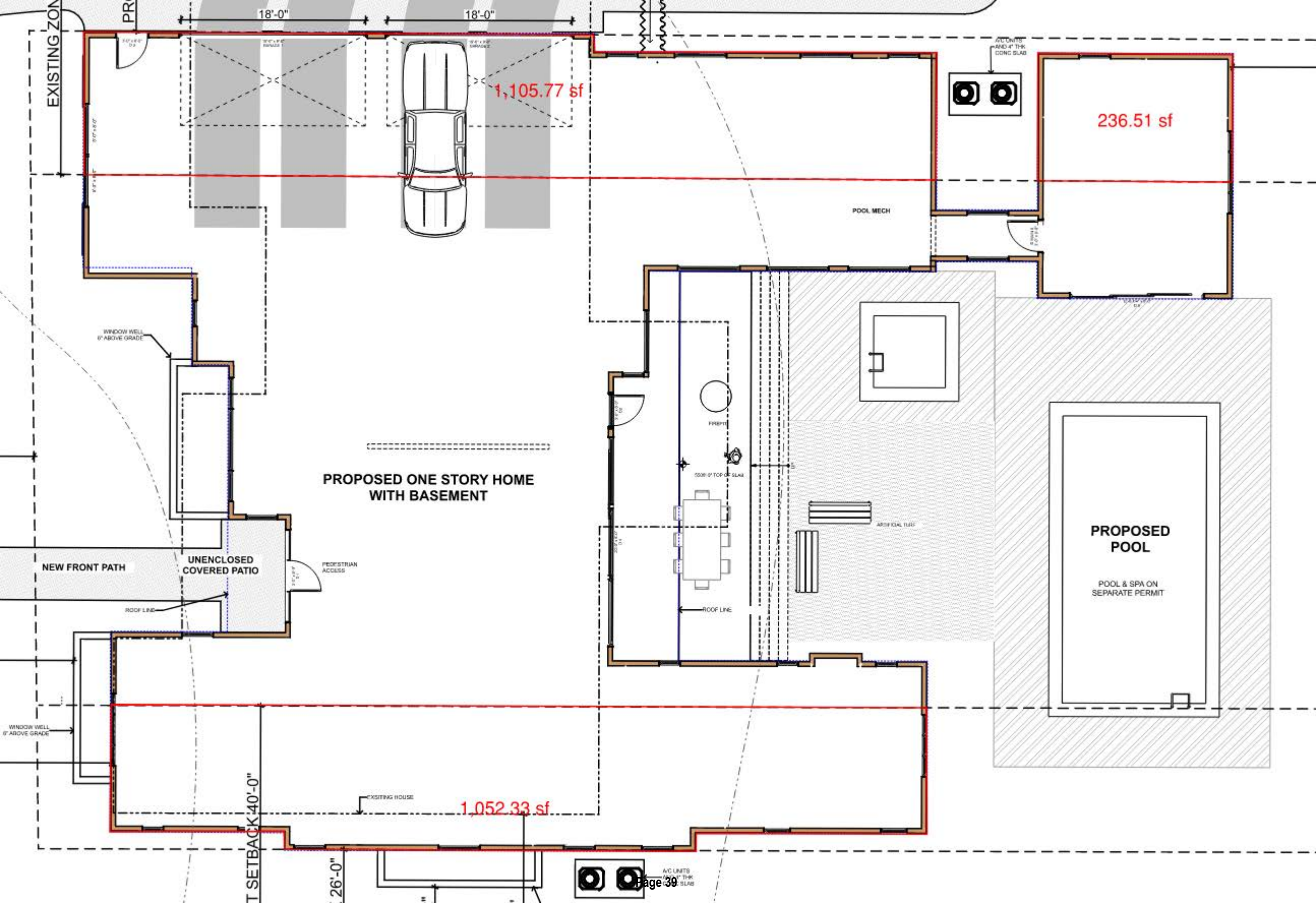


Goal 3: Protect floodplains.

- 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.



City of Greenwood Village

Board of Adjustments and Appeals

March 27, 2025



6060 South Quebec
Street Greenwood
Village, CO 80111

24-57-VAR

Staff Report

Subject Property Address

6700 E. Berry Ave.

Legal Description & Lot Size

Lot 5 Blk 4 Harbold Acres

0.8830 acres

Applicant

Jon Condoianis

Property Owner

Semiramida F. Consoianis

Zoning

R-1.0

Comprehensive Plan Planning Area

Greenwood Hills

Request

A variance request to allow for a fence that was constructed within the front yard and front half of the side yard.

Staff Recommendation

Approval

Exhibits

1. Maps: Vicinity and Zoning, Aerial, Photos
2. Variance Application
3. Proposed Plan
4. Comp Plan – Greenwood Hills

Staff

Grady Timmerman, Planner I
gtimmerman@greenwoodvillage.com
(303) 486-5792

Public Notice & Comments – As of 3/20/2025

# Sent	Comments Received	Support	Oppose
8	0	N/A	N/A

Public notice was provided as required per Land Development Code (LDC) Section 16-2-270. The affidavits of posting and mailing will be presented at the March 27, 2025 hearing.



Executive Summary

The applicant is requesting approval of a variance request to Section 16-21-330 (location) to allow for a fence on the subject property that was constructed within the front yard and front half of the side yard. The fence in question was constructed without first obtaining a building permit. The fence that was constructed is a decorative wood fence that is 4 feet in height. The fence otherwise meets the code in terms of height and material.

Background

- The subject property is located in the R-1.0 zone district of Greenwood Village and is subject to the fencing zoning requirements of the LDC.
- In the R-1.0 zone district fences are not allowed to be located within the front yard or front half of a side yard.
- Front yard means that portion of a property extending across the full width of the lot between the front lot line and street facing elevation (front facade) of the principal building, provided that there can only be one (1) front yard on a lot.
- Side yard means that portion of a property extending across the full width of the lot between the front and rear yards and side lot line.
- On 5/7/2024, an anonymous complaint was for a fence recently installed on the subject property without a permit.
- On 5/7/2024, the homeowner applied for a fence permit and the encroachment was discovered.
- The applicant purchased the subject property in September of 2023.

Applicant Request

Summary of Variance Request

Fencing That Doesn't Conform to Sec. 16-21-330

Fencing that was constructed within the front yard and front half of the side yard.	Length	The total length of the portion of fencing that encroaches into the front yard or front half of the side yard is approximately 167.5 feet
	Height	The fencing was constructed at 4 feet in height
	Material	Decorative wood fencing

Analysis

The analysis finds that the house's orientation on the lot creates a unique situation in light of Sec. 16-21-330, which prohibits placing a fence within the front yard or the front half of a side yard in a Residential District. Although the enclosed area functions as a side/rear yard, it does front E. Berry Ave. Despite this, the applicant is deemed to have reasonable use of the property. Moreover, alternative fence placements exist that would allow the property owner to meet their objectives while staying compliant. The variance is seen as a potential solution to the difficulties the applicant faces in installing the fence without a permit.

Importantly, granting the variance would not change the character or diminish the harmony of the R-1.0 zone district; neighboring properties to the north and east similarly have fencing along E. Berry Ave., due to their side and rear yards abutting the street. Additionally, the proposed fence will not hinder the appropriate use of adjacent properties. Although the fence is visible from the public right-of-way, its impact is lessened by its setback from the front property line, the screening provided by vegetation, and natural grade changes on the

property. Overall, staff finds that the variance will not harm public health, safety, or welfare and that this variance request has no impact on this criterion.

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 on 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 Criteria	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 the orientation of the house on the lot presents a special condition with consideration of Sec. 16-21-330 which states that, "no fence located in a Residential District shall be located within the front yard or front half of a side yard." Functionally, the yard that applicants have enclosed is a side/rear yard, which happens to front E. Berry Ave.
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 has reasonable use of the property. There exist alternative compliant fence locations that can accomplish the goals of the property owner while maintaining compliance.
3. The variance will ameliorate a difficulty which did not result from the acts or omissions of the applicant.	No	Staff finds that the granting of this variance request would ameliorate the difficulty of the applicant installing this fence without a permit.

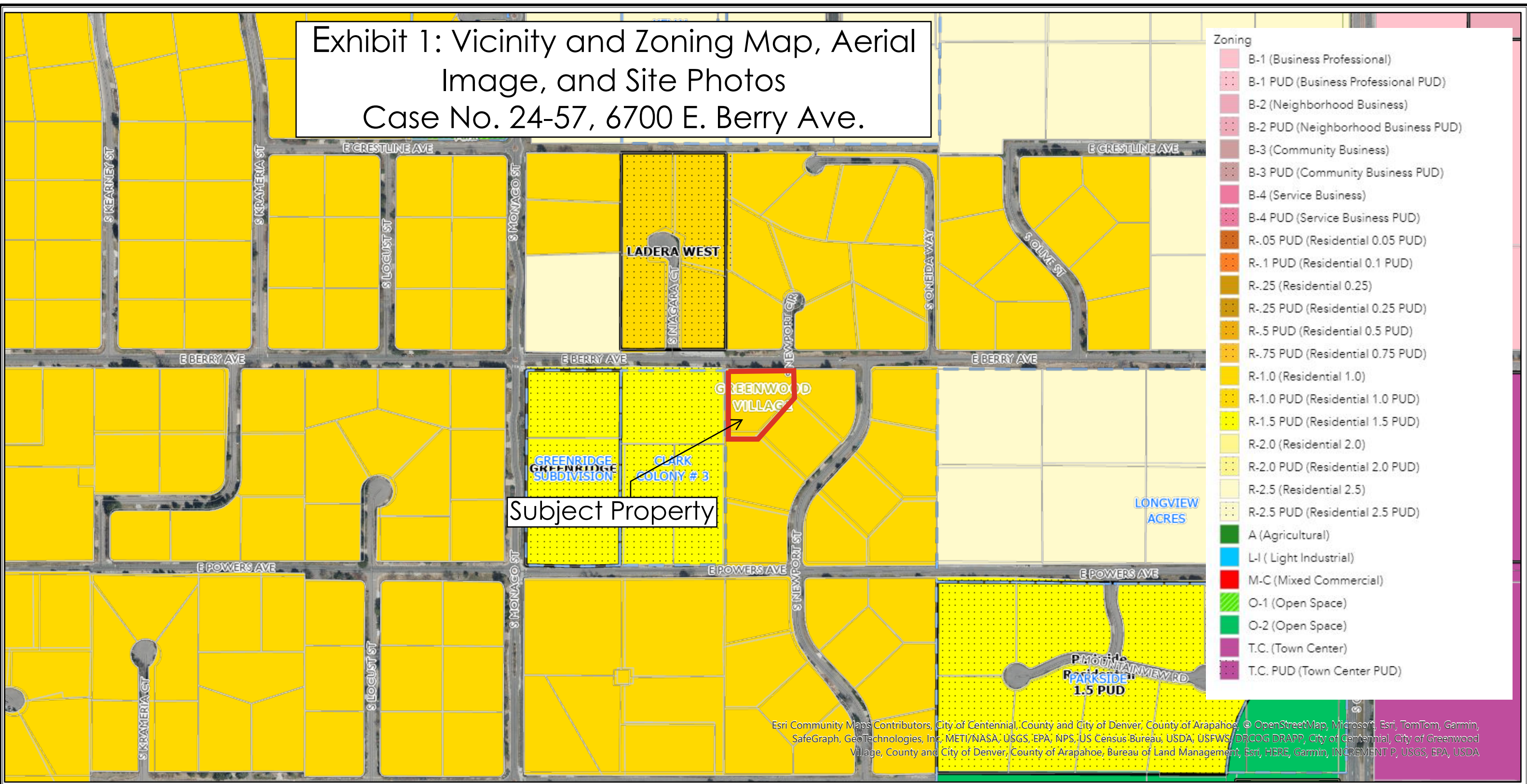
Section B Criteria	Finding	Rationale
1. The variance will be in harmony with and not alter or weaken the spirit and purpose or essential character of the zoning for the zone district in which the property is located.	Yes	Staff finds that the variance request would not alter the character or weaken the harmony of the R-1.0 zone district in which the property is located as the properties located directly to the north and east also have fencing along E. Berry Ave. as these properties have portions of their side yards and most of their rear yards that abut E. Berry Ave.
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 fencing will not injure the appropriate use of adjacent properties. While the fencing is visible from the public ROW, its impact to adjacent properties is minimized due to the fencing being setback from the front property line, currently screened by vegetation, and the natural grade changes found on the subject property.

3. The variance will not be detrimental to the public health, safety or welfare.

Yes

Staff finds that the variance will not have an adverse impact on public health, safety, or welfare.

Exhibit 1: Vicinity and Zoning Map, Aerial Image, and Site Photos
Case No. 24-57, 6700 E. Berry Ave.



Zoning	
	B-1 (Business Professional)
	B-1 PUD (Business Professional PUD)
	B-2 (Neighborhood Business)
	B-2 PUD (Neighborhood Business PUD)
	B-3 (Community Business)
	B-3 PUD (Community Business PUD)
	B-4 (Service Business)
	B-4 PUD (Service Business PUD)
	R-.05 PUD (Residential 0.05 PUD)
	R-.1 PUD (Residential 0.1 PUD)
	R-.25 (Residential 0.25)
	R-.25 PUD (Residential 0.25 PUD)
	R-.5 PUD (Residential 0.5 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-2.0 (Residential 2.0)
	R-2.0 PUD (Residential 2.0 PUD)
	R-2.5 (Residential 2.5)
	R-2.5 PUD (Residential 2.5 PUD)
	A (Agricultural)
	L-I (Light Industrial)
	M-C (Mixed Commercial)
	O-1 (Open Space)
	O-2 (Open Space)
	T.C. (Town Center)
	T.C. PUD (Town Center PUD)

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ZONING
CITY OF GREENWOOD VILLAGE

- Parcel
- Jurisdictional Boundary
- Park
- AC Road Centerline
- Highway Type
 - State Highway
- US Highway
- Interstate
- Local Road
- Subdivision with Dev Standard
- Site Development Plan
- Arapahoe Entertainment District

- Zoning
- ZONING
- B-1 (Business Professional)
 - B-1 PUD (Business Professional PUD)
 - B-2 (Neighborhood Business)
 - B-2 PUD (Neighborhood Business PUD)
 - B-3 (Community Business)
 - B-3 PUD (Community Business PUD)
 - B-4 (Service Business)
 - B-4 PUD (Service Business PUD)
 - R-.05 PUD (Residential 0.05 PUD)
 - R-.1 PUD (Residential 0.1 PUD)
 - R-.25 (Residential 0.25)
 - R-.25 PUD (Residential 0.25 PUD)
 - R-.5 PUD (Residential 0.5 PUD)
 - R-1.0 (Residential 1.0)
 - R-1.0 PUD (Residential 1.0 PUD)
 - R-1.5 PUD (Residential 1.5 PUD)
 - R-2.0 (Residential 2.0)
 - R-2.0 PUD (Residential 2.0 PUD)
 - R-2.5 (Residential 2.5)
 - R-2.5 PUD (Residential 2.5 PUD)
 - A (Agricultural)
 - L-I (Light Industrial)
 - M-C (Mixed Commercial)
 - O-1 (Open Space)
 - O-2 (Open Space)
 - T.C. (Town Center)
 - T.C. PUD (Town Center PUD)

GVIImagery2022_3in_6scale

Red: Band_1 Red: Band_1

Green: Band_2 Green: Band_2

Blue: Band_3 Blue: Band_3

Date Printed: 3/13/2025

NORTH

0 0.04 0.08
mi

Aerial Image (looking north)
of Subject Property



Street-view of North Side (looking south) of Subject Property



Street-view of North Side (looking south) of Subject Property





Street-view of North Side (looking south) of Subject Property

Letter of Description and Justification

1 The position of the house is NE

The main entrance is NE and facing our
Neighbor's fence.

2 The position of the house is not facing

Berry Ave. So the fence is in the right location in
the Actual Backyard

3 We installed the fence 5' from the NE corner of

the house going N for about 36' then it turns SW
towards the back of the house

4 All the neighbors are allowed to have a fence in

the backyard. And since our backyard is where it is
and we can't shift the house to face the Berry Ave
please allow a fence in our actual backyard where it is right now.

We would like to thank you for your consideration

Respectfully

Jon and Semiramida Condoianis



Planning & Development Permit Application

Tuesday, December 31, 2024

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-24-00057
Project Address	6700 E BERRY AVE, GREENWOOD VILLAGE, CO, 80111
Project Name	jon condoianis
Project Type	Residential Variances & Appeals
Project Description	Residential Variance
Owner Name	CONSOIANIS SEMIRAMIDA F
Owner Contact Name	
Owner Address	6700 E BERRY AVE, GREENWOOD VILLAGE CO 80111-1702
Owner Phone	2147975921
Owner Email	j_condoianis@yahoo.com
Architect Business Name	
Architect Contact Name	
Architect Address	,
Architect Phone	
Architect Email	
Applicant Role	
Applicant Name	jon condoianis
Applicant Phone Number	2147075021
Applicant Email Address	j_condoianis@yahoo.com
Submit Date	12/31/2024 10:10:57AM

All Application Questions and Answers

<u>Application Question</u>	<u>Answer</u>
Pre-App Completed?	Y
Description of Variance Request	fence in front yard
Code section from which variance is requested:	16-21-330
Lot Area (acres)	0.806
Length of Encroachment (if applicable): Linear	N/A
Area of Encroachment (if applicable): Square Feet	N/A
Height of Encroachment (if applicable): Feet	N/A

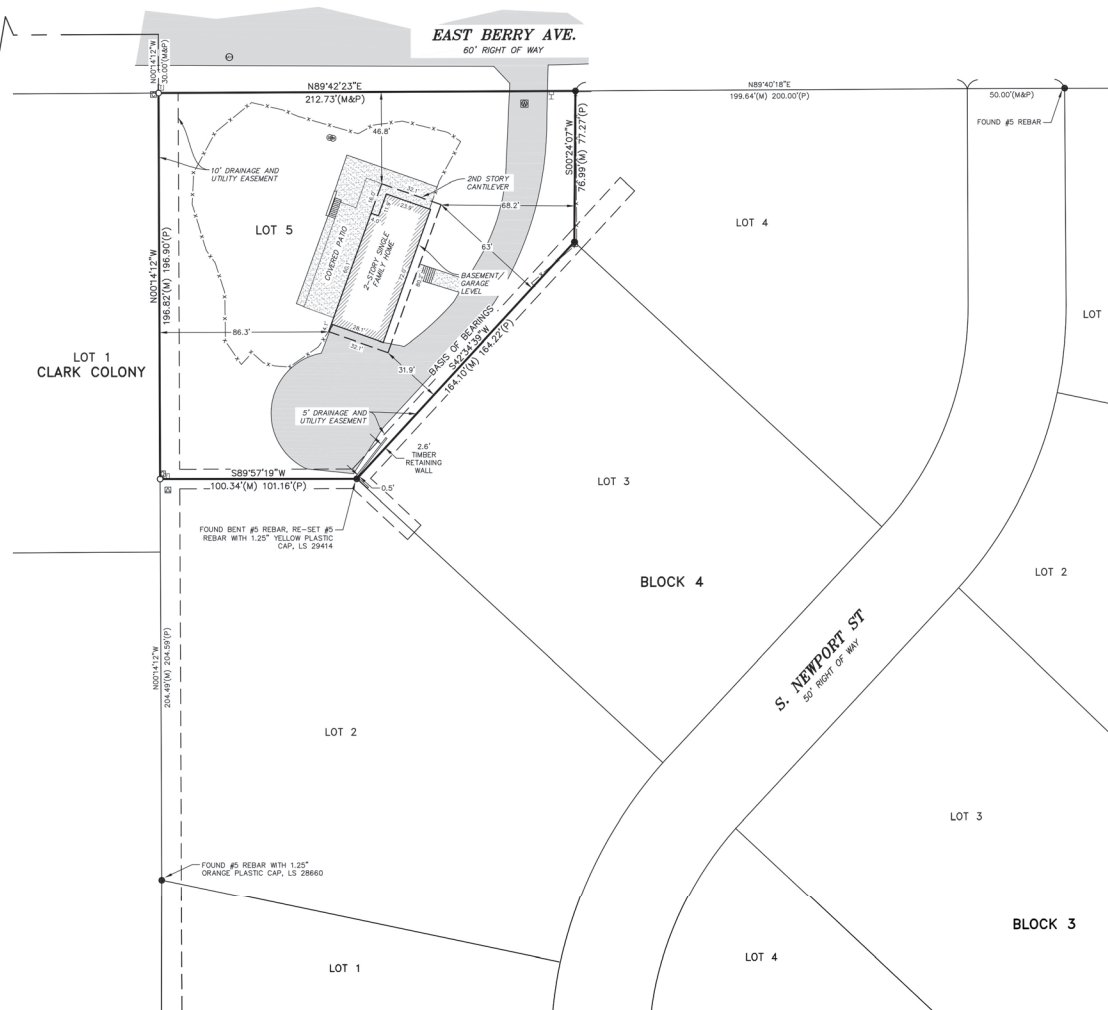
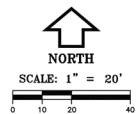
IMPROVEMENT SURVEY PLAT
6700 EAST BERRY AVE
LOT 5, BLOCK 4, HARBOLD ACRES
SE 1/4 SECTION 17, T5S, R67W OF THE 6TH P.M.
GREENWOOD VILLAGE, ARAPAHOE COUNTY, COLORADO

LEGAL DESCRIPTION:

(PER DEED, RECORDED SEPTEMBER 11, 2023 AT REC. NO. E3062581)
 LOT 5, BLOCK 4, HARBOLD ACRES, COUNTY OF ARAPAHOE, STATE OF COLORADO.
 CONTAINING 35,097 SQUARE FEET OR 0.806 ACRE, MORE OR LESS.

LEGEND

- FOUND SECTION CORNER AS DESCRIBED
- FOUND #5 REBAR WITH 1.25" ORANGE PLASTIC CAP, LS 9489 (UNLESS NOTED OTHERWISE)
- SET #5 REBAR WITH 1.25" YELLOW PLASTIC CAP, EHRHART PLS 29414
- (P) PLATTED DISTANCE, REC. NO. 874801
- (P2) PLATTED DISTANCE, REC. NO. 92-00589
- (P3) PLATTED DISTANCE, REC. NO. 884429
- (M) MEASURED DISTANCE
- ⊞ ELECTRIC METER
- ⊞ GAS METER
- ⊞ WATER METER
- ⊞ ELECTRIC TRANSFORMER
- ⊞ ELECTRIC PULL BOX/PEDESTAL
- ⊞ CATV PEDESTAL
- ⊞ TELEPHONE PEDESTAL
- ⊞ WATER METER
- ⊞ MANHOLE
- ⊞ SEWER CLEANOUT
- X- FENCE
- CONCRETE
- ASPHALT
- BUILDING



NOTES:

- 1) THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF PERSONS NAMED IN THE STATEMENT HEREON. SAID STATEMENT DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS STATEMENT BY THE SURVEYOR NAMING SAID PERSON.
- 2) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND DOES NOT CONSTITUTE A TITLE SEARCH BY EHRHART LAND SURVEYING, LLC TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD.
- 3) EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.
- 4) LINEAL UNITS USED ARE U.S. SURVEY FEET.
- 5) THE CLIENT DID NOT REQUEST THAT RECORDED RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES BE RESEARCHED AND THEY ARE NOT SHOWN ON THIS SURVEY AND ARE NOT A PART OF THE SURVEYOR'S STATEMENT SHOWN HEREON.
- 6) BASIS OF BEARINGS: THE SOUTHEASTERLY LINE OF THE SUBJECT PROPERTY, BEARING S42°34'39"W (ASSUMED), A DISTANCE OF 164.10 FEET, MONUMENTED AS SHOWN HEREON.
- 7) ALL RIGHT-OF-WAY AND LOT AND BLOCK INFORMATION WAS TAKEN FROM THE PLAT OF HARBOLD ACRES RECORDED AUGUST 27, 1965 AT RECEPTION NO. 874801. THE SUBDIVISION PLATS OF CLARK COLONY NO.3 RECORDED JANUARY 3, 1991 AT RECEPTION NO. 92-00589, AND LADERA SUBDIVISION RECORDED OCTOBER 20, 1963 AT RECEPTION NO. 884429 WERE USED IN THE BOUNDARY DETERMINATION.
- 8) UTILITY LOCATIONS SHOWN ARE FROM VISIBLE SURFACE EVIDENCE. UNDERGROUND IMPROVEMENTS ARE NOT SHOWN HEREON. FOR SPECIFIC LOCATIONS DURING CONSTRUCTION CALL THE UTILITY NOTIFICATION CENTER OF COLORADO AT 1-800-922-1987.
- 9) SUBJECT AREA IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FLOOD INSURANCE RATE MAP FOR ARAPAHOE COUNTY, COLORADO AND INCORPORATED AREAS, MAP NUMBER 08005C0456K, REVISED DECEMBER 17, 2010.
- 10) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE SURVEYOR'S STATEMENT SHOWN HEREON.

SURVEYOR'S STATEMENT:

I, JOHN P. EHRHART, A DULY REGISTERED LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF EHRHART LAND SURVEYING, LLC TO JOHN CONDOQUANS THAT A SURVEY OF THE ABOVE DESCRIBED PREMISES WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION, RESPONSIBILITY AND CHECKING ON OR AROUND DECEMBER 11, 2024 THAT SAID SURVEY AND THE ATTACHED PRINT HEREON WERE MADE IN SUBSTANTIAL ACCORDANCE WITH C.R.S. 38-51-102(9) "IMPROVEMENT SURVEY PLAT".

John P. Ehrhart
 JOHN P. EHRHART
 COLORADO P.L.S. #29414
 EHRHART LAND SURVEYING, LLC
 P.O. BOX 930 • ERIE, COLORADO 80516
 PHONE: 303-828-3340

 EHRHART LAND SURVEYING P.O. Box 930 • Erie, Colorado 80516 (303) 828-3340 www.ehrhartllc.com	SHEET:
	1 OF 1
	DATE: 12/17/24
	DRAWN BY: JMH
	PROJECT: S245070

Front Yard

Length: 88.4 Feet

Front Half of Side Yard

GREENWOOD
VILLAGE

Rear Half of Side Yard

Rear Yard

Greenwood Hills Planning Area

CHAPTER CONTENT

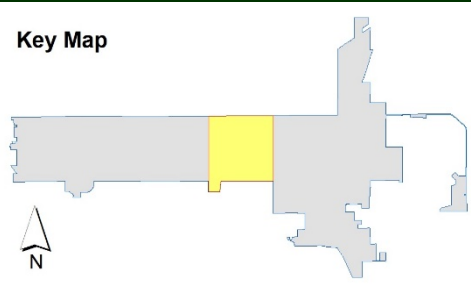
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Planning Area Facilities
Recreation
Parks
Public Facilities
Homeowners Associations

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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

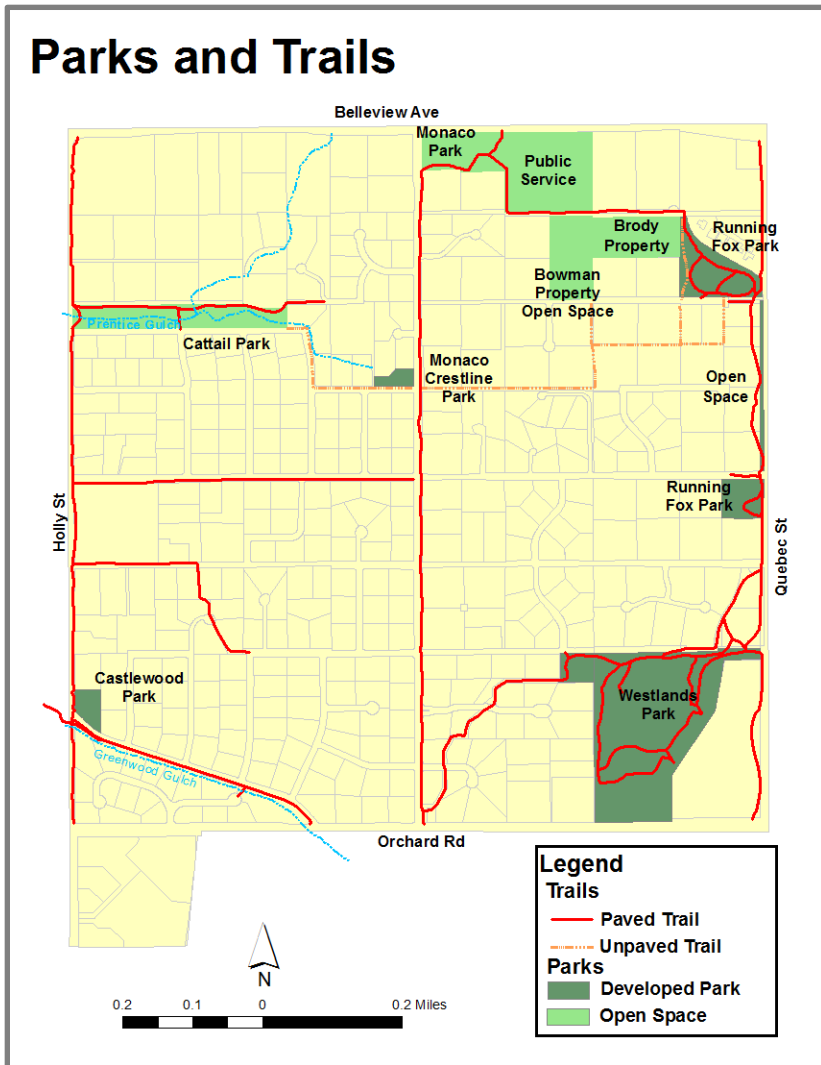
The following utility/service providers serve the Greenwood Hills planning area:

- 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

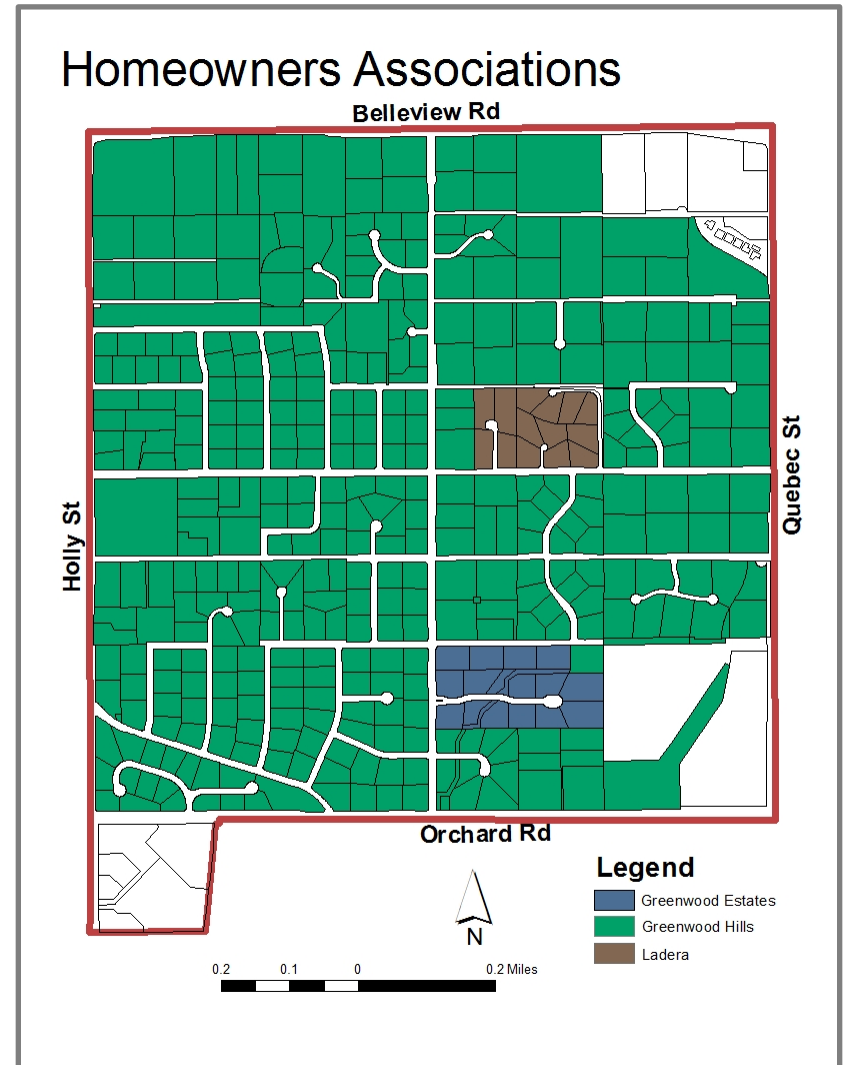
- Greenwood Elementary School

Greenwood Hills Planning Area

Homeowners Associations

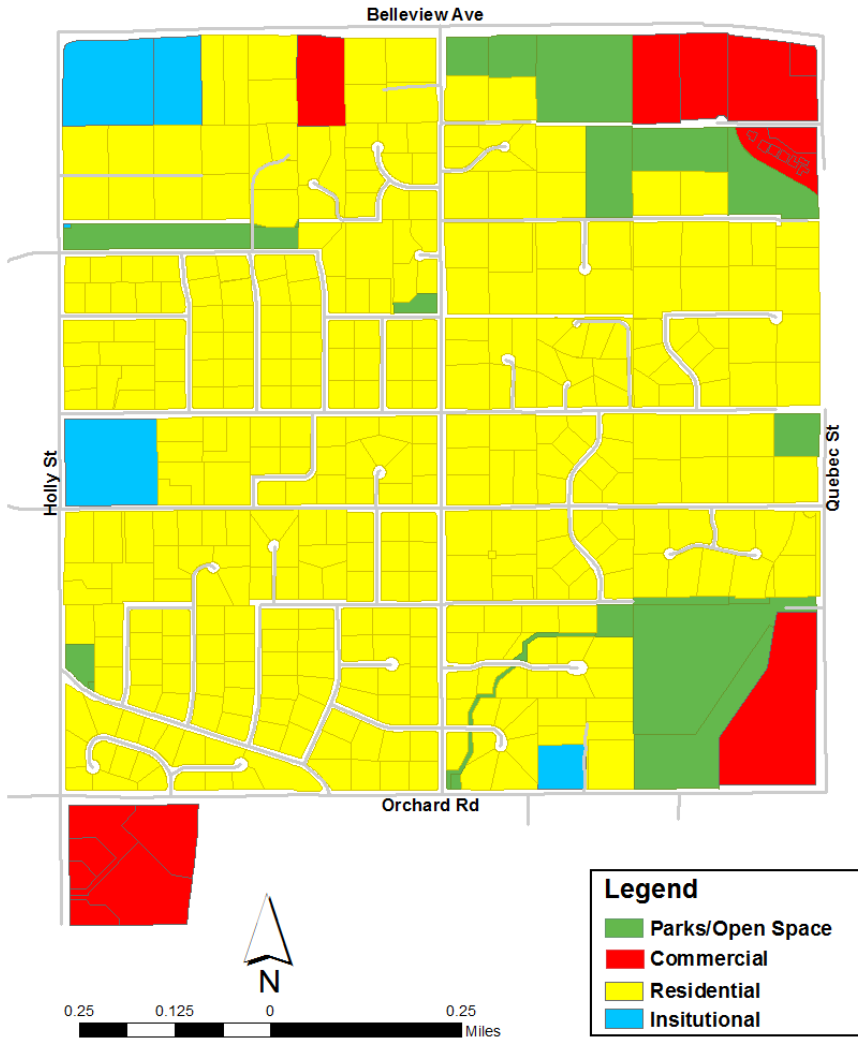
There are three homeowners associations maintained in the Greenwood Hills planning area. The associated neighborhoods are shown in the related map.

- Greenwood Estates
- Greenwood Hills
- Ladera



Greenwood Hills Planning Area

Land Use Map



THE GREENWOOD HILLS PLAN

Planning Area Vision

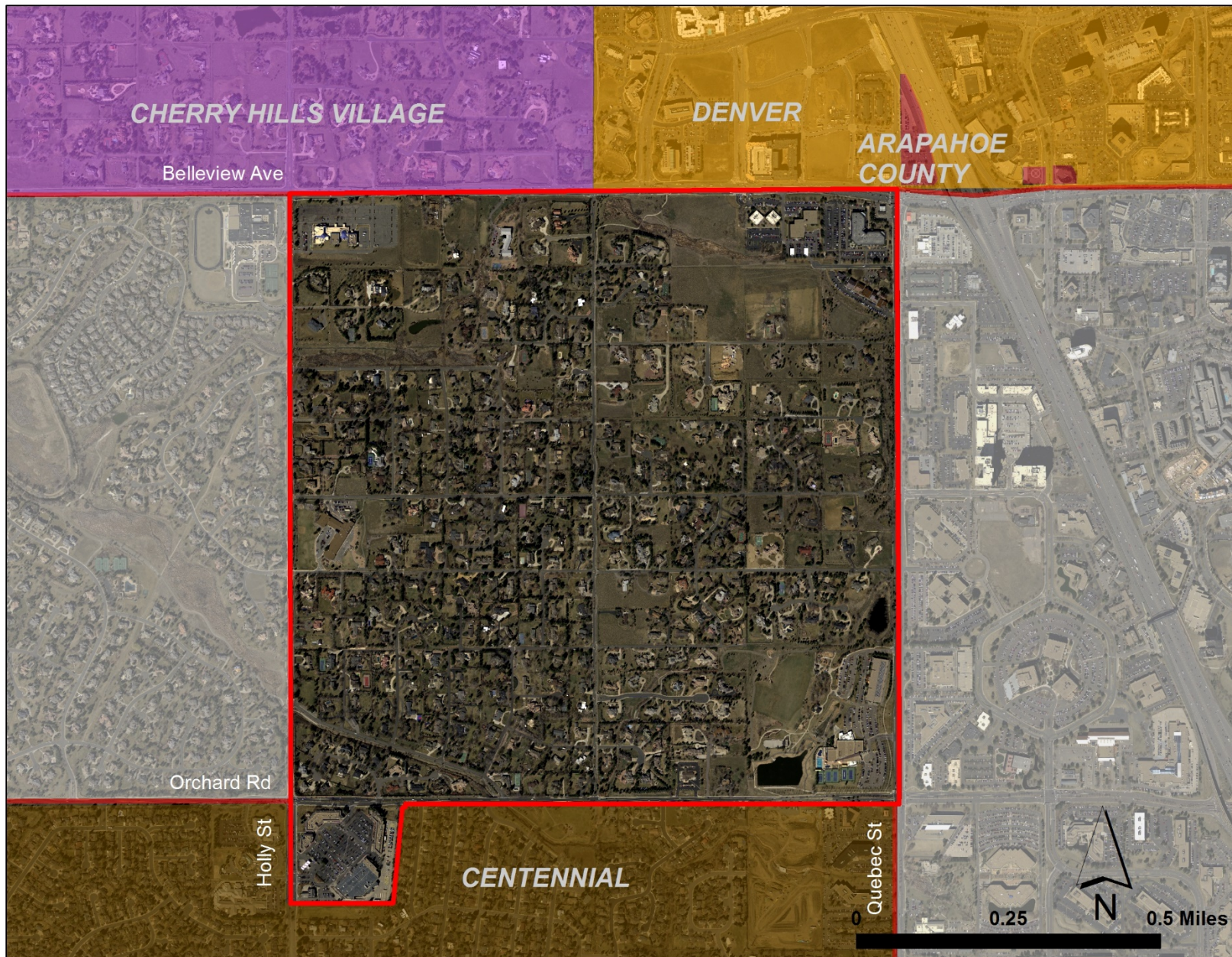
The planning area will retain its low density residential and attractive large-lot and rural character. Mature vegetation located in older neighborhoods will be preserved, while additional trees and other landscape enhancements will be located in developing areas. Significant views of the Rocky Mountains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