

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



ADAMS COUNTY
COLORADO

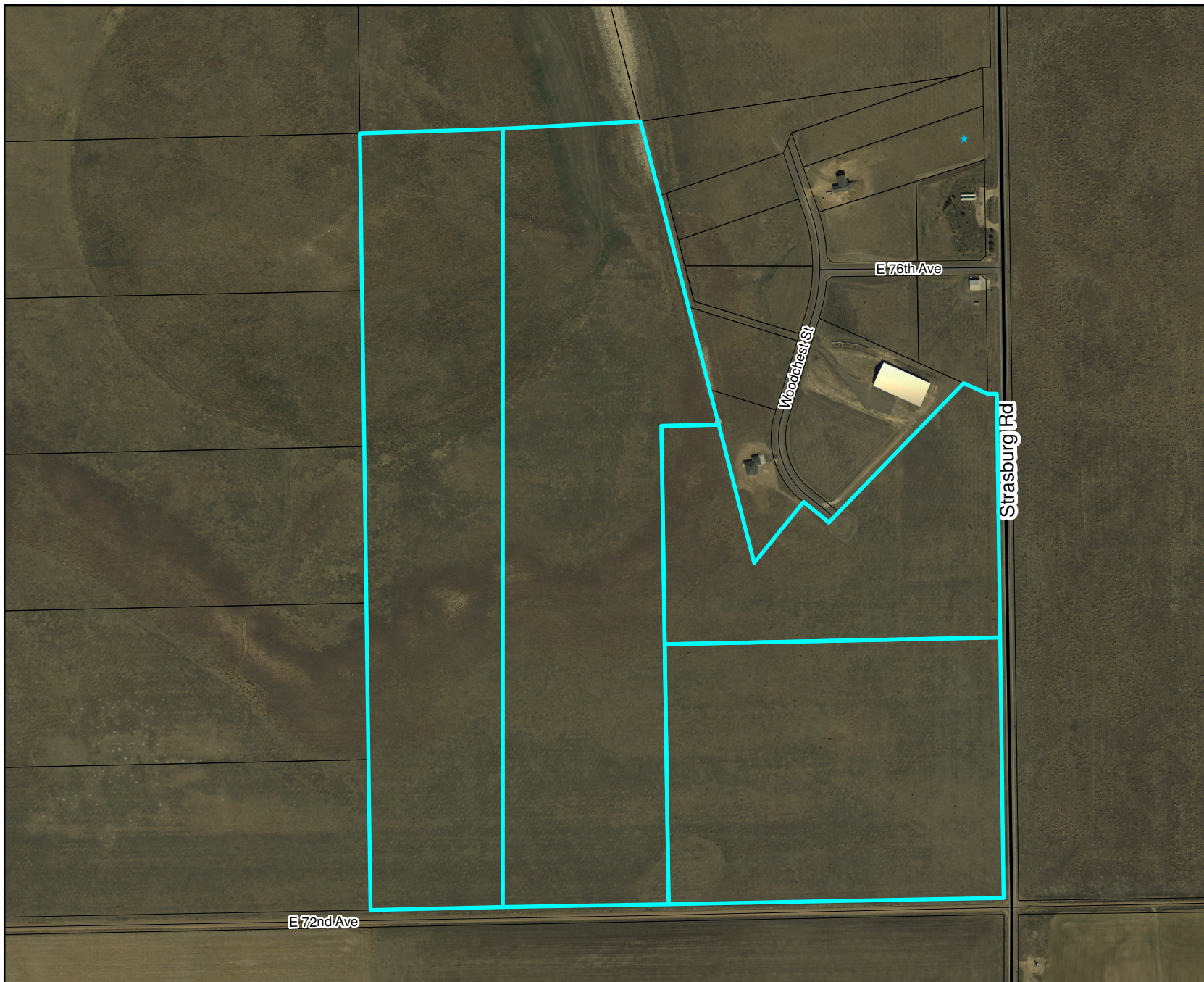
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Grasslands at Comanche, 1st Filing

PLT2016-00012



For display purposes only.



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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

Grasslands at Comanche, 1st Filing

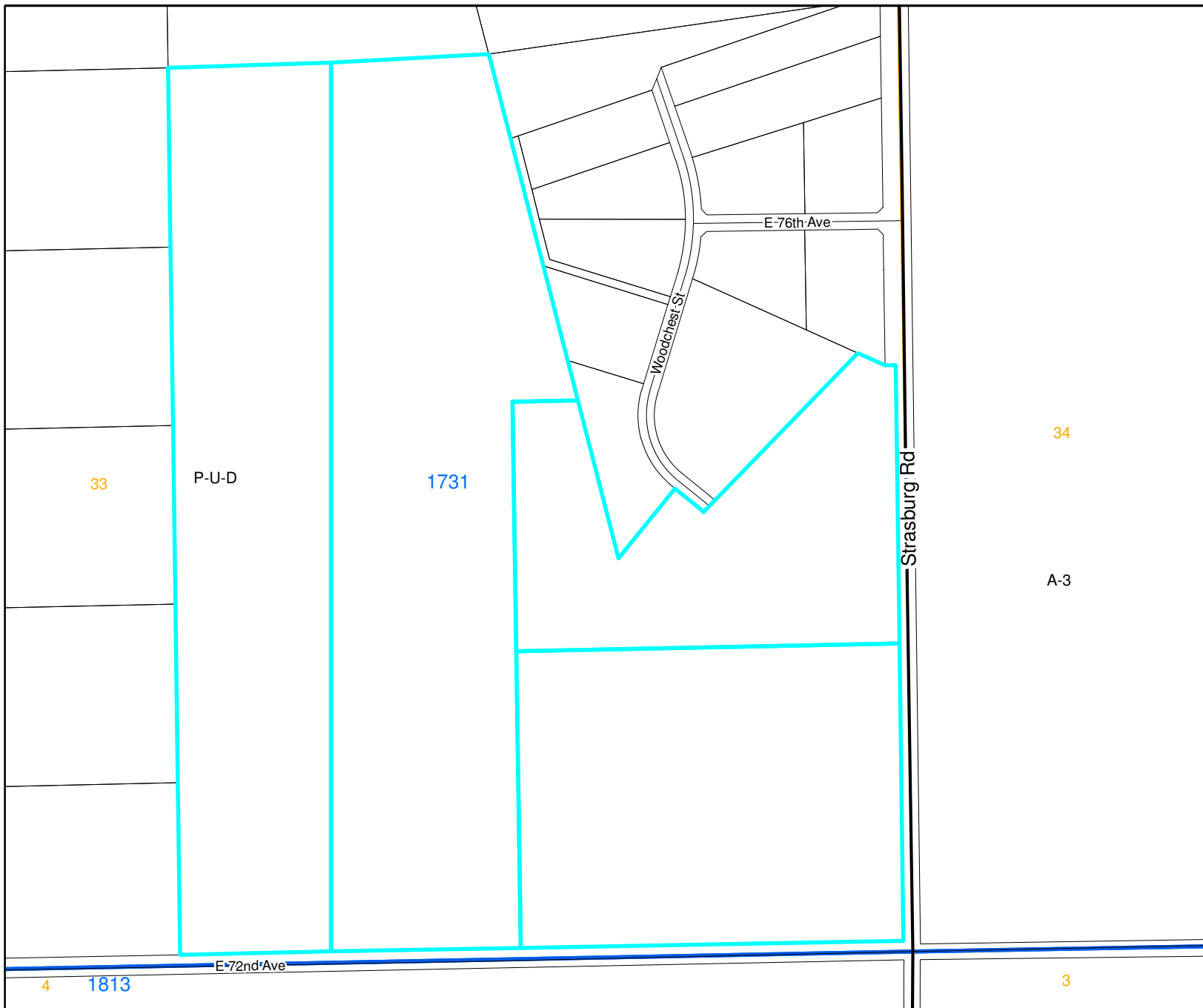
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






















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LEGEND

-  Special Zoning Conditions
-  Section Numbers
-  Railroad
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-  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

Grasslands at Comanche, 1st Filing
PLT2016-00012



For display purposes only.



ADAMS COUNTY
 COLORADO

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**COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
STAFF REPORT**

Board of County Commissioners

September 13, 2016

CASE No.: PLT2016-00012

CASE NAME: Grasslands at Comanche, Filing 1

Owner's Name:	Holly Investment Co.
Applicant's Name:	Holly Investment Co.
Applicant's Address:	P.O. Box 557, Strasburg, CO 80136
Location of Requests:	Southwest of Strasburg Road & East 76 th Avenue
Nature of Requests:	Major Subdivision Preliminary Plat for 18 lots
Zone District:	Planned Unit Development (PUD)
Site Size:	57.0 acres
Proposed Uses:	Single-Family Residential
Existing Use:	Vacant
Hearing Date(s):	PC: August 25, 2016 / 6:00 p.m. BoCC: September 13, 2016 / 10:00 a.m.
Report Date:	August 29, 2016
Case Manager:	Greg Barnes
Staff Recommendation:	APPROVAL of the Preliminary Plat with 9 Findings-of-Fact, 7 Conditions, and 1 Note
PC Recommendation:	APPROVAL of the Preliminary Plat with 9 Findings-of-Fact, 7 Conditions, and 1 Note

SUMMARY OF PREVIOUS APPLICATIONS

On January 21, 2007, the Board of County Commissioners approved Case # PRJ2007-00004 for the following: 1) rezoning of 17.66 acres from A-3 to A-2 and 402.2 acres from A-3 to A-1; 2) preliminary development plan for 120 residential estate lots on 402.2 acres, approximately 17 acres for a school site, and approximately 210 acres of conservation easement on a total site of 628.29 acres; and 3) preliminary plat for 120 residential estate lots on 402.2 acres and a 17 acre school site.

On January 14, 2008, the Board of County Commissioners approved a final development plan on the property to allow 118 single-family residential lots, a 17-acre school site, and 210 acres of open space-dedicated by conservation easement. On the same date (January 14, 2008) of approval of the final development plan, the Board of County Commissioners approved a final plat for 10 residential lots, and two non-residential lots. The final plat document was referenced as Filing 2 of Grasslands at Comanche. Besides the 10 residential lots that obtained a final plat, the remaining portions of the preliminary plat never received a final plat approval and resultantly expired.

SUMMARY OF APPLICATION

Background:

This request is for a preliminary plat for a portion of the overall preliminary plat that expired from Case # PRJ2007-00004. Specifically, Holly Investment Company is requesting a major subdivision preliminary plat to create 18 residential lots on 57 acres. The subject request is for Filing 1 of the PUD and is within the approved final development plan (FDP). The first approved Filing in the FDP was referenced as Filing 2. The subject site is located approximately 1,200 feet to the southwest of East 76th Avenue and Strasburg Road.

A final development plan was approved on the property for 118 rural-residential lots, a community equestrian use facility, and conservation of 210 acres of land on the northwestern portion of the overall PUD to protect the land from development. Residential development within the PUD is expected to be similar in design and have setback standards similar to that of development in the Agricultural-1 zone district.

Site Characteristics:

The site is approximately four miles north of the unincorporated community of Strasburg. The property is currently vacant; however, it is adjacent to single-family residential dwellings. These developed single-family dwellings were approved as part of the Grasslands at Comanche PUD.

Development Standards and Regulations Requirements:

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 minimum lot size approved with the final development plan is 2.5 acres. All proposed lots in the subject plat will conform to these requirements. In addition, all the proposed lots will have access to a public right-of-way, specifically Woodchest Street, East 74th Avenue, and Van Sickle Street. The proposed lots also conform to the FDP's minimum required lot width of 75 feet.

Adequate provisions for water and sewer service are required for approval of a preliminary plat. The applicant obtained a letter from the Colorado Division of Water Resources stating that adequate water supply is available to support the proposed development.

In accordance with Section 5-04 of the County's Development Standards and Regulations, public improvements will be constructed in the proposed subdivision at the time of a final plat. Per Section 5-02-05 of the County's Development Standards and Regulations, a Subdivision Improvement Agreement (SIA) with applicable collateral will 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 Future Land Use Map designates the subject area as Agriculture. Per Chapter 5 of the County's Comprehensive Plan, the purpose of the Agriculture future land use designation is to preserve areas for long term farming, and separate and define urban areas. The Agriculture areas are also expected to develop with very low density residential and at densities of one dwelling unit per 35 acres. Further, the Agriculture future land use areas should be preserved for long-term farming, conservation of environmentally-sensitive area, and limit the extension of services where they are costly and difficult to provide.

The proposed subdivision is a portion of the Grasslands at Comanche FDP. The overall development plan for this area includes 210 acres within conservation easements to preserve the rural character of the area and environmentally-sensitive lands. The proposed preliminary plat complies with the approved final development plan for the area.

Surrounding Zoning Designations and Existing Use Activity:

Northwest PUD Vacant	North PUD Single-Family Residential	Northeast PUD Single-Family Residential
West PUD Vacant	Subject Property R-1-C Single-Family Residential	East A-3 Vacant
Southwest PUD Vacant	South PUD Vacant	Southeast A-3 Vacant

Compatibility with the Surrounding Land Uses:

Properties to the north and northeast of the proposed subdivision are developed as single-family residential uses within the Grasslands at Comanche FDP. All other areas surrounding the proposed preliminary plat are currently vacant and likely be developed as single-family, consistent with the approved FDP.

PLANNING COMMISSION UPDATE:

The Planning Commission considered this case on August 25, 2016, and recommended unanimous approval of the request with seven conditions and one note. Mr. & Mrs. Losh represented the applicant. During the public hearing, Commissioner Mosko asked staff to further explain duration of water provision for development described in a letter provided by the Colorado Division of Water Resources. Staff informed the PC that the letter shows that there is adequate water supply to serve the development for 300 years. No further questions were asked.

Staff Recommendations:

Based upon the application, the criteria for reviewing a preliminary plat, and 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:

1. The applicant shall submit to Adams County Development Services a final drainage analysis and report for review and approval with any application for final plat.
2. The applicant shall submit to Adams County Development Services a final traffic impact study for review and approval with any application for Final Plat.
3. A Subdivision Improvement Agreement and collateral shall be submitted with the final plat application.
4. Public land dedication (PLD) fees shall be submitted with any application for final plat.
5. Prior to or with the final plat, the applicant shall address all the comments and concerns from the Adams County Right-of-Way Section regarding final plat document requirements.
6. All utilities shall be located underground pursuant to the Adams County Development Standards and Regulations.
7. The applicant shall comply with the suggestions and comments of the Colorado Geological Survey as outlined in their letter dated April 21, 2016.

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
14	0

As of writing this report, staff has received no public comments on the request.

COUNTY AGENCY COMMENTS

Staff reviewed the request and had no concerns with the proposed subdivision. All public improvements are required with a final plat. A subdivision improvement agreement and required collateral shall also be submitted with a final plat.

REFERRAL AGENCY COMMENTS

The Colorado Geologic Survey reviewed the proposal and identified that the site has collapsible soils. They stated it is imperative that grading, surface drainage, and subsurface drainage are correctly designed, constructed and maintained to prevent wetting of potentially collapsible soils in the immediate vicinity of foundation elements.

The Colorado Department of Transportation (CDOT) expressed concerns that increased development along Strasburg Road would eventually create the need for improvements for State Highway 36. Although they do not oppose this development, they envisaged future development may result in an increased need for road improvements. CDOT encourages the County to collaborate with them to address future road improvements in the area.

Responding with Concerns:

Colorado Geological Survey
CDOT

Responding without Concerns:

Colorado Division of Water Resources
Intermountain Rural Electric Association (IREA)
Strasburg School District 31J
Tri-County Health Department
Xcel Energy

Notified but not Responding / Considered a Favorable Response:

Century Link
Colorado Division of Wildlife
Comcast
East Adams Soil Conservation District
Strasburg Fire Protection District #8
US Post Office

Exhibits Table of Contents

Exhibit 1- Maps

- 1.1 Zoning Map
- 1.2 Aerial Map
- 1.3 Simple Map

Exhibit 2- Applicant Information

- 2.1 Applicant Written Explanation
- 2.2 Applicant Preliminary Plat
- 2.3 Adequate Water & Sewer Letter

Exhibit 3- Referral Comments

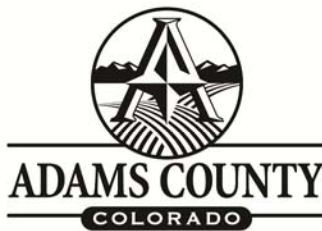
- 3.1 Referral Comments (Adams County Staff)
- 3.2 Referral Comments (Colorado Department of Transportation)
- 3.3 Referral Comments (Colorado Division of Water Resources)
- 3.4 Referral Comments (Colorado Geologic Survey)
- 3.5 Referral Comments (Intermountain Rural Electric Association)
- 3.6 Referral Comments (Strasburg School District 31J)
- 3.7 Referral Comments (Tri-County Health Department)
- 3.8 Referral Comments (Xcel Energy)

Exhibit 4- Public Comments

None

Exhibit 5- Associated Case Materials

- 5.1 Posting Certificate
- 5.2 Request for Comments
- 5.3 Public Hearing Notice
- 5.4 External Referral Agency Labels
- 5.5 Property Owner Mailing List



Memorandum

To: Board of County Commissioners
From: J. Gregory Barnes, Planner II *JGB*
Subject: Grasslands at Comanche, Filing 1 / Case # PLT2016-00012
Date: September 2, 2016

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

ALTERNATE RECOMMENDED FINDINGS

1. The preliminary plat is inconsistent with the Adams County Comprehensive Plan and any available area plan.
2. The preliminary plat is inconsistent with the purposes of these standards and regulations.
3. The preliminary plat is not in conformance with the subdivision design standards and any approved sketch plan.
4. 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.
5. The applicant has not 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 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.
7. The applicant has not provided evidence that adequate drainage improvements comply with these standards and regulations.
8. The overall density of development within the proposed subdivision does not conform to the zone district density allowances.
9. The proposed subdivision is incompatible with the surrounding area, not harmonious with the character of the neighborhood, detrimental to the immediate area, detrimental to the future

development of the area, and detrimental to the health, safety, or welfare of the inhabitants of the area and the County. The proposed subdivision has not 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.

Explanation of Request

Holly Investment Co. is requesting approval of Subdivision-Major/Final for Parcel A of the plat recorded in Adams County Land Survey Plats on Page 4588 with Reception #2016-019 of Section 33, T2South, Range 62W, PUD Case #PRJ2007-00004 and #PRJ2007-00036. This request would allow the construction and sale of homes on eighteen (18) 2.5 and larger acre lots.

The property is located along the West side of paved Strasburg Road and South of the previously opened Filing 2 for said PUD. Access for the additional 18 homes will be via East 76th Avenue from Strasburg Road and South on Woodchest Street. Road construction will continue South on Woodchest Street culminating in a temporary cul-de-sac at the South property line of 7330 Woodchest Street (Filing 1, Block 1, Lot 5). East 74th Avenue will be constructed beginning at Woodchest Street and extending to the West and culminating in a temporary cul-de-sac on the West side of the intersection of East 74th Avenue and Van Sickle Street. Van Sickle Street will be constructed North from that intersection to the North boundary of Filing 1 and will have a temporary cul-de-sac at that point. Van Sickle Street will continue to the South culminating in a temporary cul-de-sac at the South property line of 7337 Van Sickle Street (Filing 1, Block 2, Lot 5). The Strasburg Fire Protection District has been contacted regarding access to these lots and a letter stating their approval of this plan is attached.

Water and sewer will be provided to each lot through individual wells and individual Onsite Wastewater Treatment Systems.

GRASSLANDS AT COMANCHE - FIRST FILING - Preliminary Plat

A PART OF THE SOUTHEAST ONE-QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO. CASE NO: PLT2016-00012

SHEET 1 OF 5

VICINITY MAP

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING THE OWNER OF THAT PART OF THE SOUTHEAST ONE-QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 33, THENCE S89°46'56"W ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 33, A DISTANCE OF 30.00 FEET; THENCE N00°05'51"E PARALLEL WITH THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 33, A DISTANCE OF 320.89 FEET TO THE POINT OF BEGINNING; THENCE N89°54'09"W PERPENDICULAR TO THE EAST LINE OF SAID SOUTHEAST ONE-QUARTER, A DISTANCE OF 40.00 FEET; THENCE N59°07'18"W A DISTANCE OF 688.83 FEET TO A POINT ON A CURVE TO THE RIGHT, THE DELTA OF SAID CURVE IS 58°54'14", THE RADIUS OF SAID CURVE IS 190.00 FEET; THE CHORD OF SAID CURVE BEARS S60°19'49"W, 186.84 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 195.33 FEET TO THE END OF SAID CURVE, THENCE S89°46'56"W A DISTANCE OF 135.00 FEET; THENCE N00°13'04"W A DISTANCE OF 358.92 FEET; THENCE S89°46'56"W A DISTANCE OF 309.00 FEET; THENCE S00°13'04"E A DISTANCE OF 358.92 FEET; THENCE S89°46'56"W A DISTANCE OF 135.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, THE DELTA OF SAID CURVE IS 42°50'02", THE RADIUS OF SAID CURVE IS 190.00 FEET; THE CHORD OF SAID CURVE BEARS N68°48'03"E, 138.76 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 142.04 FEET; THENCE S 42°36'58"W A DISTANCE OF 621.90 FEET; THENCE N00°13'04"W A DISTANCE OF 252.81 FEET; THENCE S89°46'56"W A DISTANCE OF 278.01 FEET; THENCE N00°13'04"W A DISTANCE OF 450.73 FEET THENCE N89°46'56"E A DISTANCE OF 308.50 FEET; THENCE N00°13'04"W A DISTANCE OF 401.85; THENCE S89°46'56"W A DISTANCE OF 43.50 FEET; THENCE N00°13'04"W A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THE DELTA OF SAID CURVE IS 20°04'21", THE RADIUS OF SAID CURVE IS 325.00 FEET; THE CHORD OF SAID CURVE BEARS S79°44'45"W, 113.28 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 113.86 FEET; THENCE N20°17'25"W A DISTANCE OF 231.57 FEET; THENCE N82°50'10"E A DISTANCE OF 503.42 FEET TO A POINT ON A CURVE TO THE LEFT, THE DELTA OF SAID CURVE IS 06°02'16", THE RADIUS OF SAID CURVE IS 857.00 FEET; THE CHORD OF SAID CURVE BEARS N10°10'58"W, 90.27 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 90.31 FEET; THENCE N76°47'54"E A DISTANCE OF 550.03 FEET TO A POINT ON THE SOUTHERLY LINE OF GRASSLANDS AT COMANCHE - SECOND FILING RECORDED IN RECEPTION NO. 2008000005063, ADAMS COUNTY RECORDS; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING SEVEN (7) COURSES AND DISTANCES: THENCE 1) S13°29'38"E, A DISTANCE OF 354.70 FEET; THENCE 2) N39°46'56"E, A DISTANCE OF 330.91 FEET; THENCE 3) S50°13'04"E, A DISTANCE OF 102.63 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, THE DELTA OF SAID CURVE IS 05°15'45", THE RADIUS OF SAID CURVE IS 370.00 FEET; THE CHORD OF SAID CURVE BEARS S47°35'12"E, 33.97 FEET; THENCE 4) ALONG THE ARC OF SAID CURVE, A DISTANCE OF 33.98 FEET; THENCE 5) N45°02'41"E, A DISTANCE OF 817.24 FEET; THENCE 6) S64°51'03"E, A DISTANCE OF 109.94 FEET; THENCE 7) S89°54'09"E, A DISTANCE OF 40.00 FEET TO A POINT 30.00 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST ONE-QUARTER; THENCE S00°05'51"W PARALLEL WITH SAID EAST LINE, A DISTANCE OF 1842.48 FEET TO THE POINT OF BEGINNING; CONTAINS 56.997 ACRES MORE OR LESS.

HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF GRASSLANDS AT COMANCHE - FIRST FILING AND DO HEREBY GRANT TO THE COUNTY OF ADAMS, STATE OF COLORADO, FOR THE USE OF THE PUBLIC, ALL STREETS, AND OTHER PUBLIC WAYS AND LANDS AS SHOWN ON THIS PLAT, FOREVER, AND ALSO RESERVE THOSE PORTIONS OF REAL PROPERTY WHICH ARE LABELED AS UTILITY EASEMENTS ON THIS PLAT, FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO ELECTRIC LINES, GAS LINES, TELEPHONE LINES, SEWER LINES, WATER LINES: TOGETHER WITH A RIGHT TO TRIM INTERFERING TREES AND BRUSH, TOGETHER WITH A PERPETUAL RIGHT INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES; SAID EASEMENTS AND RIGHTS TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER. EXECUTED THIS _____ DAY OF _____, 20_____.

LOREN L. LOSH FOR HOLLY INVESTMENT CO., A COLORADO CORPORATION

ACKNOWLEDGEMENT:

COUNTY ADAMS)
)SS
STATE OF COLORADO)

THE FOREGOING WAS ACKNOWLEDGED BY ME THIS _____ DAY OF _____, 20_____, BY LOREN L. LOSH FOR HOLLY INVESTMENT CO., A COLORADO CORPORATION.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

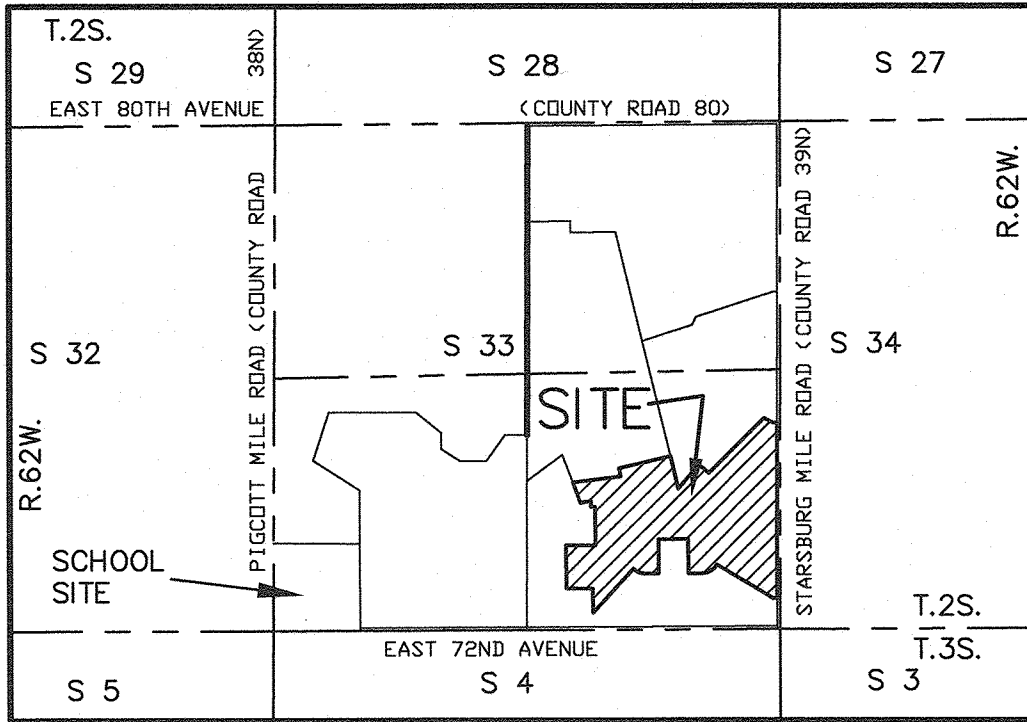
BASIS FOR BEARINGS:

THE SOUTH LINE (S.W.COR S.E.¼ IS 2" ALUM CAP, P.L.S. 18475 AND THE S.E.COR. S.E.¼ IS A 3-1/4" ALUM. CAP, P.L.S. 23519 IN RANGE BOX) OF THE SOUTHWEST ONE-QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO,

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 LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATED OF THE CERTIFICATION SHOWN HEREON.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY R.W. BAYER & ASSOCIATES, INC. OF THE PROPERTY SHOWN AND DESCRIBED HEREIN TO DETERMINE OWNERSHIP OF THE TRACT OF LAND, COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND OR RIGHTS-OF-WAY, EASEMENTS OR ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND. R.W. BAYER & ASSOCIATES, INC. HAS RELIED UPON FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 595-F0537098-141-KKM, AMENDMENT NO. 4, DATED JANUARY 8, 2016 AT 7:00 A.M., FOR OWNERSHIP AND FOR THE PURPOSE OF SHOWING RECORDED EASEMENTS AND RIGHT-OF-WAY ACROSS THESE PREMISES.



PLAT NOTES:

AS SHOWN ON THIS PLAT: TEN-FOOT (10') WIDE UTILITY (FIVE FOOT ON EACH SIDE) EASEMENTS ARE HEREBY GRANTED ON PRIVATE PROPERTY ALONG COMMON SIDE AND REAR LOT LINES. THESE EASEMENTS ARE DEDICATED FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION CABLE, AND TELECOMMUNICATIONS FACILITIES. UTILITIES SHALL ALSO BE PERMITTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES AND WATER METERS SHALL NOT BE PERMITTED WITHIN SAID EASEMENTS.

AS SHOWN ON THIS PLAT: FIFTEEN FOOT WIDE (15') WIDE DRY UTILITY AND DRAINAGE EASEMENTS ADJOINING ALL EXTERIOR AND INTERIOR STREETS ARE DEDICATED FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ELECTRIC, TELEVISION CABLE, AND TELECOMMUNICATIONS AND DRAINAGE FACILITIES, ADDITIONALLY, THE DRY UTILITY AND DRAINAGE EASEMENTS ARE DEDICATED ALONG ALL SIDE AND READ LOT LINES UNLESS SAID LOT LINE IS COMMON TO MORE THAN ONE LOT.

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 SUBDIVISION 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.

THIS PLAN HAS BEEN APPROVED BY ADAMS COUNTY AND CREATES A VESTED PROPERTY RIGHT PURSUANT TO C.R.S. 24-68-101, ET SEQ., AS AMENDED, AND THE ADAMS COUNTY DEVELOPMENT STANDARDS AND REGULATIONS.

ADAMS COUNTY SHALL BE GRANTED ACCESS EASEMENTS FOR TEMPORARY CUL-DE-SACS AS SHOWN ON THIS PLAT, WITHIN PORTIONS OF LOTS DEPICTED HEREIN. TERM OF THE ACCESS EASEMENTS SHALL BE UNTIL ROADWAY INFRASTRUCTURE IS CONSTRUCTED BEYOND THE TEMPORARY TERMINUS OF THE ACCESS EASEMENT/TEMPORARY CUL-DE-SAC AND HAS RECEIVED FINAL ACCEPTANCE FROM ADAMS COUNTY.

NO STRUCTURES, INCLUDING RESIDENCES AND ACCESSORY STRUCTURES, MAY BE CONSTRUCTED WITHIN THE DESIGNATED 250 FOOT BUFFER AROUND AN EXISTING OIL/GAS WELL OR TANK BATTERY (SECTION 4-10-02-04-05.A, ADAMS COUNTY DEVELOPMENT STANDARDS AND REGULATIONS). THIS PROVISION DOES NOT APPLY TO FENCES, AND DOES NOT APPLY IF THE WELL HAS BEEN PLUGGED AND ABANDONED, OR THE TANK BATTERY HAS BEEN REMOVED.

PLAT NOTES CONTINUED:

WHERE A NEW HOME, OR A PORTION OF A NEW HOME OR ANY BUILDING WITH PLUMBING, IS CONSTRUCTED WITHIN 250 TO 300 FEET OF AN EXISTING OIL/GAS WELL OR TANK BATTERY, THE PROPERTY OWNER SHALL SUBMIT A SIGNED WAIVER ACKNOWLEDGING THE EXISTENCE OF THE FACILITY (SECTION 4-10-02-04-05.F, ADAMS COUNTY STANDARDS AND DEVELOPMENT REGULATIONS). THE WAIVER FORM (OIL AND GAS WELL WAIVER) IS AVAILABLE FROM THE ADAMS COUNTY COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT. THE COMPLETED WAIVER SHALL BE EXECUTED, NOTARIZED, AND RECORDED AT THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER. A COPY OF THE RECORDED WAIVER SHALL BE REVIEWED FOR ACCURACY AND COMPLETENESS BY THE ADAMS COUNTY COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT. THIS PROVISION DOES NOT APPLY TO ACCESSORY STRUCTURES, AND DOES NOT APPLY IF THE WELL HAS BEEN PLUGGED AND ABANDONED, OR THE TANK BATTERY HAS BEEN REMOVED.

THE AMOUNT OF WATER IN THE DENVER BASIN AQUIFER, AND IDENTIFIED IN THE REFERENCED LETTER, ARE CALCULATED BASED ON ESTIMATED CURRENT AQUIFER CONDITIONS. FOR PLANNING PURPOSES PROPERTY OWNERS 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 300 YEAR USED FOR ALLOCATION DUE TO ANTICIPATED WATER LEVEL DECLINES.

IT SHOULD BE KNOWN THE CITY OF WESTMINSTER OWNS THE AGRICULTURAL LAND EAST (ACTUALLY NORTHEAST) OF THE COMANCHE PUD. THE CITY USES THIS PROPERTY FOR CATTLE GRAZING, CROP PRODUCTION, AND THE APPLICATION OF BIOSOLIDS. BIOSOLIDS ARE HIGHLY TREATED, NUTRIENT RICH, SOLIDS RECOVERED FROM THE MUNICIPAL WASTEWATER TREATMENT PROCESS.

THIS PROPERTY SUBJECT TO:

PATENT FROM THE UNITED STATES TO THE UNION PACIFIC LAND COMPANY RECORDED JUNE 2, 1902 IN BOOK 1407 AT PAGE 204.

RESERVATION SHOWN ON DEED FROM THE SUPREME CAMP OF AMERICAN WOODMAN TO CHARLES D. SWEENEY AND EDWARD J. GROSS RECORDED DECEMBER 2, 1947 IN BOOK 348 AT PAGE 513.

OIL AND GAS LEASE BETWEEN CHAMPLIN PETROLEUM COMAPNAY AND AMOCO PRODUCTION COMPANY RECORDED APRIL 28, 1972 IN BOOK 1793 AT PAGE 445.

TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS SET FORTH IN SURFACE OWNER'S AGREEMENT RECORDED JUNE 8, 1972 IN BOOK 1800 AT PAGE 630.

TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS SET FORTH IN SURFACE OWNER'S AGREEMENT RECORDED DECEMBER 13, 1988 IN BOOK 3518 AT PAGE 51.

TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS SET FORTH IN PERMANENT PIPELINE RIGHT-OF-WAY GRANT SYNDER OPERATING PARTNERSHIP, L.P., RECORDED NOVEMBER 7, 1988 IN BOOK 3633 AT PAGE 850.

TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS SET FORTH IN SURFACE OWNER'S AGREEMENT RECORDED JULY 25, 1994 AT RECEPTION NO. C0002054.

SURVEYOR'S CERTIFICATE:

I, RAYMOND W. BAYER, A REGISTERED LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO, DO HERBY CERTIFY THAT THERE ARE NO ROADS, PIPELINES, IRRIGATION DITCHES OR OTHER EASEMENTS IN EVIDENCE OR KNOW BY ME TO EXIST ON OR ACROSS THE HEREINBEFORE DESCRIBED PROPERTY, EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING, AND THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON.

RAYMOND W. BAYER,
REG P.L.S. NO. 6973

DATE: _____

PLANNING COMMISSION APPROVAL:

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

CHAIRPERSON

BOARD OF COUNTY COMMISSIONERS APPROVAL:

APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS THIS _____ DAY OF _____, 20_____.

CHAIRPERSON

CERTIFICATE OF 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 _____, A.D., 20_____.

By: _____
DEPUTY COUNTY CLERK AND RECORDER

RECEPTION NO: _____

Prepared By:

R.W. BAYER & ASSOCIATES, INC.
2090 East 104th Avenue, S-200
Thornton, Colorado 80233
303-452-4433 rwbsurveying@hotmail.com
CAD FILE: C151881ST/C151881ST1.DWG

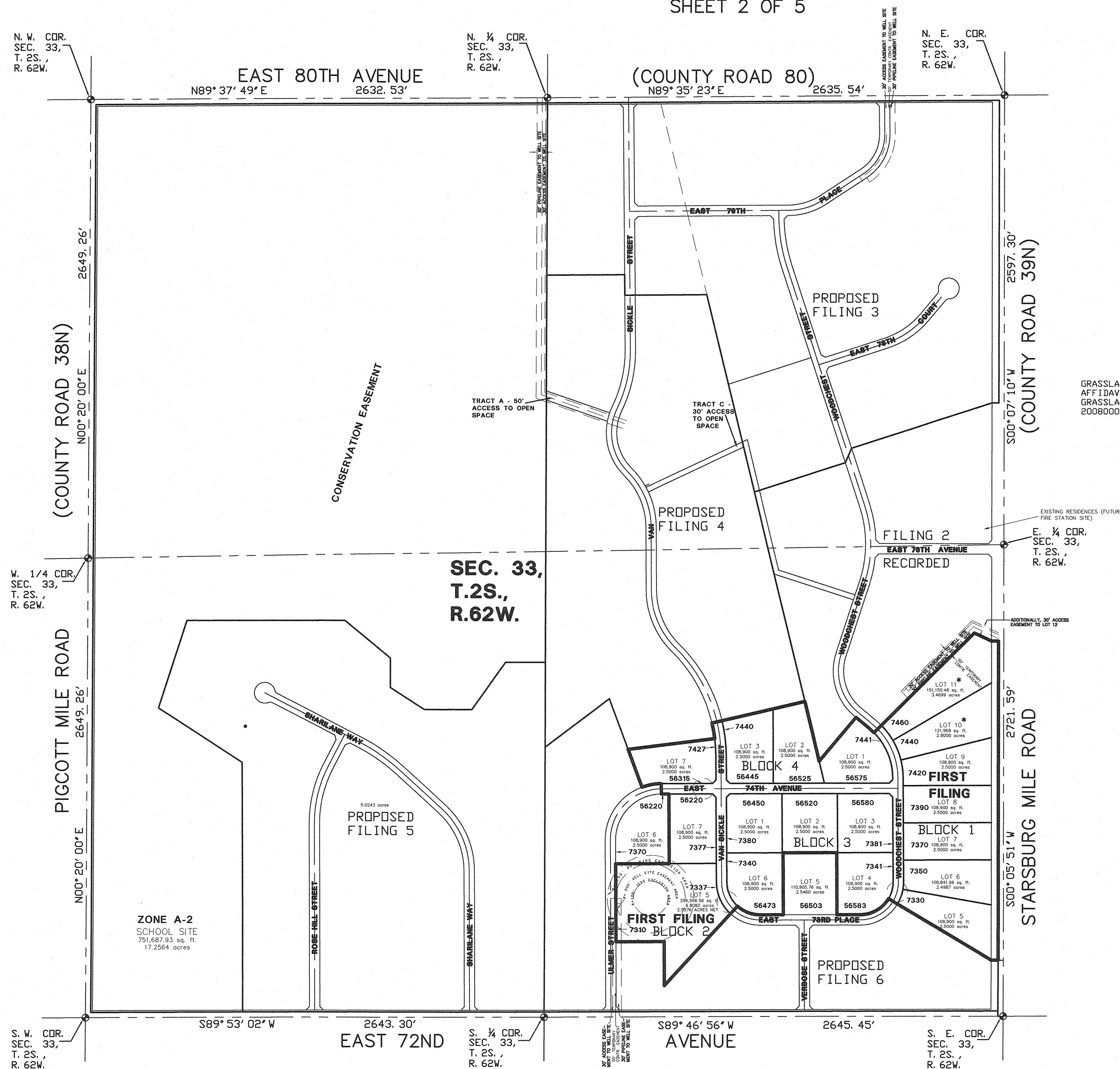
Date Prepared: NOVEMBER 10, 2015
REVISED 06-27-2016 PER CLIENT
REVISED 08-16-2016 PER COUNTY COMMENT

A PART OF THE SOUTHEAST ONE-QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE
62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.
SHEET 2 OF 5

FILING NO.	1	-	18	LOTS	
FILING NO.	2	(RECORDED)	-	12	LOTS
FILING NO.	2	(AMENDED)	-	1	LOT
FILING NO.	3	(PROPOSED)	-	32	LOTS
FILING NO.	4	(PROPOSED)	-	30	LOTS
FILING NO.	5	(PROPOSED)	-	18	LOTS
FILING NO.	6	(PROPOSED)	-	9	LOTS
TOTAL		-	120	LOTS	

* LOTS WHERE FRONT BUILDING SETBACK DETERMINED BY REQUIREMENT OF 150' LOT WIDTH AT BUILDING LINE.

GRASSLANDS AT COMANCHE - SECOND FILING IN RECEPTION NO. 200800005063
AFFIDAVIT OF CORRECTION (SECOND FILING) IN RECEPTION NO. 2013000048277
GRASSLANDS AT COMANCHE - SECOND FILING - AMENDED PLAT IN RECEPTION NO.
2008000071020



Prepared By:

R. W. BAYER & ASSOCIATES, INC.
2090 East 104th Avenue, S-200
Thornton, Colorado 80233
303-452-4433 rwksurveying@hotmail.com
CAD FILE: C151881ST/C151881ST2.DWG

Date Prepared: NOVEMBER 10, 2015
REVISED 06-27-2016 PER CLIENT
REVISED 08-16-2016 PER COUNTY COMMENT

GRASSLANDS AT COMANCHE - FIRST FILING - Preliminary Plat

A PART OF THE SOUTHEAST ONE-QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

SHEET 3 OF 5

SEE SHEET 4 OF 5

Prepared By:

R. W. BAYER & ASSOCIATES, INC.
2090 East 104th Avenue, S-200
Thornton, Colorado 80233
303-452-4433 rwbsurveying@hotmail.com
CAD FILE: C151881ST/C151881ST3.DWG

Date Prepared: NOVEMBER 10, 2015
REVISED 08-16-2016 PER COUNTY COMMENT

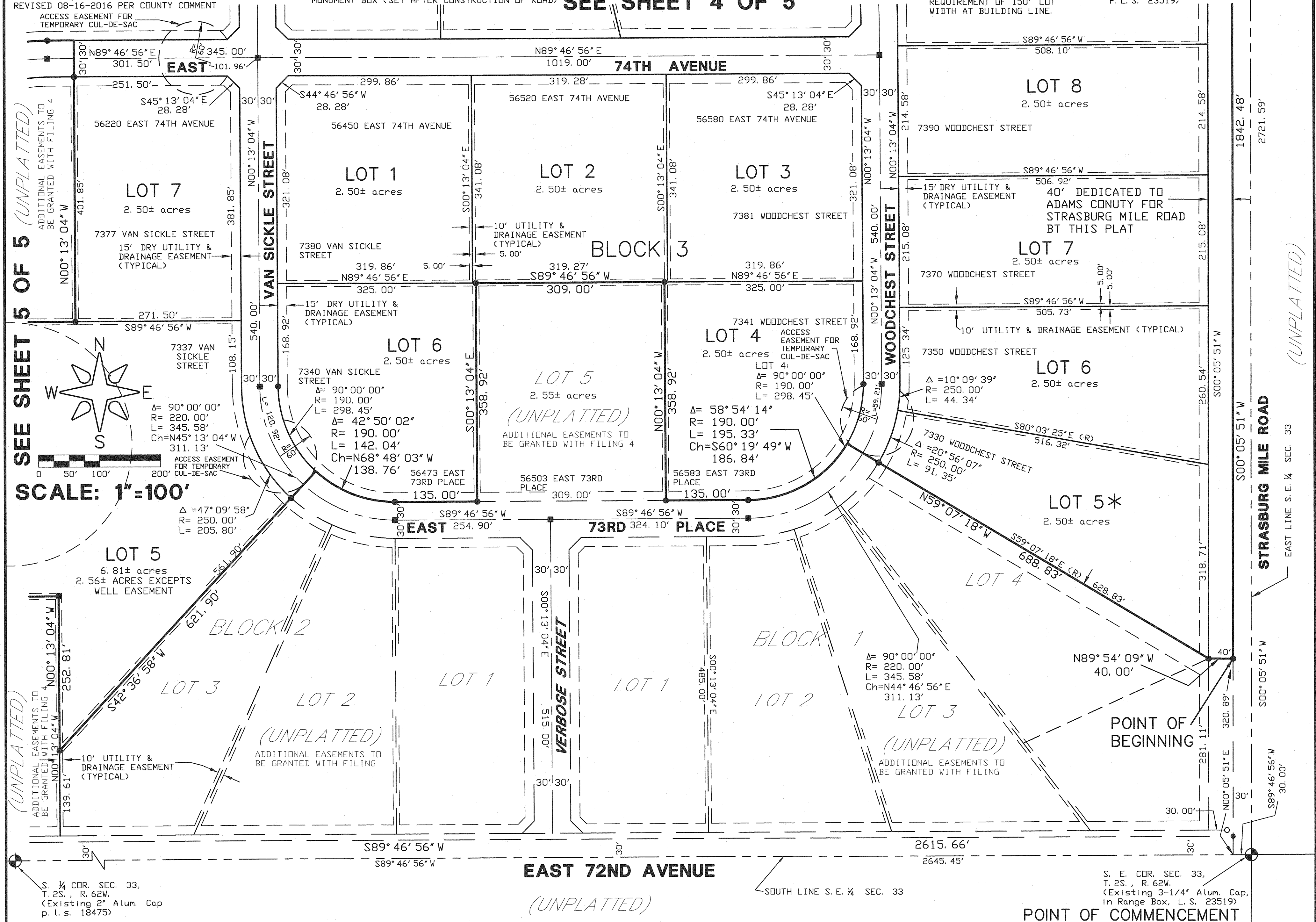
ACCESS EASEMENT FOR
TEMPORARY CUL-DE-SAC

● DENOTES: SET #5 REBAR & CAP, BAYER - P. L. S. 6973, FLUSH WITH GROUND

■ DENOTES: SET #5 REBAR & CAP, BAYER - P. L. S. 6973, IN MONUMENT BOX (SET AFTER CONSTRUCTION OF ROAD)

* LOTS WHERE FRONT BUILDING
SETBACK DETERMINED BY
REQUIREMENT OF 150' LOT
WIDTH AT BUILDING LINE.

E. 1/4 COR. SEC. 33,
T. 2S., R. 62W.
(Existing 3-1/4" Alum
Cap, in Range Box,
P. L. S. 23519)



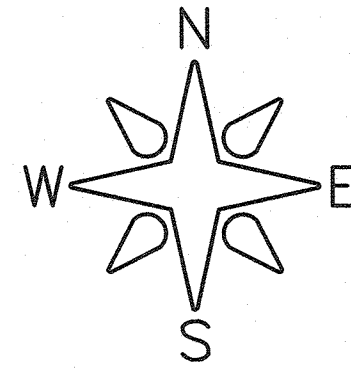
GRASSLANDS AT COMANCHE - FIRST FILING - Preliminary Plat

PLT2016-00012

A PART OF THE SOUTHEAST ONE-QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

SHEET 4 OF 5

E. 1/4 COR. SEC. 33,
T. 2S., R. 62W.
(Existing 3-1/4" Alum
Cap. in Range Box,
P. L. S. 23519)



SCALE: 1"=100'

LEGEND

- DENOTES: EXISTING - #4 REBAR & CAP, P. L. S. 18475
- DENOTES: SET - #5 REBAR AND CAP, BAYER - P. L. S. 6973, FLUSH WITH GROUND
- DENOTES: #5 REBAR & CAP, BAYER - P. L. S. 6973 IN MONUMENT BOX (SET AFTER CONSTRUCTION OF ROAD)
- (R) DENOTES: BEARING IS RADIAL TO CURVE

(UNPLATTED)

ADDITIONAL EASEMENTS TO
BE GRANTED WITH FILING 4

LOT 4,
BLOCK 4

LOT 27,
BLOCK 4,

LOT 12, BLOCK 1,
AT COMANCHE - SECOND FILING
2008000005063, ADAMS COUNTY RECORDS

LOT 14, BLOCK 1,
GRASSLANDS AT
COMANCHE - SECOND
FILING - AMENDED PLAT
(RECEPTION NO. 20080000071020,
ADAMS COUNTY RECORDS)

S89°54'09"E
40.00'

S64°51'03"E
109.94'

10.00'

2721.59'

1842.48'
(UNPLATTED)

STRASBURG MILE ROAD

EAST LINE S. E. 1/4 SEC. 33

S00°05'51"W
S00°05'51"W

S. E. COR. SEC. 33,
T. 2S., R. 62W.
(Existing 3-1/4" Alum. Cap.
in Range Box, L. S. 23519)

5 OF 5

SEE SHEET

SEE SHEET 3 OF 5

Prepared By:

R. W. BAYER & ASSOCIATES, INC.
2090 East 104th Avenue, S-200
Thornton, Colorado 80233
303-452-4433 rwbbsurveying@hotmail.com
CAD FILE: C151881ST/C151881ST4.DWG

Date Prepared: NOVEMBER 06, 2015
REVISED 06-27-2016 PER CLIENT
REVISED 08-16-2016 PER COUNTY COMMENT

$\Delta = 06^\circ 02' 16"$
 $R = 857.00'$
 $L = 90.31'$
 $Ch = N10^\circ 10' 58" W$
90.27'

$N82^\circ 50' 10" E$
503.42'

$\Delta = 06^\circ 56' 46"$
 $R = 857.00'$
 $L = 103.90'$

LOT 7
2.50± acres

56315 EAST
74TH AVENUE
S44°46'56"W
28.28'

ACCESS EASEMENT
FOR TEMPORARY
CUL-DE-SAC

$N89^\circ 46' 56" E$
345.00'

EAST

$S45^\circ 13' 04" E$
251.50'

$N76^\circ 47' 54" E$
301.37'

$\Delta = 12^\circ 59' 02"$
 $R = 917.00'$
 $L = 207.80'$

7440 VAN
SICKLE
STREET

LOT 3
2.50± acres

$N45^\circ 13' 04" W$
28.28'

56445 EAST
74TH AVENUE

250.22'

$S44^\circ 46' 56" W$
28.28'

LOT 1

$S44^\circ 46' 56" W$
28.28'

LOT 2

$S44^\circ 46' 56" W$
28.28'

LOT 3

$S44^\circ 46' 56" W$
28.28'

LOT 3

$S44^\circ 46' 56" W$
28.28'

LOT 3

$S44^\circ 46' 56" W$
28.28'

550.03'

188.66'

$S13^\circ 29' 38" E$
354.70'

LOT 2
2.50± acres

$S00^\circ 13' 04" E$
428.74'

56525 EAST
74TH AVENUE

295.00'

LOT 1

$N89^\circ 46' 56" E$
1019.00'

74TH AVENUE

299.86'

LOT 2

319.28'

LOT 3

299.86'

LOT 3

$S45^\circ 13' 04" E$
28.28'

LOT 3

$S45^\circ 13' 04" E$
28.28'

550.03'

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$S00^\circ 13' 04" E$
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1019.00'

74TH AVENUE

299.86'

LOT 2

319.28'

LOT 3

299.86'

LOT 3

$S45^\circ 13' 04" E$
28.28'

LOT 3

$S45^\circ 13' 04" E$
28.28'

$\Delta = 05^\circ 15' 45"$
 $R = 370.00'$
 $L = 33.98'$
 $Ch = S47^\circ 35' 12" E$
33.97'

$N59^\circ 13' 30" W$
116.36'

$S50^\circ 13' 04" E$
102.63'

7441 WOODCHEST
STREET

LOT 1
2.50± acres

$\Delta = 50^\circ 00' 00"$
 $R = 370.00'$
 $L = 322.89'$
 $S00^\circ 13' 04" E$
10.00'

$S44^\circ 46' 56" W$
28.28'

56575 EAST 74TH AVENUE

373.78'

LOT 1

$N59^\circ 13' 30" W$
116.36'

$S50^\circ 13' 04" E$
102.63'

7441 WOODCHEST
STREET

LOT 1
2.50± acres

$\Delta = 50^\circ 00' 00"$
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102.63'

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STREET

LOT 1
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$S44^\circ 46' 56" W$
28.28'

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373.78'

LOT 1

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116.36'

$S50^\circ 13' 04" E$
102.63'

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STREET

LOT 1
2.50± acres

$\Delta = 50^\circ 00' 00"$
 $R = 370.00'$
 $L = 322.89'$
 $S00^\circ 13' 04" E$
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$S44^\circ 46' 56" W$
28.28'

56575 EAST 74TH AVENUE

373.78'

LOT 1

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116.36'

$\Delta = 05^\circ 15' 45"$
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 $L = 33.98'$
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33.97'

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STREET

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 $L = 322.89'$
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10.00'

$S44^\circ 46' 56" W$
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56575 EAST 74TH AVENUE

373.78'

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$S50^\circ 13' 04" E$
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373.78'

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 $L = 33.98'$
 $Ch = S47^\circ 35' 12" E$
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$S50^\circ 13' 04" E$
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STREET

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 $L = 322.89'$
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10.00'

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373.78'

LOT 1

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373.78'

LOT 1

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102.63'

7441 WOODCHEST
STREET

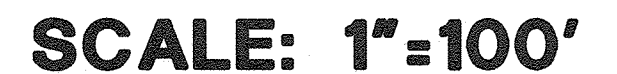
LOT 1
2.50± acres

$\Delta = 50^\circ 00' 00"$
 $R = 370.00'$
 $L = 322.89'$
 $S00^\circ 13' 04" E$
10.00'

$S44^\circ 46' 56" W$
28.28'

PLT2016-00012

(R) DENOTES: BEARING IS RADIAL TO CURVE



SEE SHEET 4 OF 5

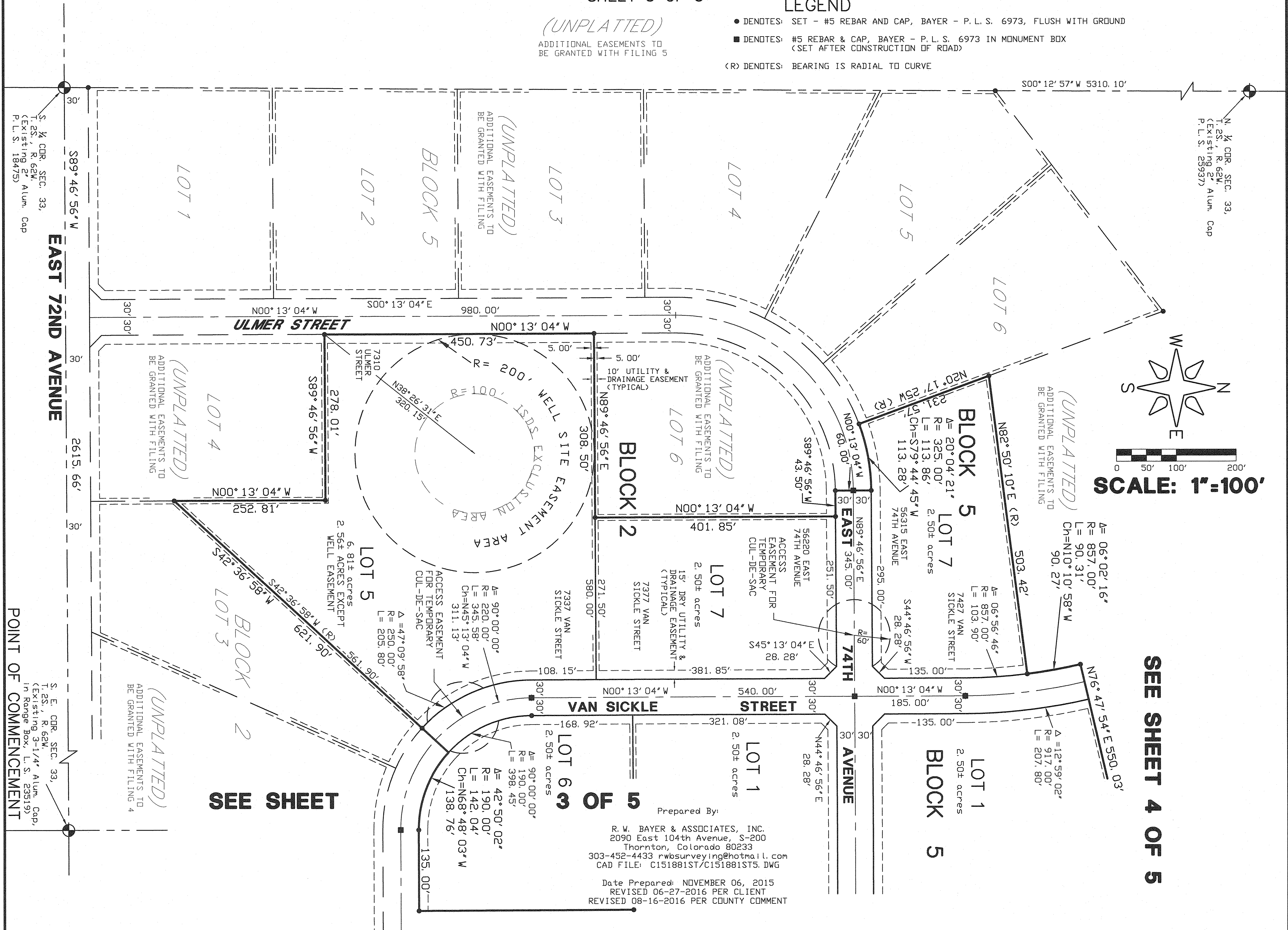
SEE SHEET

3 OF 5

Prepared By:

R. W. BAYER & ASSOCIATES, INC.
2090 East 104th Avenue, S-200
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303-452-4433 rwb@surveying@hotmail.com
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Date Prepared: NOVEMBER 06, 2015
REVISED 06-27-2016 PER CLIENT
REVISED 08-16-2016 PER COUNTY COMMENT



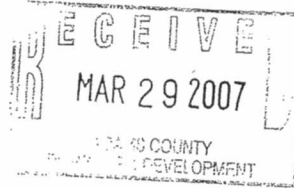
STATE OF COLORADO

OFFICE OF THE STATE ENGINEER

Division of Water Resources
Department of Natural Resources

1313 Sherman Street, Room 818
Denver, Colorado 80203
Phone (303) 866-3581
FAX (303) 866-3589

<http://www.water.state.co.us>



March 21, 2007

Bill Ritter, Jr.
Governor

Harris D. Sherman
Executive Director

Hal D. Simpson, P.E.
State Engineer

Chris LaRue
Adams County Planning and Development Department
12200 Pecos St.
Westminster, CO 80234

**RE: *The Grasslands at Comanche* – PRJ2007-00004
Section 33, T2S, R62W, 6th P.M.
Kiowa-Bijou Designated Ground Water Basin
Water Division 1, Water District 1**

Dear Mr. LaRue:

We have reviewed your January 23, 2007 submittal in conjunction with amendments from the applicant dated March 15, 2007, concerning the above referenced proposal to subdivide 402.2 acres into 119 residential lots, and other future associated facilities consisting of a school and a firehouse. In light of the applicant's approved replacement plan, this response modifies our previous position stated in our letters dated July 18, 2005 through July 25, 2006.

Water Supply Demand

According to the current submittal, the estimated water requirements total 61.55 acre-feet annually. This estimated amount covers two categories of lots each with their own specific water requirement, which are as follows:

1. "Area A" lots, which according to the plat map are those lots associated with Filing 5. The water supply plan would support all 18 lots shown. The proposed annual water demand for these 18 lots (operating independently of the replacement plan) totals 9.9 acre-feet, or 0.55 acre-feet per lot. This breaks down to 0.30 acre-feet for in house use and 0.25 acre-feet/year for irrigation of up to 3,900 square feet of home gardens and lawns.
2. "Area B" lots, which, according to the plat map, would occur in the area of Filings 1 through 4. Of the 102 lots occurring in the east half of Section 33, the water supply plan provides for 101 lots. The one remaining lot (Lot 1, Block 6, Filing 2) is not covered in this water supply plan, and is the future garage sight of the volunteer fire department. The proposed annual water demand totals 45.45 acre-feet, or 0.45 acre-feet per lot. This breaks down to 0.30 acre-feet for in house use and 0.15 acre-feet for irrigation of up to 2,300 square-feet of home gardens and lawns.

The estimated demand for the school is 6.20 acre-feet per year. The proposal contains no estimate of water demand for the lot anticipated to contain fire department. An existing irrigation well may be re-permitted for fire station use. In all of the above mentioned 101 Area B

residential lots, waste water disposal **must** occur through individual on-lot septic systems as required by the applicant's replacement plan.

Source of Water Supply

The proposed source of water for the entire subdivision consists of using an Arapahoe and a Laramie-Fox Hills aquifer allocation pursuant to Determinations of Water Right Nos. 601-BD and 600-BD. Because the Arapahoe aquifer allocation under 601-BD is effectively divided by two differing not-nontributary classifications, the portion of the allocation serving the above-mentioned Area B, Lots must be operated under a Commission approved replacement plan. The applicant proposes several for source of water supply for a three hundred year period. These sources are detailed as follows:

1. For all 18 of the Area A Lots (Filing 5, Block 8, lots 1-13 and Block 9, lots 1-5), the proposed source of water for **all uses**, for a 300-year period, will be provided by individual on-lot wells producing from the not-nontributary Arapahoe aquifer (requiring 4% return flows) pursuant to Determination of Water Right No. 601-BD. Pumping will not exceed 0.55 acre-feet/yr per lot for a total of 9.9 acre-feet/yr.
2. For years 1 through 100, all 101 Area B Lots (Filings 1 through 4, Block 1 - lots 1-14, Block 2 - lots 1-7, Block 3 - lots 1-6, Block 4 - lots 1-27, Block 5 - 1-24, Block 6 - lots 2-17 and Block 7 - lots 1-7), the proposed source of water for **all uses** will be provided by individual on-lot wells producing from the not-nontributary Arapahoe aquifer (operating under the replacement plan for Determination of Water Right 601-BD). Pumping will not exceed 0.45 acre-feet/yr per lot for a total of 45.45 acre-feet/yr.
3. For Years 101 through 300, for 69 of the 101 Area B Lots, the proposed source of water for **all uses** will be provided by individual on-lot wells producing from the nontributary Laramie-Fox Hills aquifer pursuant to Determination of Water Right 600-BD, pumping will not exceed 0.45 acre-feet/yr per lot for a total of 31.05 acre-feet/yr.
4. For Years 101 through 300, for the remaining 32 Area B Lots, the proposed source of water for **in-house use only** is individual on lot wells producing from the nontributary Laramie-Fox Hills aquifer pursuant to Determination of Water Right 600-BD. Irrigation needs will be provided by an individual well located in Area A, producing not-nontributary (4%) water from the Arapahoe aquifer pursuant to Determination of Water Right No. 601-BD. Pumping for in-house use only will not exceed 0.3 acre-feet/yr for all Laramie-Fox Hills wells, totaling 9.6 acre-feet/yr. Pumping for irrigation needs, supplied by the individual Area A well, will not exceed 0.15 acre-feet/yr for the 32 Area B Lots, totaling 4.8 acre-feet.
5. Approximately 1,860 acre-feet of Arapahoe aquifer ground water (equivalent to 6.20 acre-feet per year for 300 years), pursuant to 601-BD (from Area A) will be reserved for use in a school.
6. The submittals mention a potential water supply for the lot (Lot 1, Block 6, Filing 2) that would require approval for a change of use on an irrigation well, where the fire department is anticipated to be located. However, the irrigation well can not be viewed as a viable source of water until the change of use is approved. Any approval of this subdivision should restrict this lot to uses that have no water demand until an acceptable source of water is approved or obtained.

The allowed average annual amount of withdrawal provided for in Determination of Water Right No. 601-BD, for that portion of the allocation that can be used independent of a replacement plan (Area A), is 57.9 acre-feet. The allowed average annual amount of withdrawal allowed for in Determination of Water Right No. 601-BD for the remaining portion of the allocation is 112 acre-feet. The replacement plan approved for Determination of Water Right 601-BD allows for an average diversion of 47.65 acre-feet annually for a maximum of 100 years. The allowed average annual amount of withdrawal provided for in Determination of Water Right No. 600-BD is 81.5 acre-feet. The subdivision lies within the allowed place of use for Determinations of Water Right Nos. 600-BD and 601-BD, and the proposed uses are uses allowed by those Determinations and the replacement plan.

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 37-90-107(7)(a), C.R.S., "Permits issued pursuant to this subsection (7) shall allow withdrawals on the basis of an aquifer life of 100 years." Based on this allocation approach, the annual amounts of water determined in 600-BD and 601-BD are equal to one percent of the total amount, as determined by rule 5.3.2.1 of the Designated Basin Rules, 2 CCR 410-1. 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 appropriable for the proposed subdivision. The dynamic analysis shall evaluate whether the appropriable 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." However, treating Adams County's requirement as an allocation approach based on three hundred years, the allowed average annual amount of withdrawal of 57.9 acre-feet/year and 129.15 acre-feet/year (47.65 acre-feet/yr + 81.5 acre-feet/yr) would be reduced to one third of that amount, or 19.3 acre-feet/year and 42.8, which is sufficient to meet the annual demand for this subdivision as proposed. As a result, the water may be withdrawn in that annual amount for a maximum of 300 years. The State Engineer's Office has no comment on the quality of the water supply or the required 'dynamic analysis' to evaluate whether the appropriable water supply is sustainable for three hundred years.

Applications for on lot well permits, submitted by an entity other than the current water right holder (Holly Investment Company.), must include evidence that the applicant has acquired the right to the portion of water being requested on the application. That evidence should include an indication, both explicitly and by identification of the amounts of water, which of the four sources listed on page 2 will be used by that individual lot.

State Engineer's Office Opinion

Based upon the above and pursuant to Section 30-28-136(1)(h)(I), C.R.S., subject to restricting the fire department lot to uses that have no water demand, it is our opinion that the proposed water supply is 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 on the subdivided land 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 Ground Water Commission has retained jurisdiction over the final amount of water available pursuant to the above-referenced Determinations, pending actual geophysical data from the aquifer.

The amounts of water in the Denver Basin aquifer, 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 have any questions, please contact Eric B. Thoman of this office.

Sincerely,



Kevin G. Rein, P.E.
Chief of Water Supply

KGR/EBT:Grasslands5.doc

cc: Jim Hall, Division 1
North K-B GWMD
Designated Basins
Records



COLORADO

Division of Water Resources

Department of Natural Resources
1313 Street, Room 821
Denver, CO 80203

Subdivision #

23944

August 8, 2016

Greg Barnes, Case Manager
Adams County Department of Community and Economic Development
GJBarnes@adco.gov

RE: Grasslands at Comanche, 1st Filing, PLT2016-00012
Part of Section 33, T2S, R62W, 6th P.M.
Water Division 8, Water District 1
Kiowa-Bijou Designated Basin

Dear Mr. Barnes:

We received a proposal for a new filing for 18 single-family lots within the Grasslands at Comanche subdivision. Please refer to our letter dated March 21, 2007 concerning the above referenced proposal for a subdivision of a 402.2-acre parcel into 119 residential lots, and other future associated facilities consisting of a school and a firehouse.

Should you have any questions, please contact Neelha Mudigonda of this office.

Sincerely,

Keith Vander Horst, P.E.
Designated Basins Team Leader

cc: Division 1 Division Engineer
District 1 Water Commissioner
North Kiowa-Bijou GWMD

KVH: Grasslands_Aug2016.doc





Development Review Team Comments

Date: 6/15/2016

Project Number: PLT2016-00012

Project Name: Grasslands at Comanche.

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. Revision is being requested. Please contact the case manager if you have any questions:

Commenting Division: Building Review

Name of Reviewer: Justin Blair

Date: 05/31/2016

Email:

Complete

BSD1- Construction of future dwellings and accessory structures will require building permits obtained by Development Services.

Commenting Division: Engineering Review

Name of Reviewer: Greg Labrie

Date: 06/15/2016

Email:

Complete

Please see attachment.

Commenting Division: Environmental Analyst Review

Name of Reviewer: Jen Rutter

Date: 06/01/2016

Email:

No Comment

Commenting Division: Parks Review

Name of Reviewer: Aaron Clark

Date: 06/03/2016

Email:

No Comment

Commenting Division: Planner Review

Name of Reviewer: Greg Barnes

Date: 06/15/2016

Email:

Resubmittal Required

PLN01: Please keep in mind that the SIA review typically occurs after the preliminary plat is approved. This information will be required to be submitted with the final plat.

PLN02: Please include on the plat, the exact area (in acres) of each lot. We will want this information to be specific and rounded to the nearest hundredth of an acre.

Commenting Division: ROW Review

Name of Reviewer: Robert Kovacs

Date: 06/10/2016

Email:

Resubmittal Required

ROW1: The following is a quote of comment ROW2 of the review comments provided for "Grasslands at Comanche Creek, Filing No. 1." On April 21, 2016.

“add the following as a plat note; Adams County shall be granted temporary cul-de-sac and access easements by final plat within portions of lots depicted herein as containing temporary cul-de-sacs. Term of temporary easements shall be until constructed roadway infrastructure beyond temporary terminus of roadway at cul-de-sac has received final acceptance from Adams County.”

Please, add indicated text as a plat note to the preliminary plat. We do appreciate that the location and size of all such cul-de-sacs have been already placed on the plat.

ROW2: FYI; The County's goal in relation to the above plat note is that a legal status be established on a temporary basis for property containing the temporary cul-de-sacs. Please see attachment to email sent to Case Manager. It is a recorded temporary easement. So it is an example of how a similar situation was handled in a different subdivision. In that case separate documents were used to create temporary cul-de-sac easements to the County. However, I believe by appropriate discussion, line work and text this can also be done by final plat. For the time being, on the preliminary plat the note requested serves to set this in motion. Lastly, whether the temporary easements are dedicated by Plat or separate document, they would have to be relinquished later on by action of the BOCC.

ROW3: Add additional plat note indicating that per 4-10-02-04-05 of Adams County Development Regulations, whenever a residence or any building with plumbing is constructed within 300 feet of an existing gas or oil well or tank battery that the owner of the property must sign, record and show to County a waiver indicating knowledge that said proposed construction will be within 300 feet thereof, prior to issuance of a building permit.

**Adams County
Development Review Engineering Comments**

Case Number: EGR2016-00011				Case Name: Grasslands at Commanche
Applicant: Ed Jennings				Date Initiated: 5/13/16
Document #:				
No.	Reviewer Initials	Sheet No. / Page No.	County Comment	Applicant Response (date)
1	TGL	General comment	All necessary paperwork such as Commissioners Resolutions, Development Agreements, and Collateral Agreements will need to be on file with the Adams County Transportation Department / Construction Management section prior to the issuance of any building permits.	
2	TGL	General comment	Upon completion of review and approval of these drawings, the applicant will be required to obtain the necessary permits in order to construct the proposed improvements. This/these permit(s) will be obtained from the Adams County One Stop Permit Center. No Certificate of Occupancy will be issued for any new Building Construction, until all drainage improvements as required by these drainage construction plans have been completed, in place and certified by the original design engineer.	
3	TGL	General comment	All storm sewer pipes within the public right-of-way must be RCP Class III material. In the event that the soil chemistry is not conducive to this type of material, the applicant shall propose solutions to Adams County Transportation Department staff to mitigate the situation if it should arise.	

4	TGL	General comment	Flood Insurance Rate Map – FIRM Panel <i>Flood Insurance Rate Map – FIRM Panel #08001C0730H</i> , Federal Emergency Management Agency, January 20, 2016. According to the above references, the project site is NOT located within a delineated 100-year flood hazard zone; A floodplain use permit will not be required.	
5	TGL	General Comment	A. All necessary Plats will be filed and recorded with the Adams County Clerk and Recorders office prior to the issuance of any Building Permit.	
6	TGL	General Comment (if applicable)	<p>A. The contractor will be held responsible for the cleanliness and safety of all roadways adjacent to this site. If at any time, these roadways are found to be dangerous or not passable due to debris or mud, the Adams County Transportation Department will shut down the project, until the roadway conditions have improved and are deemed acceptable. If the contractor/applicant fails to keep the adjacent roadways clean and free from debris, the Transportation Department has the option to do the required clean up and bill the charges directly to the contractor/applicant.</p> <p>B. Erosion and sediment control measures shall be required during construction. Adams County field inspection personnel shall be able to mandate corrective action to be taken by the developer and/or contractor if any of the following situations occur:</p> <ul style="list-style-type: none"> • construction plans lack sufficient detail for erosion protection • it has been determined that the submitted erosion control measures are not applicable to actual field conditions • installed erosion & sediment controls are non-functional 	

			<p>C. The contractor shall contact the Adams County Transportation Department / Construction Management section to find out if a preconstruction meeting is required.</p> <p>D. The developer/contractor shall be responsible for repairing or replacing damaged infrastructure adjacent to the site.</p> <p>E. Asphalt patching shall include the removal of asphalt from the furthest saw cut line to the lip of gutter. A saw cut will be made 1' south of the initial saw cut for the "T" patch.</p> <p>F. If applicable; All forms of communication to the property and business owners in the area shall go through Rene Valdez of Adams County Transportation Department / Construction Management Division. This shall include but not be limited to contact logs, letters, fliers, email, and texting.</p> <p>G. Work hours and work schedule shall be coordinated with Adams County Transportation Department / Construction Management Section.</p> <p>H. The contractor is responsible for the material testing required during the construction and installation of the approved design drawings.</p>	
7	TGL	General Comment	The applicant shall be responsible to ensure compliance with all Federal, State, and Local water quality construction requirements. The County has the right to enter the property to conduct inspections of the installation of the facilities.	
8	TGL	Construction Plans		

			<p>a) Sheet 1 – Replace Note #21 with comment number 2 on this spreadsheet.</p> <p>b) Sheet 1 – The drainage plans and the erosion and sediment control plans must be submitted with the construction plans.</p> <p>c) Sheet 1 – Submit the Geotechnical report that supports the pavement design.</p> <p>d) Sheet 2 – Please verify with fire department to determine if an emergency access into the subdivision is required. Have the fire department provide a written response to this comment.</p> <p>e) Sheet 2- Have the fire department indicate in a written format the criteria that determines when a permanent and temporary Cul de Sac is required within a residential subdivision development.</p> <p>f) Sheet 4 – A detail is required to show how 74th Avenue will tie into Woodchest Street. The plan and profile of 74th Avenue should extend into the intersection of Woodchest Street.</p> <p>g) Sheet 5 – The plan and profile of Van Sickle Street shall extend beyond the Cul de Sac and a detail should be provided to show the transitional requirements and the erosion and sediment control requirements.</p> <p>h) Engineering plans shall be signed and stamped by a Professional Engineer registered with the state of Colorado.</p>	
9	TGL	Drainage Report and Plans	<p>a) The drainage report was revised on April 4, 2005. This is an outdated report and it does not include many of the current drainage standards. The standards that are required to be address are as follows:</p>	

			<p>1. The use of retention ponds will require verification and description of the type of water rights owned by the developer.</p> <p>2. The state of Colorado will also require the review and approval of an augmentation plan from the developer before retention ponds are allowed to be constructed.</p> <p>3. The report does not provide the analysis for the WQCV requirements.</p> <p>4. There were no drainage plans submitted with the report.</p> <p>5. No details were given for the retention ponds.</p> <p>b) Indicate any proposed phasing of construction. If off- site fill material is required to support the grading plan, the fill source and quantity are required to be indicated on the drawings and it shall include the source and quantity of selected off-site material.</p> <p>c) All drainage easements and maintenance access points shall be identified on plans. The submittal shall include a copy of the final plat to verify easements.</p> <p>d) A drainage maintenance plan for the drainage facilities is required to be submitted to Adams County. This plan should be recorded with the Clerk and Recorder Office and the recorded document number shall be identified on the plat.</p> <p>e) The plans are required to clearly identify invert flowline elevations and direction of flow. At a minimum the plans shall show a cross section of the retention pond/open channel indicating the major components of each drainage facility, such as the exact location of structure,</p>	
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			invert elevations in/out structures, outlet configuration, and top elevation of structures. The amount of freeboard above the 100 year water surface elevation within the pond is to be shown on the plans. One foot of freeboard is required for retention pond design, as indicated in the Adams County Development Review Manual, Chapter 9, Section 9-01-12-01-01, Page 23, which states that “An additional one-foot of depth must be added to the overall volume to accommodate for freeboard.”	
10	JA	Stormwater Report and Plans	<p>a) The project site is not within the County's MS4 Stormwater Permit area. The installation of erosion and sediment control BMPs are required.</p> <p>b) Erosion and sediment control plans shall be submitted to the county for review and approval.</p> <p>For more information refer to http://www.adcogov.org/index.aspx?NID=327</p>	
11	TGL	SIA	<p>a) The SIA cost exhibit is required to break out the cost for the construction of each street. Therefore, the exhibit should show the construction cost for Van Sickle Street, 74th Avenue, and Woodchest Street.</p> <p>b) The SIA cost exhibit shall have an asphalt installation cost for each street.</p> <p>c) The exhibit indicates that the proposal does not include many of the typical tasks involved with construction, such as the import or export of fill, staking, erosion control, etc. Thus, the unit prices for many of the more common tasks are extremely low. The unit prices are required to be in line with CDOT's 2015 Cost Data Book. For example the unit prices for the following items are as follows:</p>	

			<p>Top Soil Replacement - \$11.50/CY RCP, Pipe 18" - \$102.33/LF Rip Rap - \$66.33/Ton</p> <p>Please update the exhibit into the proper format and include the asphalt installation costs, and make the required corrections to the unit prices as shown above.+</p> <p>All the other prices appeared to be ok.</p>	
	TD	General comment	<p>The listed items above may or may not represent all comments regarding the project. Adams County reserves the right to provide additional comments as the plans progress.</p> <p>Current Disposition - RESUBMIT</p>	

Greg Barnes

From: Loeffler - CDOT, Steven [steven.loeffler@state.co.us]
Sent: Tuesday, April 19, 2016 8:24 AM
To: Greg Barnes
Cc: Marilyn Cross
Subject: PLT2016-000012, Grasslands At Comanche, 1st filing

Greg,

We have reviewed the preliminary Plat application for a major subdivision to create 18 single-family lots, on property located NW of the intersection of E. 72nd Ave. and Strasburg Rd. and have no objections. But CDOT continues to encourage the opening of a discussion with Adams County regarding the cumulative impact of this and other developments in and around Strasburg that will ultimately impact State Highway 36.

Thank you for the opportunity to review this referral.

Steve Loeffler
Permits Unit



P 303.757.9891 | F 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
303-384-2655



Karen Berry
State Geologist

April 21, 2016

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

Location:
SE¼ Section 33,
T2S, R62W of the 6th P.M.
39.829, -104.325

Subject: Grasslands at Comanche, 1st Filing – Preliminary Plat
Project Number PLT2016-00012; Adams County, CO; CGS Unique No. AD-16-0019

Dear Chris:

Colorado Geological Survey has reviewed the Grasslands at Comanche, 1st Filing preliminary plat referral. I understand the applicant proposes 18 single-family residential lots of approximately 2.5 acres each (one lot is 6.8 acres) on 57 acres located northwest of E. 72nd Avenue and Strasburg Mile Road, north of Strasburg. Each lot is proposed to have an individual well and onsite wastewater system (OWS). With this referral, I received a Request for Comments and a location/zoning map (March 25, 2016), an Explanation of Request (undated), and a set of five plat sheets (RW Bayer & Associates, November 10, 2015).

CGS reviewed the overall Grasslands at Comanche development, including a soils report (Judith Hamilton, May 5, 2005), at the PUD/PDP phase of the planning process. Potential development constraints that will need to be addressed on an individual lot basis, prior to building permit application, include:

Collapsible soils. The site is underlain by relatively low density, low strength, eolian (wind-deposited) silts, clays and sands. Some of the soils are calcareous. Eolian soils, especially those containing soluble calcareous minerals, tend to be loose, fine-grained, and hydrocompactive, meaning they can lose strength, settle, compress, or collapse when water infiltrates the deposits. Thick columns of compressible or collapsible soils can result in very significant settlement and structural damage. Alternatively, clay minerals and clayey pockets within the surficial soils may exhibit structurally damaging volume changes (shrink-swell) in response to changes in water content. Potentially highly expansive Denver Formation claystones and shales are present at unknown depths beneath the surficial soils. If claystone layers capable of producing high swell pressures are present within a few feet of foundation bearing depths, they can cause severe structural damage if not properly characterized and mitigated.

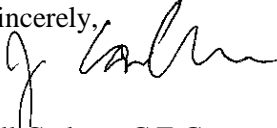
Lot-specific geotechnical investigations consisting of drilling, sampling, lab testing and analysis will be needed, once building locations have been finalized and prior to issuance of building permits, to: determine the thickness and extent to which the soils beneath each proposed home are subject to 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; verify the feasibility of full-depth basements, if planned; and provide earthwork, foundation, floor system, subsurface drainage, and pavement recommendations for design purposes. It is imperative that grading, surface drainage, and

Greg Barnes
April 21, 2016
Page 2 of 2

subsurface drainage are correctly designed, constructed and maintained to prevent wetting of potentially collapsible soils in the immediate vicinity of foundation elements.

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



Brooks Kaufman
Lands and Rights of Way Director

April 11, 2016

Greg Barnes
Adams County
Department of Planning and Development
4430 South Adams County Parkway
Suite W2000A
Brighton, Colorado 80601-8216

Re: GRASLANDS AT COMANCHE 1ST FILING
Case No.: PLT2016-00012

Dear Mr. Barnes:

The Association has reviewed the contents in the above-referenced referral response packet. We reviewed the project for maintaining our existing facilities, utility easements, electric loading, and service requirements. We are advising you of the following concerns and comments:

The Association is requesting all utility easements adjacent to Strasburg Mile Road, East 72nd Avenue, Pigcott Mile Road, and East 80th Avenue be at least fifteen-feet (15') in width to accommodate the installation of electric facilities in this project and future filings. (Attached mark-up)

The Association requests a note in the dedication for utilities to cross the six-foot (6') wide gas line easement or change the easement to a fifteen-foot (15') wide easement for all dry utilities.

The Association will require that all structures and landscaping maintain adequate clearances to the underground facilities and allow for the Association to access for maintenance purposes. The Association has strong concern in regards to a potential screening of the electrical equipment.

Sincerely,

A handwritten signature in blue ink, appearing to read "Brooks Kaufman", with a long, sweeping horizontal line extending to the right.

Brooks Kaufman
Lands and Rights-of-Way Director

INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION

5496 N. U.S. Highway 85, P.O. Drawer A / Sedalia, Colorado 80135
Telephone (720)733-5493
bkaufman@irea.coop

Greg Barnes

From: Kaufman Brooks [BKaufman@Irea.Coop]
Sent: Tuesday, May 31, 2016 10:35 AM
To: Greg Barnes
Subject: RE: For Review: Grasslands at Comanche
Attachments: Scanned from a Xerox multifunction device001.pdf

Greg

The applicant has addressed the Association's comments and request for easements. I would like to he easements shown more clearly on the plat as shown in the attached markup please?

Thank you

Brooks Kaufman
Lands and Rights-of-Way Director
Intermountain Rural Electric Association
5496 N U.S. Hwy 85
P.O. DRAWER A
Sedalia, CO 80135
Office (303) 688-3100 ext 5493
Direct (720) 733-5493
Fax (720) 733-5868
Cell (303) 912-0765
bkaufman@irea.coop

P please consider the environment before printing



From: Greg Barnes [<mailto:GJBarnes@adcogov.org>]
Sent: Friday, May 27, 2016 9:48 AM
To: Kaufman Brooks
Subject: For Review: Grasslands at Comanche

Request for Comments

Case Name: Grasslands at Comanche, 1st Filing
Case Number: PLT2016-00012

May 27, 2016

Adams County Planning Commission is requesting comments on the following request:

Preliminary Plat application for a major subdivision to create 18 single-family lots.

The Assessor's Parcel Number is 0173133400001, 0173133400002, 0173133400005, 0173133400007

Applicant Information: Holly Investments CO
PO BOX 557
STRASBURG, CO 80136

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 06/10/2016 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 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*
ADAMS COUNTY, COLORADO
4430 S. Adams County Parkway
1st Floor, Suite W2000A
Brighton, CO 80601-8216
o: 720-523-6853 | gjbarnes@adcogov.org
www.adcogov.org

Greg Barnes

From: Kaufman Brooks [BKaufman@Irea.Coop]
Sent: Tuesday, May 31, 2016 10:35 AM
To: Greg Barnes
Subject: RE: For Review: Grasslands at Comanche
Attachments: Scanned from a Xerox multifunction device001.pdf

Greg

The applicant has addressed the Association's comments and request for easements. I would like to he easements shown more clearly on the plat as shown in the attached markup please?

Thank you

Brooks Kaufman
Lands and Rights-of-Way Director
Intermountain Rural Electric Association
5496 N U.S. Hwy 85
P.O. DRAWER A
Sedalia, CO 80135
Office (303) 688-3100 ext 5493
Direct (720) 733-5493
Fax (720) 733-5868
Cell (303) 912-0765
bkaufman@irea.coop

P please consider the environment before printing



From: Greg Barnes [<mailto:GJBarnes@adcogov.org>]
Sent: Friday, May 27, 2016 9:48 AM
To: Kaufman Brooks
Subject: For Review: Grasslands at Comanche

Request for Comments

Case Name: Grasslands at Comanche, 1st Filing
Case Number: PLT2016-00012

May 27, 2016

Adams County Planning Commission is requesting comments on the following request:

Preliminary Plat application for a major subdivision to create 18 single-family lots.

The Assessor's Parcel Number is 0173133400001, 0173133400002, 0173133400005, 0173133400007

Applicant Information: Holly Investments CO
PO BOX 557
STRASBURG, CO 80136

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 06/10/2016 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 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*
ADAMS COUNTY, COLORADO
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o: 720-523-6853 | gjbarnes@adcogov.org
www.adcogov.org

Greg Barnes

From: Monica Johnson [MJohnson@strasburg31j.com]
Sent: Friday, April 01, 2016 2:47 PM
To: Greg Barnes
Subject: RE: For Review: Grasslands at Comanche, 1st Filing

Greg - We don't really have a county wide system for districts. I spoke with our local parks and rec and they have been trying to contact the counties directly. Perhaps I should contact the Finance Director – can you send me his contact information?

Thanks and have a wonderful weekend.

Monica

From: Greg Barnes [<mailto:GJBarnes@adcogov.org>]
Sent: Friday, April 01, 2016 12:56 PM
To: Monica Johnson <MJohnson@strasburg31j.com>
Subject: RE: For Review: Grasslands at Comanche, 1st Filing

Hi Monica,

Those questions are a bit out of my field of expertise, unfortunately. Once we collect the fees in the planning office, we send them to our Finance Department. I'm not particularly sure what happens after that.

I believe the school system must request the funds from the County, but I'm not certain whether that is done at the district level, or a higher level. Is there a County-wide system that oversees each district? If so, I'd recommend talking to them first to determine if this is something they do on a regular basis. If not, then perhaps our Finance Director could assist you with that process. Why do you start with the school system first, and if you eventually need the Finance Director I will get you in contact with him.

From: Monica Johnson [<mailto:MJohnson@strasburg31j.com>]
Sent: Friday, April 01, 2016 12:50 PM
To: Greg Barnes
Subject: RE: For Review: Grasslands at Comanche, 1st Filing

Greg –

That's really helpful, do you then pass those fees on to us directly or do we have to request them? Is there a way for me to get a report of the fees that our district has collected over the past few years? I'm new here and I want to make sure we have accounted for them properly.

Thanks
Monica

From: Greg Barnes [<mailto:GJBarnes@adcogov.org>]
Sent: Friday, April 01, 2016 12:45 PM
To: Monica Johnson <MJohnson@strasburg31j.com>
Subject: RE: For Review: Grasslands at Comanche, 1st Filing

Monica,

No, that's already written into our Adams County regulations. Usually these projects are more of an FYI to keep you aware of what's in the works, and how to plan for future growth. All subdivisions are required to pay Public Land dedication fees as part of their platting new residential lots. A portion of those fees are reserved for the school system. We collect those fees at the time of final platting on behalf of the school system.

From: Monica Johnson [<mailto:MJohnson@strasburg31j.com>]
Sent: Friday, April 01, 2016 12:34 PM
To: Greg Barnes
Subject: RE: For Review: Grasslands at Comanche, 1st Filing

Greg –

Thanks for sending this to me. How does this work as far as impact fees go? Is that something that we need to work out with the developer?

Monica

From: Greg Barnes [<mailto:GJBarnes@adcogov.org>]
Sent: Tuesday, March 29, 2016 8:09 AM
To: Monica Johnson <MJohnson@strasburg31j.com>
Subject: FW: For Review: Grasslands at Comanche, 1st Filing

Monica,

Thanks for the call. I've updated our records. Please see the attached information regarding a new 18 lot development in the Strasburg area.

From: Greg Barnes
Sent: Friday, March 25, 2016 12:56 PM
To: Greg Barnes
Subject: For Review: Grasslands at Comanche, 1st Filing

Please see the attached request for comments regarding a preliminary plat application received by our offices for a new filing of 18 single-family residential lots. We request that you provide any comments regarding this project no later than **Wednesday, April 20, 2016**. Should you need any further information regarding this project, please let me know.



Greg Barnes
Planner II, *Community and Economic Development*
ADAMS COUNTY, COLORADO
4430 S. Adams County Parkway
1st Floor, Suite W2000A
Brighton, CO 80601-8216
o: 720-523-6853 | gjbarnes@adcogov.org
www.adcogov.org



April 18, 2016

Greg Barnes
Adams County
Community and Economic Development Department
4430 South Adams County Parkway
Brighton, CO 80601-8204

RE: Grasslands at Comanche, 1st Filing, #PLT2016-00012
TCHD Case 3860

Dear Mr. Barnes:

Thank you for the opportunity to review and comment on Grassland at Comanche, 1st Filing for the preliminary plat application for a major subdivision to create 18 single-family lots at E. 72nd Avenue and Strasburg Road. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations.

On-Site Wastewater Treatment Systems (OWTS)

Tri-County Health Department (TCHD) has no objection to the subdivision being served by On-Site Wastewater Treatment Systems (OWTS), provided the OWTS are permitted, installed, and operated in conformance with our current regulation.

TCHD has no records of an existing On-Site Wastewater Treatment System on the property. If one exists, TCHD shall be notified and the following procedures must be followed for proper abandonment:

- If any liquids remain in the tank, the tank shall be pumped dry by a system cleaner licensed by TCHD
- Once the septic tank has been pumped dry, it may either be backfilled with soil, crushed and buried on the site, or excavated and disposed in a permitted solid waste disposal facility.

Wells

TCHD recommends that the property be examined for existing wells prior to any construction. If wells are found, the wells should either be properly abandoned or protected prior to construction. For more information, contact the Groundwater Information Line at 303-866-3587.

New well construction is permitted through the Colorado Department of Natural Resources: <http://water.state.co.us/>

Grasslands at Comanche First Filing

April 18, 2016

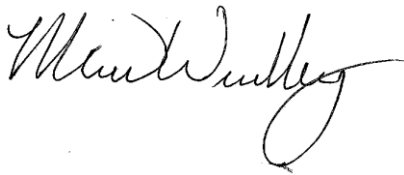
Page 2 of 2

Groundwater Monitoring Plan

TCHD would appreciate the opportunity to discuss the implementation of the Groundwater Monitoring Program dated March 27, 2006 with the applicant.

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", with a stylized, flowing script.

Michael Weakley
Water Program Supervisor

CC: Sheila Lynch, Monte Deatrich, TCHD



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

March 29, 2016

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

Attn: Greg Barnes

Re: Grasslands at Comanche Filing No. 1, Case # PLT2016-00012

Public Service Company of Colorado's (PSCo) Right of Way & Permits Department has reviewed the plat for the above captioned project and has **no apparent conflict**. PSCo does not serve natural gas or electric facilities in this area.

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

CERTIFICATE OF POSTING



I, J. Gregory Barnes do hereby certify that I posted the property at

The southern terminus of Woodchest Street, approximately 1,000 feet south of Woodchest Street's intersection with East 74th Avenue.

on August 11, 2016

in accordance with the requirements of the Adams County Zoning Regulations

J. Gregory Barnes



Request for Comments

Case Name: Grasslands at Comanche, 1st Filing

Project Number: PLT2016-00012

March 25, 2016

Adams County Community and Economic Development Department is requesting comments on the following request:

Preliminary Plat application for a major subdivision to create 18 single-family lots pursuant to Section 2-02-17-03

This request is located northwest of the intersection of E. 72nd Avenue and Strasburg Road. The Assessor's Parcel Numbers are 0173133400001, 0173133400002, 0173133400005, 0173133400007.

Applicant Information: Holly Investment Company
Lonnie Losh
PO Box 557
Strasburg, CO 80136
llosh@aol.com
303.622.4527

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 by 04/20/2016 in order that your comments may be taken into consideration in the review of this case. Please send your response by way of e-mail to GJBarnes@adcogov.org.

Thank you for your review of this case.

Greg Barnes
Case Manager



Public Hearing Notification

Case Name:	Grasslands at Comanche, 1st Filing
Case Number:	PLT2016-00012
Planning Commission Hearing Date:	08/25/2016 at 6:00 PM
Board of County Commissioners Hearing Date:	09/13/2016 at 10:00 AM

July 27, 2016

A public hearing has been set by the Adams County Planning Commission and the Board of County Commissioners to consider the following request: **Preliminary Plat application for a major subdivision to create 18 single-family lots.**

The proposed use will be Residential. This request is located at the northwestern corner of Strasburg Road and E. 72nd Avenue on approximately 55 acres. The Assessor's Parcel Numbers are: 0173133400001, 0173133400002, 0173133400005, and 0173133400007.

Applicant Information: Holly Investments CO
PO BOX 557
STRASBURG, CO 80136

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 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

Jan Pawlowski
DISTRICT 5



Referral Listing
Case Number PLT2016-00012
Grasslands at Comanche, 1st Filing

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 JBlair@adcogov.org 720.523.6825 JBlair@adcogov.org
Adams County Treasurer: Send email	Adams County Treasurer bgrimm@adcogov.org 720.523.6376
Century Link	Brandyn Wiedrich 5325 Zuni Street, # 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
COLORADO DEPT OF TRANSPORTATION	Steve Loeffler 2000 S. Holly St. Region 1 Denver CO 80222 303-757-9891 steven.loeffler@state.co.us
COLORADO DIVISION OF WILDLIFE	Eliza Hunholz Northeast Regional Engineer 6060 BROADWAY DENVER CO 80216-1000 303-291-7454 eliza.hunholz@state.co.us

Agency	Contact Information
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
EAST ADAMS SOIL CONSERVATION	SHERYL WAILES 133 W BIJOU AVE. BYERS CO 80103 303-822-5257 x 101 sheryl.wailes@nacdn.net
Engineering Department - ROW	Transportation Department PWE - ROW 303.453.8787
Engineering Division	Transportation Department PWE 6875
Intermountain Rural Electric Asso - IREA	Brooks Kaufman PO Box Drawer A 5496 North US Hwy 85 Sedalia CO 80135 303-688-3100 x105 bkaufman@intermountain-rea.com
NS - Code Compliance	Gail Moon gmoon@adcogov.org 720.523.6833 gmoon@adcogov.org
Parks and Open Space Department	Nathan Mosley mpedruci@adcogov.org aclark@adcogov.org (303) 637-8000 nmosley@adcogov.org

Agency	Contact Information
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
STRASBURG FIRE PROTECTION DIST #8	GERRI VENTURA PO BOX 911 STRASBURG CO 80136 303-622-4814 stfiredist8@netecin.net
STRASBURG PARKS AND REC DIST.	TORRI SCHULTZ P.O. BOX 118 STRASBURG CO 80136 (303) 622-4260 tori@strasburgparks.org
STRASBURG SCHOOL DISTRICT 31J	DAVE VAN SANT - SUPERINTENDENT 56729 E Colorado Ave STRASBURG CO 80136 303-622-9211
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	WARREN BROWN 6162 S WILLOW DR, SUITE 100 GREENWOOD VILLAGE CO 80111 303 220-9200 brown@tchd.org
Tri-County Health: Mail CHECK to Warren Brown	Tri-County Health landuse@tchd.org .
UNITED STATES POST OFFICE	MARY C. DOBYNS 56691 E COLFAX AVENUE STRASBURG CO 80136-8115 303-622-9867 mary.c.dobyns@usps.gov
Xcel Energy	Donna George 1123 W 3rd Ave DENVER CO 80223 303-571-3306 Donna.L.George@xcelenergy.com

BARBER TRENT AND	BARBER ANGELA	600 N CR 157	STRASBURG CO 80136
BOWEN DANIEL J AND	BOWEN CHERYL A	56085 E 56TH AVE	STRASBURG CO 80136-8520
BROWN BRIAN K AND	COPPEDGE STEFANIE A	7640 WOODCHEST ST	STRASBURG CO 80136
BURKEMPER SAMUEL		7471 WOODCHEST ST	STRASBURG CO 80136
COMANCHE FARMS INC		3600 HEADLIGHT RD	STRASBURG CO 80136-8110
GRASSLANDS AT COMANCHE THE AND	BIJOU PRESERVE ASSOCIATION	8705 STRASBURG RD	STRASBURG CO 80136-8514
HOLLY INVESTMENT CO		PO BOX 557	STRASBURG CO 80136-0557
KRUSE KEITH D AND	KRUSE MARY COLLEEN	7591 WOODCHEST ST	STRASBURG CO 80136-8183
LAZY REVERSE S LLC		3600 HEADLIGHT RD	STRASBURG CO 80136-8110
LIBERTY PROPANE OPERATIONS LLC		10740 NALL AVE STE 201	LEAWOOD KS 66211-1223
MW OUT EAST LLC		57500 E KENYON AVE	STRASBURG CO 80136-9606
STONE MATHEW AND	STONE DAWN	7651 WOODCHEST ST	STRASBURG CO 80136-8182
STRASBURG FIRE PROTECTION DISTRICT NO 8		PO BOX 241	STRASBURG CO 80136
WAYMAN TRAVIS A AND	WAYMAN JAYLYNN C	7531 WOODCHEST ST	STRASBURG CO 80136-8183