

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

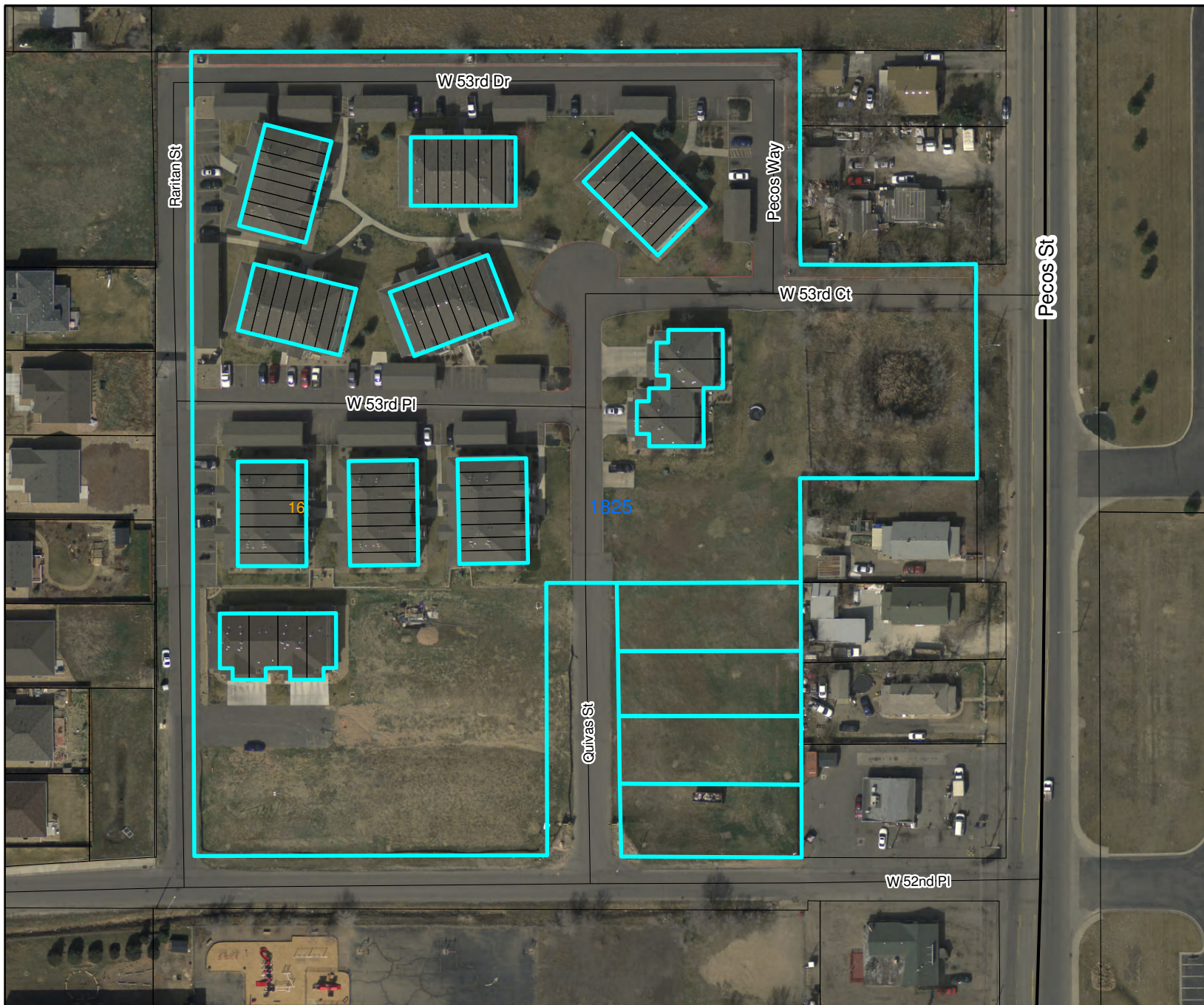
Pecos Place
PRC2016-00006



For display purposes only.



This map is made possible
by the Adams County GIS
group, which assumes no
responsibility for its accuracy



LEGEND

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

Pecos Place
PRC2016-00006

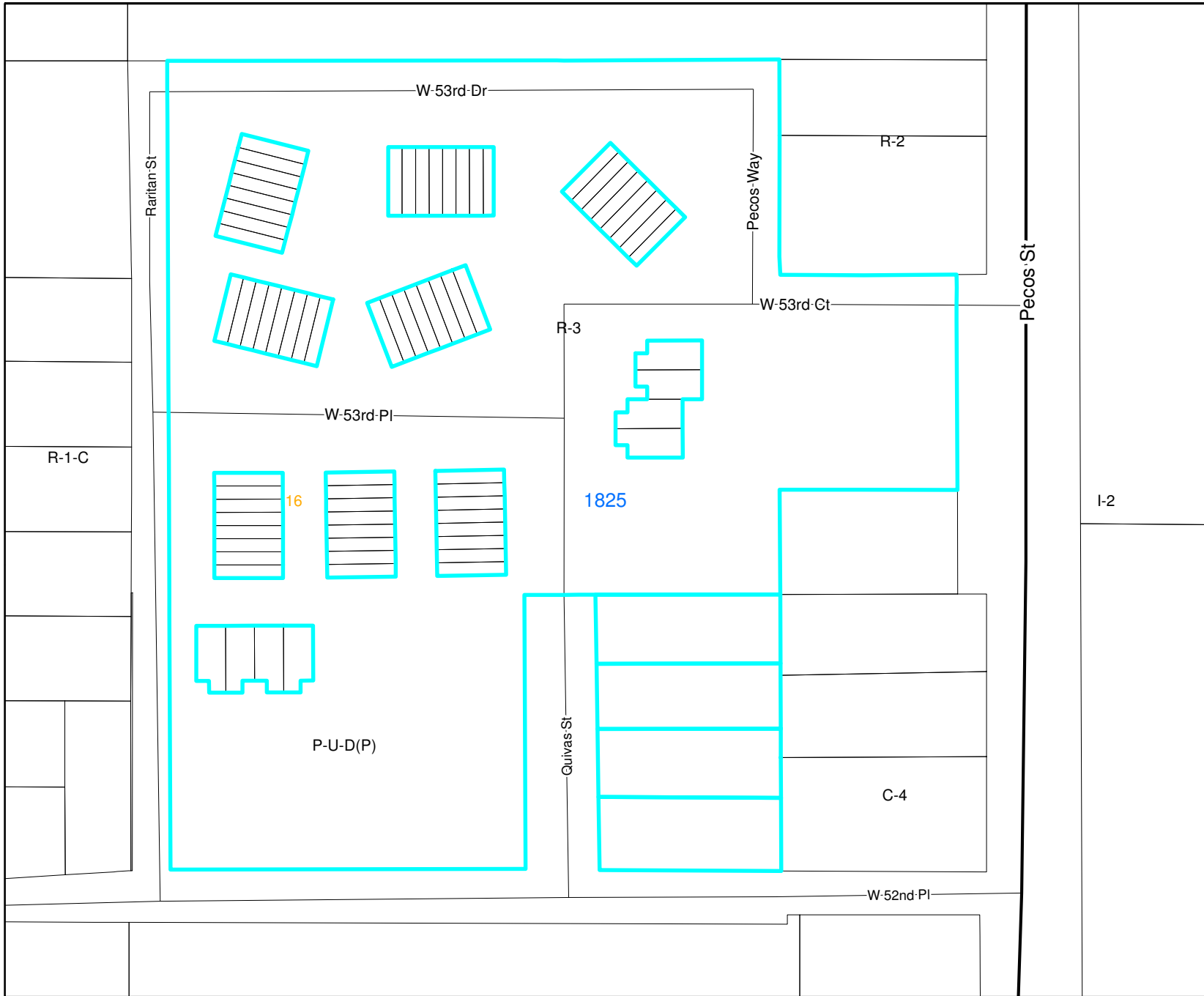


For display purposes only.



ADAMS COUNTY
 COLORADO

This map is made possible
 by the Adams County GIS
 group, which assumes no
 responsibility for its accuracy



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

Pecos Place
PRC2016-00006



For display purposes only.



ADAMS COUNTY
COLORADO

This map is made possible
by the Adams County GIS
group, which assumes no
responsibility for its accuracy



**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT
STAFF REPORT**

Board of County Commissioners

September 13, 2016

CASE No.:PRC2016-00006

CASE NAME: Pecos Place

Owner's Name:	JF Barton Contracting Company
Applicant's Name:	JF Barton Contracting Company
Applicant's Address:	PO Box 558, Wood River, IL
Location of Requests:	1750 W. 52 nd Place
Nature of Requests:	(1) A final development plan (FDP) to allow six two-family dwelling structures and four multi-family dwelling structures (three units each) for a total of 24 dwelling units; (2) A final plat for a major subdivision to allow 24 residential lots and 5 non-residential outlots; (3) A subdivision improvements agreement (SIA).
Zone District:	Planned Unit Development (PUD)
Site Size:	7.6 acres (Final Plat); 2.3 acres (Final Development Plan)
Proposed Uses:	Residential
Existing Use:	Residential/Vacant
Hearing Date(s):	BoCC: September 13, 2016 / 9:30 a.m.
Report Date:	August 29, 2016
Case Manager:	Greg Barnes
Staff Recommendation:	APPROVAL with 11 findings-of-fact, 1 condition precedent, 1 condition, and 1 note.

BOARD OF COUNTY COMMISSIONERS UPDATE

The Board of County Commissioners considered this case on August 16, 2016, and continued it to the September 13, 2016 meeting. The continuance was to afford the applicant an opportunity to resolve outstanding code violations on a section of the property. Specifically, the violations included inadequate parking spaces, parking stall dimensions inconsistent with the approved site plan for a section of the development, as well as internal travel lane width for a section of the development. The code violations have been remedied according to a site inspection performed

on August 29, 2016. Based upon this update, staff now recommends moving forward with this case to facilitate the completion of the proposed development.

SUMMARY OF PREVIOUS APPLICATIONS

On July 10, 2002, the Board of County Commissioners approved: 1) A final plat (Case # PLT2002-00025) to create two lots and allow a waiver from the subdivision design standards to construct a section of Quivas Street not to County standards; 2) a rezoning from Residential-2 (R-2) to Residential-3 (R-3) (Case # RCU2002-00044); 3) a roadway vacation (VAC 2002-00002) to vacate 410 ft. of Quivas Street to a private street.

On March 1, 2016, the Board of County Commissioners approved: 1.) rezoning the subject property from R-3 to PUD; 2.) vacate public right-of-way of Raritan and Quivas Streets on and adjacent to the subject property; 3.) preliminary plat for 24 new residential lots and 5 non-residential lots; and 4.) preliminary development plan to allow 24 dwelling units.

SUMMARY OF APPLICATION

Background:

JF Barton Contracting Company is requesting a final development plan (FDP) and a final plat for residential development on the property. The final plat would split a previously approved subdivision plat into two parts. Block 1 of the newly created subdivision would be on the northern portion of the property, and includes the existing Pecos Place development. Block 2 would encompass the southern and undeveloped portion of the property. Block 2 includes a newly proposed development of 24 residential and 5 non-residential lots. Specifically, the proposed development includes six two-family structures and four multi-family structures. Each of the proposed dwelling units will be on individual lots. The request also includes a subdivision improvements agreement for the construction of public improvements along West 52nd Place.

Site Characteristics:

The site is approximately 7.6 acres and located near the northwestern corner of the intersection of West 52nd Place and Pecos Street. Approximately two-thirds of the 7.6 acre site is developed. The developed portion of the property contains 72 multi-family dwelling units, specifically, eight buildings of 8-unit condominiums, and two buildings of 4-unit townhomes. The final development plan is located within the undeveloped one-third portion of the subject property. Overall, a total of 72 dwelling units have been developed on the northern portion of the property.

Final Development Plan (FDP):

The subject request includes an FDP for development of 24 dwelling units. The units consist of six duplex and four multi-family dwelling structures to be developed on 2.36 acres. Per Section 2-02-10-03 of the County's Development Standards and Regulations, an FDP is the last of the two approvals required for development of a Planned Unit Development (PUD). The first

requirement is approval of a preliminary development plan (PDP), and the second is an FDP. Per Section 2-02-10-01 of the Adams County Development Standards and Regulations, the objective of a PUD is to establish an area of land to be developed under a unified plan of development for land uses whose plan may not correspond to the existing land use regulations.

A PUD allows greater flexibility in the design of a development, more variety and diversification in the relationships between buildings and open spaces, and uses while meeting the goals, policies, and objectives of the Comprehensive Plan. Per Section 3-29-02 of the County's Development Standards and Regulations, a PUD is a customized zone district and may modify the site area, density, setbacks, height restrictions, or other development standards and regulations. Approval of an FDP establishes a vested right to develop the property in accordance with the plan.

Site Layout

The proposed FDP consists of 24 dwelling units. Each dwelling will be located on its own lot. A private street will be constructed through the development called West 52nd Court. This new street will run east-to-west through the proposed development. Each of the proposed residential lots would have access onto West 52nd Court (See Exhibit 2.2). Proposed setbacks for the dwellings will be 20 feet from front property lines. Side setbacks will be five feet for units that are at the end of a building; and there will be no side setback from the lots serving interior units. Rear setbacks for the development will be 20 feet. All of the proposed setback requirements are similar to the County's R-3 zone district.

Proposed lot sizes within the FDP will range between 1,890 to 4,405 square feet in area. The minimum lot width within the FDP will be 22 feet. Structure coverage shall not exceed 70% of any lot. Proposed lot size, width, and coverage in the final development plan are consistent with the approved PDP.

Architecture

Maximum proposed building height for the development is 35 feet. All structure height conforms to the area and height standards of the R-3 zone district, which is 35 feet. Each structure will be two stories high. Proposed elevations for the development show all four sides of buildings will consist of veneer base. Windows shall cover approximately seventeen percent (17%) of front façades of buildings and 26-28% of rear façades. According to the applicant, color, form, materials, window proportions and roof forms will be an integral part of the development to establish an architectural theme for the area. Also, selected colors will complement the surrounding neighborhood.

Parking

Off-street parking will accommodate at least two parking spaces per dwelling. The average number of parking spaces per dwelling will be 2.5 spaces. On-street parking will be permitted along Quivas Street. In addition, each lot will contain two parking spaces with a one-car garage and a one-car driveway pad. An additional 13 common parking spaces will be provided along Quivas Street to provide more than 2.5 parking spaces per dwelling unit within the development. An additional 13 common parking spaces will be provided along Quivas Street. This provided over 2.5 parking spaces per dwelling unit for the development (See Exhibit 2.2). Overall, 61 of

parking spaces will be provided in the development for the 24 additional units for the proposed new development.

Open Space

Per Section 3-29-03-05-06 of the County's Development Standards and Regulations, a minimum of 30% open space is required in all PUDs. The proposed site plan shows 47% open space (1.10 acres). This exceeds the minimum requirement. Per Section 3-29-03-05-03 of the County's Development Standards and Regulations, 25% of the required open space (0.18 acres) in the subject FDP must be designated for active recreation purposes. The proposed FDP shows 28% active recreation open space area, specifically, the site plan submitted shows a 6,075 sq. ft. area designated for active recreation use on the southeastern corner of the property. This is located on the northern side of a proposed retention pond on the property. Additionally, a 15-foot landscape bufferyard with a six-foot wide multi-purpose trail is proposed along eastern edge of the site. The length of the landscape buffer is approximately 280 feet.

As part of the preliminary development plan, the Board of County Commissioners imposed a condition of approval requiring an increase of active recreation open space within the development. After the approval of the preliminary development plan in March, the applicant has included design improvements such as a grass lawn and proposed installation of outdoor fitness equipment in the development. This additional amenity shows improvement in active recreation open space area in the development.

Major Subdivision (Final Plat):

Per Section 2-02-17 of the County's Development Standards and Regulations, the applicant is requesting a Major Subdivision (final plat) for the proposed residential development. Currently, the site consists of six parcels. The subject request will create 29 total lots (i.e. 24 residential lots and 5 non-residential lots). The five non-residential lots are designated for required open space, drainage facilities, and parking.

The final plat would split the subject overall site (i.e. Pecos Place Subdivision) into two parts. The northern portion, which is developed, shall remain under one lot. The southern portion will consist of 24 residential lots and five non-residential lots. The northern section will conform to dimensional and density standards in the existing R-3 zone district. The southern portion will be consistent with the intent and purposes of a PUD, which is to allow flexibility with density and design standards.

Per Section 2-02-17-03-05 of the County's Development Standards, the proposed final plat is required to be consistent with the approved preliminary plat, the Comprehensive Plan, and demonstrate evidence of sufficient water and sewer supply to support the development. The proposed plat conforms to the Comprehensive Plan designation of Urban Residential. In addition, the proposed lot size and orientation conforms to requirements of the Development Standards and Regulations. The applicant has provided a will serve letter from the North Lincoln Water & Sanitation District. This letter shows the ability to obtain adequate water supply for development of the property.

Per Section 5-02-05 of the County's Development Standards and Regulation, a Subdivision Improvements Agreement (SIA) is required for approval of the plat. The improvements include drainage and infrastructure. Details of the agreement are outlined in the SIA document (see Exhibit 2.3). All associated collateral for the improvements are included in the SIA. Staff reviewed the SIA and associated improvements and has no concerns.

Future Land Use Designation:

The Adams County Comprehensive Plan designates the area as Urban Residential, allowing single- and multi-family housing at higher urban densities in locations that are readily accessible to urban services and transportation. The subject request is for development of 24 dwelling units, which is a density of approximately 10 dwelling units per acre. The development abuts East 52nd Place to the south. East 52nd Place connects the development to the surrounding road network. The subject development is also located less than a mile from the proposed Pecos Junction RTD commuter rail transit station. Overall, the subject development is consistent with the goals of the Comprehensive Plan to provide higher density housing near urban services and transportation. Additionally, all surrounding properties are designated as Urban Residential Future Land Use in the Comprehensive Plan.

The site is also within the Southwest Framework plan, adopted as an amendment to the Comprehensive Plan, which outlines existing conditions and directs future planning efforts in the County. The Framework Plan identifies southwest portion of the County as containing most of the older, more urbanized areas of the County as well as a wide range and mix of land uses. The Framework Plan references the policies and strategies outlined in the Comprehensive Plan, such as maintaining and enhancing the quality of existing residential neighborhoods and enhancing the area's role as an important gateway to the County. The proposed development would require public improvements such as curb, gutter, and sidewalk access, as well as landscape and streetscape improvements to create and improve the health, safety, and image of the area.

Surrounding Zoning Designations and Existing Use Activity:

Northwest R-3 Multi-Family Residential	North R-3 Multi-Family Residential	Northeast R-3 Vacant
West R-1-C Single-Family Residential	Subject Property R-3 to PUD Vacant to Residential	East C-4 Single-Family Residential
Southwest C-4 School	South C-4 School	Southeast C-4 Gas Station/Retail

Compatibility with the Surrounding Land Uses:

The property is bordered on the west by Tejon Heights single-family residential subdivision. This subdivision is zoned Residential-1-C. The already developed portion of the subject site (Pecos Place Development) is located to the north, and zoned R-3. Three single-family homes are located to the east of the proposed development. These homes have frontage along Pecos Street. A gas station is located at the intersection of Pecos Street and West 52nd Place, specifically the station is located to the southeast of the site. The Guardian Angels Catholic School is located directly south of the site, across West 52nd Place.

Majority of the residential uses surrounding the subject property were constructed between 2002 and 2011. Average lot size in Tejon Heights single-family subdivision ranges between 7,000-15,000 square feet, and the homes average 1,800 square feet. Majority of these surrounding homes are two stories and similar in architectural style to the proposed development, as well as the existing northern section of the development. The proposed use for multi-family dwellings is compatible with surrounding residential and institutional (school) uses. Per Section 4-16-18-01 of the County's Development Standards and Regulations, a landscape buffer is required along the eastern boundary of the FDP. A landscape plan provided with the application shows proposed landscaping along the development and consistent with requirements of the County's Development Standards and Regulations.

Staff Recommendations:

Staff is recommending approval with 11 findings-of-fact, 1 condition precedent, 1 condition, and 1 note.

Recommended Findings-of-Fact

Final Plat:

1. The final plat is consistent and conforms to the approved preliminary plat.
2. The final plat is in conformance with the subdivision design standards.
3. The applicant has provided evidence that a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards.
4. The applicant has provided evidence that a public sewage disposal system has been established and, if other methods of sewage disposal are proposed, adequate evidence indicating that the system complies with state and local laws and regulations.
5. The applicant has provided evidence to show all areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified by the applicant and the proposed uses of these areas are compatible with such conditions.
6. The proposed or constructed drainage improvements are adequate and comply with these standards and regulations.
7. Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or financially guaranteed through

cash-in-lieu or a subdivision improvements agreement so the proposed subdivision will not negatively impact the levels of service of the County.

Final Development Plan:

8. The FDP is in general conformity with the Adams County Comprehensive Plan and any applicable area plan.
9. The FDP conforms to the P.U.D. standards.
10. The FDP is consistent with any approved PDP for the property.
11. The FDP construction plans meet the requirements of these standards and regulations and have been approved by the Director of Public Works, all infrastructure and utility providers, Tri-County Health Department, and all other referral agencies.

Recommended Conditions Precedent of Approval

1. No building permits will be issued until all public improvements shown as part of the subdivision improvement agreement have been completed, certified by the original design engineer, and inspected and accepted by the County.

Recommended Condition of Approval:

1. Prior to construction of any structure, the owner shall apply for a building permit and follow all requirements of the County's Department of Community and Economic Development.

Recommended Note of Approval:

1. All applicable building, fire, zoning, engineering, and health codes shall be adhered to with this request.

CITIZEN COMMENTS

Number of Property Owners Notified (1000 Feet)	Number of Public Comments Received by Staff
240	3

Staff received three comments from surrounding property owners in response to the public notification. All of these property owners expressed objection to the proposed development. Specifically, their comments related to inadequate parking on the existing northern portion of the development. Staff-conducted inspection on the property on January 22, 2016, and found there was adequate number of designated parking spaces on the site; however, the size of the parking spaces and travel ways were smaller in size and do not conform to the county standard size; and have to be re-striped. On August 29, 2016, a site inspection was performed and yielded that all zoning violations have been resolved.

COUNTY AGENCY COMMENTS

All zoning violations on the property have been resolved and closed based on an inspection of the property on August 29, 2016.

REFERRAL AGENCY COMMENTS

Responding without Concerns:

North Pecos Water & Sanitation District
Tri-County Health Department (TCHD)
Xcel Energy

Notified but Not Responding / Considered a Favorable Response:

Berkeley Water & Sanitation District
Century Link
Colorado Department of Transportation (CDOT)
Colorado Department of Wildlife
Colorado Division of Mining & Reclamation Safety
Colorado Division of Water Resources (CDWS)
Colorado Geologic Survey (CGS)
Comcast
Hyland Hills Park & Recreation District
Jefferson Soil Conservation District
Metro Wastewater Reclamation
North Lincoln Water & Sanitation District
Regional Transportation District
United States Post Office
United States Environmental Protection Agency
Westminster School District #50

Exhibits Table of Contents

Exhibit 1- Maps

- 1.1 Zoning Map
- 1.2 Aerial Map

Exhibit 2- Applicant Information

- 2.1 Applicant Written Explanation
- 2.2 Applicant Final Plat, Final Development Plan, & SIA
- 2.3 Will-Serve Letter
- 2.4 Shared Parking Improvement Cost Agreement

Exhibit 3- Referral Comments

- 3.1 Referral Comments (North Pecos Water & Sanitation)
- 3.2 Referral Comments (TCHD)
- 3.3 Referral Comments (Xcel Energy)

3.4 Referral Comments (Adams County Staff)

Exhibit 4- Citizen Comments

- 4.1 Citizen Comments (Tom & Elaine O'Brien)
- 4.2 Citizen Comments (Victoria Mendoza)
- 4.3 Citizen Comments (Ronald Nadeau)

Exhibit 5- Associated Case Materials

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



Memorandum

To: Board of County Commissioners
From: J. Gregory Barnes, Planner II *JGB*
Subject: Pecos Place / Case # PRC2016-00006
Date: August 16, 2016

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

ALTERNATIVE RECOMMENDED FINDINGS FOR DENIAL

Final Plat:

1. The final plat is inconsistent and conforms to the approved preliminary plat.
2. The final plat is not in conformance with the subdivision design standards.
3. The applicant has not provided evidence that a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards.
4. The applicant has not provided evidence that a public sewage disposal system has been established and, if other methods of sewage disposal are proposed, adequate evidence indicating that the system complies with state and local laws and regulations.
5. The applicant has not provided evidence to show all areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified by the applicant and the proposed uses of these areas are incompatible with such conditions.
6. The proposed or constructed drainage improvements are inadequate and comply with these standards and regulations.
7. Inadequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or financially guaranteed through cash-in-lieu or a subdivision improvements agreement so the proposed subdivision will not negatively impact the levels of service of the County.

Final Development Plan:

8. The FDP is not in general conformity with the Adams County Comprehensive Plan and any applicable area plan.

9. The FDP does not conform to the P.U.D. standards.
10. The FDP is inconsistent with any approved PDP for the property.
11. The FDP construction plans do not meet the requirements of these standards and regulations and have been approved by the Director of Public Works, all infrastructure and utility providers, Tri-County Health Department, and all other referral agencies.

Pecos Place P.U.D.

Written Program Narrative

CHARACTERISTICS OF THE P.U.D.

Pecos Place is a proposed 2.367 acre development consisting of 24 units of townhomes grouped as either duplexes or triplexes located north of the intersection of Quivas Streets and West 52nd Avenue. The proposed subdivision will consist of six (6) duplexes and four (4) triplexes.

This project is continuation of a development that was completed in 2008. The first phase is a mixture of eight (8) 8-plex condominium buildings and two (2) 4-plex buildings, with a total of 72 units. Both the original Pecos Place and the proposed development fall under the R-3 zoning.

The following are the basic requirements of R-3 zoning and how Pecos Place PUD meets or requests amendments to the existing R-3 zoning standards:

- The original Pecos Place will meet existing R-3 zoning regulations with the proposed property realignment for Pecos Place Townhomes. The original Pecos Place has 72 units and will sit on 5.23 acres of land. This calculates to 13.77 units per acre, under the 14 units per acre required.
- The proposed Pecos Place P.U.D. will have 24 new units sited on 2.37 acres. This calculates to 10.13 units/ acre.

Purpose:

Moderate density district consisting of three (3) or more single-family attached residences on a single lot or on individually owned lots.

- Pecos Place PUD is proposing six (6) duplex units as part of this development.
- Pecos Place is requesting an amendment to allow duplexes in this PUD plan.
- There will be four (4) triplex units.

Attached Dwellings on Individual Lots:

Minimum lot size for attached dwellings is 2,500 square feet.

- Pecos Place PUD is requesting an amendment to the lot sizes in R-3 zoning. The lots will be sized as follows:

20 exterior lots - 2,265 to 2,377 sf
4 interior lots - 1,888 to 1,962 sf

Maximum Density:

14 units/ acre.

- Pecos Place PUD meets this requirement @ 10.13 units/ acre.

Minimum Lot Width:

25 feet for attached dwellings.

- Pecos Place PUD is requesting an amendment to allow 6 interior lots that are 22 feet in width.
- The remaining 18 units are on lots 25 feet or greater.

Minimum Front Setback

20 feet

- Pecos Place PUD meets this requirement for all the proposed units.

Minimum Corner Setback

20 feet

- Pecos Place PUD meets this requirement for all the proposed corner units.

Minimum Side Setback

Zero (0) feet along common walls and five (5) feet from an end unit when units are on individual lots.

- Pecos Place PUD meets this requirement for all the proposed end units.

Minimum R.O.W. Setback

Twenty feet along collector and local right-of-ways.

- Pecos Place PUD meets this requirement.

Maximum Height

Thirty-five (35) feet.

- Pecos Place PUD maximum building height is thirty (30) feet.

Minimum Floor Area of Dwelling Units

Two-Bedroom Units – 750 s.f.

Three-Bedroom Units – 900 s.f.

- Pecos Place minimum two-bedroom unit: 1,439 s.f.
- Pecos Place PUD minimum three-bedroom unit: 1,480 s.f.

Maximum Lot Coverage

Dwelling, attached, single-family (4-07-02-02)

Principal Structure - 70%

Accessory Structures - 25%

Structures combined - 80%

- Pecos Place PUD meets the maximum lot coverage requirements for all the individual lots. There are no planned accessory structures.

Potential impact or Proposed mitigation

Pecos Place PUD will increase the residential density of the existing neighborhood. The property is currently zoned R-3. This development falls well within the recommended guidelines for R-3 zoning and will improve the neighborhood as it is planned, with the intention of increasing property values.

Provisions for Parking

Adams County recommends 2.5 parking spaces per unit. Each proposed unit shall have a one-car garage with a single-car driveway. Additional surface is shall be provided along Quivas Street as guest and overflow parking. $24 \text{ units} \times 2.5 = 60$ recommended parking spaces. This equates to:

- 2 parking spaces per unit (1 garage space, 1 surface space)
- 13 additional surface parking spaces
- 61 total parking spaces provided

Open Space/ Active Recreation

Open space requirements are 30% of the total development with 25% of the open space dedicated to recreational amenities. Pecos Place P.U.D. will have 48% open space. A landscaped pedestrian and bike path will be included along the eastern property line 15 foot landscape buffer of the proposed development. This will tie the existing Pecos Place and Pecos Place P.U.D. to W. 52nd Place. A new sidewalk with curb and gutter along the right-of-way will complete pedestrian and bike access to the neighborhood. Active recreation areas are also being provided with three (3) cardio stations situated north of the retention pond area. Active recreation space is 28% of open space, which exceeds the minimum required. Breakdowns are as shown:

Total Square footage of PUD – 103,109 sf
Open space required @ 30% - 30,933 sf
Open Space provided: **48,020** sf
Active recreation space required @ 25% of open space – 7,733 sf
Active recreation area provided – **8,620** sf

Circulation and road patterns

There are currently two (2) north-south roads through the development; Quivas Street and Raritan Street. There is one east-west road partially developed; West 52nd Court. Both Quivas Street and Raritan Street are currently public rights-of-way. West 52nd Court is private. West 52nd Court shall be extended east to Quivas Street, with a second leg developed east of Quivas Street to accommodate ten (10) proposed units.

Adams County has requested, as part of this development process, both Quivas and Raritan Streets be vacated and maintained as private roads within the subdivision. The vacation of these streets will run concurrently with PUD process. Both Raritan and Quivas will be maintained as private under the homeowner's association.

The proposed units are to be sold as lot and block properties. With the requested vacation of Raritan and Quivas Streets by Adams County, and with West 52nd Court currently private, all lot and block properties in this proposed development will be accessed from private roads.

The Adams County code, Section 3-29-03-02-01, states all roads shall be public roads but private roads within the PUD may be approved by the County only if the four criteria are met.

Pecos Place is requesting the roads in the proposed PUD be private roads the same as the existing Pecos Place units meeting the follow four criteria;

1. Physical limitation of the site preclude the possibility of future linkage with existing public roads or proposed public roads which are part of the County's adopted transportation plan.
2. There are direct and tangible public benefits that will accrue from the proposed private street design including increased open space allowing the change from condominiums to fee simple title reducing the potential construction defect litigation taking up the time and money of the Adams County courts plus increasing the assessed value for property taxes of the completed units all for the direct and tangible public benefit.
3. The proposed road design, pedestrian access and layout represents a superior site design which meets the objective of the Adams County standards.

4. There is an existing maintenance agreement of record, an existing homeowners Board of Directors and an outside management company regarding the private removal of any snow and the road repairs exactly the same as all of the other units in Pecos Place previously approved by Adams County.

Pecos Place shall provide pedestrian sidewalks as part of the development and shown on the site plan. Sidewalks are included on Raritan, West 52nd Court and Quivas Streets with accessible ramps at the intersections of Raritan and West 52nd Avenue, Quivas and West 52nd Avenue and Quivas and West 52nd Court.

Ownership and maintenance of common areas

The property will be owned and developed by Pecos Place PUD, LLC, a Colorado Limited Liability Company.

Type, location, examples of copy, and construction of signs

- Stop signs will be installed at the following locations:
 1. Westbound direction on W. 52nd Court at Raritan Street.
 2. At the intersections of W. 52nd Court and Quivas Street, both east and west of Quivas.
 3. Southbound direction at the intersection of Quivas Street and W. 52nd Avenue.
 4. Southbound direction at the intersection of Raritan Street and W. 52nd Avenue.
- Street signs will be installed at all street intersections.
- All stop and street signs will be per current Adams County standards.

Location and types of landscaping and maintenance provisions

Bufferyards and plantings are required between land uses. Adjacent land to Pecos Place on the west and north are zoned for Residential so the Bufferyard 'A' is being followed which is a five foot minimum bufferyard width with one (1) tree per eighty linear feet of lot line. The adjacent land to the east of Pecos Place has a commercial use so Bufferyard Type 'C' Buffer is required for a 15' minimum width with two (2) trees for every 80 linear feet. Additionally an existing 6'-0" height fence is located along the property line which shall remain to allow screening from the commercial site to the residential units and to satisfy the buffer requirements. Although the requirements states that the fence/and or hedge planting shall be located on the interior of the 15' buffer. At the time of Permit, an administrative relief letter would be submitted detailing why the placement of the fence (existing) on the exterior constitutes superior design and asking for administrative relief approval.

Within the eastern 15' buffer a 5'-0" concrete meandering walk is located for safe and convenient access through the development and to a small community designed amenity center located at the NE corner of Pecos Place. Also included in the amenity area are three cardio

stations to be used for active recreation. Park benches are also being provided north of the retention pond and along the north-south walk.

Required lot landscaping shall be a minimum of 10 percent of the lot area. 50 percent of the required landscape area shall be placed so it abuts adjoining public right-of-ways. The property line to the south along 52nd Avenue shall be landscaped within a twenty-five foot wide areas along the R.O.W. with one tree and 2 shrubs per forty linear feet of frontage.

Within the development of Pecos Place the lots shall be landscaped using the criteria of 75 percent living plant material and 25 percent non-living plant material. The size of the plant material shall be: Deciduous trees at 1 ½" caliper, Ornamental trees at 1" caliper, evergreen trees at 6 feet height and deciduous and evergreen shrubs at 5 gallon containers.

When each building is developed, the builder shall be responsible for the proper installation of landscaping for each unit in each building. It shall be the individual homeowner's responsibility to maintain the landscaping for their unit.

The plant selection to be specified shall follow the recommended Plant Material list for Adams County. Xeriscape and drought tolerant species shall be chosen where appropriate. A mix of deciduous and evergreen trees along with blooming shrubs and colorful perennials shall be used in the design of the landscape.

Description of building envelopes

There shall be a total of 24 units. The townhome units shall be two stories with a single car garage. There will be a combination of two bedroom and three bedroom townhomes that range in size from 1,439 livable square feet to 1,615 livable square feet.

As stated previously, all units meet the setbacks for R-3 zoning. The maximum height of the buildings will be thirty (30) feet.

The duplex and triplex buildings will be constructed on a crawl space foundation and the building envelope shall be of wood frame construction with composition shingle roofs. There will be a combination of brick and/or stone veneer with horizontal lap siding and trim, synthetic stucco and/or board and batten siding. Each unit will have a front porch and rear concrete patio, and in some instances a rear deck, depending on site grading. There is an existing design vocabulary in the first phase of Pecos Place. This development will incorporate some of those design elements and update them for the current market.

Covenants to be imposed on the PUD

There are two existing Home Owners Associations (HOA) in Pecos Place, one for the sixty four (64) existing condominiums and one for the eight (8) existing townhomes both managed by one management company.

The 24 proposed townhomes will become part of the existing townhome HOA. These covenants have been recorded with Adams County. The Reception number is 201300001820.

Additional controls

The existing covenants have an existing HOA homeowner Board of Directors to manage the HOA with a professional management company handling the day by day operation of the HOA.

Outdoor Storage

Pecos Place PUD will not allow any outdoor storage.

Estimated timetable for development

The development schedule is to start one duplex and triplex immediately upon the recording of the final PUD plat and approval of the building permits.

The balance of the units would be constructed as the units are sold with estimates of six unit sales per quarter or an estimated completion date of spring 2017.

Pertinent factors

This project is immediately ready to begin construction and be exposed to the real estate market.

There is a major shortage of existing homes for sale on the market and Pecos Place PUD will help fill that shortage.

Pecos Place PUD as proposed in this submittal increases open space, increases the number of exterior units, decreases the potential of construction defect litigation, decreases Adams County costs of snow removal and street repairs and increases the assessed property values increasing the tax base for Adams County all for the direct and tangible public benefit.

PECOS PLACE SUBDIVISION - AMENDMENT NO. 2
FINAL PLAT

Lot 1, Pecos Place Subdivision, Amendment No. 1,
Lots 1-4, Block 2, Buschman Subdivision, Raritan Street,
and Quivas Street, Located in the Northwest 1/4 of Section 16,
Township 3 South, Range 68 West of the 6th P.M.,
County of Adams, State of Colorado.

PROPERTY DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., LOT 1, PECOS PLACE SUBDIVISION, AMENDMENT NO. 1, 1 FOOT BUFFER STRIP AND LOTS 1, 2, 3, & 4 OF BLOCK 2, BUSCHMAN SUBDIVISION, RARITAN STREET, AND QUIVAS STREET, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTH RIGHT-OF-WAY LINE OF WEST 52ND PLACE TO BEAR NORTH 89°48'36" WEST, AS SHOWN ON THE PLAT OF PECOS PLACE SUBDIVISION, AMENDMENT NO. 1, RECORDED MARCH 27, 2006 AS RECEPTION NO. 20060327000303850 IN THE RECORDS OF THE CLERK AND RECORDER FOR ADAMS COUNTY, COLORADO, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

BEGINNING AT THE SOUTHEAST CORNER OF LOT 4, BLOCK 2, BUSCHMAN SUBDIVISION; THENCE NORTH 89°48'36" WEST, COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE OF WEST 52ND AVENUE, A DISTANCE OF 497.47 FEET TO THE WEST LINE OF THAT 1 FOOT BUFFER STRIP AS SHOWN ON THE PLAT OF BUSCHMAN SUBDIVISION; THENCE NORTH 00°03'45" EAST, COINCIDENT WITH SAID WEST LINE, A DISTANCE OF 619.98 FEET TO THE NORTHWEST CORNER OF SAID BUSCHMAN SUBDIVISION; THENCE SOUTH 89°48'59" EAST, COINCIDENT WITH SAID NORTH LINE AND THE NORTH LINE OF LOT 1, PECOS PLACE SUBDIVISION, AMENDMENT NO. 1, A DISTANCE OF 468.66 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, PECOS PLACE SUBDIVISION, AMENDMENT NO. 1; THENCE SOUTH 00°05'34" WEST, COINCIDENT WITH THE EAST LINE OF SAID LOT 1, A DISTANCE OF 165.00 FEET; THENCE SOUTH 89°48'59" EAST, COINCIDENT WITH SAID EAST LINE, A DISTANCE OF 135.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF PECOS STREET; THENCE SOUTH 00°05'34" WEST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 165.03 FEET TO THE NORTHEAST CORNER OF LOT 2, PECOS PLACE SUBDIVISION, AMENDMENT NO. 1; THENCE NORTH 89°48'48" WEST, COINCIDENT WITH THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 135.86 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 00°05'34" WEST, COINCIDENT WITH WEST LINE OF SAID LOT 2, AND THE WEST LINE OF LOTS 5, 6, & 7, BLOCK 2, BUSCHMAN SUBDIVISION, A DISTANCE OF 290.02 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 331,098 SQUARE FEET OR 7.601 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP:

KNOW ALL ME BY THESE PRESENTS THAT J.F. BARTON CONTRACTING COMPANY, BEING THE SOLE OWNERS OF THE ABOVE DESCRIBED PROPERTY, HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AS SHOWN HEREON UNDER THE NAME AND STYLE OF PECOS PLACE SUBDIVISION - AMENDMENT NO. 2, AND DO HEREBY DEDICATE TO THE COUNTY OF ADAMS, STATE OF COLORADO, FOR PUBLIC USE ALL STREETS, AND OTHER PUBLIC WAYS AND LANDS AS SHOWN ON THIS PLAT.

EXECUTED THIS_____ DAY OF _____, 20_____.

OWNER: J.F. BARTON CONTRACTING COMPANY

NAME _____ TITLE _____

STATE OF COLORADO }
COUNTY OF ADAMS } SS

THE FOREGOING OWNERSHIP CERTIFICATE WAS ACKNOWLEDGED BEFORE ME

THIS_____ DAY OF _____, AD 20_____.

BY: J.F. BARTON CONTRACTING COMPANY.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES:_____

MY ADDRESS IS:_____

BOARD OF COUNTY COMMISSIONERS APPROVAL:

APPROVED BY THE ADAMS COUNTY BOARD OF COMMISSIONERS

THIS_____ DAY OF _____, 20 _____.

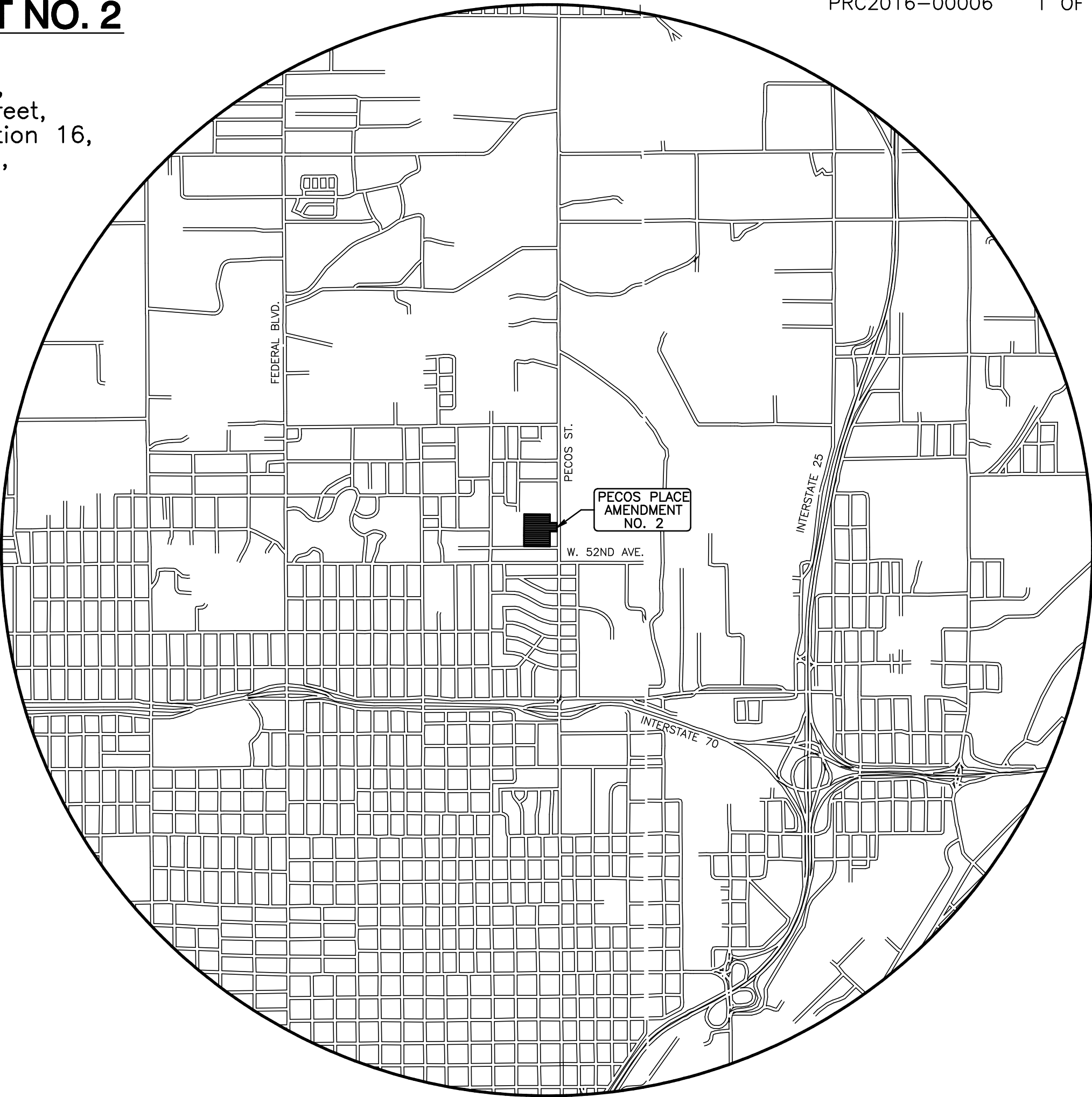
CHAIRMAN _____

PLANNING COMMISSION APPROVAL:

APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION

THIS_____ DAY OF _____, 20 _____.

CHAIRMAN _____



VICINITY MAP: 1"=2000'

SURVEYOR'S STATEMENT:

I, CURTIS D. HOOS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ME TO DETERMINE OWNERSHIP.

CURTIS D. HOOS, PLS 37971
FOR AND ON BEHALF OF:
AMERICAN WEST LAND SURVEYING CO.
A COLORADO CORPORATION

CLERK AND RECORDER'S CERTIFICATE:

THIS FINAL PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO AT

_____ M. ON THE _____ DAY OF _____, 20_____.

COUNTY CLERK AND RECORDER _____

BY DEPUTY:_____

LEGEND:

- = FOUND 5/8" REBAR WITH RED PLASTIC CAP, PLS 27269.
- = FOUND NAIL & BRASS WASHER, PLS 27269.
- = FOUND 5/8" REBAR.

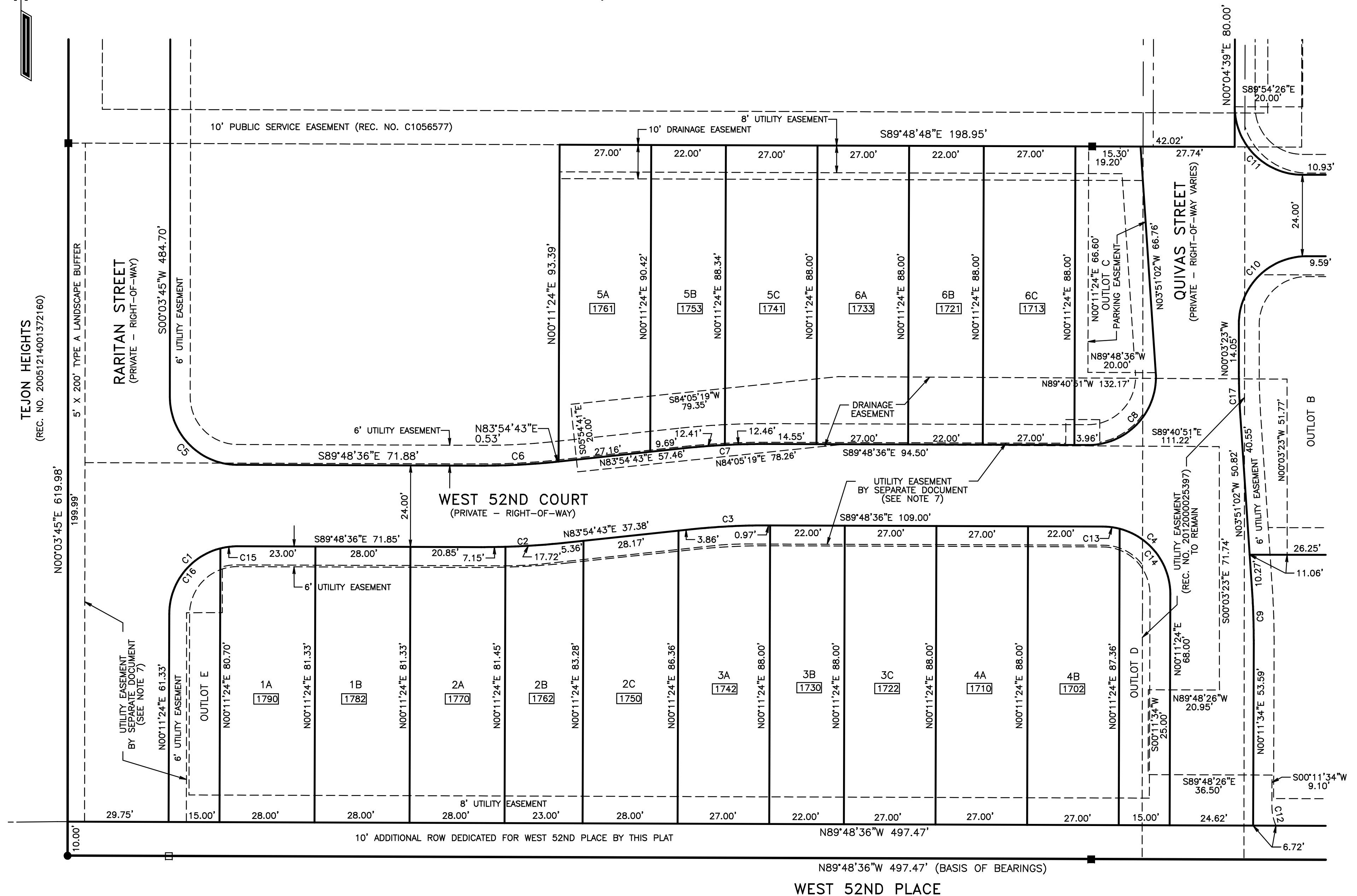
PREPARED BY:
AMERICAN WEST LAND SURVEYING CO.
A COLORADO CORPORATION
P.O. BOX 129
BRIGHTON, CO 80601
JOB NO. 16-
MAY 15, 2016

RECEPTION NO. _____

PECOS PLACE SUBDIVISION - AMENDMENT NO. 2 FINAL PLAT

PRC2016-00006 2 OF 7

Lot 1, Pecos Place Subdivision, Amendment No. 1,
Lots 1-4, Block 2, Buschman Subdivision, Raritan Street,
and Quivas Street, Located in the Northwest 1/4 of Section 16,
Township 3 South, Range 68 West of the 6th P.M.,
County of Adams, State of Colorado.



PREPARED BY:
AMERICAN WEST LAND SURVEYING CO.
A COLORADO CORPORATION
P.O. BOX 129
BRIGHTON, CO 80601
JOB NO. 16-
MAY 15, 2016

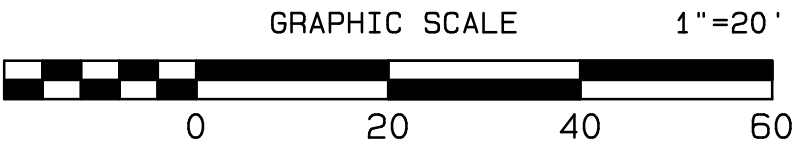
PECOS PLACE SUBDIVISION - AMENDMENT NO. 2
FINAL PLAT

3 OF 7
PRC2016-00006

Lot 1, Pecos Place Subdivision, Amendment No. 1,
Lots 1-4, Block 2, Buschman Subdivision, Raritan Street,
and Quivas Street, Located in the Northwest 1/4 of Section 16,
Township 3 South, Range 68 West of the 6th P.M.,
County of Adams, State of Colorado.

LOT	LOT AREA
1A	2276 S.F.
1B	2277 S.F.
2A	2278 S.F.
2B	1890 S.F.
2C	2375 S.F.
3A	2362 S.F.
3B	1936 S.F.
3C	2376 S.F.
4A	2376 S.F.
4B	2375 S.F.
5A	2481 S.F.
5B	1964 S.F.
5C	2377 S.F.
6A	2376 S.F.
6B	1936 S.F.
6C	2376 S.F.
7A	4239 S.F.
7B	2376 S.F.
8A	2376 S.F.
8B	1936 S.F.
9A	4405 S.F.
9B	2379 S.F.
10A	2378 S.F.
10B	1937 S.F.
OLA	2642 S.F.
OLB	2437 S.F.
OLC	1863 S.F.
OLD	1235 S.F.
OLE	1135 S.F.

LINE	RADIUS	ARC	DELTA
C1	20.00'	31.42'	90°00'00"
C2	227.00'	24.87'	06°16'41"
C3	203.00'	22.24'	06°16'41"
C4	20.00'	31.42'	90°00'00"
C5	20.00'	31.37'	89°52'22"
C6	203.00'	22.24'	06°16'41"
C7	227.00'	24.87'	06°16'41"
C8	20.00'	32.83'	94°02'26"
C9	227.00'	16.02'	04°02'36"
C10	20.00'	31.48'	90°10'38"
C11	20.00'	31.44'	90°03'57"
C12	14.50'	5.99'	23°40'29"
C13	20.00'	5.05'	14°28'39"
C14	20.00'	26.36'	75°31'21"
C15	20.00'	5.05'	14°28'39"
C16	20.00'	5.05'	75°31'21"
C17	203.00'	13.44'	03°47'39"



NOTES:

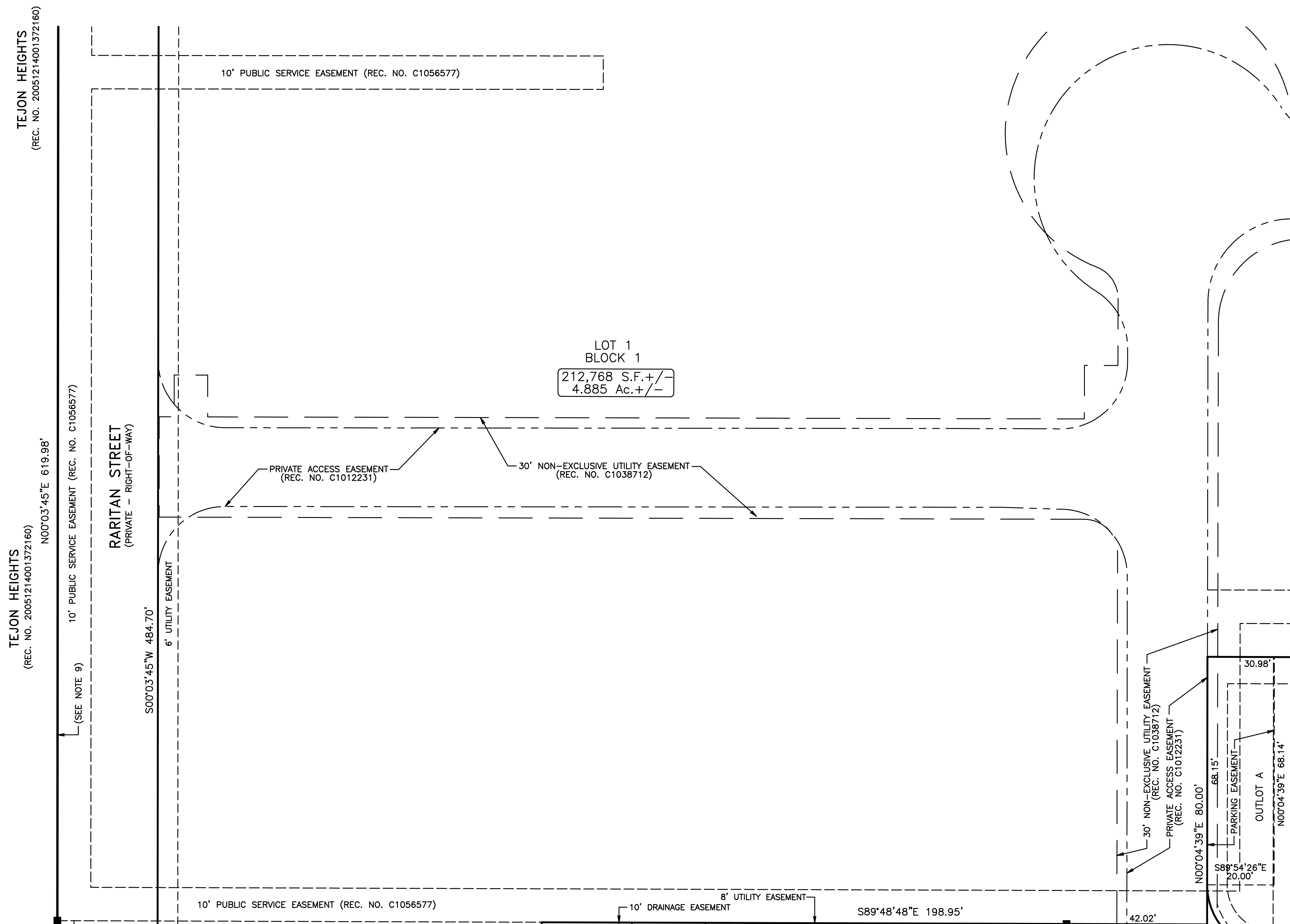
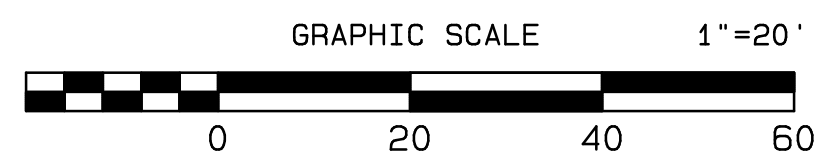
- 1) BASIS OF BEARING: THE NORTH RIGHT-OF-WAY LINE OF WEST 52ND PLACE IS ASSUMED TO BEAR NORTH 89°48'36" WEST, AS SHOWN ON THE PLAT OF PECOS PLACE SUBDIVISION, AMENDMENT NO. 1, RECORDED MARCH 27, 2006 AS RECEPTION NO. 20060327000303850 IN THE RECORDS OF THE CLERK AND RECORDER FOR ADAMS COUNTY, COLORADO AND AS MONUMENTED HEREON, WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO.
- 2) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- 3) CERTIFICATION DEFINED: THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE PRACTICE OF LAND SURVEYING, CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.
- 4) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTIONS BASED UPON A DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 5) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AMERICAN WEST LAND SURVEYING CO. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR INFORMATION REGARDING OWNERSHIP AND EASEMENTS AMERICAN WEST LAND SURVEYING CO. RELIED UPON COLORADO ESCROW AND TITLE SERVICES, LLC'S TITLE COMMITMENT DATED MARCH 8, 2016, FILE NO. 14002CEW, AMENDMENT NO. 3.
- 6) ALL DISTANCES SHOWN HEREON ARE MEASURED GROUND DISTANCES REPORTED IN U.S. SURVEY FEET.
- 7) THE PROPOSED UTILITY EASEMENTS ALONG RARITAN STREET AND WEST 52ND COURT ARE TO BE DEDICATED TO NORTH LINCOLN WATER AND SANITATION DISTRICT BY SEPARATE DOCUMENTS.
- 8) 6 FOOT AND 8 FOOT UTILITY EASEMENTS ARE HEREBY DEDICATED TO ADAMS COUNTY FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS, AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEE, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEE, INCLUDING WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM. WET UTILITIES TO CROSS SAID EASEMENTS AT NEAR RIGHT ANGLES.

PREPARED BY:
AMERICAN WEST LAND SURVEYING CO.
A COLORADO CORPORATION
P.O. BOX 129
BRIGHTON, CO 80601
JOB NO. 16-
MAY 15, 2016

WEST 52ND PLACE

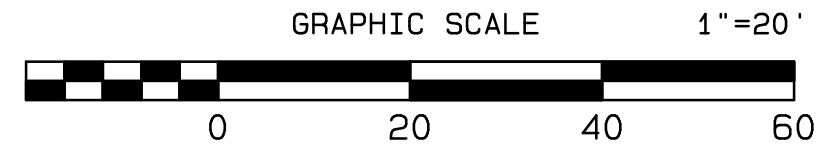
Lot 1, Pecos Place Subdivision, Amendment No. 1,
Lots 1-4, Block 2, Buschman Subdivision, Raritan Street,
and Quivas Street, Located in the Northwest 1/4 of Section 16,
Township 3 South, Range 68 West of the 6th P.M.,
County of Adams, State of Colorado.

4 OF 7



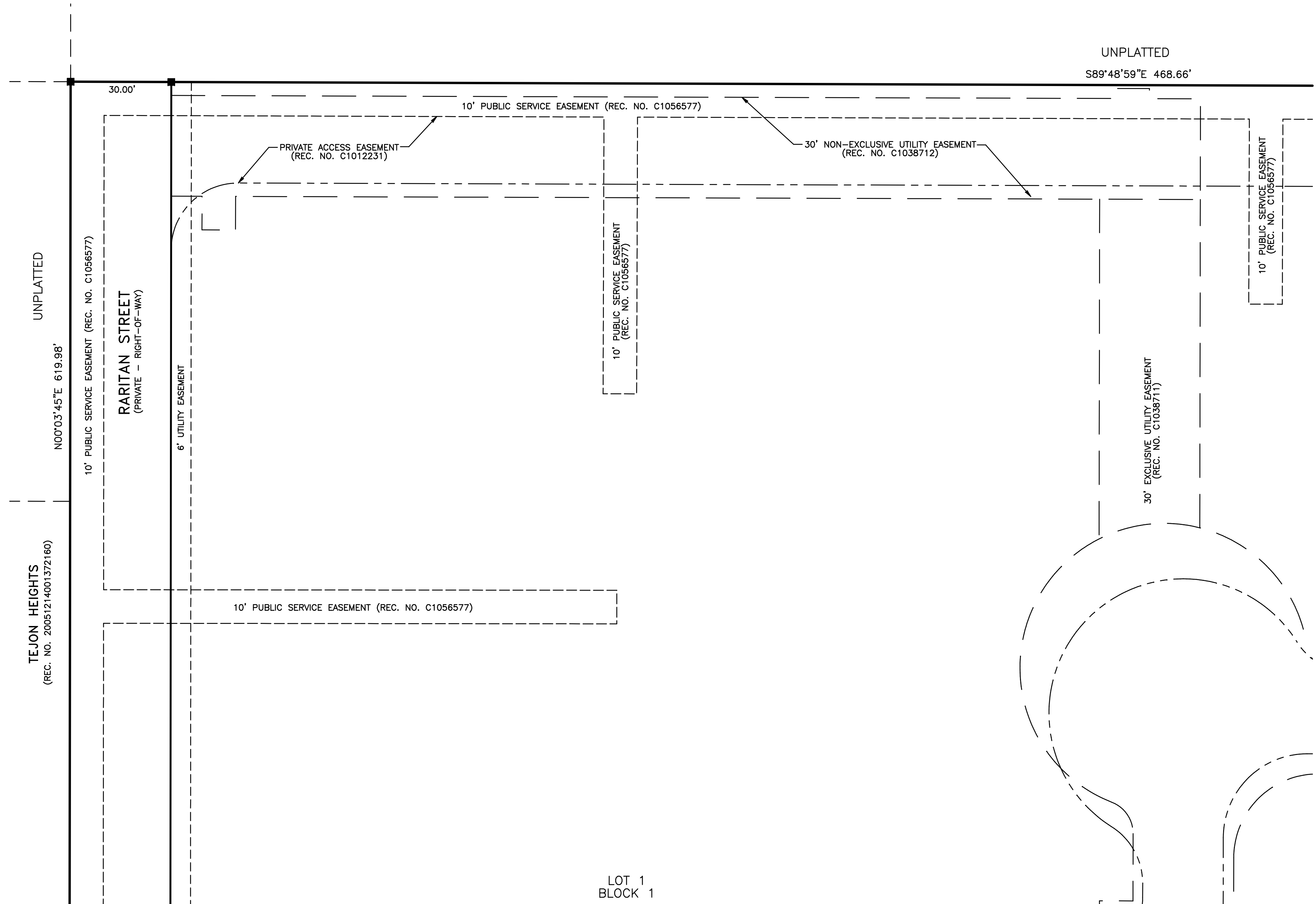
PECOS PLACE SUBDIVISION - AMENDMENT NO. 2 FINAL PLAT

PRC2016-00006 5 OF 7



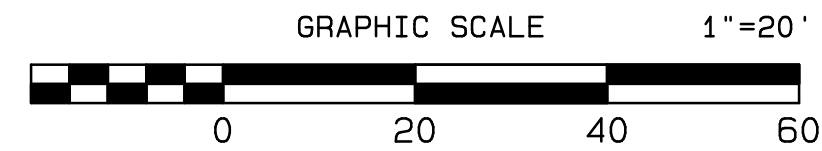
Lot 1, Pecos Place Subdivision, Amendment No. 1,
Lots 1-4, Block 2, Buschman Subdivision, Raritan Street,
and Quivas Street, Located in the Northwest 1/4 of Section 16,
Township 3 South, Range 68 West of the 6th P.M.,
County of Adams, State of Colorado.

PREPARED BY:
AMERICAN WEST LAND SURVEYING CO.
A COLORADO CORPORATION
P.O. BOX 129
BRIGHTON, CO 80601
JOB NO. 16-
MAY 15, 2016



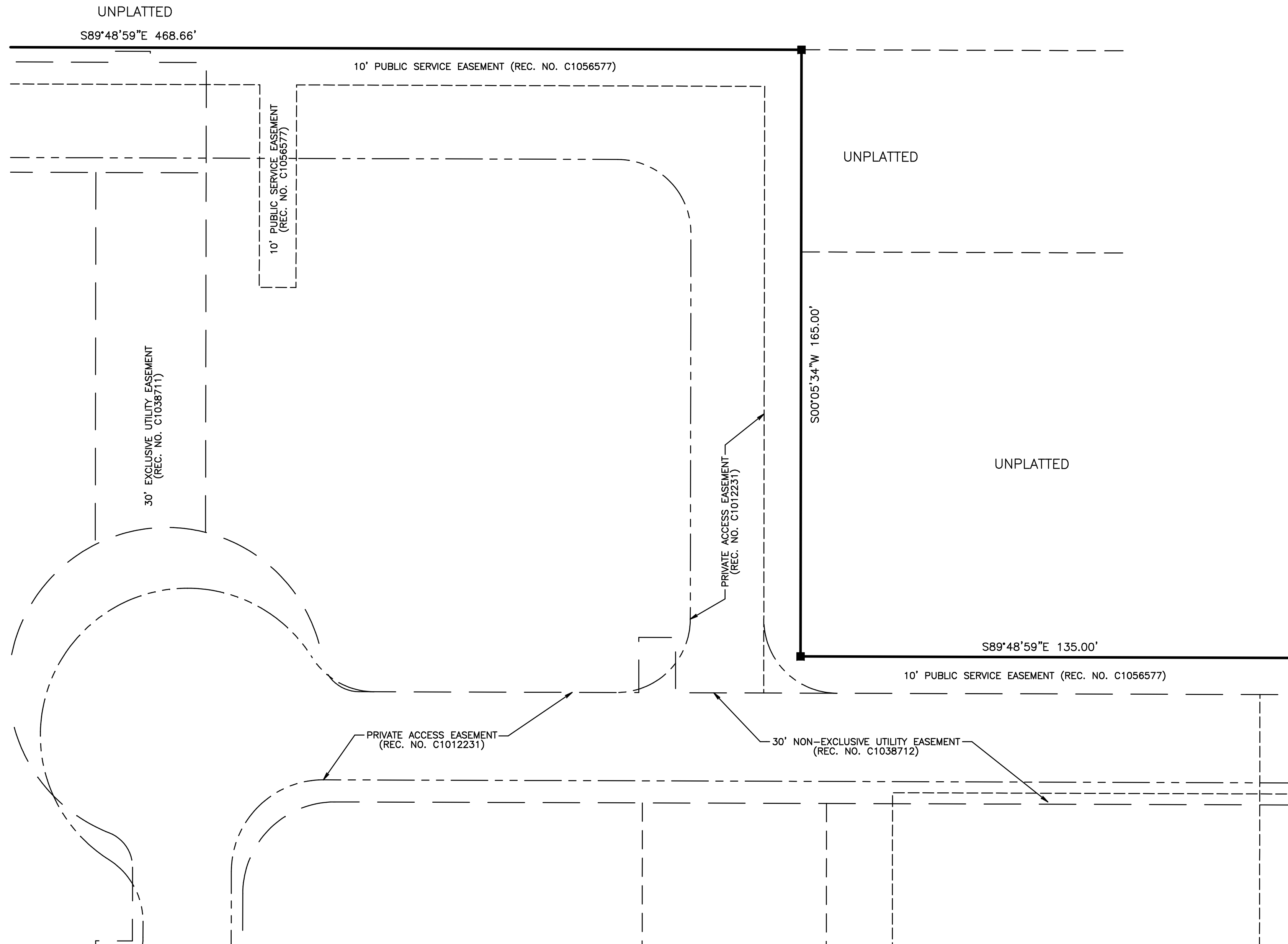
PECOS PLACE SUBDIVISION - AMENDMENT NO. 2 FINAL PLAT

PRC2016--00006 6 OF 7



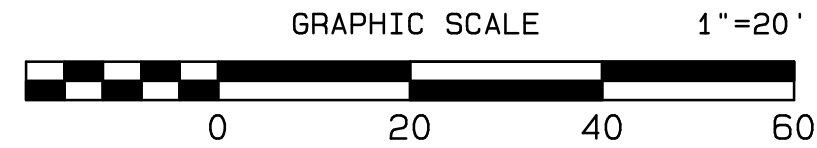
Lot 1, Pecos Place Subdivision, Amendment No. 1,
Lots 1-4, Block 2, Buschman Subdivision, Raritan Street,
and Quivas Street, Located in the Northwest 1/4 of Section 16,
Township 3 South, Range 68 West of the 6th P.M.,
County of Adams, State of Colorado.

PREPARED BY:
AMERICAN WEST LAND SURVEYING CO.
A COLORADO CORPORATION
P.O. BOX 129
BRIGHTON, CO 80601
JOB NO. 16--
MAY 15, 2016



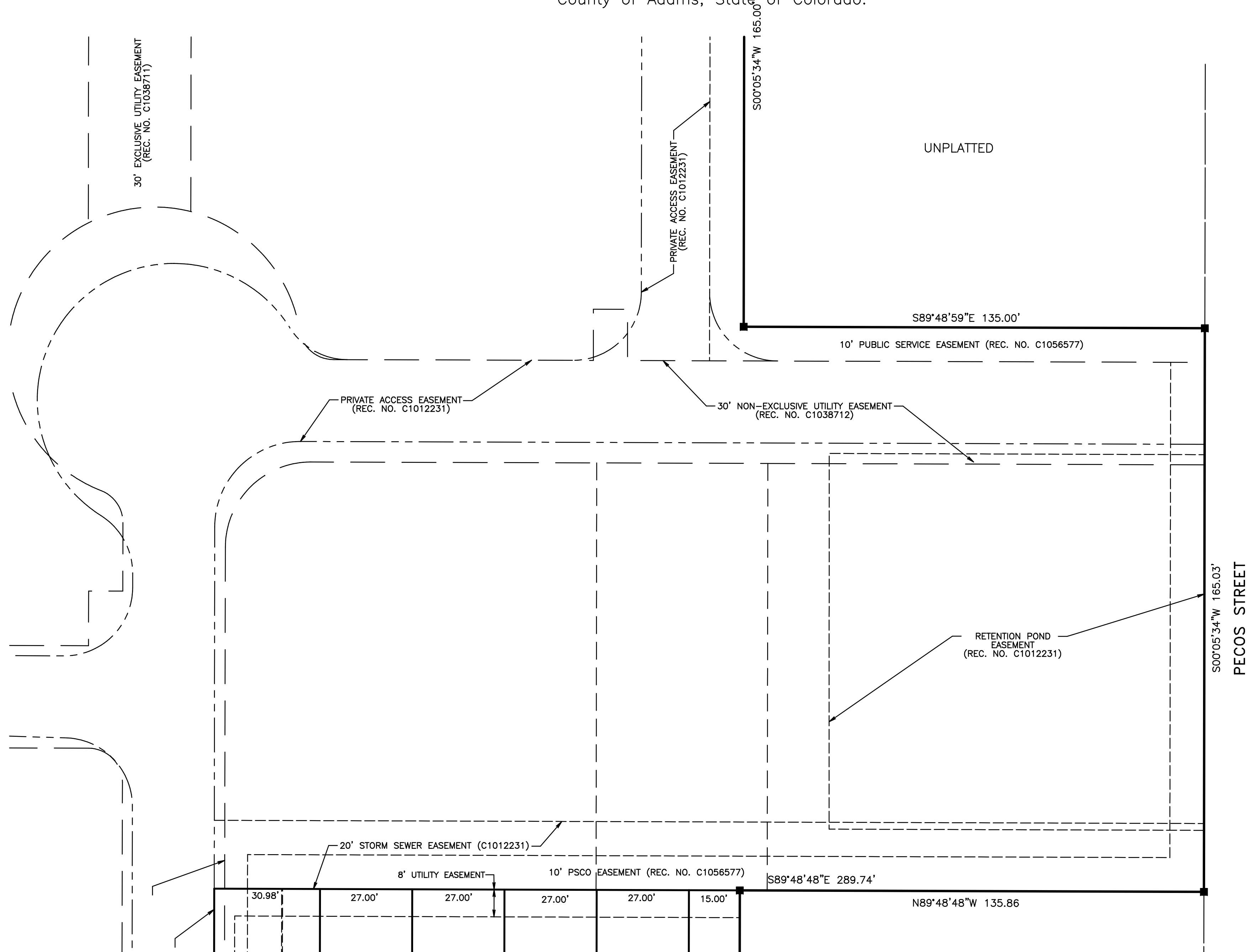
PECOS PLACE SUBDIVISION - AMENDMENT NO. 2 FINAL PLAT

PRC2016-00006 7 OF 7



Lot 1, Pecos Place Subdivision, Amendment No. 1,
Lots 1-4, Block 2, Buschman Subdivision, Raritan Street,
and Quivas Street, Located in the Northwest 1/4 of Section 16,
Township 3 South, Range 68 West of the 6th P.M.,
County of Adams, State of Colorado.

PREPARED BY:
AMERICAN WEST LAND SURVEYING CO.
A COLORADO CORPORATION
P.O. BOX 129
BRIGHTON, CO 80601
JOB NO. 16-
MAY 15, 2016



PECOS PLACE TOWNHOMES
PLANNED UNIT DEVELOPMENT - FINAL DEVELOPMENT PLAN

Part of Lot 1, Pecos Place Subdivision, Amendment No. 1,
Lots 1–4, Block 2, Buschman Subdivision, Raritan Street,
and Quivas Street, Located in the Southeast 1/4 of Section 16,
Township 3 South, Range 68 West of the 6th P.M.,
County of Adams, State of Colorado.

PROPERTY DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., BEING A PORTION OF LOT 1, PECOS PLACE SUBDIVISION, AMENDMENT NO. 1, BLOCK 2, BUSCHMAN SUBDIVISION, RARITAN STREET, AND QUIVAS STREET, COUNTY OF ADAMS, STATE OF COLORAD, DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTH RIGHT-OF-WAY LINE OF WEST 52ND AVENUE TO BEAR NORTH 89°48'36" WEST, AS SHOWN ON THE PLAT OF PECOS PLACE SUBDIVISION, AMENDMENT NO. 1 RECORDED MARCH 27, 2006 AS RECEPTION NO. 20060327000303850 IN THE RECORDS OF THE CLERK AND RECORDER FOR ADAMS COUNTY, COLORADO, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

BEGINNING AT THE SOUTHEAST CORNER OF LOT 4, BLOCK 2, BUSCHMAN SUBDIVISION; THENCE NORTH 89°48'36" WEST, COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE OF WEST 52ND AVENUE, A DISTANCE OF 497.47 FEET TO THE WEST RIGHT-OF-WAY LINE OF RARITAN STREET, ALSO BEING THE SOUTHWEST CORNER OF PECOS PLACE SUBDIVISION, AMENDMENT NO. 1; THENCE NORTH 00°03'45" EAST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 209.99 FEET; THENCE SOUTH 89°48'48" EAST, A DISTANCE OF 30.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF RARITAN STREET; THENCE SOUTH 00°03'45" WEST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 74.70 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 89°52'22"; THENCE SOUTHERLY, SOUTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 31.37 FEET; THENCE SOUTH 89° 48'36" EAST, A DISTANCE OF 81.92 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 08°16'41"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 2.19 FEET; THENCE NORTH 83°54'43" EAST, A DISTANCE OF 10.57 FEET; THENCE NORTH 00°11'24" EAST, A DISTANCE OF 93.39 FEET TO THE SOUTH LINE OF A 10 FOOT WIDE PUBLIC SERVICE EASEMENT AS DESCRIBED IN DEED RECORDED NOVEMBER 21, 2002 AS RECEPTION NO. C1056577; THENCE SOUTH 89°48'48" EAST, COINCIDENT WITH SAID SOUTH LINE, A DISTANCE OF 198.95 FEET TO THE EAST LINE OF A PRIVATE ACCESS EASEMENT AS SHOWN ON THE PLAT OF PECOS PLACE SUBDIVISION RECORDED AUGUST 19, 2002 AS RECEPTION NO. C1012231; THENCE NORTH 00°4'39" EAST, COINCIDENT WITH SAID EAST LINE, A DISTANCE OF 80.00 FEET TO THE WESTERRLY EXTENSION OF THE SOUTH LINE OF SAID PUBLIC SERVICE EASEMENT; THENCE SOUTH 89°48'48" EAST, COINCIDENT WITH SAID SOUTH LINE AND THE WESTERLY EXTENSION THEREOF, A DISTANCE 153.88 FEET TO THE NORTHWEST CORNER OF LOT 2, PECOS PLACE SUBDIVISION, AMENDMENT NO. 1, AS SHOWN ON THE PLAT RECORDED MARCH 27, 2006 AS RECEPTION NO. 20060327000303850; THENCE SOUTH 00°05'34" WEST, COINCIDENT WITH THE WEST LINE OF SAID LOT 2 AND THE WEST LINE OF LOTS 5, 6, AND 7, BLOCK 2, BUSCHMAN SUBDIVISION, AS SHOWN ON THE PLAT RECORDED AUGUST 10, 1954 AS RECEPTION NO. 426755, A DISTANCE OF 290.02 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 106,029 SQUARE FEET OR 2.434 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP:

KNOW ALL ME BY THESE PRESENTS THAT J.F. BARTON CONTRACTING COMPANY, BEING THE OWNER OF PECOS PLACE PUD, LOCATED IN THE COUNTY OF ADAMS, STATE OF COLORADO HEREBY SUBMIT THIS PLANNED UNIT DEVELOPMENT – PRELIMINARY DEVELOPMENT PLAN AND AGREE TO PERFORM UNDER THE TERMS NOTED HEREON.

OWNER: J.F. BARTON CONTRACTING COMPANY

NAME _____ TITLE _____

STATE OF COLORADO }
COUNTY OF ADAMS } SS

THE FOREGOING OWNERSHIP CERTIFICATE WAS ACKNOWLEDGED BEFORE ME

THIS _____ DAY OF _____, AD 20 _____.

BY: J.F. BARTON CONTRACTING COMPANY.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

PLANNING COMMISSION APPROVAL:

APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION

THIS _____ DAY OF _____, 20 _____.

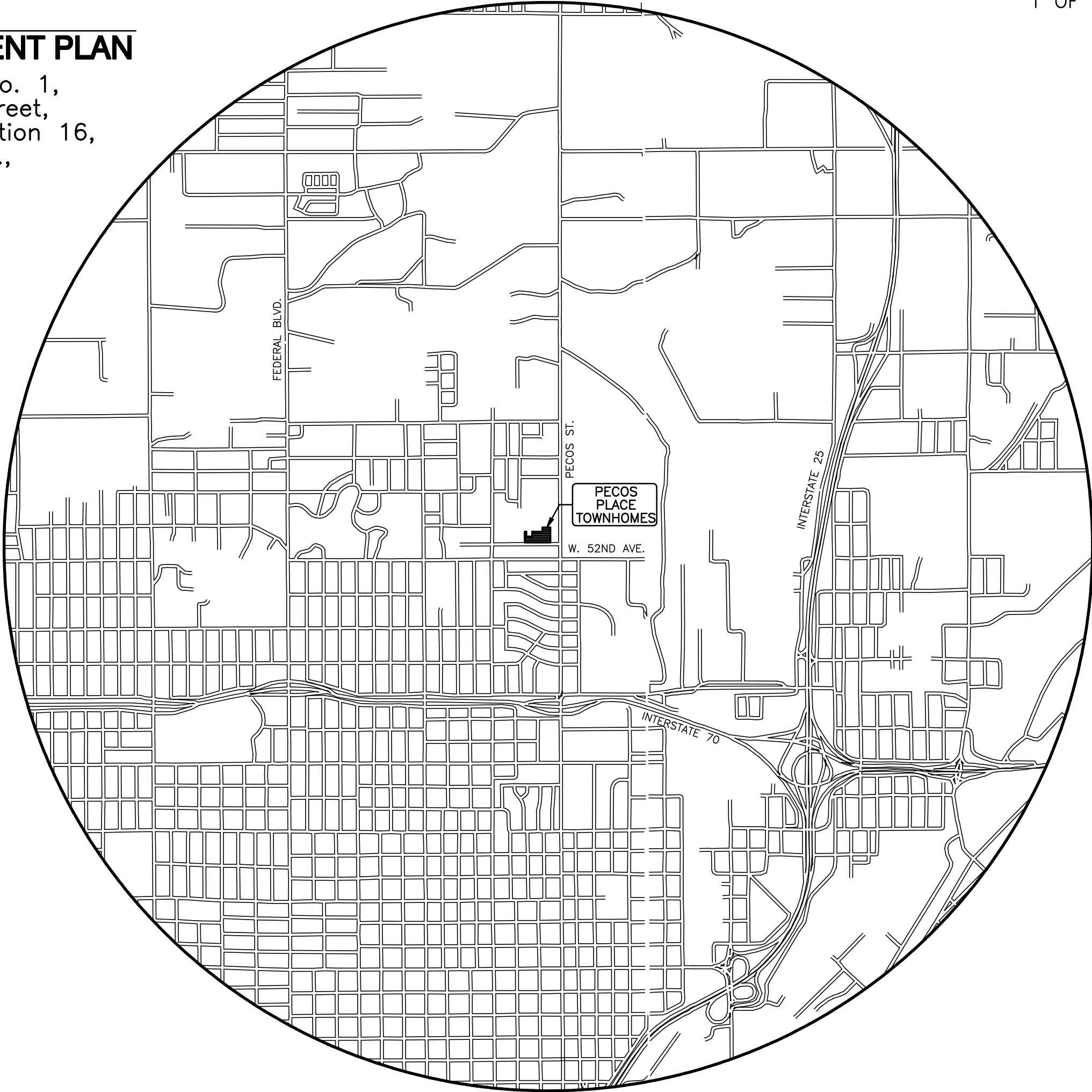
CHAIRMAN _____

BOARD OF COUNTY COMMISSIONERS APPROVAL:

APPROVED BY THE ADAMS COUNTY BOARD OF COMMISSIONERS

THIS _____ DAY OF _____, 20 _____.

CHAIRMAN _____



VICINITY MAP: 1"=2000'

ADDITIONS / DELETIONS:

THE FOLLOWING ADDITIONS AND DELETIONS IN THE PUD WERE MADE BY THE BOARD OF COUNTY COMMISSIONERS AT THE TIME OF APPROVAL:

CLERK AND RECORDER'S CERTIFICATE:

THIS PRELIMINARY DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO AT

_____M. ON THE _____ DAY OF _____, 20 _____.

COUNTY CLERK AND RECORDER _____

BY DEPUTY: _____

STAFF REVIEW:

APPROVED AS TO FORM BY:

DIRECTOR OF PLANNING AND DEVELOPMENT _____

COUNTY ATTORNEY _____

COVER SHEET PREPARED BY:
AMERICAN WEST LAND SURVEYING CO.
A COLORADO CORPORATION
P.O. BOX 129
BRIGHTON, CO 80601
JOB NO. 16-119
MARCH 23, 2016

FILE NO. _____

MAP NO. _____

RECEPTION NO. _____

PECOS PLACE TOWNHOMES
PLANNED UNIT DEVELOPMENT - FINAL DEVELOPMENT PLAN

Pecos Place P.U.D.
Written Program Narrative

CHARACTERISTICS OF THE P.U.D.

Pecos Place is a proposed 2.367 acre development consisting of 24 units of townhomes grouped as either duplexes or triplexes located north of the intersection of Quivas Streets and West 52nd Avenue. The proposed subdivision will consist of six (6) duplexes and four (4) triplexes.

This project is continuation of a development that was completed in 2008. The first phase is a mixture of eight (8) 8-plex condominium buildings and two (2) 4-plex buildings, with a total of 72 units. Both the original Pecos Place and the proposed development fall under the R-3 zoning.

The following are the basic requirements of R-3 zoning and how Pecos Place PUD meets or requests amendments to the existing R-3 zoning standards:

- The original Pecos Place will meet existing R-3 zoning regulations with the proposed property realignment for Pecos Place Townhomes. The original Pecos Place has 72 units and will sit on 5.23 acres of land. This calculates to 13.77 units per acre, under the 14 units per acre required.
- The proposed Pecos Place P.U.D. will have 24 new units sited on 2.37 acres. This calculates to 10.13 units/ acre.

Purpose:

Moderate density district consisting of three (3) or more single-family attached residences on a single lot or on individually owned lots.

- Pecos Place PUD is proposing six (6) duplex units as part of this development.
- Pecos Place is requesting an amendment to allow duplexes in this PUD plan.
- There will be four (4) triplex units.

Attached Dwellings on Individual Lots:

Minimum lot size for attached dwellings is 2,500 square feet.

- Pecos Place PUD is requesting an amendment to the lot sizes in R-3 zoning. The lots will be sized as follows:

20 exterior lots - 2,265 to 2,377 sf
4 interior lots - 1,888 to 1,962 sf

Maximum Density:

14 units/ acre.

- Pecos Place PUD meets this requirement @ 10.13 units/ acre.

Minimum Lot Width:

25 feet for attached dwellings.

- Pecos Place PUD is requesting an amendment to allow 6 interior lots that are 22 feet in width.
- The remaining 18 units are on lots 25 feet or greater.

Minimum Front Setback

20 feet

- Pecos Place PUD meets this requirement for all the proposed units.

Minimum Corner Setback

20 feet

- Pecos Place PUD meets this requirement for all the proposed corner units.

Minimum Side Setback

Zero (0) feet along common walls and five (5) feet from an end unit when units are on individual lots.

- Pecos Place PUD meets this requirement for all the proposed end units.

Minimum R.O.W. Setback

Twenty feet along collector and local right-of-ways.

- Pecos Place PUD meets this requirement.

Maximum Height

Thirty-five (35) feet.

- Pecos Place PUD maximum building height is thirty (30) feet.

Minimum Floor Area of Dwelling Units

Two-Bedroom Units – 750 s.f.

Three-Bedroom Units – 900 s.f.
• Pecos Place minimum two-bedroom unit: 1,439 s.f.
• Pecos Place PUD minimum three-bedroom unit: 1,480 s.f.

Maximum Lot Coverage

Dwelling, attached, single-family (4-07-02-02)
Principal Structure - 70%
Accessory Structures - 25%
Structures combined - 80%

- Pecos Place PUD meets the maximum lot coverage requirements for all the individual lots. There are no planned accessory structures.

Potential impact or Proposed mitigation

Pecos Place PUD will increase the residential density of the existing neighborhood. The property is currently zoned R-3. This development falls well within the recommended guidelines for R-3 zoning and will improve the neighborhood as it is planned, with the intention of increasing property values.

Provisions for Parking

Adams County recommends 2.5 parking spaces per unit. Each proposed unit shall have a one-car garage with a single-car driveway. Additional surface is shall be provided along Quivas Street as guest and overflow parking. 24 units x 2.5 = 60 recommended parking spaces. This equates to:
- 2 parking spaces per unit (1 garage space, 1 surface space)
- 13 additional surface parking spaces
- 61 total parking spaces provided

Open Space/ Active Recreation

Open space requirements are 30% of the total development with 25% of the open space dedicated to recreational amenities. Pecos Place P.U.D. will have 48% open space. A landscaped pedestrian and bike path will be included along the eastern property line 15 foot landscape buffer of the proposed development. This will tie the existing Pecos Place and Pecos Place P.U.D. to W. 52nd Place. A new sidewalk with curb and gutter along the right-of-way will complete pedestrian and bike access to the neighborhood. Active recreation areas are also being provided with three (3) cardio stations situated north of the retention pond area. Active recreation space is 28% of open space, which exceeds the minimum required. Breakdowns are as shown:

Total Square footage of PUD – 103,109 sf
Open space required @ 30% - 30,933 sf
Open Space provided: **48,020 sf**
Active recreation space required @ 25% of open space – 7,733 sf
Active recreation area provided – **8,620 sf**

Circulation and road patterns

There are currently two (2) north-south roads through the development; Quivas Street and Raritan Street. There is one east-west road partially developed; West 52nd Court. Both Quivas Street and Raritan Street are currently public rights-of-way. West 52nd Court is private. West 52nd Court shall be extended east to Quivas Street, with a second leg developed east of Quivas Street to accommodate ten (10) proposed units.

Adams County has requested, as part of this development process, both Quivas and Raritan Streets be vacated and maintained as private roads within the subdivision. The vacation of these streets will run concurrently with PUD process. Both Raritan and Quivas will be maintained as private under the homeowner's association.

The proposed units are to be sold as lot and block properties. With the requested vacation of Raritan and Quivas Streets by Adams County, and with West 52nd Court currently private, all lot and block properties in this proposed development will be accessed from private roads.

The Adams County code, Section 3-29-03-02-01, states all roads shall be public roads but private roads within the PUD may be approved by the County only if the four criteria are met.

Pecos Place is requesting the roads in the proposed PUD be private roads the same as the existing Pecos Place units meeting the follow four criteria;

1. Physical limitation of the site preclude the possibility of future linkage with existing public roads or proposed public roads which are part of the County's adopted transportation plan.
2. There are direct and tangible public benefits that will accrue from the proposed private street design including increased open space allowing the change from condominiums to fee simple title reducing the potential construction defect litigation taking up the time and money of the Adams County courts plus increasing the assessed value for property taxes of the completed units all for the direct and tangible public benefit.
3. The proposed road design, pedestrian access and layout represents a superior site design which meets the objective of the Adams County standards.

4. There is an existing maintenance agreement of record, an existing homeowners Board of Directors and an outside management company regarding the private removal of any snow and the road repairs exactly the same as all of the other units in Pecos Place previously approved by Adams County.

Pecos Place shall provide pedestrian sidewalks as part of the development and shown on the site plan. Sidewalks are included on Raritan, West 52nd Court and Quivas Streets with accessible ramps at the intersections of Raritan and West 52nd Avenue, Quivas and West 52nd Avenue and Quivas and West 52nd Court.

Ownership and maintenance of common areas

The property will be owned and developed by Pecos Place PUD, LLC, a Colorado Limited Liability Company.

Type, location, examples of copy, and construction of signs

- Stop signs will be installed at the following locations:
 1. Westbound direction on W. 52nd Court at Raritan Street.
 2. At the intersections of W. 52nd Court and Quivas Street, both east and west of Quivas.
 3. Southbound direction at the intersection of Quivas Street and W. 52nd Avenue.
 4. Southbound direction at the intersection of Raritan Street and W. 52nd Avenue.
- Street signs will be installed at all street intersections.
- All stop and street signs will be per current Adams County standards.

Location and types of landscaping and maintenance provisions

Bufferyards and plantings are required between land uses. Adjacent land to Pecos Place on the west and north are zoned for Residential so the Bufferyard 'A' is being followed which is a five foot minimum bufferyard width with one (1) tree per eighty linear feet of lot line. The adjacent land to the east of Pecos Place has a commercial use so Bufferyard Type 'C' Buffer is required for a 15' minimum width with two (2) trees for every 80 linear feet. Additionally an existing 6'-0" height fence is located along the property line which shall remain to allow screening from the commercial site to the residential units and to satisfy the buffer requirements. Although the requirements states that the fence/and or hedge planting shall be located on the interior of the 15' buffer. At the time of Permit, an administrative relief letter would be submitted detailing why the placement of the fence (existing) on the exterior constitutes superior design and asking for administrative relief approval.

Within the eastern 15' buffer a 5'-0" concrete meandering walk is located for safe and convenient access through the development and to a small community designed amenity center located at the NE corner of Pecos Place. Also included in the amenity area are three cardio stations to be used for active recreation. Park benched are also being provided north of the retention pond and along the north-south walk.

Required lot landscaping shall be a minimum of 10 percent of the lot area. 50 percent of the required landscape area shall be placed so it abuts adjoining public right-of-ways. The property line to the south along 52nd Avenue shall be landscaped within a twenty-five foot wide areas along the R.O.W. with one tree and 2 shrubs per forty linear feet of frontage.

Within the development of Pecos Place the lots shall be landscaped using the criteria of 75 percent living plant material and 25 percent non-living plant material. The size of the plant material shall be: Deciduous trees at 1 ½" caliper, Ornamental trees at 1" caliper, evergreen trees at 6 feet height and deciduous and evergreen shrubs at 5 gallon containers.

When each building is developed, the builder shall be responsible for the proper installation of landscaping for each unit in each building. It shall be the individual homeowner's responsibility to maintain the landscaping for their unit.

The plant selection to be specified shall follow the recommended Plant Material list for Adams County. Xeriscape and drought tolerant species shall be chosen where appropriate. A mix of deciduous and evergreen trees along with blooming shrubs and colorful perennials shall be used in the design of the landscape.

Description of building envelopes

There shall be a total of 24 units. The townhome units shall be two stories with a single car garage. There will be a combination of two bedroom and three bedroom townhomes that range in size from 1,439 livable square feet to 1,615 livable square feet.

As stated previously, all units meet the setbacks for R-3 zoning. The maximum height of the buildings will be thirty (30) feet.

The duplex and triplex buildings will be constructed on a crawl space foundation and the building envelope shall be of wood frame construction with composition shingle roofs. There will be a combination of brick and/or stone veneer with horizontal lap siding and trim, synthetic stucco and/or board and batten siding. Each unit will have a front porch and rear concrete patio, and in some instances a rear deck, depending on site grading. There is an existing design vocabulary in the first phase of Pecos Place. This development will incorporate some of those design elements and update them for the current market.

Covenants to be imposed on the PUD

There are two existing Home Owners Associations (HOA) in Pecos Place, one for the sixty four (64) existing condominiums and one for the eight (8) existing townhomes both managed by one management company.

The 24 proposed townhomes will become part of the existing townhome HOA. These covenants have been recorded with Adams County. The Reception number is 201300001820.

Additional controls

The existing covenants have an existing IIOA homeowner Board of Directors to manage the HOA with a professional management company handling the day by day operation of the HOA.

Outdoor Storage

Pecos Place PUD will not allow any outdoor storage.

Estimated timetable for development

The development schedule is to start one duplex and triplex immediately upon the recording of the final PUD plat and approval of the building permits.

The balance of the units would be constructed as the units are sold with estimates of six unit sales per quarter or an estimated completion date of spring 2017.

Pertinent factors

This project is immediately ready to begin construction and be exposed to the real estate market.

There is a major shortage of existing homes for sale on the market and Pecos Place PUD will help fill that shortage.

Pecos Place PUD as proposed in this submittal increases open space, increases the number of exterior units, decreases the potential of construction defect litigation, decreases Adams County costs of snow removal and street repairs and increases the assessed property values increasing the tax base for Adams County all for the direct and tangible public benefit.

PECOS PLACE TOWNHOMES

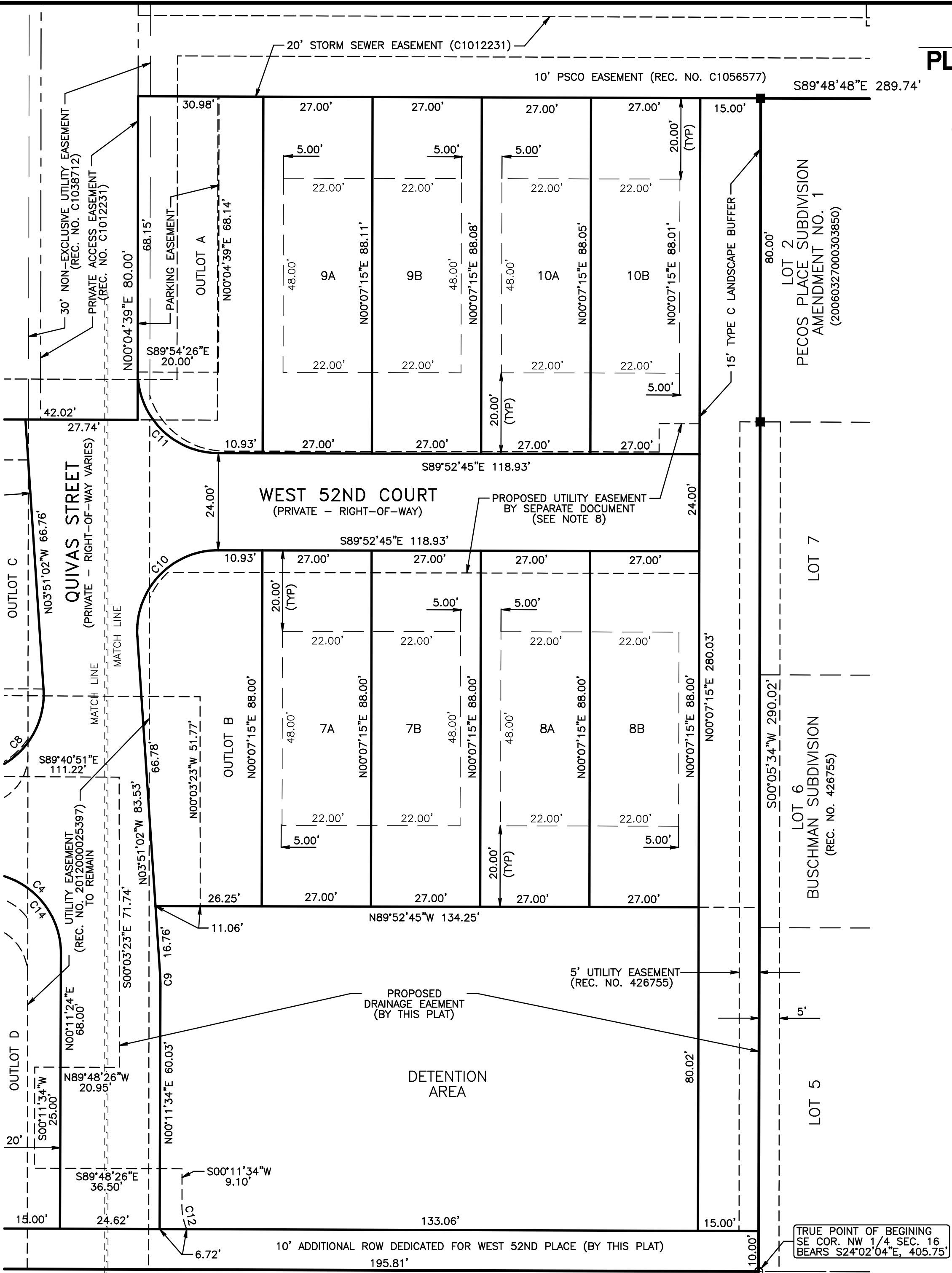
PLANNED UNIT DEVELOPMENT - FINAL DEVELOPMENT PLAN

Part of Lot 1, Pecos Place Subdivision, Amendment No. 1,
Lots 1-4, Block 2, Buschman Subdivision, Raritan Street,
and Quivas Street, Located in the Southeast 1/4 of Section 16,
Township 3 South, Range 68 West of the 6th P.M.,
County of Adams, State of Colorado.

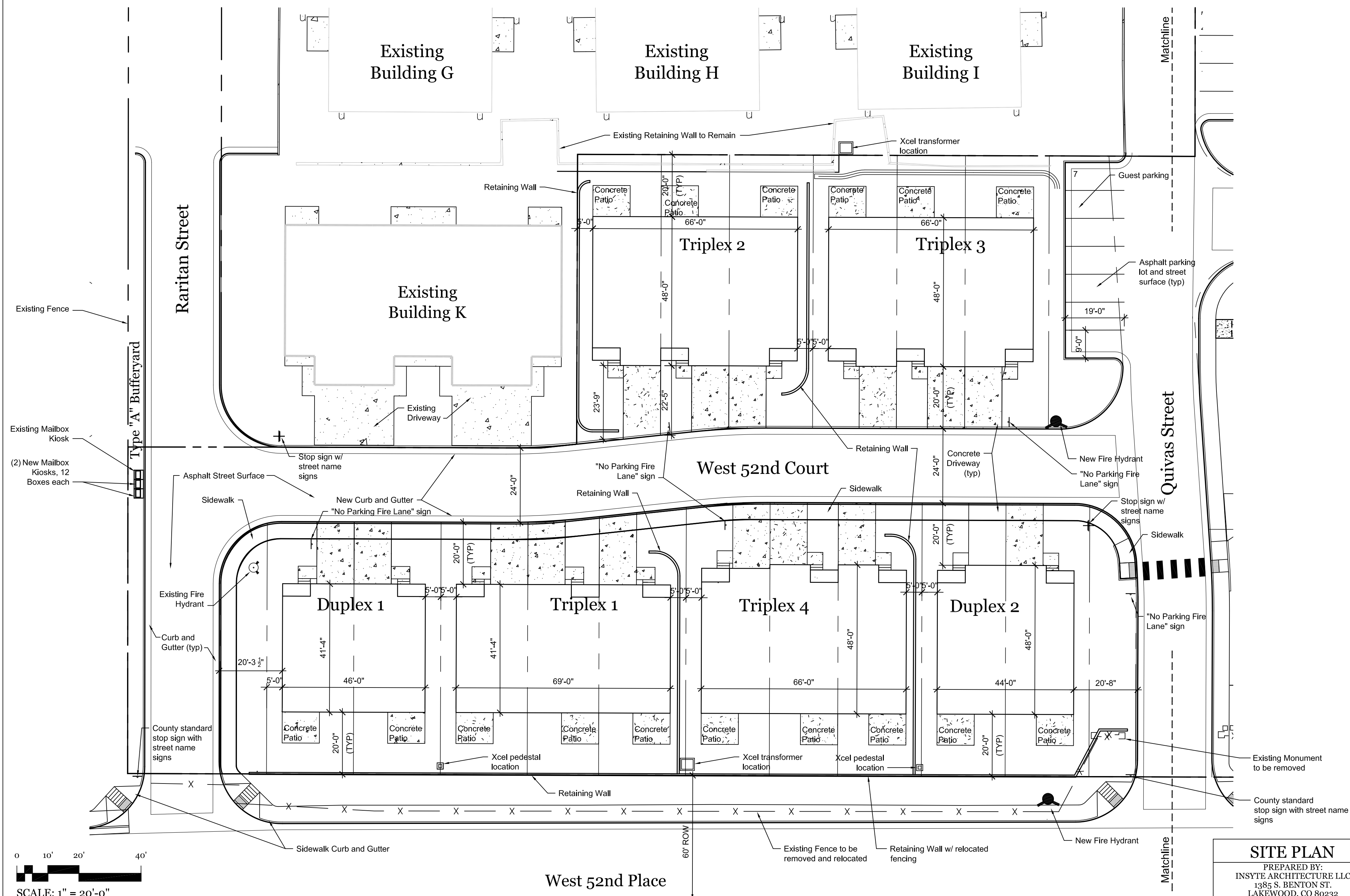



LINE	RADIUS	ARC	DELTA
C1	20.00'	31.42'	90°00'00"
C2	44.00'	4.82'	06°16'41"
C3	20.00'	2.19'	06°16'41"
C4	20.00'	31.42'	90°00'00"
C5	20.00'	31.37'	89°52'22"
C6	20.00'	2.19'	06°16'41"
C7	44.00'	4.82'	06°16'41"
C8	20.00'	32.83'	94°02'26"
C9	44.00'	3.11'	04°02'36"
C10	20.00'	32.80'	93°58'17"
C11	20.00'	31.44'	90°03'57"
C12	14.50'	5.99'	23°40'29"
C13	20.00'	5.05'	14°28'39"
C14	20.00'	26.36'	75°31'21"
C15	20.00'	5.05'	14°28'39"
C16	20.00'	5.05'	75°31'21"

LOT LAYOUT PREPARED BY:
AMERICAN WEST LAND SURVEYING CO.
A COLORADO CORPORATION
P.O. BOX 129
BRIGHTON, CO 80601
MARCH 23, 2016



WEST 52ND PLACE



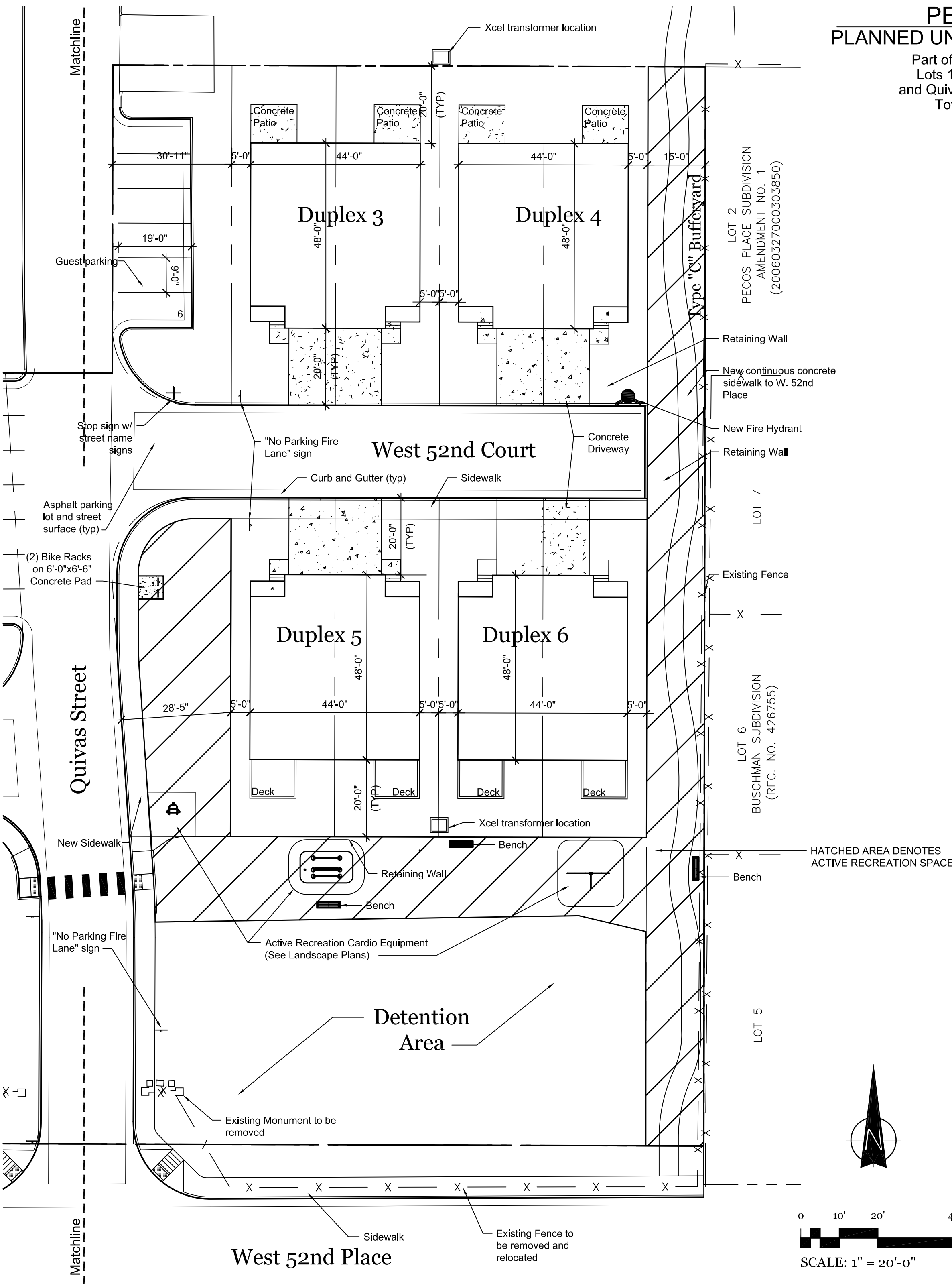
SITE PLAN

PREPARED BY:
INSYTE ARCHITECTURE LLC
1385 S. BENTON ST.
LAKEWOOD, CO 80232
2015-049-01

Date: March 25, 2016

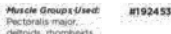
PECOS PLACE TOWNHOMES
PLANNED UNIT DEVELOPMENT - DEVELOPMENT PLAN

Part of Lot 1, Pecos Place Subdivision, Amendment No. 1,
Lots 1-4, Block 2, Buschman Subdivision, Raritan Street,
and Quivas Street, Located in the Southeast 1/4 of Section 16,
Township 3 South, Range 68 West of the 6th P.M.,
County of Adams, State of Colorado.



SITE PLAN
PREPARED BY: INSYTE ARCHITECTURE LLC 1385 S. BENTON ST. LAKEWOOD, CO 80232 2015-049-01
Date: March 25, 2016

NEW Parallel Bars



Assisted Row/Push-Up



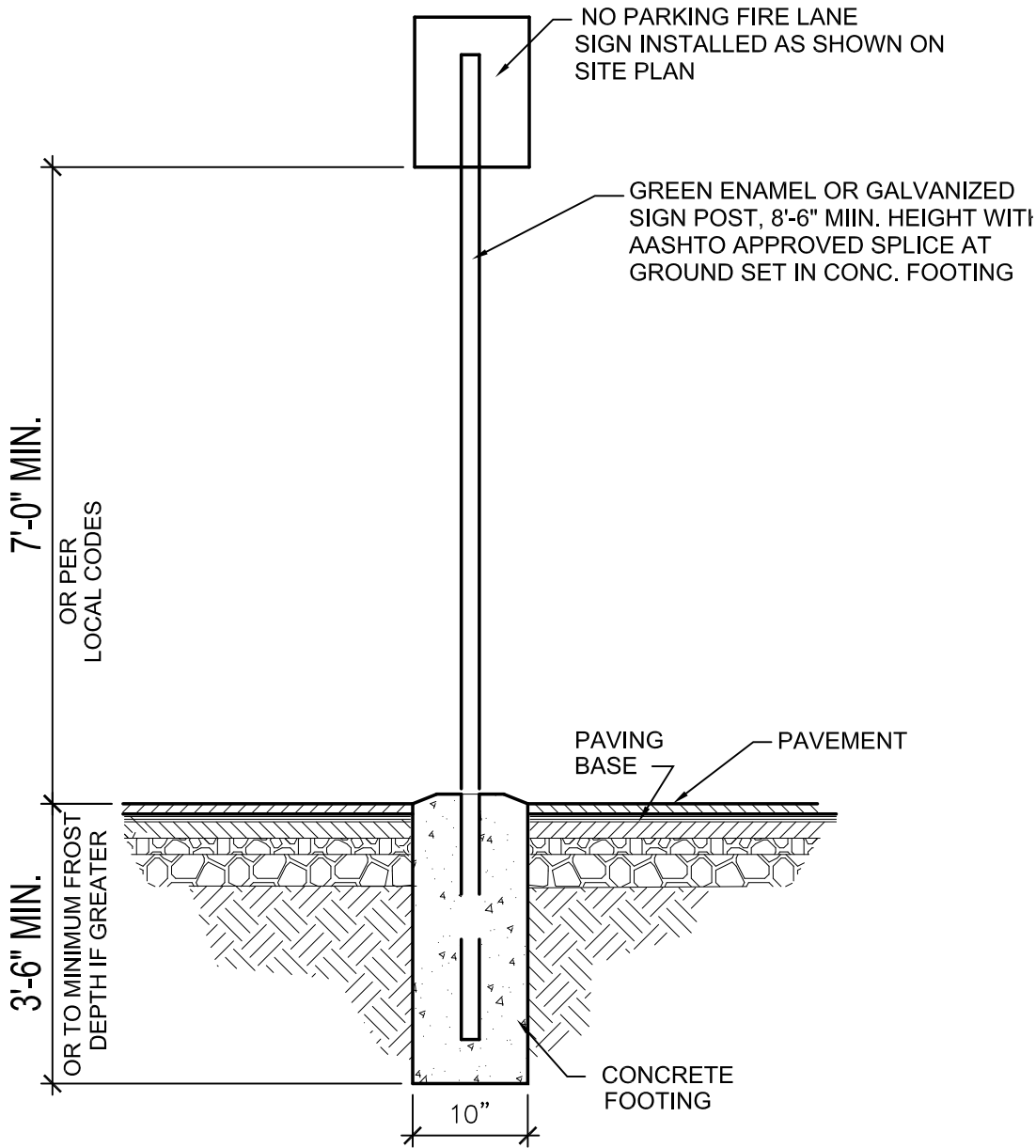
Muscle Groups Used:
Assisted Row: Latissimus
dorsi, triceps, biceps
Push-Up: Pectoralis
major, triceps



Muscle Groups Used:
 Pull-Up: Biceps and latissimus dorsi
 Dip: Mainly triceps, to lesser degree pectoralis

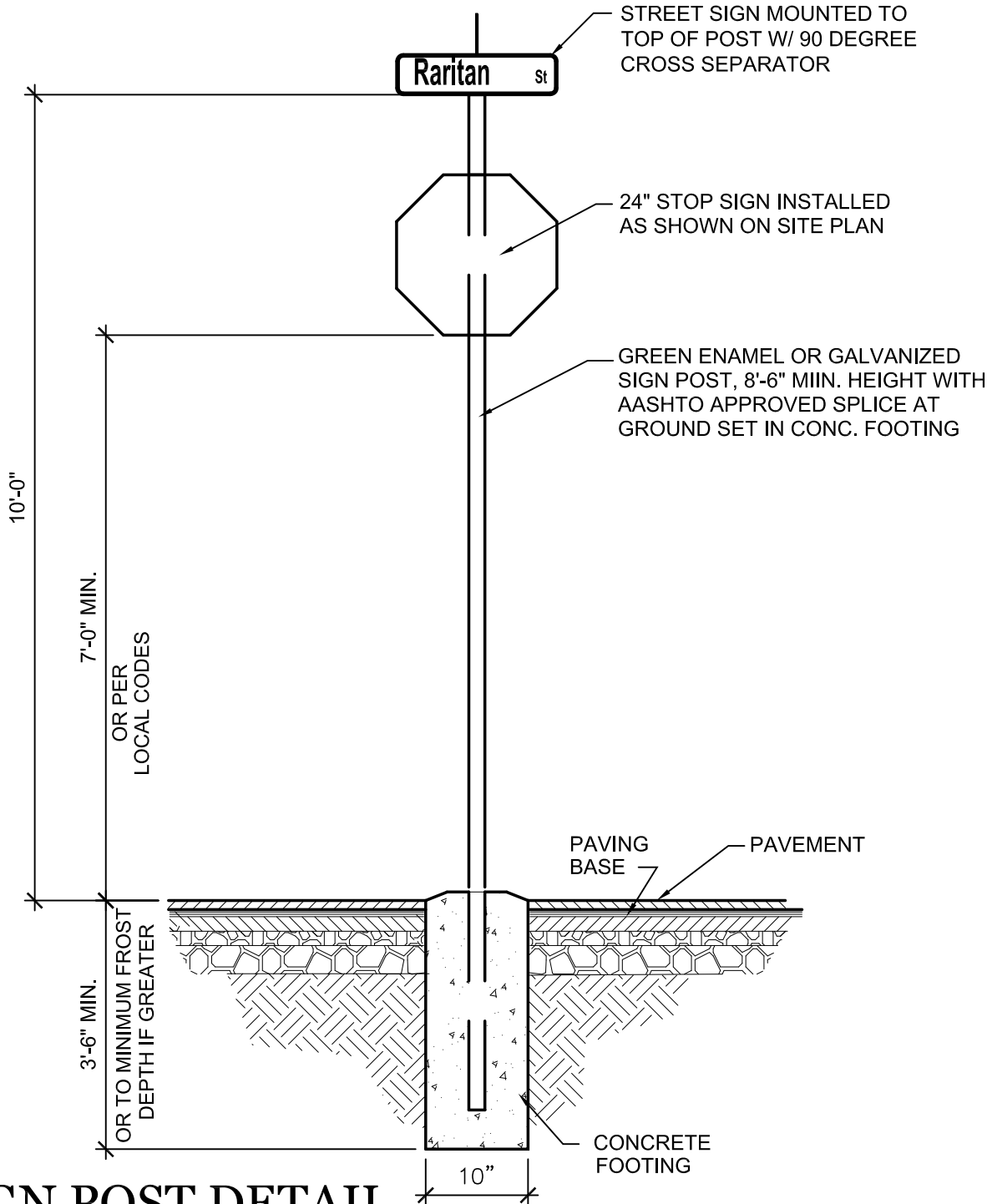
Active Recreation Cardio Equipment

SCALE: None



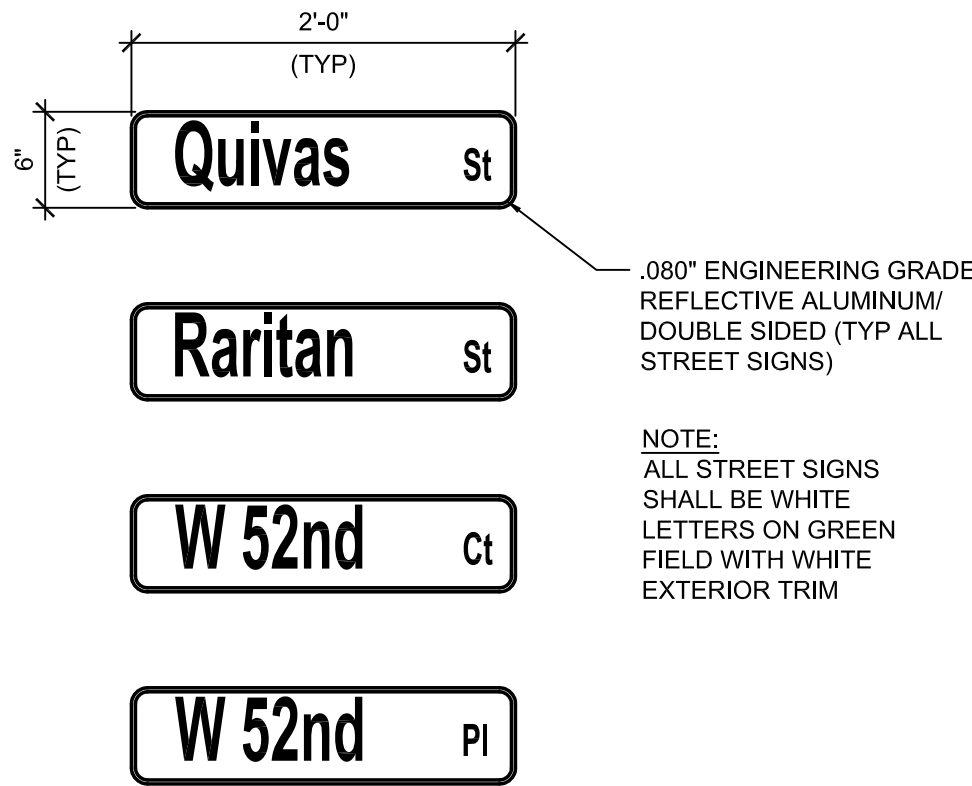
SIGN POST DETAIL

SCALE: $1/2'' = 1'-0''$



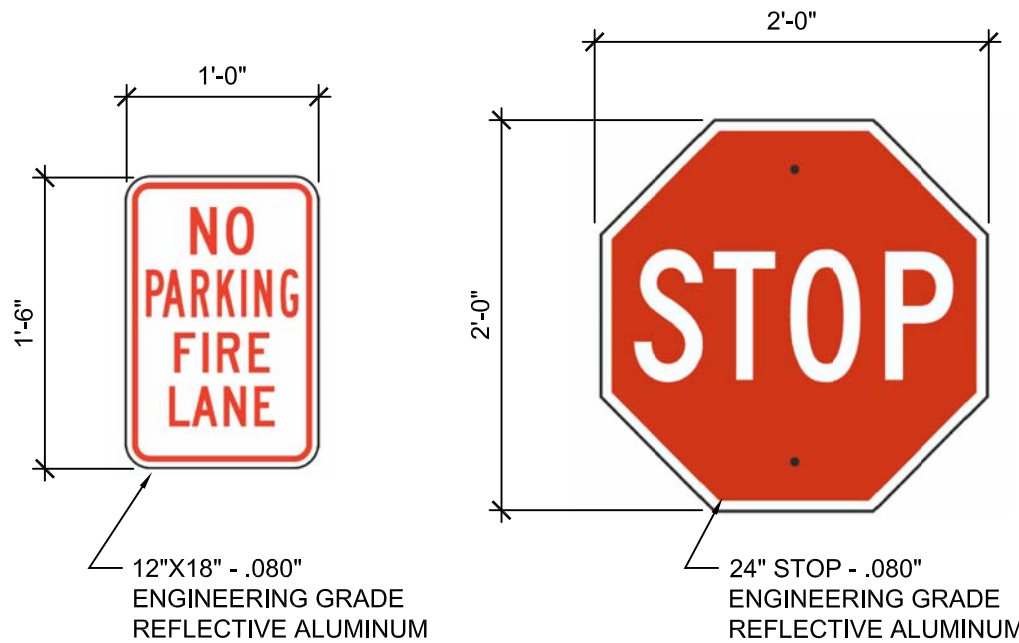
SIGN POST DETAIL

SCALE: $1/2'' = 1'-0''$



STREET SIGNAGE

SCALE: 1" = 1'-0"



TRAFFIC SIGNAGE

SCALE: 1" = 1'-0"

SIGN DATA

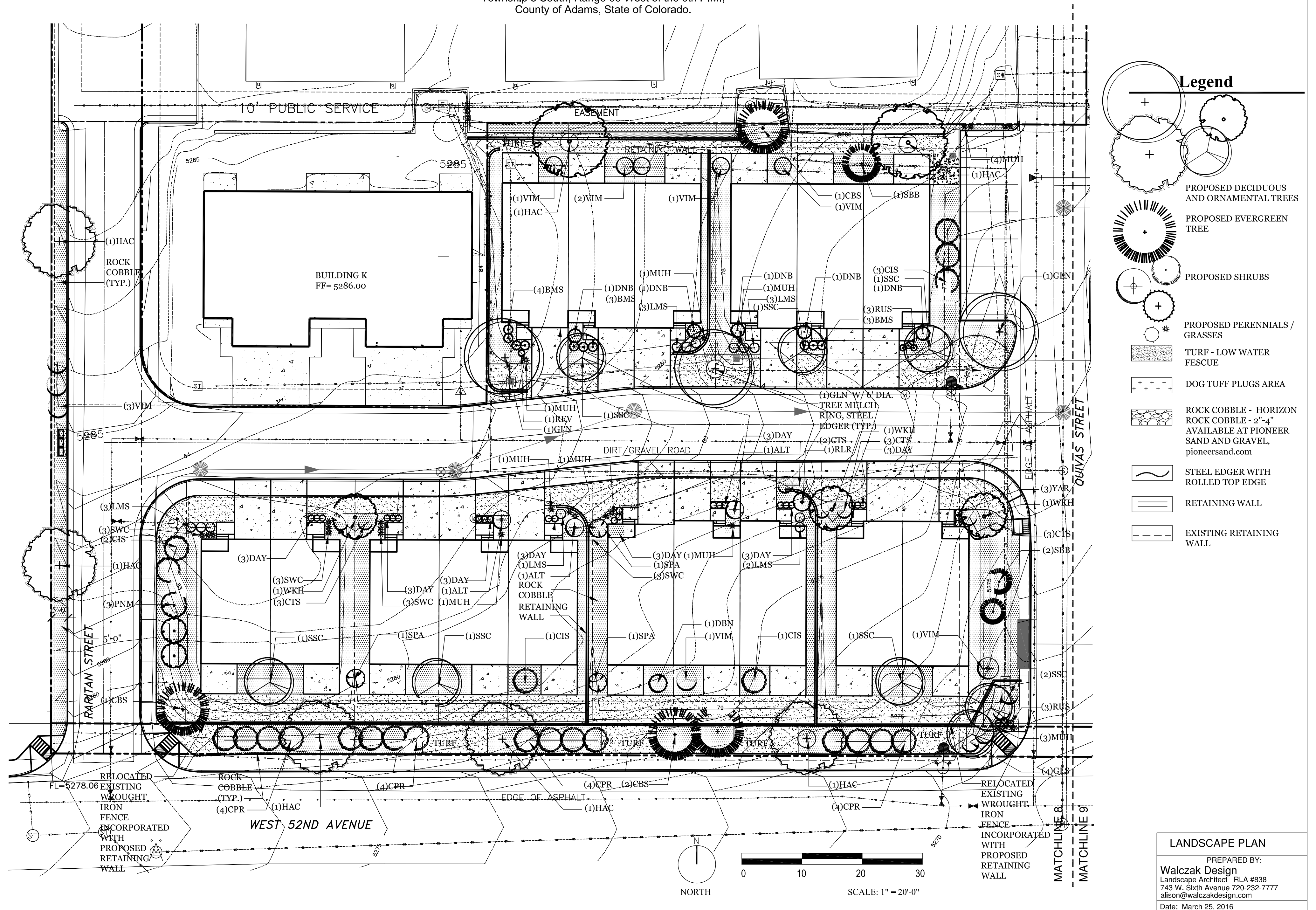
PREPARED BY:
INSYTE ARCHITECTURE LLC
1385 S. BENTON ST.
LAKEWOOD, CO 80232
2015-049-01

Date: March 25, 2016

PECOS PLACE TOWNHOMES

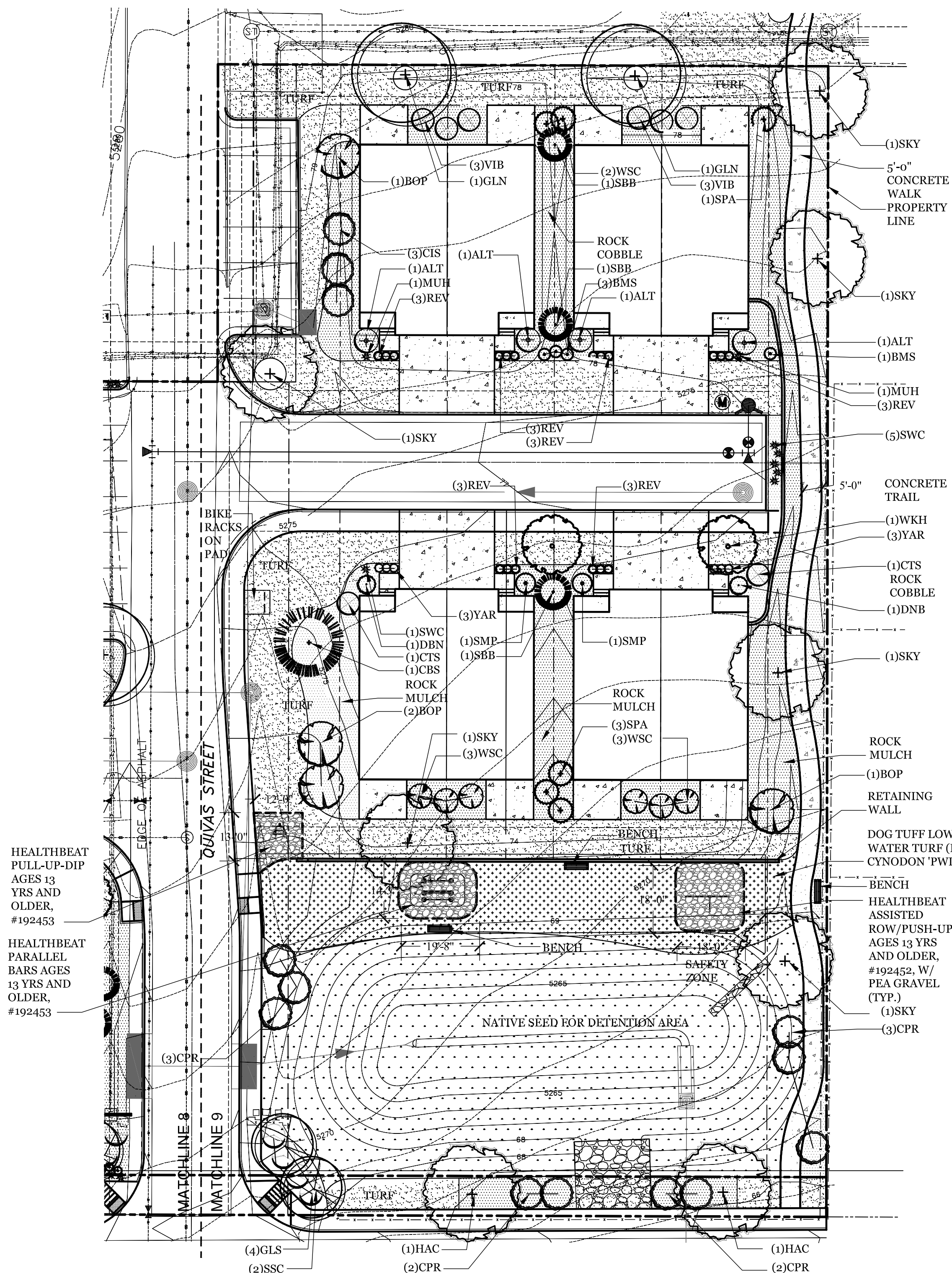
PLANNED UNIT DEVELOPMENT - DEVELOPMENT PLAN

Part of Lot 1, Pecos Place Subdivision, Amendment No. 1,
Lots 1-4, Block 2, Buschman Subdivision, Raritan Street,
and Quivas Street, Located in the Southeast 1/4 of Section 16,
Township 3 South, Range 68 West of the 6th P.M.,
County of Adams, State of Colorado.



PECOS PLACE TOWNHOMES
PLANNED UNIT DEVELOPMENT - DEVELOPMENT PLAN

Part of Lot 1, Pecos Place Subdivision, Amendment No. 1,
Lots 1-4, Block 2, Buschman Subdivision, Raritan Street,
and Quivas Street, Located in the Southeast 1/4 of Section 16,
Township 3 South, Range 68 West of the 6th P.M.,
County of Adams, State of Colorado.



Legend

- Legend**

 - PROPOSED DECIDUOUS AND ORNAMENTAL TREES
 - PROPOSED EVERGREEN TREE
 - PROPOSED SHRUBS
 - PROPOSED PERENNIALS / GRASSES
 - TURF - LOW WATER FESCUE
 - DOG TUFF PLUGS AREA
 - ROCK COBBLE - HORIZON ROCK COBBLE - 2"-4"
 - AVAILABLE AT PIONEER SAND AND GRAVEL, pioneersand.com
 - STEEL EDGER WITH ROLLED TOP EDGE
 - RETAINING WALL
 - EXISTING RETAINING WALL

USE 3 GUY ASSEMBLIES FOR
EVERGREENS AND TREES OVER 3" CAL.

ROOT COLLAR VISIBLE TOP MOST
ROOTS WITHIN 1"-2" OF EXISTING/
FINAL GRADE _____

2-4" OF ORGANIC MULCH APPLIED
OVER PLANTING AREA AND AWAY
FROM TRUNK

EXISTING GRADE _____

BACKFILL WITH UNAMENDED
TOPSOIL FROM HOLE _____

BURLAP, ROPE AND WIRE
REMOVED FROM TOP 2/3 OF
ROOTBALL AT MINIMUM

ROOTBALL SITTING DIRECTLY ON
TOP OF UNDISTURBED SOIL _____

NOTE: BROKEN OR CRUMBLING
ROOTBALLS WILL BE REJECTED

PRUNE ALL DEAD OR
DAMAGED WOOD
AFTER PLANTING.

—USE GROMMETED TREE STRAPS AT END OF WIRE

12 GAUGE GALVANIZED

— WIRE
— 24" x 3/4" P.V.C.
MARKERS (TYPICAL
— OVER WIRES.

—TREATED WOOD POST

USE 2 GUY ASSEMBLIES
FOR TREES UNDER 3"

SLOPE SIDED HOLE IS 3 TIMES
AS WIDE AS THE ROOT BALL DIA.

PRUNE DAMAGED OR DEAD WOOD
PRIOR TO PLANTING.

PLANT SHRUB 2" HIGHER THAN
— ORIGINAL GROWN GRADE

DIG PIT TWICE AS WIDE AS
— THE CONTAINER

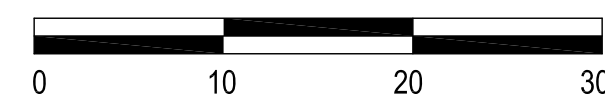
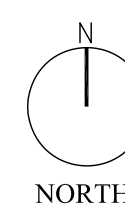
APPLY 2"-4" SPECIFIED MULCH AS SHOWN

LOOSEN OR SCORE SIDES OF ROOTBALL

NOTES:
-BACKFILL AND WATER-IN THOROUGHLY
-BROKEN ROOTBALLS WILL BE REJECTED

Planting Details

N.T.S.



SCALE: 1" = 20'-0"

LANDSCAPE PLAN

PREPARED BY:
Walczak Design
Landscape Architect RLA #838
743 W. Sixth Avenue 720-232-7777
alison@walczakdesign.com
Date: March 25, 2016

PECOS PLACE TOWNHOMES
PLANNED UNIT DEVELOPMENT - DEVELOPMENT PLAN

Part of Lot 1, Pecos Place Subdivision, Amendment No. 1,
Lots 1-4, Block 2, Buschman Subdivision, Raritan Street,
and Quivas Street, Located in the Southeast 1/4 of Section 16,
Township 3 South, Range 68 West of the 6th P.M.,
County of Adams, State of Colorado.

Plant Schedule

QTY	SYM	COMMON NAME	BOTANICAL NAME	CONT. SIZE	MATURE HT. SPREAD HT.	WATER USE
Deciduous Trees / Ornamental Trees						
9	HAC	Hackberry, Western	Celtis occidentalis	2" cal.	50'-60' x40'-50'	Low
5	SKY	Skyline Honeylocust	Gleditsia triacanthos inermis 'Skyline'	2" cal.	40'-50'x30'-40'	Low
5	GLN	Linden, Greenspire	Tilia cordata 'Greenspire'	2" cal.	30'-40'x25'-35'	Medium
3	PNM	Privet, New Mexico	Foresteira pubescens var. pubescens	4.0' Ht.	8'-12'x6'-8'	Low
10	SSC	Spring Snow Crab	Malus x 'Spring Snow'	1.5" cal.	20'25'x20'-25'	Medium
4	WKH	Winter King Hawthorn	Crataegus viridis 'Winter King	1.5" cal.	15'-20'x15'-20'	Low
Evergreen Trees						
5	CBS	Colorado Blue Spruce	Picea pungens	6'Ht.	40'-60'x20'-30'	Medium
3	BOP	Pine, Bosnian	Pinus heldreichii var. leucodermis	6'Ht.	15'-25'x10'-12'	Low
6	SBB	Spruce, Baby Blue Eyes	Picea pungens 'Baby Blue Eyes'	6'Ht.	18'x8'	Medium
Deciduous Shrubs						
7	ALT	Althea/Rose-of-Sharon, White	Hibiscus syriacus 'Diana'	5 Gal.	10'x5'	Low
12	BMS	Spirea, Blue Mist	Caryopteris x clandonensis	5 Gal.	3'-4'	Low
10	CIS	Plum, Purple Leaf	Prunus x cistena	5 Gal.	8'x6'	Medium
26	CPR	Privet, Cheyenne	Ligustrum vulgare 'Cheyenne'	5 Gal.	8'x6'	Low
13	CTS	Cotoneaster, Shrub	Cotoneaster divaricutus	5 Gal.	6'x4'	Medium
7	DNB	Dwarf Ninebark	Physocarpus opulifoliu 'Nanus'	5 Gal.	5'-5'	Medium
8	GLS	Sumac, Gro-Low	Rhus aromatica 'Gro'Low'	5 Gal.	4'x6'	Low
12	LMS	Limemound Spirea	Spirea japonica Limemound	5 Gal.	2'-3'	Medium
6	RUS	Sage, Dwarf Russian	Perovskia artiplicifolia 'Little Spire'	5 Gal.	2'x2'	Low
2	SMP	Dwarf Korean Lilac	Syringa meyeri 'Palibin'	5 Gal.	5'x5'	Low
1	RLR	Rose, Redleaf	Rosa glauca (rabrifolia)	5 Gal.	6'x4'	Low
16	VIM	Viburnum, Mohican	Viburnum lantana 'Mohican'	5 Gal.	6'x6'	Medium
8	WSC	Western Sand Cherry	Prunus besseyi	5 Gal.	5'x5'	Low
Evergreen Shrubs						
7	SPA	Juniper, Spartan	Juniperus chinensis 'Spartan'	5 gal.	15'-20'x4'-6'	Low
Perennials / Ornamental Grasses						
24	DAY	Daylily 'Tangerine Orange	Hemerocallis 'Spellbinder'	1 Gal.	36"-30"	Low
19	REV	Red Valerian/Jupiter's Beard	Centranthus ruber	1 Gal.	30"-24"	Low
9	YAR	Yarrow, Moonshine	Achillea 'Moonshine'	1 Gal.	24"-24"	Low
Ornamental Grasses / Groundcovers						
15	MUH	Grass, Ruby Muhly	Muhlenbergia reverchonii Undaunted	1 Gal.	24"-30"x24"	Low
18	SWC	Grass, Heavy Metal Blue Switch	Panicum virgatum 'Heavy Metal'	1 Gal.	3'-18"	Low
Landscape Materials						
R.M.		Rock Mulch Area - 3" Layer Of 2"-4" Dia. Horizon Rock Cobble With Landscape Fabric				

Dog Tuff Plugs

See Location on Plan Sheet 2, North of Detention Area

DOG TUFF LOW WATER TURF, CYNODON 'PWIND4S'

Seed Mix

LOW GROW SEED MIX - ESTABLISH IN SPRING - IF FALL INSTALLATION ADD A NURSE CROP
IRRIGATE UNTIL ESTABLISHED 40 PLS#/ACRE 12"-24" HEIGHT
WESTERN WHEATGRASS 30%
DWARF PERENNIAL RYEGRASS 25%
SR3200 BLUE FESCUE 20%
RUEBENS CANADA BLUEGRASS 15%
CHEWINGS FESCUE 10%
SEED SHALL BE SPREAD UNIFORMLY, IN A CONTINUOUS BLANKET
50% OF MULCH BY WEIGHT SHALL BE TEN INCHES OR LONGER
SPREAD BY HAND OR BLOWER-TYPE MULCH SPREADER
ANCHOR MULCH SAME DAY OF SEEDING
NURSE CROP:
SPRING SEEDING (MARCH - EARLY MAY NURSE CROP NOT NEEDED
FALL SEEDING (MID-OCTOBER UNTIL SNOW COVER OR FROZEN SOIL PRECLUDES PLANTING
AND IS CONSIDERED DORMANT SEEDING -
ADD A NURSE CROP:
WINTER WHEAT 5 LBS/PLS/AC OR REGREEN 5 LBS/AC
TOTAL SEED = 8, 029 S.F.

Notes:

- ALL WORK SHALL CONFORM TO LOCAL CITY AND COUNTY CODES. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES, LINES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE TO THESE UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER OR LANDSCAPE ARCHITECT.
- CALL BEFORE YOU DIG: 1-800-922-1987.
- ALL TREE AND SHRUB LOCATIONS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE OWNER'S REPRESENTATIVE.
- STEEL EDGER SHALL BE PROVIDED AROUND ALL PLANTING BEDS ADJACENT TO TURF AREAS. STEEL EDGER SHALL BE GALVANIZED WITH ROLLED EDGE, 1/8" X 4".
- ALL PLANT MATERIAL SHALL BE IN ACCORDANCE WITH A.A.N. SPECIFICATIONS FOR NUMBER ONE GRADE. ALL SHRUBS TO BE CONTAINER.
- ALL SHRUB AND SOD AREAS SHALL RECEIVE THE FOLLOWING SOIL AMENDMENTS PER 1000 S.F.: 3 CUBIC YARDS OF 'SUPREME ORGANICS' COMPOST (50% COW MANURE, 50% WOOD FINES) PLUS 15 LBS. OF 20-10-5 COMMERCIAL FERTILIZER. ROTOTILL TO A MINIMUM OF 8". THIS EQUALS 1 5/8" DEPTH SPREAD OVER THE LANDSCAPE AREA SURFACE - PRIOR TO TILING.
- ALL TREES AND PLANTING BEDS TO BE MULCHED WITH 3" DEPTH OF CEDAR FIBER WOOD MULCH WITH LANDSCAPE FABRIC.
- PLANT QUANTITIES TO BE BASED ON CONTRACTOR'S ESTIMATE ACCORDING TO PLANS, SUBJECT TO APPROVAL BY OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
- TREES AND SHRUBS TO BE WATERED BY A DRIP IRRIGATION SYSTEM. DRIP LINES TO BE BURIED MINIMUM 2" IN MULCH. ALL TURF AREAS TO BE SPRAY IRRIGATED.
- ALL COMMON LANDSCAPED AREAS AND PLANT MATERIAL SHALL BE WATERED BY AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. TREES AND SHRUBS WILL BE IRRIGATED BY A SEPARATE ZONE FROM TURF. THIS INCLUDES TREES PLANTED IN TURF AREAS. THE IRRIGATION SYSTEM SHALL HAVE A RAIN SENSOR SHUTOFF INSTALLED. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS OF ADAMS COUNTY.
- ALL INDIVIDUAL LOTS SHALL HAVE IT'S OWN IRRIGATION SYSTEM, METER AND SHALL COMPLY WITH THE HOA REQUIREMENTS FOR LANDSCAPE.
- SOD TO BE A LOW WATER TEXAS BLUEGRASS AND KENTUCKY BLUEGRASS SOD FROM SINGLE GROWER, UNLESS OTHERWISE SPECIFIED. ALL DISTURBED SOD TO BE REPLACED.
- GRAPHIC SYMBOLS PRESIDE OVER WRITTEN PLANT QUANTITIES.
- PLANT SUBSTITUTIONS WILL NOT BE PERMITTED WITHOUT APPROVAL BY OWNER'S REPRESENTATIVE.
- PLANTING PITS SHALL BE EXCAVATED TO A MINIMUM OF TWICE THE WIDTH OF THE ROOTBALL. DO NOT DISTURB SOIL AT THE BOTTOM OF PIT BUT SCARIFY SIDES TO PREVENT DEHYDRATION. AFTER PLANTING, ALL PLANTS SHOULD REST WITH THEIR ROOT COLLARS SLIGHTLY HIGHER THAN FINISH GRADE. (1.5" HIGHER FOR SHRUBS, 3" HIGHER FOR TREES. TREES TO HAVE 3" DIA. RING WITHOUT SOD AROUND ROOT COLLAR AND SHRUBS TO HAVE A 1.5"-2" RING.
- PLANTS SHOULD BE THOROUGHLY WATERED IMMEDIATELY AFTER PLANTING. ALLOW WATER TO SOAK DOWN AND FILL REMAINDER OF HOLE WITH LOOSE SOIL WITHOUT FURTHER PACKING. A MOUND OF SOIL SHALL BE FORMED AROUND THE EDGE OF EACH TREE PIT TO FORM A SHALLOW SAUCER.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR AS A RESULT STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH CONSTRUCTION.
- THE CONTRACTOR SHALL TAKE REASONABLE MEASURES TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTOR'S OPERATION AND SHALL BE REPAIRED OR RECONSTRUCTED TO THE ENGINEER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.
- THE OWNER OF THE PROPERTY, HIS SUCCESSORS, HEIRS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPERTY MAINTENANCE OF THE AREA SUBJECT TO AN APPROVED LANDSCAPE PLAN.
- LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING,
- PRUNING, PEST CONTROL AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIALS. REPLACEMENT SHALL BE THE SAME TYPE AS SET FORTH IN THE APPROVED LANDSCAPE PLAN AND SHALL OCCUR IN THE NEXT PLANTING SEASON AND NOT TO EXCEED 180 DAYS.
- TREES AND SHRUBS SHALL NOT BE ALLOWED TO OVERHANG OR ENCROACH UPON WALKWAYS, DRIVES, PARKING AREAS, ADJACENT PROPERTY, TRAFFIC SIGNS, SIGHT TRIANGLES, FIRE HYDRANTS, UTILITY EASEMENTS, ABOVE GROUND UTILITY SERVICE LINES OR FACILITIES THAT THEY INTERFERE WITH THE USE OF THESE AREAS.
- WHERE THE PROPERTY IS ADJACENT TO A PUBLIC STREET AND THE LANDSCAPING IS IN THE PUBLIC R.O.W., THE PROPERTY OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE LANDSCAPING FROM THE BACK OF THE CURB.
- NON-LILVING LANDSCAPE FEATURES SHALL BE MAINTAINED BY REPAIRING BROKEN FEATURES AND REPAINTING AS NECESSARY.
- TREE LIMBS, WHICH OVERHANG PUBLIC SIDEWALKS, SHALL BE KEPT TRIMMED TO A HEIGHT OF AT LEAST 8' FEET ABOVE THE SIDEWALK LEVEL. TREE LIMBS, WHICH OVERHANG THE STREET, SHALL BE KEPT TRIMMED TO A HEIGHT AT LEAST 20 FEET ABOVE THE STREET LEVEL.

LANDSCAPE PLAN

PREPARED BY:
Walczak Design
Landscape Architect RLA #838
743 W. Sixth Avenue 720-232-7777
alison@walczakdesign.com
Date: March 25, 2016

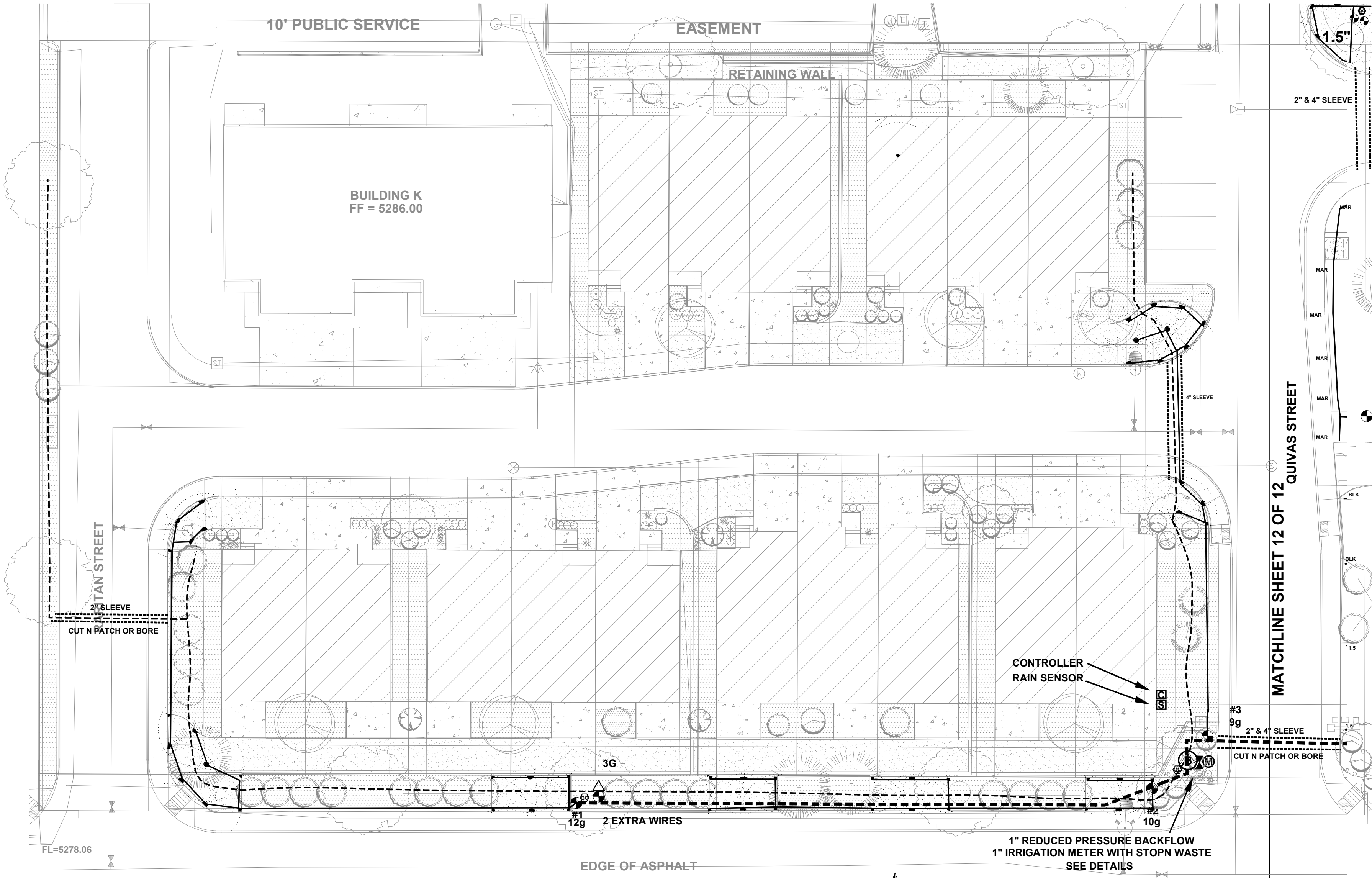
PECOS PLACE TOWNHOMES
PLANNED UNIT DEVELOPMENT - DEVELOPMENT PLAN

Part of Lot 1, Pecos Place Subdivision, Amendment No. 1,
Lots 1-4, Block 2, Buschman Subdivision, Raritan Street,
and Quivas Street, Located in the Southeast 1/4 of Section 16,
Township 3 South, Range 68 West of the 6th P.M.,
County of Adams, State of Colorado.

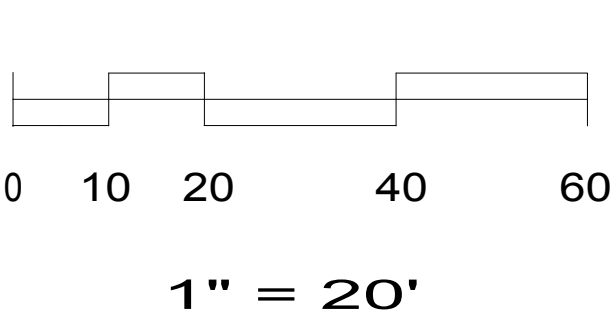


WATER USE TABLE											
ZONES	SPR	HEAD	PLANT	TYPE	AVG. DRAINAGE	AVERAGE GPM PER WK	# DAYS PER WK	WEEKLY GALLONS AVERAGE	PEAK IN	PEAK MIN	PEAK GALLONS PER WEEK
1	12	S	30	SOD	1.80	41	3	492	1.80	60	720
2	10	S	30	SOD	1.80	41	3	410	1.80	60	690
3	9	S	30	SOD	1.80	41	3	369	1.80	60	640
4	8	S	30	SOD	1.80	41	3	328	1.80	60	490
5	12	MP	40	SOD	1.80	192	3	2304	1.80	270	3240
6	8	MS	40	SOD	1.80	192	3	1936	1.80	270	2160
7	12	R	40	SEED	1.80	100	3	1200	1.80	180	1800
8	12	R	40	SEED	1.80	100	3	1200	1.80	180	1800
9	11	R	40	SEED	1.80	90	3	1100	1.80	180	1650
10	12	S	30	SOD	1.80	41	3	492	1.80	60	720
11	11	S	30	SOD	1.80	41	3	451	1.80	60	660
12	3	D	25	DRIP	35	68	2	360	1.00	180	540
13	3	D	25	DRIP	35	68	2	360	1.00	180	540
14											
15											
16											
AVERAGE RUN TIME PER WEEK								1170MIN/19HRS with drip zones			
PEAK RUN TIME PER WEEK								1710MIN/28 with drip zones			
AVERAGE GALLONS PER WEEK								10,602			
PEAK GALLONS/WK								13,800			

SEE SHEET 12 OF 24 FOR LEGEND AND NOTES



IRRIGATION PLAN WEST



IRRIGATION PLAN
BY
WATER ENGINEERING, INC
17897 W. 53RD DR.
GOLDEN, COLORADO 80403
303-618-6307 FAX 303-474-3100
CAROLLEMAIL@AOL.COM

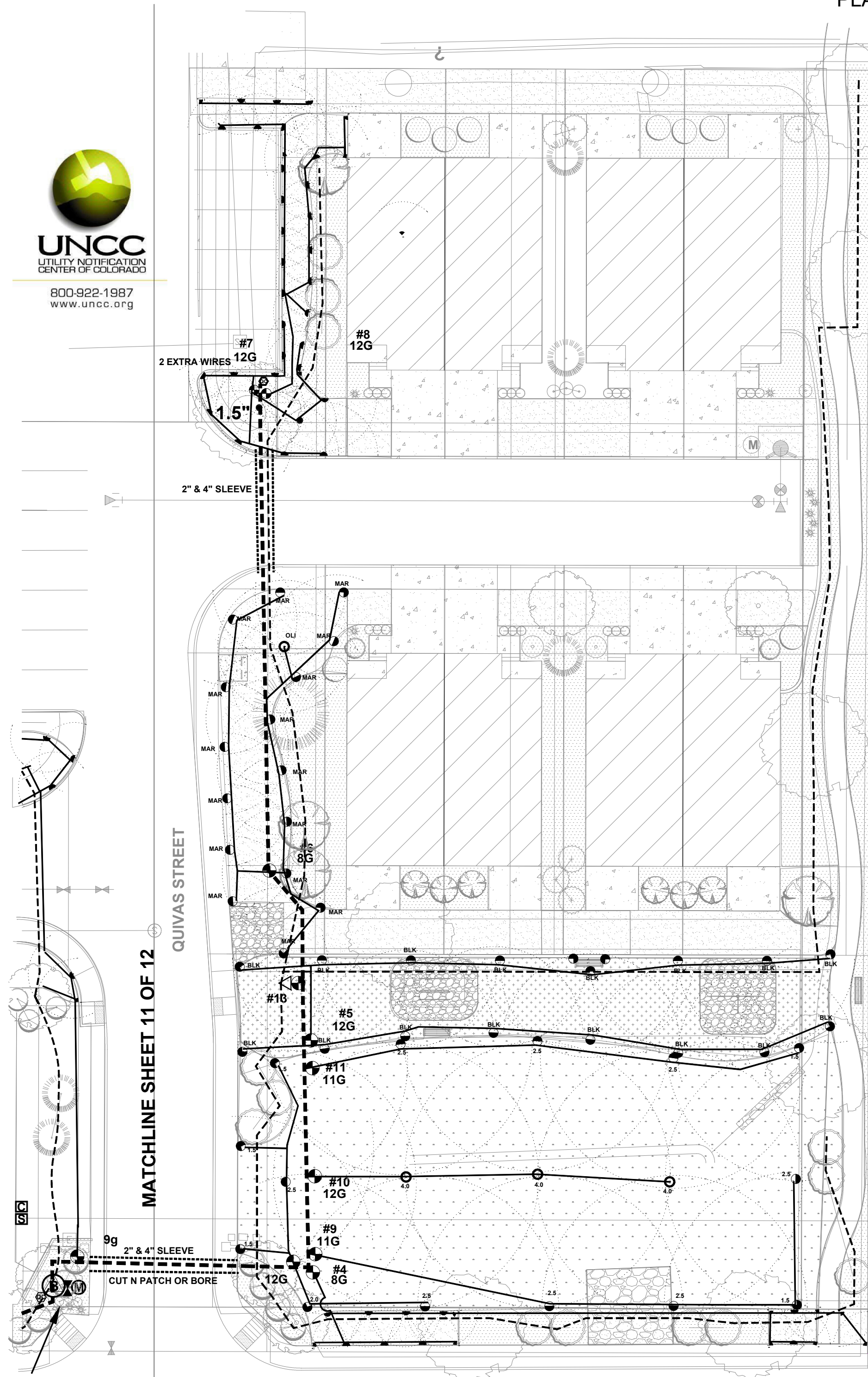


IRRIGATION PLAN WEST

PREPARED BY:
WATER ENGINEERING INC
17337 W. 53RD DR.
GOLDEN, CO 80403
2015-049-01

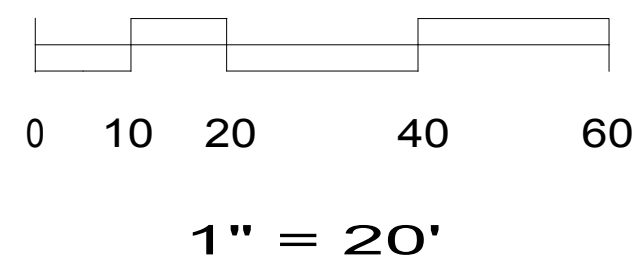
Date: March 25, 2016

Part of Lot 1, Pecos Place Subdivision, Amendment No. 1,
Lots 1-4, Block 2, Buschman Subdivision, Raritan Street,
and Quivas Street, Located in the Southeast 1/4 of Section 16,
Township 3 South, Range 68 West of the 6th P.M.,
County of Adams, State of Colorado.



1. THE IRRIGATION SYSTEM UTILIZES POPUP ROTATORS, MP ROTATORS, SPRAYS FOR TURF, AND A DRIP SYSTEM FOR PLANTINGS.
2. IRRIGATION WATER IS SUPPLIED BY A 1" STAND ALONE IRRIGATION METER.
3. THE BACKFLOW PREVENTER SHALL BE OF THE REDUCED PRESSURE TYPE.
4. MAINLINE SHALL BE DRAINABLE AND THE ENTIRE SYSTEM SHALL BE BLOWNOUT PRIOR TO WINTER TEMPERATURES.
5. THE MAXIMUM ZONE SHALL NOT EXCEED 12 GALLONS PER MINUTE(GPM) AND IS THE LARGEST ZONE.
6. SYSTEM IS DESIGNED FOR 65PSI. PRESSURE IS REPORTED TO BE 65 PSI AS PER PATRICIA, DWD 3-24-16. ANY DEVIATION TO REPORTED PRESSURE SHALL BE REPORTED TO THE CONSULTANT PRIOR TO ONSET OF CONSTRUCTION.
7. SYSTEM SHALL UTILIZE A RAIN/FREEZE SENSOR CAPABLE OF ADJUSTING AND/OR OVERIDING REGULAR PROGRAMMING OF THE CONTROLLER.
8. SYSTEM UTILIZES A RAINBIRD ESP-16ME CONTROLLER.
SYSTEM SHALL BE EQUIPPED WITH RAIN/MOISTURE/FREEZE SENSORS.
9. THE DRIP SYSTEM SHALL CONSIST OF ONE 1 GALLON PER HOUR(GPH) EMITTER PER 1 GALLON SHRUB, TWO 1 GALLON EMITTERS FOR EACH 5 GALLON SHRUB AND FOUR TO SIX 1 GPH EMITTERS FOR EACH TREE DEPENDING ON SIZE AND TYPE.
10. REFER TO ADAMS COUNTY DESIGN AND CONSTRUCTION STREETSCAPING STANDARDS.
11. REFER TO THE CIVIL ENGINEER DRAWINGS FOR GRADING AND UTILITY INFORMATION.

Symbol	Description
	HUNTER PROS-04-PRS30 SPRAY HEAD
	HUNTER MP ROTATORS W /HUNTER PROS-06-PRS40-CV
	RAINBIRD 5004 SAM-PRS ROTOR
	FEBCO 825YA 1" RP BACKFLOW W/ENCLOSURE
	RAINBIRD DV-100
	Rain Bird X CZ-075 PRF DRIP VALVE
	RAINBIRD #33 QUICK COUPLER
	RAINBIRD ESP-16ME
	HUNTER WIRELESS RAIN/FREEZE ON ROOF
	DRIP END FLUSH ASSEMBLY
	DRIP 3/4" UV POLYETHYLENE DRIP PIPE
	MAINLINE 1.5" CLASS 200 PVC
	1" CL200 PVC LATERAL FOR SUBSURFACE OR DRIP
	LATERAL CLASS 200 PVC 1" UNLESS NOTED
	SLEEVES CLASS 200 AS NOTED



IRRIGATION PLAN
BY
WATER ENGINEERING, INC
17897 W. 53RD DR.
GOLDEN, COLORADO 80403
303-618-6307 FAX 303-474-3100
CARROLLEMAIL@AOL.COM



PREPARED BY:
WATER ENGINEERING INC
17337 W. 53RD DR.
GOLDEN, CO 80403
2015-049-01

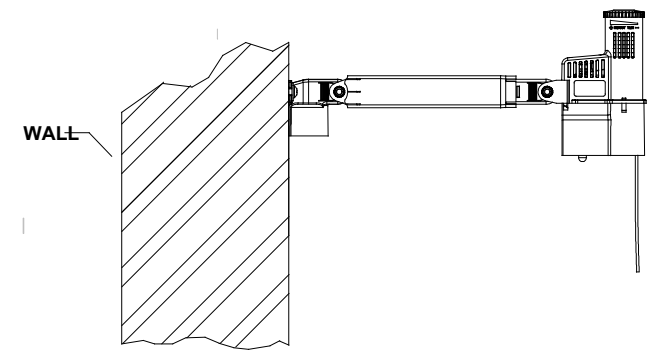
Date: March 25, 2016

IRRIGATION PLAN EAST

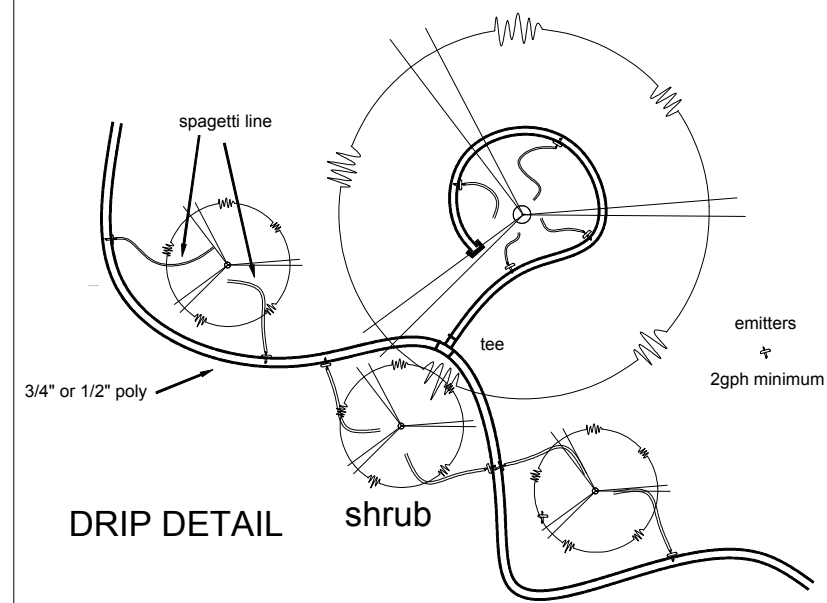
PECOS PLACE TOWNHOMES
PLANNED UNIT DEVELOPMENT - DEVELOPMENT PLAN

Part of Lot 1, Pecos Place Subdivision, Amendment No. 1,
Lots 1-4, Block 2, Buschman Subdivision, Raritan Street,
and Quivas Street, Located in the Southeast 1/4 of Section 16,
Township 3 South, Range 68 West of the 6th P.M.,
County of Adams, State of Colorado.

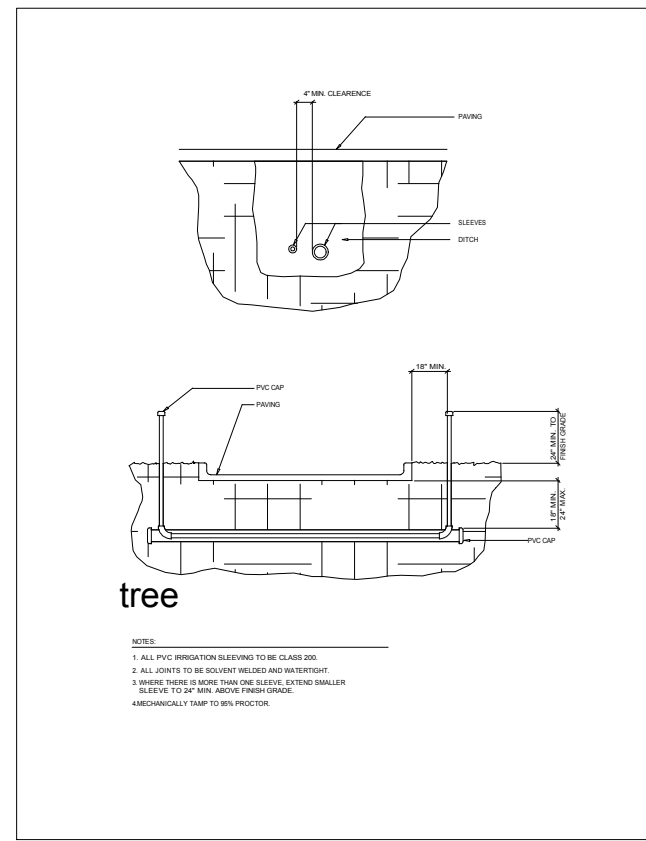
13 OF 24



Hunter® WIRELESS RAIN-CLICK
NO SCALE INSTALLATION DETAIL

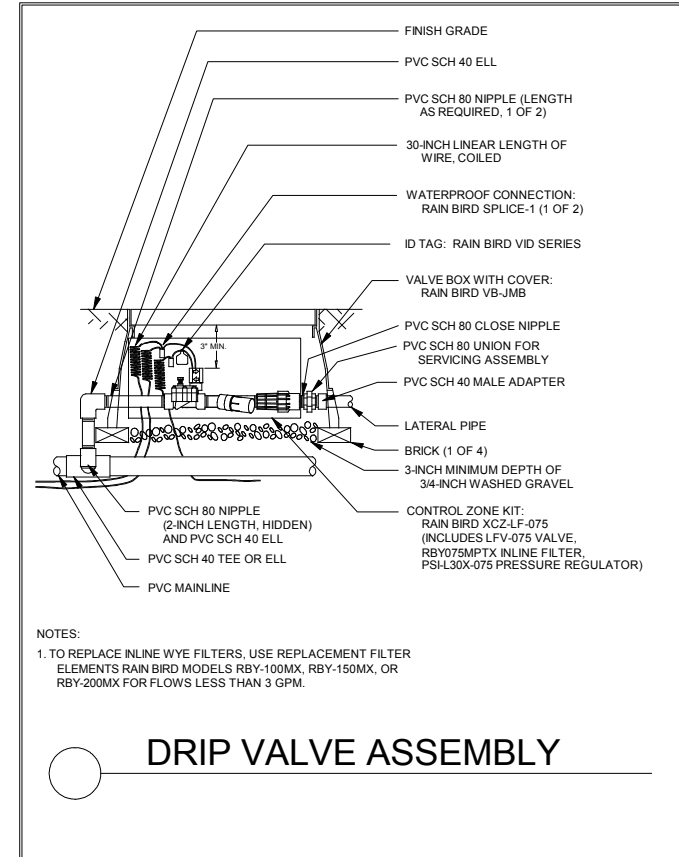


DRIP DETAIL

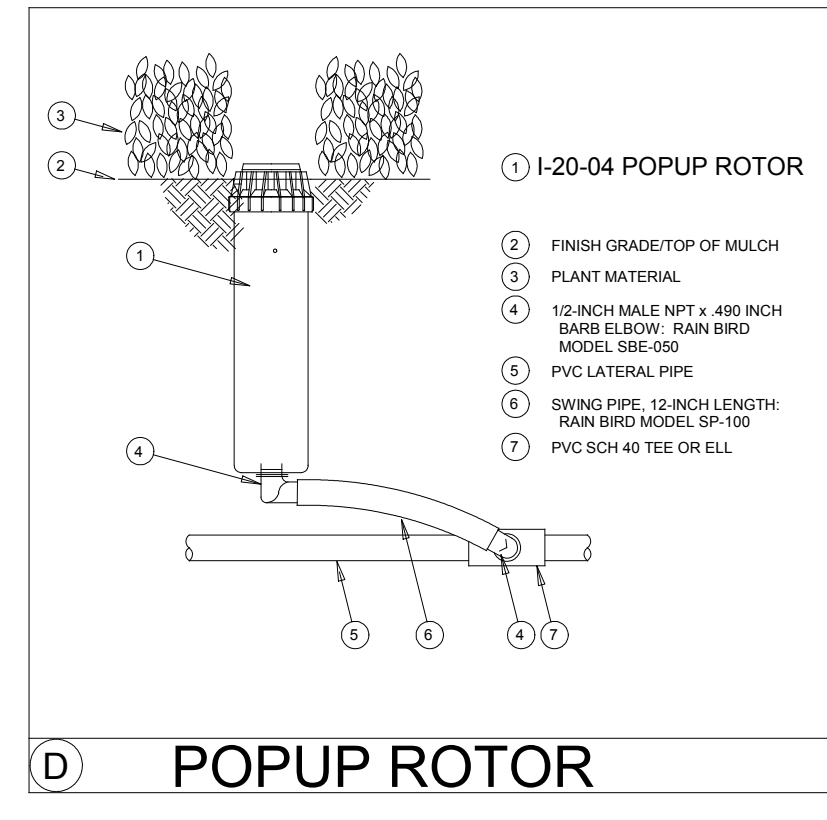


tree

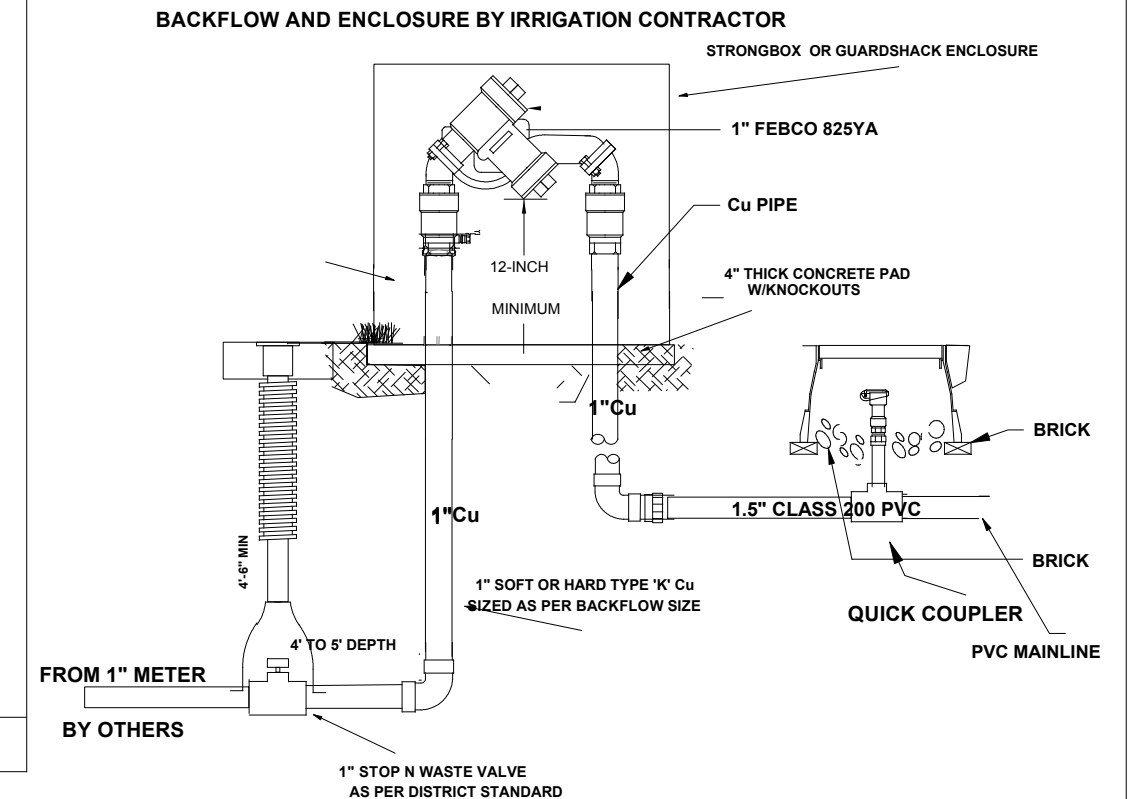
IRRIGATION SLEEVING



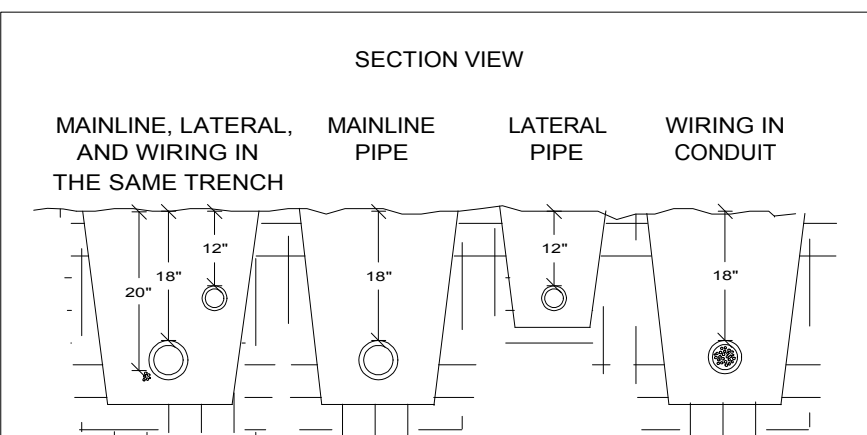
DRIP VALVE ASSEMBLY



POPUP ROTOR

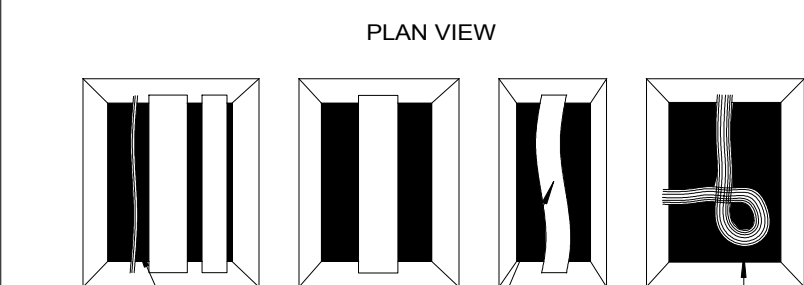


SUGGESTED IRRIGATION TAP



SECTION VIEW

MAINLINE, LATERAL,
AND WIRING IN
THE SAME TRENCH

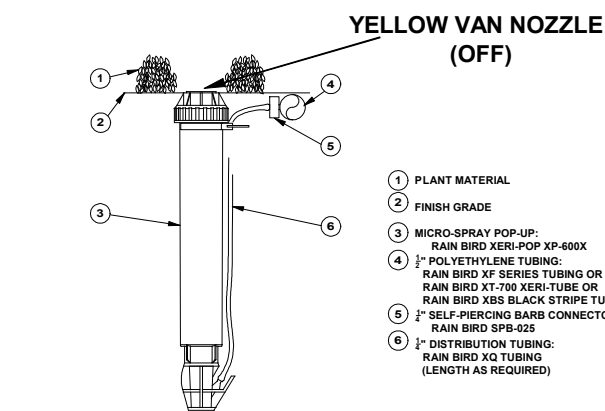


PLAN VIEW

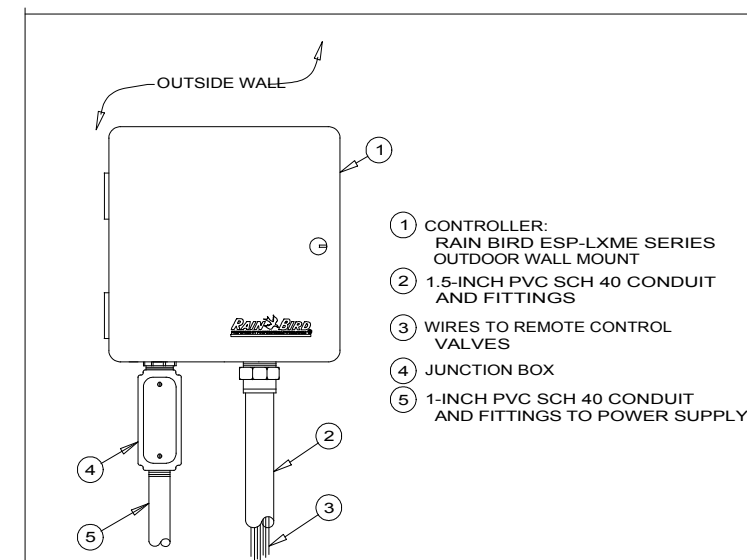
RUN WIRING UNDER
MAINLINE, TAPE AND
BUNDLE AT 10\"/>

NOTE:
SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCHEDULE 40
PVC 2 TIMES THE DIAMETER OF THE PIPE WITHIN.

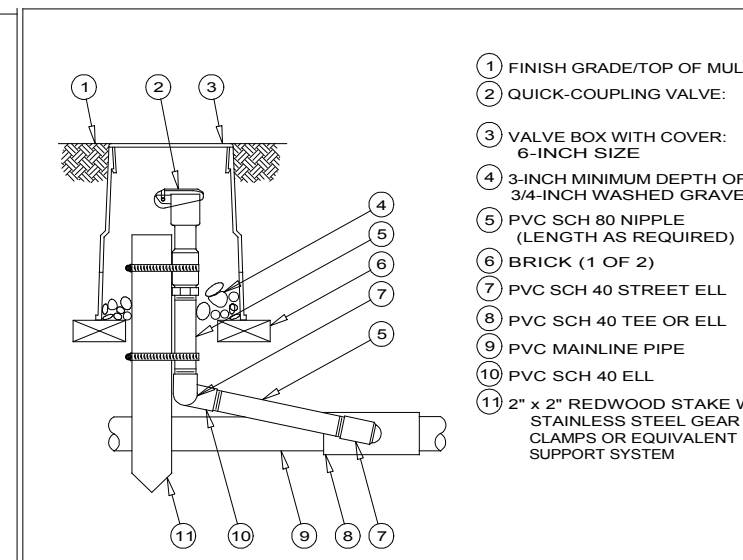
PIPE & WIRE TRENCHING



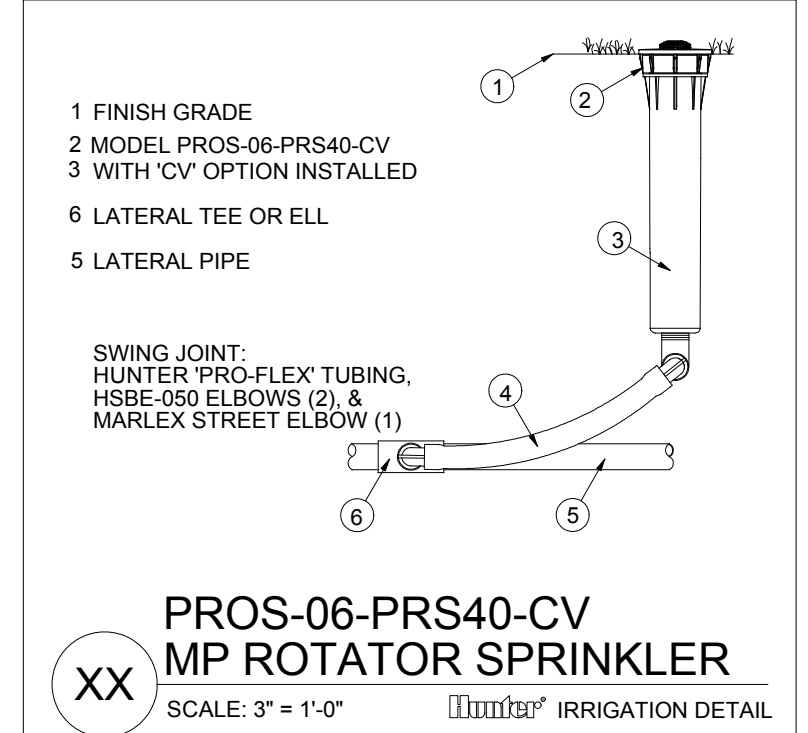
DRIP SYSTEM OPERATION INDICATOR
OPERIND



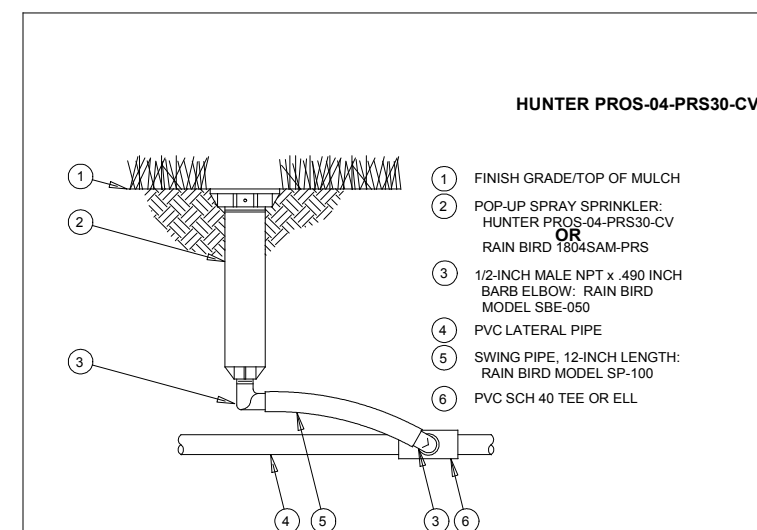
RAINBIRD ESP-ME CONTROLLER



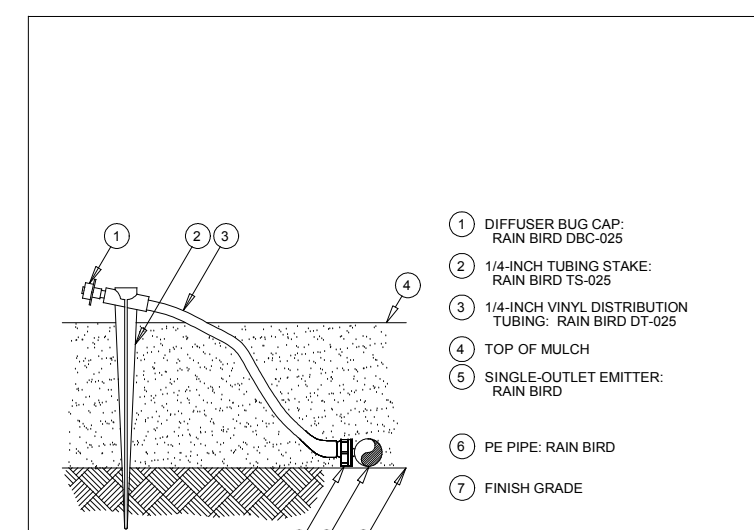
QUICK-COUPLING VALVE



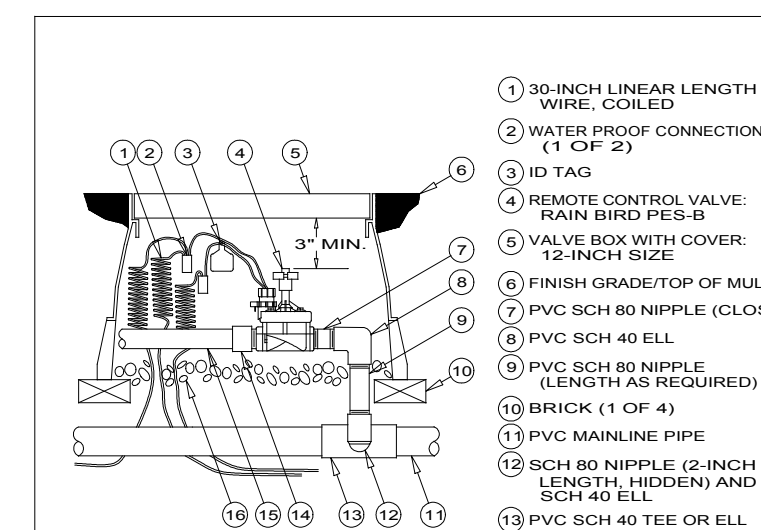
PROS-06-PRS40-CV
MP ROTATOR SPRINKLER
SCALE: 3\"/>



POP-UP SPRAY SPRINKLER



EMITTER INTO XERI-TUBE



REMOTE CONTROL VALVE

IRRIGATION DETAILS

IRRIGATION PLAN
BY
WATER ENGINEERING, INC.
17897 W. 53RD DR.
GOLDEN, COLORADO 80403
303-618-6307 FAX 303-474-3100
CARROLLEMAIL@AOL.COM



WaterSense
PARTNER

IRRIGATION PLAN EAST

PREPARED BY:
WATER ENGINEERING INC
17337 W. 53RD DR.
GOLDEN, CO 80403
2015-049-01

Date: March 25, 2016

PECOS PLACE TOWNHOMES
PLANNED UNIT DEVELOPMENT - DEVELOPMENT PLAN

Part of Lot 1, Pecos Place Subdivision, Amendment No. 1,
Lots 1-4, Block 2, Buschman Subdivision, Raritan Street,
and Quivas Street, Located in the Southeast 1/4 of Section 16,
Township 3 South, Range 68 West of the 6th P.M.,
County of Adams, State of Colorado.



DUPLEX 1 - SIDE ELEVATION

SCALE: 1/8" = 1'-0"



DUPLEX 1 - SIDE ELEVATION

SCALE: 1/8" = 1'-0"



DUPLEX 1 - FRONT ELEVATION

SCALE: 1/8" = 1'-0"



DUPLEX 1 - REAR ELEVATION

SCALE: 1/8" = 1'-0"

Building Elevation Areas

	Front	Side 1	Side 2	Rear
Total Elevation Area (S.F.)	918	807	807	875
Window Area (S.F.)	152	43	61	234
Window/ Elevation Ratio	17%	5%	8%	27%

0 8' 16' 32'

SCALE: 1/8" = 1'-0"

Construction Material List

A	Brick Veneer
B	Horizontal Lap Siding
C	Board and Batten Siding
D	Synthetic Stucco Wall System
E	Cedar Shake Shingles
F	1x4 Painted Trim
G	1x8 Painted Trim
H	10x10 Painted Wood Column
I	Composition Shingle Roof
J	Low E Double Pane Vinyl Window w/ standard grid
K	Low E Double Pane Sliding Glass Door w/ standard grid
L	Standard Door
M	Standard Garage Door w/ upper window trim
N	Prefabricated Corbel
O	Prefabricated Louver
P	1x12 Painted Trim

ELEVATIONS

PREPARED BY:
INSYTE ARCHITECTURE LLC
1385 S. BENTON ST.
LAKEWOOD, CO 80232
2015-049-01

Date: May 17, 2016

PECOS PLACE TOWNHOMES
PLANNED UNIT DEVELOPMENT - DEVELOPMENT PLAN

Part of Lot 1, Pecos Place Subdivision, Amendment No. 1,
Lots 1-4, Block 2, Buschman Subdivision, Raritan Street,
and Quivas Street, Located in the Southeast 1/4 of Section 16,
Township 3 South, Range 68 West of the 6th P.M.,
County of Adams, State of Colorado.



TRIPLEX 1 - REAR ELEVATION

SCALE: 1/8" = 1'-0"



TRIPLEX 1 - FRONT ELEVATION

SCALE: 1/8" = 1'-0"

Building Elevation Areas

	Front	Side 1	Side 2	Rear
Total Elevation Area (S.F.)	1,377	807	807	1,313
Window Area (S.F.)	228	43	61	336
Window/ Elevation Ratio	17%	5%	8%	26%



SCALE: 1/8" = 1'-0"

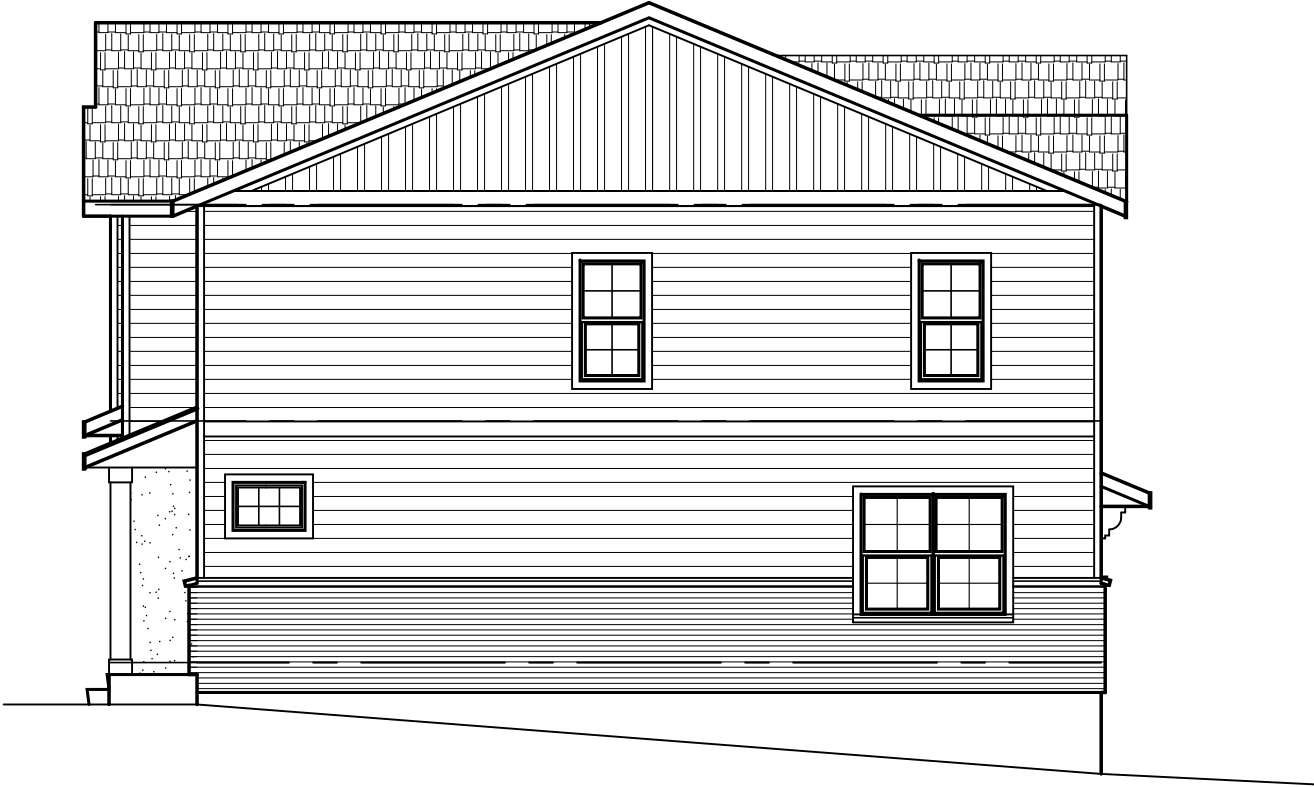
Construction Material List

A	Brick Veneer
B	Horizontal Lap Siding
C	Board and Batten Siding
D	Synthetic Stucco Wall System
E	Cedar Shake Shingles
F	1x4 Painted Trim
G	1x8 Painted Trim
H	10x10 Painted Wood Column
I	Composition Shingle Roof
J	Low E Double Pane Vinyl Window w/ standard grid
K	Low E Double Pane Sliding Glass Door w/ standard grid
L	Standard Door
M	Standard Garage Door w/ upper window trim
N	Prefabricated Corbel
O	Prefabricated Louver
P	1x12 Painted Trim



TRIPLEX 1 - SIDE ELEVATION

SCALE: 1/8" = 1'-0"



TRIPLEX 1 - SIDE ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATIONS

PREPARED BY:
INSYTE ARCHITECTURE LLC
1385 S. BENTON ST.
LAKEWOOD, CO 80232
2015-049-01

Date: May 17, 2016

PECOS PLACE TOWNHOMES
PLANNED UNIT DEVELOPMENT - DEVELOPMENT PLAN

Part of Lot 1, Pecos Place Subdivision, Amendment No. 1,
Lots 1-4, Block 2, Buschman Subdivision, Raritan Street,
and Quivas Street, Located in the Southeast 1/4 of Section 16,
Township 3 South, Range 68 West of the 6th P.M.,
County of Adams, State of Colorado.



DUPLEX 3-6 - SIDE ELEVATION

SCALE: 1/8" = 1'-0"



DUPLEX 3-6 - FRONT ELEVATION

SCALE: 1/8" = 1'-0"



DUPLEX 3-6 - SIDE ELEVATION

SCALE: 1/8" = 1'-0"

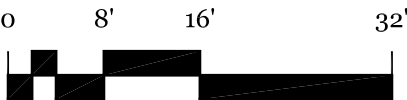


DUPLEX 3-6 - REAR ELEVATION

SCALE: 1/8" = 1'-0"

Building Elevation Areas

	Front	Side 1	Side 2	Rear
Total Elevation Area (S.F.)	882	829	829	837
Window Area (S.F.)	152	91	91	234
Window/ Elevation Ratio	17%	11%	11%	28%



SCALE: 1/8" = 1'-0"

Construction Material List

A	Brick Veneer
B	Horizontal Lap Siding
C	Board and Batten Siding
D	Synthetic Stucco Wall System
E	Cedar Shake Shingles
F	1x4 Painted Trim
G	1x8 Painted Trim
H	10x10 Painted Wood Column
I	Composition Shingle Roof
J	Low E Double Pane Vinyl Window w/ standard grid
K	Low E Double Pane Sliding Glass Door w/ standard grid
L	Standard Door
M	Standard Garage Door w/ upper window trim
N	Prefabricated Corbel
O	Prefabricated Louver
P	1x12 Painted Trim

PREPARED BY:
INSYTE ARCHITECTURE LLC
1385 S. BENTON ST.
LAKEWOOD, CO 80232
2015-049-01

Date: May 17, 2016

PECOS PLACE TOWNHOMES
PLANNED UNIT DEVELOPMENT - DEVELOPMENT PLAN

Part of Lot 1, Pecos Place Subdivision, Amendment No. 1,
Lots 1-4, Block 2, Buschman Subdivision, Raritan Street,
and Quivas Street, Located in the Southeast 1/4 of Section 16,
Township 3 South, Range 68 West of the 6th P.M.,
County of Adams, State of Colorado.



TRIPLEX 3&4 - REAR ELEVATION

SCALE: 1/8" = 1'-0"



TRIPLEX 3&4 - FRONT ELEVATION

SCALE: 1/8" = 1'-0"

Building Elevation Areas				
	Front	Side 1	Side 2	Rear
Total Elevation Area (S.F.)	1,323	829	829	1,256
Window Area (S.F.)	228	91	91	336
Window/ Elevation Ratio	17%	11%	11%	27%

0 8' 16' 32'



SCALE: 1/8" = 1'-0"

Construction Material List	
A	Brick Veneer
B	Horizontal Lap Siding
C	Board and Batten Siding
D	Synthetic Stucco Wall System
E	Cedar Shake Shingles
F	1x4 Painted Trim
G	1x8 Painted Trim
H	10x10 Painted Wood Column
I	Composition Shingle Roof
J	Low E Double Pane Vinyl Window w/ standard grid
K	Low E Double Pane Sliding Glass Door w/ standard grid
L	Standard Door
M	Standard Garage Door w/ upper window trim
N	Prefabricated Corbel
O	Prefabricated Louver
P	1x12 Painted Trim



TRIPLEX 3&4 - SIDE ELEVATION

SCALE: 1/8" = 1'-0"



TRIPLEX 3&4 - SIDE ELEVATION

SCALE: 1/8" = 1'-0"

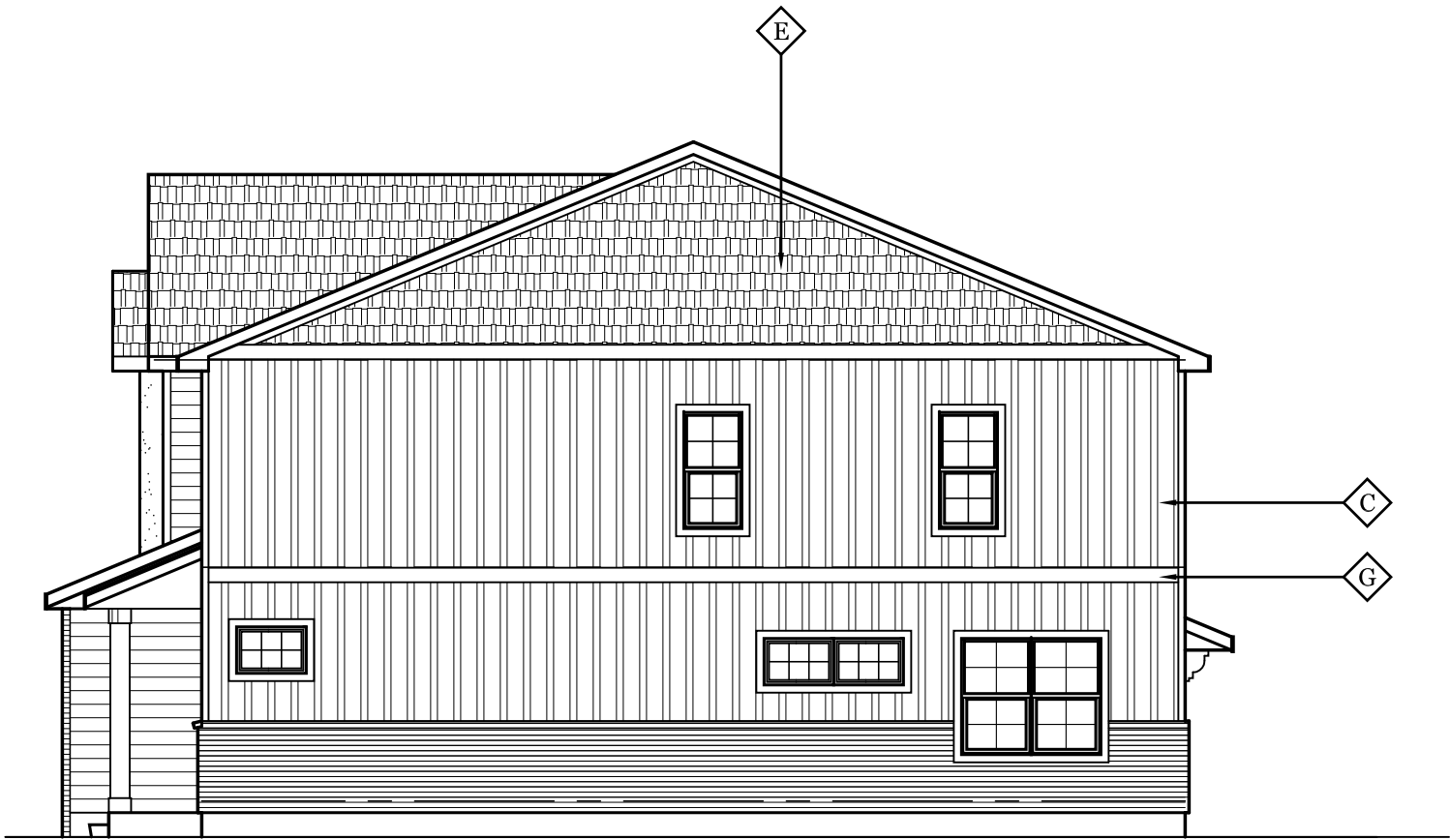
ELEVATIONS

PREPARED BY:
INSYTE ARCHITECTURE LLC
1385 S. BENTON ST.
LAKEWOOD, CO 80232
2015-049-01

Date: May 17, 2016

PECOS PLACE TOWNHOMES
PLANNED UNIT DEVELOPMENT - DEVELOPMENT PLAN

Part of Lot 1, Pecos Place Subdivision, Amendment No. 1,
Lots 1-4, Block 2, Buschman Subdivision, Raritan Street,
and Quivas Street, Located in the Southeast 1/4 of Section 16,
Township 3 South, Range 68 West of the 6th P.M.,
County of Adams, State of Colorado.



DUPLEX 2 - SIDE ELEVATION

SCALE: 1/8" = 1'-0"



DUPLEX 2 - FRONT ELEVATION

SCALE: 1/8" = 1'-0"



DUPLEX 2 - SIDE ELEVATION

SCALE: 1/8" = 1'-0"



DUPLEX 2 - REAR ELEVATION

SCALE: 1/8" = 1'-0"

Building Elevation Areas

	Front	Side 1	Side 2	Rear
Total Elevation Area (S.F.)	882	829	829	837
Window Area (S.F.)	152	91	91	234
Window/ Elevation Ratio	17%	11%	11%	28%

0 8' 16' 32'

SCALE: 1/8" = 1'-0"

Construction Material List

A	Brick Veneer
B	Horizontal Lap Siding
C	Board and Batten Siding
D	Synthetic Stucco Wall System
E	Cedar Shake Shingles
F	1x4 Painted Trim
G	1x8 Painted Trim
H	10x10 Painted Wood Column
I	Composition Shingle Roof
J	Low E Double Pane Vinyl Window w/ standard grid
K	Low E Double Pane Sliding Glass Door w/ standard grid
L	Standard Door
M	Standard Garage Door w/ upper window trim
N	Prefabricated Corbel
O	Prefabricated Louver
P	1x12 Painted Trim

ELEVATIONS

PREPARED BY:
INSYTE ARCHITECTURE LLC
1385 S. BENTON ST.
LAKEWOOD, CO 80232
2015-049-01

Date: May 17, 2016

PECOS PLACE TOWNHOMES
PLANNED UNIT DEVELOPMENT - DEVELOPMENT PLAN

Part of Lot 1, Pecos Place Subdivision, Amendment No. 1,
Lots 1-4, Block 2, Buschman Subdivision, Raritan Street,
and Quivas Street, Located in the Southeast 1/4 of Section 16,
Township 3 South, Range 68 West of the 6th P.M.,
County of Adams, State of Colorado.



TRIPLEX 2 - REAR ELEVATION

SCALE: 1/8" = 1'-0"



TRIPLEX 2 - FRONT ELEVATION

SCALE: 1/8" = 1'-0"

Building Elevation Areas

	Front	Side 1	Side 2	Rear
Total Elevation Area (S.F.)	1,323	829	829	1,256
Window Area (S.F.)	228	91	91	336
Window/ Elevation Ratio	17%	11%	11%	27%

0 8' 16' 32'

SCALE: 1/8" = 1'-0"

Construction Material List

A	Brick Veneer
B	Horizontal Lap Siding
C	Board and Batten Siding
D	Synthetic Stucco Wall System
E	Cedar Shake Shingles
F	1x4 Painted Trim
G	1x8 Painted Trim
H	10x10 Painted Wood Column
I	Composition Shingle Roof
J	Low E Double Pane Vinyl Window w/ standard grid
K	Low E Double Pane Sliding Glass Door w/ standard grid
L	Standard Door
M	Standard Garage Door w/ upper window trim
N	Prefabricated Corbel
O	Prefabricated Louver
P	1x12 Painted Trim



TRIPLEX 2 - SIDE ELEVATION

SCALE: 1/8" = 1'-0"



TRIPLEX 2 - SIDE ELEVATION

SCALE: 1/8" = 1'-0"

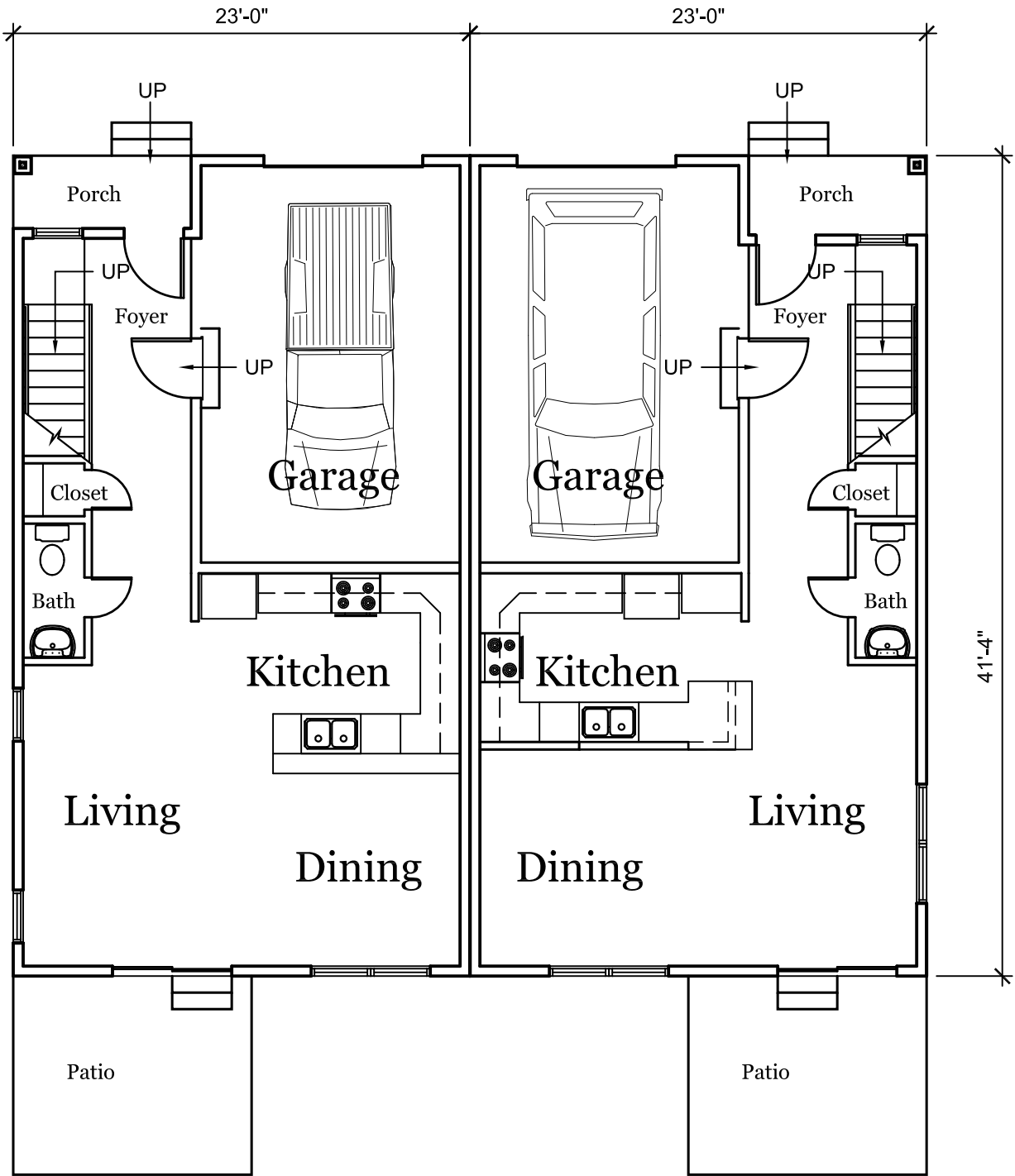
ELEVATIONS

PREPARED BY:
INSYTE ARCHITECTURE LLC
1385 S. BENTON ST.
LAKEWOOD, CO 80232
2015-049-01

Date: May 17, 2016

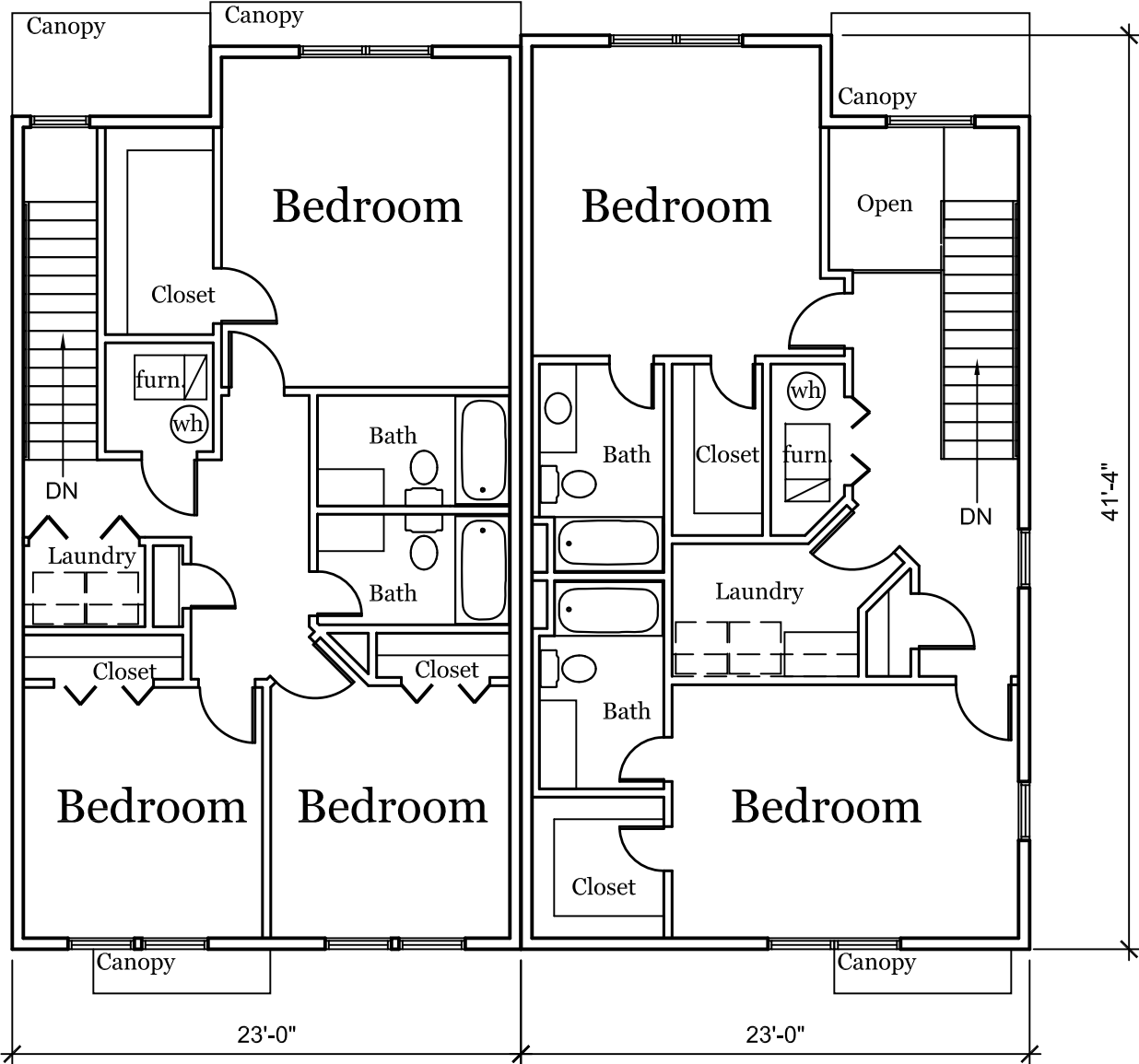
PECOS PLACE TOWNHOMES
PLANNED UNIT DEVELOPMENT - DEVELOPMENT PLAN

Part of Lot 1, Pecos Place Subdivision, Amendment No. 1,
Lots 1-4, Block 2, Buschman Subdivision, Raritan Street,
and Quivas Street, Located in the Southeast 1/4 of Section 16,
Township 3 South, Range 68 West of the 6th P.M.,
County of Adams, State of Colorado.



DUPLEX 1 - FIRST FLOOR

SCALE: 1/8" = 1'-0"



DUPLEX 1 - SECOND FLOOR

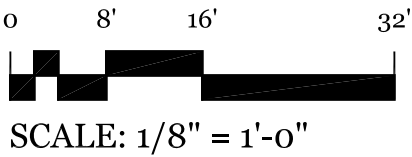
SCALE: 1/8" = 1'-0"

Pecos Place Townhomes
PLAN DATA

Townhome Duplex 1

<u>Two Bedroom Model</u>	
First Floor	622 gross sf
Second Floor	817 gross sf
Total Liveable	1,439 gross sf
Garage	279 sf

<u>Three Bedroom Model</u>	
First Floor	622 gross sf
Second Floor	858 gross sf
Total Liveable	1,480 gross sf
Garage	279 sf

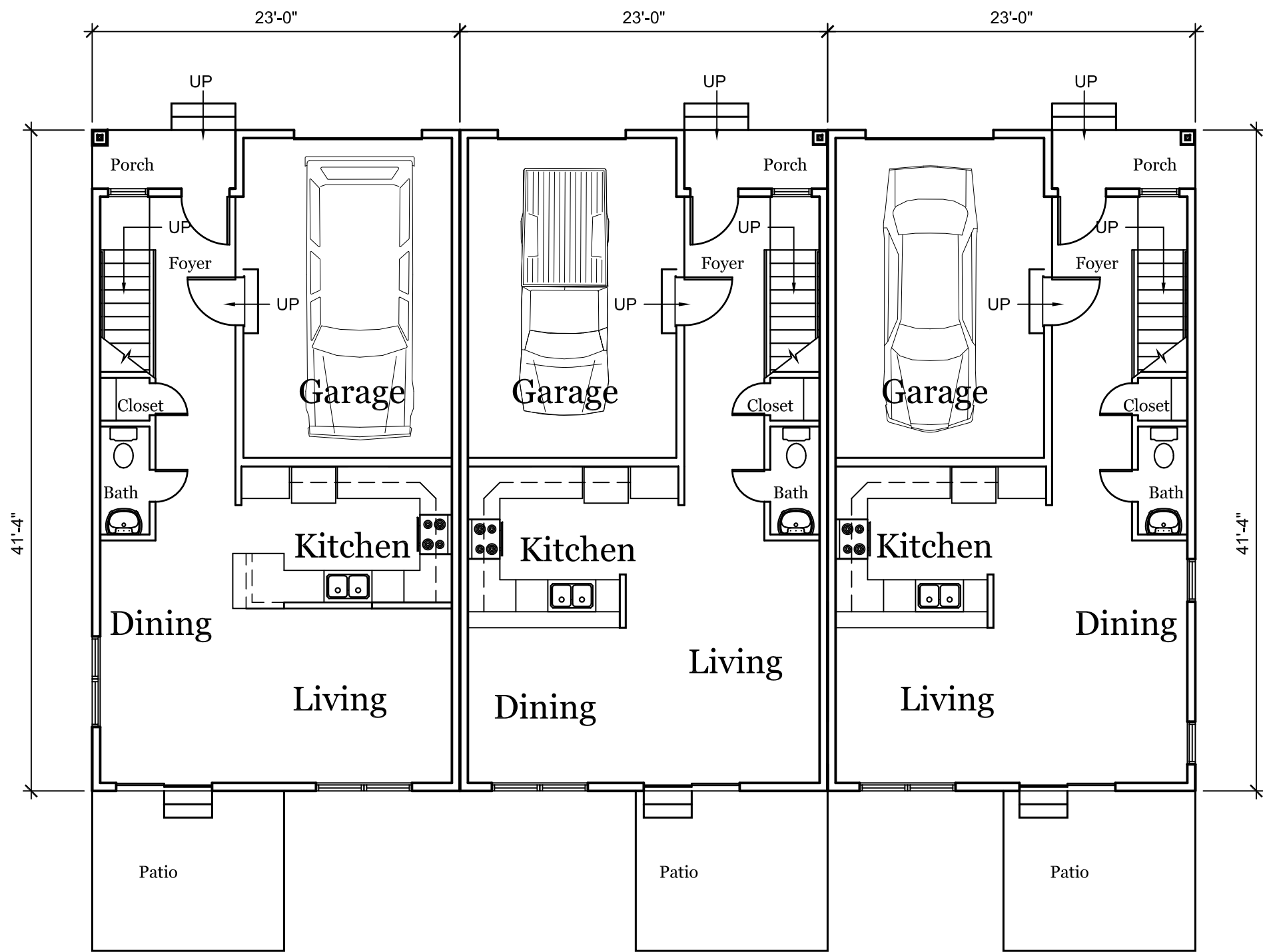


SCALE: 1/8" = 1'-0"

FLOOR PLANS
PREPARED BY: INSYTE ARCHITECTURE LLC 1385 S. BENTON ST. LAKEWOOD, CO 80232 2015-049-01
Date: March 25, 2016

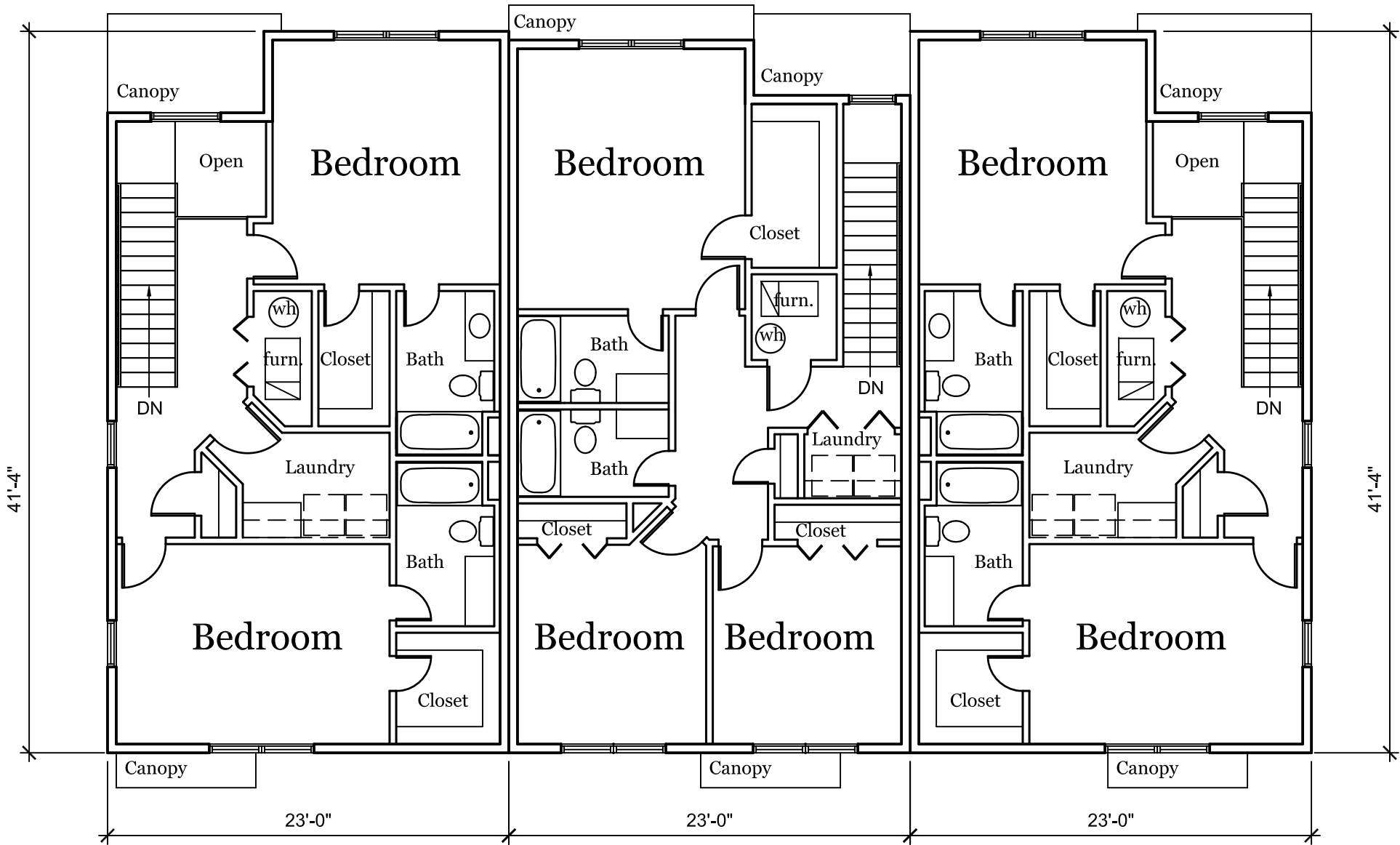
PECOS PLACE TOWNHOMES
PLANNED UNIT DEVELOPMENT - DEVELOPMENT PLAN

Part of Lot 1, Pecos Place Subdivision, Amendment No. 1,
Lots 1-4, Block 2, Buschman Subdivision, Raritan Street,
and Quivas Street, Located in the Southeast 1/4 of Section 16,
Township 3 South, Range 68 West of the 6th P.M.,
County of Adams, State of Colorado.



TRIPLEX 1 - FIRST FLOOR

SCALE: 1/8" = 1'-0"



TRIPLEX 1 - SECOND FLOOR

SCALE: 1/8" = 1'-0"

Pecos Place Townhomes
PLAN DATA

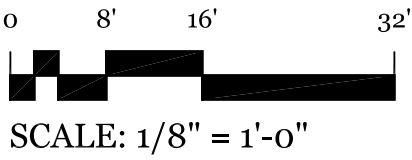
Townhome Triplex 1

Two Bedroom Model

First Floor	622 gross sf
Second Floor	817 gross sf
Total Liveable	1,439 gross sf
Garage	279 sf

Three Bedroom Model

First Floor	622 gross sf
Second Floor	858 gross sf
Total Liveable	1,480 gross sf
Garage	279 sf

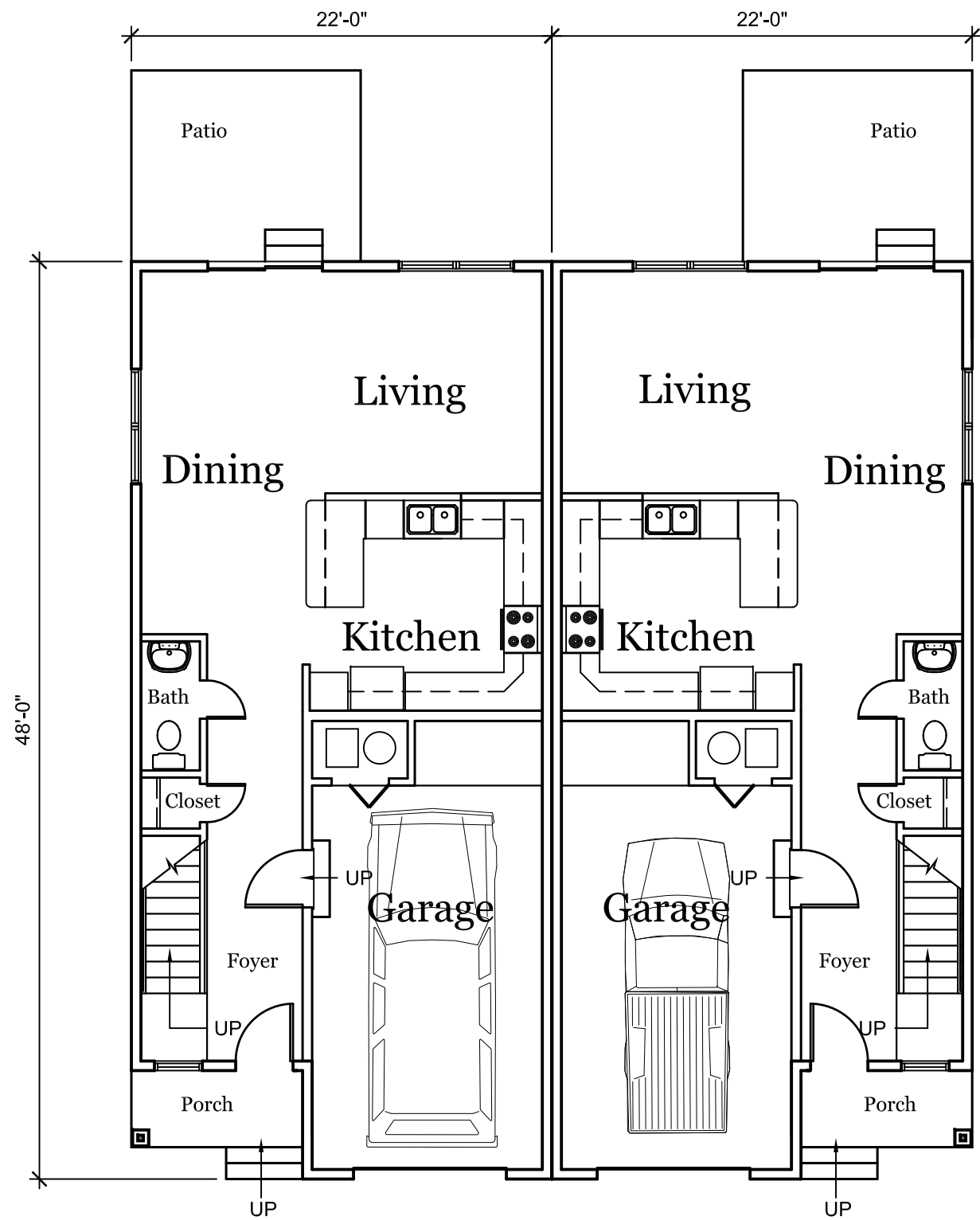


SCALE: 1/8" = 1'-0"

FLOOR PLANS
PREPARED BY: INSYTE ARCHITECTURE LLC 1385 S. BENTON ST. LAKEWOOD, CO 80232 2015-049-01
Date: March 25, 2016

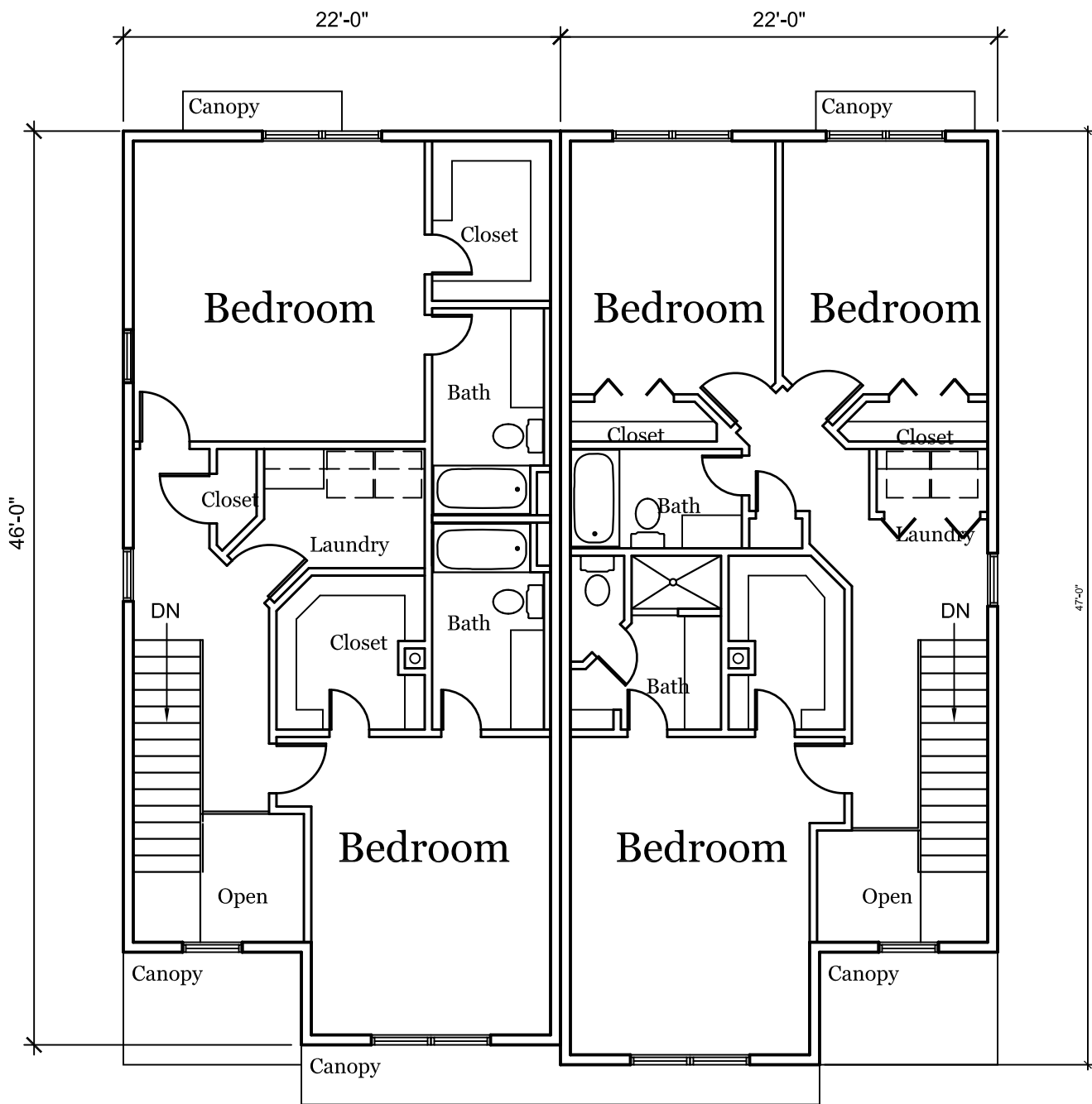
PECOS PLACE TOWNHOMES
PLANNED UNIT DEVELOPMENT - DEVELOPMENT PLAN

Part of Lot 1, Pecos Place Subdivision, Amendment No. 1,
Lots 1-4, Block 2, Buschman Subdivision, Raritan Street,
and Quivas Street, Located in the Southeast 1/4 of Section 16,
Township 3 South, Range 68 West of the 6th P.M.,
County of Adams, State of Colorado.



DUPLEX 2-6 - FIRST FLOOR

SCALE: 1/8" = 1'-0"



DUPLEX 2-6 - SECOND FLOOR

SCALE: 1/8" = 1'-0"

Pecos Place Townhomes
PLAN DATA

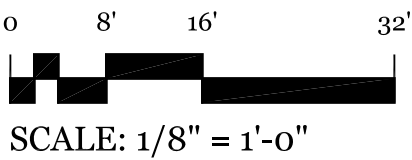
Townhome Duplex 2-6

Two Bedroom Model

First Floor	720 gross sf
Second Floor	873 gross sf
Total Liveable	1,593 gross sf
Garage	285 sf

Three Bedroom Model

First Floor	720 gross sf
Second Floor	895 gross sf
Total Liveable	1,615 gross sf
Garage	285 sf

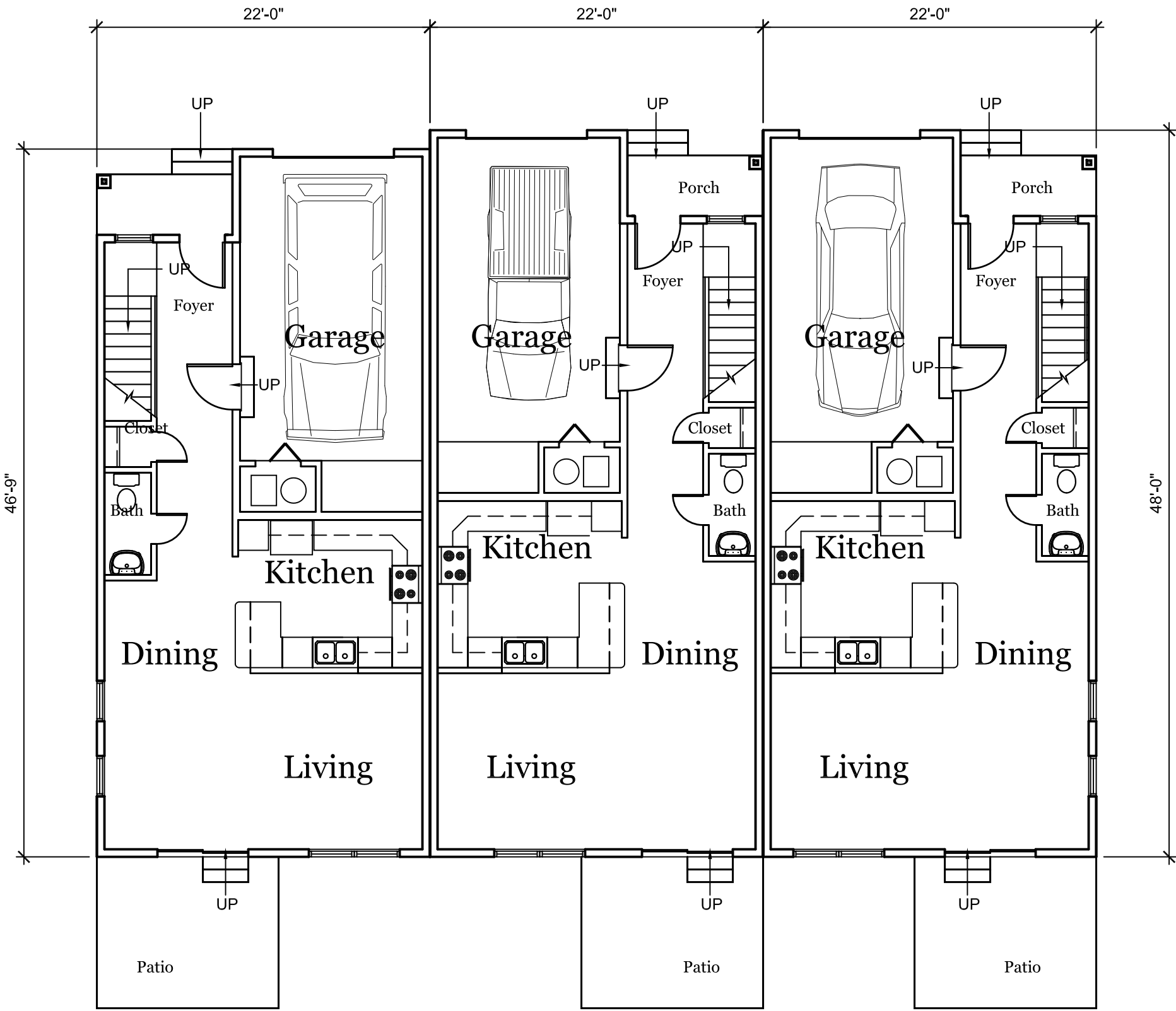


SCALE: 1/8" = 1'-0"

FLOOR PLANS
PREPARED BY: INSYTE ARCHITECTURE LLC 1385 S. BENTON ST. LAKEWOOD, CO 80232 2015-049-01
Date: March 25, 2016

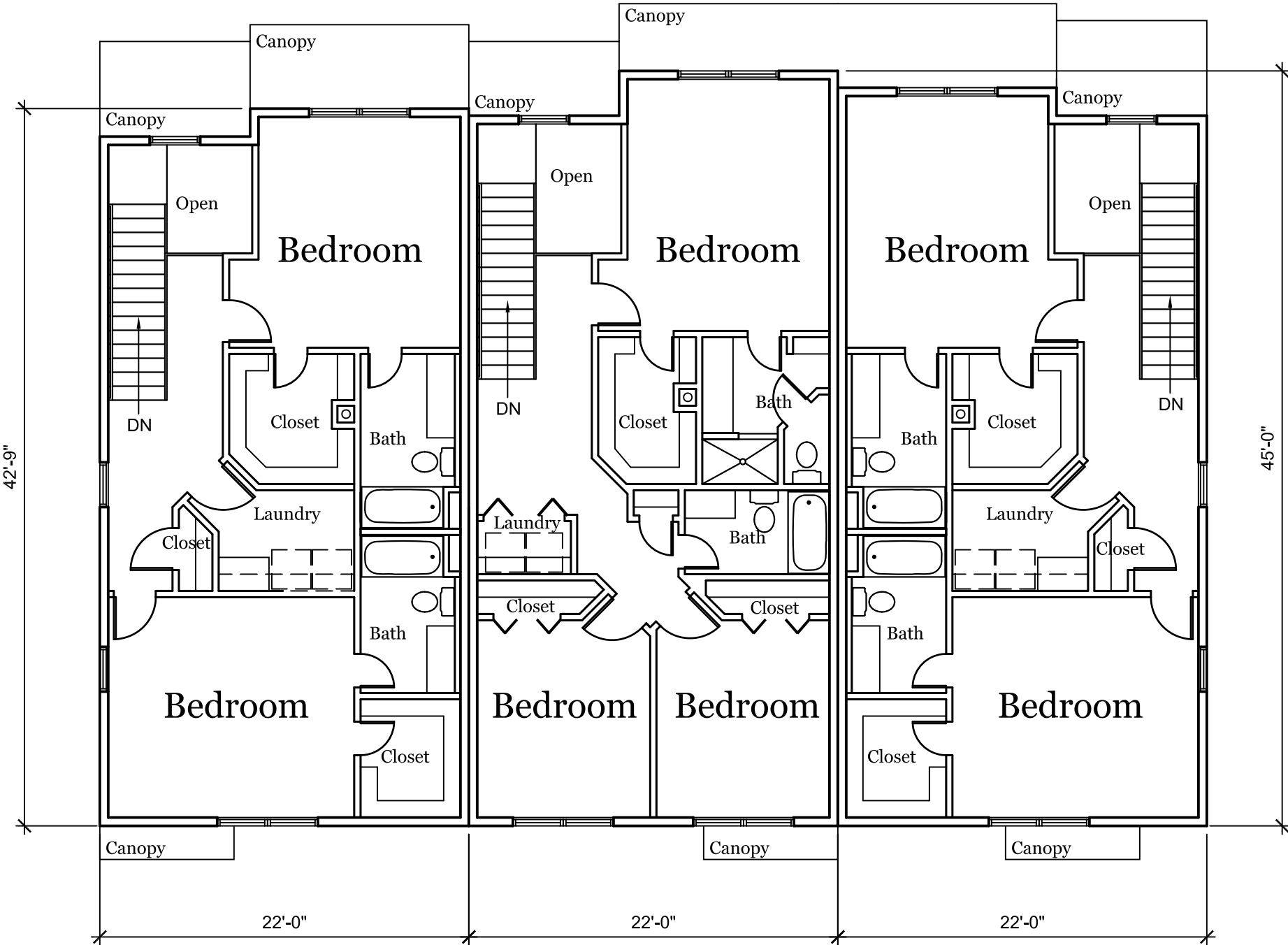
PECOS PLACE TOWNHOMES
PLANNED UNIT DEVELOPMENT - DEVELOPMENT PLAN

Part of Lot 1, Pecos Place Subdivision, Amendment No. 1,
Lots 1-4, Block 2, Buschman Subdivision, Raritan Street,
and Quivas Street, Located in the Southeast 1/4 of Section 16,
Township 3 South, Range 68 West of the 6th P.M.,
County of Adams, State of Colorado.



TRIPLEX 2- FIRST FLOOR

SCALE: 1/8" = 1'-0"



TRIPLEX 2 - SECOND FLOOR

SCALE:

Pecos Place Townhome Units

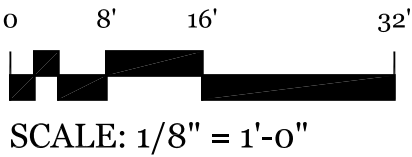
Townhome Triplex 2

Two Bedroom Model

First Floor	720 gross sf
Second Floor	873 gross sf
Total Liveable	1,593 gross sf
Garage	285 sf

Three Bedroom Model

First Floor	720 gross sf
Second Floor	895 gross sf
Total Liveable	1,615 gross sf
Garage	279 sf



SCALE: 1/8" = 1'-0"

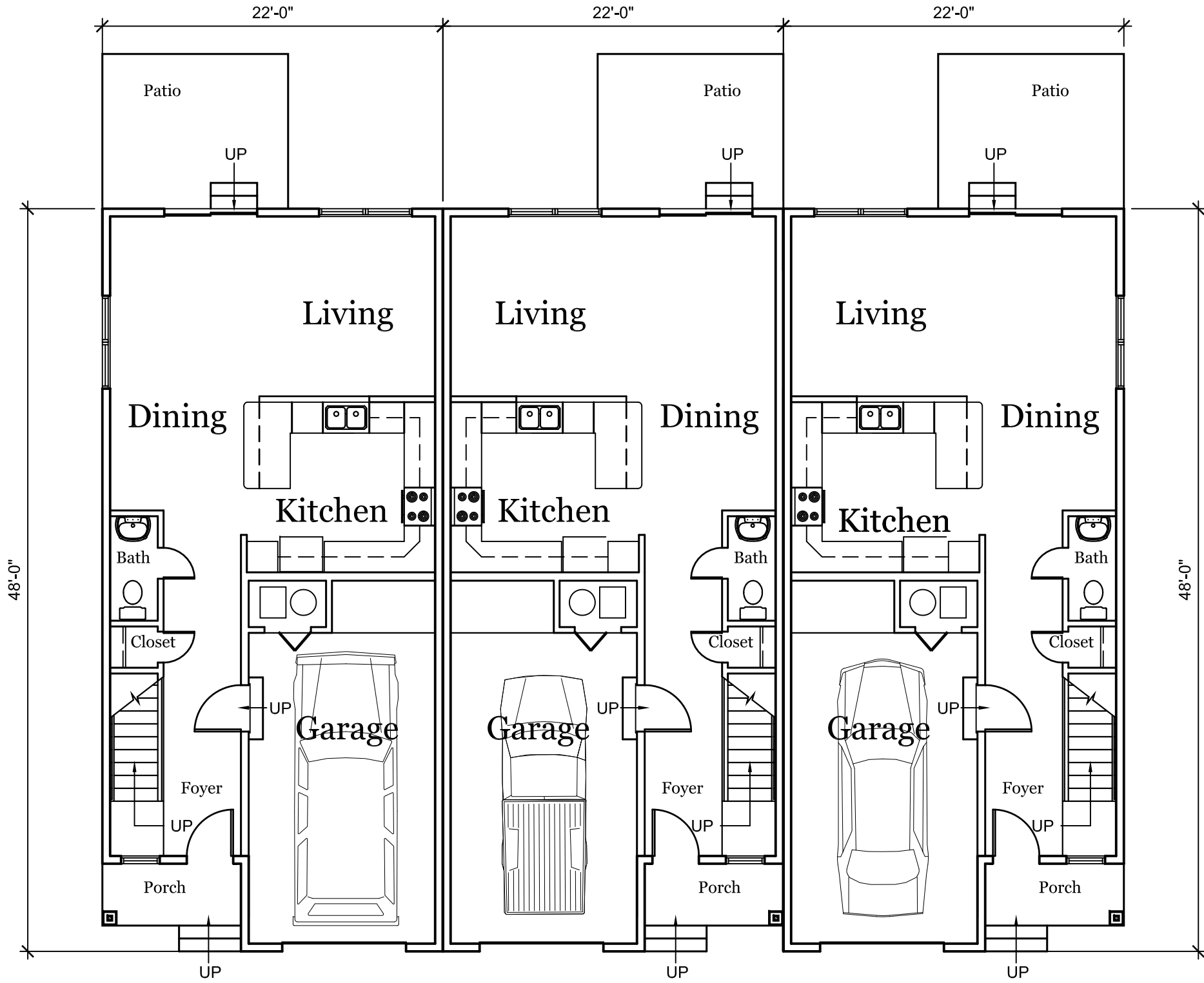
FLOOR PLANS

PREPARED BY:
INSYTE ARCHITECTURE LLC
1385 S. BENTON ST.
LAKEWOOD, CO 80232
2015-049-01

Date: March 25, 2016

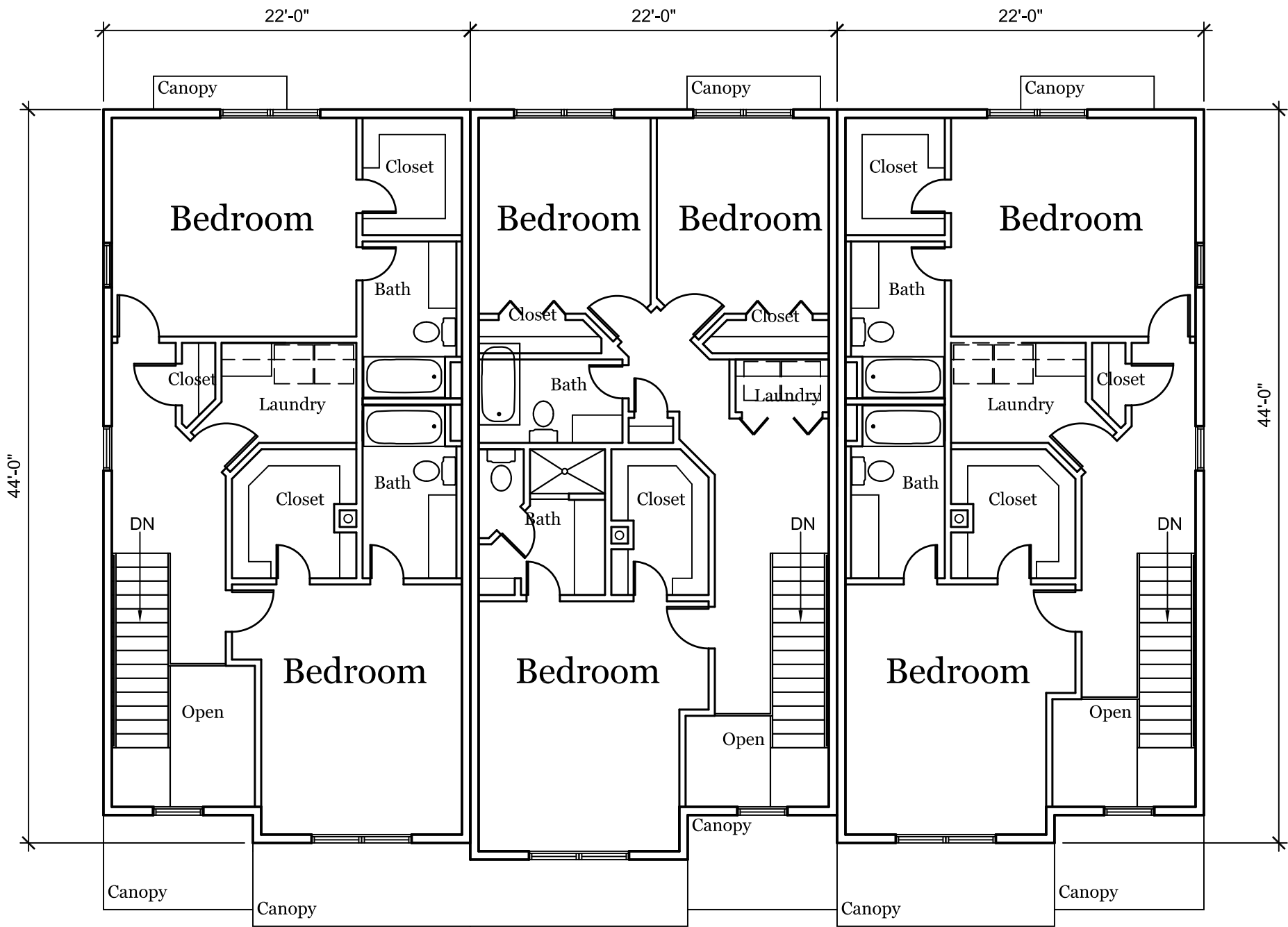
PECOS PLACE TOWNHOMES
PLANNED UNIT DEVELOPMENT - DEVELOPMENT PLAN

Part of Lot 1, Pecos Place Subdivision, Amendment No. 1,
Lots 1-4, Block 2, Buschman Subdivision, Raritan Street,
and Quivas Street, Located in the Southeast 1/4 of Section 16,
Township 3 South, Range 68 West of the 6th P.M.,
County of Adams, State of Colorado.



TRIPLEX 3 & 4 - FIRST FLOOR

SCALE: 1/8" = 1'-0"



TRIPLEX 3 & 4 - SECOND FLOOR

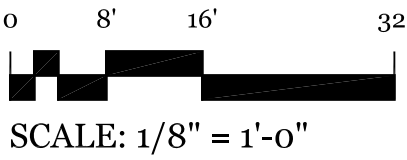
SCALE:

Pecos Place Townhome Units

Townhome Triplex 3-4

<u>Two Bedroom Model</u>	
First Floor	720 gross sf
Second Floor	873 gross sf
Total Liveable	1,593 gross sf
Garage	285 sf

<u>Three Bedroom Model</u>	
First Floor	720 gross sf
Second Floor	895 gross sf
Total Liveable	1,615 gross sf
Garage	279 sf



SCALE: 1/8" = 1'-0"

FLOOR PLANS	
PREPARED BY: INSYTE ARCHITECTURE LLC 1385 S. BENTON ST. LAKEWOOD, CO 80232 2015-049-01	
Date: March 25, 2016	

SUBDIVISION IMPROVEMENTS AGREEMENT

THIS AGREEMENT is made and entered into by and between the County of Adams, State of Colorado, hereinafter called "County," and James F. Barton, hereinafter called "Developer."

WITNESSETH:

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

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

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

1. **Engineering Services.** Developer shall furnish, at its own expense, all engineering and other services in connection with the design and construction of the improvements described and detailed on Exhibit "B" attached hereto, and by this reference made a part hereof.
2. **Drawings and Estimates.** The Developer shall furnish drawings and cost estimates for all improvements described and detailed on Exhibit "B" for approval by the County. Upon request, the Developer shall furnish one set of reproducible "as built" drawings and a final statement of construction costs to the County.
3. **Construction.** Developer shall furnish and construct, at its own expense and in accordance with drawings and materials approved by the County, the improvements described and detailed on Exhibit "B".
4. **Time for Completion.** Improvements shall be completed according to the terms of this agreement within "construction completion date" appearing in Exhibit "B". The County may for good cause grant extension of time for completion of any part or all of improvements appearing on said Exhibit "B". Any extension of time shall be in written form only.
5. **Guarantee of Compliance.** Developer shall furnish to the County a cash escrow deposit or other acceptable collateral, releasable only by the County, to guarantee compliance with this agreement. Said collateral shall be in the amount of \$146,129.00 including twenty percent (20%) to cover administration and five percent (5%) per year for the term of the Agreement to cover inflation. Upon approval of the final plat, completion of said improvements constructed according to the terms of this agreement, and preliminary acceptance by the BoCC in accordance with section 5-02-06-01 of the County's Development Standards and Regulations, the collateral shall be released. Completion of said improvements shall be determined solely by the County, and a reasonable part of said collateral, up to 20%, may be retained to guarantee maintenance of public improvements for a period of one year from the date of completion.

No building permits shall be issued until said collateral is furnished in the amount required and in a form acceptable to the Board of County Commissioners, and until the final plat has been approved and the improvements described in Exhibit "B" have been preliminarily accepted by the BoCC.

6. **Acceptance and Maintenance of Public Improvements.** All improvements designated "public" on Exhibit "B" shall be public facilities and become the property of the County or other public agencies upon acceptance. During the period of one year from and after the acceptance of public improvements, the Developer shall, at its own expense, make all needed repairs or replacement due to defective materials or workmanship which, in the opinion of the County, becomes necessary. If, within ten days of written notice to the Developer from the County requesting such repairs or replacements, the Developer has not undertaken with due diligence to make the same, the County may make such repairs or replacements at the Developer's expense. In the case of an emergency such written notice may be waived.

7. **Successors and Assigns.** This agreement shall be binding upon the heirs, executors, personal representatives, successors, and assigns of the Developer, and shall be deemed a covenant running with the real property as described herein:

Tract B, Lot 1, Pecos Place Subdivision Amendment No. 1, but excluding Building F as depicted on the Plat recorded at 20060420000408620 on April 20, 2006, County of Adams, State of Colorado.

8. **Improvements and Dedication.** The undersigned Developer hereby agrees to provide the following improvements, and to dedicate described property.

A. **Improvements.** Public Row construction and Public ROW landscape costs.

See Exhibit "B" for description, estimated quantities and estimated construction costs.

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

B. **Public dedication of land for right-of-way purposes or other public purpose.** Upon approval of this agreement by the Board of County Commissioners, the Developer hereby agrees to convey by the plat of Pecos Place Subdivision – Amendment No.2 the following Land for right-of-way or other public purposes:

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., LOT 1, PECOS PLACE SUBDIVISION, AMENDMENT NO. 1, 1 FOOT BUFFER STRIP AND LOTS 1, 2, 3, & 4 OF BLOCK 2, BUSCHMAN SUBDIVISION, RARITAN STREET, AND QUIVAS STREET, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTH RIGHT-OF-WAY LINE OF WEST 52ND PLACE TO BEAR NORTH 89°48'36" WEST, AS SHOWN ON THE PLAT OF PECOS PLACE SUBDIVISION, AMENDMENT NO. 1 RECORDED MARCH 27, 2006 AS RECEPTION NO. 20060327000303850 IN THE RECORDS OF THE CLERK AND RECORDER FOR ADAMS COUNTY, COLORADO, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

BEGINNING AT THE SOUTHEAST CORNER OF LOT 4, BLOCK 2, BUSCHMAN SUBDIVISION; THENCE NORTH 89°48'36" WEST, COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE OF WEST 52ND AVENUE, A DISTANCE OF 497.47 FEET TO THE WEST LINE OF THAT 1 FOOT BUFFER STRIP AS SHOWN ON THE PLAT OF BUSCHMAN SUBDIVISION; THENCE NORTH 00°03'45" EAST, COINCIDENT WITH SAID WEST LINE, A DISTANCE OF 10.00 FEET; THENCE SOUTH 89°48'36" EAST, PARALLEL WITH AND 10.00 FEET NORTHERLY FROM THE NORTH RIGHT-OF-WAY LINE OF SAID WEST 52ND PLACE, A DISTANCE OF 497.47 FEET TO THE EAST LINE OF SAID LOT 4, BLOCK 2, BUSCHMAN SUBDIVISION; THENCE SOUTH 00°05'34" WEST, COINCIDENT WITH SAID EAST LINE, A DISTANCE OF 10.00 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 4975 SQUARE FEET OR 0.114 ACRES, MORE OR LESS.

By:

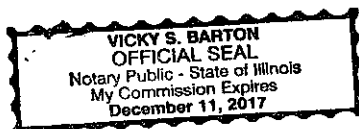

James F. Barton, Developer

The foregoing instrument was acknowledged before me this 20th day of JUNE, 2016, by Vicky S. Barton (VICKY S. BARTON)

My commission expires: DECEMBER 11, 2017

Address: 40 S. CHERRY HILLS
EDWARDSVILLE, IL 62025


Notary Public



APPROVED BY resolution at the meeting of _____, 2016.

Collateral to guarantee compliance with this agreement and construction of public improvements shall be required in the amount of _____. No building permits shall be issued until said collateral is furnished in the amount required and in a form acceptable to the Board of County Commissioners.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
ADAMS COUNTY, COLORADO

Clerk of the Board

Chairman

EXHIBIT A

Legal Description:

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., LOT 1, PECOS PLACE SUBDIVISION, AMENDMENT NO. 1, 1 FOOT BUFFER STRIP AND LOTS 1, 2, 3, & 4 OF BLOCK 2, BUSCHMAN SUBDIVISION, RARITAN STREET, AND QUIVAS STREET, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

CONSIDERING THE NORTH RIGHT-OF-WAY LINE OF WEST 52ND PLACE TO BEAR NORTH 89°48'36" WEST, AS SHOWN ON THE PLAT OF PECOS PLACE SUBDIVISION, AMENDMENT NO. 1 RECORDED MARCH 27, 2006 AS RECEPTION NO. 20060327000303850 IN THE RECORDS OF THE CLERK AND RECORDER FOR ADAMS COUNTY, COLORADO, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

BEGINNING AT THE SOUTHEAST CORNER OF LOT 4, BLOCK 2, BUSCHMAN SUBDIVISION; THENCE NORTH 89°48'36" WEST, COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE OF WEST 52ND AVENUE, A DISTANCE OF 497.47 FEET TO THE WEST LINE OF THAT 1 FOOT BUFFER STRIP AS SHOWN ON THE PLAT OF BUSCHMAN SUBDIVISION; ; THENCE NORTH 00°03'45" EAST, COINCIDENT WITH SAID WEST LINE, A DISTANCE OF 115.33 FEET; THENCE SOUTH 89° 48'36" EAST, A DISTANCE OF 131.87 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 06°16'41"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 2.19 FEET; THENCE NORTH 83°54'43" EAST, A DISTANCE OF 10.57 FEET; THENCE NORTH 00°11'24" EAST, A DISTANCE OF 93.39 FEET TO THE SOUTH LINE OF A 10 FOOT WIDE PUBLIC SERVICE EASEMENT AS DESCRIBED IN DEED RECORDED NOVEMBER 21, 2002 AS RECEPTION NO. C1056577; THENCE SOUTH 89°48'48" EAST, COINCIDENT WITH SAID SOUTH LINE, A DISTANCE OF 198.95 FEET TO THE EAST LINE OF A PRIVATE ACCESS EASEMENT AS SHOWN ON THE PLAT OF PECOS PLACE SUBDIVISION RECORDED AUGUST 19, 2002 AS RECEPTION NO. C1012231; THENCE NORTH 00°4'39" EAST, COINCIDENT WITH SAID EAST LINE, A DISTANCE OF 80.00 FEET TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID PUBLIC SERVICE EASEMENT; THENCE SOUTH 89°48'48" EAST, COINCIDENT WITH SAID SOUTH LINE AND THE WESTERLY EXTENSION THEREOF, A DISTANCE 153.88 FEET TO THE NORTHWEST CORNER OF LOT 2, PECOS PLACE SUBDIVISION, AMENDMENT NO. 1, AS SHOWN ON THE PLAT RECORDED MARCH 27, 2006 AS RECEPTION NO. 20060327000303850; THENCE SOUTH 00°05'34" WEST, COINCIDENT WITH THE WEST LINE OF SAID LOT 2 AND THE WEST LINE OF LOTS 5, 6, AND 7, BLOCK 2, BUSCHMAN SUBDIVISION, AS SHOWN ON THE PLAT RECORDED AUGUST 10, 1954 AS RECEPTION NO. 426755, A DISTANCE OF 290.02 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 103,109 SQUARE FEET OR 2.367 ACRES, MORE OR LESS.

PREPARED BY: CURTIS D. HOOS, PLS 37971
FOR AND ON BEHALF OF:
AMERICAN WEST LAND SURVEYING CO.
BRIGHTON, CO 80601

EXHIBIT B

Public Improvements: West 52nd Place and detention pond

Exhibit “B” includes the following attached documents

- i. Public Construction Cost Estimate.
- ii. Public Landscape Cost Estimate.
- iii. C3.0 – 52nd Place ROW
- iv. C5.0 – Storm Lines A&B
- v. C8.0 – Detention Pond

Construction Completion Date: 120 days after recording of Final Plat.

Initials or signature of Developer: _____

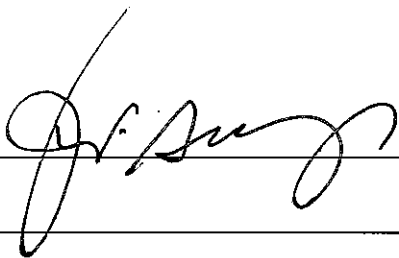
A handwritten signature in black ink, appearing to be 'J. Smith', is written over two horizontal lines.

EXHIBIT B					
Pecos Place Townhomes					
Public Construction Cost Estimate					
#PRC2015-00013					
#	Item Description	Units	Quantity	Unit Price	Item Cost
ROAD IMPROVEMENT					
1	6" Vertical Curb and Gutter	LF	520	\$21.96	\$11,419.20
2	Earthwork/Grading/Shaping	CY	310	\$3.78	\$1,171.80
3	Concrete Sidewalk	SY	289	\$48.18	\$13,924.02
4	Asphalt	TON	222	\$83.49	\$18,534.78
5	Rotomill	SY	562	\$12.89	\$7,244.18
6	Cross pans	SY	74	\$39.30	\$2,908.20
7	HC Ramps	EA	35	\$133.11	\$4,658.85
8	Signage	EA	2	\$282.00	\$564.00
	SUBTOTAL				\$60,425.03
TRAIL IMPROVEMENTS					
1	Concrete Trail	SY	197	\$48.18	\$9,491.46
	SUBTOTAL				\$9,491.46
DETENTION POND					
1	Earthwork	CY	1,037	\$3.78	\$3,919.86
2	Fine Grading and Shaping	CY	78	\$3.78	\$294.84
3	Trickle Channel	LF	23	\$47.65	\$1,095.95
4	Rip Rap	Cy	20	\$125.13	\$2,502.60
5	Outlet Structure	EA	1	\$8,000.00	\$8,000.00
	SUBTOTAL				\$15,813.25
				Cost of Items	\$85,729.74
			20% Contingencies:		\$17,145.95
			Subtotal Cost:		\$102,875.69
			20% Administration Fee		\$20,575.14
			Subtotal Cost:		\$123,450.83
			5% Inflation:		\$6,172.54
			Total Cost:		\$129,623.37

EXHIBIT B				
Pecos Place Townhomes				
Public Landscape Cost Estimate				
#PRC2015-0013				
May 18,2016				
Description	Size	Quantity	Unit Cost	Total
Deciduous Trees	2" cal.	6	\$275.00	\$1,650.00
Ornamental Trees	1.5" cal.	2	\$250.00	\$500.00
Deciduous Shrubs	5 gal.	34	\$40.00	\$1,360.00
Rock Mulch Horizon 2"-4" sf. ft. w/land. Fabric	2"-4" DIA	2,250	\$0.90	\$2,025.00
Dog Tuff Plugs + soil Prep-sq.ft.	plugs	2,574	\$1.00	\$2,574.00
Native Seed	seed	7,000	\$0.50	\$3,500.00
Steel Edger - l.f.	roll top	200	\$1.50	\$300.00
List of Items				\$11,909.00
10% Contingency				\$1,190.90
Total Estimated Cost				\$13,099.90
20% Administration Fee				\$2,619.98
Subtotal				\$15,719.88
5% Inflation				\$785.99
Landscape Total				\$16,505.87

NORTH LINCOLN WATER and SANITATION DISTRICT

1576 Sherman Street, Suite 100
Denver, Colorado 80203

Telephone: (303) 861-0061

Facsimile: (303) 825-0642

May 16, 2016

Adams County Community and Economic Development
Attn.: Greg Barnes
4430 S. Adams County Parkway
1st Floor, Suite W2000A
Brighton, CO 80601-8216

RE: Water and Sewer Service
Pecos Place Townhomes Will Serve Letter

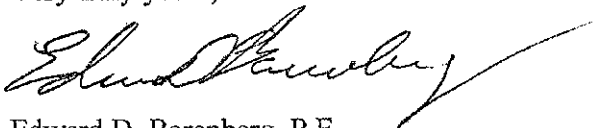
Dear Mr. Barnes:

Pursuant to the due-diligence by the Owner of the property at Pecos Place in vicinity of 52nd Place and Raritan and Quivas Streets, Denver, Colorado, Adams County has requested a will serve letter for water and sewer service in the North Lincoln Water and Sanitation (NLWSD) jurisdiction. Mr. Greg Barnes, Adams County Development Review Committee communication dated 05/05/2016, Item 03, requested the water service will-serve letter illustrated that the North Lincoln Water and Sanitation District will comply to service a development of four three-plex and six duplex dwellings. This is to confirm that NLWSD will provided service to the units outlined above. We acknowledge the property is in the North Lincoln Water and Sanitation District and commit to providing service as noted.

Therefore, this is confirmation that NLWSD is capable of serving the named facilities with water and sewer service. NLWSD is contracted with Denver Water as an integrated system who in turn distributes and supplies through NLWSD's water distribution system. The sewer is discharged to and is treated by Metro Wastewater Reclamation District.

Should you have any questions, please feel free to contact me directly.

Very truly yours,



Edward D. Barenberg, P.E.
Contract Manager, NLWSD

LETTER OF AGREEMENT

This agreement is between the Pecos Place Condominium Association (HOA) and Pecos Place Builders LLC, the developer of Pecos Place Townhomes.

This agreement supersedes the previous parking Letter of Agreement, signed on the 6th day of February, 2014.

The Pecos Place Condominium Association consists of eight buildings, each with eight units.

The zoning under which Pecos Place Condominiums was developed is R-3, which required two parking spaces per unit when this development was constructed. For the eight buildings, the total parking spaces required is 128. By count, there are currently 126 spaces available.

To comply with Adams County parking requirements, which also includes required accessible parking spaces, Pecos Place Builders LLC and the HOA agree to the following Items:

1. The current parking lot shall be restriped and painted to conform to the current required depth and width for standard and accessible parking stalls (see Addendum A).
2. Each individual parking stall shall be assigned a number by the HOA. Two numbers shall be assigned permanently to each individual unit, also assigned by the HOA. Said number shall be painted or applied directly to the surface of each assigned parking stall by a signage contractor.
3. The HOA shall issue two parking labels to each unit's dwellers to be mounted or installed in vehicles of the unit dweller's choosing. The HOA shall update parking labels as unit dwellers change.
4. Ten (10) new parking stalls shall be constructed to increase to the total of number of parking spaces from 126 to 136 (see Addendum A).

Collectively, Items 1-4 are the "Parking Improvements".

Pecos Place Builders LLC and the HOA agree to share in the the cost of converting existing landscaped space into parking stalls per the locations shown in Addendum A. Pecos Place Builders LLC and the HOA further agree that Pecos Place Condominium Association's financial obligation shall be limited to eight thousand dollars (\$8,000.00) for Items 1-4 above. Furthermore, the HOA shall be responsible for completion of Items 1-3 above. The financial obligation incurred by the HOA for Items 1-3 shall not exceed three thousand dollars (\$3,000.00). The cost of Items 1-4 shall be incurred by the HOA as part of said financial obligation.

The Parking Improvements shall be completed within six months of Adams County Board of County Commissioners' approval of the adjacent Pecos Place Townhomes. Pecos Place Builders LLC shall construct the Parking Improvements as part of Phase I of the Pecos Place Townhome

development. Once both parties have agreed to a satisfactory completion of the Parking Improvements, the HOA shall reimburse Pecos Place Builders LLC for their financial obligation toward the cost of the parking stalls, minus the cost of Items 1-3 above, and limited to the dollar amount stated above. Said reimbursement shall occur within 30 days of satisfactory completion.

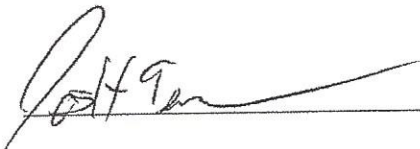
Upon execution of this agreement, the parties agree to release, indemnify and hold each other harmless from any and all known or unknown claims, causes of actions, liabilities and damages arising out of, or related to, or incidental to, the Pecos Place Condominiums, but expressly excluding all obligations arising under the Condominium Declaration incidental to the ownership of individual units with the Pecos Place Condominium Association, including, but not limited to, obligations to pay assessments and comply with restrictive covenants.

This Agreement shall be governed under Colorado law. All parties represent that they have full authority to enter into this Agreement. This Agreement shall not be modified except in writing, signed by all parties.

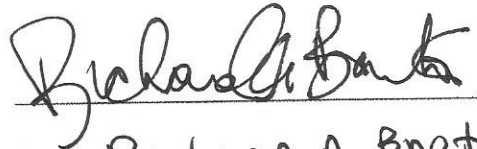
Signed into agreement hereto this 22nd day of July, 2016.

Pecos Place Condominium Association

Pecos Place Builders LLC



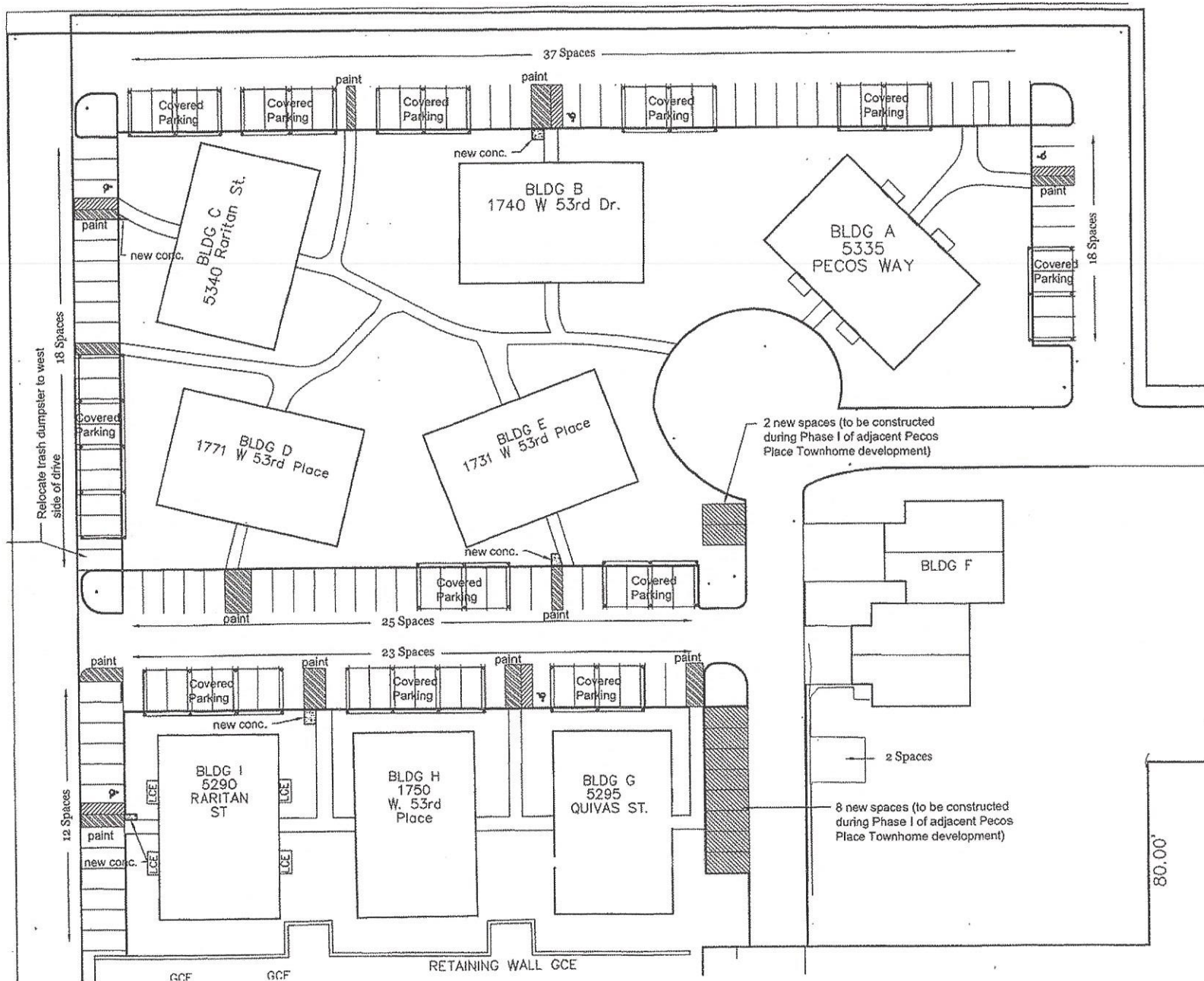
By: Joshua Thompson
HOA Board President



By: Richard A. Barton
Manager

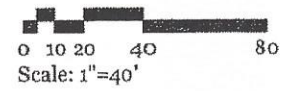
Attachments: Addendum A

20



Parking Statistics:

Units	64
2 parking spaces/ unit required	
Total Parking required	128
Restriped compliant parking	126
Accessible spaces required/provided (included in total)	5
Additional parking added	10
Total Proposed Parking	136



InSyte Architecture, LLC
 1385 S. Denton St.
 Lakewood, CO 80232
 ph: 725.328.6669

Greg Barnes

From: Russell M. Traska [manager@northpecoswater.org]
Sent: Wednesday, April 13, 2016 4:25 PM
To: Greg Barnes
Subject: RE: Request for Comments: Pecos Place (PRC2016-00006)

Mr. Barnes,

NPWSD has no Comments at this time regarding this property as it is located outside of our District Boundaries.

Thank you and have a great day.

*Russell M. Traska
North Pecos Water & Sanitation District.
6900 Pecos Street Denver CO. 80221
District Manager.
303-429-5770*

From: Greg Barnes [<mailto:GJBarnes@adcogov.org>]
Sent: Wednesday, April 13, 2016 4:08 PM
To: Greg Barnes; Greg Labrie
Subject: Request for Comments: Pecos Place (PRC2016-00006)

Request for Comments

Case Name: Pecos Place
Project Number: PRC2016-00006

April 13, 2016

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

Request for: 1) Final Plat application to create 24 lots and 3 outlots; 2.) Final Development Plan application to create Planned Unit Development consisting of six residential duplex structures and four multi-family residential structures for a total of 24 dwelling units.

This request is located at West 1750 53rd Place. The Assessor's Parcel Numbers are 0182516226029, 0182516226030, 0182516226031, 0182516226032, and 0182516226093.

Applicant Information: **RICH BARTON
11757 E. CORTEZ DR
SCOTTSDALE, AZ 85259**

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 or call (720) 523-6800 by 05/05/2016 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.



May 5, 2016

Greg Barnes
Adams County
Community & Economic Development Department
4430 S Adams County Pkwy, Suite W2000
Brighton, CO 80601-8204

RE: Pecos Place
Project No. PRC2016-00006
TCHD Case No. 3887

Dear Mr. Barnes:

Thank you for the opportunity to review and comment on the Final Plat and Final Development Plan for Pecos Place Townhomes located at 1750 W 53rd Place. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations. After reviewing the application, TCHD has no comments.

Please feel free to contact me at (720) 200-1585 or lbroten@tchd.org if you have any questions.

Sincerely,

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

Laurel Broten, MPH
Land Use and Built Environment Specialist
Tri-County Health Department

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

May 2, 2016

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

Attn: Greg Barnes

Re: Pecos Place Townhomes – 3rd referral, Case # PRC2016-00006

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the third referral of the final plat and final development plan for **Pecos Place Townhomes**. With reference to the planned transformers, PSCo has a concern with the placement of the retaining wall and relocated fencing within the utility easement along the south side of Duplexes 1 and 2 and Triplexes 1 and 4 north of West 52nd Place; and, the retaining wall within the utility easement along the south side of Duplexes 5 and 6 north of the detention area. Pad mount transformers required minimum space and clearances on each side. For details, please consult Xcel Energy's Electric Standards "blue book" located at:

<http://xpressnet.xcelenergy.com/staticfiles/xn/Distribution/Electric%20Distribution%20Standards/DistributionGuidesandPolicies/XcelEnergyStandardForElectricInstallationandUse05152015.pdf>

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

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

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

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



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3524
donna.l.george@xcelenergy.com

May 31, 2016

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

Attn: Greg Barnes

Re: Pecos Place Townhomes – 4th referral, Case # PRC2016-00006

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the fourth referral plat and plans for **Pecos Place Townhomes** and acknowledges all requested changes that were made to the plat.

If not already done so, the property owner/developer/contractor must contact the **Builder's Call Line at 1-800-628-2121 or <https://xcelenergy.force.com/FastApp> (Register so you can track your application)** to complete the application process for any new gas or electric service, or modification to existing facilities. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

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

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



Development Review Team Comments

Date: 5/9/2016

Project Number: PRC2016-00006

Project Name: Pecos Place

Note to Applicant:

The following review comments and information from the Development Review Team is based on the information you submitted for the Subdivision Improvements Agreement, Final Plat, and Final Development Plan and applicable to the submitted documents only. The Development Review Team review comments may change if you provide different information during the scheduled Conceptual Review meeting date. Please contact the case manager if you have any questions:

Commenting Division: Building Review

Name of Reviewer: Greg Barnes

Date: 05/05/2016

Email:

Complete

Commenting Division: Building Review

Name of Reviewer: Justin Blair

Date: 04/15/2016

Email:

No Comment

Commenting Division: Engineering Review

Name of Reviewer: Greg Labrie

Date: 05/05/2016

Email:

Complete

Commenting Division: Engineering Review

Name of Reviewer: Greg Labrie

Date: 04/13/2016

Email:

Complete

Eng1; Development Engineering services is currently reviewing the engineering documents and construction plans the Pecos Place Townhomes.

Commenting Division: Environmental Analyst Review

Name of Reviewer: Jen Rutter

Date: 04/13/2016

Email:

No Comment

Commenting Division: Parks Review

Name of Reviewer: Aaron Clark

Date: 04/29/2016

Email:

No Comment

Commenting Division: Parks Review

Name of Reviewer: Aaron Clark

Date: 04/29/2016

Email:

Complete

Commenting Division: Planner Review

Name of Reviewer: Greg Barnes

Date: 05/05/2016

Email:

Complete

PLN01: The proposed final plat meets the requirements of the Subdivision Design Standards found in Section 5-03 of the Adams County Development Standards and Regulations (DSR).

PLN02: The proposed final plat is consistent with the approval of the preliminary plat.

PLN 03: A will-serve letter has been provided by the North Lincoln Water & Sanitation District from June 1, 2015. The letter expresses that 28 units can be served. It would be ideal for a revised copy of this letter to be provided to illustrate that the development will be four three-plex and six duplex dwellings.

PLN04: Public Land dedication Fees are calculated separately for the duplex and triplex units. Please see the attached calculation spreadsheet, and provide these fees to the County prior to scheduling this case for public hearing. This is pursuant to Section 5-05 of the DSR.

PLN05: Planned Unit Developments are expected to be superior products than allowed in typical zone districts. The building elevation drawings do not meet these expectations. A brick or masonry base along the structures would assist in improving the overall appearance and provide quality materials. In addition, clear delineations of verticality between units would help to meet these expectations. Quality or unique materials of doors and windows improve the overall appearance from a pedestrian perspective.

PLN 06: The improved active recreation space is appreciated. The addition of exercise equipment and increased lawn space meets the expectations of the DSR.

PLN07: Please change all references on the SIA to the following case numbers: PRC2016-00006/SIA2016-00009.

Commenting Division: ROW Review

Name of Reviewer: Greg Barnes

Date: 05/05/2016

Email:

Complete

ROW1: In the SIA, change the 2nd sentence of the first paragraph under letter "B" to read, "Upon approval of this agreement by the Board of County Commissioners, the Developer hereby agrees to convey by the plat of Pecos Place Subdivision - Amendment No. 2 the following described Land for right-of-way or other public purposes:

Commenting Division: Finance Review of SIA

Name of Reviewer: Laura Garcia

Date: 05/05/2016

Email:

Complete

#5 Guarantee of Compliance is incorrect. On the SIA it has stated that the collateral should be \$68,781 but they missed the 5% inflation and on the landscape cost estimate the deciduous trees were incorrectly calculated. The collateral should be \$71,831.

The SIA page 1 number 5 needs to be adjusted and the excel file for landscape cost needs to be corrected.

Greg Barnes

From: Jennifer Lothrop
Sent: Thursday, May 05, 2016 11:20 AM
To: Greg Barnes
Cc: Brigitte Grimm
Subject: Request for Comments: Pecos Place (PRC2016-00006)

Case Name: Pecos Place
Case Number: PRC2016-00006
Parcel #'s 0182516226029, 0182516226030, 0182516226031, 0182516226032, and 0182516226093

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

Jennifer Lothrop

Treasurer Technician

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



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



Request for Comments

Case Name: Pecos Place
Project Number: PRC2016-00006

April 13, 2016

Adams County Public Land Dedication Worksheet
Urban School District

Date Computed= 5/9/2016

Case Name: Pecos Place	
Case Number: PRC2016-00006	
Rural Residential (A-2)	
Number of Units=	
Population generated=	0
Student population generated=	0
School Acreage Needed=	0
Regional Park Acreage Needed=	0
Total Acres of PLD Needed=	0
Land Value per acre=	\$3,543.00
PLD Fee in lieu=	\$0.00
Deposits:	
School District { } Account=	\$0.00
Regional Parks Account=	\$0.00
Rural Residential (A-1, RE)	
Number of Units=	
Population generated=	0
Student population generated=	0
School Acreage Needed=	0
Regional Park Acreage Needed=	0
Total Acres of PLD Needed=	0
Land Value per acre=	\$13,662.00
PLD Fee in lieu=	\$0.00
Deposits:	
School District { } Account=	\$0.00
Regional Parks Account=	\$0.00
Single Family (R-1-A, R-1-C, R-2)	
Number of Units=	0
Population generated=	0
Student population generated=	0
School Acreage Needed=	0
Neighborhood Park Acreage Needed=	0
Regional Park Acreage Needed=	0
Total Acres of PLD Needed=	0
Land Value per acre=	\$36,888.00
PLD Fee in lieu=	\$0.00
Deposits:	
School District { } Account=	\$0.00
Neighborhood Parks Account (by School District)=	\$0.00
Regional Parks Account=	\$0.00
Duplex and 2-Family Attached (R-2)	
Number of Units=	12
Population generated=	30
Student population generated=	4.368
School Acreage Needed=	0.113568
Neighborhood Park Acreage Needed=	0.24
Regional Park Acreage Needed=	0.156
Total Acres of PLD Needed=	0.509568
Land Value per acre=	\$36,888.00
PLD Fee in lieu=	\$18,796.94
Deposits:	
School District { } Account=	\$4,189.30
Neighborhood Parks Account (by School District)=	\$8,853.12
Regional Parks Account=	\$5,754.53

Adams County Public Land Dedication Worksheet
Urban School District

Date Computed= 5/9/2016

Case Name: Pecos Place	
Case Number: PRC2016-00006	
Townhouses (K-3)	
Number of Units=	12
Population generated=	27
Student population generated=	3.636
School Acreage Needed=	0.094536
Neighborhood Park Acreage Needed=	0.24
Regional Park Acreage Needed=	0.156
Total Acres of PLD Needed=	0.490536
Land Value per acre=	\$53,840.00
PLD Fee in lieu=	\$26,410.46
Deposits:	
School District { } Account=	\$5,089.82
Neighborhood Parks Account (by School District)=	\$12,921.60
Regional Parks Account=	\$8,399.04

Greg Barnes

From: Christine Francescani
Sent: Thursday, April 21, 2016 2:15 PM
To: Greg Barnes
Subject: RE: For Review: PRC2016-00006 Pecos Place SIA

Hey Greg—no comments, other than changing the dates to 2016 at the bottom. Thanks!

From: Greg Barnes
Sent: Thursday, April 21, 2016 10:32 AM
To: Greg Labrie; Christine Francescani; Robert Kovacs; Aaron Clark; Laura Garcia; Justin Blair
Subject: For Review: PRC2016-00006 Pecos Place SIA

SIA Review Team,

I've attached documents for the review of an SIA for Pecos Place (PRC2016-00006). The application is for Final plat and Final Development Plan. Please enter your comments into Accela no later than **May 5, 2016**. Thanks so much.



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: Laura Garcia
Sent: Thursday, May 05, 2016 1:05 PM
To: Greg Barnes; Greg Labrie; Christine Francescani; Robert Kovacs; Aaron Clark; Justin Blair
Cc: Laura Garcia
Subject: RE: For Review: PRC2016-00006 Pecos Place SIA

Hi Greg,

I am sorry to not put my comments on Accela. I am not to the process and I am not sure where the comment needs to go.

#5 Guarantee of Compliance is incorrect. On the SIA it has stated that the collateral should be \$68,781 but they missed the 5% inflation and on the landscape cost estimate the deciduous trees were incorrectly calculated. The collateral should be **\$71,831**.

The SIA page 1 number 5 needs to be adjusted and the excel file for landscape cost needs to be corrected.

Please let me know if you have any questions

Public Landscape Cost Estimate	
Subdivision Total	\$ 13,100
20% Admin	2,620
5% Inflation	786
Landscape Total	\$ 16,506
Public Construction Cost Estimate	
Subdivision Total	\$ 43,908
20% Admin	8,782
5% Inflation	2,635
Construction Total	\$ 55,325
Total Guarantees of Compliance	\$ 71,831

Thanks and have a great day.



Laura Garcia

Accountant II, Finance

4430 South Adams County Parkway, 4th floor, Suite C4228

Brighton, CO 80601

720.523.6239 | Lgarcia@adcogov.org | adcogov.org

From: Greg Barnes
Sent: Thursday, April 21, 2016 10:32 AM
To: Greg Labrie; Christine Francescani; Robert Kovacs; Aaron Clark; Laura Garcia; Justin Blair
Subject: For Review: PRC2016-00006 Pecos Place SIA

SIA Review Team,



Development Review Team Comments

Date: 6/8/2016

Project Number: PRC2016-00006

Project Name: Pecos Place

Note to Applicant:

The following review comments and information from the Development Review Team is based on the information you submitted for the Final Plat, Final Development Plan, and SIA and applicable to the submitted documents only. At this time, a revision of the SIA is being requested. Please, contact the case manager if you have any questions:

Commenting Division: Building Review

Name of Reviewer: Greg Barnes

Date: 05/05/2016

Email:

Complete

Commenting Division: Building Review

Name of Reviewer: Justin Blair

Date: 04/15/2016

Email:

No Comment

Commenting Division: Building SIA Review

Name of Reviewer: Justin Blair

Date: 05/16/2016

Email:

Complete

Commenting Division: Building SIA Review

Name of Reviewer: Justin Blair

Date: 05/31/2016

Email:

Complete

Commenting Division: Engineering Review

Name of Reviewer: Greg Barnes

Date: 05/05/2016

Email:

Complete

Commenting Division: Engineering Review

Name of Reviewer: Greg Labrie

Date: 04/13/2016

Email:

Complete

Eng1; Development Engineering services is currently reviewing the engineering documents and construction plans the Pecos Place Townhomes.

Commenting Division: Engineering Review

Name of Reviewer: Greg Labrie

Date: 06/07/2016

Email:

Complete

Eng1; All engineering drawings and reports are required to be signed and stamped by a professional engineer registered with the state of Colorado.

Eng2; All necessary paperwork such as legal descriptions for the drainage easements, revised plat documents, Subdivision Improvement Agreements, and Collateral Agreements will need to be on file with the Adams County prior to the Board of County Commissioner's hearing.

Eng3; 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. 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.

Eng4; The units shown in Exhibit B of the SIA for the concrete sidewalk and for the concrete trail shall be changed from linear feet to square yards. The unit pricing is correct.

Eng5; The word concrete is misspelled in the item description of "Concrete Trail".

Eng6; A drainage utility easement will be required for the maintenance access road on the site. Please provide legal description and show on final plat.

Commenting Division: Environmental Analyst Review

Name of Reviewer: Jen Rutter

Date: 05/19/2016

Email:

No Comment

Commenting Division: Environmental Analyst Review

Name of Reviewer: Jen Rutter

Date: 04/13/2016

Email:

No Comment

Commenting Division: Parks Review

Name of Reviewer: Aaron Clark

Date: 06/02/2016

Email:

Complete

Commenting Division: Parks Review

Name of Reviewer: Aaron Clark

Date: 05/19/2016

Email:

No Comment

Commenting Division: Parks SIA Review

Name of Reviewer: Aaron Clark

Date: 04/29/2016

Email:

No Comment

Commenting Division: Parks SIA Review

Name of Reviewer: Aaron Clark

Date: 04/29/2016

Email:

Complete

Commenting Division: Planner Review

Name of Reviewer: Greg Barnes

Date: 05/05/2016

Email:

Complete

PLN01: The proposed final plat meets the requirements of the Subdivision Design Standards found in Section 5-03 of the Adams County Development Standards and Regulations (DSR).

PLN02: The proposed final plat is consistent with the approval of the preliminary plat.

PLN 03: A will-serve letter has been provided by the North Lincoln Water & Sanitation District from June 1, 2015. The letter expresses that 28 units can be served. It would be ideal for a revised copy of this letter to be provided to illustrate that the development will be four three-plex and six duplex dwellings.

PLN04: Public Land dedication Fees are calculated separately for the duplex and triplex units. Please see the attached calculation spreadsheet, and provide these fees to the County prior to scheduling this case for public hearing. This is pursuant to Section 5-05 of the DSR.

PLN05: Planned Unit Developments are expected to be superior products than allowed in typical zone districts. The building elevation drawings do not meet these expectations. A brick or masonry base along the structures would assist in improving the overall appearance and provide quality materials. In addition, clear delineations of verticality between units would help to meet these expectations. Quality or unique materials of doors and windows improve the overall appearance from a pedestrian perspective.

PLN 06: The improved active recreation space is appreciated. The addition of exercise equipment and increased lawn space meets the expectations of the DSR.

Commenting Division: Planner Review

Name of Reviewer: Greg Barnes

Date: 06/03/2016

Email:

No Comment

PLN01: Improved elevations show more masonry material and an improved product. Thank you for those revisions.

Commenting Division: ROW Review

Name of Reviewer: Bob Kovacs

Date: 05/05/2016

Email:

Complete

ROW1: In the SIA, change the 2nd sentence of the first paragraph under letter "B" to read, "Upon approval of this agreement by the Board of County Commissioners, the Developer hereby agrees to convey by the plat of Pecos Place Subdivision - Amendment No. 2 the following described Land for right-of-way or other public purposes:

Commenting Division: ROW SIA Review

Name of Reviewer: Bob Kovacs

Date: 05/09/2016

Email:

Complete

#5 Guarantee of Compliance is incorrect. On the SIA it has stated that the collateral should be \$68,781 but they missed the 5% inflation and on the landscape cost estimate the deciduous trees were incorrectly calculated. The collateral should be \$71,831.

The SIA page 1 number 5 needs to be adjusted and the excel file for landscape cost needs to be corrected.

Commenting Division: ROW Review

Name of Reviewer: Robert Kovacs

Date: 06/06/2016

Email:

ROW1: Changes as requested have been made to final plat and SIA document. As far as ROW review is concerned, it is OK to make mylars and get signatures.

Commenting Division: Attorney SIA Review

Name of Reviewer: Christine Francescani

Date: 06/02/2016

Comments: No changes!!! Just need to change the signature dates to 2016

Commenting Division: Finance SIA Review

Name of Reviewer: Laura Garcia

Date: 05/26/2016

Comments:

The release of collateral should be at FINAL acceptance. At preliminary only a portion could be released but not the full amount.

The guarantee of compliance #5 should be for \$150,421.

second update

Public Landscape Cost Estimate

Subdivision Total \$16,506

20% Admin 3,301

5% Inflation 990

Landscape Total \$20,797

Public Construction Cost Estimate

Subdivision Total \$102,876

20% Admin 20,575

5% Inflation 6,173

Construction Total \$129,623

Total Guarantees of Compliance \$150,421

Thomas A & Elaine M O'Brien
1771 W 53rd Place (unit 3)
Denver, CO 80221

Adams County Planning Commission
4430 South Adams County Parkway
1st Floor, Suite W2000
Brighton, CO 80601-8204

April 29, 2016

Attn: Case Manager: Greg Barnes

Dear Mr Barnes,

Thank you and the Planning Commission for the opportunity to comment on the Final Platt application for the Pecos Place Planned Unit Development; the second and final phase of Pecos Place.

My wife and I are happy to see this second phase finally get going. Our comments are intended to be a positive support for the project to move forward. However, it is important that the Planning Commission be fully aware of the disjointed nature of the Pecos Place project and the mis-information that has been provided to the Adams County Development and the Planning departments. This mis-information and intentional obfuscation to owners as well as to the county makes it difficult to proceed without clear and unmistakable commitments on the part of the developer.

The Condominium Declaration for Pecos Place was filed in July of 2003. And the development was Pecos Place, LLC I. The developer, Lyman Barton, is a good man and had good intentions.

The development progressed, and seven of the eight condo buildings were completed along with one building of four town homes, and then the recession hit. The economics turned sour and Lyman had a difficult time.

Viewing the project looking back, some problems are obvious. Codes were not followed; planning authority was not obtained; and proper coordination with the county was not accomplished. Lyman's dream and a very nice project have run into problems.

The 8th condo building was completed but did not have proper acceptance to become a part of our Condo Association. A second townhome building was completed; also under some questionable construction authorizations. In fact, the 8th Condo building was occupied without final County approval. It was not accepted by the HOA and in fact was not insured for approximately one year. The second townhome building was constructed with improper permits. There were involved and conflicting financial intrigues. Construction continued without proper Adams County oversight and without proper permits.

Understanding what happened in the past should alert Adams County to the need for close oversight.

The developer seems to hope that Pecos Place I is considered complete and that Pecos Place II is a different entity. However, the first has not been satisfactorily

completed IAW Adams county codes, and planning rules. The project was never properly "turned over" to the Home Owners Association. Parking continues to be unacceptable and not within Adams County codes.

I understand that Mr. Richard Barton's architect, Mark Shifter, has drawn a plan that identifies spaces along the roadways to increase the parking spaces for condo residents and to accommodate handicapped needs.

1. If this creates sufficient spaces for the condos will it also provide for a "covered" space for condo unit as promised by Mr. Lyman Barton.

2. Are sufficient visitor parking spaces being planned to accommodate the planned influx of townhome residents and visitors? It appears that it will be difficult to "find" sufficient parking area without finding more open space. I have suggested the developer consider covering one of the holding ponds and using the surface area for parking.

Another serious misconception is that the 8 condo units and the two townhome building have been under the control of one Homeowners Association. It is not true. In fact, it has been an issue of contention as townhome owners did not always pay for street care, lawn care, trash service or snow removal. Condo owners were told that the Townhome owners had their separate Association.

At one time the representative of Pecos Place LLC II, Patrick Osthoff, reported to the owners at an Annual Meeting that Pecos Place II was not connected with Pecos Place LLC I; that the two phases were separate. He went on to say that Pecos Place LLC I had been in financial difficulty and was officially in bankruptcy. When I questioned Lyman he said there was no financial problem. I could not verify the bankruptcy through Adams County or the State of Colorado.

All of this to say that ~~we~~ want Pecos Place to be successful. Lyman Barton's dream was valid. This housing development can be a influential & positive good for this corner of Adams County.

However, every "potential good" must be properly managed to prevent the opposite, unfavorable action, from taking place.

We count on the Adams County Planning Commission and the Department of Community and Economic Development to shepherd this project to a successful completion.

Thank you for your diligence,
Sincerely,

Thomas and Elaine O'Brien

Greg Barnes

From: V M [v.mendoza.contact@gmail.com]
Sent: Monday, May 09, 2016 6:38 AM
To: Greg Barnes
Cc: V M
Subject: Questions/Comments regarding Project # PRC2016-00006 - Pecos Place
Attachments: IMG_0016.JPG; IMG_0023.JPG

Mr Barnes,

I am writing in relation to the project mentioned on the subject.

I recently purchased a property on the existing complex and have been familiar with the units and management for almost 3 years due to friends living in the same complex.

I would like to have a more detailed information on the new development regarding:

- **Water service** - The existing water meters for the units (condos) are set up in a way that they meter water usage by area but not by unit, which creates issues since there are some areas (lawn and homes) that have a larger use of water compared with other areas, but since there aren't individual meters on the units, the water bill gets divided equally among all the units.

Shortly after purchasing my unit at this complex, I requested information regarding this situation to Denver Water and asked what would be the procedure to install individual meters (they responded that they would need to be installed for an entire building and not just for one condo and that the cost will be out of the pocket for the owners). I also asked why it wasn't set up individually when it was built. I was informed that it was the choice of the builder and most likely an option to save money by not installing individual meters.

Questions: How would the water meters will be set up in the planned development? Is there an estimated amount for the increase on the sewer service after the new development? (Currently is around \$30 annually per unit)

Would the water meters be installed individually by townhomes or condos? Who has the final say on that? How can the existing residents of the area be informed about that decision? Will they have a say on such decision?

As I am understanding (please specifically explain if this is not the case) the water for the new units will be billed along with the existing units (which are subdivided by condos and townhomes), which following the meters set up for the existing condos, the different water usage from all the areas, will be divided equally between the units. With more density there will be more water usage and if the water is not metered individually by unit, it wouldn't be fair to all residents, since it would most likely require a hike (or an additional one) to the HOA fees to cover it.

- **Parking** - There is currently a big issue with parking on the units, specially on the existing buildings G, H and I. I am a newcomer so I have attended two HOA meetings, but in those two meetings, the subject has always been brought up. I understand that all or most of the first buyers of the units in these buildings were promised assigned parking spots which didn't happened and I heard that the builder has been taken to court by one of the owners. I believe the builder promised to build parkings at a later stage which didn't happen creating high discontent among the owners/residents of those units.

According to the SHT. 1 illustration included in the letter, there are only 5 parking spaces included on the East side of Triplex 3, which will worsen the situation. Was this fact mentioned or taken in consideration when

designing the new development? What viable alternatives for parking can be considered? As with the topic above, more density will accentuate this issue.

I know that the Pecos Station will be a few blocks North from this site, and that public transportation could be a solution, however, the reality is that the relatively affordable rent prices in these units (still!) attract a segment of the population that tend to work at locations where there aren't light rail stations (at least not yet) and where both parents or several adult members of the household work and need vehicles to get to their job sites.

• **Vacate the existing rights-of way to private roads** - The letter indicates that the owner and developer proposes to develop this property as a lot and block development to the County's request. There are currently issues with sidewalks, paths and building exits, due to poor materials, poor grading or improper set up (in addition to the ever moving soil in Colorado).

Questions:

My questions regarding this topic are directed to know what are the standards that the builder will need to follow to built these private roads, so we know what is the quality expected.

Could you explain me what "...allows the change from condominiums to fee simple title..." means?

What are the requirements that the builder has to follow when building this private roads? Exactly what parts of a street are included in a private road? What are the maintenance requirements for private roads like these? How are these enforced?

Is there going to be any charge, fee or tax for residents associated with the lot and block development?

• **Existing maintenance agreement of record regarding the private removal of snow and road repairs** - Could you explain what this means? Is there access to such agreement and who has it? How the snow removal agreement will or can change once the internal streets are changed into private roads as proposed?

I didn't know a snow removal agreement included road repairs.

There is an issue related with the snow removal in Pecos Place. The service does less than the bare minimum prompting residents to have to shovel the snow themselves at the entries of the buildings or to have a safer access to their vehicles. On the buildings facing North this issue becomes really serious because the snow melts and becomes a thick layer of ice that will stay for weeks (salt or sand is never used). (See two pics attached

• **County and/or State regulations related to Property Management/HOA with the merging of the new development with the existing one** - The current property management company operates in a quite limited budget, which keeps the HOA fees low and the site in a decent shape but that compromises other areas like needed repairs other than emergencies, long term planning for repairs and other items, customer service quality and common areas cleanliness. The frustration from residents has created a very unfriendly environment for communications, agreements and solutions, which can be observed clear and loud at the meetings, which will be worsened with an increased number of residents.

Question:

Can the builder provide specific plans regarding this subject?

I really appreciate your attention and response to these comments and questions. Please keep me posted about this project via email and/or

I am very excited about the development happening in Adams County and enjoy being part of it.

Thanks,

Victoria Mendoza

Condo owner at the existing Pecos Place Condos

5290 Raritan St Apt I-7

Denver, CO 80221

Email: v.mendoza.contact@gmail.com





TO: ADAMS COUNTY


I AM RONALD NADEAU. I LIVE AT PECOS PLACE CONDOS. WHEN WE THE PEOPLE BUY INTO A COMMUNITY. WE EXPECT THE COUNTY TO MAKE SURE THE COMMUNITY TO BE BUILT AS PLANNED AND TO CODE. EACH UNIT IS SUPPOSED TO HAVE 2 PARKING SPOTS. 1 COVERED AND 1 OPEN.

I HAVE BEEN ARGUING THIS POINT FOR MANY OF YEARS NOW. I CANNOT BELIEVE ADAMS COUNTY WOULD LIKE A DOG PARK OR PLAYGROUND INSTEAD OF THE PARKING ISSUE FOR ALL!

IT HAS GOTTEN VERY BAD OUT HERE. IT IS NOT FAIR TO ALLOW ME TO GET THE BLUNT OF ALL THIS ANGER. IT HAS GOTTEN SO BAD OUT HERE OVER THE LAST 6+ YEARS, THAT THE BARTONS, H.O.A. AND MANAGEMENT CALL ME THE FAGIT. I ALREADY REPORTED THIS TO

THE COUNTY! I AM NOT GOING TO BE FORCED OUT OF THE NEIGHBORHOOD!

I BROUGHT PHOTOS TO SHOW OUR ISSUES! ^{THANKS}

RONALD NADEAU
5290 RARITAN ST. UNIT #6
DENVER, CO 80221
(303) 598-5721
7/22/2016 

[illegible]

1750 West 52nd Place

in accordance with the requirements of the Adams County Zoning Regulations

J. Leitzman

J. Gregory Barnes



Public Hearing Notification - REVISED

Case Name: Pecos Place
Case Number: PRC2016-00006
Board of County Commissioners Hearing Date: 08/16/2016 at 10:00 a.m.

July 7, 2016

Please note, you were previously mailed a public hearing notice with an incorrect date. The correct date of this public hearing is August 16, 2016 at 10 AM

A public hearing has been set by the Adams County Board of County Commissioners to consider the following request: **1) Final Plat application to create 24 lots and 3 outlots; 2.) Final Development Plan application to create Planned Unit Development consisting of six residential duplex structures and four multi-family residential structures for a total of 24 dwelling units; 3) Subdivision Improvements Agreement.**

This request is located at 1750 W 53rd Place. The Assessor's Parcel Numbers are: 0182516226029, 0182516226030, 0182516226031, 0182516226032, and 0182516226093. Applicant Information: Rich Barton, 11757 E. Cortez Dr., Scottsdale, AZ 85259

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

7299 NEWTON STREET LLC
6825 E TENNESSEE AVE STE 410
DENVER CO 80224-1632

BARRON JOEL
1640-1660 W 55TH AVE
DENVER CO 80221

ALVARADO FRANK
5340 RARITAN NO. 2
DENVER CO 80221

BARTON J F CONTRACTING CO
PO BOX 558
WOOD RIVER IL 62095-0558

ANGEL PHILBERT J AND
ANGEL FRANCES J
5471 RARITAN WAY
DENVER CO 80221-1735

BARTON JAMES F
PO BOX 558
WOOD RIVER IL 62095-0558

APODACA PHILLIP T
5231 PECOS ST
DENVER CO 80221-6426

BARTON LYMAN
1562 MILBRIDGE DR
CHESTERFIELD MO 63017-4612

ARCHDIOCESE OF DENVER
1300 S STEELE ST
DENVER CO 80210

BENNETT WILLIAM R AND
THOMPSON LORI J
2045 W 53RD AVE
DENVER CO 80221

ARCHULETA PATRICIA ANN
1740 W 55TH AVE
DENVER CO 80221-1730

BLEA GEORGE AND
BLEA NANCY
5295 QUIVAS STREET UNIT G-4
DENVER CO 80221

ARIAS GUSTAVO AND
OCHOA LORENA M
5290 RARITAN ST APT I-1
DENVER CO 80221-6431

BRACKETT MICHAEL J
1773 W 52ND CT
DENVER CO 80221

ARREDONDO YOLANDA
1771 W 53RD PLACE UNIT 4
DENVER CO 80221

BRAVO ALAN E
4833 UMATILLA ST
DENVER CO 80221-1311

BAIK LINDA AND
KIRK SHANE C
5305 RARITAN WAY
DENVER CO 80221-1713

BROWN RUSSELL C AND
BROWN PAULA K
1929 W 52ND PL
DENVER CO 80221-1407

BARELA MARIO M AND
HERNANDEZ ROBERTA L
5325 RARITAN WAY
DENVER CO 80221-1713

BUDD JOHN Z
1601 S LANSING ST
AURORA CO 80012-5128

BUNNING JAYLYN J AND
LINENBERGER STEVEN C
5310 RARITAN WAY
DENVER CO 80221-1734

CASAS CORNELIO JR AND
CASAS LOURDES
5461 RARITAN WAY
DENVER CO 80221-1735

CALDWELL RILEY R AND CALDWELL JANET A
5371 TEJON ST
DENVER CO 80221-1431

CASAUS ANNE J AND
CASAUS MATTHEW D
5255 RARITAN WAY
DENVER CO 80221-1702

CAMPBELL RUSSELL J AND
CAMPBELL JULIE A
5280 TEJON ST
DENVER CO 80221-1430

CAZIER DUSTIN
1909 W 52ND PL
DENVER CO 80221-1407

CAMPOS FELIPE AND
CAMPOS MARGARITA
5381 RARITAN WAY
DENVER CO 80221

CHARO BERNARDINO N AND
CHARO ANITA
5431 RARITAN WAY
DENVER CO 80221-1735

CARDOZA ADELITA
5211 TEJON ST
DENVER CO 80221-1465

CHARRON LILLY ANN
2043 W 52ND PL
DENVER CO 80221

CARR DARRELL AND
CARR MARY
PO BOX 11487
DENVER CO 80211-0487

COOLER EDWARD
5265 RARITAN WAY
DENVER CO 80221-1702

CARRILLO PASCUAL AND
CARRILLO ANA
5350 TEJON ST
DENVER CO 80221

CORDERO DE DIOS, IGLESIA
LUTERANA-LCMS
5200 TEJON ST
DENVER CO 80221

CARRULLO JAMES M AND
CARRULLO BETTY J
5402 SHOSHONE ST
DENVER CO 80221-1723

COSTILLO RAYMOND AND
COSTILLO NETTIE M
5453 SHOSHONE ST
DENVER CO 80221-1722

CASADOS ESTHER R AND
CASADOS TOM JOE
5481 RARITAN WAY
DENVER CO 80221-1735

CULLEN TINA RODRIGUEZ
5316 QUIVAS ST
DENVER CO 80221-6436

CASAS CORNELIO AND
CASAS MARIA R
5360 RARITAN WAY
DENVER CO 80221-1734

DALY SARAH K
5280 RARITAN WAY
DENVER CO 80221-1704

DANIEL RAYMOND C
5341 TEJON ST
DENVER CO 80221-1431

DURAN CHRISTOPHER A AND
DURAN VALERIE L
5411 TEJON ST
DENVER CO 80221

DAVEY LYRIS
5251 TEJON ST
DENVER CO 80221-1429

ELIZONDO JOSE AND
BANUELOS YOLANDA
5320 TEJON ST
DENVER CO 80221-1432

DAVIDSON JASON E
5301 TEJON STREET
DENVER CO 80221

ESPARZA MARTIN
5381 SHOSHONE STREET
DENVER CO 80221

DAY ELIZABETH
1949 W 52ND PL
DENVER CO 80221-1407

ESPINOZA ARTHUR AND
ESPINOZA PATRICIA
5261 TEJON STREET
DENVER CO 80221

DCT PECOS LLC
C/O DCT INDUSTRIAL OPERATING PARTNERSHIP
PO BOX 173382
DENVER CO 80217-3382

ESPINOZA ARTHUR JR AND
ESPINOZA PATRICIA
5261 TEJON ST
DENVER CO 80221-1429

DE LA CRUZ JUAN CARLOS
5295 QUIVAS ST UNIT 3
DENVER CO 80221

ESTES DONALD DEAN
1761 W 54TH PL
DENVER CO 80221-1710

DE POURBAIX MICHAL AND
DE POURBAIX ELIZABETH
8219 W 54TH AVE APT B
ARVADA CO 80002-3583

EVERHOME MORTGAGE COMPANY
5335 PECOS WAY UNIT 5
DENVER CO 80221-6444

DIGERNESS LYLE O
5300 WYANDOT ST
DENVER CO 80221

FERRARO ASSUNTA
5434 TEJON ST
DENVER CO 80221-1434

DINKEL BRAD A
1700 W 54TH PL
DENVER CO 80221

FERRARO ASSUNTA
5434 TEJON ST
DENVER CO 80221

DNPK PECOS LLC
C/O ENOCH HOLDINGS LLLP/JERRY BERGLUND
2 COUNTRYSIDE LN
CHERRY HILLS VILLAGE CO 80121-2000

FLORES GLORIA L
2055 W 53RD AVE
DENVER CO 80221-1412

FOLTZ JENI
1750 W 53RD PL UNIT 4H
DENVER CO 80221-6414

GIEBEL RYAN
5320 RARITAN WAY
DENVER CO 80221-1734

FOURIE ANDRE/FOURIE JILL AND
NEGOMIR TAMARA/NEGOMIR JOHN M
8500 W BOWLES AVE STE 100
LITTLETON CO 80123-3200

GILLESPIE GARRET
5340 RARITAN ST 7
DENVER CO 80221

FREELANCE ENTERPRISES LLC
1851 W 52ND AVE
DENVER CO 80221

GLUSHKO VITALIY AND
GLUSHKO LIANA
5335 PECOS WAY UNIT 7
DENVER CO 80221-6444

GABALDON ISIDRO O AND
GABALDON MARLENE C
5362 SHOSHONE ST
DENVER CO 80221-1721

GOLDBERG RANDI S
2840 AMES ST
WHEAT RIDGE CO 80214-8520

GALLEGOS DALE AND
GALLEGOS GERARD
PO BOX 12535
DENVER CO 80212

GOLDBERG RANDI S
2249 GLENARM PL
DENVER CO 80205

GALLEGOS GILBERT G AND
GALLEGOS PATRICIA M
2042 W 53RD AVE
DENVER CO 80221-1413

GONZALES AARON
16242 E GEDDES LN UNIT 8
AURORA CO 80016-1498

GARCIA ELIJAH AND
GARCIA CASSANDRA
5413 SHOSHONE ST
DENVER CO 80221-1722

GONZALES RODRIGUEZ OSCAR
5403 SHOSHONE ST
DENVER CO 80221-1722

GARCIA JERRY AND GARCIA RENE CORONADO
1741 W 54TH PL
DENVER CO 80221-1710

GONZALEZ JORGE A AND
MORALES ELISA B
1740 W 53RD DR UNIT 8
DENVER CO 80221

GARGALIENTOS MARY P
1740 W 54TH PL
DENVER CO 80221-1700

GONZALEZ JOSE DOLORES
5059 W EXPOSITION AVE
DENVER CO 80219

GARRAMONE ROBERT REYDESSEL
1740 W 53RD DR UNIT 4
DENVER CO 80221-6428

GONZALEZ MANUEL JR AND
GONZALEZ ELIZABETH
5366 VALLEJO ST
DENVER CO 80221

GORMAN RONALD JOHN
5423 PECOS ST
DENVER CO 80221-6400

HELLER PHILIP J
5271 TEJON ST
DENVER CO 80221-1429

GRAJEDA JESSICA
1750 W 53RD PL UNIT 6
DENVER CO 80221-6414

HERNANDEZ RAFAEL AND
HERNANDEZ LEONIDES
1962 W 54TH AVE
DENVER CO 80221-1706

GRANADO VICKIE LEE FAMILY TRUST THE
5451 RARITAN WAY
DENVER CO 80221-1735

HERNANDEZ ROBERTA L
5340 RARITAN STREET UNIT 4
DENVER CO 80221

GUEVARA JOSE LUIS AND
GUEVARA JUANA R
5431 TEJON ST
DENVER CO 80221

HERNANDEZ ROGELIO
5460 RARITAN WAY
DENVER CO 80221

HANSEN SHANNON C AND
HUGHES PATRICK
5281 TEJON ST
DENVER CO 80221-1429

HERRE MARTIN
PO BOX 402
DILLON CO 80435-0402

HARDWICK JOHN A
5361 SHOSHONE ST
DENVER CO 80221-1716

HERRERA HELEN M
5281 PECOS ST
DENVER CO 80221-6426

HARDY SHELDON S AND
HARDY KAREN L
364 TITAN ST
AURORA CO 80011-8427

HERRERA TOSHIKO
1982 W 54TH AVE
DENVER CO 80221-1706

HARO DOLORES M
5404 TEJON ST
DENVER CO 80221-1434

HOFFMAN JOHN DAVID
2020 W 52ND PL
DENVER CO 80221-1411

HARRIS BRIAN KEITH
4174 E 139TH AVE
THORNTON CO 80602-7045

HOLMES KYLE/ELLYIA/JEAN
1630 W 54TH PL
DENVER CO 80221-1711

HARTSOCK STEVEN JAMES AND
ANDRUS KATE RENEE HARTSOCK
4298 W 117TH CT
WESTMINSTER CO 80031-5106

HU YOUPIPING AND
PEI HUAIXI
9668 LAMERIA DR
HIGHLANDS RANCH CO 80130-3794

HUERTA JESUS NUNEZ
2060 W 54TH PL
DENVER CO 80221-1423

KARSTEN LARRY G 1/2 INT AND HAYES LARRY
1/4 INT AND LAUHON JAY AND GLENNA 1/4 IN
10039 DODGE DRIVE
NORTHGLENN CO 80260-6032

IJIRI TOMOTARO
7052 VANCE ST
ARVADA CO 80003-3460

KOHS DAVID W
1781 W 54TH PL
DENVER CO 80221-1710

ITEN MARY ELLEN
4850 EATON ST
DENVER CO 80212-2719

KY KRUY JR
5312 QUIVAS ST
DENVER CO 80221

J AND M HOLDING COMPANY
1847 W 52ND AVE
DENVER CO 80221-1701

LECHUGA JESUS M JR
1740 W 53RD DR UNIT 2
DENVER CO 80221-6427

J F BARTON CONTRACTING CO
PO BOX 558
WOOD RIVER IL 62095-0558

LOBATO JOSEPHINE
2040 W 52ND PLACE
DENVER CO 80221

JACOBELLIS FAMILY LLC
2872 GREENSBOROUGH DR
LITTLETON CO 80129-1545

LOPEZ CAROL D
5351 RARITAN WAY
DENVER CO 80221

JENSEN LINDSEY
1765 W 52ND CT
DENVER CO 80221

LOVATO GLORIA M
5470 RARITAN WAY
DENVER CO 80221-1733

JOHANNES HANS A
16652 W 55TH PL
GOLDEN CO 80403-1269

LOVE RONALD B
7921 ZUNI ST
DENVER CO 80221-3879

JOHNSON PETER D
5310 TEJON ST
DENVER CO 80221-1432

LUCERO ARNOLD AND
LUCERO CORRINE
5462 SHOSHONE ST
DENVER CO 80221-1723

JPMORGAN CHASE BANK NATIONAL ASSOCIATION
3415 VISION DR
COLUMBUS OH 43219-6009

MADERA TERESA
1740 W 53RD DRIVE NO. 1
DENVER CO 80221

MARTIN RICHARD A 2/3 AND
FROESE MONICA 1/3
288 CAPE SPLIT RD
ADDISON ME 04606-3655

MARTINEZ TONY JOE AND
MARTINEZ DARLENE M
1979 W 52ND PL
DENVER CO 80221-1407

MARTINEZ FLORENTINO C
5331 TEJON ST
DENVER CO 80221-1431

MARTINEZ YVETTE I
5423 SHOSHONE ST
DENVER CO 80221-1722

MARTINEZ GEORGE F
2060 W 52ND PL
DENVER CO 80221-1411

MARTINSON MICHELE AND
TRUJILLO RUSSELL
5454 TEJON ST
DENVER CO 80221-1434

MARTINEZ GEORGIE ANN
1761 W 52ND CT
DENVER CO 80221-1717

MATTHEWS ASHLEY
1771 W 53RD PL UNIT 2
DENVER CO 80221-6420

MARTINEZ GRACIELA
5411 RARITAN WAY
DENVER CO 80221-1735

MAYNES ROY D AND
MAYNES VIRGINIA R
10089 HOOKER PL
WESTMINSTER CO 80030-6771

MARTINEZ JOE ART
5390 RARITAN WAY
DENVER CO 80221-1734

MC CARTHY TIMOTHY
5401 PECOS ST
DENVER CO 80221-6400

MARTINEZ LONNIE G
16299 BLUELEAF PL
PARKER CO 80134-9273

MC CLERKIN VIRGINIA L
5371 SHOSHONE ST
DENVER CO 80221-1716

MARTINEZ MAX TRUST THE
5380 RARITAN WAY
DENVER CO 80221-1734

MEDINA JOSEPH A
1760 W 54TH PL
DENVER CO 80221-1700

MARTINEZ SCOTT D
PO BOX 12373
DENVER CO 80212-0373

MEDINA ROMAN F AND MEDINA MARY IRENE
5480 RARITAN WAY
DENVER CO 80221-1733

MARTINEZ THOMAS B AND
MARTINEZ MARGARET
6041 HURON STREET
DENVER CO 80221

MENDOZA VICTORIA E
5290 RARITAN ST APT I-7
DENVER CO 80221-6431

MERJIL RICARDO AND
MERJIL AMAYA ALEJANDRA
5372 SHOSHONE ST
DENVER CO 80221-1721

NARVAEZ LUZ MARINA
1771 W 53RD PLACE UNIT NO. 1
DENVER CO 80221

MIERAU ROBERT AND
MIERAU CATHLEEN
415 W ANGUS WAY
HIGHLANDS RANCH CO 80129

NEDVED DOUGLAS DEAN
8240 E 128TH PL
THORNTON CO 80602-8189

MILLER NICOLAS JUAN AND
MILLER JAMIE V
5315 RARITAN WAY
DENVER CO 80221-1713

NEGOMIR JOHN AND FOURIE ANDRE AND
NEGOMIR TAMARA AND FOURIE JILL
10854 W CALEY AVE
LITTLETON CO 80127-4708

MILLERCOORS LLC
C/O TAX DEPARTMENT
3939 W HIGHLAND AVE/PO BOX 482
MILWAUKEE WI 53201-0482

NEGOMIR JOHN M AND
FOURIE ANDRE
7085 MOSS CT
ARVADA CO 80007-6913

MONROY JULIO E AND MONROY DENISE E
TRUSTEES UTD 01/08/03
10535 FELLER COVE
SAN DIEGO CA 92126

NEGOMIR JOHN M/TAMARA A AND
FOURIE ANDRE/JILL
8500 W BOWLES AVE
LITTLETON CO 80123-3273

MORALES ELISA B AND
GONZALEZ JORGE A
1740 W 53RD DR UNIT 8
DENVER CO 80221-6428

NEGOMIR JOHN M/TAMARA AND
FOURIE ANDRE/JILL
5295 QUIVAS ST UNIT 2
DENVER CO 80221-6438

MORALES FRANK AND
MORALES DARLENE M
5394 TEJON ST
DENVER CO 80221-1432

NEGOMIR JOHN/NEGOMIR TAMARA AND
FOURIE ANDRE/FOURIE JILL
1731 W 53RD PL UNIT 4
DENVER CO 80221-6410

MORGAN LAND COMPANY
1401 E BRIDGE ST
BRIGHTON CO 80601-1942

NEWBERRY JANICE
1777 W 52ND AVE
DENVER CO 80221-1709

MYGRANT MICHAEL R/CATHERINE L TRUSTEES
UNDER THE MYGRANT LIVING TRUST
3271 ARDEN ROAD
HAYWARD CA 94545

NEWMAN DEREK
PO BOX 2114
VAIL CO 81658-2114

NADEAU RONALD R
5290 RARITAN ST APT I-6
DENVER CO 80221-6431

NICASTRO GINA M CHAVEZ
5420 UMATILLA ST
DENVER CO 80221-1438

NOLAN JEFF AND
NOLAN VICKY
7335 DOVER ST
ARVADA CO 80005-4258

PEREZ VIRGINIA
5473 SHOSHONE ST
DENVER CO 80221-1722

NOLAN JEFFREY J
1631 W 54TH PL
DENVER CO 80221-1710

PFEIL BRIAN A AND
JORDAN JOHANNES M
5444 TEJON ST
DENVER CO 80221-1434

NORTHROP CHRISTINA D
5465 PECOS ST
DENVER CO 80221-6421

PRENDIS SONIA P AND
PRENDIS VICTOR C
5455 PECOS ST
DENVER CO 80221

O ROURKE NIAL G
5314 QUIVAS ST
DENVER CO 80221

PRENDIS VICTOR
5455 PECOS ST
DENVER CO 80221-6421

OBRIEN THOMAS ANTHONY AND
OBRIEN ELAINE MARIE
1771 W 53RD PL UNIT 3
DENVER CO 80221-6420

PRINCE DOLORES J
5452 SHOSHONE ST
DENVER CO 80221-1723

OGDEN AMANDA
4259 WYANDOT ST
DENVER CO 80211-1758

PRINCE-SMITH JOLEEN AND SMITH DWAYNE C
5450 RARITAN WAY
DENVER CO 80221

OLONA JAMES D
1740 W 53RD DR APT 3
DENVER CO 80221-6423

PUSKARICH CASEY O
5335 PECOS WAY UNIT 2
DENVER CO 80221-6444

ORONA DIMAS AND
ORONA MARIA
5364 TEJON ST
DENVER CO 80221

QUINONEZ STEVEN
5382 SHOSHONE ST
DENVER CO 80221-1721

PARTELLO DEBORAH L
1721 W 54TH PL
DENVER CO 80221-1710

QUINTANA ARNOLD
2031 W 54TH PL
DENVER CO 80221-1719

PATTON CHARLES A AND PATTON LUCILLE A
5472 SHOSHONE STREET
DENVER CO 80221-1723

QUINTANA GENOVEUO AND
QUINTANA SANDRA L
5343 PECOS ST
DENVER CO 80221-6419

RAMOS LORENZO
1720 W 54TH PL
DENVER CO 80221-1700

ROSS MICHAEL C
PO BOX 12043
DENVER CO 80212-0043

RAMOS ROSA M
5415 PECOS ST
DENVER CO 80221-6400

RUBY TERESA ANN
PO BOX 11482
DENVER CO 80211

RICHARDS JAMES L
5353 TEJON ST
DENVER CO 80221-1431

RUIZ LUCIANA
5421 RARITAN WAY
DENVER CO 80221-1735

RIGO ROBERT
5410 UMATILLA ST
DENVER CO 80221-1438

RUSSELL BRADLEY R AND
RUSSELL SARAH A
5290 RARITAN WAY
DENVER CO 80221-1704

ROBINSON HOLLY M
5350 RARITAN WAY
DENVER CO 80221-1734

SACCOMANO ALBERT L
12633 IRVING CIRCLE
BROOMFIELD CO 80020

RODRIGUEZ BEATRICE MICHELLE
4903 VALLEJO ST
DENVER CO 80221-1361

SALEH MANUEL JR AND
SALEH JOSIE L
2062 W 53RD AVE
DENVER CO 80221-1413

RODRIGUEZ SERGIO E AND
RODRIGUEZ ELAINE
1942 W 54TH AVENUE
DENVER CO 80221

SANCHEZ BERNARDO AND SANCHEZ BERNARD
ANGEL AND CHAVEZ DE SANCHEZ RAQUEL
5445 PECOS ST
DENVER CO 80221-6421

RODY KYLE
5424 TEJON ST
DENVER CO 80221

SANDOVAL MICHELLE
1680 W 55TH AVE
DENVER CO 80221

ROMERO ROBERT T AND
ROMERO REBECCA
5410 RARITAN WAY
DENVER CO 80221-1736

SCHINDLER STEPHANIE
1740 W 53RD DR UNIT 6
DENVER CO 80221-6428

ROMERO ROBERTO AND
ROMERO KAREN
5400 RARITAN WAY
DENVER CO 80221-1736

SECHLER ZACHERY AND
KURPJUWEIT LEAH
5370 RARITAN WAY
DENVER CO 80221-1734

SERRANO BRIGITTE AND
SERRANO RAFAEL
5397 TEJON ST
DENVER CO 80221-1431

SMITH TIMOTHY SERPH
1620 W 54TH PL
DENVER CO 80221-1711

SEVEN SPRINGS PROPERTIES LLC
6239 ZENOBIA CT
ARVADA CO 80003

SOLANO ABELINO AND
SOLANO CECILIA
5432 SHOSHONE ST
DENVER CO 80221

SHEN JIEREN
1771 W 53RD PL UNIT 6
DENVER CO 80221-6420

STATE OF COLORADO FBO COLORADO
C/O DEPT OF HUMAN SERVICES
1525 SHERMAN ST 2ND FL
DENVER CO 80203-1714

SIFUENTES EUFEMIA J
5295 QUIVAS ST UNIT 7
DENVER CO 80221-6439

STATE OF COLORADO FBO COLORADO
DEPARTMENT OF HUMAN SERVICES
1525 SHERMAN ST 2ND FLOOR
DENVER CO 80203-1714

SIMONSON ARNOLD J AND
SIMONSON HELEN M
2835 W 32ND AVE BOX 111
DENVER CO 80211-3293

STRAIGHT UP ENTERPRISES LLC
8850 RUTGERS ST
WESTMINSTER CO 80031-3536

SIMPSON SHON
5285 RARITAN WAY
DENVER CO 80221-1702

TAMMAM AMY
165 COLERIDGE ST
BROOKLYN NY 11235-4148

SINGH SAMRA KEWAL
C/O CTK FOOK AND GAS
5251 PECOS STREET
DENVER CO 80221

TEJON HEIGHTS OWNERS ASSOCIATION INC
C/O HARMONY MANAGEMENT GROUP INC
3046 MAGNOLIA ST
DENVER CO 80207-2903

SKIPP NORMAN
6115 W 83RD PL
ARVADA CO 80003-1201

TILLMAN AUNDREA N AND
MARTIN GARRETT R PROCTOR
5464 TEJON ST
DENVER CO 80221

SMEESTER LAWRENCE G AND
SMEESTER RITA JUDY
683 S NOME ST
AURORA CO 80012-2218

TIMMERMAN YATES
5401 RARITAN WAY
DENVER CO 80221-1735

SMITH LILIA M
5421 PECOS STREET
DENVER CO 80221

TORRES DOLORES
5201 TEJON ST
DENVER CO 80221-1465

TORRES JOHN M
1780 W 54TH PL
DENVER CO 80221

VENDEGNA JAMIE AND
VENDEGNA DAVID
5360 TEJON ST
DENVER CO 80221-1432

TRACY JAY B AND
TRACY CAROLYN S
12599 COLORADO BLVD
THORNTON CO 80241-2805

VIGIL FRANCIS L AND
VIGIL JENNIE M
5441 RARITAN WAY
DENVER CO 80221-1735

TRUJILLO ERNEST G
5300 RARITAN WAY
DENVER CO 80221-1734

VIGIL JENNIE R
5318 QUIVAS STREET
DENVER CO 80221

TRUJILLO LINDA
5300 TEJON ST
DENVER CO 80221-1432

VIGIL JOSEPH G AND
VIGIL JULIA C
1760 W 55TH AVE
DENVER CO 80221-1730

TRUJILLO PHILLIP A AND
PEREZ CELESTE L
5422 SHOSHONE STREET
DENVER CO 80221

VILLALVA VENUS
2041 W 52ND AVE
DENVER CO 80221-1401

URIBE BOBBIE J
5463 SHOSHONE ST
DENVER CO 80221-1722

WALDEN ANDREA DAWN AND
DELLERBA STEPHEN GUY III
5260 RARITAN WAY
DENVER CO 80221-1704

VANZO KEVIN M
3140 N SPEER BLVD
DENVER CO 80211-3763

WENDELIN WILBUR L AND
WENDELIN BERNITA A
5443 SHOSHONE ST
DENVER CO 80221-1722

VARELA GENEVIEVE
5433 SHOSHONE ST
DENVER CO 80221-1722

WHEELER GERALD B
3020 EATON ST
DENVER CO 80214-8412

VASQUEZ ISABEL AND
VASQUEZ EVELYN
5420 RARITAN WAY
DENVER CO 80221-1736

WILLCOX JOHN E
2040 W 53RD AVE
DENVER CO 80221-1413

VEGA SALVADOR AND
SALAZAR ESPERANZA
5482 SHOSHONE ST
DENVER CO 80221-1723

WILSON EVAN
2828 XAVIER ST
DENVER CO 80212-1525

WOLD BRIAN B AND
WOLD JOYCE T
5270 RARITAN WAY
DENVER CO 80221-1704

WOZNICK DONALD E/IRMGARD A/WESSEL
LINDA F/TRUSTEES WOZNICK LVNG TRUST THE
9300 KENDALL ST
WESTMINSTER CO 80031-2826

YORK ROBERT EDWARD 3/4 INT AND
YORK JEAN MARIE 1/4 INT
5690 CLEAR CREEK DR
DENVER CO 80212-2834

Adams County
Attn: Planning Addressing
PLN

Adams County Construction Inspection
Attn: PWCI .
PWCI

Adams County Development Services - Building
Attn: Justin Blair
JBlair@adcogov.org

Adams County Fire Protection District
Attn: Marshall Fire
8055 N. WASHINGTON ST.
DENVER CO 80229

Adams County Treasurer: Send email
Attn: Adams County Treasurer
bgrimm@adcogov.org

BERKELEY WATER & SAN DISTRICT
Attn: SHARON WHITEHAIR
4455 W 58TH AVE UNIT A
ARVADA CO 80002

Century Link
Attn: Brandyn Wiedreich
5325 Zuni St, Rm 728
Denver CO 80221

Code Compliance Supervisor
Attn: Eric Guenther
eguenther@adcogov.org

COLO DIV OF MINING RECLAMATION AND SAFETY
Attn: ANTHONY J. WALDRON - SENIOR ENV
DEPT. OF NATURAL RESOURCES
1313 SHERMAN ST, #215
DENVER CO 80203

COLO DIV OF WATER RESOURCES
Attn: Joanna Williams
OFFICE OF STATE ENGINEER
1313 SHERMAN ST., ROOM 818
DENVER CO 80203

COLO DIV OF WATER RESOURCES
Attn: Joanna Williams
OFFICE OF STATE ENGINEER
1313 SHERMAN ST., ROOM 818
DENVER CO 80203

COLORADO DEPT OF TRANSPORTATION
Attn: Steve Loeffler
2000 S. Holly St.
Region 1
Denver CO 80222

COLORADO DIVISION OF WILDLIFE
Attn: Eliza Hunholz
Northeast Regional Engineer
6060 BROADWAY
DENVER CO 80216-1000

COLORADO DIVISION OF WILDLIFE
Attn: JOSEPH PADIA
6060 BROADWAY
DENVER CO 80216

COLORADO GEOLOGICAL SURVEY
Attn: Jill Carlson
1500 Illinois Street
Golden CO 80401

Colorado Geological Survey: CGS_LUR@mines.edu
Attn: Jill Carlson
Mail CHECK to Jill Carlson

COMCAST
Attn: JOE LOWE
8490 N UMITILLA ST
FEDERAL HEIGHTS CO 80260

COUNTY ATTORNEY- Email
Attn: Christine Francescani
CFrancescani@adcogov.org

Engineering Department - ROW
Attn: Transportation Department
PWE - ROW

Engineering Division
Attn: Transportation Department
PWE

HYLAND HILLS PARK & REC DISTRICT
Attn: TERRY BARNHART - PLANNER
8801 North Pecos Street
DENVER CO 80260

TRI-COUNTY HEALTH DEPARTMENT
Attn: Sheila Lynch
6162 S WILLOW DR, SUITE 100
GREENWOOD VILLAGE CO 80111

METRO WASTEWATER RECLAMATION
Attn: CRAIG SIMMONDS
6450 YORK ST.
DENVER CO 80229

Tri-County Health: Mail CHECK to Sheila Lynch
Attn: Tri-County Health
landuse@tchd.org

NORTH LINCOLN WATER AND SAN.
Attn: EDWARD BARENBERG
1576 Sherman Street, Suite 100
DENVER CO 80203

UNITED STATES POST OFFICE
Attn: MARY C. DOBYNS
56691 E COLFAX AVENUE
STRASBURG CO 80136-8115

North Pecos Water & Sanitation District
Attn: Russell Traska
6900 Pecos St
Denver CO 80221

US EPA
Attn: Stan Christensen
1595 Wynkoop Street
DENVER CO 80202

NS - Code Compliance
Attn: Andy San Nicolas
asannicolas@adcogov.org

WESTMINSTER SCHOOL DISTRICT #50
Attn: Jackie Peterson
7002 Raleigh Street
WESTMINSTER CO 80030

Parks and Open Space Department
Attn: Nathan Mosley
mpedrucci@adcogov.org
aclark@adcogov.org

Xcel Energy
Attn: Donna George
1123 W 3rd Ave
DENVER CO 80223

REGIONAL TRANSPORTATION DIST.
Attn: CHRIS QUINN
1560 BROADWAY SUITE 700
DENVER CO 80202

Xcel Energy
Attn: Donna George
1123 W 3rd Ave
DENVER CO 80223

SHERIFF'S OFFICE: SO-HQ
Attn: MICHAEL McINTOSH
nblair@adcogov.org, aoverton@adcogov.org; mkaiser@adcog
snielson@adcogov.org

Sheriff's Office: SO-SUB
Attn: SCOTT MILLER
TFuller@adcogov.org, smiller@adcogov.org
aoverton@adcogov.org; mkaiser@adcogov.org

TRI-COUNTY HEALTH DEPARTMENT
Attn: MONTE DEATRICH
4201 E. 72ND AVENUE SUITE D
COMMERCE CITY CO 80022