

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, April 24, 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 Agenda 03.27.25 (2025-121)

5. PUBLIC COMMENT

6. PUBLIC HEARINGS

A. **PZ-25-04-VAR – 5091 Emporia; Variance** (2025-120)

B. **PZ-25-06-VAR – 5750 Oak Creek Ln; Variance.** (2025-118)

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, March 27, 2025

6:00 PM

Council Chambers

DINNER (5:00 PM)

REGULAR MEETING (6:00 PM)

1. CALL TO ORDER

The Greenwood Village Board of Adjustments and Appeals met in a regular session at the City Hall, 6060 S Quebec St., Greenwood Village, County of Arapahoe, State of Colorado. Tonight's meeting was called to order at 6:00 p.m. by Member Susan Calonge.

2. ROLL CALL

Present: 8 - Susan Calonge, Thomas Foottit, Michael Weiner, Arthur Aaron, Richard Myers, Preston Moxcey, Barry McCoin, Paul Wilson

Absent: 0 -

Presiding: Chair Calonge

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Boardmember Foottit.

4. APPROVAL OF MINUTES

A. Tentative Minutes 02.27.25 (2025-104)

A motion was made by Boardmember Paul Wilson, seconded by None; to Approve Tentative Minutes 02.27.25. The motion carried by unanimous voice vote.

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

No: 0 - None

Recused: 0 - None

5. PUBLIC COMMENT

No public comment was requested.

6. PUBLIC HEARING

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

Planner Timmerman stated that a 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 of 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 hearing date, time, and place 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 presented staff report.

Boardmember Weiner asked if there was no greater footprint from before. Planner Timmerman confirmed the width is 6 inches smaller than the existing structure.

Boardmember Fottit asked to clarify is the setback approved in 2024 the same. Timmerman confirmed it is equal to the setback previously approved.

Chair asked the applicant to present.

Applicant Ty Dokken 2639 St Paul Street, Denver, CO. Applicant gave presentation.

Chair Calonge called for questions from applicant. No questions. Chair closed public hearing.

Boardmember Weiner agreed with staff and appreciated applicant conforming with previously approved variance.

Boardmember Fottit agreed with staff. Manager Stertz clarified that previous hearing was a larger footprint.

Boardmember Wilson questioned the applicant if this was a reduced home from current plan. Applicant confirmed it was reduced home by 6 inches of the current home and four feet (two on each side) narrower on each side. Boardmember Wilson asked will the trees be irrigated? The applicant responded that the front area would be irrigated, referencing the neighbor's letter and site plan about trees. The applicant is also trying to keep the brick fence. Boardmember

Boardmember Moxcey agreed. Also, in the spirit of harmony, he would ask to honor the request of the written request of neighbor to the west.

Chair opened hearing back up for questions of applicant and staff:

Boardmember McCoin asked to refer to the site plan on the website and asked which tree was referred to in the letter. The Southeast tree was referenced.

Boardmember Wilson asked to clarify which trees would be removed. Applicant clarified which trees would be kept and removed.

Boardmember Myers agreed.

Boardmember McCoin would vote to approve.

Chair Calonge appreciated looking into the turning radius of the garage and saving the trees.

A motion was made by Boardmember Michael Weiner, seconded by Boardmember Thomas Foottit; to Approve Case No. PZ-25-00001-VAR; 1425 Cherryville Rd; Variance (continued). The motion carried by unanimous voice vote.

Yes: 7 - Susan Calonge, Thomas Foottit, Michael Weiner, Richard Myers, Preston Moxcey, Barry McCoin, Paul Wilson

No: 0 - None

Recused: 0 - None

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

Planner Timmerman stated that a 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 of 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 hearing date, time, and place 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 presented staff report

Are there any questions for staff?

Boardmember Myers asked did this fence replace another fence? Planner Timmerman responded no. Boardmember Myers asked when was it installed? Planner Timmerman responded May of last year.

Boardmember Moxcey asked can they please clarify orientation? Planner Timmerman clarified the encroachment. Manager Stertz responded that for this home because of orientation and addressing, the portion in question north should serve as a backyard.

Chair Calonge asked if other houses in the neighborhood that have similar fences. Planner Timmerman confirmed housing directly north and east are similar but with different access via an alternate road.

Chair called for applicant presentation. Applicant Jon Cordonianis 7600 E Berry Ave, Greenwood Village. Applicant presented case.

Boardmember Moxcey asked did they build the fence? Applicant replied they hired a handyman with no permit.

Boardmember Myers inquired are all of those fences within the guidelines for the other fences displayed in presentation? Planner Timmerman confirmed all fences are within code. Manager Stertz clarified there are provisions within code to allow but just not within their zone. The main question being orientation of the house confirmed by staff.

Closed for public hearing and deliberating

Boardmember Foottit agreed with all staff findings. The definition does not work for this case. Functional front yard is not the same as the reality of the front yard.

Boardmember Weiner agrees with staff and also in favor of A3. When he went by the house, one can barely see the fence. Not very visible.

Boardmember Wilson appreciated need to protect pets. Orientation reflects backyard first. Would vote to approve.

Boardmember Moxcey agreed and said "Welcome".

Boardmember Myers would vote to approve.

Boardmember McCoin is familiar with the property and would vote to approve.

Chair Calonge was familiar with property and appreciated the needs of the dogs.

A motion was made by Boardmember Michael Weiner, seconded by Boardmember Richard Myers; to Approve Case No. 24-57-VAR: 6700 E Berry Ave, Variance. The motion carried by unanimous voice vote.

Yes: 7 - Susan Calonge, Thomas Foottit, Michael Weiner, Richard Myers, Preston Moxcey, Barry McCoin, Paul Wilson

No: 0 - None

Recused: 0 - None

7. DISCUSSION ITEMS

Manager Stertz commented that we are looking into emails and distribution. Some people did not receive packets or went through the proper channels. Chair Calonge shared that she logged back in and emails did appear. Planning will reach out to members to test in the future.

8. ADJOURNMENT

There being no further business, the meeting adjourned.

A motion was made by Boardmember Thomas Foottit, seconded by None; to Approve ADJOURNMENT. The motion carried by unanimous voice vote.

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

No: 0 - None

Recused: 0 - None

City of Greenwood Village

Board of Adjustments and Appeals

April 24, 2025



6060 South Quebec
Street Greenwood
Village, CO 80111

25-04-VAR

Staff Report

Subject Property Address

5091 S. Emporia Street

Legal Description & Lot Size

Lot 2 Blk 12 Cherry Creek Village Filing 3
0.336 acres

Applicant

Shawn Bailey

Property Owner

Min and Shawn Bailey

Zoning

Residential – 0.25 (R-0.25)

Comp Plan Planning Area

Cherry Creek Planning Area

Request

A variance request to encroach into the minimum required principal building side setback.

Staff Recommendation

Denial

Attachment

1. Zoning/Vicinity Map and Images
2. Proposed Plan w/Staff Mark-up
3. Lumen Easement Encroach. Response
4. Xcel Easement Encroach. Response
5. Comcast Easement Encroach. Response
6. Noise Wall Maintenance Note
7. Alternative Plan
8. Comp Plan – Cherry Creek Village

Staff

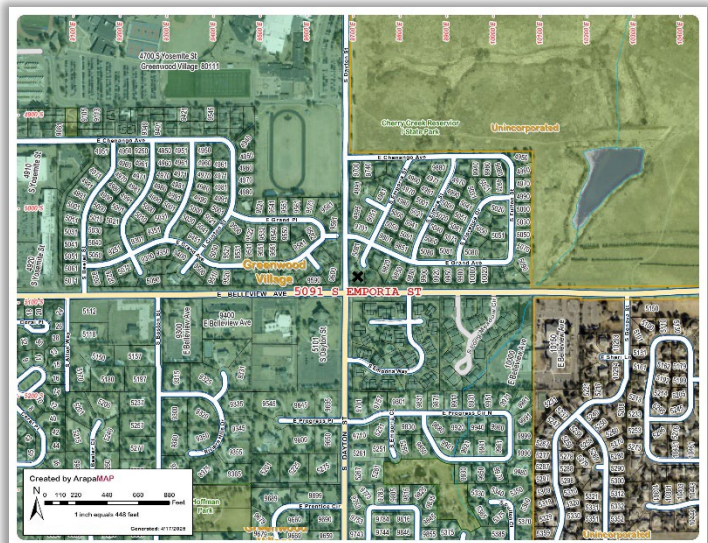
Grady Timmerman, Planner II

gtimmerman@greenwoodvillage.com

Public Notice & Comments – As of 04/17/2025

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

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 April 24, 2025 hearing.



Executive Summary

The Applicant is requesting a variance to Section 16-11-50 of the Greenwood Village Land Development Code (LDC), minimum required principal building setbacks. The Applicant (homeowner) proposes to construct a new 2-car garage addition that encroaches into the minimum required 10-foot side setback by 5 feet 4 inches, providing 4 feet 8 inches of setback.

The Applicant is requesting to add a 2-car garage to the existing principal building which has an existing 2-car garage, which will provide a 4-car garage total for the Subject Property. The same request was brought before the Board on February 27, 2025 and was continued to April 24, 2025. The Applicant's proposed plans have not changed from the original hearing.

Background

- The Subject Property is located in the “Cherry Creek” planning area of the Greenwood Village Comprehensive Plan (Attachment 8).
- The Subject Property is zoned R-0.25 Planned Unit Development (PUD) and subject to the Land Development Code’s (LDC) zoning regulations with regard to principal building setbacks as the PUD does not provide any specific principal building setbacks for this neighborhood. The minimum required principal building setbacks are: Front – 25 feet, Rear – 20 feet, Side – 10 feet.
- The Applicant initially contacted Staff in the first half of 2024 to discuss the garage addition. The outcome of the pre-application meeting was that in order to proceed as proposed a variance would be required. Additionally, Staff discussed with the Applicant that a 10-foot-wide utility easement exists along the western boundary of the Subject Property.
- Between the time of the initial discussion and the submittal of the variance request (January 22, 2025) the Applicant has directly contacted the utility companies with infrastructure in the easement to coordinate with them. Additionally, the Applicant has already performed utility locates and received notice of “no conflict”, in the case of most utilities, or is working with applicable utility companies to relocate their respective infrastructure; Comcast, Lumen and Xcel (Attachment 3, 4, and 5).
- In addition to the existing utility infrastructure there is an existing noise wall located in the easement. While the noise wall was constructed by the City, all future maintenance is the responsibility of the homeowners adjacent to the noise wall (Attachment 6).
- The same request was brought before the Board on February 27, 2025 and was continued to April 24, 2025.

Applicant Request

Summary of Variance Request

Principal Building Side Setback Encroachments

Side (West)	Req. Setback	Proposed Setback	Proposed Area (footprint) of Encroachment
	10 feet	4 feet 8 inches (5 feet 4-inch encroachment)	52 square feet

Analysis

Staff finds that there are no special conditions affecting either the lot or the existing principal building which are depriving the Applicant of privileges enjoyed by other owners. The Subject Property is approximately 45% larger than the minimum required (10,000 square feet) lot size in the R-0.25 zone district at 14,636 square feet. Staff finds that an expansion of the existing garage or locating the garage further to the north could provide additional storage space desired by the Applicant while still maintaining the minimum required setback requirements on both the side and the front. The Applicant states that the garage addition will allow them to accommodate their larger vehicles, and the existing garage space will be used primarily as storage. Staff finds

that this can be accomplished with an architectural redesign that does not require setback encroachments (Attachment 2).

Staff finds that the proposed variance request is not necessary for reasonable use of the property for multiple reasons:

1. The Applicant has provided an alternative design that is very similar to the proposed design with regard to the garage addition location. This alternative design is a single bay garage addition that can accommodate a larger vehicle while still allowing the existing garage to be used for storage (Attachment 7).
2. Staff finds that garage addition as proposed could be accommodated by shifting the location of the proposed two car garage addition which would eliminate the need for setback encroachments.
3. Principal buildings with four car garages are uncommon in the R-.0.25 zone district and below (R-.10 and R-.05) as it is difficult to accommodate that amount of garage space on lots that are less than 10,000 square feet.

Staff finds that there is no difficulty in need of amelioration other than the personal and vehicle storage requirements of the Applicant. Additionally, Staff finds that these storage requirements can be accomplished without the need for setback encroachments.

Regarding Section B Approval Criteria Staff finds that while the requested encroachment is greater than 50% due to the location of the requested encroachment the harmony and character of the zone district will not be negatively affected. The area of encroachment is tucked behind the house as viewed from the cul-de-sac and is located behind a noise wall as viewed from Dayton Street. Staff finds that the encroachment will be imperceptible to the adjacent properties as well as the generally public passing by on Dayton Street due to the noise wall and the because the proposed 2-car garage addition is only one story. These finding are also applicable to Criterion B2 and Staff finds that the use of adjacent properties will not be impacted by approval of this variance request.

Staff finds that because the proposed 2-car garage addition encroaches on a platted utility easement, future utility work may be complicated by the addition, which is a potential detriment to public welfare. If a utility company required that the garage addition be removed for future work in the utility easement approval of this variance request does not constitute easement encroachment approval, only approval of principal building setback encroachment (zoning). If the variance were approved, it does not protect the current or future owners from the possibility that the addition may be required to be removed or modified. Additionally, the maintenance of the noise wall by the current or future owners could be complicated by the encroachment of the addition. However, the Applicant has shown good faith by working proactively with the utility companies with infrastructure in the easement to ensure no conflicts arise from the proposed addition. Due to this proactive coordination, approval from the impacted utility companies, and the provision that future wall maintenance is not the responsibility of the City, Staff finds that addition will not be an immediate detriment to the public's 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 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	No	Staff finds that there are no special conditions regarding the existing house or the lot which are depriving the Applicant of privileges enjoyed by owners of other properties in the vicinity or the R-0.25 zone district. There is space on the lot to accomplish and increase in garage and storage space desired by the Applicant which meets the minimum required principal building setbacks as outlined in the LDC.
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 due the existence of multiple alternative designs and that principal buildings with 4-car garages are uncommon in the R-0.25 zone district the variance is not necessary to make reasonable use of the Subject Property.
3. The variance will ameliorate a difficulty which did not result from the acts or omissions of the applicant.	No	Staff finds that there is no difficulty in need of amelioration relevant to this requested variance.

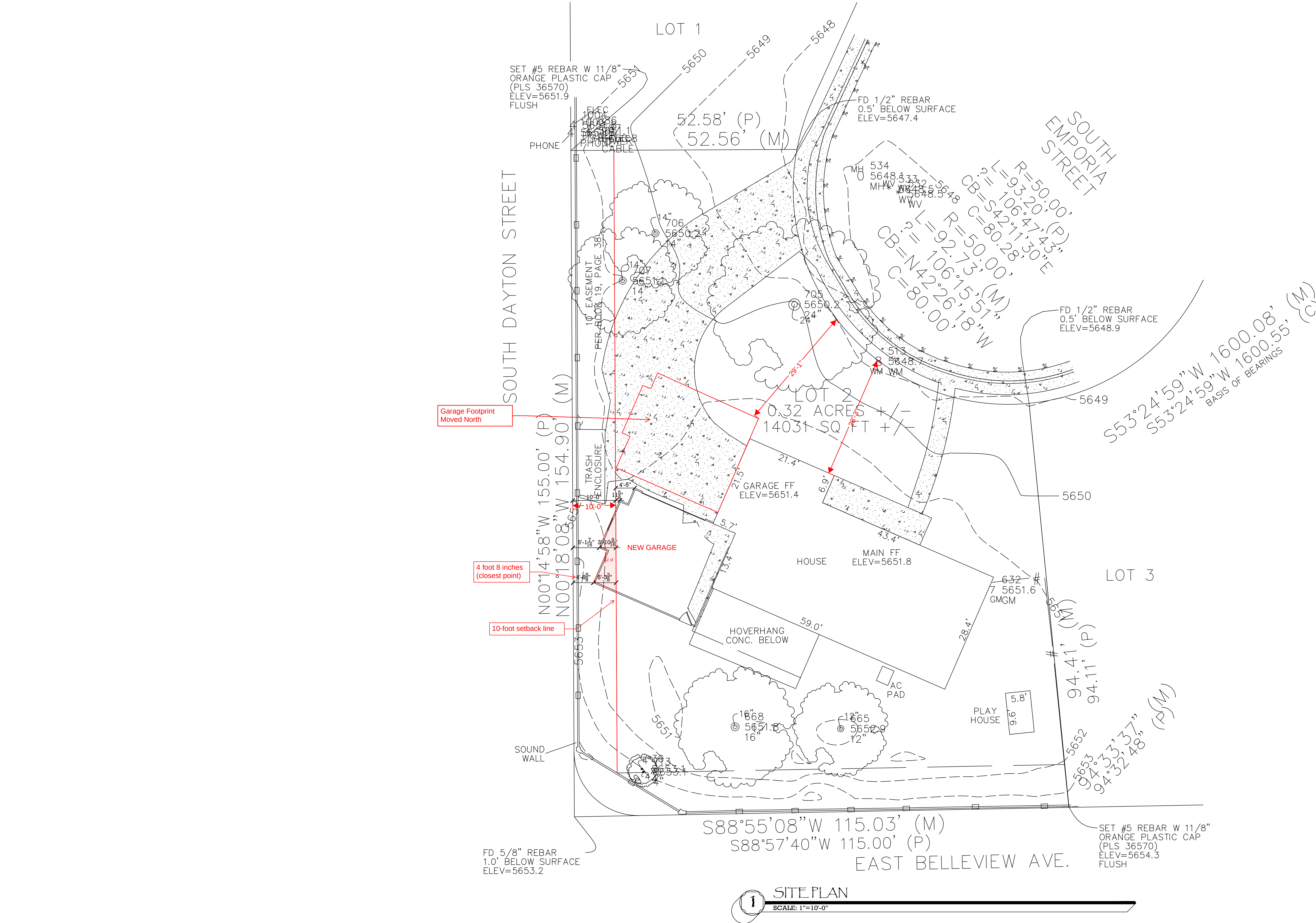
Section B Criteria	Finding	Rationale
1. The variance will be in harmony with and not alter or weaken the spirit and purpose or essential character of the zoning for the zone district in which the property is located.	Yes	Staff finds that the requested setback encroachment will not alter or weaken the spirit, purpose or character of the R-0.25 zone due to the proposed location of the setback encroachment which is located behind the principal building and behind a noise wall.
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 the proposed addition area is not located near adjacent property lines.
3. The variance will not be detrimental to the public health, safety or welfare.	Yes	Staff finds that because the Applicant has proactively worked with the impacted utility companies with infrastructure in the easement along the western boundary of the Subject Property the requested encroachment for the 2-car garage addition will not be determinantal to public health, safety or welfare.



**Aerial Image of
Subject Property
Looking North**

Garage
Addition Area





- ALL ANGLES ARE 45 DEGREES OR PER PLAN.
- ALL CEMENTITIOUS STUCCO-TWO COAT SYSTEM WITH METAL LATH AND 300# FELT TO BE INSTALLED PER 2018 I.R.C. RE. ELEV. AND SECTIONS FOR ADD'L INFO.
- ALL SYNTHETIC STONE VENEER TO BE INSTALLED PER 2018 I.R.C. RE. ELEV. AND SECTIONS FOR ADD'L INFO.
- ALL FOUNDATIONS TO BE 8" W. UNLESS NOTED OTHERWISE ON PLANS, REFER TO ENGINEER DRAWINGS. INSTALL PER 2018 I.R.C.
- STEP TOP AND BOTTOM OF FOUNDATION PER SITE PLAN AND ENGINEERS DRAWINGS.
- PROVIDE SUPPORT FOR ALL EXTERIOR CONCRETE SLABS PER SOILS REPORT AND ENGINEERS DRAWINGS. INSTALL PER 2018 I.R.C.
- PROVIDE REINFORCEMENT AT CONCRETE SLABS FOR GARAGE PER SOILS REPORT AND ENGINEERS DRAWINGS. INSTALL PER 2018 I.R.C.
- ALL EXTERIOR WALLS ARE 2x6 @ 1 1/2" @ 12"oc. - INSTALL PER 2018 I.R.C.
- REFER TO ELEVATIONS AND SECTIONS FOR ALL WALL HEIGHTS AND WINDOW / DOOR HEADER HEIGHTS.
- ALL WINDOWS ARE VINYL, UNITS OR EQUAL, INSTALL PER MFR. - INSTALL PER 2018 I.R.C. AS REQUIRED. (CENTER WITHIN FRAMED WALL OR PER DIMENSION)

- THE CONTRACTOR SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL BUILDING / ELECTRICAL CODES, ORDINANCES, AND REGULATIONS.
- PROVIDE SURGE PROTECTION TO OUTLETS PER BUILDER.
- LOCATION & TYPES OF LIGHTS INDICATED ARE PROPOSED ONLY - VERIFY LOCATION & TYPE OF ALL LIGHT FIXTURES, OUTLETS, ETC. W/ OWNER & BUILDER. PROVIDE PROVIDE LOW VOLTAGE ELECTRONIC CONTROLS AS REQUIRED (TYPICAL).
- LIGHTNING ROD DESIGN & LAYOUT TO BE PER LIGHTNING ROD COMPANY OR SIMILAR AS REQUIRED BY BUILDER (OPTIONAL).

A minimum of 50 percent of the lamps in permanently installed lighting fixtures shall be high-efficacy lamps (compact fluorescent, T-8 or smaller linear fluorescent, or lamps with a minimum efficacy of: 60 lumens/watt for lamps over 40 watts, 50 lumens/watt for lamps over 15 watts to 40 watts, and 40 lumens/watt for lamps 15 watts or less) for energy conservation. [Section 404.1, IECC]

Exterior outlets must be weatherproof as well as GFCI-protected

A CONCRETE-ENCASED ELECTRODE (UFER GROUND) IS REQUIRED AS A PART OF THE GROUNDING ELECTRODE SYSTEM. THIS GROUND CONSISTS OF A MINIMUM 20' LENGTH OF ELECTRICALLY CONDUCTIVE NO. 4 REINFORCING BAR ENCASED BY AT LEAST 2" OF CONCRETE AND LOCATED NEAR THE BOTTOM OF A CONCRETE FOUNDATION OR FOOTING THAT IS IN DIRECT CONTACT WITH THE EARTH. [ARTICLE 250-53(C), NEC.]

ALL EXTERIOR WALLS ARE:
2x6 @ 12" O.C. or 1½"x5½" LSL
@ 16" O.C.

- DIMENSION OF ALL FOUNDATION PADS TO BE DETERMINED BY SOILS ENGINEER

PROVIDE 5/8" TYPE 'X' GYP. BOARD, TAPE
and STAGGER ALL JOINTS @ ALL WALLS
and CEILING ADJACENT TO LIVING
SPACES TO FOR A 1-HR. FIRE RATING
INCLUDING FRAMING. INSULATE
COMMON WALLS MIN. W/ R-20
INSULATION. TAPE AND FINISH PER CODE
USE RC-1 CHANNEL AT 24" O.C. OR
EQUAL. BUILD PER 2018 I.R.C.

A PERMANENT CERTIFICATE IS TO BE POSTED ON OR IN THE ELECTRICAL PANEL THAT LISTS THE PREDOMINANT R-VALUES INSTALLED IN THE ROOF/CEILING, WALLS, FOUNDATIONS AND FLOORS AS WELL AS THE U-FACTORS FOR WINDOWS, DOORS AND SKYLIGHTS.

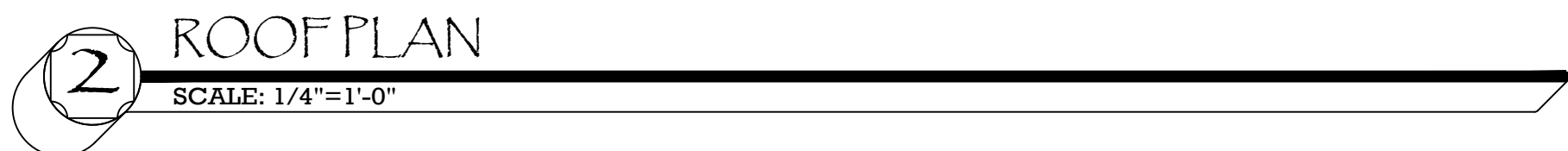
- ALL TRUSSES TO BE FABRICATED AND DESIGNED UNDER THE SUPERVISION OF A COLORADO LICENSED STRUCTURAL ENGINEER. (NOTE: ALL OVERFRAMING OR OVER SOLID INTERMEDIATE BLOCKING BETWEEN TRUSSES.)
- ALL OVER HANGES ARE TO BE 1'-4" (UNLESS NOTED OTHERWISE.)
- ALL OVERHANGES ARE TO BE MEASURED HORIZ. FROM FACE OF FRAME TO INSIDE EDGE OF FASCIA BRACING BOARD. -ALL THE SOFFITS ARE TO BE FLAT, U.N.O.
- ROOFING TO BE COMPOSITE SHINGLES INSTALL PER MANUFACTURER.(2018 I.R.C.)
- ■ INDICATES METAL DOWNSPOUT LOCATIONS
- VENTILATION AT ROOF: PER LOCAL CODE & VENTILATION NOTE ABOVE. (NOTE: VERIFY VENTILATION SIZES FOR WHOLE HOUSE FAN PER CODE & MFR. SPECS.)

**BEFORE INSTALLATION OF DOWN SPOUTS
VERIFY LOCATIONS WITH BUILDER/OWNER**

R801.3 Roof drainage. In areas where expansive or collapsible soils are known to exist, all *dwelling*s shall have a controlled method of water disposal from roofs that will collect and discharge roof drainage to the ground surface at least 5 feet (1524 mm) from foundation walls or to an *approved* drainage system.

EXPOSED ATTICS & RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTED TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN & SNOW. THE NET FREE AREA OF THE AREA ABOVE EACH SPACE SHALL BE NOT LESS THAN THE SPACE VENTILATED, EXCEPT THAT THE AREA MAY BE 1/300, PROVIDED AT LEAST 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH THE CORNICE VENT OPENINGS COVERED WITH CORROSION-RESISTANT METAL MESH. THE OPENINGS SHALL BE COVERED WITH CORROSION-RESISTANT METAL MESH WITH MESH OPENINGS OF 1/4 INCH MAX. DIMENSION.

Openings must be provided for the ventilation of the attic spaces. The minimum area of ventilation openings required is 1 sf per 150 sf of attic area unless 50% to 80% of the required opening area is at least 36" above any soffit or eave vents or if a max. 1 perm vapor barrier is installed on the warm side of the ceiling, thereby allowing a 50% reduction in ventilation area. Assuming compliance for the reduction, a minimum of 9.2 sf (2,766 sf/300) of ventilation openings would be required.



FLOOR PLAN

GARAGE ADDITION

COUNTY of GREENWOOD VILLAGE
STATE of COLORADO

plan no.

637

designed

by: CMB

drawn by: CMB

date: 12 / 22 / 23

revisions :

date	drawn by
------	----------

--	--	--	--

sheet

6

A 1

— 1 —

Copyright © 2023 by the CHD Home Designs, Inc., Castle Rock CO, 720-448-3469. All rights reserved. The plans, elevations and other material contained within this set are the property of CHD Home Designs, Inc., and may not be reproduced either in part or wholly, nor are they to be assigned to any third party without the written permission of the CHD Home Designs, Inc. Written dimensions on the drawings shall have precedence over scaled dimensions, contractors shall be responsible for all dimensions and conditions on the job. CHD Home Designs, Inc. must be notified in writing of any variations from the dimensions and conditions shown by these drawings.

FOUNDATION WALL CONSTRUCTION:

- EXTERIOR WALL CONSTRUCTION:**

- EXTERIOR WALL CONSTRUCTION - CEMENTITIOUS STUCCO:

- ### EXTERIOR WALL CONSTRUCTION - STONE VENEER:

- GARAGE WALL CONST. - ADJOINING LIVING SPACE:**

- ### PATIO CONSTRUCTION:

- ### CONCRETE SLAB FLOOR CONSTRUCTION:

- FLOOR CONSTRUCTION:

- ROOF CONSTRUCTION:**

- EAVE FASCIA CONSTRUCTION:

- REFER TO TYP. GABLE CONSTRUCTION.

- PORCH FLOOR CONSTRUCTION:**

- SEE CONCRETE FLOOR COM
- SLOPE TO DRAIN PER PLAN.

WINDOW TRIM :
AT DOOR & WINDOWS AS SHOWN.

- REFER TO SECTIONS FOR ADDITIONAL INFORMATION.

(HEM FIR # 2 / STUD GRADE)

TOP OF PLATE

TOP OF WINDOW

WOOD TRIM (TYP.)

HORIZONTAL HARDBOARD
SIDING (TYP.) _____

TOP OF FOUNDATION

PROVIDE GUTTERS AND
DOWNSPOUTS WITH MINIMUM
DISCHARGE 3'-0" FROM FOUNDATION

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



TOP OF WINDOW

- WOOD TRIM (TYP.)	3 1/8"
- HORIZONTAL HARDBOARD	

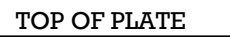
BRIGHT LITENED DISTILL

TOP OF FOUNDATION

SLOPE FINISH GRADE DOWNWARD AND AWAY FROM STRUCTURE AT 5/8" PER FOOT (5 PERCENT) FOR A MIN. OF FIVE FEET UNLESS AN EXISTING ENGINEERED SOILS REPORT RECOMMENDS OTHERWISE

PROVIDE GUTTERS AND
DOWNSPOUTS WITH MINIMUM
DISCHARGE 3'-0" FROM FOUNDATION

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



TOP OF WINDOW

- WOOD TRIM (TYP.

- HORIZONTAL
SIDING (TYP.)

PER 2018 I.R.C.

TOP OF FOUNDATION

SLOPE FINISH GRADE DOWNWARD AND AWAY FROM STRUCTURE AT 5/8" PER FOOT (5 PERCENT) FOR A MIN. OF FIVE FEET UNLESS AN EXISTING ENGINEERED SOILS REPORT RECOMMENDS OTHERWISE

PROVIDE GUTTERS AND
DOWNSPOUTS WITH MINIMUM
DISCHARGE 3'-0" FROM FOUNDATION

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

8/7/24



SUBJECT: APPROVAL TO PROCEED WITH VACATION – P860669

Project Name & Location: Vacation Request – 5091 S. Emporia Street, Greenwood Village CO

To Whom It May Concern:

Qwest Corporation d/b/a CenturyLink has reviewed your request to proceed with the requested encroachment as shown on Exhibit “A” (“Vacation”), said Exhibit “A” attached hereto and incorporated by this reference, within the proposed area to be encroached and has no objections providing, however, the following terms and conditions are agreed to, and met, by Landowner:

1. Locates must be performed by a state recognized organization (i.e. Call Before You Dig, Blue Stake, etc.).
2. A minimum of three feet of cover above CenturyLink facilities is maintained at all times and the final grade provides for no less than three feet of cover.
3. If any CenturyLink facilities are damaged or require relocation as a result of said Vacation, or the act of installing, maintaining or removing said Improvements, Landowner agrees to bear the cost of repair and/or relocation of said CenturyLink facilities.
4. No buildings or structures are to be placed within the Easement Tract other than those, if any, that are approved by this APPROVAL TO PROCEED.
5. If you require existing facilities to be moved, relocated, or removed, please contact me to coordinate the issuance of required Easement and/or Release Agreements to facilitate request. The issuance of this Letter does not constitute either acceptance or approval of moving, relocating or removing of facilities without first obtaining the needed Agreements.

It is the intent and understanding of CenturyLink that this action shall not reduce our rights to any existing easements or rights we have on this site or in the area.

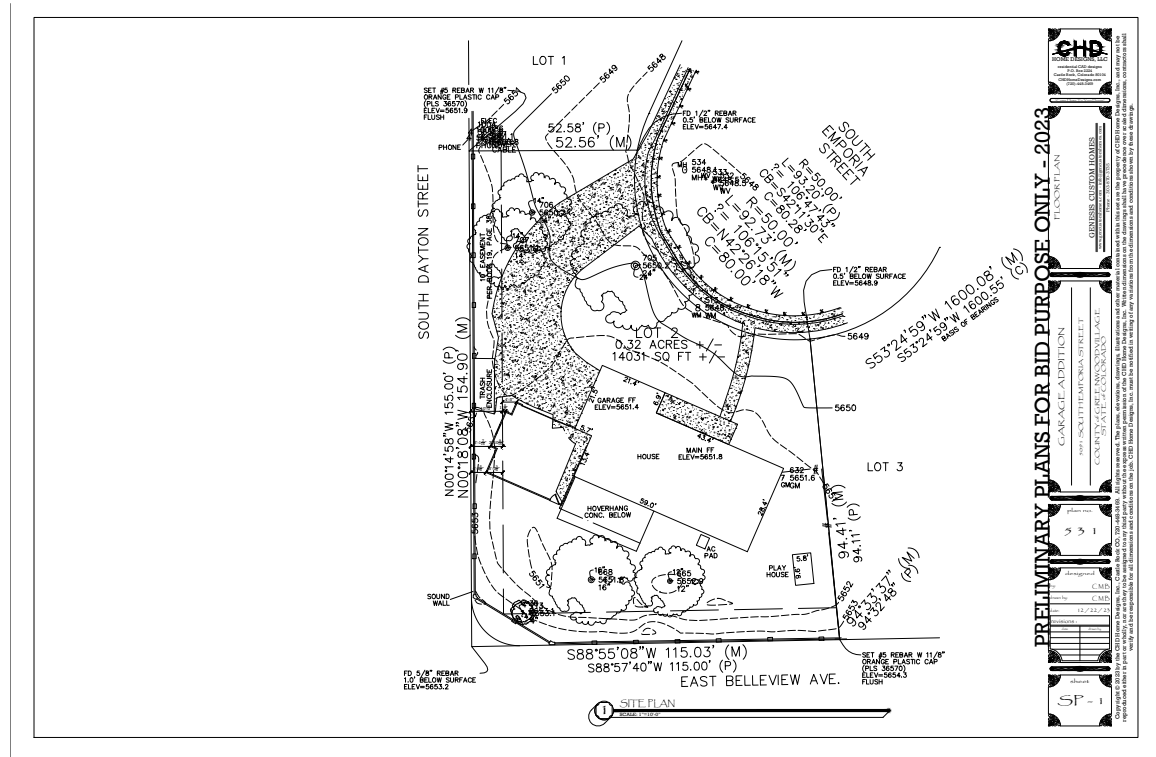
If you have any questions or would like to discuss this action further, please contact Varina Hoopes at Varina.Hoopes@lumen.com.

Sincerely yours,

/s/

CenturyLink Right of Way Team

Page 18



Utility Locate Documentation: Ticket B419001971

1 message

noreply@digtix.com <noreply@digtix.com>

Tue, Jul 9, 2024 at 7:08 PM

Reply-To: noreply@digtix.com

To: SHAWN.BAILEY@gmail.com

This enhanced positive response is powered by [DigTix](#) and sent on behalf of Olameter ([olameter.com](#)).

Please find attached locate documentation relating to locate request "B419001971" at address "[5091 S EMPORIA ST GREENWOOD VILLAGE ARAPAHOE, CO](#)". A summary is included below. If you have questions or concerns about this document please contact us at 1-855-286-4227.

Ticket B419001971 (XLSE00_ELEC) :Marked Complete with comments "Ready..."

Ticket B419001971 (XLSE00_GAS) :Clear Completed with comments "Clear..."

27 attachments

DigTix Ticket B419001971 2024-07-09 17:40:06.843.jpg
104K



DigTix Ticket B419001971 2024-07-09 19:02:52.541.jpg
188K



DigTix Ticket B419001971 2024-07-09 19:03:17.412.jpg
233K



DigTix Ticket B419001971 2024-07-09 19:03:14.390.jpg
246K



DigTix Ticket B419001971 2024-07-09 17:39:51.097.jpg
259K



DigTix Ticket B419001971 2024-07-09 19:02:57.663.jpg
268K



DigTix Ticket B419001971 2024-07-09 19:02:08.296.jpg
285K



DigTix Ticket B419001971 2024-07-09 19:01:54.663.jpg
294K



DigTix Ticket B419001971 2024-07-09 19:03:12.380.jpg
295K



DigTix Ticket B419001971 2024-07-09 19:02:45.434.jpg
297K



DigTix Ticket B419001971 2024-07-09 19:01:59.603.jpg
303K



DigTix Ticket B419001971 2024-07-09 19:03:09.952.jpg
304K



DigTix Ticket B419001971 2024-07-09 19:02:40.658.jpg
306K



DigTix Ticket B419001971 2024-07-09 19:02:05.963.jpg
310K



DigTix Ticket B419001971 2024-07-09 19:03:04.589.jpg
310K



DigTix Ticket B419001971 2024-07-09 19:01:51.757.jpg
306K



DigTix Ticket B419001971 2024-07-09 19:02:24.748.jpg
308K



DigTix Ticket B419001971 2024-07-09 19:02:29.923.jpg
313K



DigTix Ticket B419001971 2024-07-09 19:01:48.304.jpg
311K



DigTix Ticket B419001971 2024-07-09 19:03:07.445.jpg
317K



DigTix Ticket B419001971 2024-07-09 19:02:03.361.jpg
316K



DigTix Ticket B419001971 2024-07-09 19:02:33.156.jpg
322K



DigTix Ticket B419001971 2024-07-09 19:02:38.112.jpg
330K



DigTix Ticket B419001971 2024-07-09 19:02:18.713.jpg
347K



Original Locate Request.pdf
55K



Electric 1x Service.pdf
54K



Electric 1x 1 Phase Primary.pdf
54K

**Colorado 811 Current Status of Positive Response for Ticket B419001971-00B**

2 messages

Colorado 811 <OCARS_Pro@uncc.org>
To: SHAWN.BAILEY@gmail.com

Thu, Jul 11, 2024 at 12:09 AM

This is an automatically generated response. Please do not reply to this message.

Ticket: B419001971 Rev: 00B Taken: 07/08/24 03:00 PM

State: CO County: ARAPAHOE Place: GREENWOOD VILLAGE
Address : 5091 S EMPORIA ST
Location: LOCATE REAR LOT ACCESS OPEN

View map and file attachments at:
<https://newtin.co811.org/mapticket/?t=95Dt30v1t7r9k2s-r>

Member Code	Member Facility	Response
ATS01	AMERICAN TRAFFIC SOL DBA VERRA	07/09/24 08:11 AM 002
	CLEAR - NO CONFLICT	
AURH20	CITY OF AURORA-WATER,SAN,STORM	07/10/24 06:57 AM 002
	CLEAR - NO CONFLICT	
CCSOC001	COMCAST	07/09/24 04:24 PM 001
	LOCATE AREA MARKED	
	Comments: 2024/07/09 16:23 Marked scope per homeowner.	
	Additional information from member available here	
CCVH20	CHERRY CREEK VILLAGE WATER DIS	07/11/24 12:04 AM 999
	MEMBER FACILITY HAS NOT RESPONDED TO COLORADO 811	
CSTLWD1	CASTLEWOOD WATER & SANITATION	07/08/24 05:07 PM 002
	CLEAR - NO CONFLICT	
DNVH20	DENVER WATER DEPARTMENT	07/08/24 03:46 PM 002
	CLEAR - NO CONFLICT	
GGSN01	GOLDSMITH GULCH SANITATION DIS	07/08/24 04:49 PM 002
	CLEAR - NO CONFLICT	
GRNV02	CITY OF GREENWOOD VILLAGE--TRA	07/09/24 01:09 PM 002
	CLEAR - NO CONFLICT	
	Comments: No GV owned Traffic utilities in designated locate area	
GRNV03	CITY OF GREENWOOD VILLAGE - ST	07/09/24 10:02 AM 002
	CLEAR - NO CONFLICT	
	Comments: No GV owned storm sewer facilities in designated locate area	
HVNWS1	HAVANA WATER & SANITATION DIST	07/09/24 12:45 PM 002
	CLEAR - NO CONFLICT	
	Comments: District main clear. 7/9/24 IG.	
PCHIPSD	XCEL ENERGY HP/IP DISTRIBUTION	07/10/24 07:45 AM 002
	CLEAR - NO CONFLICT	
	Comments: EMAIL=SHAWN.BAILEY@GMAIL.COM - 20" MW IP running E/W in belleview. OSA NOT REQ.	
QLNCC00	CENTURYLINK	07/09/24 04:24 PM 001
	LOCATE AREA MARKED	
	Comments: 2024/07/09 16:23 Marked scope per homeowner.	
TINGFBR	TING FIBER INC	07/09/24 01:46 PM 002
	CLEAR - NO CONFLICT	
XLSE00	XCEL ENERGY	07/09/24 07:05 PM 017
	COMPLETED - SEE MARKS ON SITE	
	Comments: Abandoned: [No] Facilities: [Electric 1x Service]	
	[Electric 1x 1 Phase Primary] Comments: [Ready...] Response Notes:	
	[] Excavator Transmission Email: [SHAWN.BAILEY@GMAIL.COM] Excavator	
	Transmission Timestamp: [07/09/2024 19:05 MDT]	
ZAYO1	ZAYO BANDWIDTH	07/09/24 07:40 AM 002
	CLEAR - NO CONFLICT	
	Comments: Screened Manually- Zayo fiber clear of work area	

Colorado 811 <OCARS_Pro@uncc.org>
To: SHAWN.BAILEY@gmail.com

Thu, Jul 11, 2024 at 7:24 AM

This is an automatically generated response. Please do not reply to this message.

Ticket: B419001971 Rev: 00B Taken: 07/08/24 03:00 PM

State: CO County: ARAPAHOE Place: GREENWOOD VILLAGE

Address : 5091 S EMPORIA ST

Location: LOCATE REAR LOT ACCESS OPEN

View map and file attachments at:

<https://newtin.co811.org/mapticket/?t=95Dt30v1t7r9k2s-r>

Member Code	Member Facility	Response
ATS01	AMERICAN TRAFFIC SOL DBA VERRA	07/09/24 08:11 AM 002
	CLEAR - NO CONFLICT	
AURH20	CITY OF AURORA-WATER,SAN,STORM	07/10/24 06:57 AM 002
	CLEAR - NO CONFLICT	
CCSOC001	COMCAST	07/09/24 04:24 PM 001
	LOCATE AREA MARKED	
	Comments: 2024/07/09 16:23 Marked scope per homeowner.	
	Additional information from member available here	
CCVH20	CHERRY CREEK VILLAGE WATER DIS	07/11/24 07:24 AM 002
	CLEAR - NO CONFLICT	
	Comments: no lines in conflict maybe private lines in your dig area.	

[Quoted text hidden]



September 30th, 2024

RE: Platted Utility Easement Encroachment -
5091 S Emporia Street, Greenwood Village, CO 80111 - Lot 2, Block 12 - Arapahoe County, CO

Dear Property Owner,

Please be advised that Comcast has reviewed your request to allow the garage building to encroach into the existing platted utility easement as shown on the attached sketch. Comcast has NO OBJECTION to this encroachment as shown on the attached sketch. You are advised that all risk and responsibility of this encroachment is unilaterally that of the property owner. In the event said structure is damaged or destroyed due to Comcast use of this easement at any time in the future, the property owner will make repairs to the structure at its sole expense.

When any digging is commenced on the property, Comcast reminds you of your lawful duty to contact the Utility Notification Center of Colorado (UNCC) three business days before starting any work. They can be reached by calling 811 or at www.colorado811.org. UNCC will mark the locations of the various underground utilities if there are any.

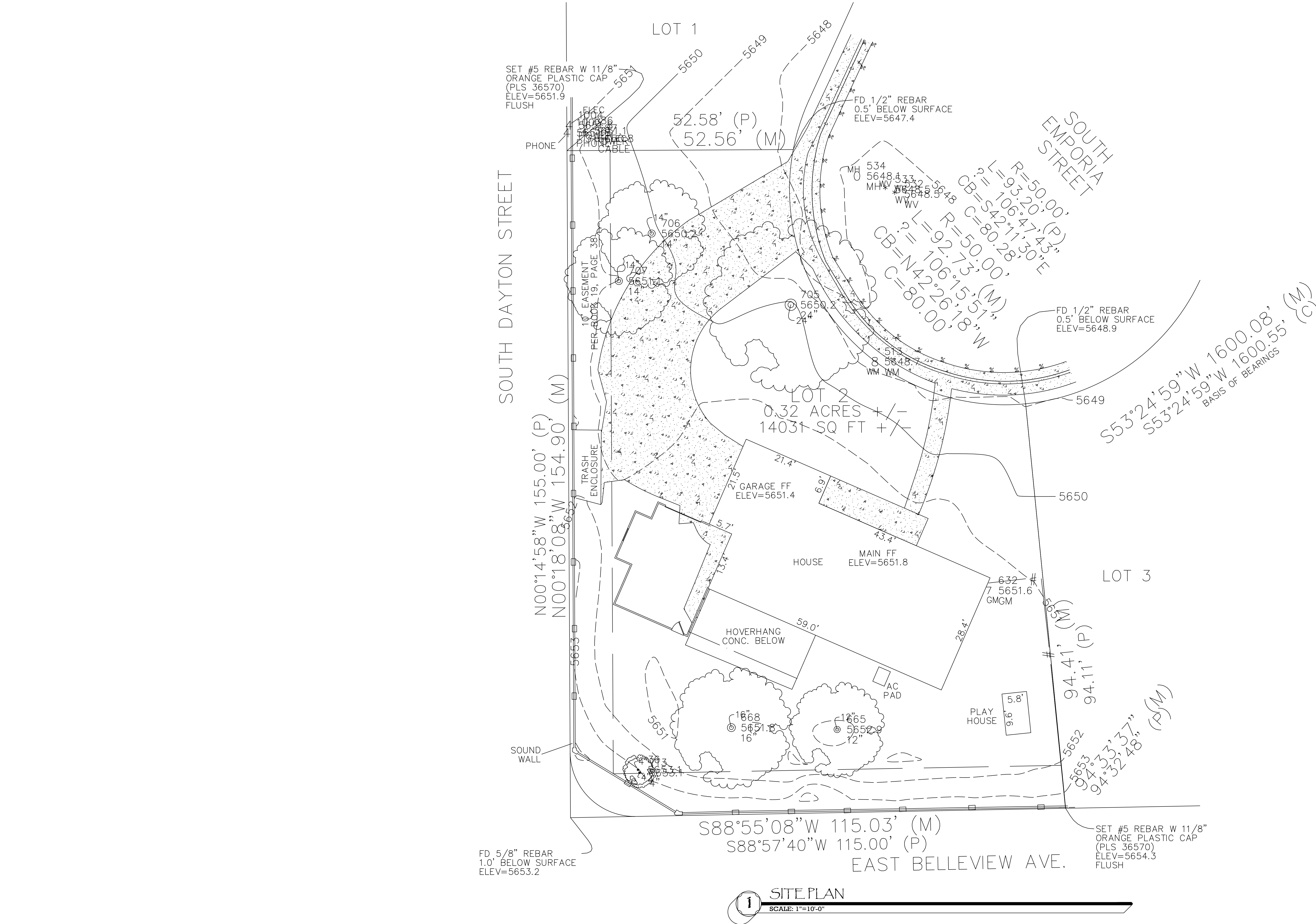
If you have any questions, please call me at 720-531-2585. This permission in no way constitutes a waiver or relinquishment of this easement. Comcast and its successors retain the perpetual right to construct, operate and maintain all existing and future facilities that are placed within this easement.

Sincerely,

A handwritten signature in black ink, appearing to read 'Scott R. Moore'.

Scott R. Moore
Construction Manager
Comcast

Section 5. Maintenance. Pursuant to section 15.49.040(A) of the City Code, the City agrees and requires that the improvements shall be maintained and repaired by the owners of property within the District. Said properties are set forth and described on the attached Exhibit A. Each such property owner shall maintain and repair that portion of the improvements adjacent to his or her property. In the event the adjacent property owners fail to maintain and repair the improvements, the City may cause



"Come Home To Your Dream"

GENESIS CUSTOM HOMES
www.genishustomhomes.com - info@genishustomhomes.com
Phone - 303-870-3735

plan no.
531
designed by: CMB
drawn by: CMB
date: 12/22/23
revisions:
date drawn by
sheet
SP - 1

Copyright © 2023 by the CHD Home Designs, Inc., Castle Rock CO, 720-448-3469. All rights reserved. The plans, elevations, drawings, illustrations and other material contained within this set are the property of CHD Home Designs, Inc., and may not be reproduced either in part or wholly, nor are they to be assigned to any third party without the express written permission of the CHD Home Designs, Inc. Written dimensions on the drawings shall have precedence over scaled dimensions, contractors shall verify and be responsible for all dimensions and conditions on the job. CHD Home Designs, Inc. must be notified in writing of any variations from the dimensions and conditions shown by these drawings.

1 SITE PLAN
SCALE: 1"=10'-0"

- FLOOR PLAN NOTES:
- ALL ANGLES ARE 45 DEGREES OR PER PLAN.
 - ALL CEMENTITIOUS STUCCO-TWO COAT SYSTEM with METAL LATH and 30lb. FELT TO BE INSTALLED PER 2018 I.R.C. RE: ELEV. and SECTIONS FOR ADD'L INFO.
 - ALL SYNTHETIC STONE VENEER TO BE INSTALLED PER 2018 I.R.C. RE: ELEV. and SECTIONS FOR ADD'L INFO.
 - ALL FOUNDATIONS TO BE 8" W. UNLESS NOTED OTHERWISE ON PLANS. REFER TO ENGINEER DRAWINGS. INSTALL PER 2018 I.R.C.
 - STEP TOP AND BOTTOM OF FOUNDATION PER SITE PLAN AND ENGINEERS DRAWINGS.
 - PROVIDE SUPPORT FOR ALL EXTERIOR CONCRETE SLABS PER SOILS REPORT AND ENGINEERS DRAWINGS. INSTALL PER 2018 I.R.C.
 - PROVIDE REINFORCEMENT AT CONCRETE SLABS FOR GARAGE PER SOILS REPORT AND ENGINEERS DRAWINGS. INSTALL PER 2018 I.R.C.
 - ALL EXTERIOR WALLS ARE 2x6 (5 1/2") @ 12"oc. - INSTALL PER 2018 I.R.C.
 - REFER TO ELEVATIONS AND SECTIONS FOR ALL WALL HEIGHTS AND WINDOW / DOOR HEADER HEIGHTS.
 - ALL WINDOWS ARE VINYL UNITS OR EQUAL. INSTALL PER MFR. - INSTALL PER 2018 I.R.C. AS REQUIRED. (CENTER WITHIN FRAMED WALL OR PER DIMENSION)

- GENERAL NOTES:
- DIMENSION OF ALL FOUNDATION PADS TO BE DETERMINED BY SOILS ENGINEER.
 - SOILS REPORT AND FOUNDATION DESIGN BY LICENSED COLORADO ENGINEER TO BE ON HAND AT TIME OF FIRST INSPECTION.

NOTE:

PROVIDE 5/8" TYPE 'X' GYP. BOARD, TAPE and STAGGER ALL JOINTS @ ALL WALLS and CEILING ADJACENT TO LIVING SPACES TO FOR A 1-HR. FIRE RATING INCLUDING FRAMING. INSULATE COMMON WALLS MIN. W/ R-20 INSULATION. TAPE AND FINISH PER CODE. USE RC-1 CHANNEL AT 24" O.C. OR EQUAL. BUILD PER 2018 I.R.C.

NOTE:

A PERMANENT CERTIFICATE IS TO BE POSTED ON OR IN THE ELECTRICAL PANEL THAT LISTS THE PREDOMINANT R-VALUES INSTALLED IN THE ROOF/CEILING, WALLS, FOUNDATIONS AND FLOORS AS WELL AS THE U-FACTORS FOR WINDOWS, DOORS AND SKYLIGHTS.

- ROOF PLAN NOTES:
- ALL TRUSSES TO BE FABRICATED AND DESIGNED UNDER THE SUPERVISION OF A COLORADO LICENSED STRUCTURAL ENGR. (NOTE: ALL OVERFRAMING OR OVER SOLID INTERMEDIATE BLOCKING BETWEEN TRUSSES.)
 - ALL OVER HANGES ARE TO BE 1'-4" (UNLESS NOTED OTHERWISE.)
 - ALL OVERHANGS ARE TO BE MEASURED HORZ. FROM FACE OF FRAME TO INSIDE EDGE OF FASCIA BACKING BOARD. ALL THE SOFFITS ARE TO BE FLAT, U.N.O.
 - ROOFING TO BE COMPOSITE SHINGLES INSTALL PER MANUFACTURER (2018 I.R.C.)
 - ■ INDICATES METAL DOWNSPOUT LOCATIONS
 - VENTILATION AT ROOF: PER LOCAL CODE & VENTILATION NOTE ABOVE. (NOTE: VERIFY VENTILATION REQUIRED FOR WHOLE HOUSE FAN PER CODE & MFR. SPECS.)

NOTES:

BEFORE INSTALLATION OF DOWN SPOUTS VERIFY LOCATIONS WITH BUILDER/OWNER

R801.3 Roof drainage. In areas where expansive or collapsible soils are known to exist, all *dwellings* shall have a controlled method of water disposal from roofs that will collect and discharge roof drainage to the ground surface at least 5 feet (1524 mm) from foundation walls or to an *approved* drainage system.

TYPICAL VENTILATION NOTES:

ENCLOSED ATTICS & RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECT TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPERATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN & SNOW. THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED, EXCEPT THAT THE AREA MAY BE 1/200, PROVIDED AT LEAST 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. THE OPENINGS SHALL BE COVERED WITH CORROSION-RESISTANT METAL MESH WITH MESH OPENINGS OF 1/4 INCH MAX. DIMENSION.

NOTES:

Openings must be provided for the ventilation of the attic spaces. The minimum area of ventilation openings required is 1 sf per 150 sf of attic area unless 50% to 80% of the required opening area is at least 36" above any soffit or eave vents or if a max. 1 perm vapor barrier is installed on the warm side of the ceiling, thereby allowing a 50% reduction in ventilation area. Assuming compliance for the reduction, a minimum of 9.2 sf (2,766 sf/300) of ventilation openings would be required.

- ELECTRICAL NOTES:
- THE CONTRACTOR SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL BUILDING / ELECTRICAL CODES, ORDINANCES, AND REGULATIONS.
 - PROVIDE SURGE PROTECTION TO OUTLETS PER BUILDER.
 - LOCATION & TYPES OF LIGHTS INDICATED ARE PROPOSED ONLY - VERIFY LOCATION & TYPE OF ALL LIGHT FIXTURES, OUTLETS, ETC. W/ OWNER & BUILDER. PROVIDE PROVIDE LOW VOLTAGE ELECTRONIC CONTROLS AS REQUIRED (TYPICAL).
 - LIGHTNING ROD DESIGN & LAYOUT TO BE PER LIGHTNING ROD COMPANY OR SIMILAR AS REQUIRED BY BUILDER (OPTIONAL).

NOTE:

A minimum of 50 percent of the lamps in permanently installed lighting fixtures shall be high-efficacy lamps (compact fluorescent, T-8 or smaller linear fluorescent, or lamps with a minimum efficacy of: 60 lumens/watt for lamps over 40 watts, 50 lumens/watt for lamps over 15 watts to 40 watts, and 40 lumens/watt for lamps 15 watts or less) for energy conservation. [Section 404.1, IECC]

NOTE:

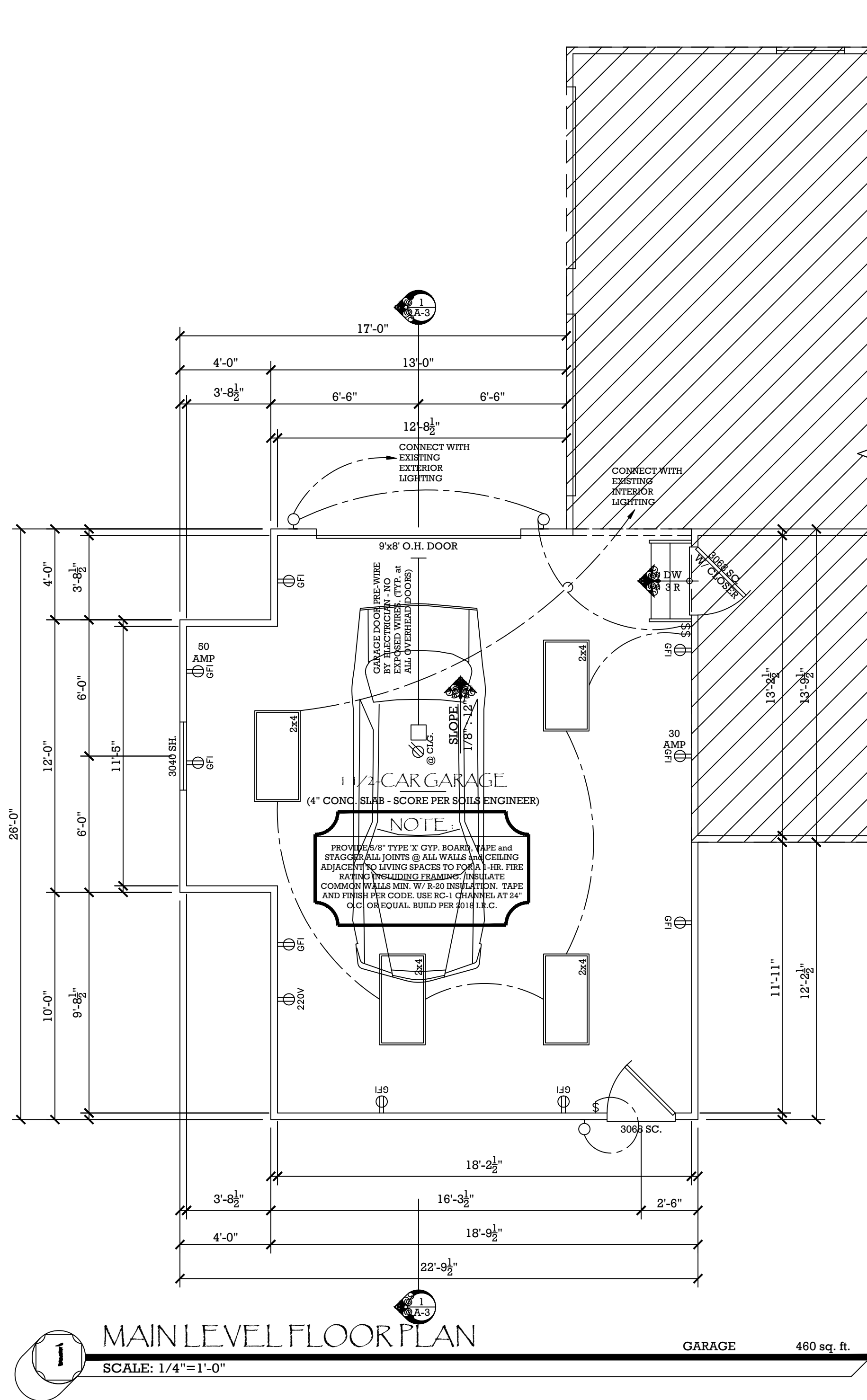
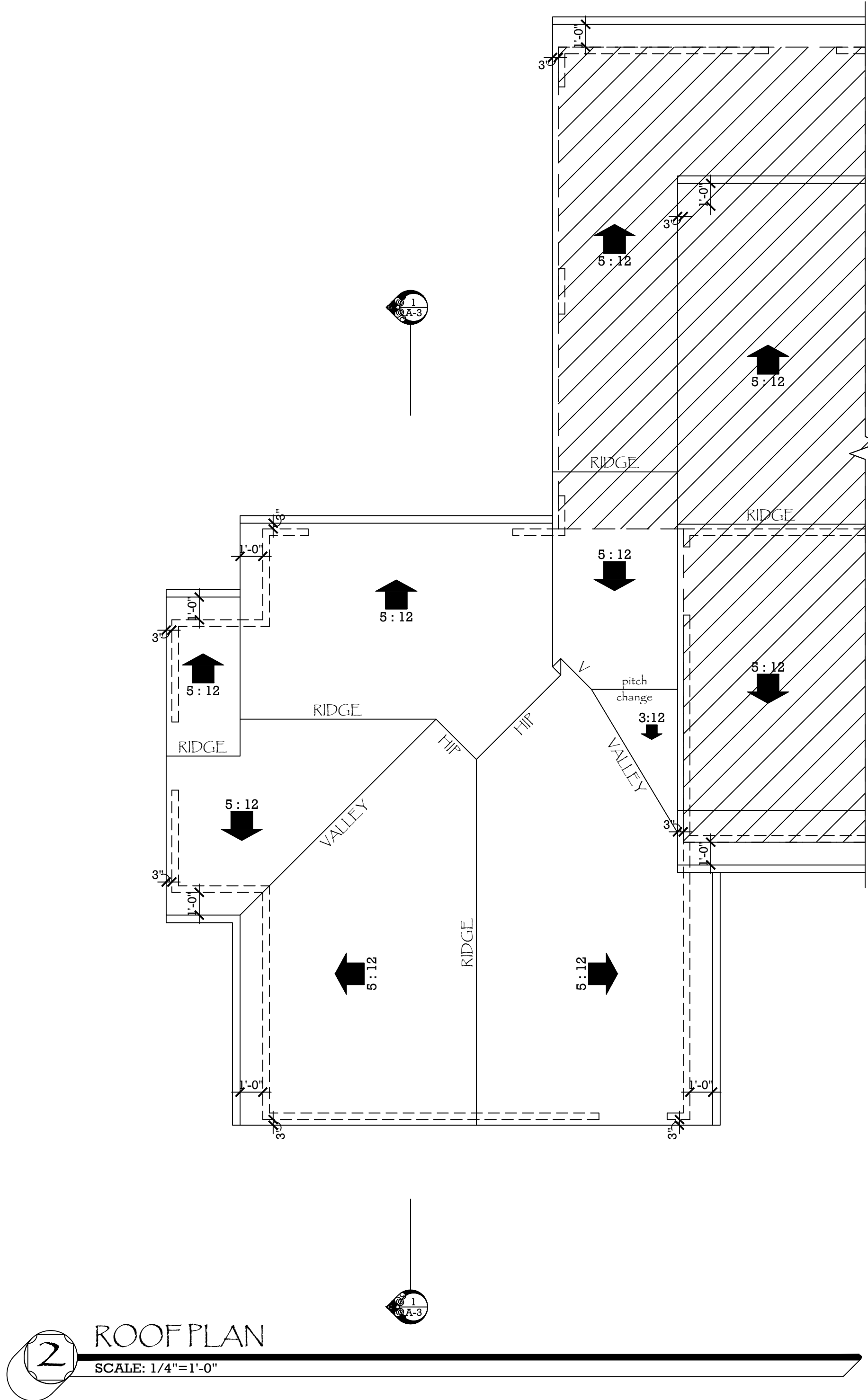
Exterior outlets must be weatherproof as well as GFCI-protected.

NOTE:

A CONCRETE-ENCASED ELECTRODE (UFER GROUND) IS REQUIRED AS A PART OF THE GROUNDING ELECTRODE SYSTEM. THIS GROUND CONSISTS OF A MINIMUM 20' LENGTH OF ELECTRICALLY CONDUCTIVE NO. 4 REINFORCING BAR ENCASED BY AT LEAST 2" OF CONCRETE AND LOCATED NEAR THE BOTTOM OF A CONCRETE FOUNDATION OR FOOTING THAT IS IN DIRECT CONTACT WITH THE EARTH. [ARTICLE 250-53(C), NEC.]

NOTE:

ALL EXTERIOR WALLS ARE: 2x6 @ 12" O.C. or 1 1/2"x5 1/2" LSL @ 16" O.C.



PRELIMINARY PLANS FOR BID PURPOSE ONLY - 2023

FLOOR PLAN

GENESIS CUSTOM HOMES

2091 SOUTH EMPORIA STREET

COUNTY of GREENWOOD VILLAGE

STATE of COLORADO

plan no. 531

designed by CMB

drawn by: CMB

date: 12 / 22 / 23

revisions:

sheet A-1

CHD HOME DESIGNS, LLC

residential CAD designs

P.O. Box 2254

Castle Rock, Colorado 80104

CHDHomeDesigns.com

(720)-448-3469

"Come Home To Your Dream"

Phone - 303-870-3735

www.geniscustomhomes.com - info@geniscustomhomes.com

Copyright © 2023 by the CHD Home Designs, Inc., Castle Rock CO, 720-448-3469. All rights reserved. The plans, elevations, drawings, illustrations and other material contained within this set are the property of CHD Home Designs, Inc., and may not be reproduced either in part or wholly, nor are they to be assigned to any third party without the express written permission of the CHD Home Designs, Inc. Written dimensions on the drawings shall have precedence over scaled dimensions, contractors shall verify and be responsible for all dimensions and conditions on the job. CHD Home Designs, Inc. must be notified in writing of any variations from the dimensions and conditions shown by these drawings.

TYPICAL CONSTRUCTION NOTES:

FOUNDATION WALL CONSTRUCTION:

- POURED CONCRETE FOUNDATION WALL W/ REINFORCING PER ENGR. FOUNDATION DRAWINGS AND DETAILS. (REFER TO SOILS REPORT FOR ADDITIONAL INFORMATION).
- 4" PERFORATED PVC DRAIN TILE AROUND FND. TO DAYLIGHT OR SUMP AS REQUIRED WITH STONE & BACKFILL TO CODE (REFER TO SOILS REPORT FOR ADD'L INFO.)
- SPRAY ASPHALT DAMPROOFING BELOW GRADE PER LOCAL CODE.
- 2x TREATED SILL PLATE W/ 1/2" DIA. x 10" ANCHOR BOLT AT 36" MIN. O.C. AND/OR 12" FROM PLATE END (EMBEDDED MIN. 7" INTO CONC.)

EXTERIOR WALL CONSTRUCTION:

- 7/16" O.S.B. OR PLYWOOD SHEATHING. (SEE STRUCTURAL PLANS.)
- 2x6 STUDS @ 16" O.C.
- AN EQUIVALENT OF A R-23 INSULATION WITH A COMBINATION OF SPRAY FOAM AND BLOWN IN INSULATION.
- 1/2" GYPSUM BOARD W/ TEXTURE AND PAINT ON LIVING SIDE PER SPECIFICATIONS.

EXTERIOR WALL CONSTRUCTION - CEMENTITIOUS STUCCO:

- EXTERIOR MATERIALS SHALL BE LISTED & APPROVED : CEMENTITIOUS STUCCO-TWO COAT SYSTEM with METAL LATH (FINISH AND COLOR PER BUILDER'S SPEC.'s)
- 30° FELT PER MFR.
- TYPICAL EXTERIOR WALL CONSTRUCTION.

EXTERIOR WALL CONSTRUCTION - STONE VENEER:

- STONE VENEER W/ METAL TIES AS REQUIRED PER 2018 I.R.C.
- TYPICAL EXTERIOR WALL CONSTRUCTION.

GARAGE WALL CONST. - ADJOINING LIVING SPACE:

- 5/8" TYPE 'X' GYP. WALLBOARD FINISH-TAPE AND PAINTED ON GARAGE SIDE.
- 2x6 STUDS @ 16" O.C. or PER STRUCTURAL PLANS.
- BATT INSULATION - R19 (INSULATE ALL EXTERIOR GARAGE WALLS.
- 1/2" GYPSUM BOARD TAPED AND PAINT ON LIVING SIDE PER SPECIFICATION

PATIO CONSTRUCTION:

- SEE CONCRETE FLOOR CONSTRUCTION.
- SLOPE TO DRAIN PER PLAN.

CONCRETE SLAB FLOOR CONSTRUCTION:

- 4" CONC. W/ REINF. PER STRUCTURAL PLANS - FINISH PER BUILDER.
- PROVIDE 1/2" EXPANSION JOINT AT PERIMETER OF SLAB & PER STRUCTURAL DRAWINGS WITH CONTROL JOINTS AS REQUIRED PER SOILS REPORT.
- SLOPE TO DRAIN TO OUTSIDE AT GARAGE AND AS REQUIRED PER PLAN.

FLOOR CONSTRUCTION:

- 3/4" T&G O.S.B. GULIED & NAILED TO SUBSTRATE (OR APPD EQUAL).
- JOISTS PER FRAMING PLAN.
- R-38 BATT INSULATION AT ALL CANTILEVERS.
- 1/2" GYPSUM BOARD W/ TEXTURE AND PAINT AT CEILINGS ON LIVING SIDE PER SPEC.

ROOF CONSTRUCTION:

- ROOFING TO BE COMPOSITE SHINGLE.
- 15# FELT W/ ICE AND WATER PERIMETER AS REQUIRED BY LOCAL CODE.
- 1/2" EXTERIOR GRADE O.S.B. or PLYWOOD DECK. NAIL PER LOCAL CODE.
- PRE-ENGINEERED WOOD TRUSSES or 2x RAFTERS & CEILING JOISTS PER FRAMING PLANS.
- R-49 BATT or BLOWN INSULATION AT ALL LIVING AREAS.
- 1/2" GYPSUM BOARD W/ TEXTURE AND PAINT ON LIVING SIDE PER SPECIFICATIONS.
- PROVIDE VENTILATION PER 2018 I.R.C.

EAVE FASCIA CONSTRUCTION:

- REFER TO TYP. GABLE CONSTRUCTION.

GABLE FASCIA CONSTRUCTION:

- 12" OVERHANG TO MATCH EAVE OR PER PLAN.
- 1"x8" BARGE BOARD W/ METAL DRIP EDGE, CONTINUOUS.
- 7/16" SOFTT MATERIAL - SCORING, IF ANY, TO BE PERPENDICULAR TO WALLS.

PORCH FLOOR CONSTRUCTION:

- SEE CONCRETE FLOOR CONSTRUCTION.
- SLOPE TO DRAIN PER PLAN.

TYPICAL ELEVATION NOTES:

- EXTERIOR MATERIALS : CEMENTITIOUS STUCCO-TWO COAT SYSTEM with METAL LATH and 30° FELT PER MFR. (FINISH AND COLOR PER BUILDER'S SPEC.'s) AS SHOWN. OR STONE VENEER AS SHOWN OVER EXTERIOR GRADE O.S.B. SHEATHING (OR EQUAL). INSTALL VENEER PER 2018 I.R.C.

- WINDOW TRIM : AT DOOR & WINDOWS AS SHOWN.

- EAVE AND RAKE MATERIALS : EAVE DETAIL PER BUILDER WITH GUTTER OR RAKE WITH 1x2 TRIM.

- WINDOWS : VINYL CLAD GLASS UNITS OR APPROVED EQUALS. PER BUILDER. (REFER TO PLANS AND WINDOW MFR. SPEC. FOR TEMPER GLASS LOCATIONS).

- RAILINGS : METAL DECK RAILING PER BUILDER. 36" HT. MIN. W/ 4" MAX. SPACS.

- ROOFING AND PITCH : ROOFING TO BE CONC. TILE OVER 15# FELT W/ ICE AND WATER AS REQ'D. INSTALL PER MFR. 7.5 : 12 PITCH, UNLESS NOTED OTHERWISE.

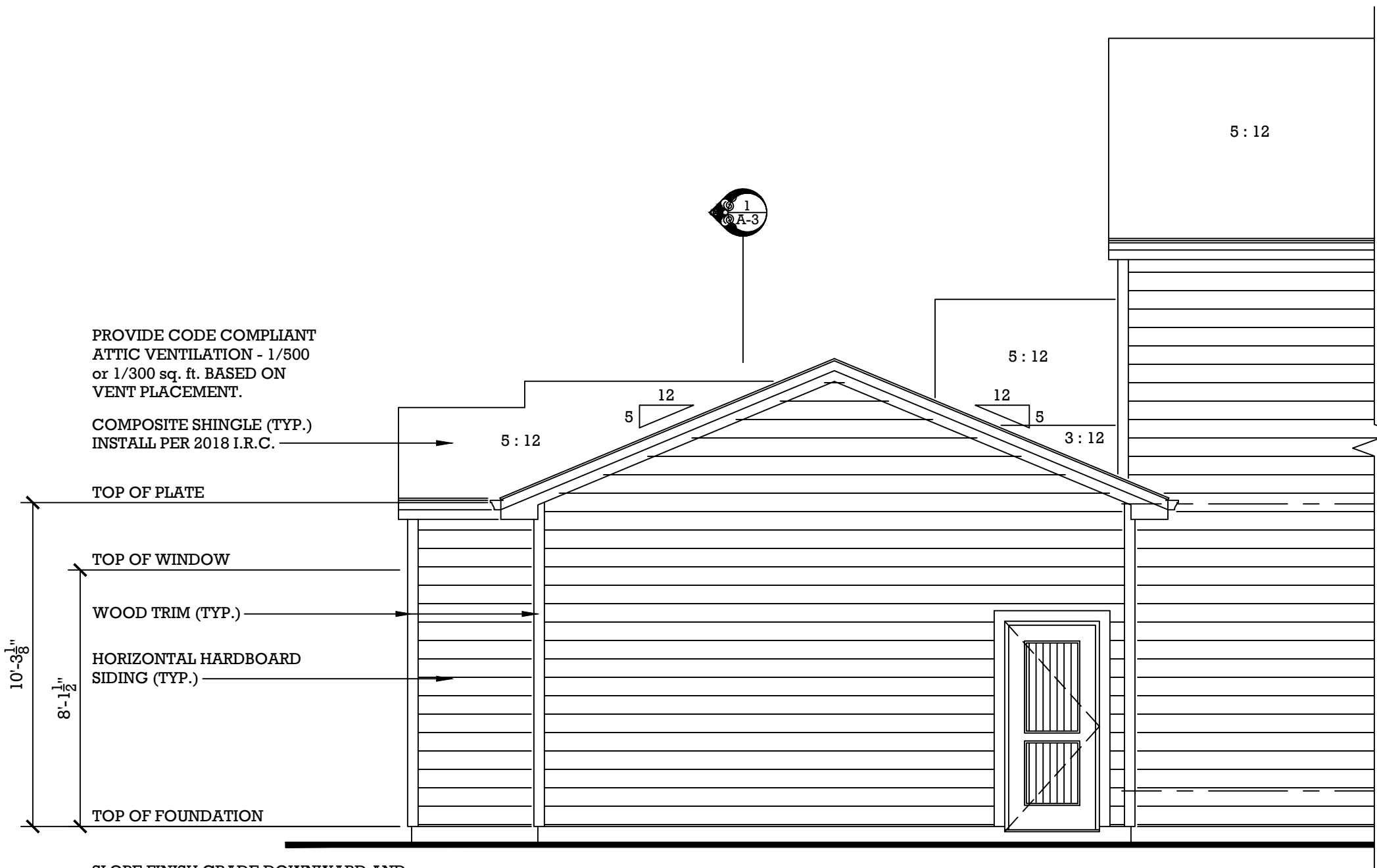
- ATTIC VENTILATION : PROVIDE ROOF VENTS AND/OR DECORATIVE VENTS AS SHOWN TO PROVIDE ATTIC VENTILATION AS REQUIRED PER LOCAL CODE.

- REFER TO SECTIONS FOR ADDITIONAL INFORMATION.

FRAMED WALL SCHEDULE :

(HEM FIR # 2 / STUD GRADE)

STUD HEIGHT WALL	STUD SPACING
UP TO 8'-0"	2x4's @ 16" O.C. (#2)
8'-0" TO 10'-0"	2x4's @ 16" O.C. (#2)
10'-0" TO 14'-0"	(2) 2x4's @ 16" O.C. (#2)
14'-0" TO 18'-0"	2x6's @ 16" O.C. (#2)



PROVIDE CODE COMPLIANT
ATTIC VENTILATION - 1/500
or 1/300 sq. ft. BASED ON
VENT PLACEMENT.

COMPOSITE SHINGLE (TYP.)
INSTALL PER 2018 I.R.C.

TOP OF PLATE

TOP OF WINDOW

WOOD TRIM (TYP.)

HORIZONTAL HARDBOARD
SIDING (TYP.)

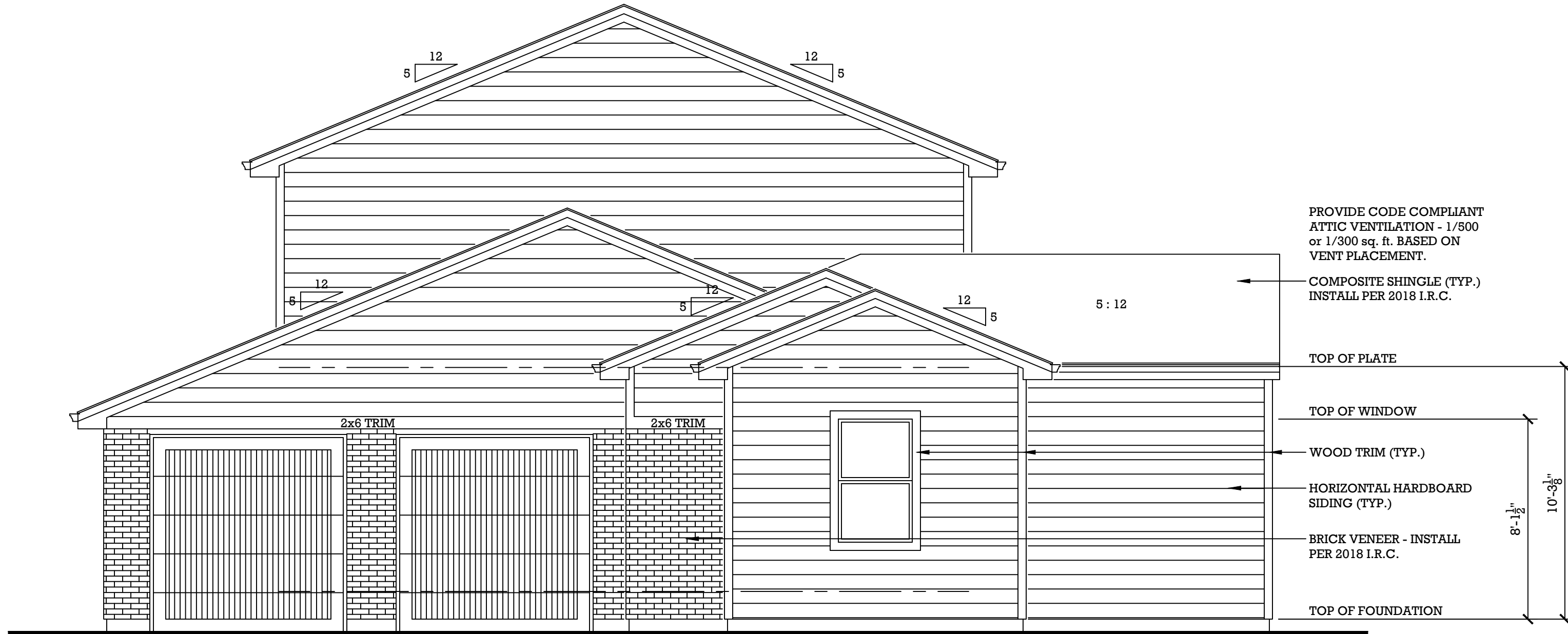
TOP OF FOUNDATION

SLOPE FINISH GRADE DOWNWARD AND
AWAY FROM STRUCTURE AT 5/8" PER
FOOT (5 PERCENT) FOR A MIN. OF FIVE
FEET UNLESS AN EXISTING ENGINEERED
SOILS REPORT RECOMMENDS OTHERWISE

PROVIDE GUTTERS AND
DOWNSPOUTS WITH MINIMUM
DISCHARGE 3'-0" FROM FOUNDATION

REAR ELEVATION

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



PROVIDE CODE COMPLIANT
ATTIC VENTILATION - 1/500
or 1/300 sq. ft. BASED ON
VENT PLACEMENT.

COMPOSITE SHINGLE (TYP.)
INSTALL PER 2018 I.R.C.

TOP OF PLATE

TOP OF WINDOW

WOOD TRIM (TYP.)

HORIZONTAL HARDBOARD
SIDING (TYP.)

BRICK VENEER - INSTALL
PER 2018 I.R.C.

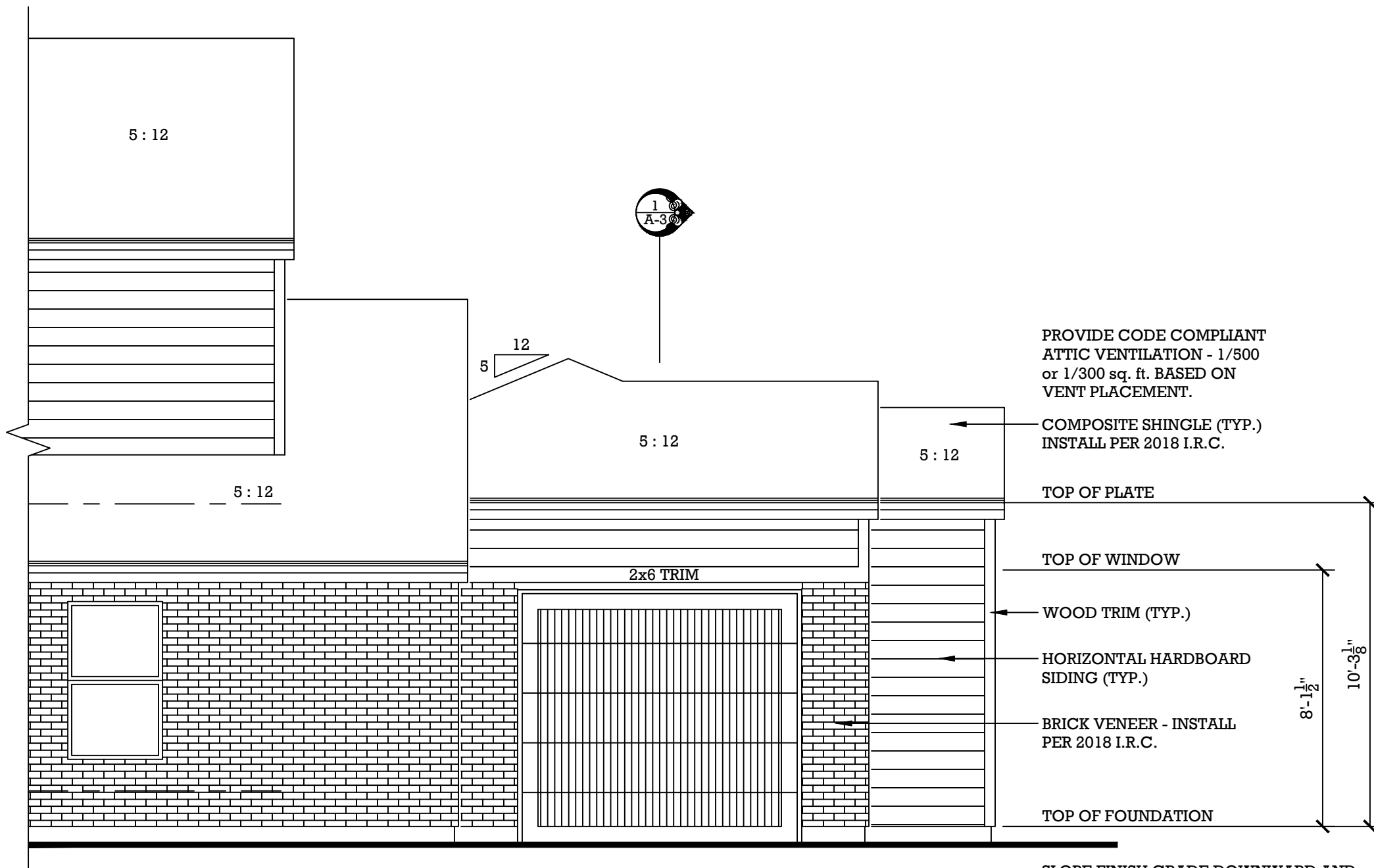
TOP OF FOUNDATION

SLOPE FINISH GRADE DOWNWARD AND
AWAY FROM STRUCTURE AT 5/8" PER
FOOT (5 PERCENT) FOR A MIN. OF FIVE
FEET UNLESS AN EXISTING ENGINEERED
SOILS REPORT RECOMMENDS OTHERWISE

PROVIDE GUTTERS AND
DOWNSPOUTS WITH MINIMUM
DISCHARGE 3'-0" FROM FOUNDATION

RIGHT ELEVATION

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



PROVIDE CODE COMPLIANT
ATTIC VENTILATION - 1/500
or 1/300 sq. ft. BASED ON
VENT PLACEMENT.

COMPOSITE SHINGLE (TYP.)
INSTALL PER 2018 I.R.C.

TOP OF PLATE

TOP OF WINDOW

WOOD TRIM (TYP.)

HORIZONTAL HARDBOARD
SIDING (TYP.)

BRICK VENEER - INSTALL
PER 2018 I.R.C.

TOP OF FOUNDATION

SLOPE FINISH GRADE DOWNWARD AND
AWAY FROM STRUCTURE AT 5/8" PER
FOOT (5 PERCENT) FOR A MIN. OF FIVE
FEET UNLESS AN EXISTING ENGINEERED
SOILS REPORT RECOMMENDS OTHERWISE

PROVIDE GUTTERS AND
DOWNSPOUTS WITH MINIMUM
DISCHARGE 3'-0" FROM FOUNDATION

FRONT ELEVATION

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



"Come Home To Your Dream"

GENESIS CUSTOM HOMES
www.geniscustomhomes.com - info@geniscustomhomes.com
Phone - 303-870-3735

2091 SOUTH EMPORIA STREET
COUNTY of GREENWOOD VILLAGE
STATE of COLORADO

plan no.
531

designed
by: CMB
drawn by: CMB

date: 12 / 22 / 23
revisions:

date drawn by

sheet
A - 2

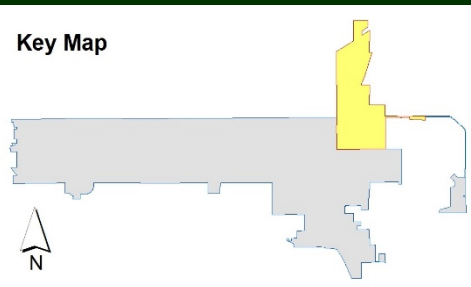
Copyright © 2023 by the CHD Home Designs, Inc., Castle Rock CO, 720-448-3469. All rights reserved. The plans, elevations, drawings, illustrations and other material contained within this set are the property of CHD Home Designs, Inc., and may not be reproduced either in part or wholly, nor are they to be assigned to any third party without the express written permission of the CHD Home Designs, Inc. Written dimensions on the drawings shall have precedence over scaled dimensions, contractors shall verify and be responsible for all dimensions and conditions on the job. CHD Home Designs, Inc. must be notified in writing of any variations from the dimensions and conditions shown by these drawings.

Cherry Creek Planning Area

CHAPTER CONTENT

Planning Area Description	107
<i>Planning Area Boundaries</i>	
<i>Planning Area History</i>	
Cherry Creek Character	108
<i>Natural Environment</i>	
<i>Built Environment</i>	
Cherry Creek Inventory	109
<i>Utilities/Services</i>	
<i>Planning Area Facilities</i>	
Recreation	
Parks	
Public Facilities	
<i>Homeowners Associations</i>	
The Cherry Creek Plan	111
<i>Planning Area Vision</i>	
<i>Goals, Objectives & Policies</i>	
Land Use	
Transportation	
Community Services & Amenities	
Natural Environment	

Key Map



PLANNING AREA DESCRIPTION

Planning Area Boundaries

The Cherry Creek planning area includes the portion of the Village east of Yosemite Street and generally north of the alignment of Berry Avenue. Cherry Creek High School, Village Greens Park, and Cherry Creek Reservoir contribute significantly to the area's identity.

Planning Area History

This planning area became part of the Village through subsequent annexations from 1975 through 1977, 1980, 1983 and 1998.



Cherry Creek Planning Area

CHERRY CREEK CHARACTER

Natural Environment

The natural environment consists of highly developed residential lots adjacent to Cherry Creek State Recreational Area, which provides open wildlife corridors and areas.

Built Environment

The character of the planning area is mixed between larger lot single-family to the south and smaller lot single-family to the north:

Land Uses: The planning area is comprised of primarily single family residential dwellings.

Residential Density: This generally single family neighborhood consists of an average of 3-5 dwelling units per acre.

Street Characteristics: Paved streets meander throughout the planning area. Valley pan, vertical curbs and gutters, or drainage ditches are prevalent.

Landscape: Manicured, irrigated landscape areas are found throughout the planning area. Natural vegetation exists in the north area of the planning area.



CHERRY CREEK INVENTORY

Utilities/Services

The following utility/service providers serve the Cherry Creek planning area:

- School District: Cherry Creek
- Sanitation: Goldsmith Gulch, Castlewood
- Water: Cherry Creek Village, Castlewood
- Metro Districts: None

Planning Area Facilities

Recreation

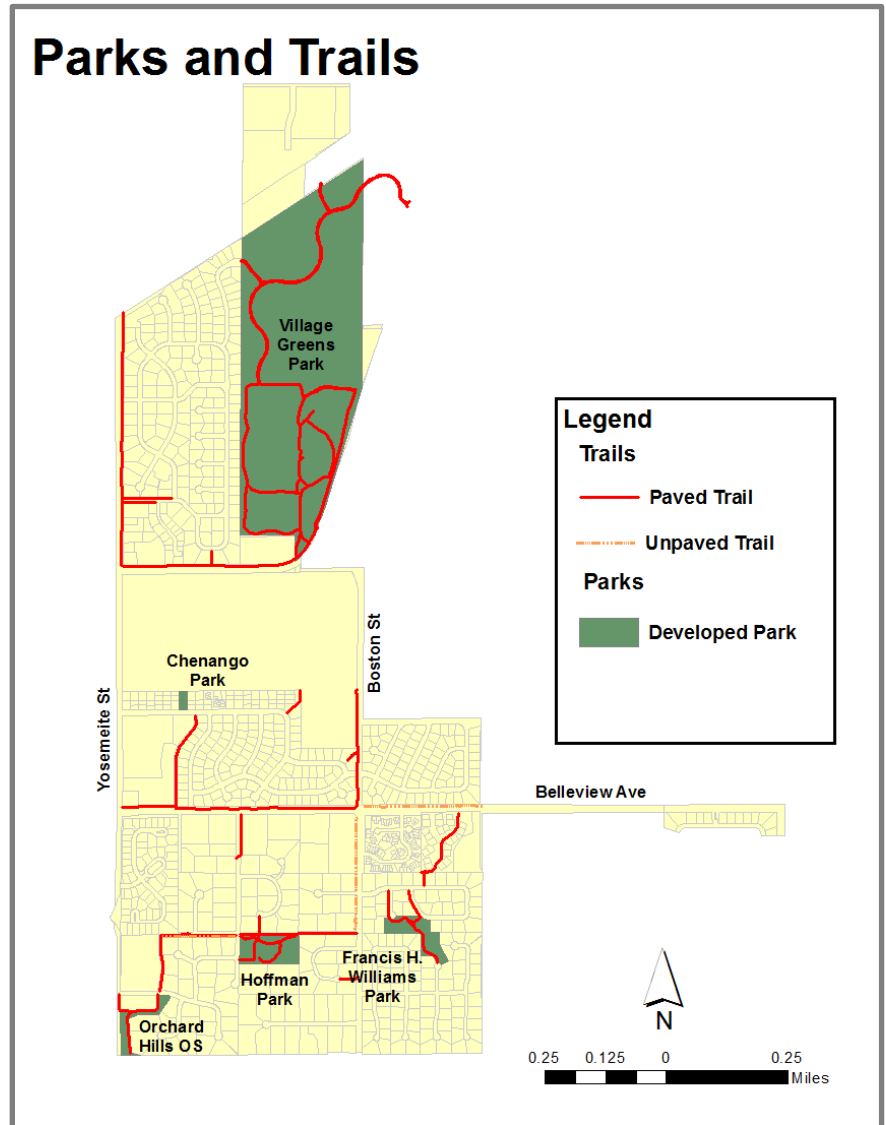
Parks and open space consist of the following:

- Developed Parks: 99.73 acres
- Open Space: 50.49 acres
- Bike Paths: 9.33 miles
- Equestrian Paths: 0.47 miles

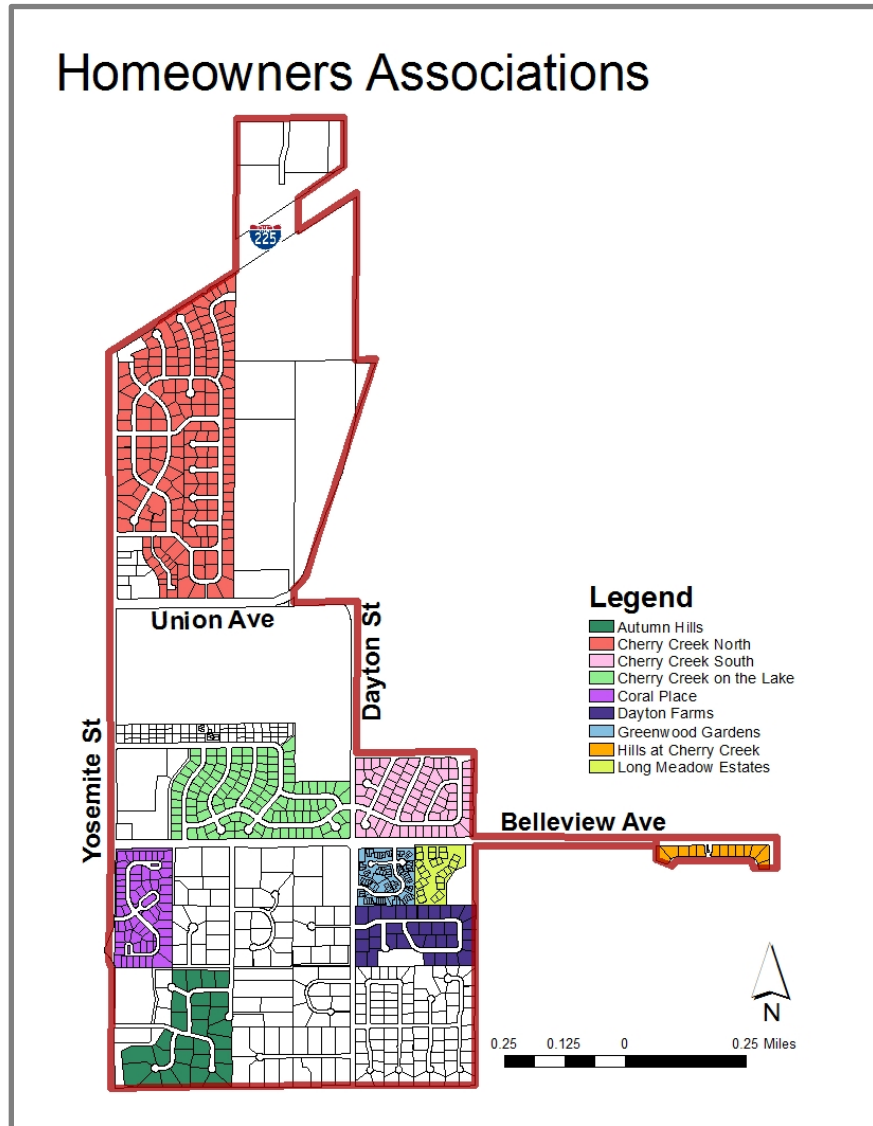
Parks

- Hoffman Park
- Francis H. Williams Park
- Village Greens Park
- Chenango Park
- Orchard Hills Park

Other Public Facilities – None



Cherry Creek Planning Area



Schools

Bellevue Elementary School, Campus Middle School, Cherry Creek High School

Homeowners Associations

There are six homeowners associations maintained in the Cherry Creek planning area. The associated neighborhoods are shown in the related map.

- Autumn Hills
- Cherry Creek North
- Coral Place
- Dayton Farms
- Greenwood Gardens
- Long Meadow Estates



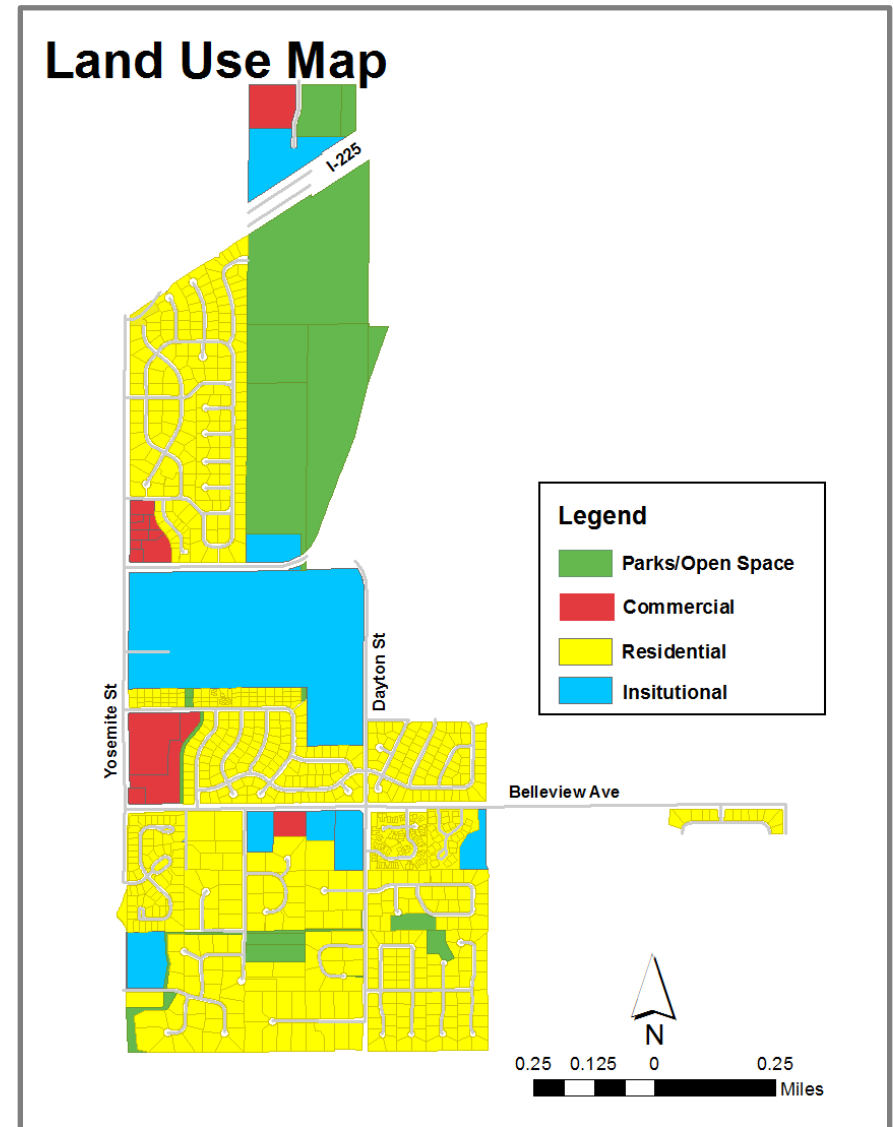
THE CHERRY CREEK PLAN

Planning Area Vision

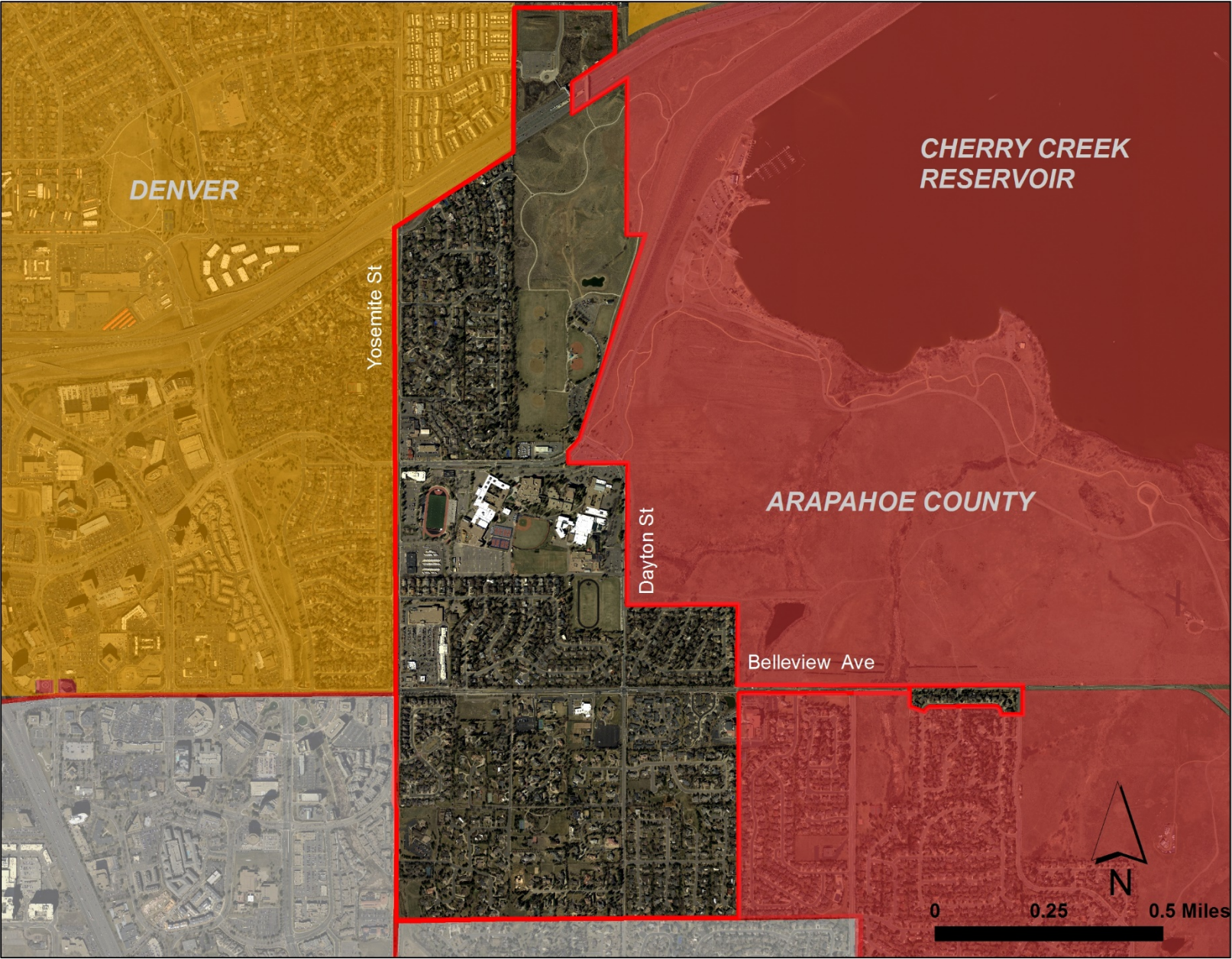
The Cherry Creek planning area will provide convenient and safe bicycle and pedestrian travel opportunities with improved connections and access points from residential areas to the Bellevue Square shopping center, located at Bellevue Avenue and Yosemite Street. Connections will also be made to Cherry Creek High School, Village Greens Park, Cherry Creek Reservoir trails and open space, the transit shelters along Bellevue Avenue and Yosemite Street, the Dayton/Galleria Light Rail Station, and the Hampden Town Center located north of I-225.

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.



Cherry Creek 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.



Goal 2: Protect against incompatible development both in the planning area and in adjacent jurisdictions.

- Encourage pedestrian-oriented design improvements at Bellevue Square through redevelopment opportunities. These design improvements may include orienting buildings toward the street, locating parking at the rear or side of buildings, and providing landscaped pedestrian walkways that break up large parking lots and provide safe pedestrian connections.
- Encourage landscaping and signage improvements for the neighborhood commercial centers through redevelopment opportunities.
- Encourage redevelopment of existing neighborhood commercial centers.
- Discourage further non-residential development on Bellevue Avenue east of Yosemite Street.
- 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.
- Encourage the use of the Village's image and identity in and around the retail centers in the planning area.
- Promote a positive image of the planning area and Village through installation of neighborhood and gateway features.



Cherry Creek 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 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.
- Support extensive landscaping and the planting of trees to enhance streetscapes along periphery roadways and gateways into the neighborhoods in the planning area.

Transportation

Goal 1: Minimize traffic congestion.

- Protect the internal planning area roadways by encouraging traffic on the arterial and collector roadways.
- Provide safe vehicular access to the arterial and collector street systems in the planning area.



Goal 2: Minimize traffic impacts on the residential neighborhoods.

- Improve pedestrian and vehicular access to Cherry Creek State Park.
- Maintain pedestrian and vehicular circulation around Village Greens Park to lessen pedestrian-vehicle conflicts.
- Maintain and improve pedestrian safety through intersection improvements.



Goal 3: Minimize noise impacts.

- Consider methods to alleviate the noise impacts of I-225, I-25, and Fiddler's Green Amphitheatre.
- Consider methods to alleviate the noise impacts along the 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.

Cherry Creek Planning Area

Community Services and Amenities



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

- Maintain pedestrian connections to light rail, Cherry Creek Trail, and other elements of the Village trail system.
- Support the development of new pedestrian/bicycle trails connecting the planning area to the rest of the city, including connections to neighborhood commercial centers, the Village Center, the DTC and other residential areas.
- Maintain pedestrian accessibility to the light rail station over I-225 and to Hampden Town Center using the existing bridge.

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

- Maintain the high quality of neighborhood parks.
- Ensure that Village Greens Park is developed with uses and/or buffering treatments that are compatible with the planning area.
- Support Cherry Creek Reservoir as a planning area amenity.

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.

- Coordinate with the Cherry Creek School District to resolve any issues if adverse activities or events are identified.

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 Goldsmith Gulch.
- Maintain 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.

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.



City of Greenwood Village

Board of Adjustments and Appeals

April 24, 2025



6060 South Quebec
Street Greenwood
Village, CO 80111

PZ-25-06-VAR

Staff Report

Subject Property Address

5750 Oak Creek Lane

Legal Description & Lot Size

Lot 131 Green Oaks Subdivision
0.39 acres

Applicant

Michelle Wilson, MMWAIA

Property Owner

James and Kathryn Buckley

Zoning

Residential - 1.0 Planned Unit Development

Comp Plan Planning Area

West End

Request

A Variance Request to add mass onto a non-conforming structure and encroachment into the 30 ft front yard and 20 ft side yard setback.

Staff Recommendation

Approval

Attachment

1. Zoning/Vicinity Map and Images
2. Variance Application
3. Proposed Plan
4. Green Oaks PUD 1st Amendment
5. Comp Plan - West End
6. Public Comment

Staff

Derek A. Stertz, Planning Manager, AICP-GISP
Dstertz@greenwoodvillage.com
(303) 486-5774

Public Notice & Comments - As of 4/16/2025

# Sent	Comments Received	Support	Oppose
6	1	1	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 April 24, 2025 hearing



Executive Summary

The applicant is requesting a variance from Section 16-25-20(a) (Nonconforming Structure) to allow an addition to the mass of an existing nonconforming structure. The proposed addition totals 525 sqft and would serve as a living room. A closet is planned for the second floor to be built into the internal roof area.

In addition, the applicant is requesting a variance from Section 16-8-50 (Setbacks) to allow encroachments into both the encroachment into the side setback and a 134-square-foot encroachment into the front setback, as detailed in the Green Oaks PUD 1st Amendment (Attachment 4).

The applicable side setback requires a 20-foot distance from a greenbelt easement, resulting in a total setback of 30 feet from the side and rear property lines. The required front setback is 30 feet from the property line.

Background

- The Subject Property is located in the “West End” planning area of the Greenwood Village Comprehensive Plan (Attachment 5).
- The Subject Property is more specifically located in the Green Oaks Planned Unit Development (PUD). The Green Oaks PUD was approved by the City Council in 1972. The majority of the West End Planning Area is part of the original incorporation of Greenwood Village (1950).
- The Green Okas PUD provides specific setbacks for the properties located in the PUD based on lot size and requires that for any lot a twenty (20) foot setback is required from greenbelt easements established by the PUD and plat. The principal building is subject to a thirty (30) foot front setback, and twenty (20) foot rear and side setbacks from the 10 ft greenbelt easement.
- The current owners purchased the property in November 2014.
- Based on the City’s permit history, a 2nd story addition was permitted in 2013. No other substantial additions have been permitted.

Applicant Request

Section 16-25-20(a)	Existing House Sqft	Proposed Addition Sqft
Nonconforming Structure	The Existing House is 3,786 Sqft Livable Area. 192 sqft is nonconforming (5.7% of the house)	525 Sqft living room addition with a closet on the Second Floor. A Total Proposed Sqft of 4,311 (overall 13.87% increase)
Section 16-8-50 Setbacks	Existing Setback	Proposed Area (footprint) of Encroachment
Front Setback	30 Ft	134 sqft or 2.7% of the setback will be encroached upon
Side Setback	20 Ft from 10 ft Greenbelt Easement	101 sqft or 3 % of the setback will be encroached upon

Regarding the A criteria:

Staff finds that while the subject property (Lot 131) presents certain challenges, it does not exhibit a unique condition that prevents the applicants (homeowners) from constructing a typical residence consistent with others in the R-1.0 zoning district and the Green Oaks PUD. Many properties on the west side of Green Oaks PUD and within the R-1.0 district also have irregular lot configurations.

Although the greenbelt easement and the requirement to maintain a 20-foot distance from the 10-foot easement pose a challenge for the applicants, this condition is not unique. Several other properties—particularly in the Green Oaks PUD, including Lots 137, 141, 11, 116, 114, 113, and 112- are subject to similar restrictions, either along the sides or rear of their lots.

The use of the greenbelt has evolved since its original designation in 1972. Historical documentation and conversations with long-time residents suggest the initial intent was for it to remain open space. However, over the past 50 years, landscaping and other homeowner improvements have altered the character of the greenbelt in many locations, adding trees and vegetation that provide effective screening and buffering between properties.

Staff also find that the applicants have reasonable use of the property as a residence under the A.2 criteria. Staff acknowledge that the current location of the house does not allow for a zoning-compliant addition without significant alterations, such as removing a porch, eliminating essential windows, or substantially modifying the floor plan to accommodate a living room. Notably, the home's location was not an act or decision by the current homeowners.

The proposed plan is less impactful than a zoning-compliant alternative and integrates well with the existing floor plan. The architectural design is compatible with the existing home and the surrounding neighborhood and is expected to have minimal impact on adjacent properties.

Regarding Section B Approval Criteria:

Staff finds that approval of this variance would be in harmony with, and would not weaken or alter, the intent of the R-1.0 zoning district. The proposed addition is architecturally consistent with the existing home and is located in a manner that minimizes impact. The adjacent greenbelt provides additional separation and helps buffer the proposed addition from the neighboring property to the northwest, where the closest structure is the garage portion of the home. Staff also finds that the proposal will not negatively affect public health, safety, or welfare.

Approval Criteria

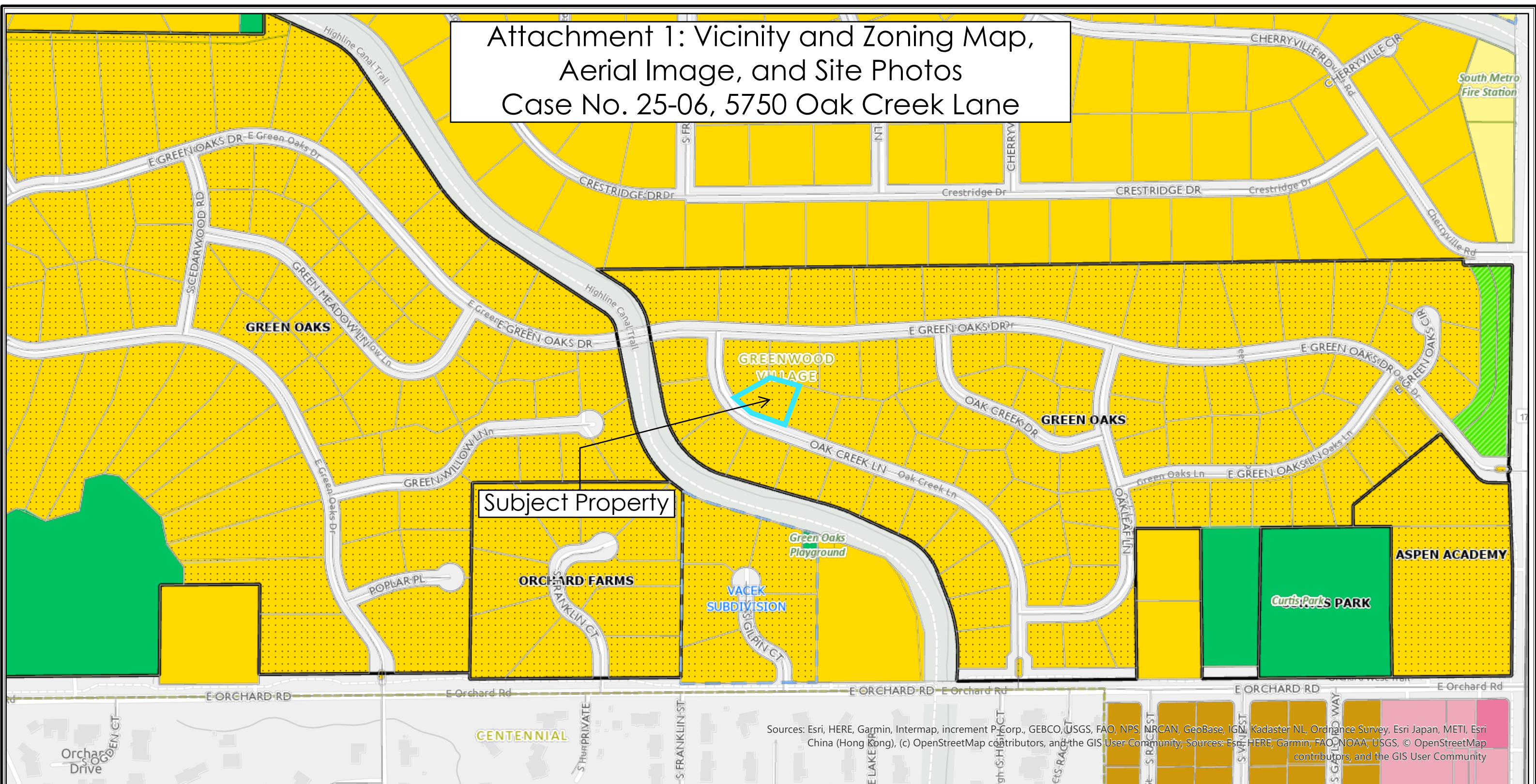
Before approval of a variance, the BOAA shall make findings concerning the criteria listed below. For a variance to be granted, the request must meet at least one Criterion from Section A and all of the Criteria from Section B, in the determination of the BOAA. Staff's findings are presented in the tables 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	No	Staff find that no special condition exists on this property that others in the same zoning or vicinity deprive the applicant of the privileges enjoyed by others. The lot configuration and the greenbelts, while challenging, are not unique. As referenced in the staff report, the Green Oaks PUD in the adjacent area has this condition (Lots 137, 141, 116, etc.), which has two sides that have greenbelt easements.

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 the applicant has appropriate use of the property as a dwelling and home.
3. The variance will ameliorate a difficulty which did not result from the acts or omissions of the applicant.	Yes	Staff finds that the nonconforming nature of the home and the zoning alternatives would have a larger impact on adjacent property owners and the applicant's floor plan, depriving rooms of light and the demolition of a porch. None of these conditions were from the acts or omissions of the applicant. The proposed location is the least impactful location for both adjacent owners and the applicant.

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. The architecture is compatible with the house and is in the least impactful portion of the property.
2. The variance will not substantially or permanently injure the appropriate use of adjacent properties in the same zone district.	Yes	Staff finds that adjacent properties would not be significantly impacted by this proposal, especially since this addition will be approximately 50 feet away from the garage of the neighboring property owner. A distance of 20 ft (10ft on each side) greenbelt easement with trees and landscaping, along with a 20-foot setback on the adjacent property, mitigates noise and lighting.
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.

Attachment 1: Vicinity and Zoning Map,
Aerial Image, and Site Photos
Case No. 25-06, 5750 Oak Creek Lane



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, MRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



ZONING

CITY OF GREENWOOD VILLAGE

- Legend**

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

AC Road Centerline

Highway Type

 - State Highway

Zoning

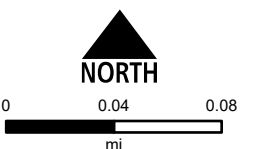
ZONING

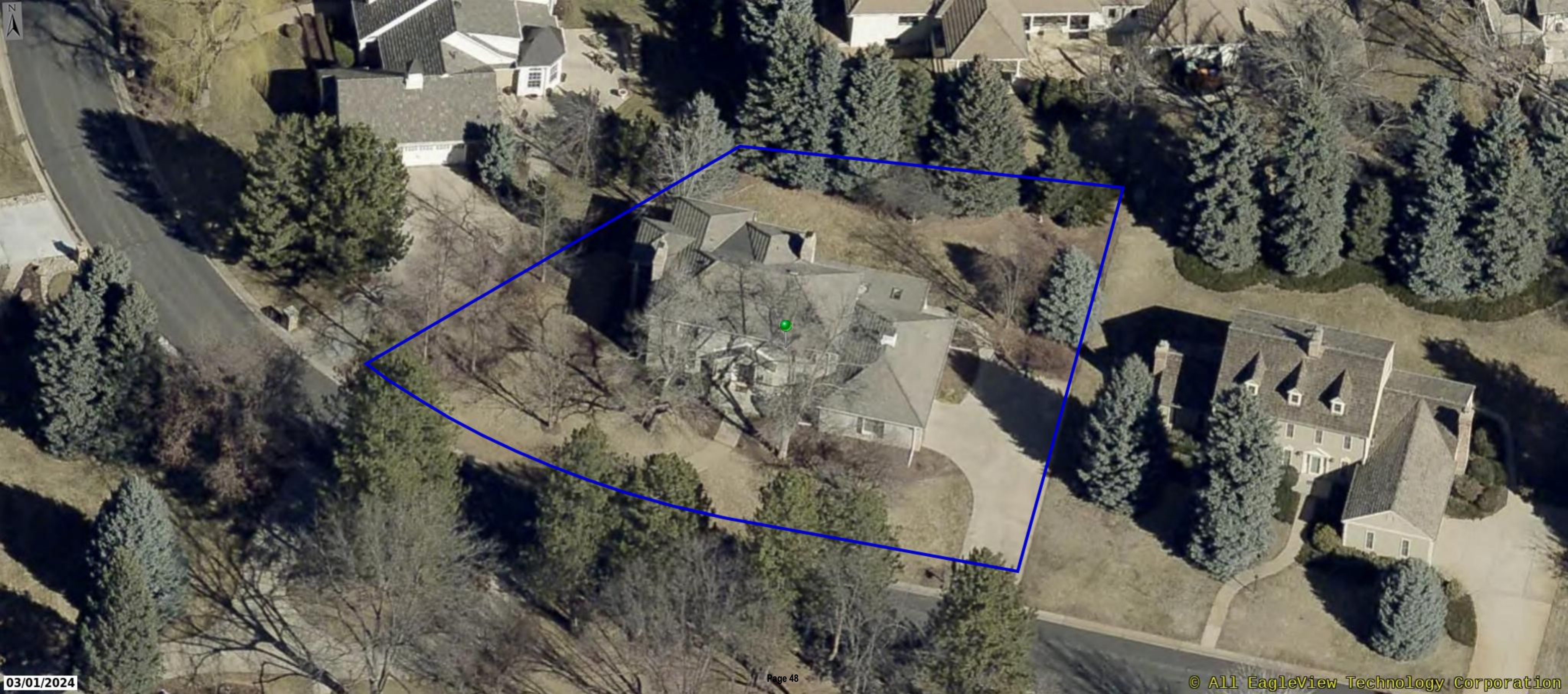
 - B-1 (Business Professional)
 - B-1 PUD (Business Professional PUD)
 - B-2 (Neighborhood Business)
 - B-2 PUD (Neighborhood Business PUD)
 - B-3 (Community Business)
 - B-3 PUD (Community Business PUD)
 - B-4 (Service Business)
 - B-4 PUD (Service Business PUD)
 - R-.05 PUD (Residential 0.05 PUD)
 - 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-.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)

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.

Page 47

Date Printed: 4/9/2025















5750 Oak Creek Lane
Greenwood Village, Colorado
80121-1553

Zoning District: R 1.0, Single Family Dwelling
Lot Area .39 Acres
Use of Property: Single Family Residence,
Two Story
Maximum height: 26'-0"

Legal Description: Lot 131, Green Oaks Subdivision
S ½ of Section 14, T.5S, R68W, 6th P.M., Arapahoe
County, Colorado

Code Section from which variance is requested: Zoning/ PUD setback
Per Plat

A variance request is hereby made to the Board of adjustments and Appeals of the City of Greenwood Village. The nature of the requested adjustment or variance is as follow:

General Background Information

The property is located on a very irregular, trapezoidal lot which is considerably wider at the front verses the rear yard, and curves to the northwest along the front yard. It is situated on Lot 131, part of S ½ of Section 14 T.5S, R68W, 6th P.M., Arapahoe County, Colorado, in the GreenOaks Subdivision. This lot is governed by the original Plat document dated September 18, 1972. The north and west property lines abut a greenbelt that was platted, but not used as such. The Homeowners on each side of the greenbelt have landscaped this area and maintain it. Please see attached exhibits for a graphic description of the site.

The current residence is occupied by the owners, Katherine and Michael Buckley along with their 4 children. It is two stories, originally built in 1976, and added onto in 2012. It is approximately 3,786 sq ft of above grade living area.

We conducted a preliminary review meeting with staff prior to this application. Together, we reviewed all possible locations for this addition and concluded that this location was the most suitable. The proposed addition poses minimal impact to the adjacent neighbor to the west, as his driveway and garage are oriented toward this property line. From Corner to Corner there is roughly 50'-0" between residences.

Variance Request

#1 Sec 16-25-20 (a) expansion of a nonconforming structure. Adding a mass of 524 sq.ft.

Per Article 25 of Chapter 16 of the Greenwood Village Municipal Code, Section 16-25-20. This request is to allow an increase to the mass of the nonconforming portion of the residence.

#2 Section 16-8-50 Encroachment into the Front and Side Setbacks

The proposed addition is 525 square feet. We request to allow 134 square feet to encroach into the 30'-0" front yard setback. This represents a 2.7% encroachment of the 4,977 sf feet of front yard setback.

In addition, a 101sq. ft. (3%) encroachment is requested into the 20'-0" greenbelt side yard setback for the proposed addition. This, combined with the nonconforming 192 sq. ft. (5.7%) nonconformance. This represents a combined total of 8.7% of 3,335 sq. ft. of greenbelt side yard setback

#3 Green Oaks PUD documents the 20ft setback from the 10 ft greenbelt easement and 30 ft front setback.

The existing residence currently encroaches into the 20'-0" greenbelt setback a total of 192 sq. ft. for an exterior covered deck and a portion of the primary bedroom. The new addition will encroach 9'-10" , parallel to the setback line.

Prior to when the current owners took residence, the greenbelt easement was largely ignored and never properly delineated for its intended use. Over time, the easement was landscaped, with mature trees and shrubbery now well-established throughout. As a result, the easement no longer provides any connectivity through the neighborhood, contrary to its original purpose.

In order for a variance to be granted, the request must meet ONE of the following three criteria:	AND	ALL of the following three criteria:
Section A (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 (2) The variance is necessary and appropriate to make possible the reasonable use of the land or the structures on the property; OR (3) The variance will ameliorate a difficulty which did not result from the acts or omissions of the applicant.		Section B (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; AND (2) The variance will not substantially or permanently injure the appropriate use of adjacent property in the same zone district; AND (3) The variance will not be detrimental to the public health, safety, or welfare.

Reasons for variance are:

1. The irregular shape of the lot, with a rounded front and a trapezoidal form, restricts the buildable area on the west side. This unique shape significantly contributes to the lot's non-conformance, a condition that would not exist if the lot were rectangular, as is common among other properties in the subdivision or within the same zoning district
2. Although the west and north property lines are designated as a greenbelt within the subdivision, this area has never been used for that purpose and has been largely ignored. Since the easement runs along two sides of the property, it removes a very large portion on the buildable area of the parcel.
3. The existing residence embodies the Georgian Colonial architectural style, characterized by pronounced rooflines, dentil molding, detailed eaves, and intricate brick patterns. A defining feature of this style is the centrally positioned front door, flanked symmetrically by balanced elements. The applicant aims to honor this aesthetic in the proposed addition by aligning it with the garage footprint and incorporating matching detailing and fenestrations.
4. No other location on the site allows for a functional addition for this use. The north side of the residence does not allow for an addition without disturbance to the main living areas associated with it and upper floor bedroom natural light.

Matching Criteria for Granting a Variance

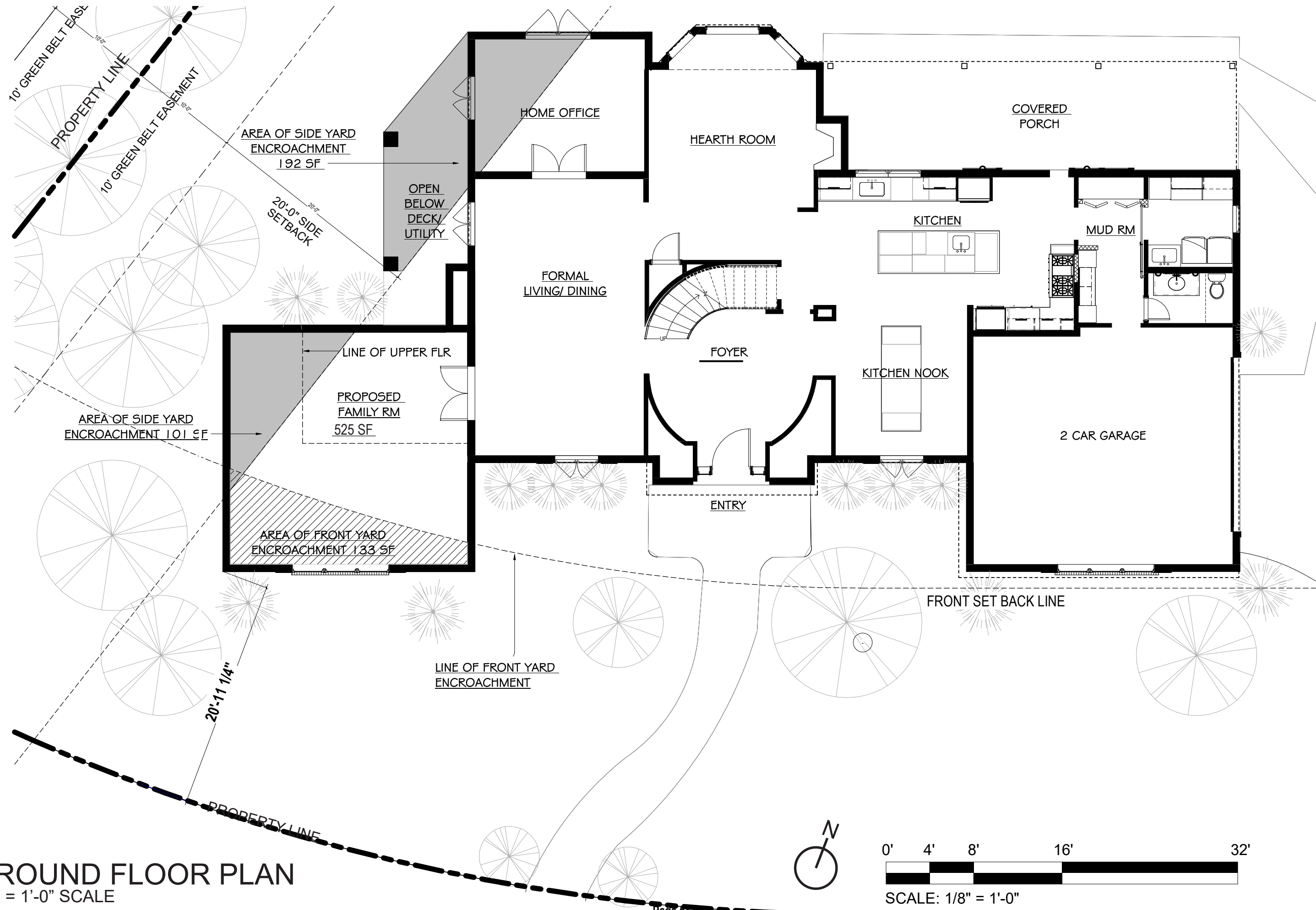
A (1) Special conditions exist concerning the site irregularity which deprives the applicant of privileges enjoyed by owners of other properties.

B (1) The variance will allow the applicant to remain in harmony with the spirit and purpose of the zoning and will not alter or weaken the spirit and purpose or essential character of the zoning for the zone district in which the property is located.

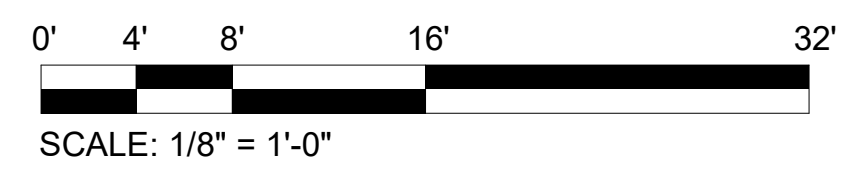
B (2) The variance will not substantially or permanently injure the appropriate use of adjacent property in the same zone district.

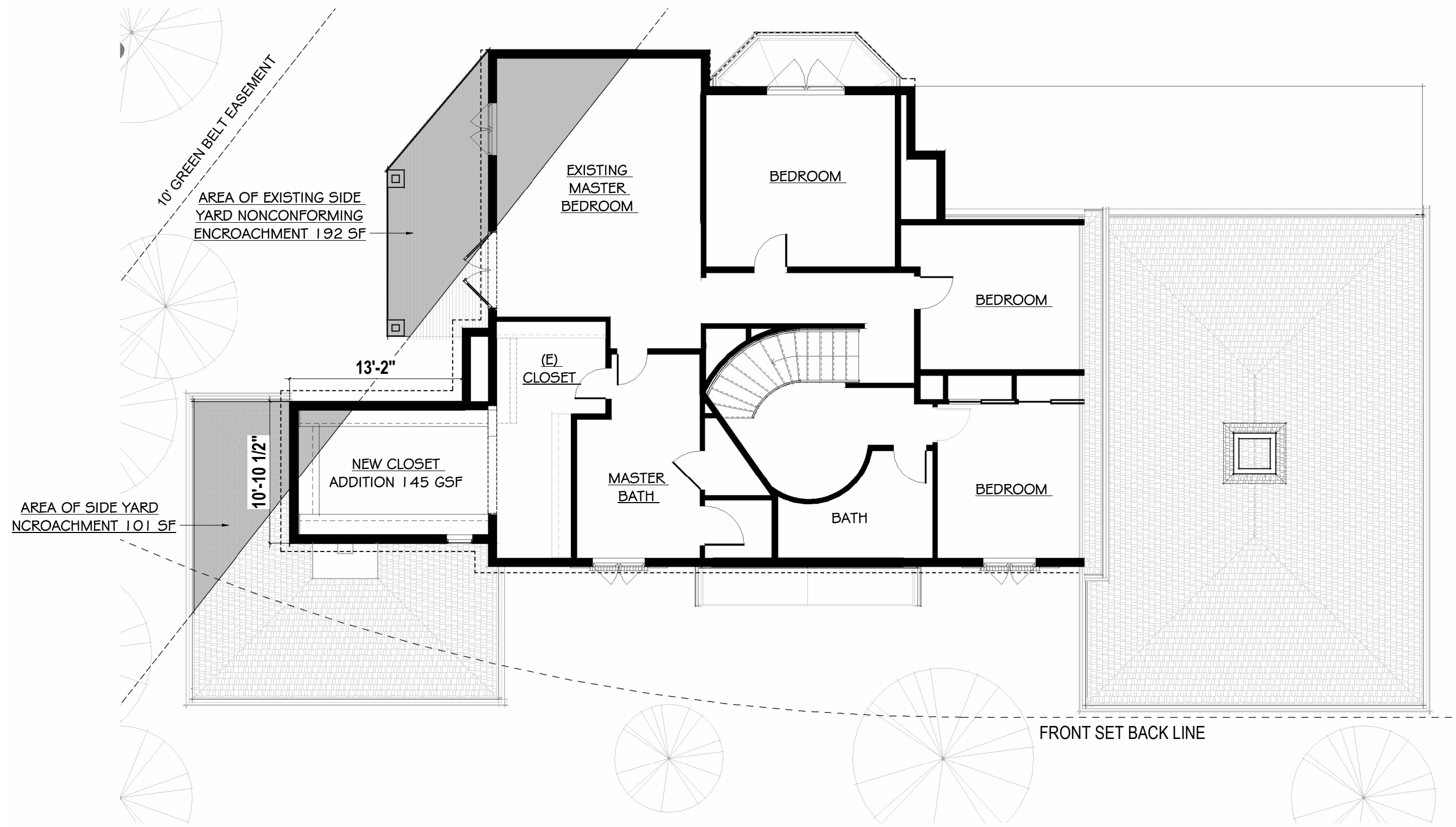
B (3) The variance will not be detrimental to the public health, safety and welfare



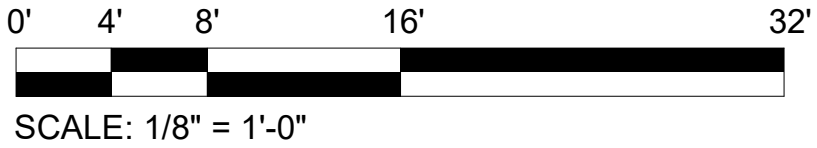


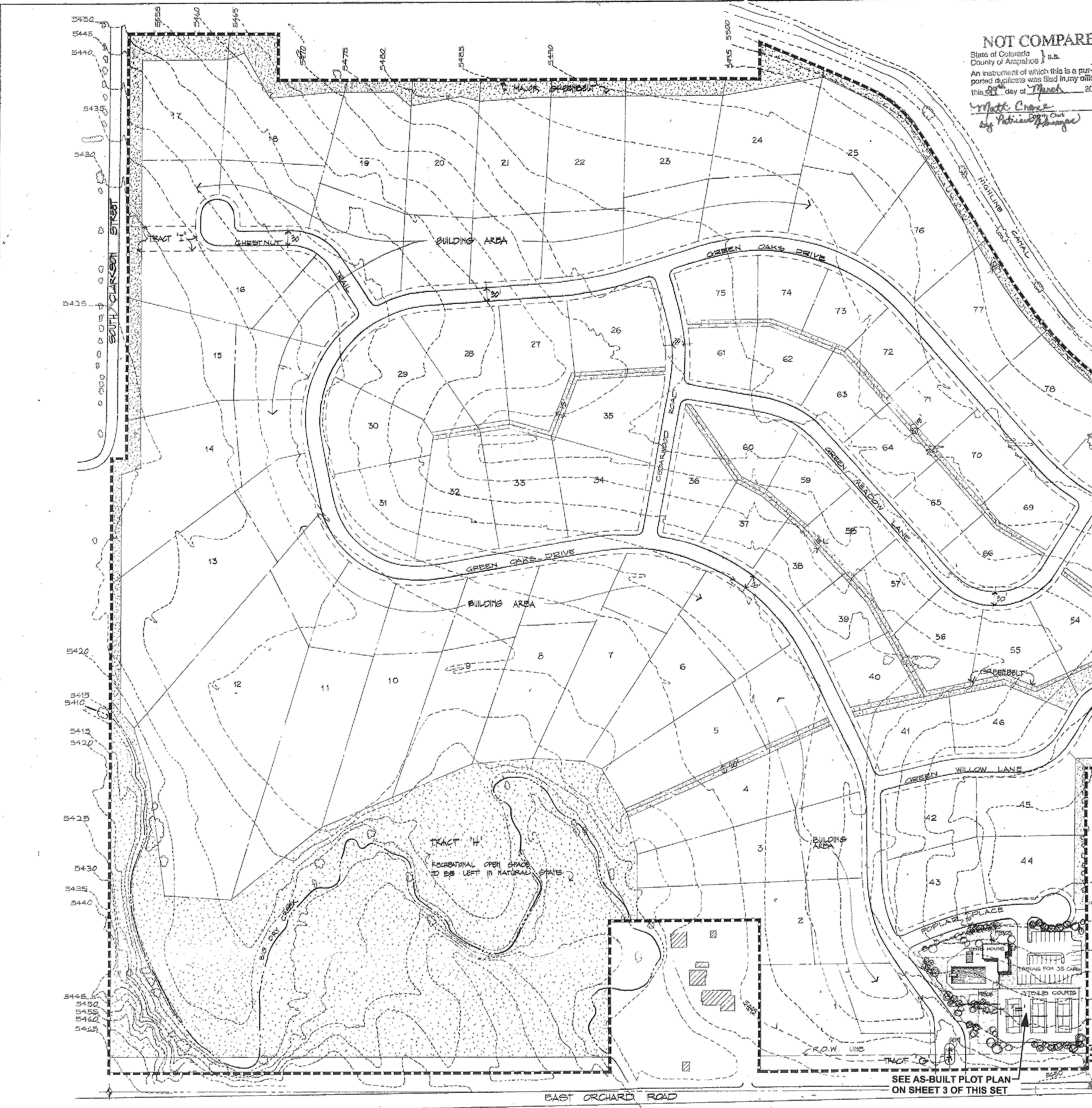
GROUND FLOOR PLAN
1/8" = 1'-0" SCALE





SECOND FLOOR PLAN 1/8" = 1'-0" SCALE





NOT COMPARED
State of Colorado } s.s.
County of Arapahoe }
An instrument of which this is a pur-
ported duplicate was filed in my office
this 21st day of March 2016
Matt Chene
County Clerk
By Patricia Alaragon

GREEN OAKS PLANNED UNIT DEVELOPMENT 1ST AMENDMENT

A PART OF S 1/2 OF SECTION 14, T.5S.,
R68W, 6th P.M., ARAPAHOE COUNTY, COLORADO

- ① NET TOTAL LAND AREA 131.711 ACRES
GROSS TOTAL LAND AREA 160.111 ACRES
- ② LOT SIZES:
105 LOTS AVERAGING 0.58 ACRES (LOTS 10: 36-75, 93, 95-158)
10 LOTS AVERAGING 0.86 ACRES (LOTS 10: 26-35)
18 LOTS AVERAGING 1.00 ACRES (LOTS 10: 76-92, 94)
25 LOTS AVERAGING 1.70 ACRES (LOTS 10: 1-25)
158 LOTS TOTAL

③ SETBACK REQUIREMENTS

LOT SIZE	FRONT	REAR	SIDE	FROM GREENBELT
0.58 ACRES	30'	20'	20'	20'
0.86 ACRES	30'	20'	20'	20'
1.00 ACRES	35'	20'	20'	20'
1.70 ACRES	35'	20'	20'	20'

AMENDMENT HISTORY

Amendment One: added tennis pavilion
and corrected some as-built site details

- ④ HORSES MAY BE KEPT IN LOTS 1 - 25 ONLY.
HORSE TRAFFIC SHALL BE LIMITED TO LOTS 1 - 25, TRACT "H", THE
MAJOR NORTHERLY GREENBELT AND WESTERLY GREENBELT.
- ⑤ SIGNS: - 3 PERMANENT PROJECT IDENTIFICATION SIGNS WILL BE
ESTABLISHED ONE AT EACH ENTRY. SIGNS MAY BE
ILLUMINATED, MADE OF CAST METAL AND WILL BE ATTACHED TO
BRICK WALL NOT TO EXCEED 5' IN HEIGHT (ABOVE GRADE) AND 30' IN LENGTH,
SUBJECT TO APPROVAL OF DESIGN REVIEW COMMITTEE, CITY OF
GREENWOOD VILLAGE.
- 3 TEMPORARY PRE-DEVELOPMENT SIGNS SHALL BE ERECTED NOT
TO EXCEED 20' SQ. FT. IN AREA, AND 10 FT. IN OVERALL HEIGHT.

SIGNATURE BLOCK

Owner's Signature
Green Oaks Home Improvement Association
By: *[Signature]*
Title: *[Signature]*

Planning and Zoning Certificate
This plan approved by the City of Greenwood Village
Planning and Zoning Commission
This 21st day of March 2016
Chairman

Clerk and Records Certificate
This plan was filed for record in the office of the county
Clerk and Recorder of Arapahoe County at 7:50 am
on the 21st day of March 2016
In book 483, page 14-15, map 1 reception Dec 2011
County Clerk and Recorder
Matt Chene
By: Patricia Alaragon
Deputy

Subscribed and sworn by me on this
day of April 2016, Notary Public
Greenwood Village, Colorado, Arapahoe County.
[Signature]

PROJECT NO.
72 041

GREEN OAKS
PLANNED UNIT DEVELOPMENT

PRINT RECORD
DRAWN BY

CHECKED BY
GP

DATE SENT 18 1972

SHEET CONTENTS

1" = 100'

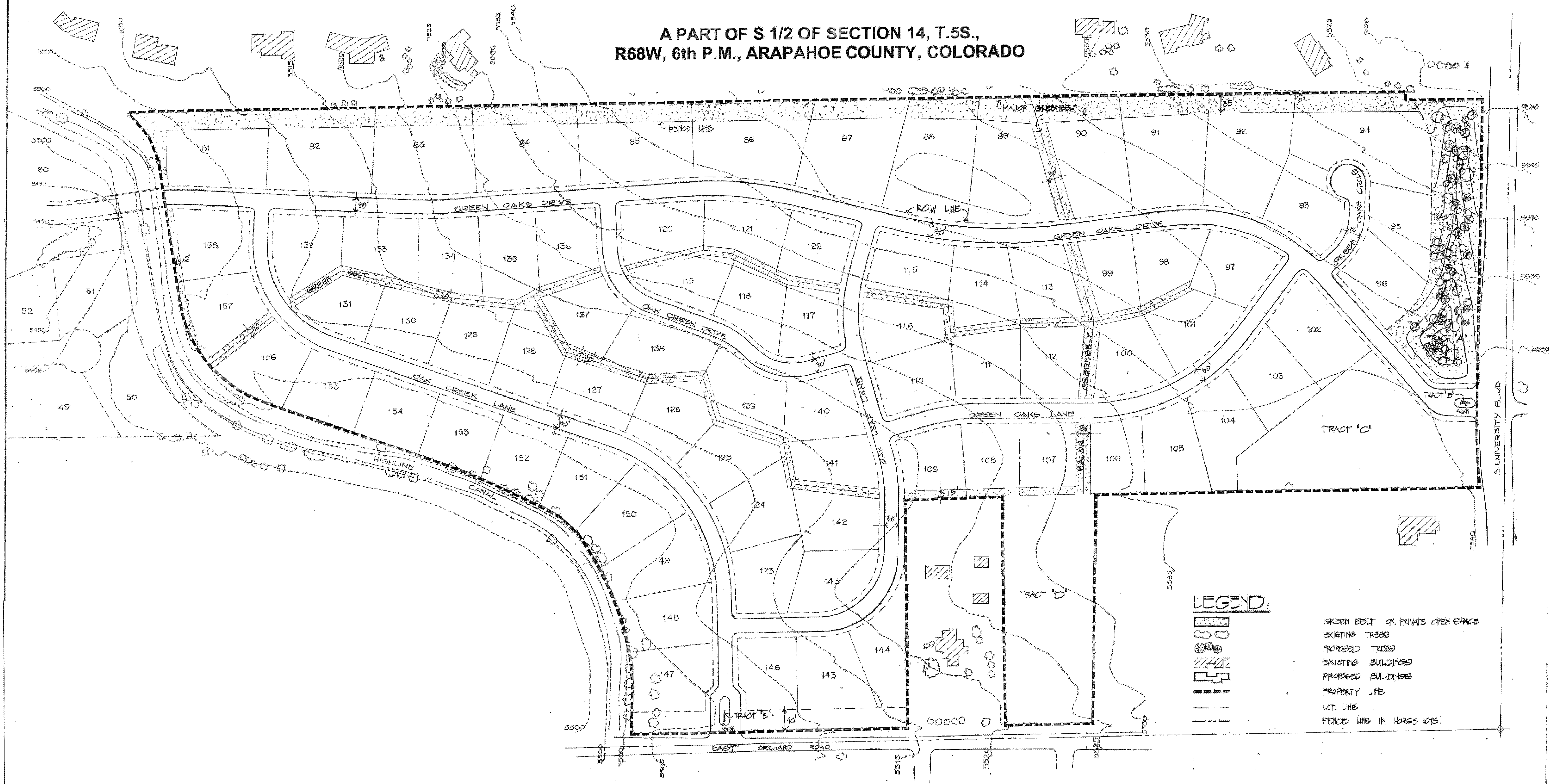
SERACUSE
LAWLER
&
PARTNERS
ARCHITECTS
PLANNERS

EQUITABLE BUILDING
SUITE 714
DENVER, COLORADO
80202
(303) 993-4345

1

GREEN OAKS PLANNED UNIT DEVELOPMENT 1ST AMENDMENT

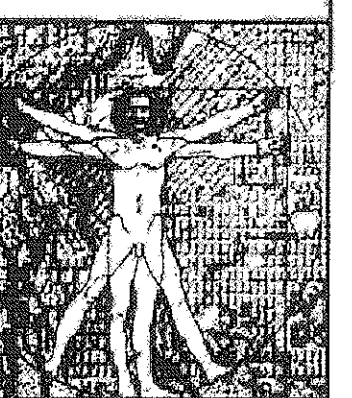
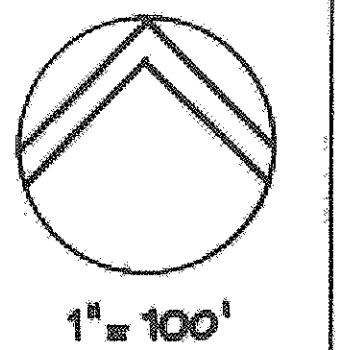
A PART OF S 1/2 OF SECTION 14, T.5S.,
R68W, 6th P.M., ARAPAHOE COUNTY, COLORADO



PROJECT NO.
72041

GREEN OAKS
PLANNED DEVELOPMENT

PRINT RECORD
DRAWN BY
CHECKED BY
DATE SEPT 18, 1972
SHEET CONTENTS



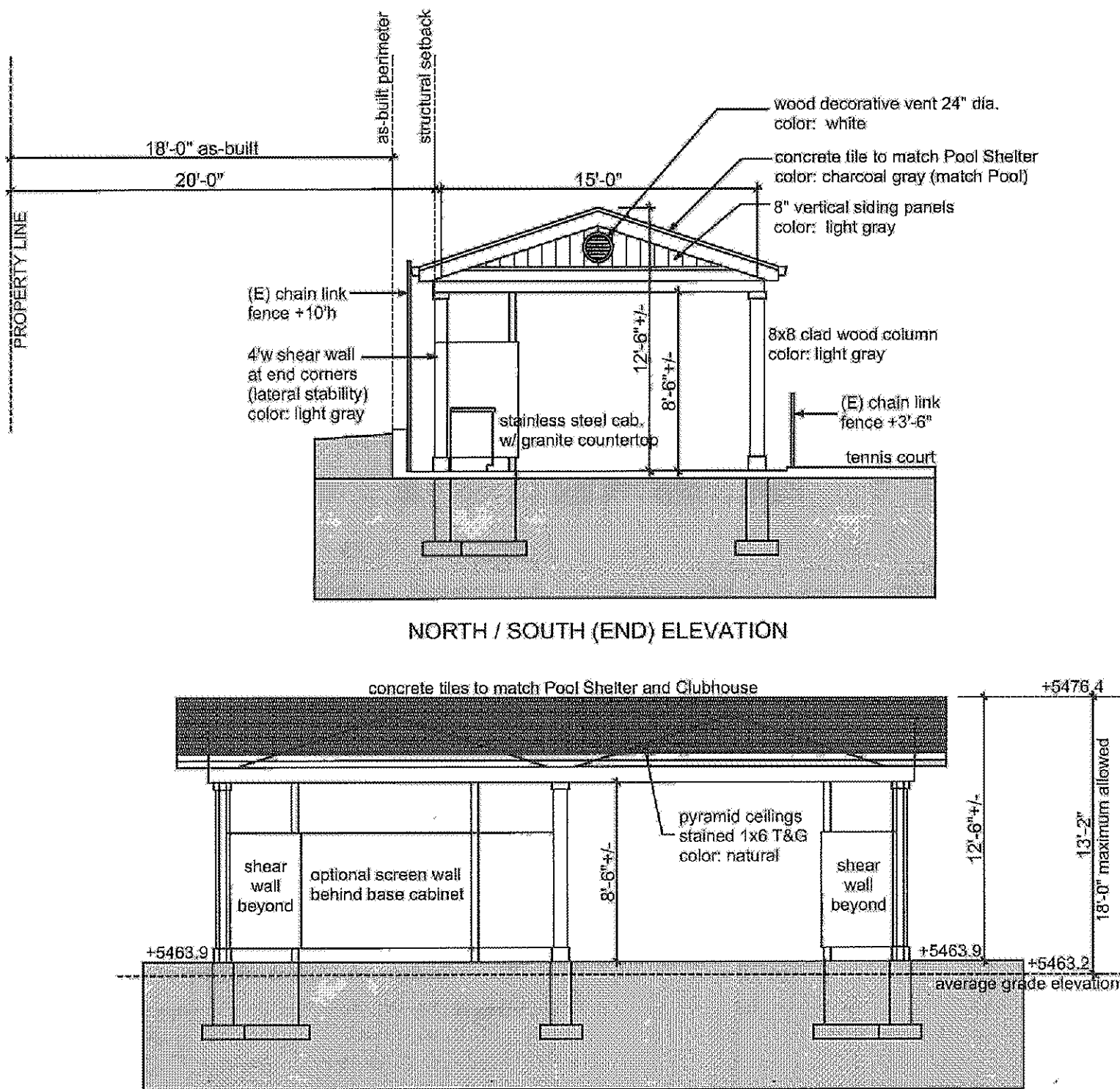
SERACUSE
LAWLER
&
PARTNERS
ARCHITECTS
PLANNERS

SUITABLE BUILDING
SUITE 714
DENVER, COLORADO
80202
(303) 683-4346

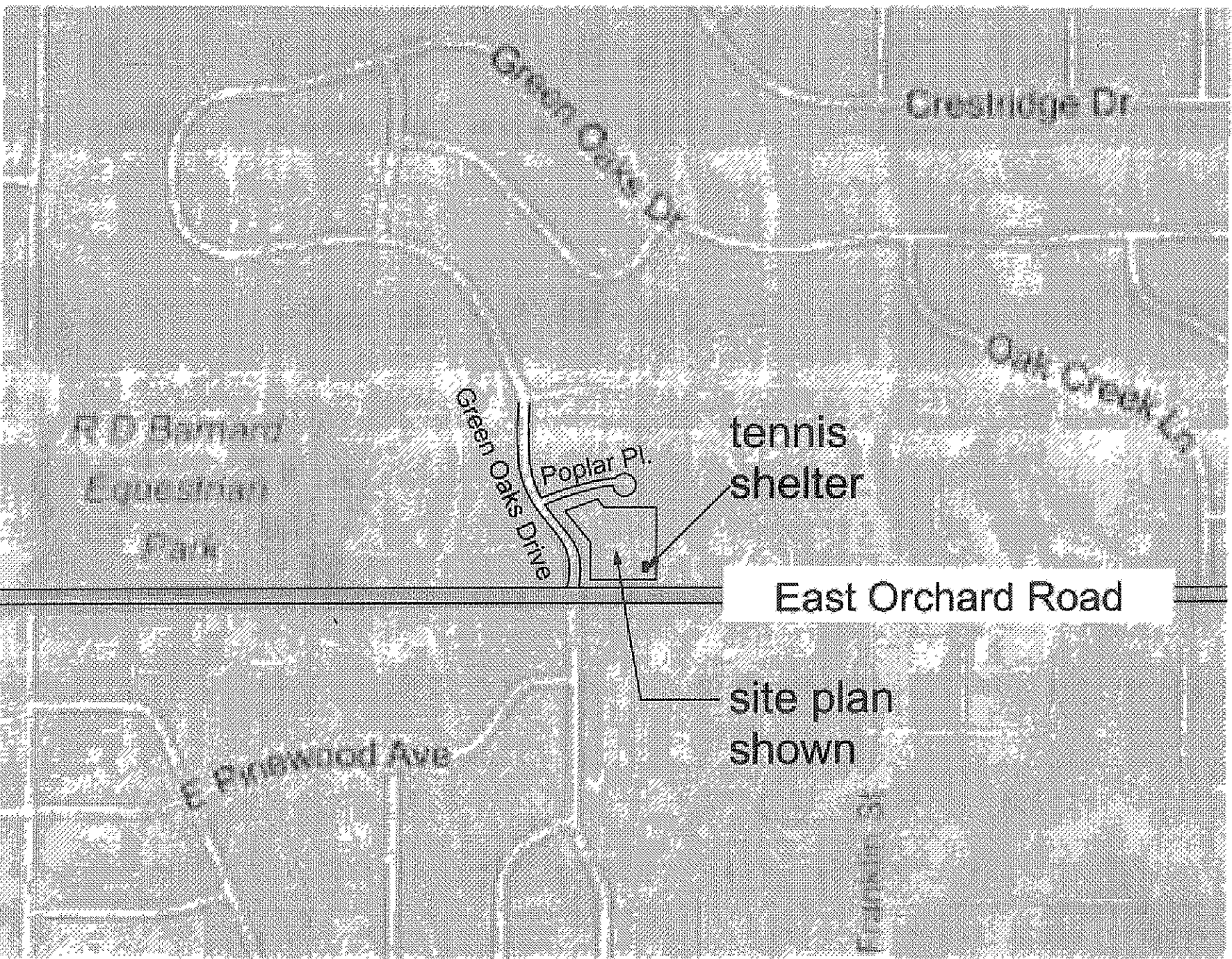
2

GREEN OAKS
PLANNED UNIT DEVELOPMENT
1ST AMENDMENT

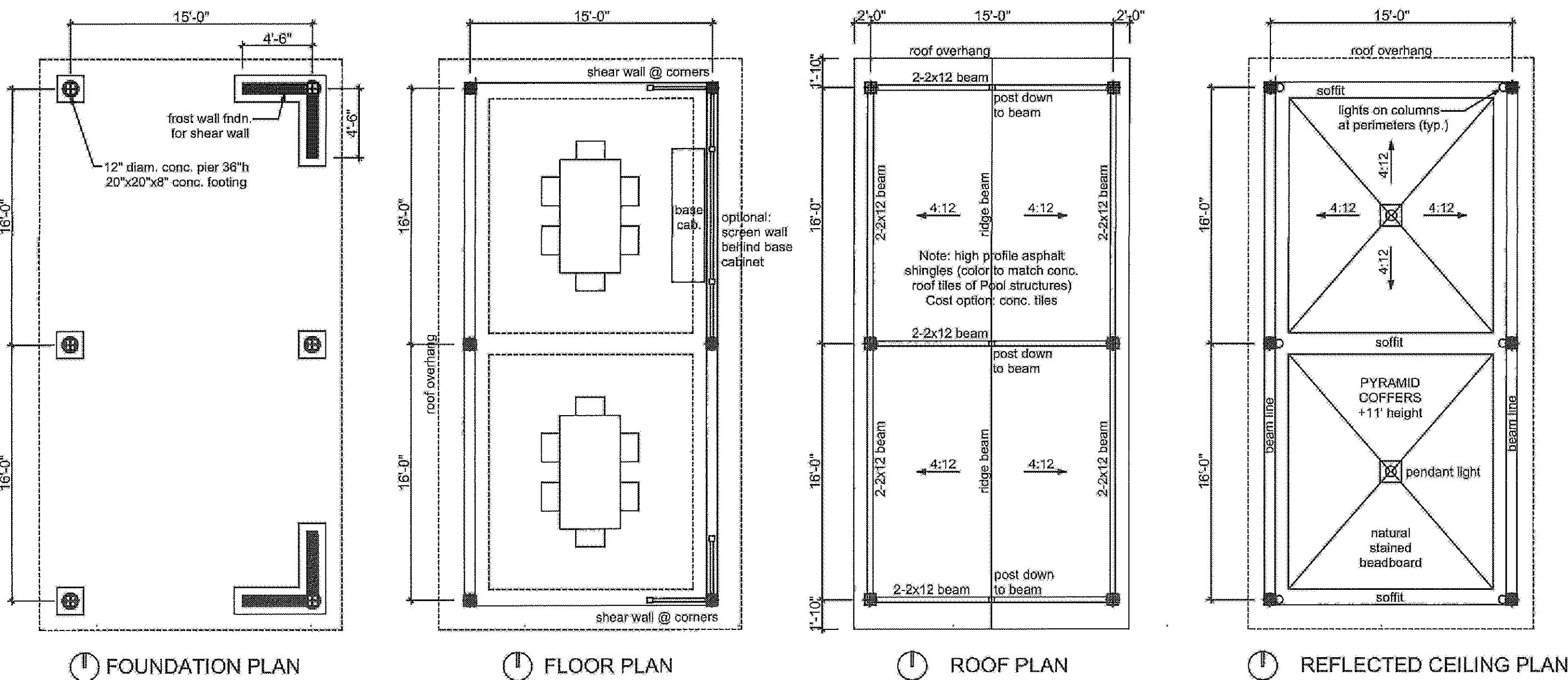
A PART OF S 1/2 OF SECTION 14, T.5S.,
R68W, 6th P.M., ARAPAHOE COUNTY, COLORADO



SCALE
0 1 2 3 4 5 10 15



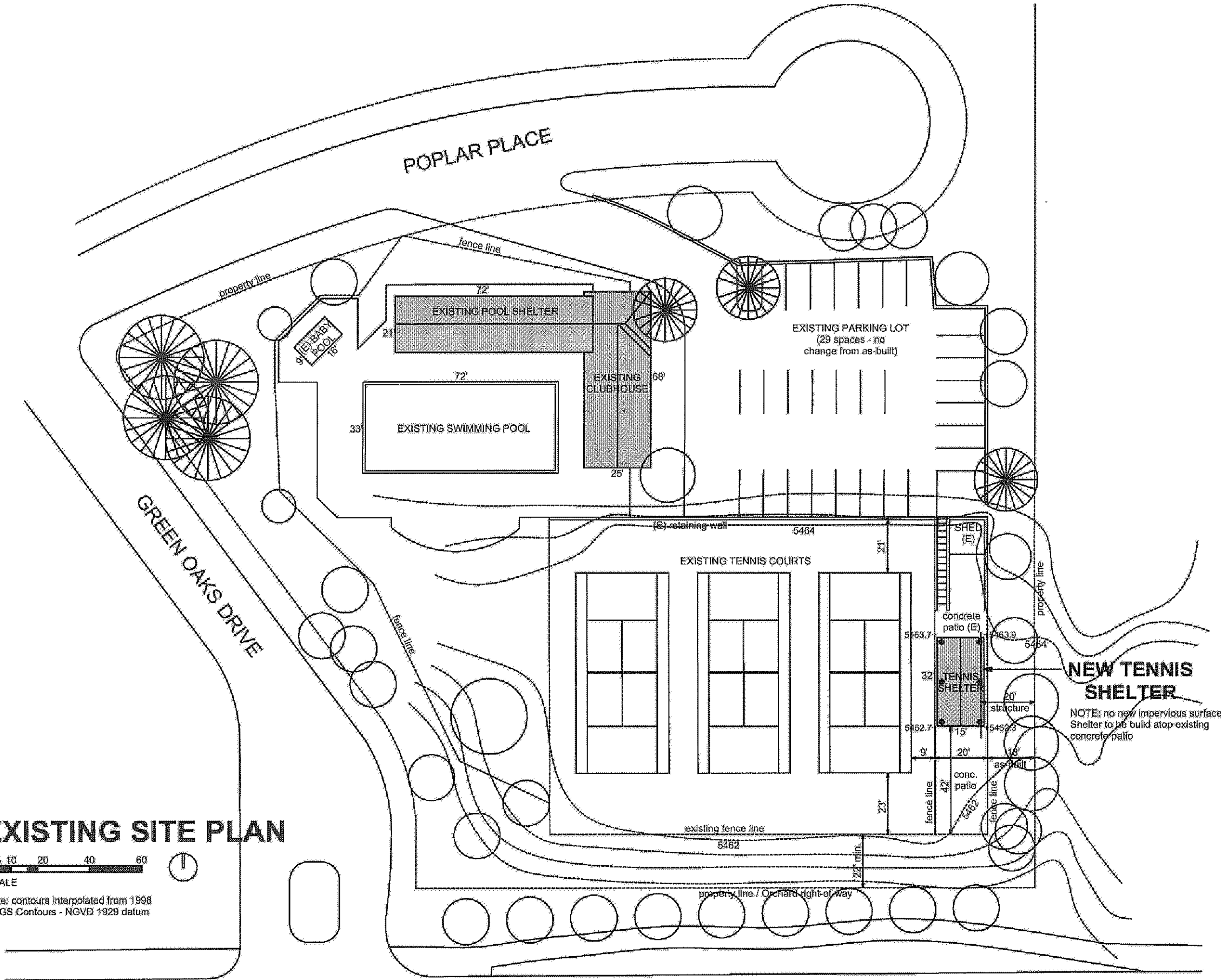
VICINITY MAP



SCALE
0 1 2 3 4 5 10 15

EXISTING SITE PLAN

Note: contours interpolated from 1998
USGS Contours - NGVD 1929 datum



NOTES (CONTINUED)

6. FENCES: A fence not to exceed 2 (two) feet in height, to delineate greenbelts, shall be provided to greenbelt standards by each abutting property owner, (other than Capitol Savings Service Corporation which is not considered an owner for the purpose of this paragraph) on greenbelt lines as shown on plan within the property. A split rail fence not to exceed 6 (six) feet in height shall be erected by abutting property owners (other than Capitol Savings Service Corporation) to delineate greenbelts where horse traffic is allowed. Fencing of recreational facilities shall be a maximum of 6 (six) feet in height and shall be constructed as shown on plat to fit architecturally with the development. The plans for such fences must be submitted to the Architectural Control Committee for approval prior to the installation of same.
7. GREENBELTS: Final grading of greenbelts to be performed by Capitol Savings Service Corporation. All landscaping in greenbelts shall be installed and maintained by the abutting property owners to the center line of said greenbelts except the landscaping of major greenbelts (as designated on plan) which will be installed and maintained by the greenbelt commission of the City of Greenwood Village. The landscaping to be installed by abutting property owners must be approved by the Architectural Control Committee. New plantings are to be of standard available indigenous plants. Deciduous trees shall have a min. caliper of 1 1/2". Conifers shall be a minimum of 4 (four) feet in height. The overall landscaping effect will be to achieve a natural appearance and the maximum use of available surface water in streams.
8. TRACTS: Tracts "B", "E", "G" AND "F" shall be improved by the Developer and owned and maintained by the homeowners' association. Use of Tract "F" shall be restricted to private recreation facilities with no more than 158 family memberships at all times. Prior to issuance of a building permit on Tract "F", detailed development plans shall be submitted for approval to the Planning and Zoning Commission of Greenwood Village. Such plan shall be in conformance with Note 9 of Page 3 of this Exhibit. Tract "D" is to be conveyed to the Arapahoe County School District #6. Except with the written consent of the City of Greenwood Village, the said Tract "D" shall only be used for school or recreational purposes. Tract "I" shall be dedicated to the City of Greenwood Village. After public hearing by City Council of Greenwood Village, the City may collect funds escrowed by the Developer to open a street on said Tract. The escrowed account shall be effective for 7 (seven) years from date of final approval of this plat. After which time the funds shall be returned to the Developer. Grades for Tracts "A" and "J" shall be set and established by Developer and improved, owned and maintained by the City of Greenwood Village. Tract "C" is to be sold to Mission Hills Baptist Church, and if so sold, prior to any construction in Tract "C", a plan will be submitted for approval to the Planning and Zoning Commission, City of Greenwood Village. Tract "H" shall be dedicated to the City of Greenwood Village for use as a recreational open area upon the condition that no sporting activities be conducted or permitted. Said Tract shall be maintained by the City of Greenwood Village in its natural state. Green Oaks residents may use said Tract for recreation including horseback riding.
9. CLUBHOUSE: Height shall not exceed 18 (eighteen) feet. The Clubhouse, including restrooms and storage, shall vary between 500 - 1000 sq. ft. Covered Patio, attached to the Clubhouse, shall vary between 1500 - 2000 sq. ft. General location of Clubhouse to be as shown on the plan.
10. ROADS: All roads shall be paved to Arapahoe County standards.
11. TRACTS: A, B, E, G, H, I, J shall contain no dwelling units or other structures except signs as approved by this P.U.D. in said Tracts or public roadways in Tracts J and I.
12. TIME SCHEDULE: Construction shall commence by June, 1973. Tract "F" shall be completed prior to the issuance of occupancy permits on structures erected on 25% of the lots.

PROPERTY OWNER
Green Oaks Home Improvement Association

PROPERTY ADDRESS
5898 Green Oaks Drive
Greenwood Village, Colorado 80121

Architect for 1st Amendment
Mitchell Architecture, PC
1324 E. Green Meadow Lane
Greenwood Village, CO 80121

Structural Engineer for 1st Amendment
Homestead Structural Engineering
7729 South Ivy Way
Centennial, Colorado 80112

DRAWING DATE: DECEMBER 23, 2015
revision (south fence line ROW offset): 2-19-16

PROJECT NO.

72.041

GREEN OAKS
PLANNED DEVELOPMENT

PRINT RECORD

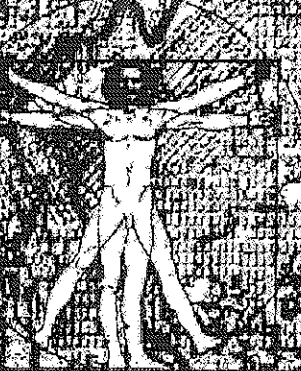
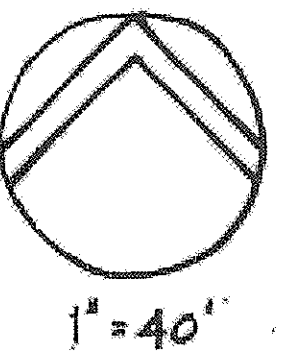
DRAWN BY

CHECKED BY

DATE

DATE SEPT 18, 1972

SHEET CONTENTS



**SERACUSE
LAWLER
&
PARTNERS**
ARCHITECTS
PLANNERS

EQUITABLE BUILDING
SUITE 714
DENVER, COLORADO
80202
(303) 623-4345

3

West End Planning Area

CHAPTER CONTENT

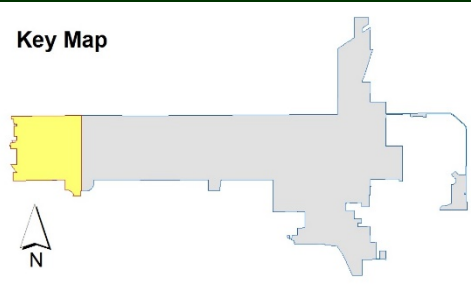
Planning Area Description 41
Planning Area Boundaries
Planning Area History

West End Character 42
Natural Environment
Built Environment

West End Inventory 43
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

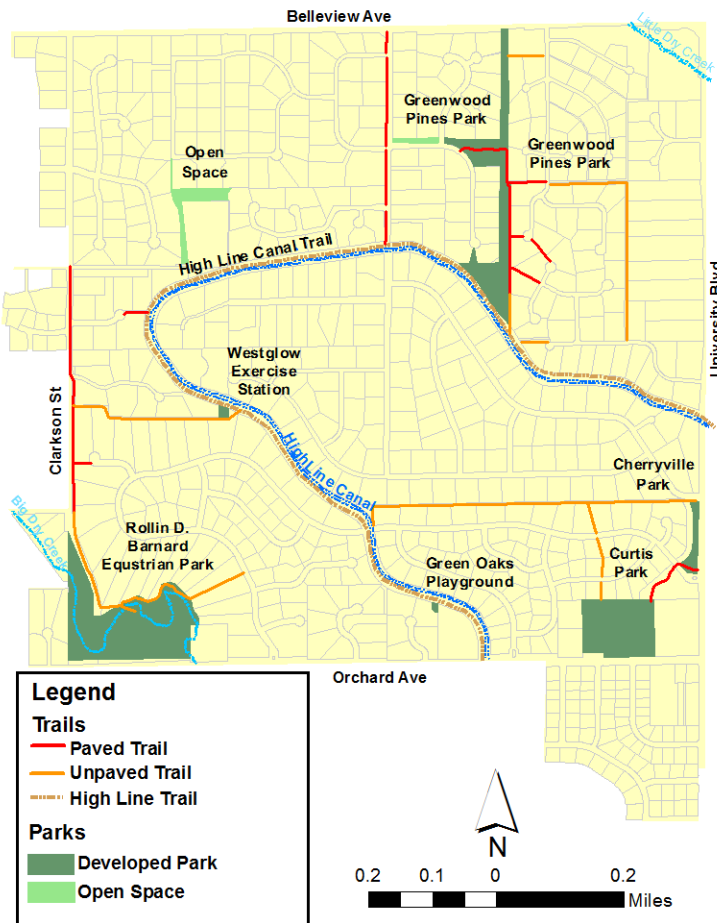
The following utility/service providers serve the West End planning area:

- 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

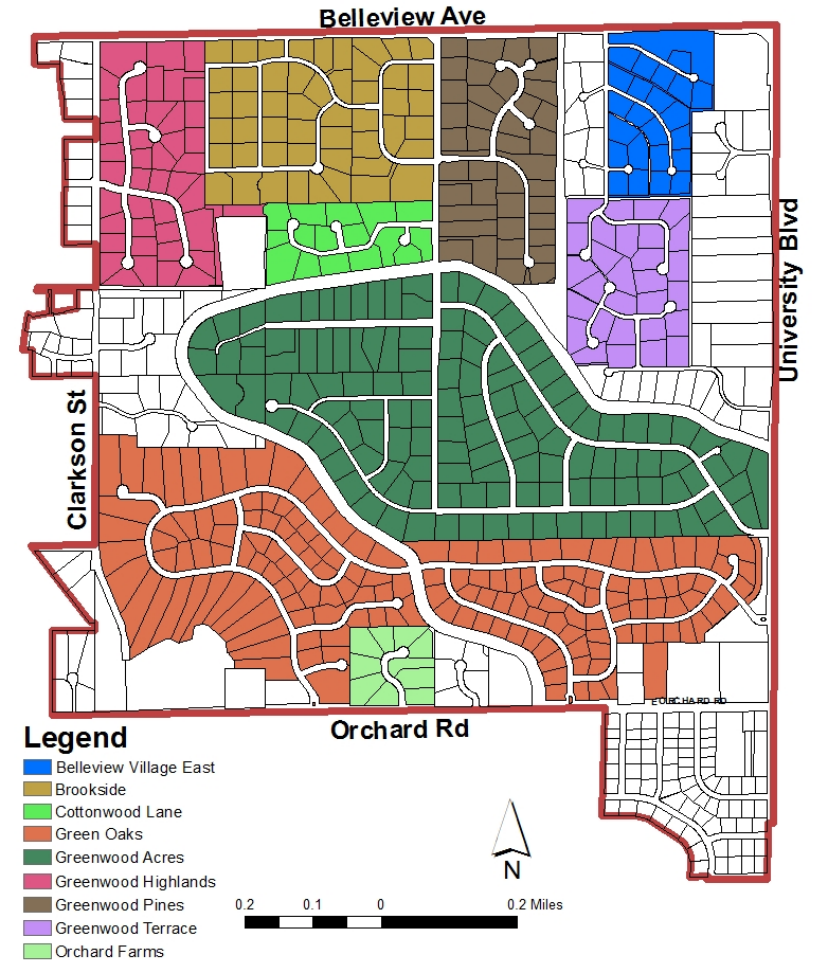
Homeowners Associations

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

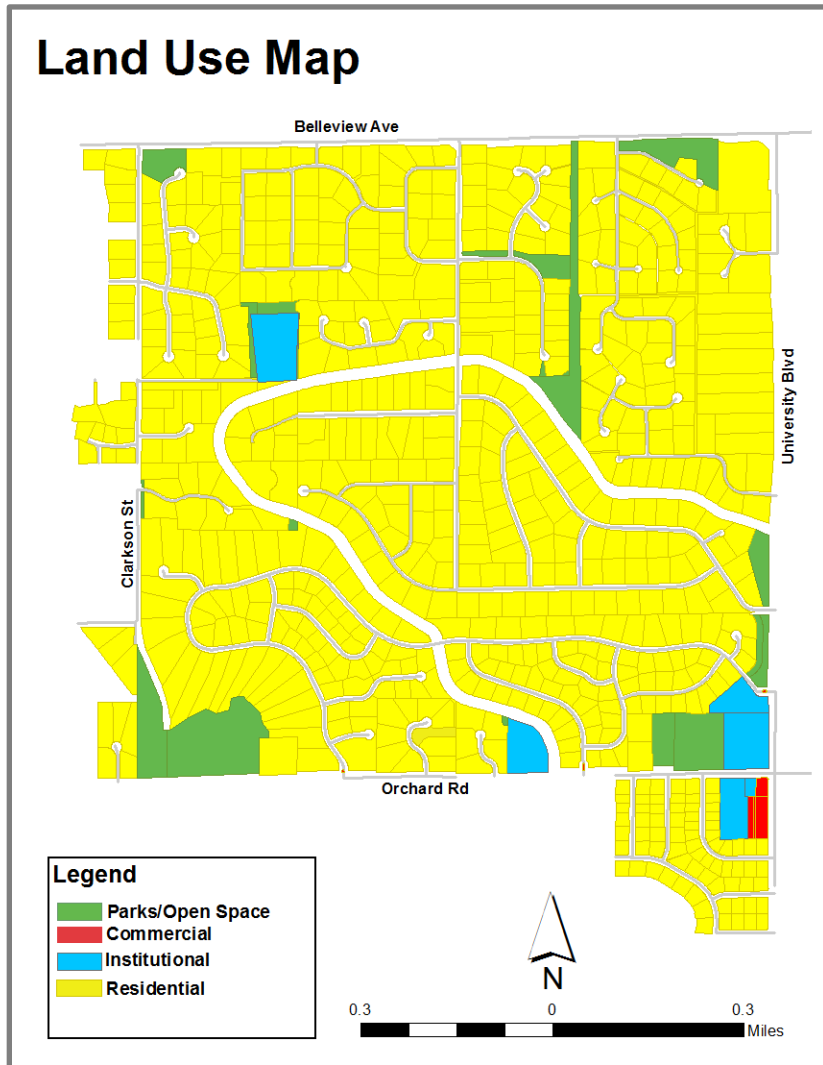
Bellevue Village East
Brookside
Cottonwood Lane
Green Oaks
Greenwood Acres
Greenwood Highlands
Greenwood Pines
Greenwood Terrace
Orchard Farms



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.

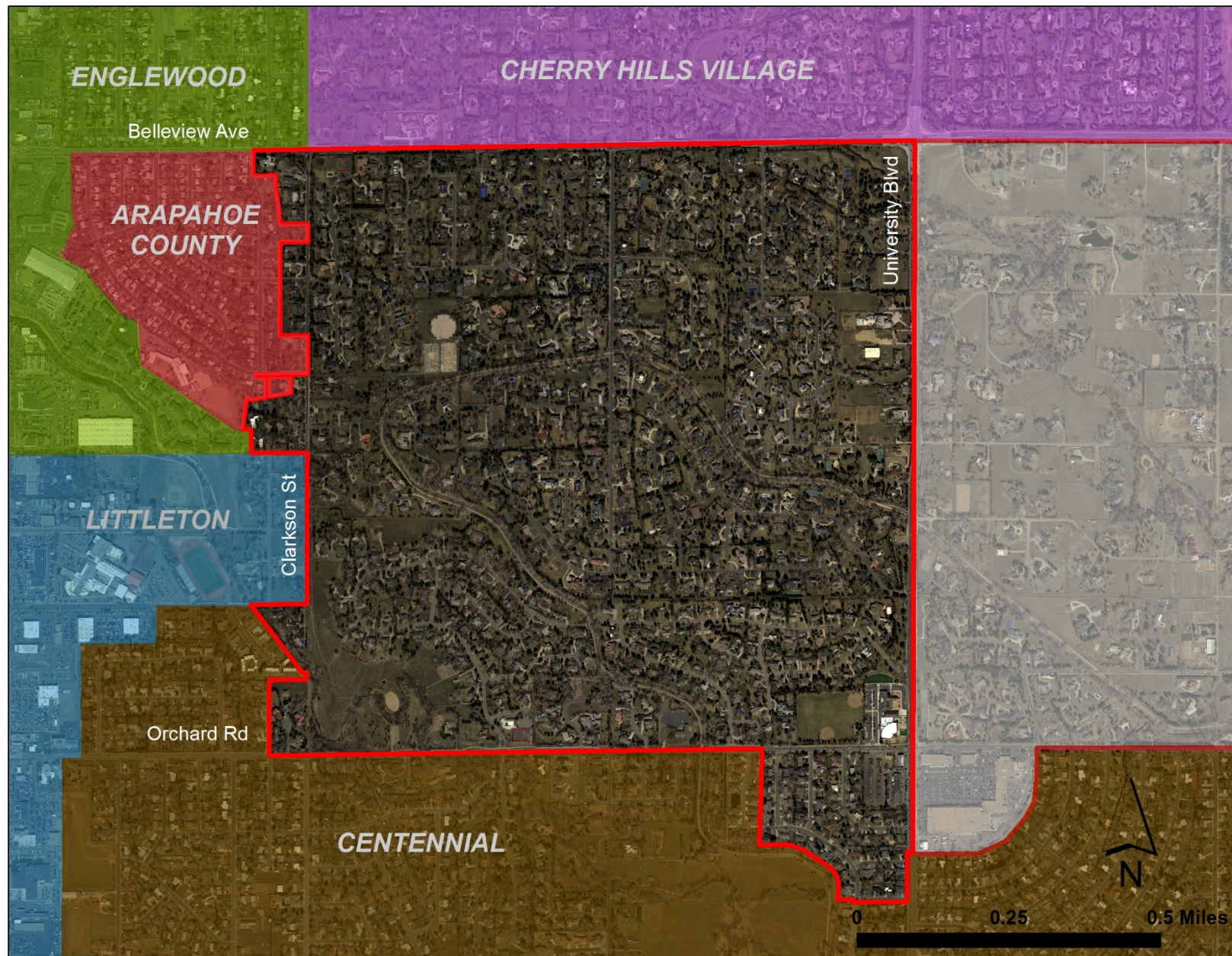
The planning area will continue to provide convenient and safe bicycle and pedestrian travel opportunities and encourage improved connections and access points to the neighborhood marketplaces, parks, community trails, and open space. The area will support extensive landscaping along Bellevue Avenue,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

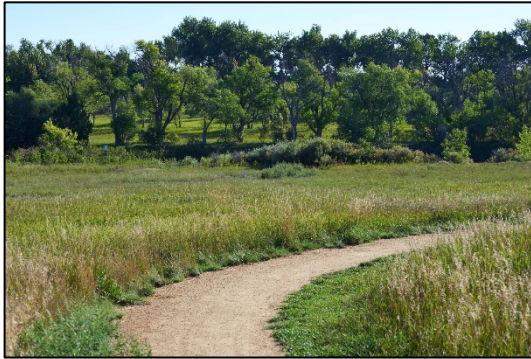
Goal 6: Encourage high quality landscaping.

- 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.

Re: 5750 Oak Creek Lane

From Derek Stertz <DStertz@greenwoodvillage.com>

Date Thu 4/10/2025 3:11 PM

To Paul Wiesner <paul@wiesnerhome.com>; Derek Holcomb <DHolcomb@greenwoodvillage.com>

Cc Krista Ashford <KAshford@greenwoodvillage.com>

Thank you, Paul. I will make sure this gets to the public comment record on this case.

Derek A. Stertz - AICP, GISP

Planning Manager, Community Development

City of Greenwood Village

6060 S Quebec Street, Greenwood Village, CO 80111

Main: 303-486-5783 | Desk: 303-486-5774 | Cell: 303-483-3804

[Greenwood Village Website](#)

Sender and receiver should be mindful that all my incoming and outgoing emails may be subject to the Colorado Open Records Act, § 24-72-100.1, et seq.

From: Paul Wiesner <paul@wiesnerhome.com>

Sent: Thursday, April 10, 2025 2:55 PM

To: Derek Stertz <DStertz@greenwoodvillage.com>; Derek Holcomb <DHolcomb@greenwoodvillage.com>

Subject: 5750 Oak Creek Lane

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Derek –

I am writing this on behalf of my neighbor, Michael Buckley, at 5750 Oak Creek Lane.

Michael is adding onto his house is up in front of the BOAA for a variance. The HOA President, Ryan Surroz, and I met with Michael to review his plans. From the neighborhood HOA perspective, his modification fits into the guidelines of the HOA Architectural guidelines and will be approved pending the variance being obtained from BOAA for the setback. Michael and his architect worked within the confines of his curvilinear lot to do the best to add on the addition and provide at the same time, a visually appealing front façade. Because of the curve of the street and inability to set back the addition without encroaching on the side

neighbor, they submitted the current design which alleviates the neighbor but encroaches on the street.

This current design is the best solution in my opinion to keep the architectural lines of the house appealing given set back restrictions created by the shape of the lot. The encroachment is not on the surrounding neighbors' lots, but in the front yard. This front yard encroachment exists because the road makes a bend around the southwest corner of Michael's house.

Hopefully his architect has pointed this unique shape to you and will voice it at the BOAA hearing.

Gentlemen may cry, Peace, Peace but there is no peace. The war is actually begun! The next gale that sweeps from the north will bring to our ears the clash of resounding arms! Our brethren are already in the field! Why stand we here idle? What is it that gentlemen wish? What would they have? Is life so dear, or peace so sweet, as to be purchased at the price of chains and slavery? Forbid it, Almighty God! I know not what course others may take; but as for me, give me liberty or give me death! —
Patrick Henry 1775

Paul Wiesner

paul@wiesnerhome.com

303.886.9996 c

1998 Green Oaks Dr
Greenwood Village, CO 80121

 [LinkedIn profile](#)