

LEGEND

- ★ Special Zoning Conditions
- 3 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

Heffley Minor Subdivision
PLT2016-00013

Zoning Map



For display purposes only.



ADAMS COUNTY
COLORADO

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by the Adams County GIS
group, which assumes no
responsibility for its accuracy



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Heffley Minor Subdivision

PLT2016-00013

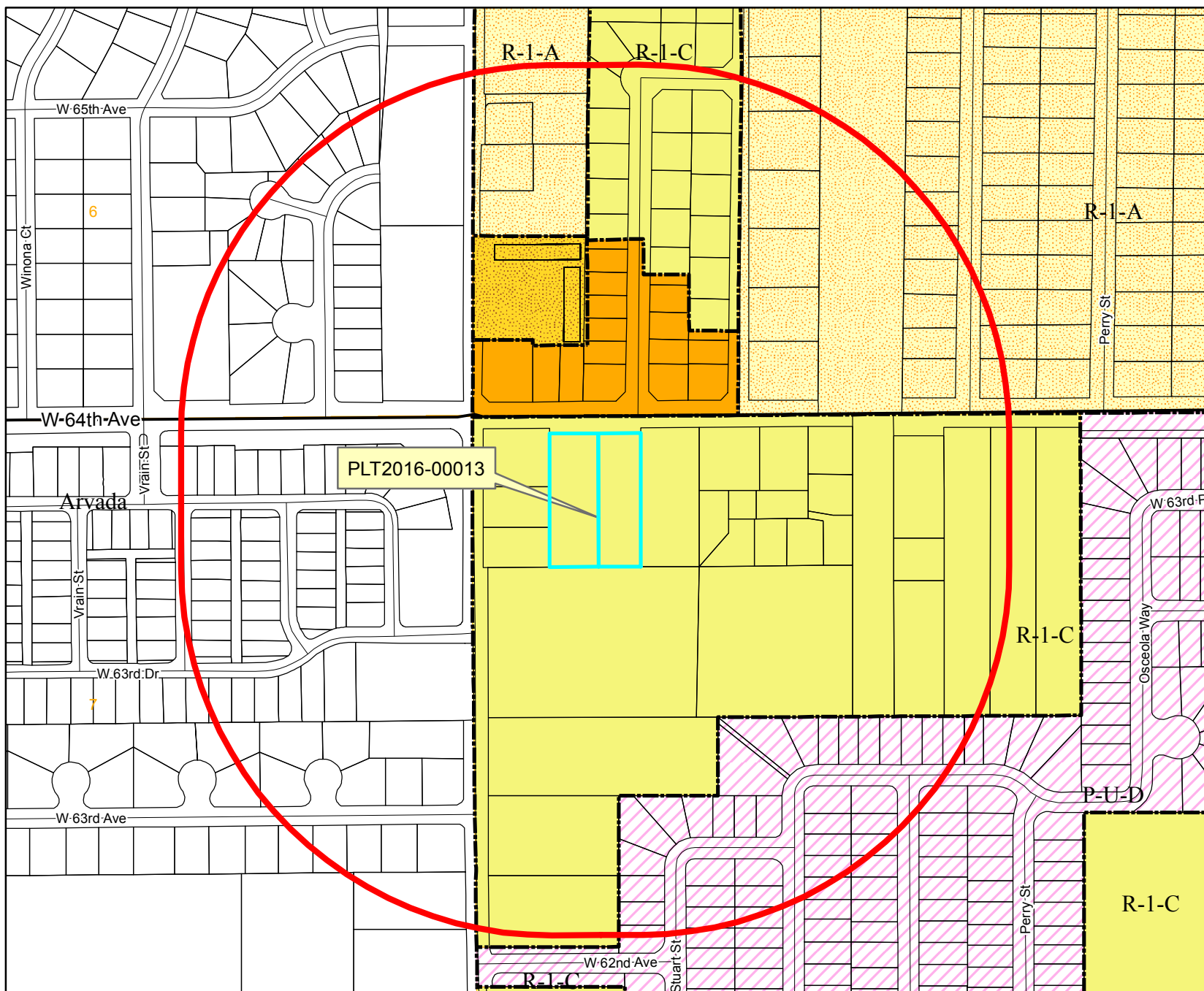
Aerial Map



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Heffley Minor Subdivision

PLT2016-00013

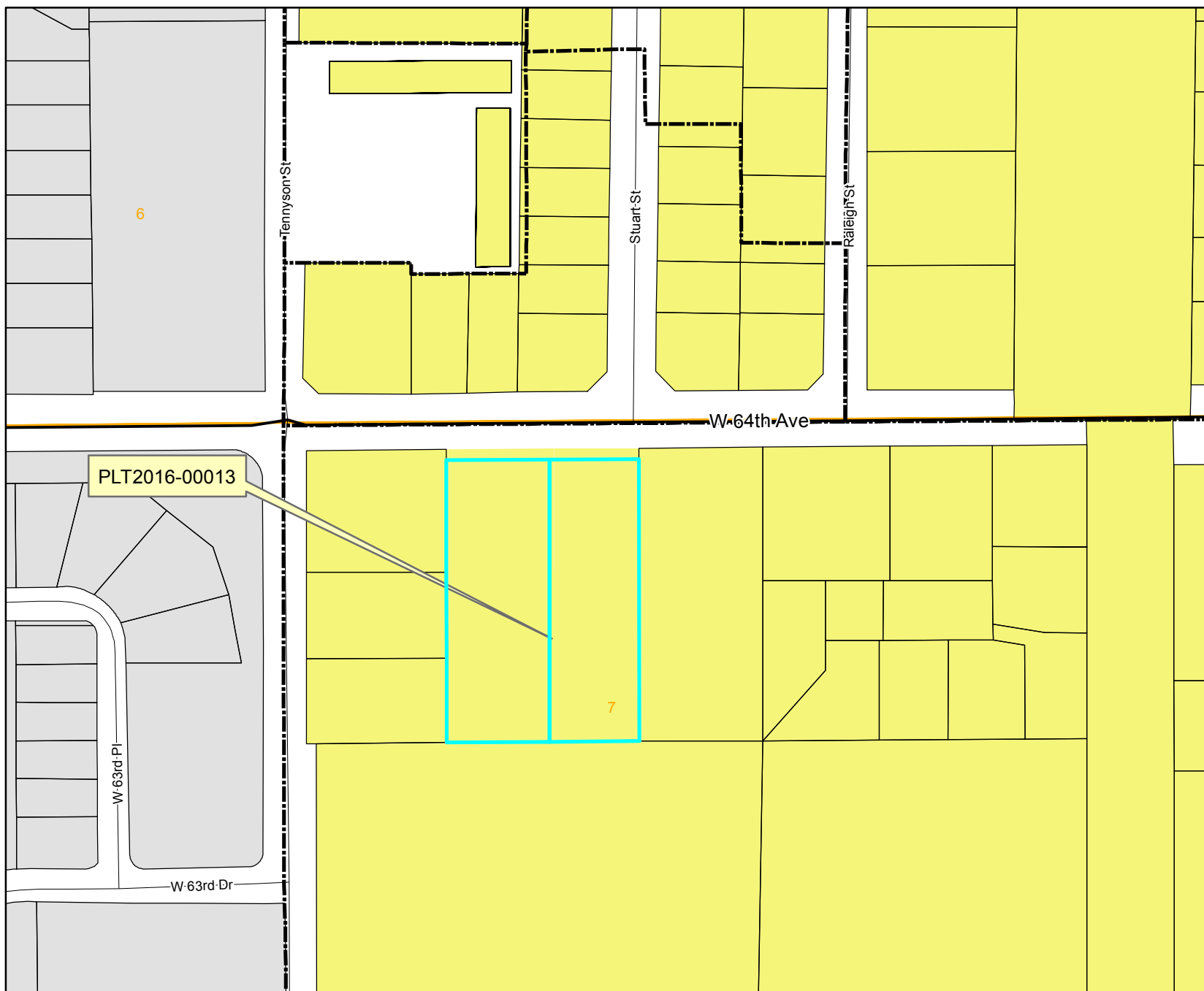
500 Foot Notice Map



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LEGEND

★ Special Zoning Conditions

3 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

Heffley Minor Subdivision

PLT2016-00013

Future Land Use Map



For display purposes only.




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**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT
STAFF REPORT**

Board of County Commissioners

September 13, 2016

CASE No.: PLT2016-00013 CASE NAME: Heffley Minor Subdivision	
Owner's Name:	Gerda Heffley & Helene Haines
Applicant's Name:	Gerda Heffley & Helene Haines
Applicant's Address:	4310 & 4340 West 64 th Avenue, Arvada, CO 80003
Location of Request:	4310 & 4340 West 64 th Avenue
Nature of Request:	Minor Subdivision to create three lots from two lots & a Subdivision Improvement Agreement
Zone District:	Residential-1-C (R-1-C)
Site Size:	1.318 acres
Proposed Uses:	Three Single-Family homes on three lots
Existing Use:	Two Single-Family homes on two lots
Comprehensive Plan:	Urban Residential
Hearing Date(s):	PC: August 25, 2016 / 6:00 p.m.
	BOCC: September 13, 2016/ 10:00 a.m.
Report Date:	August 26, 2016
Case Manager:	Christopher C. La Rue 
Staff Recommendation:	APPROVAL with 11 Findings-of-Fact and 1 Condition
PC Recommendation:	APPROVAL with 11 Findings-of-Fact and 1 Condition

SUMMARY OF APPLICATION

Background

The applicant is requesting a Minor Subdivision to create three lots from existing two lots. The existing two lots are currently developed as single-family dwellings. These dwellings were constructed in 1957 and 1972. The third lot is planned to be developed with a new single-family home. All of the lots are planned to be occupied by family members. On October 31, 2014, a plat correction was administratively approved for the site. This plat correction allowed a lot line between the two existing lots to be moved approximately 20 feet to the west to create two equally sized lots on the property. The property consists of 1.318 acres and is located southeast of West 64th Avenue and Tennyson Street. Access to the property is via West 64th Avenue. Both of the

existing lots share a common access easement. As part of the plat correction application, a road maintenance agreement was also approved for the common access easement for the existing two lots.

Development Standards and Regulations Requirements

The site is currently zoned R-1-C. Section 3-13 of the Adams County Development Standards and Regulations outlines requirements for development in the R-1-C zone district. Per the regulations, the purpose of the R-1-C District is to serve exclusively as a single-family district for smaller home sites and smaller homes. Section 3-13 of the Adams County Development Standards require lots in the R-1-C zone district to be at least 7,000 square feet in area and have at least 65 feet of lot width. In addition, Section 5-03-03-08-02 of the Development Standards and Regulations, allows flag lots as long as the minimum width of the pole of the flag is at least thirty (30) feet in width, and the maximum depth of the pole does not exceed six-hundred (600) feet.

The proposed subdivision would create three lots. All of the lots conform to the minimum requirements of the R-1-C zone district and have a shared common access on West 64th, which abuts the property. Lot 1A (see exhibit 2.2) would consist of approximately 9,141 square feet and have 65 feet of width along West 64th Avenue. Lot 2A would be approximately 29,854 square feet and have 103 feet of width along West 64th Avenue. Lot 3A is proposed to be a flag lot and would be approximately 18,409 square feet with 30 feet of width along West 64th Avenue, and a depth of 140 feet. Staff is recommending a condition that a previous private access easement and maintenance agreement created for the two previous lots shall be amended include the new lot (i.e. lot 3A). This new document shall be required prior to issuance of any building permit for development of the property.

Developing the property with one new residential lot is consistent with surrounding uses, and unlikely to cause any negative impact to adjacent developments in the immediate vicinity. In addition, the proposed lots conform to the minimum requirements of the R-1-C zone district (See Exhibits 1.1 & 2.2). The applicant provided a will serve letter for water and sewer services from the Crestview Water and Sanitation District demonstrating that there is adequate water supply and sanitation services to support the development.

Subdivision Improvement Agreement (SIA):

Per Section 5-02-05 of the County's Development Standards and Regulations, a subdivision improvement agreement (SIA) is required with approval of a final plat. The SIA allows for construction of infrastructure (i.e. curb, gutter, and sidewalk) to be constructed with a subdivision. Currently, there is a curb, gutter, and sidewalks already constructed along West 64th Avenue. The only improvement required with this proposed subdivision is a private water quality depression to be located on the southeastern corner of the site. The SIA would require the improvement to be installed prior to issuance of Certificate of Occupancy (CO) for any residential home on the newly created lot.

Future Land Use Designation/Goals of the Comprehensive Plan for the Area

The County's Comprehensive Plan designates the subject property and surrounding area as Urban Residential. Urban Residential areas are designated for single and multiple family housing, typically at urban densities of one dwelling per acre or greater. These areas are intended to provide for development of residential neighborhoods with a variety of housing types, and with adequate urban services and transportation facilities. Urban residential areas may include supporting neighborhood commercial uses designed to serve the needs of nearby residents.

One of the key goals of the urban residential development is to encourage development in infill areas and within the County where it can be readily served by a full range of urban services. All uses surrounding the property are developed as residential, except a school located south of the property. Developing the property with a third single-family lot is consistent with surrounding uses, and unlikely to cause any negative impact to existing contiguous residential uses. The ultimate intent to use the property for an additional single-family home is also consistent with uses allowed in the R-1-C zoning designation. The use also aligns with the goals of the Comprehensive Plan for Urban Residential designation areas.

Site Characteristics:

Currently, the subject property consists of two platted lots with a total size of 1.318 acres (57,404 square feet). Both of the existing two lots are developed with a single-family home. Creating a third lot would allow construction of a new single-family home on the property. All three proposed lot sizes and widths are consistent with the lot dimensional requirements for properties in the R-1-C zone district.

Surrounding Zoning Designations and Existing Use Activity:

Northwest R-2 Duplex	North R-2 Duplexes	Northeast R-2 Duplexes
West R-1-C Single-Family	Subject Property R-1-C 2 existing Single-Family 1 proposed Single Family	East R-1-C Vacant
Southwest R-1-C Elementary School	South R-1-C Elementary School	Southeast R-1-C Elementary School

Compatibility with the Surrounding Land Uses:

The area surrounding the property is comprised of residentially zoned properties. The properties immediately to the north, northeast, and northwest of the subject site are zoned R-2 and developed as duplexes. The property to the west is zoned R-1-C and is developed as a single-family home. The property to the southwest, south, and southeast is zoned R-1-C and is developed as the Tennyson Knolls Elementary School. This school is located in District 50. The property located east of the subject site is zoned R-1-C and is currently vacant. Approval of a minor subdivision plat for ultimate development of three single-family homes will not negatively impact existing surrounding uses.

Planning Commission Update:

The Planning Commission considered this case on August 26, 2016 and recommended unanimous approval of the request. The applicant did not have any concerns with the staff report or the recommended conditions. Other than the applicant, no one from the public spoke in favor or in opposition to the request.

Staff Recommendation:

Based upon the application, the criteria for minor subdivision approval, and a recent site visit, staff recommends approval of this request with eleven findings-of-fact and one condition.

Findings of fact:

1. The final plat is consistent and conforms to the approved sketch plan.
2. The final plat is in conformance with the subdivision design standards.
3. 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.
4. The applicant has provided evidence that provision has been made for a public sewage disposal system and, if other methods of sewage disposal are proposed, adequate evidence that the system complies with state and local laws and regulations.
5. 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.
6. The proposed or constructed drainage improvements are adequate and comply with these standards and regulations.
7. Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or financially guaranteed through cash-in-lieu or a subdivision improvements agreement so the proposed subdivision will not negatively impact the levels of service of the County.
8. The final plat is consistent with the Adams County Comprehensive Plan and any available area plan.
9. The final plat is consistent with the purposes of these standards and regulations.
10. The overall density of development within the proposed subdivision conforms to the zone district density allowances.

11. 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.

Recommended Conditions of Approval;

Recommended Condition:

1. The existing access and maintenance agreement for the two existing lots shall be updated to include Lot 3A. This shall be completed prior to issuance of any building permits.

PUBLIC COMMENTS

Property Owners Notified	Number of Responses
105	0

Notifications were sent to all property owners within 500 feet of the subject site. As of writing this report, staff has received no responses to the referral and notifications for the case.

COUNTY AGENCY COMMENTS

Adams County Building Safety Division:

Any future construction would require building permits and must comply with the 2012 IBC and 2014 National Electric codes.

Adams County Code Compliance:

No comments.

Adams County Environmental Analyst:

No comments.

Adams County Finance Department:

No comments.

Adams County Parks & Community Resources Department:

No comments.

Adams County Sheriff's Office:

No comments

Adams County Treasurer's Office

No comments

Adams County Development Services Engineering

All construction documents have been approved. All street improvements (curb, gutter, and sidewalk) have been previously constructed. The developer is responsible to repair any damaged section of curb, gutter, and sidewalk that may result from development of the property.

Adams County Development Services Right-of-Way

All issues have been resolved.

REFERRAL AGENCY COMMENTS

Responding with Concerns:

None

Responding without Concerns:

CDOT

Colorado Geological Survey

Hyland Hills Park and Recreation District

Juchem Ditch and Reservoir Company

Tri-County Health Department

Xcel Energy

Notified but not Responding / Considered a Favorable Response:

Adams County Fire Protection District

Arvada Fire

Century Link

City of Arvada

Colorado Division of Wildlife

Comcast

Crestview Water & Sanitation District

Metro Wastewater Reclamation

RTD

Urban Drainage and Flood Control

Westminster School District # 50

Xcel Energy

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1.3 Notice area Map

1.4 Future Land Use Map

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2.1 Applicant Written Explanation

2.2 Subdivision Plat / Conceptual Site Plan

- 2.3 Proof of water and sewer service
- 2.4 Subdivision Improvement Agreement (SIA)

Exhibit 3- Referral Comments

- 3.1 Development Review Team Comments (Planning, Engineering, Right-of-Way, Building Safety, and Parks).
- 3.2 Engineering comments
- 3.3 Adams County Treasurer's Office
- 3.4 Tri-County Health Department & Amended comments
- 3.5 Colorado Division of Water Resources
- 3.6 CDOT
- 3.7 Colorado Geological Survey
- 3.8 Hyland Hills Park and Recreation District
- 3.9 Juchem Ditch
- 3.10 Xcel Energy & Amended comments

Exhibit 4- Citizen Comments

- 4.1 None

Exhibit 5- Associated Case Materials

- 5.1 Certificate of Posting
- 5.2 Public Hearing Notice
- 5.3 Request for Comments
- 5.4 Property Owner Labels
- 5.4 Referral Agency Labels



Community & Economic Development Department

4430 South Adams County Parkway,
1st Floor, Suite W2000
Brighton, CO 80601-8205
PHONE 720.523.6800 FAX 720.523.6998

MEMORANDUM

To: Board of County Commissioners

From: Christopher C. LaRue, Senior Planner

Subject: PLT2016-00013, Heffley Minor Subdivision

Date: September 13, 2016

ALTERNATIVE RECOMMENDED FINDINGS OF FACT

If the Board of County Commissioners does not concur with the Staff recommendation of Approval, the following findings may be adopted as part of a decision of Denial:

1. The final plat is not consistent and does not conform to the approved sketch plan.
2. The final plat is not in conformance with the subdivision design standards.
3. The applicant has not 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.
4. The applicant has not provided evidence that provision has been made for a public sewage disposal system and, if other methods of sewage disposal are proposed, adequate evidence that the system complies with state and local laws and regulations.
5. The applicant has not 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.
6. The proposed or constructed drainage improvements are not adequate and do not comply with these standards and regulations.
7. Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have not been constructed or financially guaranteed through cash-in-lieu or a subdivision improvements agreement so the proposed subdivision will negatively impact the levels of service of the County.

8. The final plat is not consistent with the Adams County Comprehensive Plan and any available area plan.
9. The final plat is not consistent with the purposes of these standards and regulations.
10. The overall density of development within the proposed subdivision does not conform to the zone district density allowances.
11. The proposed subdivision is not compatible with the surrounding area, not harmonious with the character of the neighborhood, would be detrimental to the immediate area, would be detrimental to the future development of the area, and would be detrimental to the health, safety, or welfare of the inhabitants of the area and the County.



**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT
STAFF REPORT**

Planning Commission

August 25, 2016

CASE No.: PLT2016-00013 CASE NAME: Heffley Minor Subdivision	
Owner's Name:	Gerda Heffley & Helene Haines
Applicant's Name:	Gerda Heffley & Helene Haines
Applicant's Address:	4310 & 4340 West 64 th Avenue, Arvada, CO 80003
Location of Request:	4310 & 4340 West 64 th Avenue
Nature of Request:	Minor Subdivision to create three lots from two lots & a Subdivision Improvement Agreement
Zone District:	Residential-1-C (R-1-C)
Site Size:	1.318 acres
Proposed Uses:	Three Single-Family homes on three lots
Existing Use:	Two Single-Family homes on two lots
Comprehensive Plan:	Urban Residential
Hearing Date(s):	PC: August 25, 2016 / 6:00 p.m.
	BOCC: September 13, 2016/ 10:00 a.m.
Report Date:	August 4, 2016
Case Manager:	Christopher C. La Rue <i>ccr</i>
Staff Recommendation:	APPROVAL with 11 Findings-of-Fact and 1 Condition

SUMMARY OF APPLICATION

Background

The applicant is requesting a Minor Subdivision to create three lots from existing two lots. The existing two lots are currently developed as single-family dwellings. These dwellings were constructed in 1957 and 1972. The third lot is planned to be developed with a new single-family home. All of the lots are planned to be occupied by family members. On October 31, 2014, a plat correction was administratively approved for the site. The plat correction allowed the lot line between the two existing lots to be moved approximately 20 feet to the west to create two equally sized lots for the owner's daughters. The property consists of 1.318 acres and is located southeast of West 64th Avenue and Tennyson Street. Access to the properties is via West 64th Avenue. Both of the existing lots share a common access easement. As part of the previous plat

correction case, a maintenance agreement was required for the common access easement for the two lots.

Development Standards and Regulations Requirements

The site is currently zoned R-1-C. Section 3-13 of the Adams County Development Standards and Regulations outlines requirements for development in the R-1-C zone district. Per the regulations, the purpose of the R-1-C District is to serve exclusively as a single-family district for smaller home sites and smaller homes. Section 3-13 of the Adams County Development Standards require lots in the R-1-C zone district to be at least 7,000 square feet in area and have at least 65 feet of lot width. In addition, Section 5-03-03-08-02 of the Development Standards and Regulations, allows flag lots as long as the minimum width of the pole of any flag is at least thirty (30) feet in width and the maximum depth of the pole does not exceed six-hundred (600) feet.

The proposed subdivision would create three lots, all of which would conform to the minimum requirements of the R-1-C zone district. Lot 1A (see exhibit 2.2) would consist of approximately 9,141 square feet and have 65 feet of lot width along West 64th Avenue. Lot 2A would be approximately 29,854 square feet and have 103 feet of width along West 64th Avenue. Lot 3A is proposed to be a flag lot and would be approximately 18,409 square feet with 30 feet of width along West 64th Avenue. In addition, it would have 140 feet of depth. All lots would utilize a common access easement which had been previously established for the existing two lots. Staff is recommending a condition that the previous maintenance agreement that was created for the access easement be updated to include the new lot. This shall be required prior to issuance of building permits.

Developing the property with one new residential lot is consistent with surrounding uses, and unlikely to cause any negative impact to adjacent residential uses in the immediate vicinity. The proposed lots conform to the minimum requirements of the R-1-C zone district (See Exhibits 1.1 & 2.2). The applicant provided a will serve letter for water and sewer services from the Crestview Water and Sanitation District demonstrating that there is adequate water supply and sanitation services to support the development.

Subdivision Improvement Agreement (SIA):

Per Section 5-02-05 of the County's Development Standards and Regulations, a subdivision improvement agreement (SIA) is required with approval of a final plat. The SIA allows for construction of infrastructure (i.e. curb, gutter, and sidewalk) to be constructed with a subdivision. Curb, gutter, and sidewalk are already installed along West 64th Avenue. The only improvement being required with this proposed subdivision is a small private water quality depression on the southeast corner of the site. The SIA would require this improvement be installed prior to issuance of Certificate of Occupancy (CO) for the new home.

Future Land Use Designation/Goals of the Comprehensive Plan for the Area

Adams County's Comprehensive Plan designates the subject property and surrounding area as Urban Residential. Urban Residential areas are designated for single and multiple family

housing, typically at urban densities of one dwelling per acre or greater. These areas are intended to provide for development of residential neighborhoods with a variety of housing types, and with adequate urban services and transportation facilities. Urban residential areas may include supporting neighborhood commercial uses designed to serve the needs of nearby residents.

One of the key goals of the urban residential development is to encourage development in infill areas and within the County where it can be readily served by a full range of urban services. All uses surrounding the property are developed as residential with the exception of a school located to the south of the property. Developing the property with a third single-family lot is consistent with surrounding uses, and unlikely to cause any negative impact on the contiguous residential uses in terms of traffic, noise, and lighting. The intent to use the property for an additional single-family home is also consistent with uses allowed in the R-1-C zoning designation. It also aligns with the goals of the Comprehensive Plan for Urban Residential designation areas.

Site Characteristics:

Overall, the subject properties consist of two platted lots. Combined together both of the existing lots are approximately 1.318 acres (57,404 square feet) in size and both are developed with a single-family home. The new lot would allow construction of a new single-family home. The subject property contains over twice the amount of required square footage for development of three lots in the R-1-C zone district. The lot widths are consistent with the minimums required for properties in the R-1-C zone district.

Surrounding Zoning Designations and Existing Use Activity:

Northwest R-2 Duplex	North R-2 Duplexes	Northeast R-2 Duplexes
West R-1-C Single-Family	Subject Property R-1-C 2 existing Single-Family 1 proposed Single Family	East R-1-C Vacant
Southwest R-1-C Elementary School	South R-1-C Elementary School	Southeast R-1-C Elementary School

Compatibility with the Surrounding Land Uses:

The area surrounding the property is comprised of residentially zoned properties. The properties immediately to the north, northeast, and northwest of the property are zoned R-2 and are developed as duplexes. The property directly to the west is zoned R-1-C and is developed as a single-family home. The property directly southwest, south, and southeast of the property is zoned R-1-C and is developed as Tennyson Knolls Elementary School and located in District 50. The property immediately east of the subject site is zoned R-1-C and is vacant. Approval of a minor subdivision and development of the subject property as three single-family homes will not negatively impact existing surrounding uses in the immediate vicinity or in the County.

Staff Recommendation:

Based upon the application, the criteria for minor subdivision approval, and a recent site visit, staff recommends approval of this request with eleven findings-of-fact.

Findings of fact:

1. The final plat is consistent and conforms to the approved sketch plan.
2. The final plat is in conformance with the subdivision design standards.
3. 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.
4. The applicant has provided evidence that provision has been made for a public sewage disposal system and, if other methods of sewage disposal are proposed, adequate evidence that the system complies with state and local laws and regulations.
5. 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.
6. The proposed or constructed drainage improvements are adequate and comply with these standards and regulations.
7. Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or financially guaranteed through cash-in-lieu or a subdivision improvements agreement so the proposed subdivision will not negatively impact the levels of service of the County.
8. The final plat is consistent with the Adams County Comprehensive Plan and any available area plan.
9. The final plat is consistent with the purposes of these standards and regulations.
10. The overall density of development within the proposed subdivision conforms to the zone district density allowances.
11. 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.

Recommended Conditions of Approval:

Recommended Condition:

1. The existing access and maintenance agreement for the access easement shall be updated to include Lot 3A prior to issuance of any building permits.

PUBLIC COMMENTS

Property Owners Notified	Number of Responses
105	0

Referrals were sent to all property owners within 500 feet of the subject site. As of writing this report, staff has received no responses to the referral and notifications for the case.

COUNTY AGENCY COMMENTS

Adams County Building Safety Division:

Any future construction would require building permits and must comply with the 2012 IBC and 2014 National Electric codes.

Adams County Code Compliance:

No comments.

Adams County Environmental Analyst:

No comments.

Adams County Finance Department:

No comments.

Adams County Parks & Community Resources Department:

No comments.

Adams County Sheriff's Office:

No comments

Adams County Treasurer's Office

No comments

Adams County Development Services Engineering

All construction documents have been approved. All street improvements (curb, gutter, and sidewalk) have been previously constructed. The developer is responsible to repair any broken or damaged section of curb, gutter, and sidewalk that results for development.

Adams County Development Services Right-of-Way

The mylar for the proposed subdivision has been approved.

REFERRAL AGENCY COMMENTS

Responding with Concerns:

None

Responding without Concerns:

CDOT

Colorado Geological Survey

Hyland Hills Park and Recreation District

Juchem Ditch and Reservoir Company

Tri-County Health Department

Xcel Energy

Notified but not Responding / Considered a Favorable Response:

Adams County Fire Protection District

Arvada Fire

Century Link

City of Arvada

Colorado Division of Wildlife

Comcast

Crestview Water & Sanitation District

Metro Wastewater Reclamation

RTD

Urban Drainage and Flood Control

Westminster School District # 50

Xcel Energy

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3.1 Development Review Team Comments (Planning, Engineering, Right-of-Way, Building Safety, and Parks).

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Community & Economic Development Department

4430 South Adams County Parkway,
1st Floor, Suite W2000
Brighton, CO 80601-8205
PHONE 720.523.6800 FAX 720.523.6998

MEMORANDUM

To: Planning Commission

From: Christopher C. LaRue, Senior Planner

Subject: PLT2016-00013, Heffley Minor Subdivision

Date: August 25, 2016

ALTERNATIVE RECOMMENDED FINDINGS OF FACT

If the Planning Commission does not concur with the Staff recommendation of Approval, the following findings may be adopted as part of a decision of Denial:

1. The final plat is not consistent and does not conform to the approved sketch plan.
2. The final plat is not in conformance with the subdivision design standards.
3. The applicant has not 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.
4. The applicant has not provided evidence that provision has been made for a public sewage disposal system and, if other methods of sewage disposal are proposed, adequate evidence that the system complies with state and local laws and regulations.
5. The applicant has not 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.
6. The proposed or constructed drainage improvements are not adequate and do not comply with these standards and regulations.
7. Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have not been constructed or financially guaranteed through cash-in-lieu or a subdivision improvements agreement so the proposed subdivision will negatively impact the levels of service of the County.

8. The final plat is not consistent with the Adams County Comprehensive Plan and any available area plan.
9. The final plat is not consistent with the purposes of these standards and regulations.
10. The overall density of development within the proposed subdivision does not conform to the zone district density allowances.
11. The proposed subdivision is not compatible with the surrounding area, not harmonious with the character of the neighborhood, would be detrimental to the immediate area, would be detrimental to the future development of the area, and would be detrimental to the health, safety, or welfare of the inhabitants of the area and the County.

CES Consultants, LLC

Heffley Minor Subdivision – Project Explanation

The proposed site is located at 4340 & 4310 West 64th Avenue, Adams County, Colorado. The site is bound on the north by West 64th Avenue and the south by an existing school. The overall proposed site is presently covered by two existing houses and two existing garages. The total area of the site (Lot 1A and 2A) is 1.318 acres.

The existing Lot 1A and 2A will be sub-divided into three total lots, adding a Lot 3A, for this proposed project. The proposed development of the site will consist of the installation of a residence that will be a maximum of 3,000 square feet, including the detached garage. An on-site water quality depression will be installed as well in the southeast corner of the proposed Lot 3A.

The existing site access will also be used for the proposed residence access. A new access onto W. 64th Ave. will not be installed. The proposed residence will be served water and sanitary sewer service from Crestview Water & Sanitation District. Parking for the proposed project will be directly adjacent to the proposed residence.

The proposed project is located within an MS4 permit area; however the area of disturbance for this proposed development will be 0.60 acres. Since this area is less than one acre, an MS4 permit will not be required for this proposed development.

HEFFLEY SUBDIVISION - AMENDMENT
of Lots 1A and 2A, HEFFLEY SUBDIVISION PLAT CORRECTION,
in the NW 1/4 of the NE 1/4 of Section 7, T3S, R68W of the 6th P.M.
County of Adams, State of Colorado

FOUND:
2" alum. cap in
Range Box in
center of intersection

2640.31' = TOTAL SECTION LINE
NORTH LINE, NE 1/4, SECTION 7

WEST 64TH AVENUE

N 89°57'50" E
2474.85'
to Lowell
(NE Corner,
Section 7)

NE
Corner
Sec. 7

FOUND:
2 1/2" alum.
cap in
Range Box
in intersection

OWNERSHIP AND DEDICATION CERTIFICATE:
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED,
BEING THE OWNER OF THOSE LANDS DESCRIBED HEREON, HAVE
LAID OUT THE SAME INTO LOTS AS SHOWN HEREON AND DO HEREBY
RESERVE THOSE PORTIONS OF REAL PROPERTY WHICH ARE LABELED
AS UTILITY EASEMENTS ON THE PLAT, FOR THE INSTALLATION AND
MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES, INCLUDING BUT
NOT LIMITED TO ELECTRIC LINES, GAS LINES, TELEPHONE LINES, WATER
LINES, SEWER LINES, TOGETHER WITH THE RIGHT TO TRIM INTERFERING
TREES AND BRUSH, TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND
EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF
SUCH LINES: SAID EASEMENTS AND RIGHTS TO BE UTILIZED IN
A RESPONSIBLE AND PRUDENT MANNER.

GERDA L. HEFFLEY, TRUSTEE
OF THE FRANCIS E. AND GERDA L. HEFFLEY TRUST

ACKNOWLEDGEMENT:

STATE _____
COUNTY _____

The foregoing plat and dedication was acknowledged
before me this ____ day of _____, 20____ by
Gerda L. Heffley, Trustee of the Francis E. and
Gerda L. Heffley Trust.

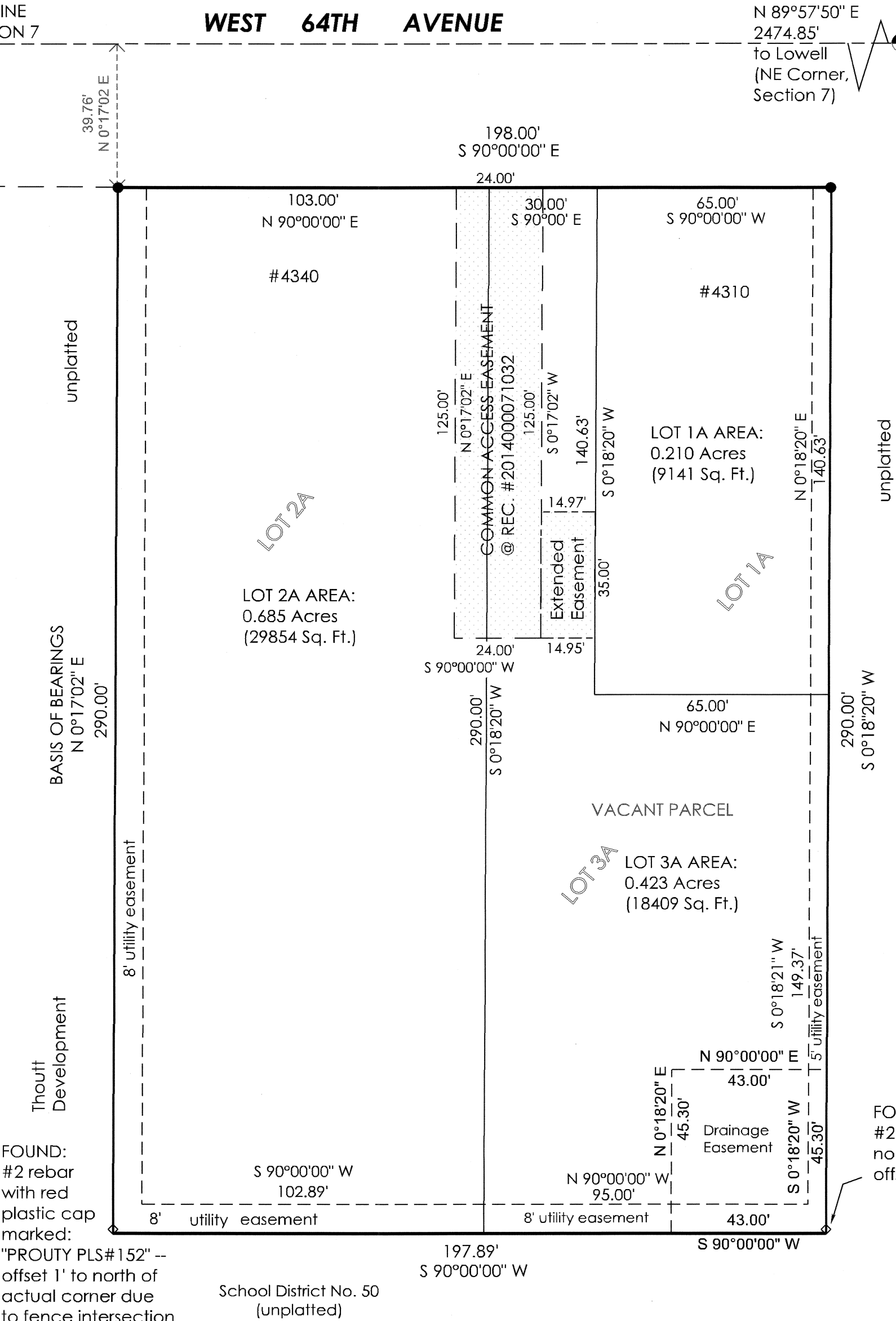
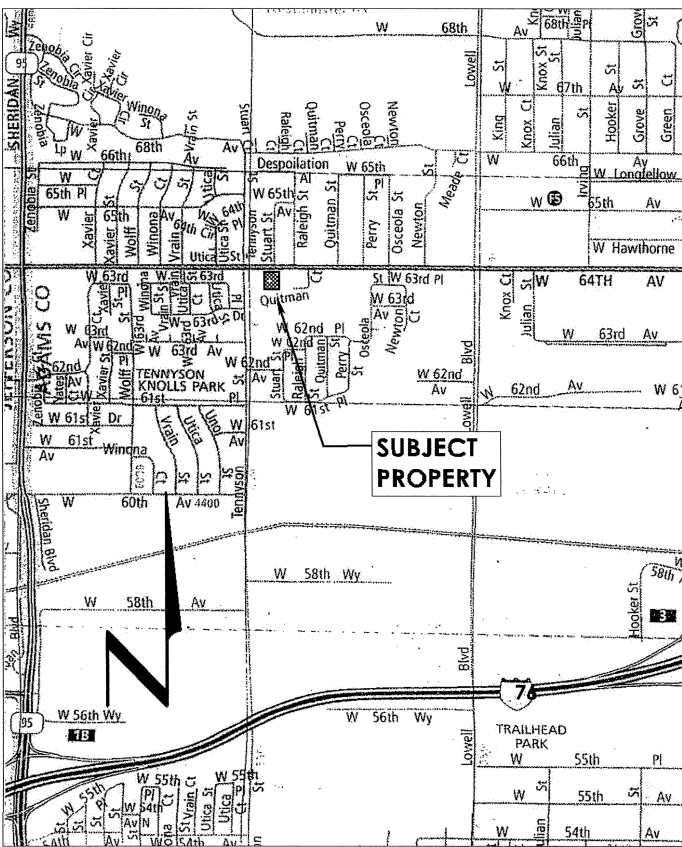
Witness my hand and seal
Notary Public _____
My commission expires _____ (seal)

PLANNING COMMISSION APPROVAL:

Approved by the Adams County Planning
Commission this ____ day of _____,
20____.

Chairperson
Adams County Planning Commission

VICINITY MAP:



FOUND:
#2 rebar
with red
plastic cap
marked:
"PROUTY PLS #152" --
offset 1' to north of
actual corner due
to fence intersection

School District No. 50
(unplatted)

FOUND:
#2 rebar
no cap ---
offset 1' to north

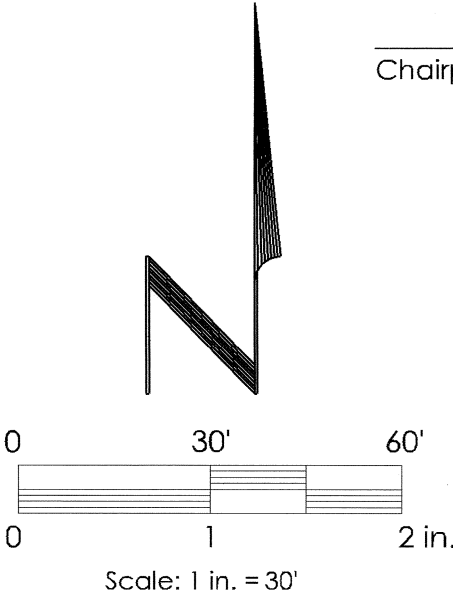
KEY:

- FOUND: 1 1/2" alloy cap on 18" long
#5 rebar, marked:
CHAMBERS PLS #16099
- ◇ FOUND: property corner as shown
- FOUND: Section Corner, marked
as shown

HEFFLEY SUBDIVISION - AMENDMENT
CHAMBERS CONSULTING INC.
STREET ADDRESS: 805 BEAR CREEK AVENUE
MAIL: P.O. BOX 339, MORRISON, CO 80465-0339
303-697-0650 chaconinc@chamberscon.com

SCALE: 1 INCH = 30 FEET	DATE: 11-12-2015 REVISION: 6-20-16	DRAWN BY: LGC & JARC
	COUNTY: ADAMS	DRAWING NO.: 1256

file: HEFFLEY.TRV



LEGAL DESCRIPTION:

Lots 1A and 2A,
HEFFLEY SUBDIVISION
PLAT CORRECTION,
County of Adams
State of Colorado

SURVEYOR'S CERTIFICATION:

I, Lawrence G. Chambers a registered Professional Land
Surveyor in the State of Colorado hereby certify to Gerda
Heffley that this HEFFLEY SUBDIVISION - AMENDMENT
was prepared on May 18, 2016.

This plat accurately represents the results of the survey on
September 15, 2015. I do further certify that this Heffley
Minor Subdivision Plat is in compliance with CRS Title 38,
Article 51 and all other applicable statutes.

Lawrence G. Chambers, PLS
Colorado Registration No. 16099

NOTES:

- BASIS OF BEARINGS:** Bearings are based upon the west
line of the subject parcel, which is assumed to bear N 0°17'02" E
between a found #2 rebar with a red plastic cap marked:
"PROUTY PLS #152" and a set #5 rebar with a 1 1/2" alloy cap
marked "CHAMBERS PLS #16099", as shown hereon.
- This survey does not constitute a title search by Chambers
Consulting, Inc. to determine ownership or easements of record.
For all information regarding easements and rights of way,
Chambers Consulting Inc. relied upon a title commitment from
Homestead Title and Escrow dated June 9, 2016 File No.
HT1633041.
- FLOOD INFORMATION:** The property is within Zone X =
"areas determined to be outside the 0.2% annual chance floodplain"
as shown on the Flood Insurance Rate Map (FIRM) #08001CO583H
(northern portion along West 64th Avenue) and #08001CO591H as
shown on the Adams County GIS website.
- The policy of the County requires that maintenance access
be provided to all storm drainage facilities to assure continuous
operational capability of the system. The property owners shall
be responsible for the maintenance of all drainage facilities including
inlets, pipes, culverts, channels, ditches, hydraulic structures and
detention basins located on their land unless modified by a sub-
division development agreement. Should the owner fail to
adequately maintain said facilities, the County shall have the right
to enter said land for the sole purpose of operations and maintenance.
All such maintenance costs will be assessed to the property owner.
- 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 above.
- Any person who knowingly removes, alters or defaces any
public land survey monument or land boundary monument of
accessory commits a Class Two (2) Misdemeanor pursuant to a
Colorado State Statute CRS 18-4-508.

BOARD OF COUNTY COMMISSIONERS APPROVAL:

Approved by the Adams County Board
of County Commissioners, this ____ day
of _____, 20____.

Chairperson

CLERK AND RECORDER

This Plat was filed for record in the
Office of the Adams County Clerk and
Recorder in the State of Colorado
at ____m. on the ____ day
of _____, 20____.

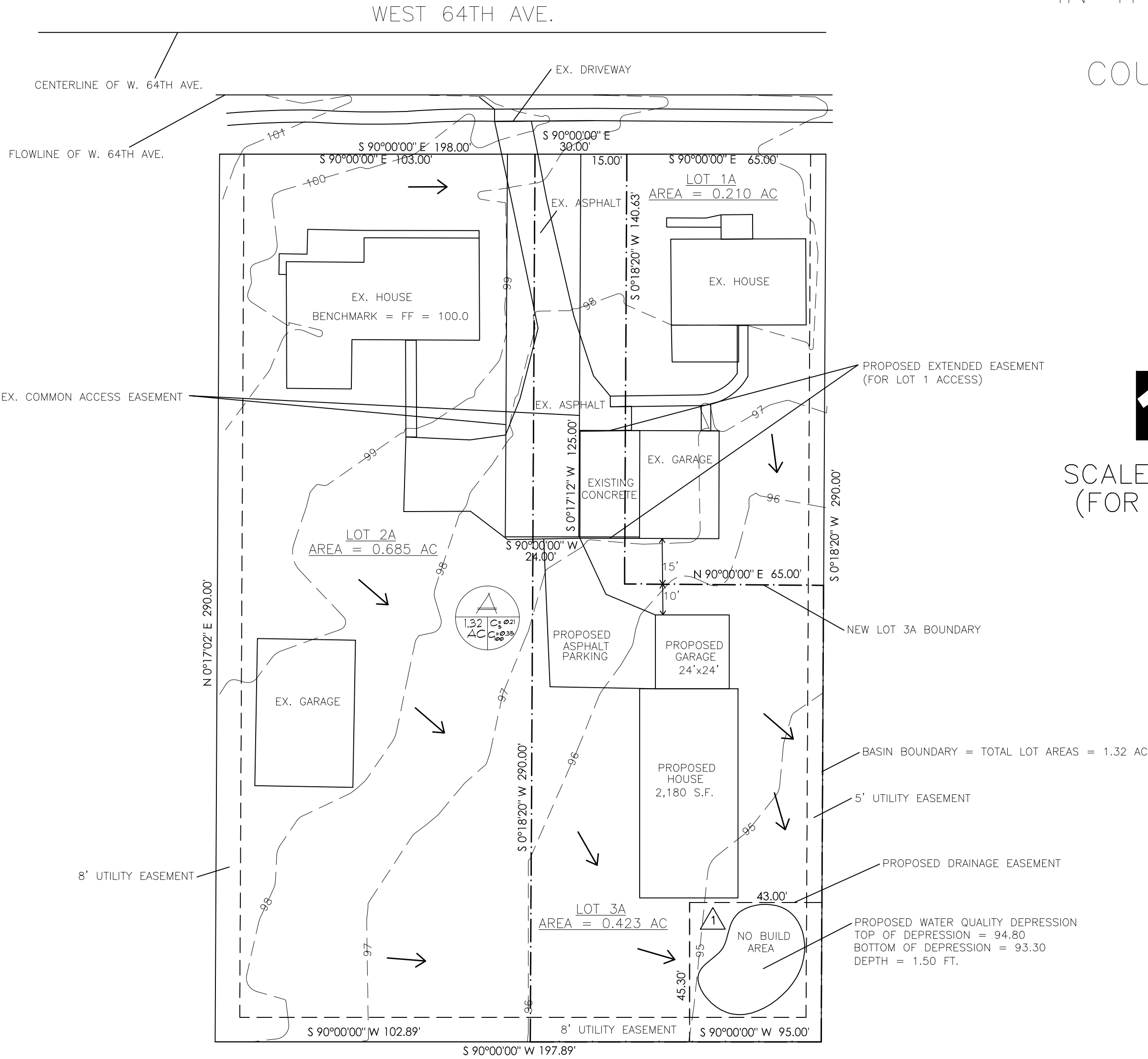
County Clerk and Recorder

By Deputy Clerk:

RECEPTION NO. _____

HEFFLEY SUBDIVISION – AMENDMENT
OF LOTS 1 AND 2, HEFFLEY SUBDIVISION,
IN THE NW1/4 OF THE NE1/4 OF SECTION 7,
T3S, R68W OF THE 6TH P.M.
COUNTY OF ADAMS, STATE OF COLORADO

OWNER: GERDA HEFFLEY

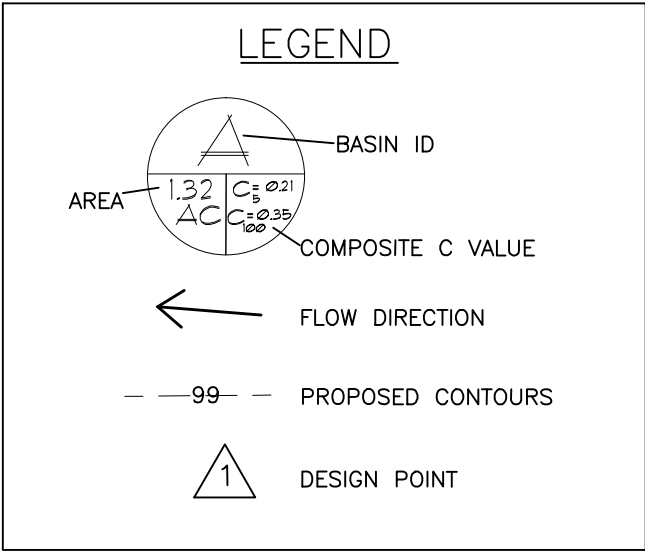


SCALE: 1" = 30'
(FOR 18"x24")

WEIGHTED SITE IMPERVIOUSNESS, I	
EXISTING	0.145
PROPOSED	0.168

WATER QUALITY DEPRESSION CONSTRUCTION NOTES:
1) SITE SLOPES SHALL BE CONSTRUCTED AT A 4:1 SLOPE.
2) DEPRESSION WILL BE SEEDED WITH NATIVE DRYLAND GRASSES.

GRADING NOTE:
1) ALL SITE RUNOFF WILL BE DIRECTED AROUND PROPOSED STRUCTURES
BY GRADING AND GENTLE SWALES AS NEEDED TO ENSURE
RUNOFF IS DIRECTED TO THE PROPOSED WATER QUALITY DEPRESSION.



CESCONSULTANTS, LLC

721 4TH STREET, SUITE IFT. LUPTON, CO. 80621PH. (970) 373-4480

CONSTRUCTION SITE PLAN

HEFFLEY MINOR SUBDIVISION

4340 & 4310 WEST 64TH AVE.

ADAMS COUNTY, COLORADO

DRAWING INFO.

DESIGNER:	KR/CD
DRAWN BY:	KR/CD
APPVD. BY:	KR/CD
SCALE:	1" = 40'
DATE:	6/23/16
JOB NO.:	15-0095.001
SHEET NO.:	1 OF 1



CRESTVIEW WATER & SANITATION DISTRICT

May 7, 2014

Re: Will Serve Water and Sanitary Sewer Service

To Whom It May Concern:

Please be advised that water and sanitary sewer service is currently being provided to both 4310 and 4340 W. 64th Avenue, each being single family residences, by the Crestview Water and Sanitation District.

The properties are wholly within the boundaries of this District and Crestview will continue to provide service to the properties provided the accounts are in good standing and District Rules and Regulations are met.

Any additional development of the properties will need to be reviewed by Crestview Water and Sanitation District prior to any additional services being supplied.

If you have any questions or require any additional information please contact our office.

Sincerely,

Mitchell T. Terry

District Manager

Crestview Water and Sanitation District

SUBDIVISION IMPROVEMENTS AGREEMENT

THIS AGREEMENT is made and entered into by and between the County of Adams, State of Colorado, hereinafter called "County," and the Gerda L Heffley Trust, 4340 West 64th Avenue, Arvada, Colorado, hereinafter called "Developer."

WITNESSETH:

WHEREAS, Developer is the owner of real property in the County of Adams, State of Colorado, as described in Exhibit "A" attached hereto, and by this reference made a part hereof.

WHEREAS, it is provided by resolution of the Board of County Commissioners, County of Adams, that where designated the Developer shall have entered into a written agreement with the County to install private improvements, and to deed land for public purposes or right-of-way.

NOW, THEREFORE, in consideration of the foregoing, the parties hereto promise, covenant, and agree as follows:

1. **Engineering Services.** Developer shall furnish, at its own expense, all engineering and other services in connection with the design and construction of the improvements described and detailed on Exhibit "B" attached hereto, and by this reference made a part hereof.
2. **Drawings.** The Developer shall furnish drawings for all improvements described and detailed on Exhibit "B" for approval by the County. Upon request, the Developer shall furnish one set of reproducible "as built" drawings and a final statement of construction costs to the County.
3. **Construction.** Developer shall furnish and construct, at its own expense and in accordance with drawings and materials approved by the County, the improvements described and detailed on Exhibit "B".
4. **Time for Completion.** Improvements shall be completed according to the terms of this agreement within "construction schedule" appearing in Exhibit "B". The County may for good cause grant extension of time for completion of any part or all of improvements appearing on said Exhibit "B". Any extension of time shall be in written form only.
5. **Acceptance and Maintenance of Public Improvements.** All improvements associated with this agreement are private improvements and will not be maintained by Adams County.
6. **Successors and Assigns.** This agreement shall be binding upon the heirs, executors, personal representatives, successors, and assigns of the Developer, and shall be deemed a covenant running with the real property as described in Exhibit "A" attached hereto.
7. **Improvements and Dedication.** The undersigned Developer hereby agrees to provide the following improvements.

A. **Improvements.** Designate separately each private improvement.

Private Improvements: Water Quality Depression

The improvements shall be constructed in accordance with all County requirements and specifications in accordance with the approved plans and time schedule as indicated in Exhibit "B".

Upon approval of the plat for Heffley Subdivision - Amendment by the Board of County Commissioners, the Developer hereby agrees to grant by said plat to the County an easement upon land described thereupon as Drainage Easement.

Gerda L Heffley Trust
Developer

By:

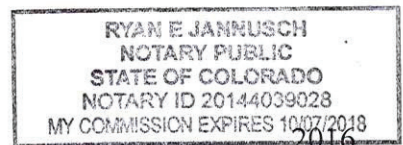
Gerda L. Heffley
Trustee: Gerda L Heffley Trust

The foregoing instrument was acknowledged before me this 15th day of July, 2016, by Gerda L. Heffley.

My commission expires: 10/07/2018

Address: 6335 Sheridan Blvd.
Arvada, CO 80003

[Signature]
Notary Public



APPROVED BY resolution at the meeting of _____, 2016.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
ADAMS COUNTY, COLORADO

Clerk of the Board

Chairperson

EXHIBIT A

Legal Description: Lot 1A and 2A of Heffley Subdivision Plat Correction, County of Adams, State of Colorado.

EXHIBIT B

Construction Schedule: The water quality depression shall be installed prior to the issuance of any Certificate of Occupancy (CO) for the development. .

See Attached Construction Site Plan.

HEFFLEY MINOR SUBDIVISION

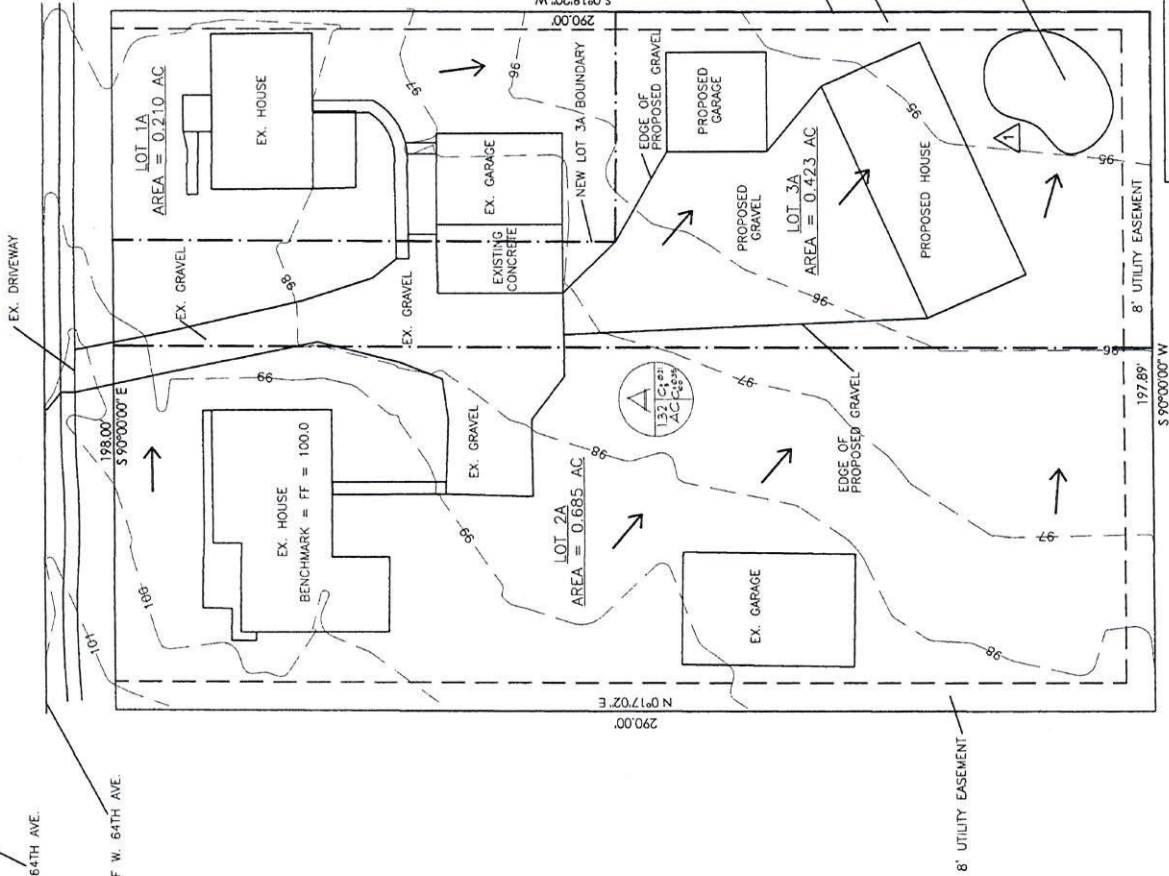
OF LOTS 1 AND 2, HEFFLEY SUBDIVISION,
IN THE NW1/4 OF THE NE1/4 OF SECTION 7,
T3S, R68W OF THE 6TH P.M.
COUNTY OF ADAMS, STATE OF COLORADO

OWNER: GERDA HEFFLEY

WEST 64TH AVE.

CENTERLINE OF W. 64TH AVE.

FLOWLINE OF W. 64TH AVE.



SCALE: 1" = 40'
(FOR 11"x17")



LEGEND

- AREA - 132 AC
- BASIN ID
- COMPOSITE C VALUE
- FLOW DIRECTION
- PROPOSED CONTOURS
- DESIGN POINT

CES CONSULTANTS, LLC

721 4TH STREET, SUITE 1
FT. LUTHER, CO. 80621
PH. (970) 374-4440

GRADING & DRAINAGE PLAN

HEFFLEY MINOR SUBDIVISION
4340 & 4310 WEST 64TH AVE.
ADAMS COUNTY, COLORADO

DRAWING INFO.

DESIGNER	10/20
CHECKED BY	10/20
DATE	10/20
SCALE	1" = 40'
DATE	10/20
DATE	10/20
SHEET NO.	1 OF 1



Development Review Team Comments

Date: 5/16/2016

Project Number: PLT2016-00013

Project Name: Heffley Minor Subdivision

Note to Applicant:

For submission of revisions to applications, a cover letter addressing each staff review comments must be provided. The cover letter must include the following information: restate each comment that requires a response and provide a response below the comment; respond to each comment with a description of the revisions and the page of the response on the site plan. And identify any additional changes made to the original document other than those required by staff.

Commenting Division: Building Review

Name of Reviewer: Justin Blair

Date: 04/11/2016

Email:

Complete

BSD1- Any future construction or improvements on the lots may require building permits.

BSD2- Current adopted codes are the 2012 Edition of the International Building Codes and the 2014 National Electrical Codes.

Commenting Division: Engineering Review

Name of Reviewer: Matthew Emmens

Date: 04/18/2016

Email:

Complete

ENG1: Flood Insurance Rate Map – FIRM Panel # (08001C0583H & 08001C591H), Federal Emergency Management Agency, March 5, 2007. According to the above reference, the project site is NOT located within a delineated 100-year flood hazard zone; A floodplain use permit will not be required.

ENG2: The project site is not located in a NRCO district. An environmental assessment is not required.

ENG3: The applicant shall be responsible to ensure compliance with all Federal, State, and Local water quality construction requirements. The project site is within the County's MS4 Stormwater Permit area. In the event that the disturbed area of the site exceeds 1 acre the applicant shall be responsible to prepare the SWMP plan using the Adams County ESC Template, and obtain both a County SWQ Permit and State Permit COR-030000.

ENG4: The applicant has submitted for review and received approval of all construction documents.

ENG5: The public street improvements for this subdivision have already been constructed.

ENG6: The developer is responsible for the repair or replacement of any broken or damaged section of curb gutter and sidewalk.

Commenting Division: Environmental Analyst Review

Name of Reviewer: Jen Rutter

Date: 04/13/2016

Email:

No Comment

Commenting Division: Parks Review

Name of Reviewer: Aaron Clark

Date: 04/11/2016

Email:

No Comment

Commenting Division: Planner Review

Name of Reviewer: Chris LaRue

Date: 05/16/2016

Email:

Resubmittal Required

PLN1. Applicant is requesting a Minor Subdivision to create 3 lots. 2 lots are already developed with single-family homes. Proposed Lot 3 would be developed with a new single-family home and would be developed as a flag lot.

PLN2. Per Section 2-02-18-01 a minor subdivision shall only be used to divide parcels of less than twenty (20) acres into four (4) or fewer lots. All engineering to include street construction and drainage plans shall be approved prior to scheduling a final plat for public hearings.

PLN3. Per Section 2-02-18 and 2-02-10, the Board of County Commissioners is the final decision authority to review and approve/deny a Subdivision request. Per the noted section the requests are reviewed by the Planning Commission as well.

PLN4. Site is zoned R-1-C. Per Section 3-13-01 the purpose of the Residential-1-C District is to serve exclusively as a single-family district for smaller home sites and smaller homes.

PLN5. Per Section 3-13 the minimum standards for a lot are outlined below:

- Minimum lot size: 7,000 square feet or 7,500 square feet on a corner.
- Minimum frontage width: 65 feet or 70 feet for a corner.
- Maximum house height: 25 feet
- Minimum house floor area: 1,250 square feet
- Front setback: 20 feet (50 feet along an arterial)
- Side setback: 17 feet one side or 5 feet from attached garage, five feet on the other side
- Rear setback: 15 feet

PLN6. Per Section 3-13 the minimum standards for an accessory structure are outlined below:

- Front setback: equal to the principal dwelling or more
- Side setback: 5 feet
- Rear setback: 5 feet
- Maximum size: 900 square to include all accessory structures

PLN7. Per Section 4-07-02-01 the Maximum lot coverage is:

- Principal structure: 60%
- Accessory Structure: 30%
- Structures Combined: 75%
- Please analyze this information and ensure compliance.

PLN8. Analyze the information contained in PLN 5, 6, & 7 and demonstrate compliance.

PLN9. Per Section 5-03-03-08-02, Flag lots shall be allowed in all zone districts, but shall only be used where all other subdivision alternatives are impractical. The minimum width of the pole of any flag lot shall be thirty (30) feet or be consistent with the minimum width requirements of the particular zone district. The maximum depth of the pole shall be six-hundred (600) feet.

PLN10. Your plat document only depicts two lots; however, the site plan shows 3 lots. We assume your plat document will need to be updated.

PLN11. The scale on the proposed plat is not accurate, so it is hard to obtain actual measurements. Utilizing the documents you submitted the following appear to be discrepancies:

- The existing house on Lot 1 does not appear to meet the 17 foot setback requirement. We assume this structure does not have an attached garage. Can you move the 30 foot flagpole access further west to meet the requirement?
- Does the existing detached garage on Lot 1 meet the minimum setback requirement of 5 feet?

- The existing detached garage on Lot 1 appears to be oriented with the garage doors facing west with the drive extending into the 30 foot flag pole. I noted no plans to grant an access easement onto Lot 3 from Lot 1. This should be addressed. Would moving the flag pole portion of Lot 3 to the west allow access?
- PLN12. Will the proposed house on Lot 3 meet the setback requirements?
- PLN13. The proposed garage on Lot 3 does not meet the front setback requirement of being equal to the proposed house. Can you attach it? This comment is provided to address future building permit issues.
-

Commenting Division: Planner Review

Name of Reviewer: Chris LaRue

Date: 05/16/2016

Email:

Resubmittal Required

PLN14. Site is located in the Urban Residential future land use. Urban residential areas are designated for single and multiple family housing, typically at urban densities of one dwelling per acre or greater. These areas are intended to provide for development of residential neighborhoods with a variety of housing types, with adequate urban services and transportation facilities. Urban residential areas may include supporting neighborhood commercial uses designed to serve the needs of nearby residents.

PLN15. The site would be required to conform to the County's landscaping requirements. Sections 4-16 & 5-03-05 list the required lot landscaping requirements. Please demonstrate how you will meet these requirements.

PLN16. The developer shall enter into a Subdivision Improvements (SIA) Agreement with the County and provide a security bond for all public improvements (See Section 5-02-05). Attached is the draft of the SIA with some redlines. You do not include an exhibit B with the appropriate timing of development and estimated cost for the improvements. Specifically the water quality pond is not addressed.

PLN17. Applicant provided the appropriate PLD fee in the amount of \$1,960.60.

Commenting Division: ROW Review

Name of Reviewer: Robert Kovacs

Date: 05/13/2016

Email:

Complete

ROW1: Include easement for detention pond on plat, indicate defining bearings and distances.

ROW2: See redline markup of plat attached to this case and uploaded to eDocs No. 5361562

ROW3: Return corrected plat for further review.

From: [Matthew Emmens](#)
To: [Greg Labrie](#)
Cc: [Chris LaRue](#); [Aaron Clark](#); [Ben Dahlman](#); [Christine Francescani](#); [Justin Blair](#); [Marc Pedrucci](#); [Robert Kovacs](#); [Laura Garcia](#)
Subject: Re: PLT2016-00013 (Heffley Minor Subdivision) Request for comments
Date: Monday, May 09, 2016 2:00:03 PM

Chris and Greg,

The Heffley subdivision construction plans have already been reviewed and tentatively approved. The only public improvement that is required is a water quality "pond".

Sent from my iPad

On May 9, 2016, at 1:57 PM, Greg Labrie <GLabrie@adcogov.org> wrote:

Chris,

Curb, gutter, and sidewalk already exist along 64th Avenue and depending on the results of the drainage analysis a detention pond may not be required for this proposed minor subdivision. Therefore, I will not have any comments on the SIA until the drainage analysis is completed and it has been determined that a new detention pond is required.

Sincerely,

T. Greg Labrie, PE, CFM
Senior Engineer
Adams County
Development Engineering Services
4430 S. Adams County Parkway
Brighton, CO 80601
Ph # 720-523-6824
<image002.png>

From: Chris LaRue
Sent: Wednesday, April 20, 2016 1:38 PM
To: Aaron Clark; Ben Dahlman; Christine Francescani; Greg Labrie; Justin Blair; Marc Pedrucci; Matthew Emmens; Robert Kovacs; Laura Garcia
Subject: FW: PLT2016-00013 (Heffley Minor Subdivision) Request for comments

To all:

I just sent this application out for review this morning. Attached with this e-mail is a Word version of the applicant's SIA for you to review.

Thanks,
Chris

From: [Jennifer Lothrop](#)
To: [Chris LaRue](#)
Cc: [Brigitte Grimm](#)
Subject: PLT2016-00013 (Heffley Minor Subdivision) Request for comments
Date: Thursday, May 05, 2016 11:25:11 AM
Attachments: [PLT2016-00013 Heffley request for comments.pdf](#)
[image003.png](#)

Case Name: Heffley Minor Subdivision
Case Number: PLT2016-00013
Parcel #'s 0182507102003 & 0182507102004

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

Jennifer Lothrop
Treasurer Technician

Adams County Treasurer's Office
4430 S. Adams County Pkwy., Ste. C2436
Brighton, CO 80601
720.523.6761 | www.adcotax.com
Mon. - Fri. 7am - 5pm



Adams County Mission

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



From: Chris LaRue
Sent: Wednesday, April 20, 2016 9:43 AM
To: Aaron Clark; Amanda Overton; Ben Dahlman; Brigitte Grimm; Christine Francescani; Eric Guenther; Greg Labrie; Jen Rutter; Justin Blair; Marc Pedrucci; Matthew Emmens; Michael Kaiser; Nathan Mosley; Nikki Blair; Patsy Melonakis; Robert Kovacs; Tonia Fuller; 'Andrew Todd CDPHE - Solid Waste Unit'; 'Bob Olivier West Adams Soil Conservation'; 'Chris Quinn RTD'; 'Craig Simmonds Metro Wastewater Reclamation'; 'David Mallory - Urban Drainage and Flood Control'; 'Donna George Xcel Energy'; 'George Lombardi West Adams Soil Conservation'; 'James Dileo CDPHE - Air Quality'; 'Jill Carlson Colorado Geological Survey'; 'Land Use Tri-County Health'; 'Michael Weakley Tri-County Health'; 'mary.c.dobyns@usps.gov'; 'Monte Deatrich Tri-County Health'; 'Patrick J. Pfaltzgraff CDPHE - Water Quality Protection'; 'Suzanne Sellers Colorado Division of Water Resources'; 'Warren Brown Tri-County Health'; 'West Adams Soil Conservation District'; 'gpreston@acfpd.org'; 'jon.greer@arvadafire.com'; 'brandyn.wiedrich@centurylink.com'; 'rmcconnell@arvada.org'; 'Williams - DNR, Joanna'; 'bradley.sheehan@dot.state.co.us';



May 9, 2016

Christopher LaRue
Adams County
Community and Economic Development Department
4430 South Adams County Parkway, Suite W2000
Brighton, CO 80601

RE: Heffley Minor Subdivision, 4310 & 4340 W 64th Avenue
PLT2016-00013
TCHD Case No. 3894

Dear Mr. LaRue:

Thank you for the opportunity to review and comment on the proposed minor subdivision at 4310 and 4340 W 64th Avenue. Tri-County Health Department (TCHD) staff reviewed the application for compliance with applicable environmental and public health regulations and has the following comments.

Mosquito Control

The application indicates that an "on-site water quality depression" will be installed on Lot 3A. Such an area may provide a suitable mosquito breeding habitat. To reduce the potential for human exposures to West Nile and other mosquito-borne viruses, TCHD recommends that the applicant prepare a mosquito control plan for the water quality depression. A guidance document is attached, and more information can be found at <http://www.tchd.org/276/Mosquitoes-West-Nile-Virus>.

Please feel free to contact me at 720-200-1575 or kboyer@tchd.org if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "K Boyer", with a long horizontal line extending to the right.

Kathy Boyer
Environmental Health Specialist II

CC: Sheila Lynch, Monte Deatrich, TCHD

**Tri-County Health Department
Guidance for Preparation of
Mosquito Control Plan**

A Mosquito Control Plan should contain the following elements:

1. Designation of a management entity

This is the entity with authority/responsibility for implementing the plan. Typically, this will be a Special District or a Homeowners Association. If this is the case, the applicant shall submit a copy of the organizational Service Plan, by-laws or other legal document providing the authority for mosquito control. If the entity is the developer, this should be noted.

2. Funding mechanism

A method to finance the program. This could be a commitment for the Service District, HOA or developer to include adequate funds for the activities as part of its annual budgeting process, or a plan by the District or HOA to assess an annual fee on residents in the subject service area, or to fund the program in some other way, per its legal authority as noted in #1.

3. Activities that will be undertaken to prevent mosquito breeding conditions

This section places emphasis on the proper design, construction, operation and maintenance of stormwater facilities to prevent mosquitoes from breeding. In most instances, it is nothing different than is already required by the County and Volume 3 of the Urban Drainage and Flood Control District's (UDFCD) Urban Storm Drainage Criteria Manual for flood control and stormwater quality. The literature on this subject, supported by local field experience, suggests that if stormwater facilities are well-designed, built to specification, and regularly inspected and maintained to meet operating standards, stormwater facilities that are designed to completely drain in 72 hours or less are likely to do so and to prevent mosquito breeding conditions.

The likelihood or extent of mosquito breeding can also be reduced through the proper design, construction and inspection/maintenance of retention ponds or constructed wetlands that are intended to hold permanent water pools.

We have found that at the time of construction of stormwater facilities, there is often little thought given to continuity of maintenance. Requiring the applicant to think through the tasks that need to be accomplished from design through operation, who will be responsible for tasks in each phase, and a schedule for their accomplishment increases the probability that these tasks will be completed.

Ideally, before getting to this point, the applicant will have considered stormwater facility options that do not rely on extended retention or detention of stormwater without flushing over a period of 2-3 days; e.g. grass swales, porous pavements, landscape detention, reducing directly connecting impervious areas to increase infiltration. This would be coordinated through and in compliance with the requirements of the County's Engineering and/or Stormwater sections.

Suggested elements in this section include the following:

- Design review – Qualified personnel review construction plans and conduct field investigation to ensure construction per specifications of UDFCD Volume 3 and County criteria.
- Operation and maintenance activities

This should identify who will conduct these activities (e.g., staff or contractor), and a schedule or trigger point for doing each task. Again, the UDFCD's Vol. 3 contains minimum operation and maintenance activities. If staff are to be used, this section should note if they will need training and how they will receive it.

- Regular inspections

Facilities that are found to retain water should be inspected regularly to ensure that no mosquito larvae are present. Facilities should be inspected once a week beginning in April and continuing through September.

- Larvacide program

Even if inspections do not reveal larvae, a larvaciding program should be established as a preventive measure at the same time that the inspection program begins (generally May) and continue through September. Some mosquitoes lay their eggs in mud, and when rain falls later, they can hatch and present a problem. Larvacide should be applied at the recommended rate and frequency specified by the product manufacturer. Mosquito control products can be found by doing a search on the internet. Natural control of mosquito larva can be very effective is done properly. Consult the Colorado Department of Wildlife, Fisheries Division, for consultation on proper stocking of ponds with fish that will effectively control mosquito larvae.

For Technical Assistance - Contact Monte Deatrich, Tri-County Health Department's mosquito control specialist, if you have any questions about any elements of the mosquito control program. Mr. Deatrich is in Tri-County's Commerce City office; he can be reached by phone at (303) 288-6816, or by e-mail at mdeatric@tchd.org.

From: [Kathleen Boyer](#)
To: [Chris LaRue](#)
Cc: [Sheila Lynch](#); [Monte Deatrich](#)
Subject: RE: PLT2016-00013 Heffley resumbittal
Date: Tuesday, June 28, 2016 8:05:25 AM
Attachments: [image003.png](#)
[image004.png](#)

TCHD comments have been adequately addressed.

Kathy Boyer, REHS
Environmental Health Specialist
Tri-County Health Department
6162 S. Willow Drive, Suite 100
Greenwood Village, CO 80111
720-200-1575
kboyer@tchd.org
<http://www.tchd.org/>



From: Chris LaRue [mailto:CLaRue@adcogov.org]
Sent: Friday, June 24, 2016 2:07 PM
To: Matthew Emmens; Robert Kovacs; Kathleen Boyer; 'Donna George Xcel Energy'; 'Carlson, Jill'; Aaron Clark; Christine Francescani; Greg Labrie; Justin Blair; Laura Garcia; Matthew Emmens; Robert Kovacs
Subject: PLT2016-00013 Heffley resumbittal

Hi everyone:

Please review this resubmittal and provide comments to me on or before 7/7/14 (please respond by noon on 7/7).

Please note there is an SIA to review as part of this application. A word document has been attached.

Thanks,

Chris

Christopher C. LaRue

Senior Planner, *Community & Economic Development Department*

ADAMS COUNTY, COLORADO

4430 South Adams County Parkway, W2000A

Brighton, CO 80601

o: 720.523.6858 | clarue@adcogov.org



COLORADO
Division of Water Resources
Department of Natural Resources

1313 Sherman Street, Room 821
Denver, CO 80203

April 21, 2016

Chris LaRue
Adams County Planning and Development
Transmission via email:
CLaRue@adcogov.org

RE: Heffley Minor Subdivision
Case No. PLT2016-00013
Part of the SW ¼ of the SE ¼ Sec. 5, T3S, R68W, 6th P.M.
Water Division 1, Water District 7

Dear Mr. LaRue,

We have reviewed the above referenced referral received April 19, 2016 to subdivide Lot 1A and 2A of Heffley subdivision into three lots. The total area to be subdivided is 1.318 acres. Currently the site contains two existing houses and two existing garages. The new lot designated as Lot 3A is proposed for a new residence with a detached garage that will be approximately 3,000 square-feet.

Water Supply Demand

Estimated water requirements were not provided for this project. Details of necessary information to be included in the subdivision water supply plan can be found on Attachment A of the Updated Memorandum Regarding Subdivisions, available online at

<http://water.state.co.us/groundwater/GWAdmin/Pages/SubdivisionWSP.aspx>.

Source of Water Supply

According to information available in this office, the proposed project is located within the boundaries of the Crestview Water and Sanitation District ("District"). A letter from District dated May 7, 2014 was provided in the referral material. The letter acknowledges that the District currently supplies water to Lot 1A and 2A and indicates that any additional development of the properties will need to be reviewed by the District prior to any additional services being supplied.

The District is contracted with the Denver Water Department ("Denver Water") and obtains treated water on demand pursuant to Denver Water Distributor Contract No. 14239A. We consider Denver Water to be a reliable water supplier.



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 water supply is adequate and can be provided without causing injury to decreed water rights, provided the District is committed to supply the proposed Lot 3A.

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 physically available, based on current 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 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.

Should you have any questions, please contact Ioana Comaniciu of this office.

Sincerely,



Joanna Williams, P.E.
Water Resource Engineer

Cc: File for subdivision no. 23886



From: [Loeffler - CDOT, Steven](#)
To: [Chris LaRue](#)
Subject: PLT2016-00013, Heffley Minor Subdivision
Date: Thursday, April 21, 2016 10:07:03 AM

Chris,

I have reviewed the request for comments for a minor subdivision to create three lots from two lots at 4310 & 4340 W 64th Ave. and have no objections.

Thank you for the opportunity to review this referral.

Steve Loeffler
Permits Unit



P [303.757.9891](tel:303.757.9891) | F [303.757.9886](tel:303.757.9886)
2000 S Holly Street, Denver, CO 80222
steven.loeffler@state.co.us | www.codot.gov | www.cotrip.org



COLORADO GEOLOGICAL SURVEY

1801 19th Street
Golden, Colorado 80401



Karen Berry
State Geologist

May 6, 2016

Chris LaRue

Adams County Community & Economic Development
4430 S. Adams County Parkway, Suite W2000
Brighton, CO 80601

Location:

NW $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ Section 7,
T3S, R68W, 6th P.M.
39.8121, -105.0429

Subject: Heffley Minor Subdivision

Case Number PLT2016-00013; Adams County, CO; CGS Unique No. AD-16-0020

Dear Chris:

Colorado Geological Survey has reviewed the Heffley Minor Subdivision referral. I understand the applicant proposes to subdivide two existing lots at 4310 and 4340 W. 64th Avenue, Arvada, (Lots 1 and 2, Heffley Subdivision, 1.318 acres) creating one additional residential lot behind (south of) the existing home at 4310 W. 64th Ave. With this referral, I received a Request for Comments (April 20, 2016), zoning and location maps, a Project Explanation (CES Consultants, LLC), a Subdivision Improvements Agreement (Gerda Heffley, notarized April 5, 2016), a Site Plan (CES Consultants, LLC, April 8, 2016), and a Heffley Minor Subdivision plat (Chambers Consulting Inc., November 12, 2015).

The site does not contain steep slopes, is located outside of any mapped FEMA flood hazard zones, is not undermined, and is not exposed to or located within any identified geologic hazard areas that would preclude the existing and proposed residential use and increase in density. However, we have several comments:

Water quality depression. The site slopes down slightly toward the southeast and does not appear to have a viable outlet to any offsite stormwater collection system. A "water quality depression" is planned in the southeastern corner of proposed Lot 3A.

- 1) It is not clear from any of the submitted documents whether this retention feature has been sized correctly. The county should require calculations verifying that the water quality depression provides adequate storage.
- 2) It appears that the proposed house will block most of the flow toward the water quality depression. Drainage swales should be constructed to efficiently convey surface flows around the planned home and to the water quality depression.

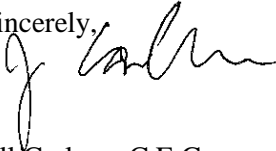
Soil and bedrock engineering properties. According to available geologic mapping, the site is underlain by loess (wind-deposited fine sands and silts). Loess deposits commonly exhibit collapse under wetting and loading but, depending on the clay content, can also exhibit shrink/swell (volume changes in response to changes in water content). The surficial soils are underlain by Denver formation claystone, siltstone, sandstone and conglomerate. Claystone can exhibit very high swell when wetted and, if present at or near foundation depths, can cause damage to foundations and homes if not properly identified and mitigated. Sandstone layers, if present, may be quite hard and difficult to excavate using typical methods and construction equipment.

Chris LaRue
May 6, 2016
Page 2 of 2

A lot-specific geotechnical investigation and analysis will be needed for the proposed home on Lot 3A to determine depths to bedrock and groundwater, and to characterize soil and bedrock engineering properties such as expansion/consolidation potential, density, strength, and allowable bearing pressures. This information is needed to determine subgrade preparation requirements, to design the home's foundation, subsurface drainage (foundation perimeter drain) and floor system, and to determine the site's suitability for a full-depth basement, if planned.

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', written over the word 'Sincerely,'.

Jill Carlson, C.E.G.
Engineering Geologist

From: [Terry Barnhart](#)
To: [Chris LaRue](#)
Subject: RE: PLT2016-00013 (Heffley Minor Subdivision) Request for comments
Date: Wednesday, April 20, 2016 10:14:21 AM

Chris:

Hyland Hills has no comment or objections to this subdivision request.

Terry Barnhart

Planner

Hyland Hills Park and Recreation District

303 650-7609 office

303 489-3482 cell

From: Chris LaRue [mailto:CLaRue@adcogov.org]
Sent: Wednesday, April 20, 2016 9:43 AM
To: Aaron Clark; Amanda Overton; Ben Dahlman; Brigitte Grimm; Christine Francescani; Eric Guenther; Greg Labrie; Jen Rutter; Justin Blair; Marc Pedrucci; Matthew Emmens; Michael Kaiser; Nathan Mosley; Nikki Blair; Patsy Melonakis; Robert Kovacs; Tonia Fuller; 'Andrew Todd CDPHE - Solid Waste Unit'; 'Bob Olivier West Adams Soil Conservation'; 'Chris Quinn RTD'; 'Craig Simmonds Metro Wastewater Reclamation'; 'David Mallory - Urban Drainage and Flood Control'; 'Donna George Xcel Energy'; 'George Lombardi West Adams Soil Conservation'; 'James Dileo CDPHE - Air Quality'; 'Jill Carlson Colorado Geological Survey'; 'Land Use Tri-County Health'; 'Michael Weakley Tri-County Health'; 'mary.c.dobyns@usps.gov'; 'Monte Deatrich Tri-County Health'; 'Patrick J. Pfaltzgraff CDPHE - Water Quality Protection'; 'Suzanne Sellers Colorado Division of Water Resources'; 'Warren Brown Tri-County Health'; 'West Adams Soil Conservation District'; 'gpreston@acfpd.org'; 'jon.greer@arvadafire.com'; 'brandyn.wiedrich@centurylink.com'; 'rmccConnell@arvada.org'; 'Williams - DNR, Joanna'; 'bradley.sheehan@dot.state.co.us'; 'joe.padia@state.co.us'; 'thomas_lowe@cable.comcast.com'; 'tfbl3925@gmail.com'; 'patrickstock@crestviewwater.net'; Terry Barnhart
Subject: PLT2016-00013 (Heffley Minor Subdivision) Request for comments

Please see the attached request for comments. Comments are due by 5/13/16.

Thanks,

Chris

Christopher C. LaRue

Senior Planner, *Community & Economic Development Department*

ADAMS COUNTY, COLORADO

4430 South Adams County Parkway, W2000A

Brighton, CO 80601

o: 720.523.6858 | clarue@adcogov.org

www.adcogov.org

From: [Barbara LaRowe](#)
To: [Chris LaRue](#)
Subject: Juchem Ditch at 4310 W. 64th Ave
Date: Sunday, April 24, 2016 11:33:38 AM

The Consolidated Juchem Ditch and Reservoir Co. travels east on the south side of 64th Ave and runs between the elevated concrete boxes that supply irrigation water to 4310 W. 64th Ave. There is no current proposals to supply water to any other property at this time.

Thomas Fletcher
President



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

May 13, 2016

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

Attn: Chris LaRue

Re: Heffley Minor Subdivision, Case # PLT2016-00013

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the minor subdivision for **Heffley**. Are there lot lines missing? The site plan document shows a "new lot 3A boundary line but the plat does not.

The property owner/developer/contractor must contact the **Builder's Call Line at 1-800-628-2121 or <https://xcelenergy.force.com/FastApp> (Register so you can track your application)** and complete the application process for any new gas or electric service, or modification to existing facilities. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

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.

If you have any questions about 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. 571.3524
donna.l.george@xcelenergy.com

June 24, 2016

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

Attn: Chris LaRue

Re: Heffley - 2nd referral, Case # PLT2016-00013

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the second referral plat for **Heffley - 2nd referral** and acknowledges the requested changes that were made.

PSCo has no concerns with the Subdivision Improvement Agreement.

The applicant is reminded to contact the **Builder's Call Line** to complete the application process for any new gas or electric service, or modification to existing facilities.

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

CERTIFICATE OF POSTING



I, Christopher C. La Rue do hereby certify that I had the property posted at

4310 & 4340 West 64th Avenue

on July 29, 2016

in accordance with the requirements of the Adams County Zoning Regulations

Christopher C. La Rue

Christopher C. La Rue



Public Hearing Notification

Case Name:	Heffley Minor Subdivision
Case Number:	PLT2016-00013
Planning Commission Hearing Date:	08/25/2016 at 6:00 p.m.
Board of County Commissioners Hearing Date:	09/13/2016 at 10:00 a.m.

July 20, 2016

A public hearing has been set by the Adams County Planning Commission and the Board of County Commissioners to consider the following request:

Minor Subdivision to create three lots.

The proposed use will be: Residential
This request is located at: 4310 W 64TH AVE on
The Assessor's Parcel Number(s): 0182507102003 & 0182507102004

Applicant Information: HELENE HAINES
4310 W. 64TH AVE
ARVADA, CO 80003

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 Department of Community and Economic Development, 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.

Regards,

Christopher C. LaRue

Chris LaRue
Senior Planner



Request for Comments

Case Name: Heffley Minor Subdivision
Case Number: PLT2016-00013

April 20, 2016

The Adams County Planning Commission & Board of County Commissioners are requesting comments on the following request:

Minor Subdivision to create three lots from two lots.

This request is located at: 4310 & 4340 W 64TH AVE

The Assessor's Parcel Number are: 0182507102003 & 0182507102004

Applicant Information: HELENE HAINES
4310 W. 64TH AVE
ARVADA, CO 80003

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 05/13/2016 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 CLaRue@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.

Christopher LaRue
Case Manager

6400 RALEIGH STREET TRUST AS ROSEMARY J
BROWN AS TRUSTEE
4075 QUAY ST
WHEAT RIDGE CO 80033-4955

BECK ANDREW JERROD AND
BECK BREANNE RENEE
6404 RALEIGH ST
ARVADA CO 80003-6435

ANDREOLETTI ROBERT
4443 W 68TH AVE
WESTMINSTER CO 80030-5855

BILLINGSLEY FRANK M
PO BOX 631
WESTMINSTER CO 80036-0631

ANDRUS JARRET LEE AND
ANDRUS SANDRA RUTH
6432 UTICA ST
ARVADA CO 80003-6500

BOXLEITNER SONJA
13487 W 70TH PLACE
ARVADA CO 80004

ANGHEL PETRU AND
ANGHEL TATIANA
10220 W 59TH PL
ARVADA CO 80004-4944

BUI AN V AND
QUACH KHANH THUY T
4498 W 63RD DRIVE
ARVADA CO 80003

ARLINGTON MEADOWS HOMEOWNERS ASSOCIATION
PO BOX 1404
WESTMINSTER CO 80030-1404

BYRNE ANN L AND
BYRNE RICHARD J
4144 CENTENNIAL DR
BROOMFIELD CO 80023-8057

ARMIJO BRENDA
6372 UTICA ST
ARVADA CO 80003-1470

CHACON FRANCISCO J AND
CHACON BERTHA A
6475 RALEIGH STREET
ARVADA CO 80003

BAAB DAVID L AND
BAAB WILLICH A
6447 STUART ST
ARVADA CO 80003-6454

CHAVEZ YOLANDA
4495 W 63RD PL
ARVADA CO 80003

BALLHAGEN LAWRENCE M AND
BALLHAGEN TRISH L
6046 LEWIS CT
ARVADA CO 80004-4928

CHEN YI Y
4420 W 63RD PL
ARVADA CO 80003-1457

BAUER DAWN A AND
BAUER JOSHUA W
4445 W 63RD PL
ARVADA CO 80003-1456

CHMURA ANNA B
4157 W 62ND PL
ARVADA CO 80003-6714

BEARD THOMAS EUGENE AND
BEARD ELISA JUDITH
6375 QUITMAN CT
ARVADA CO 80003-6750

COLE MICHAEL AND
COLE WHITNEY
4450 W 63RD PL
ARVADA CO 80003-1457

CONCA SUSAN
4485 W 63RD PL
ARVADA CO 80003-1475

GONZALES JAMIE LYNN
4465 W 63RD PL
ARVADA CO 80003

CRUZ ERNEST REYES AND
HUMPHREY ANNE LESLIE
6249 STUART ST
ARVADA CO 80003-6739

GOODLOE MYKHAL
6380 QUITMAN COURT
ARVADA CO 80003

DE NILEON DONALD H
6440 TENNYSON ST NO. 18
ARVADA CO 80003-6445

GREEN WAYNE AND
GREEN DENISE
6310 TENNYSON ST
ARVADA CO 80003-6708

DELGADO THOMAS S AND
DELGADO MAXINE M
6350 QUITMAN CT
ARVADA CO 80003-6750

GUILFORD SPENCER
4277 W 62ND PL
ARVADA CO 80003-6711

DENVER CHRISTADELPHIAN ECCLESIA
4280 W 64TH AVE
ARVADA CO 80003-6514

HAMLIN TODD AND
DAVILA GAYLE
6342 UTICA STREET
ARVADA CO 80003

DURAN LARRY S TRUST THE
4455 W 63RD PL
ARVADA CO 80003-1456

HANOU IAN S
6382 UTICA ST
ARVADA CO 80003-1470

GOLDEN DOUBLES LLC
11941 W 48TH AVE NO 200
WHEAT RIDGE CO 80033-2166

HARDIN WILLIAM E REVOCABLE TRUST THE
4147 W 64TH AVE
ARVADA CO 80003-6511

GOMEZ DARRELL E
6406 RALEIGH ST
ARVADA CO 80003-6435

HEFFLEY GERDA L TRUST
4340 W 64TH AVE
ARVADA CO 80003-6516

GOMEZ EFRAIN AND
VAN LOON NANCY
6390 QUITMAN COURT
ARVADA CO 80003

HEISS STEVEN
6052 W 95TH AVE
WESTMINSTER CO 80031-2810

GONZALES ANDREW AND
GONZALES PAULA J
6362 UTICA STREET
ARVADA CO 80003

HEMSOUVANH INTHANONGSINH
6450 TENNYSON ST APT 4
ARVADA CO 80003-6444

HILD INGE H
6450 TENNYSON ST NO. 8
ARVADA CO 80003-6444

LITTLE EARL AND SUSAN TRUST
6480 TENNYSON ST
ARVADA CO 80003-6440

HOOVER DOUGLAS L AND
HOOVER NICOLE B
4440 W 63RD PL
ARVADA CO 80003-1457

LUCERO CLIFFORD
6390 TENNYSON
ARVADA CO 80003-6708

HOUANGVILAY LADDA AND NAHINU SONE AND
NAHINU LORRIN
6450 TENNYSON ST APT 7
ARVADA CO 80003-6444

MACH THANH AND PHAM CHINH
4430 W 63RD PLACE
ARVADA CO 80003

HUDSON JERRY AND
MARTINEZ AMY
6450 TENNYSON ST NO. 5
ARVADA CO 80003

MAESTAS FREDRICO AND
MAESTAS MARK
6463 STUART ST
ARVADA CO 80003-6454

JIMERSON CRYSTAL
6440 TENNYSON ST APT 15
ARVADA CO 80003-6445

MAJOR TIMOTHY W
6442 UTICA ST
ARVADA CO 80003-6500

KEENE MARK STERLING
1080 MARIGOLD DRIVE
DENVER CO 80221

MARTINEZ VINCENT
6450 TENNYSON ST NO. 10
ARVADA CO 80003-6444

LAM XANH
6445 RALEIGH ST
ARVADA CO 80003-6434

MATHUES KELLI G
412 S ALKIRE ST
LAKEWOOD CO 80228-2502

LEE JEFFREY
6440 TENNYSON ST UNIT 20
ARVADA CO 80003

MAY PATRICIA A AND
MAY DONALD E
4920 OSCEOLA ST
DENVER CO 80212-2625

LEWIS STEVEN AND
LEWIS DEBBIE
6316 TENNYSON ST
ARVADA CO 80003-6708

MERRITT WILLIAM L AND
MERRITT KAYE L
12373 W IOWA DR
LAKEWOOD CO 80228

LINH MACH HA
4177 W 62ND PL
ARVADA CO 80003-6714

MONTOYA THEODORE G AND
MONTOYA ARTEMISA
4445 W 63RD AVE
ARVADA CO 80003-6603

MORENO ALEX O AND
GOMEZ EILEN
6431 RALEIGH STREET
ARVADA CO 80003

PEARL FOUNDATION THE
6355 QUITMAN CT
ARVADA CO 80003

MOSCONI CHARLES L AND
MOSCONI CASSANDRA N
6402 UTICA ST
ARVADA CO 80003

PHAM OANH VAN AND
PHAM SON THI
4460 W 63RD PL
ARVADA CO 80003-1457

MTE LLC
929 RALEIGH ST
DENVER CO 80204

PHAM TRANG
6411 RALEIGH STREET
ARVADA CO 80003

MURPHY CHRIS AND
MURPHY JIM
4465 W 63RD AVE
ARVADA CO 80003-6603

PIGSLEY MICHELLE
4347 W 64TH AVE
ARVADA CO 80003-6515

NELSON SCOTT J
6332 UTICA STREET
ARVADA CO 80003

RAIMONDI GEORGE AND
RAIMONDI CATHY S
6335 TENNYSON STREET
ARVADA CO 80003

NGUYEN SANG VAN AND
THANH THUY THI
6477 STUART STREET
ARVADA CO 80003

RALEIGH FLATS HOMEOWNERS ASSOCIATION INC
PO BOX 4318
ENGLEWOOD CO 80155-4318

NGUYEN VAN AND
HOANG CUONG
13797 KEARNEY ST
THORNTON CO 80602-9171

RAMIREZ JOSE ELEAZAR SOLORZANO
4260 W 64TH AVE
ARVADA CO 80003-6514

NUNN PAMELA A
6450 TENNYSON ST NO. 2
ARVADA CO 80003-6444

RAPTURE CHURCH OF GOD
IN COLORADO C/O REV. HERB INGERSOLL
16566 W 79TH DR
ARVADA CO 80007-7901

OSOWSKI GARY LOUIS
6443 STUART ST
ARVADA CO 80003-6454

RAPTURE CHURCH OF GOD
IN COLORADO C/O REV. HERB INGERSOLL
16566 W 79TH DR
ARVADA CO 80007

PARROTT COLE S
6360 QUITMAN CT
ARVADA CO 80003-6750

ROBLES LEONELA BARRIOS AND
CASTANEDA LORENA ROBLES
6415 STUART STREET
ARVADA CO 80003

ROCKSTED DAN
4102 W 64TH AVE
ARVADA CO 80003

SMITH KAREN L AND
REECE THERESA M
6450 TENNYSON ST NO. 3
ARVADA CO 80003

SAIZ BRIAN A AND
SAIZ CHARMAINE H
6370 QUITMAN COURT
ARVADA CO 80003

STEVENS TROY A
6412 UTICA ST
ARVADA CO 80003-6500

SALAZAR MELANO
6267 RALEIGH ST
ARVADA CO 80003-6745

STOFFLER JESSICA LYN AND
REMACLE ZACHARY MARTIN
6440 STUART ST
ARVADA CO 80003-6453

SAMPERT KEN
6440 TENNYSON STREET UNIT 16
ARVADA CO 80003

STRASSHEIM SEAN
6450 TENNYSON ST APT 6
ARVADA CO 80003-6444

SANDOVAL MICHELE L
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SURE FIX PROPERTIES LLC
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TENNYSON PARK HOMEOWNERS ASSOCIATION
INC C/O SIGNATURE MANAGEMENT SERVICES
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LITTLETON CO 80120

SCHOOL DISTRICT NO.50
C/O SANDRA MCCLURE
7002 RALEIGH ST
WESTMINSTER CO 80030-5996

TENNYSON PARK HOMEOWNERS ASSOCIATION INC
C/O VILLAGE HOMES OF COLORADO INC
6 W DRY CREEK CIR NO. 200
LITTLETON CO 80120

SHEVCHENKO NIKOLAY AND
SHEVCHENKO GALINA
6417 STUART STREET
ARVADA CO 80003

THOUTT TODD T AND
THOUTT CATHY S
6836 OTIS ST
ARVADA CO 80003-4067

SLOCUM CHERYL
6305 TENNYSON ST
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TILTON GREGORY AND
TILTON SARAH
4470 W 63RD PL
ARVADA CO 80003-1457

SMITH CHRISTINA E TRUST 1/2 INT AND
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Case Number PLT2016-00013
Heffley Minor Subdivision

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