



**COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT**

STAFF REPORT

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COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT

STAFF REPORT

Board of County Commissioners

January 15, 2019

CASE No.: PLT2017-00016	CASE NAME: Country Club Ranchettes, Filing 1
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Owner's Name:	Homestead Heights, LLC
Applicant's Name:	Jay Scolnick
Applicant's Address:	1635 East Layton Drive, Englewood, CO 80113
Location of Requests:	East of the intersection of Hayesmount Road & E. 162nd Avenue
Parcel #s:	0156700000282, 0156700000283, 0156700000284
Nature of Requests:	Major Subdivision Preliminary Plat for 56 lots
Zone District:	Residential Estate (RE) with Airport Height Overlay District
Site Size:	120.5 acres
Proposed Uses:	Single-Family Residential
Existing Use:	Vacant
Hearing Date(s):	PC: December 13, 2018 / 6:00 p.m. BoCC: January 15, 2019 / 9:30 a.m.
Report Date:	December 14, 2018
Case Manager:	Greg Barnes
PC Recommendation:	APPROVAL of the Preliminary Plat with 9 Findings-of-Fact, 7 Conditions, and 1 Note

SUMMARY OF APPLICATION

Background:

Jay Scolnick, on behalf of Homestead Heights, LLC, is requesting a major subdivision preliminary plat for the proposed Country Club Ranchettes, Filing 1 subdivision. The final plat

consists of 56 single-family residential lots, five non-residential tracts, and associated public streets.

Site Characteristics:

The subject site is located directly east of the intersection of Hayesmount Road and East 162nd Avenue and is currently undeveloped. Hayesmount Road, abutting the site to the west, provides direct access to the development through an extension of East 162nd Avenue which will serve as the main entrance for the proposed subdivision.

Development Standards and Regulations Requirements:

Per Section 2-02-17-03 of the County’s Development Standards and Regulations, the applicant is requesting a Major Subdivision (Preliminary Plat) for the proposed residential development. Currently, the site consists of three separate parcels and approximately 120.5 acres (See Exhibit 3.2). The applicant’s proposed preliminary plat will create 56 residential lots and five tracts for landscaping along Hayesmount Road.

The proposed plat conforms to the criteria for approval for a major subdivision preliminary plat as outlined in Section 2-02-17-03-05 of the County’s Development Standards. These standards include conformance to the County’s Comprehensive Plan, the subdivision design standards, evidence of adequate water and sewer supply, adequate drainage improvements, adequate public infrastructure, and compatibility with the surrounding area. Per Section 5-03-03 of the County’s Development Standards and Regulations, subdivision plats and lot dimensions are required to conform to requirements of the zone district in which the property is located. In addition, all lots created by a subdivision shall have access to a County-maintained right-of-way. The property is located in the Residential Estate (RE) zone district which has a minimum one acre lot size and a minimum lot width requirement of 100 feet for lots served by public water or sewer. The proposed subdivision lots will be served by the Greatrock North Water & Sanitation District and all lots conform to the minimum dimensional requirements for the R-E zone district. In addition, all the proposed lots will have access to a public right-of-way.

The applicant has also provided evidence of adequate water and sewer supply to service the property. The application documents included a letter from the Greatrock North Water & Sanitation District stating that adequate water supply is available to support the proposed development. The Colorado Division of Water Resources reviewed the project and confirmed the availability of adequate water supply to support the development. Tri-County Health Department also reviewed the subject request and had no objection to the proposed subdivision utilizing onsite wastewater treatment systems (OWTS), provided that the OWTS is permitted, installed, and operated in compliance with regulation.

Per Section 5-04 of the County’s Development Standards and Regulations, public improvements are required with development of a subdivision. All required public improvements, such as streets and drainage systems, will be reviewed at time of final plat application. Per Section 2-02-17-01, approval of a final plat is required prior to development on the property. In addition, a

Subdivision Improvements Agreement (SIA) with applicable collateral shall be required with any applications for a final plat. The SIA will address the timing and type of improvements that are required, as well as the necessary collateral to ensure those improvements are constructed.

Future Land Use Designation:

The Adams County Comprehensive Plan designates the subject site as Estate Residential, allowing single-family housing at lower densities to preserve an ex-urban lifestyle. Overall, the subject request would create approximately one dwelling unit per two acres. The request is consistent with the goals of the Comprehensive Plan to provide lower density housing in this area. Additionally, areas surrounding the subject site are also designated as Estate Residential future land use in the Comprehensive Plan.

Surrounding Zoning Designations and Existing Use Activity:

Northwest A-1 Single-Family Residential	North Rocking Horse Farms PUD Single-Family Residential	Northeast A-3 Vacant
West A-1 Single-Family Residential	Subject Property RE Single-Family Residential	East A-3 Vacant
Southwest A-1 Single-Family Residential	South A-3 Vacant	Southeast A-3 Vacant

Compatibility with the Surrounding Land Uses:

Properties to the north and west of the proposed subdivision are developed as single-family residential at densities similar to the proposed subdivision. The properties to the south and east consist of large tracts of vacant lands. The request for 58 single-family Residential Estate lots is compatible with existing development in the surrounding area and the County’s future land use designation of Estates Residential.

PLANNING COMMISSION UPDATE:

The Planning Commission (PC) considered this case on December 13, 2018 and voted (5-0) to recommend approval to the Board of County Commissioners. The applicant spoke at the meeting, and had no concerns with the staff report or presentation. The Planning Commission expressed concern that a second access to Hayesmount Road could be needed. The applicant indicated that an additional 25’ access easement was being provided to connect Hardwick Street and Hayesmount Road. The applicant indicated that they would work on the issue further during the final plat process to ensure that no obstructions are placed within the access easement. After the hearing, staff contacted the Brighton Fire District regarding the issue. The District provided comments regarding secondary access requirements which the applicant will be required to address with the final plat. Staff is recommending a condition of approval to ensure the final plat addresses these comments.

Staff Recommendation:

Based upon the application, the criteria for approval of a preliminary plat, and a recent site visit, staff recommends approval of this request with 9 findings-of-fact, 7 conditions, and 1 note.

RECOMMENDED FINDINGS-OF-FACT

Major Subdivision (Preliminary Plat):

1. The preliminary plat is consistent with the Adams County Comprehensive Plan and any available area plan.
2. The preliminary plat is consistent with the purposes of these standards and regulations.
3. The preliminary plat is in conformance with the subdivision design standards and any approved sketch plan.
4. The applicant has provided evidence that a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards.
5. The applicant has provided evidence that a public sewage disposal system has been established and, if other methods of sewage disposal are proposed, adequate evidence indicating that such system complies with state and local laws and regulations.
6. The applicant has provided evidence to show all areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified by the applicant and the proposed uses of these areas are compatible with such conditions.
7. The applicant has provided evidence that adequate drainage improvements comply with these standards and regulations.
8. The overall density of development within the proposed subdivision conforms to the zone district density allowances.
9. The proposed subdivision is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County. The proposed subdivision has established an adequate level of compatibility by:
 - a. Incorporating natural physical features into the development design and providing sufficient open spaces considering the type and intensity of use;
 - b. Incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County;
 - c. Incorporating physical design features in the subdivision to provide a transition between the project and adjacent land uses through the provision of an attractive entryway, edges along public streets, architectural design, and appropriate height and bulk restrictions on structures;

- d. Incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the project design; and
- e. Incorporating public facilities or infrastructure, or cash-in-lieu, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of the County services and facilities.

Recommended Conditions of Approval:

1. The applicant shall submit to the Adams County Community and Economic Development Department a final drainage analysis and report for review and approval with any application for a final plat.
2. The applicant shall address comments from the Brighton Fire District (Exhibit 4.2) dated December 27, 2018.
3. The applicant shall submit to the Adams County Community and Economic Development Department a final traffic impact study for review and approval with any application for a final plat.
4. A Subdivision Improvements Agreement and collateral shall be submitted with the final plat application.
5. A public land dedication fee for parks and schools shall be paid to Adams County prior to or with the final plat submittal. This fee shall be determined by the fee structure specified in Section 5-05 of the Adams County Development Standards and Regulations.
6. All utilities shall be located underground pursuant to the Adams County Development Standards and Regulations.
7. Prior to development, all septic fields, cisterns, or any below-grade structures be removed; and all existing depressions and berms should also be graded out

Note to the Applicant:

1. The applicant shall comply with all building, zoning, fire, engineering, and health codes and regulations during the development of the subject site.

PUBLIC COMMENTS

Number of Property Owners Notified (750 Feet)	Number of Public Comments Received by Staff
288	4

All property owners within a 2,640 foot (half-mile) radius of the proposed subdivision were notified of the application. Staff received four comments with concerns regarding the proposed development. These included: increases in traffic volume, availability of water, increased impacts on the local school system, and the overall appearance.

The applicant has provided a will-serve letter from the Greatrock North Water & Sanitation District stating their ability to provide water and sewer services for the development. The Colorado Division of Water Resources confirmed the availability of water to serve the proposed subdivision.

At time of final plat application, the applicant will be required to submit a traffic study, drainage study, a subdivision improvements agreement, and public land dedication (land or fees-in-lieu) to support schools and parks.

Section 4-07-01-02-01 of the County's Development Standards outlines requirements to ensure proposed developments are compatible to its surrounding areas. The standards for residential development include architectural character, structure orientation, and building materials. These standards will be reviewed with building permit applications.

COUNTY AGENCY COMMENTS

Adams County staff reviewed the subject request and determined the proposed preliminary plat conforms to the County's Development Standards and Regulation. Evidence of adequate water and sewage facilities have been provided with the application. In addition, the request is compatible with the surrounding area, and consistent with the Adams County Comprehensive Plan.

REFERRAL AGENCY COMMENTS

The Colorado Geologic Survey reviewed the request and identified that the site was developed with structures in the mid 1990s. It is required that septic fields, cisterns, or any below-grade structures be removed prior to development. All existing depressions and berms should also be graded out. In addition, The Brighton Fire District recommended temporary culs-de-sac for the stubbed streets on the east side of the property.

Responding with Concerns:

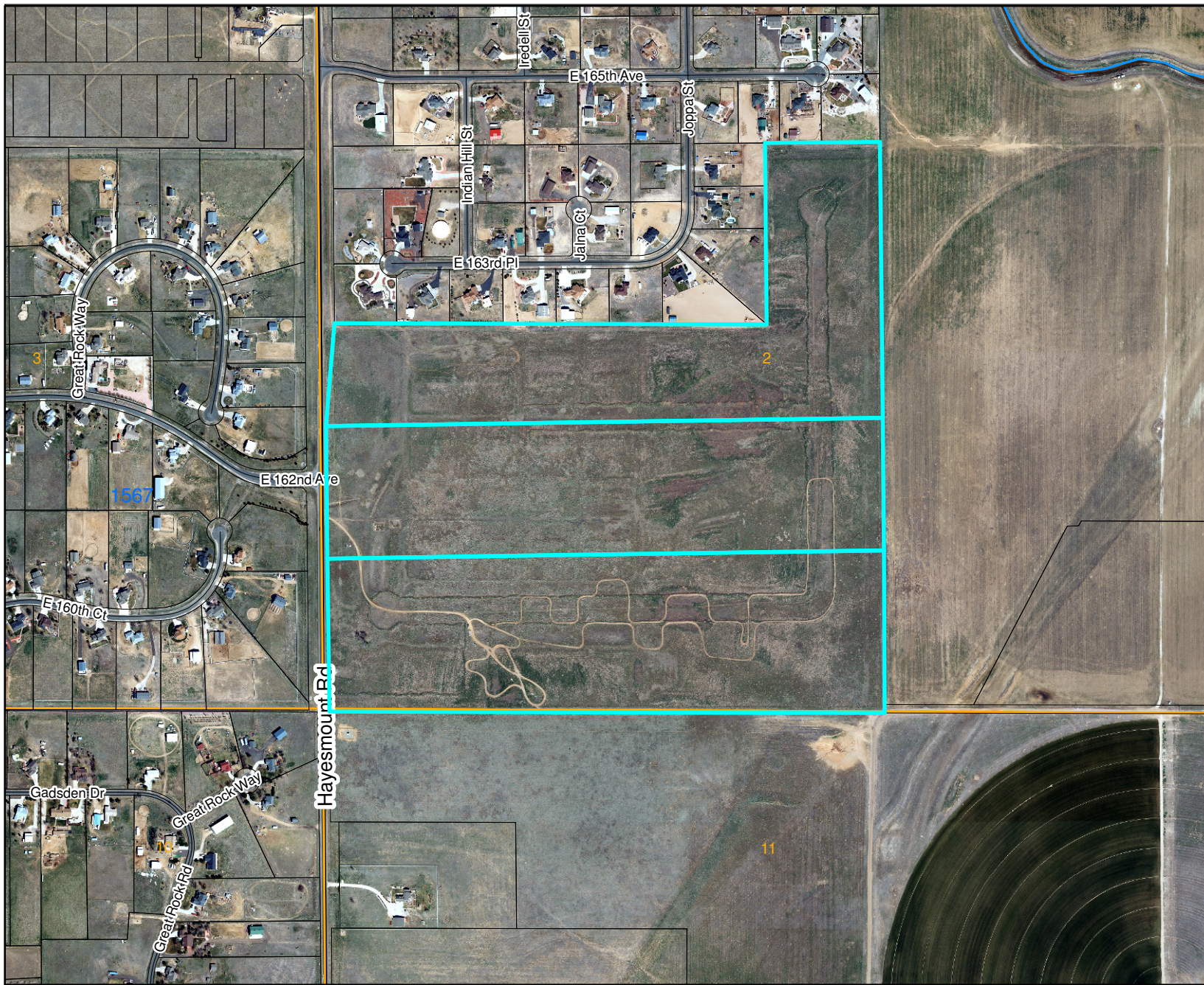
Brighton Fire District
Colorado Geological Survey

Responding without Concerns:

Colorado Division of Water Resources
Greatrock North Water & Sanitation District
Tri-County Health Department
United Power
West Adams Soil Conservation District
Xcel Energy

Notified but not Responding / Considered a Favorable Response:

Brighton School District 27J
Century Link
Regional Transportation District
U.S. Postal Service



Legend

- Railroad
- Major Water
- Zoning Line
- Sections

Zoning Districts

- A-1
- A-2
- A-3
- R-E
- R-1-A
- R-1-C
- R-2
- R-3
- R-4
- M-H
- C-0
- C-1
- C-2
- C-3
- C-4
- C-5
- I-1
- I-2
- I-3
- CO
- PL
- AV
- DIA
- P-U-D
- P-U-D(P)

PLT2017-00016

Country Club Ranchettes, Filing #1

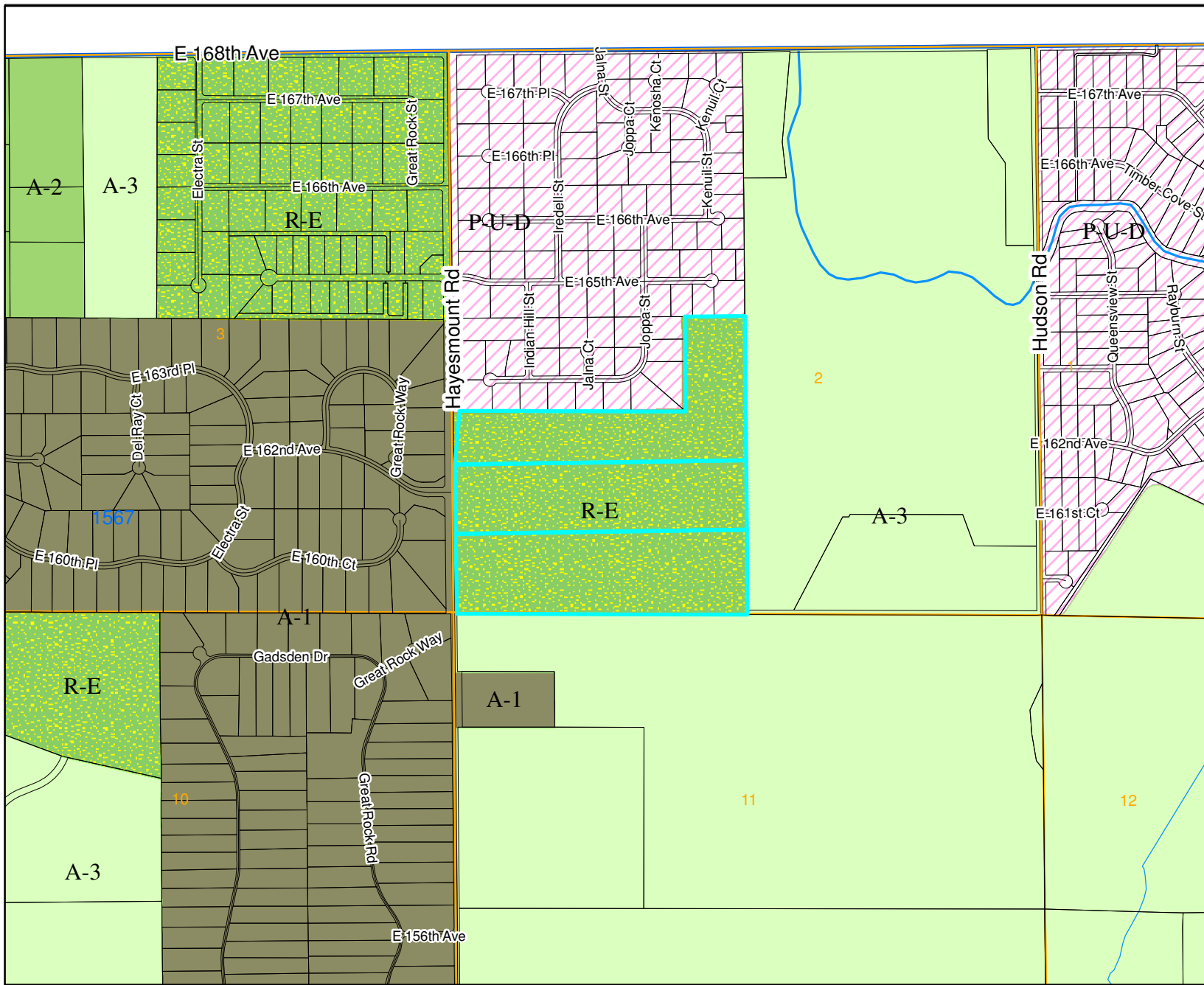


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ADAMS COUNTY
COLORADO

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Legend

- Railroad
 - Major Water
 - Zoning Line
 - Sections
- Zoning Districts**
- A-1
 - A-2
 - A-3
 - R-E
 - R-1-A
 - R-1-C
 - R-2
 - R-3
 - R-4
 - M-H
 - C-0
 - C-1
 - C-2
 - C-3
 - C-4
 - C-5
 - I-1
 - I-2
 - I-3
 - CO
 - PL
 - AV
 - DIA
 - P-U-D
 - P-U-D(P)

PLT2017-00016

Country Club Ranchettes, Filing #1

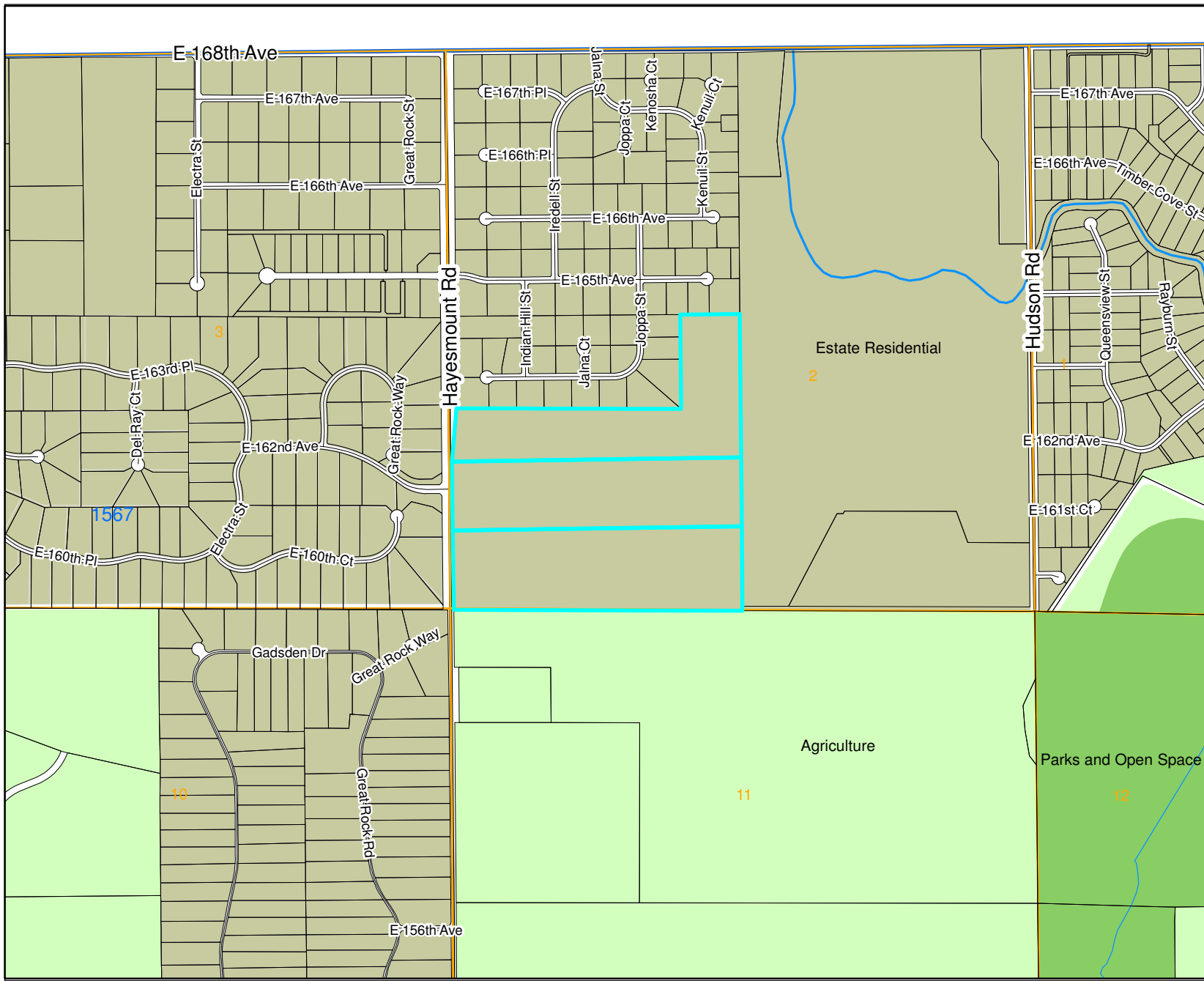


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ADAMS COUNTY
COLORADO

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- Legend**
- Railroad
 - Major Water
 - Zoning Line
 - Sections
- Zoning Districts**
- A-1
 - A-2
 - A-3
 - R-E
 - R-1-A
 - R-1-C
 - R-2
 - R-3
 - R-4
 - M-H
 - C-0
 - C-1
 - C-2
 - C-3
 - C-4
 - C-5
 - I-1
 - I-2
 - I-3
 - CO
 - PL
 - AV
 - DIA
 - P-U-D
 - P-U-D(P)

PLT2017-00016

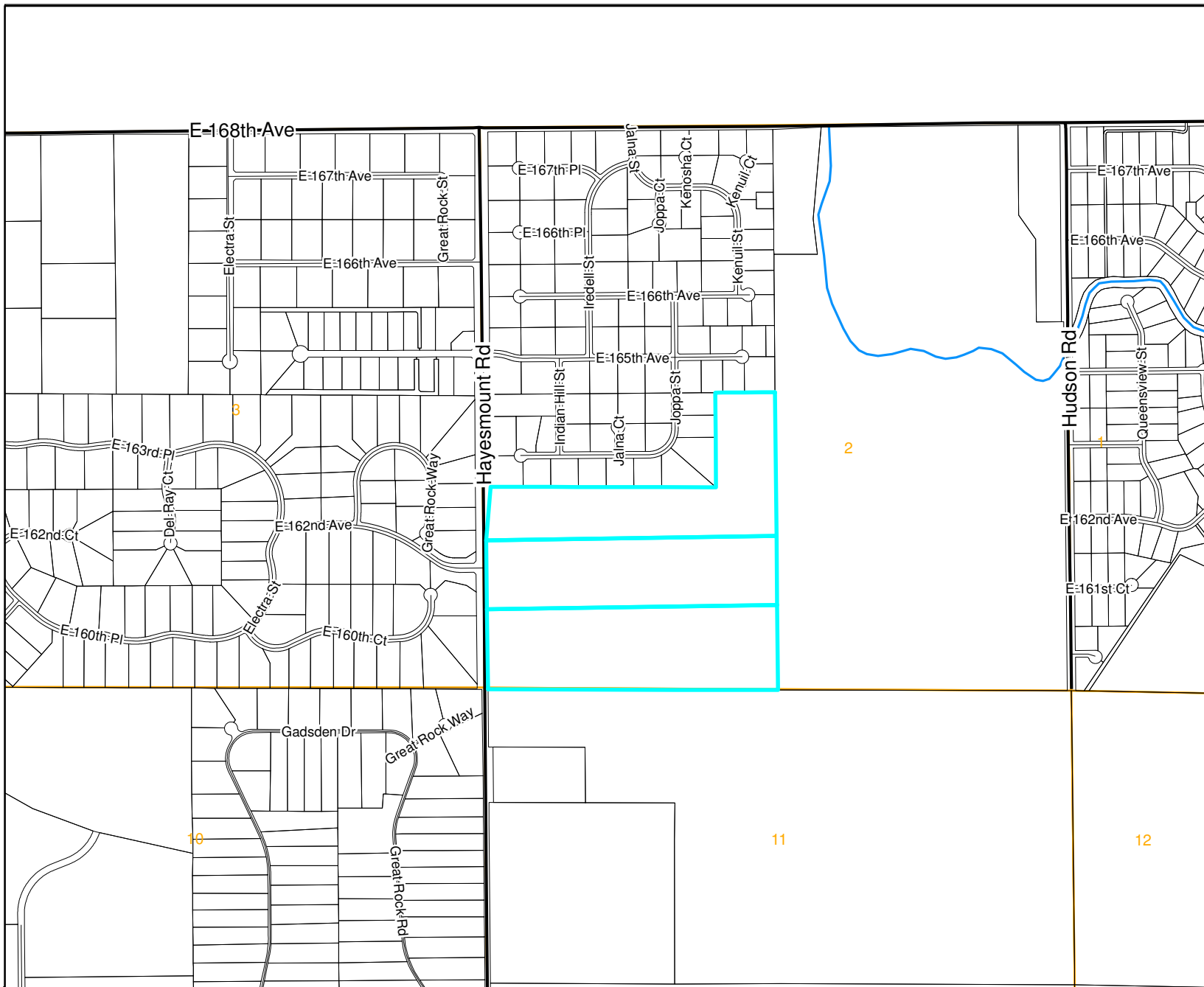
Country Club Ranchettes, Filing #1



































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LEGEND

-  Special Zoning Conditions
-  Section Numbers
-  Railroad
-  Major Water
-  Zoning Line
-  Sections
- Zoning Districts**
-  A-1
-  A-2
-  A-3
-  R-E
-  R-1-A
-  R-1-C
-  R-2
-  R-3
-  R-4
-  M-H
-  C-0
-  C-1
-  C-2
-  C-3
-  C-4
-  C-5
-  I-1
-  I-2
-  I-3
-  CO
-  PL
-  AV
-  DIA
-  P-U-D
-  P-U-D(P)
-  Airport Noise Overlay

Country Club Ranchettes

PLT2017-00016



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COUNTRY CLUB RANCHETTES, Brighton, CO

Subject Property:

The subject property is called COUNTRY CLUB RANCHETTES. It is located on the northeast corner of 162nd Avenue & Hayesmount Road, Brighton. It lies directly south of the Rocking Horse Farms subdivision and to the east of the Great Rock subdivision. The closest major intersection to the site is Hayesmount Road and 152nd Avenue (5 miles east of Bromley Lane & Highway 76). The site is 120.5 gross acres in size.

The parcel numbers are 0156700000282, 0156700000283, and 0156700000284 for a total of 120.5 acres. The applicant desires to complete a major subdivision to create 56 single-family lots in the RE Zone District.

Existing Zoning, Future Land Use Map

The existing zoning is RE. The property is completely vacant. The surrounding land uses are all residential on acreage lots. The Adams County Future Land Use Map dated November 2012 shows the entire parcel as Estate Residential, which is consistent with the zoning change that was approved on this parcel of land.

Preliminary Proposals:

The land was prepared for platting through the County under Case #PRJ2005-00057, but was never recorded. Eric D. Carson of Manhard Consulting submitted a final Plat to Adams County on November 14th, 2007. The case number for platting appears to have been PLT2005-00049.

A subsequent meeting was held on July 21st, 2014 with Michael Weaver, Ian Cortez and Matt Emmens to resurrect the project. The preliminary meeting was logged-in as PRE2014-00045, Homestead Heights II. The original land plan was designed for 56 lots and my new plan that is enclosed is also designed to have 56 single-family residential lots.

Flood Plain:

The entire site lies outside of the flood plain as mapped by Adams County and FEMA. No portion of this property lies within a 100-year floodplain as defined by the Flood Insurance Rate Map for Adams County, Colorado and unincorporated areas- Map No. 08001CC0100 G and 08001C0125 G- by the Federal Emergency Management Agency - August 16th, 1995.

School District:

The school district for the subject parcel is Brighton School District. They have responded to our request for an Impact Analysis.

Water Services:

The Greatrock North Water and Sanitation District can serve the 56 lots. An Inclusion Agreement is included with this submission to show that the water deeded for the entire 120.5 acre parcel was deeded to the District and in return the District agreed to serve all of the lots.

Utility Services:

Country Club Ranchettes will be served with gas and electric. The gas will be served by Xcel Energy and Q3 contracting (a division of Xcel) is currently working on a utility service plan. The electric service will be provided by United Power and they have confirmed their ability to serve the project.

Airport Vicinity:

The applicant understands the noise impact associated with Denver International Airport and other public or private airports with respect to the subdivision and that it needs to be disclosed to any purchasers of lots in the subdivision.

Sewer Services:

All of the homes will have their own Use Permit for their Onsite Wastewater Treatment System (“OWTS”). Each lot will have its own Use permit based on the soils percolation test for that lot. Since the project will be served by a public water system, the zoning allows for the lots to be less than 2.5 acres in size.

Current Land Plan:

The latest land plan is attached, showing that the lots are all in excess of 1 acre in size, and total 56 in all. We plan on allowing for horses on all of these lots. .

All of the homes will have a minimum of a 2-car garage. The minimum lot frontage will far exceed the minimum of 100 feet. Each house will meet or exceed the minimum front setback of 30 feet from the front lot line. All of the homes along Hayesmount Road will exceed the minimum setback from

All of the roads in the development will be deeded to the County and considered to be public ROW.

Drainage Improvements:

Drainage easements will be established to retain and detain storm water to meet its historical flows. The historical flows for water along this site is northeast from Hayesmount Road. The public right of way and the ditches along the public right of ways will be used to carry all of the storm water to designated drainage ponds required to allow for the discharge of the storm water to not exceed its historical rate of discharge. The applicant is expecting the rearrange some of the lots to accommodate the necessary drainage ponds to hold the storm water prior to discharge.

Covenants and Homeowners Association:

The development will have Covenants, but there will not be any common area elements. The residents of the development will essentially own all of the “perceived” common areas for the project. For example; any pond required to hold storm water will have the pond as part of the lot, and the owner will be required to maintain the pond. A restrictive covenant will be placed on the land, whereby they cannot build on the pond or change it, but must maintain it. Drainage ponds that are required can be almost impossible to insure when held as “Common Property” in communities that are under 75 lots in size. Either the insurance is cost prohibitive or unattainable at all.

Any and all signage will be on private property and allowed through an easement.

Public Improvements:

There is no contemplation for any public park on this property. We understand very confidently that Buyers coming out to live in a rural community do not want any HOA dues or Association fees. Just the inclusion of association fees could make a project less marketable. The applicant does not want a park within the development.

Drainage Plan:

A drainage plan has been completed for the subdivision. The drainage plan is designed to handle a 100 and 500 year flood.

Panhandle Pipeline:

The Panhandle Pipeline is now owned by Anadarko Petroleum. Anadarko has indicated to use that they will be leaving their pipeline underneath the development. We have worked out our drainage plan whereby the grading on the site will not have any cuts over their pipeline and therefore our coverage will remain the same as it was when the pipeline was installed. All of the pipeline is located outside of the building envelope on each lot.

Oil and Gas Operations:

An oil and gas operation was abandoned and dismantled by Extraction Oil. They removed all of their above ground structures. Extraction Oil has indicated to us that they removed enough of their underground drilling pipe where it will not conflict with any of our future utilities and home construction.

After communicating with the prior fee owner, I discovered that he sold the mineral rights to Petroshare Corporation. They have not recorded their interest in the minerals on title. I sent a certified letter to PetroShare Corporation in March 2017, informing them of my intention in developing the property, and they never responded to my letter.

Neighborhood Meeting:

A neighborhood meeting was organized in May, 2017. Only 4 neighbors attended (3 property owners). No major comments were made. Only a few questions were asked.

Fire Protection Report:

Manhard Consulting has developed a Fire Protection Plan and it has been forwarded to Whitney Even, Fire Marshall for the Brighton Fire Rescue District. Whitney has reviewed our site plan and did approve our emergency access off of Hayesmount, which provides the Community secondary access for fire protection.

Price Range:

The price range for the homes will approximate \$425,000 to \$555,000 for 1,800 s.f. to 4,250 s.f.. The developer intends to have a plat restriction, not allowing any factory built homes in the community. Specifically, the developer will not allow for any HUD Code Manufactured Homes or IRC built Modular homes to be placed in the Country Club Ranchettes.

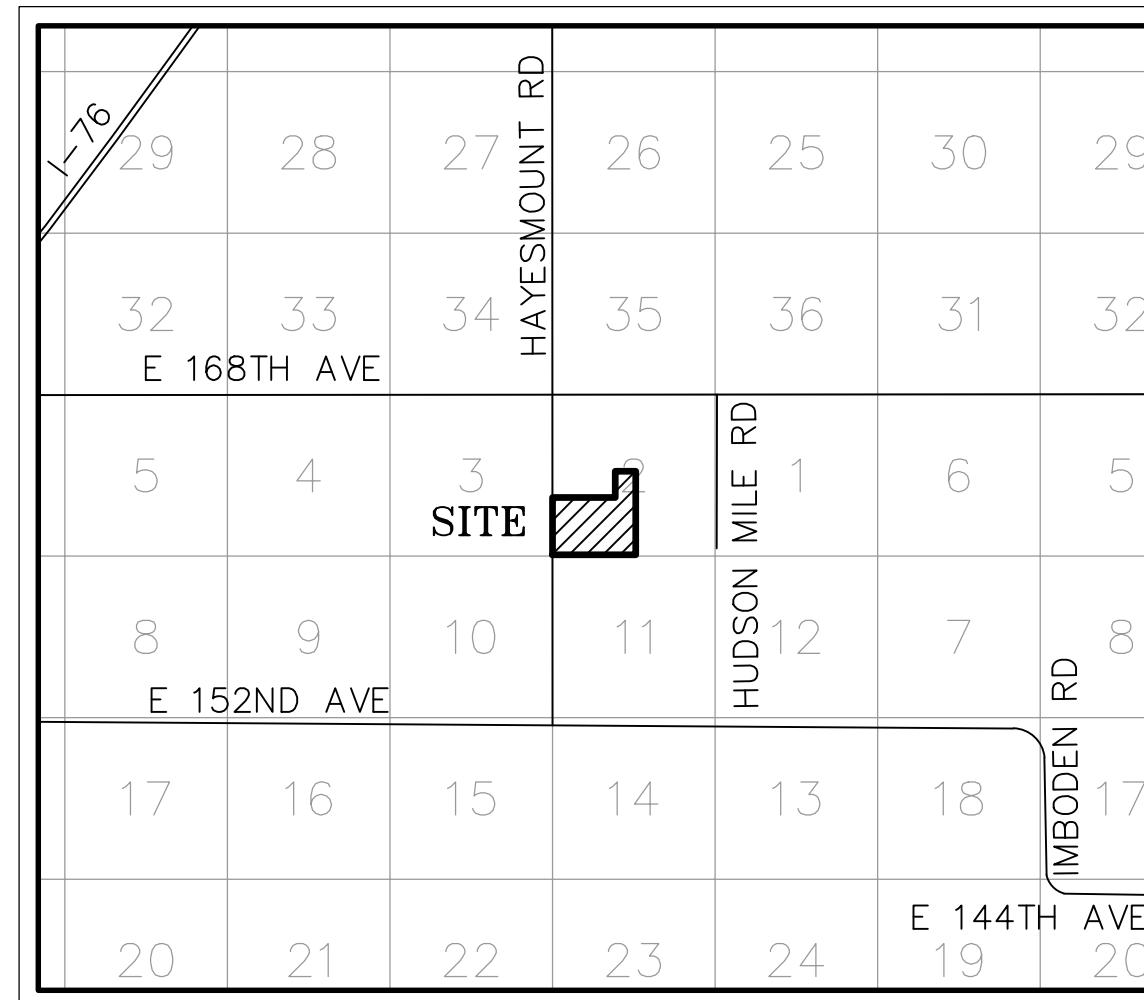
COUNTRY CLUB RANCHETTES FILING NO. 1

PRELIMINARY PLAT
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2,
 TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 COUNTY OF ADAMS, STATE OF COLORADO.

CASE NO.: PLT2017-00016

NOTES

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MANHARD CONSULTING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, MANHARD CONSULTING RELIED UPON THE TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 592-F0568085-122-LF, AMENDMENT NO. 5 WITH AN EFFECTIVE DATE OF AUGUST 29, 2018 AT 7:00 A.M.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITY(S) NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON(S) OR ENTITY(S) WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON(S) OR ENTITY(S).
- THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- BASIS OF BEARINGS:** THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR NORTH 00°28'57" WEST AS MONUMENTED AND SHOWN HEREON.
- FLOODPLAIN:** THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE X, OTHER AREAS - DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP (FIRM) - MAP NUMBER 08001C0360H WITH AN EFFECTIVE DATE OF OF MARCH 5, 2007.
- SIX-FOOT (6') WIDE UTILITY EASEMENTS ARE HEREBY DEDICATED ON PRIVATE PROPERTY ADJACENT TO THE FRONT LOT LINES OF EACH LOT IN THE SUBDIVISION. THESE EASEMENTS ARE DEDICATED TO ADAMS COUNTY FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITIES. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION.
- DRAINAGE EASEMENTS AS SHOWN ON THE PLAT ARE DEDICATED TO ADAMS COUNTY FOR THE PURPOSE OF PROVIDING STORM WATER DRAINAGE THROUGHOUT THE SUBDIVISION AND FOR MAINTENANCE THEREOF. DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION AND SHALL BE KEPT CLEAR OF OBSTRUCTIONS TO THE FLOW AND/OR OBSTRUCTIONS TO MAINTENANCE ACCESS. CONSTRUCTION OF STRUCTURES, INCLUDING BUT NOT LIMITED TO HOUSES, GARAGES, BARN, FENCES AND SHEDS SHALL NOT BE PERMITTED WITHIN THE DESIGNATED DRAINAGE EASEMENT. ANY PERMITTED ROADS, DRIVEWAYS, LANDSCAPING OR OTHER IMPROVEMENTS OVER ANY DRAINAGE EASEMENTS MUST BE PROPERLY CONSTRUCTED IN ACCORDANCE WITH APPLICABLE ADAMS COUNTY REGULATIONS AND DRAINAGE CRITERIA.
- THE PROPERTY OWNERS OF LOTS ADJACENT TO OUTLOTS ALONG HAYESMOUNT ROAD SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND OWNERSHIP OF THE CORRESPONDING OUTLOTS.
- NOISE IMPACTS ASSOCIATED WITH DENVER INTERNATIONAL AIRPORT, VAN-AIRE SKYPORT AND OTHER PUBLIC AND PRIVATE AIRPORTS MAY BE PREVALENT IN THIS SUBDIVISION. WHILE THE PROPERTY IS LOCATED EAST OF THE 60LDN NOISE CONTOUR OLDER JETS ARE BEING ROUTED TO THE NORTH OF DENVER INTERNATIONAL AIRPORT.
- NO BUILDING PERMITS WILL ISSUED FOR ANY LOT IN ANY PHASE OF CONSTRUCTION UNTIL ALL PUBLIC IMPROVEMENTS, IN ANY PHASE, AS REQUIRED BY THE APPROVED CONSTRUCTION PLANS, HAVE BEEN COMPLETED AND ARE UNDER PRELIMINARY ACCEPTANCE OF THE ADAMS COUNTY DEPARTMENT OF PUBLIC WORKS.
- THE APPROVED STORMWATER OPERATIONS AND MAINTENANCE MANUAL IS ON FILE WITH THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION # _____.
- A TWENTY-FIVE FOOT (25') WIDE ACCESS EASEMENT IS HEREBY DEDICATED TO ADAMS COUNTY ACROSS LOT 35 AS SHOWN IN THIS PLAT FOR THE PURPOSE OF EMERGENCY INGRESS AND EGRESS. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID ACCESS EASEMENT AND ADAMS COUNTY, AS GRANTEE, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEE, INCLUDING, WITHOUT LIMITATION, VEGETATION. THE UNDERLYING PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID EASEMENT.
- A PLUGGED AND ABANDONED OIL/GAS WELL IS LOCATED WITHIN LOT 37. NO STRUCTURES SHALL BE CONSTRUCTED OR PLACED ON TOP OF THE PLUGGED AND ABANDONED WELL.



VICINITY MAP

(NOT TO SCALE)

TRACT SUMMARY TABLE

OUTLOT	AREA (S.F.)	AREA (AC.)	USAGE	OWNERSHIP & MAINTENANCE RESPONSIBILITY
34A	22,249	0.5110	OPEN SPACE & LANDSCAPING	OWNER
35A	13,375	0.3070	OPEN SPACE & LANDSCAPING	OWNER
36A	14,251	0.3270	OPEN SPACE & LANDSCAPING	OWNER
37A	24,968	0.5730	OPEN SPACE & LANDSCAPING	OWNER
38A	15,960	0.3660	OPEN SPACE & LANDSCAPING	OWNER

PLANNING COMMISSION APPROVAL

APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION ON THIS _____ DAY OF _____, 20____.

CHAIR

BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS THIS _____ DAY OF _____, 20____. SUBJECT TO THE TERMS AND CONDITIONS OF THE DEVELOPMENT AGREEMENT RECORDED HERewith.

CHAIR

SURVEYOR'S CERTIFICATION

I, BRIAN J. PFOHL, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON JULY 5, 2017, BY ME OR UNDER MY DIRECT SUPERVISION, THAT ALL MONUMENTS EXIST AS SHOWN HEREON AND THAT SAID PLAT ACCURATELY SHOWS THE SUBDIVISION DIMENSIONS AND DETAILS.

I ATTEST THE ABOVE ON AUGUST 2, 2018.

BRIAN J. PFOHL
 COLORADO PLS NO. 38445
 FOR AND ON BEHALF OF MANHARD CONSULTING
 7600 E. ORCHARD ROAD, SUITE 350-S
 GREENWOOD VILLAGE, COLORADO 80111
 (303) 708-0500



DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT HOMESTEAD HEIGHTS, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE SOLE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 2; THENCE S 89°12'04" E ALONG THE SOUTH LINE OF SAID SECTION 2, 30.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE N 00°11'20" E, ALONG THE WEST LINE OF SAID PARCEL, AND PARALLEL TO THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 2, 1830.61 FEET TO THE NORTHWEST CORNER OF SAID PARCEL;

THENCE S 89°12'34" E, ALONG THE NORTH LINE OF SAID PARCEL, ALSO BEING THE SOUTH LINE OF ROCKING HORSE FARMS SUBDIVISION AND ITS DEDICATED RIGHT-OF-WAY DESCRIBED AT RECEPTION NO. C06116915 OF THE ADAMS COUNTY RECORDS, 2073.54 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL, ALSO BEING ON THE EAST LINE OF SAID SUBDIVISION;

THENCE N 00°07'27" E, ALONG SAID LINE, 855.37 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL, ALSO BEING ON THE SOUTH LINE OF SAID SUBDIVISION;

THENCE S 89°48'36" E, ALONG SAID LINE, 540.04 FEET TO THE NORTHEAST CORNER OF SAID PARCEL, ALSO BEING THE SOUTHWEST CORNER OF SAID SUBDIVISION;

THENCE S 00°24'17" E, 41.14 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 2;

THENCE S 00°08'05" W, ALONG THE NORTH/SOUTH CENTERLINE OF SAID SECTION 2, 2850.90 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL, ALSO BEING THE SOUTH QUARTER CORNER OF SAID SECTION 2;

THENCE N 89°12'04" W, ALONG THE SOUTH LINE OF SAID PARCEL, ALSO BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2, 2615.58 FEET TO THE TRUE POINT OF BEGINNING;

BASIS OF BEARING (RECORD DESCRIPTION): BASIS OF BEARING IS ASSUMING THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE 6TH P.M. BEARS N 00°11'20" E.

CONTAINING A CALCULATED AREA OF 5,250,955 SQUARE FEET OR 120.5453 ACRES MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, OUTLOTS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF COUNTRY CLUB RANCHETTES FILING NO. 1, AND DOES HEREBY DEDICATE TO ADAMS COUNTY ALL STREETS FOR PUBLIC USE.

THE UNDERSIGNED DOES ALSO HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO ADAMS COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN ADAMS COUNTY.

HOMESTEAD HEIGHTS, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____
 NAME: _____
 TITLE: _____

NOTARY

STATE OF COLORADO)
) SS
 COUNTY OF _____)

THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY

OF _____, 2018, BY _____, AS _____ OF HOMESTEAD HEIGHTS, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC

ADDRESS

CLERK & RECORDER'S CERTIFICATE

THIS FINAL PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND

RECORDER IN THE STATE OF COLORADO AT _____ O'CLOCK ____M. ON

THE _____ DAY OF _____, 20____.

BY: _____ DEPUTY _____ CLERK AND RECORDER

FILE NO. _____

MAP NO. _____

RECEPTION NO. _____

SHEET INDEX

- SHEET 1: COVER SHEET, LEGAL DESCRIPTION, NOTES
- SHEET 2: OVERALL BOUNDARY
- SHEET 3-6: DETAILED DESIGN SHEETS

DATE	REVISIONS	DRAWN BY
09/05/18	FOURTH SUBMITTAL COMMENTS	GDP
08/02/18	THIRD SUBMITTAL COMMENTS	GDP
06/14/18	SECOND SUBMITTAL COMMENTS	BJP
01/26/18	FIRST SUBMITTAL COMMENTS	GDP

Manhard CONSULTING
 7600 East Orchard Road, Suite 350-S, Greenwood Village, CO 80111, ph:303.708.0500, manhard.com
 Civil Engineering | Surveying & Geospatial Services | GIS
 Water Resource Management | Construction Management

COUNTRY CLUB RANCHETTES FILING NO. 1
 COUNTY OF ADAMS, COLORADO
 PRELIMINARY PLAT

PROJ MGR. BJP
 PROJ ENG. DJR
 DRAWN BY. BJP
 DATE. 09/12/17
 SCALE. N/A

SHEET
1 of 6
 PCH.ACC001.00

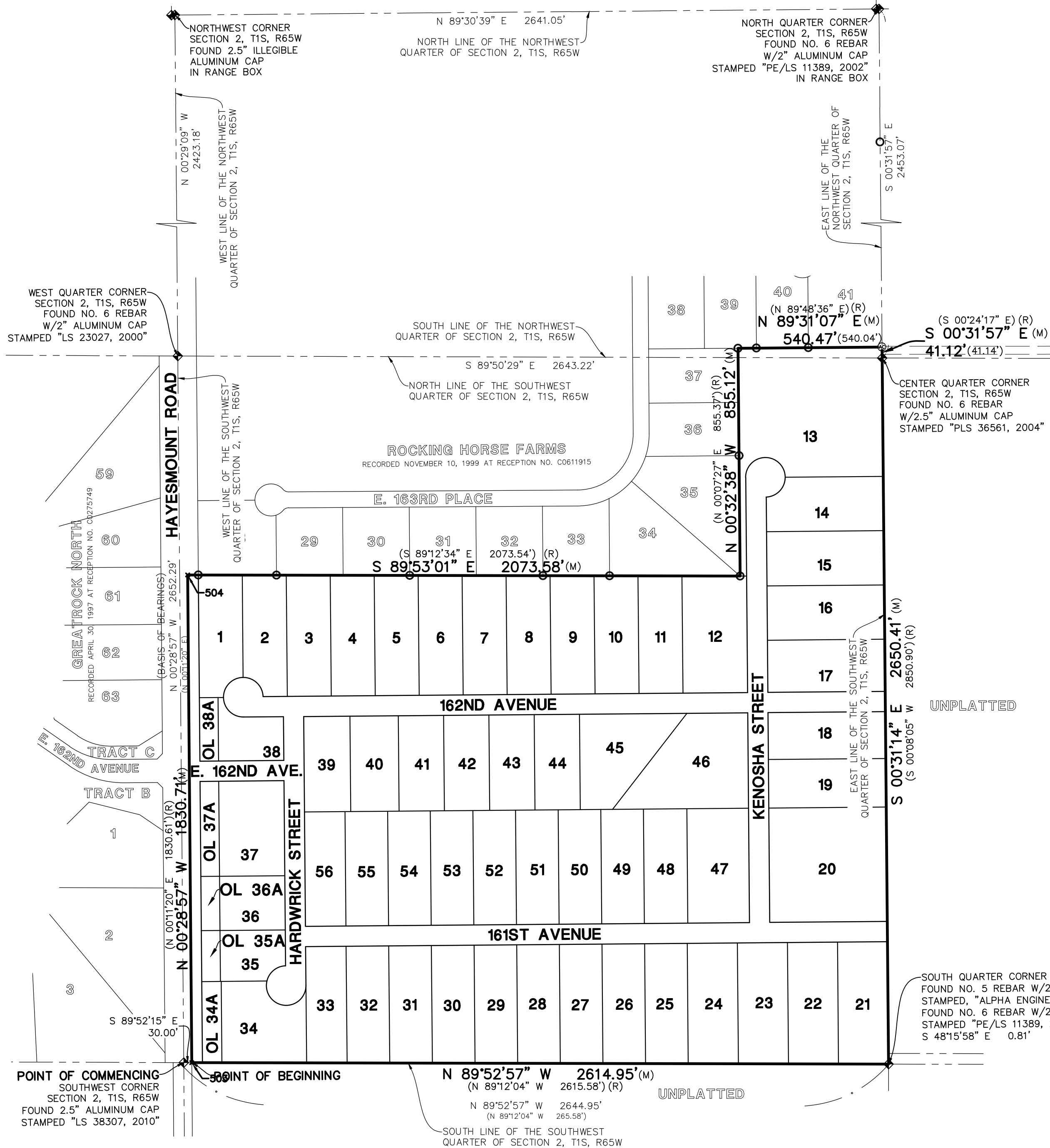
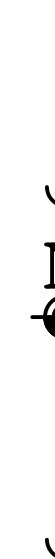
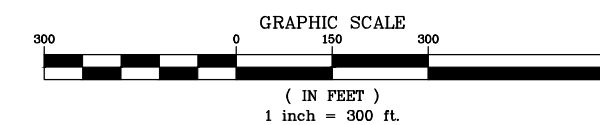
11/7/2018 10:59 AM Dwg Name: P:\Pch\acc001.dwg Subdivision\01-PCH.ACC001.00-PS.dwg Updated By: BJP

COUNTRY CLUB RANCHETTES FILING NO. 1

PRELIMINARY PLAT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2,
TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO.

CASE NO.: PLT2017-00016



- LEGEND**
- = EX. BOUNDARY LINE
 - - - = EX. SECTION LINE
 - = EX. RIGHT-OF-WAY LINE
 - = EX. LOT LINE
 - = PR. RIGHT-OF-WAY LINE
 - = PR. LOT LINE
 - ◆ = FOUND SECTION CORNER AS NOTED
 - = FOUND NO. 5 REBAR WITH 1.25" O.P.C. PLS 19598
 - ⊗ = FOUND NO. 5 REBAR WITH 1.25" ALUMINUM CAP STAMPED, "PLS 19598"
 - = SET NO. 5 REBAR WITH 1.25" Y.P.C. PLS 38445 FLUSH WITH GROUND
 - 0.00 = BOUNDARY DIMENSION
 - (R) = RECORDED DIMENSION
 - (M) = MEASURED DIMENSION
 - OL = OVERLOT

REVISIONS	DATE	DESCRIPTION

Manhard CONSULTING
7600 East Orchard Road, Suite 300, Greenwood Village, CO 80111, ph:303.708.0500, manhard.com
Civil Engineering | Surveying & Geospatial Services | GIS | Water Resource Management | Construction Management

COUNTRY CLUB RANCHETTES FILING NO. 1
COUNTY OF ADAMS, COLORADO
PRELIMINARY PLAT

PROJ MGR. BJP
PROJ ENG. DJR
DRAWN BY. BJP
DATE. 09/12/17
SCALE. 1"=300'



FOR AND ON BEHALF OF
MANHARD CONSULTING

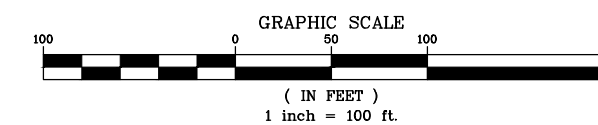
SHEET
2 OF 6
PCH.ACC001.00

11/7/2018 10:59 AM Dwg Name: P:\Pchacco01\dwg\Surv\Final Drawings\Plat of Subdivision\01-PCH.ACC001.00-PS.dwg Updated By: BJP

COUNTRY CLUB RANCHETTES FILING NO. 1

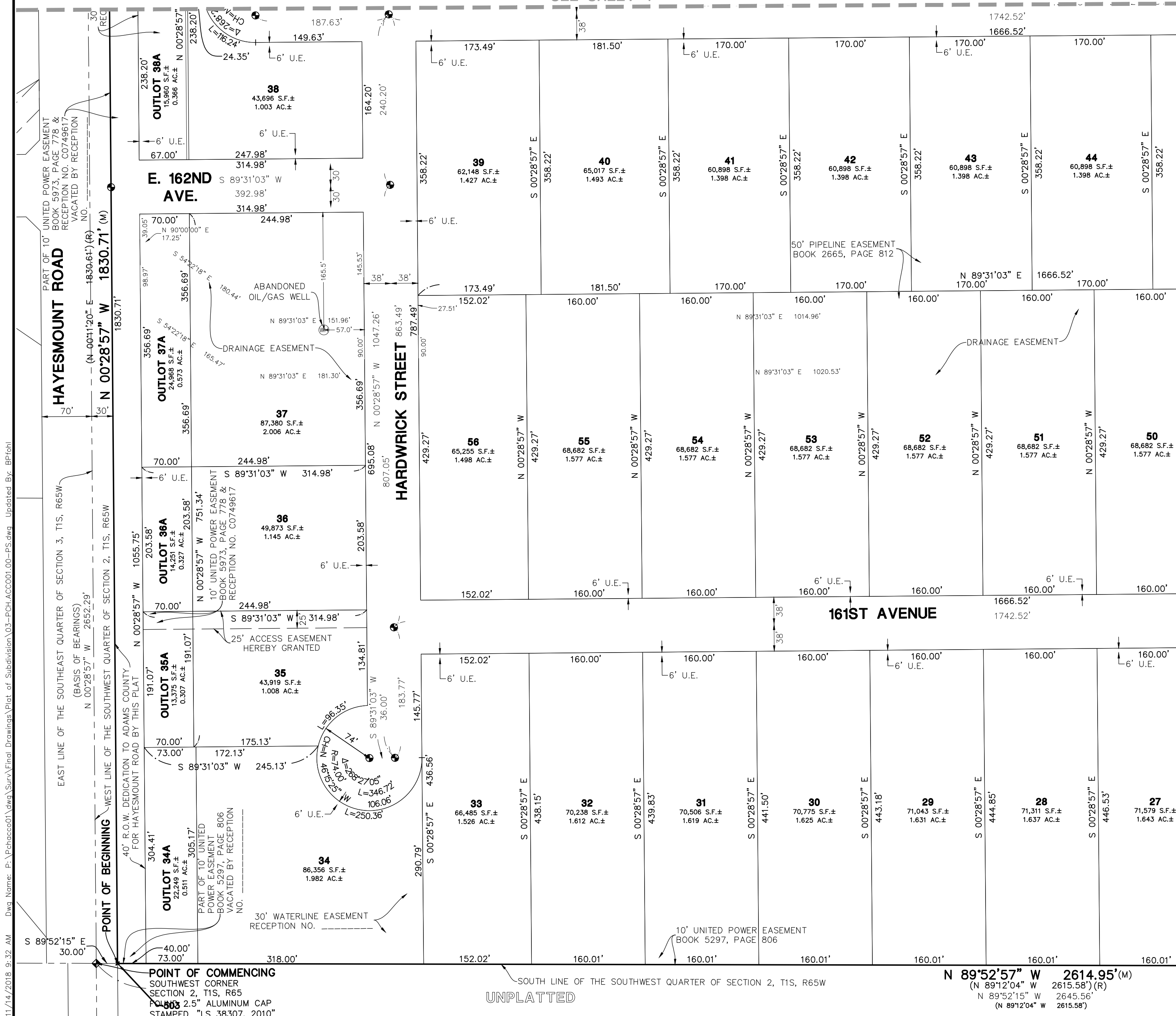
PRELIMINARY PLAT
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2,
 TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 COUNTY OF ADAMS, STATE OF COLORADO.

CASE NO.: PLT2017-00016

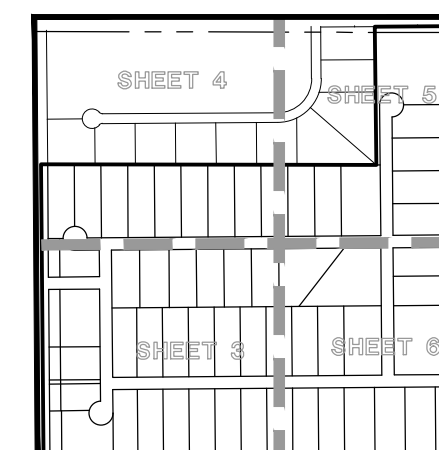


SEE SHEET 4

- ### LEGEND
- = EX. BOUNDARY LINE
 - = EX. SECTION LINE
 - = EX. RIGHT-OF-WAY LINE
 - = EX. LOT LINE
 - = EX. EASEMENT LINE
 - = PR. RIGHT-OF-WAY LINE
 - = PR. LOT LINE
 - = FOUND SECTION CORNER AS NOTED
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 - = BOUNDARY DIMENSION
 - = LOT DIMENSION
 - = RECORDED DIMENSION
 - = MEASURED DIMENSION
 - = UTILITY EASEMENT HEREBY GRANTED



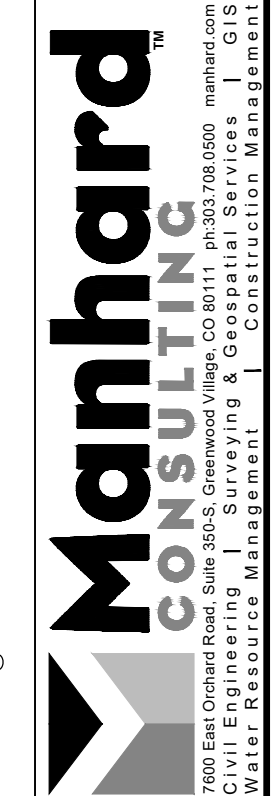
SEE SHEET 6



FOR AND ON BEHALF OF
 MANHARD CONSULTING

DATE	REVISIONS	DRAWN BY
09/05/18	FOURTH SUBMITTAL COMMENTS	GDP
08/02/18	THIRD SUBMITTAL COMMENTS	GDP
06/14/18	SECOND SUBMITTAL COMMENTS	BJP
01/26/18	FIRST SUBMITTAL COMMENTS	GDP

COUNTRY CLUB RANCHETTES FILING NO. 1	
COUNTY OF ADAMS, COLORADO	
PRELIMINARY PLAT	
PROJ MGR.	BJP
PROJ ENG.	BJP
DRAWN BY.	GDP
DATE.	09/12/17
SCALE.	1" = 100'
SHEET	3 OF 6
PCH.ACC001.00	



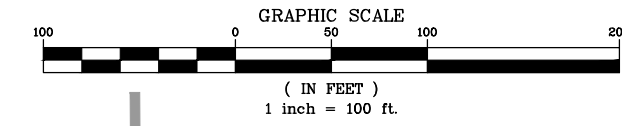
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COUNTRY CLUB RANCHETTES FILING NO. 1

PRELIMINARY PLAT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2,
TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO.

CASE NO.: PLT2017-00016



WEST QUARTER CORNER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 65 WEST FOUND NO. 6 REBAR W/2" ALUMINUM CAP STAMPED, "LS 23027, 2000"

LEGEND	
	= EX. BOUNDARY LINE
	= EX. SECTION LINE
	= EX. RIGHT-OF-WAY LINE
	= EX. LOT LINE
	= EX. EASEMENT LINE
	= PR. RIGHT-OF-WAY LINE
	= PR. LOT LINE
	= FOUND SECTION CORNER AS NOTED
	FOUND NO. 5 REBAR WITH 1.25" ALUMINUM CAP STAMPED, "PLS 19598"
	FOUND NO. 5 REBAR WITH 1.25" O.P.C. PLS 19598
	SET NO. 6 REBAR WITH 2" ALUMINUM CAP PLS 38445 IN RANGE BOX
	SET NO. 5 REBAR WITH 1.25" Y.P.C. PLS 38445 FLUSH WITH GROUND
0.00	= BOUNDARY DIMENSION
0.00	= LOT DIMENSION
(R)	= RECORDED DIMENSION
(M)	= MEASURED DIMENSION
U.E.	= UTILITY EASEMENT HEREBY GRANTED

SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 2, T1S, R65W

S 89°50'29" E 2643.22'

NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 2, T1S, R65W

EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 3, T1S, R65W
(BASIS OF BEARINGS)
N 00°28'57" W 2652.29'
WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 2, T1S, R65W

HAYESMOUNT ROAD

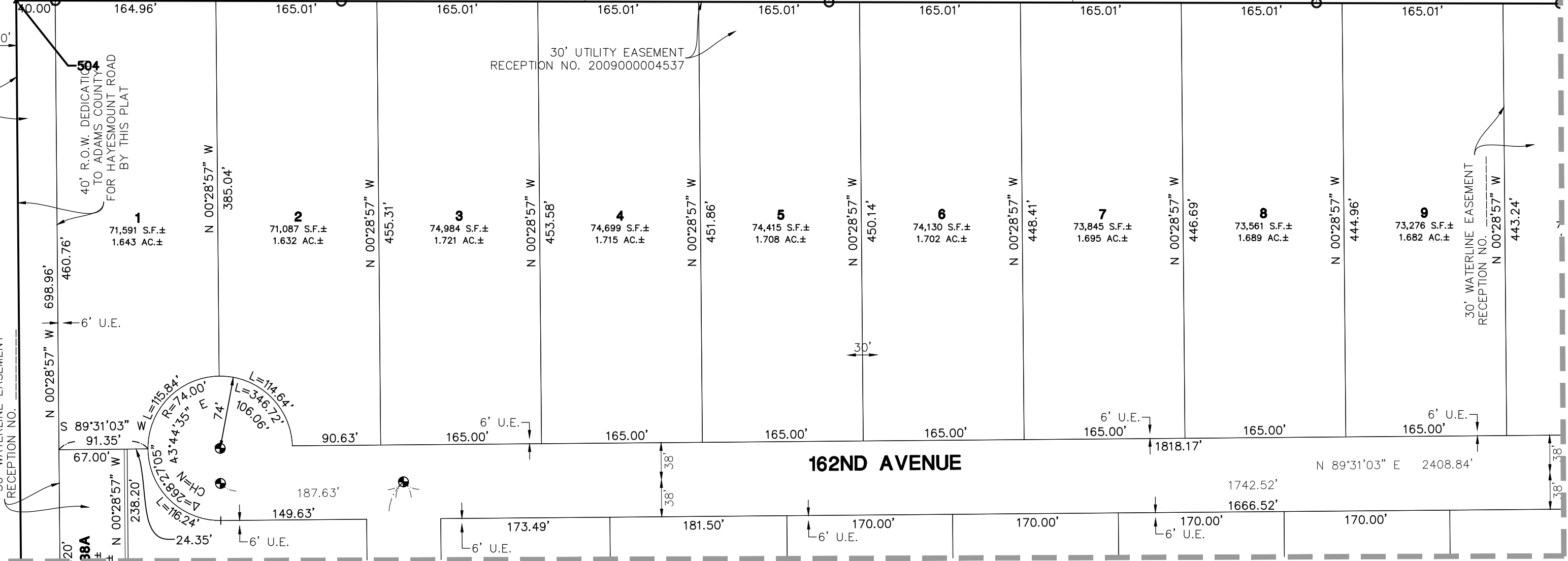
E. 163RD PLACE

ROCKING HORSE FARMS
RECEPTION NO. C0611915

(S 89°12'34" E 2073.54')(R)
S 89°53'01" E 2073.58'(M)

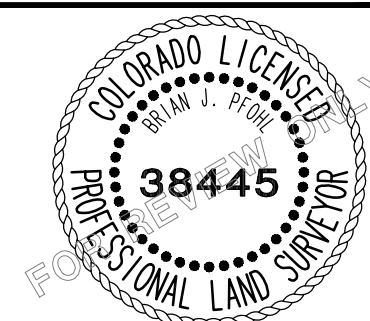
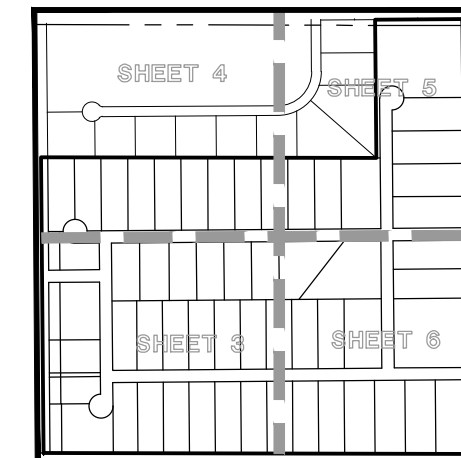
30' WATERLINE EASEMENT
RECEPTION NO. _____

SEE SHEET 5



SEE SHEET 3

162ND AVENUE



FOR AND ON BEHALF OF
MANHARD CONSULTING

COUNTRY CLUB RANCHETTES FILING NO. 1

COUNTY OF ADAMS, COLORADO

PRELIMINARY PLAT

PROJ MGR. BJP
PROJ ENG. BJP
DRAWN BY. GDP
DATE. 09/12/17
SCALE. 1"=100'

SHEET
4 OF **6**
PCH.ACC001.00

DATE	REVISIONS	DRAWN BY
09/05/18	FOURTH SUBMITTAL COMMENTS	GDP
08/02/18	THIRD SUBMITTAL COMMENTS	GDP
06/14/18	SECOND SUBMITTAL COMMENTS	BJP
01/26/18	FIRST SUBMITTAL COMMENTS	GDP

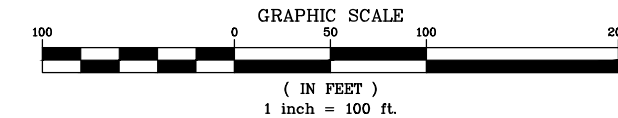
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COUNTRY CLUB RANCHETTES FILING NO. 1

PRELIMINARY PLAT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO.

CASE NO.: PLT2017-00016



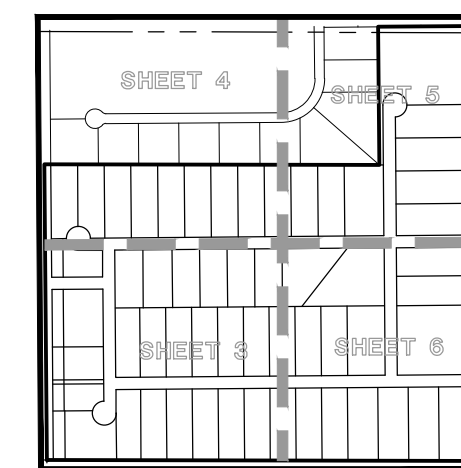
DATE	REVISIONS	DRAWN BY
08/02/18	THIRD SUBMITTAL COMMENTS	GDP
06/14/18	SECOND SUBMITTAL COMMENTS	BJP
01/26/18	FIRST SUBMITTAL COMMENTS	GDP

- ### LEGEND
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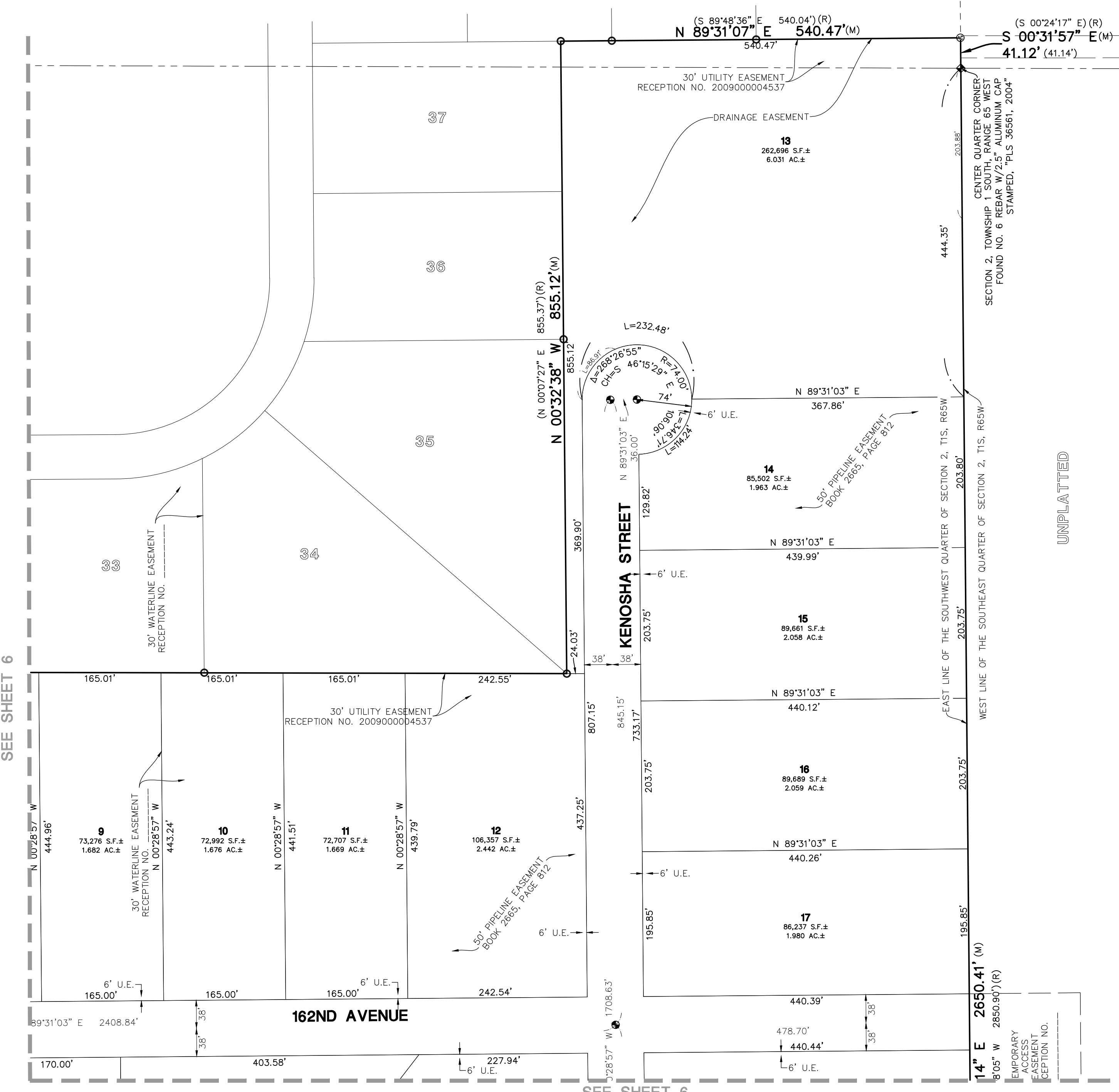
COUNTRY CLUB RANCHETTES FILING NO. 1
COUNTY OF ADAMS, COLORADO
PRELIMINARY PLAT

PROJ MGR. BJB
PROJ ENG. BJB
DRAWN BY. GDP
DATE. 09/12/17
SCALE. 1"=100'

SHEET **5** OF **6**
PCH.ACC001.00



FOR AND ON BEHALF OF
MANHARD CONSULTING



UNPLATTED

11/14/2018 9:32 AM Dwg Name: P:\Pchacco01.dwg Surv\Final Drawings\Plot of Subdivision\03-PCH.ACC001.00-PS.dwg Updated By: BJB

SEE SHEET 6

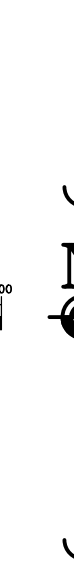
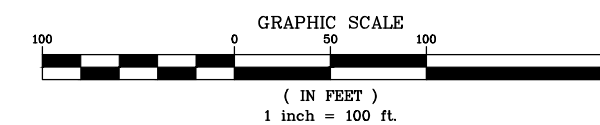
SEE SHEET 6

COUNTRY CLUB RANCHETTES FILING NO. 1

PRELIMINARY PLAT

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2,
TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO.

CASE NO.: PLT2017-00016



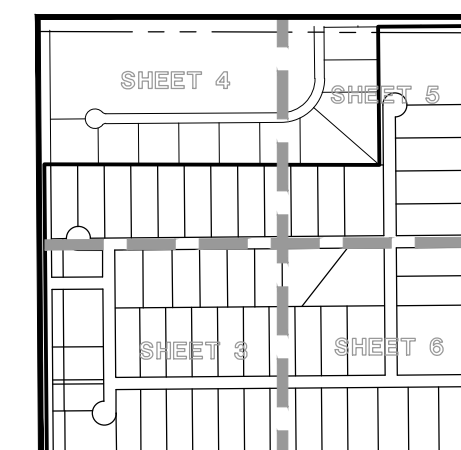
SEE SHEET 5



- ### LEGEND
- = EX. BOUNDARY LINE
 - - - = EX. SECTION LINE
 - = EX. RIGHT-OF-WAY LINE
 - - - = EX. LOT LINE
 - = EX. EASEMENT LINE
 - - - = PR. RIGHT-OF-WAY LINE
 - - - = PR. LOT LINE
 - ⊠ = FOUND SECTION CORNER AS NOTED
 - ⊕ = FOUND NO. 5 REBAR WITH 1.25" ALUMINUM CAP STAMPED, "PLS 19598"
 - ⊙ = FOUND NO. 5 REBAR WITH 1.25" O.P.C. PLS 19598
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 - = SET NO. 5 REBAR WITH 1.25" Y.P.C. PLS 38445 FLUSH WITH GROUND
 - 0.00 = BOUNDARY DIMENSION
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 - (M) = MEASURED DIMENSION
 - U.E. = UTILITY EASEMENT HEREBY GRANTED

SEE SHEET 3

11/14/2018 9:32 AM Dwg Name: P:\Pchacco01\dwg\Surv\Final Drawings\Plot of Subdivision\03-PCH.ACC001.00-PS.dwg Updated By: B.P.Fitch



FOR AND ON BEHALF OF
MANHARD CONSULTING

DATE	REVISIONS
06/02/18	THIRD SUBMITTAL COMMENTS
06/14/18	SECOND SUBMITTAL COMMENTS
01/26/18	FIRST SUBMITTAL COMMENTS

Manhard CONSULTING
7600 East Orchard Road, Suite 350-S, Greenwood Village, CO 80111, ph:303.708.0600, manhard.com
Civil Engineering | Surveying & Geospatial Services | GIS | Water Resource Management | Construction Management

COUNTRY CLUB RANCHETTES FILING NO. 1
COUNTY OF ADAMS, COLORADO
PRELIMINARY PLAT

PROJ MGR. BJP
PROJ ENG. BJP
DRAWN BY. GDP
DATE. 09/12/17
SCALE. 1"=100'

SHEET
6 OF **6**
PCH.ACC001.00

Community & Economic
Development Department
www.adcogov.org



4430 South Adams County Parkway
1st Floor, Suite W2000
Brighton, CO 80601-8204
PHONE 720.523.6800
FAX 720.523.6998

Development Review Team Comments

Date: 10/24/2017

Project Number: PLT2017-00016

Project Name: Country Club Ranchettes

Note to Applicant:

The following review comments and information from the Development Review Team is based on the information you submitted for the major subdivision preliminary plat. Please reply to the comments with a written response for each item. Provide your written response, revised plan, and the attached resubmittal form to staff. You are required to provide a paper and digital copy of these documents. Please contact the case manager if you have any questions:

Commenting Division: Building Review

Name of Reviewer: Justin Blair

Date: 09/26/2017

Email: jblair@adcogov.org

Complete

Commenting Division: Engineering Review

Name of Reviewer: Matthew Emmens

Date: 10/24/2017

Email: memmens@adcogov.org

Complete

ENG1: - Drainage Plans; The North and South Detention Ponds will be required to outfall to a County right-of-way or an identified drainage way, otherwise the outfall will need to have level spreaders designed and installed at the outfall of each pond to uniformly distribute concentrated flow over a large area converting concentrated flow to sheet flow. The drainage report is required to be signed by the developer and professional engineer.

ENG2: The detention ponds and drainage swales are required to be put in drainage easements and documented on the final plat.

ENG3: The Operations and Maintenance Manual for the drainage facilities is required to be recorded at the Adams County Clerk and Recorder's Office.

ENG4: The developer is required to construct roadway improvements to Hayesmount Rd. These improvements, at a minimum, will consist of constructing and/or restoring the eastern half of the roadway to the current County cross section for a rural arterial roadway. If the applicant believes the existing roadway meets all of the cross section requirements, it their responsibility to prove that.

Commenting Division: Environmental Analyst Review

Name of Reviewer: Jen Rutter

Date: 09/20/2017

Email: jrutter@adcogov.org

Complete

ENV1. Due to the proximity of the parcels to Denver International Airport (DIA), they are covered by the Airport Height Overlay (AHO), which restricts some building height and certain development. More information can be found in Section 3-32 of the Adams County Development Standards and Regulations.

- Landowners may be required to install, operate, and maintain, at the owner's expense, such markers and lights which may be necessary to indicate to flyers the presence of a hazard which affects the aviation facility. This marking and lighting requirement may also extend to objects of natural growth (trees, primarily) on site. (3-32-04-03 LANDOWNERS TO INSTALL MARKERS)

- A signed and recorded aviation easement must be filed prior to issuance of a building permit. (3-32-04-05 EASEMENT REQUIRED TO OBTAIN BUILDING PERMIT)

- An FAA aeronautical study must be completed to determine if the proposed development could be a hazard to air navigation. (3-32-04-01 PROPOSED DEVELOPMENT TO COMPLETE AERONAUTICAL STUDY)

Commenting Division: Parks Review

Name of Reviewer: Aaron Clark

Date: 09/28/2017

Email: aclark@adcogov.org

Complete

PRK1: Parks anticipates that the applicant will pay the PLD fee-in-lieu.

Commenting Division: Planner Review

Name of Reviewer: Greg Barnes

Date: 10/24/2017

Email: gjbarnes@adcogov.org

Resubmittal Required

PLN01: REQUEST - Your application is for a major subdivision preliminary plat to create 56 lots and public infrastructure in the Residential Estate (RE) zone district pursuant to Section 2-02-17-03 of the Adams County Development Standards & Regulations (DSR).

PLN02: DIMENSIONAL STANDARDS OF THE ZONE - Section 3-11 of the DSR describes the dimensional standards for the zone district. These standards include: minimum lot size, minimum lot width, primary and accessory structure setbacks, minimum dwelling size, maximum accessory building size, and maximum structure height. Based on the lot configurations that have been submitted, the proposed lots will meet the requirements of this Section. As development moves forward, it is important to remind prospective builders of these standards when designing the layout of these lots to avoid the need for future variances. Placement of the dwelling, will dictate the setbacks for accessory structures.

PLN03: ACCESSORY USE PERFORMANCE STANDARDS - If approved, all new lots will be subject to the accessory use performance standards found in Section 4-03-04-02-02 of the DSR. These standards include accessory buildings, such as barns and stables, and home occupations. As development moves forward, it is important to remind prospective builders of these standards when designing the layout of these lots to avoid future variances.

PLN04: RESIDENTIAL PERFORMANCE STANDARDS - If approved, all new lots will be subject to the residential performance standards found in Section 4-07 of the DSR. These standards include: architectural character, structure size, structure height, structure bulk, structure scale, structure orientation, building materials, fencing, architecture, lot coverage, and minimum lot landscaping. As development moves forward, it is important to remind prospective builders of these standards when designing the layout of these lots to avoid future variances.

PLN05: OPEN SPACE & CONSERVATION - Open Space Requirements for Residential Development are detailed in Section 4-11-01 of the DSR. Please review this Section and revise the plan. Open space and conservation for the development has not been included in this proposal. 30% of the site should be dedicated for open space and conservation, with 25% of that area used for active recreation. Open space and active recreation areas should include bicycle accommodations (Section 4-20-06-02). This involves clustering of the development to preserve areas of the overall lot. Please review this Section of the regulations and determine how maintenance will be managed. Creation of open space tracts will also solve many of the issues discussed in following comments.

PLN06: LANDSCAPING - Landscaping standards can be found in Section 4-16 of the DSR. Along all street frontages, a streetscape buffer is required (4-16-19-01), and along all residential-to-residential property lines a Type-A buffer is required (4-16-18-01). These buffers can be maintained by the individual lot owners, but shall be installed prior to the issuance of any building permit (Section 5-03-02-02-01).

Commenting Division: Planner Review

Name of Reviewer: Greg Barnes

Date: 10/24/2017

Email: gjbarnes@adcogov.org

PLN07: LOT CONFIGURATION - Lot configuration is discussed in Section 4-20-01 of the DSR.

A.) Double-fronting lots should be avoided. All of the lots on the western side of the development are considered double-fronting lots. These lots also have a section line setback of 120 feet from Hayesmount Road's section line. A solution to this problem would be to create an open space tract along the western edge of the development. This tract could contain a landscape buffer, which would be managed by the HOA. It would solve a number of issues: double-fronting lots, accessory structure setbacks, and help accommodate the open space requirement. Property owners on the western side of the development, would then need to adhere to a side or rear setback on their western boundary, rather than a front setback. This is important because accessory structures along front property lines shall be behind the dwelling, essentially meaning that all of these property owners would need a variance.

B.) This section encourages side lot lines to be at right angles to the street. Please reconsider some of the side lot lines.

PLN08: BICYCLE & PEDESTRIAN - All sidewalks and bicycle paths shall be constructed to meet the standards of Section 4-20-06-05 of the DSR.

PLN09: SAI - A Subdivision Improvements Agreement (SIA) shall be required at the time of final plat. Please familiarize yourself with Section 5-02-05 of the DSR prior to submitting a final plat application.

PLN10: SUBDIVISION DESIGN STANDARDS - Please familiarize yourself with Section 5-03 of the DSR. You have issues with the lot configuration requirements, which were mentioned in PLN07. Section 5-0307 discusses parks, open space, and uniform fencing. Please consider how you will meet these requirements.

PLN11: RIGHT-OF-WAY LANDSCAPING - Section 5-04-01-06-01 reinforces the need for landscaping along Hayesmount Road.

PLN12: ROAD NAMES - Per Section 5-04-09-02 of the DSR, Road names will need to be assigned using the criteria found in this section.

PLN13: LAND DEDICATION - Public land dedication is required for new residential development, per Section 5-05 of the DSR. Fees-in-lieu of dedication is an available option. Please specify how the requirements of this section will be met. If fees-in-lieu are to be paid, then I will calculate the amount due, which shall be paid at the time of application for final plat.

PLN14: Please resubmit your preliminary plat to illustrate these changes. A resubmittal form has been provided to you. Please provide this form with your resubmittal information, as well as, a reply to each comment received. A paper and digital copy will be required to be resubmitted to our One Stop Customer Service Center. I am happy to set up a meeting with you to further discuss these comments. Thank you.

Commenting Division: ROW Review

Name of Reviewer: Marissa Hillje

Date: 10/19/2017

Email: mhillje@adcogov.org

Resubmittal Required

ROW1: Send title committed with active links on Schedule B - section 2. Ensure that all recorded easements are clearly labeled and shown on the plat.

ROW2: The United Power utility easement in the dedicated right-of-way shall be vacated and all utility lines within said dedication be moved. Please provide proof that all utility easements have been vacated, please include reception number on plat. (United Power must be the entity that vacates it. This can be done by either; 1) having an appropriate official of United Power sign the plat agreeing to the relinquishment of the easement, or 2) indicating that vacation will be by separate document. Official of United Power should then sign the separate document and it should be recorded prior to recording of plat.)

ROW3: Label point of commencement and point of beginning on the plat drawing. Include a bearing for the 30ft tie line between point of commencement and point of beginning.

ROW4: Label the 40ft area that is to be dedicated to the county for Right-of-way. Hayesmount ½ street width should be at least 60 ft.

ROW5: Clearly label the width of Hayesmount Rd and all other street widths that are platted.

ROW6: Add the following language to first page of subdivision plat, "The approved stormwater operations and maintenance manual is on file with the Adams County clerk and recorder's office at Reception # _____"

ROW7: Label subdivision or unplatted to the south of the subdivision.

ROW8: For clarity purposes, add a note to the first page that explains the recorded vs measured distances and bearings in the legal shown on the plat. Also on the drawing add (R) after recorded courses and (M) after measured.

ROW9: Add to top right of each page: CASE# PLT2017-00016

ROW10: Change signature line of Planning Commission and BOCC to Chair.

ROW11: Include the calculated area in square feet and acres of the entire area platted.

ROW12: Basis of Bearing – measured description should be written on sheet 1.

ROW13: The 30ft waterline easement shall be recorded and reception # put on final plat before final plat approval and recording.

ROW14: Street Names are assigned:

Street A- 162nd Avenue

Street B- Hardwick Street

Street C- 161st Avenue

Street D- Kenosha Street

ROW15: Ensure legal description as written on deed matches title commitment, application, and plat.

ROW16: Add the words PRELIMINARY PLAT under the title on Sheet 1

ROW17: See more comments on attached documents.

Greg Barnes

From: Brianna Levingston
Sent: Tuesday, October 03, 2017 9:24 AM
To: Greg Barnes
Cc: Brigitte Grimm
Subject: RE: For Review: Country Club Ranchettes (PLT2017-00016)

Parcel #: 0156700000282, 0156700000283, and 0156700000284

The above mentioned parcels are paid in full, therefore, the Treasurer's Office has no negative input regarding this request.

Please let me know if you need further assistance.

Thank you,

Brianna Levingston

Treasurer Cashier

Adams County Treasurer's Office
4430 S. Adams County Pkwy., Suite C2436
Brighton, CO 80601
720.523.6788 | www.adcotax.com
Mon. – Fri. 7am-5pm

NEW Satellite Office
11860 Pecos St.
Westminster, CO 80234
720.523.6160
Tues. Wed. & Thurs. 7:30am-5pm



Adams County Mission

To responsibly serve the Adams County Community with integrity and innovation.

From: Greg Barnes <GJBarnes@adcogov.org>
Date: October 2, 2017 at 5:29:17 PM MDT
To: Greg Barnes <GJBarnes@adcogov.org>
Subject: For Review: Country Club Ranchettes (PLT2017-00016)

The Adams County Planning Commission is requesting comments on the following request: **Major subdivision preliminary plat to create 56 single-family lots over approximately 120 acres in the Residential Estate zone district.**

This request is located east of the intersection of Hayesmount Road and East 162nd Avenue. The Assessor's Parcel Numbers are 0156700000282, 0156700000283, and 0156700000284.

Applicant Information: JAY B SCOLNICK
1635 E LAYTON DRIVE
ENGLEWOOD, CO 80113

Please forward any written comments on this application to the Department of Community and Economic Development at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 (720) 523-6800 by 10/23/2017 in order that your comments may be taken into consideration in the review of

Greg Barnes

From: Richard Atkins
Sent: Tuesday, October 24, 2017 12:03 PM
To: Greg Barnes
Subject: Ref: PLT 2017-00016 County Club Ranchettes

Greg,

Per our discussion, I am requesting further information on the wellheads on that parcel. Have they been capped? Is the product pipelined out? Any assistance appreciated!

Richard

Richard H. Atkins



LEPC / Emergency Management Coordinator, *Office of Emergency Management*
ADAMS COUNTY, COLORADO
4430 S. Adams County Parkway, Brighton, CO 80601
o: 720.523.6602 | c: 303.517.5457 | p: 720.521.2182
ratkins@adcogov.org | adcogov.org

Community & Economic
Development Department
www.adcogov.org



4430 South Adams County Parkway
1st Floor, Suite W2000
Brighton, CO 80601-8204
PHONE 720.523.6800
FAX 720.523.6998

Development Review Team Comments

Date: 2/15/2018

Project Number: PLT2017-00016

Project Name: Country Club Ranchettes

Note to Applicant:

The following review comments and information from the Development Review Team is based on the information you submitted for the major subdivision preliminary plat. Please reply to the comments with a written response for each item. Provide your written response, revised plan, and the attached resubmittal form to staff. You are required to provide a paper and digital copy of these documents. Please contact the case manager if you have any questions:

Commenting Division: Planner Resubmittal Review

Name of Reviewer: Greg Barnes

Date: 02/15/2018

Email: gjbarnes@adcogov.org

Resubmittal Required

PLN05B: Please provide a calculation of open space within the proposed subdivision to verify that the request complies with Section 4-20-06-02 of the development Standards. Open space is defined as: "Any parcel or area of land or water essentially unimproved and set aside, dedicated, designated or reserved for public or private use or enjoyment, or for the use and enjoyment of owners and occupants of land adjoining or neighboring such lands.". This calculation can include public right-of-way.

PLN11B: As we discussed before, I was under the impression that a landscaping easement would be provided along the frontages of Hayesmount Road. Please confirm how this required landscaping will be maintained.

PLN13B: The PLD fees will be due at the time of scheduling your final plat. The amounts that will be due at that time are: \$15,416.20 for Schools, \$9,945.94 for Regional Parks, \$41,314.56 for neighborhood parks. Please do not submit these payments until the final plat is submitted.

PLN14B: Please resubmit your preliminary plat to illustrate these changes. A resubmittal form has been provided to you. Please provide this form with your resubmittal information, as well as, a reply to each comment received. A paper and digital copy will be required to be resubmitted to our One Stop Customer Service Center. I am happy to set up a meeting with you to further discuss these comments. Thank you.

Commenting Division: Parks Original Review

Name of Reviewer: Aaron Clark

Date: 09/28/2017

Email: aclark@adcogov.org

Complete

PRK1: Parks anticipates that the applicant will pay the PLD fee-in-lieu.

Commenting Division: ROW Original Review

Name of Reviewer: Marissa Hillje

Date: 10/19/2017

Email: mhillje@adcogov.org

Resubmittal Required

ROW1: Send title committed with active links on Schedule B - section 2. Ensure that all recorded easements are clearly labeled and shown on the plat.

ROW2: The United Power utility easement in the dedicated right-of way shall be vacated and all utility lines within said dedication be moved. Please provide proof that all utility easements have been vacated, please include reception number on plat. (United Power must be the entity that vacates it. This can be done by either; 1) having an appropriate official of United Power sign the plat agreeing to the relinquishment of the easement, or 2) indicating that vacation will be by separate document. Official of United Power should then sign the separate document and it should be recorded prior to recording of plat.)

ROW3: Label point of commencement and point of beginning on the plat drawing. Include a bearing for the 30ft tie line between point of commencement and point of beginning.

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ROW14: Street Names are assigned:

Street A- 162nd Avenue

Street B- Hardwick Street

Street C- 161st Avenue

Street D- Kenosha Street

ROW15: Ensure legal description as written on deed matches title commitment, application, and plat.

ROW16: Add the words PRELIMINARY PLAT under the title on Sheet 1

ROW17: See more comments on EDOCS# 5676992

Commenting Division: ROW Resubmittal Review

Name of Reviewer: Marissa Hillje

Date: 02/13/2018

Email: mhillje@adcogov.org

Resubmittal Required

ROW1: The easement for right of way and incidental purposes granted to United Power by Reception No. C0749617 is not shown on the plat. This should be shown graphically.

ROW2: Centerline control will be needed for the new streets. This should consist of survey monuments stamped with PLS number in range boxes meeting standards indicated in County Development Standards and Regulations under Appendix C. Monuments should be at all street intersections, the beginning and end of each centerline horizontal curve in a street and at the center of the cul-de-sac .

ROW3: Adams County requests the drainage easement shown in Lot 20 and Lot 13 be put into a separate lot and be owned and maintained by an HOA.

ROW4: The County requests that the 25' access easement be within its own tract/lot and be owned and maintained by an HOA. This will prevent any future homeowner from planting trees or placing structures within the easement.

ROW5: The 25' access easement should have a note on sheet 1 that explains the purpose and describes restrictions to the easement.

ROW6: See more comments on EDOCS# 5734719

Commenting Division: Planner Original Review

Name of Reviewer: Greg Barnes

Date: 10/24/2017

Email: gjbarnes@adcogov.org

Pending

PLN07: LOT CONFIGURATION - Lot configuration is discussed in Section 4-20-01 of the DSR.

A.) Double-fronting lots should be avoided. All of the lots on the western side of the development are considered double-fronting lots. These lots also have a section line setback of 120 feet from Hayesmount Road's section line. A solution to this problem would be to create an open space tract along the western edge of the development. This tract could contain a landscape buffer, which would be managed by the HOA. It would solve a number of issues: double-fronting lots, accessory structure setbacks, and help accommodate the open space requirement. Property owners on the western side of the development, would then need to adhere to a side or rear setback on their western boundary, rather than a front setback. This is important because accessory structures along front property lines shall be behind the dwelling, essentially meaning that all of these property owners would need a variance.

B.) This section encourages side lot lines to be at right angles to the street. Please reconsider some of the side lot lines.

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PLN10: SUBDIVISION DESIGN STANDARDS - Please familiarize yourself with Section 5-03 of the DSR. You have issues with the lot configuration requirements, which were mentioned in PLN07. Section 5-0307 discusses parks, open space, and uniform fencing. Please consider how you will meet these requirements.

PLN11: RIGHT-OF-WAY LANDSCAPING - Section 5-04-01-06-01 reinforces the need for landscaping along Hayesmount Road.

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Commenting Division: Planner Review

Name of Reviewer: Greg Barnes

Date: 10/24/2017

Email: gjbarnes@adcogov.org

Resubmittal Required

PLN01: REQUEST - Your application is for a major subdivision preliminary plat to create 56 lots and public infrastructure in the Residential Estate (RE) zone district pursuant to Section 2-02-17-03 of the Adams County Development Standards & Regulations (DSR).

PLN02: DIMENSIONAL STANDARDS OF THE ZONE - Section 3-11 of the DSR describes the dimensional standards for the zone district. These standards include: minimum lot size, minimum lot width, primary and accessory structure setbacks, minimum dwelling size, maximum accessory building size, and maximum structure height. Based on the lot configurations that have been submitted, the proposed lots will meet the requirements of this Section. As development moves forward, it is important to remind prospective builders of these standards when designing the layout of these lots to avoid the need for future variances. Placement of the dwelling, will dictate the setbacks for accessory structures.

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Commenting Division: Engineering Original Review

Name of Reviewer: Matthew Emmens

Date: 10/24/2017

Email: memmens@adcogov.org

Complete

ENG1: - Drainage Plans; The North and South Detention Ponds will be required to outfall to a County right-of-way or an identified drainage way, otherwise the outfall will need to have level spreaders designed and installed at the outfall of each pond to uniformly distribute concentrated flow over a large area converting concentrated flow to sheet flow. The drainage report is required to be signed by the developer and professional engineer.

ENG2: The detention ponds and drainage swales are required to be put in drainage easements and documented on the final plat.

ENG3: The Operations and Maintenance Manual for the drainage facilities is required to be recorded at the Adams County Clerk and Recorder's Office.

ENG4: The developer is required to construct roadway improvements to Hayesmount Rd. These improvements, at a minimum, will consist of constructing and/or restoring the eastern half of the roadway to the current County cross section for a rural arterial roadway. If the applicant believes the existing roadway meets all of the cross section requirements, it their responsibility to prove that.

Commenting Division: Notifications and Referrals Review

Name of Reviewer: Greg Barnes

Date: 10/24/2017

Email: gjbarnes@adcogov.org

Resubmittal Required

Commenting Division: Engineering Resubmittal Review

Name of Reviewer: Matthew Emmens

Date: 02/15/2018

Email: memmens@adcogov.org

Complete

ENG1: - Drainage Plans; The North and South Detention Ponds will be required to outfall to a County right-of-way or an identified drainage way, otherwise the outfall will need to have level spreaders designed and installed at the outfall of each pond to uniformly distribute concentrated flow over a large area converting concentrated flow to sheet flow. The drainage report is required to be signed by the developer and professional engineer.

<2-15-18 COUNTY RESPONSE>: Applicant has indicated that they will install level spreaders as a release structure for this development. This solution may not be viable as the level spreaders are being released at the edge of the proposed development and, will flow across private property. Applicant is urged to meet with the County's Engineering Review staff to discuss and resolve this issue.

ENG2: The detention ponds and drainage swales are required to be put in drainage easements and documented on the final plat.

<2-15-18 COUNTY RESPONSE>: Applicant has indicated that they will comply. Comment Closed

ENG3: The Operations and Maintenance Manual for the drainage facilities is required to be recorded at the Adams County Clerk and Recorder's Office.

<2-15-18 COUNTY RESPONSE>: Applicant has indicated that they will comply. Comment Closed

ENG4: The developer is required to construct roadway improvements to Hayesmount Rd. These improvements, at a minimum, will consist of constructing and/or restoring the eastern half of the roadway to the current County cross section for a rural arterial roadway. If the applicant believes the existing roadway meets all of the cross section requirements, it their responsibility to prove that.

<2-15-18 COUNTY RESPONSE>: Applicant has indicated that they will comply. Comment Closed

ENG5: The applicant has submitted construction plans for review. The applicant was been sent review comment on 2-13-2018. See doc #5678581. All Engineering Review comments must be resolved prior to scheduling of the FINAL plat hearings.

Commenting Division: Environmental Analyst Original Review

Name of Reviewer: Jen Rutter

Date: 09/20/2017

Email: jrutter@adcogov.org

Complete

ENV1. Due to the proximity of the parcels to Denver International Airport (DIA), they are covered by the Airport Height Overlay (AHO), which restricts some building height and certain development. More information can be found in Section 3-32 of the Adams County Development Standards and Regulations.

- Landowners may be required to install, operate, and maintain, at the owner's expense, such markers and lights which may be necessary to indicate to flyers the presence of a hazard which affects the aviation facility. This marking and lighting requirement may also extend to objects of natural growth (trees, primarily) on site. (3-32-04-03 LANDOWNERS TO INSTALL MARKERS)

- A signed and recorded aviation easement must be filed prior to issuance of a building permit. (3-32-04-05 EASEMENT REQUIRED TO OBTAIN BUILDING PERMIT)

- An FAA aeronautical study must be completed to determine if the proposed development could be a hazard to air navigation. (3-32-04-01 PROPOSED DEVELOPMENT TO COMPLETE AERONAUTICAL STUDY)

Commenting Division: Building Original Review

Name of Reviewer: Justin Blair

Date: 09/26/2017

Email: jblair@adcogov.org

Complete

Commenting Division: Addressing Original Review

Name of Reviewer: Marissa Hillje

Date: 02/13/2018

Email: mhillje@adcogov.org

Complete

Addresses will be assigned at the final plat review

Commenting Division: Environmental Analyst Resubmittal Review

Name of Reviewer: Jen Rutter

Date: 02/05/2018

Email: jrutter@adcogov.org

Complete

ENV1. A plugged and abandoned oil and gas well exists within the plat area. The location of the well shall be depicted on the final plat and no structures should be constructed on top of it.

Community & Economic
Development Department
www.adcogov.org



4430 South Adams County Parkway
1st Floor, Suite W2000
Brighton, CO 80601-8204
PHONE 720.523.6800
FAX 720.523.6998

Development Review Team Comments

Date: 8/27/2018

Project Number: PLT2017-00016

Project Name: Country Club Ranchettes

Note to Applicant:

The following review comments and information from the Development Review Team is based on the information you submitted for the preliminary plat application. I've highlighted the most recent comments in yellow. Please read over the comments and resubmit back to the County. All resubmittals should be turned into the One-Stop Customer Service Center. One paper copy and one digital copy is required.

Commenting Division: Planner Review

Name of Reviewer: Greg Barnes

Date: 02/15/2018

Email: gjbarnes@adcogov.org

Resubmittal Required

PLN05B: Please provide a calculation of open space within the proposed subdivision to verify that the request complies with Section 4-20-06-02 of the development Standards. Open space is defined as: "Any parcel or area of land or water essentially unimproved and set aside, dedicated, designated or reserved for public or private use or enjoyment, or for the use and enjoyment of owners and occupants of land adjoining or neighboring such lands.". This calculation can include public right-of-way.

PLN11B: As we discussed before, I was under the impression that a landscaping easement would be provided along the frontages of Hayesmount Road. Please confirm how this required landscaping will be maintained.

PLN13B: The PLD fees will be due at the time of scheduling your final plat. The amounts that will be due at that time are: \$15,416.20 for Schools, \$9,945.94 for Regional Parks, \$41,314.56 for neighborhood parks. Please do not submit these payments until the final plat is submitted.

PLN14B: Please resubmit your preliminary plat to illustrate these changes. A resubmittal form has been provided to you. Please provide this form with your resubmittal information, as well as, a reply to each comment received. A paper and digital copy will be required to be resubmitted to our One Stop Customer Service Center. I am happy to set up a meeting with you to further discuss these comments. Thank you.

Commenting Division: Notifications and Referrals Review

Name of Reviewer: Greg Barnes

Date: 02/15/2018

Email: gjbarnes@adcogov.org

Resubmittal Required

Commenting Division: Parks Review

Name of Reviewer: Aaron Clark

Date: 09/28/2017

Email: aclark@adcogov.org

Complete

PRK1: Parks anticipates that the applicant will pay the PLD fee-in-lieu.

Commenting Division: ROW Review

Name of Reviewer: Marissa Hillje

Date: 10/19/2017

Email: mhillje@adcogov.org

Resubmittal Required

ROW1: Send title committed with active links on Schedule B - section 2. Ensure that all recorded easements are clearly labeled and shown on the plat.

ROW2: The United Power utility easement in the dedicated right-of way shall be vacated and all utility lines within said dedication be moved. Please provide proof that all utility easements have been vacated, please include reception number on plat. (United Power must be the entity that vacates it. This can be done by either; 1) having an appropriate official of United Power sign the plat agreeing to the relinquishment of the easement, or 2) indicating that vacation will be by separate document. Official of United Power should then sign the separate document and it should be recorded prior to recording of plat.)

ROW3: Label point of commencement and point of beginning on the plat drawing. Include a bearing for the 30ft tie line between point of commencement and point of beginning.

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ROW5: Clearly label the width of Hayesmount Rd and all other street widths that are platted.

ROW6: Add the following language to first page of subdivision plat, "The approved stormwater operations and maintenance manual is on file with the Adams County clerk and recorder's office at Reception #_____"

ROW7: Label subdivision or unplatted to the south of the subdivision.

ROW8: For clarity purposes, add a note to the first page that explains the recorded vs measured distances and bearings in the legal shown on the plat. Also on the drawing add (R) after recorded courses and (M) after measured.

ROW9: Add to top right of each page: CASE# PLT2017-00016

ROW10: Change signature line of Planning Commission and BOCC to Chair.

ROW11: Include the calculated area in square feet and acres of the entire area platted.

ROW12: Basis of Bearing – measured description should be written on sheet 1.

ROW13: The 30ft waterline easement shall be recorded and reception # put on final plat before final plat approval and recording.

ROW14: Street Names are assigned:

Street A- 162nd Avenue

Street B- Hardwick Street

Street C- 161st Avenue

Street D- Kenosha Street

ROW15: Ensure legal description as written on deed matches title commitment, application, and plat.

ROW16: Add the words PRELIMINARY PLAT under the title on Sheet 1

ROW17: See more comments on EDOCS# 5676992

Commenting Division: ROW Review

Name of Reviewer: Marissa Hillje

Date: 02/13/2018

Email: mhillje@adcogov.org

Resubmittal Required

ROW1: The easement for right of way and incidental purposes granted to United Power by Reception No. C0749617 is not shown on the plat. This should be shown graphically.

ROW2: Centerline control will be needed for the new streets. This should consist of survey monuments stamped with PLS number in range boxes meeting standards indicated in County Development Standards and Regulations under Appendix C. Monuments should be at all street intersections, the beginning and end of each centerline horizontal curve in a street and at the center of the cul-de-sac .

ROW3: Adams County requests the drainage easement shown in Lot 20 and Lot 13 be put into a separate lot and be owned and maintained by an HOA.

ROW4: The County requests that the 25' access easement be within its own tract/lot and be owned and maintained by an HOA. This will prevent any future homeowner from planting trees or placing structures within the easement.

ROW5: The 25' access easement should have a note on sheet 1 that explains the purpose and describes restrictions to the easement.

ROW6: See more comments on EDOCS# 5734719

Commenting Division: Addressing Review

Name of Reviewer: Marissa Hillje

Date: 07/10/2018

Email: mhillje@adcogov.org

Complete

Addresses will be assigned at the final plat review

Commenting Division: Planner Review

Name of Reviewer: Greg Barnes

Date: 10/24/2017

Email: gjbarnes@adcogov.org

Pending

PLN07: LOT CONFIGURATION - Lot configuration is discussed in Section 4-20-01 of the DSR.

A.) Double-fronting lots should be avoided. All of the lots on the western side of the development are considered double-fronting lots. These lots also have a section line setback of 120 feet from Hayesmount Road's section line. A solution to this problem would be to create an open space tract along the western edge of the development. This tract could contain a landscape buffer, which would be managed by the HOA. It would solve a number of issues: double-fronting lots, accessory structure setbacks, and help accommodate the open space requirement. Property owners on the western side of the development, would then need to adhere to a side or rear setback on their western boundary, rather than a front setback. This is important because accessory structures along front property lines shall be behind the dwelling, essentially meaning that all of these property owners would need a variance.

B.) This section encourages side lot lines to be at right angles to the street. Please reconsider some of the side lot lines.

PLN08: BICYCLE & PEDESTRIAN - All sidewalks and bicycle paths shall be constructed to meet the standards of Section 4-20-06-05 of the DSR.

PLN09: SAI - A Subdivision Improvements Agreement (SIA) shall be required at the time of final plat. Please familiarize yourself with Section 5-02-05 of the DSR prior to submitting a final plat application.

PLN10: SUBDIVISION DESIGN STANDARDS - Please familiarize yourself with Section 5-03 of the DSR. You have issues with the lot configuration requirements, which were mentioned in PLN07. Section 5-0307 discusses parks, open space, and uniform fencing. Please consider how you will meet these requirements.

PLN11: RIGHT-OF-WAY LANDSCAPING - Section 5-04-01-06-01 reinforces the need for landscaping along Hayesmount Road.

PLN12: ROAD NAMES - Per Section 5-04-09-02 of the DSR, Road names will need to be assigned using the criteria found in this section.

PLN13: LAND DEDICATION - Public land dedication is required for new residential development, per Section 5-05 of the DSR. Fees-in-lieu of dedication is an available option. Please specify how the requirements of this section will be met. If fees-in-lieu are to be paid, then I will calculate the amount due, which shall be paid at the time of application for final plat.

PLN14: Please resubmit your preliminary plat to illustrate these changes. A resubmittal form has been provided to you. Please provide this form with your resubmittal information, as well as, a reply to each comment received. A paper and digital copy will be required to be resubmitted to our One Stop Customer Service Center. I am happy to set up a meeting with you to further discuss these comments. Thank you.

Commenting Division: Planner Review

Name of Reviewer: Greg Barnes

Date: 10/24/2017

Email: gjbarnes@adcogov.org

Resubmittal Required

PLN01: REQUEST - Your application is for a major subdivision preliminary plat to create 56 lots and public infrastructure in the Residential Estate (RE) zone district pursuant to Section 2-02-17-03 of the Adams County Development Standards & Regulations (DSR).

PLN02: DIMENSIONAL STANDARDS OF THE ZONE - Section 3-11 of the DSR describes the dimensional standards for the zone district. These standards include: minimum lot size, minimum lot width, primary and accessory structure setbacks, minimum dwelling size, maximum accessory building size, and maximum structure height. Based on the lot configurations that have been submitted, the proposed lots will meet the requirements of this Section. As development moves forward, it is important to remind prospective builders of these standards when designing the layout of these lots to avoid the need for future variances. Placement of the dwelling, will dictate the setbacks for accessory structures.

PLN03: ACCESSORY USE PERFORMANCE STANDARDS - If approved, all new lots will be subject to the accessory use performance standards found in Section 4-03-04-02-02 of the DSR. These standards include accessory buildings, such as barns and stables, and home occupations. As development moves forward, it is important to remind prospective builders of these standards when designing the layout of these lots to avoid future variances.

PLN04: RESIDENTIAL PERFORMANCE STANDARDS - If approved, all new lots will be subject to the residential performance standards found in Section 4-07 of the DSR. These standards include: architectural character, structure size, structure height, structure bulk, structure scale, structure orientation, building materials, fencing, architecture, lot coverage, and minimum lot landscaping. As development moves forward, it is important to remind prospective builders of these standards when designing the layout of these lots to avoid future variances.

PLN05: OPEN SPACE & CONSERVATION - Open Space Requirements for Residential Development are detailed in Section 4-11-01 of the DSR. Please review this Section and revise the plan. Open space and conservation for the development has not been included in this proposal. 30% of the site should be dedicated for open space and conservation, with 25% of that area used for active recreation. Open space and active recreation areas should include bicycle accommodations (Section 4-20-06-02). This involves clustering of the development to preserve areas of the overall lot. Please review this Section of the regulations and determine how maintenance will be managed. Creation of open space tracts will also solve many of the issues discussed in following comments.

PLN06: LANDSCAPING - Landscaping standards can be found in Section 4-16 of the DSR. Along all street frontages, a streetscape buffer is required (4-16-19-01), and along all residential-to-residential property lines a Type-A buffer is required (4-16-18-01). These buffers can be maintained by the individual lot owners, but shall be installed prior to the issuance of any building permit (Section 5-03-02-02-01).

Commenting Division: Engineering Review

Name of Reviewer: Matthew Emmens

Date: 10/24/2017

Email: memmens@adcogov.org

Complete

ENG1: - Drainage Plans; The North and South Detention Ponds will be required to outfall to a County right-of-way or an identified drainage way, otherwise the outfall will need to have level spreaders designed and installed at the outfall of each pond to uniformly distribute concentrated flow over a large area converting concentrated flow to sheet flow. The drainage report is required to be signed by the developer and professional engineer.

ENG2: The detention ponds and drainage swales are required to be put in drainage easements and documented on the final plat.

ENG3: The Operations and Maintenance Manual for the drainage facilities is required to be recorded at the Adams County Clerk and Recorder's Office.

ENG4: The developer is required to construct roadway improvements to Hayesmount Rd. These improvements, at a minimum, will consist of constructing and/or restoring the eastern half of the roadway to the current County cross section for a rural arterial roadway. If the applicant believes the existing roadway meets all of the cross section requirements, it their responsibility to prove that.

Commenting Division: Notifications and Referrals Review

Name of Reviewer: Greg Barnes

Date: 10/24/2017

Email: gjbarnes@adcogov.org

Resubmittal Required

Commenting Division: Engineering Review

Name of Reviewer: Greg Labrie

Date: 08/27/2018

Email: glabrie@adcogov.org

Complete

ENG1: Final Drainage study, traffic impact study, and engineering construction plans are required to be submitted during the final plat process.

Commenting Division: ROW Review

Name of Reviewer: Marissa Hillje

Date: 08/27/2018

Email: mhillje@adcogov.org

Resubmittal Required

ROW1. Submit a title commitment which should be used to depict the applicable recordings on the site plan/ plat. Send Adams County a copy of the title commitment with your application dated no later than 30 days to review in order to ensure that any other party's interests are not encroached upon. Update note on plat sheet 1

ROW2: Add a table explaining the purposes of each outlot, and who will own and maintain it

ROW3. Record the stormwater operations manual and note Rec# on plat. – required on final plat

ROW4. The vacated United power easement should be vacated by separate instrument and rec# of recorded document noted on the plat. -required on final plat

ROW5. The 30ft water easement should be recorded by separate document and rec# noted on plat.- required on final plat

ROW6: See all redlines on plat

Commenting Division: Code Enforcement Review

Name of Reviewer: Greg Barnes

Date: 08/27/2018

Email: gjbarnes@adcogov.org

No Response

Commenting Division: Addressing Review

Name of Reviewer: Marissa Hillje

Date: 08/24/2018

Email: mhillje@adcogov.org

Complete

Addresses will be assigned at the final plat review

Commenting Division: Environmental Analyst Review

Name of Reviewer: Jen Rutter

Date: 09/20/2017

Email: jrutter@adcogov.org

Complete

ENV1. Due to the proximity of the parcels to Denver International Airport (DIA), they are covered by the Airport Height Overlay (AHO), which restricts some building height and certain development. More information can be found in Section 3-32 of the Adams County Development Standards and Regulations.

- Landowners may be required to install, operate, and maintain, at the owner's expense, such markers and lights which may be necessary to indicate to flyers the presence of a hazard which affects the aviation facility. This marking and lighting requirement may also extend to objects of natural growth (trees, primarily) on site.

(3-32-04-03 LANDOWNERS TO INSTALL MARKERS)

- A signed and recorded aviation easement must be filed prior to issuance of a building permit. (3-32-04-05 EASEMENT REQUIRED TO OBTAIN BUILDING PERMIT)

- An FAA aeronautical study must be completed to determine if the proposed development could be a hazard to air navigation. (3-32-04-01 PROPOSED DEVELOPMENT TO COMPLETE AERONAUTICAL STUDY)

Commenting Division: Building Review

Name of Reviewer: Justin Blair

Date: 09/26/2017

Email: jblair@adcogov.org

Complete

Commenting Division: Engineering Review

Name of Reviewer: Matthew Emmens

Date: 02/15/2018

Email: memmens@adcogov.org

Complete

ENG1: - Drainage Plans; The North and South Detention Ponds will be required to outfall to a County right-of-way or an identified drainage way, otherwise the outfall will need to have level spreaders designed and installed at the outfall of each pond to uniformly distribute concentrated flow over a large area converting concentrated flow to sheet flow. The drainage report is required to be signed by the developer and professional engineer.

<2-15-18 COUNTY RESPONSE>: Applicant has indicated that they will install level spreaders as a release structure for this development. This solution may not be viable as the level spreaders are being released at the edge of the proposed development and, will flow across private property. Applicant is urged to meet with the County's Engineering Review staff to discuss and resolve this issue.

ENG2: The detention ponds and drainage swales are required to be put in drainage easements and documented on the final plat.

<2-15-18 COUNTY RESPONSE>: Applicant has indicated that they will comply. Comment Closed

ENG3: The Operations and Maintenance Manual for the drainage facilities is required to be recorded at the Adams County Clerk and Recorder's Office.

<2-15-18 COUNTY RESPONSE>: Applicant has indicated that they will comply. Comment Closed

ENG4: The developer is required to construct roadway improvements to Hayesmount Rd. These improvements, at a minimum, will consist of constructing and/or restoring the eastern half of the roadway to the current County cross section for a rural arterial roadway. If the applicant believes the existing roadway meets all of the cross section requirements, it their responsibility to prove that.

<2-15-18 COUNTY RESPONSE>: Applicant has indicated that they will comply. Comment Closed

ENG5: The applicant has submitted construction plans for review. The applicant was been sent review comment on 2-13-2018. See doc #5678581. All Engineering Review comments must be resolved prior to scheduling of the FINAL plat hearings.

Commenting Division: Planner Review

Name of Reviewer: Greg Barnes

Date: 07/27/2018

Email: gjbarnes@adcogov.org

Resubmittal Required

PLN07C: Lots within the RE zone district must meet the following setback requirement for accessory structures on any side of the lot with street frontage: 30 feet or equal to the setback of the house (whichever is greater). This requirement when applied to your proposed layout will likely create the need for variances on the following lots: 1, 12, 17, 18, 20, 33-39, 46, 47, and 56. There is a very simple solution to this problem. The creation of a 10' wide outlot or tract used for landscaping that runs along these lots second (or in some cases... second and third) street frontage will convert these property lines from a "front setback" requirement to a "side" or "rear setback", which has a 20 ft and 10 ft setback, respectively. In the Plat notes, you could include language that ties the ownership of Outlot 1A to the ownership of Lot 1. Therefore, the owner of Lot 1 would be responsible for the maintenance of Outlot 1A, and no homeowners association would be needed. I've attached diagrams to illustrate my point. I'm also happy to sit down and chat with you about this, but I think this small change will save a great deal of headaches for the future residents.

Commenting Division: Notifications and Referrals Review

Name of Reviewer: Greg Barnes

Date: 07/27/2018

Email: gjbarnes@adcogov.org

Resubmittal Required

Commenting Division: Addressing Review

Name of Reviewer: Marissa Hillje

Date: 02/13/2018

Email: mhillje@adcogov.org

Complete

Addresses will be assigned at the final plat review

Commenting Division: Environmental Analyst Review

Name of Reviewer: Jen Rutter

Date: 02/05/2018

Email: jrutter@adcogov.org

Complete

ENV1. A plugged and abandoned oil and gas well exists within the plat area. The location of the well shall be depicted on the final plat and no structures should be constructed on top of it.

Commenting Division: Parks Review

Name of Reviewer: Greg Barnes

Date: 08/27/2018

Email: gjbarnes@adcogov.org

No Response

Commenting Division: Planner Review

Name of Reviewer: Greg Barnes

Date: 08/27/2018

Email: gjbarnes@adcogov.org

Resubmittal Required

PLN07D: Thank you for your response on outlot creation for lots 34-38. Were you planning to create outlots for the other lots I mentioned? (1, 12, 17, 18, 20, 33, 39, 46, 47, and 56). If not, please let me know.

PLN015: The Division of Water Resources continues to state that the water supply is not adequate to provide a 300-year supply. This is a requirement of Adams County Subdivision Regulations. Please address this issue with CDWR, or inform me that you like to move the case forward to public hearing without complying to Adams County standards.

Commenting Division: Engineering Review

Name of Reviewer: Matthew Emmens

Date: 07/13/2018

Email: memmens@adcogov.org

Complete

ENG1: - Drainage Plans; The North and South Detention Ponds will be required to outfall to a County right-of-way or an identified drainage way, otherwise the outfall will need to have level spreaders designed and installed at the outfall of each pond to uniformly distribute concentrated flow over a large area converting concentrated flow to sheet flow. The drainage report is required to be signed by the developer and professional engineer.

<2-15-18 COUNTY RESPONSE>: Applicant has indicated that they will install level spreaders as a release structure for this development. This solution may not be viable as the level spreaders are being released at the edge of the proposed development and, will flow across private property. Applicant is urged to meet with the County's Engineering Review staff to discuss and resolve this issue.

Applicant Response: Response: Ponds will outfall to channel per discussions with UDFCD. This will be shown on the final engineering plans, to be submitted.

<7-13-2018 COUNTY RESPONSE>:The applicants proposed solution will be review when the engineering documents are re-submitted for review. The applicant has been coordinating with UDFCD and, UDFCD staff has indicated that the applicant does have a viable solution to the issue. This issue must be resolved prior to scheduling of the final plat; developer is aware of this requirement. Comment closed.

ENG2:The detention ponds and drainage swales are required to be put in drainage easements and documented on the final plat.

<2-15-18 COUNTY RESPONSE>: Applicant has indicated that they will comply. Comment Closed

ENG3: The Operations and Maintenance Manual for the drainage facilities is required to be recorded at the Adams County Clerk and Recorder's Office.

<2-15-18 COUNTY RESPONSE>: Applicant has indicated that they will comply. Comment Closed

ENG4: The developer is required to construct roadway improvements to Hayesmount Rd. These improvements, at a minimum, will consist of constructing and/or restoring the eastern half of the roadway to the current County cross section for a rural arterial roadway. If the applicant believes the existing roadway meets all of the cross section requirements, it their responsibility to prove that.

<2-15-18 COUNTY RESPONSE>: Applicant has indicated that they will comply. Comment Closed

ENG5: The applicant has submitted construction plans for review. The applicant was been sent review comment on 2-13-2018. See doc #5678581. All Engineering Review comments must be resolved prior to scheduling of the FINAL plat hearings.

Response: Noted.

<7-13-2018 COUNTY RESPONSE>:Comment closed.

Commenting Division: Environmental Analyst Review

Name of Reviewer: Jen Rutter

Date: 07/03/2018

Email: jrutter@adcogov.org

Complete

ENV1. The P&A well has been marked on the plat, per my previous comment.

Commenting Division: ROW Review

Name of Reviewer: Marissa Hillje

Date: 07/12/2018

Email: mhillje@adcogov.org

Resubmittal Required

ROW1. Submit a title commitment which should be used to depict the applicable recordings on the site plan/ plat. Send Adams County a copy of the title commitment with your application dated no later than 30 days to review in order to ensure that any other party's interests are not encroached upon.

ROW2. Record the stormwater operations manual and note Rec# on plat. – required on final plat

ROW3. Move dedication and ownership section to the left side of first page of plat.

ROW4. The vacated United power easement should be vacated by separate instrument and rec# of recorded document noted on the plat. -required on final plat

ROW5. The 30ft water easement should be recorded by separate document and rec# noted on plat.- required on final plat

ROW6. Fix labels –see redlines

ROW7. Label dimensions of lots where easements cross over lot lines- see redlines

ROW8: See all redlines on plat

Community & Economic
Development Department
www.adcogov.org



4430 South Adams County Parkway
1st Floor, Suite W2000
Brighton, CO 80601-8204
PHONE 720.523.6800
FAX 720.523.6998

Development Review Team Comments

Date: 7/27/2018

Project Number: PLT2017-00016

Project Name: Country Club Ranchettes

Note to Applicant:

The following review comments and information from the Development Review Team is based on the information you submitted for the preliminary plat. I've highlighted the most recent comments in yellow. Please read over the comments, and resubmit back to the County with the requested changes. All resubmittals should be turned into the One-Stop Customer Service Center with one paper and one digital copy. Please contact the case manager if you have any questions.

Commenting Division: Planner Review

Name of Reviewer: Greg Barnes

Date: 02/15/2018

Email: gjbarnes@adcogov.org

Resubmittal Required

PLN05B: Please provide a calculation of open space within the proposed subdivision to verify that the request complies with Section 4-20-06-02 of the development Standards. Open space is defined as: "Any parcel or area of land or water essentially unimproved and set aside, dedicated, designated or reserved for public or private use or enjoyment, or for the use and enjoyment of owners and occupants of land adjoining or neighboring such lands.". This calculation can include public right-of-way.

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Commenting Division: Notifications and Referrals Review

Name of Reviewer: Greg Barnes

Date: 02/15/2018

Email: gjbarnes@adcogov.org

Resubmittal Required

Commenting Division: Parks Review

Name of Reviewer: Aaron Clark

Date: 09/28/2017

Email: aclark@adcogov.org

Complete

PRK1: Parks anticipates that the applicant will pay the PLD fee-in-lieu.

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Name of Reviewer: Marissa Hillje

Date: 10/19/2017

Email: mhillje@adcogov.org

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ROW5: Clearly label the width of Hayesmount Rd and all other street widths that are platted.

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ROW8: For clarity purposes, add a note to the first page that explains the recorded vs measured distances and bearings in the legal shown on the plat. Also on the drawing add (R) after recorded courses and (M) after measured.

ROW9: Add to top right of each page: CASE# PLT2017-00016

ROW10: Change signature line of Planning Commission and BOCC to Chair.

ROW11: Include the calculated area in square feet and acres of the entire area platted.

ROW12: Basis of Bearing – measured description should be written on sheet 1.

ROW13: The 30ft waterline easement shall be recorded and reception # put on final plat before final plat approval and recording.

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Street A- 162nd Avenue

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Street D- Kenosha Street

ROW15: Ensure legal description as written on deed matches title commitment, application, and plat.

ROW16: Add the words PRELIMINARY PLAT under the title on Sheet 1

ROW17: See more comments on EDOCS# 5676992

Commenting Division: ROW Review

Name of Reviewer: Marissa Hillje

Date: 02/13/2018

Email: mhillje@adcogov.org

Resubmittal Required

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ROW5: The 25' access easement should have a note on sheet 1 that explains the purpose and describes restrictions to the easement.

ROW6: See more comments on EDOCS# 5734719

Commenting Division: Addressing Review

Name of Reviewer: Marissa Hillje

Date: 07/10/2018

Email: mhillje@adcogov.org

Complete

Addresses will be assigned at the final plat review

Commenting Division: Planner Review

Name of Reviewer: Greg Barnes

Date: 10/24/2017

Email: gjbarnes@adcogov.org

Pending

PLN07: LOT CONFIGURATION - Lot configuration is discussed in Section 4-20-01 of the DSR.

A.) Double-fronting lots should be avoided. All of the lots on the western side of the development are considered double-fronting lots. These lots also have a section line setback of 120 feet from Hayesmount Road's section line. A solution to this problem would be to create an open space tract along the western edge of the development. This tract could contain a landscape buffer, which would be managed by the HOA. It would solve a number of issues: double-fronting lots, accessory structure setbacks, and help accommodate the open space requirement. Property owners on the western side of the development, would then need to adhere to a side or rear setback on their western boundary, rather than a front setback. This is important because accessory structures along front property lines shall be behind the dwelling, essentially meaning that all of these property owners would need a variance.

B.) This section encourages side lot lines to be at right angles to the street. Please reconsider some of the side lot lines.

PLN08: BICYCLE & PEDESTRIAN - All sidewalks and bicycle paths shall be constructed to meet the standards of Section 4-20-06-05 of the DSR.

PLN09: SAI - A Subdivision Improvements Agreement (SIA) shall be required at the time of final plat. Please familiarize yourself with Section 5-02-05 of the DSR prior to submitting a final plat application.

PLN10: SUBDIVISION DESIGN STANDARDS - Please familiarize yourself with Section 5-03 of the DSR. You have issues with the lot configuration requirements, which were mentioned in PLN07. Section 5-0307 discusses parks, open space, and uniform fencing. Please consider how you will meet these requirements.

PLN11: RIGHT-OF-WAY LANDSCAPING - Section 5-04-01-06-01 reinforces the need for landscaping along Hayesmount Road.

PLN12: ROAD NAMES - Per Section 5-04-09-02 of the DSR, Road names will need to be assigned using the criteria found in this section.

PLN13: LAND DEDICATION - Public land dedication is required for new residential development, per Section 5-05 of the DSR. Fees-in-lieu of dedication is an available option. Please specify how the requirements of this section will be met. If fees-in-lieu are to be paid, then I will calculate the amount due, which shall be paid at the time of application for final plat.

PLN14: Please resubmit your preliminary plat to illustrate these changes. A resubmittal form has been provided to you. Please provide this form with your resubmittal information, as well as, a reply to each comment received. A paper and digital copy will be required to be resubmitted to our One Stop Customer Service Center. I am happy to set up a meeting with you to further discuss these comments. Thank you.

Commenting Division: Planner Review

Name of Reviewer: Greg Barnes

Date: 10/24/2017

Email: gjbarnes@adcogov.org

Resubmittal Required

PLN01: REQUEST - Your application is for a major subdivision preliminary plat to create 56 lots and public infrastructure in the Residential Estate (RE) zone district pursuant to Section 2-02-17-03 of the Adams County Development Standards & Regulations (DSR).

PLN02: DIMENSIONAL STANDARDS OF THE ZONE - Section 3-11 of the DSR describes the dimensional standards for the zone district. These standards include: minimum lot size, minimum lot width, primary and accessory structure setbacks, minimum dwelling size, maximum accessory building size, and maximum structure height. Based on the lot configurations that have been submitted, the proposed lots will meet the requirements of this Section. As development moves forward, it is important to remind prospective builders of these standards when designing the layout of these lots to avoid the need for future variances. Placement of the dwelling, will dictate the setbacks for accessory structures.

PLN03: ACCESSORY USE PERFORMANCE STANDARDS - If approved, all new lots will be subject to the accessory use performance standards found in Section 4-03-04-02-02 of the DSR. These standards include accessory buildings, such as barns and stables, and home occupations. As development moves forward, it is important to remind prospective builders of these standards when designing the layout of these lots to avoid future variances.

PLN04: RESIDENTIAL PERFORMANCE STANDARDS - If approved, all new lots will be subject to the residential performance standards found in Section 4-07 of the DSR. These standards include: architectural character, structure size, structure height, structure bulk, structure scale, structure orientation, building materials, fencing, architecture, lot coverage, and minimum lot landscaping. As development moves forward, it is important to remind prospective builders of these standards when designing the layout of these lots to avoid future variances.

PLN05: OPEN SPACE & CONSERVATION - Open Space Requirements for Residential Development are detailed in Section 4-11-01 of the DSR. Please review this Section and revise the plan. Open space and conservation for the development has not been included in this proposal. 30% of the site should be dedicated for open space and conservation, with 25% of that area used for active recreation. Open space and active recreation areas should include bicycle accommodations (Section 4-20-06-02). This involves clustering of the development to preserve areas of the overall lot. Please review this Section of the regulations and determine how maintenance will be managed. Creation of open space tracts will also solve many of the issues discussed in following comments.

PLN06: LANDSCAPING - Landscaping standards can be found in Section 4-16 of the DSR. Along all street frontages, a streetscape buffer is required (4-16-19-01), and along all residential-to-residential property lines a Type-A buffer is required (4-16-18-01). These buffers can be maintained by the individual lot owners, but shall be installed prior to the issuance of any building permit (Section 5-03-02-02-01).

Commenting Division: Engineering Review

Name of Reviewer: Matthew Emmens

Date: 10/24/2017

Email: memmens@adcogov.org

Complete

ENG1: - Drainage Plans; The North and South Detention Ponds will be required to outfall to a County right-of-way or an identified drainage way, otherwise the outfall will need to have level spreaders designed and installed at the outfall of each pond to uniformly distribute concentrated flow over a large area converting concentrated flow to sheet flow. The drainage report is required to be signed by the developer and professional engineer.

ENG2: The detention ponds and drainage swales are required to be put in drainage easements and documented on the final plat.

ENG3: The Operations and Maintenance Manual for the drainage facilities is required to be recorded at the Adams County Clerk and Recorder's Office.

ENG4: The developer is required to construct roadway improvements to Hayesmount Rd. These improvements, at a minimum, will consist of constructing and/or restoring the eastern half of the roadway to the current County cross section for a rural arterial roadway. If the applicant believes the existing roadway meets all of the cross section requirements, it their responsibility to prove that.

Commenting Division: Notifications and Referrals Review

Name of Reviewer: Greg Barnes

Date: 10/24/2017

Email: gjbarnes@adcogov.org

Resubmittal Required

Commenting Division: Environmental Analyst Review

Name of Reviewer: Jen Rutter

Date: 07/03/2018

Email: jrutter@adcogov.org

Complete

ENV1. The P&A well has been marked on the plat, per my previous comment.

Commenting Division: Engineering Review

Name of Reviewer: Matthew Emmens

Date: 07/13/2018

Email: memmens@adcogov.org

Complete

ENG1: - Drainage Plans; The North and South Detention Ponds will be required to outfall to a County right-of-way or an identified drainage way, otherwise the outfall will need to have level spreaders designed and installed at the outfall of each pond to uniformly distribute concentrated flow over a large area converting concentrated flow to sheet flow. The drainage report is required to be signed by the developer and professional engineer.

<2-15-18 COUNTY RESPONSE>: Applicant has indicated that they will install level spreaders as a release structure for this development. This solution may not be viable as the level spreaders are being released at the edge of the proposed development and, will flow across private property. Applicant is urged to meet with the County's Engineering Review staff to discuss and resolve this issue.

Applicant Response: Response: Ponds will outfall to channel per discussions with UDFCD. This will be shown on the final engineering plans, to be submitted.

<7-13-2018 COUNTY RESPONSE>:The applicants proposed solution will be review when the engineering documents are re-submitted for review. The applicant has been coordinating with UDFCD and, UDFCD staff has indicated that the applicant does have a viable solution to the issue. This issue must be resolved prior to scheduling of the final plat; developer is aware of this requirement. Comment closed.

ENG2:The detention ponds and drainage swales are required to be put in drainage easements and documented on the final plat.

<2-15-18 COUNTY RESPONSE>: Applicant has indicated that they will comply. Comment Closed

ENG3: The Operations and Maintenance Manual for the drainage facilities is required to be recorded at the Adams County Clerk and Recorder's Office.

<2-15-18 COUNTY RESPONSE>: Applicant has indicated that they will comply. Comment Closed

ENG4: The developer is required to construct roadway improvements to Hayesmount Rd. These improvements, at a minimum, will consist of constructing and/or restoring the eastern half of the roadway to the current County cross section for a rural arterial roadway. If the applicant believes the existing roadway meets all of the cross section requirements, it their responsibility to prove that.

<2-15-18 COUNTY RESPONSE>: Applicant has indicated that they will comply. Comment Closed

ENG5: The applicant has submitted construction plans for review. The applicant was been sent review comment on 2-13-2018. See doc #5678581. All Engineering Review comments must be resolved prior to scheduling of the FINAL plat hearings.

Response: Noted.

<7-13-2018 COUNTY RESPONSE>:Comment closed.

Commenting Division: Environmental Analyst Review

Name of Reviewer: Jen Rutter

Date: 09/20/2017

Email: jrutter@adcogov.org

Complete

ENV1. Due to the proximity of the parcels to Denver International Airport (DIA), they are covered by the Airport Height Overlay (AHO), which restricts some building height and certain development. More information can be found in Section 3-32 of the Adams County Development Standards and Regulations.

- Landowners may be required to install, operate, and maintain, at the owner's expense, such markers and lights which may be necessary to indicate to flyers the presence of a hazard which affects the aviation facility. This marking and lighting requirement may also extend to objects of natural growth (trees, primarily) on site.

(3-32-04-03 LANDOWNERS TO INSTALL MARKERS)

- A signed and recorded aviation easement must be filed prior to issuance of a building permit. (3-32-04-05 EASEMENT REQUIRED TO OBTAIN BUILDING PERMIT)

- An FAA aeronautical study must be completed to determine if the proposed development could be a hazard to air navigation. (3-32-04-01 PROPOSED DEVELOPMENT TO COMPLETE AERONAUTICAL STUDY)

Commenting Division: Building Review

Name of Reviewer: Justin Blair

Date: 09/26/2017

Email: jblair@adcogov.org

Complete

Commenting Division: Engineering Review

Name of Reviewer: Matthew Emmens

Date: 02/15/2018

Email: memmens@adcogov.org

Complete

ENG1: - Drainage Plans; The North and South Detention Ponds will be required to outfall to a County right-of-way or an identified drainage way, otherwise the outfall will need to have level spreaders designed and installed at the outfall of each pond to uniformly distribute concentrated flow over a large area converting concentrated flow to sheet flow. The drainage report is required to be signed by the developer and professional engineer.

<2-15-18 COUNTY RESPONSE>: Applicant has indicated that they will install level spreaders as a release structure for this development. This solution may not be viable as the level spreaders are being released at the edge of the proposed development and, will flow across private property. Applicant is urged to meet with the County's Engineering Review staff to discuss and resolve this issue.

ENG2: The detention ponds and drainage swales are required to be put in drainage easements and documented on the final plat.

<2-15-18 COUNTY RESPONSE>: Applicant has indicated that they will comply. Comment Closed

ENG3: The Operations and Maintenance Manual for the drainage facilities is required to be recorded at the Adams County Clerk and Recorder's Office.

<2-15-18 COUNTY RESPONSE>: Applicant has indicated that they will comply. Comment Closed

ENG4: The developer is required to construct roadway improvements to Hayesmount Rd. These improvements, at a minimum, will consist of constructing and/or restoring the eastern half of the roadway to the current County cross section for a rural arterial roadway. If the applicant believes the existing roadway meets all of the cross section requirements, it their responsibility to prove that.

<2-15-18 COUNTY RESPONSE>: Applicant has indicated that they will comply. Comment Closed

ENG5: The applicant has submitted construction plans for review. The applicant was been sent review comment on 2-13-2018. See doc #5678581. All Engineering Review comments must be resolved prior to scheduling of the FINAL plat hearings.

Commenting Division: Planner Review

Name of Reviewer: Greg Barnes

Date: 07/27/2018

Email: gjbarnes@adcogov.org

Resubmittal Required

PLN07C: Lots within the RE zone district must meet the following setback requirement for accessory structures on any side of the lot with street frontage: 30 feet or equal to the setback of the house (whichever is greater). This requirement when applied to your proposed layout will likely create the need for variances on the following lots: 1, 12, 17, 18, 20, 33-39, 46, 47, and 56. There is a very simple solution to this problem. The creation of a 10' wide outlot or tract used for landscaping that runs along these lots second (or in some cases... second and third) street frontage will convert these property lines from a "front setback" requirement to a "side" or "rear setback", which has a 20 ft and 10 ft setback, respectively. In the Plat notes, you could include language that ties the ownership of Outlot 1A to the ownership of Lot 1. Therefore, the owner of Lot 1 would be responsible for the maintenance of Outlot 1A, and no homeowners association would be needed. I've attached diagrams to illustrate my point. I'm also happy to sit down and chat with you about this, but I think this small change will save a great deal of headaches for the future residents.

Commenting Division: Notifications and Referrals Review

Name of Reviewer: Greg Barnes

Date: 07/27/2018

Email: gjbarnes@adcogov.org

Resubmittal Required

Commenting Division: Addressing Review

Name of Reviewer: Marissa Hillje

Date: 02/13/2018

Email: mhillje@adcogov.org

Complete

Addresses will be assigned at the final plat review

Commenting Division: Environmental Analyst Review

Name of Reviewer: Jen Rutter

Date: 02/05/2018

Email: jrutter@adcogov.org

Complete

ENV1. A plugged and abandoned oil and gas well exists within the plat area. The location of the well shall be depicted on the final plat and no structures should be constructed on top of it.

Commenting Division: ROW Review

Name of Reviewer: Marissa Hillje

Date: 07/12/2018

Email: mhillje@adcogov.org

Resubmittal Required

ROW1. Submit a title commitment which should be used to depict the applicable recordings on the site plan/ plat. Send Adams County a copy of the title commitment with your application dated no later than 30 days to review in order to ensure that any other party's interests are not encroached upon.

ROW2. Record the stormwater operations manual and note Rec# on plat. – required on final plat

ROW3. Move dedication and ownership section to the left side of first page of plat.

ROW4. The vacated United power easement should be vacated by separate instrument and rec# of recorded document noted on the plat. -required on final plat

ROW5. The 30ft water easement should be recorded by separate document and rec# noted on plat.- required on final plat

ROW6. Fix labels –see redlines

ROW7. Label dimensions of lots where easements cross over lot lines- see redlines

ROW8: See all redlines on plat

ROW9: The offsite drainage easement will need to be recorded by separate instrument. See link

Greg Barnes

From: Even, Whitney [weven@brightonfire.org]
Sent: Thursday, December 27, 2018 11:14 AM
To: Greg Barnes
Subject: Re: Country Club Ranchettes

Good morning Greg,

At this time, the only comments we have are as follows:

- 1) Appendix D of the fire code requires that SFD developments exceeding 30 dwellings be provided with two separate access roads unless they have fire sprinklers or they will connect with future developments that will provide another access.
- 2) The fire code requires that turnarounds be installed at dead end access roads exceeding 150 feet.
- 3) I would also like to make sure that the applicant is aware of the fire sprinkler requirements in Ordinance 4 that apply when homes are not within 1000 feet of a fire hydrant OR the fire area of the home exceeds 3,600 square feet.

Thank you and let me know if you have any questions.

Whitney Even

From: Greg Barnes <GJBarnes@adcogov.org>
Sent: Thursday, December 27, 2018 9:01:28 AM
To: Even, Whitney
Subject: RE: Country Club Ranchettes

Any update on this?



Greg Barnes

Planner II, *Community and Economic Development Dept.*

ADAMS COUNTY, COLORADO

4430 S. Adams County Parkway, 1st Floor, Suite W2000A

Brighton, CO 80601-8216

720.523.6853 gjbarnes@adcogov.org

adcogov.org

From: Even, Whitney [<mailto:weven@brightonfire.org>]
Sent: Monday, December 17, 2018 9:07 AM
To: Greg Barnes
Subject: RE: Country Club Ranchettes

Sorry Greg, I didn't see an email come through on this. I am checking with my Chief this morning to make sure he doesn't have any additional comments and I will get those over to you as soon as possible if he does. In the meantime, Appendix D of the fire code requires that SFD developments exceeding 30 dwellings be provided with two separate access roads unless they have fire sprinklers or they will connect with future developments that will provide another access. Also, the fire code requires that turnarounds be installed at dead end access roads exceeding 150 feet. I would also like to make sure that the applicant is aware of the fire sprinkler requirements in Ordinance 4 that apply when homes are not within 1000 feet of a fire hydrant OR the fire area of the home exceeds 3,600 square feet.



Whitney Even
Fire Marshal
Brighton Fire Rescue District
500 S. 4th Ave. 3rd Floor
Brighton, CO 80601
303-659-4101
www.brightonfire.org

From: Greg Barnes [<mailto:GJBarnes@adcogov.org>]
Sent: Friday, December 14, 2018 11:08 AM
To: Even, Whitney <weven@brightonfire.org>
Subject: Country Club Ranchettes

Hi Whitney,

I didn't receive any comments from Brighton Fire on this plat, but I just wanted to ensure that you have no issues with 56 lots using a single street to access Hayesmount Road. In addition, there is a 25' access easement in case of emergencies. Questions came up about this at the Planning Commission last night, so I thought I'd double check.



Greg Barnes
Planner II, *Community and Economic Development Dept.*
ADAMS COUNTY, COLORADO
4430 S. Adams County Parkway, 1st Floor, Suite W2000A
Brighton, CO 80601-8216
720.523.6853 gjbarnes@adcogov.org
adcogov.org



John W. Hickenlooper
Governor

Robert Randall
Executive Director

Kevin G. Rein, P.E.
Director/State Engineer

October 3, 2017

Greg Barnes
Adams County Community & Economic Development Department
Transmitted via email:
GJBarnes@adcogov.org

RE: Country Club Ranchettes
Case no. PLT2017-00016
SW1/4 of Section 2, T1S, R65W, 6th P.M.
Water Division 1, Water District 1

Dear Mr. Barnes:

We have reviewed the information provided on October 2, 2017 concerning the above referenced proposal to subdivide a 120.5-acre parcel into 56 single-family lots.

Water Supply Demand

Estimated water requirements were not provided for this subdivision. Details of necessary information to be included in the subdivision water supply plan can be found on Attachment A of the 2005 Memorandum Regarding Subdivisions, available online at <http://water.state.co.us/groundwater/GWAdmin/Pages/SubdivisionWSP.aspx>.

Source of Water Supply and Detention facility

The proposed water supplier is the Greatrock North Water and Sanitation District (“District”). According to the referral information an inclusion agreement was provided as part of the submission, however that agreement was not provided with the referral information.

As required in Section 30-28-136(1)(h)(II), C.R.S., a municipality or quasi-municipality, upon receiving the preliminary plan designating said municipality or quasi-municipality as the source of water for a proposed subdivision, shall file, with the board of County Commissioners and the State Engineer, a statement documenting the amount of water which can be supplied by said municipality or quasi-municipality to proposed subdivision without causing injury to existing water rights. To expedite the evaluation of the water supply for the subdivision, a water supply report or statement should include a summary of water rights owned or controlled by the District, the yield of these rights both in an average year and a dry year, the present demand on the system and the anticipated demand due to commitments for service entered into by the District, and the amount of uncommitted firm supply the District has available for future development. A report of this nature has not been submitted to this office by Greatrock North Water and Sanitation District.



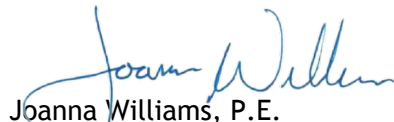
The application materials indicate that the proposed development will have a detention pond. The applicant should be aware that, unless the structure can meet the requirements of a “storm water detention and infiltration facility” as defined in section 37-92-602(8), Colorado Revised Statutes, the structure may be subject to administration by this office. The applicant should review DWR’s *Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado*, to ensure that the notification, construction and operation of the proposed structure meets statutory and administrative requirements. The applicant is encouraged to use *Colorado Stormwater Detention and Infiltration Facility Notification Portal*, located at <https://maperture.digitaldataservices.com/gvh/?viewer=cswdif>, to meet the notification requirements.

State Engineer’s Office Opinion

Based upon the above and pursuant to Section 30-28-136(1)(h)(I) and Section 30-28-136(1)(h)(II), C.R.S., the State Engineer’s Office has not received enough information to render an opinion regarding the potential for causing material injury to decreed water rights, or the adequacy of the proposed water supply.

Should you or the Applicant have any questions, please contact me at 303-866-3581 x8265.

Sincerely,



Joanna Williams, P.E.
Water Resource Engineer

cc: Subdivision file



February 23, 2018

Greg Barnes
 Adams County Community & Economic Development Department
 Transmitted via email:
GJBarnes@adcogov.org

RE: Country Club Ranchettes (aka Homestead Heights)
Case no. PLT2017-00016
SW1/4 of Section 2, T1S, R65W, 6th P.M.
Water Division 1, Water District 1

Dear Mr. Barnes:

We have reviewed the information provided on February 15, 2018 and from the Applicant on October 29, 2017 concerning the above referenced proposal to subdivide a 120.5-acre parcel into 56 single-family lots.

Water Supply Demand

According to the May 23, 2017 *Summary of Review of District-Wide Water Supply Adequacy with Inclusion of Homestead Heights Subdivision* by Bishop-Brogden Associates, Inc. (“Water Summary”) the quantity of water required to serve the 56 lots will be 25.2 acre-feet per year. Each lot will use a total of 0.45 acre-feet/year. This amount breaks down to 0.3 acre-feet/year for in-house use and 0.15 acre-feet/year for irrigation of 3,000 square-feet of home lawn and garden.

Source of Water Supply

The proposed water supplier is the Greatrock North Water and Sanitation District (“District”). According to the referral information an inclusion agreement was provided as part of the submission and that agreement was provided to our office.

The estimated build-out water demand for the 642 lots that will be served by the District is 191.3 acre-feet per year. There will be six subdivisions served by the District and the estimated water requirements for each subdivision is shown in Table 1 below:

Table 1 - Build-Out Water Requirements

Subdivision	Water Requirement (af/lot/yr)	Number of Lots	Total Water Requirement
Greatrock North	0.42	244	102.5
Rocking Horse Farms	0.42		
Ridgeview Estates	0.42		



Hayesmount Estates	0.42	22	9.2
Box Elder Creek Ranch	0.17	320	54.4
Homestead Heights	0.45	56	25.2
Total		642	191.3

According to the Water Summary, the water requirement per year per lot was based on the historical demand for all of the subdivisions, except for Homestead Heights. For Homestead Heights the demand was based on the County regulation. For Box Elder Creek Ranch the District only provides water for in-house use. For the remainder of the subdivisions water is provided for both in-house use and lawn and garden irrigation.

As shown in the table there is 450 acre-feet of nontributary or augmented not nontributary water available to the District.

Table 2 - Denver Basin Water Availability

		Annual Available based on 100 year allocation approach (af/yr)						
Aquifer	Status	94CW142	98CW266	99CW40	00CW200	04CW17	07CW170	Total
Upper Arapahoe	NNT		19.04	9.75	30.9			59.69
Lower Arapahoe	NT	35.36		21.35	66.2	21.5	5.7	150.11
Laramie-Fox Hills	NT	68.2		35.8	105.2*	23.5	7.5	240.2

NNT - Augmented not nontributary water.

NT - Nontributary water that has not be reserved to replace post pumping depletions.

The District also obtains water from alluvial wells pumped pursuant to the augmentation plans in case nos. 04CW247 and 08CW66. Under case no. 04CW247 alluvial wells are pumped to serve up to 244 individual residences within the Box Elder Creek Ranch Subdivision. The replacement source for the augmentation plan decreed in case nos. 04CW247 is a Laramie-Fox Hills aquifer well constructed into the Laramie-Fox Hills aquifer pursuant to case no. 00CW200. Under case no. 08CW66 alluvial wells are pumped to serve up to 322 residences within the boundaries of the Greatrock North Water and Sanitation District. One of the replacement sources for the augmentation plan decreed in case no. 08CW266 is the Denver Basin aquifer water adjudicated in case nos. 94CW142, 98CW266, 99CW40, 00CW200, 04CW17 and 17CW170.

Due to the District's use of both Denver Basin water and alluvial water pumped under augmentation plans a model was created to determine the adequacy of the water supply at buildout. Based on the model there would be adequate water at buildout to serve the existing subdivisions and Homestead Heights.

The proposed source of water for this subdivision is a bedrock aquifer in the Denver Basin. The State Engineer's Office does not have evidence regarding the length of time for which this source will be a physically and economically viable source of water. According to 37-90-137(4)(b)(I), C.R.S., "Permits issued pursuant to this subsection (4) shall allow withdrawals on the basis of an aquifer life of one hundred years." Based on this allocation approach, the annual amount of water shown in Table 2 above is equal to one percent of the total amount, as determined by rules 8.A and 8.B of the Statewide Nontributary Ground Water Rules, 2 CCR 402-7. Therefore, the water may be withdrawn in those annual amounts for a maximum of 100 years.

In the *Adams County Development Standards and Regulations*, Effective April 15, 2002, Section 5-04-05-06-04 states:

“Prior to platting, the developer shall demonstrate that...the water supply is dependable in quantity and quality based on a minimum useful life of three-hundred (300) years. A minimum 300-year useful life means the water supply from both a static and dynamic basis will be viable for a minimum 300-year period. The static analysis shall include evaluation of the volume of water that is appropriate for the proposed subdivision. The dynamic analysis shall evaluate whether the appropriate water supply is sustainable for three-hundred (300) years, giving consideration to the location and extent of the aquifer, as well as impacts caused by both current and future pumping by others from the aquifer.”

The State Engineer’s Office does not have evidence regarding the length of time for which this source will be “dependable in quantity and quality.” According to the Water Summary the only subdivisions subject to the 300 year water requirement is Homestead Heights and Hayesmount Estates. Treating Adams County’s requirement as an allocation approach based on three hundred years, the allowed average annual amounts of available water shown in Table 2 above would be reduced to account for the water requirements of Homestead Heights and Hayesmount Estates subdivisions. This would reduce the available Denver Basin water by 68.8 acre-feet per year to a total of 381.2 acre-feet per.

The application materials indicate that the proposed development will have a detention pond. The applicant should be aware that, unless the structure can meet the requirements of a “storm water detention and infiltration facility” as defined in section 37-92-602(8), Colorado Revised Statutes, the structure may be subject to administration by this office. The applicant should review DWR’s *Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado*, to ensure that the notification, construction and operation of the proposed structure meets statutory and administrative requirements. The applicant is encouraged to use *Colorado Stormwater Detention and Infiltration Facility Notification Portal*, located at <https://maperture.digitaldataservices.com/gvh/?viewer=cswdif>, to meet the notification requirements.

State Engineer’s Office Opinion

Based upon the above and pursuant to Section 30-28-136(1)(h)(I) and Section 30-28-136(1)(h)(II), C.R.S., it is our opinion that the proposed revised water supply will be adequate and can be provided without causing injury to decreed water rights.

Our opinion that the water supply is **adequate** is based on our determination that the amount of water required annually to serve the subdivision is currently physically available, based on current estimated aquifer conditions.

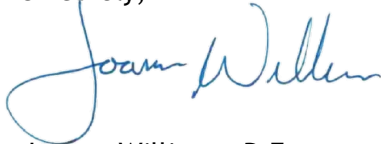
Our opinion that the water supply can be **provided without causing injury** is based on our determination that the amount of water that is legally available on an annual basis, according to the statutory allocation approach, for the proposed uses is greater than the annual amount of water required to supply existing water commitments and the demands of the proposed subdivision. Our opinion is qualified by the following:

The amounts of water in the Denver Basin aquifers, and identified in this letter, are calculated based on estimated current aquifer conditions. For planning purposes the county should be aware that the economic life of a water supply based on wells in a given Denver Basin aquifer

may be less than the 100 years or 300 years used for allocation due to anticipated water level declines. We recommend that the county determine whether it is appropriate to require development of renewable water resources for this subdivision to provide for a long-term water supply.

Should you or the applicant have any questions, please contact me at (303) 866-3581 x8265.

Sincerely,

A handwritten signature in blue ink that reads "Joanna Williams". The signature is fluid and cursive, with the first name "Joanna" written in a larger, more prominent script than the last name "Williams".

Joanna Williams, P.E.
Water Resource Engineer

Ec: Subdivision file 24111

Greg Barnes

From: Williams - DNR, Joanna [joanna.williams@state.co.us]
Sent: Friday, June 29, 2018 5:52 AM
To: Greg Barnes
Subject: Re: For Review: Country Club Ranchettes (PLT2017-00016)

Good Morning Greg,

The provided information did not include any changes or additional information related to the subdivision water supply plan, therefore we do not have any additional comments. Please see our letter dated February 23, 2018 for our comments.

Regards,
Joanna

On Thu, Jun 28, 2018 at 2:53 PM, Greg Barnes <GJBarnes@adcogov.org> wrote:

The attached case has been resubmitted to the County. On the last review cycle, you made comments.

Please review the new resubmittal information and respond to me with any new or revised comments by 3 pm on July 10th. Thank you!



Greg Barnes

Planner II, *Community and Economic Development Dept.*

ADAMS COUNTY, COLORADO

4430 S. Adams County Parkway, 1st Floor, Suite W2000A

Brighton, CO 80601-8216

720.523.6853 gjbarnes@adcogov.org

adcogov.org

--

Joanna Williams, P.E.

Water Resource Engineer

Greg Barnes

From: Williams - DNR, Joanna [joanna.williams@state.co.us]
Sent: Thursday, August 16, 2018 6:59 AM
To: Greg Barnes
Subject: Re: For Review: Country Club Ranchettes (PLT2017-00016)

Good Morning Greg,

The provided information did not include any changes or additional information related to the subdivision water supply plan, therefore we do not have any additional comments. Please see our letter dated February 23, 2018 for our comments.

Regards,
Joanna

On Wed, Aug 15, 2018 at 2:53 PM, Greg Barnes <GJBarnes@adcogov.org> wrote:

We have received a resubmittal for a major subdivision preliminary plat. You are being informed, because you provided comments during the last round of review. We are requesting comments on this resubmittal no later than August 27th. Please contact me if you have any questions, or need more time to respond. Thanks!



Greg Barnes

Planner II, *Community and Economic Development Dept.*

ADAMS COUNTY, COLORADO

4430 S. Adams County Parkway, 1st Floor, Suite W2000A

Brighton, CO 80601-8216

720.523.6853 gjbarnes@adcogov.org

adcogov.org

--

Joanna Williams, P.E.

Water Resource Engineer





February 23, 2018

Greg Barnes
 Adams County Community & Economic Development Department
 Transmitted via email:
GJBarnes@adcogov.org

RE: Country Club Ranchettes (aka Homestead Heights)
Case no. PLT2017-00016
SW1/4 of Section 2, T1S, R65W, 6th P.M.
Water Division 1, Water District 1

Dear Mr. Barnes:

We have reviewed the information provided on February 15, 2018 and from the Applicant on October 29, 2017 concerning the above referenced proposal to subdivide a 120.5-acre parcel into 56 single-family lots.

Water Supply Demand

According to the May 23, 2017 *Summary of Review of District-Wide Water Supply Adequacy with Inclusion of Homestead Heights Subdivision* by Bishop-Brogden Associates, Inc. (“Water Summary”) the quantity of water required to serve the 56 lots will be 25.2 acre-feet per year. Each lot will use a total of 0.45 acre-feet/year. This amount breaks down to 0.3 acre-feet/year for in-house use and 0.15 acre-feet/year for irrigation of 3,000 square-feet of home lawn and garden.

Source of Water Supply

The proposed water supplier is the Greatrock North Water and Sanitation District (“District”). According to the referral information an inclusion agreement was provided as part of the submission and that agreement was provided to our office.

The estimated build-out water demand for the 642 lots that will be served by the District is 191.3 acre-feet per year. There will be six subdivisions served by the District and the estimated water requirements for each subdivision is shown in Table 1 below:

Table 1 - Build-Out Water Requirements

Subdivision	Water Requirement (af/lot/yr)	Number of Lots	Total Water Requirement
Greatrock North	0.42	244	102.5
Rocking Horse Farms	0.42		
Ridgeview Estates	0.42		



Hayesmount Estates	0.42	22	9.2
Box Elder Creek Ranch	0.17	320	54.4
Homestead Heights	0.45	56	25.2
Total		642	191.3

According to the Water Summary, the water requirement per year per lot was based on the historical demand for all of the subdivisions, except for Homestead Heights. For Homestead Heights the demand was based on the County regulation. For Box Elder Creek Ranch the District only provides water for in-house use. For the remainder of the subdivisions water is provided for both in-house use and lawn and garden irrigation.

As shown in the table there is 450 acre-feet of nontributary or augmented not nontributary water available to the District.

Table 2 - Denver Basin Water Availability

Aquifer	Status	Annual Available based on 100 year allocation approach (af/yr)						Total
		94CW142	98CW266	99CW40	00CW200	04CW17	07CW170	
Upper Arapahoe	NNT		19.04	9.75	30.9			59.69
Lower Arapahoe	NT	35.36		21.35	66.2	21.5	5.7	150.11
Laramie-Fox Hills	NT	68.2		35.8	105.2*	23.5	7.5	240.2

NNT - Augmented not nontributary water.

NT - Nontributary water that has not be reserved to replace post pumping depletions.

The District also obtains water from alluvial wells pumped pursuant to the augmentation plans in case nos. 04CW247 and 08CW66. Under case no. 04CW247 alluvial wells are pumped to serve up to 244 individual residences within the Box Elder Creek Ranch Subdivision. The replacement source for the augmentation plan decreed in case nos. 04CW247 is a Laramie-Fox Hills aquifer well constructed into the Laramie-Fox Hills aquifer pursuant to case no. 00CW200. Under case no. 08CW66 alluvial wells are pumped to serve up to 322 residences within the boundaries of the Greatrock North Water and Sanitation District. One of the replacement sources for the augmentation plan decreed in case no. 08CW266 is the Denver Basin aquifer water adjudicated in case nos. 94CW142, 98CW266, 99CW40, 00CW200, 04CW17 and 17CW170.

Due to the District's use of both Denver Basin water and alluvial water pumped under augmentation plans a model was created to determine the adequacy of the water supply at buildout. Based on the model there would be adequate water at buildout to serve the existing subdivisions and Homestead Heights.

The proposed source of water for this subdivision is a bedrock aquifer in the Denver Basin. The State Engineer's Office does not have evidence regarding the length of time for which this source will be a physically and economically viable source of water. According to 37-90-137(4)(b)(I), C.R.S., "Permits issued pursuant to this subsection (4) shall allow withdrawals on the basis of an aquifer life of one hundred years." Based on this allocation approach, the annual amount of water shown in Table 2 above is equal to one percent of the total amount, as determined by rules 8.A and 8.B of the Statewide Nontributary Ground Water Rules, 2 CCR 402-7. Therefore, the water may be withdrawn in those annual amounts for a maximum of 100 years.

In the *Adams County Development Standards and Regulations*, Effective April 15, 2002, Section 5-04-05-06-04 states:

“Prior to platting, the developer shall demonstrate that...the water supply is dependable in quantity and quality based on a minimum useful life of three-hundred (300) years. A minimum 300-year useful life means the water supply from both a static and dynamic basis will be viable for a minimum 300-year period. The static analysis shall include evaluation of the volume of water that is appropriate for the proposed subdivision. The dynamic analysis shall evaluate whether the appropriate water supply is sustainable for three-hundred (300) years, giving consideration to the location and extent of the aquifer, as well as impacts caused by both current and future pumping by others from the aquifer.”

The State Engineer’s Office does not have evidence regarding the length of time for which this source will be “dependable in quantity and quality.” According to the Water Summary the only subdivisions subject to the 300 year water requirement is Homestead Heights and Hayesmount Estates. Treating Adams County’s requirement as an allocation approach based on three hundred years, the allowed average annual amounts of available water shown in Table 2 above would be reduced to account for the water requirements of Homestead Heights and Hayesmount Estates subdivisions. This would reduce the available Denver Basin water by 68.8 acre-feet per year to a total of 381.2 acre-feet per.

The application materials indicate that the proposed development will have a detention pond. The applicant should be aware that, unless the structure can meet the requirements of a “storm water detention and infiltration facility” as defined in section 37-92-602(8), Colorado Revised Statutes, the structure may be subject to administration by this office. The applicant should review DWR’s *Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado*, to ensure that the notification, construction and operation of the proposed structure meets statutory and administrative requirements. The applicant is encouraged to use *Colorado Stormwater Detention and Infiltration Facility Notification Portal*, located at <https://maperture.digitaldataservices.com/gvh/?viewer=cswdif>, to meet the notification requirements.

State Engineer’s Office Opinion

Based upon the above and pursuant to Section 30-28-136(1)(h)(I) and Section 30-28-136(1)(h)(II), C.R.S., it is our opinion that the proposed revised water supply will be adequate and can be provided without causing injury to decreed water rights.

Our opinion that the water supply is **adequate** is based on our determination that the amount of water required annually to serve the subdivision is currently physically available, based on current estimated aquifer conditions.

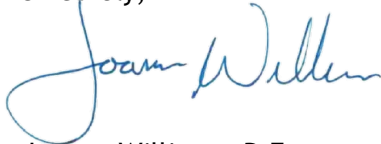
Our opinion that the water supply can be **provided without causing injury** is based on our determination that the amount of water that is legally available on an annual basis, according to the statutory allocation approach, for the proposed uses is greater than the annual amount of water required to supply existing water commitments and the demands of the proposed subdivision. Our opinion is qualified by the following:

The amounts of water in the Denver Basin aquifers, and identified in this letter, are calculated based on estimated current aquifer conditions. For planning purposes the county should be aware that the economic life of a water supply based on wells in a given Denver Basin aquifer

may be less than the 100 years or 300 years used for allocation due to anticipated water level declines. We recommend that the county determine whether it is appropriate to require development of renewable water resources for this subdivision to provide for a long-term water supply.

Should you or the applicant have any questions, please contact me at (303) 866-3581 x8265.

Sincerely,

A handwritten signature in blue ink that reads "Joanna Williams". The signature is written in a cursive style with a large initial 'J'.

Joanna Williams, P.E.
Water Resource Engineer

Ec: Subdivision file 24111

COLORADO GEOLOGICAL SURVEY

1801 19th Street
Golden, Colorado 80401



Karen Berry
State Geologist

October 24, 2017

Greg Barnes
Adams County
Community & Economic Development
4430 S. Adams County Parkway, Suite W2000A
Brighton, CO 80601

Location:
SW $\frac{1}{4}$ Section 2,
T1S, R65W, 6th P.M.
39.9894, -104.6359

Subject: Country Club Ranchettes – Major Subdivision Preliminary Plat
Case No. PLT2017-00016, Adams County, CO; CGS Unique No. AD-18-0002

Dear Mr. Barnes:

Colorado Geological Survey has reviewed the Country Club Ranchettes preliminary plat referral, for a 56-lot subdivision on approximately 120 acres located east of E. 162nd Ave. and Hayesmount Road, about four miles east of Lochbuie. With this referral, we received a Request for Comments (October 2, 2017), an Overall Site Plan (Manhard Consulting, September 11, 2017), and a Country Club Ranchettes project description (author and date not specified). No geologic or geotechnical information was included with the available referral documents.

Historical aerial imagery indicates that buildings were present on the site until sometime between 1993 and 1999. The purpose of the buildings is not known. **Any below-grade remnants of previous uses (cisterns, septic fields, etc.) should be located and removed prior to development.**

The site is underlain by eolian (wind-deposited) sands. This soil type often exhibits hydrocompaction, or collapse under loading and wetting. The site contains numerous linear depressions and berms from previous use(s). **The depressions and berms should be removed (graded out)** to reduce the potential for water ponding and excessive infiltration into the site's moisture-sensitive soils. It is imperative that grading, surface drainage, and subsurface drainage are correctly designed, constructed and maintained to allow efficient runoff away from structures and to minimize wetting of potentially collapsible and expansive soils in the immediate vicinity of foundation elements.

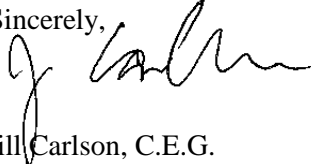
An erosion feature is present on or near proposed lot 37, located southeast of E. 162nd Ave. and Hayesmount Road. The source of the erosion is a drainage culvert under Hayesmount Road. **The need for erosion protection such as riprap should be evaluated, and the lot layout may need to be revised so that offsite stormwater does not discharge onto a lot.**

Lot-specific geotechnical investigations consisting of drilling, sampling, lab testing and analysis will be needed, once building locations have been identified and prior to issuance of building permits, to: determine the thickness and extent to which the site soils are subject to collapse under loading and/or wetting; characterize soil and bedrock engineering properties such as density, strength, water content, swell/consolidation potential and bearing capacity; determine depths to groundwater, bedrock, and any impermeable layers that might lead to development of a perched water condition; and provide earthwork, foundation, floor system, subsurface drainage, and pavement recommendations for design purposes.

Greg Barnes
October 24, 2017
Page 2 of 2

Thank you for the opportunity to review and comment on this project. If you have questions or require additional review, please call me at 303-384-2643, or e-mail carlson@mines.edu.

Sincerely,

A handwritten signature in black ink, appearing to read "Jill Carlson". The signature is fluid and cursive, with a large initial "J" and "C".

Jill Carlson, C.E.G.
Engineering Geologist

COLORADO GEOLOGICAL SURVEY

1801 19th Street
Golden, Colorado 80401



February 23, 2018

Karen Berry
State Geologist

Greg Barnes
Adams County
Community & Economic Development
4430 S. Adams County Parkway, Suite W2000A
Brighton, CO 80601

Location:
SW $\frac{1}{4}$ Section 2,
T1S, R65W, 6th P.M.
39.9894, -104.6359

Subject: Country Club Ranchettes – Major Subdivision Preliminary Plat
Case No. PLT2017-00016, Adams County, CO; CGS Unique No. AD-18-0002_2

Dear Mr. Barnes:

Colorado Geological Survey has reviewed the Country Club Ranchettes resubmittal/applicant's response to comments, and a Preliminary Geotechnical Engineering Report, Proposed Country Club Ranchettes, Haysmount Road and 162nd Avenue (Northern Colorado Geotech, September 5, 2017) provided by the applicant shortly after we submitted our original review letter (October 24, 2017).

Northern Colorado Geotech provides a valid description of subsurface conditions and soil engineering properties based on five borings and laboratory swell-consolidation testing, and makes appropriate *preliminary* recommendations regarding earthwork, surface drainage, pavements, foundation design, basement feasibility, etc.

CGS's 10/24/2107 comment regarding erosion near proposed lot 37 has been satisfactorily addressed, and our other comments have been "noted" by the applicant in their Submittal #1 comment responses.

Provided Northern Colorado Geotech's recommendations, and our previous recommendation regarding removal of any below-grade remnants of previous uses (cisterns, septic fields, etc.) prior to development, are adhered to, CGS has no objection to approval of the plat as proposed.

Thank you for the opportunity to review and comment on this project. If you have questions or require additional review, please call me at 303-384-2643, or e-mail carlson@mines.edu.

Sincerely,

A handwritten signature in black ink, appearing to read "Jill Carlson".

Jill Carlson, C.E.G.
Engineering Geologist

Greg Barnes

From: Lisa Johnson [ljohnson@sdmsi.com]
Sent: Friday, October 06, 2017 4:29 PM
To: Greg Barnes
Subject: RE: For Review: Country Club Ranchettes (PLT2017-00016)

Greg – the Greatrock North Water and Sanitation District has no comments on this proposed development.

Thank you,
Lisa

Lisa A. Johnson
District Manager
Special District Management Services, Inc.
 141 Union Blvd., Ste. 150
 Lakewood, CO 80228
 303-987-0835 (o)
 303-987-2032 (f)

From: Greg Barnes [<mailto:GJBarnes@adcogov.org>]
Sent: Monday, October 2, 2017 5:29 PM
To: Greg Barnes <GJBarnes@adcogov.org>
Subject: For Review: Country Club Ranchettes (PLT2017-00016)

The Adams County Planning Commission is requesting comments on the following request: **Major subdivision preliminary plat to create 56 single-family lots over approximately 120 acres in the Residential Estate zone district.**

This request is located east of the intersection of Hayesmount Road and East 162nd Avenue. The Assessor's Parcel Numbers are 0156700000282, 0156700000283, and 0156700000284.

Applicant Information: JAY B SCOLNICK
 1635 E LAYTON DRIVE
 ENGLEWOOD, CO 80113

Please forward any written comments on this application to the Department of Community and Economic Development at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 (720) 523-6800 by 10/23/2017 in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to GJBarnes@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates will be forwarded to you for your information.

The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases.

Thank you for your review of this case.



Greg Barnes
 Planner II, *Community and Economic Development Dept.*
 ADAMS COUNTY, COLORADO

MEMO

TO: Lisa Johnson, District Manager

FROM: Brad Simons

RE: PLT2017-00016 Plat Review Comments
Country Club Ranchettes (Homestead Heights)

DATE: July 5, 2018

CC: N/A

I have reviewed the re-submittal for the above referenced case received by the Greatrock North Water and Sanitation District (District) on June 28, 2018 and offer the following comments for consideration in the District's response to the Adams County Community & Economic Development Department:

- 1) Sheets 4 of 6 and 5 of 6 of the Preliminary Plat depict two easements:
 - a. A 30-foot waterline easement on Lot 10 of Country Club Ranchettes Filing No. 1, and
 - b. A 30-foot waterline easement on Lot 33 of the Rocking Horse Farms subdivision.

These easements are necessary for providing potable water service to the proposed subdivision from the Rocking Horse Farms distribution system. As the current owner of the property, the Applicant can provide the easement on Lot 10 of Country Club Ranchettes Filing No. 1, but evidence of the ability to obtain an easement from the owner of Lot 33 of the Rocking Horse Farms subdivision has not been provided.

The secondary point of connection for potable water to the proposed development will be within East 162nd Avenue from the Greatrock North distribution system.

Should you have any comments or questions, please contact me at 720-234-8398.

MEMO

TO: Lisa Johnson, District Manager

FROM: Brad Simons

RE: PLT2017-00016 Plat Review Comments
Country Club Ranchettes (Homestead Heights)

DATE: August 22, 2018

CC: N/A

I have reviewed the re-submittal for the above referenced case received by the Greatrock North Water and Sanitation District (District) on August 15, 2018. The District's previous comments regarding waterline easements have been noted, with the following "Response" on page 42 of 48 of the resubmittal:

1. Easements have been coordinated with the owner of Lot 33, and the Greatrock North HOA. Documentation is attached to these comment responses.

I have no additional comments on the re-submittal at this time, but the District will want to review the construction plans specific to the water system improvements for the proposed subdivision.

Should you have any comments or questions, please contact me at 720-234-8398.



October 20, 2017

Greg Barnes
Adams County
Community and Economic Development
4430 S. Adams County Parkway
Brighton, CO 80601-8216

RE: Country Club Ranchettes, PLT2017-00016
TCHD Case No. 4622

Dear Mr. Barnes,

Thank you for the opportunity to review and comment on the major subdivision preliminary plat to create 56 single-family lots located east of the intersection of Hayesmount Road and East 162nd Avenue. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has the following comments.

Mosquito Control - Stormwater Facilities

The site plan indicates that stormwater retention and detention ponds will be located on private lots in the subdivision and will be the responsibility of the owner to maintain the pond. Individual lot owners typically lack the resources to adequately maintain stormwater ponds. Lack of proper maintenance will cause the ponds to malfunction. Retention/detention ponds can become sites for mosquito breeding.

To assure that the stormwater ponds function adequately and to reduce the potential for human exposures to West Nile and other mosquito-borne viruses, TCHD recommends that the retention/detention ponds be managed and maintained through a common entity such as a homeowner's association. TCHD also recommends that the applicant prepare a mosquito control plan. Elements of the plan should include proper design, construction and regular inspection and maintenance of stormwater quality facilities, and mosquito larvaciding if the insects become a problem. The applicant may submit the mosquito control plan to TCHD for review. More information is available here <http://www.tchd.org/276/Mosquitoes-West-Nile-Virus>. A guidance document is attached.

On-Site Wastewater Treatment Systems (OWTS) – Responsible Management Entity

Proper wastewater management promotes effective and responsible water use, protects potable water from contaminants, and provides appropriate collection, treatment, and disposal of waste, which protects public health and the environment. TCHD has no objection to the proposed subdivision being served by Onsite Wastewater Treatment Systems (OWTS) provided that the OWTS are properly permitted, installed, and operated in compliance with our current OWTS regulation.

Maintenance of OWTS is often ignored or neglected. Many owners of properties served by OWTS are not even aware that they have an OWTS, let alone have any knowledge about how the system operates. Proper maintenance and education can prevent premature failure of OWTS, and routine inspections can identify problems prior to complete failure. If problems are detected early, they may be corrected less expensively (than replacement of an absorption area) and also prevent nuisance conditions and disease transmission. Consequently, we recommend that a Responsible Management Entity (RME) i.e. district or homeowner's association provide for inspections, monitoring, and maintenance of OWTS.

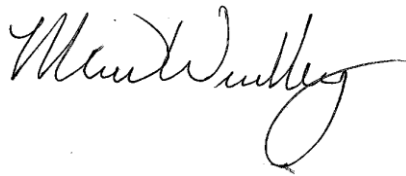
Panhandle Pipeline

The application materials stated that an oil and gas pipeline is present below the development. The plat indicates a 50' easement for the pipeline. The easement transects three lots and is located on the back lot line of the other lots. TCHD is concerned about the safety hazard posed by the gas line, in the event a contractor or property owner damages the line during construction. In addition, the easement limits the area available for construction of OWTS on the properties. In order to minimize the potential for damage to the gas line, and assure adequate area for OWTS, we recommend that the entire gas line be placed in a separate tract and not be a part of any lot.

If it is not feasible to place the gas line in a separate tract, TCHD recommends that the applicant identify an OWTS building envelope for the soil treatment area (leach field) on each lot.

Please feel free to contact me at 720-200-1593 or mweakley@tchd.org if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Weakley". The signature is fluid and cursive, with a large loop at the end.

Michael Weakley
Water Program Supervisor

cc: Sheila Lynch, Monte Deatrich, Jeff McCarron, TCHD

Greg Barnes

From: Marisa Dale [mdale@UnitedPower.com]
Sent: Monday, October 02, 2017 5:47 PM
To: Greg Barnes
Subject: RE: For Review: Country Club Ranchettes (PLT2017-00016)

Hi Greg,

Thank you for inviting United Power, Inc. to review and comment on this preliminary plat.

United Power, Inc. typically installs loop feed electric service for reliability within back lot and side lot utility easements. We request 8'-10' utility easements along the rear of all lots, 5' wide side utility easement along any lot nearest a streetlight, 8'-10' wide along tracts or lots abutting the road ROW.

Developer must contact UPDesignEast@UnitedPower.com and submit a new service application.

We look forward to seeing this new subdivision development and service its future residents.

Thank you,
Marisa

Marisa Dale, RWAI [Electric Design & Contracts ROW](#)
500 Cooperative Way, Brighton, CO 80603 | O 303.637.1387 | C 720.334.5282
Schedule: Monday-Thursday 7:00-5:30

Powering Lives, Powering Change, Powering the Future – The Cooperative Way



From: Greg Barnes [<mailto:GJBarnes@adcogov.org>]
Sent: Monday, October 02, 2017 5:31 PM
To: Greg Barnes
Subject: RE: For Review: Country Club Ranchettes (PLT2017-00016)

I forgot the attachment. Please see attached.

From: Greg Barnes
Sent: Monday, October 02, 2017 5:29 PM
To: Greg Barnes
Subject: For Review: Country Club Ranchettes (PLT2017-00016)

The Adams County Planning Commission is requesting comments on the following request: **Major subdivision preliminary plat to create 56 single-family lots over approximately 120 acres in the Residential Estate zone district.**

This request is located east of the intersection of Hayesmount Road and East 162nd Avenue. The Assessor's Parcel Numbers are 0156700000282, 0156700000283, and 0156700000284.

Applicant Information: JAY B SCOLNICK
1635 E LAYTON DRIVE

Greg Barnes

From: Bob Olivier [Bob.Olivier@Merrick.com]
Sent: Thursday, January 11, 2018 9:19 PM
To: Greg Barnes
Cc: Rosalie Everson; Stonehocker; Ray Jones; George Lombardi
Subject: Case Number: PLT2017-00016

Date: January 10-2018

To: Mr. Greg Barnes, Case Manager
Department of Community and Economic Development
4430 South Adams County parkway, Suite W200A Brighton, CO 80601-8216

Re: Case Number: PLT2017-00016
Case Name: County Club Ranchettes

Dear Mr. Barnes,

The West Adams Conservation District is in receipt of the above referenced project request for comments.

According to the attached map and information this is consistent with the surrounding area. Therefore the requirements of the Adams County Development Standards and Regulations will apply for this new subdivision.

Depending on the slope of the existing terrain it would be nice to know where the developed flows of this subdivision will drain since the ground to the east is undeveloped. The county standards should be followed for the placement of slit fence for erosion protection.

The District is concerned with weed control, so we are asking that the disturbed areas be planted back with native grasses that are best suited for this area, and spraying the weeds take place as needed.

Thank you for submitting this for our review and comment.

Bob Olivier
Director with WACD

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Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

October 5, 2017

Adams County Community and Economic Development Department
4430 South Adams County Parkway, 3rd Floor, Suite W3000
Brighton, CO 80601

Attn: Greg Barnes

Re: Country Club Ranchettes, Case # PLT2017-00016

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plat for **Country Club Ranchettes**. Please be aware PSCo owns and operates existing natural gas distribution facilities along 160th Avenue and advises the property owner/developer/contractor to continue working with the Designer assigned to the project for gas facility planning throughout this project.

As a safety precaution, PSCo would like to remind the developer to call the **Utility Notification Center** at 1-800-922-1987 to have all utilities located prior to any construction.

Should you have any questions with this referral response, please contact me at 303-571-3306.

Donna George
Contract Right of Way Referral Processor
Public Service Company of Colorado



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

July 10, 2018

Adams County Community and Economic Development Department
4430 South Adams County Parkway, 3rd Floor, Suite W3000
Brighton, CO 80601

Attn: Greg Barnes

Re: Country Club Ranchettes - 2nd resubmittal, Case # PLT2017-00016

Public Service Company of Colorado's Right of Way & Permits Referral Desk has reviewed the second resubmittal plat for **Country Club**, acknowledges the requested changes that were made, and has no further concerns at this time.

If there are any questions with this referral response, please contact me at 303-571-3306.

Donna George
Right of Way and Permits
Public Service Company of Colorado



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

February 19, 2018

Adams County Community and Economic Development Department
4430 South Adams County Parkway, 3rd Floor, Suite W3000
Brighton, CO 80601

Attn: Greg Barnes

Re: Country Club Ranchettes - resubmittal, Case # PLT2017-00016

Public Service Company of Colorado's Right of Way & Permits Referral Desk has reviewed the resubmittal plat for **Country Club Ranchettes** and requests that the three labels reading "6' D.E." along the east side of Kenosha Street on Sheet 5 are changed to read "6' U.E."

Should you have any questions with this referral response, please contact me at 303-571-3306.

Donna George
Right of Way and Permits
Public Service Company of Colorado

Greg Barnes

From: Scott Farner [cowboyfarner@msn.com]
Sent: Sunday, October 22, 2017 8:53 PM
To: Greg Barnes
Subject: Opposition/Concerns of Jay B Scholnik Proposed subdivision Hayesmount Rd & RD 2
Attachments: IMG_0351.JPG; IMG_0345.JPG; IMG_0348.JPG; IMG_0350.JPG

Mr Barnes,

As a resident of Hayesmount Ridge Estates, I would like to bring to your attention some serious concerns I have with the proposed development being planned by Jay Scholnick , just South of the Box Elder development on Rd 2 & Hayesmount RD.

Mr Scholnick led me to believe that there were covenants and an HOA in our neighborhood. We were required to clear all building and architectural plans with him, prior to submitting our plans to Adams County for approval and permitting. The HOA was never turned over to residents. I have complied with all of the necessary "rules and regulation" of Hayesmount Ridge Estates. Over the last few years multiple residents of our community have repeatedly called Adams County code enforcement, as well as Adams County Sheriffs Dept, to report a multitude of violations, including, but not limited to, families living in homes under construction, (one in particular for nearly 2 years), animals, from dogs to horses, running loose, properties with severley overgrown lots and weeds, which pose a severe fire hazard. This which was evident this year with the fire that burned the exact property Mr. Scholnick neglected to maintain for years and is planning said development for. The number of homes being occupied by people, which CLEARLY do NOT have a C/O for the residences, is extremely frustrating to our neighborhood. Just about any given weekend, you will find large numbers of people gathered at these illegally occupied houses, they run all over our neighborhood streets and neighboring properties on thier ATV'S, with complete disregard to those of us who live here quietly and respectfully. Not to mention the trash that they leave behind for the rest of us to clean up. This could all have been avoided and/or resolved in the beginning, if Mr Scholnick would have enforced the covenants he set forth to begin with. I fear the influx of homes will see the continuation of the same line of violations. I realize the county has limited power to enforce certain violations. I do not want my property values to decline as a result of neighboring properties that are neglected because of a developer who sold us a lot, with covenants, and an HOA that was to be turned over to residents, and never did.

Another big concern is the additional volume of traffic we will see. I live on 166th Ave and have had non-residents cut through our streets as a shortcut, and the speed in which they travel is dangerous to our families and animals, and properties. I have actually screamed at drivers to slow down, more times than i can count. I estimate their speeds to reach 50 or 60 miles an hour at some points, as they are traveling Westbound on 166th, before they slow for the stop sign on Electra ST.

I have attached some pictures of homes, and the junk cars, overgrown lots, shoddily constructed animal shelters for animals that are not allowed to be kept per our covenants, as a direct result of Mr Scholnicks complacency and lack of concern for its residents of which his promises were made and never kept.

Scott Farner
 29150 E 166th Ave, Brighton Co 80603









Case Name: Country Ranchettes
Case Number: PLT2017-00016

October 11, 2017

I was unable to attend your initial meeting due to my current work schedule and hours of work.

The following are my concerns/comments/request for information on the planned development:

1. What kind of infrastructure improvements will be conducted to alleviate the increase on population to this rural area based on the following areas of concern?
 - a. What is the plan to alleviate the expected traffic increase based on the following Assumptions?
 - (1) Average vehicle per household nationally is currently 2.31 vehicles per household for a 3-member family, that equates to an extra 129 vehicles into this area. (A.) What is the plan to alleviate the increased traffic flow to keep it moving smoothly?? (B.) What are the planned road improvements to an already excessively used major road way, (Haysmont Rd.) being constantly chewed up by semi-trucks?
 - (2) What is the impact to the local aquafer system; this is a community well system area? (A). Can the current ground water system support the increase in population for long term? (B) Where can I get a copy of the study that was performed indicating the current water supply is ample to support the areas planned growth? (C). What will be the cost increase to current (Rocking Horse Water District) for residents for putting in new water infrastructure to the area? And if increased, will the cost remain in affect once construction is complete?
 - (3) What is the subsurface and ground water environmental impact of the pending 56 septic tanks planned?
 - (4) What is the impact to the Brighton School District which is already exceedingly overcrowded according to our county spoke holes.?
 - (5) The intersection of Haysmont and 162nd Avenue is already a semi-hazardous intersection due to its current natural terrain, i.e. blind hill heading east on 162 Avenue at posted speed limits. (A) Is there any plan to make that a safer intersection due to increase of traffic in the area with a traffic control lighting system; (Stop Light)?
 - (6) Will the residents of the newly planned community also be subject to the rain water fee/tax already being charged to the current rural area residents?
 - (7) Are there any future plans to annex this area into the Brighton City limits?

Please respond as soon as possible as your answers will have a great impact on my decision to stay or leave the Rocking Horse Farms area when I retire in 3 years.

Thank You
John Little
30182 E. 163rd Place
Brighton, CO 80603

Greg Barnes

From: James G. Mapes [saxxon@comcast.net]
Sent: Sunday, October 08, 2017 11:05 PM
To: Greg Barnes
Subject: Request for Comment on Country Club Ranchettes

Regarding the development:

The principle point I'd like to make (and this is really directed squarely at County leadership) is that new homes built out here should include grey water and rain water recapture systems for irrigation of lawn and property. Everyone out here is on a well, and Great Rock North water is a community well. The aquifers are mostly non-renewing or renew much slower than the use rate. We should be getting double use out of the water we can, and the State & Local rainwater limitations need to be redone to allow direction of the runoff from your roof to your lawn.

Notably, the water rights to the runoff of the property currently don't have impervious surface runoff going to them – creating the impervious surface is creating more runoff that they are not paying for. Further, the county has to put in storm water handling. If the rainwater were diverted to the lawn/acreage upon which the structure sits, the ultimate 3% of runoff would still go the water rights holder, but we would have less demand for well water for irrigation, and storm runoff would stay at a more natural rate.

On grey water, the county has yet to act on this despite state law allowing them to establish a program. I have submitted to the legislator that sans such action, a state standard should be applied as currently we are wasting water not reusing it. There was a hokey study someone tried to milk the state for a hundred grand for to see if bathwater sprayed on the lawn was dangerous to health – notably Denver and Aurora spray treated sewage water on parks and golf courses and no one is getting sick from that. If bath water wasn't making you sick when you soaked in it, it's not going to hurt you sprayed on your lawn at night – pets use the lawn for a bathroom already. Get on the stick, establish a realistic program so we can save valuable water.

I believe the decision to exclude an HOA to be a good one, I specifically looked for non-HOA properties when I was looking for a home in the area last year up to the finalizing of my purchase in Great Rock South (there was an HOA, it has been retired). Nothing would be so vexing as to buy property and not be able to use it save for a committee of busy bodies approval. I would comment though, the naming of the subdivision as Country Club Ranchettes more implies an HOA community, you might consider a more libertarian name.

Thank you,

Jim Mapes
29400 Gadsden Dr.
Brighton, CO 80603
(720) 517-5101

Applicant Information: JAY B SCOLNICK
1635 E LAYTON DRIVE
ENGLEWOOD, CO 80113

Please forward any written comments on this application to the Department of Community and Economic Development at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 (720) 523-6800 by 10/23/2017 in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to GJBarnes@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates will be forwarded to you for your information.

The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases.

Thank you for your review of this case.



Greg Barnes
Case Manager

The comments we have are as follows:

Water - We understand that Greatrock North will be providing the water for the new homes, how will this affect the aquifers for us in the other neighborhoods that are on personal/individual wells? Water is a huge concern for us out here.

The roads and traffic - There will be an additional 112 cars on average that you will be adding to our roadway. Bromley is already congested and the traffic being added will only make this worse. Hayesmount has not been repaved for many years and there are many pits and sinking spots in the road, adding more cars will deteriorate this faster.

I am not sure when this meeting was held to discuss this proposition of building the homes but we were never informed and would have attended. I believe a mailer should be sent to all parties in the surrounding neighborhoods.

Our schools in Brighton are already over populated and cannot withstand many more students being added. Every election we have had in the past years, there has been an initiative for money for the schools. Our property taxes have recently gone up per the county reassessing the values, there is no room to add more taxes for the schools.

I understand there needs to be growth and progress but the addition of more homes in this area will overpopulate such a small area.

Please add our concerns to your verbatim. Thank you!

Greg Barnes

From: James G. Mapes [saxxon@comcast.net]
Sent: Sunday, October 08, 2017 11:05 PM
To: Greg Barnes
Subject: Request for Comment on Country Club Ranchettes

Regarding the development:

The principle point I'd like to make (and this is really directed squarely at County leadership) is that new homes built out here should include grey water and rain water recapture systems for irrigation of lawn and property. Everyone out here is on a well, and Great Rock North water is a community well. The aquifers are mostly non-renewing or renew much slower than the use rate. We should be getting double use out of the water we can, and the State & Local rainwater limitations need to be redone to allow direction of the runoff from your roof to your lawn.

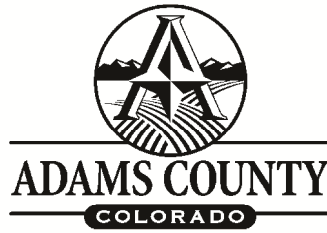
Notably, the water rights to the runoff of the property currently don't have impervious surface runoff going to them – creating the impervious surface is creating more runoff that they are not paying for. Further, the county has to put in storm water handling. If the rainwater were diverted to the lawn/acreage upon which the structure sits, the ultimate 3% of runoff would still go the water rights holder, but we would have less demand for well water for irrigation, and storm runoff would stay at a more natural rate.

On grey water, the county has yet to act on this despite state law allowing them to establish a program. I have submitted to the legislator that sans such action, a state standard should be applied as currently we are wasting water not reusing it. There was a hokey study someone tried to milk the state for a hundred grand for to see if bathwater sprayed on the lawn was dangerous to health – notably Denver and Aurora spray treated sewage water on parks and golf courses and no one is getting sick from that. If bath water wasn't making you sick when you soaked in it, it's not going to hurt you sprayed on your lawn at night – pets use the lawn for a bathroom already. Get on the stick, establish a realistic program so we can save valuable water.

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Thank you,

Jim Mapes
29400 Gadsden Dr.
Brighton, CO 80603
(720) 517-5101



Request for Comments

Case Name: Country Club Ranchettes
Case Number: PLT2017-00016

October 2, 2017

The Adams County Planning Commission is requesting comments on the following request: **Major subdivision preliminary plat to create 56 single-family lots over approximately 120 acres in the Residential Estate zone district.**

This request is located east of the intersection of Hayesmount Road and East 162nd Avenue. The Assessor's Parcel Numbers are 0156700000282, 0156700000283, and 0156700000284. The legal description of the site is:

A parcel of land located in the Southwest quarter of Section 2, Township 1 South, Range 65 West of the 6th Principal Meridian, County of Adams, State of Colorado, being more particularly described as follows: Commencing at the Southwest corner of said Section 2; thence S 89°12'04" E along the South line of said Section 2, 30.00 feet to the true Point of Beginning;

Thence N 00°11'20" E along the West line of said parcel, and parallel to the West line of said Southwest quarter of Section 2; 1830.61 feet to the Northwest corner of said parcel;

Thence S 89°12'34" E, along the North line of said parcel, also being the South line of Rocking Horse Farms Subdivision and its dedicated right-of-way described at Reception No. C06116915 of the Adams County records, 2073.54 feet to a point on the West line of said parcel, also being on the East line of said subdivision; Thence N 00°07'27" E along said line 855.37 feet to a point on the North line of said parcel, also being on the South line of said subdivision;

Thence S 89°48'36" E, along said line 540.04 feet to the Northeast corner of said parcel, also being the Southeast corner of said subdivision;

Thence S 00°24'17" E, 41.14 feet to the center quarter corner of said Section 2;

Thence S 00°08'05" W, along the North/South centerline of said Section 2, 2850.90 feet to the Southeast corner of said parcel, also being the South quarter corner of said Section 2;

Thence N 89°12'04" W, along the South line of said parcel, also being the South line of the Southwest quarter of said Section 2, 2615.58 feet to the true Point of Beginning;

Basis of Bearing (record description): Basis of bearing is assuming the West line of the Southwest ¼ of Section 2, Township 1 South, Range 65 West of the 6th P.M. bears N 00°11'20" E.

Applicant Information: JAY B SCOLNICK
 1635 E LAYTON DRIVE
 ENGLEWOOD, CO 80113

Please forward any written comments on this application to the Department of Community and Economic Development at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 (720) 523-6800 by 10/23/2017 in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to GJBarnes@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates will be forwarded to you for your information.

The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases.

Thank you for your review of this case.

A handwritten signature in black ink, appearing to read "Greg Barnes", written in a cursive style.

Greg Barnes
Case Manager



Public Hearing Notification

Case Name: Country Club Ranchettes
Case Number: PLT2017-00016
Planning Commission Hearing Date: 12/13/2018 at 6:00 p.m.
Board of County Commissioners Hearing Date: 1/15/2019 at 9:30 a.m.

November 13, 2018

A public hearing has been set by the Adams County Planning Commission and the Board of County Commissioners to consider the following request: **Major subdivision preliminary plat to create 56 single-family lots in the Residential Estate zone district.** The proposed use will be Residential. This request is located at approximately 4,500 feet southeast of the intersection of Hayesmount Road and East 168th Avenue on approximately 120 acres. The Assessor's Parcel Numbers are 0156700000282, 0156700000283, 0156700000284.

Applicant Information: Jay B. Scolnick
1635 E Layton Drive
Englewood, CO 80113

The hearing will be held in the Adams County Hearing Room located at 4430 South Adams County Parkway, Brighton CO 80601-8216. This will be a public hearing and any interested parties may attend and be heard. The Applicant and Representative's presence at these hearings is requested. If you require any special accommodations (e.g., wheelchair accessibility, an interpreter for the hearing impaired, etc.) please contact the Adams County Community and Economic Development Department at (720) 523-6800 (or if this is a long distance call, please use the County's toll free telephone number at 1-800-824-7842) prior to the meeting date.

For further information regarding this case, please contact the Community and Economic Development Department, 4430 S. Adams County Parkway, Brighton, CO 80601, 720-523-6800. This is also the location where maps and/or text certified by the Planning Commission may be viewed.

The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases.

Greg Barnes
Case Manager

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Erik Hansen
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Mary Hodge
DISTRICT 5

PUBLICATION REQUEST

Country Club Ranchettes
Case Number: PLT2017-00016

Location of Hearings: Adams County Government Center, 4430 S. Adams County Parkway, Brighton, CO 80601

Planning Commission Hearing Date:

12/13/2018 at 6:00 p.m.

Board of County Commissioners Hearing Date:

1/15/2019 at 9:30 a.m.

Request: Major subdivision preliminary plat to create 56 single-family lots in the Residential Estate zone district.

Location: Approximately 4,500 feet southeast of Hayesmount Road and East 168th Avenue

Parcel Number(s): 0156700000282, 0156700000283, 0156700000284

Legal Description:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 2; THENCE S 89°12'04" E ALONG THE SOUTH LINE OF SAID SECTION 2, 30.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE N 00°11'20" E, ALONG THE WEST LINE OF SAID PARCEL, AND PARALLEL TO THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 2, 1830.61 FEET TO THE NORTHWEST CORNER OF SAID PARCEL;

THENCE S 89°12'34" E, ALONG THE NORTH LINE OF SAID PARCEL, ALSO BEING THE SOUTH LINE OF ROCKING HORSE FARMS SUBDIVISION AND ITS DEDICATED RIGHT-OF-WAY DESCRIBED AT RECEPTION NO. C06116915 OF THE ADAMS COUNTY RECORDS, 2073.54 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL, ALSO BEING ON THE EAST LINE OF SAID SUBDIVISION;

THENCE N 00°07'27" E, ALONG SAID LINE, 855.37 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL, ALSO BEING ON THE SOUTH LINE OF SAID SUBDIVISION;

THENCE S 89°48'36" E, ALONG SAID LINE, 540.04 FEET TO THE NORTHEAST CORNER OF SAID PARCEL, ALSO BEING THE SOUTHEAST CORNER OF SAID SUBDIVISION;

THENCE S 00°24'17" E, 41.14 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 2;

THENCE S 00°08'05" W, ALONG THE NORTH/SOUTH CENTERLINE OF SAID SECTION 2, 2850.90 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL, ALSO BEING THE SOUTH QUARTER CORNER OF SAID SECTION 2;

THENCE N 89°12'04" W, ALONG THE SOUTH LINE OF SAID PARCEL, ALSO BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2, 2615.58 FEET TO THE TRUE POINT OF BEGINNING;

BASIS OF BEARING (RECORD DESCRIPTION): BASIS OF BEARING IS ASSUMING THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE 6TH P.M. BEARS N 00°11'20" E.

CONTAINING A CALCULATED AREA OF 5,250,955 SQUARE FEET OR 120.5453 ACRES MORE OR LESS.

Case Manager: Greg Barnes

Applicant: Jay B Scolnick, 1635 E Layton Drive, Englewood, CO 80113.

Owner: Homestead Heights, Llc, 420 Douglas Street, Wayne, NE 68787



Referral Listing
Case Number PLT2017-00016
Country Club Ranchettes

Agency	Contact Information
Adams County	Planning Addressing PLN 720.523.6800
Adams County Construction Inspection	PWCI . PWCI 720-523-6878
Adams County Development Services - Building	Justin Blair 4430 S Adams County Pkwy Brighton CO 80601 720-523-6825 JBlair@adcogov.org
Adams County Treasurer: Send email	Adams County Treasurer bgrimm@adcogov.org 720.523.6376
BRIGHTON FIRE DISTRICT	WHITNEY EVEN 500 South 4th Avenue 3rd Floor BRIGHTON CO 80601 (303) 659-4101 weven@brightonfire.org
BRIGHTON SCHOOL DISTRICT 27J	Kerrie Monti 18551 E. 160TH AVE. BRIGHTON CO 80601 303-655-2984 kmonti@sd27j.org
Century Link, Inc	Brandyn Wiedreich 5325 Zuni St, Rm 728 Denver CO 80221 720-578-3724 720-245-0029 brandyn.wiedrich@centurylink.com
Code Compliance Supervisor	Eric Guenther eguenther@adcogov.org 720-523-6856 eguenther@adcogov.org
COLO DIV OF WATER RESOURCES	Joanna Williams OFFICE OF STATE ENGINEER 1313 SHERMAN ST., ROOM 818 DENVER CO 80203 303-866-3581 joanna.williams@state.co.us

Agency

Contact Information

COLORADO DIVISION OF WILDLIFE

Eliza Hunholz
Northeast Regional Engineer
6060 BROADWAY
DENVER CO 80216-1000
303-291-7454
eliza.hunholz@state.co.us

COLORADO DIVISION OF WILDLIFE

JOSEPH PADIA
6060 BROADWAY
DENVER CO 80216
303-291-7132
joe.padia@state.co.us

COLORADO GEOLOGICAL SURVEY

Jill Carlson
1500 Illinois Street
Golden CO 80401
303-384-2643 303-384-2655
CGS_LUR@mines.edu

Colorado Geological Survey: CGS_LUR@mines.edu

Jill Carlson
Mail CHECK to Jill Carlson
303-384-2643 303-384-2655
CGS_LUR@mines.edu

COMCAST

JOE LOWE
8490 N UMITILLA ST
FEDERAL HEIGHTS CO 80260
303-603-5039
thomas_lowe@cable.comcast.com

COUNTY ATTORNEY- Email

Christine Francescani
CFrancescani@adcogov.org
6884

Engineering Department - ROW

Transportation Department
PWE - ROW
303.453.8787

Engineering Division

Transportation Department
PWE
6875

GREATROCK NORTH HOA

CYRENA DRUSE
28650 E 160TH PL
BRIGHTON CO 80603
720-233-8817

Greatrock Water District

LISA JOHNSON
141 Union Blvd., #150
Lakewood CO 80228
303-880-7627
ljohnson@sdmsi.com

NS - Code Compliance

Gail Moon
gmoon@adcogov.org
720.523.6833
gmoon@adcogov.org

Agency

Contact Information

Parks and Open Space Department

Nathan Mosley
mpedrucci@adcogov.org
aclark@adcogov.org
(303) 637-8000
nmosley@adcogov.org

REGIONAL TRANSPORTATION DIST.

CHRIS QUINN
1560 BROADWAY SUITE 700
DENVER CO 80202
303-299-2439
chris.quinn@rtd-denver.com

SHERIFF'S OFFICE: SO-HQ

MICHAEL McINTOSH
nblair@adcogov.org, aoverton@adcogov.org; mkaiser@adcogov.org
snielson@adcogov.org
(303) 654-1850
aoverton@adcogov.org; mkaiser@adcogov.org; snielson@adcogov.org

Sheriff's Office: SO-SUB

SCOTT MILLER
TFuller@adcogov.org, smiller@adcogov.org
aoverton@adcogov.org; mkaiser@adcogov.org
720-322-1115
smiller@adcogov.org

TRI-COUNTY HEALTH DEPARTMENT

MONTE DEATRICH
4201 E. 72ND AVENUE SUITE D
COMMERCE CITY CO 80022
(303) 288-6816
mdeatrich@tchd.org

TRI-COUNTY HEALTH DEPARTMENT

Sheila Lynch
6162 S WILLOW DR, SUITE 100
GREENWOOD VILLAGE CO 80111
720-200-1571
landuse@tchd.org

Tri-County Health: Mail CHECK to Sheila Lynch

Tri-County Health
landuse@tchd.org
.

United Power, Inc

Marisa Dale
PO Box 929
500 Cooperative Way
Brighton CO 80601
303-637-1387 720-334-5282
mdale@UnitedPower.com

UNITED STATES POST OFFICE

MARY C. DOBYNS
56691 E COLFAX AVENUE
STRASBURG CO 80136-8115
303-622-9867
mary.c.dobyns@usps.gov

WEST ADAMS SOIL CONSERVATION DISTRICT

Cindy Einspahr
57 W BROMLEY LN
BRIGHTON CO 80601
(303) 659-7004 #3
cindy.einspahr@co.usda.gov

Agency

Contact Information

WEST ADAMS SOIL CONSERVATION
DISTRICT:westadamsd@gmail.com

Referral Email

Mail CHECK to Ken Koebel
(303) 659-7004 #3
westadamsd@gmail.com

Xcel Energy

Donna George
1123 W 3rd Ave
DENVER CO 80223
303-571-3306
Donna.L.George@xcelenergy.com

6.5 Public Notification List

ALLEN ROBERT H AND LIBBY
15779 GREATROCK RD
BRIGHTON CO 80603

COULTER JAMES E AND COULTER JERRI M
16265 GREATROCK WAY
BRIGHTON CO 80603

BAKER GARY A AND
BAKER MARTHA A
29615 GREATROCK RD
BRIGHTON CO 80603

DODGE TERRANCE MICHAEL AND
DODGE PATRICIA ELAINE
30102 EAST 163RD PLACE
BRIGHTON CO 80603

BARNES CARL J
15740 GREATROCK RD
BRIGHTON CO 80603

EINWILLER PETER J AND
EINWILLER VICKI S
16305 GREATROCK WAY
BRIGHTON CO 80603

BLANCO JUAN
796 POPPY DR
BRIGHTON CO 80601-3353

ELIZONDO VLADIMIR
28350 E 152ND AVE
BRIGHTON CO 80603-8802

BLUNN JAMES A AND
BLUNN ERMA M
14661 HARBACK RD
KEENESBURG CO 80643-9722

ELIZONDO VLADIMIR AND
RODRIGUEZ ANSELMO
29635 E 165TH AVE
BRIGHTON CO 80603

BOOR KAREN L AND TEKRONY VINCENT
29500 GREATROCK RD
BRIGHTON CO 80603

EUSSEN JEFFERY P AND
EUSSEN CONNIE P
16001 GREATROCK WAY
BRIGHTON CO 80601-8810

BRIGHTON TURF FARM LLC
525 OKEECHOBEE BLVD STE 720
WEST PALM BEACH FL 33401-6353

FLEUTER TIMOTHY P AND
HODGSON JERI L
16290 GREATROCK WAY
BRIGHTON CO 80603

BUSCH JAY BRIAN AND ANGELA S
16295 GREATROCK WAY
BRIGHTON CO 80603

GREATROCK NORTH HOMEOWNERS ASSOCIATION
141 UNION BLVD STE 150
LAKEWOOD CO 80228-1898

CLARK RICHARD A AND TERESA L
16275 GREATROCK WAY
BRIGHTON CO 80603

GREATROCK NORTH HOMEOWNERS ASSOCIATION
PO BOX 699
BRIGHTON CO 80603

CORDOVA TOBIAS R AND
CORDOVA EVA J
30464 E 165TH AVENUE
BRIGHTON CO 80603

GREER MURRAY A AND
GREER SHERRY A
16385 JALNA CT
BRIGHTON CO 80603-8462

HASENKAMP TAMARA JO
16376 INDIAN HILL ST
BRIGHTON CO 80603-8463

MAESTAS DOUGLAS AND VIRGINIA
16230 GREATROCK WAY
BRIGHTON CO 80603

HEADLEY RYAN J
HEADLEY JULIE L
16550 ELECTRA ST
BRIGHTON CO 80603-6515

MIHALOVICH JAMES A AND
MIHALOVICH ELLEN S
15780 GREATROCK RD
BRIGHTON CO 80603

HOLGUIN ISMAEL
19021 E 121ST PL
COMMERCE CITY CO 80022-9678

MUNOZ OMAR FLORES
3450 E 141ST ST
THORNTON CO

HOMESTEAD HEIGHTS LLC
420 DOULGAS STREET
WAYNE NE 68787

OSMUNDSEN ERIC JOHN AND
SILVERTHORNE JENNIFER E
16180 ELECTRA DR
BRIGHTON CO 80603

HP COLORADO I LLC
180 N STETSON AVE STE 3650
CHICAGO IL 60601-6709

OWEN RANDALL J III AND
OWEN GEORGIA B
16387 INDIAN HILL STREET
BRIGHTON CO 80603

JACKSON JUDITH GAIL
2308 LOWER RIVER RD
GRANTS PASS OR 97526-9010

PERMALLEY LLC
14750 PECOS ST
WESTMINSTER CO 80023-8408

JAHIEL DEBRA LEE
30384 E 165TH AVE
BRIGHTON CO 80603

PETERSON RODNEY D AND MARZETTA J
15860 GREATROCK RD
BRIGHTON CO 80603

KNECHT VICKI L AND
DOWLING CHRISTY D
15700 GREATROCK RD
BRIGHTON CO 80603

PORTER MARK E AND
PORTER NANCY M
16467 INDIAN HILLS ST
BRIGHTON CO 80603

LAKE RANDALL J AND
LAKE LORI R
30346 EAST 166TH AVENUE
BRIGHTON CO 80603

PRATT IRVINE J AND CAROL L
16225 GREATROCK WAY
BRIGHTON CO 80603

LAWRENCE PETER D AND
LAWRENCE CARIN Y
16458 JOPPA ST
BRIGHTON CO 80603-8460

PREMIER COMMUNITY DEVELOPMENTS LTD
1635 E LAYTON DR
ENGLEWOOD CO 80113-7000

RILEY DANIEL J AND BECKY ANN
16330 GREATROCK WAY
BRIGHTON CO 80603

STEBENS FAMILY TRUST THE
3643 GRAND AVENUE
SAN MARCOS CA 92078

ROCKING HORSE FARMS HOME OWNERS
ASSOCIATION
C/O GREATROCK NORTH WATER & SANITATION
LAKEWOOD CO 80228-1898

STIGERS SHERALEE AND
STIGERS ROY M
15900 GREATROCK RD
BRIGHTON CO 80603

ROCKING HORSE FARMS HOME OWNERS
ASSOCIATION
NEED ADDRESS

SUAZO DOMINIC AND
SUAZO AYRON P
9414 LAMAR ST
WESTMINSTER CO 80031-2834

ROCKING HORSE FARMS HOME OWNERS
ASSOCIATION
141 UNION BLVD STE 150
LAKEWOOD CO 80228-1898

TERRANOVA TITUS N
16240 GREATROCK WAY
BRIGHTON CO 80603

RODRIGUEZ ANSELMO
4571 TUMBLEWEED DR
BRIGHTON CO 80601-4646

ADAME GERALD AND
ADAME PHYLLIS A
OR CURRENT RESIDENT
16751 IREDELL STREET
BRIGHTON CO 80601

RODRIGUEZ MARCOS A
888 S 10TH AVE
BRIGHTON CO 80601-3239

ALLEN MICHAEL E SR AND
ALLEN JOANN M
OR CURRENT RESIDENT
15682 GADSDEN DR
BRIGHTON CO 80603

ROTHNICK INVESTMENTS LLC
1635 E LAYTON DR
ENGLEWOOD CO 80113-7000

ANDERSON NICKOLAS T AND
ANDERSON AMBER R
OR CURRENT RESIDENT
16379 JOPPA ST
BRIGHTON CO 80603-8461

SADLER RICKY E AND
SADLER DORENA R
29515 GREATROCK RD
BRIGHTON CO 80603

ANDERSON PAUL M AND
ANDERSON JULIA A
OR CURRENT RESIDENT
29420 E 162ND AVE
BRIGHTON CO 80603-8427

SAENZ TERESA AND
CHAVEZ ADAN
887 S 10TH AVE
BRIGHTON CO 80601-3238

AVERKOV PAVEL AND AVERKOV ANTON AND
AVERKOVA LYUBOV
OR CURRENT RESIDENT
15895 GADSDEN DR
BRIGHTON CO 80603-8865

SANCHEZ MARIA ELIDA
4981 TROY ST
DENVER CO 80239-4335

BABCOCK PAUL J AND
BABCOCK MICHELLE L
OR CURRENT RESIDENT
16328 JOPPA ST
BRIGHTON CO 80603-8459

BALL DAVID M AND
COSE JUSTIN L
OR CURRENT RESIDENT
16782 JALNA STREET
BRIGHTON CO 80603

BOUCHARD MIKE
OR CURRENT RESIDENT
16540 IREDELL ST
BRIGHTON CO 80603-8203

BARBER PAMELA K
OR CURRENT RESIDENT
29755 E 166TH AVE
BRIGHTON CO 80603-8469

BROWN CHRISTOPHER P AND
BROWN DEBORAH A
OR CURRENT RESIDENT
16685 KENUIL ST
BRIGHTON CO 80603-8482

BEAVER KENNETH D AND
BEAVER BRENDA S
OR CURRENT RESIDENT
15915 GADSDEN DR
BRIGHTON CO 80603

BROWN EARL D AND
BROWN CHERI
OR CURRENT RESIDENT
15680 GREAT ROCK RD
BRIGHTON CO 80603-8824

BENKE BUCK J
OR CURRENT RESIDENT
30002 E 163RD PL
BRIGHTON CO 80603-8457

BUCKNELL JOHN R AND
BUCKNELL CINDY L
OR CURRENT RESIDENT
30061 E 163RD PLACE
BRIGHTON CO 80603

BEZRUKAVYY VITALIY N AND
BEZRUKAVAYA LARISA L
OR CURRENT RESIDENT
28930 E 160TH PL
BRIGHTON CO 80603-8446

BUDIK JAY D AND
BUDIK CATHERINE E
OR CURRENT RESIDENT
30171 E 163RD PL
BRIGHTON CO 80603-8456

BJORHUS DENNIS E AND ELLEN G
OR CURRENT RESIDENT
29245 E 160TH CT
BRIGHTON CO 80601

BUESGENS DAVID E
OR CURRENT RESIDENT
16000 GREAT ROCK WAY
BRIGHTON CO 80603-8810

BLANKENHEIM RYAN W AND
BLANKENHEIM BETHANY L
OR CURRENT RESIDENT
29380 E 160TH CT
BRIGHTON CO 80603-8422

BUNCE GENELLE ANN
OR CURRENT RESIDENT
16720 KENUIL CT
BRIGHTON CO 80603-8481

BLEA RICHARD O AND
BLEA VIRGINIA A
OR CURRENT RESIDENT
29505 E 160TH CT
BRIGHTON CO 80603

CABRIALES CHRISTOPHER L
OR CURRENT RESIDENT
16120 ELECTRA ST
BRIGHTON CO 80603-8420

BOCK SHANNON
OR CURRENT RESIDENT
16358 JOPPA STREET
BRIGHTON CO 80603

CALLAHAN ANDREW F AND
CALLAHAN PAMELA L
OR CURRENT RESIDENT
16742 JALNA ST
BRIGHTON CO 80603-8488

BOEN HARLAN E AND
BOEN SHARRELL B
OR CURRENT RESIDENT
15722 GADSDEN DR
BRIGHTON CO 80603

CANADAY TIM AND
CANADAY CATHERINE
OR CURRENT RESIDENT
29989 E 167TH PL
BRIGHTON CO 80603-8492

CARABELOS BRIAN A AND KIMBERLY Q
OR CURRENT RESIDENT
16300 ELECTRA ST
BRIGHTON CO 80603

COLBERT CASEY M
OR CURRENT RESIDENT
29670 E 166TH AVE
BRIGHTON CO 80603-6514

CARLSON MICHAEL R AND
CARLSON CONNIE J
OR CURRENT RESIDENT
16730 KENOSHA COURT
BRIGHTON CO 80603

COLEMAN MICHAEL T UND 98% INT AND
COLEMAN MARY B UND 2% INT
OR CURRENT RESIDENT
29953 E 165TH AVENUE
BRIGHTON CO 80603

CHAMBERS CASEY K AND
CHAMBERS CHERIE B
OR CURRENT RESIDENT
30273 E 165TH AVE
BRIGHTON CO 80603-8465

CONCA SALVATORE G AND
CONCA LEAH M
OR CURRENT RESIDENT
29125 E 163RD PL
BRIGHTON CO 80603-8432

CHANEY L KATHLEEN/MARTHA C
CHANEY FLOYD T/GIFFORD JENNIFER J
OR CURRENT RESIDENT
15940 GREAT ROCK RD
BRIGHTON CO 80603-8830

CONDON MICHAEL
OR CURRENT RESIDENT
16670 IREDELL ST
BRIGHTON CO 80603

CHISMAN LESLIE L AND
CHISMAN LISA M
OR CURRENT RESIDENT
30125 E 166TH AVE
BRIGHTON CO 80603

COOKE BRIAN W AND
COOKE PATRICIA A
OR CURRENT RESIDENT
16270 GREAT ROCK WAY
BRIGHTON CO 80603-8416

CHRISMAN BRENDA
OR CURRENT RESIDENT
15835 GADSDEN DR
BRIGHTON CO 80603-8865

CURIALE CORDELL C
OR CURRENT RESIDENT
16275 ELECTRA ST
BRIGHTON CO 80603

CHRISTENSEN DIANA E ET AL
C/O ANB BANK
OR CURRENT RESIDENT
29750 E 167TH PL
BRIGHTON CO 80603-8493

CURL THOMAS K AND JOANN
OR CURRENT RESIDENT
29430 E 160TH CT
BRIGHTON CO 80603

CLAPPER TONY E AND
LA BELLA ROBIN D
OR CURRENT RESIDENT
30265 E 166TH AVE
BRIGHTON CO 80603

DARSCHEWSKI RONALD G AND
DARSCHEWSKI NANCY L
OR CURRENT RESIDENT
29499 GADSDEN DRIVE
BRIGHTON CO 80603

CLARK MARTIN CHARLES F AND
CLARK MARTIN PAULA M
OR CURRENT RESIDENT
29951 E 163RD PL
BRIGHTON CO 80603-8455

DAVIS ROBERT W AND
DAVIS RENEE K
OR CURRENT RESIDENT
29335 E 166TH AVE
BRIGHTON CO 80603-6513

CLAVEL RENA K
OR CURRENT RESIDENT
16315 GREAT ROCK WAY
BRIGHTON CO 80603-8414

DE SANTO SANDRA M AND
MORTENSEN SHANNON D
OR CURRENT RESIDENT
30056 E 166TH AVENUE
BRIGHTON CO 80603

DEMAYO LORI AND
DEMAYO GEORGE
OR CURRENT RESIDENT
16235 GREAT ROCK WAY
BRIGHTON CO 80603-8416

FERRIN LEO AND FERRIN CAROL
OR CURRENT RESIDENT
16260 GREAT ROCK WAY
BRIGHTON CO 80603

DEVOE KEITH W AND
DEVOE LORI JO POMPIA
OR CURRENT RESIDENT
28880 E 160TH PLACE
BRIGHTON CO 80603

FISHER MARK DAVID
OR CURRENT RESIDENT
16320 GREAT ROCK WAY
BRIGHTON CO 80603-8414

DILSAVER BRIAN P AND
DILSAVER ELIZABETH J
OR CURRENT RESIDENT
29957 E 166TH PL
BRIGHTON CO 80603-8201

FLANAGAN RICHARD J AND
ADAMS TINA M
OR CURRENT RESIDENT
29560 E 166TH AVENUE
BRIGHTON CO 80603

DUNLAP JEFFREY AND
DUNLAP BRYANNA
OR CURRENT RESIDENT
29520 GREAT ROCK RD
BRIGHTON CO 80603-8838

FORBES JANE
OR CURRENT RESIDENT
16425 ELECTRA ST
BRIGHTON CO 80603-6515

EARLE SAM S LIVING TRUST UND 1/2 INT AND
EARLE ANGELA C LIVING TRUST UND 1/2 INT
OR CURRENT RESIDENT
15709 GREAT ROCK RD
BRIGHTON CO 80603-8827

FOREMAN GREGORY S AND
FOREMAN CYNTHIA CLARA
OR CURRENT RESIDENT
15800 GREAT ROCK RD
BRIGHTON CO 80603

EHLERT UWE AND
EHLERT ANNETTE
OR CURRENT RESIDENT
16185 ELECTRA ST
BRIGHTON CO 80603-8418

GAMBOA RAYMOND V AND
GAMBOA LISA D
OR CURRENT RESIDENT
29449 GADSDEN DR
BRIGHTON CO 80603

EISENBARTH KURT ALLEN AND
EISENBARTH CHRISTINA R
OR CURRENT RESIDENT
29305 E 160TH CT
BRIGHTON CO 80603-8425

GENEREUX CONNORD D AND
GENEREUX SHIRLEY K
OR CURRENT RESIDENT
30490 E 168TH AVE
HUDSON CO 80642-7900

ESPINOZA RIGOBERTO AND
ESPINOZA BLANDINA
OR CURRENT RESIDENT
15995 GADSDEN DRIVE
BRIGHTON CO 80603

GILMOUR RICHARD W E AND
GILMOUR MARY J
OR CURRENT RESIDENT
29756 E 166TH AVE
BRIGHTON CO 80603

FARNER SYLVESTER S AND
CHILDRESS TRACY
OR CURRENT RESIDENT
29150 E 166TH AVE
BRIGHTON CO 80603-6513

GLEMBA ROMAN AND
GLEMBA NADINE
OR CURRENT RESIDENT
29857 E 166TH PLACE
BRIGHTON CO 80603

FENLEY J KEITH AND
FENLEY CINDY L
OR CURRENT RESIDENT
16325 GREAT ROCK WAY
BRIGHTON CO 80603

GOLDEN THOMAS E AND
GOLDEN DAVID/LISA R
OR CURRENT RESIDENT
29758 E 166TH PL
BRIGHTON CO 80603-8496

GONZALES JOHN E
OR CURRENT RESIDENT
29560 E 160TH CT
BRIGHTON CO 80603-8423

HAYNES STACIA
OR CURRENT RESIDENT
29757 E 166TH PLACE
BRIGHTON CO 80603

GROBLEBE LIVING TRUST THE
OR CURRENT RESIDENT
15998 HAYESMOUNT RD
BRIGHTON CO 80603-8869

HELWICK JON AND
HELWICK CARLY
OR CURRENT RESIDENT
16680 JOPPA CT
BRIGHTON CO 80603-8487

HAAG GERARD D LIVING TRUST 1/2 INT
HAAG DEEANN LIVING TRUST 1/2 INT
OR CURRENT RESIDENT
28895 E 163RD PL
BRIGHTON CO 80603-8433

HERBISON THOMAS AND
HERBISON LACY
OR CURRENT RESIDENT
16765 KENUIL COURT
BRIGHTON CO 80603

HAASE TERRANCE AND
HAASE DARA
OR CURRENT RESIDENT
16644 KENUIL ST
BRIGHTON CO 80603-8480

HEYDINGER ANDREW G AND
HEYDINGER CYNTHIA L
OR CURRENT RESIDENT
16310 GREAT ROCK WAY
BRIGHTON CO 80603-8414

HAFNER JOHN M AND
HAFNER MONICA L
OR CURRENT RESIDENT
16280 ELECTRA ST
BRIGHTON CO 80603-8419

HILL JAMES H
OR CURRENT RESIDENT
29225 E 166TH AVE
BRIGHTON CO 80603-6513

HAGEMAN ERICA E AND
HAGEMAN TROY W
OR CURRENT RESIDENT
29950 E 167TH PLACE
BRIGHTON CO 80603

HOHLOCH CHERYL AND
HOHLOCH ROLF
OR CURRENT RESIDENT
29475 E 166TH AVE
BRIGHTON CO 80603-6514

HALBRITTER GARY A AND
HALBRITTER VICKIE A
OR CURRENT RESIDENT
29850 E 167TH PL
BRIGHTON CO 80603-8494

HORNE JAMES P AND MARLENE T
OR CURRENT RESIDENT
28940 E 163RD PL
BRIGHTON CO 80603

HALE SANDRA S
OR CURRENT RESIDENT
16640 IREDELL ST
BRIGHTON CO 80603-8489

HOUSTON HARVEY H III AND
HOUSTON VALORIE L
OR CURRENT RESIDENT
16250 DEL RAY COURT
BRIGHTON CO 80603

HAMILTON ANDREW C AND SUSAN L
OR CURRENT RESIDENT
29145 E 160TH CT
BRIGHTON CO 80603

HOWARD STASIA Y AND
LUJAN DARRYL R
OR CURRENT RESIDENT
29849 E 167TH PL
BRIGHTON CO 80603-8492

HAWKINS JAMES PAUL AND
HAWKINS MELISSA JANE
OR CURRENT RESIDENT
16220 DEL RAY CT
BRIGHTON CO 80603-8431

HRUBY ROGER R AND
HRUBY ELIZABETH A
OR CURRENT RESIDENT
15735 GADSDEN DR
BRIGHTON CO 80603-8866

HUME JAMES M
OR CURRENT RESIDENT
16665 KENUIL ST
BRIGHTON CO 80603-8482

KARRASCH KURT E AND JODY S
OR CURRENT RESIDENT
29225 E 162ND AVE
BRIGHTON CO 80603

ISHAM KEVIN B AND ISHAM CHRISTI S
OR CURRENT RESIDENT
28975 E 163RD PL
BRIGHTON CO 80603

KAWANO STEVEN R AND
CLIFF DANIELLE L
OR CURRENT RESIDENT
28925 E 160TH PL
BRIGHTON CO 80603-8451

JARAMILLO KEVIN AND
JARAMILLO CANDACE L
OR CURRENT RESIDENT
29510 E 162ND AVENUE
BRIGHTON CO 80603

KEEVER JOHN E AND
KEEVER VALERIE L
OR CURRENT RESIDENT
15742 GADSDEN DR
BRIGHTON CO 80603-8858

JAUREGUL MARGARAT
OR CURRENT RESIDENT
16645 KENUIL ST
BRIGHTON CO 80603-8482

KELLENBURGER STEVEN L
OR CURRENT RESIDENT
16581 IREDELL ST
BRIGHTON CO 80603-8214

JEAKINS MATTHEW
OR CURRENT RESIDENT
29831 E 163RD PLACE
BRIGHTON CO 80603

KELLY TIMOTHY D AND LYNN M
OR CURRENT RESIDENT
29260 E 160TH CT
BRIGHTON CO 80603

JENKINS STEPHEN P AND
JENKINS SANDRA
OR CURRENT RESIDENT
29852 E 163RD PL
BRIGHTON CO 80603-8457

KNAPP CARL E AND
KNAPP TERRY
OR CURRENT RESIDENT
16760 KENUIL CT
BRIGHTON CO 80603-8481

JONES JUSTIN AND
JONES MELISSA
OR CURRENT RESIDENT
15840 GREAT ROCK RD
BRIGHTON CO 80603-8828

KULLBERG ANDREW E AND
KULLBERG ANNA V
OR CURRENT RESIDENT
16330 JALNA COURT
BRIGHTON CO 80603

JONES MICHAEL G AND
JONES LYDIA R
OR CURRENT RESIDENT
16630 GREAT ROCK STREET
BRIGHTON CO 80603

LACASSE CHRISTOPHER AND
OZAWA KATHRINE
OR CURRENT RESIDENT
15782 GADSDEN DR
BRIGHTON CO 80603-8858

JORDAN SHAUN T AND
JORDAN DONNA A
OR CURRENT RESIDENT
29922 E 163RD PLACE
BRIGHTON CO 80603

LAMBRECHT BRIAN J AND RHONDA R
OR CURRENT RESIDENT
29500 E 160TH CT
BRIGHTON CO 80603

KARPOV DMITRIY V
OR CURRENT RESIDENT
29856 E 166TH AVE
BRIGHTON CO 80603-8467

LANGLOIS RICHARD AND
LANGLOIS JAMIE
OR CURRENT RESIDENT
15889 GREAT ROCK RD
BRIGHTON CO 80603-8829

LANHAM GARRETT A AND
LANHAM TAYLOR L
OR CURRENT RESIDENT
29460 GADSDEN DR
BRIGHTON CO 80603-8843

MALY MARK A AND
MALY LISA D
OR CURRENT RESIDENT
30146 E 166TH AVENUE
BRIGHTON CO 80603

LEIKER MATTHEW J AND
LEIKER JANICE M
OR CURRENT RESIDENT
15669 GREAT ROCK RD
BRIGHTON CO 80603-8825

MAPES JAMES GRANT AND
MUHARI NIVEDITA
OR CURRENT RESIDENT
29400 GADSDEN DR
BRIGHTON CO 80603-8843

LEWIS BRIAN J AND
LEWIS MELISSA L
OR CURRENT RESIDENT
16621 IREDELL ST
BRIGHTON CO 80603-8209

MARCOVE ADAM M AND
MARCOVE DANIELLE F
OR CURRENT RESIDENT
15960 GREAT ROCK RD
BRIGHTON CO 80603-8830

LEWIS PHYLLIS M
OR CURRENT RESIDENT
30185 E 166TH AVE
BRIGHTON CO 80603-8477

MARISCAL JAVIER AND
LOPEZ BLANCA JIMENEZ
OR CURRENT RESIDENT
29405 E 166TH AVE
BRIGHTON CO 80603-6514

LITTLE JOHN MP AND
MARTS-LITTLE CYNTHIA E
OR CURRENT RESIDENT
30182 E 163RD PL
BRIGHTON CO 80603-8458

MARRS PAIGE A AND
MAUL LAWRENCE R
OR CURRENT RESIDENT
30363 E 165TH AVE
BRIGHTON CO 80603-8465

LLOYD CHARLES L AND
LLOYD LAURA S
OR CURRENT RESIDENT
16588 JOPPA ST
BRIGHTON CO 80603-8213

MARSHALL ROBERT M AND
MARSHALL KAREN D
OR CURRENT RESIDENT
29240 E 162ND AVE
BRIGHTON CO 80603

LUEVANOS LEOBARDO
OR CURRENT RESIDENT
30142 E 163RD PL
BRIGHTON CO 80603-8458

MATILE STEPHEN AND
HILEMAN ASHLEY
OR CURRENT RESIDENT
29555 E 166TH AVE
BRIGHTON CO 80603-6514

MADDOX HENRY C AND
MADDOX SHEILA H
OR CURRENT RESIDENT
29000 E 160TH PL
BRIGHTON CO 80603

MAUL BRADLEY R
OR CURRENT RESIDENT
29399 GADSDEN DR
BRIGHTON CO 80603-8863

MADOLE KERRY R
OR CURRENT RESIDENT
31144 E 168TH AVE
HUDSON CO 80642-7900

MAYOR RONALD D AND
MAYOR DEANNA B
OR CURRENT RESIDENT
29550 E 167TH AVE
BRIGHTON CO 80603-6516

MADSEN DANNY AND PATRICIA A
OR CURRENT RESIDENT
29550 E 160TH CT
BRIGHTON CO 80603

MC COLLUM MICHELLE AND
JAUDON MIKE
OR CURRENT RESIDENT
15882 GADSDEN DR
BRIGHTON CO 80603

MC ENDREE STEVEN R AND
MC ENDREE LOANNA L
OR CURRENT RESIDENT
15775 GADSDEN DR
BRIGHTON CO 80603

MOTT GREGORY
OR CURRENT RESIDENT
16770 KENOSHA COURT
BRIGHTON CO 80603

MC MAHON GARY A AND
MC MAHON TERRI L
OR CURRENT RESIDENT
30176 E 166TH AVE
BRIGHTON CO 80603-8475

MUEHLBAUER SHERI L AND
MUEHLBAUER STEVEN J
OR CURRENT RESIDENT
29855 E 166TH AVE
BRIGHTON CO 80603-8470

MC NULTY TODD LEE AND
MC NULTY PAMELA M
OR CURRENT RESIDENT
29858 E 166TH PLACE
BRIGHTON CO 80601

NASON GEORGE W AND
NASON ROBYN G
OR CURRENT RESIDENT
15802 GADSDEN DR
BRIGHTON CO 80603

MCCOY RANDY LEE/RANDOL LEE AND
MCCOY BARBARA JEAN
OR CURRENT RESIDENT
16664 KENUIL ST
BRIGHTON CO 80603-8480

NEFF LISA M AND
NEFF FREDERICK C
OR CURRENT RESIDENT
16235 ELECTRA ST
BRIGHTON CO 80603

MCNEW JOHN PHILLIP AND
MCNEW PAMELA JEANNE
OR CURRENT RESIDENT
30164 E 165TH AVE
BRIGHTON CO 80603-8464

O DONNELL JIM AND
O DONNELL SANDI
OR CURRENT RESIDENT
16440 ELECTRA STREET
BRIGHTON CO 80603

METZGER LYNETT LEE HENDERSON AND
METZGER STEPHEN RONALD HENDERSON
OR CURRENT RESIDENT
29629 E 156TH AVE
BRIGHTON CO 80603

O NEILL CAROLE ANN
OR CURRENT RESIDENT
29853 E 165TH AVE
BRIGHTON CO 80603-8473

MITCHELL MARJORIE M AND
MITCHELL RITA C
OR CURRENT RESIDENT
16125 ELECTRA ST
BRIGHTON CO 80603-8418

OLIN JOHN D AND OLIN KERRY S
OR CURRENT RESIDENT
16685 JOPPA CT
BRIGHTON CO 80603

MOLINE MICHAEL B AND
MOLINE LUANNE E
OR CURRENT RESIDENT
30344 E 165TH AVE
BRIGHTON CO 80603

OLSON ELIZABETH A
OR CURRENT RESIDENT
30476 E 166TH AVE
BRIGHTON CO 80603

MOORE EDWARD J AND
MOORE RANDI M
OR CURRENT RESIDENT
15859 GREAT ROCK RD
BRIGHTON CO 80603

OSBORN EDWARD D
OR CURRENT RESIDENT
16684 KENUIL ST
BRIGHTON CO 80603-8480

MORGART JEREMY B
OR CURRENT RESIDENT
16775 KENOSHA CT
BRIGHTON CO 80603-8207

PENNA KIRK ALLEN AND
HUNGSBERG-PENNA SUSAN M
OR CURRENT RESIDENT
16335 GREAT ROCK WAY
BRIGHTON CO 80603

PENNETTA RICKY L AND ANREA D
OR CURRENT RESIDENT
29389 GADSDEN DR
BRIGHTON CO 80603

RODRIGUEZ FERMIN AND
LOPEZ KATIE A
OR CURRENT RESIDENT
16200 DEL RAY CT
BRIGHTON CO 80603

PINEDA BENJAMIN J AND
PINEDA EVELIA
OR CURRENT RESIDENT
15980 HAYESMOUNT RD
BRIGHTON CO 80603-8869

ROEDING PAMELA L AND
ROEDING LOUIS W
OR CURRENT RESIDENT
16388 JOPPA ST
BRIGHTON CO 80603-8459

RAMIREZ TROY AND
RAMIREZ GINA
OR CURRENT RESIDENT
29425 E 160TH CT
BRIGHTON CO 80603-8425

ROGERS BRIAN K LIVING TRUST
OR CURRENT RESIDENT
30453 E 165TH AVE
BRIGHTON CO 80603-8465

RAU JONATHAN R AND
MEFFORD DONALD K JR
OR CURRENT RESIDENT
30133 E 165TH AVE
BRIGHTON CO 80603-8202

RUPPLE DAVID M AND
GALEY SANDRA J
OR CURRENT RESIDENT
29020 E 163RD PL
BRIGHTON CO 80603-8434

REDEKOP TIMOTHY E AND
REDEKOP LAURA A
OR CURRENT RESIDENT
15702 GADSDEN DR
BRIGHTON CO 80603-8858

RUSSELL GLENNA AND
RUSSELL EDWARD
OR CURRENT RESIDENT
16500 ELECTRA STREET
BRIGHTON CO 80601

REDMAN CARY T
OR CURRENT RESIDENT
30406 E 166TH AVENUE
BRIGHTON CO 80603

RUSSELL THOMAS C AND
RUSSELL PATRICIA A
OR CURRENT RESIDENT
16725 KENUIL COURT
BRIGHTON CO 80603

REYES BALDERAS PABLO
OR CURRENT RESIDENT
29480 E 167TH AVE
BRIGHTON CO 80603-6516

SCAGGIARI CHRIS A AND
SCAGGIARI SHERRY
OR CURRENT RESIDENT
29430 GADSDEN DR
BRIGHTON CO 80603-8843

RIEBSCHLAGER LAURENCE ROBERT AND
RIEBSCHLAGER LINNEA LEA
OR CURRENT RESIDENT
15762 GADSDEN DR
BRIGHTON CO 80603

SCHRADER STEVEN J AND
SCHRADER RYSHELL I
OR CURRENT RESIDENT
16456 INDIAN HILL STREET
BRIGHTON CO 80603

RINGDAHL JASON K AND
RINGDAHL VANESSA
OR CURRENT RESIDENT
29370 E 162ND AVE
BRIGHTON CO 80603-8427

SEADER WILLIAM H AND
SEADER BRENDA M
OR CURRENT RESIDENT
29055 E 163RD PL
BRIGHTON CO 80603

ROBINSON JAMES AND
ROBINSON SONIA
OR CURRENT RESIDENT
15980 GREAT ROCK RD
BRIGHTON CO 80603-8830

SEALS RANDEAL S
OR CURRENT RESIDENT
15689 GREAT ROCK RD
BRIGHTON CO 80603-8825

SHANNON STEVEN WILLIAM
GUNN JENNIFER LYNN
OR CURRENT RESIDENT
30163 E 165TH AVE
BRIGHTON CO 80603-8202

SNIDER SALOME
OR CURRENT RESIDENT
29635 E 165TH AVE
BRIGHTON CO 80603

SIMMONS ROY L AND
SIMMONS CHERI L
OR CURRENT RESIDENT
29400 E 167TH AVE
BRIGHTON CO 80603-6516

SNYDER LOGAN
OR CURRENT RESIDENT
16215 ELECTRA ST
BRIGHTON CO 80603-8418

SKEEN RONALD L AND
SKEEN LAURA J
OR CURRENT RESIDENT
29762 E 163RD PL
BRIGHTON CO 80603-8457

SOBCZYK CHRISTOPHER AND
SOBCZYK CHRISTEN
OR CURRENT RESIDENT
15902 GADSDEN DR
BRIGHTON CO 80603-8860

SLATTERY MARK/JOAN LIVING TRUST
OR CURRENT RESIDENT
29440 E 166TH AVE
BRIGHTON CO 80603-6514

SPAMPINATO ERNESTO F AND
SPAMPINATO SHEILA M
OR CURRENT RESIDENT
15880 GREAT ROCK RD
BRIGHTON CO 80603-8828

SLAUGHTER MICHAEL AND
SLAUGHTER ANASTACIA
OR CURRENT RESIDENT
29754 E 165TH AVENUE
BRIGHTON CO 80603

STEWARD BRANDON AND
STEWARD LISA
OR CURRENT RESIDENT
15809 GREAT ROCK RD
BRIGHTON CO 80603-8829

SMART MICHAEL D
OR CURRENT RESIDENT
29215 E 163RD PL
BRIGHTON CO 80603-8432

SUTTON STEVEN C AND
SUTTON VIVIAN
OR CURRENT RESIDENT
29909 E 167TH PL
BRIGHTON CO 80603-8492

SMITH CARL D
OR CURRENT RESIDENT
29540 E 160TH CT
BRIGHTON CO 80603-8423

SVYATETSKIY PETR AND
SVYATETSKAYA LYUBOV
OR CURRENT RESIDENT
29005 E 160TH PL
BRIGHTON CO 80603-8429

SMITH STEVEN G AND
SMITH CHRISTINA A
OR CURRENT RESIDENT
16640 JOPPA COURT
BRIGHTON CO 80603

SWEENEY KEVIN J AND
SWEENEY DEBRA S
OR CURRENT RESIDENT
30300 E 167TH AVE
BRIGHTON CO 80603-8484

SMITS HARRY L AND
SMITS KARI L
OR CURRENT RESIDENT
29070 E 160TH CT
BRIGHTON CO 80603-8421

THOMPSON JAMES W JR AND
THOMPSON LEA ANN
OR CURRENT RESIDENT
16300 GREAT ROCK WAY
BRIGHTON CO 80603-8414

SMOTHERMAN RONALD R AND
SMOTHERMAN JANET S
OR CURRENT RESIDENT
16641 IREDELL STREET
BRIGHTON CO 80603

THORNTON RANDALL J AND
THORNTON DEBRA J
OR CURRENT RESIDENT
15755 GADSDEN DR
BRIGHTON CO 80603-8866

TOWNSEND CATHERINE
OR CURRENT RESIDENT
16015 GREAT ROCK WAY
BRIGHTON CO 80603-8810

WHITMORE TROY L AND LAURA B
OR CURRENT RESIDENT
16155 ELECTRA ST
BRIGHTON CO 80603

VAN DE HEY DENNIS AND
VAN DE HEY CONNIE M
OR CURRENT RESIDENT
29490 GADSDEN DR
BRIGHTON CO 80603

WILKENS TERRY AND
WILKENS KRISTINE
OR CURRENT RESIDENT
29310 E 162ND AVE
BRIGHTON CO 80603

VANDERMEER JENNIFER A
OR CURRENT RESIDENT
29200 E 160TH CT
BRIGHTON CO 80603-8422

WILLIAMS FAMILY LIVING TRUST THE
OR CURRENT RESIDENT
16620 IREDELL ST
BRIGHTON CO 80603-8489

VAZQUEZ DANIEL AND
HERNANDEZ ADAN VAZQUEZ
OR CURRENT RESIDENT
16190 DEL RAY CT
BRIGHTON CO 80603-8431

WILLIS GARY L AND
WILLIS PATRICIA A
OR CURRENT RESIDENT
29330 E 166TH AVE
BRIGHTON CO 80603

VENETTE PAUL AND
VENETTE ANITA R MCCOY
OR CURRENT RESIDENT
15979 GREAT ROCK RD
BRIGHTON CO 80603-8831

WOODCOCK DAVID S AND
WOODCOCK SUSAN A
OR CURRENT RESIDENT
30465 E 166TH AVE
BRIGHTON CO 80603-8479

VLCEK MARK A AND
VLCEK DALE
OR CURRENT RESIDENT
16370 JALNA COURT
BRIGHTON CO 80603

WOOLLY MATTHEW B AND
WOOLLY MICHELLE J
OR CURRENT RESIDENT
30044 E 165TH AVE
BRIGHTON CO 80603-8464

WAGNER BRADLEY J AND
WAGNER TRACEY J
OR CURRENT RESIDENT
16735 KENOSHA CT
BRIGHTON CO 80603-8207

WYCKOFF JOHN D AND
WYCKOFF CHRISTINE C
OR CURRENT RESIDENT
30134 E 165TH AVENUE
BRIGHTON CO 80603

WALTENBURG RHONDA L AND
WALTENBURG CHAD H
OR CURRENT RESIDENT
29751 E 163RD PL
BRIGHTON CO 80603-8454

YODER ALAN L AND
YODER TIFFANY G
OR CURRENT RESIDENT
16210 GREAT ROCK WAY
BRIGHTON CO 80603-8416

WECKER SANDRA M TRUST
OR CURRENT RESIDENT
16645 JOPPA CT
BRIGHTON CO 80603-8487

CURRENT RESIDENT
29260 E 166TH AVE
BRIGHTON CO 80603-6513

WENDELL CHRISTINE
OR CURRENT RESIDENT
29365 E 160TH CT
BRIGHTON CO 80603-8425

CURRENT RESIDENT
16690 GREAT ROCK ST
BRIGHTON CO 80603-6517

CURRENT RESIDENT
16305 GREAT ROCK WAY
BRIGHTON CO 80603-8414

CURRENT RESIDENT
29150 E 160TH CT
BRIGHTON CO 80603-8421

CURRENT RESIDENT
16330 GREAT ROCK WAY
BRIGHTON CO 80603-8414

CURRENT RESIDENT
29310 E 160TH CT
BRIGHTON CO 80603-8422

CURRENT RESIDENT
16225 GREAT ROCK WAY
BRIGHTON CO 80603-8416

CURRENT RESIDENT
16467 INDIAN HILL ST
BRIGHTON CO 80603-8453

CURRENT RESIDENT
16230 GREAT ROCK WAY
BRIGHTON CO 80603-8416

CURRENT RESIDENT
30102 E 163RD PL
BRIGHTON CO 80603-8458

CURRENT RESIDENT
16240 GREAT ROCK WAY
BRIGHTON CO 80603-8416

CURRENT RESIDENT
30346 E 166TH AVE
BRIGHTON CO 80603-8476

CURRENT RESIDENT
16265 GREAT ROCK WAY
BRIGHTON CO 80603-8416

CURRENT RESIDENT
30355 E 166TH AVE
BRIGHTON CO 80603-8477

CURRENT RESIDENT
16275 GREAT ROCK WAY
BRIGHTON CO 80603-8416

CURRENT RESIDENT
16680 IREDELL ST
BRIGHTON CO 80603-8489

CURRENT RESIDENT
16290 GREAT ROCK WAY
BRIGHTON CO 80603-8416

CURRENT RESIDENT
16001 GREAT ROCK WAY
BRIGHTON CO 80603-8810

CURRENT RESIDENT
16295 GREAT ROCK WAY
BRIGHTON CO 80603-8416

CURRENT RESIDENT
15700 GREAT ROCK RD
BRIGHTON CO 80603-8826

CURRENT RESIDENT
16180 ELECTRA ST
BRIGHTON CO 80603-8420

CURRENT RESIDENT
15740 GREAT ROCK RD
BRIGHTON CO 80603-8826

CURRENT RESIDENT
15780 GREAT ROCK RD
BRIGHTON CO 80603-8826

CURRENT RESIDENT
15779 GREAT ROCK RD
BRIGHTON CO 80603-8827

CURRENT RESIDENT
15860 GREAT ROCK RD
BRIGHTON CO 80603-8828

CURRENT RESIDENT
15900 GREAT ROCK RD
BRIGHTON CO 80603-8830

CURRENT RESIDENT
29500 GREAT ROCK RD
BRIGHTON CO 80603-8838

CURRENT RESIDENT
29515 GREAT ROCK RD
BRIGHTON CO 80603-8839

CURRENT RESIDENT
29615 GREAT ROCK RD
BRIGHTON CO 80603-8852

CURRENT RESIDENT
15795 GADSDEN DR
BRIGHTON CO 80603-8866

CERTIFICATE OF POSTING



I, J. Gregory Barnes do hereby certify that I posted the property along Hayesmount Road and east of its intersection with East 162nd Avenue on November 26, 2018 in accordance with the requirements of the Adams County Zoning Regulations.

J. Gregory Barnes, Planner II