



**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT
STAFF REPORT**

Board of County Commissioners

October 18, 2016

CASE No.: PRC2016-00003	CASE NAME: Gates Development/ Alta Rose Subdivision
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Owner's Name:	Lon P. Gates
Applicant's Name:	Lon P. Gates
Applicant's Address:	3900 W. 64 th Ave
Location of Request:	3900 & 4000 W. 64 th Ave
Nature of Request:	1) Approval of a Major Subdivision (preliminary plat) to subdivide 2.9 acres into 13 lots; and 2) rezone from R-1-C to R-2.
Zone District:	Residential-1-C (R-1-C)
Site Size:	2.9 acres
Proposed Uses:	Residential
Existing Use:	Residential
Hearing Date(s):	PC: September 22, 2016/ 6:00 pm
	BOCC: October 18, 2016/ 9:30 am
Report Date:	September 2, 2016
Case Manager:	Libbie Adams
BOA Options:	APPROVAL with 13 Findings-of-Fact, and 5 Conditions

SUMMARY OF PREVIOUS APPLICATIONS

On June 15, 2015, a conceptual review meeting was held to discuss rezoning two lots from R-1-C to R-2 and subdividing the lots to construct duplexes.

Between the years 2002 and 2011, the County issued multiple violations on the property for vehicles parked without tags, weeds and tall grass, and storage of large vehicles.

SUMMARY OF APPLICATION

Background:

Currently, the subject site is developed with one single-family dwelling on each lot. The property is located south of W. 64th Avenue between Tennyson Street and Lowell Boulevard. The site has primary access onto W. 64th Avenue (See Exhibit 1.2). Surrounding properties to the north, south, and west are all developed as single-family residential.

Development Standards and Regulations Requirements:

Per Section 2-02-13 of the Adams County Development Standards and Regulations, the applicant has applied to rezone the properties from R-1-C to R-2. The purpose of the R-2 zone designation is to provide a zone district permitting two-family dwellings and single family homes in a moderate density setting. Per Section 3-14 of the Adams County Development Standards and Regulations, minimum lot size permitted in the R-2 zone district is four thousand five hundred (4,500) square feet per unit for two-family lots, seven thousand (7,000) square feet for single family internal lots, and seven thousand five hundred (7,500) for single family corner lots. The proposed plat consists of thirteen lots and one tract. The tract is intended to be used for on-site drainage. The thirteen lots range in size from 4,570 square feet (0.10 acre) to 8,630 square feet (0.20 acre). Each of these lots conforms to the minimum lot size required for development in the R-2 zone district. In addition, minimum lot width required in the R-2 district is forty-five feet (45) per unit for internal two-family lots and fifty (50) feet per unit for corner two-family lots. Further, a minimum of thirty (30) feet is required for wedge shaped lots, such as around culs-de-sac. Each of the proposed lots conforms to the minimum lot width requirement.

Per Section 5-03-03 of the County's Development Standards and Regulations, subdivision plats and lot dimensions are required to conform to requirements of the zone district in which the property is located. In addition, all lots created by a subdivision shall have access on a County maintained right-of-way. The proposed subdivision plat conforms to the minimum lot dimensions of the R-2 zone district and subdivision design standards. All proposed lots will have access to a public right-of-way, Quitman Street, which will be constructed by the applicant and run perpendicular to W. 64th Avenue.

Currently, the property is located in the R-1-C zone district. Per Section 3-13-07-01 of the County's Development Standards and Regulations, a minimum lot size of seven thousand (7,000) square feet is required for internal lots in the R-1-C zone district, and seven thousand five hundred (7,500) square feet for corner lots. In addition, the required lot widths for properties in the R-1-C zone district are sixty five (65) feet for internal lots and seventy (70) feet for corner lots. Many single-family lots north of the subject site, across W. 64th Avenue, conform to these requirements. However, many lots developed as residential located south and east of the property do not conform to the minimum requirements of the R-1-C zone district. The sizes of these lots are more similar to the R-2 zone district dimensional requirements. In addition, there is a Planned Unit Development (PUD) adjacent to the subject site. The average lots size in this PUD is approximately four thousand seven hundred (4,700) square feet and lot width of forty five (45) feet. The lot sizes in this PUD are similar to the subject request.

In accordance with Section 5-04 of the County's Development Standards and Regulations, public improvements including curb, gutter, and sidewalk will be constructed in the proposed subdivision at the time of a final plat. A Subdivision Improvement Agreement with applicable collateral will be required with an application for a final plat.

Future Land Use Designation/Comprehensive Plan:

The subject property is designated as Urban Residential in the County's Future Land Use Map. Per Chapter 5 of the Adams County Comprehensive Plan, Urban Residential areas are intended to provide a variety of housing types, and create and maintain healthy residential neighborhoods. Primary uses in the Urban Residential future land use designation are single and multiple-family housing developed at densities of one dwelling unit per acre or greater. Surrounding properties to the north, south, east, and west of the subject property are also designated as Urban Residential.

The property is also located in the Southwest Adams County Framework plan. This plan was adopted as an amendment to the County's Comprehensive Plan, and outlines existing conditions and direction for future planning efforts in certain sections of the County. Specifically, the Framework Plan identifies the 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 identifies policies and strategies outlined in the County's Comprehensive Plan, such as maintaining and enhancing the quality of existing residential neighborhoods and enhancing the Southwest area's role as an important gateway to the County. According to the Plan, there is a need for housing, especially those for retirees and small starter homes in the Southwest Areas of the County.

The subject request conforms to goals of the Comprehensive Plan and the Southwest Framework Plan. The request is for development of a two-family residential subdivision that is compatible with surrounding residential subdivisions in terms of lot size and density. In addition, the development will construct public improvements such as curb, gutter, and sidewalk.

Site Characteristics:

Currently, each of the property is developed with one single family dwelling with both having access to W. 64th Avenue. A single family home on the eastern lot will remain; all other structures on the property will be demolished. In addition, each proposed housing unit will be constructed on its own lot with each attached to one other unit to make a duplex. A detention pond is proposed on Tract A, in the eastern central section of the site.

Surrounding Zoning Designations and Existing Use Activity:

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

Compatibility with the Surrounding Area:

The property is surrounded to the north, south, east, and west by single-family residential subdivisions. Arlington Meadows Subdivision Planned Unit Development, approved by the County in 1986, is located east and south of the subject property. This subdivision consists of 207 lots, with an average lot size of 0.11 (4,791.6 square feet) of an acre. Located to the north of the subject site is the Falbo Estates Subdivision. This subdivision was approved in 1964 and consists of 82 lots, with approximately 0.21 of an acre per lot. The property directly east of the subject site is not in a subdivision and is approximately 1.4 acres. Directly west of the subject site are three single family lots located in the H L H Replat Subdivision with an average lot size of 0.59 acres. While the applicant is requesting to rezone the subject site to allow for two-family lots, many of the surrounding single-family lots are of a similar size to the proposed lot size and consistent with type and density of development in the surrounding area. The proposed rezoning also conforms to the County's Development Standards and Regulations.

PLANNING COMMISSION UPDATE

The Planning Commission (PC) considered this case on September 22, 2016 and unanimously recommended approval of the request. At the hearing, the PC inquired from staff a response to the notice of public hearing from one resident expressing concerns about excess drainage and density that may result from the proposed development. In response, the applicant informed the PC that he would discuss the concerns with the resident that sent the notice (Ms. Fitzpatrick). Additionally, Adams County Development Review Engineering staff have also reviewed preliminary drainage plans for the development and finds them acceptable. The engineering staff will also review a final drainage report that is required for submission of a final plat application to ensure all stormwater and drainage issues associated with the development of the site will be managed in accordance with the regulations.

Some members of the PC had questions related to the proposed density of the development. Staff informed the PC that the density being proposed is similar to residential developments surrounding the property such as Arlington Meadows Planned Unit Development, and the proposed development is similar in character to the surrounding developments. After the discussion of the surrounding area in comparison to the proposed development, the PC members' questions about density were resolved.

One person spoke during the public hearing and informed the PC that his main purpose for attending the meeting was to learn more about the proposed development. However, he expressed concerns that he was not adequately informed of the development, and the first time he was notified of the development was when County staff sent him the notice of public hearing. Staff explained the County's notification requirements to both him the PC and he had no additional questions after the explanation.

Staff Recommendations:

Based upon the application, the criteria for a Major Subdivision Preliminary Plat and Rezoning, and a recent site visit, staff recommends Approval of this request with 13 findings-of-fact, and 5 conditions:

RECOMMENDED FINDINGS OF FACT REZONING

1. The Zoning Map amendment is consistent with the Adams County Comprehensive Plan.
2. The Zoning Map amendment is consistent with the purposes of these standards and regulations.
3. The Zoning Map amendment will comply with the requirements of these standards and regulations
4. The Zoning Map amendment is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.

RECOMMENDED FINDINGS OF FACT MAJOR SUBDIVISION (PRELIMINARY PLAT)

5. The preliminary plat is consistent with the Adams County Comprehensive Plan and any available area plan.
6. The preliminary plat is consistent with the purposes of these standards and regulations.
7. The preliminary plat is in conformance with the subdivision design standards and any approved sketch plan.
8. 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.
9. The applicant has provided evidence that a public sewage disposal system has been established and, if other methods of sewage disposal are proposed, adequate evidence indicating that such system complies with state and local laws and regulations.
10. 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.

11. The applicant has provided evidence that adequate drainage improvements comply with these standards and regulations.
12. The overall density of development within the proposed subdivision conforms to the zone district density allowances.
13. The proposed subdivision is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County. The proposed subdivision has established an adequate level of compatibility by:
 - a. Incorporating natural physical features into the development design and providing sufficient open spaces considering the type and intensity of use;
 - b. Incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic or mass transit, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County.
 - c. Incorporating physical design features in the subdivision to provide a transition between the project and adjacent land uses through the provision of an attractive entryway, edges along public streets, architectural design, and appropriate height and bulk restrictions on structures;
 - d. Incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the project design; and
 - e. Incorporating public facilities or infrastructure, or cash-in-lieu, reasonable related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of the County services and facilities.

Recommended Conditions of Approval:

1. The applicant shall submit to Adams County Development Services a final drainage analysis and report for review and approval with any application for final plat.
2. With any final plat application, the applicant shall provide evidence of easements for any required drainage facilities.
3. The applicant shall submit to Adams County Development Services a final traffic impact study for review and approval with any application for Final Plat.
4. A Subdivision Improvement Agreement and collateral shall be submitted with the final plat application.
5. Public Land Dedication (PLD) fees shall be submitted with any application for final plat.

CITIZEN COMMENTS

Notifications Sent	Comments Received
389	3

Property owners within one thousand (1,000) feet were notified of the subject request. As of writing this report, staff has received three responses from the property owner notification. One property owner expressed concerns with potential increase in traffic and opposed approval of the request. A second neighbor expressed concerns with potential increases in drainage flows in the area and density. Staff also received a phone call from one property owner within the notification area who expressed support for the request.

COUNTY AGENCY COMMENTS

Staff reviewed the request and had no concerns with the proposed subdivision. The applicant shall be required to obtain a drainage easement to provide for necessary drainage facilities prior to submittal of any final plat. All public improvements, including curb, gutter, and sidewalk are required with a final plat. A Subdivision Improvement Agreement and required collateral shall also be submitted with a final plat.

REFERRAL AGENCY COMMENTS

Responding with Concerns:

None

Responding without Concerns:

Colorado Department of Transportation
Colorado Geological Survey
Hyland Hills Park and Rec District
Xcel Energy

Notified but not Responding / Considered a Favorable Response:

Century Link
Colorado Division of Mining Reclamation and Safety
Colorado Division of Water Resources
Comcast
Crestview Water and Sanitation
Metro Wastewater Reclamation
RTD
South Adams County Fire District
West Adams Soil conservation
Westminster School District #50

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- 2.1 Applicant Written Explanation
- 2.2 Applicant Site Plan
- 2.3 Applicant Preliminary Plat

Exhibit 3- Referral Comments

- 3.1 Referral Comments (Development Services)
- 3.2 Referral Comments (Adams County Treasurer)
- 3.3 Referral Comments (Hyland Hills)
- 3.4 Referral Comments (Xcel Energy)
- 3.5 Referral Comments (Geological Survey)
- 3.6 Referral Comments (CDOT)

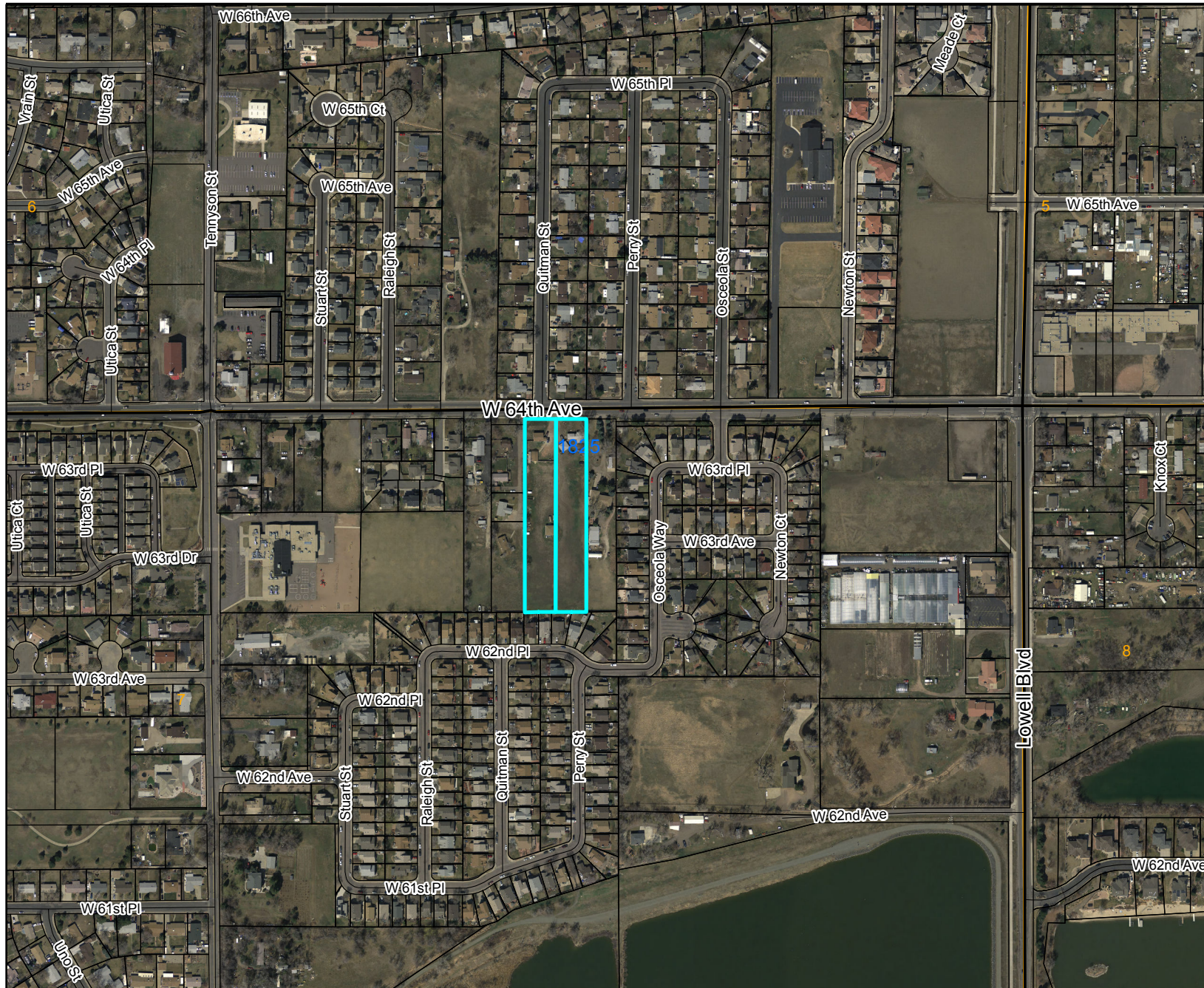
Exhibit 4- Citizen Comments

- 4.1 Hatfield
- 4.2 Fitzpatrick
- 4.3 Phone Call

































Exhibit 5- Associated Case Materials

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

Exhibit 1.1 Aerial Map



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

Alta Rose Subdivision/ Gates Development

PRC2016-00003



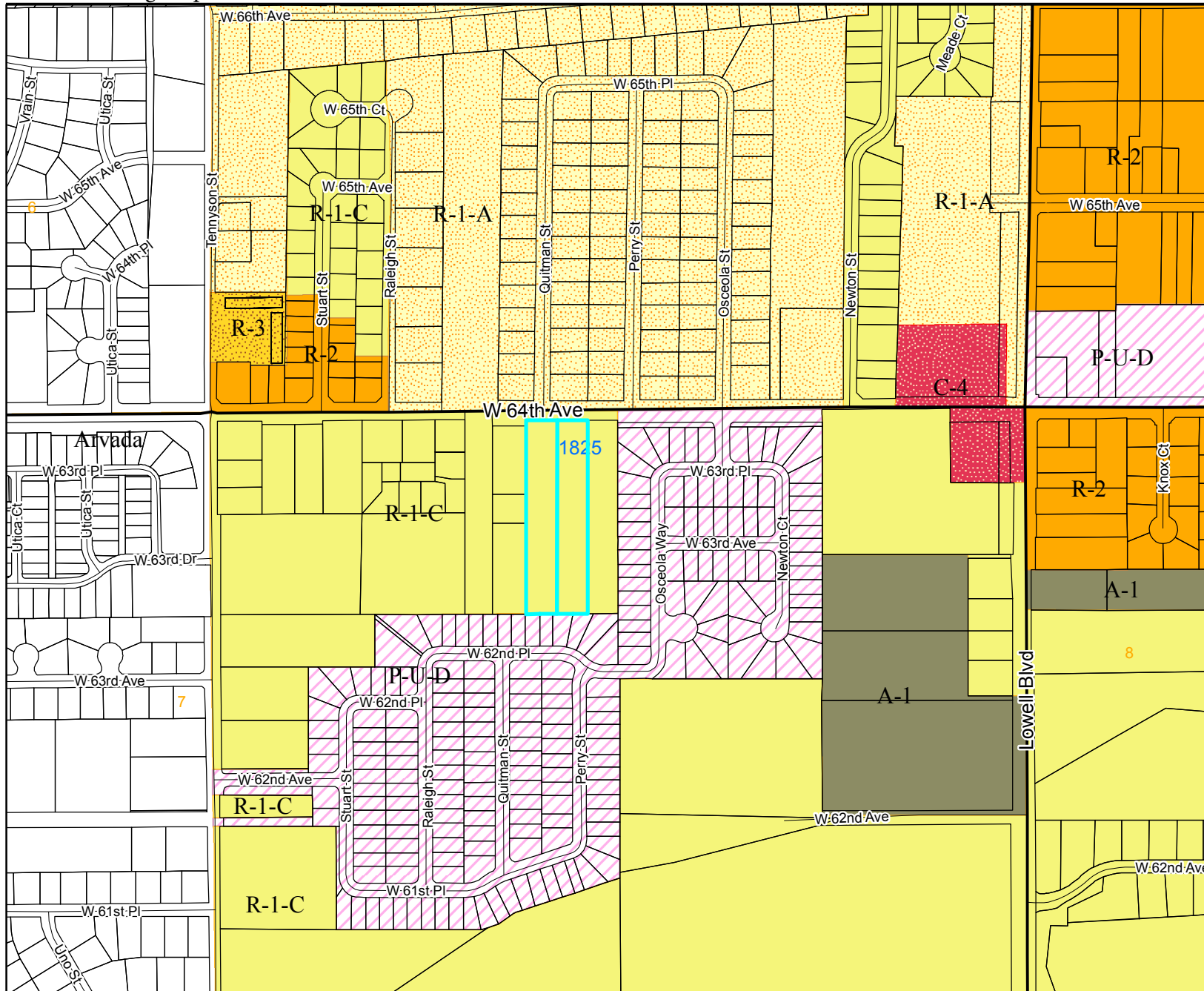
For display purposes only.



ADAMS COUNTY
COLORADO

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

Exhibit 1.2 Zoning Map



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

Alta Rose Subdivision/ Gates Development

PRC2016-00003



For display purposes only.



ADAMS COUNTY
COLORADO

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Exhibit 1.3 Simple Map



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

Alta Rose Subdivision/ Gates Development

PRC2016-00003



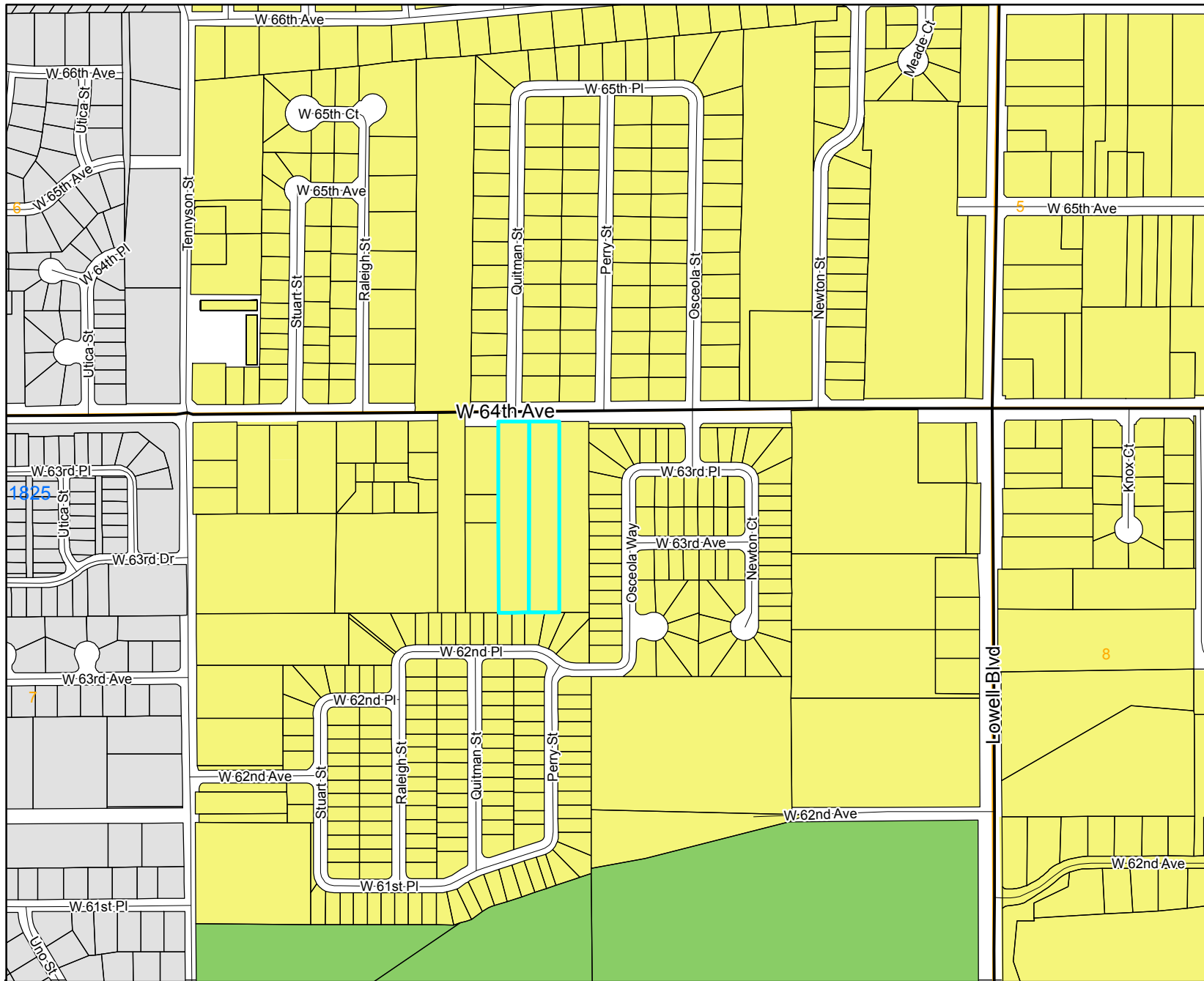
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Exhibit 1.4 Comprehensive Plan Map



Legend

Future Landuse-2012

Residential

- Urban Residential
- Estate Residential

Mixed Use

- Mixed Use Neighborhood
- Activity Center
- Mixed Use Employment

Commercial/Industrial

- Commercial
- Industrial

Other

- Agriculture
- DIA Reserve
- Parks and Open Space
- Public
- Municipal Area

Alta Rose Subdivision/ Gates Development

PRC2016-00003



For display purposes only.



ADAMS COUNTY
COLORADO

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EXPLANATION OF REQUESTS
ALTA ROSE SUBDIVISION-GATES WEST 64TH AVENUE PROPERTY
REZONING TO R-2 AND PRELIMINARY PLAT

Mr. Lon Gates is the owner of 2 adjacent R-1-C zoned parcels totaling 2.9+ acres on the south side of W. 64th Avenue with addresses of 3900 & 4000 W. 64th Avenue. The northern portion of each parcel has a home and miscellaneous outbuildings adjacent to W. 64th Avenue, but the large rear (southern) portion of each parcel is vacant. The area in which the properties are located are a mixture of new single family homes, older single family homes, and mostly undeveloped vacant land with older single family homes. The Comprehensive Plan for the area proposes Urban Residential uses for single and multiple developments readily accessible to urban services and transportation. The property is also within the Southwest Framework, adopted as an amendment to the Comprehensive Plan that envisions quality development of vacant properties to enhance the quality of the existing residential neighborhoods and the area's role as an important gateway. The Plan also envisions future developments being required to include public improvements, such as curb, gutter, and sidewalk.

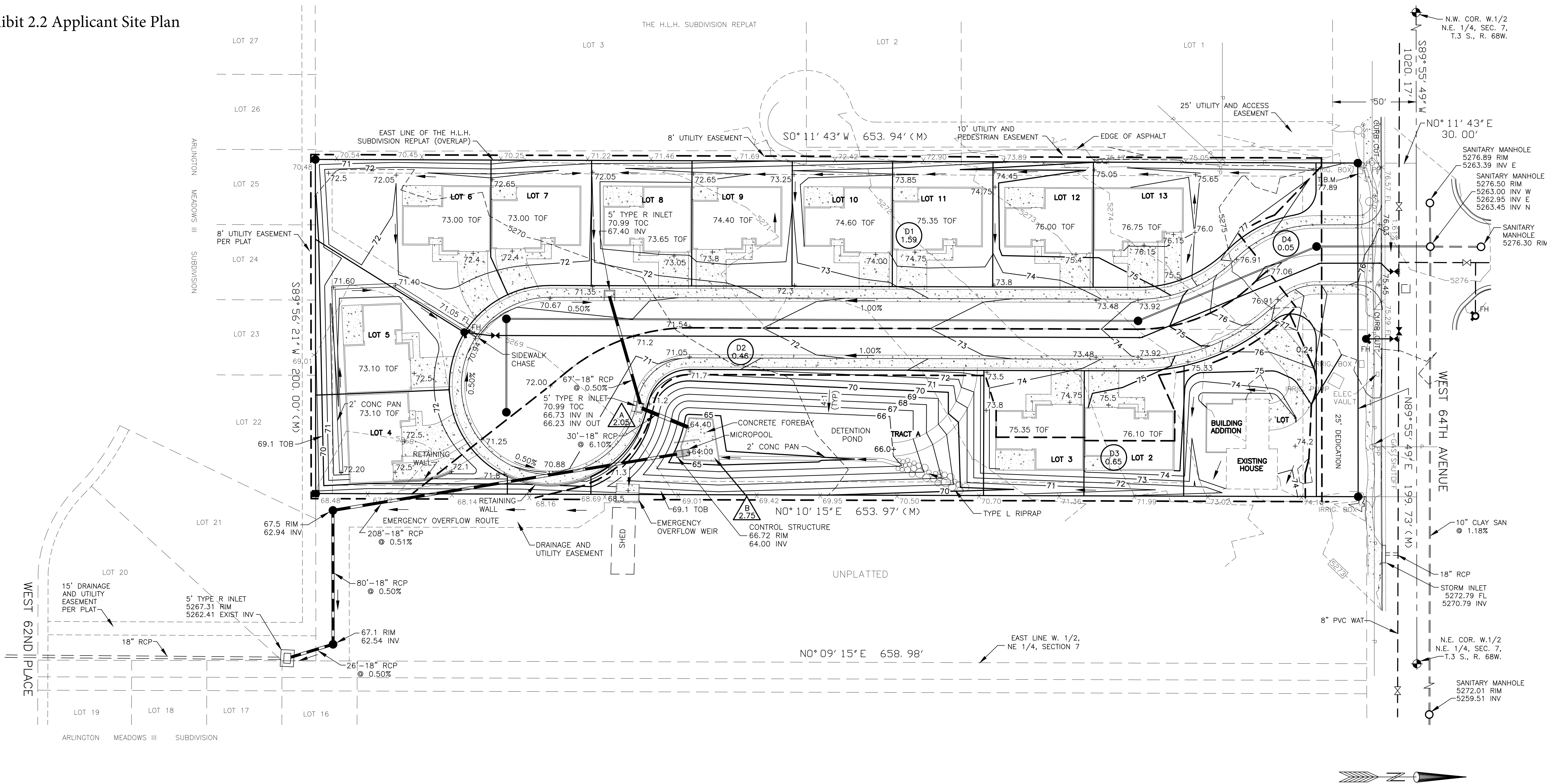
Mr. Gates is proposing to subdivide the 2 parcels into 14 attached single family lots fronting on a to-be-constructed Quitman Ct. from W. 64th Ave. as shown on the accompanying Site Plan, which requires approval of R-2 and the Preliminary Plat. All lots would meet or exceed the County requirements of R-2 zoned duplex attached single-family lots of 9,000 sq.ft. or 4,500 sq.ft./side. Mr. Gates intends to custom build the homes that would exceed minimum County sq.ft. requirements and include enhancement features such as varied roof lines, front porches, partial stone or brick exterior as shown on the accompanying conceptual examples of his home designs.

Other details and information in regard to the proposed development are:

1. Water and Sewer Services – Crestview Water and Sanitation District.
2. Gas and Electric Utility Services – Xcel Energy.
3. Fire Protection – Adams County Fire Protection District. The Fire District will approve all fire hydrant locations, and all home construction will follow the Fire and Building Code.
4. Floodplains and Drainage/Grading/Stormwater Management – All Drainage/Grading/SWMP Plans will be County approved, and all drainage facilities will be constructed in accordance with County approved plans and permits. The property is not within any 100-year floodplain and the subdivision includes a retention pond in the subdivision's southeast corner.
5. Soils-Geologic Conditions – A preliminary geo-technical letter analysis indicates suitability for home development, subject to proper engineering mitigation of the on-site soils that may include excavation and compaction/treatment of all or portions of the soils on the property. Prior to construction, extensive soil/geologic testing will be undertaken to determine road construction standards and home foundation designs.
6. Public Road Improvements, R-O-W Dedication, Access – Quitman Ct. will provide access for all the lots within the subdivision. It will be a dedicated/constructed public street constructed in accordance with County approved plans and permits. No direct access will be allowed onto W. 64th Ave., but r-o-w for future widening of W. 64th Ave. will be conveyed on the plat.

In summary, the proposed 14 attached single-family homes are compatible and not detrimental with the surrounding properties, the Comprehensive Plan, or to the health, safety, or welfare of the inhabitants of the area, and is consistent with the purposes and requirements of the County's Standards and Regulations. Mr. Gates requests a favorable recommendation from the County Staff and Planning Commission, and approval by the Board of County Commissioners to develop this of these applications for R-2 Zoning and Preliminary Plat to allow him to proceed to approval of a Final Plat, and then construction of the subdivision and the attached single family homes.

Exhibit 2.2 Applicant Site Plan



STORM RUNOFF SUMMARY TABLE											
			5 Year Storm			10 Year Storm			100 Year Storm		
BASIN OR DESIGN POINT	A _{ac}	T _{min}	C	I _{in/hr}	Q _{cfs}	C	I _{in/hr}	Q _{cfs}	C	I _{in/hr}	Q _{cfs}
HISTORIC BASINS:											
HI	2.75	30	0.150	2.20	0.91	0.250	2.60	1.79	0.500	4.23	5.82
DEVELOPED BASINS:											
D1	1.59	9	0.549	3.42	4.04	0.602	4.85	4.64	0.735	7.80	9.12
D2	0.46	6	0.802	4.61	4.61	0.831	5.56	2.13	0.896	9.07	3.74
D3	0.65	7	0.291	4.23	4.42	0.374	5.32	1.29	0.581	8.65	3.27
D4	0.05	5	0.750	4.80	4.80	0.786	5.79	0.23	0.868	9.50	0.41
DESIGN POINTS (DEVELOPED CONDITIONS):											
A	2.05	9	0.606	3.28	4.04	0.654	4.85	6.50	0.771	7.80	12.33
B	2.70	9	0.530	3.28	4.04	0.586	4.85	7.67	0.725	7.80	15.27

DETENTION POND DATA			
	WQ	5 YR	100 YR
VOLUME (cu ft)	2,605	7,315	12,846
MAX DEPTH (ft)	1.80	2.72	3.56
SURFACE ELEVATION	65.80	66.72	67.56
TOP OF BERM	69.1	69.1	69.1

- NOTES:
- ALL MATERIALS AND CONSTRUCTION TO COMPLY WITH THE STANDARDS AND SPECIFICATIONS OF ADAMS COUNTY AND LATEST EDITION OF COLORADO DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS.
 - THIS PLAN IS DESIGNED TO BE ELECTRONICALLY SCALED FOR MISSING DIMENSIONS.
 - EXISTING TOPOGRAPHY AND IMPROVEMENTS ARE TAKEN FROM SURVEY BY R. W. BAYER AND ASSOCIATES, INC., DATED MAY 27, 2015 AS AMENDED, PROJECT NO. 2015-086.
 - BENCH MARK: ADAMS COUNTY STATION NUMBER 0026, BEING A STANDARD CDOT 3 1/4 INCH AL. SURVEY MARKER DISK STAMPED "HIDDEN 1995 3S68W S6" PER ADAMS COUNTY DATA SHEET. ELEVATION IS 5285.16 NAVD 88 DATUM.
 - TEMPORARY BENCH MARK: TOP OF SE CORNER OF IRRIGATION BOX LOCATED NEAR THE NW PROPERTY CORNER. ELEVATION IS 5277.09 NAVD 88 DATUM.
 - SUBJECT SITE IS LOCATED WITHIN THE W1/2, NE1/4, SECTION 7, T3S, R68W.

- LEGEND:
- DRAINAGE BASIN DESIGNATION
 - DRAINAGE BASIN AREA
 - DESIGN POINT DESIGNATION
 - CONTRIBUTING DRAINAGE BASIN AREA
 - FIRE HYDRANT
 - DRAINAGE PATH
 - INVERT
 - TOP OF FOUNDATION
 - TOP OF CURB
 - TOP OF BANK
 - EXISTING SPOT ELEVATION
 - PROPOSED CONTOUR
 - PROPOSED SPOT ELEVATION
 - CONCRETE

DRAINAGE STUDIES WATER/SANITARY/STREET PLANS

ED JENNINGS P.E. P.L.S. CIVIL ENGINEER

P.O. BOX 200662 DENVER, CO 80220-0662 (303)388-1887 phone (303)320-1987 fax edjennings@comcast.net

30' 0' 30' 1" = 30'

BEFORE YOU DIG FOR BURIED CABLE LOCATIONS CALL U.N.C.C. 48 HOURS BEFORE DIGGING 1-800-922-1987

EDGAR BELLIS JENNINGS REGISTERED 11619 P.E. & L.S. STATE OF COLORADO

Shr:	1 of 2
Job No:	15111-00
Dwg No:	DP9L5111.DWG
Hor:	1" = 30'
Ver:	1" = 30'
Date:	7-18-16
Des:	EJ
Dwg:	EJ
Chk:	EJ

Title:	DRAINAGE PLAN
Project:	ALTA ROSE SUBDIVISION ADAMS COUNTY, COLORADO
For:	ADCO CONSULTING

Exhibit 2.3 Applicant Preliminary Plat

ALTA ROSE SUBDIVISION - Preliminary Plat

PART OF THE WEST ONE–HALF OF THE NORTHEAST ONE–QUARTER
OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH
PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 2

CASE NO: PRC2016–00003

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNER(S) OF THAT PART OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 7; THENCE NORTH 89°55'49" EAST ALONG THE NORTH LINE OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 7, A DISTANCE OF 1020.17 FEET; THENCE SOUTH 00°11'43" EAST A DISTANCE OF 35.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WEST 64TH AVENUE AND THE POINT OF BEGINNING; THENCE NORTH 89°55'49" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 199.73 FEET; THENCE SOUTH 00°10'15" WEST A DISTANCE OF 623.97 FEET TO THE NORTH LINE OF ARLINGTON MEADOWS III SUBDIVISION AS RECORDED IN FILE 16 AT MAP 538, ADAMS COUNTY RECORDS; THENCE SOUTH 89°56'21" WEST ALONG SAID NORTH LINE, A DISTANCE OF 200.00 FEET TO THE SOUTHEAST CORNER OF THE H.L.H. SUBDIVISION REPLAT AS RECORDED IN FILE 17 AT MAP 578, ADAMS COUNTY RECORDS; THENCE NORTH 00°11'43" EAST ALONG THE EAST LINE OF SAID THE H.L.H. SUBDIVISION REPLAT, A DISTANCE OF 623.94 FEET TO THE POINT OF BEGINNING.

CONTAINS 124,706 SQUARE FEET OR 2.863 ACRES MORE OR LESS

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

LON P. GATES

ACKNOWLEDGEMENT:

STATE OF COLORADO) ss
COUNTY OF ADAMS)

THE FOREGOING WAS ACKNOWLEDGED BY ME THIS _____ DAY OF _____, 20____, BY
LON P. GATES.

NOTARY PUBLIC
MY COMMISSION EXPIRES:_____
MY ADDRESS IS:_____

BASIS FOR BEARINGS:

THE NORTH LINE OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, IS ASSUMED TO BEAR NORTH 89°55'49" EAST. MONUMENTS ARE AS SHOWN HEREON. ALL BEARING SHOWN HEREIN ARE RELATIVE THERETO.

NOTICE:

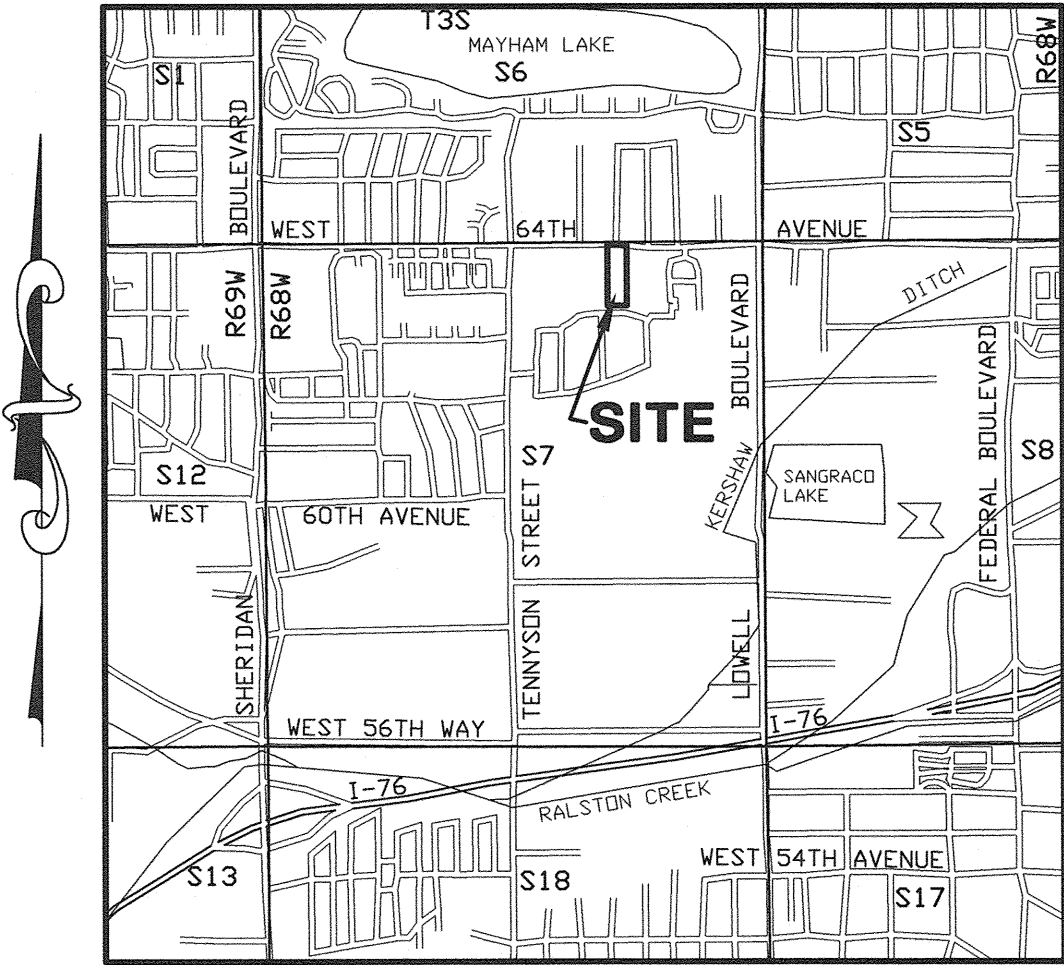
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY R.W. BAYER & ASSOCIATES, INC. OF THE PROPERTY SHOWN AND DESCRIBED HEREIN TO DETERMINE OWNERSHIP OF THE TRACT OF LAND, COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND OR RIGHTS-OF-WAY, EASEMENTS OR ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND. R.W. BAYER & ASSOCIATES, INC. HAS RELIED UPON OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. TF70469796-2, DATED 01-25-2016 AT 5:00 P.M., FOR OWNERSHIP AND FOR THE PURPOSE OF SHOWING RECORDED EASEMENTS AND RIGHT-OF-WAY ACROSS THESE PREMISES.

EXCEPT AS SHOWN OR SPECIFICALLY STATED, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS, ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY REVEAL.

VICINITY MAP

SCALE: 1"=2000'



PLAT NOTES:

THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY SUBDIVISION DEVELOPMENT AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.

UTILITY AND DRAINAGE EASEMENTS ADJOINING THE EXTERIOR AND INTERIOR STREETS ARE GRANTED FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ELECTRIC, TELEVISION CABLE, AND TELECOMMUNICATIONS AND DRAINAGE FACILITIES, SAID EASEMENTS AND THEIR WIDTH ARE INDICATED ON SHEET 2 OF 2 OF THIS PLAT.

COMMON SIDE AND REAR LOT LINES SHALL HAVE UTILITY AND DRAINAGE EASEMENTS AND ARE GRANTED FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ELECTRIC, TELEVISION CABLE, AND TELECOMMUNICATIONS AND DRAINAGE FACILITIES, SAID EASEMENTS AND THEIR WIDTH ARE INDICATED ON SHEET 2 OF 2 OF THIS PLAT.

UTILITY EASEMENTS ARE 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 GRANTEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEES, 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.

TRACT A AS SHOWN ON THIS PLAT SHALL BE UTILIZED FOR DRAINAGE, DETENTION POND AND OPEN SPACE. A DRAINAGE EASEMENT OVER THE ENTIRETY OF THIS TRACT IS GRANTED TO ADAMS COUNTY BY THIS PLAT. TRACT A SHALL BE CONVEYED BY SEPARATE DOCUMENT TO THE HOA.

Prepared By:

R. W. BAYER & ASSOCIATES, INC.
2090 EAST 104TH AVENUE, SUITE 200
THORNTON, COLORADO 80233-4316
(303) 452-4433 rwbssurveying@hotmail.com
CAD FILE: L15086A.DWG

Date Prepared: DECEMBER 28, 2015
REVISED 02-17-2016 PER CLIENT
REVISED 05-26-2016 LOT LINES PER CLIENT
REVISED 07-20-2016 LOT LINES PER CLIENT

LAND USE CHART			
LOT/TRACT/ROW	USE	SQUARE FEET±	ACRES±
LOT 1	SINGLE FAMILY	7,501 SQ.FT.	0.1722 AC.
LOT 2	MULTIFAMILY	4,500 SQ.FT.	0.1033 AC.
LOT 3	MULTIFAMILY	4,502 SQ.FT.	0.1033 AC.
LOT 4	MULTIFAMILY	5,743 SQ.FT.	0.1318 AC.
LOT 5	MULTIFAMILY	5,453 SQ.FT.	0.1252 AC.
LOT 6	MULTIFAMILY	8,361 SQ.FT.	0.1919 AC.
LOT 7	MULTIFAMILY	4,501 SQ.FT.	0.1033 AC.
LOT 8	MULTIFAMILY	4,502 SQ.FT.	0.1034 AC.
LOT 9	MULTIFAMILY	4,500 SQ.FT.	0.1033 AC.
LOT 10	MULTIFAMILY	4,500 SQ.FT.	0.1033 AC.
LOT 11	MULTIFAMILY	4,502 SQ.FT.	0.1034 AC.
LOT 12	MULTIFAMILY	4,502 SQ.FT.	0.1034 AC.
LOT 13	MULTIFAMILY	7,562 SQ.FT.	0.1736 AC.
TRACT A	DETENTION POND/ OPEN SPACE	15,780 SQ.FT.	0.3622 AC.
ROW	RIGHT-OF-WAY	38,296 SQ.FT.	0.8792 AC.
TOTAL		124,706 SQ.FT.	2.8628 AC.

SURVEYOR'S CERTIFICATE:

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

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

DATE: _____

APPROVALS:

PLANNING COMMISSION APPROVAL:

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

CHAIRPERSON

BOARD OF COUNTY COMMISSIONERS APPROVAL:

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

CHAIRPERSON

CERTIFICATE OF THE CLERK AND RECORDER:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, IN THE STATE OF COLORADO, AT _____:_____.M., ON THE _____ DAY OF _____, A.D., 20____.

BY: _____ DEPUTY _____ COUNTY CLERK AND RECORDER

RECEPTION NO.: _____

ALTA ROSE SUBDIVISION - Preliminary Plat

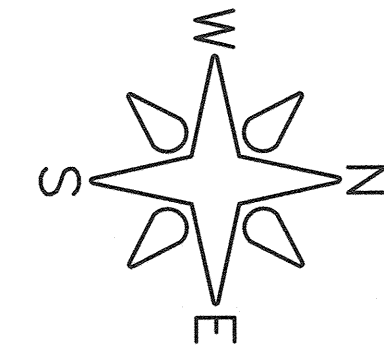
PART OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER
OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH
PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 2

CASE NO: PRC2016-00003

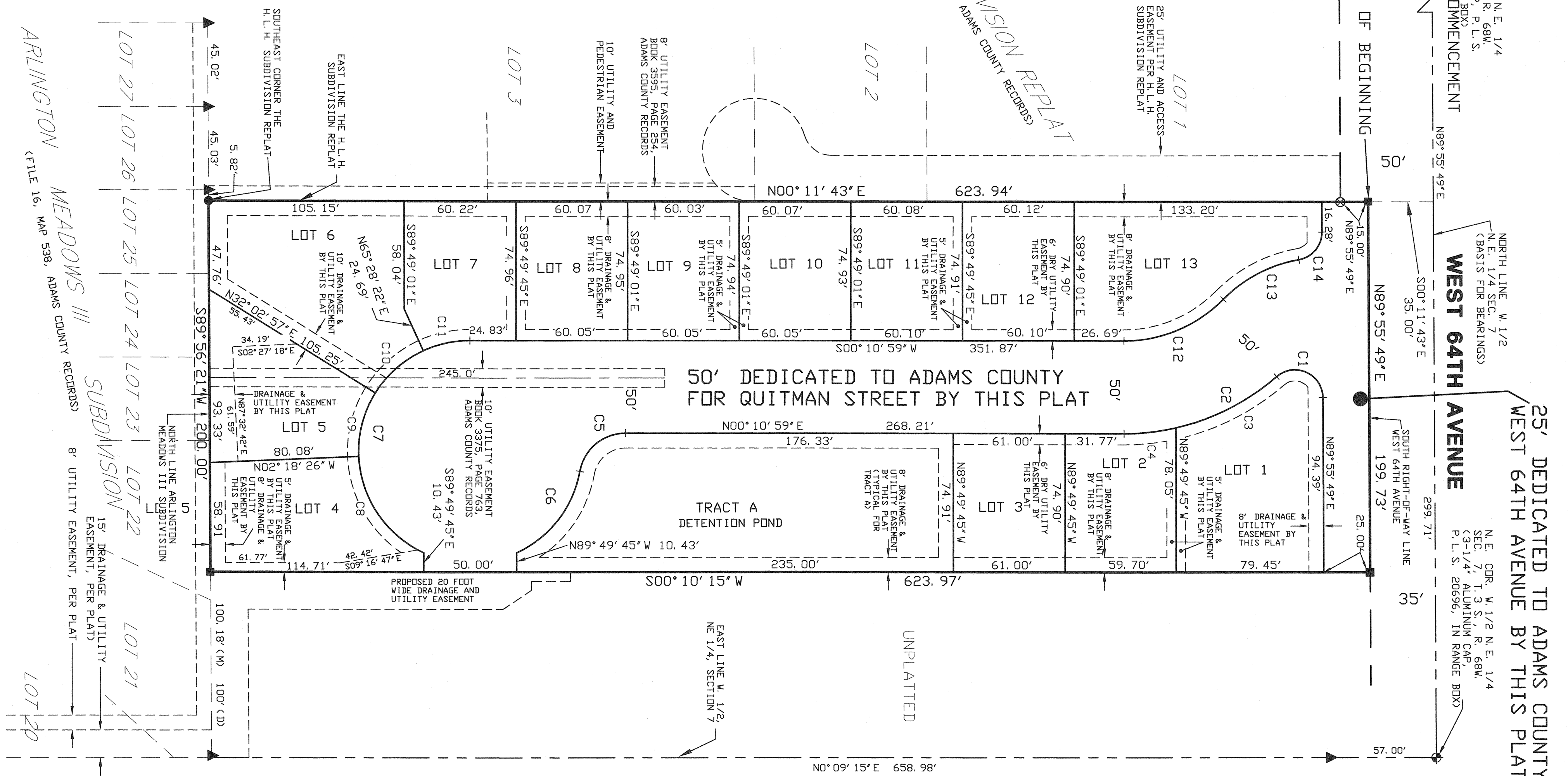
CURVE TABLE						
CURVE#	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE	
C1	34.25'	15.00'	130°49'04"	S24°31'17"W	27.28'	
C2	89.60'	125.00'	041°04'14"	S20°21'08"E	87.70'	
C3	61.44'	125.00'	028°09'38"	N26°48'26"W	60.82'	
C4	28.17'	125.00'	012°54'36"	N06°16'19"W	28.11'	
C5	34.84'	25.00'	079°50'09"	S39°44'06"E	32.08'	
C6	57.80'	60.00'	055°11'57"	S52°03'12"E	55.60'	
C7	162.72'	60.00'	155°23'17"	N77°30'40"W	117.24'	
C8	65.87'	60.00'	062°53'52"	N56°14'38"E	62.61'	
C9	35.98'	60.00'	034°21'33"	S75°07'45"E	35.44'	
C10	35.00'	60.00'	033°25'25"	S41°14'21"E	34.51'	
C11	25.89'	60.00'	024°42'37"	N12°10'20"W	25.68'	
C12	59.55'	75.00'	045°29'38"	N22°33'51"W	58.00'	
C13	46.66'	75.00'	035°38'50"	N27°29'15"W	45.91'	
C14	21.05'	15.00'	080°24'21"	N49°52'00"W	19.37'	

LEGEND

- DENOTES: EXISTING #5 REBAR & CAP - BAYER - P. L. S. 6973
- DENOTES: EXISTING #5 REBAR
- ▲ DENOTES: EXISTING #5 REBAR & CAP - P. L. S. 16112
- ⊗ DENOTES: EXISTING #4 REBAR & CAP - P. L. S. 14070



SCALE: 1"=40'



Prepared By:
R. W. BAYER & ASSOCIATES, INC.
2090 EAST 104TH AVENUE, SUITE 200
THORNTON, COLORADO 80233-4316
(303) 452-4433 rwbbsurveying@hotmail.com
CAD FILE: L150868.DWG

Date Prepared: DECEMBER 28, 2015
REVISED 06-01-2016 LOT LINES PER CLIENT
REVISED 07-20-2016 LOT LINES PER CLIENT

BLOCK 3 ARLINGTON MEADOWS III SUBDIVISION
(FILE 16, MAP 538, ADAMS COUNTY RECORDS)

Exhibit 3.1 Referral Comments (Development Services)

Community & Economic
Development Department
www.adcogov.org



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

Date: 8/4/2016

Project Number: PRC2016-00003

Project Name: Gates Development/ Alta Rose Subdivision

Note to Applicant:

The following review comments and information from the Development Review Team is based on submitted documents only.

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

Commenting Division: Engineering Review

Name of Reviewer: Greg Labrie

Date: 08/03/2016

Email: GLabrie@adcogov.org

ENG1: Applicant is required to submit an O&M Manual for the proposed detention pond.

ENG2: Applicant is required to submit street construction plans for the proposed roadway to include asphalt thickness design, plan and profiles, and the typical cross section.

The remaining comments from ENG 3 through ENG 9 are general engineering comments for subdivisions design and construction.

ENG3: Flood Insurance Rate Map – FIRM Panels # (08001C0583H and 08001C0591H), Federal Emergency Management Agency, March 5, 2007. According to the above references, the project site is NOT located within a delineated 100-year flood hazard zone; A floodplain use permit will not be required.

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

ENG4: The applicant shall be responsible to ensure compliance with all Federal, State, and Local water quality construction requirements. The project site is within the County's MS4 Stormwater Permit area and the area of disturbance exceeds 1 acre. Therefore, the applicant shall be responsible to prepare the SWMP plan using the Adams County ESC Template, and obtain both a County SWQ Permit and State Permit COR-030000.

ENG5: Prior to scheduling the final plat/FDP BOCC hearing, the developer is required to submit for review and receive approval of all construction documents (construction plans and reports). Construction documents shall include, at a minimum, onsite and public improvements construction plans, drainage report, traffic impact study. All construction documents must meet the requirements of the Adams County Development Standards and Regulations. The developer shall submit to the Adams County Development Review Engineering division the following: Engineering Review Application, Engineering Review Fee, two (2) copies of all construction documents. The development review fee for this project will be \$1,000.

ENG6: Applicant must complete a traffic impact and construct the required public improvements identified in this study.

ENG7: Prior to the issuance of any construction or building permits, the developer shall enter into a Subdivision Improvements Agreement (SIA) with the County and provide a security bond for all public improvements.

ENG8: No building permits will be issued until all public improvements have been constructed, inspected and preliminarily accepted by the County's Transportation Dept.

ENG9: The developer is responsible for the repair or replacement of any broken or damaged section of curb gutter and sidewalk.

Commenting Division: Planning Review

Name of Reviewer: Libbie Adams

Date: 7/27/2016

Email: LAdams@adcogov.org

Resubmittal Required for Planning: No, application meets planning subdivision standards

PLN1: This request is for a preliminary plat and rezoning to create 13 lots in the Residential-2 (R-2) zone district.

PLN2: All lots must conform to the minimum requirements of the R-2 zone district pursuant to Section 3-14-07 and Section 5-03-03-08 Subdivision Standards

- a. The minimum lot size for internal lots shall be 4,500 square feet per dwelling unit for a two-family lot and 7,000 square feet for single-family home lots
- b. The minimum lot size for corner lots shall be 4,500 square feet per dwelling unit for a two-family lot and 7,500 square feet for single-family home lots
- c. The minimum width for internal lots shall be 45 feet per dwelling unit for a two-family lot and 65 feet for single-family home lots
- d. The minimum width for corner lots shall be 50 feet per dwelling unit for a two-family lot and 70 feet for single-family home lots
- e. Side lot lines shall be substantially at right angles or radial to road right of ways
- f. Wedge shaped lots are permitted and shall not be less than 30 feet wide along the street or must follow zone district standards listed in a-d
- g. The subdivision meets the above criteria

PLN3: While setbacks are not reviewed as part of the subdivision plat, please note that all new dwellings must conform to the setbacks outlined in Section 3-14-07-03.

PLN4: The Comprehensive Plan, Future Land Use Map, designates this site as Urban Residential.

- a. Urban Residential areas are designated for single and multi-family housing at urban densities in areas with adequate urban services and transportation facilities.
- b. The proposed subdivision is consistent with the goals of the Comprehensive Plan.

PLN5: A “will serve” letter from Crestview Water and Sanitation District was provided with the application. The applicant has provided evidence of sufficient water and sanitation.

PLN6: Adams County School District 50 stated the proposed subdivision would have minimal impact on the district’s capacity to absorb students within existing schools.

The following comments could be conditions of approval and shall be required prior to approval of the Final Plat:

PLN7: Per Section 5-03-05-02, right-of-way landscaping is required. One shade tree and two shrubs per 1,000 square feet of right-of-way landscape area shall be provided and 50% shall be living groundcover.

PLN8: Per Section 5-03-05-04, Landscaping maintenance plan shall be required, includes enforcement mechanism for failure to maintain landscaping to standards identified within maintenance plan

PLN9: Per Section 5-03-05-03, landscaping in the detention pond shall be required.

PLN10: A Subdivision Improvement Agreement is required with Final Plat submittal pursuant to Section 5-02-05.

PLN11: Public Land Dedication Fees shall be required at the time of Final Plat.

PLN12: Per Section 5-03-04-05, drainage maintenance shall be required, includes enforcement mechanism for failure to maintain landscaping to standards identified within maintenance plan

Commenting Division: Right-of-Way Review

Name of Reviewer: Robert Kovacs

Date: 08/04/2016

Email: RKovacs@adcogov.org

ROW1: The adjustment of the proposed ROW dedication from 15' to 25' on the most recent revision of the Preliminary Plat is noted and in accord with the approved 2012 Adams County Transportation Plan.

ROW2: Additional ROW comments are in form of redlined mark up of draft preliminary plat. The markup is saved in eDocs under No. 5426393. PDF thereof has also been attached to this case, PRC2016-00003.

ROW3: The County does not have a template for an easement for the owner of an offsite property granting an easement for drainage purposes to a neighboring property. However, please find attached a sample of a recently recorded document for a similar situation elsewhere. Note the highlighted language relating to Adams County. "However, the County may, at the Grantees sole cost and expense, undertake to maintain the improvements in the event the Grantee becomes unable or unwilling to do so." Even though the Easement Agreement will be between the Owner of the neighboring property to the Owner of the property to be subdivided, please send a draft of the easement to the County for its review. This is because Adams County should be referenced in it.

ROW4: Said highlighted sample easement is saved in eDocs under No. 5426407. PDF thereof has also been attached to this case, PRC2016-00003. The legal description of the sample has been removed as not pertinent to this case.

ROW5: Return Revised Draft Plat for further review.

Commenting Division: Addressing Review

Name of Reviewer: Robert Kovacs

Date: 3/25/2016

Email: RKovacs@adcogov.org

Addressing will be at time of final plat.

Commenting Division: Building Review

Name of Reviewer: Justin Blair

Date: 3/9/2016

Email: JBlair@adcogov.org

No Comment

Commenting Division: Parks Review

Name of Reviewer: Aaron Clark

Date: 3/17/2016

Email: ACClark@adcogov.org

PK1. We assume that the developer will pay the fee-in-lieu for parks dedication.

PK2. The subject property is within the Hyland Hills parks & recreation district: the developer may wish to contact Hyland Hills to discuss the proposed development and ensure that there are no concerns.

Exhibit 3.2 Referral Comments (Adams County Treasurer)

From: [Jennifer Lothrop](#)
To: [Libbie Adams](#)
Cc: [Brigitte Grimm](#)
Subject: PRC2016-00003 Gates Development Request for Comments
Date: Thursday, March 03, 2016 1:15:58 PM
Attachments: [DOCS-#5314036-v1-PRC2016-00003 GATES DEVELOPMENT INTERNAL REFERRAL PACKE....pdf](#)
[image002.png](#)

Case Name: Gates Development
Case Number: PRC2016-00003
Parcel # 0182507100009 and 0182507100010

The above mentioned parcels have the 2nd half of 2015 taxes due June 15, 2016, 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.



Exhibit 3.3 Referral Comments (Hyland Hills)

From: [Terry Barnhart](#)
To: [Libbie Adams](#)
Subject: RE: PRC2016-00003 Gates Development Request for Comments
Date: Thursday, March 03, 2016 9:19:08 AM

Libbie;

Hyland Hills has no comment on this proposal. We welcome redevelopment in this neighborhood and elsewhere in the District.

Terry Barnhart
Planner

Hyland Hills Park and Recreation District

303 650-7609 office

303 489-3482 cell

From: Libbie Adams [mailto:LAdams@adcogov.org]
Sent: Thursday, March 03, 2016 9:15 AM
To: Libbie Adams
Subject: PRC2016-00003 Gates Development Request for Comments

Good morning,

Please review the attached Request for Comments for case number PRC2016-00003 for a rezoning and preliminary plat. The referral agency deadline date is 3/25/2016. If you have any additional questions please feel free to contact me at 720.523.6855.

Thank you,
Libbie

Libbie Adams

Assistant Planner, *Community and Economic Development*

ADAMS COUNTY, COLORADO

4430 South Adams County Pkwy, Suite W2000A

Brighton, CO 80601

o: 720.523.6855 | ladams@adcogov.org

www.adcogov.org



Right of Way & Permits

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

August 2, 2016

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

Attn: Libbie Adams

Re: Gates Development – Alta Rose Subdivision – 2nd resubmittal, Case # PRC2016-00003

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the second resubmittal of the rezone and preliminary plat for **Gates Development – Alta Rose Subdivision**. Please be advised that PSCo has existing natural gas and electric distribution facilities within the areas indicated in this proposed rezone. Public Service Company has no objection to this proposed rezone, contingent upon Public Service Company of Colorado's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

To ensure that adequate utility easements are available within this development and per state statutes, Public Service Company requests that the following language or plat note be placed on the preliminary and final plats for the subdivision:

Six-foot (6') wide dry utility easements are hereby dedicated on private property adjacent to the front lot lines and eight-foot (8') on the rear lot lines of each lot in the subdivision. In addition, eight-foot (8') wide dry utility easements are hereby dedicated around the perimeter of tracts, parcels and/or open space areas. These easements are 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 grantees, may remove any Interfering Objects at no cost to such grantees, 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.

Public Service Company also requests that all utility easements be depicted graphically on the preliminary and final plats. While these easements should accommodate the majority of utilities to be installed in the subdivision, some additional easements may be required as planning and building progresses.

The property owner/developer/contractor must contact the **Builder's Call Line** at 1-800-628-2121 or <https://xcelenergy.force.com/FastApp> (register, application can then be tracked) 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

COLORADO GEOLOGICAL SURVEY

1801 19th Street
Golden, Colorado 80401



August 3, 2016

Karen Berry
State Geologist

Libbie Adams

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

Location:

NE $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ Section 7,
T3S, R68W, 6th P.M.
39.8119, -105.0401

Subject: Gates Development/Alta Rose Subdivision – Rezoning and Preliminary Plat
Case Number PRC2016-00003; Adams County, CO; CGS Unique No. AD-16-0016 2

Dear Ms. Adams:

Colorado Geological Survey has reviewed the Gates Development rezoning and preliminary plat resubmittal for 13 attached single-family lots (12 duplex units in 6 buildings plus one detached SF home on proposed Lot 1) on two parcels located at 3900 and 4000 W. 64th Avenue. With this referral, I received a request for comments (July 21, 2016), a Drainage Plan and Drainage Details drawing (Ed Jennings, P.E., P.L.S., July 18, 2016), a Final Drainage Report (Ed Jennings, P.E., P.L.S., July 19, 2016), and a Vicinity Map and plat for Alta Rose Subdivision (R.W. Bayer & Associates, revised July 20, 2016).

The previously proposed retention pond has been revised and is now a detention pond with an outlet discharging at pre-development rates to an existing, offsite storm sewer system. **This satisfactorily addresses the retention pond concerns discussed in CGS's March 17, 2016 Gates Development / Alta Rose Subdivision review letter.**

CGS's previous comments regarding soil and bedrock engineering properties remain valid:

Lot-specific geotechnical investigations and analysis will be needed, prior to building permit application, to determine depths to bedrock and seasonal groundwater levels, and to characterize soil and bedrock engineering properties such as swell/consolidation potential, density, strength, and allowable bearing pressures. This information is required to determine subgrade preparation requirements, to design individual foundations, foundation perimeter drains and floor systems, and to determine the site's suitability for basements, if planned.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Jill Carlson", is written over the word "Sincerely,".

Jill Carlson, C.E.G.
Engineering Geologist

Exhibit 3.6 Referral Comments
(CDOT)

From: [Loeffler - CDOT, Steven](#)
To: [Libbie Adams](#)
Subject: PRC2016-00003, Gates Development
Date: Thursday, March 10, 2016 10:16:38 AM

Libbie,

I have reviewed the request for comments on a rezoning and preliminary plat for property located at 3900 and 4000 W. 64th Ave. and have no objections.

Thank you for the opportunity to review this referral.

Steve Loeffler
Permits Unit



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



Exhibit 4.1 Hatfield

From: [Pat Hatfield](#)
To: [Libbie Adams](#)
Subject: PRC2016-00003
Date: Tuesday, March 29, 2016 10:45:59 AM

Im not in favor of this project. Causes to much traffic and headaches Patrick hatfield

Exhibit 4.2 Fitzpatrick

From: [Sarah Fitzpatrick](#)
To: [Libbie Adams](#)
Cc: [Chris {ice} Fitzpatrick](#)
Subject: Gates development
Date: Tuesday, March 29, 2016 7:27:48 AM

Hi Libby- Thank you for the return call. I apologize for not calling you back. Mondays are especially hectic work days for me. The property that Mr. Gates plans to develop is diagonal to my property. On the site plan map I am lot 21. In our yard we have both an electric easement and a drainage easement. Mr. Gates has approached my husband and I about linking into our drainage easement to drain his property which includes digging a trench in our yard to lay the drain pipe. I would like to know more about what his other options are, what rights he has to access this drain and what rights we have as homeowners.

When we purchased our home 12 years ago we knew that the county needed access to these easement but it did not occur to us that this situation was an option. Thus far, Mr. Gates has been very amenable, and we with him, to forging a partnership to meet the needs of both sides. That being said, I do have some concerns about how this project would unfold. Who holds the developer accountable and what rights to we have if his either does not stay to the plan or if something goes wrong. There is also a know former meth lab adjacent to his property and I worry about what is in the soil which will now be draining into my yard. I worry about what risks his development poses to my property including, but not limited to, placing my home at risk for flooding or other damages. I also have concerns about the large size of these homes in a relatively small lot. I worry about the safety of my young family during construction and the length of time during the summer that we will have limited access to our backyard.

Thank you for taking the time to consider my concerns. This is new to us and any additional knowledge of how such plans unfold and the ramifications that may occur is helpful to us.

-Sarah Fitzpatrick

720-308-8288

Exhibit 4.3 Phone Call

Phone call received March 25, 2016 3:33pm

Property owner lives in unincorporated Adams County. They stated the properties are currently an eye sore and are very thrilled with the proposal and to see nice homes on the site. They are in support of this project and hope the plan goes through.



Community & Economic Development Department

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

MEMORANDUM

Request for Comments

Case Name: GATES DEVELOPMENT
Project Number: PRC2016-00003

March 2, 2016

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

REZONING, AND PRELIMINARY PLAT

This request is located at 3900 and 4000 W 64TH

The Assessor's Parcel Number is 0182507100009, 0182507100010

Applicant Information:

GATES LON P
3900 W 64TH AVE
ARVADA, CO 80003

Please forward any written comments on this application to the Department of Community and Economic Development at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 (720) 523-6800 by 03/25/2016 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 LAdams@adcogov.org.

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

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

Thank you for your review of this case.

Libbie Adams
Case Manager

Community & Economic
Development Department
www.adcogov.org



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

Public Hearing Notification

Case Name:	ALTA ROSE SUBDIVISION / GATES DEVELOPMENT
Case Number:	PRC2016-00003
Planning Commission Hearing Date:	09/22/2016 at 6:00 p.m.
Board of County Commissioners Hearing Date:	10/18/2016 at 9:30 a.m.

September 8, 2016

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

Approval of a Major Subdivision (preliminary plat) to subdivide 2.9 acres into 13 lots and rezone from Residential-1-C to Residential-2.

This request is located at **4000 W 64TH and 3900 W 64th**

The Assessor's Parcel Number(s) **0182507100009, 0182507100010**

Applicant Information: **GATES LON P
3900 W 64TH AVE
ARVADA, CO 80003**

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

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

Libbie Adams
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

Exhibit 5.3 Referral Agency Labels

Adams County
Attn: Planning Addressing
PLN

COLORADO DEPT OF TRANSPORTATION
Attn: BRADLEY SHEEHAN, P.E.
2000 SOUTH HOLLY ST.
REGION 6
DENVER CO 80222

Adams County Construction Inspection
Attn: PWCI .
PWCI

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

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

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

Adams County Fire Rescue
Attn: Greg Preston
3365 W. 65TH AVE.
DENVER CO 80221

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

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

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

Century Link
Attn: Brandyn Wiedrich
5325 Zuni Street, # 728
Denver CO 80221

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

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

COUNTY ATTORNEY- Email
Attn: Christine Francescani
CFrancescani@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

Crestview Water & Sanitation
Attn: Patrick Stock
PO Box 21299
Denver CO 80221-0299

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

Engineering Department - ROW
Attn: Transportation Department
PWE - ROW

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

Engineering Division
Attn: Transportation Department
PWE

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

WEST ADAMS SOIL CONSERVATION DISTRICT:westadams
Attn: Referral Email
Mail CHECK to Ken Koebel

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

WESTMINSTER SCHOOL DISTRICT #50
Attn: SANDRA McClure- DIR OF FINANCE
7002 Raleigh Street
WESTMINSTER CO 80030

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

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

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

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

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

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

WEST ADAMS SOIL CONSERVATION DISTRICT
Attn: Cindy Einspahr
57 W BROMLEY LN
BRIGHTON CO 80601

Exhibit 5.4 Property Owner Labels

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

ANTHONY BEN AND
ANTHONY JERIANNE
868 S GRAPE ST
DENVER CO 80246-2332

ABBOTT JAMIE AND
ABBOTT RYAN
6420 OSCEOLA ST
ARVADA CO 80003-6423

ARAGON ROBERT L
6249 NEWTON CT
ARVADA CO 80003-6723

ADAMS STANLEY W AND
ENSIGN JUDITH E
4057 W 62ND PL
ARVADA CO 80003-6713

ARCHULETA KARLA R
6208 STUART ST
ARVADA CO 80003

ALDRICH TIM A AND
ALDRICH MARSHA L
6524 QUITMAN ST
ARVADA CO 80003-6433

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

ALLEN GREGORY HUGHES AND
ALLEN ERIN ELIZABETH
4107 W 62ND PL
ARVADA CO 80003-6714

ATKINSON LETICIA
6410 NEWTON STREET
ARVADA CO 80003

ALZAMILY ZAINAB
3883 W 63RD PL
ARVADA CO 80003-6721

AVALOS VARGAS RAMIRO AND
AVALOS VARGAS CANDICE
6534 QUITMAN ST
ARVADA CO 80003-6433

AMPTMANN MELINDA
6156 RALEIGH ST
ARVADA CO 80003-6734

AYALA ADOLFO SANTIAGO
6174 QUITMAN ST
ARVADA CO 80003-6732

ANDREJASICH BILL
6146 RALEIGH ST
ARVADA CO 80003-6734

AYALA MARIA CRUZ AND
ESCAMILLA DIONISIO AYALA
4037 W 62ND PL
ARVADA CO 80003-6713

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

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

ANEMA CHARLES E AND
ANEMA CARLITA A
4134 W 61ST PL
ARVADA CO 80003-6746

BALDERAS CARLOS AND
BALDERAS GLORIA
6415 QUITMAN STREET
ARVADA CO 80003

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

BEECHICK ANDREW AND
BEECHICK JANICE M
6410 RALEIGH ST
ARVADA CO 80003-6435

BANK OF AMERICA NATIONAL ASSOCIATION
12650 INGENUITY DR
ORLANDO FL 32826-2703

BEHRMANN LEAH E AND BEHRMANN JAMES AND
LUSSIER BEHRMANN ROBIN J
3926 W 63RD AVE
ARVADA CO 80003-6718

BARELA RUBEN A AND
BARELA ANTOINETTE M
6430 OSCEOLA ST
ARVADA CO 80003-6423

BENSON RUSSELL W AND
BENSON JENNIFER M
6444 QUITMAN ST
ARVADA CO 80003-6431

BARRIOS MARTIN AND
BARRIOS M ESTHER
6311 OSCEOLA WAY
ARVADA CO 80003-6728

BEVILL JEFFREY L
6158 STUART ST
ARVADA CO 80003-6738

BASEGGIO VICTORIA JENINE AND
BASEGGIO TIMOTHY ALAN
6243 PERRY ST
ARVADA CO 80003-6729

BIERMAN ANITA R AND
BIERMAN JENNAFER A/MICHAEL H
6483 STUART ST
ARVADA CO 80003-6454

BAST JOHN M AND
BAST CHIEKO
6263 PERRY ST
ARVADA CO 80003-6729

BLOESCH JAMES F
6525 QUITMAN ST
ARVADA CO 80003-6432

BAVARO ONOFRIO AND
BAVARO GLORIA T
6510 OSCEOLA ST
ARVADA CO 80003-6425

BOGARD YVONNE
6162 PERRY ST
ARVADA CO 80003-6700

BEACHLER DAVID
6138 STUART ST
ARVADA CO 80003

BOSTON MONICA C AND
BOSTON JEFFREY G
4104 W 61ST PL
ARVADA CO 80003

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

BOXLEITNER SONJA
13487 W 70TH PLACE
ARVADA CO 80004

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

BRAASCH WILLIAM A AND
BRAASCH ALLEGRA R
6403 PERRY ST
ARVADA CO 80003-6427

BRAASCH WILLIAM AND
BRAASCH ALLEGRA
6402 PERRY ST
ARVADA CO 80003-6428

BUXTON MARILYN P AND
BUXTON TORRES TANYA M
6246 RALEIGH ST
ARVADA CO 80003-6744

BRADLEY RONALD D AND
BRADLEY MARIA V
6175 QUITMAN ST
ARVADA CO 80003-6733

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

BRIDGES CHARLES
6484 QUITMAN ST
ARVADA CO 80003-6431

CABRAL ISAIAS
6235 QUITMAN STREET
ARVADA CO 80003

BRISNEHAN COLLEEN T
6474 QUITMAN ST
ARVADA CO 80003-6431

CALABRESE THOMAS J AND
CALABRESE CAROL J
6441 OSCEOLA ST
ARVADA CO 80003-6422

BRISNEHAN JAMES L AND
BRISNEHAN KATHLEEN J
6482 PERRY ST
ARVADA CO 80003-6428

CARDOZA FLORENTINO AND CARDOZA MARCELLA
6154 QUITMAN ST
ARVADA CO 80003-6732

BUI ANTHONY TRAN AND
TRAN CHUCK CONG
6218 STUART ST
ARVADA CO 80003-6740

CARVER JEFFREY MATTHEW
6341 OSCEOLA WAY
ARVADA CO 80003-6728

BUKSNAITIS LINAS
6493 STUART ST
ARVADA CO 80003-6454

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

BURR RUTH PATRICIA
6193 PERRY ST
ARVADA CO 80003-6722

CHACON-VELARDE RAUL C AND
CHACON INGRID M
3915 W 63RD AVE
ARVADA CO 80003-6719

BURSKI BRIAN
9072 MORTON RD
NIWOT CO 80503-8669

CHALLINOR ALEXANDER
4194 W 61ST PL
ARVADA CO 80003-6746

BUTCHER MICHAEL J AND
BUTCHER ROBERT L
6422 PERRY STREET
ARVADA CO 80003

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

CHRISTENSON BAILEY R
6212 PERRY ST
ARVADA CO 80003-6730

CRUZ FAMILY TRUST
3924 W 63RD PL
ARVADA CO 80003-6742

CITY OF WESTMINSTER
4800 W 92ND AVE
WESTMINSTER CO 80030-6399

CRUZ WILLIAM AND
CRUZ KAREN
6266 RALEIGH ST
ARVADA CO 80003-6744

CLEMENTS KRIS AND LYNDIA J
6218 NEWTON CT
ARVADA CO 80003-6724

CRYSTAL LAKES HOMEOWNERS
ASSOCIATION INC
PO BOX 1404
WESTMINSTER CO 80030-1404

COFFEY BETTY J AND
MAESTAS CHARLENE D
6472 PERRY ST
ARVADA CO 80003-6428

CSH 2016-1 BORROWER LLC
8665 E HARTFORD DR STE 200
SCOTTSDALE AZ 85255-7807

CONDE SAMUEL AND
CONDE VIRGINIA M
6198 STUART ST
ARVADA CO 80003-6738

CURTIS BRIAN C AND
CURTIS DARCY L
6490 STUART ST
ARVADA CO 80003-6453

CONLON RICHARD
6261 OSCEOLA WAY
ARVADA CO 80003-6728

DE CRESCENTIS JOHN R
6442 PERRY ST
ARVADA CO 80003

CORDOVA PAUL ANTHONY
3894 W 63RD PL
ARVADA CO 80003-6720

DE MARCO KANE LOURDES AND
KANE MICHAEL V
6244 QUITMAN ST
ARVADA CO 80003

CORTES LINDA F AND
PARKER BARBARA M
6214 QUITMAN ST
ARVADA CO 80003-6736

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

CRESTVIEW WATER AND SANITATION DISTRICT
PO BOX 21299
DENVER CO 80221-0299

DEATON PAUL LEE
6446 NEWTON ST
ARVADA CO 80003-6448

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

DELGADO EVA P AND
LUND EVA DARLENE
6452 PERRY ST
ARVADA CO 80003-6428

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

ELLIOTT JOSEPH M TRUST 1/3 INT AND
ELLIOTT GLADYS M 2/3 INT
6261 LOWELL BLVD
DENVER CO 80221-1945

DELHIERRO JASON M AND
DELHIERRO ANNA M
4531 W 36TH AVE
DENVER CO 80212

ELLIOTT WILLIAM ANTHONY AND
ELLIOTT DONNA M
6321 LOWELL BLVD
DENVER CO 80221-1947

DEMERLING DAVID AND
TANABE TERESA K
6163 PERRY ST
ARVADA CO 80003-6722

ELLIS LEONARD C
6241 OSCEOLA WAY
ARVADA CO 80003-6727

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

ERICKSON WALTER D AND
ERICKSON PATRICIA
6210 TENNYSON ST
ARVADA CO 80003-6706

DONAHUE NANCY J
3903 W 63RD PL
ARVADA CO 80003-6741

ERIKSSON STEVEN B AND
ERIKSSON LINDA E
6178 STUART ST
ARVADA CO 80003-6738

DRAPER DENNIS L
6234 QUITMAN ST
ARVADA CO 80003-6736

ESQUIBEL DAVID R JR AND
ESQUIBEL ERIC L
6481 RALEIGH ST
ARVADA CO 80003

DURAN JOE GEORGE AND
DURAN FRANCES M
6203 PERRY ST
ARVADA CO 80003-6729

FANGANELLO MARILYN E
6249 LOWELL BLVD
DENVER CO 80221

DYER STACEY B
6192 PERRY ST
ARVADA CO 80003-6700

FITZPATRICK SARAH K AND
FITZPATRICK CHRISTOPHER C
6272 PERRY ST
ARVADA CO 80003-6731

EDWARDS KATHLEEN
4117 W 62ND PL
ARVADA CO 80003-6714

FLORES PAUL
6331 OSCEOLA WAY
ARVADA CO 80003-6728

ELLIOTT JOSEPH M AND
ELLIOTT GLADYS M
6261 LOWELL BLVD
DENVER CO 80221-1945

FRANZESE ANGELA
3885 W 63RD AVE
ARVADA CO 80003

FRATES JANNA LEE FALBO
6425 QUITMAN ST
ARVADA CO 80003

GASTELUM DIONNA DARNAE AND
GASTELUM JESUS E
6431 OSCEOLA ST
ARVADA CO 80003-6422

FREDERICK DAVID AND
FREDERICK STEPHANIE
PO BOX 16020
ALBUQUERQUE NM 87191-6020

GATES LON P
3900 W 64TH AVE
ARVADA CO 80003

FRESQUEZ FRANK RICHARD AND
FRESQUEZ DEBRA L
6245 QUITMAN ST
ARVADA CO 80003-6743

GATES LON P
7653 LEE DRIVE
ARVADA CO 80005

FUENTES MARCO A AND
FUENTES ZULEMA BARRIOS
4265 W 65TH AVE
ARVADA CO 80003

GEORGE AMANDA K
6145 QUITMAN ST
ARVADA CO 80003-6733

FULTON ARTHUR J AND
FULTON MATTIE L
6216 RALEIGH STREET
ARVADA CO 80003

GLORIA RODRIGO S AND
MARTINEZ-GLORIA CHERYL
4074 W 61ST PL
ARVADA CO 80003-6710

GALLEGOS JOSEPH A
6435 QUITMAN ST
ARVADA CO 80003-6430

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

GARCIA ARTURO O AND
GARCIA ROSA M
4214 W 61ST PL
ARVADA CO 80003

GOMEZ DARRELL E
6406 RALEIGH ST
ARVADA CO 80003-6435

GARCIA BENNIE R AND
GARCIA SHARON F
6454 QUITMAN ST
ARVADA CO 80003-6431

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

GARCIA LINDA C
6502 PERRY ST
ARVADA CO 80003-6400

GOMEZ EILEN
6431 RALEIGH ST
ARVADA CO 80003-6434

GASKIN MICHAEL
6460 OSCEOLA ST
ARVADA CO 80003-6423

GONZALES JAIME PALACIOS AND
PALACIOS ERIC
6411 OSCEOLA ST
ARVADA CO 80003-6422

GONZALES JIMMY F AND
GONZALES JOHANNA S
6480 OSCEOLA ST
ARVADA CO 80003-6423

GUTIERREZ CLAUDIO SR AND
GUTIERREZ MARIA M
6301 OSCEOLA WAY
ARVADA CO 80003-6728

GONZALES STEVE AND GONZALES NORA
6495 QUITMAN ST
ARVADA CO 80003-6430

GUTIERREZ MATTHEW AND
VERA CURISHA
6440 OSCEOLA ST
ARVADA CO 80003-6423

GOODLOE MYKHAL
6380 QUITMAN COURT
ARVADA CO 80003

HANIFF SABRINA AND
HANIFF TRACY
3905 W 63RD AVE
ARVADA CO 80003-6719

GREEN KARIN AND
GREEN PHILIP
6239 STUART ST
ARVADA CO 80003-6739

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

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

HARMS JASON R AND
HARMS JANELLE K
6269 NEWTON CT
ARVADA CO 80003

GRIFFIN MICHELLE
3884 W 63RD PL
ARVADA CO 80003-6720

HARRISON TAMMIE DEE AND
MILLER LALEH CHI
3893 W 63RD PL
ARVADA CO 80003-6721

GROGAN WILLIAM J AND
GROGAN TAMELA A
6233 PERRY ST
ARVADA CO 80003-6729

HATFIELD PATRICK R
6433 PERRY ST
ARVADA CO 80003-6427

GROTELUSCHEN JEAN TRUST THE
6228 STUART STREET
ARVADA CO 80003

HAVERMANN DAVID J AND
HAVERMANN LUCILLE M
3800 W 64TH AVE
ARVADA CO 80003-6506

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

HEATH MARK P
6260 OSCEOLA WAY
ARVADA CO 80003

GURICAN WILLIAM CHRISTOPHER
3863 W 63RD PL
ARVADA CO 80003-6721

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

HEIN SHARON KAY AND
HEIN SHARLENE
6500-65 RALEIGH ST
ARVADA CO 80003

HOOD TOBY D
6161 LOWELL BLVD
DENVER CO 80221-1943

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

HOSTERT COURTNEY
6152 PERRY ST
ARVADA CO 80003-6700

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

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

HENRY CASEY F AND
HENRY PAMELA S
6155 QUITMAN ST
ARVADA CO 80003

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

HERNANDEZ JESUS AND
LE TENORIO DIANA
6127 RALEIGH ST
ARVADA CO 80003

HUM LISA R AND
HUM RONALD R
6348 NEWTON CT
ARVADA CO 80003-6725

HERNANDEZ RICHARD B AND
HERNANDEZ CARMEN
6194 QUITMAN ST
ARVADA CO 80003-6732

HUTCHINS ELIZABETH A
6147 RALEIGH ST
ARVADA CO 80003-6735

HICKLER SAMUEL AND
HICKLER LEAH
4204 W 61ST PL
ARVADA CO 80003-6709

HUYNH DUNG V
6268 NEWTON CT
ARVADA CO 80003-6724

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

JACQUEZ DARRELL L AND
JACQUEZ VICKIE P
6485 QUITMAN ST
ARVADA CO 80003-6430

HILDEBRAND BRITTANY ENGLISH AND
VONESH PHIDELIA MARY
6221 OSCEOLA WAY
ARVADA CO 80003-6727

JENSEN MARCI L AND
MUSGRAVE SCOTT
61 DEERWOOD DR
LITTLETON CO 80127-2627

HINCKLEY THOMAS S LIVING TRUST THE
6132 PERRY ST
ARVADA CO 80003-6700

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

JOHNSON ALFRED W
6421 OSCEOLA ST
ARVADA CO 80003-6422

KHONG TUNG THANH
6184 QUITMAN ST
ARVADA CO 80003-6732

JOHNSON PAUL E D
6298 NEWTON CT
ARVADA CO 80003-6725

KNOEBEL DAVID C AND KNOEBEL ELEANOR D
6126 RALEIGH ST
ARVADA CO 80003-6734

JOHNSON STEVE L
4054 W 61ST PL
ARVADA CO 80003-6710

KOKOSZKA DIANNA M
117 EDGEWATER COVE
LAKEWAY TX 78734

KAISER JAMES S
6230 OSCEOLA WAY
ARVADA CO 80003-6726

KOVTUN GALINA AND KOVTUN LEONID
6162 TENNYSON ST
ARVADA CO 80003-6704

KAJKO EDWARD C AND
KAJKO BEVERLY B
6231 OSCEOLA WAY
ARVADA CO 80003-6727

KRAUS STEVEN A AND
KRAUS VICKY D
6237 RALEIGH ST
ARVADA CO 80003-6745

KARASIK RANDAL BRUCE TRUST THE
4625 W 61ST PL
ARVADA CO 80003-6815

LACEY SHAWN R
6242 PERRY ST
ARVADA CO 80003

KARRES GREGORY G
6262 PERRY ST
ARVADA CO 80003

LAM XANH
6445 RALEIGH ST
ARVADA CO 80003-6434

KEENE MARK STERLING
1080 MARIGOLD DRIVE
DENVER CO 80221

LASH DALE EDWARD AND
LASH SANDRA FAY
6503 PERRY ST
ARVADA CO 80003-6446

KELLOND KEVIN AND
KELLOND JENNIFER
6358 NEWTON CT
ARVADA CO 80003-6725

LAWLER DANIEL AND
FRANKER WHITNEY
6196 RALEIGH ST
ARVADA CO 80003-6734

KHONG THERESA V AND
VU JOHN L
13528 KING LAKE TRAIL
BROOMFIELD CO 80020

LE DANNY AND
LE VAN THI
4225 WEST 65TH AVE
ARVADA CO 80003

LE DUNG NGOC AND
NGUYEN CUONG HUY
3914 W 63RD PL
ARVADA CO 80003-6742

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

LE HOA THI AND LE LANG THI
6164 QUITMAN ST
ARVADA CO 80003-6732

LITTRELL CHRISTOPHER N
6148 STUART ST
ARVADA CO 80003-6738

LECKLER LOIS
6166 RALEIGH ST
ARVADA CO 80003-6734

LOPEZ ERNESTO
3904 W 63RD PL
ARVADA CO 80003-6742

LEDEZMA SIPIRANO AND
LEDEZMA MARGARET M
PO BOX 1241
GRANBY CO 80446-1241

LUCERO CLIFFORD
6390 TENNYSON
ARVADA CO 80003-6708

LEDVINKA MIROSLAV
6497 STUART ST
ARVADA CO 80003-6454

MA YULAN AND
MA YUNUO
6495 RALEIGH ST
ARVADA CO 80003-6434

LEE JEFFREY
6440 TENNYSON ST UNIT 20
ARVADA CO 80003

MACATR LLC
165 VALLEJO ST
DENVER CO 80223-1210

LEWANDOWSKI MALGORZATA BARBARA
6176 RALEIGH ST
ARVADA CO 80003-6734

MACIAS NICHOLAS ALAN AND
MACIAS JENNIFER NICOLE
6248 NEWTON CT
ARVADA CO 80003-6724

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

MADERA ISIDRO LAMAS AND
MADERA MARIA E
6460 NEWTON ST
ARVADA CO 80003-6448

LIA CHEADLE SHIRLEY
6481 OSCEOLA ST
ARVADA CO 80003-6422

MADERA PEDRO A AND
MADERA PEDRO JR
6413 PERRY STREET
ARVADA CO 80003

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

MADERA SALVADOR
3439 W CONEJOS
DENVER CO 80204

MADSEN MARK L AND
FORTAREL JANICE P
6434 NEWTON STREET
ARVADA CO 80003

MARTINEZ RAMIRO AND MARTINEZ AGUSTINA
6222 PERRY STREET
ARVADA CO 80003

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

MARTINEZ ROSE AND
MARTINEZ FRANK S
6144 QUITMAN ST
ARVADA CO 80003-6732

MAESTAS SAM J AND MAESTAS VALENTINA
6179 STUART ST
ARVADA CO 80003-6737

MARTINEZ RUDOLPH P AND
MARTINEZ ALBERTA S
6462 PERRY ST
ARVADA CO 80003-6428

MARES GREGORY T AND
MARES CHERYL A
6475 QUITMAN ST
ARVADA CO 80003

MARTINEZ TOMMY J AND
MARTINEZ TRACY L
6480 STUART ST
ARVADA CO 80006

MARGHEIM KANDY L AND
MARGHEIM BARRY R
6167 RALEIGH ST
ARVADA CO 80003-6735

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

MARSHALL ROBIN D
481 30 RD
GRAND JUNCTION CO 81504-8636

MASON NATALIE J
6423 PERRY ST
ARVADA CO 80003-6427

MARTINEZ BILL J
6215 QUITMAN ST
ARVADA CO 80003-6743

MASSIMINO ANTOINETTE P
3962 W 65TH PL
ARVADA CO 80003-6402

MARTINEZ EVANGELINA AND
MARTINEZ EVA ANGELINA
6217 RALEIGH ST
ARVADA CO 80003-6745

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

MARTINEZ LAURA AND
TIGLIO MICHAEL
3874 W 63RD PL
ARVADA CO 80003-6720

MATSUO BRIAN T AND
MATSUO MIKI
1932 W TOMBSTONE TRL
PHOENIX AZ 85085-1711

MARTINEZ PATRICIA
6211 OSCEOLA WAY
ARVADA CO 80003

MATULIONIS IIVYDAS
4137 W 62ND PL
ARVADA CO 80003-6714

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

MICHELS STEVEN L
6490 OSCEOLA ST
ARVADA CO 80003-6423

MC CARTHY TIMOTHY P AND
MC CARTHY GEORGIA
4114 W 61ST PL
ARVADA CO 80003

MILTON CHAD WALTER
12893 W 14TH PL
GOLDEN CO 80401

MC NEFF DEUARD C AND
MC NEFF KATHRYN L
6259 NEWTON CT
ARVADA CO 80003-6723

MINKLER MAES JORY A
4240 W 65TH CT
ARVADA CO 80003-6451

MCINTOSH THOMAS JOSEPH
6405 QUITMAN ST
ARVADA CO 80003-6430

MIRICH PAMELA
4014 W 61ST PL
ARVADA CO 80003-6710

MCLELLAN STEVE
6453 PERRY ST
ARVADA CO 80003-6427

MONTELONGO FRANK R
6265 QUITMAN ST
ARVADA CO 80003-6743

MEADE OLIVER AND
KOBZEJ MEGAN
6412 PERRY ST
ARVADA CO 80003-6428

MONTOYA DONALD G AND MONTOYA ROXANA
4022 W 65TH PL
ARVADA CO 80003-6404

MEDRANO JULIO SAENZ AND
AVALOS ANA
6239 NEWTON CT
ARVADA CO 80003-6723

MONTOYA MICHAEL A
6445 QUITMAN ST
ARVADA CO 80003-6430

MENDOZA JOHN AND
MENDOZA PAULINA T
6227 RALEIGH ST
ARVADA CO 80003-6745

MONTOYA MICHAEL AND
MONTOYA RUSSELL
6451 OSCEOLA ST
ARVADA CO 80003-6422

MERCER ERIC AND
MERCER RHONDA
6510 TENNYSON ST
ARVADA CO 80003-6442

MONTOYA TANG MING AND
MONTOYA ANDREW
3913 W 63RD PL
ARVADA CO 80003-6741

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

MONTOYA VINCENT AND
MONTOYA DEBRA
6232 PERRY ST
ARVADA CO 80003-6730

MTE LLC
929 RALEIGH ST
DENVER CO 80204

NGUYEN KHANH AND
NGUYEN THUY
5698 W 109TH CIR
WESTMINSTER CO 80020-3282

MUNYON NANCY A
6308 NEWTON CT
ARVADA CO 80003-6725

NGUYEN LEE AND
NGUYEN MARIA
6172 PERRY ST
ARVADA CO 80003-6700

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

NGUYEN LONG AND
BUI TUYEN
6450 NEWTON ST
ARVADA CO 80003-6448

NEEDENS DOLORES B
6461 OSCEOLA ST
ARVADA CO 80003-6422

NGUYEN MEN THI AND
NGUYEN THINH VAN
4094 W 61ST PL
ARVADA CO 80003-6710

NGUYEN ANH-TAI KHAC
4257 W 62ND PL
ARVADA CO 80003-6711

NGUYEN PHONG QUANG AND
HUYNH HANG
6207 RALEIGH ST
ARVADA CO 80003-6745

NGUYEN CATHY C
6225 QUITMAN STREET
ARVADA CO 80003

NGUYEN QUOC TE AND
NHUYEN TOAN
3876 W 63RD AVE
ARVADA CO 80003-6718

NGUYEN DAM AND
LY CUNG
6515 QUITMAN ST
ARVADA CO 80003

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

NGUYEN DAN VY AND
NGUYEN CAN
6165 QUITMAN ST
ARVADA CO 80003-6733

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

NGUYEN HIEP V AND
TRUONG CHI T
3874 W 63RD PLACE
ARVADA CO 80003

NOFFSINGER BENNY T AND
NOFFSINGER SUSAN K
6240 TENNYSON ST
ARVADA CO 80003-6706

NGUYEN HUNG N AND
DAO VE T
3923 W 63RD PL
ARVADA CO 80003-6741

NORTHROP PRENTICE JULIA LOUISE AND
PRENTICE MATHEW JOHN
3943 W 63RD PL
ARVADA CO 80003-6741

NUNEZ ROBERTO A
6173 PERRY ST
ARVADA CO 80003-6722

PADILLA ROBERT J AND
DURAN MELISSA
3864 W 63RD PL
ARVADA CO 80003-6720

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

PALLAI GREGORY D AND
PALLAI LINDA D
6204 QUITMAN ST
ARVADA CO 80003-6732

OESER WANDA J REVOCABLE TRUST THE
6205 QUITMAN ST
ARVADA CO 80003-6733

PARKER JEFFREY AND
PARKER NICOLE
6256 RALEIGH ST
ARVADA CO 80003-6744

OLIVAS SALLY JEAN AND
OLIVAS DENNIS
6443 PERRY ST
ARVADA CO 80003-6427

PARROTT COLE S
6360 QUITMAN CT
ARVADA CO 80003-6750

ONSTOTT DAVID R AND
ONSTOTT CHRISTINE M
6236 RALEIGH ST
ARVADA CO 80003-6744

PARTRIDGE BRENDON N AND
PARTRIDGE KATHY S
6153 PERRY ST
ARVADA CO 80003-6722

ORTIZ DANIEL ROBERT
6254 QUITMAN ST
ARVADA CO 80003-6736

PASQUARELLI ANTONIO D
6142 PERRY ST
ARVADA CO 80003

ORTIZ EUGENE
3921 W 64TH AVE
ARVADA CO 80003

PASSIO CHRIS AND
HAGAN LAURA
6514 QUITMAN ST
ARVADA CO 80003-6433

OSOWSKI GARY LOUIS
6443 STUART ST
ARVADA CO 80003-6454

PATTON DAVID SCOTT AND
PATTON NANCY M
6135 QUITMAN ST
ARVADA CO 80003-6733

OWENS CHARLES AND
OWENS GINGER
6157 RALEIGH ST
ARVADA CO 80003

PATTON MARK K AND
PATTON CASSANDRA
6199 STUART ST
ARVADA CO 80003-6737

OWENS ROGER D AND
OWENS JEAN I
6513 PERRY ST
ARVADA CO 80003-6446

PEARL FOUNDATION THE
6355 QUITMAN CT
ARVADA CO 80003

PEETERS GREG ALAN
6473 PERRY ST
ARVADA CO 80003-6427

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

PEREZ EVANGELIO AND PEREZ DORA
6229 STUART ST
ARVADA CO 80003-6739

PILGER ANDREW H
3896 W 63RD AVE
ARVADA CO 80003-6718

PERRY FRANCES R
6511 OSCEOLA ST
ARVADA CO 80003-6424

PIRODDI FRANK J JR AND
PIRODDI VELMA ANNE
6450 OSCEOLA ST
ARVADA CO 80003-6423

PETRI DENNIS G
6501 OSCEOLA ST
ARVADA CO 80003-6424

PISTERZI ENRICO E TRUST THE
3680 W 64TH AVE
ARVADA CO 80003-6502

PETTY LARRY DALE AND PETTY DELORIS JEAN
6255 QUITMAN ST
ARVADA CO 80003-6743

PLEMMONS HOWE AMANDA SUE
4245 W 65TH AVE
ARVADA CO 80003

PHAM QUAN AND
LE HOA
3865 W 63RD AVE
ARVADA CO 80003-6719

POLAND KIMBERLEE A
4004 W 61ST PL
ARVADA CO 80003-6710

PHAM TRANG
6411 RALEIGH STREET
ARVADA CO 80003

PORTILLO AURA/OLGA/MAYRA
4077 W 62ND PL
ARVADA CO 80003

PHAN HIEP HUY AND
CHAU THUY
6240 OSCEOLA WAY
ARVADA CO 80003-6726

POST JUDITH RAE
6185 QUITMAN ST
ARVADA CO 80003-6733

PHONTHONGSY ONESY AND
PHONTHONGSY KHAMDA
6483 PERRY ST
ARVADA CO 80003-6427

PRIETO ELDA N
6434 QUITMAN ST
ARVADA CO 80003-6431

PHOUKEO KONGKHAM AND
PHOUKEO TADAME DAME
6229 NEWTON CT
ARVADA CO 80003-6723

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

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

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

REDEEMER TEMPLE
3701 W 64TH AVE
ARVADA CO 80003-6503

SAJOPHA WANTONG AND
KHONGRATH PHOUNNGEUN
6128 STUART ST
ARVADA CO 80003-6738

REDEEMER TEMPLE INC
3241 LOWELL BLVD
DENVER CO 80211

SALAZAR MELANO
6267 RALEIGH ST
ARVADA CO 80003-6745

RESSEL MICHAEL D
4207 W 62ND PL
ARVADA CO 80003-6711

SAMPERT KEN
6440 TENNYSON STREET UNIT 16
ARVADA CO 80003

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

SAND DARREL A JR AND SAND MICHAELLA
6540 RALEIGH ST
ARVADA CO 80003-6436

ROCKSTED DAN
4102 W 64TH AVE
ARVADA CO 80003

SANDOVAL LINDA M AND
MARTINEZ BENJAMIN T
6281 OSCEOLA WAY
ARVADA CO 80003-6728

RODRIGUEZ GABRIEL AND MARIA SARA
6137 RALEIGH ST
ARVADA CO 80003-6735

SANDOVAL MICHELE L
6440 TENNYSON ST NO. 19
ARVADA CO 80003

ROJAS LIBBY E
6238 STUART ST
ARVADA CO 80003-6740

SARAGOSA JULIO G
6224 QUITMAN ST
ARVADA CO 80003-6736

ROMERO ALLAN
6219 STUART ST
ARVADA CO 80003-6739

SCHILLING RUBY I
4373 W 64TH AVE
ARVADA CO 80003

SAAVEDRA MICHAEL R AND
SAAVEDRA RHONDA C
6505 QUITMAN ST
ARVADA CO 80003-6432

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

SCULLION CHAD R AND
SCULLION TALIS
6182 PERRY ST
ARVADA CO 80003-6700

SNOWBARGER JERRY M AND
SNOWBARGER BARBARA L
6521 OSCEOLA ST
ARVADA CO 80003

SENA TOMMY L AND
GARCIA DORIS M
6258 NEWTON CT
ARVADA CO 80003-6724

SOLORZANO DAMIAN G
3934 YATES ST
DENVER CO 80212-2213

SHEHORN LESLIE D AND
SHEHORN JOSEPHINE M
6414 QUITMAN ST
ARVADA CO 80003-6431

STIENS VALERIE CHRISTINE
6210 OSCEOLA WAY
ARVADA CO 80003-6726

SHEVCHENKO NIKOLAY AND
SHEVCHENKO GALINA
6417 STUART STREET
ARVADA CO 80003

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

SILVA ANTHONY AND
SILVA MANJU KHWAKHALI
6177 RALEIGH ST
ARVADA CO 80003-6735

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

SILVER CHAD L AND
SILVER VANESSA M
6522 PERRY ST
ARVADA CO 80003-6400

SULLIVAN MATTHEW
6228 NEWTON CT
ARVADA CO 80003-6724

SISNEROS DENISE A
6264 QUITMAN ST
ARVADA CO 80003-6736

SULTANOVA AXAULE AND
KORZEN MARCIN Z
6321 OSCEOLA WAY
ARVADA CO 80003-6728

SMITH ALEXANDRA H AND
SMITH MATTHEW B
3886 W 63RD AVE
ARVADA CO 80003-6718

SURE FIX PROPERTIES LLC
7787 MCINTYRE CT
ARVADA CO 80007-7103

SMITH ERIN LOUISE AND
SMITH MARC HARRIS
6288 NEWTON CT
ARVADA CO 80003-6725

SZADO ANTHONY JOSEPH AND
SZADO TONY
3933 W 63RD PL
ARVADA CO 80003-6741

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

TA ANH T AND TA HOANG T
6197 RALEIGH ST
ARVADA CO 80003-6735

TARIN JESUS AND
TARIN GRACIELA
6420 NEWTON STREET
ARVADA CO 80003

TRAMEL JEFFREY
6414 STUART ST
ARVADA CO 80003-6453

TEBBEN DAVID B AND
ANDERSON BRITTANY J
3895 W 63RD AVE
ARVADA CO 80003-6719

TRAN BAO Q AND PHAM SIM THUY
6209 STUART ST
ARVADA CO 80003-6739

TENORIO PETE J AND
TENORIO ELIA
6500 OSCEOLA ST
ARVADA CO 80003

TRAN LEVI H
6206 RALEIGH ST
ARVADA CO 80003-6744

THEISEN TIMOTHY R AND
THEISEN MARY A
6410 OSCEOLA ST
ARVADA CO 80003-6423

TREADWAY SUSAN ANN
6889 XAVIER CIR UNIT 3
WESTMINSTER CO 80030-7636

THIELEN ANONHPHIN AND
THIELEN MICHAEL
6188 STUART STREET
ARVADA CO 80003

TRUJILLO DINA
4217 W 62ND AVE
ARVADA CO 80003

THORNBURG JACK L AND
THORNBURG KELLY D
9158 FLOWER CT
BROOMFIELD CO 80021-4439

TRUJILLO FRED AND
TRUJILLO PAULINE D
3916 W 63RD AVE
ARVADA CO 80003-6718

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

TRUJILLO JOSE L AND
TRUJILLO VERA
6471 OSCEOLA ST
ARVADA CO 80003-6422

THUN CAROL L
6470 OSCEOLA ST
ARVADA CO 80003-6423

TRUJILLO THOMAS S AND
TRUJILLO CARLA B
6186 RALEIGH ST
ARVADA CO 80003-6734

THURSTON JACOB AND
MELBY KA DEE
6318 NEWTON CT
ARVADA CO 80003-6725

TWETEN TRACY E
6226 RALEIGH ST
ARVADA CO 80003-6744

TONG LOAN KIM
6183 PERRY STREET
ARVADA CO 80003

VALENCIA MARTIN AND
VALENCIA ANDREANA SUSAN
6504 QUITMAN ST
ARVADA CO 80003-6433

VANDEL ROGER L AND
VANDEL CINDY S
6200 OSCEOLA WAY
ARVADA CO 80003-6726

WALLACE WYETH C AND
WALLACE TAMYRA G
6187 RALEIGH STREET
ARVADA CO 80003

VASQUEZ MARIA E
4007 W 62ND PL
ARVADA CO 80003-6713

WARNER STERLING SAMUEL ADAMS
4097 W 62ND PL
ARVADA CO 80003-6713

VEASMAN GREGORY A AND
VEASMAN STEPHANIE G
6223 PERRY ST
ARVADA CO 80003-6729

WATSON RANDALL D AND
WATSON VERLA J
6252 PERRY ST
ARVADA CO 80003-6730

VIGIL PATRICK C AND
VIGIL NANCY A
6238 NEWTON CT
ARVADA CO 80003-6724

WATTS KEVIN L
6195 QUITMAN ST
ARVADA CO 80003-6733

VILLALOVAS EUGENE N AND
VILLALOVAS ELIZABETH M
6250 OSCEOLA WAY
ARVADA CO 80003-6726

WERGES ALEXANDRA
4034 W 61ST PL
ARVADA CO 80003-6710

VINNOLA DANIEL R AND
WALTZ JENNIFER L
6460 STUART STREET
ARVADA CO 80003

WHITE DAVID A AND
WHITE MARY K
6510 RALEIGH ST
ARVADA CO 80003-6436

VINQUIST ERIC L AND
VINQUIST NADINE MC CULLOCH
6465 QUITMAN ST
ARVADA CO 80003-6430

WILLETT TAMMY AND
WILLETT TRACY H WILLIAMS
6338 NEWTON CT
ARVADA CO 80003-6725

VO LY
6111 TENNYSON ST
ARVADA CO 80003

WILLIAMS BRUCE ARLEN AND
WILLIAMS MICHELLE V
6291 OSCEOLA WAY
ARVADA CO 80003-6728

VU CHUONG VAN AND
VU HONG NGUYEN
234 POLARIS CIR
WHITE SANDS MISSILE RANGE NM 88002

WOLFE LARRY F
6570 RALEIGH ST
ARVADA CO 80003-6436

WAGNER CHAS J
4174 W 61ST PL
ARVADA CO 80003-6746

WOLLER WILLIAM T AND
D AGOSTINO DAGNE KATHY
3875 W 63RD AVE
ARVADA CO 80003-6719

WOOG MARY F
6424 QUITMAN ST
ARVADA CO 80003-6431

WOROCH KIMBERLY H
4100 W 64TH AVE
ARVADA CO 80003-6512

WRIGHT WILLIAM J AND
WRIGHT SHARON A
4127 W 62ND AVE
ARVADA CO 80003-6714

XIONG THAO AND
VANG CHEE
6523 PERRY ST
ARVADA CO 80003-6446

YAVONG WILLIAM B AND
YAVONG ANNA B YUNE
6251 OSCEOLA WAY
ARVADA CO 80003-6728

YEE SIU YUEN AND
YEE MAR TSUI CHANG
6512 PERRY ST
ARVADA CO 80003-6400

ZAMBRANO FRANCISCO AND
ZAMBRANO JOSEPHINE T
6213 PERRY ST
ARVADA CO 80003-6729

ZANGARA DAVID
4345 W 64TH AVE
ARVADA CO 80003-6515

CERTIFICATE OF POSTING



I, Libbie Adams do hereby certify that I had the property posted at

3900 and 4000 W 64th Ave

on September 9, 2016

in accordance with the requirements of the Adams County Zoning Regulations

Handwritten signature of Libbie Adams in black ink.

Libbie Adams