

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

Sable Farmland Subdivision Exemption

PLT2016-00029

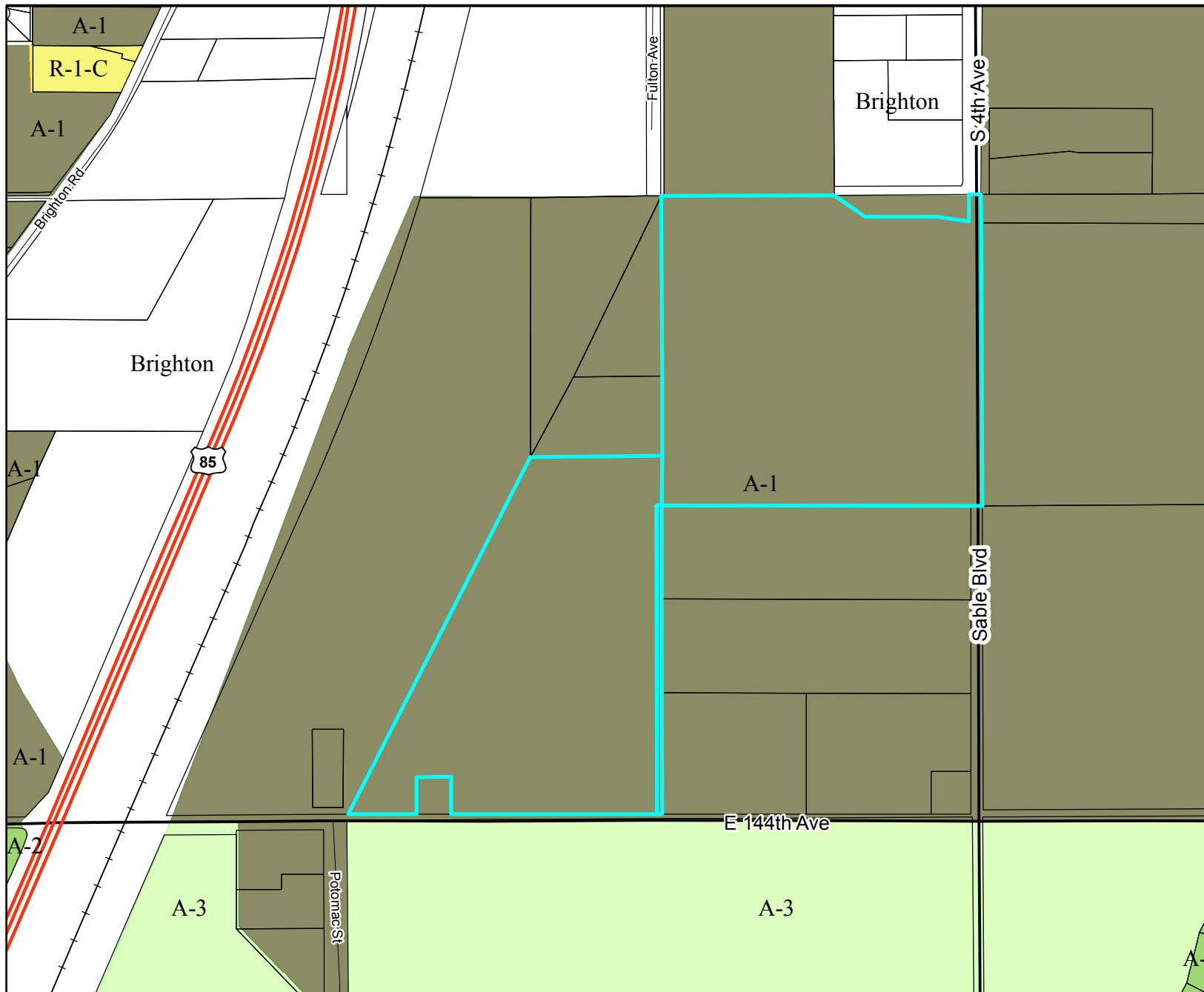


For display purposes only.



ADAMS COUNTY
COLORADO

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



LEGEND

★ Special Zoning Conditions

3 Section Numbers

— Railroad

— Major Water

— Zoning Line

Sections

Zoning Districts

A-1

A-2

A-3

R-E

R-1-A

R-1-C

R-2

R-3

R-4

M-H

C-0

C-1

C-2

C-3

C-4

C-5

I-1

I-2

I-3

CO

PL

AV

DIA

P-U-D

P-U-D(P)

Airport Noise Overlay



ADAMS COUNTY
COLORADO

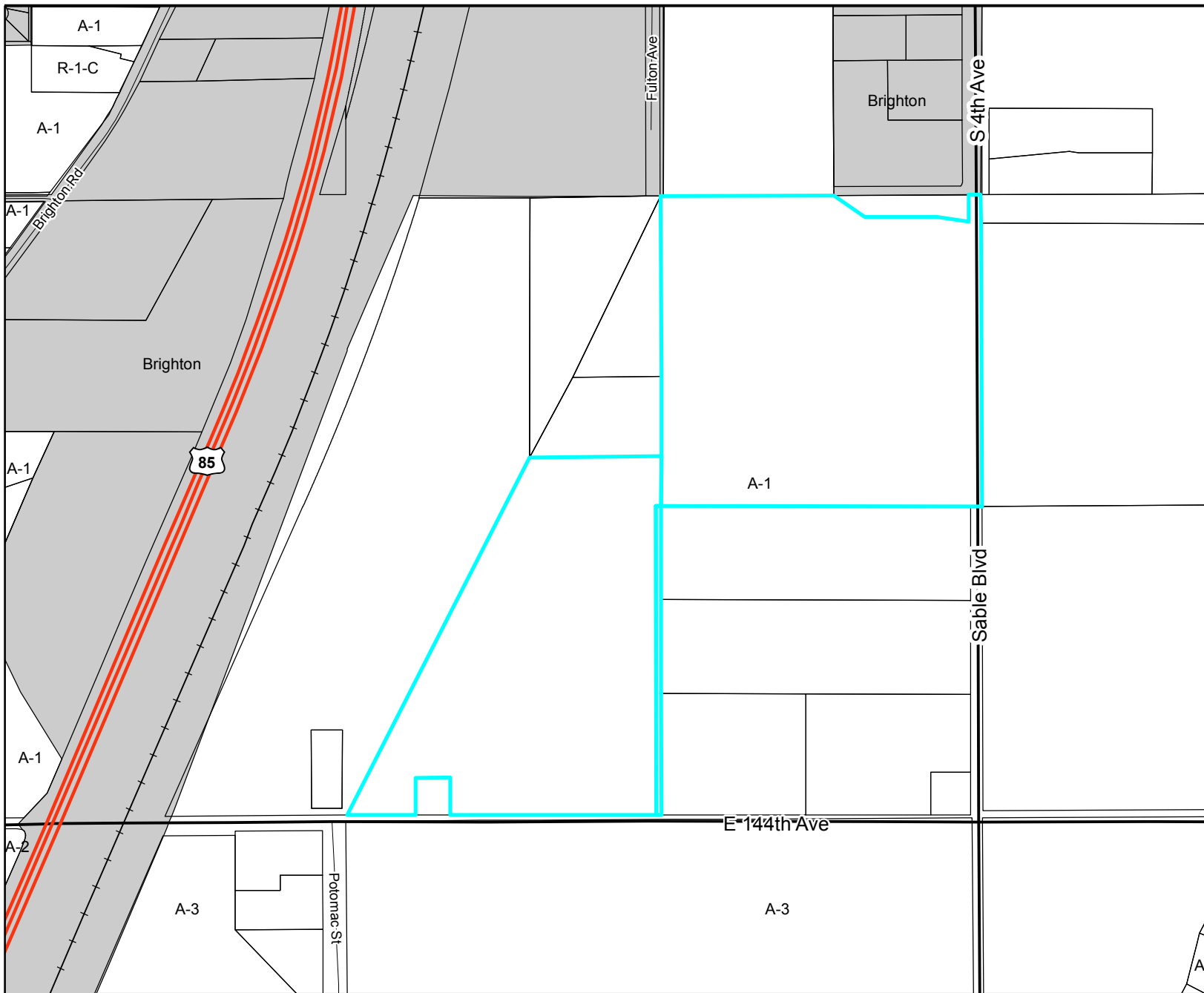
This map is made possible
by the Adams County GIS
group, which assumes no
responsibility for its accuracy

Sable Farmland Subdivision Exemption

PLT2016-00029



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

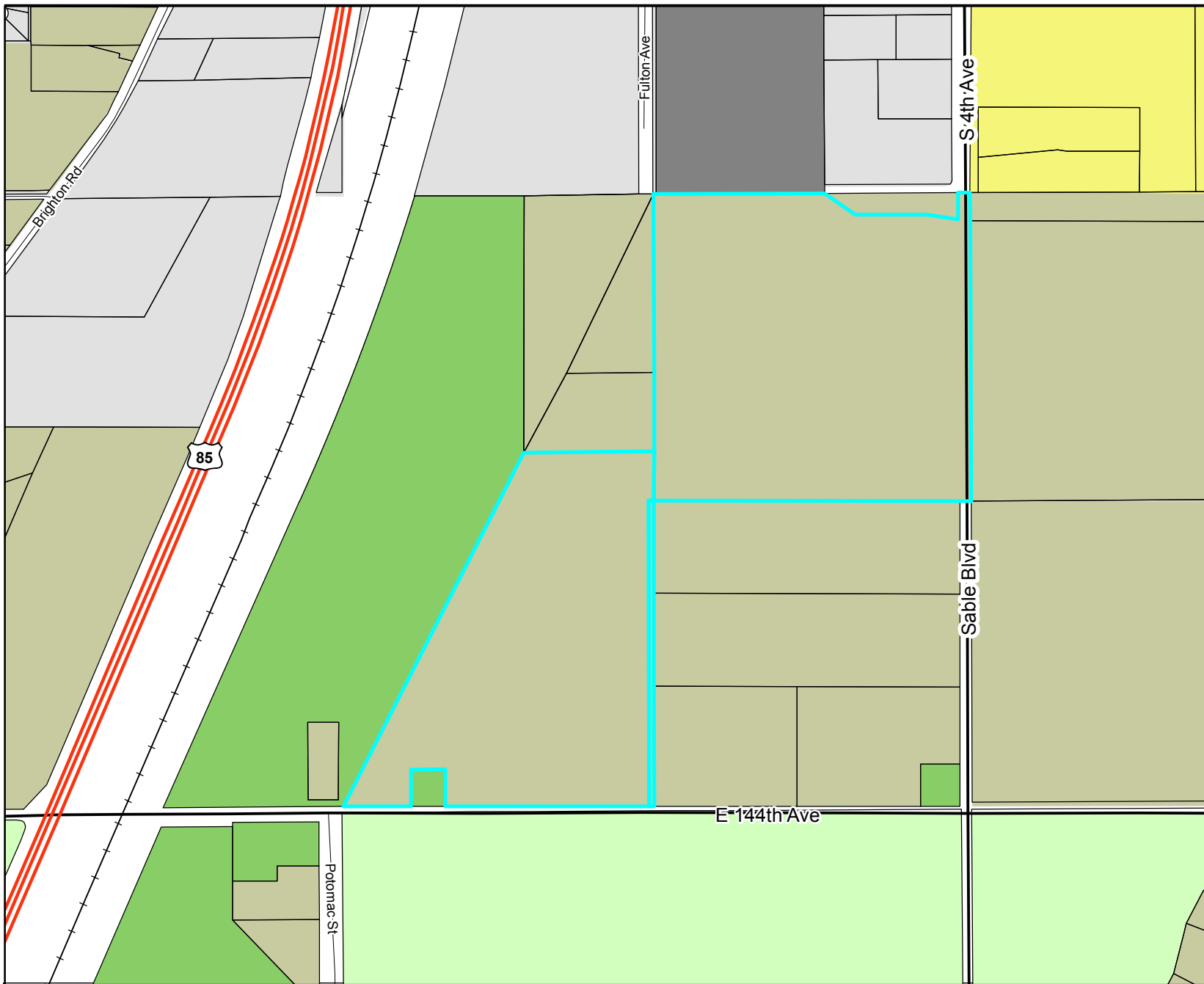
This map is made possible
by the Adams County GIS
group, which assumes no
responsibility for its accuracy

Sable Farmland Subdivision Exemption

PLT2016-00029



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

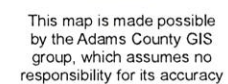
This map is made possible
by the Adams County GIS
group, which assumes no
responsibility for its accuracy

Sable Farmland Subdivision Exemption

PLT2016-00029



For display purposes only.





**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT
STAFF REPORT**

Board of County Commissioners

February 21, 2017

CASE No.: PLT2016-00029	CASE NAME: Sable Farmland Exemption
--------------------------------	--

Owner's Name:	Robert H. Hattendorf and Anne E. Anderson
Applicant's Name:	Christine Quinlan (The Conservation Fund)
Applicant's Address:	1942 Broadway, Suite 323, Boulder, CO 80304
Location of Request:	13701 E. 144 th Avenue
Nature of Request:	Subdivision Exemption to create two lots
Zone District:	Agricultural-1 (A-1)
Site Size:	Approximately 70 acres
Proposed Uses:	Agricultural (Conservation Easement) and Oil/Gas Facility
Existing Use:	Agricultural
Hearing Date(s):	BOCC: February 21, 2017/ 9:30 am
Hearing Location:	4430 S. Adams County Parkway, Brighton, CO 80601 / Public Hearing Room 1st Floor
Report Date:	January 31, 2017
Case Manager:	Emily Collins <i>EAC</i>
Staff Recommendation:	APPROVAL with 2 Findings-of-Fact and 1 Condition Precedent

SUMMARY OF PREVIOUS APPLICATIONS

On April 5, 2016, the Board of County Commissioners ratified a decision by the Adams County Planning Commission to approve an amendment to the County's Comprehensive Plan. The amendment, known as the District Plan, is a collaborative effort between the City of Brighton and Adams County to preserve and promote the agricultural heritage of the south Brighton area. The Plan encompasses approximately 5,000 acres of land and seeks to promote agritourism activities, public-private partnerships with developers, and land preservation through context sensitive development. The subject property is within the boundaries of the District Plan and intent of the request is to preserve a large portion of the property through a conservation easement.

On October 17, 2016, staff held a conceptual review meeting with the applicant to discuss requirements for exemption from subdivision to allow for the creation of two lots on the subject property.

SUMMARY OF APPLICATION

Background:

The Conservation Fund, on behalf of the property owners, is requesting a subdivision exemption to create two lots. Currently, the property consists of three parcels totaling approximately 71.8 acres and developed with one single-family dwelling, several agricultural accessory buildings, and an oil and gas facility. A portion of the eastern property boundary abuts Sable Blvd. and a portion of the southern boundary abuts E. 144th Ave. A majority of the site is undeveloped and intended to remain undeveloped for agricultural preservation purposes. Approximately 7 acres of the site, as shown on the site plan, currently has oil and gas well development and is intended to remain developed oil and gas activities.

Adams County, and the City of Brighton, recently adopted an amendment to the County's Comprehensive Plan, specifically for the area of the County generally bounded by Bromley Lane on the north, Buckley Road on the east, E-470 along the south, and the South Platte River corridor to the west (See Exhibit 1.4). This amendment, known as the District Plan, was a collaborative effort between the City of Brighton and the County to preserve and promote the agricultural heritage of the south Brighton area. The Plan encompasses approximately 5,000 acres of land and seeks to promote agritourism activities, public-private partnerships with developers, and land preservation through context sensitive development.

One of the key recommendations in the District Plan is for the City and County to annually apply for Adams County Open Space Grant Funds and Great Outdoors Colorado (GOCO) funds to purchase and preserve agricultural lands within the District boundaries. Currently, the Conservation Fund, the consultant hired by the City of Brighton to negotiate conservation acquisitions, is working to identify suitable parcels of farmland to acquire with the GOCO and Open Space Grant funds. The subject property has been identified for its rich, fertile soils and water rights as one of those properties. In addition, the City of Brighton owns an adjoining property located directly west of the subject site which is preserved through a conservation easement held by Adams County. The intent of this request to subdivide the property is to place a conservation easement on majority of the property, which will preserve a larger area contiguous to an area already, preserved through a conservation easement.

At the request of the City of Brighton and Adams County, the Conservation Fund Organization has entered into a contract with the property owners to acquire approximately 64 acres of the subject property, which will be preserved for agricultural purposes. However, the contract requires the oil and gas well site to be subdivided from the agricultural lands so the current

property owners can access their minerals without disturbing the land to be preserved through the conservation easement.

The existing oil and gas facility is approved for 12 wells, 14 oil tanks, 12 separators, and 6 water tanks. Currently, the site is developed with two wells and already has the required state and local approvals for the ultimate number of 12 wells and associated equipment. In May 2015, the facility, owned and operated by Ward Petroleum, was permitted by the Colorado Oil and Gas Conservation Commission (COGCC). In addition, the Adams County Board of County Commissioners executed a Memorandum of Understanding on June 30, 2015 with Ward Petroleum. Ward Petroleum commenced operations on the site in early 2016, which occurred prior to the adoption of Adams County's oil and gas regulation amendments on March 22, 2016. The current well pad site will likely be reduced in size from 4.6 acres to approximately 2.1 acres after completion of drilling and reclamation activities.

Development Standards and Regulations Requirements:

Per Section 2-02-14 of the Adams County Development Standards and Regulations, an exemption from subdivision approval is required to obtain a release from the requirements of platting. The criteria for approval for a subdivision exemption include conformance with the County's Development Standards and Regulations, and is also a division of land determined not to be within the purpose of Article 28, Title 30 of the Colorado Revised Statutes. This state regulation defines the term subdivision and outlines properties that could be exempted from subdivision requirements. In addition, the property may not be within any recorded subdivision plat or zoned for commercial or industrial uses. Per Section 5-01-02 of the County's Development Standards, the term "subdivision" shall not apply to any division of land in which land is granted to the State of Colorado, county, municipality, or quasi-municipality. The term "subdivision" also does not apply if the property is created by a contract concerning the sale of land which is contingent upon the purchaser's obtaining approval to subdivide the land pursuant to County regulations.

The subject property is designated as Agricultural-1 (A-1) zone district and is not within any recorded subdivision plat. In addition, the contract between the property owners and the Conservation Fund Organization requires approval of the exemption in order to create a lot that will be conveyed to the City of Brighton for farmland preservation. Therefore, the proposed exemption conforms to the State and County requirements for an exemption from subdivision.

Per Section 5-03-03-02 of the County's Development Standards and Regulations all lots must conform to requirements of the zone district in which the property is located. The subject property is zoned A-1, the purpose of which is to provide a rural single-family dwelling district and rural living experience. Per Chapter 3 of the Adams County Development Standards and Regulations, a minimum lot size of 2.5 acres is required for the A-1 zone district. The proposed subdivision exemption plat consists of two lots. Lot 1 of the plat is approximately 64 acres in size and intended to remain as agricultural through a conservation easement. Adams County will own this easement. The existing single-family dwelling will remain on the property and as part of the area to be preserved through a conservation easement. However, the existing house on the property may be utilized as farm employee dwelling purposes only. Lot 2 of the plat is approximately 7 acres and intended to be used for existing oil and gas well activities on the

property. Each of these lots conforms to the minimum lot size required for development in the A-1 zone district.

Per Section 3-08-07-02 of the County's Development Standards and Regulations, the minimum lot width required in the A-1 district is one-hundred and fifty (150) feet. Lot 1 of the proposed plat conforms to the minimum lot width requirements. The lot has approximately 1,213 feet in width along Sable Blvd and approximately 1,124 feet in width along E. 144th Ave. Lot 2 of the exemption plat is proposed as a flag lot. Per Section 4-20-01-02 of the Development Standards and Regulations, the minimum lot width required for the pole of a flag lot is 30 feet, and the maximum depth of the pole is 600 feet. The width of the proposed flag lot is 30 feet, and has a 570 foot depth, thus conforming to the minimum width and maximum depth requirements. In addition, each of the two lots conforms to the dimensional requirements of the A-1 zone district.

Per Section 5-03-03-08-05, all lots created through an exemption from the subdivision requirements shall have access on a County maintained right-of-way. The proposed lots will have access to Sable Blvd or E. 144th Ave. Both of these roads are classified as public right-of-way.

Future Land Use Designation/Comprehensive Plan:

The subject property is designated as Estate Residential in the County's Future Land Use Map. Per Chapter 5 of the Adams County Comprehensive Plan, Estate Residential areas are intended to provide for single-family housing at lower densities, no greater than one unit per acre. A majority of the surrounding properties to the south and east of the subject site are also designated as Estate Residential. The properties to the north of the site are designated as Industrial or are within the municipal boundaries of the City of Brighton. The surrounding properties to west are designated as Parks and Open Space.

The subject property is also located in the Adams County District Plan. This plan was adopted as an amendment to the County's Comprehensive Plan. The Plan is a collaborative effort between the City of Brighton and Adams County to preserve and promote the agricultural heritage of the south Brighton area. The subject request conforms to goals of the Comprehensive Plan and the District Plan.

Site Characteristic:

Currently, the site is developed with one single family dwelling. This dwelling is located on the eastern portion of the site and has access to Sable Blvd. The majority of the remaining portion of the site is undeveloped; however, there is an oil and gas well pad located in the center of the property. The site plan provided with the application shows lot 2 of the plat, which is approximately 7 acres, is intended to remain for oil and gas development activities.

Surrounding Zoning Designations and Existing Use Activity:

Northwest City of Brighton Industrial	North City of Brighton Commercial	Northeast A-1 Residential
West A-1 Agricultural	Subject Property A-1 Single Family/ Agricultural	East A-1 Agricultural
Southwest A-1 Residential	South A-3 Agricultural	Southeast A-3 Agricultural

Compatibility with the Surrounding Land Uses:

The subject request is compatible with the surrounding zoning designations, existing development in the area, and the Comprehensive Plan designation. A majority of the surrounding properties to the east, south, and west are all developed as single-family residential and agricultural uses. The surrounding properties to the north are developed with commercial uses. These properties are within the boundaries of the City of Brighton. The request to create two lots is compatible with the surrounding area. A larger portion of the site will be preserved through a conservation easement and for agriculture purposes only. The remainder of the site, a seven acre parcel will continue to be used for oil and gas development activities.

Staff Recommendations:

Based upon the application, the criteria for approval of exemption from subdivision requirements, and a recent site visit, staff recommends Approval of this request with 2 findings-of-fact, and 1 condition precedent.

RECOMMENDED FINDINGS OF FACT

1. The Subdivision Exemption is consistent with and conforms to these standards and regulations.
2. The Subdivision Exemption is a division of land determined not to be within the purpose of Article 28, Title 30 of the Colorado Revised Statutes and is consistent with one (1) of the following criteria:
 - a. Boundary line adjustments where no additional parcels are created (unplatted land only).
 - b. Exemptions creating additional parcels shall be permitted for parcels with more than one (1) principal residence provided all of the following criteria are met:
 - (1) Each residence was constructed in conformance with the applicable County regulations in effect at the time the residence was constructed, and provided the structures were not previously considered uninhabitable or accessory to a principal residence (e.g., a guest house, resort or seasonal cabins used in conjunction with a lodge operation or housing for tenant labor);
 - (2) Each residence shall have a documented history of continuous use as a single-family dwelling; and

(3) Legal and physical access shall be provided to all parcels by public right-of-way or recorded easement, acceptable to the Adams County Director of Transportation in compliance with the Adams County Engineering Design and Construction Standards.

c. Other divisions of land affected by a deed recorded in the Office of the Adams County Clerk and Recorder that the Board of County Commissioners determines is not within the purposes of this resolution. If it is determined the applicant is using the exemption process to circumvent the subdivision regulations, the applicant shall be required to comply with the applicable sections of this resolution.

d. The property which is the subject of the Exemption may not be within any recorded subdivision plat.

e. The property which is the subject of the Exemption may not be zoned for commercial or industrial uses.

Recommended Conditions Precedent:

1. The applicant shall submit a final executed mylar of the subdivision exemption plat within 30 days of approval of this by the Board of County Commissioners.

CITIZEN COMMENTS

Notifications Sent	Comments Received
28	0

All property owners within 750 feet of the site were notified of this request. As of writing this report, staff has received no public comments.

COUNTY AGENCY COMMENTS

Staff reviewed the request and had no concerns with the proposed exemption from subdivision.

REFERRAL AGENCY COMMENTS

Responding with Concerns:

None

Responding without Concerns:

Colorado Department of Transportation
Colorado Division of Water Resources
Colorado Geological Survey
Tri-County Health
Xcel Energy

Notified but not Responding / Considered a Favorable Response:

Brighton Fire District
Brighton School District 27J

Exhibits Table of Contents

Exhibit 1- Maps

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

Exhibit 2- Applicant Information

- 2.1 Applicant Written Explanation
- 2.2 Applicant Subdivision Exemption Plat

Exhibit 3- Referral Comments

- 3.1 Referral Comments (Development Services)
- 3.2 Referral Comments (Tri-County Health)
- 3.3 Referral Comments (Geological Survey)
- 3.4 Referral Comments (CDOT)
- 3.5 Referral Comments (Division of Water)
- 3.6 Referral Comments (Xcel Energy)

Exhibit 4- Citizen Comments

None.

Exhibit 5- Associated Case Materials

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

Sable Farmland - Item No. 4

Explanation of Project.

The proposed subdivision concerns the purchase of 63.688 acres of land, more or less located north and west of the intersection of 144th Avenue and Sable Boulevard in Adams County, which will be preserved as agricultural land (the “**Agricultural Land**”). The Conservation Fund, a Colorado nonprofit corporation (the “**Fund**”) has entered into an agreement with the City of Brighton (Agreement for Land Acquisition Services for Agricultural Preservation RFP #16M-004) to help the City acquire and protect the Agricultural Land for agricultural use and as open space. At the request of the City of Brighton and Adams County, The Fund intends to acquire the Agricultural Land, hold it for a period of time until all funding is secured, then convey the Agricultural Land to the City of Brighton subject to the terms of a Deed of Conservation Easement to be held by Adams County which will require that the land and associated water rights remain as open space and available for agricultural production.

The Fund has entered into the attached Contract for Sale of Real Estate dated June 7, 2016 (the “**Contract**”) with Anne E. Anderson, Jerry D. Anderson and Robert H. Hattendorf (collectively, the “**Sellers**”) to acquire the Agricultural Land. The Agricultural Land is part of a 70.79-acre, more or less, parcel of land (the “**Anderson Property**”). Under the terms of the Contract the Sellers will retain ownership of a 7.102 acres, more or less, portion of the Anderson Property referred to as the “**Well Site**”, which is currently being used as a site for 12 oil and gas wells approved by the Colorado Oil and Gas Conservation Commission (“**COGCC**”) being developed by the operator Ward Petroleum Corporation (“**Operator**”). The Well Site is in the ownership of Robert H. Hattendorf and Anne E. Anderson only. The Agricultural Land is in the ownership of Anne E. Anderson, Jerry D. Anderson and Robert H. Hattendorf. The Contract requires that the Well Site be subdivided from the Anderson Property prior to closing so that the Well Site can remain in the Sellers’ ownership after transfer of the Agricultural Land to the Fund (and ultimately to the City of Brighton, subject to the agricultural preservation Deed of Conservation Easement).

Under the terms of Paragraph 5.2 of the Contract the Fund is responsible for initiating the subdivision approval process.

The Fund is requesting that Adams County approve the subdivision of the Well Site from the Anderson Property, as provided in the Contract and as requested by the City of Brighton and Adams County, so that the Agricultural Land may be acquired by the City of Brighton subject to the terms of the Deed of Conservation held by Adams County, to be preserved as open space available for agricultural use.

The City of Brighton recently submitted an application for funding of this project, referred to as the “Sable Farmland Acquisition”, to Great Outdoors Colorado on August 19, 2016 for funding in the Fall 2016 Open Space Grant Cycle. The Adams County Parks & Open Space Department is a partner in the Sable Farmland Acquisition project. Following are some excerpts from the GOCO application submitted by the City of Brighton:

In 2016, the Adams County Commissioners and the City of Brighton Council both approved by Ordinance “The District Plan” which is the formation of an Agricultural/Agritourism District.

The District Plan developed a plan to preserve farmland in the south area of Brighton. The City is working with The Conservation Fund to identify suitable parcels of farmland to acquire, determine fair market value, handle negotiations with the property owners, and secure selected parcels for purchase. The land that is to be purchased through this grant funding [the Agricultural Land] is located within this District.

The Sable Farmland is agricultural land and will remain as farm land with rich fertile soil. It is irrigated and has water rights that are included in the purchase. The site will act as a community separator from commercial on the north to farmland on the south. It is located presently adjacent to an urban setting that is being developed into houses, businesses, and shopping centers. The location of the property has an unobstructed view of the Front Range of the Rocky Mountains and the South Platte River valley. This is because the City of Brighton owns a conservation easement on the property just west of this one. The agricultural District that the Sable Farmland sits within has irrigation ditches within it that create greenways and opportunities for trails. This is truly a buffer property for the City as the Denver metropolitan area grows into the southern portion of Brighton.

Brighton was founded on farming and the railroad. It has nearly 150 year history of farming in the area. And this is due to the rich soils that produce amazing vegetables – several crops each year on the same land. Vegetables from this area of Brighton continue to contribute to the growing local food economy and have other benefits within the community. In fact, Brighton residents are strongly requesting the City and Adams County to preserve this valuable farm land.

The Sable Farmland has the great soils and water to produce food. Adams County's Master Plan cites the south Brighton farmland area as the single best place left in the greater Denver metro area for growing, processing and distributing local food crops.

This project, “Sable Farmland Acquisition”, fills the needs of the community by providing open space in the form of farmland on the south portion of Brighton.

As part of the acquisition of the Agricultural Land (which requires that the Well Site be subdivided from the Anderson Property), the Fund will obtain a covenant not to disturb the surface of the Agricultural Land and an Assignment of Rights to Allow Surface Use from the Sellers and the Operator to protect the surface of the Agricultural Lands. The mineral rights underlying the Anderson Land will be retained by the Sellers.

ANDERSON/HATTENDORF – EXEMPTION FROM SUBDIVISION

SHEET 1 OF 5

CASE NO. PLT2016–00029

A PART OF THE SW1/4 OF
SECTION 18, T1S, R66W OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO.

LEGAL DESCRIPTION: PARCEL 1

A TRACT OF LAND LOCATED IN THE SW1/4 OF SECTION 18, T1S, R66W OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18, FROM WHICH THE S–W1/16 CORNER OF SAID SECTION 18 BEARS S89°58'40"E (BASIS OF BEARING), THENCE N26°45'51"E, 33.59 FEET, ALONG A LINE THAT PROJECTS FROM THE SOUTHWEST CORNER OF SAID SECTION 18 THROUGH THE C–W1/16 CORNER OF SAID SECTION 18 TO THE NORTHERLY RIGHT–OF–WAY LINE OF EAST 144TH AVENUE AND THE POINT OF BEGINNING;

THENCE CONTINUING N26°45'51"E, 1725.59 FEET ALONG A LINE THAT PROJECTS FROM THE SOUTHWEST CORNER OF SAID SECTION 18, THROUGH THE C–W1/16 CORNER OF SAID SECTION 18 TO THE SOUTHERLY LINE OF THAT TRACT OF LAND CONVEYED TO JOE BUTLER AS DESCRIBED IN QUIT CLAIM DEED RECORDED APRIL 23, 1999, IN BOOK 5728 AT PAGE 86 OF THE RECORDS OF ADAMS COUNTY, COLORADO;

THENCE N89°58'40"W, 545.50 FEET ALONG THE SOUTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN SAID BOOK 5728 AT PAGE 86 TO THE WEST LINE OF THE NE1/4 OF THE SW1/4 OF SAID SECTION 18;

THENCE N00°06'13"W, 1077.94 FEET ALONG THE WEST LINE OF THE NE1/4 OF THE SW1/4 OF SAID SECTION 18 TO THE C–W1/16 CORNER OF SAID SECTION 18;

THENCE N89°43'16"E, 719.01 FEET ALONG THE NORTH LINE OF THE NE1/4 OF THE SW1/4 OF SAID SECTION 18 TO THE NORTHWESTERLY CORNER OF A TRACT OF LAND CONVEYED TO THE CITY OF BRIGHTON AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED MARCH 6, 2013, AS RECEPTION NO. 2012000016869 OF THE RECORDS OF ADAMS COUNTY, COLORADO;

THENCE S54°59'53"E, 159.42 FEET ALONG THE SOUTHWESTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED AS SAID RECEPTION NO. 2012000016869 TO AN ANGLE POINT THEREOF;

THENCE N89°43'16"E, 304.97 FEET ALONG THE SOUTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED AS SAID RECEPTION NO. 2012000016869 TO AN ANGLE POINT THEREOF;

THENCE S80°47'12"E, 137.12 FEET ALONG THE SOUTHEASTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED AS SAID RECEPTION NO. 2012000016869 TO THE WESTERLY RIGHT–OF–WAY LINE OF SABLE BOULEVARD;

THENCE S00°12'39"E, 1213.19 FEET ALONG THE WESTERLY RIGHT–OF–WAY LINE OF SAID SABLE BOULEVARD TO THE SOUTH LINE OF THE NE1/4 OF THE SW1/4 OF SAID SECTION 18;

THENCE S89°52'08"W, 1291.97 FEET ALONG THE SOUTH LINE OF THE NE1/4 OF THE SW1/4 OF SAID SECTION 18 TO THE SW1/16 CORNER OF SAID SECTION 18;

THENCE S00°06'53"E, 1294.41 FEET ALONG THE EAST LINE OF THE SW1/4 OF THE SW1/4 OF SAID SECTION 18 TO THE NORTHERLY RIGHT–OF–WAY LINE OF SAID EAST 144TH AVENUE;

THENCE N89°58'40"W, 26.67 FEET ALONG THE NORTHERLY RIGHT–OF–WAY LINE OF SAID EAST 144TH AVENUE TO THE EASTERLY LINE OF A 30 FOOT ACCESS EASEMENT;

THENCE N00°21'06"W, 931.68 FEET ALONG THE EASTERLY LINE OF SAID 30 FOOT ACCESS EASEMENT TO THE NORTHEAST CORNER THEREOF;

THENCE S89°38'54"W, 9.88 FEET ALONG THE NORTHERLY LINE OF SAID 30 FOOT ACCESS EASEMENT TO THE EASTERLY LINE OF THE ANDERSON WELL PAD SITE;

THENCE N00°14'52"W, 350.49 FEET ALONG THE EASTERLY LINE OF SAID ANDERSON WELL PAD SITE TO AN ANGLE POINT THEREOF;

THENCE N67°38'08"W, 267.46 FEET ALONG THE NORTHEASTERLY LINE OF SAID ANDERSON WELL PAD SITE TO AN ANGLE POINT THEREOF;

THENCE S27°11'41"W, 619.92 FEET ALONG THE NORTHWESTERLY LINE OF SAID ANDERSON WELL PAD SITE TO AN ANGLE POINT THEREOF;

THENCE S57°12'28"E, 477.99 FEET ALONG THE SOUTHWESTERLY LINE OF SAID ANDERSON WELL PAD SITE TO AN ANGLE POINT THEREOF;

THENCE S88°39'51"E, 112.48 FEET ALONG THE SOUTHERLY LINE OF SAID ANDERSON WELL PAD SITE TO THE WESTERLY LINE OF SAID 30 FOOT ACCESS EASEMENT;

THENCE S00°21'06"E, 570.97 FEET ALONG THE WESTERLY LINE OF SAID 30 FOOT ACCESS EASEMENT TO THE NORTHERLY RIGHT–OF–WAY LINE OF SAID EAST 144TH AVENUE;

THENCE N89°58'40"W, 856.20 FEET ALONG THE NORTHERLY RIGHT–OF–WAY LINE OF SAID EAST 144TH AVENUE TO EASTERLY LINE OF THAT TRACT OF LAND CONVEYED TO ROBERT H. HATTENDORF AND ANNE E. ANDERSON AS DESCRIBED IN PUBLIC TRUSTEE'S DEED RECORDED JANUARY 7, 1993, IN BOOK 4010 AT PAGE 201 OF THE RECORDS OF ADAMS COUNTY, COLORADO;

THENCE N00°16'48"W, 151.25 FEET PARALLEL WITH THE WEST LINE OF THE SW1/4 OF SAID SECTION 18 AND ALONG AN WESTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN SAID BOOK 4010 AT PAGE 201 TO AN ANGLE POINT THEREOF;

THENCE N89°58'40"W, 144.00 FEET PARALLEL WITH THE SOUTH LINE OF THE SW1/4 OF SAID SECTION 18 AND ALONG A SOUTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN SAID BOOK 4010 AT PAGE 201 TO AN ANGLE POINT THEREOF;

THENCE S00°16'48"E, 151.25 FEET PARALLEL WITH THE WEST LINE OF THE SW1/4 OF SAID SECTION 18 AND ALONG AN EASTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN SAID BOOK 4010 AT PAGE 201 TO THE NORTHERLY RIGHT–OF–WAY LINE OF SAID EAST 144TH AVENUE;

THENCE N89°58'40"W, 268.73 FEET ALONG THE NORTHERLY RIGHT–OF–WAY LINE OF SAID EAST 144TH AVENUE TO THE POINT OF BEGINNING;

AREA = 63.688 ACRES MORE OR LESS.

LEGAL DESCRIPTION: PARCEL 2

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18, FROM WHICH THE S–W1/16 CORNER OF SAID SECTION 18 BEARS S89°58'40"E (BASIS OF BEARING), THENCE S89°58'40"E, 1340.79 FEET ALONG THE SOUTH LINE OF THE SW1/4 OF THE SW1/4 OF SAID SECTION 18 TO THE S–W1/16 CORNER OF SAID SECTION 18; THENCE N00°06'53"W, 30.00 FEET ALONG THE EAST LINE OF THE SW1/4 OF THE SW1/4 OF SAID SECTION 18 TO THE NORTHERLY RIGHT–OF–WAY LINE OF EAST 144TH AVENUE; THENCE N89°58'40"W, 26.67 FEET ALONG THE NORTHERLY RIGHT–OF–WAY LINE OF SAID EAST 144TH AVENUE TO THE EASTERLY LINE OF A 30 FOOT ACCESS EASEMENT AND THE POINT OF BEGINNING;

THENCE N00°21'06"W, 931.68 FEET ALONG THE EASTERLY LINE OF SAID 30 FOOT ACCESS EASEMENT TO THE NORTHEAST CORNER THEREOF;

THENCE S89°38'54"W, 9.88 FEET ALONG THE NORTHERLY LINE OF SAID 30 FOOT ACCESS EASEMENT TO THE EASTERLY LINE OF THE ANDERSON WELL PAD SITE;

THENCE N00°14'52"W, 350.49 FEET ALONG THE EASTERLY LINE OF SAID ANDERSON WELL PAD SITE TO AN ANGLE POINT THEREOF;

THENCE N67°38'08"W, 267.46 FEET ALONG THE NORTHEASTERLY LINE OF SAID ANDERSON WELL PAD SITE TO AN ANGLE POINT THEREOF;

THENCE S27°11'41"W, 619.92 FEET ALONG THE NORTHWESTERLY LINE OF SAID ANDERSON WELL PAD SITE TO AN ANGLE POINT THEREOF;

THENCE S57°12'28"E, 477.99 FEET ALONG THE SOUTHWESTERLY LINE OF SAID ANDERSON WELL PAD SITE TO AN ANGLE POINT THEREOF;

THENCE S88°39'51"E, 112.48 FEET ALONG THE SOUTHERLY LINE OF SAID ANDERSON WELL PAD SITE TO THE WESTERLY LINE OF SAID 30 FOOT ACCESS EASEMENT;

THENCE S00°21'06"E, 570.97 FEET ALONG THE WESTERLY LINE OF SAID 30 FOOT ACCESS EASEMENT TO THE NORTHERLY RIGHT–OF–WAY LINE OF SAID EAST 144TH AVENUE;

THENCE S89°58'40"E, 30.00 FEET ALONG THE NORTHERLY RIGHT–OF–WAY LINE OF SAID EAST 144TH AVENUE TO THE POINT OF BEGINNING;

AREA = 7.102 ACRES MORE OR LESS.

NOTES

- BEARINGS SHOWN ON THIS MAP ARE BASED ON THE ASSUMPTION THAT THE SOUTH LINE OF THE SW1/4 OF THE SW1/4 OF SECTION 18, T1S, R66W OF THE 6TH P.M., BEARS S89°58'40"E AS MONUMENTED AND SHOWN HEREON.
- SET 24" LONG #5 REBAR WITH 2 INCH ALUMINUM CAP MARKED "CIVILARTS PLS 24305" FLUSH W/ GROUND LEVEL WHERE NOTED "SET". FOUND #5 REBAR WITH 2 INCH ALUMINUM CAP MARKED "CIVILARTS PLS 24305" FLUSH W/ GROUND LEVEL WHERE NOTED "FND". DID NOT FIND OR SET A MONUMENT WHERE NOTED "NFS".
- RECORDED EASEMENTS AND RIGHTS–OF–WAY, IF ANY, ARE SHOWN ON THIS PLAT AS DISCLOSED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 508–F0531376–017–PN8, AMENDMENT NO. 4, EFFECTIVE DATE NOVEMBER 23, 2016. NO ADDITIONAL RESEARCH WAS COMPLETED.
- APPARENT EASEMENTS AND RIGHTS–OF–WAY SUCH AS DITCHES, VISIBLE SURFACE FEATURES AND EVIDENCE OF UTILITY LINES AND FACILITIES, AND OVERHEAD UTILITY LINES AS MAY BE INDICATED ON THIS MAP, ARE SHOWN FROM FIELD LOCATION AND MAY INDICATE A REAL PROPERTY RIGHT. NO ADDITIONAL RESEARCH WAS COMPLETED.
- THAT PART OF PARCEL 1 LOCATED IN THE NE1/4 OF THE SW1/4 OF SECTION 18 IS SUBJECT TO EASEMENT, RIGHT–OF–WAY AND SURFACE USE AGREEMENT RECORDED MARCH 19, 1998 IN BOOK 5267 AT PAGE 795.
- LINEAR DIMENSIONS SHOWN ON THIS MAP ARE U.S. SURVEY FEET.

NOTICE

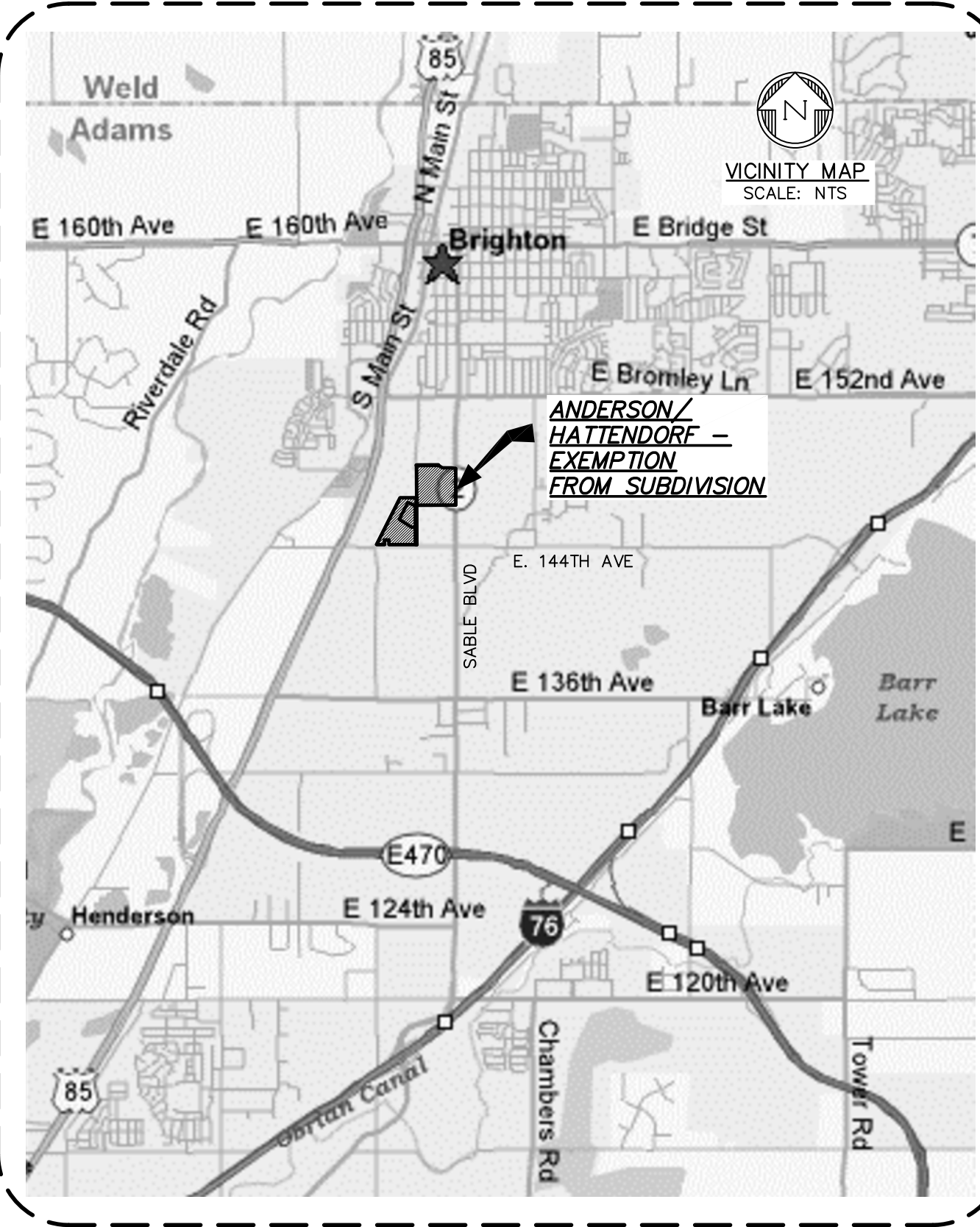
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

SURVEYOR'S CERTIFICATE

I, FRANK N. DREXEL, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MAP REFLECTS THE RESULTS OF A SURVEY MADE UNDER MY RESPONSIBLE CHARGE, IS BASED ON MY KNOWLEDGE, INFORMATION, AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

FRANK N. DREXEL
COLORADO REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 24305

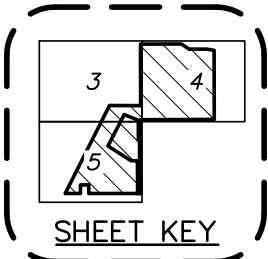
DATE: _____



CERTIFICATE CLERK AND RECORDER:

THIS EXEMPTION FROM SUBDIVISION MAP WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, STATE OF COLORADO, AT ____ O'CLOCK ____M THIS _____ DAY OF _____, _____, AND IS RECORDED AT RECEPTION NUMBER _____.

CLERK AND RECORDER



ENGINEERING
PLANNING
SURVEYING
1500 Kansas Ave., Suite 2-E
Longmont, CO 80501
P 303.682.1131
F 303.682.1149

LEGAL DESCRIPTION – PER TITLE COMMITMENT

PARCEL A

THAT PORTION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID WEST 1/2 SOUTHWEST 1/4; THENCE NORTH 26 DEGREES 45 MINUTES 16 SECONDS EAST, 33.60 FEET ALONG A LINE DRAWN FROM THE SOUTHWEST CORNER TO THE NORTHEAST CORNER OF SAID WEST 1/2 SOUTHWEST 1/4 TO THE TRUE POINT OF BEGINNING; SAID POINT BEING 30.00 FEET NORTH OF THE SOUTH LINE OF SAID WEST 1/2 SOUTHWEST 1/4; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST AND PARALLEL TO SAID SOUTH LINE A DISTANCE OF 268.88 FEET TO A POINT WHICH IS 284.00 FEET EAST OF THE WEST LINE OF SAID WEST 1/2 SOUTHWEST 1/4; THENCE NORTH 00 DEGREES 17 MINUTES 00 SECONDS WEST AND PARALLEL TO THE WEST LINE SAID WEST 1/2 SOUTHWEST 1/4 A DISTANCE OF 151.25 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 144.00 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 00 SECONDS EAST, 151.25 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 894.17 FEET MORE OR LESS TO A POINT WHICH LIES 18.43 FEET WEST OF THE EAST LINE OF SAID WEST 1/2 SOUTHWEST 1/4; THENCE NORTH 00 DEGREES 15 MINUTES 49 SECONDS WEST, 1305.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 21.87 FEET MORE OR LESS TO A POINT ON SAID EAST LINE WEST 1/2 SOUTHWEST 1/4 OF SAID SECTION 18; THENCE NORTH 00 DEGREES 06 MINUTES 34 SECONDS WEST ALONG SAID EAST LINE, 1314.13 FEET MORE OR LESS TO THE NORTHEAST CORNER SAID WEST 1/2 SOUTHWEST 1/4; THENCE SOUTH 89 DEGREES 41 MINUTES 16 SECONDS WEST ALONG THE NORTH LINE SAID WEST 1/2 SOUTHWEST 1/4 A DISTANCE OF 558.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES 06 MINUTES 34 SECONDS EAST AND PARALLEL WITH THE EAST LINE SAID WEST 1/2 SOUTHWEST 1/4 A DISTANCE OF 1099.62 FEET MORE OR LESS TO A POINT ON THE SAID LINE DRAWN FROM THE SOUTHWEST TO THE NORTHEAST CORNER OF SAID WEST 1/2 SOUTHWEST 1/4; THENCE SOUTH 26 DEGREES 45 MINUTES 15 SECONDS WEST ALONG SAID LINE A DISTANCE OF 1698.27 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID WEST 1/2 SOUTHWEST 1/4; THENCE NORTH 26 DEGREES 45 MINUTES 16 SECONDS EAST, 1731.87 FEET ALONG A LINE DRAWN FROM THE SOUTHWEST CORNER TO THE NORTHEAST CORNER OF SAID WEST 1/2 SOUTHWEST 1/4, TO THE TRUE POINT OF BEGINNING; SAID POINT BEING 558.00 FEET WEST OF THE EAST LINE OF THE WEST 1/2 SOUTHWEST 1/4; THENCE CONTINUING NORTH 26 DEGREES 45 MINUTES 16 SECONDS EAST ALONG SAID LINE A DISTANCE OF 1234.86 FEET TO THE NORTHEAST CORNER SAID WEST 1/2 SOUTHWEST 1/4; THENCE SOUTH 89 DEGREES 41 MINUTES 16 SECONDS WEST ALONG THE NORTH LINE SAID WEST 1/2 SOUTHWEST 1/4 A DISTANCE OF 558.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES 06 MINUTES 34 SECONDS EAST AND PARALLEL WITH THE EAST LINE SAID WEST 1/2 SOUTHWEST 1/4 A DISTANCE OF 1099.62 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING;

AND EXCEPT THAT PORTION OF THE WEST ONE HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF SAID WEST ONE HALF SOUTHWEST ONE-QUARTER, THENCE NORTH 26 DEGREES 44 MINUTES 33 SECONDS EAST, 2112.70 FEET ALONG A LINE DRAWN FROM THE SOUTHWEST CORNER TO THE NORTHEAST CORNER OF SAID WEST ONE HALF SOUTHWEST ONE-QUARTER TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 26 DEGREES 44 MINUTES 33 SECONDS EAST ALONG SAID LINE A DISTANCE OF 853.46 FEET TO THE NORTHEAST CORNER SAID WEST ONE HALF SOUTHWEST ONE-QUARTER; THENCE SOUTH 00 DEGREES 07 MINUTES 49 SECONDS EAST ALONG THE EAST LINE SAID WEST ONE HALF SOUTHWEST ONE-QUARTER A DISTANCE OF 762.18 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST PARALLEL WITH THE SOUTH LINE SAID WEST ONE HALF SOUTHWEST ONE-QUARTER A DISTANCE OF 385.78 FEET TO THE TRUE POINT OF BEGINNING;

AND EXCEPT THAT PORTION OF THE WEST ONE HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF SAID WEST ONE HALF SOUTHWEST ONE-QUARTER, THENCE NORTH 26 DEGREES 44 MINUTES 33 SECONDS EAST 1759.18 FEET ALONG A LINE DRAWN FROM THE SOUTHWEST CORNER TO THE NORTHEAST CORNER OF SAID WEST ONE HALF SOUTHWEST ONE-QUARTER TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 26 DEGREES 44 MINUTES 33 SECONDS EAST ALONG SAID LINE A DISTANCE OF 353.52 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST PARALLEL WITH THE SOUTH LINE SAID WEST ONE HALF SOUTHWEST ONE-QUARTER A DISTANCE OF 385.78 FEET TO A POINT ON THE EAST LINE SAID WEST ONE HALF SOUTHWEST ONE-QUARTER; THENCE SOUTH 00 DEGREES 07 MINUTES 49 SECONDS EAST ALONG SAID EAST LINE A DISTANCE OF 315.70 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST PARALLEL WITH THE SOUTH LINE SAID WEST ONE HALF SOUTHWEST ONE-QUARTER A DISTANCE OF 545.57 FEET TO THE TRUE POINT OF BEGINNING;

LEGAL DESCRIPTION – PER TITLE COMMITMENT

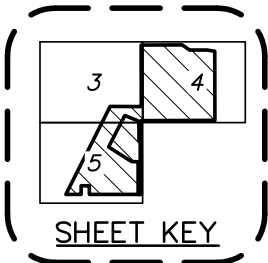
PARCEL B

BEGINNING AT THE SOUTHEAST CORNER OF THE WEST 1/2 SOUTHWEST 1/4 SECTION 18, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, THENCE NORTH 30 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH ALONG THE EAST LINE OF THE WEST 1/2 SOUTHWEST 1/4 SECTION 18, TOWNSHIP 1 SOUTH, RANGE 66 WEST A DISTANCE OF 1305 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 21.47 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF THE WEST 1/2 SOUTHWEST 1/4 SECTION 18, TOWNSHIP 1 SOUTH, RANGE 66 WEST A DISTANCE OF 1305 FEET; THENCE EAST AND PARALLEL TO THE SOUTH LINE OF THE WEST 1/2 SOUTHWEST 1/4 SECTION 18, TOWNSHIP 1 SOUTH, RANGE 66 WEST TO THE TRUE POINT OF BEGINNING, EXCEPT ANY PORTION LYING WITHIN LAND DESCRIBED IN DEED RECORDED JANUARY 7, 1993 IN BOOK 4010 AT PAGE 201.

LEGAL DESCRIPTION – PER TITLE COMMITMENT

PARCEL C

THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION EIGHTEEN (18), TOWNSHIP ONE (1) SOUTH, RANGE SIXTY-SIX (66) WEST OF THE 6TH P.M., EXCEPT ANY PORTION LYING WITHIN PUBLIC ROADS, AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF BRIGHTON BY SPECIAL WARRANTY DEED RECORDED MARCH 6, 2012 AT RECEPTION NO. 2012000016869, COUNTY OF ADAMS, STATE OF COLORADO.



ENGINEERING
PLANNING
SURVEYING

1500 Kansas Ave., Suite 2-E
Longmont, CO 80501
P 303.682.1131
F 303.682.1149

N89°43'16"E
719.01'30' UTILITY EASEMENT
THE CITY OF BRIGHTON
REC. 2007000103963WITNESS CORNER
FOUND #6 REBAR W/
2-1/2" ALUM. CAP MKD.
"WC CIVILARTS PLS 24305
2016" FLUSH W/ GROUND
LEVEL 10.00' E. AS WC.40' UTILITY EASEMENT
THE CITY OF BRIGHTON
REC. 2007000103963N89°43'16"E
40.00'S00°05'49"E
75.00'

40.00'

30'

N00°05'49"W
75.00'

10.00' WC

FULTON AVE
(60' ROW)

60'

14.13'

C-W1/16 COR. SEC. 18
NOT FOUND OR SET.

S89°42'50"W 558.00'

N89°42'50"E 1348.66'

N. LINE NW1/4, SW1/4, SEC. 18

W1/4 COR. SEC. 18

FOUND #6 REBAR W/
3-1/4" ALUM. CAP MKD.
"LS 28283 2002" FLUSH
W/ GROUND LEVEL.

LEGEND

UTILITIES	
EB	ELECTRIC BOX
EC	ELECTRIC CONDUIT (RISER)
ELEC	ELECTRIC
EM	ELECTRIC METER
EMH	ELECTRIC MANHOLE
EVT	ELECTRIC VAULT
EWS	ELECTRIC WARNING SIGN
FH	FIRE HYDRANT
GA	GUY ANCHOR
LP	LIGHT POLE
MH	MANHOLE
PP	POWER POLE
TT	ELECTRIC TRANSMISSION TOWER
WWH	WATER WELL HEAD
MISC.	
AC	ACRES
ALUM	ALUMINUM
BK	BOOK
BM	BENCH MARK
CCW	COUNTER-CLOCKWISE
CONC	CONCRETE
DESC	DESCRIPTION
ELEC	ELECTRIC
ESMT	EASEMENT
MKD	MARKED
PG	PAGE
PR	PRODUCING WELL
±	MORE OR LESS
REC	RECEPTION NO.

LEGEND

(-REC.)	RECORD DIMENSION
ROW	RIGHT-OF-WAY
SF	SQUARE FEET
SPL	SPECIAL
TSL	TO SOUTH LINE OF SECTION
TWL	TO WEST LINE OF SECTION
UTIL	UTILITY
XX	PERMIT LOCATION
FEATURES	
—X—X—	FENCE
—+—+—	RAILROAD
— · · · —	DITCH OR DRAINAGE
—┐—	PROPERTY CORNER
MONUMENTS	
—┐— SET	SET 24" LONG, #5 REBAR, W/ 2" ALUM. CAP MKD. "CIVILARTS PLS 24305" FLUSH W/ GROUND LEVEL.
—┐— FND	FOUND #5 REBAR W/ 2" ALUM. CAP MKD. "CIVILARTS-DREXEL PLS 24305" FLUSH W/ GROUND LEVEL.
—┐— NFS	MONUMENT NOT FOUND OR SET.
—┐— M1	FOUND #5 REBAR W/ 1-1/2" ALUM. CAP MKD. "JR ENG PLS 38252" FLUSH W/ GROUND LEVEL OR AS NOTED.
AGL	ABOVE GROUND LEVEL
BGL	BELOW GROUND LEVEL
FGL	FLUSH W/ GROUND LEVEL
RPC	RED PLASTIC CAP
WC	WITNESS CORNER
YPC	YELLOW PLASTIC CAP

UNPLATTED

VEAL, INC.

UNPLATTED

JOE BUTLER
QUIT CLAIM DEED
PARCEL B
BK. 5728, PG. 86

UNPLATTED

JOE BUTLER
QUIT CLAIM DEED
PARCEL C
BK. 5728, PG. 86NW1/4, SW1/4,
SEC. 18UNPLATTED
CITY OF BRIGHTONFOUND #4 REBAR
0.3' BGL. 0.01'S.
& 0.05'W.FOUND #5 REBAR W/
1" RPC MKD. "AAI
PLS 23027" 0.4' BGL.
0.09'N. & 0.08'E.(545.57'-REC.)
N89°58'40"W 545.50'

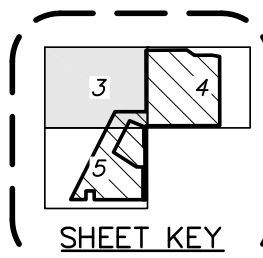
S. LINE BK. 5728, PG. 86

N67°38'08"W
267.46'W-S1/16 COR. SEC. 18
NOT FOUND OR SET.

N. LINE SW1/4, SW1/4, SEC. 18

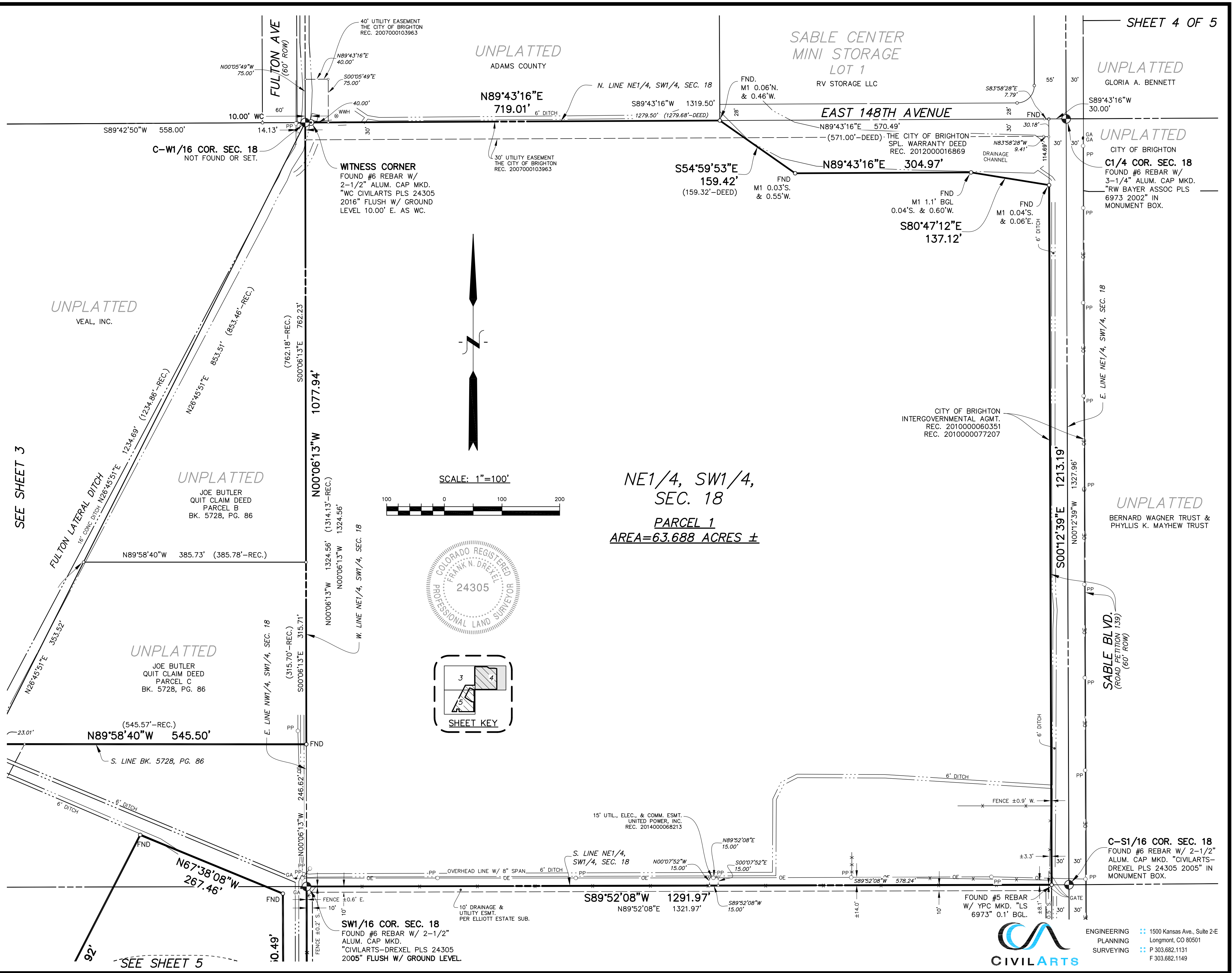
N00°16'48"W 2641.74'

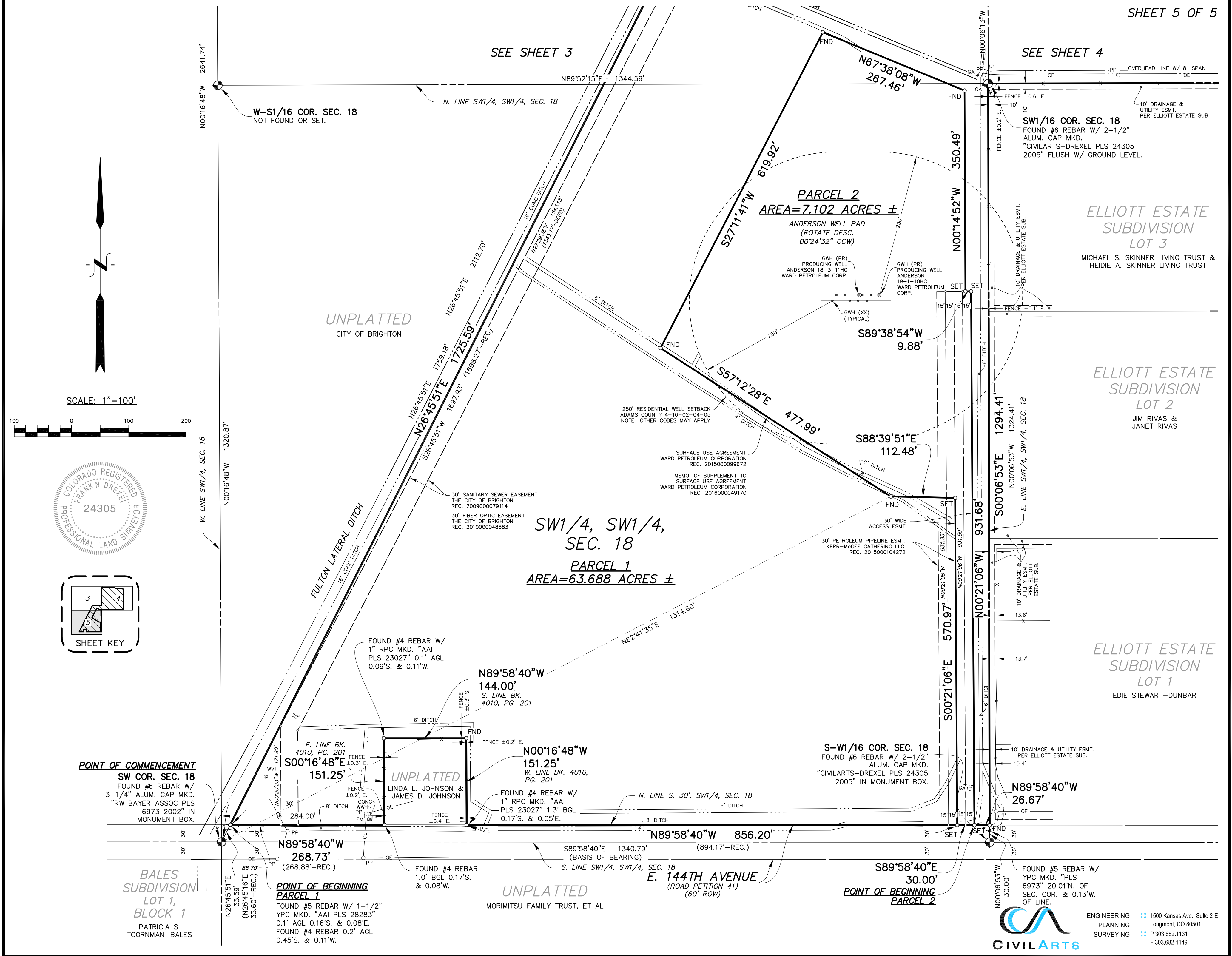
SCALE: 1"=100'

ENGINEERING
PLANNING
SURVEYING
1500 Kansas Ave., Suite 2-E
Longmont, CO 80501
P 303.682.1131
F 303.682.1149

SEE SHEET 4

SEE SHEET 5







Development Review Team Comments

Date: 12/1/16

Project Number: PLT2016-00029

Project Name: Sable Farmland Exemption from Subdivision

For submission of revisions to 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.

Please submit 1 hard copy and 1 electronic copy to Community and Economic Development. The re-submittal form (included) is required for documents to be accepted.

Commenting Division: Development Services, Planning

Name of Reviewer: Emily Collins

Email: ecollins@adcogov.org

PLN1. This request is for an Exemption from Subdivision to create two lots on approximately 70.79 acres.

- a. Parcel (Lot) 1 is approximately 63.688 acres.
- b. Parcel (Lot) 2 is approximately 7.102 acres. This parcel is designated for existing oil and gas production.

PLN2. The subject properties are zoned Agriculture-1 (A-1).

- a. All lots must conform to the minimum requirements of the zone district pursuant to Section 3-08-07.
 - i. The minimum lot size for all lots shall be 2.5 acres
 - ii. The minimum width for lots with well and septic shall be 150 feet.
- b. Per Section 4-19-01-02, flag lots shall be allowed in all zone districts. The width of the pole of any flag lot shall be 30 ft and a maximum of 600 ft in depth.
- c. All lots on the plat conform to the minimum zone district requirements.

PLN3. The Comprehensive Plan- Future Land Use Map designation Estate Residential:

- a. These areas are designated for single family housing at lower densities, no greater than 1 unit per acre, and limited opportunities for ex-urban or rural lifestyles in the County.
- b. The site is also within the boundaries of The District Plan, approved by the Planning Commission on March 25, 2016 and ratified by the Board of County Commissioners on April 8, 2016.

PLN4. Subdivision Regulations, Section 5-01-02:

- a. The term “subdivision” does not apply to any division, or any parcel, or interest in land which:
 1. Creates an interest in oil, gas, coal, gravel, sand, minerals, or water, which is severed from the surface ownership of real property.
 2. Is created by the combination of contiguous parcels provided there is only one interest per thirty-five (35) acres in land area;
 3. Is created by a contract concerning the sale of land which is contingent upon the purchaser’s obtaining approval to subdivide the land pursuant to the requirements and provisions of these standards and regulations;

PLN5. Exemption, Section 2-02-14:

- a. Requires approval from the Board of County Commissioners (BOCC).
- b. Criteria for Approval:
 1. Consistent with and conforms to standards and regulations.
 2. Is a division of land determined not to be within the purpose of Article 28, Title 30 of the Colorado Revised Statutes and is consistent with one (1) of the following criteria:
 - a. **The property which is the subject of the Exemption may not be within any recorded subdivision plat.**
 - b. **The property which is the subject of the Exemption may not be zoned for commercial or industrial uses.**

Commenting Division: Development Services, Engineering:

Name of Review: Matt Emmens

Email: memmens@adcogov.org

ENG1: The description of the proposed subdivision states that the land will be used for farming and no development will occur. Engineering comments are based on this assumption. Any propose development of this site will require further review.

ENG2: Flood Insurance Rate Map – FIRM Panel # (08001C0329H), Federal Emergency Management Agency, March 5, 2007. According to the above reference, the project site is NOT located within a delineated 100-year flood hazard zone. A floodplain use permit will not be required.

ENG3: Property is not in MS4 Permit area. A Stormwater Quality Permit is not required. Applicant is responsible for installation and maintenance of Erosion and Sediment Control BMP’s. Builder/developer is responsible for adhering to all the regulations of Adams County Ordinance 11 in regards to illicit discharge.

ENG4: Any proposed access to this property from an Adams County roadway must be permitted by the County.

Commenting Division: Transportation, Right-Of-Way

Name of Review: Ian Cortez

Email: icortez@adcogov.org

1. Submit an updated owner's title policy, dated within the last thirty (30) days of submittal.
2. Show the legal descriptions of the property per the title report along with the legal description of the proposed parcels.
3. If the location of the any of the easements defined within the Schedule B – Section 2 Exceptions of the title commitment are not shown on the plat, please provide a statement or general note as to why (i.e. Exception 9 – Book 5267 at Page 795).
4. Please show “See Sheet X” at proposed ‘break lines’ on Sheet 2-4.

Commenting Division: Development Services Building and Safety

Name of Review: Justin Blair

Email: jblair@adcogov.org

No Comment.

Commenting Division: Parks and Open Space

Name of Review: Aaron Clark

Email: aclark@adcogov.org

PRK 1: No comment.

Emily Collins

From: Jennifer Lothrop
Sent: Wednesday, November 09, 2016 10:08 AM
To: Emily Collins
Cc: Brigitte Grimm
Subject: PLT2016-0029 Sable Farmland Subdivision Exemption
Attachments: PLT2016-00029 Sable Farmland Exemption Request for Comments.pdf

Case Name: Sable Farmland Subdivision Exemption
Case Number: PLT2016-00029
Parcel #'s 0156918000041, 0156918000034, 0156918300005

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



ANDERSON/HATTENDORF –
EXEMPTION FROM SUBDIVISION

CASE NO. PLT2016-00029

A PART OF THE SW1/4 OF
SECTION 18, T1S, R66W OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO.

LEGAL DESCRIPTION: PARCEL 1

A TRACT OF LAND LOCATED IN THE SW1/4 OF SECTION 18, T1S, R66W OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18, FROM WHICH THE S-W1/16 CORNER OF SAID SECTION 18 BEARS S89°58'40"E (BASIS OF BEARING), THENCE N26°45'51"E, 33.59 FEET, ALONG A LINE THAT PROJECTS FROM THE SOUTHWEST CORNER OF SAID SECTION 18 THROUGH THE C-W1/16 CORNER OF SAID SECTION 18 TO THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 144TH AVENUE AND THE POINT OF BEGINNING;

THENCE CONTINUING N26°45'51"E, 1725.59 FEET ALONG A LINE THAT PROJECTS FROM THE SOUTHWEST CORNER OF SAID SECTION 18, THROUGH THE C-W1/16 CORNER OF SAID SECTION 18 TO THE SOUTHERLY LINE OF THAT TRACT OF LAND CONVEYED TO JOE BUTLER AS DESCRIBED IN QUIT CLAIM DEED RECORDED APRIL 23, 1999, IN BOOK 5728 AT PAGE 86 OF THE RECORDS OF ADAMS COUNTY, COLORADO;

THENCE N89°58'40"W, 545.50 FEET ALONG THE SOUTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN SAID BOOK 5728 AT PAGE 86 TO THE WEST LINE OF THE NE1/4 OF THE SW1/4 OF SAID SECTION 18;

THENCE N00°06'13"W, 1077.94 FEET ALONG THE WEST LINE OF THE NE1/4 OF THE SW1/4 OF SAID SECTION 18 TO THE C-W1/16 CORNER OF SAID SECTION 18;

THENCE N89°43'16"E, 719.01 FEET ALONG THE NORTH LINE OF THE NE1/4 OF THE SW1/4 OF SAID SECTION 18 TO THE NORTHWESTERLY CORNER OF A TRACT OF LAND CONVEYED TO THE CITY OF BRIGHTON AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED MARCH 6, 2013, AS RECEPTION NO. 2012000016869 OF THE RECORDS OF ADAMS COUNTY, COLORADO;

THENCE S54°59'53"E, 159.42 FEET ALONG THE SOUTHWESTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED AS SAID RECEPTION NO. 2012000016869 TO AN ANGLE POINT THEREOF;

THENCE N89°43'16"E, 304.97 FEET ALONG THE SOUTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED AS SAID RECEPTION NO. 2012000016869 TO AN ANGLE POINT THEREOF;

THENCE S80°47'12"E, 137.12 FEET ALONG THE SOUTHEASTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED AS SAID RECEPTION NO. 2012000016869 TO THE WESTERLY RIGHT-OF-WAY LINE OF SABLE BOULEVARD;

THENCE S00°12'39"E, 1213.19 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID SABLE BOULEVARD TO THE SOUTH LINE OF THE NE1/4 OF THE SW1/4 OF SAID SECTION 18;

THENCE N89°52'08"E, 1291.97 FEET ALONG THE SOUTH LINE OF THE NE1/4 OF THE SW1/4 OF SAID SECTION 18 TO THE SW1/16 CORNER OF SAID SECTION 18;

THENCE S00°06'53"E, 1294.41 FEET ALONG THE EAST LINE OF THE SW1/4 OF THE SW1/4 OF SAID SECTION 18 TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID EAST 144TH AVENUE;

THENCE N89°58'40"W, 26.67 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID EAST 144TH AVENUE TO THE EASTERLY LINE OF A 30 FOOT ACCESS EASEMENT;

THENCE N00°21'06"W, 931.68 FEET ALONG THE EASTERLY LINE OF SAID 30 FOOT ACCESS EASEMENT TO THE NORTHEAST CORNER THEREOF;

THENCE S89°38'54"W, 9.88 FEET ALONG THE NORTHERLY LINE OF SAID 30 FOOT ACCESS EASEMENT TO THE EASTERLY LINE OF THE ANDERSON WELL PAD SITE;

THENCE N00°14'52"W, 350.49 FEET ALONG THE EASTERLY LINE OF SAID ANDERSON WELL PAD SITE TO AN ANGLE POINT THEREOF;

THENCE N67°38'08"W, 267.46 FEET ALONG THE NORTHEASTERLY LINE OF SAID ANDERSON WELL PAD SITE TO AN ANGLE POINT THEREOF;

THENCE S27°11'41"W, 619.92 FEET ALONG THE NORTHWESTERLY LINE OF SAID ANDERSON WELL PAD SITE TO AN ANGLE POINT THEREOF;

THENCE S57°12'28"E, 477.99 FEET ALONG THE SOUTHWESTERLY LINE OF SAID ANDERSON WELL PAD SITE TO AN ANGLE POINT THEREOF;

THENCE S88°39'51"E, 112.48 FEET ALONG THE SOUTHERLY LINE OF SAID ANDERSON WELL PAD SITE TO THE WESTERLY LINE OF SAID 30 FOOT ACCESS EASEMENT;

THENCE S00°21'06"E, 570.97 FEET ALONG THE WESTERLY LINE OF SAID 30 FOOT ACCESS EASEMENT TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID EAST 144TH AVENUE;

THENCE N89°58'40"W, 856.20 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID EAST 144TH AVENUE TO EASTERLY LINE OF THAT TRACT OF LAND CONVEYED TO ROBERT H. HATTENDORF AND ANNE E. ANDERSON AS DESCRIBED IN PUBLIC TRUSTEE'S DEED RECORDED JANUARY 7, 1993, IN BOOK 4010 AT PAGE 201 OF THE RECORDS OF ADAMS COUNTY, COLORADO;

THENCE N00°16'48"W, 151.25 FEET PARALLEL WITH THE WEST LINE OF THE SW1/4 OF SAID SECTION 18 AND ALONG AN WESTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN SAID BOOK 4010 AT PAGE 201 TO AN ANGLE POINT THEREOF;

THENCE N89°58'40"W, 144.00 FEET PARALLEL WITH THE SOUTH LINE OF THE SW1/4 OF SAID SECTION 18 AND ALONG A SOUTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN SAID BOOK 4010 AT PAGE 201 TO AN ANGLE POINT THEREOF;

THENCE S00°16'48"E, 151.25 FEET PARALLEL WITH THE WEST LINE OF THE SW1/4 OF SAID SECTION 18 AND ALONG AN EASTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN SAID BOOK 4010 AT PAGE 201 TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID EAST 144TH AVENUE;

THENCE N89°58'40"W, 268.73 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID EAST 144TH AVENUE TO THE POINT OF BEGINNING;

AREA = 63.688 ACRES MORE OR LESS.

LEGAL DESCRIPTION: PARCEL 2

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18, FROM WHICH THE S-W1/16 CORNER OF SAID SECTION 18 BEARS S89°58'40"E (BASIS OF BEARING), THENCE S89°58'40"E, 1340.79 FEET ALONG THE SOUTH LINE OF THE SW1/4 OF THE SW1/4 OF SAID SECTION 18 TO THE S-W1/16 CORNER OF SAID SECTION 18; THENCE N00°06'53"W, 30.00 FEET ALONG THE EAST LINE OF THE SW1/4 OF THE SW1/4 OF SAID SECTION 18 TO THE NORTHERLY RIGHT-OF-WAY LINE OF EAST 144TH AVENUE; THENCE N89°58'40"W, 26.67 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID EAST 144TH AVENUE TO THE EASTERLY LINE OF A 30 FOOT ACCESS EASEMENT AND THE POINT OF BEGINNING;

THENCE N00°21'06"W, 931.68 FEET ALONG THE EASTERLY LINE OF SAID 30 FOOT ACCESS EASEMENT TO THE NORTHEAST CORNER THEREOF;

THENCE S89°38'54"W, 9.88 FEET ALONG THE NORTHERLY LINE OF SAID 30 FOOT ACCESS EASEMENT TO THE EASTERLY LINE OF THE ANDERSON WELL PAD SITE;

THENCE N00°14'52"W, 350.49 FEET ALONG THE EASTERLY LINE OF SAID ANDERSON WELL PAD SITE TO AN ANGLE POINT THEREOF;

THENCE N67°38'08"W, 267.46 FEET ALONG THE NORTHEASTERLY LINE OF SAID ANDERSON WELL PAD SITE TO AN ANGLE POINT THEREOF;

THENCE S27°11'41"W, 619.92 FEET ALONG THE NORTHWESTERLY LINE OF SAID ANDERSON WELL PAD SITE TO AN ANGLE POINT THEREOF;

THENCE S57°12'28"E, 477.99 FEET ALONG THE SOUTHWESTERLY LINE OF SAID ANDERSON WELL PAD SITE TO AN ANGLE POINT THEREOF;

THENCE S88°39'51"E, 112.48 FEET ALONG THE SOUTHERLY LINE OF SAID ANDERSON WELL PAD SITE TO THE WESTERLY LINE OF SAID 30 FOOT ACCESS EASEMENT;

THENCE S00°21'06"E, 570.97 FEET ALONG THE WESTERLY LINE OF SAID 30 FOOT ACCESS EASEMENT TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID EAST 144TH AVENUE;

THENCE S89°58'40"E, 30.00 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID EAST 144TH AVENUE TO THE POINT OF BEGINNING;

AREA = 7.102 ACRES MORE OR LESS.

NOTES

- BEARINGS SHOWN ON THIS MAP ARE BASED ON THE ASSUMPTION THAT THE SOUTH LINE OF THE SW1/4 OF THE SW1/4 OF SECTION 18, T1S, R66W OF THE 6TH P.M., BEARS S89°58'40"E AS MONUMENTED AND SHOWN HEREON.
- SET 24" LONG #5 REBAR WITH 2 INCH ALUMINUM CAP MARKED "CIVILARTS PLS 24305" FLUSH W/ GROUND LEVEL WHERE NOTED "SET". FOUND #5 REBAR WITH 2 INCH ALUMINUM CAP MARKED "CIVILARTS PLS 24305" FLUSH W/ GROUND LEVEL WHERE NOTED "FND". DID NOT FIND OR SET A MONUMENT WHERE NOTED "NFS".
- RECORDED EASEMENTS AND RIGHTS-OF-WAY, IF ANY, ARE SHOWN ON THIS PLAT AS DISCLOSED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 508-F0531376-017-PN8, AMENDMENT NO. 2, EFFECTIVE DATE AUGUST 4, 2016. NO ADDITIONAL RESEARCH WAS COMPLETED.
- APPARENT EASEMENTS AND RIGHTS-OF-WAY SUCH AS DITCHES, VISIBLE SURFACE FEATURES AND EVIDENCE OF UTILITY LINES AND FACILITIES, AND OVERHEAD UTILITY LINES AS MAY BE INDICATED ON THIS MAP, ARE SHOWN FROM FIELD LOCATION AND MAY INDICATE A REAL PROPERTY RIGHT. NO ADDITIONAL RESEARCH WAS COMPLETED.
- LINEAR DIMENSIONS SHOWN ON THIS MAP ARE U.S. SURVEY FEET.

NOTICE

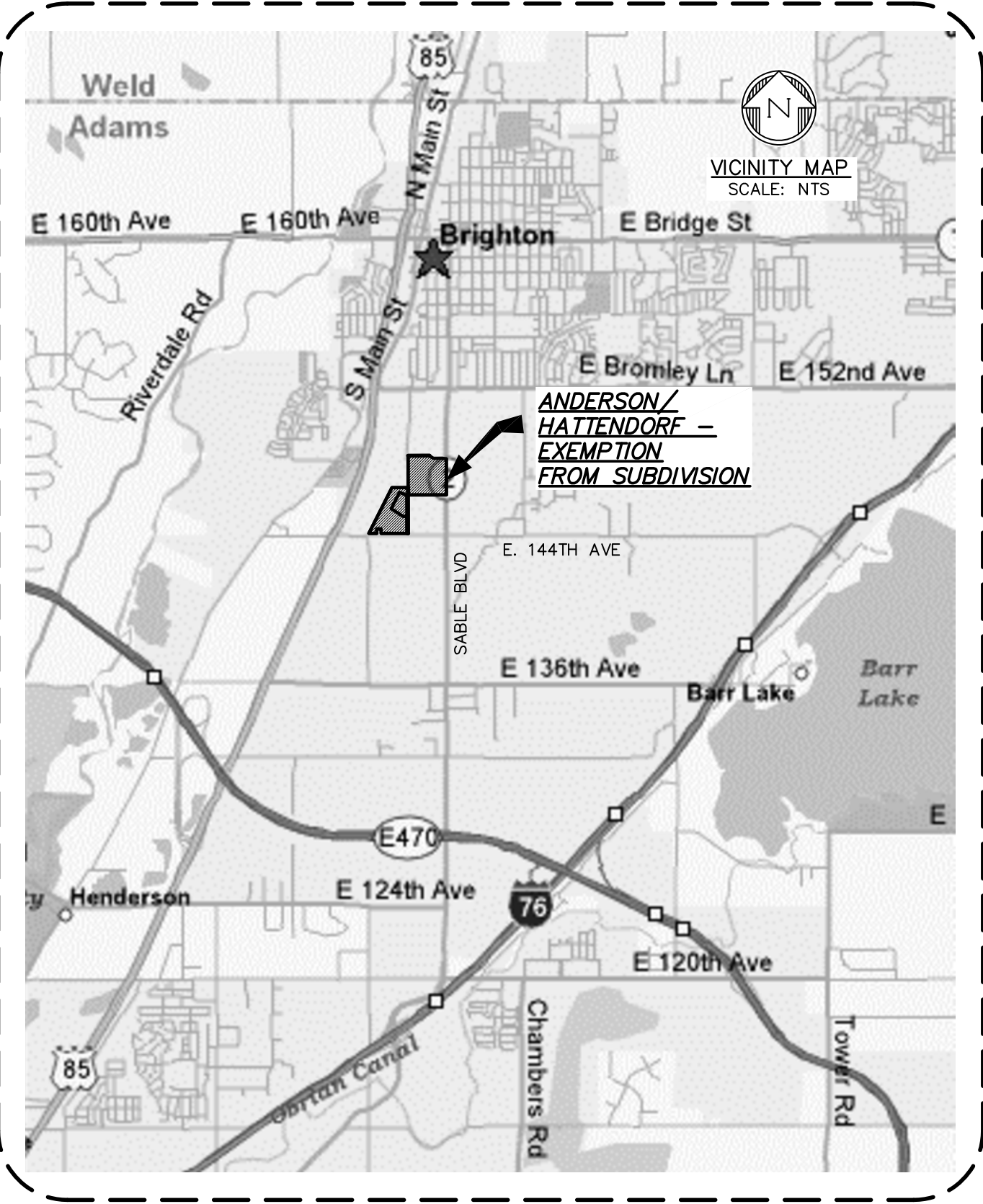
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

SURVEYOR'S CERTIFICATE

I, FRANK N. DREXEL, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MAP REFLECTS THE RESULTS OF A SURVEY MADE UNDER MY RESPONSIBLE CHARGE, IS BASED ON MY KNOWLEDGE, INFORMATION, AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

FRANK N. DREXEL
COLORADO REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 24305

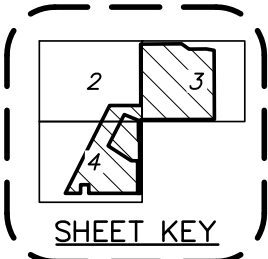
DATE: _____



CERTIFICATE CLERK AND RECORDER:

THIS EXEMPTION FROM SUBDIVISION MAP WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, STATE OF COLORADO, AT ____ O'CLOCK ____M THIS _____ DAY OF _____, _____, AND IS RECORDED AT RECEPTION NUMBER _____


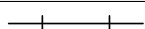






CLERK AND RECORDER



ENGINEERING
PLANNING
SURVEYING
1500 Kansas Ave., Suite 2-E
Longmont, CO 80501
P 303.682.1131
F 303.682.1149

D' UTILITY EASEMENT
HE CITY OF BRIGHTON
EC. 2007000103963

Provide tie dimension to witness corner or detail.

LEGEND	
(-REC.)	RECORD DIMENSION
ROW	RIGHT-OF-WAY
SF	SQUARE FEET
SPL	SPECIAL
TSL	TO SOUTH LINE OF SECTION
TWL	TO WEST LINE OF SECTION
UTIL	UTILITY
XX	PERMIT LOCATION
FEATURES	
	FENCE
	RAILROAD
	DITCH OR DRAINAGE
	PROPERTY CORNER
MONUMENTS	
 SET	SET 24" LONG, #5 REBAR, W/ 2" ALUM. CAP MKD. "CIVILARTS PLS 24305" FLUSH W/ GROUND LEVEL.
 FND	FOUND #5 REBAR W/ 2" ALUM. CAP MKD. "CIVILARTS-DREXEL PLS 24305" FLUSH W/ GROUND LEVEL.
 NFS	MONUMENT NOT FOUND OR SET.
 M1	FOUND #5 REBAR W/ 1-1/2" ALUM. CAP MKD. "JR ENG PLS 38252" FLUSH W/ GROUND LEVEL OR AS NOTED.
AGL	ABOVE GROUND LEVEL
BGL	BELOW GROUND LEVEL
FGL	FLUSH W/ GROUND LEVEL
RPC	RED PLASTIC CAP
WC	WITNESS CORNER
YPC	YELLOW PLASTIC CAP

UNPLATTED
CITY OF BRIGHTON

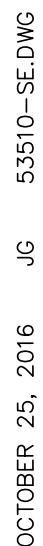
FOUND #5 REBAR W/
1" RPC MKD. "AAI
PLS 23027" 0.4' BGL.
0.09'N. & 0.08'E.

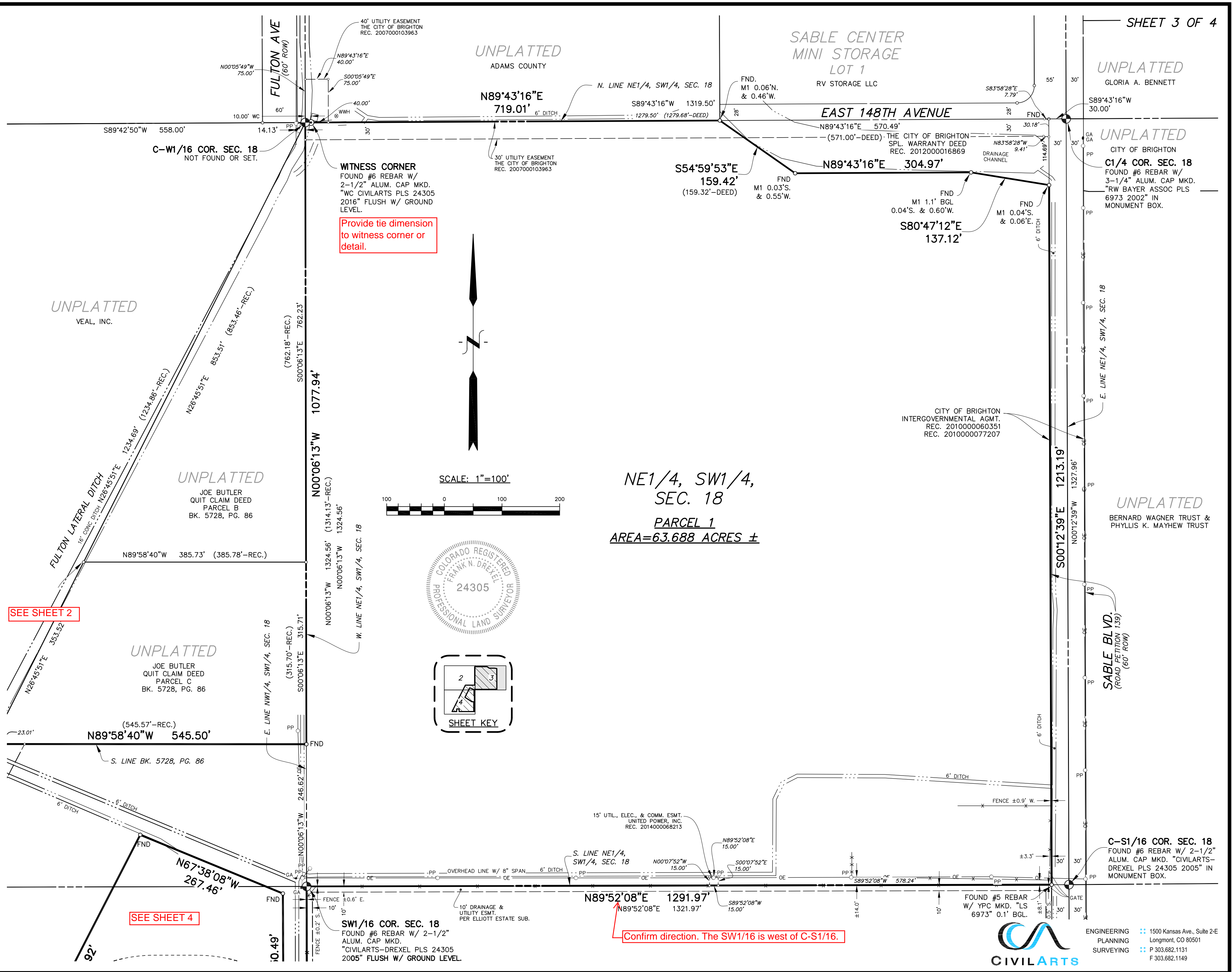
(545.57'-REC.)
58'40"W 545.50

JOE BUTLER
QUIT CLAIM DEED
PARCEL C
BK. 5728, PG. 86

SEE SHEET 3

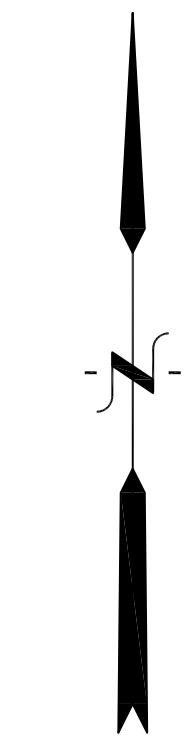
ENGINEERING :: 1500 Kansas Ave., Suite 2-E
PLANNING :: Longmont, CO 80501
SURVEYING :: P 303.682.1131
F 303.682.1149



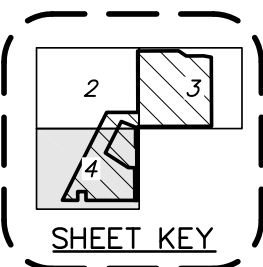


SEE SHEET 3

SEE SHEET 2



SCALE: 1"=100'



POINT OF COMMENCEMENT
SW COR. SEC. 18
FOUND #6 REBAR W/
3-1/4" ALUM. CAP MKD.
"RW BAYER ASSOC PLS
6973 2002" IN
MONUMENT BOX.

BALES SUBDIVISION
LOT 1,
BLOCK 1
PATRICIA S.
TOORNMAN-BALES

POINT OF BEGINNING
PARCEL 1
FOUND #5 REBAR W/ 1-1/2"
YPC MKD. "AAI PLS 28283"
0.1' AGL 0.16'S. & 0.08'E.
FOUND #4 REBAR 0.2' AGL
0.45'S. & 0.11'W.

SW1/4, SW1/4,
SEC. 18
PARCEL 1
AREA=63.688 ACRES ±

PARCEL 2
AREA=7.102 ACRES ±
ANDERSON WELL PAD
(ROTATE DESC.
00°24'32" CCW)

ELLIOTT ESTATE
SUBDIVISION
LOT 3

MICHAEL S. SKINNER LIVING TRUST &
HEIDIE A. SKINNER LIVING TRUST

ELLIOTT ESTATE
SUBDIVISION
LOT 2

JIM RIVAS &
JANET RIVAS

ELLIOTT ESTATE
SUBDIVISION
LOT 1

EDIE STEWART-DUNBAR

S-W1/16 COR. SEC. 18
FOUND #6 REBAR W/ 2-1/2"
ALUM. CAP MKD.
"CIVILARTS-DREXEL PLS 24305
2005" IN MONUMENT BOX.

POINT OF BEGINNING
PARCEL 2



ENGINEERING
PLANNING
SURVEYING
1500 Kansas Ave., Suite 2-E
Longmont, CO 80501
P 303.682.1131
F 303.682.1149



November 29, 2016

Emily Collins
Adams County Planning and Development Department
4430 South Adams County Parkway
1st Floor, Suite W2000A
Brighton, CO 80601

RE: Sable Farmland Subdivision Exemption
Case PLT2016-00029
TCHD Case No. 4170

Dear Ms. Collins:

Thank you for the opportunity to review and comment on the Subdivision Exemption to create two lots pursuant to Section 2-02-14 located northwest of E 144th Ave and Sable Blvd. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable public and environmental health regulations and principles of healthy community design and has no comments.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Laurel Broten", is written above the typed name.

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

CC: Sheila Lynch, Monte Deatrich, TCHD

COLORADO GEOLOGICAL SURVEY

1801 19th Street
Golden, Colorado 80401



Karen Berry
State Geologist

November 29, 2016

Emily Collins
Adams County
Community & Economic Development
4430 S. Adams County Parkway, Suite W2000A
Brighton, CO 80601

Location:
SW $\frac{1}{4}$ Section 18,
T1S, R66W of the 6th P.M.
39.9616, -104.823

Subject: Sable Farmland Subdivision Exemption
Project Number PLT2016-00029; Adams County, CO; CGS Unique No. AD-17-0008

Dear Ms. Collins:

Colorado Geological Survey has reviewed the Sable Farmland subdivision exemption referral. I understand the applicant proposes two lots on 70.8 acres located at 13701 E. 144th Ave., Brighton. With this referral, I received a request for CGS review (November 8, 2016), and a set of four Exemption from Subdivision plat sheets (CivilArts, October 25, 2016).

The site does not contain steep slopes, is not undermined, is located within an area of "minimal flood hazard," and is not exposed to or located within any identified geologic hazard areas that would preclude the proposed additional lot. **CGS therefore has no objection to approval of the subdivision exemption as proposed.**

Geotechnical constraints. According to available geologic mapping (Trimble and Machette, 1979, Geologic map of the greater Denver area, Front Range Urban Corridor, Colorado: U.S.G.S., Miscellaneous Investigations Series Map I-856-H, scale 1:100,000), the site is underlain by Broadway alluvium, or river deposits associated with the South Platte River. Potential development constraints that will need to be evaluated as part of a geotechnical investigation for any future improvements include, but are not necessarily limited to 1) loose, low-strength sands and silts, 2) hydrocompaction, or collapse under loading and wetting, 3) swelling soils, depending on the clay content of the alluvium, and 4) soils that are moderately to highly corrosive to uncoated steel (this includes steel water supply pipelines and basement window wells).

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 a horizontal line.

Jill Carlson, C.E.G.
Engineering Geologist

Emily Collins

From: Loeffler - CDOT, Steven [steven.loeffler@state.co.us]
Sent: Wednesday, November 23, 2016 8:13 AM
To: Emily Collins
Subject: PLT2016-00029, Sable Farmland Subdivision Exemption

Emily,

I have reviewed the referral named above and have no objection to the subdivision exemption to create two lots on property located at 13701 E. 144th Ave.

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

November 30, 2016

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

RE: Sable Farmland Subdivision Exemption
Case no. PLT2016-00029
Portion of the SW1/4 of Sec. 18, T1S, R66W, 6th P.M.
Water Division 1, Water District 2

Dear Ms. Collins,

This referral does not appear to qualify as a “subdivision” as defined in Section 30-28-101(10)(a), C.R.S. Therefore, pursuant to the State Engineer’s March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office will only perform a cursory review of the referral information and provide informal comments. The comments do not address the adequacy of the water supply plan for this project or the ability of the water supply plan to satisfy any County regulations or requirements. In addition, the comments provided herein cannot be used to guarantee a viable water supply plan or infrastructure, the issuance of a well permit, or physical availability of water.

The Applicant is seeking an exemption from the subdivision regulations to create two lots from a 70.79 acre parcel. Parcel 1 will be 63.688 acres and will consist of agricultural land that will be held under a permanent conservation easement with Adams County; Parcel 2 will be 7.102 acres and will contain existing oil and gas wells. The application materials indicate that Parcel 1 will continue to be irrigated with existing water rights; no other information was provided regarding the water supply for the property.

There appear to be several wells located on what will become Parcel 1 including wells with permit nos. 1901-R, 1902-R, 1903-R, 1905-R, 17941, and 249996-A. Well permits 1901-R, 1902-R, 1903-R and 1905-R are irrigation wells with water rights. The well with permit no. 1903-R is currently prohibited from pumping; the wells with permit nos. 1901-R, 1902-R, and 1905-R operate pursuant to an augmentation plan with Central Colorado Water Conservancy District’s Groundwater Management Subdistrict. The proposed subdivision exemption does not impact the conditions of these well permits. These wells should be operated pursuant to their permits, water rights, and a plan for augmentation.




Well permit no. 17941 was issued to register an existing domestic well located in the SW ¼ of the SW ¼ of Section 18 in 1963. Based on the submitted map it appears that this well is located on Parcel 1 and its uses may be associated with a residential site that is not located on the property. The proposed subdivision exemption does not impact the conditions of this well permit.

Well permit no. 249996-A was issued on May 6, 2003 to replace a well that had historically been used for ordinary household purposes inside one single family dwelling, the irrigation of not more than 10,000 square feet of home gardens and lawns, and the watering of domestic animals and poultry. The well was constructed on June 25, 2003. The proposed subdivision exemption does not impact the conditions of this well permit. It appears that the residence this well serves is located on Parcel 1. Should the residence and its associated uses be abandoned as a part of the land conservation plan, the well should be plugged and abandoned in accordance with the Water Well Construction Rules.

If you, or the applicant, have any questions please contact Karlyn Armstrong at 303-866-3581 x8275.

Sincerely,



Joanna Williams, P.E.
Water Resource Engineer

Cc: File for permit no. 1901-R, 1902-R, 1903-R, 1905-R, 17941, 249996-A





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

November 28, 2016

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

Attn: Chris LaRue

Re: Sable Farmland Subdivision Exemption, Case # PLT2016-00029

Public Service Company of Colorado has reviewed the subdivision exemption plat for **Sable Farmland** and has **no apparent conflict**.

If you have any questions about this referral response, please contact me at (303) 571-3306.

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



Request for Comments

Case Name:	Sable Farmland Subdivision Exemption
Case Number:	PLT2016-00029

November 8, 2016

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

A Subdivision Exemption to create two lots pursuant to Section 2-02-14.

This request is located at **13701 E 144TH AVE.**

The Assessor's Parcel Number is **0156918000041, 0156918000034, 0156918300005**

Applicant Information **THE CONSERVATION FUND (CHRISTINE QUINLAN)**
1942 BROADWAY, SUITE 323
BOULDER, CO 80304

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 11/29/2016 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 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, AICP
Case Manager



Public Hearing Notification

Case Name:	Sable Farmland Exemption
Case Number:	PLT2016-00029
Board of County Commissioners Hearing Date:	02/21/2017 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:

Request a Subdivision Exemption to create two lots pursuant to Section 2-02-14.

This request is located at **13701 E 144TH AVE**

The Assessor's Parcel Number is **0156918000034, 0156918000041, 0156918300005**

Applicant Information: **THE CONSERVATION FUND (CHRISTINE QUINLAN)
1942 BROADWAY, SUITE 323
BOULDER, CO 80304**

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

PUBLICATION REQUEST

Sable Farmland Subdivision Exemption

Case Number:

PLT2016-00029

Board of County Commissioners Hearing Date: February 21, 2017 at 9:30 AM

Request: Request a Subdivision Exemption to create two lots pursuant to Section 2-02-14.

Location: 13701 E 144TH AVE

Parcel Number(s): 0156918000034, 0156918000041, 0156918300005

Case Manager: Emily Collins

Case Technician: Shayla Christenson

Applicant: The Conservation Fund

CHRISTINE QUINLAN

1942 BROADWAY

SUITE 323

BOULDER, CO 80304

Owner: HATTENDORF ROBERT H

ANDERSON ANNE E

14605 SABLE BLVD

BRIGHTON, CO 806016733

Legal Description: PARCEL A:

THAT PORTION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF SAID WEST 1/2 SOUTHWEST 1/4; THENCE NORTH 26 DEGREES 45 MINUTES 16 SECONDS EAST, 33.60 FEET ALONG A LINE DRAWN FROM THE SOUTHWEST CORNER TO THE NORTHEAST CORNER OF SAID WEST 1/2 SOUTHWEST 1/4 TO THE TRUE POINT OF BEGINNING, SAID POINT BEING 30.00 FEET NORTH OF THE SOUTH LINE OF SAID WEST 1/2 SOUTHWEST 1/4; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST AND PARALLEL TO SAID SOUTH LINE A DISTANCE OF 268.88 FEET TO A POINT WHICH IS 284.00 FEET EAST OF THE WEST LINE OF SAID WEST 1/2 SOUTHWEST 1/4; THENCE NORTH 00 DEGREES 17 MINUTES 00 SECONDS WEST AND PARALLEL TO THE WEST LINE SAID WEST 1/2 SOUTHWEST 1/4 A DISTANCE OF 151.25 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 144.00 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 00 SECONDS EAST, 151.25 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 894.17 FEET MORE OR LESS TO A POINT WHICH LIES 18.43 FEET WEST OF THE EAST LINE OF SAID WEST 1/2 SOUTHWEST 1/4; THENCE NORTH 00 DEGREES 15 MINUTES 49 SECONDS WEST, 1305.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 21.87 FEET MORE OR LESS TO A POINT ON SAID EAST LINE WEST 1/2 SOUTHWEST 1/4 OF SAID SECTION 18; THENCE NORTH 00 DEGREES 06 MINUTES 34 SECONDS WEST ALONG SAID EAST LINE, 1314.13 FEET MORE OR LESS TO THE NORTHEAST CORNER SAID WEST 1/2 SOUTHWEST

1/4; THENCE SOUTH 89 DEGREES 41 MINUTES 16 SECONDS WEST ALONG THE NORTH LINE SAID WEST 1/2 SOUTHWEST 1/4 A DISTANCE OF 558.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES 06 MINUTES 34 SECONDS EAST AND PARALLEL WITH THE EAST LINE SAID WEST 1/2 SOUTHWEST 1/4 A DISTANCE OF 1099.62 FEET MORE OR LESS TO A POINT ON THE SAID LINE DRAWN FROM THE SOUTHWEST TO THE NORTHEAST CORNER OF SAID WEST 1/2 SOUTHWEST 1/4; THENCE SOUTH 26 DEGREES 45 MINUTES 15 SECONDS WEST ALONG SAID LINE A DISTANCE OF 1698.27 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID WEST 1/2 SOUTHWEST 1/4; THENCE NORTH 26 DEGREES 45 MINUTES 16 SECONDS EAST, 1731.87 FEET ALONG A LINE DRAWN FROM THE SOUTHWEST CORNER TO THE NORTHEAST CORNER OF SAID WEST 1/2 SOUTHWEST 1/4, TO THE TRUE POINT OF BEGINNING; SAID POINT BEING 558.00 FEET WEST OF THE EAST LINE OF THE WEST 1/2 SOUTHWEST 1/4; THENCE CONTINUING NORTH 26 DEGREES 45 MINUTES 16 SECONDS EAST ALONG SAID LINE A DISTANCE OF 1234.86 FEET TO THE NORTHEAST CORNER SAID WEST 1/2 SOUTHWEST 1/4; THENCE SOUTH 89 DEGREES 41 MINUTES 16 SECONDS WEST ALONG THE

NORTH LINE SAID WEST 1/2 SOUTHWEST 1/4 A DISTANCE OF 558.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES 06 MINUTES 34 SECONDS EAST AND PARALLEL WITH THE EAST LINE SAID WEST 1/2 SOUTHWEST 1/4 A DISTANCE OF 1099.62 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING;

AND EXCEPT THAT PORTION OF THE WEST ONE HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF SAID WEST ONE HALF SOUTHWEST ONE-QUARTER, THENCE NORTH 26 DEGREES 44 MINUTES 33 SECONDS EAST, 2112.70 FEET ALONG A LINE DRAWN FROM THE SOUTHWEST CORNER TO THE NORTHEAST CORNER OF SAID WEST ONE HALF SOUTHWEST ONE-QUARTER

TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 26 DEGREES 44 MINUTES 33 SECONDS EAST ALONG SAID LINE A DISTANCE OF 853.46 FEET TO THE NORTHEAST CORNER SAID WEST ONE HALF SOUTHWEST ONE-QUARTER; THENCE SOUTH 00 DEGREES 07 MINUTES 49 SECONDS EAST ALONG THE EAST LINE SAID WEST ONE HALF SOUTHWEST ONE-QUARTER A DISTANCE OF 762.18 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST PARALLEL WITH THE SOUTH LINE SAID WEST ONE HALF SOUTHWEST ONE-QUARTER A DISTANCE OF 385.78 FEET TO THE TRUE POINT OF BEGINNING;

AND EXCEPT THAT PORTION OF THE WEST ONE HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF SAID WEST ONE HALF SOUTHWEST ONE-QUARTER, THENCE NORTH 26 DEGREES 44 MINUTES 33 SECONDS EAST 1759.18 FEET ALONG A LINE DRAWN FROM THE SOUTHWEST CORNER TO THE NORTHEAST CORNER OF SAID WEST ONE HALF SOUTHWEST ONE-QUARTER

TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 26 DEGREES 44 MINUTES 33 SECONDS EAST ALONG SAID LINE A DISTANCE OF 353.52 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST PARALLEL WITH THE SOUTH LINE SAID WEST ONE HALF SOUTHWEST ONE-QUARTER A DISTANCE OF 385.78 FEET TO A POINT ON THE EAST LINE SAID WEST ONE HALF SOUTHWEST ONE-QUARTER; THENCE SOUTH 00 DEGREES 07 MINUTES 49 SECONDS EAST ALONG SAID EAST LINE A DISTANCE OF 315.70 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST PARALLEL WITH THE SOUTH LINE SAID WEST ONE

HALF SOUTHWEST ONE-QUARTER A DISTANCE OF 545.57 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B:

BEGINNING AT THE SOUTHEAST CORNER OF THE WEST 1/2 SOUTHWEST 1/4 SECTION 18, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, THENCE NORTH 30 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH ALONG THE EAST LINE OF THE WEST 1/2 SOUTHWEST 1/4 SECTION 18, TOWNSHIP 1 SOUTH, RANGE 66 WEST A DISTANCE OF 1305 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 21.47 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF THE WEST 1/2 SOUTHWEST 1/4 SECTION 18, TOWNSHIP 1 SOUTH, RANGE 66 WEST A DISTANCE OF 1305 FEET; THENCE EAST AND PARALLEL TO THE SOUTH LINE OF THE WEST 1/2 SOUTHWEST 1/4 SECTION 18, TOWNSHIP 1 SOUTH, RANGE 66 WEST TO THE TRUE POINT OF BEGINNING,

EXCEPT ANY PORTION LYING WITHIN LAND DESCRIBED IN DEED RECORDED JANUARY 7, 1993 IN [BOOK 4010 AT PAGE 201](#).

PARCEL C:

THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION EIGHTEEN (18), TOWNSHIP ONE (1) SOUTH, RANGE SIXTY-SIX (66) WEST OF THE 6TH P.M.,

EXCEPT ANY PORTION LYING WITHIN PUBLIC ROADS,
AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF BRIGHTON BY SPECIAL WARRANTY DEED
RECORDED MARCH 6, 2012 AT [RECEPTION NO. 2012000016869](#),
COUNTY OF ADAMS, STATE OF COLORADO.

Adams County
Attn: Planning Addressing
PLN

Adams County Construction Inspection
Attn: PWCI .
PWCI

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

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

BRIGHTON FIRE DISTRICT
Attn: WHITNEY MEANS
500 South 4th Avenue
3rd Floor
BRIGHTON CO 80601

BRIGHTON SCHOOL DISTRICT 27J
Attn: Kerrie Monti
18551 E. 160TH AVE.
BRIGHTON CO 80601

CITY OF BRIGHTON - Planning
Attn: Jason Bradford
500 S 4th Ave
BRIGHTON CO 80601

CITY OF BRIGHTON - WATER & SANATATION DEPT.
Attn: ED BURKE
500 S. 4th Ave, 4th Floor
BRIGHTON CO 80601

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

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

Engineering Department - ROW
Attn: Transportation Department
PWE - ROW

Engineering Division
Attn: Transportation Department
PWE

NS - Code Compliance
Attn: Augusta Allen

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

148TH AND SABLE BOULEVARD
BUILDING LLC
1289 S 4TH AVE
BRIGHTON CO 80601-6808

HATTENDORF ROBERT H 1/2 INT
ANDERSON ANNE E 1/2 INT
14605 SABLE BLVD
BRIGHTON CO 80601

148TH AND SABLE BOULEVARD BUILDING
LOT 3 LLC
1289 S 4TH AVE
BRIGHTON CO 80601-6808

JOHNSON LINDA L
13821 E 144TH AVE
BRIGHTON CO 80601-6763

ABEL JEFFREY J
14395 POTOMAC ST
BRIGHTON CO 80601-7229

MORIMITSU FAMILY TRUST ET AL
14201 SABLE BLVD
BRIGHTON CO 80601-7221

ADAMS COUNTY
4430 S ADAMS COUNTY PKWY
BRIGHTON CO 80601-8222

O NEAL FLAT ROLLED METALS LLC
2311 HIGHLAND AVE S STE 200
BIRMINGHAM AL 35205-2975

ANDERSON JERRY D AND
ANDERSON ANNE
14605 SABLE BLVD
BRIGHTON CO 80601-6733

PALIZZI AND SON INC
14820 SABLE BLVD
BRIGHTON CO 80601

BENNETT GLORIA A
14820 SABLE BLVD
BRIGHTON CO 80601

PALIZZI DEBORA M
14840 SABLE BLVD
BRIGHTON CO 80601

BUTLER JOE
795 NEWLAND CT
BOULDER CO 80303

PHIPPS LENNIE R AND
PHIPPS LOLITA D
14305 POTOMAC ST
BRIGHTON CO 80601-7229

CITY OF BRIGHTON
500 S 4TH AVE
BRIGHTON CO 80601-3165

PLEASANT PLAINS LLC
13191 LOGAN STREET
THORNTON CO 80241

HALLOCK A R AND CO LLLP 49/005% INT
C/O ANNE E SMITH
PO BOX 621785
LITTLETON CO 80162-1785

RBK LLC
1177 S 4TH AVE
BRIGHTON CO 80601-6806

HATTENDORF ROBERT H
ANDERSON ANNE E
14605 SABLE BLVD
BRIGHTON CO 80601-6733

RIVAS JIM AND
RIVAS JANET
10297 DOWLING WAY
HIGHLANDS RANCH CO 80126-4769

RV STORAGE LLC
7839 SPRUCE CT
THORNTON CO 80602-5829

RVP INCORPORATED
16675 JASMINE ST
BRIGHTON CO 80602-6052

SKINNER MICHAEL S LIVING TRUST 1/2
SKINNER HEIDIE A LIVING TRUST 1/2
14585 SABLE BLVD
BRIGHTON CO 80601

SMITH GAIL L LIVING TRUST THE
23880 E 152ND AVE
BRIGHTON CO 80603-3824

STEWART-DUNBAR EDIE
14291 E 144TH AVE
BRIGHTON CO 80601-6755

VEAL INC UND 50/995% INT
11150 HURON ST STE 100
NORTHGLENN CO 80234-4378

WAGNER BERNARD TRUST 1/2 INT AND
MAYHEW PHYLLIS K TRUST 1/2 INT
14801 E 144TH AVE
BRIGHTON CO 80601-6748

WAL-MART REAL ESTATE BUSINESS TRACT
C/O PROPERTY TAX DEPARTMENT
PO BOX 8050
BENTONVILLE AR 72712-8055



CERTIFICATE OF POSTING

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

13701 E. 144TH AVE.

on February 10, 2017

in accordance with the requirements of the Adams County Zoning Regulations

Emily Collins

Emily Collins