



**Arapahoe County Public Works & Development  
Engineering Services Division Staff Report  
4<sup>th</sup> Submittal**

Date: June 4, 2025

To: Molly Orkild-Larson, Principal Planner, Planning Division

From: Emily Gonzalez, Case Engineer, Engineering Services Division  
Cc: Ceila Rethamel, Engineering Services Division, Division Manager  
Case File

Re: Laurita  
Subdivision Exemption  
PX24-001

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**Scope/Location:**

The property owners of 3360 S. County Rd. 149 desire to apply for a subdivision exemption to bring the property into compliance with the Arapahoe County Zoning Code after previous property owners created an illegal subdivision. The property is approximately 3.4 acres and the owners do not intend to make any changes to the boundaries, use, or improvements on the property.

**Items included in the application:**

Plan Exhibit – Subdivision Exemption

**Findings:**

The Arapahoe County Division of Engineering Services has reviewed this application and has the following findings:

1. This development lies within the boundaries of the following jurisdiction:
  - North Kiowa Bijou Groundwater Management District
  - Strasburg Metro Park & Recreation District
  - Deer Trail Conservation District
  - Strasburg Fire District

2. Land development improvements do not directly affect a drainageway or regional stormwater facility, and the property is outside of the MHFD boundary.
3. Engineering review and approval fees are paid in full.
4. No variances have been requested/granted.

**Recommendations:**

The Division of Engineering Services recommends this case favorably subject to the following conditions:

1. The applicant agrees to address the Division of Engineering Services' comments and concerns as identified within this report.

**Staff Comments:**

The Arapahoe County Division of Engineering Services has reviewed this application and has the following comments:

1. Minor administrative revisions per redlines provided to the applicant.
2. No additional access is requested or proposed with this development.
3. There are no proposed site changes with this development.