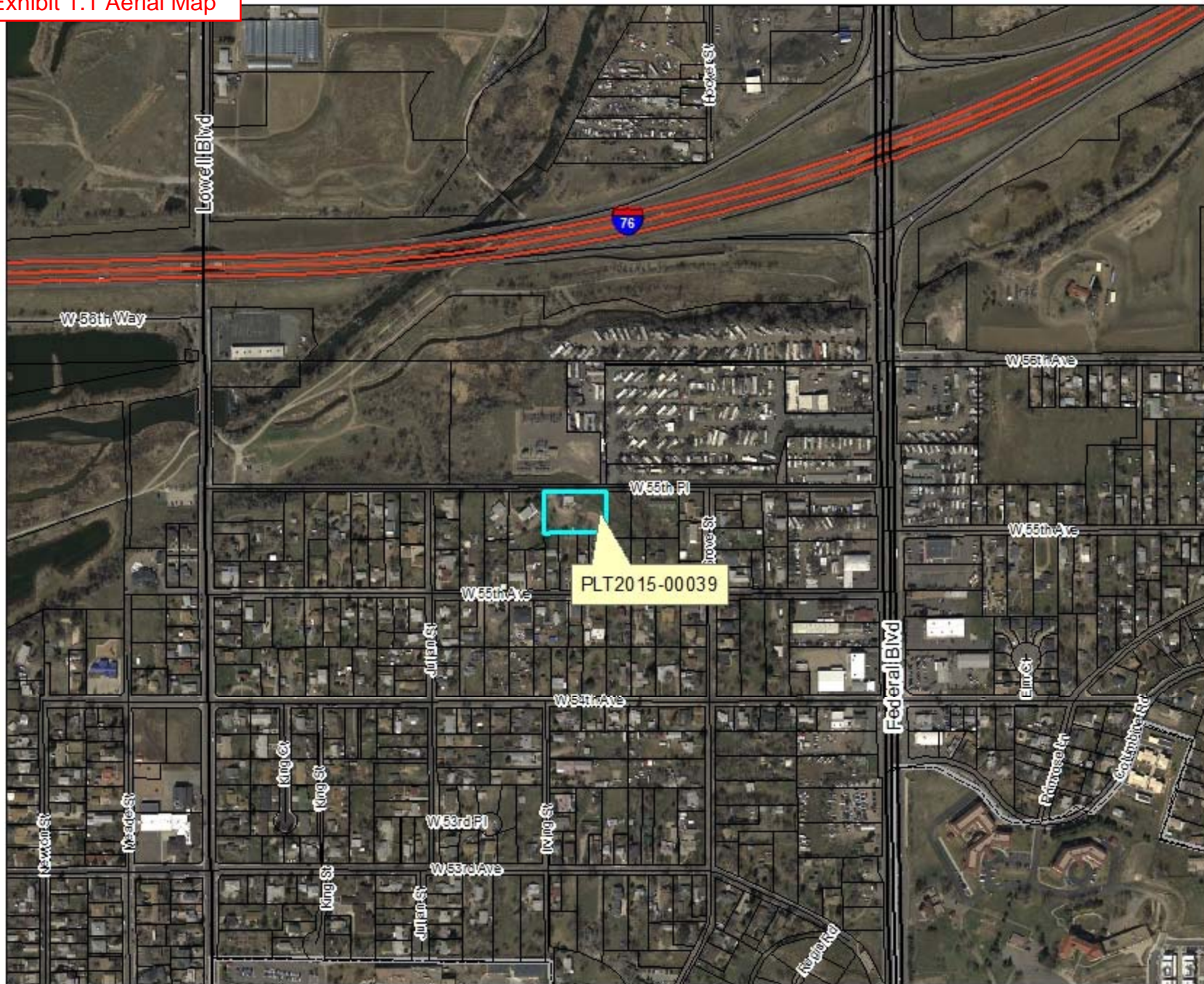


Exhibit 1.1 Aerial Map



LEGEND

- ★ Special Zoning Conditions
- 3 Section Numbers
- Railroad
- Major Water
- Zoning Line
- Sections
- Airport Noise Overlay
- Incorporated Areas







KTRAN SUBDIVISION
PLT2015-00039





























For display purposes only.



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

 Special Zoning Conditions
 Section Numbers
 Railroad
 Major Water
 Zoning Line
 Sections

Zoning Districts

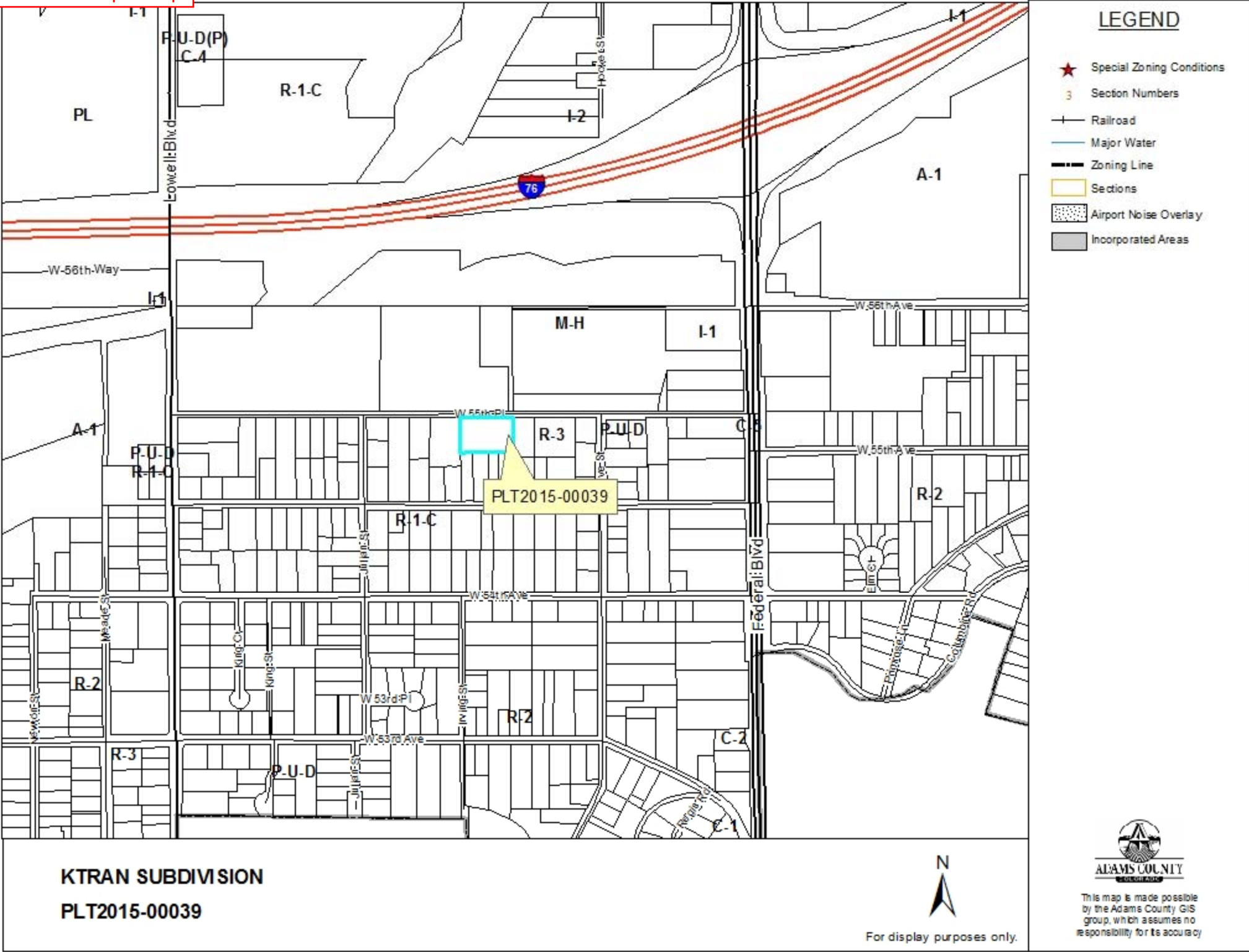
	A-1
	A-2
	A-3
	R-E
	R-1-A
	R-1-C
	R-2
	R-3
	R-4
	M-H
	C-0
	C-1
	C-2
	C-3
	C-4
	C-5
	I-1
	I-2
	I-3
	CO
	PL
	AV
	DIA
	P-U-D
	P-U-D(P)
	Airport Noise Overlay



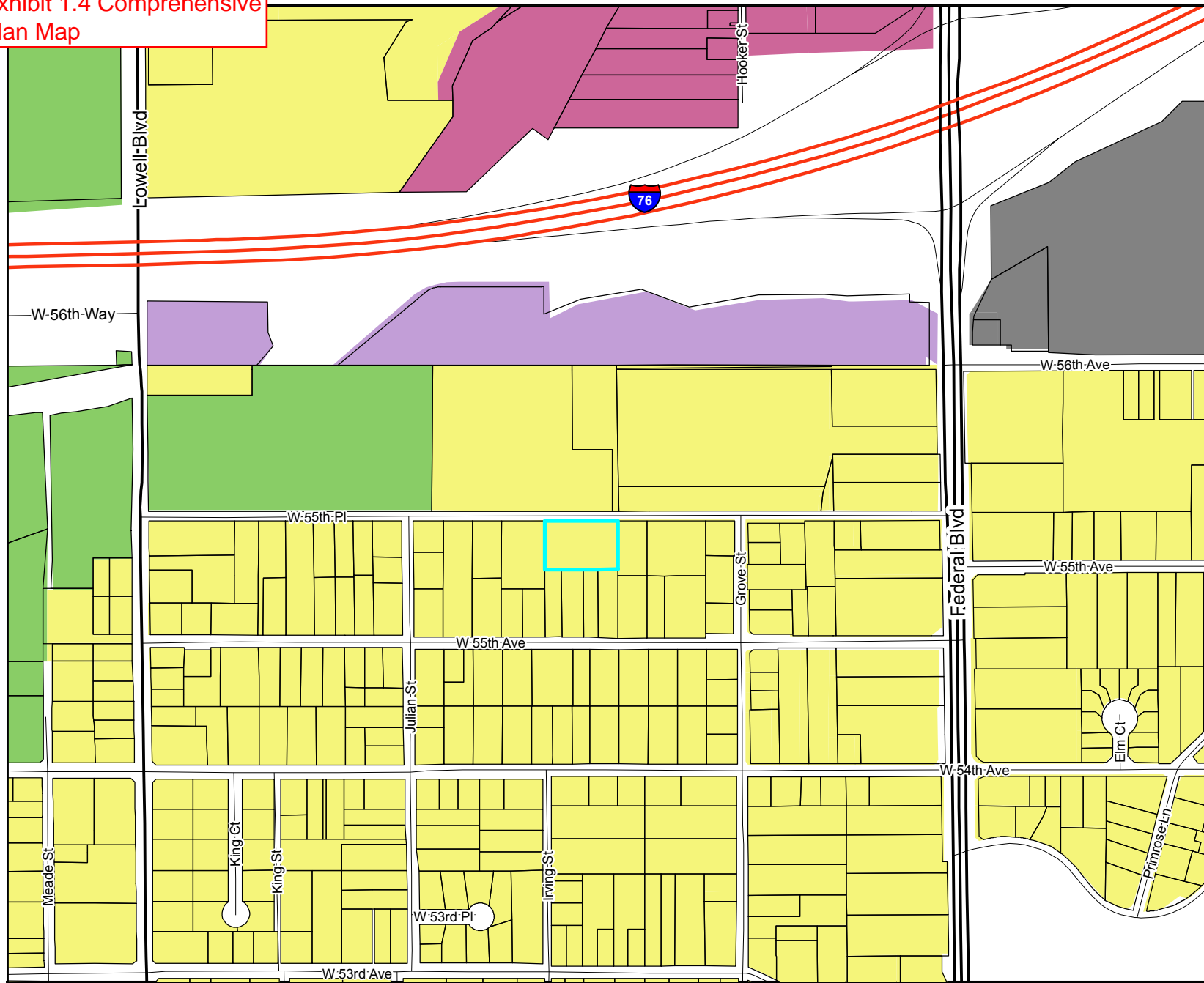
This map is made possible by the Adams County GIS group, which assumes no responsibility for its accuracy.

For display purposes only.

Exhibit 1.3 Simple Map



**Exhibit 1.4 Comprehensive
Plan Map**



KTRAN SUBDIVISION

PLT2105-00039



For display purposes only.

LEGEND

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



ADAMS COUNTY
COLORADO

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

January 31, 2017

CASE No.: PLT2015-00039	CASE NAME: KTRAN Subdivision
--------------------------------	-------------------------------------

Owner's Name:	Khoi M Tran
Applicant's Name:	Cecil Rickstrew
Applicant's Address:	736 S. Youngfield Ct., Lakewood, CO 80228
Location of Request:	3280 W. 55 th Pl.
Nature of Request:	A minor subdivision (final plat) to create 3 lots pursuant to Section 2-02-18 of the Adams County Development Standards and Regulations.
Zone District:	Residential (R-1-C)
Site Size:	Approximately 0.87 of an acre
Proposed Uses:	Residential
Existing Use:	Residential
Hearing Date(s):	PC: January 12, 2017/ 6:00 pm
	BOCC: January 31, 2017/ 9:30 am
Hearing Location:	4430 S. Adams County Parkway, Brighton, CO 80601 / Public Hearing Room 1st Floor
Report Date:	January 17, 2017
Case Manager:	Emily Collins <i>EAC</i>
Staff Recommendation:	APPROVAL with 11 Findings-of-Fact, 1 Condition, and 1 Note

SUMMARY OF PREVIOUS APPLICATIONS

On June 12, 2013, staff and the applicant held a conceptual review meeting to discuss a proposed subdivision to create three single-family lots on the property.

The property currently has an active zoning violation for having a single-family residence and a modular home on the property in the R-1-C zone district, where only one single-family home is allowed on a single property. The subject request for a minor subdivision could resolve the code

violation by providing options for the property owner to move the modular home onto one of the newly created lots or attaching it to the existing single-family home.

SUMMARY OF APPLICATION

Background:

Cecil Rickstrew, the professional engineer (P.E.) hired by the property owner, is requesting a minor subdivision (preliminary/final plat) to create 3 residential lots on approximately 0.87 acres. Currently, the site is developed with one single-family dwelling, built in 1930 and one modular home. The modular home was placed on the property without first obtaining County approval. The remainder of the site is undeveloped. The proposed minor subdivision will create one lot for the existing home and two new lots for future development of single-family residences. The property abuts West 55th Place to the north. Surrounding properties to the east, west, and south are all developed as single-family residential. The developed properties to the north include multi-family and a Public Service of Colorado (Xcel Energy) substation.

Development Standards and Regulations Requirements:

The subject property is designated Residential Single-Family (R-1-C). The purpose of this zone designation is to serve exclusively as a single-family district for smaller home sites. Per Chapter 3 of the Adams County Development Standards and Regulations, the minimum lot size permitted in the R-1-C zone district is seven thousand (7,000) square feet for internal lots. The proposed plat consists of three lots. These lots range in size from 9,880 square feet (0.23 acre) to 14,592 square feet (0.34 acre). Each of the lots conforms to the minimum lot size required for the R-1-C zone district. In addition, the minimum lot width required in the R-1-C district is sixty-five feet (65 ft) for internal lots. The proposed lots have widths ranging from 65 to 96 feet, which 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 shall 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-1-C zone district. In addition, each of the proposed lot will have access to a public right-of-way (i.e. W. 55TH Place).

The property is surrounded to the east, south, and west by single-family residential subdivisions. Currently, the subject site and adjoining properties are located in the Lincoln Manor Subdivision, approved by the County in 1921. This subdivision consists of 54 plots, with an average lot size of 0.82 of an acre. Located to the south of the subject site is the Berkeley Gardens Subdivision No. 1 and No. 2. These subdivisions were approved in 1916 and 1918 respectively. The subdivision originally consisted of 71 lots with each lot size being approximately 0.68 of an acre. There are a number of smaller subdivisions consisting of two or three lots located within close proximity of the subject site. These include Adams Grove (1983), Herrera Minor (2011), Majalca (2002), Gash (1995), L & B (1985), and Walkers (1978) subdivisions. The proposed subdivision is consistent with type and density of development in the surrounding area and conforms to the County's Development Standards and Regulations.

Minor Subdivision (Preliminary/Final Plat):

The proposed plat conforms to the criteria for approval outlined in Section 2-02-18-03-05 of the County's Development Standards, which include conformance with the subdivision design standards, sufficient water and sanitation facilities, and adequate public infrastructure. The applicant has provided a letter of intent from Berkeley Water and Sanitation District demonstrating the District's ability to provide services to the development, thus satisfying evidence of adequate water and sanitation facilities to serve the site. All proposed drainage facilities in the development have been reviewed and approved by the County's Development Services Engineering. In addition, staff reviewed documentation showing provision of adequate public infrastructure to support the development. Section 5-02 of the County's Development Standards and Regulations requires provision of public improvements with all subdivision plats. The required improvements are normally approved and constructed through a Subdivision Improvements Agreement (SIA) and associated collateral to guarantee construction of the improvements.

Subdivision Improvements Agreement:

Per Section 5-02-05 of the Adams County Development Standards and Regulations, a Subdivision Improvements Agreement (SIA) is required for the proposed development. The agreement is required to address the manner and timing of the completion of all subdivision improvements, including responsibility for payment of the costs of the improvements associated with the development.

The SIA outlines the Developer's obligation for required construction and collateral for all public improvements. Staff has reviewed the associated SIA submitted with the application and confirmed the proposed agreement complies with the County's Development Standards and Regulations.

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.

The subject request conforms to goals of the Comprehensive Plan and the Southwest Framework Plan. The request is for development of a single family residential subdivision that is compatible with surrounding residential subdivisions. In addition, the development will utilize existing infrastructure as well as construct public improvements such as curb, gutter and sidewalk, which will help enhance the general area.

Site Characteristics:

Currently, the site is developed with one single family dwelling, built in 1930 and one modular home. The remainder of the site is undeveloped. The proposed minor subdivision will create one lot for the existing home and two new lots for future development of single-family residences.

Surrounding Zoning Designations and Existing Use Activity:

Northwest R-1-C Utility Substation	North R-1-C Utility Substation	Northeast MH Mobile Home Residential
West R-1-C Single Family	Subject Property R-1-C Single Family	East R-1-C Vacant
Southwest R-1-C Single Family	South R-1-C Single Family	Southeast R-1-C Single Family

Compatibility with the Surrounding Land Uses:

The request is compatible with surrounding zone designations, existing development in the area, and the Comprehensive Plan Urban Residential future land use designation.

Referral Comments:

The Adams County Development Review Engineering reviewed the subject request and stated the site is located within an MS4 Permitted Area; however, a County Stormwater Quality Permit is not required as the development will create less than one acre of disturbance. Also, all construction and drainage plans have been reviewed and approved by the Development Engineering Division.

The Colorado Division of Water Resources reviewed the request and stated the proposed subdivision has adequate water supply. Xcel Energy also reviewed the proposed subdivision and requested the applicant to show location of all utility easements on the final plat. All utility and drainage easements are identified on the final plat. Colorado Department of Transportation (CDOT) and Adams County Fire Rescue also reviewed the request and had no concerns.

PLANNING COMMISSION UPDATE

The Planning Commission (PC) considered this case on January 12, 2017, and unanimously recommended approval of the request. During the hearing, the PC asked the applicant to confirm if the existing dwelling is used as a rental property and also explain his intention for using the modular home in a manner that complies with the County's Development Standards and

Regulations. The applicant informed the PC that the existing single-family home is used for rental. For the modular home, he explained that he intends to attach it to the existing single family home, which will make it conform to the County Development Standards of one dwelling per lot. The PC and staff reiterated that the attachment of the modular home to the existing home on the property will require conformance to the adopted building code. The applicant stated that he understood this requirement. There was no public testimony provided at the hearing.

Staff Recommendations:

Although the property has been cited with a code violation for multiple dwellings in a single-family zone district, the violation can be resolved through a building permit application to bring the property into compliance. The proposed subdivision conforms to all criteria of approval including adequate water and sanitation and adequate public infrastructure, including installation of curb, gutter, and sidewalk. In addition, staff has recommended a condition of approval requiring a building permit for the modular dwelling to ensure the structure is properly placed within required setbacks and properly installed with a foundation.

Based upon the application, the criteria for approving a minor subdivision (preliminary/final plat), and a recent site visit, staff recommends Approval of this request with 11 findings-of-fact, 1 Condition, and 1 Note.

RECOMMENDED FINDINGS-OF-FACT

1. The final plat is consistent and conforms to the approved sketch 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.

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

Recommended Conditions of Approval:

1. The applicant shall submit to Adams County Development Services a building permit for review and approval for placement of the modular dwelling. Any proposal to attach the modular to the existing home on the property will require compliance with the 2012 International Building Code and all other applicable adopted codes.

Recommended Notes to the Applicant:

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

CITIZEN COMMENTS

Notifications Sent	Comments Received
113	2

Notices were sent to property owners within 850 feet radius of the site. As of the date the staff report was finalized, staff has received comments from two property owners expressing concerns about the possibility of the proposed dwellings becoming rental properties; and may also not be properly maintained.

REFERRAL AGENCY COMMENTS

Responding with Concerns:

None

Responding without Concerns:

Adams County Fire Protection District
Colorado Department of Transportation
Colorado Division of Water Resources
Xcel Energy

Notified but not Responding / Considered a Favorable Response:

Berkeley Neighborhood Association
Berkeley Water and Sanitation
Century Link
Colorado Division of Wildlife
Colorado Geological Survey
Comcast
Fisher Ditch Company
Hyland Hills Park and Rec District
Metro Wastewater
RTD
USPS
Westminster School District #50

Exhibits Table of Contents

Exhibit 1- Maps

- 1.1 Aerial Map
- 1.2 Zoning Map
- 1.3 Simple Map
- 1.4 Comprehensive Plan Map

Exhibit 2- Applicant Information

- 2.1 Applicant Written Explanation
- 2.2 Applicant Site Plan
- 2.3 Applicant Preliminary/Final Plat
- 2.4 Subdivision Improvements Agreement

Exhibit 3- Referral Comments

- 3.1 Referral Comments (Development Services)
- 3.2 Referral Comments (Xcel Energy)
- 3.3 Referral Comments (CDOT)
- 3.4 Referral Comments (Division of Water)
- 3.5 Referral Comments (Fire District)

Exhibit 4- Citizen Comments

- 4.1 Barry
- 4.2 Krebs

Exhibit 5- Associated Case Materials

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

**Exhibit 2.1 Applicant
Written Explanation**

Narrative:

The existing residential lot @ 3280 w 55th Place (portion of the northwest 14 section 17, township 3 south, range 68 west of the 6th P.M.) which contains one existing resident is to be subdivided into three residential lots as shown on the Site plan on D-2 with the existing residence to remain plus additions to such.

The most westerly lot is to contain a 28' x 54' modular home with a full basement and a 24' x 24' carport as shown on site plan D-2. The center lot is to contain the existing house 36.6' x 22.6' with a 23.7' x 38.4' addition and garage plus a 24' x 40' modular home with a full basement.

The most easterly lot is to contain a 28' x 60' modular home with a full basement and a 24' x 24' carport.

The most northerly 10' of the lot is to be dedicated to Adams County as part of west 55th Place right of way with 6' +/- of new asphalt street being installed and 7'-6" of mountable curb and gutter and side walk being installed by the developer of the subdivision.

A barrow ditch occurs along the north side of the east half of the existing street with a makeshift catch basin at 32' west of the northeast property corner. The barrow ditch is to be filled in and the makeshift catch basin is to be replaced with a type R catch basin to collect the street storm runoff and the runoff from the subdivision.

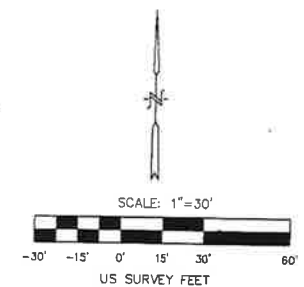
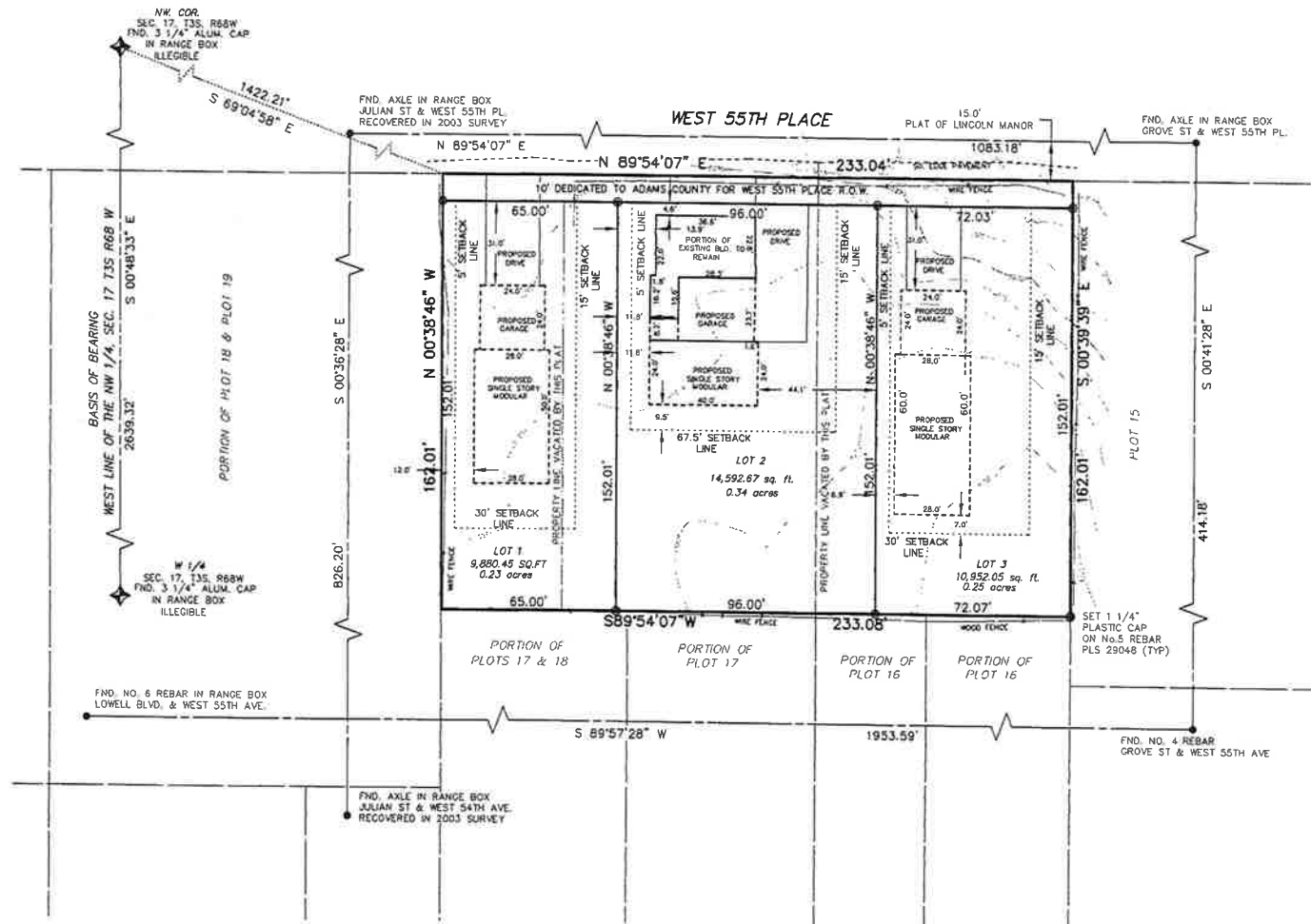
Water quality volume ponds will be established on the site to handle Best Management Practice water quality flows from the subdivision.



KTRAN SUBDIVISION

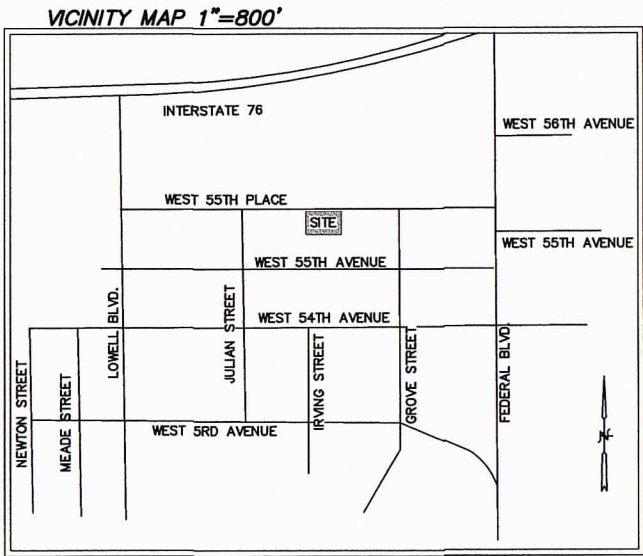
PRELIMINARY PLAT
A RESUBDIVISION OF A PORTION OF PLOTS 16-18
LINCOLN MANOR
BEING A PORTION OF THE NORTHWEST 1/4, SECTION 17, TOWNSHIP 3 SOUTH,
RANGE 68 WET OF THE 6TH P.M.
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 2

CASE NUMBER:



**KURT LINN &
ASSOCIATES**

8790 West Colfax Avenue, Unit 20, Lakewood Colorado 80215
PH: 303-233-1171, FAX 303-237-1893



GENERAL DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT I, THE UNDERSIGNED, BEING THE OWNER THAT PART OF PLOTS 16 THROUGH 18, LINCOLN MANOR, A SUBDIVISION BEING A PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 162 FEET OF PLOTS 16 AND 17, AND THE EAST 45 FEET OF THE NORTH 162 FEET OF PLOT 18, LINCOLN MANOR, EXCEPT ANY PORTION THEREOF LYING WITHIN THE SOUTH 215 FEET OF SAID PLOTS, AND EXCEPT ANY PORTION THEREOF LYING WITHIN THE WEST 145 OF PLOTS 18 AND 19 OF SAID LINCOLN MANOR, COUNTY OF ADAMS, STATE OF COLORADO.

HAVE LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO THREE (3) AND EASEMENTS, AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF KTRAN SUBDIVISION, AND DO BY HERE 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 UTILITY AND DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO ELECTRIC, GAS, TELEPHONE, SEWER AND WATER LINES, TOGETHER WITH A RIGHT TO TRIM AND BRUSH, TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES; SAID EASEMENTS AND RIGHTS TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER

EXECUTED THIS ____DAY OF _____, A.D. 2016

KHOI M. TRAN

ACKNOWLEDGEMENT::

BY: _____
KHOI M. TRAN

NOTARY:

STATE OF COLORADO)
SS)
COUNTY OF ADAMS)

THE FOREGOING PLAT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY

OF _____2016, BY KHOI M. TRAN

WITNESS MY HAND AND OFFICIAL SEAL _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

PREPARED BY:
KURT LINN AND ASSOCIATES
8790 WEST COLFAX AVENUE, UNIT 20
LAKEWOOD, CO. 80215
303-233-1171 237-1893 (fax)
JOB # 1501-01
DATE OF PLAT PREPARATION 1-29-2016
DATE OF PLAT REVISION 8-09-2016
DATE OF PLAT REVISION 9-10-2016

KTRAN SUBDIVISION

A RESUBDIVISION OF A PORTION OF PLOTS 16-18
LINCOLN MANOR
BEING A PORTION OF THE NORTHWEST 1/4, SECTION 17, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH P.M.
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 2

CASE NUMBER: PLT2015-00039

NOTES:

1. DATE OF SURVEY: JANUARY 2015.
2. NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
3. 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.
4. BEARINGS ARE BASED ON THE FOUND 3 1/4" ALUMINUM CAP AT THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M. AND A FOUND 3 1/4" ALUMINUM CAP AT THE WEST QUARTER CORNER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M. FORMING THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M. ASSUMED TO BE S 00°48'33" E AS SHOWN HEREON.
5. DISTANCES ON THIS MINOR SUBDIVISION ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200\3937 METERS.
6. SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD PLANE MAP NO. 08001C0592H, WITH A DATE OF IDENTIFICATION OF MARCH 05, 2007, FOR COMMUNITY NO. 080001 (ADAMS COUNTY), STATE OF COLORADO, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS SITUATED
7. BENCHMARK: CITY AND COUNTY OF DENVER BENCHMARK 157B. CCD BRASS CAP BACK OF WALK SE CORNER FEDERAL BLVD. & WEST 52ND AVENUE ELEVATION: 5360.23 NAVD 88 DATUM.
8. KURT LINN AND ASSOCIATES HAS RELIED UPON THE FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 598-F056111-124-LN, WITH AN EFFECTIVE DATE OF AUGUST 24, 2016 AT 7:00 A.M. FOR OWNERSHIP AND FOR THE PURPOSES OF SHOWING RECORD EASEMENTS AND RIGHTS-OF-WAY ACROSS SAID PREMISES. THE SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY KURT LINN & ASSOCIATES TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

SURVEYORS CERTIFICATE:

I, GORDON S. PAGE III, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO. DO HEREBY CERTIFY THAT THE SURVEY OF KTRAN SUBDIVISION, WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE 5th DAY OF JANUARY, 2015, AND THAT THE ACCOMPANYING MAP ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION IN SUBSTANTIAL ACCORDANCE WITH C.R.S. 38-5-106.

GORDON S. PAGE III PLS 29048
REGISTERED COLORADO LAND SURVEYOR

DATE: _____

PLANNING COMMISSION APPROVAL:

APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION, THIS _____ DAY OF _____, 2016.

CHAIRPERSON

BOARD OF COUNTY COMMISSIONERS APPROVAL:

APPROVED BY THE ADAMS COUNTY BOARD OF COMMISSIONERS, THIS _____ DAY OF _____, 2016.

CHAIRPERSON

CLERK AND RECORDERS:

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 2016

COUNTY CLERK AND RECORDER

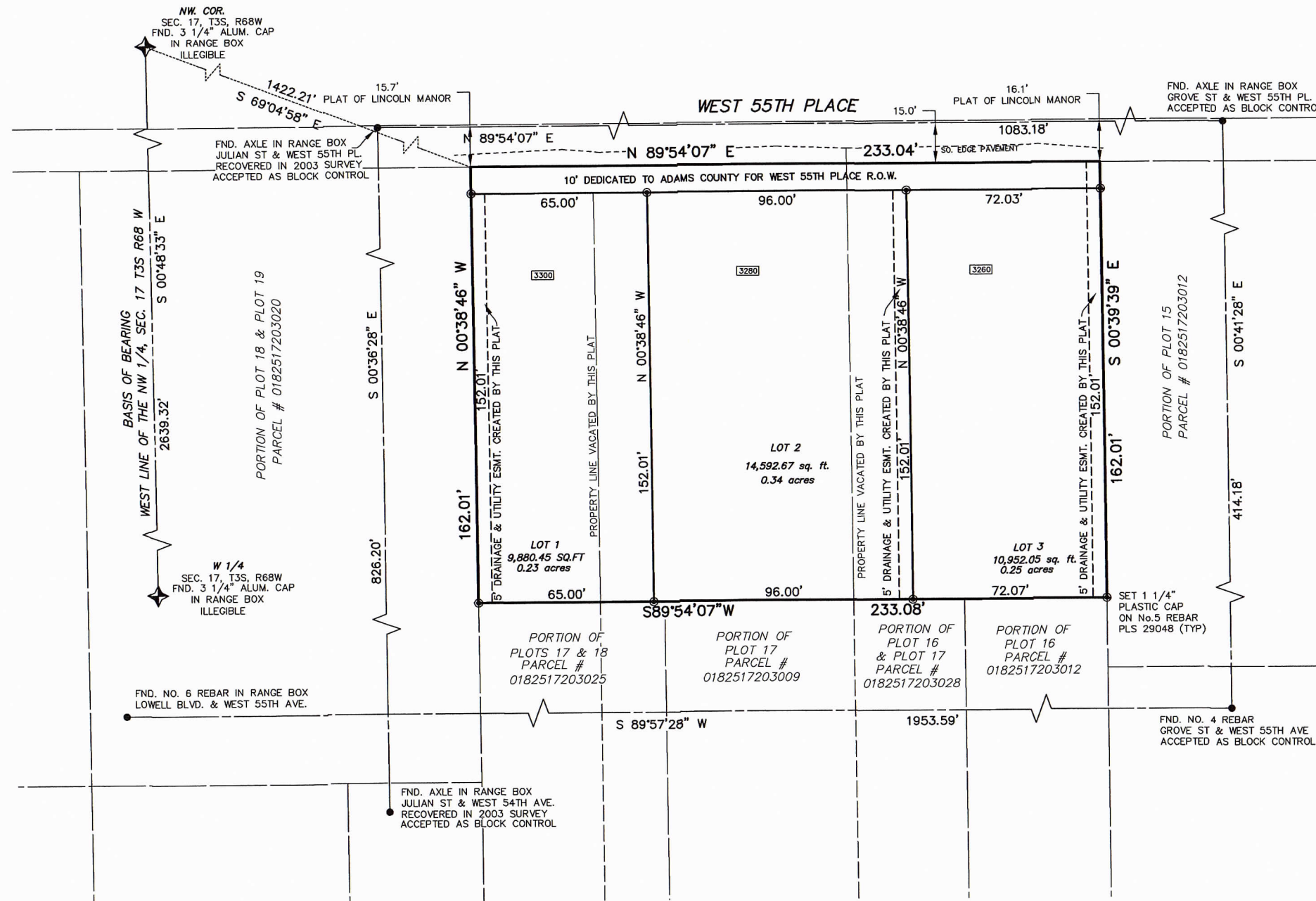
BY DEPUTY: _____

RECEPTION NUMBER: _____

KTRAN SUBDIVISION

CASE NUMBER: PLT2015-00039

A RESUBDIVISION OF A PORTION OF PLOTS 16-18
LINCOLN MANOR
BEING A PORTION OF THE NORTHWEST 1/4, SECTION 17, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH P.M.
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 2



- ◆ INDICATES: ALIQUOT CORNER
- INDICATES: SET 1 1/4" PLATIC CAP ON No. 5 REBAR PLS29048
- INDICATES: FOUND BLOCK CONTROL



8790 West Colfax Avenue, Unit 20, Lakewood Colorado 80215
PH: 303-233-1171, FAX 303-237-1893

KTRAN Subdivision
PTL2015-00039

SUBDIVISION IMPROVEMENTS AGREEMENT

THIS AGREEMENT is made and entered into by and between the County of Adams, State of Colorado, hereinafter called "County," and Khoi M. Tran, address 1200 W. 70TH Ave., Denver, CO 80221 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 \$59,528.00 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 Transportation Department 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 in Exhibit “A” attached hereto.
8. **Improvements and Dedication.** The undersigned Developer hereby agrees to provide the following improvements, and to dedicate described property.

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

Public Improvements:

Construction of 233 l.f. of 7.5’ of combination sidewalk and curb & gutter with new catch basin and 18” RCP to and from catch basin. 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 the final plat for the development of KTRAN Subdivision by the Board of County Commissioners, the developer hereby agrees to convey by said plat to the County that land described thereupon as right-of-way or as for other purposes, said area to be so dedicated is:

10 Ft. x 233.04 Ft. of property immediately adjacent to the South side of West 55th Place as shown on the KTRAN Subdivision Plat

By: *Khoi Minh Tran*
Khoi Tran

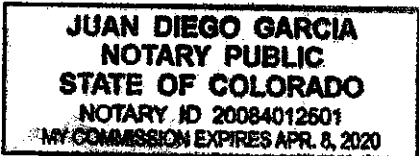
The foregoing instrument was acknowledged before me this 18 day of October, 2016, by Khoi Tran

My commission expires: 04/08/2020

Address: 4988 N. Federal Blvd
Denver CO 80221

[Signature]
Notary Public

APPROVED BY resolution at the meeting of 10/18, 2016.



KTRAN Subdivision

Development Agreement
Name
BLANK SUBDIVISION
Case No. XXX
PTL2015-0039

Collateral to guarantee compliance with this agreement and construction of public improvements shall be required in the amount of \$59528. 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

KTAN Subdivision
PTL2015-0039

EXHIBIT A

Legal Description: BLANK SUBDIVISION

The North 162 feet of Plots 16 and 17, and East 45 feet of North 162 feet of Plot 18, Lincoln Manor, Except any portion thereof lying within the South 215 feet of said plots, and Except any portion thereof lying with the West 145 feet of Plots 18 and 19 of said Lincoln Manor.

County of Adams

State of Colorado

Also known by street and number 3280 W 55th Place, Denver, Colorado 80221-6530

EXHIBIT B

Public Improvements: 3280 W 55th Place

<u>Description</u>	<u>Est. Quantity</u>	<u>Est. Unit Cost</u>	<u>Est. Construct. Cost</u>
Demolition of 5 trees on New R.O.W.	5	\$500	\$2500.
Demolition of existing Fence on New R.O.W.	200 L.F.	\$10/L.F.	\$2000.
Earthwork on R.O.W.	200 C.Y.	\$22.50/C.Y.	\$4500.
New Curb Catch Basin 30 L.F. of 18" Rigid Concrete Pipe	1	\$8000	\$8000.
Saw Cut Edge of Existing Street Asphalt	30 L.F.	\$66.67/L.F.	\$2000.
Fine grade & install 7.5' of Combination sidewalk/ Curb & gutter wit 3 drive Way Curb Cuts	233 L.F.	\$2.50/L.F.	\$583.
Install 2' width of 6" thick Asphalt between existing Street and new curb & gutter	233 L.F.	\$87/L.F.	\$20,271.
Street Asphalt patch for 2 new sewer services	466 S.F.	\$5.25/S.F.	\$2447.
Street asphalt patch for 2 new water services	24. S.F.	\$5.25/S.F.	\$126.
Permits & Inspections	108 S.F.	\$5.25/S.F.	\$567.
Payment & Performance Bond	1	\$2000.	\$2000.
	1	\$2250.	\$2250.
Subtotal			\$47,244.
20% Administration Fee			\$9,449.
5% Inflation Contingency			\$2835.

Development Agreement
Name
BLANK SUBDIVISION
Case No. XXX
\$59,528

Total Amount of Collateral to Adams County

KTRAN Subdivision
PTL2015-0039

Construction Completion Date: 12-31-16

Initials or signature of Developer: John Minh Tran
KHON TRAN



Development Review Team Comments:

Date: 10/30/15

Project Number: PLT2015-00039

Project Name: KTRAN Subdivision

Commenting Division: Development Services, Planning

Name of Reviewer: Emily Collins

Date: 10/30/15

Email: ecollins@adcogov.org

PLN1. This request is to for a Minor Subdivision (Preliminary/ Final Plat) to create 3 lots on approximately .87 acres (37,897 square feet) pursuant to Section 2-02-18.

- a. A Minor Subdivision shall only be used to divide parcels of less than 20 acres into 4 or fewer lots.
- b. The applicant did not submit a sketch plan for review. The applicant submitted only a Final Plat.

PLN2. The subject property is designated R-1-C, Single-Family Residential. Any new lots must conform to the minimum requirements of the zone district.

- a. Each lot must contain a minimum of 7,000 square feet (internal lots) per Section 3-13-07-01-02. The proposed subdivision contains 3 lots. Each lot conforms to the minimum lot size requirements.
- b. Each lot must have a minimum lot width of 65 feet (internal lots) per Section 3-13-07-02-02. Each of the proposed 3 lots conforms to this requirement.

PLN3. The R-1-C zone district allows single-family dwellings as a permitted principal residential use per Section 3-13-02-02.

- a. Each lot can only contain 1 single family dwelling.
- b. It is unclear if Lot 2 is a proposed addition to the existing dwelling or a new, detached modular. 2 dwellings would not be permitted on one lot.

PLN4. The proposed setbacks conform to the minimum requirements of Section 3-13-07-03. However, this case does not approve site plans. All site plans are reviewed and approved during building permit application.

PLN5. The Comprehensive Plan designates this property as Urban Residential.

- a. The applicant's proposal conforms to the goals of the Comprehensive Plan designation.

PLN6. The proposed subdivision has appropriate density (1 dwelling per lot) and is compatible with the surrounding area.

PLN7. The applicant must demonstrate proof of sufficient water supply and sewage disposal per the criteria of approval in Section 2-02-18-03-05.

- a. The applicant submitted a Letter of Committal for Water and Sewer Service from the Berkeley Water and Sanitation District.
- b. The State Division of Water Resources reviewed the request and determined the water supply is adequate.

PLN8. There is no evidence of soil or topographical conditions presenting hazards or that the proposed use (residential) is incompatible with the conditions.

PLN9. Drainage improvements must comply with the Development Standards and Regulations.

- a. **The applicant submitted plans for Engineering review. These plans have not been approved.**

PLN10. Public Infrastructure, including curb, gutter, and sidewalk, are required with a Subdivision Improvement Agreement (SIA).

- a. **The applicant's infrastructure plans have not been approved by Engineering review.**
- b. **The applicant has not submitted a Subdivision Improvement Agreement for review. This is required prior to scheduling for public hearings.**

PLN11. Public Land Dedication/Fee is required per Section 5-05.

- a. **Based on 3 lots, the required fee-in-lieu is \$5,881.79. This is required as part of the SIA.**

Commenting Division: Development Services, Engineering:

Name of Review: Matt Emmens

Date: 10/23/15

Email: memmens@adcogov.org

ENG1: Federal Emergency Management Agency, FEMA FIRM Panel #08001C0592H revised March 4, 2007. According to the above reference, the site does not appear to be located in a designated Flood Hazard Area. A Floodplain Use Permit will not be required.

ENG2: The site is located in the MS4 Permitted Area but, will create less than one (1) acre of disturbance. A Stormwater Quality (SWQ) permit will not be required.

ENG3: This site will have direct access to East 55th Place.

ENG4: The developer has submitted public, site and drainage improvement plans for review and approval. The improvement plans have NOT yet received approval from Development Review Engineering. The developer shall be required to receive approval of all improvements plans by Development Review Engineering prior to approval of the final plat.

ENG5: The developer shall be required to enter into a Subdivision Improvements Agreement (SIA) with the County prior to issuance of any construction permits.

Commenting Division: Development Services, Right-Of-Way

Name of Review: Bob Kovacs

Date: 10/30/15

Email: rkovacs@adcogov.org

R1: See attached Final Plat redlines for comments.

Commenting Division: Development Services Building and Safety

Name of Review: Justin Blair

Date: 10/26/15

Email: jblair@adcogov.org

BSD 1. No comment or issues.

Commenting Division: Parks and Open Space

Name of Review: Aaron Clark

Date: 10/29/15

Email: aclark@adcogov.org

PRK 1: No comments.

Emily Collins

From: Jennifer Lothrop
Sent: Thursday, October 08, 2015 1:26 PM
To: Emily Collins
Subject: PLT2015-00039 KTRAN Subdivision
Attachments: DOCS-#5231322-v1-PLT2015-00039
_KTRAN_SUBDIVISION_REQUEST_FOR_COMMENTS_EL.pdf

Case Name: KTRAN Subdivision
Case Number: PLT2015-00039
Parcel # 0182517203019

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.

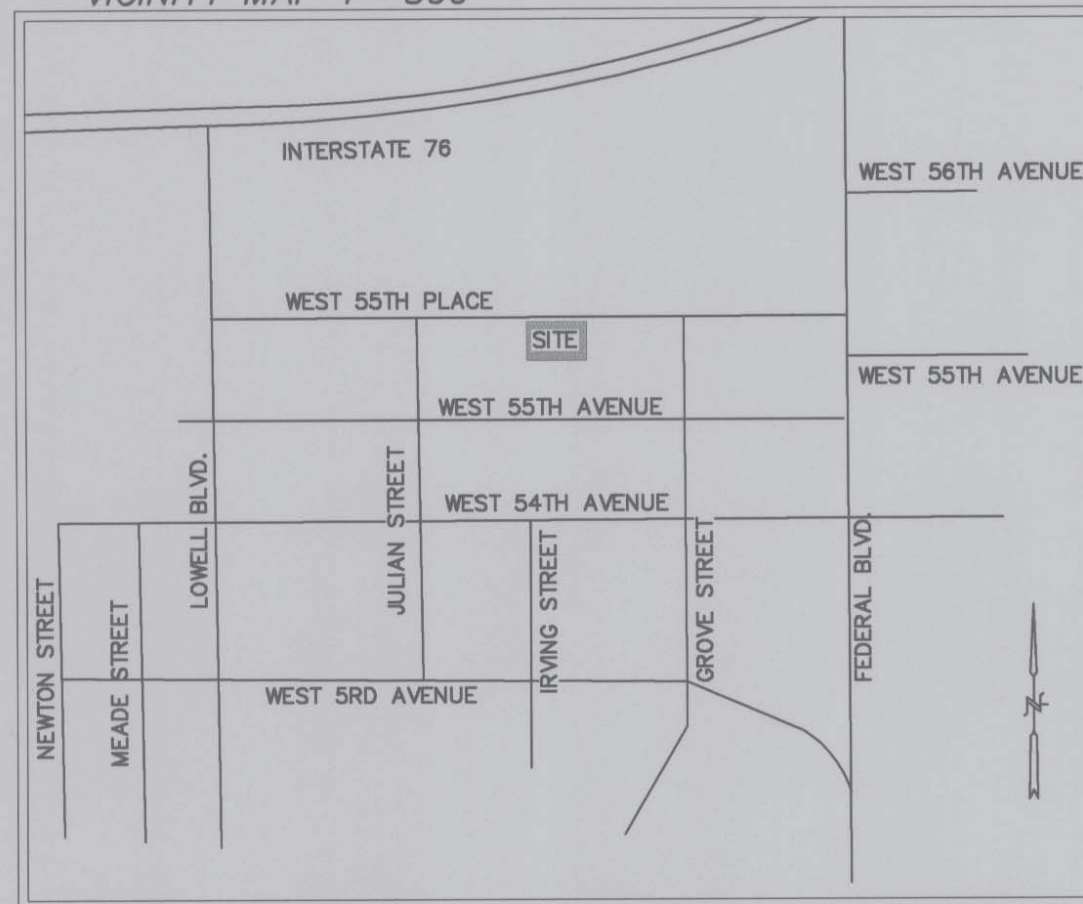


Adams County Public Land Dedication Worksheet
Urban School District

Date Computed= 10/30/2015

Case Name: Sample Urban PLD Calculations / 4-22-2004 Values	
Case Number:	
Single Family (R-1-A, R-1-C, R-2)	
Number of Units=	3
Population generated=	10
Student population generated=	2.325
School Acreage Needed=	0.06045
Neighborhood Park Acreage Needed=	0.06
Regional Park Acreage Needed=	0.039
Total Acres of PLD Needed=	0.15945
Land Value per acre=	\$36,888.00
PLD Fee in lieu=	\$5,881.79
Deposits:	
School District { } Account=	\$2,229.88
Neighborhood Parks Account (by School District)=	\$2,213.28
Regional Parks Account=	\$1,438.63

VICINITY MAP 1"=800'



KTRAN SUBDIVISION

~~PRELIMINARY PLAT~~ Preliminary / Final Plat

A RESUBDIVISION OF A PORTION OF PLOTS 16-18

LINCOLN MANOR

BEING A PORTION OF THE NORTHWEST 1/4, SECTION 17, TOWNSHIP 3 SOUTH,

RANGE 68 WEST OF THE 6TH P.M.

COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 2 West

CASE NUMBER: PLT2015-00039

GENERAL DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT I, THE UNDERSIGNED, BEING THE OWNER THAT PART OF PLOTS 16 THROUGH 18, LINCOLN MANOR, A SUBDIVISION BEING A PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 162 FEET OF PLOTS 16 AND 17, AND THE EAST 45 FEET OF THE NORTH 162 FEET OF PLOT 18, LINCOLN MANOR, EXCEPT ANY PORTION THEREOF LYING WITHIN THE WEST 145 FEET OF PLOTS 18 AND 19 OF SAID LINCOLN MANOR.

Use complete legal description as in Vesting Deed, Rec. No. 2009000066711

HAVE LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO THREE (3) AND EASEMENTS, AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF KTRAN SUBDIVISION, AND DO BY
HERE 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 UTILITY AND DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO ELECTRIC, GAS, TELEPHONE, SEWER AND WATER LINES, TOGETHER WITH A RIGHT TO TRIM AND BRUSH, TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES; SAID EASEMENTS AND RIGHTS TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER

EXECUTED THIS ____ DAY OF _____, A.D. 2015

KHOI M. TRAN

ACKNOWLEDGEMENT::

BY: _____
KHOI M. TRAN

NOTARY:

STATE OF COLORADO)
SS)
COUNTY OF ADAMS)

THE FOREGOING PLAT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2015, BY KHOI M. TRAN

WITNESS MY HAND AND OFFICIAL SEAL _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

PREPARED BY:
KURT LINN AND ASSOCIATES
8790 WEST COLFAX AVENUE, UNIT 20
LAKEWOOD, CO. 80215
303-233-1171 237-1893 (fax)
JOB # 1501-01
DATE OF PLAT PREPARATION 1-29-2015

NOTES:

1. DATE OF SURVEY: JANUARY 2015.

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

3. 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.

4. BEARINGS ARE BASED ON THE FOUND 3 1/4" ALUMINUM CAP AT THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M. AND A FOUND 3 1/4" ALUMINUM CAP AT THE WEST QUARTER CORNER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M. FORMING THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M. ASSUMED TO BE S 00°48'33" E AS SHOWN HEREON.

5. DISTANCES ON THIS MINOR ADJUSTMENT ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.

6. SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD PLANE MAP NO. 08001C0592H, WITH A DATE OF IDENTIFICATION OF MARCH 05, 2007, FOR COMMUNITY NO. 080001 (ADAMS COUNTY), STATE OF COLORADO, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS SITUATED

7. BENCHMARK: CITY AND COUNTY OF DENVER BENCHMARK 157B. CCD BRASS CAP BACK OF WALK SE CORNER FEDERAL BLVD. & WEST 52ND AVENUE ELEVATION: 5360.23 NAVD 88 DATUM.

SURVEYORS CERTIFICATE:

I, GORDON S. PAGE III, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF KTRAN SUBDIVISION, WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE 5th DAY OF JANUARY, 2015, AND THAT THE ACCOMPANYING MAP ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION IN SUBSTANTIAL ACCORDANCE WITH C.R.S. 38-5-106.

GORDON S. PAGE III PLS 29048
REGISTERED COLORADO LAND SURVEYOR

DATE: _____

PLANNING COMMISSION APPROVAL:

APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION, THIS ____ DAY OF _____, 2015.

CHAIRMAN

BOARD OF COUNTY COMMISSIONERS APPROVAL:

APPROVED BY THE ADAMS COUNTY BOARD OF COMMISSIONERS, THIS ____ DAY OF _____, 2015.

CHAIRMAN

CLERK AND RECORDERS:

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 2015

COUNTY CLERK AND RECORDER

BY DEPUTY: _____

FILE NUMBER: _____

MAP NUMBER: _____

RECEPTION NUMBER: _____

~~PRELIMINARY PLAT~~ Preliminary / Final Plat
A RESUBDIVISION OF A PORTION OF PLOTS 16-18
LINCOLN MANOR
TOWNSHIP 3 SOUTH,
SECTION 17, RANGE 68 NORTH OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 2

~~PRELIMINARY PLAT~~ Preliminary / Final Plat

West

North line of Lincoln Manor subdivision and North line of it's northerly blocks are not parallel. Therefore, the existing south side right of way varies in width. (15 ft. At Lowell & and 16.5 at Federal). Adjust accordingly.

Note: as this is both a preliminary and a final plat, remove both proposed and existing improvements & setback lines

Note: as surrounding parcels in this area don't correspond to plot boundaries, also include current parcel numbers

5' Drainage & Utility easement

either show pin found or set, this location

5' Drainage & Utility easement

Portion of

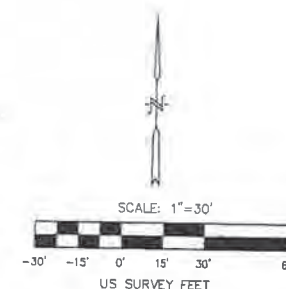
& Plot 17



**KURT LINN &
ASSOCIATES**

8790 West Colfax Avenue, Unit 20, Lakewood Colorado 80215
PH: 303-233-1171, FAX 303-237-1893

include legend
differentiating pins set from
pins found





Right of Way & Permits

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

October 30, 2015

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

Attn: Emily Collins

Re: KTRAN Subdivision, Case # PLT2015-00039

Public Service Company of Colorado's (PSCo) Right of Way & Permits Department Referral Desk has reviewed the plat for **KTRAN Subdivision**. As always, thank you for the opportunity to take part in the review process. 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 8-feet on the rear lot lines of each lot in the subdivision. These easements are dedicated to Adams County for the benefit of the applicable utility providers for the installation, maintenance, and replacement of 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.

In addition, 31-23-214 (3), C.R.S., requires the subdivider, at the time of subdivision platting, to provide for major utility facilities such as electric substation sites, gas or electric transmission line easements and gas regulator/meter station sites as deemed necessary by PSCo. While this provision will not be required on every plat, when necessary, PSCo will work with the subdivider to identify appropriate locations. This statute also requires the subdivider to submit a letter of agreement to the municipal/county commission that adequate provision of electrical and/or gas service has been provided to the subdivisions.

Please be aware PSCo owns and operates existing electric distribution facilities within the subject property. The property owner/developer/contractor must contact the **Builder's Call Line at 1-800-628-2121** and complete the application process for any new gas or electric service, or modification to existing

Emily Collins

From: Loeffler - CDOT, Steven [steven.loeffler@state.co.us]
Sent: Tuesday, October 13, 2015 9:27 AM
To: Emily Collins
Subject: PLT2015-00039, KTRAN Subdivision

Emily,

I have reviewed the request for approval for a minor subdivision (Preliminary/Final Plat) to create 3 lots on property located at 3280 W. 55th Place and have no objections. There will be minimal impact to any State Highways in the area.

Thank you for the opportunity to review this referral.

Steve Loeffler
Permits Unit



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





COLORADO

Division of Water Resources

Department of Natural Resources

1313 Sherman Street, Room 821
Denver, CO 80203

October 21, 2015

Emily Collins
Adams County Community & Economic Development Department
Transmitted via email:
ECollins@adcogov.org

RE: KTRAN Subdivision
Case no. PLT2015-00039
Portion of the NE ¼ of the NW ¼ of Sec. 17, T3S, R68W, 6th P.M.
Water Division 1, Water District 7

Dear Ms. Collins,

We have reviewed your October 5, 2015 referral concerning the above referenced proposal to subdivide a 0.82 acre parcel, described as Plots 16-18 of Lincoln Manor, into three lots. Lot 1 will be 0.23 acres and will have a new residence, Lot 2 will be 0.34 acres and will contain the existing residence and a new residence, and Lot 3 will be 0.25 acres and will contain a new residence.

Water Supply Demand

A Water Supply Information Summary Sheet was not submitted therefore, the water supply demand for this subdivision is unknown. Waste water treatment will be provided by the Berkeley Water and Sanitation District.

Source of Water Supply

According to the information submitted, the proposed water source is the Berkeley Water and Sanitation District ("District"). A letter from the District, date unknown, indicates that the District currently provides water and sewer service to 3280 West 55th Place and that the District is able to serve additional lots so long as the conditions of the District, Denver Water, and Metro Wastewater are met. The information in this office indicates that the District obtains its water supply through a distributor's "read and bill" contract with the Denver Water Department. The Denver Water Department is considered to be a reliable water source.

The application materials indicate that the proposed development will have a detention pond. The applicant should be aware that, pursuant to Colorado Senate Bill 15-212, storm water facilities must meet specific criteria to prevent them from being administered by the



Office of the State Engineer. The detention pond must be operated solely for storm water management and be subject to oversight by a governmental entity (the subdivision requirements of the county fit this criteria). Further, it must release or infiltrate at least 97 percent of all of the water from a rainfall event that is equal to or less than a five-year storm within 72 hours of the end the rainfall event. Water detained from rainfall events greater than five-year storms should be released as quickly as practicable, not to exceed the release or infiltration of 99 percent of all water within 120 hours of the end of the rainfall event. The detention pond must operate passively, not expose ground water, and not subject the storm water runoff to any active treatment process. In addition, the operator must submit notice of the proposed detention facility to the Substitute Water Supply Plan Notification List. Urban Drainage and Flood Control has created a notification portal that operators can use to satisfy this requirement: <https://maperture.digitaldataservices.com/gvh/?viewer=cswdif>

State Engineer's Office Opinion

Based upon the above and pursuant to Section 30-28-136(1)(h)(I) and Section 30-28-136(1)(h)(II), C.R.S., the State Engineer's Office offers the opinion that with the District as the water supplier, the proposed water supply is adequate and can be provided without causing injury to decreed water rights.

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

Our opinion that the water supply can be provided without causing injury is based on our determination that the amount of water that is legally available on an annual basis for the proposed uses is greater than the annual amount of water required to supply existing water commitments and the demands of the proposed subdivision.

Should you have any questions, please contact Karlyn Armstrong of this office.

Sincerely,



Joanna Williams, P.E.
Water Resource Engineer

Cc: File for subdivision no. 23721
District File





ADAMS COUNTY FIRE RESCUE

FIRE PREVENTION BUREAU

8055 N. Washington St.
Denver, CO 80229
(303)539-6862 / Fax: (303)287-1687

October 29, 2015

Emily Collins
4430 South Adams County Parkway,
Suite W2000A

Re: Request for Comments
Case Name: KTRAN Subdivision
Case Number: PLT2015-00039

Adams County Fire Rescue has reviewed the request for comments and we have no comments to add at this time. If any new information should come to our attention with this property then we will reevaluate the plans at that time.

Chris Wilder
Adams County Fire Prevention

Emily Collins

From: Becky Barry [polarbarry1@gmail.com]
Sent: Monday, October 12, 2015 10:59 AM
To: Emily Collins
Subject: preliminary/final plat to 3 lots

Dear Emily,
My name is Becky Barry, my address is 3165 W 55th Ave.

My comments are:

Our neighborhood is STRUGGLING with absent land owners! Folks who don't care about who they rent to or how many they rent to. Perfect examples of absentee land owners are evident when you drive from Federal to Lowell on 55th!

The trailer park, the mobile home, the red duplex, the three plex, 3300 and 3310 W 55th and so on and so forth! It's appalling!

My heart breaks looking out my kitchen window at a double wide mobile sitting on a site that obviously is hoping for "forgiveness for breaking the law" as opposed to getting the proper permission from the country FIRST. Now we have the issue of sectioning the lot to accommodate 3 homes????????????? My fear is more rental and no supervision. More places for the sexual predator, child molester, and wife beater to reside. More traffic, more trash, more noise, more everything. Sometimes you hope someone will say "Less is more".

This end of the county is and has been abandoned by the County Commissioner's, and Country Zoning. Enough is enough! Please help us stop the erosion of this neighborhood!

Thank you for listening.
Becky Barry

Emily Collins

From: Kirk T. Krebs [krebssgm@yahoo.com]
Sent: Tuesday, October 20, 2015 7:24 AM
To: Emily Collins
Subject: Comment - No Rental Properties

Case Name = KTRAN Subdivision
Case Number = PLT2015-00039

MS Emily Collins:

Is there any way to prevent the future proposed houses from becoming "rentals"? Can the property / houses be "zoned" for "sale only"?

Signed,

Nieghorbor - Kirk & Ann Krebs,

Cell = 303-619-2217

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

Request for Comments

Case Name:	KTRAN Subdivision
Case Number:	PLT2015-00039

October 5, 2015

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

Request approval of a Minor Subdivision (Preliminary/Final plat) to create 3 lots pursuant to Section 2-02-18 of the Adams County Development Standards and Regulations.

This request is located at 3280 W 55TH PL

The Assessor's Parcel Number is 0182517203019

Applicant Information: CECIL RICKSTREW
736 S. YOUNGFIELD CT
LAKEWOOD, CO 80228

Please forward any written comments on this application to the Department of Community and Economic Development at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 (720) 523-6800 by 10/30/2015 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 ECollins@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.

Emily Collins
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/ Request for Comments

Case Name:	KTRAN Subdivision
Case Number:	PLT2015-00039
Planning Commission Hearing Date:	01/12/2017 at 6:00 p.m.
Board of County Commissioners Hearing Date:	01/31/2017 at 9:30 a.m.

December 19, 2016

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

Minor Subdivision (Preliminary/Final plat) to create 3 lots pursuant to Section 2-02-18 of the Adams County Development Standards and Regulations.

This request is located at **3280 W 55TH PL**

The Assessor's Parcel Number is **0182517203019**

Applicant Information: **CECIL RICKSTREW
736 S. YOUNGFIELD CT.
LAKEWOOD, CO 80228**

The hearing will be held in the Adams County Hearing Room located at 4430 South Adams County Parkway, Brighton CO 80601. 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.

Thank you for your review of this case.

Emily Collins, AICP
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

CERTIFICATE OF POSTING



I, Emily Collins do hereby certify that I had the property posted at

3280 W. 55th Place

on December 24, 2016

in accordance with the requirements of the Adams County Zoning Regulations

Emily Collins

Emily Collins

Exhibit 5.4 Property Owner Labels

SCARPELLA DEBRA AND
ROZALES VICTORIA
3076 W 54TH AVE
DENVER CO 80221-6502

TRAN KHOI M
9640 S FIELD WAY
LITTLETON CO 80127-8526

CROSS JOHN B
10072 HOOKER ST
WESTMINSTER CO 80031

DOBROVOLNY JOSHUA A
3426 W 55TH PL
DENVER CO 80221-6534

WESTFORD HARVEY D
9531 HIGHWAY 211
USK WA 99180

RIOPELLE SCOTT
16411 W 48TH LN
GOLDEN CO 80403-7253

PARK ADVISORS INC
9800 SHELARD PKWY STE 104
MINNEAPOLIS MN 55441-6451

POLAND ROBERT E AND
POLAND WILMA JUNE
3525 W 55TH AVE
DENVER CO 80221-6595

GUZMAN ROGER M
5520 FEDERAL BLVD
DENVER CO 80221

MESSIAH BAPTIST CHURCH
3241 W 44TH AVE
DENVER CO 80211-1335

RYAN JAMES MARK BENJAMIN AND
RYAN SUSAN ELIZABETH
3334 W 55TH PL
DENVER CO 80221-6530

LUCERO GEORGE G / LUCERO GEORGE G JR AND
LUCERO GUY / LUCERO GERARD ANDRES
3440 W 55TH PL
DENVER CO 80221-6534

REZAC RANDY L
3375 W 55TH AVENUE
DENVER CO 80221

KREBS KIRK T AND
KREBS ANN M
3366 W 55TH PL
DENVER CO 80221-6530

NICOLL DAVID A AND
NICOLL SHARON J
5540 JULIAN ST
DENVER CO 80221-6582

CAMERON DENNIS L AND
CAMERON MARILYN J
3460 W 55TH PL
DENVER CO 80221-6534

JACKSON GERILYN S
5555 JULIAN ST
DENVER CO 80221-6581

MC LEOD KATHERINE ANN AKA KATHERINE A
1054 MCINTOSH AVE
BROOMFIELD CO 80020-2434

MEDINA SHIRLEY ANN
6620 JULIAN ST
DENVER CO 80221-2140

STONEBRAKER CORPORATION
26986 CR 18
KEENESBURG CO 80643

SAVE A CHILD INC
3241 W 44TH AVE
DENVER CO 80211-1335

ZIEGLER FRITZ R AND
ZIEGLER PENELOPE M
3060 W 55TH PL
DENVER CO 80221-6526

BIRD TERRY L AND
BIRD REBECCA A
3500 W 55TH PL
DENVER CO 80221-6534

BUENO DANIEL AND BUENO KUMEI
11476 FOWLER DRIVE
NORTHGLENN CO 80233

HERNANDEZ VINCE A
5470 GROVE ST
DENVER CO 80221-6546

PUBLIC SERVICE CO OF COLORADO
PO BOX 1979
DENVER CO 80201-1979

GREBB WEST 1 LLC
5595 FEDERAL BLVD
DENVER CO 80221-6574

LEDEZMA IRMA
5490 GROVE STREET
DENVER CO 80221

KELLOW LEILA H
5480 GROVE ST
DENVER CO 80221-6546

HERMOSA VETERINARY
CLINIC P C
5495 FEDERAL BLVD
DENVER CO 80221-6539

ADAMS COUNTY BOARD OF
COUNTY COMMISSIONERS
4430 SOUTH ADAMS COUNTY PKWY
BRIGHTON CO 80601-8204

BROWN SARAH G
3095 W 55TH AVE
DENVER CO 80221-6517

JOHNSON MARLENE P AND
PYOTT JODY L
5406 GROVE ST
DENVER CO 80221-6546

ZIEGLER FRITZ R AND
ZIEGLER PENELOPE
3060 W 55TH PL
DENVER CO 80221-6526

GENDILL YOLANDA S
3050 W 55TH PL
DENVER CO 80221-6526

MC CLINTOCK NORMA E
18676 W 59TH DR
GOLDEN CO 80403-2117

BLALOCK STEVEN DALE AND
BLALOCK MEGAN
3080 W 55TH PL
DENVER CO 80221-6526

DE LEON JESUS AND
DE LEON SANDRA V
3656 FEDERAL BLVD
DENVER CO 80211

HURTADO LEE ROY
3075 W 55TH AVE
DENVER CO 80221-6517

ARREDONDO ABEL
5510 GROVE STREET
DENVER CO 80221

ROZALES VICTORIA REBECCA AND
SCARPELLA DEBRA ANN
3076 W 54TH AVE
DENVER CO 80221

ESCOBAR LAILA G
3246 W 54TH AVE
DENVER CO 80221-6504

JOHNSON LUCILLE E
3291 W 54TH AVE
DENVER CO 80221

KRUSE THERESA L
5421 JULIAN ST
DENVER CO 80221-6556

POPE RUSSELL J
3240 W 54TH AVE
DENVER CO 80221-6504

NELSON NATHAN DAVID AND
NELSON BREZIE ANN MARIE
3285 W 55TH AVE
DENVER CO 80221-6521

BROWN MATTHEW C
5383 JULIAN ST
DENVER CO 80221-6554

RUFF DAVID G AND RUFF MARTHA C
4605 HOPE CIR
BROOMFIELD CO 80023-8497

BILICK MARK W AND
BILICK KATHY J
5371 IRVING ST
DENVER CO 80221-6551

VANSWEARINGEN JOHN T
3350 W 54TH AVE
DENVER CO 80221-6506

JOHANNES JEFFREY
1885 S LOGAN ST
DENVER CO 80210-3125

MALSAM GEORGE R JR AND
MALSAM MARGARET A
3323 W 55TH AVE
DENVER CO 80221-6593

WILKEY ROXANNE AND
MITCHELL JOSHUA
5355 GROVE ST
DENVER CO 80221

LORDIER MARTHA K
5451 JULIAN ST
DENVER CO 80221

WARHOLA PAUL C AND
WARHOLA LORENE DURAN
840 NEWPORT ST
DENVER CO 80220-4721

STAY JOHN AND STAY JOLENE AND
BATE DAMIAN S
3234 W 55TH AVE
DENVER CO 80221

SCHIEL TJALDA L AND
SCHIEL JOHN A
3245 W 55TH AVE
DENVER CO 80221

SORENSEN SCOTT B AND
SORENSEN MARY E
3955 GARLAND ST
WHEAT RIDGE CO 80033-4210

NGUYEN THO DINH AND
NGUYEN HOA TRAN
6439 S WALDEN WAY
AURORA CO 80016-1151

KACZMAREK THEODORE E AND
MEYERS TINA R
3435 W 55TH AVE
DENVER CO 80221-6523

3299 W 54TH LLC
8793 W 67TH AVE
ARVADA CO 80004-3234

JOHNSON JAMES B
3281 W 54TH AVENUE
DENVER CO 80221

MAZIARZ RICHARD M AND
MAZIARZ DIANNE
3280 W 54TH AVE
DENVER CO 80221-6504

COFFEY RAYMOND E
3241 W 54TH AVE
DENVER CO 80221-6591

DOANE PETER M AND
DOANE SABINA M
5520 JULIAN ST
DENVER CO 80221-6582

RUBENKING CHERYL L
5420 JULIAN ST
DENVER CO 80221-6557

GARBER SARAH K AND
WELCH MATTHEW J
3275 W 55TH AVE
DENVER CO 80221-6521

HAMILTON WILLIAM F AND
CASE KATHLEEN R
3280 W 55TH AVE
DENVER CO 80221-6522

SAAVEDRA LON
1650 JOLLY CT
LOS ALTOS CA 94024

SMITH MYRNA LOU AND
SMITH BEVERLY MAE
PO BOX 1122
ERIE CO 80516-1122

MEREDITH KATHRYN S
2800 TENNYSON ST
DENVER CO 80212-3039

WHITE ROBERT C K
11912 DONLEY STREET
PARKER CO 80138-8015

NOTO ERNEST JOHN AND
NOTO MARY JANE
5354 IRVING ST
DENVER CO 80221-6553

SCHMIDT DAVID CHARLES
6056 W ROXBURY PLACE
LITTLETON CO 80123

WEAVER R BRUCE AND
WEAVER TERESA J
5390 JULIAN ST
DENVER CO 80221-6555

MATTOX DIANA J
4515 ROBB ST
WHEAT RIDGE CO 80033-2534

SAMORA ISAAC AND
SAMORA MARYELLEN
5535 JULIAN ST
DENVER CO 80221-6581

SANDOVAL JUAN A AND
SANDOVAL TERESA A
4182 S OLIVE ST
DENVER CO 80237-2042

BILLS ROBERT S
5342 IRVING ST
DENVER CO 80221-6553

CAMPBELL ROBERT D AND
CAMPBELL CARL D
3341 W 55TH AVE
DENVER CO 80221-6593

ALEXANDER REBECCA
4235 STUART ST
DENVER CO 80212-2333

MACKAY PETER AND
MACKAY ALEXANDER
PO BOX 177
EVERGREEN CO 80437

TUTAK JOSEPH
5441 GROVE ST
DENVER CO 80221-6545

CARTER ROGER D AND
CARTER WENDY RUDDEN
4440 W 52ND PL
DENVER CO 80212-4012

BARE FAMILY TRUST
7300 EVERETT ST
ARVADA CO 80005-4253

ESTRICH BENJAMIN AND
COOKISH JULIE
5411 JULIAN ST
DENVER CO 80221-6556

D AMBROSIA STEPHEN AND
NELSON KATHLEEN
3428 W 55TH AVE
DENVER CO 80221-6524

SHUNK CARL A AND
SHUNK JUNG
5477 GROVE ST
DENVER CO 80216

MORALES SAMUEL R AND
MORALES KRISTINE L
3460 W 55TH AVE
DENVER CO 80221-6524

WERNER CURTIS E AND
KORPAL JAMIE L
3400 W 55TH AVE
DENVER CO 80221-6524

BUCKINGHAM MARK M AND
BUCKINGHAM TRACI J
6359 S VAN GORDON ST
LITTLETON CO 80127

SAMORA ISAAC AND
SAMORA MARY ELLEN
5535 JULIAN ST
DENVER CO 80221-6581

FURNIFUR CHRISTOPHER E
3340 W 54TH AVE
DENVER CO 80221-6506

RUTLEDGE FRANK L AND
RUTLEDGE NANCY L
3327 RALEIGH ST
DENVER CO 80212-1709

SPEIDEL DAVID C
1645 FAIRFAX ST
DENVER CO 80220-1323

HEIN RONALD A AND
HEIN IDA M
4160 W 66TH AVE
ARVADA CO 80003-6416

SANCHEZ DON RICARDO AND
SANCHEZ KATHY SUE
3355 W 54TH AVE
DENVER CO 80221-6505

RUIZ BENJAMIN AND
RUIZ BRENDA K
3420 W 55TH AVE
DENVER CO 80221-6524

OLD TOWN PARTNERS LLC
1792 WYNKOOP ST APT 507
DENVER CO 80202-1075

MARTINEZ PEDRO M AND
MARTINEZ MARICELA
3430 W 55TH AVE
DENVER CO 80221

SALAZAR JACQUELINE D
3421 W 54TH AVE
DENVER CO 80221-6507

BARRY BECKY A AND
BARRY GEORGE E
3165 W 55TH AVE
DENVER CO 80221-6519

HERRERA FRANK L AND
HERRERA VIRGINIA
5535 GROVE ST
DENVER CO 80221-6547

MONTOYA RICHARD S AND MONTOYA FIDEL JR
CORDOVA OPHELIA C
3445 W 55TH AVE
DENVER CO 80221-6523

PRICE KATHRYN B AND
STEIN ERICH
3279 W 54TH AVE
DENVER CO 80221-6591

KREBS JAY E AND
KREBS CYNTHIA L
3361 W 55TH AVE
DENVER CO 80221-6593

MULLER MARIE E
3340 W 55TH AVE
DENVER CO 80221-6592

GERSTNER ALLEN AND
GERSTNER DOROTHY A
3535 W 55TH AVE
DENVER CO 80221-6595

MARTENS TERESA L
3380 W 55TH AVE
DENVER CO 80221-6592

BLACK LEORA D
3425 W 55TH AVE
DENVER CO 80221-6523

MURPHY HILARY REDMOND AND
FRASCA MILES ANTHONY
5040 MEADE ST
DENVER CO 80221-1034

DEVER PATRICK M AND
DEVER CAROLYN J
3245 W 54TH AVE
DENVER CO 80221-6591

IBUADO BENJAMIN
3332 W 55TH AVE
DENVER CO 80221-6592

**Exhibit 5.5 Referral Agency
Labels**

Adams County
Attn: Planning Addressing
PLN

Adams County Construction Inspection
Attn: PWCI .
PWCI

Adams County Development Services - Building
Attn: Justin Blair
4430 S Adams County Pkwy
Brighton CO 80601

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

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

BERKELEY NEIGHBORHOOD ASSOC.
Attn: GLORIA RUDDEN
4420 W 52ND PL.
DENVER CO 80212

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

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

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

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

FISHER DITCH COMPANY
Attn: RUTH & GENE BRIENZA
2030 E. 68TH AVENUE
DENVER CO 80229

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

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

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

WESTMINSTER SCHOOL DISTRICT #50
Attn: Jackie Peterson
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

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

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