

# COLUMBINE VALLEY VOICE

SUMMER 2015

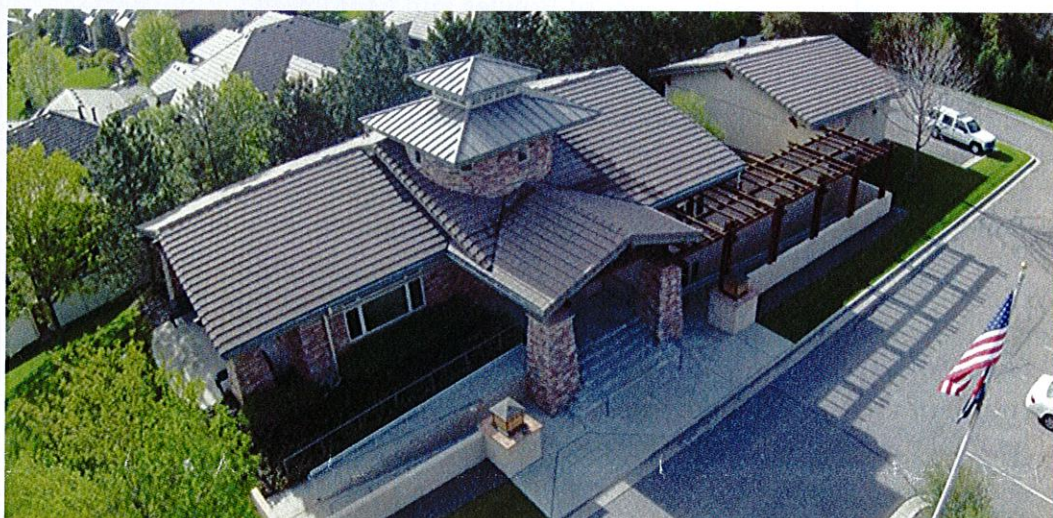


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## From the Mayor:

Greetings from the Mayor and your Board of Trustees. Wow, the sunshine and rain are bringing amazing results to our beautiful Town. Let me fill you in on what else is going on around Columbine Valley.

As you'll read in this newsletter we have a great deal of new construction taking place, both currently and on the horizon; we are busy preparing for the annual 4<sup>th</sup> of July celebration; and our staff and engineers are working on the summer street repair and improvement program.

In addition, your elected officials and Town staff have been paying attention to things happening adjacent to and just outside our Town boundaries.

- As I have reported to you in the past, we continue to work with neighboring jurisdictions, the Denver Regional Council of Governments and CDOT to address traffic on Platte Canyon road. The trustees recently received a report that improvements could easily reach into the millions of dollars. However, we will be looking for smaller solutions in the years ahead as we work with our partners towards funding alternatives.
- We have received notice that there will be a new development known as Clayton Family Farms at the southwest corner of Bowles and Watson Lane, which is in the City of Littleton. The proposal calls for 26 houses on 4.2 acres, a density of 6.6 units per acre! We will be working with neighboring HOAs and strongly recommending to Littleton that they reduce the density, consider traffic complications and provide setbacks more in line with those in the adjacent neighborhoods.

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*Gale A. Christy*

**MAYOR &  
BOARD OF TRUSTEES**



Gale Christy, Mayor  
(Term Expires April 2016)

Dave Cope, Mayor Pro Tem  
Trustee (Finance)  
(Term Expires April 2018)

Mark Best,  
Trustee (Planning)  
(Term Expires April 2016)

Richard Champion,  
Trustee (Special Affairs)  
(Term Expires April 2018)

Jeff May,  
Trustee (Building)  
(Term Expires April 2016)

Bruce Menk,  
Trustee (Public Safety)  
(Term Expires April 2018)

Jim Newland,  
Trustee (Public Works)  
(Term Expires April 2016)

Mail Correspondence To:  
2 Middlefield Road  
Columbine Valley, CO 80123

Or Email To:  
BoardofTrustees@columbinevalley.org

# DEVELOPMENT UPDATES

Be sure to visit the "Development Updates" section of our new Web site [www.columbinevalley.org](http://www.columbinevalley.org). Look for the gold bar at the bottom of the homepage. From there, you can read all of the latest official information on each project. You can also sign-up to receive emails each time something new is added to that page.

**Willowcroft Manor**

Willowcroft Manor, at the corner of Bowles and Middlefield is currently under construction. The Town has issued a total of 12 building permits and three Certificates of Occupancy, which means three homes are complete and ready to be lived in. All but one section of the perimeter wall has been complete and the entrance signs should be installed soon. Landscaping continues both within the site and along the roads.

**Wilder Commons/Wilder Lane**

Wilder Lane is a 6.6 acre development located immediately east of Platte Canyon Road and immediately north of the Village subdivision. The final plan was approved February 17, 2015 for 24 homes and will be primarily single story units containing 1900 to 2300 square feet (excluding basement) and lot sizes averaging 7000-8000 square feet. There will be two access points into the project, one from Platte Canyon Road and one from Middlefield Road.



*Wilder Lane under construction*

Construction of the public improvements (streets, utilities) has started. The developer anticipates that construction of the first model homes will begin this fall.

**Wild Plum Farm (Tuck)** As of May 20, 2015 the Town has not received any formal Application for Land Development on the Wild Plum Farms site. Two previous developers, Toll Brothers and Taylor Morrison decided not to pursue development of the property after conducting their due diligence. Due diligence is a term that refers to that period of time in which a potential developer assesses the economics of a possible project before they make the decision to enter into a binding contract with the landowner.

Town staff has met with a third prospective developer on several occasions to review the development process and relay expectations. (cont. page 7)

# 4th of July in Columbine Valley

## GOLF CARTS:

Please remember the ordinance regarding the operation of golf carts has been revised. Only a LICENSED driver at least 16 years old may operate a golf cart on public roads in Columbine Valley.

In the interest of safety, golf carts are considered a motor vehicle and therefore are regulated by the same traffic laws.

The Columbine Country Club maintains a separate set of rules for operation on the golf course; these rules are not applicable to public roadways.

## ANNUAL PARADE INFO

**The Parade kicks off at Driver and Fairway at 8:30 a.m.**

It's time again for our annual 4th of July Parade. As always we invite you to decorate your bike, trike, scooter, go-cart, wagon, golf cart, dog, yourself or anything else you can walk, ride, rollerblade or skate. Be sure to join us early for a few extras being introduced this year:

- **DECORATING CONTEST:** Each Home Owners Association is encouraged to enter a golf cart/float that represents their neighborhood. Entries will be judged on the following three categories:

- 1) Originality
- 2) Most Patriotic
- 3) Most Creative

Make sure your entry clearly identifies your HOA. Judging will begin at 8:00 a.m. at the start of the Parade Route.

- **STAR SPANGLED BANNER:** This year we have invited a very special guest to sing our National Anthem. Join us at 8:20 a.m. at the start of the Parade Route.
- **VETRANS AND ACTIVE SERVICE PERSONEL:** If you are currently serving or have served in a branch of the military we invite you to march at the head of the parade. Meet around the American flag at the start of the Parade Route at 8:25 a.m. for a group photo and to lead our parade through the streets of Columbine Valley.

As we do each year, the parade will end at Town Hall. Join us for root beer floats, popsicles, cookie decorating for the kids and a few other special activities. If you'd like to volunteer to help, please contact us at the number below.

If you have any questions, contact Town Hall at 303-795-1434

## REMEMBER:

Fireworks that leave the ground or explode are illegal per State Statute. Anyone found lighting such fireworks will be subject to a citation from the Police Department.



## Planning Commission Seat Available

The Columbine Valley Board of Trustees invites residents to apply for a vacancy on the Planning and Zoning Commission. The Planning and Zoning Commission serves as an advisory committee to the Town Board of Trustees. Responsibilities include review and recommendations on rezoning cases, preliminary subdivision plans, and zoning ordinance amendments.

The P & Z submits recommendations to the Town Board of Trustees on planning issues such as proposed development plans or modifications to the existing Land Use Manual and other related planning documents that address the development and growth of the Town. The Planning and Zoning Commission is responsible for the adoption of and amendments to the Master Plan.

Service on a Town board is limited to residents of Columbine Valley. Please submit a brief letter explain why you are interested in serving and relevant experience by **5 p.m. Wednesday, June 24, 2015**. Applicant interviews will be held in early July and the appointment will be made July 21 with the term beginning immediately. For more information contact the Town office at 303-795-1434.

## KEEPING THE TOWN ROADS RELIABLE—SUMMER ROAD WORK

In 2014 the Town conducted asphalt patching, crack and surface sealing in the Burning Tree and Village neighborhoods. This summer, road work is anticipated to continue in Brookhaven, Villa Avignon, Country Club Villas, Columbine Villas, Polo Meadows and on the back half of Watson Lane. Targeted repairs of problem areas will also be worked on throughout Town.

Columbine Valley's 8.5 miles of asphalt roadways are one of the Town's most important public assets with a replacement value of approximately \$10 Million. Good, smooth roads go largely unnoticed by the general public. Not until the cracking, potholes, and ruts are enough to rattle your car, or golf cart, do most people give the Town a call kindly requesting a repair. Fortunately, the Town has a long established management program in place to maintain, repair, and replace the roads based on engineering criteria established by a consortium of local governments.

The Town's goal is to improve the pavement quality and lower the life-cycle cost of pavement maintenance by using standardized materials, design, construction and maintenance practices. Simply stated, an asphalt road will serve our Town best if the surface is sealed (crack sealing), heavy loads are distributed (more golf carts, fewer trash trucks), and water drains away from the roads (gutter pans and inlets).

The Town has not yet selected a contractor or identified a schedule for this work. Once this information is known, we will stay in close contact with the pavement contractor and will advise residents via HOAs and the Town Web site the contractor's estimated work areas and timetables.

Questions can be directed to the Town Hall or by email to [jdmccrumb@columbinevalley.org](mailto:jdmccrumb@columbinevalley.org).

## FAIRWAY LANE SEWER WORK

A large sewer project will take place in Columbine Valley beginning in the late summer and into fall of this year. The Southwest Metropolitan Water and Sanitation District operates and maintains the B-Line Interceptor, a 36-inch diameter sanitary sewer which runs along Fairway Lane between Platte Canyon Road and the South Platte River. The B-Line is made of concrete pipe and manholes which were installed in the early 1970's. The concrete has deteriorated over time due to a naturally occurring corrosive environment within the sewer. In order to prevent failure of the sewer and ensure a long service life, the District will rehabilitate the B-Line using a technology known as cured-in-place pipe (CIPP) lining.

CIPP lining is a minimally invasive method used to install a corrosion resistant, structural lining inside of the existing pipe. The process involves insertion of a resin saturated felt tube into the existing pipe. Once in place, the liner is heated using steam and the resin cures into a hardened, plastic-like material. The entire process is accomplished with minimal excavation, if any, using the existing manholes for access. Though the disturbance is substantially less than digging and replacing, some noise and other impacts will occur.

The project is currently in the design phase with construction anticipated to occur from early August through the end of October. Daily access along Fairway Lane by construction vehicles should be expected during construction. All manholes along the B-Line will be accessed periodically throughout construction for cleaning, liner installation, and rehabilitation of the manholes. Cleaning and lining equipment can be quite loud. Where possible, activities will be restricted to working hours of 7 a.m. to 7 p.m. on weekdays only. The curing process for the pipe lining is an extended process which cannot be interrupted once it begins. This will require operation of certain equipment beyond working hours. The CIPP liners will be installed in multiple segments, generally moving from the west end of the project to the east.

A frequent complaint about CIPP is the odor generated. One of the components of the resin used in CIPP is styrene. Styrene has a strong odor which is generally characterized as sharp, penetrating and disagreeable. Styrene odor may be present outdoors in the vicinity of the work as well as within the sewer following installation of CIPP. Styrene odor may be detected inside of homes during construction and for a brief period afterward.

Impacted homeowners should have received a letter from Southwest Metropolitan Water and Sanitation District and can expect more communication prior to work commencing. The Town will also stay in communication with Columbine Country Club and the Columbine Valley and Burning Tree HOAs as a more detailed timeline is established.

### FROM THE MAYOR, continued

- We understand that a six acre parcel at the southwest corner of Platte Canyon Road and Bowles (currently in Arapahoe County) will be the subject of annexation to Littleton with a proposed development of 58 homes (almost 10 units per acre). Again, Columbine Valley will be pushing for a much lower density.
- The Board of Trustees recently signed an agreement that will continue our long standing Public Works relationship with Littleton. While the Town staff works diligently to care for what we can, we rely on contractors and partners like Littleton to provide services such as street sweeping, street striping and storm water drainage repairs.

As you can see, coordination and cooperation with our neighboring communities is becoming more and more important as vacant and under developed land in our area continues to feel development pressures. Traffic, storm drainage, police services and planning are high priorities for our Town staff. Plus regional and state entities (with funding resources) must also be on future agendas.

2015 promises to be an interesting and busy year for Columbine Valley.



## ENHANCING YOUR HOME

As summer approaches, you may be thinking about home improvement projects, bringing many questions to mind: Here is what you need to know before you beginning your project.

**Q: *What projects require a building permit?***

**A:** A permit is generally required for any new building, addition, remodel, alteration, repair, change in use of existing building or structure, site improvements, outdoor living amenities including patios, fire pits, hot tubs, swimming pools, outdoor kitchens, decks, pergolas and water features.

Residential dwelling unit examples may include re-roof, interior remodel, window replacement, water heater replacement, fences, basement finish, decks, patio covers and sheds. Permits are not required for painting, floor covering or other similar finish work.

**Q: *Why do I need a permit?***

**A:** The Town is dedicated to protecting the health, safety and well-being of the community by ensuring that all construction is completed consistent with safety standards. The permit process assures the appropriate use of land through the enforcement of zoning ordinance and the safety of residents through enforcement of the building codes.

**Q: *What types of drawings, plans, site plans, or other paperwork are required?***

**A:** Please contact the Town for specific submission requirements. Small, simple projects require minimum documentation. Larger projects require information that is more detailed.

**Q: *Will my Homeowners Association need to be contacted for approval?***

**A:** You should contact your HOA to understand its review process. Your permit application to the Town of Columbine Valley is independent from the HOA approval process.

**Q: *When should I apply for a permit?***

**A:** Please submit your building permit application to the Town before you begin any work. We recommend you have a complete understanding of your HOA requirements before submitting your permit application.

**Q: *How long will the permitting process take?***

**A:** The Town works quickly to respond to your permit application. For example, complete submissions for residential re-roof, windows, furnace or water heater permits can often be issued on the same day the request is received. Remodels, additions, decks and other large projects are generally reviewed within five business days.

**Q: *How much will the building permit cost?***

**A:** Permit fees are calculated based upon the valuation of the proposed project. Building fees include a permit fee, a plan review fee and building materials use tax. All fees are paid prior to the issuance of the building permit.

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## Enhancing Your Home, continued from page 6

### Q: *How is building materials use tax calculated?*

A; Building materials use tax is calculated based on the valuation of the proposed project, which includes the total cost of the project, including building materials, labor, overhead expenses, and profit.

The building material use tax is 3.25% of which 3% is the Town Use Tax and 0.25% is designated to Arapahoe County Open Space Tax. The estimated tax due is 3.25% of 50% of the cost of construction.

### Q: *How do I choose the right contractor?*

To protect yourself from home improvement fraud, only do business with local and well-established businesses. Get a written contract spelling out what work will be done, what materials will be used, what it will cost, when the work will start and when it will be completed. Verify that the contractor has proof of licenses, workmen's compensation and liability insurance before any work begins on your home. Have yourself listed as an additional insured on the contractor's policy.

All contractors who are hired to perform construction activities in the Town of Columbine Valley are required to be licensed and provide proof of insurance to the Town. All permits issued by the Town building division will be issued on letter-sized paper. The permit is required to be on the job site at all times to enable inspectors to document their review of the contractor's work. Homeowners having remodel work done should always request to see the permit prior to allowing construction to begin. You may also contact the Town at any time to confirm that a permit has been issued for your project.

For more information about building permits for your home improvement project, please call the Town at 303-795-1434, or visit our website [www.columbinevalley.org](http://www.columbinevalley.org).

### RECYCLE BIN REMINDER

The Town's trash provider, Republic Waste Services, has large, 96-gallon wheeled recycle bins available to residents who would like them. If you would like a larger bin, call Town Hall at 303-795-1434 and we will arrange for delivery. New bins typically take three to four weeks for delivery.

### Development Updates cont. from page 2

However, as of the date of publication, no formal application has been submitted to the Town.

All developers are encouraged to engage in a community outreach process which the Town will help to promote to the extent we are able. Additionally, the Town web site is updated with any "official" submittals or happenings, including announcements of all Planning and Zoning Commission and Board of Trustees meetings at which any action is scheduled to occur.



## DATES TO KNOW

- **June 9:** P & Z Commission Meeting; 6:30 p.m.
- **June 16:** Board of Trustees Meeting; 6:30 p.m.
- **July 4:** Parade & Festival; 8:00 a.m.—Town Hall Closed
- **July 14:** P & Z Commission Meeting; 6:30 p.m.
- **July 21:** Board of Trustees Meeting; 6:30 p.m.
- **Aug 11:** P & Z Commission Meeting; 6:30 p.m.
- **Aug 18:** Board of Trustees Meeting; 6:30 p.m.

*Please check with Town Hall for any changes, additions or cancelations*

## TOWN STAFF

J.D. McGrumb  
Town Administrator

Lee Schiller  
Town Attorney

Bret Cottrell  
Chief of Police

Jeff Tempas  
Town Treasurer

Dana Struthers  
Court Clerk/Accounting

Phil Sieber  
Town Planner

Connie Carpenter  
Admin Assistant

Brent Kaslon  
Assistant Planner

Hobbes Hayden  
Public Works

Troy Carmann  
Town Engineer



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## Willowcroft Mansion Painting

The Mayor and Board of Trustees were pleased to accept a painting of the historic Willowcroft Mansion donated to the Town by Taylor Morrison, the developers of the Willowcroft property.

Built by prominent Littleton-area pioneer Joseph W. Bowles in 1884, the stately home stood near the corner of Bowles and Middlefield until it was demolished in May 2013.

The watercolor painting, by Littleton artist Marty Tennison will be on permanent display in the lobby of Columbine Valley's Town Hall.

Prints of the painting are available for purchase.

