

**TOWN OF COLUMBINE VALLEY
BOARD OF TRUSTEES MEETING**

September 17, 2024

6:30PM

A G E N D A

1. ROLL CALL 6:30
2. PLEDGE OF ALLEGIANCE
3. PUBLIC COMMENT
Each speaker will be limited to three minutes. The Board of Trustees is not authorized by the Colorado Open Meetings Law to discuss, comment, or act at the meeting on any issue raised by public comment. The Mayor may refer the matter to the Town Administrator or Town Attorney for immediate comment, or to staff to obtain additional information and report back to the Board as appropriate.
4. CONSENT AGENDA Mayor Menk
 - a. Approval of August 15, 2024 Minutes
5. REPORTS
 - a. Mayor
 - b. Trustees
 - c. Finance Report
 - d. Town Administrator
 - e. Chief of Police
6. PRESENTATIONS/DISCUSSION
 - a. There are no Presentations Scheduled.
7. OLD BUSINESS
 - a. Trustee Bill #3 - 2023 (2nd Reading, continued from October 2023) Mr. Kaslon
8. NEW BUSINESS
 - a. Trustee Bill #7 – 2024 Concerning Parks (1st Reading) Mr. Schiller
9. EXECUTIVE SESSION Mayor Menk

To discuss personnel matters, pursuant to C.R.S. § 24-6-402(4)(f)
10. ADJOURNMENT

TOWN OF COLUMBINE VALLEY
BOARD OF TRUSTEES
Minutes
August 20, 2024

Mayor Pro Tem Dotson called the Regular Meeting of the Trustees to order at 6:30 p.m., in the Conference Room at the Town Hall at 2 Middlefield Road, Columbine Valley, Colorado. Roll call found the following present:

Trustees: Bill Dotson, Mike Giesen, Ed Icenogle, Betsy McCain, Al Timothy,
Bruce Menk*
Also present: Lee Schiller, J.D. McCrumb, and Jamie Milliman
** participated virtually*

PUBLIC COMMENT: There was no public comment

CONSENT AGENDA

ACTION: upon a motion by Trustee Timothy and a second by Trustee McCain, the Board of Trustees unanimously approved the consent agenda.

REPORTS

- A. Mayor Menk reflected on the positive events and accomplishments of the summer.
- B. The Trustees had no report.
- C. Mr. McCrumb presented the financials and answered Trustee questions.
- D. Mr. McCrumb reviewed his report as presented in the Trustees Packet.
- E. Sergeant Milliman reviewed his report as presented in the Trustee Packet.

PRESENTATIONS: Mr. Schiller shared a draft Park Use Ordinance. The Trustees discussed and asked clarifying questions. The Trustees determined to move forward with a use ordinance just covering the area of Columbine Park and directed staff to bring such a bill back for consideration at the September meeting.

OLD BUSINESS: There was no Old Business

NEW BUSINESS: There was no New Business

EXECUTIVE SESSION: The Board went into an executive session to discuss personnel matters, pursuant to C.R.S. § 24-6-402(4)(f); and to Conference with an attorney for the purposes of receiving legal advice on specific legal questions, pursuant to C.R.S. § 24-6-402(4)(b)

ACTION: upon a motion by Trustee Timothy and a second by Trustee McCain, the Board of Trustees unanimously approved going into Executive Session at 7:18 p.m.

The Board came out of Executive Session at 7:48 p.m.

ADJOURNMENT: There being no further business, the meeting was adjourned at approximately 7:49 p.m.

Submitted by,
J.D. McCrumb, Town Administrator

TOWN OF COLUMBINE VALLEY
Financial Statements as of and YTD August 31, 2024
Variance Summary

Total Cash \$8,697,834, Unrestricted Cash \$849,220

General Fund

Revenues

- General Fund Revenues are at 85% of budget (PY 78%)
 - o Property taxes \$611,765 at 105% (PY 99%), Received additional \$29,962 for prior year backfill taxes
 - o Permits, fees and services \$167,950 at 97% (PY 46%)
 - o Interest \$214,522 in general fund and \$284,992 for all funds

Administration – 57% of budget (PY 50%)

- Accounting & audit - includes cost of audit and additional work for dismissal of employee
- Human resources – includes additional work for audit and dismissal of employee

Planning and engineering – 70% of budget (PY 36%)

Public Safety – 63% of budget (PY 64%)

Public Works – 41% of budget (PY 57%)

General Fund Expenditures, Transfers and Fund Balance

- Total General Fund Expenditures are at 57% of budget (PY 57%)
- Transfer to capital fund of \$680,000
- The ending fund balance is \$987,665

Capital Fund

- 4 light pole replacements \$10,314
- Platte Canyon Sidewalk – Village to Fairway \$16,164
- Road improvements \$505,930
- Ending fund balance \$5,446,151

Conservation Trust Fund - Ending fund balance \$35,777

Arapahoe County Open Space Fund

- Received \$63,209
- Ending fund balance \$699,594

Wild Plum Impact Fees Fund - Ending fund balance \$1,310,678

Transportation Fees Fund

- Transportation fees \$82,391 at 82% of budget (PY 57%)
- Ending fund balance \$355,580

**TOWN OF COLUMBINE VALLEY
CASH POSITION
YEAR TO DATE (YTD) AS OF AUGUST 31, 2024**

Account Activity Item Description	CHECKING	INVESTMENTS	TOTAL ALL ACCOUNTS
BMO checking	\$ 646,782	-	\$ 646,782
C-Safe Primary	-	6,004,169	6,004,169
C-Safe Wild Plum Impact fee	-	1,310,678	1,310,678
C-Safe CTF	-	36,611	36,611
Arapahoe County shareback	-	699,594	699,594
YTD Cash Balances	646,782	8,051,052	8,697,834
Less amount allocated for capital	-	(5,446,151)	(5,446,151)
Less amount restricted for CTF	-	(36,611)	(36,611)
Less amount restricted for ACOS	-	(699,594)	(699,594)
Less amount restricted for impact fees	-	(1,310,678)	(1,310,678)
Less amount restricted for transportation fees	-	(355,580)	(355,580)
CURRENT UNRESTRICTED/UNALLOCATED BALANCE	\$ 646,782	\$ 202,438	\$ 849,220

**TOWN OF COLUMBINE VALLEY
 ALLOCATION OF AVAILABLE FUND BALANCES
 YEAR TO DATE (YTD) AS OF AUGUST 31, 2024**

Account Activity Item Description	General	Capital	Conservation Trust	Arapahoe Cty Open Space	Wild Plum Impact Fees	Transportation Fees	TOTALS
BEGINNING FUND BALANCES	\$ 802,280	\$ 5,298,559	\$ 29,893	\$ 613,459	\$ 1,264,400	\$ 273,189	\$ 8,281,780
YTD REVENUES PER FINANCIAL STATEMENTS							
Taxes	1,429,343	-	-	-	-	-	1,429,343
Permits and fines	231,645	-	-	-	-	-	231,645
Intergovernmental	323,044	-	-	-	-	-	323,044
Interest	214,522	-	1,266	22,926	46,278	-	284,992
Other	2,049	-	-	-	-	-	2,049
Conservation Trust Fund entitlement	-	-	5,453	-	-	-	5,453
Arapahoe County open space	-	-	-	63,209	-	-	63,209
Transportation fees	-	-	-	-	-	82,391	82,391
Total YTD revenues	2,200,603	-	6,719	86,135	46,278	82,391	2,422,126
Total YTD expenditures	(1,335,218)	(532,408)	(835)	-	-	-	(1,868,461)
Excess of revenues over (under) expenditures	865,385	(532,408)	5,884	86,135	46,278	82,391	553,665
Transfers	(680,000)	680,000	-	-	-	-	-
Net change in fund balance	185,385	147,592	5,884	86,135	46,278	82,391	553,665
YTD ENDING FUND BALANCES	\$ 987,665	\$ 5,446,151	\$ 35,777	\$ 699,594	\$ 1,310,678	\$ 355,580	\$ 8,835,445

Budget vs actual reference (page 4) (page 8) (page 9) (page 10) (page 11) (page 12)

**TOWN OF COLUMBINE VALLEY
BALANCE SHEET - ALL FUNDS
GOVERNMENTAL FUNDS
August 31, 2024
Unaudited**

ASSETS

Cash and investments	\$	8,697,834
Accrued revenue		153,566
Prepaid expenses		32,949
Other receivables		42,562
TOTAL ASSETS	\$	8,926,911

LIABILITIES AND FUND BALANCES

LIABILITIES

Accounts payable	\$	89,904
Accrued liabilities		1,562
Total liabilities		91,466

FUND BALANCES

General		987,665
Capital		5,446,151
Conservation trust fund		35,777
Arapahoe county open space		699,594
Wild Plum Impact fees		1,310,678
Transportation fees		355,580
Total fund balances		8,835,445

TOTAL LIABILITIES AND FUND BALANCES	\$	8,926,911
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TOWN OF COLUMBINE VALLEY
GENERAL - SUMMARY
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
BUDGET AND ACTUAL - MODIFIED ACCRUAL (BUDGETARY) BASIS
FOR THE EIGHT MONTHS ENDED AUGUST 31, 2024

Unaudited

	<u>YTD Actual</u>	<u>Adopted Annual Budget</u>	<u>YTD Variance from Annual Budget</u>	<u>Percent of Annual Budget (67% YTD)</u>
REVENUES				
Taxes	\$ 1,429,343	\$ 1,758,694	\$ (329,351)	81%
Permits and fines	231,645	273,000	(41,355)	85%
Intergovernmental	323,044	426,300	(103,256)	76%
Interest	214,522	95,400	119,122	225%
Other	2,049	4,000	(1,951)	51%
Grants	-	32,000	(32,000)	0%
Total revenues	<u>2,200,603</u>	<u>2,589,394</u>	<u>(388,791)</u>	<u>85%</u>
EXPENDITURES				
Administration	436,143	764,680	(328,537)	57%
Planning and engineering	25,296	36,000	(10,704)	70%
Public safety	691,411	1,097,881	(406,470)	63%
Public works	182,368	447,644	(265,276)	41%
Total expenditures	<u>1,335,218</u>	<u>2,346,205</u>	<u>(1,010,987)</u>	<u>57%</u>
EXCESS OF REVENUES OVER EXPENDITURES	<u>865,385</u>	<u>243,189</u>	<u>622,196</u>	<u>356%</u>
OTHER FINANCING USES				
Transfer to capital	(680,000)	(250,000)	(430,000)	272%
Total other financing uses	<u>(680,000)</u>	<u>(250,000)</u>	<u>(430,000)</u>	<u>272%</u>
NET CHANGE IN FUND BALANCE	185,385	<u>\$ (6,811)</u>	<u>\$ 192,196</u>	
BEGINNING FUND BALANCE	<u>802,280</u>			
ENDING FUND BALANCE	<u>\$ 987,665</u>			

TOWN OF COLUMBINE VALLEY
GENERAL - DETAILS
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
BUDGET AND ACTUAL - MODIFIED ACCRUAL (BUDGETARY) BASIS
FOR THE ONE MONTH AND EIGHT MONTHS ENDED AUGUST 31, 2024
Unaudited

	<u>Current Month</u>	<u>YTD Actual</u>	<u>Adopted Annual Budget</u>	<u>YTD Variance from Annual Budget</u>	<u>Percent of Annual Budget (67% YTD)</u>
REVENUES					
Taxes					
Cable television	\$ 4,077	\$ 29,130	\$ 42,400	\$ (13,270)	69%
Property	4,769	611,765	584,194	27,571	105%
Sales and use	104,317	712,147	1,009,300	(297,153)	71%
Specific ownership	2,835	22,580	40,900	(18,320)	55%
Utility franchise	5,949	53,721	81,900	(28,179)	66%
Total taxes	<u>121,947</u>	<u>1,429,343</u>	<u>1,758,694</u>	<u>(329,351)</u>	<u>81%</u>
Permits and fines					
Court fines	11,977	63,695	100,000	(36,305)	64%
Permits, fees and services	16,093	167,950	173,000	(5,050)	97%
Total permits and fines	<u>28,070</u>	<u>231,645</u>	<u>273,000</u>	<u>(41,355)</u>	<u>85%</u>
Intergovernmental					
Bow Mar IGA	-	253,500	338,000	(84,500)	75%
Bow Mar IGA admin	-	15,000	20,000	(5,000)	75%
County highway tax revenue	1,425	16,392	17,100	(708)	96%
Motor vehicle registration fees	497	3,684	5,600	(1,916)	66%
State cigarette tax apportionment	-	915	1,800	(885)	51%
State highway user's tax	4,417	33,553	43,800	(10,247)	77%
Total intergovernmental	<u>6,339</u>	<u>323,044</u>	<u>426,300</u>	<u>(103,256)</u>	<u>76%</u>
Interest	27,228	214,522	95,400	119,122	225%
Other	-	2,049	4,000	(1,951)	51%
Grants	-	-	32,000	(32,000)	0%
TOTAL REVENUES	<u>183,584</u>	<u>2,200,603</u>	<u>2,589,394</u>	<u>(388,791)</u>	<u>85%</u>
EXPENDITURES					
Administration					
Accounting and audit	10,170	91,070	112,400	(21,330)	81%
Advertising/notices	-	260	500	(240)	52%
Bank/credit card fees	719	3,913	7,700	(3,787)	51%
Building inspection and planning review	1,929	48,806	70,000	(21,194)	70%
Building maintenance and utilities	5,711	17,260	26,360	(9,100)	65%
Community functions	10,000	28,469	50,500	(22,031)	56%
Computer expense	315	2,666	10,000	(7,334)	27%
County treasurer's collection fees	50	6,125	5,842	283	105%
Dues and publications	684	9,555	13,480	(3,925)	71%
Education and training	-	7,577	11,000	(3,423)	69%
Election	-	-	4,000	(4,000)	0%
Health insurance	1,787	16,237	26,624	(10,387)	61%
Human resources	1,275	10,525	12,000	(1,475)	88%
Insurance workers comp and liability	1,183	10,913	15,987	(5,074)	68%
Legal	4,486	18,045	25,000	(6,955)	72%
Mayor expenses & meals	55	663	1,000	(337)	66%
Miscellaneous	-	529	1,500	(971)	35%
Payroll taxes	804	6,677	11,400	(4,723)	59%
Pension	782	6,269	11,400	(5,131)	55%
Salaries	16,094	130,548	228,144	(97,596)	57%
Special projects	-	1,865	19,000	(17,135)	10%

TOWN OF COLUMBINE VALLEY
GENERAL - DETAILS
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
BUDGET AND ACTUAL - MODIFIED ACCRUAL (BUDGETARY) BASIS
FOR THE ONE MONTH AND EIGHT MONTHS ENDED AUGUST 31, 2024
Unaudited

	Current Month	YTD Actual	Adopted Annual Budget	YTD Variance from Annual Budget	Percent of Annual Budget (67% YTD)
Supplies, printing, postage	81	10,547	13,000	(2,453)	81%
Telephone/communications	1,000	7,624	10,143	(2,519)	75%
Emergency reserve	-	-	77,700	(77,700)	0%
Total administration	57,125	436,143	764,680	(328,537)	57%
Planning and engineering					
Town planning	2,856	21,974	20,000	1,974	110%
Town engineer	1,218	3,322	16,000	(12,678)	21%
Total planning and engineering	4,074	25,296	36,000	(10,704)	70%
Public safety					
Operations					
Cruiser gas	1,341	11,340	20,000	(8,660)	57%
Cruiser oil/maintenance	2,694	6,432	13,000	(6,568)	49%
Cruiser insurance	486	3,886	5,829	(1,943)	67%
Education/training	-	2,820	12,620	(9,800)	22%
Equipment/repairs	-	-	4,000	(4,000)	0%
Health insurance	6,412	50,744	88,700	(37,956)	57%
Insurance workers comp and liability	3,422	31,421	46,061	(14,640)	68%
Payroll taxes	1,712	14,729	29,600	(14,871)	50%
Pension	4,546	41,009	59,200	(18,191)	69%
Salaries	46,891	396,943	591,598	(194,655)	67%
Supplies/miscellaneous	1,604	3,576	15,000	(11,424)	24%
Telephones/air cards	362	2,795	4,561	(1,766)	61%
Uniforms	11	4,719	10,000	(5,281)	47%
Total operations	69,481	570,414	900,169	(329,755)	63%
Municipal court					
Judge	750	6,000	9,000	(3,000)	67%
Interpreter	-	1,450	2,400	(950)	60%
Legal	7,245	16,870	26,000	(9,130)	65%
Health insurance	870	7,426	11,246	(3,820)	66%
Payroll taxes	117	1,019	2,340	(1,321)	44%
Pension	147	1,270	2,340	(1,070)	54%
Salaries	2,834	24,088	46,800	(22,712)	51%
Administration	-	111	1,000	(889)	11%
Supplies	665	1,440	2,500	(1,060)	58%
Total municipal court	12,628	59,674	103,626	(43,952)	58%
Contracts					
Arapahoe county dispatch fee	9,224	27,670	36,894	(9,224)	75%
Tri-tech software	1,299	1,299	1,262	37	103%
Humane society	-	-	500	(500)	0%
Juvenile assessment	-	632	650	(18)	97%
Netmotion	-	-	500	(500)	0%
CACP	-	430	350	80	123%
CISC	-	150	1,000	(850)	15%
WhenIWork	-	797	430	367	185%
Total contracts	10,523	30,978	41,586	(10,608)	74%
Computer/IT					
Flock safety	659	10,867	17,500	(6,633)	62%
Offsite server backup and protection	806	7,083	12,000	(4,917)	59%
Office 365 accounts	-	3,057	5,000	(1,943)	61%

TOWN OF COLUMBINE VALLEY
GENERAL - DETAILS
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
BUDGET AND ACTUAL - MODIFIED ACCRUAL (BUDGETARY) BASIS
FOR THE ONE MONTH AND EIGHT MONTHS ENDED AUGUST 31, 2024
Unaudited

	Current Month	YTD Actual	Adopted Annual Budget	YTD Variance from Annual Budget	Percent of Annual Budget (67% YTD)
Scheduled computer replacement	-	5	4,000	(3,995)	0%
Govpilot	1,166	9,333	14,000	(4,667)	67%
Total computer/IT	2,631	30,345	52,500	(22,155)	58%
Total public safety	95,263	691,411	1,097,881	(406,470)	63%
Public works					
Ground maintenance	-	3,024	7,000	(3,976)	43%
Health insurance	710	6,669	9,966	(3,297)	67%
Insurance vehicle	243	1,943	2,914	(971)	67%
Insurance workers comp and liability	451	4,312	6,283	(1,971)	69%
Other drainage/water	-	-	5,000	(5,000)	0%
Payroll taxes	440	3,662	5,522	(1,860)	66%
Pension	346	2,802	5,522	(2,720)	51%
Professional fees-mosquito control	1,324	6,623	7,985	(1,362)	83%
Salaries	8,521	69,966	110,448	(40,482)	63%
Sanitation/trash/recycle service	8,943	71,348	109,200	(37,852)	65%
Signs maintenance	-	539	1,104	(565)	49%
Snow removal	-	1,250	2,500	(1,250)	50%
Storm water permit process/NPDES	-	518	1,200	(682)	43%
Street lighting	1,993	7,501	15,000	(7,499)	50%
Street and gutter maintenance	-	1,046	105,000	(103,954)	1%
Streets and gutters contingency	-	-	50,000	(50,000)	0%
Striping	-	432	1,000	(568)	43%
Vehicle maintenance	-	733	2,000	(1,267)	37%
Total public works	22,971	182,368	447,644	(265,276)	41%
TOTAL EXPENDITURES	179,433	1,335,218	2,346,205	(1,010,987)	57%
EXCESS OF REVENUES OVER EXPENDITURES	4,151	865,385	243,189	622,196	356%
OTHER FINANCING USES					
Transfer to capital	-	(680,000)	(250,000)	(430,000)	272%
Total other financing uses	-	(680,000)	(250,000)	(430,000)	272%
NET CHANGE IN FUND BALANCE	\$ 4,151	\$ 185,385	\$ (6,811)	\$ 192,196	
BEGINNING FUND BALANCE		802,280			
ENDING FUND BALANCE		\$ 987,665			

TOWN OF COLUMBINE VALLEY
CAPITAL
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
BUDGET AND ACTUAL - MODIFIED ACCRUAL (BUDGETARY) BASIS
FOR THE EIGHT MONTHS ENDED AUGUST 31, 2024
Unaudited

	<u>YTD Actual</u>	<u>Adopted Annual Budget</u>	<u>YTD Variance from Annual Budget</u>	<u>Percent of Annual Budget (67% YTD)</u>
REVENUES				
Total revenues	\$ -	\$ -	\$ -	-
EXPENDITURES				
Public safety				
Vehicle	-	69,000	(69,000)	0%
Public works				
Lightpole replacement	10,314	12,000	(1,686)	86%
Platte Canyon Sidewalk - Village to Fairway	16,164	482,812	(466,648)	3%
Platte Canyon/Coal Mine right turn lane	-	280,000	(280,000)	0%
Road improvements	505,930	2,059,886	(1,553,956)	25%
Trails	-	30,000	(30,000)	0%
Total expenditures	<u>532,408</u>	<u>2,933,698</u>	<u>(2,401,290)</u>	<u>18%</u>
EXCESS OF EXPENDITURES OVER REVENUES	<u>(532,408)</u>	<u>(2,933,698)</u>	<u>2,401,290</u>	<u>18%</u>
OTHER FINANCING SOURCES				
Transfer from general	680,000	250,000	430,000	272%
Total other financing sources	<u>680,000</u>	<u>250,000</u>	<u>430,000</u>	<u>272%</u>
NET CHANGE IN FUND BALANCE	147,592	<u>\$ (2,683,698)</u>	<u>\$ 2,831,290</u>	
BEGINNING FUND BALANCE	<u>5,298,559</u>			
ENDING FUND BALANCE	<u><u>\$ 5,446,151</u></u>			

**TOWN OF COLUMBINE VALLEY
 CONSERVATION TRUST
 STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
 BUDGET AND ACTUAL - MODIFIED ACCRUAL (BUDGETARY) BASIS
 FOR THE EIGHT MONTHS ENDED AUGUST 31, 2024
 Unaudited**

	YTD Actual	Adopted Annual Budget	YTD Variance from Annual Budget	Percent of Annual Budget (67% YTD)
REVENUES				
Conservation Trust Fund entitlement	\$ 5,453	\$ 8,700	\$ (3,247)	63%
CTF interest	1,266	1,300	(34)	97%
Total revenues	<u>6,719</u>	<u>10,000</u>	<u>(3,281)</u>	<u>67%</u>
EXPENDITURES				
Conservation trust fund expenditures	835	6,000	(5,165)	14%
Total expenditures	<u>835</u>	<u>6,000</u>	<u>(5,165)</u>	<u>14%</u>
NET CHANGE IN FUND BALANCE	5,884	<u>\$ 4,000</u>	<u>\$ 1,884</u>	
BEGINNING FUND BALANCE	<u>29,893</u>			
ENDING FUND BALANCE	<u>\$ 35,777</u>			

**TOWN OF COLUMBINE VALLEY
ARAPAHOE COUNTY OPEN SPACE
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
BUDGET AND ACTUAL - MODIFIED ACCRUAL (BUDGETARY) BASIS
FOR THE EIGHT MONTHS ENDED AUGUST 31, 2024
Unaudited**

	<u>YTD Actual</u>	<u>Adopted Annual Budget</u>	<u>YTD Variance from Annual Budget</u>	<u>Percent of Annual Budget (67% YTD)</u>
REVENUES				
Arapahoe County open space	\$ 63,209	\$ 57,900	\$ 5,309	109%
ACOP interest	22,926	27,000	(4,074)	85%
Total revenues	<u>86,135</u>	<u>84,900</u>	<u>1,235</u>	<u>101%</u>
EXPENDITURES				
Total expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
NET CHANGE IN FUND BALANCE	86,135	<u>\$ 84,900</u>	<u>\$ 1,235</u>	
BEGINNING FUND BALANCE	<u>613,459</u>			
ENDING FUND BALANCE	<u><u>\$ 699,594</u></u>			

**TOWN OF COLUMBINE VALLEY
WILD PLUM IMPACT FEES
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
BUDGET AND ACTUAL - MODIFIED ACCRUAL (BUDGETARY) BASIS
FOR THE EIGHT MONTHS ENDED AUGUST 31, 2024
Unaudited**

	<u>YTD Actual</u>	<u>Adopted Annual Budget</u>	<u>YTD Variance from Annual Budget</u>	<u>Percent of Annual Budget (67% YTD)</u>
REVENUES				
Interest	\$ 46,278	\$ 60,000	\$ (13,722)	77%
Total revenues	<u>46,278</u>	<u>60,000</u>	<u>(13,722)</u>	<u>77%</u>
EXPENDITURES				
Total expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
NET CHANGE IN FUND BALANCE	46,278	<u>\$ 60,000</u>	<u>\$ (13,722)</u>	
BEGINNING FUND BALANCE	<u>1,264,400</u>			
ENDING FUND BALANCE	<u>\$ 1,310,678</u>			

**TOWN OF COLUMBINE VALLEY
TRANSPORTATION FEES
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
BUDGET AND ACTUAL - MODIFIED ACCRUAL (BUDGETARY) BASIS
FOR THE EIGHT MONTHS ENDED AUGUST 31, 2024
Unaudited**

	<u>YTD Actual</u>	<u>Adopted Annual Budget</u>	<u>YTD Variance from Annual Budget</u>	<u>Percent of Annual Budget (67% YTD)</u>
REVENUES				
Transportation fees	\$ 82,391	\$ 100,000	\$ (17,609)	82%
Total revenues	<u>82,391</u>	<u>100,000</u>	<u>(17,609)</u>	<u>82%</u>
EXPENDITURES				
Total expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
NET CHANGE IN FUND BALANCE	82,391	<u>\$ 100,000</u>	<u>\$ (17,609)</u>	
BEGINNING FUND BALANCE	<u>273,189</u>			
ENDING FUND BALANCE	<u>\$ 355,580</u>			



HARVEST MOON, SEPT. 14–18

Town Administrator's Report

September 2024



Town of Columbine Valley
2 Middlefield Road
Columbine Valley, CO 80123

Tel: 303-795-1434
Fax: 303-795-7325
jdmccrumb@columbinevalley.org



Town Administration

Court Clerk Update. The Town has contracted with a temporary court clerk, Lucy Martinez, to help as Staff evaluates the position and seeks a permanent replacement.

Haz-Mat & Electronics Roundup Update. Littleton, Englewood, and Sheridan unexpectedly changed haz-mat collection to home pickup. As a result, the Town had to cancel the two haz-mat events in September. Staff is currently exploring a new solution to present to the Trustees and share with residents.

Fall Event Reminders. Columbine Valley is offering the following free services at Town Hall this fall:

- **Flu Shot Clinic:** Oct. 7, 7:30–9 a.m. & 5–6:30 p.m.
- **Fall Shred Event:** Oct. 12, 10 a.m.–2 p.m.
- **Prescription Drug Take-Back Day:** Oct. 26, 10 a.m.–2 p.m.

December Meeting Reminder. The December Board of Trustees meeting is held a week earlier, on Tuesday, Dec. 10, for final approval of the budget.

Town Website Statistics

August 2024

Sessions: 1,888

Page Views: 3,396

Top Pages:

Court

Calendar

Police

Building

Pay Summons

Building Department

Monthly Stats

14 Permits Issued

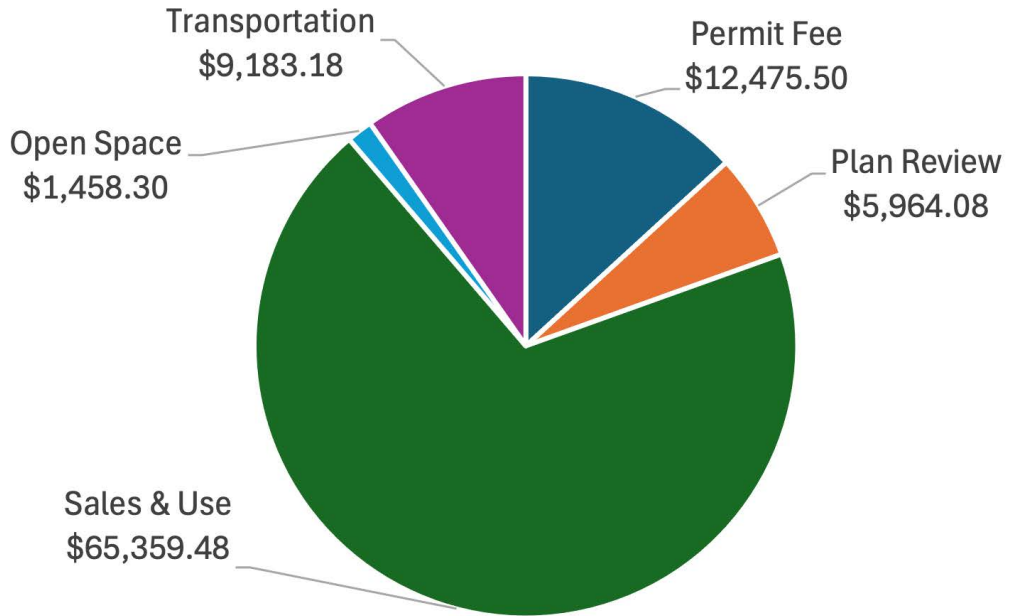
- New SFR: 0
- Major Remodel: 3
- Roofs/Solar: 4
- Basement: 3
- Miscellaneous: 4

134 Inspections

19 Licenses Issued

- General: 7
- Electrical: 4
- Plumbing: 3
- Roofing: 3
- Mechanical: 2

August Revenue: \$43,070.54



Building Department Revenue by Month

	<u>2023</u>	<u>2023 YTD</u>	<u>2024</u>	<u>2024 YTD</u>
January	\$78,588.73	\$78,588.73	\$112,396.11	\$112,396.11
February	\$25,246.21	\$103,834.94	\$39,587.44	\$151,983.55
March	\$68,651.16	\$172,486.10	\$27,277.15	\$179,260.70
April	\$21,506.86	\$193,992.96	\$115,630.12	\$294,890.82
May	\$22,900.20	\$216,893.16	\$51,621.04	\$346,511.86
June	\$9,544.02	\$226,437.18	\$21,707.29	\$368,219.15
July	\$7,497.76	\$233,934.94	\$24,989.47	\$393,208.62
August	\$47,845.29	\$281,780.23	\$43,070.54	\$436,279.16
September	\$82,284.15	\$364,064.38		
October	\$38,659.32	\$402,723.70		
November	\$65,559.63	\$468,283.33		
December	\$29,431.49	\$497,714.82		

Public Works Updates

Paving Project Update

Public Works Staff prepared for the end of the Metro Paver mill and overlay warranty to end by:

- Performing a full review of the work and creating a short list of new items.
- Creating a new warranty punch list, which combines missed items from the original punch list along with the new items.
- Meeting with Metro Pavers at Town Hall and walking all of the items on the list.

Major punch list items include replacing infrared patches at intersections and crack sealing on all overlays.

Town Hall AC

The basement AC unit was diagnosed with a leak after it failed to cool the basement.

- Tracing dye was added to the refrigerant and it was recharged.
- Two pinpoint leaks were detected within the wall cavity of the board room.
- With the holes slightly increasing in size, the faulty copper pipe was cut out and a new section of pipe was brazed in.

Town Hall Maintenance

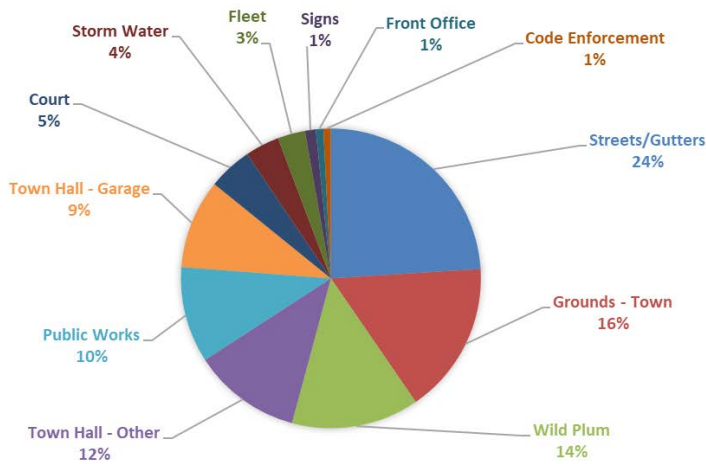
Plumbing was the main repair issue in August:

- The basement bathroom toilet seat and flush handle both broke, leaving the building with one working bathroom.
- The main irrigation line next to the building sprung a leak, leading to a large soggy area. A large section of the line had to be dug up to locate the leak. A new section of line was installed and the area was allowed to dry out for over a week.
- Upon completion of the repair, the pressure vacuum braker bonnet cracked and had to be replaced.

Additional maintenance included repairing the main door lock after it jammed shut and raising the cupboards in the board room closet to accommodate the fridge.



Public Works Time Usage & Municipal Court Updates



Fines Collected

	<u>2023 YTD</u>	<u>2024</u>	<u>2024 YTD</u>
January	\$4,530.00	\$2,438.25	\$2,438.25
February	\$8,740.00	\$2,869.74	\$5,307.99
March	\$18,360.00	\$3,681.98	\$8,989.97
April	\$27,325.01	\$6,252.49	\$15,242.46
May	\$37,332.01	\$3,536.98	\$18,779.44
June	\$46,147.01	\$15,286.98	\$34,066.42
July	\$51,762.01	\$5,418.00	\$39,484.42
August	\$55,149.76	to come	to come
September	\$56,877.26		
October	\$59,322.26		
November	\$63,940.45		
December	\$68,354.93		

August Hours

Streets & Gutters	45
Grounds: Town	31
Wild Plum	26
Town Hall: Other	22
Public Works	19
Town Hall: Garage	18
Court	9
Stormwater	7
Fleet	6
Signs	2
Front Office	2
Code Enforcement	1

Total Stats (August to come)

Total on Docket	0
Total Paid Before Court	0
Cases Heard by Judge	0
Continuances	0
Default Judgments	0
Stays of Execution	0
Classes Ordered	0
Bench Warrants	0
Trials	0
Collections	0



August Weather Report

Monthly High	99°
Monthly Low	55°
Inches of Rain	1.03"



Columbine Valley Police Department

Columbine Valley P.D. Monthly Report For September 2024

Full Time Positions	5 of 6
Part Time Positions	5 of 5
Regular hours	749
OT hours worked	75
Off Duty	0
PTO	150

August 2024 Violations Number of Tickets per Violation

No Data Available

Monthly Case # Report

Case Number	Event Date	Situation Reported
CV24-0000139	08/02/2024 08:39:31 AM	Theft from Motor Vehicle
CV24-0000140	08/02/2024 09:27:30 AM	Fraud
CV24-0000141	08/05/2024 12:28:47 PM	TRAFFIC ARREST IP
CV24-0000142	08/06/2024 08:42:52 AM	TRAFFIC ARREST IP
CV24-0000143	08/06/2024 10:32:37 AM	ABANDONED VEHICLE IP*
CV24-0000144	08/06/2024 12:14:23 PM	ELUDING IP

CV24-0000144	08/06/2024 12:14:23 PM	ELUDING IP
CV24-0000145	08/06/2024 02:42:37 PM	TRAFFIC ARREST IP
CV24-0000146	08/07/2024 07:46:02 PM	TRAFFIC ARREST IP
CV24-0000147	08/08/2024 07:42:28 AM	ABANDONED VEHICLE IP*
CV24-0000148	08/10/2024 06:47:51 PM	PROPERTY ACCIDENT IP
CV24-0000149	08/12/2024 12:24:14 PM	TRAFFIC ARREST IP
CV24-0000150	08/12/2024 02:08:54 PM	TRAFFIC ARREST IP
CV24-0000151	08/13/2024 07:26:53 AM	DEAD ON ARRIVAL IP
CV24-0000152	08/13/2024 05:19:08 PM	TRAFFIC ARREST IP
CV24-0000153	08/14/2024 07:46:34 PM	TRAFFIC ARREST IP
CV24-0000154	08/16/2024 10:26:10 PM	ANIMAL CALL IP*
CV24-0000155	08/17/2024 10:40:10 AM	ANIMAL CALL IP*
CV24-0000156	08/19/2024 06:17:38 PM	Property Accident
CV24-0000156	08/19/2024 06:17:38 PM	Property Accident
CV24-0000157	08/20/2024 04:01:49 PM	TRAFFIC ARREST IP
CV24-0000158	08/21/2024 11:19:59 PM	TRAFFIC ARREST IP
CV24-0000159	08/23/2024 05:20:31 PM	TRAFFIC ARREST IP
CV24-0000160	08/24/2024 09:33:24 PM	DOMESTIC VIOLENCE VERBAL IP
CV24-0000161	08/26/2024 01:53:42 PM	Theft
CV24-0000162	08/27/2024 03:28:13 PM	TRAFFIC ARREST IP
CV24-0000163	08/27/2024 04:37:19 PM	WARRANT ARREST IP
CV24-0000164	08/29/2024 01:31:53 PM	Assault
CV24-0000165	08/31/2024 04:41:48 AM	TRAFFIC ARREST IP

1:51 PM 9/11/2024

Data Source: Data Warehouse

Agency: ACSO

Division: Bow Mar, Bow Mar Inactive Personnel, Columbine Valley, Columbine Valley Inactive Pers

Day Range: Date From 8/1/2024 To 8/31/2024

Exclusion: Calls canceled before first unit assigned
 Calls canceled before first unit at scene

911 HANGUP IP	<u>2</u>							<u>2</u>
ABANDONED VEHICLE IP*		<u>2</u>						<u>2</u>
ACCIDENT ALERT IP								
ANIMAL CALL IP*	<u>4</u>	<u>1</u>						<u>5</u>
Assault		<u>1</u>						<u>1</u>
ASSIST TO OTHER AGENCY IP	<u>1</u>							<u>1</u>
Auto Theft								
AUTO THEFT IP								
Burglary								
Burglary Attempt								
BURGLARY ATTEMPT IP								
BURGLARY IP								
BUSINESS ALARM IP								
BUSINESS CHECK IP*			<u>1</u>					<u>1</u>
CANCEL RUNAWAY IP								
Child Abuse								
CHILD ABUSE IP								
CITIZEN ASSIST IP		<u>2</u>						<u>2</u>
CODE ENFORCEMENT IP*								
Criminal Impersonation								
CRIMINAL IMPERSONATION IP								
Criminal Mischief								
CRIMINAL MISCHIEF IP								
Criminal Tampering								
CRIMINAL TAMPERING IP								
DEAD ON ARRIVAL IP	<u>1</u>							<u>1</u>
Disturbance Physical								
DISTURBANCE PHYSICAL IP								
Disturbance Verbal								
DISTURBANCE VERBAL IP								
Domestic Violence Physical								
DOMESTIC VIOLENCE PHYSICAL IP								
Domestic Violence Verbal								
DOMESTIC VIOLENCE VERBAL IP	<u>1</u>							<u>1</u>
Drug Violation								
DRUG VIOLATION IP								
DRUNK SUBJECT IP								
DUI IP								
Elder Abuse								
ELDER ABUSE IP								
FIREWORKS IP		<u>4</u>						<u>4</u>

Weapons Violation										
WEAPONS VIOLATION IP										
WELFARE CHECK IP										
ZZ-Animal Call										
ZZ-Suspicious Person										
ZZ-Suspicious Vehicle										
ZZ-Unwanted Subject										
ZZ-ZONING IP										
Total	<u>1</u>	<u>101</u>	<u>69</u>	<u>1</u>			<u>2</u>			<u>174</u>



Request for Board of Trustee Action

Date: September 17, 2024

Title: 401 South Watson Lane Plan/Plat Approval – 2nd Reading

Presented By: Brent Kaslon, Town Planner

Prepared By: Brent Kaslon, Town Planner

Background: This is a request for Final Development Plan, and Final Plat approval for a 3-lot subdivision on a 3.875-acre site which is currently zoned - A (Agriculture). The property contains one parcel, one located at 401 South Watson Lane in Columbine Valley. This parcel is owned by Carol Carson the longtime owner of the property and is the applicant on the case. It is proposed to rezone the parcels to Residential Planned Development (RPD). Lot 1 uses will remain intact as is (agriculture), Lots 2 & 3 are planned single family homes (architecture to be determined) that front South Watson Lane. The site is bounded on the north by the Brookhaven neighborhood, on the east by the Watson Lane Reserve in the City of Littleton, on the west by the Swenson and Ausfahl properties, and on the south by the Ausfahl property.

This application was heard by the Planning and Zoning Commission on April 11, 2013, and again on September 12, 2023. The Board of Trustees approved the application on October 17, 2023, on 1st Reading. The conditions are items that can be completed after the final approval of the plan and plat for the subdivision.

Attachments: Watson Lane Final Plat with Redlines
Watson Lane Final Plan with Staff Redlines
Phase III Drainage Report
Updated Title Commitment

Staff Recommendations: Approve with conditions as listed.

Recommended Motion: “I move to approve the 401 South Watson Lane Plan and Plat with the conditions outlined in the staff report.

TOWN OF COLUMBINE VALLEY

TRUSTEE BILL NO.3
SERIES OF 2023

INTRODUCED BY
TRUSTEE: JIM TARPEY

A BILL FOR
AN ORDINANCE

CONCERNING THE DEVELOPMENT KNOWN AS WATSON LANE SUBDIVISION

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF COLUMBINE VALLEY, COLORADO:

Section 1. A portion Tract 9 and all of Tract 10, Walter A. Bowles Gardens, situated in the Northwest one-quarter of Section 20, Township 5 South, Range 69 West of the Sixth Principal Meridian, Town of Columbine Valley, County of Arapahoe, State of Colorado is hereby rezoned from RA to Residential Planned Development (RPD), and the Final Development Plan and Final Plat for Watson Lane Subdivision are approved by the Board of Trustees, subject to the conditions recommended by the Town Planner.

Section 2. Should any section clause, sentence, part or portion of this Ordinance be adjudged by any court to be unconstitutional or invalid, the same shall not affect, impair, or invalidate the Ordinance as a whole or any part thereof other than the part or portion declared by such court to be unconstitutional or invalid.

Section 3. The Town Clerk shall certify the passage of this Ordinance and cause notice of its contents and passage to be published.

Section 4. This Ordinance shall be in full force and effect upon the expiration of thirty (30) days after the publication of this Ordinance in the Littleton Independent, Littleton, Colorado, said newspaper being a weekly newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado.

Introduced at a regular meeting of the Board of Trustees of the Town of Columbine Valley, Colorado, on the 17th day of October, 2023, after a Public Hearing and passed by a vote of ___ for and ___ against on first reading; the Rezoning and Final Development Plan and Final Plat for Wilder Lane, passed on second reading, as Trustee Bill No. 1, Series of 2023 at a regular meeting of the Board of Trustees, by a vote of _____ for and _____ against on the 21st day of November, 2023, and ordered published in the Littleton Independent on the ___ day of November, 2023.

Bruce Menk, Mayor

TRUSTEE BILL NO. 1
SERIES OF 2024

ATTEST:

JD McCrumb,
Clerk of the Town of Columbine Valley

**REZONING AND FINAL DEVELOPMENT PLAN, FINAL PLAT APPROVAL
401 South Watson Lane Property, Carol Carson (Applicant)**

I. Purpose and Location

This is a request for Final Development Plan, and Final Plat approval for a 3-lot subdivision on a 3.875-acre site which is currently zoned - A (Agriculture). The property contains one parcel, one located at 401 South Watson Lane in Columbine Valley. This parcel is owned by Carol Carson the longtime owner of the property and is the applicant on the case. It is proposed to rezone the parcels to Residential Planned Development (RPD). Lot 1 uses will remain intact as is, Lots 2 & 3 are planned single family homes (architecture to be determined) that front South Watson Lane. The site is bounded on the north by the Brookhaven neighborhood, on the east by the Watson Lane Reserve in the City of Littleton, on the west by the Swenson and Ausfahl properties, and on the south by the Ausfahl property.

For this case, due to the minor nature of the proposal, the preliminary and final development plans and the preliminary and final plat have been combined into one submittal titled as the final development plan and the final plat. A minor subdivision is allowed in the Zoning Code and Land Use Regulations for 3 or fewer lots which this site meets, but the current zoning (Agriculture) does not allow for lots smaller than 2 acre lots and will need to be changed. For this reason, a final development plan and final plat are required to change the zoning to RPD.

This application was heard by the Planning and Zoning Commission on April 11, 2023 and again on September 12, 2023. The Planning and Zoning Commission recommended favorably with conditions that are contained in Section X of this report. The Board of Trustees approved the final plan and final plat on 1st reading on October 17, 2023. After this, the applicant pulled the approval on 2nd reading, which was slated for November 2023, to discuss and work through the HOA requirements. The applicant worked with staff and their consultants to arrive at essentially the same plan/plat notes to note the exclusion of Lot 1 from the HOA. The HOA notes were reworded slightly, but keeping with the intent of the prior approved final plan and plat.

II. Plan and Plat Description

A. Final Development Plan (FDP) is attached and consists of two sheets

Sheet 1: Is a standard cover sheet and includes the title, legal description, standard and special notes, certifications and signature blocks, the applicant’s project team and a vicinity map. Development notes for each of the lots are also listed for a better narrative of each of the planning areas. Sheet 1 also includes the development stipulations chart which follows:

DEVELOPMENT STIPULATIONS CHART

<i>Land Use Tabulation</i>	<i>Lot 1</i>	<i>Lots 2 & 3</i>
Land Use:	Agricultural/Residential	Residential
Maximum Allowable Units:	1	2
Maximum Allowable Density:	0.5 DU/AC	1.38 DU/AC
Existing Zoning:	Agriculture (A)	Agriculture (A)
Proposed Zoning:	Residential Planned Development (RPD)	Residential Planned Development (RPD)
Proposed Use	Agriculture (A)	Residential (PD)

Area Tabulation		
Use	Area	% of Total
Lotted Area	3.875 Acres	100.00%
Total	3.875 Acres	100.00%

Development Stipulations – Lot 1	
ACREAGE	2.43 acres
DENSITY	0.41 DU/AC
Building Height	35'-0"
Setbacks	
From Street ROW (Watson Lane):	25'-0"
Side (Lake Avenue)	35'-0"
All other sides:	15'-0"
Rear:	15'-0"
Walls, Fences, Hedges	
Along Watson Lane	2 or 3 Rail Fence
West/North/South	2 or 3 Rail Fence with and without wire mesh and agricultural enhancements or chain-link fence (5' Maximum)

Development Stipulations – Lot 2 & 3	
ACREAGE	1.445 acres
MINIMUM LOT SIZE	0.50 ACRES
DENSITY	1.38 DU/AC
Building Height	35'-0"
Setbacks	
From Street ROW:	25'-0"
Front:	25'-0"
Side:	25'-0" prior to private drive; 15'-0" - after private drive is built
Rear:	15'-0"
Minimum Distance Between Buildings:	30'-0"
Walls, Fences, Hedges	
Temporary Fence	Only temporary fence allowed until lot is developed for residential use. 2 or 3-rail temporary fence for interim use, 5-foot maximum height. Fencing along Watson Lane will be removed when lots are developed.

Sheet 2: Shows the site plan including perimeter boundaries, lot layout, access points, road alignment, street cross section, and easements throughout the site.

Also included with the submittal were an application form, letter of intent, list of abutting properties (and map), title work, Phase III Drainage Study, and will serve letters.

B. The Final Plat consists of two (2) Sheets

Sheet 1: Contains the title, vicinity map, legal description, boundary closure report, standard and special notes, and signature blocks and certifications. Sheet 1 also includes the Lot Summary Chart.

Land Use Summary Chart (From Front Cover)					
LOT	AREA (SF)	AREA (AC)	USE	OWNER	MAINTENANCE
Lot 1	105,794	2.429	Single Family Residential/ Agriculture	Jeffery Berg & Carol Carson	Jeffery Berg & Carol Carson
Lot 2	28,193	0.647	Single Family Residential	Jeffery Berg & Carol Carson	Jeffery Berg & Carol Carson
Lot 3	34,796	0.799	Single Family Residential	Jeffery Berg & Carol Carson	Jeffery Berg & Carol Carson
TOTAL LOT AREA	168,783	3.875			
TOTAL SITE AREA	168,783	3.875			

This subdivision plat contains 3 lots, 2 easements (one existing and one proposed) for access.

Sheet 2: Shows plat map and the perimeter boundary, lots and tracts with dimensions, easements with dimensions and purpose, and record information on adjacent property owners.

III. Character of Adjacent Property

The site is bordered on the north by the Brookhaven Neighborhood, on the east by single family residential (Watson Lane Reserve) and the Littleton Golf Club, on the south by the Agriculturally zoned Ausfahl Property and on the west by the agriculturally zoned Swenson property. The Watson Lane area is characterized by a mix of residential custom homes and agriculturally used land including barns and horse arenas.

IV. Comment of Referral Agencies

The Final Development Plan/Plat with relevant supporting documents were sent to the following agencies:

City of Littleton, South Metro Fire, Denver Water- Columbine Water and Sanitation District, South Suburban Parks and Recreation District, the Mile High Flood District, Xcel Energy and the HOA’s for Columbine Valley Estates, Brookhaven Estates, and Villa Avignon.

Entities that made comments are listed below. Those comments have been addressed in the final plan and plat as required.

- City of Littleton – Public Works/Planning
- Xcel Energy
- Mile High Flood District

- Columbine Water and Sanitation District
- Villa Avignon HOA
- South Suburban Parks and Recreation District

No formal comments have been received at this time from any residents that were notified about the subdivision per our regulations.

All of the comments received have been correct, incorporated, or addressed in the applicant's latest submittal dated August 20, 2024.

VI. Traffic Impact

A traffic impact report was not thought to be needed by the Town's Traffic Engineer and as it is considered a minor subdivision, this was not a requirement for the application. For larger projects, this is a consideration that will need to be met to address any on-site or off-site improvements that may be warranted because of the impact of the development.

VII. Variances

The applicant is proposing to form an HOA for lots 2 & 3 but not to include lot 1 currently until at such time the use changes from agriculture to fully residential. The current Zoning Code and Land Use Regulations states that all new residential subdivisions or multi-lot/multi-unit developments are required to have a homeowner's association formed. The Board of Trustees may waive the requirement for an HOA for minor subdivisions of five or fewer upon finding that there are no public improvements or common open space to be maintained by the homeowners.

The applicant is proposing private roads for the subdivision rather than public roads to gain more control over the use of the roads in the neighborhood.

VIII. Report of the Town Engineer

ICON has reviewed the Submittal for the Watson Lane Subdivision. Materials included in this review include drainage report, plat document, 1st submittal comment response, will serve letters, abutting property owner map, and title report.

The following comments should be addressed before final approval:

1. Existing pond. There is an existing retention / water quality pond that was approved when the barn structure was constructed. The barn's water quality pond is located on Lot 3. (Shallow graded pond between 5327 contour and 5325 contour.) As Lot 3 develops, constructing its own stormwater control features, Lot 1 will be required to recreate the pond feature. This can be done with above ground cistern, or other modernized stormwater controls. It does not have to replicate the exact in-ground pond that was approved previously.
2. Address any mentioned comments per the 1st submittal review and subsequent 2nd submittal review.
3. Provide construction documents prior to any construction occurring on any of the lots that will show grading, drainage infrastructure, and utility information.
4. **New comment: Utility Easement through Lot 1 should be incorporated on the east side of the lot (west of Watson Lane), like it was prior. This utility easement will be needed for any utilities required for the new lots that may be connected from the north.**

The applicant has either addressed or agreed to address all of the Town Engineer's comments in their latest plans and reports. **The applicant would like to add a note about trenchless boring when possible, in the utility easement and would like for the existing fence to remain in the easement for as long as possible until utility work would require fence modification or removal. Staff has added the requested notes from the applicant in blue on the included redlined plan and plat for consideration by the Board of Trustees's.** Construction documents will be created and reviewed once the applicant has sold the lot(s) to a potential homeowner and prior to any construction.

IX. Findings

Town Staff have reviewed the final development plan and plat, the supporting documents and have conducted site visits. Based on these reviews and site visits the following findings are presented.

A. Zoning Code and Land Use Regulations

The zoning code and land use regulations regard minor subdivisions (Article XII, Section 12) are allowed if certain intentions are met and meet the following criteria:

1. There are three or fewer lots in the proposed subdivision.
2. The proposed subdivision contains all the contiguous property owned or under control of the applicant. Minor Subdivisions are not to be the first stage of a larger subdivision.
3. There are no major public improvements required or the public improvements would be minimal such as short extensions of water and sewer lines, utility hookups, provision of a short cul-de-sac, etc.

Having met this criterion, it is also up to the Town Planner and Town attorney to decide how the case will be presented. Since the plans call for creation of lots 2 and 3 that do not meet the size requirements to meet the current agriculture zoning (A), it was determined that a modified process could be implemented. This modification skips the preliminary plan/plat portion and went straight to final plan/plat. Part of this modification was to give staff more time to review, make comments to the applicant and have the corrections made prior to presenting the plan to the planning and zoning commission for hearing. Having done this, town staff felt comfortable bringing the plan to the planning commission for review and subsequently the Board of Trustees for approval.

The planned development zoning allows the applicant to choose the setbacks, uses, and other rules they deem as necessary for the site. The applicant is proposing leaving one as a modified Agriculture Zoning (A) and the other two as a modified Residential Zoning (R) as outlined in the Zoning Code and Land Use Regulations and as noted on their final development plan.

B. Master Plan Consistency

The Master Plan density designation for this site is Low-Medium with densities from 1 to 2.4 dwelling units per acre. The applicant is proposing rezoning to RPD for all the lots associated with the plan. The two smaller lots meet the criteria in the master plan as 1.38 DU/Acre with the larger lot as 0.5 DU/Acre. Taken as an aggregate, the density for all three lots is 0.77 DU/Acre (3 dwelling units on 3.875 acres).

The planned development zoning in the Town of Columbine Zoning Code allows the applicant to choose the setbacks, uses, and other rules they deem as necessary for the

site. The proposed use of Lots 2 and 3 as single family residential and the proposed density is consistent with the Master Plan designation.

Lot 1 does not conform as planned to the master plan, but staff does not see an issue as it currently conforms to the uses existing and the uses immediately adjacent to the project. Since it is to remain used as it is currently and the lot meets the necessary limitations for the zoning of Agriculture for size, the existing use as single family and lower density is not a concern for Town Staff. That being said, if the Swenson property were to be subdivided, prior to Lot 1 being subdivided, the access currently shown as easements will need to be worked out with the applicant and the Swenson property applicant. Staff feels that this has been appropriately addressed in notes and proposed easements on the plan and plat documents.

B. Compatibility with Adjacent Residential Development

There are multiple residential neighborhoods near the proposed development. The proposed development is comparable to the surrounding areas as it pertains to density and lot size. The neighboring residential subdivisions statistics are listed below:

Density and Lot Size:

As proposed the subdivision at 401 South Watson Lane would have a density of .77 DU's per acre with lot sizes of 28,193 square feet (SF), 34,796 SF, and 105,794 SF.

Watson Lane Reserve in Littleton, directly across Watson Lane and east of the proposed subdivision has 11 homes on 6.56 acres or 1.67 DU/Acre. Lot sizes in the Watson Lane Reserve Neighborhood average around 26,000 SF. Brookhaven Neighborhood directly north and west of the site has 29 homes on 27.40 acres or 1.06 DU/Acre. The average lot size in Brookhaven is 23,509 SF. Columbine Valley Estates directly to the south of the site, has 7 homes on 13.36 acres or 0.52 DU/Acre. The average lot size in Columbine Valley Estates is 76,141 SF.

Architectural Style:

Architectural exhibits are not included in the package as they are not required for a minor subdivision. Prior to construction permits being issued architectural exhibits will be required with any submittal and will be reviewed by staff at that time. This information will also be presented to the architectural review committee of the planning and zoning commission through administrative review.

C. Landscaping and Screening

A landscape plan will be required with any submittal for construction permits and will be reviewed by staff at that time. This information will also be presented to the architectural review committee of the planning and zoning commission through administrative review.

D. Access and Streets

The applicant's current plan is to provide 10-foot access easement along the southern boundary of Lot 2, and a 10-foot access easement along the northern boundary of Lot 3. The access easement will be converted into a private 20-foot roadway/driveway if Lot 1 were to subdivide further. Construction of the roadway/driveway will be initiated if Lot 1 is subdivided. All costs for construction and maintenance for this private roadway/driveway are to be borne by the beneficial users of said access.

Lake Avenue on the north side of Lot 1, will be dedicated as a 20-foot private roadway if 2 or more lots are developed at 3220 West Lake Avenue as needed. The plan notes also call for construction and maintenance costs for this private roadway to be borne by the beneficial users of said access.

Staff thinks that this is an adequate solution for the access that may be needed for future development and subdivision if these were to occur.

E. Other

1. As the applicant moves forward with selling of the two lots (Lots 2 & 3) construction documents will be reviewed by Town Staff and the architectural review committee of the planning and zoning commission through administrative review prior to approval of the proposed structures. There are many details that will need to be worked out by the new owners prior to construction beginning for the two new single-family residences.
2. The City of Littleton also requires the review of the construction documents for the two homes on Lots 2 & 3 to confirm conformance with their MS4 Permit (drainage).
3. Per the Zoning Code and Land Use Regulations, an HOA is required to be formed as a part of any new subdivision. This was discussed in detail at the Planning and Zoning Commission meeting and the consensus was to not include the agricultural used lot in the proposed HOA for lots 2 & 3. The agreed upon language that was added to the plans is that any future subdivision of land into non-agriculturally used lots will become part of the HOA formed for lots 2 & 3. In addition, the overall objective for this HOA is to also annex any other new subdivisions in the Watson Lane area and staff considers the proposed solution acceptable.

The HOA language was of concern to the applicant and thus delayed the 2nd reading of the final plan and final plat for approval. This has since been worked out with more favorable language for the applicant, detailing the exclusion of the agricultural used lot in the HOA. Staff reviewed and felt that the note changes are in line with the intent of the approved documents by the Planning and Zoning Commission (September 2023) and the plans approved by the Board of Trustees on 1st reading (October 2023). The attached plans show in purple boxes, where the language for the HOA was changed/added.

4. Town staff plans to complete one final look at the plan and plat prior to recording. If any new minor errors and omissions are found, these corrections should be made. Staff does not feel that any of these items will have a substantial effect on the plan/plat intent and will be easily corrected.

X. Planning Commission Action

At their hearing on April 11, 2023 and subsequent meeting on September 12, 2023, the Planning and Zoning Commission voted to recommend the case favorably subject to the following conditions:

1. Revise the plan note for the access between Lots 2 and 3 and for Lake Avenue to read: All costs for construction and maintenance of proposed accesses to be borne by the beneficial users of said accesses.

2. Change HOA Language: If Lot 1 is further subdivided in the future, all non-agriculturally used lots created will become part of and subject to the same HOA formed for Lots 2 & 3.
3. Revise the fencing on the development stipulations chart and in the notes to only be included on agricultural use lots. All fencing shall be no greater than 5' in height. Temporary 3-Rail fencing is allowed on Lot 2 until such time as the lot is developed for residential use.
4. Remove the allowance of sheds on the residential use lots (Lots 2 and 3). Sheds are allowed on agriculturally used lot (Lot 1).
5. Remove the mention of garages on PD notes.
6. Revise the final plat and plan to eliminate the errors and omissions either prior to the Board of Trustees meeting or prior to recording, as appropriate.
7. Revise the setback on north side of Lot 1 to 35' to account for the Lake Avenue access easement of 20'.
8. Address all the comments as noted from the Referral Agencies.
9. Address the Town Engineers requirement to provide a plan for the relocation of the existing shallow retention/water quality pond that was installed for the existing barn on Lot 1.
10. Construction documents, drawings and plans are to be submitted for approval by the architectural review committee of the Planning and Zoning Commission through administrative review prior to the construction documents and plans being submitted to the Town for building permits for each home.

The applicant has made all the changes to their revised plans that were required. The outstanding conditions of approval are listed below in section XI. The conditions of approval left are items that can only be completed after the approval of the plan and plat for the subdivision.

XI. Recommendations

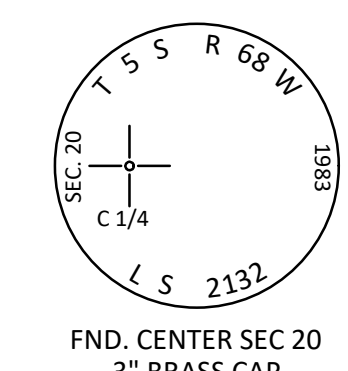
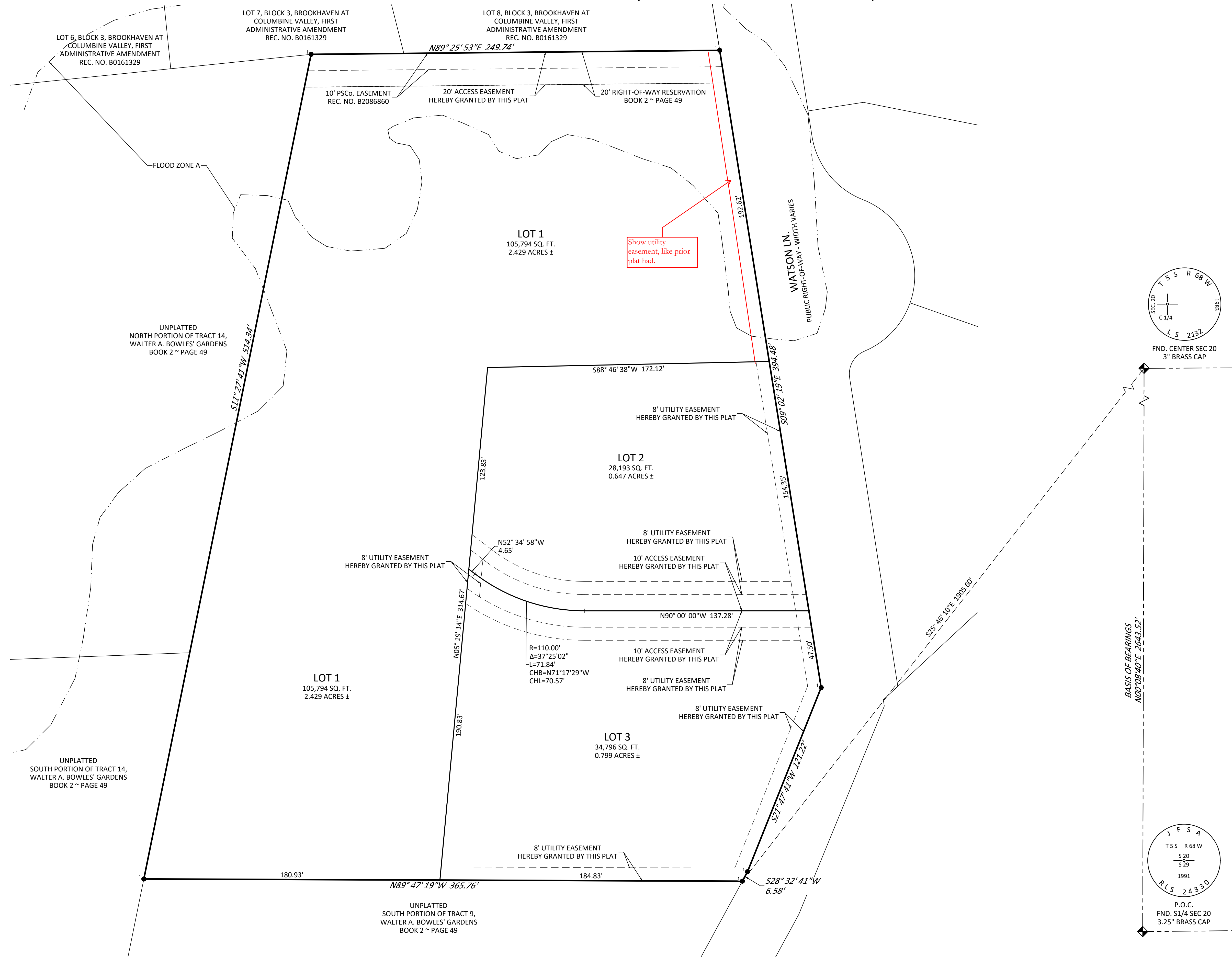
Based on the finding that the request meets all the criteria for a minor subdivision and rezoning and having incorporated all the recommendations from the Planning and Zoning Commission, staff **recommends approval** of the Final Plan and Final Plat for the 401 South Watson Lane Subdivision with the following conditions:

A. Staff Recommendations:

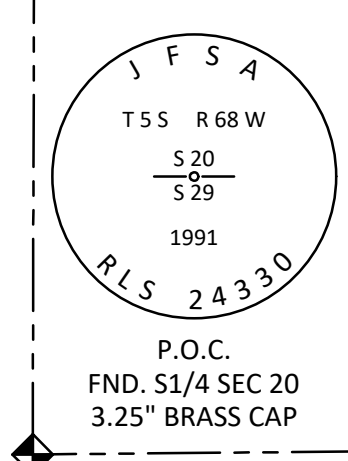
1. Revise the final plat and plan to eliminate any errors and omissions prior to recording, as appropriate. Staff has redlined the submitted documents to show the changes needing to be made. Comments are in red.
2. Address any Town Engineer's comments that could come from the review of the construction documents for each of the lots 2 & 3. This includes the redrawing of the utility easement through Lot 1 for any dry utilities required for the new lots 2 & 3 as approved prior.
3. Construction documents are to be submitted and approved by the architectural review committee of the planning and zoning commission through administrative review prior to approval of the proposed structures prior to the approval of building permits for the site.
4. Construction documents for each lot shall be reviewed by the Town Engineer and City of Littleton for compliance with MS4 permit requirements and drainage requirements.

WATSON LANE SUBDIVISION FILING NO. 2

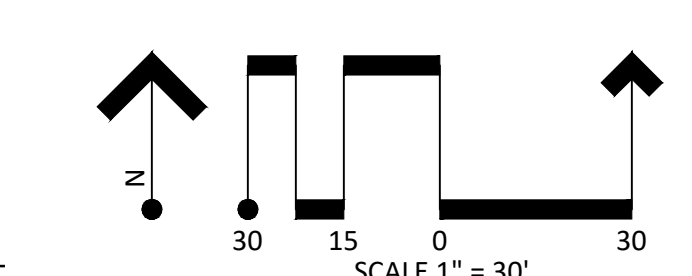
BEING A REPLAT OF A PORTION OF TRACT 9 AND ALL OF TRACT 10, WALTER A. BOWLES GARDENS,
SITUATED IN THE NORTHWEST ONE-QUARTER OF SECTION 20,
TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF COLUMBINE VALLEY, COUNTY OF ARAPAHOE, STATE OF COLORADO



BASIS OF BEARINGS
N02°08'40"E 2644.52'



- MAP LEGEND:**
- SET 24" #5 REBAR & RED PLASTIC CAP "POINT LS38311"
 - FOUND MONUMENT AS DESCRIBED
 - FOUND MONUMENT AS DESCRIBED
 - BOUNDARY LINE
 - ADJACENT BOUNDARY LINE
 - - - FLOOD ZONE BOUNDARY LINE
 - - - EASEMENT LINE



POINT CONSULTING, LLC
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PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

PREPARED UNDER
THE DIRECT
SUPERVISION OF
CAMERON M.
WATSON
COLORADO
LICENSE NO. 38311
FOR AND ON
BEHALF OF POINT
CONSULTING, LLC

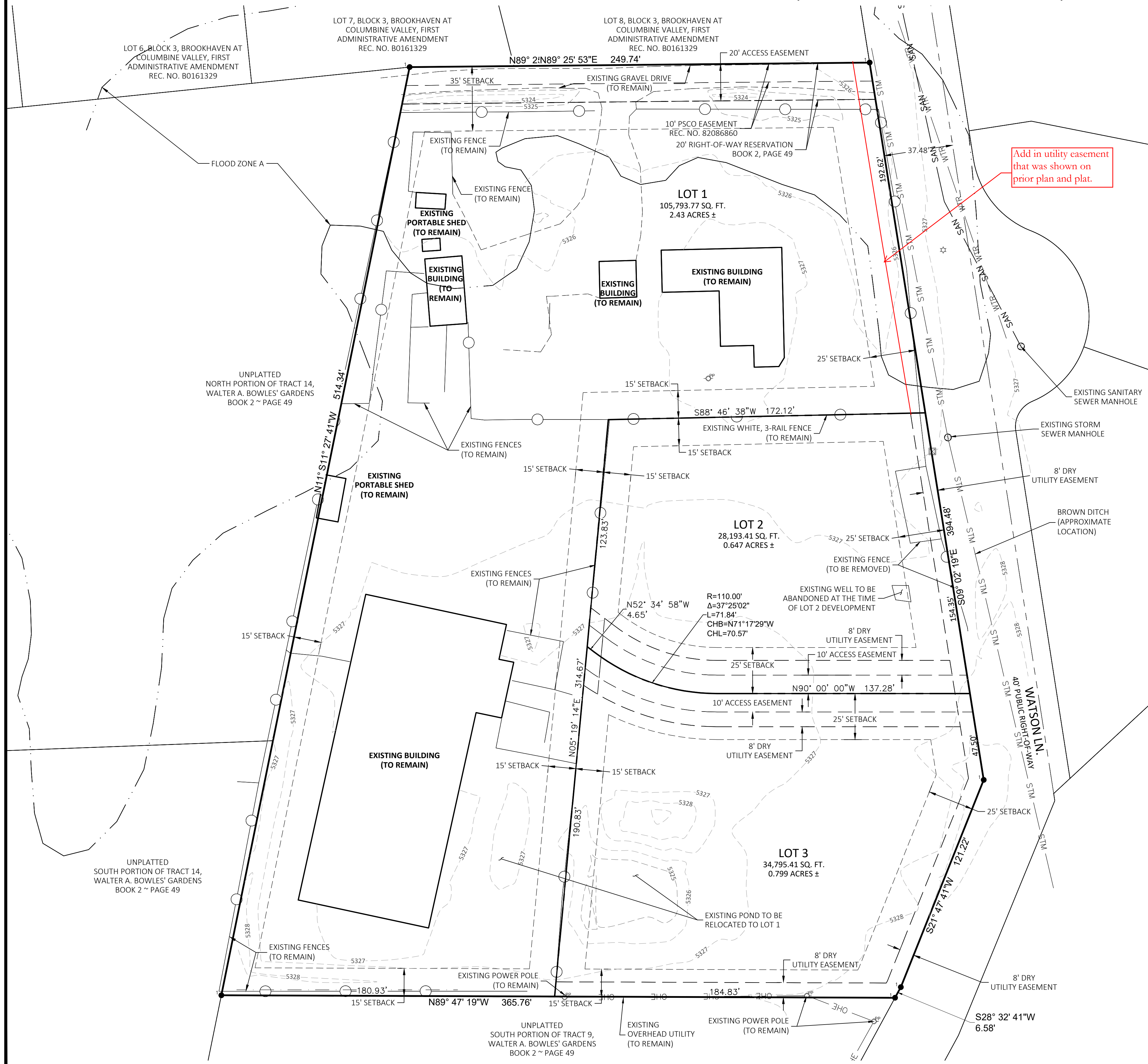
SUBDIVISION PLAT
WATSON LANE SUBDIVISION
FILING NO. 2
COLUMBINE VALLEY, COLORADO
JOB NO. 21.062

DATE	DESCRIPTION
08.20.2024	TOWN SUBMITTAL

MAP SHEET 2/2

PLANNED DEVELOPMENT WATSON LANE SUBDIVISION FILING NO. 2

BEING A REPLAT OF A PORTION OF TRACT 9 AND ALL OF TRACT 10, WALTER A. BOWLES GARDENS,
SITUATED IN THE NORTHWEST ONE-QUARTER OF SECTION 20,
TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
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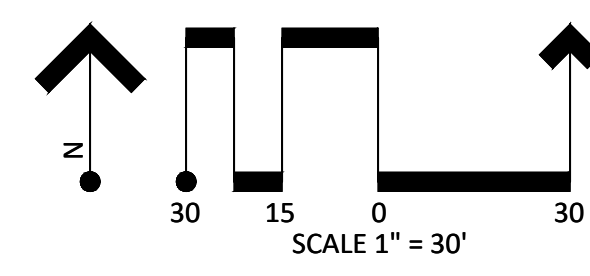



LEGEND

- PROPERTY LINE
- PROPOSED SETBACK
- EASEMENTS
- EXISTING FENCE
- SAN EXISTING SANITARY SEWER
- WTR EXISTING WATER MAIN
- STM EXISTING STORM SEWER

GENERAL NOTES

- REFER TO THE COVER SHEET, SHEET C0.00, FOR BENCHMARK AND BASIS OF BEARINGS.





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PLANNED DEVELOPMENT

WATSON LANE SUBDIVISION

TOWN OF COLUMBINE VALLEY, COLORADO

DATE: 08/20/2024

DESCRIPTION: TOWN SUBMITTAL

JOB NO. 21.062

2 OF 2

SITE PLAN



**PHASE III DRAINAGE REPORT
FOR
401 S WATSON LANE
LITTLETON, COLORADO**

Prepared By:

Point Consulting, LLC
8460 W Ken Caryl Avenue
Littleton, CO 80128
(720) 258-6836
Contact: Tiffany D. Watson, PE

Prepared For:

Carol Carson and Jeffery Berg
401 S Watson Lane
Littleton, CO 80123
(303) 971-8342
Contact: Carol Carson and Jeffery Berg

Town of Columbine Valley
2 Middlefield Road
Columbine Valley, CO 80123
(303) 795-1434

August 2024

ENGINEER’S CERTIFACATION

“I hereby affirm that this report and plan for the Phase III drainage design of 401 S. Watson Lane was prepared by me, or under my direct supervision, for the owners thereof, in accordance with the provisions of the Arapahoe County Stormwater Management Manual and the Mile High Flood District Urban Storm Drainage Criteria Manual, and approved variances and exceptions thereto. I understand that Columbine Valley does not and will not assume liability for drainage facilities designed by others.”

SIGNATURE: _____
Tiffany D. Watson, PE
Registered Professional Engineer
State of Colorado No. 40360

DEVELOPERS CERTIFACATION

“Carol Carson and Jeffery Berg hereby certifies that the drainage facilities for 401 S. Watson Lane shall be constructed according to the design presented in this report. I understand that Columbine Valley does not and will not assume liability for drainage facilities designed and/or certified by my engineer and that Columbine Valley reviews drainage plans pursuant to Colorado Revised Statutes Title 30, Article 28; but cannot, on behalf of 401 S Watson Lane, guarantee that final drainage design review will absolve Carol Carson and Jeffery Berg and/or their successors and/or assigns of future liability for improper design. I further understand that approval of the Final Plats, Final Development Plans, and/or Subdivision Development Plans does not imply approval of my engineer’s drainage design.”

Name of Developer

Authorized Signature

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A.	Reference Documents
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II.	FEMA FIRM Panel
III.	NRCS Custom Soils Report
IV.	Design Rainfall – Table 6-1
V.	Coefficients – Table 6-3
VI.	Historic Coefficients
VII.	UD-Rational
VIII.	UD-Detention – Lot 1
IX.	UD-Detention – Lot 2
X.	UD-Detention – Lot 3
XI.	Proposed Drainage Map

I. GENERAL LOCATION AND DESCRIPTION

A. Site Location

1. This Phase III Drainage Report is being prepared for 401 S. Watson Lane known as Watson Lane Subdivision Filing No. 2. See Appendix A for the vicinity map.
2. A parcel of land located in the NE quarter of the NW quarter of Section 20, Township 5 South, Range 68 West of the 6th Principal Meridian, County of Arapahoe, State of Colorado.
3. South Watson Lane is adjacent to the site to the East. West Lake Avenue is North of the site. The site is bound by Columbine Country Club to the East and South.
4. The current zoning is Agriculture, and the current land use is residential and agricultural. The proposed zoning is Residential Planned Development.

B. Description of Property

1. The entire property is 3.875 acres and being subdivided into three lots; Lot 1, Lot 2 and Lot 3. Lot 1 is 2.43 acres, Lot 2 is 0.647 acres and Lot 3 is 0.799 acres.
2. The proposed zoning is to be Residential Planned Development.
3. There are five existing structures, a dirt driveway and surface parking on the lot. There are existing fencing and landscaping with short ground cover, native grasses and weeds along the flat portion of the site that can be overgrown in areas.
4. There are no irrigation canals or ditches on site.
5. There are no significant geologic features on this site.
6. See Appendix B for NRSC Soil Map and Survey. The site is mainly comprised of one soil: Edgewater loam, which is a fine-loamy over sandy or sandy-skeletal, mixed, mesic Cumulic Haplaquolls.
7. The site is an existing single family residence with associated out buildings for garages and to support the agricultural uses. The proposed project will not be developed at the time of this report. The existing imperviousness of the entire proposed site is 21.5%.
8. The total area is 168,783 square feet or 3.875 acres.

C. Groundwater

1. A Geotechnical Investigation has not been completed at this time. The builder for Lots 2 and 3 will be required to provide a Geotechnical Investigation prior to commencing construction.

II. FLOODPLAIN

1. The majority of the site is located within Zone "X". There is a portion of the site that lies within Zone "A" along the northern and western edge.

2. The site is tributary to Drainageway D and ultimately the South Platte River located to the east of the site.
3. Flood Zone “A” occupy space in the existing property to the North but is not being disturbed, as seen in FEMA FIRM Map No. 08005C0432M dated September 4th, 2020.
4. Drainageway “D” is adjacent to the site to the North. Flood Zones “AH” and “A” are adjacent to the site to the East.

III. DRAINAGE BASINS AND SUB-BASINS

A. Major Drainage Basins

1. This site directs runoff to Drainageway D and ultimately the South Platte River Basin. Under existing conditions, the runoff sheet flows to Flood Zone “A” on the North side of the property, which is ultimately tributary to South Platte River. There is an existing depressed area near the barn facility for stormwater to infiltrate.
2. The existing land use for this site and the immediate surrounding area is residential and agricultural. The site will follow historic drainage patterns. The proposed land uses will remain residential and agricultural. The historic percent impervious of the site 21.5%. The proposed basins A-1, A-2 and A-3 are 20.0%.
3. There is no Outfall Systems Planning Study.
4. According to the Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 1, Table 6-3, the percent impervious for basins A-1, A-2 and A-3 are 20% (single family 0.75 – 2.5 acres).
5. This site drains to the South Platte River Tributary via overland flow. The South Platte River Tributary channel is well established.
6. The site is not located within the Cherry Creek Basin Control Regulation no. 72.

B. Minor Drainage Basins

1. The proposed site comprises of three basins: A-1, A-2 and A-3. Basin A-1 consists of the existing single-family residence, detached garage and associated agricultural out buildings. Basin A-2 and A-3 are currently agricultural pasture and are proposed to be single-family residences in the future. The majority of the stormwater for basin A-1 sheet flows to the north towards W Lake Ave. Basin A-2’s stormwater will be conveyed to a rain garden or similar on-site facility/feature for water quality and detention. It is the intent for basin A-2 and A-3 to infiltrate runoff, up to the 100-year storm event.
2. Basin A-1 is currently single-family residence with turf grass and gravel drive. In the proposed condition the area of this basin is not anticipated to change.
3. There are no irrigation facilities within or adjacent to this project.
4. There are three proposed sub-basins on this site, A-1, A-2 and A-3.
 - i. Basin A-1 is 2.43-acres and is the northern and western portion of the site. Basin A-1 is comprised of the existing single-family residence,

detached garage, agricultural out buildings, drives and associated landscape area. The minor storm event, 5-year, coefficient is 0.20 and the major storm event, 100-year, coefficient is 0.57, with an imperviousness of 20.0%. Basin A-1's flows are 1.24 cfs and 6.83 cfs for the minor and major storm, respectively.

- ii. Basin A-2 is 0.647-acres and is the eastern middle lot of the site. Basin A-2 will be comprised of a single-family residence and garage, drive and associated landscape area. The minor storm event, 5-year, coefficient is 0.20 and the major storm event, 100-year, coefficient is 0.57, with an imperviousness of 20.0%. Basin A-2's flows are 0.45 cfs and 2.48 cfs for the minor and major storm, respectively.
- iii. Basin A-3 is 0.799-acres and is the southeastern corner of the site. Basin A-3 will be comprised of a single-family residence and garage, drive and associated landscape area. The minor storm event, 5-year, coefficient is 0.20 and the major storm event, 100-year, coefficient is 0.57, with an imperviousness of 20.0%. Basin A-3's flows are 0.55 cfs and 3.03 cfs for the minor and major storm, respectively.

IV. EXISTING STORMWATER CONVEYANCE, STORAGE AND/OR WATER QUALITY FEATURES

A. Existing Stormwater Storage and/or Water Quality Facilities

- 1. There are no regional or sub-regional water quality or detention facilities for this site.
- 2. There is an existing depressed area near the barn facility, Basin A-1, for stormwater to infiltrate.

B. Existing Stormwater Conveyance Facilities

- 1. There are no existing stormwater conveyance facilities on this property. When Lot 2 is developed, if needed for stormwater conveyance, then facilities will be designed and constructed.

V. DRAINAGE DESIGN CRITERIA

A. Regulations

- 1. This study has been prepared in accordance with Arapahoe County's *Stormwater Management Manual* and *Mile High Flood District's Criteria Manuals*.

B. Hydrologic Design Criteria

- 1. The *UD-WORKBOOK-UD-RATIONAL-2.00* was used to evaluate the time of concentration, runoff using Rational Method, and Weighted coefficients.
- 2. The five (5) year storm recurrence interval is the basis for the design of the minor storm event. The one hundred (100) year storm recurrence interval is the basis for the major storm event.
- 3. Within the *UD-WORKBOOK-UD-RATIONAL-2.00* table 6.1 from the Arapahoe County's

Stormwater Management Manual was chosen for the area to determine the 1-hour rainfall design depths.

VI. PROPOSED STORMWATER CONVEYANCE OR STORAGE FACILITIES

A. Proposed Stormwater Storage Facilities

1. When either Lot 1 is redeveloped or Lot 2/Lot 3 is initially developed, water quality capture volume and detention will be required for each lot. It is anticipated that the stormwater will be captured in small on-site basins as approved by the Town.
2. The stormwater will be infiltrated and there will be no formal pipe outlet or off-site discharge.
3. If Lot 1 (Basin A-1) is redeveloped the required water quality capture volume is 0.019 acre-feet, the minor detention volume is 0.062 acre-feet and the major (100-year) detention volume is 0.134 acre-feet. Lot 2's (Basin A-2) required water quality capture volume is 0.005 acre-feet, the minor detention volume is 0.016 acre-feet, and the major (100-year) detention volume is 0.036 acre-feet. Lot 3's (Basin A-3) required water quality capture volume is 0.006 acre-feet, the minor detention volume is 0.020 acre-feet, and the major (100-year) detention volume is 0.044 acre-feet. See Appendix A for the UD-Detention worksheets for each lot.
4. Since the stormwater will infiltrate, it will be conveyed underground to the nearest drainageway.
5. The type of required maintenance will be dependent upon the type of stormwater facility chosen.

B. Proposed Stormwater Conveyance Facilities

1. Currently, there are not any proposed stormwater conveyance facilities.

VII. WATER QUALITY CONTROL MEASURE

A. Non-Structural Control Measures

1. The site will remain unchanged and stabilized at this time. When Lot 2 or Lot 3 develops, there will be additional landscape and stabilization.

VIII. ADDITIONAL PERMITTING REQUIREMENTS

- A. No Section 404 permit is required.
- B. No endangered species are located within the site limits.
- C. A floodplain development permit is not required as no development within the floodplain is anticipated.

B. General

1. The Hydrologic Computations, shown in the Appendix A, includes spreadsheets with calculations of the following: weighted runoff coefficients, time of concentration, basin runoff volumes, rainfall data and peak flow rate for the major and minor storms.
2. The Referenced Materials, shown in the Appendix A, includes the Flood Insurance Rate Maps for the site, soils information from the NCSS Soil Survey and hydrologic and hydraulic figures used for calculations.

IX. CONCLUSIONS

A. Compliance with Standards

1. This study has been prepared in accordance with Arapahoe County's *Stormwater Management Manual*, latest edition.
2. This study has been prepared in accordance with *SEMSWA Stormwater Management Manual*, latest edition.
3. This study has been prepared in accordance with *Mile High Flood District's Criteria Manuals*, latest editions.

B. Variances

1. No variances are requested at this time.

C. Drainage Concept

1. The proposed subdivision is creating 3 lots; Lot 1, Lot 2 and Lot 3. At this time there is nothing anticipated to be constructed on Lot 1. Lot 2 and Lot 3 will be developed in the future as a single-family residences. If and when Lot 1 is redeveloped, it will be the responsibility of the owner to provide the proper stormwater conveyances and facilities to accommodate the water quality treatments and detention requirements. When Lot 2 and/or Lot 3 are developed, it will be the responsibility of the owner to provide the proper stormwater conveyances and facilities to accommodate the water quality treatments and detention requirements.

X. REFERENCES

Soil Survey of Arapahoe County, Colorado, United States Department of Agriculture, Washington, DC, 2006.

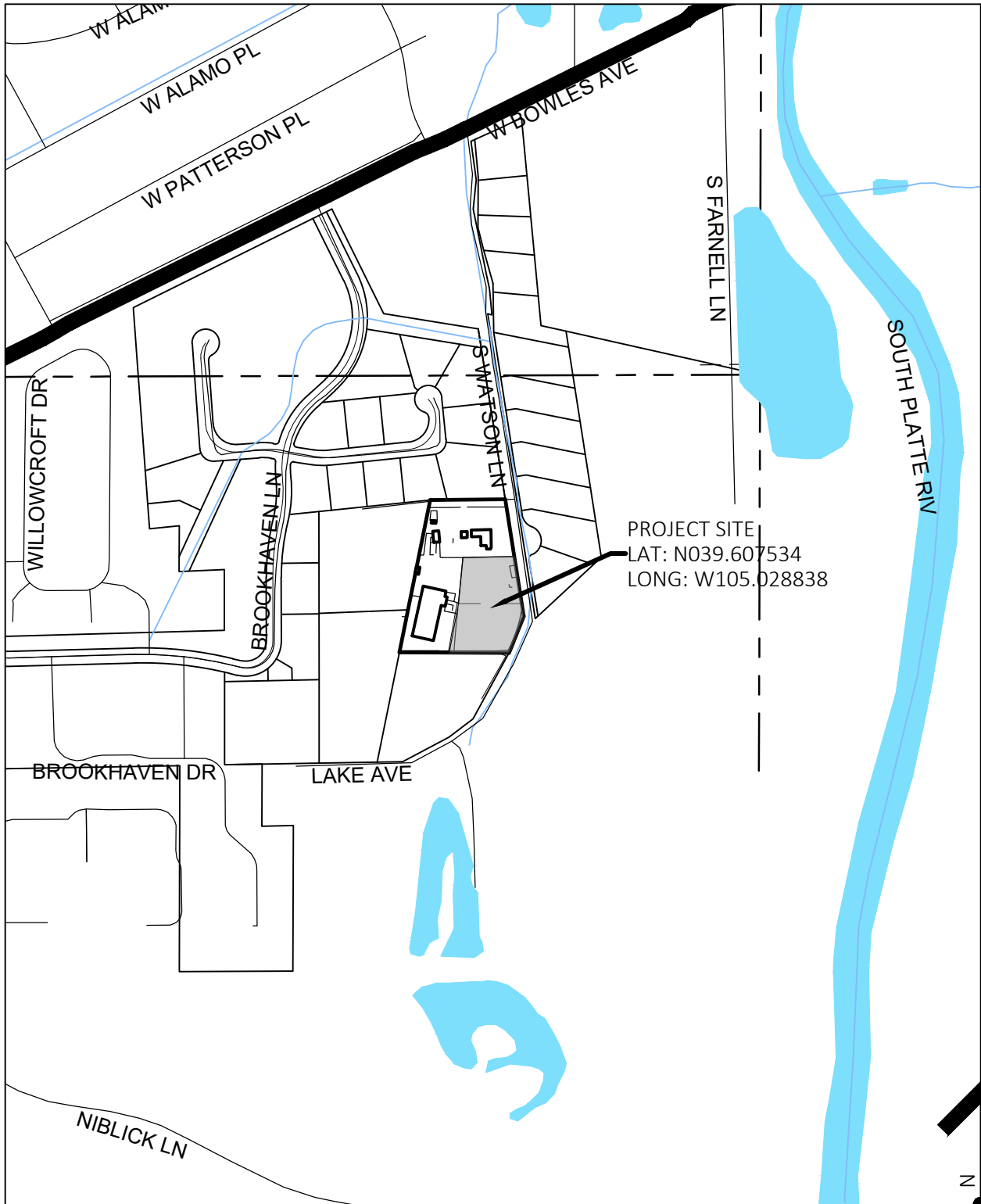
Mile High Flood District, Denver, Colorado, *Urban Storm Drainage Criteria Manual, Volumes 1(updated 2018), 2 (updated 2017) & 3 (updated November 2019).*

FEMA Flood Maps, [msc.fema.gov](https://www.fema.gov)

Stormwater Management Manual, Arapahoe County, Revised July 5, 2011 (Chapter 14, July 1, 2019)

Zoning Code & Land Use Regulations, Town of Columbine Valley, Colorado, November 17, 2020

APPENDIX A



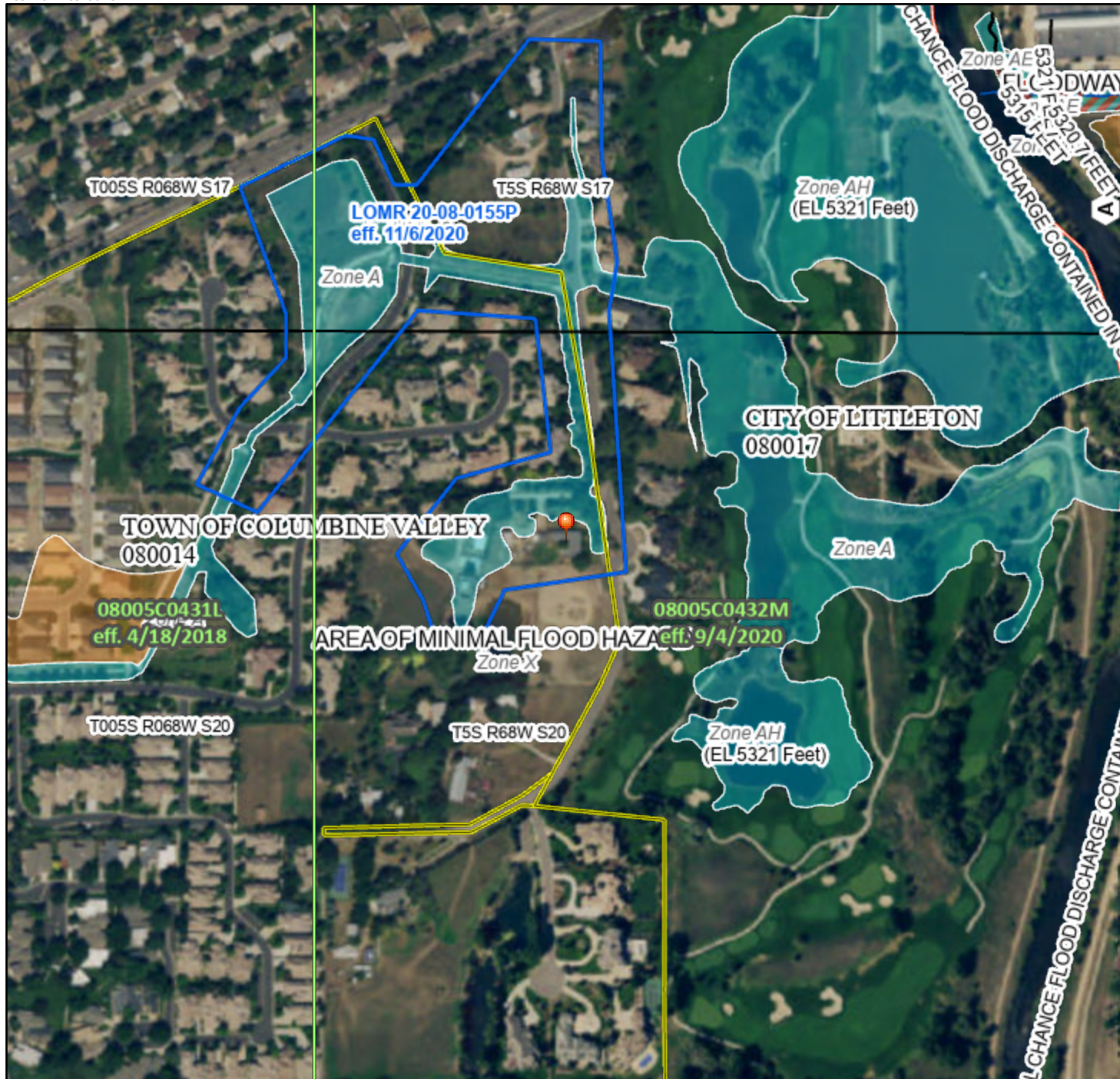
VICINITY MAP

SCALE: 1" = 500'

National Flood Hazard Layer FIRMette



105°2'3"W 39°36'43"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
- 17.5 Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **11/15/2022 at 5:25 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for Arapahoe County, Colorado



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

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scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

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identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



Map Scale: 1:979 if printed on A portrait (8.5" x 11") sheet.


0 10 20 40 60 Meters

0 45 90 180 270 Feet


Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)




















Soils







 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features


Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Arapahoe County, Colorado
 Survey Area Data: Version 16, Jun 4, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 20, 2018—Oct 26, 2018

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
EdB	Edgewater loam, 0 to 3 percent slopes	3.9	100.0%
Totals for Area of Interest		3.9	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

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An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Arapahoe County, Colorado

EdB—Edgewater loam, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 34yg

Elevation: 4,400 to 5,700 feet

Mean annual precipitation: 13 to 16 inches

Mean annual air temperature: 46 to 54 degrees F

Frost-free period: 150 to 170 days

Farmland classification: Prime farmland if irrigated and reclaimed of excess salts and sodium

Map Unit Composition

Edgewater and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Edgewater

Setting

Landform: Streams, flood plains

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Loamy alluvium

Typical profile

H1 - 0 to 18 inches: loam

H2 - 18 to 28 inches: stratified sandy loam to clay loam

H3 - 28 to 60 inches: very gravelly sand, extremely gravelly sand

H3 - 28 to 60 inches:

Properties and qualities

Slope: 0 to 3 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Poorly drained

Runoff class: Low

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.20 to 2.00 in/hr)

Depth to water table: About 18 to 30 inches

Frequency of flooding: NoneOccasional

Frequency of ponding: None

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water supply, 0 to 60 inches: Moderate (about 7.6 inches)

Interpretive groups

Land capability classification (irrigated): 4w

Land capability classification (nonirrigated): 4w

Hydrologic Soil Group: C

Ecological site: R067BY038CO - Wet Meadow

Hydric soil rating: No

Minor Components

Nunn

Percent of map unit: 7 percent

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Hydric soil rating: No

Aquic haplustolls

Percent of map unit: 6 percent

Landform: Swales

Hydric soil rating: Yes

Ft collins

Percent of map unit: 2 percent

Hydric soil rating: No

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Chapter 6. Hydrology

one hour design point rainfall values, indicated in Table 6-1, applies to the County.

**TABLE 6-1
1-HOUR POINT RAINFALL VALUES FOR ARAPAHOE COUNTY (INCHES)**

2- YR	5-YR	10-YR	50-YR	100-YR
0.97	1.38	1.65	2.32	2.67

The one-hour rainfall depths are the basis of the County's intensity-duration rainfall curves and are used to formulate design storm distributions.

6.1.2 Intensity-Duration Curves. Rainfall intensity-duration curves based on storm duration for a variety of storm return periods can be found on Figure 6-1 at the end of this chapter. These curves were developed using distribution factors provided in the NOAA Atlas and also provided in Table "Factors for Preparation of Intensity-Duration Curves" of the UDFCD Manual (V.1)

6.1.3 Six-hour Rainfall. In order to use the Colorado Urban Hydrograph Procedure (CUHP), 2-, 3- or 6-hour rainfall distributions are required, depending on watershed area. Table "Storm Duration and Area Adjustment for CUHP Modeling" in the UDFCD Manual (V.1) summarizes storm durations, area adjustments, and incremental rainfall depths to be used in CUHP based on watershed area. The UD-Raincurve Spreadsheet included in the UDFCD Manual shall be used to generate the rainfall distribution curves necessary for a CUHP model. In order to generate these distribution curves, the 1-hour and 6-hour rainfall depths for the design return periods are necessary. Since not all of Arapahoe County is located within UDFCD boundaries, the rainfall depth-duration-frequency curves provided in the UDFCD Manual do not provide rainfall values for the entire County. Therefore these values are provided in these Criteria. The 1-hour point values can be found in Table 6-1 of this chapter. The 6-hour point values are as follows:

**TABLE 6-2
6-HOUR POINT RAINFALL VALUES FOR ARAPAHOE COUNTY (INCHES)**

2- YR	5-YR	10-YR	50-YR	100-YR
1.4	1.9	2.2	3.0	3.4

The UD-Raincurve spreadsheet shall be used for all portions of the County, including non-urban areas and areas outside of the UDFCD District boundaries. Once the rainfall distribution curves are generated using the District's UD-Raincurve Spreadsheet, the CUHP model is to be set up following the procedures provided in the "Runoff" chapter of the UDFCD Manual.

Table 6-3. Recommended percentage imperviousness values

Land Use or Surface Characteristics	Percentage Imperviousness (%)
Business:	
Downtown Areas	95
Suburban Areas	75
Residential lots (lot area only):	
Single-family	
2.5 acres or larger	12
0.75 – 2.5 acres	20
0.25 – 0.75 acres	30
0.25 acres or less	45
Apartments	75
Industrial:	
Light areas	80
Heavy areas	90
Parks, cemeteries	10
Playgrounds	25
Schools	55
Railroad yard areas	50
Undeveloped Areas:	
Historic flow analysis	2
Greenbelts, agricultural	2
Off-site flow analysis (when land use not defined)	45
Streets:	
Paved	100
Gravel (packed)	40
Drive and walks	90
Roofs	90
Lawns, sandy soil	2
Lawns, clayey soil	2

PROJECT: 401 S WATSON LANE
 PROJECT NO. 21.062
 DESIGN BY: TDW
 DATE: 11/14/2021

Soil Type: EdB Edgewater loam

Proposed/Existing		IMP%
	Roof	90
	Concrete Drive/Walk	90
	Landscaping	12
	Paved Streets	100
	Gravel	40

Hydrologic Grouping: Type C

Runoff Coefficients:	Land Use	C2	C5	C10	C100
	Roof	0.80	0.85	0.90	0.90
	Concrete Drive/Walk	0.87	0.87	0.88	0.89
	Landscape	0.18	0.19	0.20	0.22
	Paved Streets	0.87	0.88	0.90	0.93
	Gravel	0.15	0.25	0.35	0.65

Existing Basins (existing conditions)		Land Use (Acres)					Weighted Runoff Coefficient				
Basin	Total Area	Roof	Concrete Drive/Walk	Landscape	Paved Streets	Gravel	C2	C5	C10	C100	%Imp
H	3.875	0.395	0.000	3.270	0.000	0.210	0.24	0.26	0.28	0.31	21.5

TOTAL AREA (ACRES): 3.88
 TOTAL IMPERVIOUSNESS (%): 21.5

Calculation of Peak Runoff using Rational Method

Designer: TDW
 Company: Point Consulting
 Date: 6/28/2023
 Project: 401 S Watson Lane
 Location: Town of Columbine Valley

Version 2.00 released May 2017

Cells of this color are for required user-input
 Cells of this color are for optional override values
 Cells of this color are for calculated results based on overrides

$$t_1 = \frac{0.395(1.1 - C_2)\sqrt{L_1}}{S^{0.33}}$$

$$t_1 = \frac{L_1}{60K\sqrt{S_1}} = \frac{L_1}{60V_1}$$

Computed $t_c = t_1 + t_2$

Regional $t_c = (26 - 17i) + \frac{L_1}{60(14i + 9)\sqrt{S_1}}$

$t_{\text{minimum}} = 5$ (urban)
 $t_{\text{minimum}} = 10$ (non-urban)

Selected $t_c = \max\{t_{\text{minimum}}, \min(\text{Computed } t_c, \text{Regional } t_c)\}$

Select UDFCD location for NOAA Atlas 14 Rainfall Depths from the pulldown list OR enter your own depths obtained from the NOAA website (click this link)

1-hour rainfall depth, P1 (in) =	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
	0.97	1.38	1.65	2.32	2.67		

Rainfall Intensity Equation Coefficients =

a	b	c
28.50	10.00	0.786

$$I(\text{in/hr}) = \frac{a + P_1}{(b + t_c)^c}$$

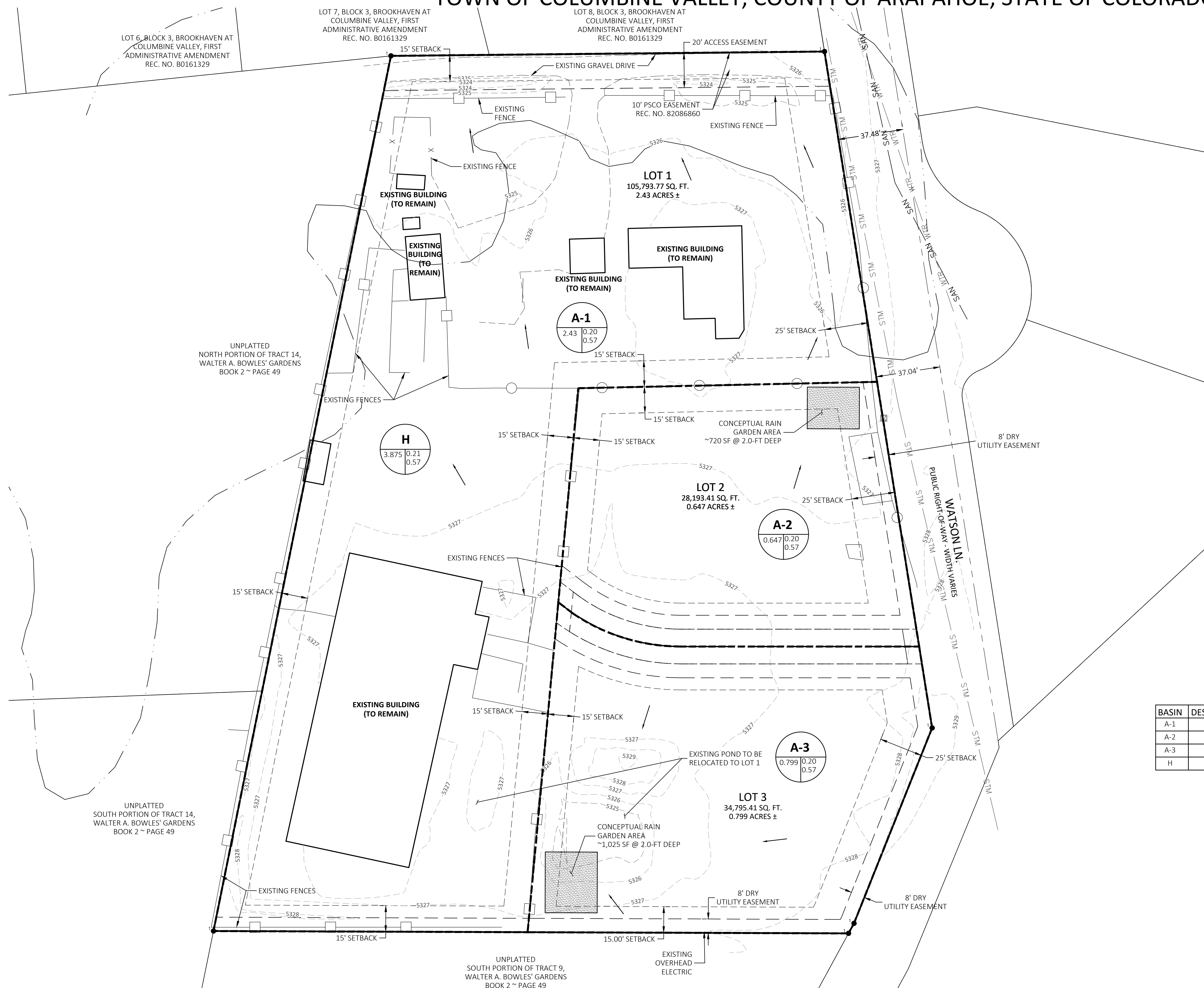
$Q(\text{cfs}) = CIA$

Subcatchment Name	Area (ac)	NRCS Hydrologic Soil Group	Percent Imperviousness	Runoff Coefficient, C							Overland (Initial) Flow Time					Channelized (Travel) Flow Time					Time of Concentration			Rainfall Intensity, I (in/hr)						Peak Flow, Q (cfs)								
				2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr	Overland Flow Length L ₁ (ft)	U/S Elevation (ft) (Optional)	D/S Elevation (ft) (Optional)	Overland Flow Slope S ₁ (ft/ft)	Overland Flow Time t ₁ (min)	Channelized Flow Length L ₁ (ft)	U/S Elevation (ft) (Optional)	D/S Elevation (ft) (Optional)	Channelized Flow Slope S ₁ (ft/ft)	NRCS Conveyance Factor K	Channelized Flow Velocity V ₁ (ft/sec)	Channelized Flow Time t ₂ (min)	Computed t _c (min)	Regional t _c (min)	Selected t _c (min)	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr
A-1	2.43	C	20.0	0.14	0.20	0.28	0.43	0.49	0.57	0.65	100.00			0.010	16.29	350.00			0.020	7	0.99	5.89	22.18	26.10	22.18	1.81	2.57	3.07		4.32	4.97		0.60	1.24	2.08		5.16	6.83
A-2	0.65	C	20.0	0.14	0.20	0.28	0.43	0.49	0.57	0.65	50.00			0.020	9.16	150.00			0.020	7	0.99	2.53	11.69	24.10	11.69	2.46	3.50	4.19		5.89	6.78		0.22	0.45	0.76		1.87	2.48
A-3	0.80	C	20.0	0.14	0.20	0.28	0.43	0.49	0.57	0.65	50.00			0.020	9.16	170.00			0.020	7	0.99	2.86	12.02	24.30	12.02	2.43	3.46	4.14		5.82	6.70		0.27	0.55	0.92		2.29	3.03
H	3.88	C	21.5	0.15	0.21	0.29	0.44	0.50	0.57	0.66	150.00			0.010	19.68	350.00			0.020	7	0.99	5.89	25.57	25.78	25.57	1.67	2.37	2.84		3.99	4.59		0.96	1.93	3.19		7.72	10.18

DRAINAGE MAP

WATSON LANE SUBDIVISION FILING NO. 2

BEING A REPLAT OF A PORTION OF TRACT 9 AND ALL OF TRACT 10, WALTER A. BOWLES GARDENS,
SITUATED IN THE NORTHWEST ONE-QUARTER OF SECTION 20,
TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF COLUMBINE VALLEY, COUNTY OF ARAPAHOE, STATE OF COLORADO



LEGEND

- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED SPILL CURB AND GUTTER
- BASIN PERIMETER
- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- FLOW ARROWS

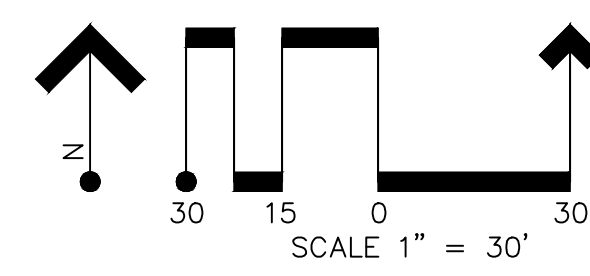
BENCHMARK
NGS PID KK0556, BEING A DISK IN TOP OF CONCRETE Q.23 1929
ELEVATION = 5395.24' NAVD 88

AREA IN ACRES

#	AREA IN ACRES	5-YEAR RUNOFF COEFFICIENT	100-YEAR RUNOFF COEFFICIENT
0.00	0.00	0.00	0.00

RUNOFF SUMMARY

BASIN	DESIGN POINT	AREA (Ac.)	% IMP.	C5	C100	Q ₅ (CFS)	Q ₁₀₀ (CFS)
A-1	A1	2.43	200	0.20	0.57	1.24	6.83
A-2	A2	0.65	20.0	0.20	0.57	0.45	2.48
A-3	A3	0.80	20.0	0.20	0.57	0.55	2.29
H	H	3.88	21.5	0.21	0.57	1.93	10.18



POINT CONSULTING, LLC
8460 W. KEN CARYL AVE #101
LITTLETON, CO 80128
720-258-6836
www.pnt-llc.com
CIVIL ENGINEERING
PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

DRAINAGE MAP

WATSON LANE SUBDIVISION

TOWN OF COLUMBINE VALLEY, COLORADO

JOB NO. 21.062

DESCRIPTION

1ST TOWN SUBMITTAL

2ND TOWN SUBMITTAL

3RD TOWN SUBMITTAL

DATE

12.03.2021

11.14.2022

06.28.2023

DRAINAGE MAP

1 OF 1



8055 E Tufts Ave, Suite 300
Denver, CO 80237
Phone: (303)476-5800 / Fax: (866)300-8568

Date: May 15, 2024
File No.: 598-HS0831637-412, Amendment No. 1
Buyer(s)/Borrower(s): Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below
Owner(s): Jeffrey V. Berg and Carol A. Carson
Property: 401 South Watson Lane, Littleton, CO 80123-2884
Assessor Parcel No.: 2077-20-2-01-043

PLEASE TAKE NOTE OF THE FOLLOWING REVISED TERMS CONTAINED HEREIN:
Amended effective date and legal description; Added Requirement #9 and Exception #20

WIRED FUNDS ARE REQUIRED ON ALL CASH PURCHASE TRANSACTIONS. FOR WIRING INSTRUCTIONS, PLEASE CONTACT YOUR ESCROW OFFICE AS NOTED ON THE TRANSMITTAL PAGE OF THIS COMMITMENT.

To: Heritage Title Company - Denver Metro Title
8055 E Tufts Ave
Suite 300
Denver, CO 80237
Attn: Title Only DenverMetro Title
Phone: (303)476-5800
Fax:
Email: Co-HTC-DTtitle@heritagetco.com

To: Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below
Attn: Contracted Purchaser or Designee

To: Jeffrey V. Berg and Carol A. Carson

To: Carol A. Carson
401 S. Watson Lane
Littleton, CO 80123
Attn: Carol A Carson
Phone: (303)795-2846
Fax:
Email: Carol.A.Carson@lmco.com

To: Placeholder LB Transaction Coordinator/Or Co Agent

To: LB Transaction Coordinator/Or Co Agent

To: .

To: SB Transaction Coordinator/Or Co Agent

To: SB Transaction Coordinator/Or Co Agent

END OF TRANSMITTAL

ALTA COMMITMENT FOR TITLE INSURANCE

issued by:



Commitment Number:

**HS0831637
Amendment 1**

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Commonwealth Land Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Commonwealth Land Title Insurance Company

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

Countersigned By:

Terry N. Williams
Authorized Officer or Agent

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COMMONWEALTH LAND TITLE INSURANCE COMPANY

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

ISSUING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Title Officer: Andy Mollock Heritage Title Company - Denver Metro Title 8055 E Tufts Ave, Suite 300 Denver, CO 80237 Phone: 303-692-6604 Fax: 303-628-1646 Main Phone: (303)476-5800 Email: amollock@heritagetco.com	

Order Number: 598-HS0831637-412

Property Address: 401 South Watson Lane, Littleton, CO 80123-2884

SCHEDULE A

1. Commitment Date: May 9, 2024 at 08:00 AM
2. Policy to be issued:
 - (a) ALTA Owner's Policy 2021
 - Proposed Insured: Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below
 - Proposed Amount of Insurance: \$10,000.00
3. The estate or interest in the Land at the Commitment Date is:
 - Fee Simple
4. The Title is, at the Commitment Date, vested in:
 - [Jeffrey V. Berg and Carol A. Carson](#)
5. The Land is described as follows:
 - SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

PREMIUMS:

Owner's Policy Premium	\$992.00
CO 110.1-06	\$95.00
Tax Certificate	\$13.50

END OF SCHEDULE A

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EXHIBIT "A"
Legal Description

Tracts 9 and 10, Walter A. Bowles gardens, Except that part of Tract (9) described as follows:

Beginning at the Southwesterly corner of Tract 9,
thence N11°40'E 375.9 feet;
thence S89°35'E 371 feet, more or less, to the Southeasterly , line of Tract 9,
thence S28°45'W 260.9 feet,
thence S53°05'W 100.2 feet,
thence S62°15'W 174.4 feet;
thence S89°15'W 85 feet more or less to point of beginning,
County of Arapahoe, State of Colorado.

To be known as:

A PORTION OF TRACT 9 AND A PORTION OF TRACT 10, WALTER A. BOWLES' GARDENS RECORDED FEBRUARY 8, 1912 IN BOOK 2 PAGE 49 IN THE OFFICE OF THE CLERK AND RECORDER FOR ARAPAHOE COUNTY, COLORADO BEING SITUATED IN THE NORTHWEST ONE-QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT 10, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY FOR WATSON LANE; THENCE THE FOLLOWING FOUR (4) COURSES ALONG SAID WEST RIGHT-OF-WAY AND EAST TRACT LINES OF SAID TRACTS 9 AND 10:

1. S09°02'19"E, A DISTANCE OF 192.63 FEET TO THE POINT OF BEGINNING;
2. S09°02'19"E, A DISTANCE OF 201.85 FEET;
3. S21°47'41"W, A DISTANCE OF 121.22 FEET;
4. S28°32'41"W, A DISTANCE OF 6.58 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 9;

THENCE DEPARTING SAID WEST AND EAST LINES, N89°47'19"W, A DISTANCE OF 184.83 FEET;
THENCE N05°19'14"E, A DISTANCE OF 314.67 FEET;
THENCE N88°46'38"E, A DISTANCE OF 172.12 FEET TO THE POINT OF BEGINNING.

To be known as:

Watson Lane Subdivision Filing No. 2

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SCHEDULE B, PART I - Requirements

All of the following Requirements must be met:

1. Pay the agreed amounts for the interest in the land and/or for the mortgage to be insured.
2. Pay us the premiums, fees and charges for the policy.
3. Obtain a certificate of taxes due from the county treasurer or the county treasurer's authorized agent.
4. Evidence that any and all assessments for common expenses, if any, have been paid.
5. The Company will require that an Affidavit and Indemnity Agreement be completed by the party(s) named below before the issuance of any policy of title insurance.

Party(s): Jeffrey V. Berg and Carol A. Carson

The Company reserves the right to add additional items or make further requirements after review of the requested Affidavit.

6. Deed sufficient to convey the fee simple estate or interest in the Land described or referred to herein, to the Proposed Insured Purchaser.
7. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.
8. For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.
9. Furnish to the Company for approval and recordation Plat of Watson Lane Subdivision Filing No. 2 Subdivision.

The Company reserves the right to add additional exceptions or make further requirements after review of the requested documentation.

NOTE: Exception number 5 will be removed from the Owner's and/or Lender's Policy provided the Company conducts the closing.

NOTE: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

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SCHEDULE B, PART I - Requirements
(continued)

NOTE: Effective May 24th, 2023, the Company and its policy issuing agents are required by Federal law to collect additional information about certain transactions in specified geographic areas in accordance with the Bank Secrecy Act. If this transaction is required to be reported under a Geographic Targeting Order issued by FinCEN, the Company or its policy issuing agent must be supplied with a completed ALTA Information Collection Form ("ICF") prior to closing the transaction contemplated herein. This affects the following counties, Adams, Arapahoe, Clear Creek, Denver, Douglas, Eagle, Elbert, El Paso, Fremont, Jefferson, Mesa, Pitkin, Pueblo, and Summit.

NOTE: Endorsement Form 110.1, deleting exception(s) 1-4 will be issued with the Owner's Policy, subject to satisfaction of requirements and as applicable.

24 MONTH CHAIN OF TITLE, FOR INFORMATIONAL PURPOSES ONLY:

The following vesting deeds relating to the subject property have been recorded in the Clerk and Recorder's office of the County in which the property is located:

There are no conveyances affecting said land recorded within 24 months of the date of this report

[Plat Map](#)

END OF SCHEDULE B, PART I

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SCHEDULE B, PART II - Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any facts, rights, interests or claims that are not shown by the Public Records but which could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
3. Any encroachments, encumbrances, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by Public Records.
4. Any lien or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires of record for the value the estate or interest or mortgage thereon covered by this Commitment.
6. Water rights, claims of title to water, whether or not these matters are shown by the Public Records.
7. All taxes and assessments, now or heretofore assessed, due or payable.

NOTE: This tax exception will be amended at policy upon satisfaction and evidence of payment of taxes.

8. Restrictions in Deed from Charles N. Hockaday to Maxine Nickels recorded July 17, 1944 in [Book 503 at Page 486](#) as follows: As a material party of the consideration hereto the second part for herself, her heirs and assigns, agrees that she will not maintain or permit to be maintained upon said above described premises or any part thereof any place or places either permanent or temporary wherein or at which intoxicating liquors of any nature shall be sold under penalty of forfeiture or all her rights.
9. Existing legal rights, if any, to the use and maintenance of any and all irrigation and drain ditches through subject property as more particularly described in Agreement between Walter A. Bowles and land owners, recorded October 10, 1914 in [Book 82 at Page 475](#).
10. Covenants, conditions and restrictions, which do not include a forfeiture or reverter clause, set forth in the deed recorded in [Book 58 at Page 64](#).

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SCHEDULE B, PART II - Exceptions
(continued)

11. Terms, conditions, provisions, agreements and obligations contained in the Ordinance No. 59 as set forth below:
- Recording Date: June 15, 1973
Recording No.: [1362828](#)
12. Terms, conditions, provisions, agreements and obligations contained in the Annexation Plat as set forth below:
- Recording Date: February 17, 1987
Recording No.: [2795116-1987](#)
13. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- In favor of: South Suburban Park and Recreation District
Purpose: Contract for and Conveyance of Easement
Recording Date: August 13, 1997
Recording No.: [A7100479](#)
14. Terms, conditions, provisions, agreements and obligations contained in the Easement Deed as set forth below:
- Recording Date: July 19, 2000
Recording No.: [87706-2000](#)
15. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- In favor of: Public Service Company of Colorado
Purpose: Easement
Recording Date: May 9, 2002
Recording No.: [B2086860](#)
16. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- In favor of: Board of Water Commissioners
Purpose: Easement Agreement
Recording Date: August 5, 2002
Recording No.: [B2141228](#)
17. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- In favor of: Board of Water Commissioners
Purpose: Easement Agreement
Recording Date: August 5, 2002
Recording No.: [B2141229](#)

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SCHEDULE B, PART II - Exceptions
(continued)

18. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Board of Water Commissioners
 Purpose: Easement Agreement
 Recording Date: August 5, 2002
 Recording No.: [B2141230](#)

19. Terms, conditions, restrictions, provisions, notes and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the Plat(s) of said subdivision set forth below:

Recording Date: February 8, 1912
 Recording No: Map [Book 2 Page 49](#)

20. Terms, conditions, restrictions, provisions, notes and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the Plat(s) of Watson Lane Subdivision Filing No. 2 set forth below:

Recording Date: TO BE RECORDED
 Recording No: TO BE RECORDED

END OF SCHEDULE B, PART II

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COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
 - b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
 - c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
 - d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
 - e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
 - f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
 - g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
 - h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
 - i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
 - j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.
2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
 3. The Company's liability and obligation is limited by and this Commitment is not valid without:
 - a. the Notice;
 - b. the Commitment to Issue Policy;
 - c. the Commitment Conditions;
 - d. Schedule A;
 - e. Schedule B, Part I-Requirements;
 - f. Schedule B, Part II-Exceptions; and
 - g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I-Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.

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(continued)

- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is Two Million And No/100 Dollars (\$2,000,000.00) or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

END OF CONDITIONS

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Commonwealth Land Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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DISCLOSURE STATEMENT

- Pursuant to Section 38-35-125 of Colorado Revised Statutes and Colorado Division of Insurance Regulation 8-1-2 (Section 5), if the parties to the subject transaction request us to provide escrow-settlement and disbursement services to facilitate the closing of the transaction, then all funds submitted for disbursement must be available for immediate withdrawal.
- Colorado Division of Insurance Regulation 8-1-2, Section 5, Paragraph H, requires that "Every title insurance company shall be responsible to the proposed insured(s) subject to the terms and conditions of the title insurance commitment, other than the effective date of the title insurance commitment, for all matters which appear of record prior to the time of recording whenever the title insurance company, or its agent, conducts the closing and settlement service that is in conjunction with its issuance of an owners policy of title insurance and is responsible for the recording and filing of legal documents resulting from the transaction which was closed". Provided that Heritage Title Company - Denver Metro Title conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception No. 5 in Schedule B-2 will not appear in the Owner's Title Policy and Lender's Title Policy when issued.
- Colorado Division of Insurance Regulation 8-1-2, Paragraph M of Section 5, requires that prospective insured(s) of a single family residence be notified in writing that the standard exception from coverage for unfiled Mechanics or Materialmans Liens may or may not be deleted upon the satisfaction of the requirement(s) pertinent to the transaction. These requirements will be addressed upon receipt of a written request to provide said coverage, or if the Purchase and Sale Agreement/Contract is provided to the Company then the necessary requirements will be reflected on the commitment.
- Colorado Division of Insurance Regulation 8-1-3, Paragraph C. 11.f. of Section 5 - requires a title insurance company to make the following notice to the consumer: "A closing protection letter is available to be issued to lenders, buyers and sellers."
- If the sales price of the subject property exceeds \$100,000.00 the seller shall be required to comply with the Disclosure of Withholding Provisions of C.R.S. 39-22-604.5 (Nonresident Withholding).
- Section 39-14-102 of Colorado Revised Statutes requires that a Real Property Transfer Declaration accompany any conveyance document presented for recordation in the State of Colorado. Said Declaration shall be completed and signed by either the grantor or grantee.
- Recording statutes contained in Section 30-10-406(3)(a) of the Colorado Revised Statutes require that all documents received for recording or filing in the clerk and recorder's office shall contain a top margin of at least one inch and a left, right, and bottom margin of at least one-half of an inch. The clerk and recorder may refuse to record or file a document that does not conform to requirements of this paragraph.
- Section 38-35-109 (2) of the Colorado Revised Statutes, requires that a notation of the purchasers legal address, (not necessarily the same as the property address) be included on the face of the deed to be recorded.
- Regulations of County Clerk and Recorder's offices require that all documents submitted for recording must contain a return address on the front page of every document being recorded.
- Pursuant to Section 10-11-122 of the Colorado Revised Statutes, the Company is required to disclose the following information:
 - The subject property may be located in a special taxing district.

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DISCLOSURE STATEMENT
(continued)

- o A Certificate of Taxes Due listing each taxing jurisdiction shall be obtained from the County Treasurer or the County Treasurer's authorized agent.
- o Information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder or the County Assessor.
- Pursuant to Section 10-11-123 of the Colorado Revised Statutes, when it is determined that a mineral estate has been severed from the surface estate, the Company is required to disclose the following information: that there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and that such mineral estate may include the right to enter and use the property without the surface owner's permission.

Note: Notwithstanding anything to the contrary in this Commitment, if the policy to be issued is other than an ALTA Owner's Policy (6/17/06), the policy may not contain an arbitration clause, or the terms of the arbitration clause may be different from those set forth in this Commitment. If the policy does contain an arbitration clause, and the Amount of Insurance is less than the amount, if any, set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Commonwealth Land Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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Inquire before you wire!

WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. **DO NOT** use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** **DO NOT** send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do **NOT** reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
<http://www.fbi.gov>

Internet Crime Complaint Center:
<http://www.ic3.gov>

FIDELITY NATIONAL FINANCIAL PRIVACY NOTICE

Effective December 1, 2023

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for these main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.

- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.
- To provide reviews and testimonials about our services, with your consent.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to affiliated or nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to affiliated or nonaffiliated third parties with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (<https://fnf.com/pages/californiaprivacy.aspx>) or call (888) 413-1748.

For Connecticut Residents: For additional information about your Connecticut consumer privacy rights, or to make a consumer privacy request, or to appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

For Colorado Residents: For additional information about your Colorado consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

For Nevada Residents: We are providing this notice pursuant to state law. You may be placed on our internal Do Not Call List by calling FNF Privacy at (888) 714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. For further information concerning Nevada's telephone solicitation law, you may contact: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: aginquiries@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Utah Residents: For additional information about your Utah consumer privacy rights, or to make a consumer privacy request, please call (888) 714-2710.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

For Virginia Residents: For additional information about your Virginia consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information; Contact Us

If you have questions or would like to correct your Personal Information, visit FNF's [Privacy Inquiry Website](#) or contact us by phone at (888) 714-2710, by email at privacy@fnf.com, or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

AFFIDAVIT AND INDEMNITY AGREEMENT TO HERITAGE TITLE COMPANY - DENVER METRO TITLE

Order No.: 598-HS0831637-412

Property: 401 South Watson Lane, Littleton, CO 80123-2884

The undersigned Owner(s) ("Owner") of the above described property, makes the following statements and representations to Heritage Title Company - Denver Metro Title:

1. This is written evidence to you that there are no unpaid bills, and to the extent there may be unpaid bills that the undersigned undertakes and agrees to cause the same to be paid such that there shall be no mechanics or materialmen's liens affecting the property for materials or labor furnished for construction and erection, repairs or improvements contracted by or on behalf of the undersigned on property located at:

401 South Watson Lane, Littleton, CO 80123-2884

and legally described as:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

2. We further represent that there are no public improvements affecting the property prior to the date of closing that would give rise to a special property tax assessment against the property after the date of closing.
3. We further represent that there are no pending proceedings or unsatisfied judgments of record, in any Court, State, or Federal, nor any tax liens filed or taxes assessed against us which may result in liens, and that if there are judgments, bankruptcies, probate proceedings, state or federal tax liens of record against parties with same or similar names, that they are not against us.
4. We further represent that there are no unrecorded contracts, leases, easements, or other agreements or interests relating to said premises of which we have knowledge.
5. We further represent that we are in sole possession of the real property described herein other than leasehold estates reflected as recorded items under the subject commitment for title insurance.
6. We further represent that there are no unpaid charges and assessments that could result in a lien in favor of any association of homeowners which are provided for in any document referred to in Schedule B of Commitment referenced above.
7. We further understand that any payoff figures shown on the settlement statement have been supplied to Heritage Title Company - Denver Metro Title as settlement agent by the Owner's lender and are subject to confirmation upon tender of the payoff to the lender. If the payoff figures are inaccurate, we hereby agree to immediately pay any shortage(s) that may exist.
8. **NEW CONSTRUCTION:** There has been no new construction on the property in the past six (6) months, nor are there any plans for the commencement of any new construction unless indicated below:
9. **EXCEPTIONS:** The only exceptions to the above statements are:
10. The undersigned affiant(s) know the matters herein stated are true and indemnifies Heritage Title Company - Denver Metro Title and Commonwealth Land Title Insurance Company, a Florida Corporation, against loss, costs, damages and expenses of every kind incurred by it by reason of its reliance on the statements made herein.

This agreement is executed with and forms a part of the sale and/or financing of the above described premises, and is given in addition to the conveyance and/or financing of the premises in consideration for the conveyance and/or financing, and forms a complete agreement by itself for any action thereon.

**AFFIDAVIT AND INDEMNITY AGREEMENT
TO HERITAGE TITLE COMPANY - DENVER METRO TITLE**
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

OWNER(S):

Jeffrey V. Berg

Carol A. Carson

State of Colorado }

}ss

County of _____

The foregoing instrument was acknowledged before me this _____ day of _____, _____ by Jeffrey V. Berg and Carol A. Carson known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same.

Notary Public

My Commission Expires: _____

(SEAL)

EXHIBIT "A"
Legal Description

Tracts 9 and 10, Walter A. Bowles gardens, Except that part of Tract (9) described as follows:
Beginning at the Southwesterly corner of Tract 9,
thence N11°40'E 375.9 feet;
thence S89°35'E 371 feet, more or less, to the Southeasterly , line of Tract 9,
thence S28°45'W 260.9 feet,
thence S53°05'W 100.2 feet,
thence S62°15'W 174.4 feet;
thence S89°15'W 85 feet more or less to point of beginning,
County of Arapahoe, State of Colorado.

To be known as:

A PORTION OF TRACT 9 AND A PORTION OF TRACT 10, WALTER A. BOWLES' GARDENS RECORDED FEBRUARY 8, 1912 IN BOOK 2 PAGE 49 IN THE OFFICE OF THE CLERK AND RECORDER FOR ARAPAHOE COUNTY, COLORADO BEING SITUATED IN THE NORTHWEST ONE-QUARTER OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT 10, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY FOR WATSON LANE; THENCE THE FOLLOWING FOUR (4) COURSES ALONG SAID WEST RIGHT-OF-WAY AND EAST TRACT LINES OF SAID TRACTS 9 AND 10:

1. S09°02'19"E, A DISTANCE OF 192.63 FEET TO THE POINT OF BEGINNING;
2. S09°02'19"E, A DISTANCE OF 201.85 FEET;
3. S21°47'41"W, A DISTANCE OF 121.22 FEET;
4. S28°32'41"W, A DISTANCE OF 6.58 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 9;

THENCE DEPARTING SAID WEST AND EAST LINES, N89°47'19"W, A DISTANCE OF 184.83 FEET;
THENCE N05°19'14"E, A DISTANCE OF 314.67 FEET;
THENCE N88°46'38"E, A DISTANCE OF 172.12 FEET TO THE POINT OF BEGINNING.

To be known as:

Watson Lane Subdivision Filing No. 2



Request for Board of Trustee Direction

Date: September 17, 2024

Title: Park Event Permit

Presented By: Lee Schiller, Town Attorney

Prepared By: Lee Schiller, Town Attorney

Background: Recently, Town staff has received an increase in requests from residents to use Columbine Park for organized activities outside of the facilities' standard use. These are primarily events hosted by and for residents of the Town who need a venue larger than those available in their neighborhoods or personal residents.

Town staff does not currently have any apparatus to accept or deny these requests. As such, we are proposing the development of a Park Event Permit that will enable the use of Town facilities in a way that can be scheduled and controlled in size and scope.

At their meetings in April and May, the Trustees directed staff to draft a permit for the park. This permit is separate from a Special Liquor License which has an established process but could be used in conjunction with the proposed event permit.

At the Trustee's meeting in August, the Trustees directed staff to focus the ordinance only to include Columbine Park at Town Hall.

Attachments: Trustee Bill #7-2024 re Park Use

Staff Recommendations: Approve the Ordinance on First Reading with any conditions or changes determined by the Trustees.

Recommended Motion: I move to approve Trustee Bill #7-2024 regarding Park Use on First Reading.

A BILL FOR AN ORDINANCE
OF THE TOWN OF COLUMBINE VALLEY CONCERNING PARKS

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF COLUMBINE VALLEY, COLORADO, as follows:

Section 1. That Chapter 12.12, Parks of the Municipal Code of the Town of Columbine Valley is hereby repealed and reenacted to read as follows:

Chapter 12.12.010: Intent and Applicability

- (a) Intent. The intent of this Chapter is to regulate the use of the Town Hall Park, (“Park”), and minimize the impact by large groups and special events and to ensure that the Park is reasonably available and safe for use by the public.
- (b) Applicability. This Chapter shall apply to the Town Hall Park, provided that Town’s sponsored events may be exempted from this Chapter upon approval of the Board of Trustees.

Chapter 12.12.020: Hours

- (a) The Park shall be open from 9:00 am – 6:00 pm and shall not be entered upon or used or occupied at other times.
- (b) It is unlawful to enter, use or occupy the Park during such time as the Park is closed.

Chapter 12.12.030: Use of Parks.

- (a) Residents and non-residents may reserve the use of the Park subject to the prohibitions and limitations set forth below.
- (b) Only residents may reserve the Park for Special Events involving any combination of the following: temporary structures, vendors, amplified sound, entertainment, or street closures.
- (c) No Residents or non-residents using the Park shall have access to the Town Hall.

Chapter 12.12.040: Prohibitions. The following uses and items are prohibited on the Parks except to the extent permitted as hereinafter set forth

- (a) Commercial activity.
- (b) Advertising or solicitation.
- (c) Gated or restricted event or activity involving admission fees to enter.
- (d) Activities which present a material risk to damage, injure, or destroy, in whole or in part, the Park, inclusive of landscaping and amenities.
- (e) An event at the Park involving more than 25 people at a time, except for a noncommercial (public expression and public assembly) event.
- (f) Use of motorized and non-motorized vehicles, except for wheelchairs and similar mobility devices by individuals with mobility disabilities, as described in the Americans with Disabilities Act.
- (g) Glass containers
- (h) Firearms or weapons, except by peace officers.
- (i) Fires.
- (j) Alcoholic beverages and illegal drugs.
- (k) Field or other markings on the Parks.
- (l) Tents, booths, awnings, canopies, stages, or other structures.
- (m) Equipment, including but not limited to amplification equipment.
- (n) Banners and signage.

Chapter 12.12.050: Permits.

- (a) A permit for the use of the Park is required under the following circumstances:
 - (1) Reservation of any portion of the Park for an allotted period of time,
 - (2) Use by any designated group of more than twenty-five (25) people,
Or
 - (3) Use involving prohibited use or item(s) as set forth above.

- (b) Permits will be considered for issuance by the Town or its designated representative(s). In its review of a permit application, the Town or its designated representative(s) should consider the following:
 - (1) Whether the application for a permit (including any required attachments and submissions) is fully completed and executed.
 - (2) Whether the applicant has tendered the required application fee with the application, or has tendered the required user fee, insurance certificate, which will name the Town as an additional insured, security deposit, or other requirement, if applicable.
 - (3) Whether the application contains a material falsehood or misrepresentation.
 - (4) Whether the applicant is legally incompetent to contract or to sue and be sued.
 - (5) Whether the applicant has on prior occasions damaged Town property and has not paid in full for such damage or has other outstanding and unpaid debts to the Town.
 - (6) Whether a fully executed prior application for a permit for the same time and place has been received, and a permit has or will be granted to a prior applicant authorizing uses or activities which do not reasonably permit multiple occupancy of the Park.
 - (7) Whether the intended use is prohibited by or inconsistent with the common and customary uses of the Park.

- (8) Whether the intended use would present an unreasonable danger to the health or safety of the applicant, or other users of the Park, the Town employees, or the public.
- (9) Whether the applicant complied or cannot comply with applicable licensure requirements or regulations of the Town or other public entity concerning the intended use.
- (10) Whether the intended use is prohibited by regulations of the Town or other applicable laws, rules and regulations.
- (11) The risk of damage to the Park as set forth in 5 above.
- (12) The nature of the requested use, including whether such use involves advertising or solicitation; the use of tents, booths, awnings, canopies, stages, or other structures; or the use of equipment, which may require First Amendment protections.
- (13) Whether the use will exceed one (1) hour.
- (14) Whether the number of people involved exceeds twenty five (25).
- (15) Whether the use is for commercial or noncommercial use.
- (16) Whether the use will require the presence of one or more porta potties.
- (17) Whether the Applicant has made appropriate arrangements to clean up the Park after the use.

(b) Permit applications will be processed as follows:

- (1) Any permit application involving fewer than twenty-five (25) people, lasting for less than one (1) hour, and not posing a risk of damage to the Park, not conflicting with the public's use and enjoyment of the Park, and not involving advertising, solicitation, or the use of tents, booths, awnings canopies, stages, or other structures or the use of equipment, must be submitted at least one week in advance of the proposed use and will be processed within four (4) days.

- (2) Except as provided in subsection (3), all other permit applications must be submitted at least thirty (30) days in advance of the proposed use and will be processed within twenty-eight (28) days.
 - (3) Permit applications for large-scale uses or events of townwide, regional or national significance, or uses that have not historically been common and customary for the Park must be submitted at least ninety (90) days in advance and will be processed within sixty-five (65) days, unless, within two (2) weeks receipt of the permit application, the applicant is notified that such permit cannot reasonable be processed within that amount of time.
- (c) The fee charged for the use of a Park must be submitted at the time the permit application is filed. The following fees shall apply for use of a Park.

Anticipated attendance:	Fee:
1 – 50	\$ 100.00
51 – 100	\$ 350.00
101 – 200	\$ 600.00
201 – 300	\$ 850.00
301 – 400	\$1,100.00
401 – 500	\$1,500.00

A security deposit of One Hundred Dollars (\$100.00) must be submitted at the time the permit application is filed. A larger security deposit may be required after considering the size and nature of the event.

- (d) Permit applications that are denied may be resubmitted to cure the defect or deficiency in the application.
- (e) Each issued permit is effective only on the date and time specified on the permit.

Permits must be clearly displayed by the permittee while using the Park. Specific fees for use of the Park may be set by the Board of Trustees, from time to time. Any damages or cleanup charges resulting from the use of the Park will be deducted from the security deposit and/or additionally billed to the permittee. Any unused portion of the security deposit will be returned to the permittee within two (2) weeks following the permitted use of the Park.

Section 12.12.060: Rules and Regulations. The Board of Trustees is empowered and authorized to adopt rules and regulations for the management, operation, and control of the Park.

Section 2. Should any section clause, sentence, part or portion of this Ordinance be adjudged by any court to be unconstitutional or invalid, the same shall not affect, impair, or invalidate the Ordinance as a whole or any part thereof other than the part or portion declared by such court to be unconstitutional or invalid.

Section 3. The Town Clerk shall certify the passage of this Ordinance and cause notice of its contents and passage to be published.

Section 4. This Ordinance shall be in full force and effect upon the expiration of thirty (30) days after the publication of this Ordinance in the Littleton Independent, Littleton, Colorado said newspaper being a weekly newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado.

Introduced as Trustee Bill No. ____, series of 2024, at a regular meeting of the Board of Trustees of the Town of Columbine Valley, Colorado, on the 17th day of September, 2024, passed by a vote of ____ for and ____ against, on first reading; passed on second reading at a regular meeting of the Board of Trustees held by a vote of ____ for and ____ against on the 15th day of October, 2024, and ordered published in the Littleton Independent on the ____ day of _____, 2024.

Bruce Menk, Mayor

ATTEST:

J.D. McCrumb, Clerk of the Town of Columbine Valley