

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.

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



Thursday, July 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 Minutes 06.26.25 (2025-202)

5. PUBLIC HEARINGS

A. 25-24-VAR 1425 Cherryville Rd (2025-201)

6. PUBLIC COMMENT

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, June 26, 2025

6:00 PM

Council Chambers

DINNER (5:00 PM)

REGULAR MEETING (6:00 PM)

1. CALL TO ORDER

2. ROLL CALL

Present: 6 - Susan Calonge, Thomas Foottit, Michael Weiner, Arthur Aaron, Barry McCoin, Paul Wilson

Absent: 2 - Richard Myers, Preston Moxcey

Presiding: Susan Calonge

3. PLEDGE OF ALLEGIANCE

Board Member McCoin led the Pledge of Allegiance

4. APPROVAL OF MINUTES

A motion was made by Board Member Aaron for APPROVAL OF MINUTES. The motion was carried by unanimous voice vote.

5. A. PZ-25-010 (VAR) -2 ALEXANDER LANE; VARIANCE

Planning manager Stertz 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.

Planning manager gave the staff presentation.

Board member McCoin clarified with the staff that the greenhouse would be removed, with the recommendation that the barn be removed.

Board member Foottit asked what the limitation is for this area. Planning manager Stertz clarified that the restrictions were based on the idea of keeping it rural. Foottit asked for verification that drainage is considered. Planning manager confirmed it would be during the building permit review.

Board member McCoin asked if the greenhouse would be removed. Planning manager referred the question to the applicant but confirmed the diagonal is treated as a side setback and not a rear setback.

Applicants Dana and Ryan Krauser, 2 Alexander Lane; Kevin Stevinson, 620 Ivy Street, Denver, CO; and Chris Davis, 330 E 17th Ave, Denver, were sworn in and gave their presentation.

Boardmember McCoin asked to clarify the greenhouse. Applicant responded that it would attach to the primary structure and not separate. The applicant also pointed out support for this variance from the neighbor. Planning manager acknowledged receipt of the email and read it into the record.

Applicant acknowledged that this is a new request for the same variance previously approved.

Foottit clarified that the greenhouse and garage would have been removed previously. Planning manager confirmed it would be assessed as reviewed by a building permit, and the greenhouse would be part of the principal structure. Confirmed it would be within the building envelope based on the current plans. Foottit wanted to clarify that once the new residence is completed, the current residence would become an accessory structure with residential limitations. Applicant shared that the ADU intention would be a studio and garage with the kitchen removed.

The Planning Manager noted that allowances for an accessory structure are separate from the restrictions of an accessory dwelling structure, which limits guests to a maximum of 14 days out of 30 in a month. The variance would run with the land and while the applicant may choose to use it as an accessory structure, it could be changed to an ADU in the future.

Chair Calonge asked for any public comment. With no public comment, Chair Calonge closed the meeting to the public.

Board member Weiner, having approved twice in the past, commented that he would be inclined to vote yes again.

Board member Wilson appreciates the overall design. Asked the applicant an anticipated construction date. Applicant confirmed they are still in the design phase.

Board member Foottit would likely approve with the conditions applicable to an ADU.

Board member Aaron would vote yes.

Board member McCoin commented it is a unique property with unique design opportunities. He was encouraged by the sharing of their intended use.

Chair Calogne would vote yes.

*In Case No. PZ-25-010 (VAR) - 2 Alexander Lane; Foottit moved that the BOAA **APPROVE** the request as outlined in the staff report: allowed for an accessory structure to be located in the front and the removal of the 305 sf barn. The current primary residence to be designated as an ADU subject to all of the current and future LDC restrictions, such as occupancy limitations.*

A motion was made by Board member Foottit, seconded by Boardmember Weiner; to Accept A. PZ-25-010 (VAR) -2 ALEXANDER LANE; VARIANCE. The motion carried by unanimous voice vote.

Yes: 6 - Susan Calonge, Thomas Foottit, Michael Weiner, Arthur Aaron, Barry McCoin, Paul Wilson

No: 0 - None

Recused: 0 - None

6. PUBLIC COMMENT

No public comments were recieved.

7. DISCUSSION ITEMS

No discussion items from the board or staff.

8. ADJOURNMENT

A motion was made by Aaron to ADJOURNMENT. The motion carried by unanimous voice vote.

Yes: 6 - None

No: 0 - None

Recused: 0 - None

City of Greenwood Village

Board of Adjustments and Appeals

July 24, 2025



6060 South Quebec
Street Greenwood
Village, CO 80111

25-24-VAR

Staff Report

Subject Property Address

1425 Cherryville Road

Legal Description & Lot Size

Plot 5 Cherryville Heights Subdivision
0.90 acres

Applicant

Jay and Ty Dokken

Property Owner

1425 Cherryville Rd LLC

Zoning

Residential - 1.0 (R-1.0)

Comp Plan Planning Area

West End

Request

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

Staff Recommendation

Approval

Attachment

1. Zoning/Vicinity Map and Images
2. Variance Application
3. Proposed Plan
4. Adjacent Subdivision Plats w/Staff Notes
5. Comp Plan - West End
6. Modification From Previous Request

Staff

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

Public Notice & Comments - As of 7/17/2025

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

Public notice was provided as required per Land Development Code (LDC) Section 16-2-270. The affidavits of posting and mailing will be presented at the July 24, 2025 hearing.



Executive Summary

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

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

Background

- The Subject Property is located in the “West End” planning area of the Greenwood Village Comprehensive Plan (Attachment 5).
- The Subject Property is zoned R-1.0 and subject to the Land Development Code’s (LDC) zoning regulations with regard to principal structure setbacks. The minimum required side yard setback for principal structures in this zone district is 40 feet.
- The Subject Property was a part of the original incorporation of the City (1950); however, the Cherryville Heights Subdivision was platted pre-incorporation. The subdivision was approved by the Arapahoe County Commissioners in October of 1946. The City accepted this subdivision as part of the City’s incorporation.
- The house (principal building) on the Subject Property was built in 1950. It is likely that the house construction began before 1950, as the date provided by the County is typically the Certificate of Occupancy date.
- The current owners purchased the property in December 2024.
- Based on the City’s permit history, significant remodels or additions to the property have not occurred, and the only building permits on file are maintenance-related (new water heater and re-roof).
- On July 25, 2024, the Board of Adjustments and Appeals approved a similar request to allow for a structure on the subject property with 26-foot setbacks (14-foot encroachment) on both sides of the house.
- A request for 16-foot encroachments was brought before the Board on February 27, 2025, and was continued to March 27, 2025.
- On March 27, 2025, the Board of Adjustments and Appeals approved the continued request to allow for a structure on the subject property with 26-foot setbacks.
- The reason behind the modification to the proposal that was brought before the Board in March is that the Applicants are working with a young family who are interested in purchasing the property. They have 4 kids and are looking to put an extra bedroom in. The colored walls in attachment 6 show their proposed modification to the layout. Everything is located within the board-approved setback of 26'.

Applicant Request

Summary of Variance Request

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

East Side	Existing Setback	Proposed Setback	Existing Area (footprint) of Encroachment	Proposed Area (footprint) of Encroachment
	29.5 feet (10.5-foot encroachment)	26 feet (14-foot encroachment)	498 square feet	1,044 square feet* (546 sf increase)
	Existing Setback	Proposed Setback	Existing Area (footprint) of Encroachment	Proposed Area (footprint) of Encroachment

West Side	22.3 feet (17.7-foot encroachment)	26 feet (14-foot encroachment)	688 square feet	1,724 square feet* (1,036 sf increase)
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*The proposed area (footprint) of encroachment figures has been rounded to the nearest whole number.

Analysis

Staff finds that the lot shape, specifically the lot width, is a special condition of the land negatively affecting the Applicant's (homeowners) ability to construct a typical width house as found throughout the R-1.0 zone district. All other properties along Cherryville Road are also zoned R-1.0, as are the vast majority of lots in the West End Planning Area. The Subject Property lot width is non-conforming as to the minimum required lot width in the R-1.0 zone district. This is due to the Cherryville Heights Subdivision being platted in 1946, pre-incorporation of the City under Arapahoe County regulations. The minimum required lot width in the R-1.0 zone district is 150 feet, where the Subject Property lot width is 131.98 feet. Once accounting for the minimum side setback requirements in the R-1.0 zone district, which are 40 feet, a house on the Subject Property would only be allowed a width of 51.98 feet, which is significantly less than typical on the 1-acre properties found throughout the R-1.0 zone district. On a minimum width (150 feet) zoning-compliant R-1.0 lot, a 70-foot-wide house can be accommodated. Additionally, while 150 feet is the minimum, a significant number of R-1.0 zone properties in adjacent subdivisions (see Attachment 4) have lots wider than 150 feet which can easily accommodate an 80-foot-wide house. The Subject Property's narrow lot width is a hardship not of the Applicant's making, and the proposed house width is nearly identical to the existing house width.

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

Approval Criteria

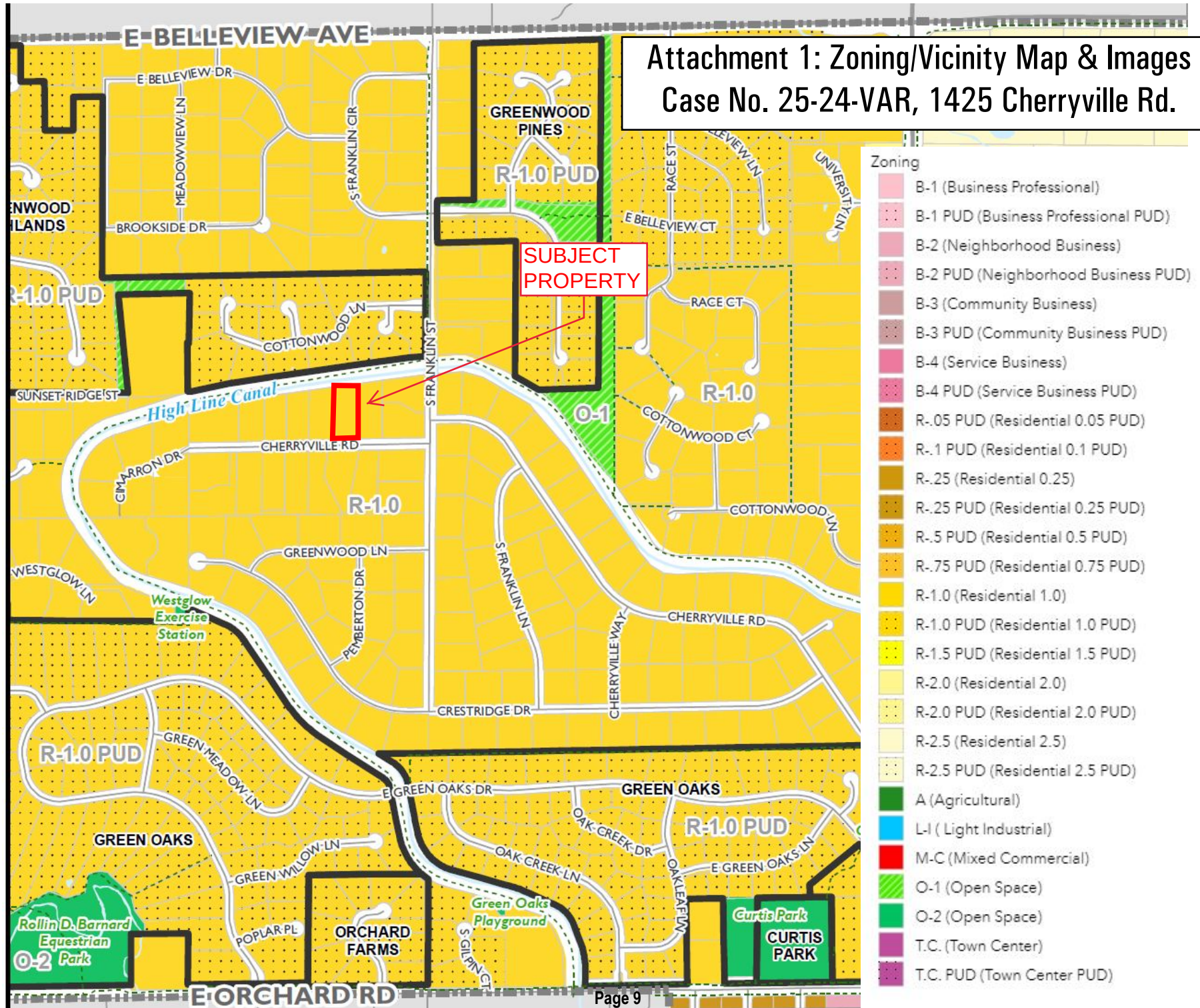
Prior to approval of a variance, the BOAA shall make findings concerning the criteria listed below. For a variance to be granted, the request must meet at least one Criterion from Section A and all of the Criteria from Section B, in the determination of the BOAA. Staff's findings are presented in the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

Section A Criteria	Finding	Rationale
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1. The variance is required because of the existence of special conditions or circumstances, such as size, shape, location, topography or surroundings of the land, structure or building involved, which deprive the applicant of privileges enjoyed by owners of other properties in the vicinity or in the same zone district; or	Yes	Staff finds that the width of the non-conforming lot limits the Applicant's ability to construct a typical width R-1.0 principal building and constitutes a special condition depriving the Applicant of privileges enjoyed by owners in the R-1.0 zone district. The proposed 80-foot-wide principal structure can be accommodated on most R-1.0 zone properties.
2. The variance is necessary and appropriate to make possible the reasonable use of the land or the structures on the property; or	No	Staff finds that while the lot width is narrow, it is very deep and could technically accommodate a similar-sized or larger house; however, such a house would be narrow, which is not typical in the R-1.0 zone district and may feel out of place when considering the aesthetic of the neighborhood.
3. The variance will ameliorate a difficulty which did not result from the acts or omissions of the applicant.	Yes	Staff finds that granting this variance would ameliorate the difficulty of having to work within a narrow (52-foot-wide) building envelope. This difficulty did not result from the acts or omissions of The Applicants, as the neighborhood was platted prior to the incorporation of the City of Greenwood Village and was approved by the Arapahoe County Commissioners and is an inherited condition.

Section B Criteria	Finding	Rationale
1. The variance will be in harmony with and not alter or weaken the spirit and purpose or essential character of the zoning for the zone district in which the property is located.	Yes	Staff finds that the variance request would be in harmony with the R-1.0 zone district as the Applicants are not asking for anything unusual or out of character regarding the proposed principal structure width for properties zoned R-1.0. Most other properties along Cherryville Road have similar side setback encroachments, and in the wider West End Planning Area, houses of 80 feet in width (or greater) are typical.
2. The variance will not substantially or permanently injure the appropriate use of adjacent properties in the same zone district.	Yes	Staff finds that the use of adjacent properties would not be injured by approval of the variance request as side yard setback encroachments are already present on the existing structure, and the existing west side encroachment would be reduced by 3 feet 9 & ¼ inches with proposed with the variance request.
3. The variance will not be detrimental to the public health, safety or welfare.	Yes	Staff finds that the variance will not harm public health, safety, or welfare and that this variance request has no impact regarding this criterion.

Attachment 1: Zoning/Vicinity Map & Images Case No. 25-24-VAR, 1425 Cherryville Rd.



Aerial Image (looking north) of Subject Property



1301 CHERRYVILLE
RD

1315 CHERRYVILLE
RD

1323 CHERRYVILLE
RD

1325 CHERRYVILLE
RD

1425 CHERRYVILLE
RD

1533 CHERRYVILLE
RD

Cherryville Road

1500 CHERRYVILLE
RD

1550 CHERRYVILLE
RD

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





Planning & Development Permit Application

Monday, June 16, 2025

City of Greenwood Village

Community Development

6060 South Quebec Street

Greenwood Village, CO 80111

Office: (303) 486-5783

comdev@greenwoodvillage.com

New Permit Application

Project Number	PZ-25-00024
Project Address	1425 CHERRYVILLE RD, GREENWOOD VILLAGE, CO, 80121
Project Name	Jay Dokken
Project Type	Residential Variances & Appeals
Project Description	Residential Variance
Owner Name	HAASS FAMILY TRUST
Owner Contact Name	
Owner Address	1425 CHERRYVILLE RD, CHERRY HILLS VILLAGE CO 80121-1223
Owner Phone	3039441579
Owner Email	jay@dokkenbuilt.com
Architect Business Name	
Architect Contact Name	
Architect Address	
Architect Phone	
Architect Email	
Applicant Role	
Applicant Name	Jay Dokken
Applicant Phone Number	3039441579
Applicant Email Address	jay@dokkenbuilt.com
Submit Date	6/16/2025 7:51:33AM

All Application Questions and Answers

<u>Application Question</u>	<u>Answer</u>
Pre-App Completed?	Y
Description of Variance Request	Scrape a existing non-conforming house and rebuild a new house with side setback encroachments which are similar to the existing side setback encroachments.
Code section from which variance is requested:	16-8-40
Lot Area (acres)	0.91 Acres
Length of Encroachment (if applicable): Linear	130'
Area of Encroachment (if applicable): Square Feet	2768
Height of Encroachment (if applicable): Feet	24'-6"

PROJECT DESCRIPTION

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

SITE ADDRESS

1425 CHERRYVILLE ROAD, GREENWOOD VILLAGE, CO 80121

PROJECT TEAM

DOKKEN BUILT LLC

1685 S COLORADO BLVD
UNIT S147
DENVER, CO
80210

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

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

OWNER: 1425 CHERRYVILLE LLC

APPLICABLE CODES

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

SEE STRUCTURALS AND SOILS
REPORT FOR MORE INFO

LEGAL DESCRIPTION

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

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

OWNER

1425 CHERRYVILLE RD LLC

ZONING

R-1

LOT AREA

39,422.34 SQ FT

BUILDING COVERAGE

TOTAL COVERAGE: 5422 SQ FT

BUILDING HEIGHT LIMIT

28'

GROSS FLOOR AREA

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

TOTAL CONDITIONED SPACE

TBD SQ FT

TOTAL GROSS FLOOR AREA

TBD SQ FT

NON SPRINKLED SQUARE FOOTAGE & COVERAGE
UNDER 7700 SQ FT

SETBACKS

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

ENERGY

2018 IECC

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

REQUIREMENTS APPLICABLE TO THIS
PROJECT:

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

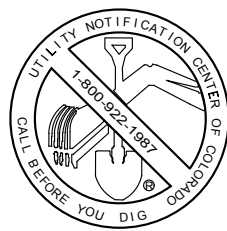
SHEET INDEX

A0.1	COVERSHEET
A0.2	SITE PLAN
A0.3	DEMO SITE PLAN
A0.4	SEWER, WATER & DRAINAGE SITE PLAN
A0.5	LANDSCAPE
A0.6	VARIENCE SITEPLAN
A0.7	ENERGY
A1.1	LOWER LEVEL PLAN
A1.2	MAIN LEVEL PLAN
A1.3	ROOF PLAN
A2.1	ELEVATIONS
A2.2	ELEVATIONS
A2.3	ZERO OVERHANG ROOF SECTION DETAIL
A3.1	SECTIONS
A4.1	WINDOW AND DOOR SCHEDULES
A105.1	Upper / Lower
A105.2	Main
E1	ELECTRICAL MAIN LEVEL PLAN
E2	ELECTRICAL LOWER LEVEL PLAN

GREENWOOD VILLAGE
CONSTRUCTION HOURS

SUNDAY OR HOLIDAY 10:00 A.M. TO 7:00 P.M.
MONDAY 7:00 A.M. TO 7:00 P.M.
TUESDAY 7:00 A.M. TO 7:00 P.M.
WEDNESDAY 7:00 A.M. TO 7:00 P.M.
THURSDAY 7:00 A.M. TO 7:00 P.M.
FRIDAY 7:00 A.M. TO 7:00 P.M.
SATURDAY 8:00 A.M. TO 7:00 P.M.

CALL
BEFORE
YOU
DIG...



48 HOURS
BEFORE YOU DIG,
CALL UTILITY
LOCATORS
FOR LOCATING
and MARKING GAS,
ELECTRIC, WATER
and WASTEWATER

1-800-922-1987



1 FRONT PERSPECTIVE
SCALE: 1:1.67

2 BACK PERSPECTIVE
SCALE: 1:1.67

COVERSHEET

A0.1

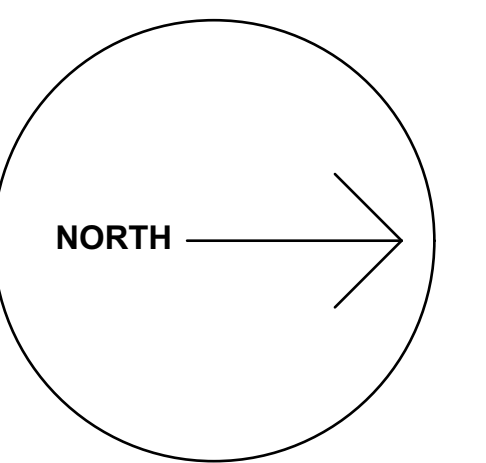
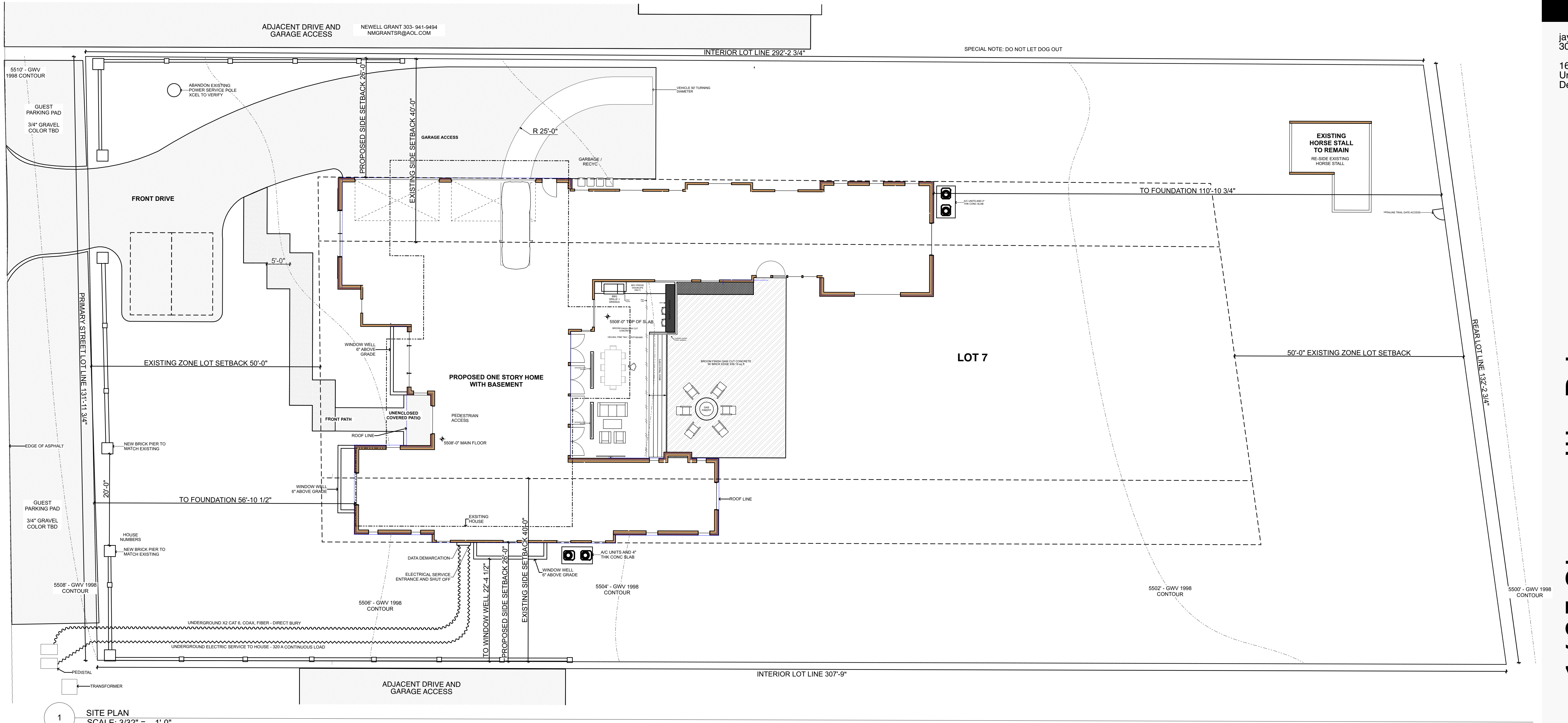
REVISED: 7/10/25

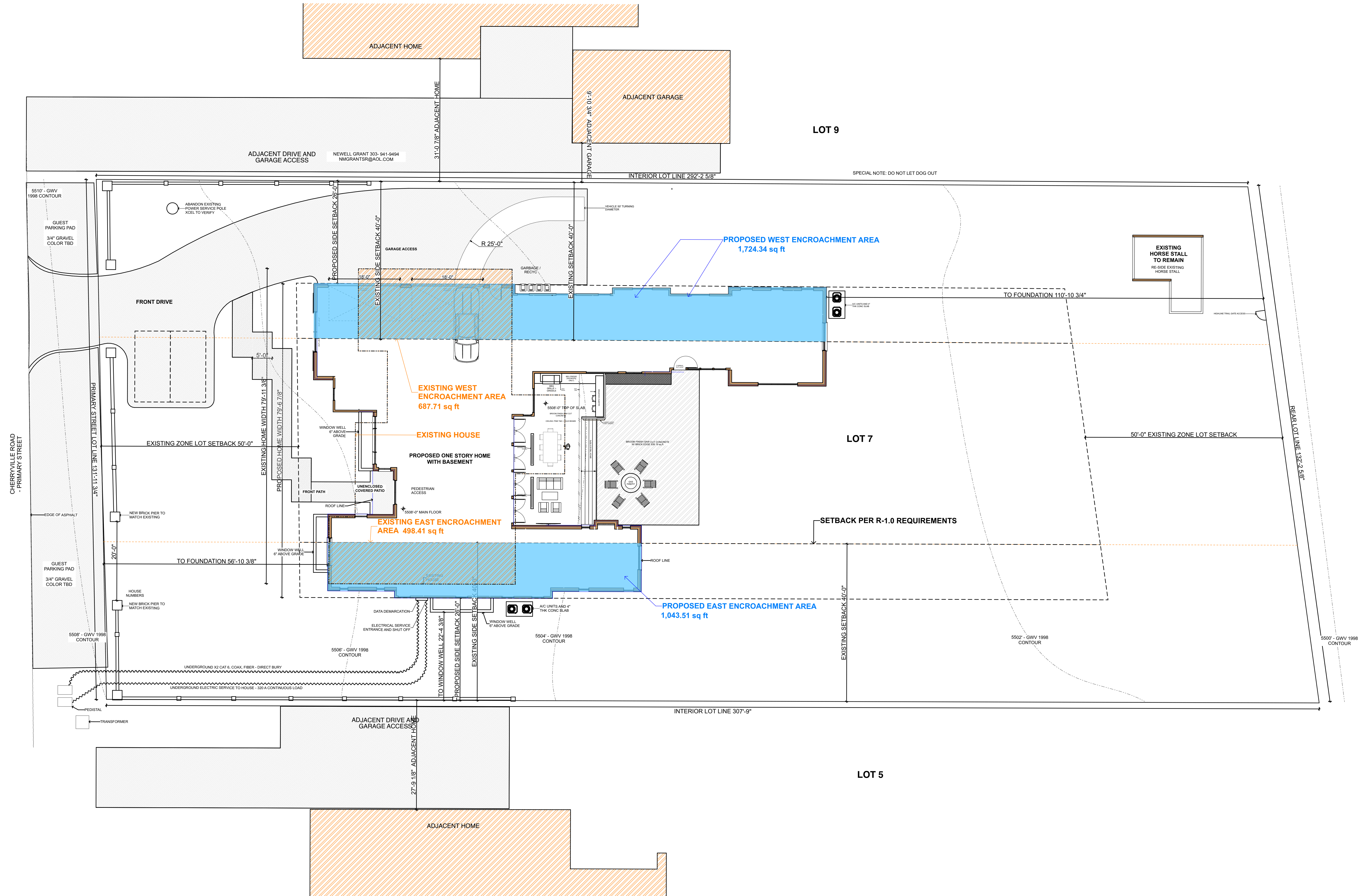
1425 Cherryville Rd
Greenwood Village, CO 80121

DOKKEN BUILT

jay@dokkenbuilt.com
303-944-1579

1685 S Colorado Blvd
Unit S147
Denver, CO 80222

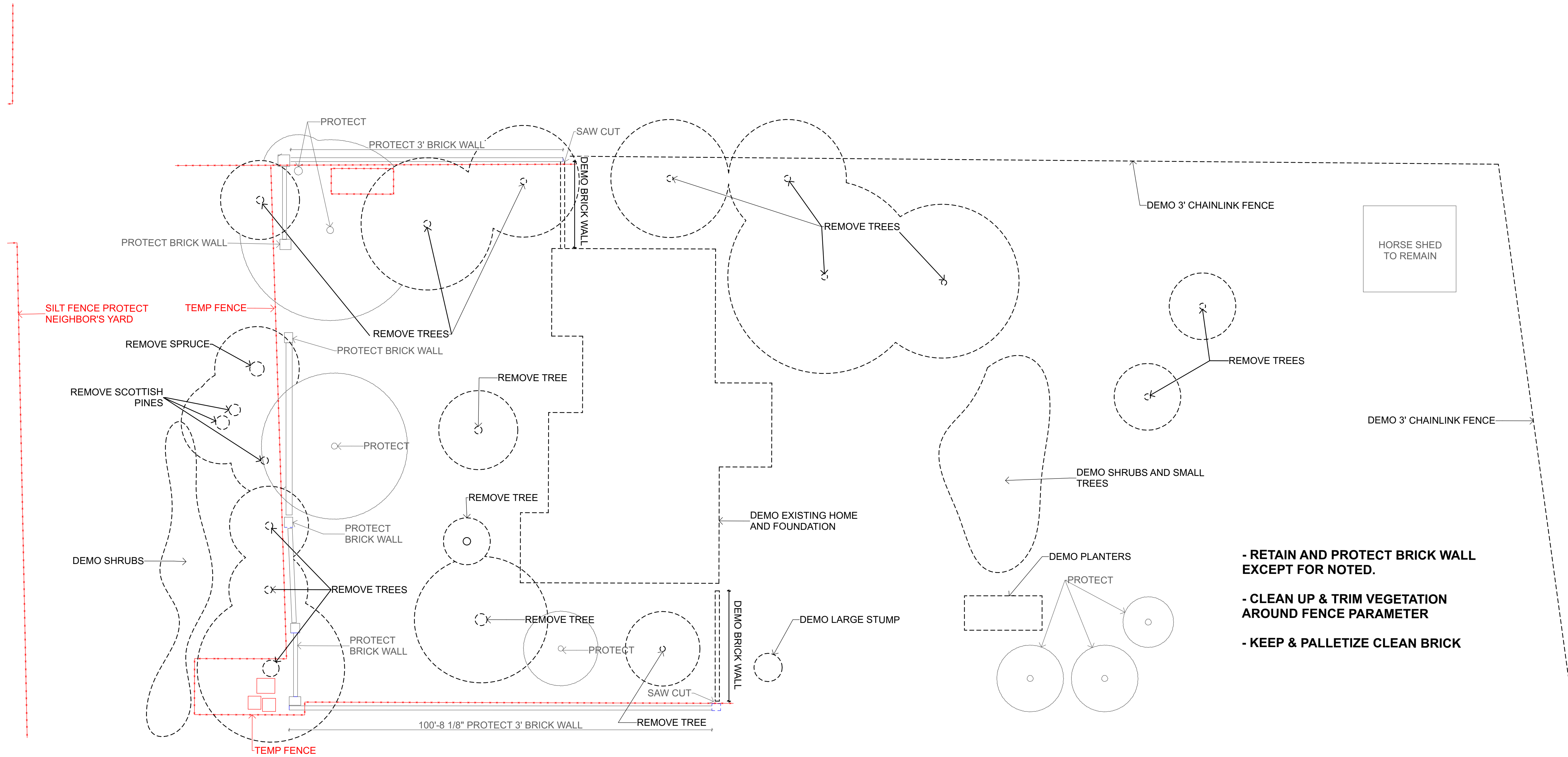




1425 Cherryville Rd
Greenwood Village, CO 80121

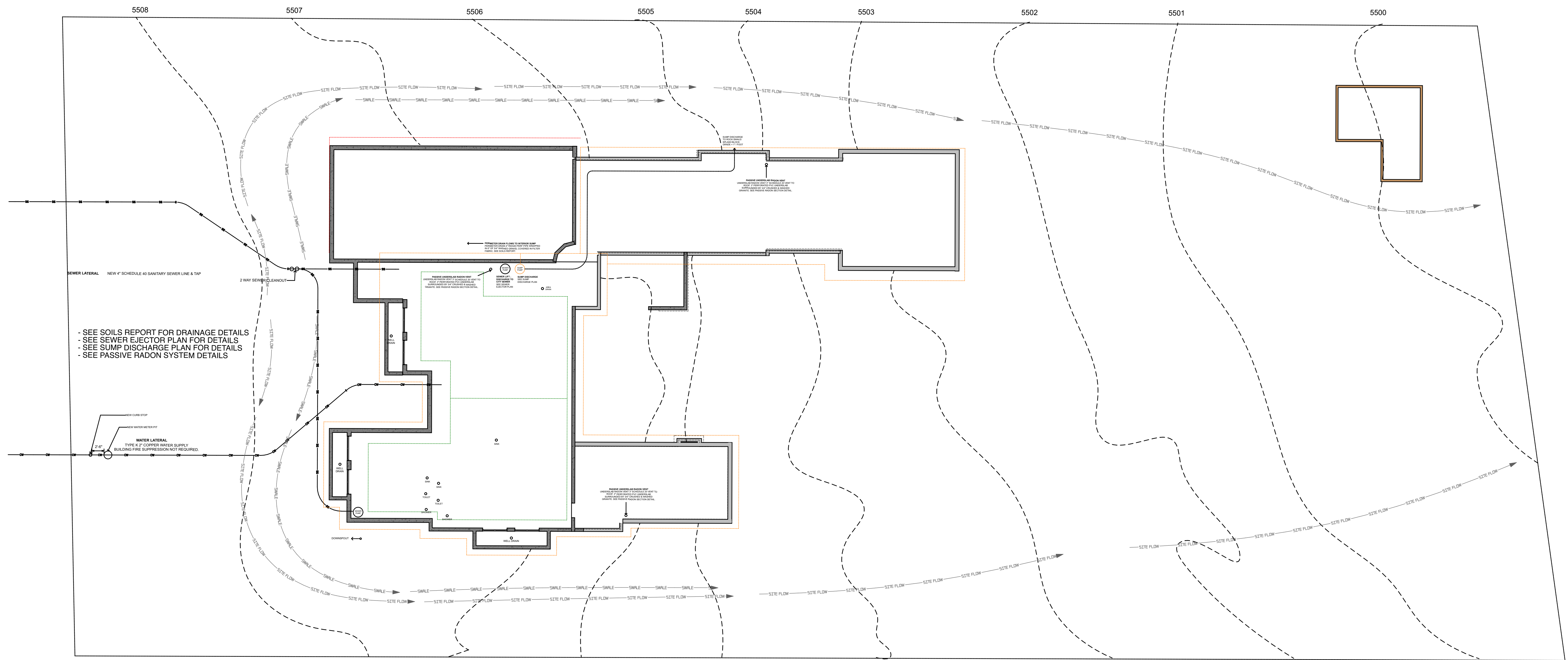
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A0.3

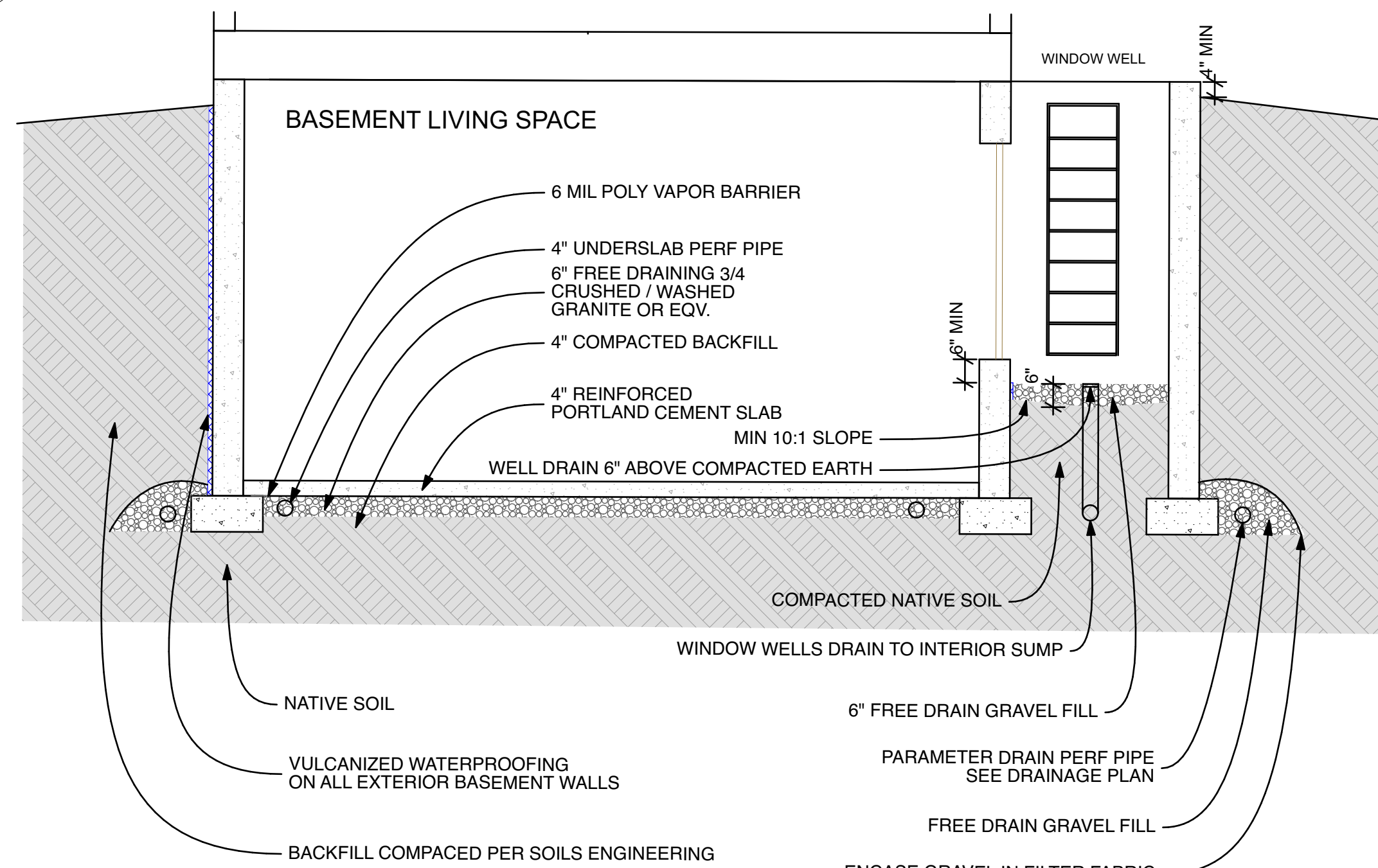


1 DEMO SITE PLAN
SCALE: 1:160

DEMO SITE PLAN

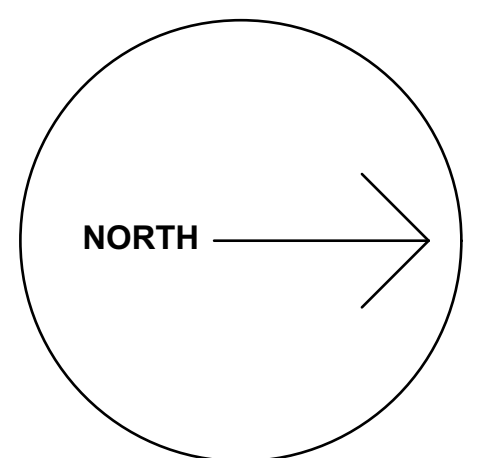


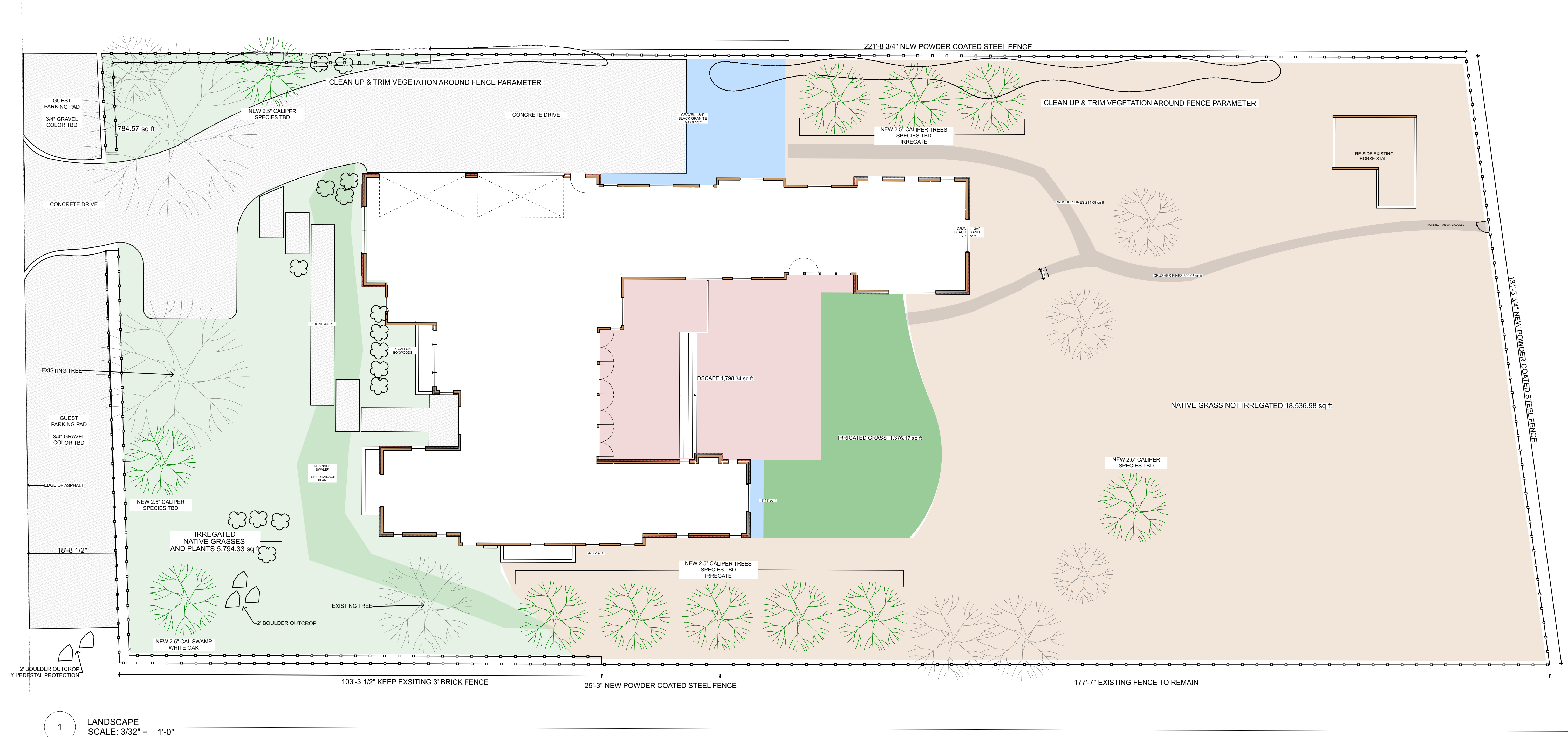
3 SEWER, WATER, DRAINAGE SITE PLAN
SCALE: 3/32" = 1'-0"



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

SEWER, WATER & DRAINAGE SITE PLAN





FOUNDATION

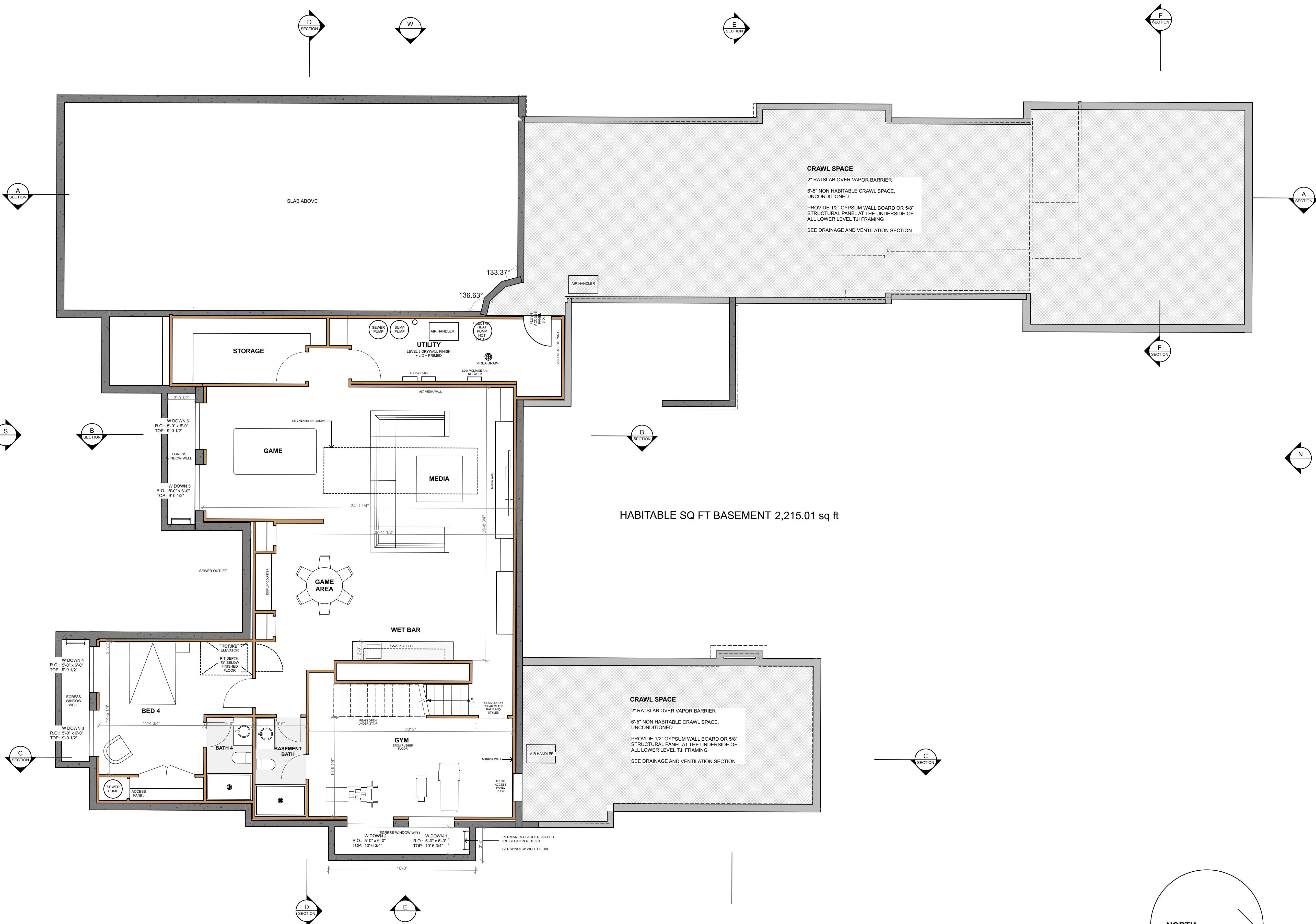
- AN EXCAVATION INSPECTION IS REQUIRED FOR SHORING AND BENCHING.
- PROVIDE DAMPPROOFING OF ALL FOUNDATIONS PER SOILS REPORT AND/OR I.R.C. SPECIFICATIONS.
- ALL WINDOW WELLS HAVE PERMANENT LADDERS PER IRC R310.2.1
- ALL WINDOW WELLS TO COMPLY WITH R310.2.3.2
- SEE SOILS REPORT FOR DRAINAGE DETAILS
- PROVIDE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

CONCRETE FLATWORK

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

UTILITY ROOM NOTES

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



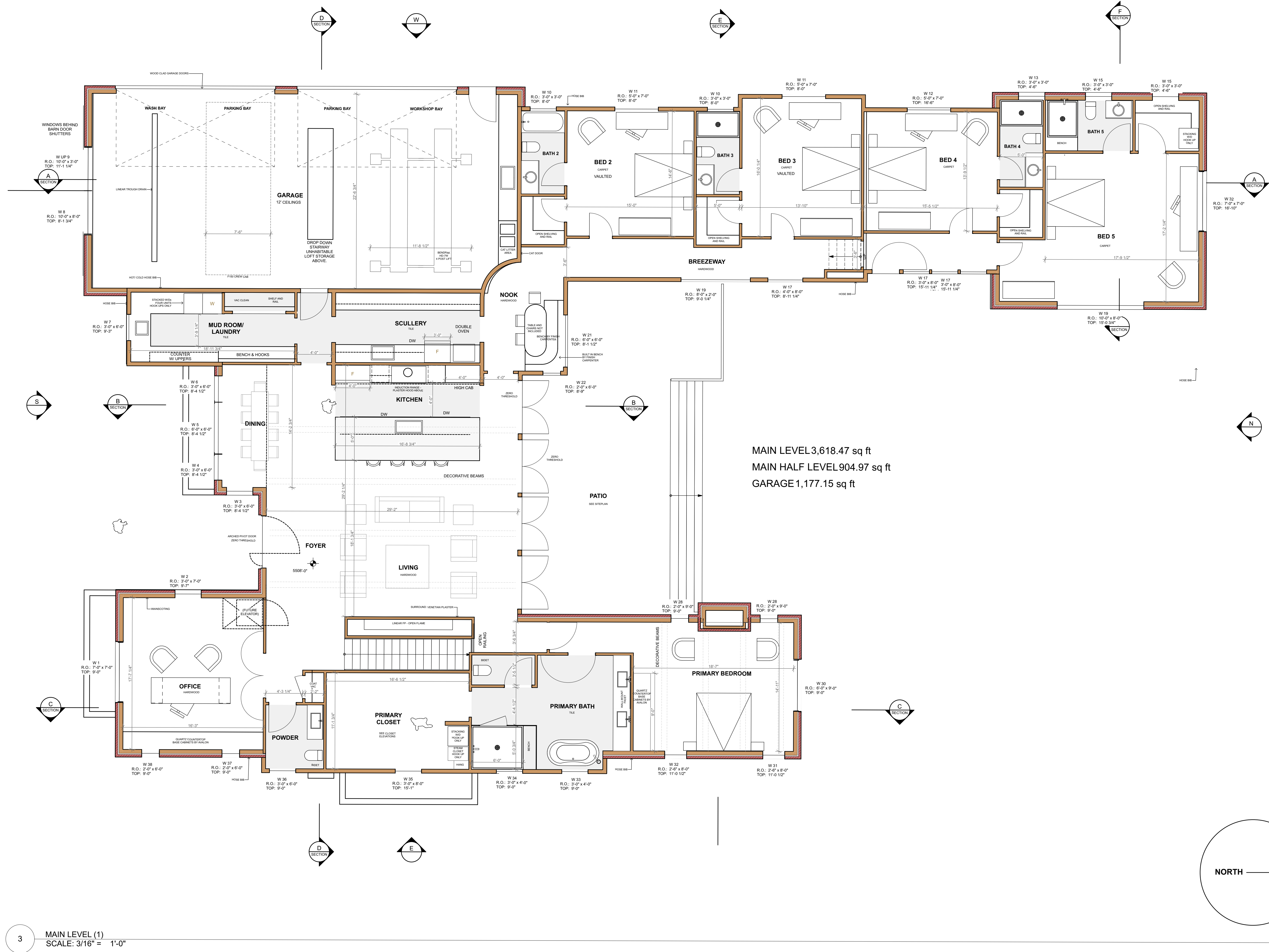
1 LOWER LEVEL
SCALE: 3/16" = 1'-0"

D
B
DOKKEN BUILT

jay@dokkenbuilt.com
303-944-1579
1685 S Colorado Blvd
Unit S147
Denver, CO 80222

1425 Cherryville Rd
Greenwood Village, CO 80121

REVISED: 7/10/25



ROOF NOTES

• REFER TO GENERAL NOTES FOR ADDITIONAL INFORMATION NOT SHOWN OR NOTED ON PLANS

• ALL EXTERIOR OPENINGS OR WALL PENETRATIONS EXPOSED TO WEATHER ARE TO BE FLASHED AND FILLED WITH SEALANT TO PREVENT MOISTURE AND AIR INFILTRATION. PROVIDE ALL FLASHING AND COUNTER FLASHING ITEMS AS INDICATED AND AS REQUIRED TO MAKE COMPLETED WORK WATERPROOF. FLASHING SHALL BE BRAKE FORMED TO SHARP LINES AND FITTED TO DETAILS. FLASH AND COUNTER FLASH AT ALL ROOF TO WALL CONDITIONS. PROVIDE APPROVED METAL FLASHING AND CAULK WOOD BEAMS AND LOOKOUTS PROJECTING THROUGH EXTERIOR WALLS OR ROOF SURFACES. FLASH ALL EXTERIOR DOOR AND WINDOW OPENINGS WITH MANUFACTURERS APPROVED METHODS AND MATERIALS WHICH CONFORMS TO STANDARDS OF LOCAL AND APPLICABLE CODES. SEE SECTION R703.

• ALL TRUSSES TO BE FABRICATED AND DESIGNED UNDER THE SUPERVISION OF A COLORADO LICENSED STRUCTURAL ENGINEER (NOTE: ALL OVERFRAMING TO BEAR DIRECTLY ON TRUSSES OR OVER SOLID INTERMEDIATE BLOCKING BETWEEN TRUSSES)

• ALL OVERHANGS ARE MEASURED HORIZONTALLY FROM FACE OF FRAME TO END OF TRUSS/RAFTER
• REFER TO ROOF PLAN & ELEVATIONS FOR FLAT OR SLOPED SOFFITS

• REFER TO BUILDING SECTIONS FOR ADDITIONAL WALL AND PLATE HEIGHTS.

• CONCRETE TILES & ASPHALT SHINGLES SHALL HAVE THE MIN. NUMBER OF FASTENERS REQUIRED BY THE MANUFACTURER FOR ADDITIONAL ROOFING INFORMATION REFER TO IRC & LOCAL CODES

• GUTTERS & DOWNSPOUTS ARE TO BE FIELD VERIFIED FOR LOCATION BY BUILDER - SEE SITE PLAN & SUBDRAINAGE PLAN. BUILDER IS SOLELY RESPONSIBLE FOR PROPER DOWNSPOUT DISCHARGE/DRAINAGE.

• FOR VENTILATED ROOFS, PROVIDE ROOF VENTS AND / OR SOFFIT VENTS TO PROVIDE ATTIC VENTILATION AS REQUIRED PER I.R.C. SECTION R806.2 AND LOCAL CODES. NO ROOF VENTS IN RATED SOFFITS. PROVIDE EAVE BAFFLES.

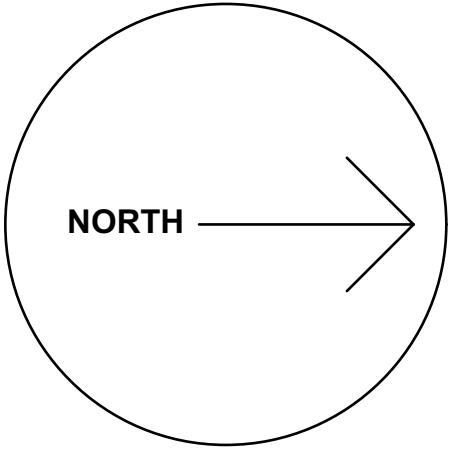
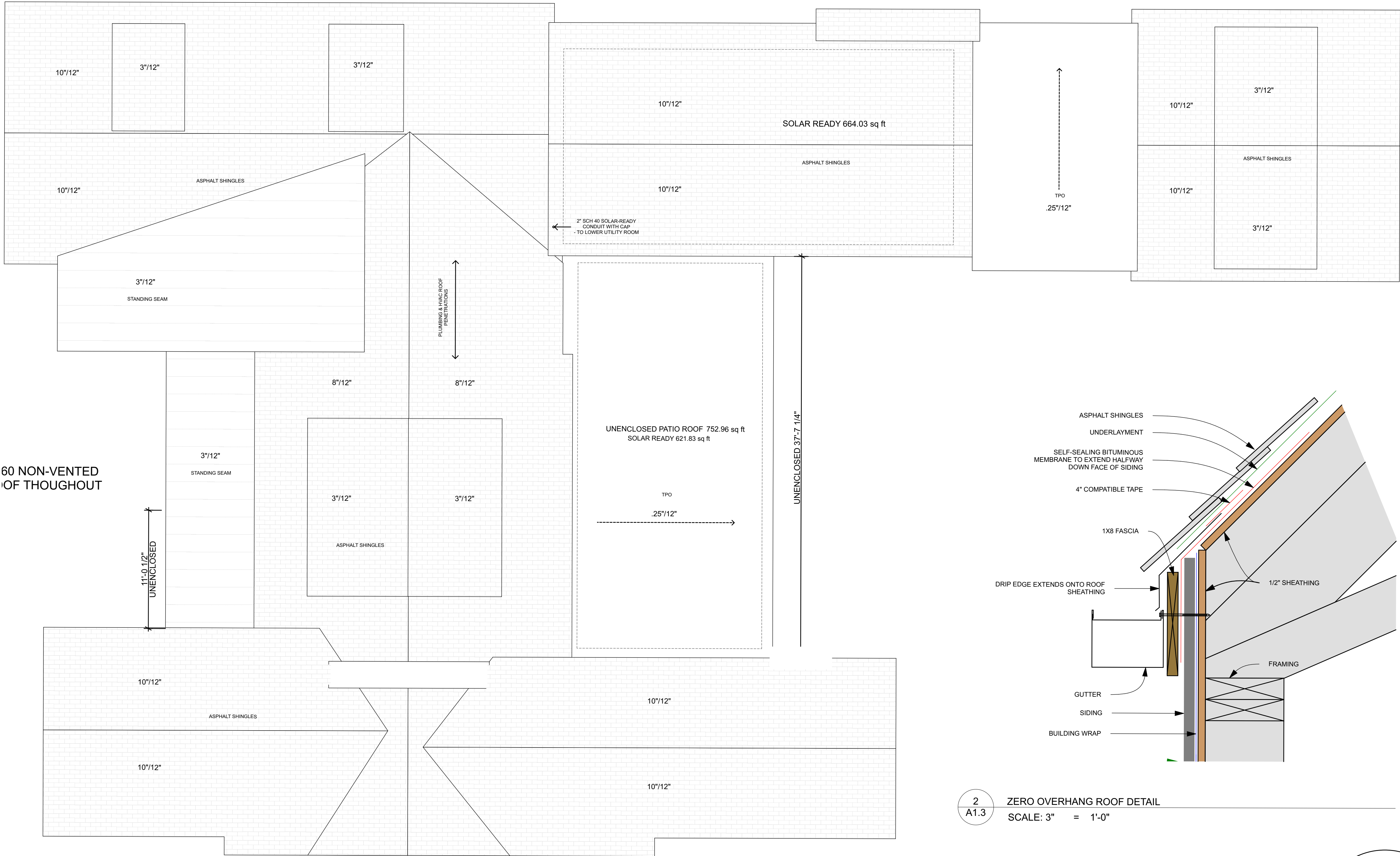
• FOR UNVENTILATED ROOFS, REFER TO I.R.C. SECTION R806.5 & SECTION R316.4, AND LOCAL CODES. SEE ALSO GENERAL NOTES AND THERMAL ENVELOPE NOTES.

• ROOFING MATERIAL COLOR & MANUFACTURER BY BUILDER / OWNER - SEE ELEVATIONS & ROOF PLAN

• CRICKETS/SADDLES: PROVIDE MINIMUM 4:12 PITCH FOR COMPOSITION SHINGLE OR CONCRETE TILE ROOFING OR MINIMUM 1/4:12 FOR EPDM ROOFING

• ICE & WATER SHIELD: FOR COMPOSITION SHINGLE OR ASPHALT SHINGLE ROOFS, APPLY ICE & WATER SHIELD TO ENTIRE ROOF PER MANUFACTURER SPECIFICATIONS.

• PROVIDE FLASHING AND SEALING AT ALL ROOF TO WALL AND ROOF TO ROOF CONNECTIONS AND ROOF PENETRATIONS



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



1

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



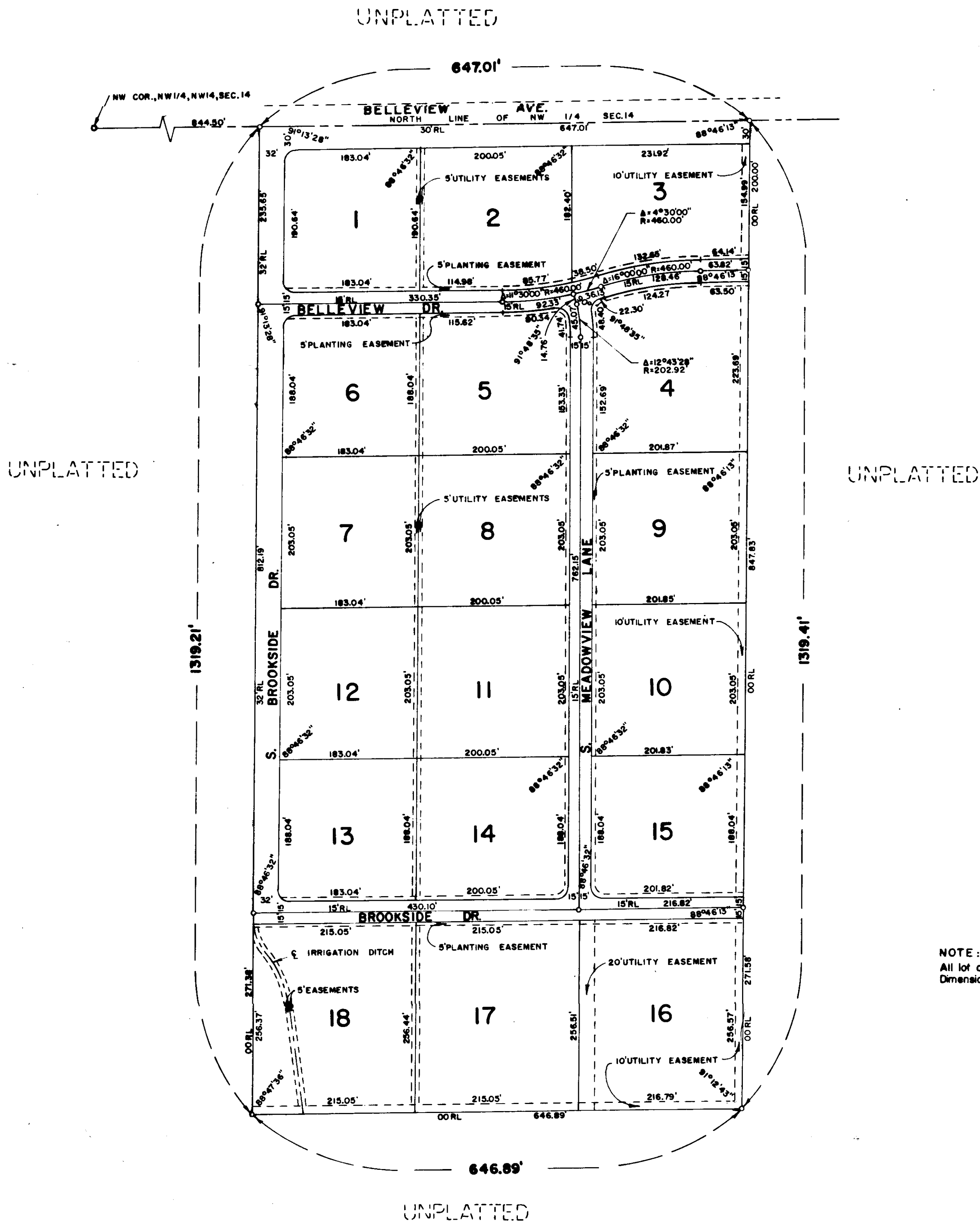
2

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

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

BELLEVUE ACRES

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



KNOW ALL MEN BY THESE PRESENTS that REALTY TITLES, INC., a Colorado Corporation, being the owner and Leslie S. Deal and Edith B. Deal as individuals being holders of deeds of trust of the East 480.00 feet of the Northwest One-quarter of the Northwest One-quarter and of the West 5 acres of the Northeast One-quarter of the Northwest One-quarter, all in Section 14, Township 5 South, Range 68 West of the Sixth Principal Meridian, Arapahoe County, Colorado, more particularly described as follows:

Beginning at a point on the North line and 844.50 feet East of the Northwest corner of said Northwest One-quarter; thence Easterly along said North line a distance of 647.01 feet; thence on an angle to the right of 91°13'47" a distance of 1,319.41 feet to the South line of the North One-half of said Northwest One-quarter; thence on an angle to the right of 88°47'17" and along said South line a distance of 646.89 feet; thence on an angle to the right of 91°12'24" a distance of 1,319.21 feet to the point of beginning: have laid out, platted, and subdivided the above described land into lots, blocks, streets and avenues under the name and style of BELLEVUE ACRES and by these presents do dedicate to the public the right of thoroughfare and to Public Utilities and Sanitation Districts the right to install, maintain, and operate; mains, transmission lines, service lines, and appurtenances as may be necessary to provide such utility and sanitary services within this subdivision or property contiguous thereto, through, over and across the streets, avenues and other public places hereon shown, also utility easements as shown.

Witness our hands this _____ day of _____ A.D. 1961.

Realty Titles, Inc., a Colorado Corporation
L.C. FULENWIDER, Jr., PRESIDENT
LOIS M. ORNDORFF, SECRETARY

Holders of Deeds of Trust, Individuals
LESLIE S. DEAL
EDITH B. DEAL

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

Witness my hand and seal. My commission expires _____

NOTARY PUBLIC

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

MAYOR
ATTEST
CLERK AND RECORDER

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

Dawson, Nagel, Sherman, and Howard
Attorneys at Law.
By Richard L. Eason

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

Buchler, Wilkinson, Hiemstra
Attorneys for the Town of
Greenwood Village, Colorado.
By _____

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

764474
By Max Serafini
CLERK AND RECORDER

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

E. MAX SERAFINI, REG. LAND SURVEYOR

DRAWING NUMBER

DRAWING NUMBER

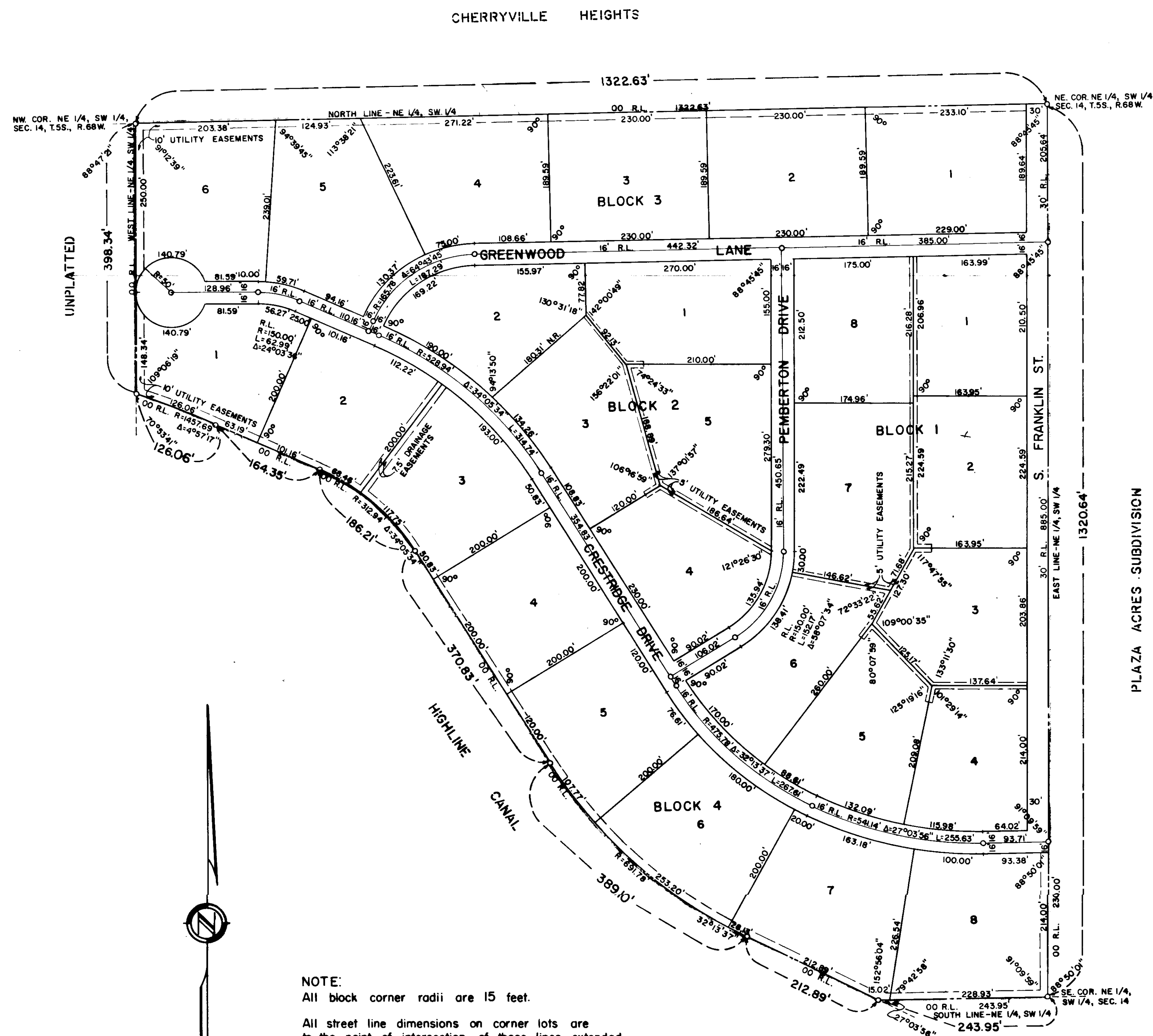
DRAWING NUMBER

DRAWING NUMBER

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

GREENWOOD ACRES

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



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

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

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

1949, Inc., a Colorado Corporation

L. C. Fulenwider Jr., President

Lois M. Orndorff, Secretary

STATE OF COLORADO)
CITY AND COUNTY OF DENVER) SS

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

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

Notary Public

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

Mayor

Attest
Clerk and Recorder

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

Date February 9, 1960

Dawson, Nagel, Sherman and Howard
Attorneys at Law

By Michael Reidy

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

By Michael Buchler

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

By Michael Buchler

STATE OF COLORADO)
COUNTY OF ARAPAHOE)

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

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

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

E. Max Serafini, Registered Land Surveyor

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

JAMES SUBDIVISION

GREENWOOD VILLAGE

ARAPAHOE COUNTY, COLORADO

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

DEDICATION

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

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

Dorothy Mae James

BOARD OF TRUSTEES CERTIFICATE

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

John W. Collins
Mayor
Elise Wyman
Clerk

ENGINEER'S CERTIFICATE

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

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

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

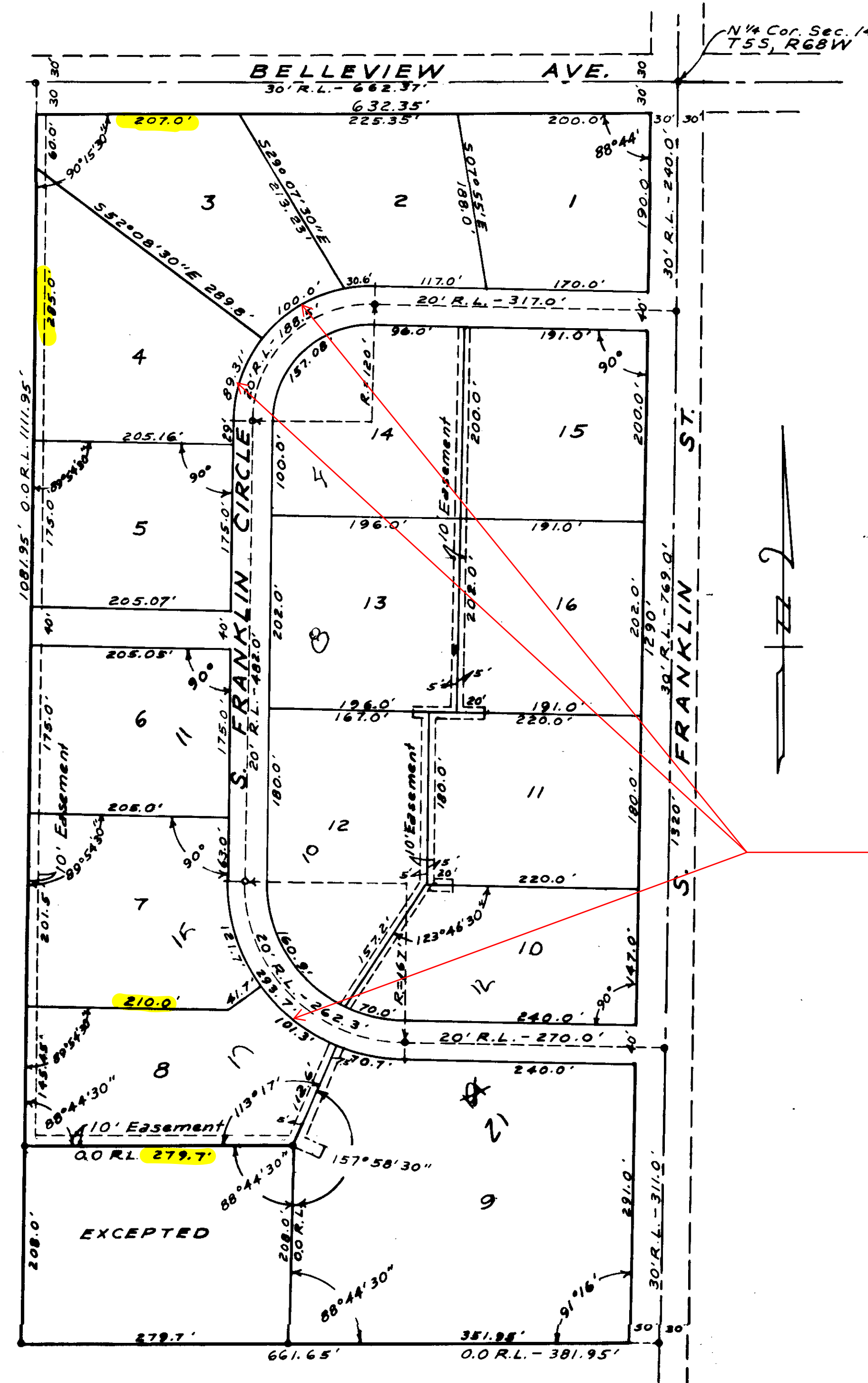
SEAL

774165

CLERK & RECORDER'S CERTIFICATE

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

Marjorie Sage
Clerk & Recorder
By Paul Santisano
Deputy



NOTARIAL

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

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

George Lyons
Notary Public

My commission expires August 22, 1962



DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

PLAZA ACRES

PLAZA ACRES SUBDIVISION

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

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

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

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

THE PLAZA COMPANY, A PARTNERSHIP

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

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

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

James J. Thorton
Notary Public

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

John W. Larkin
Mayor

Attest:
Alice Wyman
Clerk and Recorder

(Seal of Town)

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

Haskell and Crandell
Attorneys at Law
By Robert J. Wyman

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

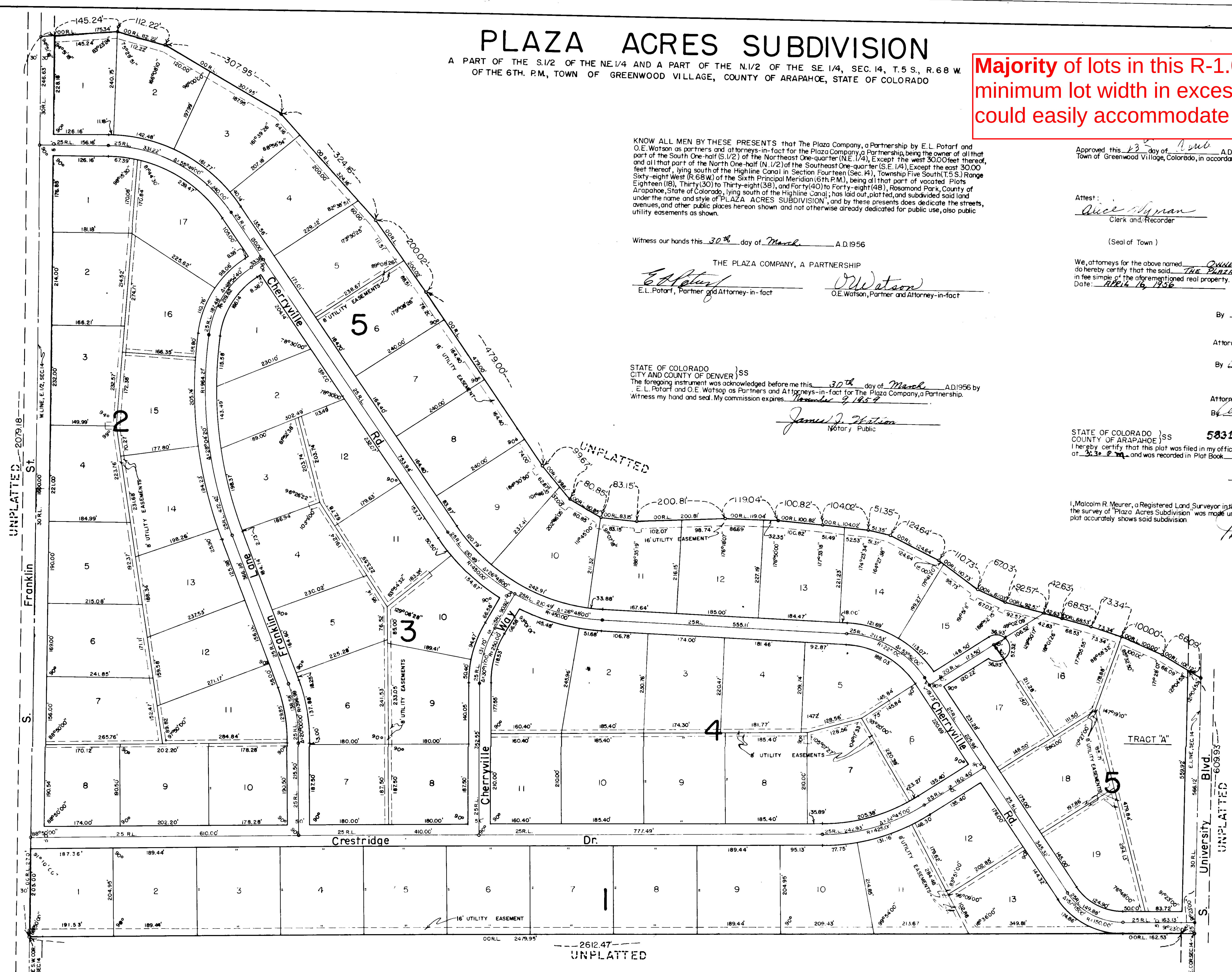
BUCHLER, WILKINSON & NIEMSTRA
Attorneys for the Town of Greenwood Village, Colorado
By Charles Buchler

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

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

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

Malcolm R. Meurer
Registered Land Surveyor



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

West End Planning Area

CHAPTER CONTENT

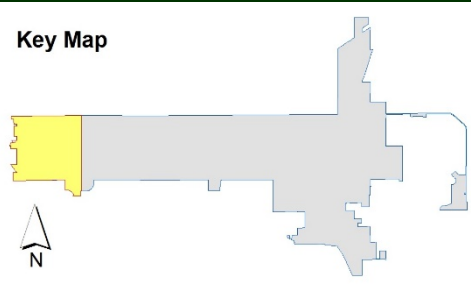
Planning Area Description 41
Planning Area Boundaries
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Utilities/Services
Planning Area Facilities
Recreation
Parks
Public Facilities
Homeowners Associations

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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

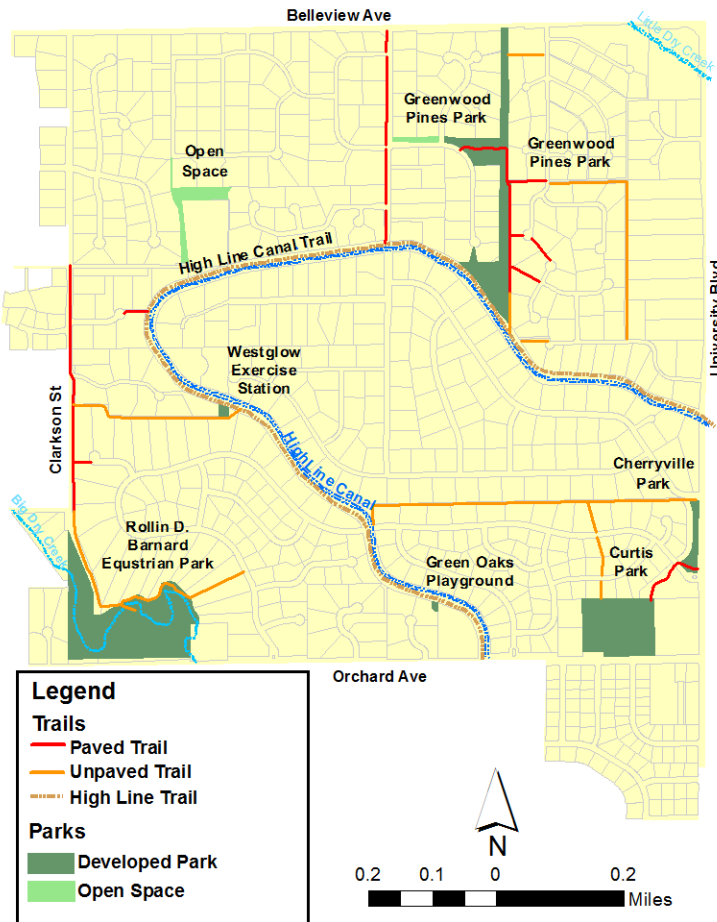
The following utility/service providers serve the West End planning area:

- 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

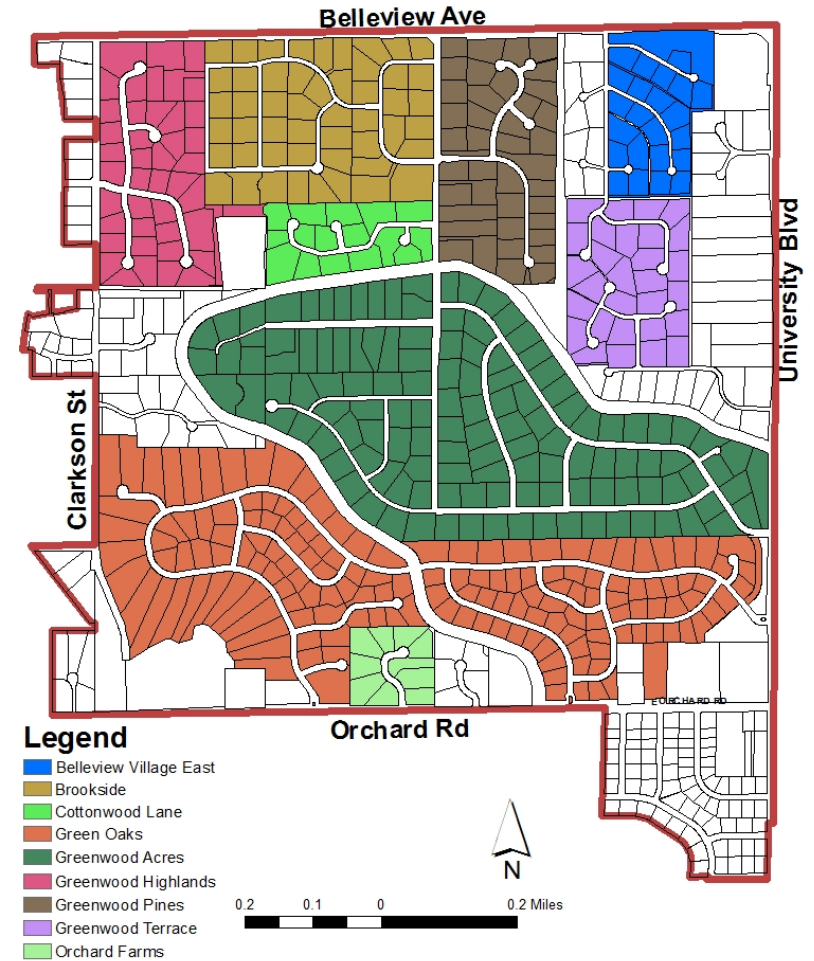
Homeowners Associations

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

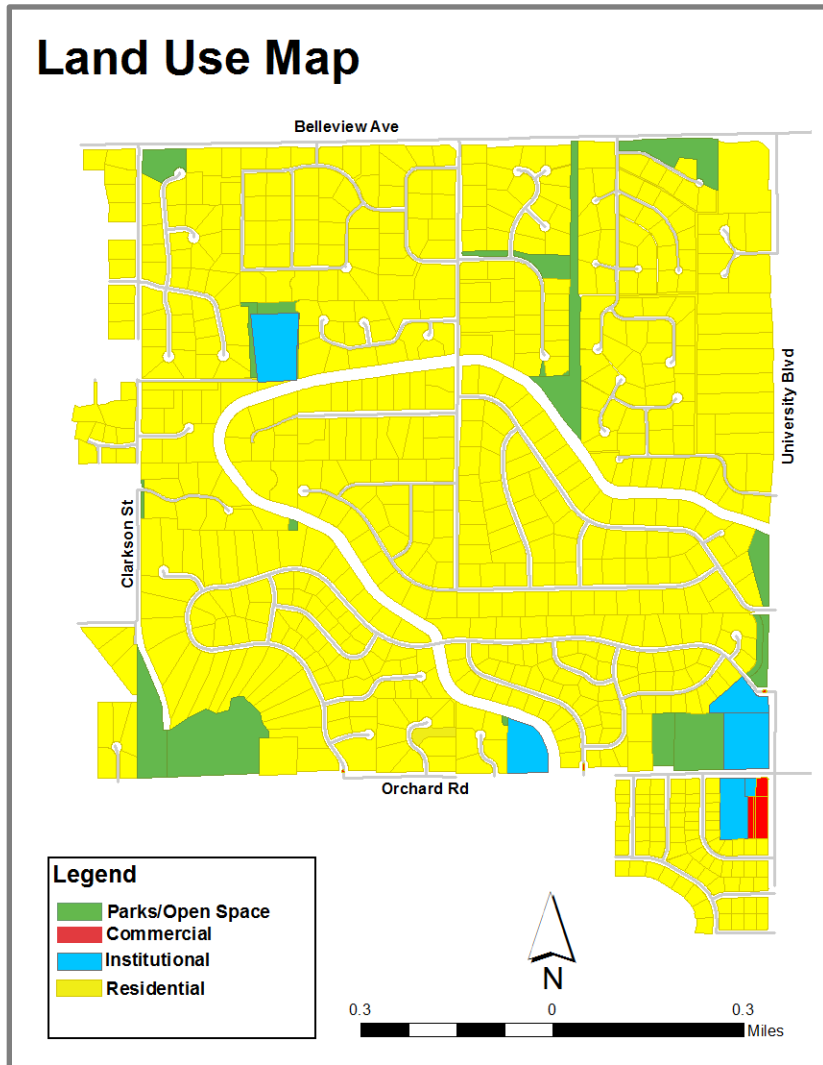
Bellevue Village East
Brookside
Cottonwood Lane
Green Oaks
Greenwood Acres
Greenwood Highlands
Greenwood Pines
Greenwood Terrace
Orchard Farms



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.

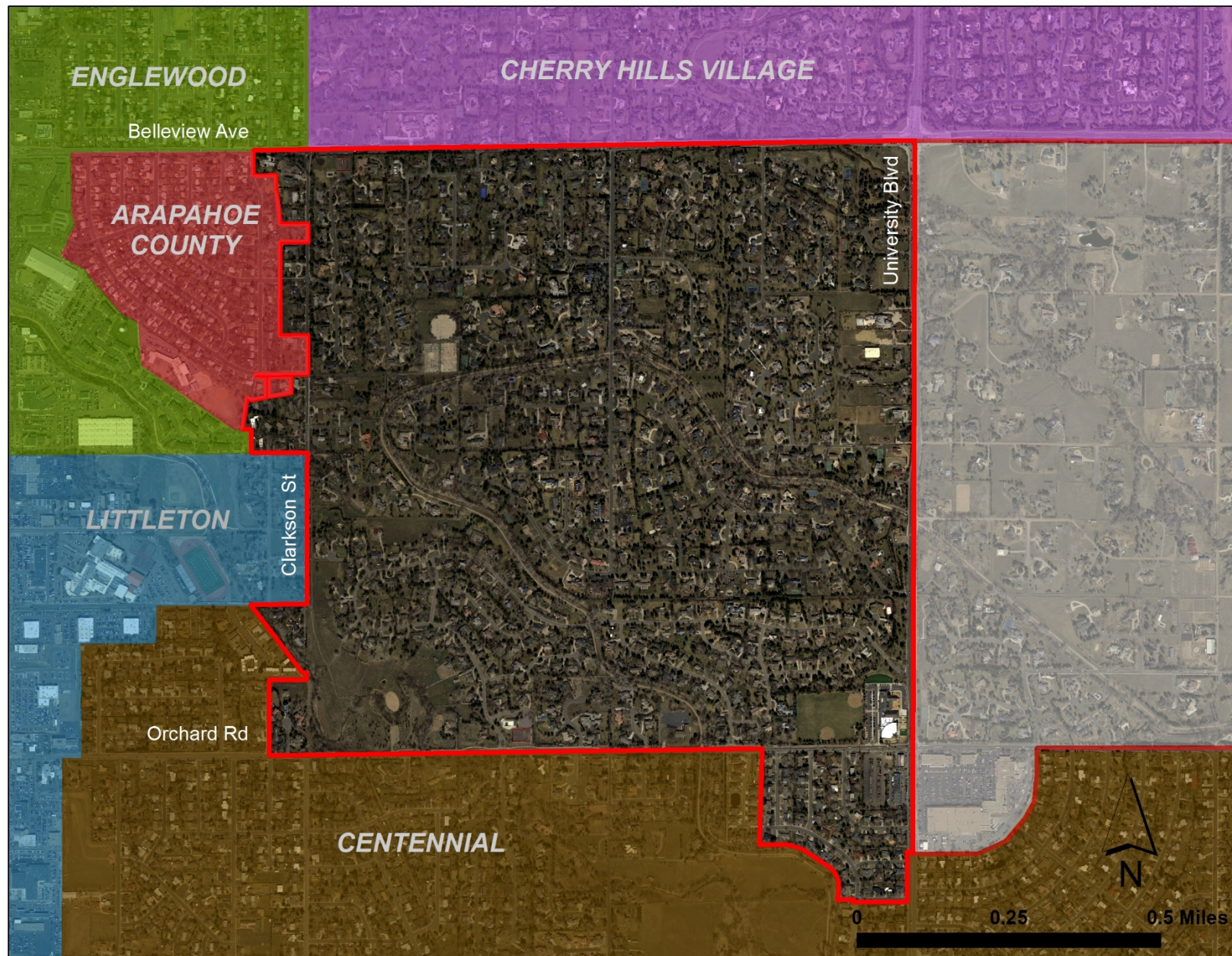
The planning area will continue to provide convenient and safe bicycle and pedestrian travel opportunities and encourage improved connections and access points to the neighborhood marketplaces, parks, community trails, and open space. The area will support extensive landscaping along Bellevue Avenue,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



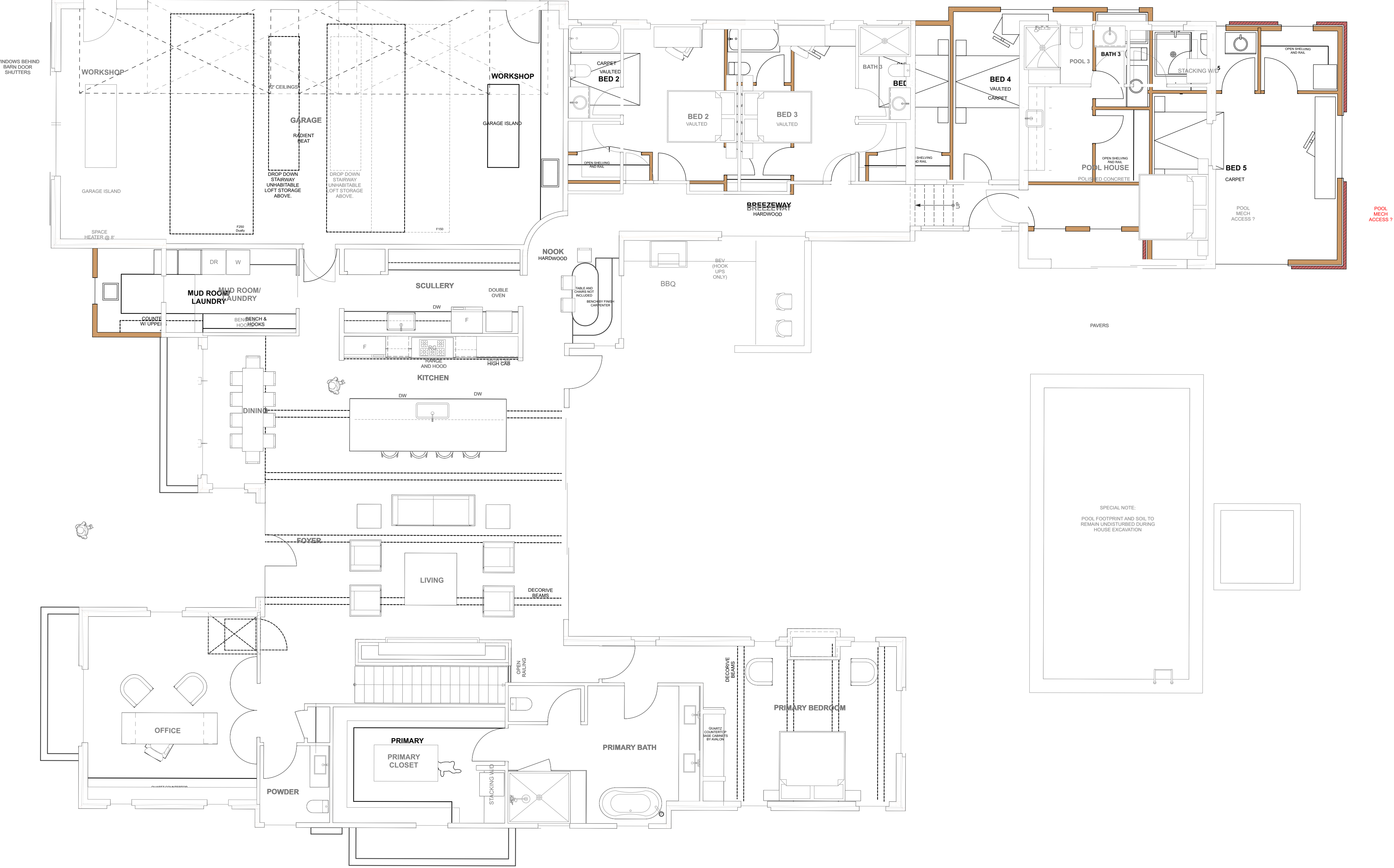
Goal 3: Protect floodplains.

- 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.

26' SETBACK



1

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

Main