



**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT**

CASE NO.: PLT2016-00021

CASE NAME: RARITAN ESTATES FINAL PLAT

TABLE OF CONTENTS

EXHIBIT 1 – BOCC Staff Report

EXHIBIT 2- Maps

- 2.1 Aerial Map
- 2.2 Zoning Map
- 2.3 Simple Map
- 2.4 Comprehensive Plan

EXHIBIT 3- Applicant Information

- 3.1 Applicant Written Explanation
- 3.2 Applicant Final Plat
- 3.3 Subdivision Improvements Agreement (SIA)

EXHIBIT 4- Referral Comments

- 4.1 Referral Comments (Development Services)
- 4.2 Referral Comments (Geological Survey)
- 4.3 Referral Comments (Division of Water)
- 4.4 Referral Comments (Xcel Energy)
- 4.5 Referral Comments (WACD)

EXHIBIT 5- Citizen Comments

None.

EXHIBIT 6- Associated Case Materials

- 6.1 Request for Comments
- 6.2 Public Hearing Notice
- 6.3 Newspaper Publication
- 6.4 Referral Agency Labels
- 6.5 Property Owner Labels



**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT
STAFF REPORT**

Board of County Commissioners

April 11, 2017

Exhibit 1-Staff Report

CASE No.: PLT2016-00021		CASE NAME: Raritan Estates Final Plat
Owner's Name:	Pascual Carrillo	
Applicant's Name:	Pascual Carrillo	
Applicant's Address:	8311 Ogden St., Denver, CO 80229	
Location of Request:	5350 Tejon St.	
Nature of Request:	1) Approval of a major subdivision (final plat) to create six lots on approximately 2.13 acres in the R-1-C Zone District; 2) Subdivision Improvements Agreement (SIA)	
Zone District:	Residential (R-1-C)	
Site Size:	Approximately 2 acres	
Proposed Uses:	Residential	
Existing Use:	Residential	
Hearing Date(s):	BOCC: April 11, 2017/ 9:30 am	
	Report Date: March 24, 2017	
Case Manager:	Emily Collins	
Staff Recommendation:	APPROVAL with 7 findings-of-fact, 1 condition and 1 note	

SUMMARY OF PREVIOUS APPLICATIONS

On March 8, 2016, the Board of County Commissioners approved a major subdivision (preliminary plat) to create six single-family residential lots.

SUMMARY OF APPLICATION

Background:

Phelps Engineering, on behalf of the applicant, is requesting a major subdivision (final plat) to create six residential lots on approximately two acres. Currently, there is a single-family

dwelling on the two acre property. The proposed plat will create six lots with the existing single-family dwelling occupying lot 4 of the plat. The property abuts two local streets to the east and west; specifically, Tejon Street to the west and Raritan Way to the northeast. The existing dwelling has access onto Tejon Street and the proposed lots will have access onto Raritan Way (See Exhibit 2.2). Surrounding properties to the north, south, and west of the subject property are developed as single-family residential. The property to the east is developed as multi-family residential.

Development Standards and Regulations Requirements:

Per Section 2-02-17-04 of the County's Development Standards and Regulations, the applicant is requesting approval of a major subdivision (final plats) for development of a residential subdivision. The proposed final plat conforms to the criteria for approval for a final plat outlined in Section 2-02-17-04-05 of the County's Development Standards. These standards include conformance to the approved preliminary plat and the subdivision design standards, evidence of adequate water and sewer supply, adequate drainage improvements, and adequate public infrastructure to support the development.

Per Section 5-03-03 of the County's Development Standards and Regulations, subdivision plats and lot dimensions are required to conform to requirements of the zone district in which the property is located. In addition, all lots created by a subdivision shall have access on a County maintained right-of-way. The subject property is zoned Residential Single-Family (R-1-C). Per Section 3-13-07-01 of the Adams County Development Standards and Regulations, minimum lot size permitted in the R-1-C zone district is seven thousand (7,000) square feet for internal lots and seventy-five hundred (7,500) square feet for corner lots. The proposed plat consists of six lots that range in size from 7,417 square feet (0.17 acre) to 11,621 square feet (0.26 acre). Each of these lots conforms to the minimum lot size required for development in the R-1-C zone district. In addition to the proposed lots, there is tract of land proposed with the plat. This tract of land is intended to be used for on-site drainage.

In addition to the lot size, a minimum lot width of sixty-five feet for internal lots is required for development of single-family lots in the R-1-C zoned district; and seventy feet for development of corner lots. Each of the proposed lots shown on the plat conforms to the minimum lot width requirements. All the proposed lots will also have access to a public right-of-way. Lot 4 of the plat will have access on Tejon Street to the west. The remaining five lots will have access to a local road, which is an extension of Raritan Way. Raritan Way abuts the property to the northeast.

The applicant provided a letter of intent from North Lincoln Water and Sanitation District demonstrating the District's ability to provide services to the development, thus satisfying evidence of adequate water and sanitation facilities. All proposed drainage facilities in the development have been reviewed and approved by the County's Development Services Engineering. Lastly, there is documentation showing there is adequate public infrastructure; including curb, gutter, and sidewalk, to support the development, and all plans have been reviewed by the Development Services Engineering.

Subdivision Improvements Agreement:

Per Section 5-02-05 of the County's Development Standards and Regulations, a Subdivision Improvements Agreement (SIA) is required with approval of a final plat. The SIA is for public improvements including curb, gutter, and sidewalk that will be constructed in the proposed subdivision. The SIA is required to address the manner and timing of the completion of all improvements, including responsibility for payment of the costs of improvements associated with the development. Staff has reviewed the SIA for the proposed subdivision and determined the proposed agreement complies with the County's Development Standards and Regulations. In accordance with the SIA, no construction or building permits shall be issued until all required collateral are provided and approved by the County.

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. A majority of the 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.

Site Characteristic:

Currently, the site is developed with one single-family dwelling on the western portion of the site, which has access to Tejon Street. The remainder of the site is undeveloped; however, a secondary access point is provided to Raritan Way on the northeastern portion of the site.

Surrounding Zoning Designations and Existing Use Activity:

Northwest R-1-C Single Family	North R-1-C Single Family	Northeast R-2 Vacant
West R-1-C Single Family	Subject Property R-1-C Single Family	East R-2 Multi Family

<p style="text-align: center;">Southwest R-1-C Single Family</p>	<p style="text-align: center;">South R-1-C Single Family</p>	<p style="text-align: center;">Southeast R-2 Multi Family</p>
---	---	--

Compatibility with the Surrounding Land Uses:

The property is surrounded to the north, south, and west by single-family residential subdivisions. Carol Sue Heights Subdivision, approved in 1959, is located directly north of the subject property. This subdivision consists of 59 lots, with an average lot size of 0.17 of an acre. Also located to the northwest of the subject site is the Madera Subdivision. This subdivision was approved in 2000 and consists of 3 lots, with approximately 0.2 acre per lot. To the south of the subject property is the Tejon Heights Subdivision. This subdivision consists of nineteen lots that range in size from 0.17 of an acre to 0.43 of an acre. The subject request is consistent with type and density of development in the surrounding area, conforms to the County's Development Standards and Regulations, 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 a Municipal Separate Storm Sewer System (MS4) Permitted Area and installation and maintenance of Erosion and Sediment Control BMP's shall be the responsibility of the developer of the property. All construction and drainage plans have been reviewed and approved.

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 have been identified and shown on the final plat (See Exhibit 2.2). Colorado Geological Survey and West Adams Conservation District also reviewed the request and had no concerns.

Staff Recommendations:

Based upon the application, the criteria for a Major Subdivision Final Plat, and a recent site visit, staff recommends Approval of this request with 7 findings-of-fact, 1 condition and 1 note:

RECOMMENDED FINDINGS OF FACT

1. The final plat is consistent and conforms to the approved preliminary plat.
2. The final plat is in conformance with the subdivision design standards.
3. The applicant has provided evidence that a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards.

4. The applicant has provided evidence that a public sewage disposal system has been established and, if other methods of sewage disposal are proposed, adequate evidence indicating that the system complies with state and local laws and regulations.

5. The applicant has provided evidence to show all areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified by the applicant and the proposed uses of these areas are compatible with such conditions.

6. The proposed or constructed drainage improvements are adequate and comply with these standards and regulations.

7. Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or financially guaranteed through cash-in-lieu or a subdivision improvements agreement so the proposed subdivision will not negatively impact the levels of service of the County.

Conditions of Approval:

1. No construction permits shall be issued until all required collateral associated with the SIA is provided and approved by County staff.

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
244	0

Notices were sent to all property owners within 750 feet radius of the site. As of writing the staff report, no comments had been provided by any of those property owners.

REFERRAL AGENCY COMMENTS

Responding with Concerns:

None

Responding without Concerns:

Colorado Division of Water Resources

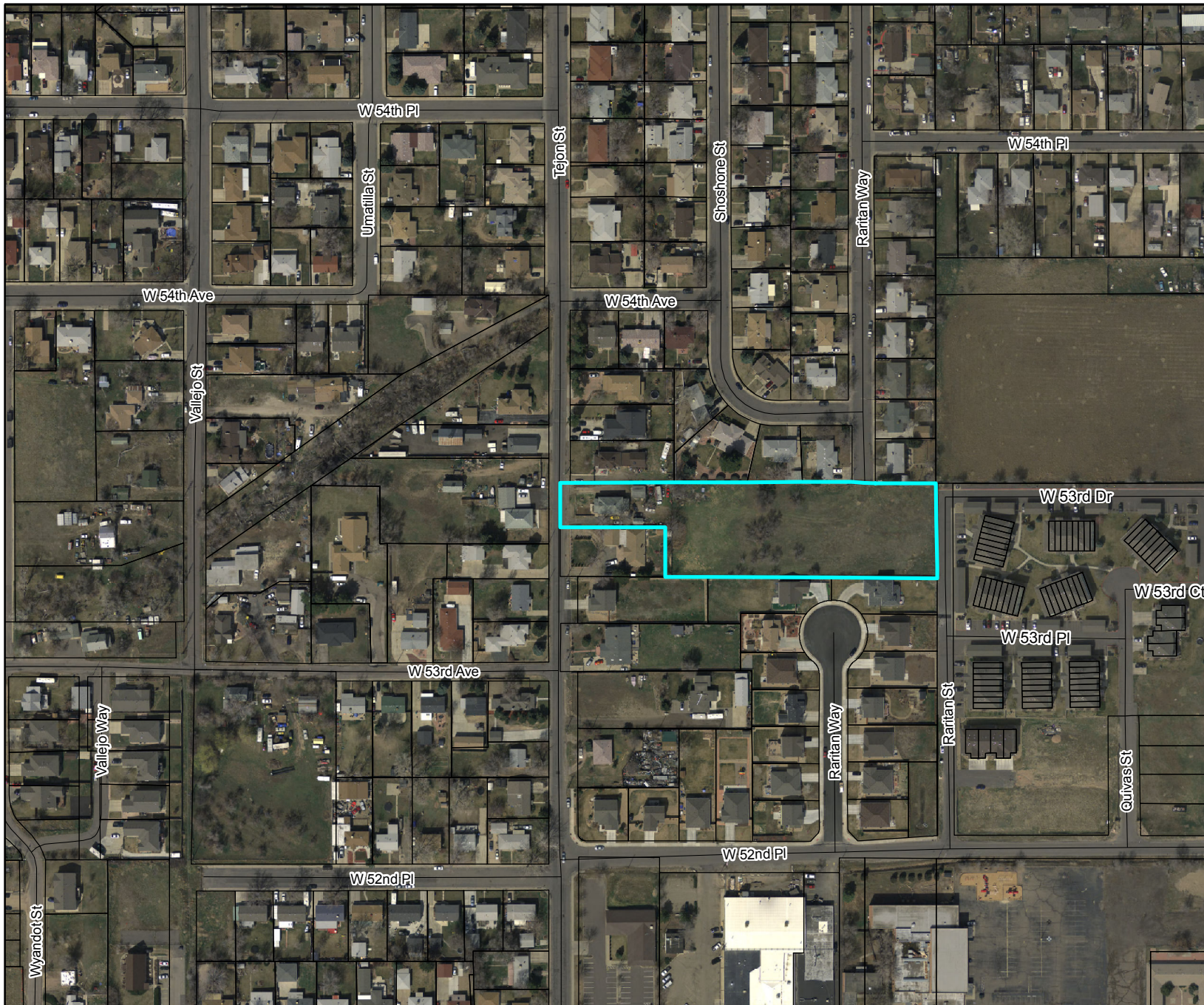
Colorado Geological Survey

Xcel Energy

West Adams Conservation District

Notified but not Responding / Considered a Favorable Response:

Adams County Fire Protection District
Berkeley Water and Sanitation
Century Link
Comcast
Hyland Hills Park and Rec District
Metro Wastewater
North Lincoln Water and Sanitation
North Pecos Water and Sanitation
Westminster School District #50



LEGEND

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

PLT2016-00021

Raritan Estates Final Plat

Exhibit 2.1

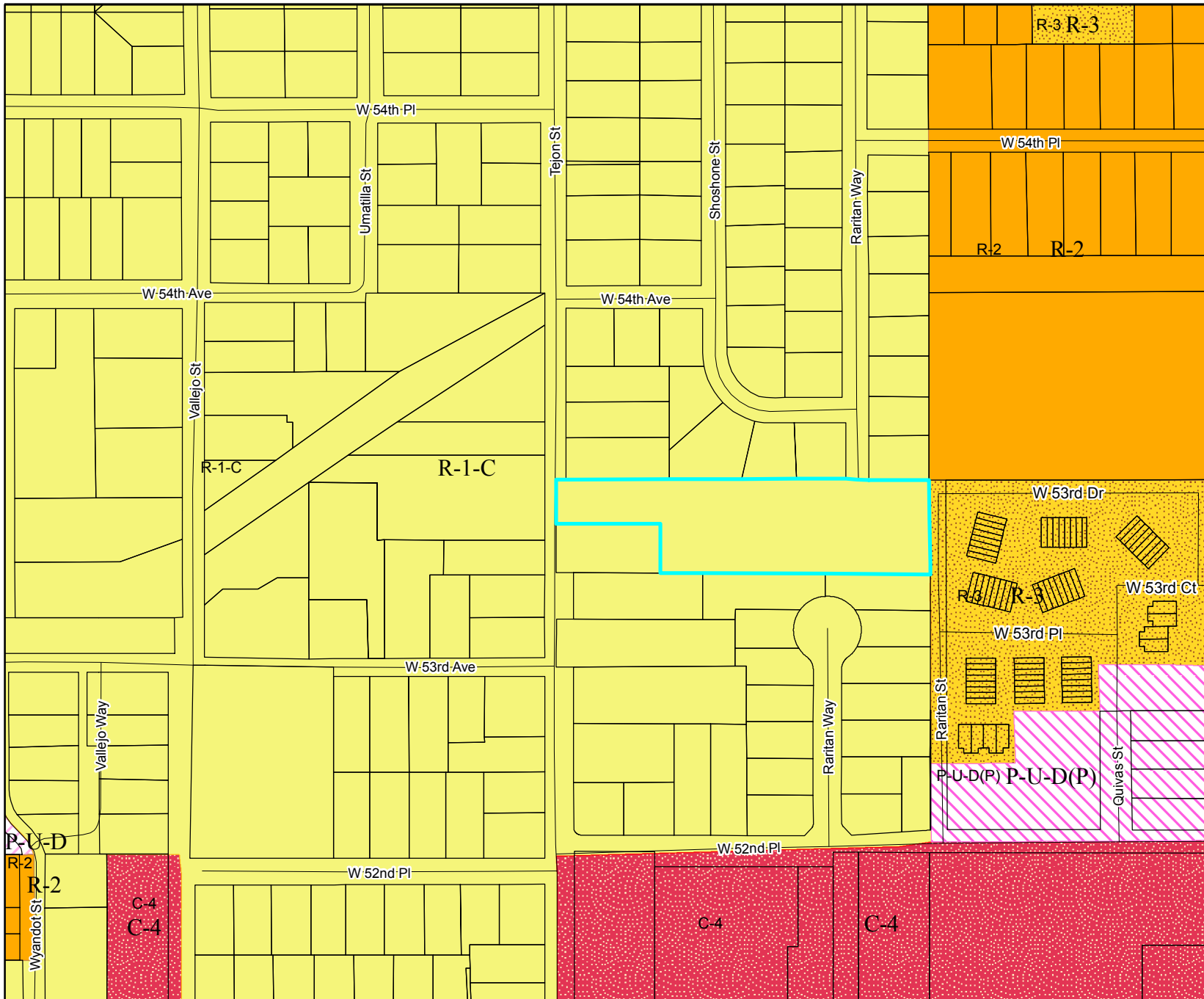


For display purposes only.



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
- 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

PLT2016-00021

Raritan Estates Final Plat

Exhibit 2.2

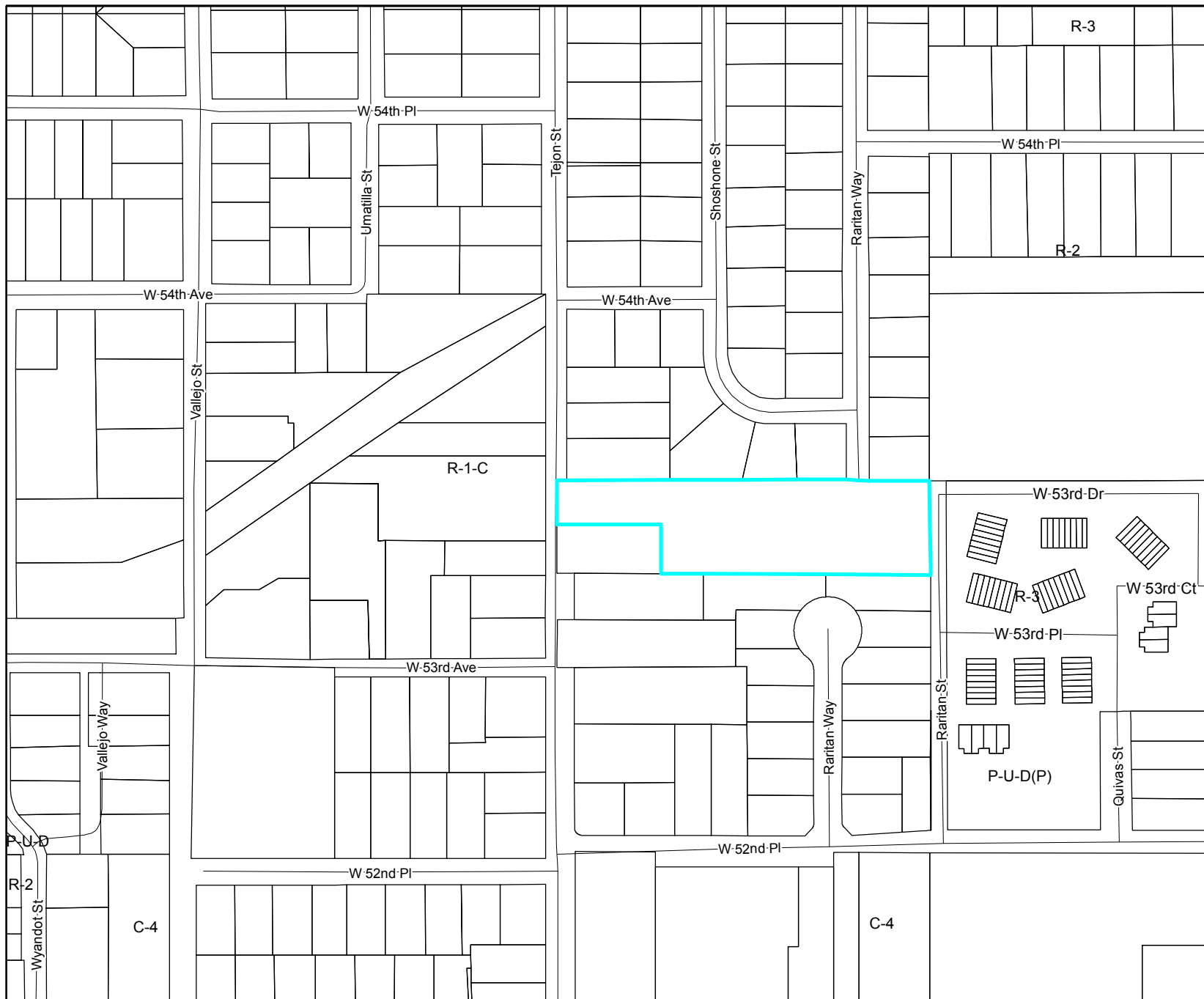


For display purposes only.



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
- 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

PLT2016-00021

Raritan Estates Final Plat

Exhibit 2.3

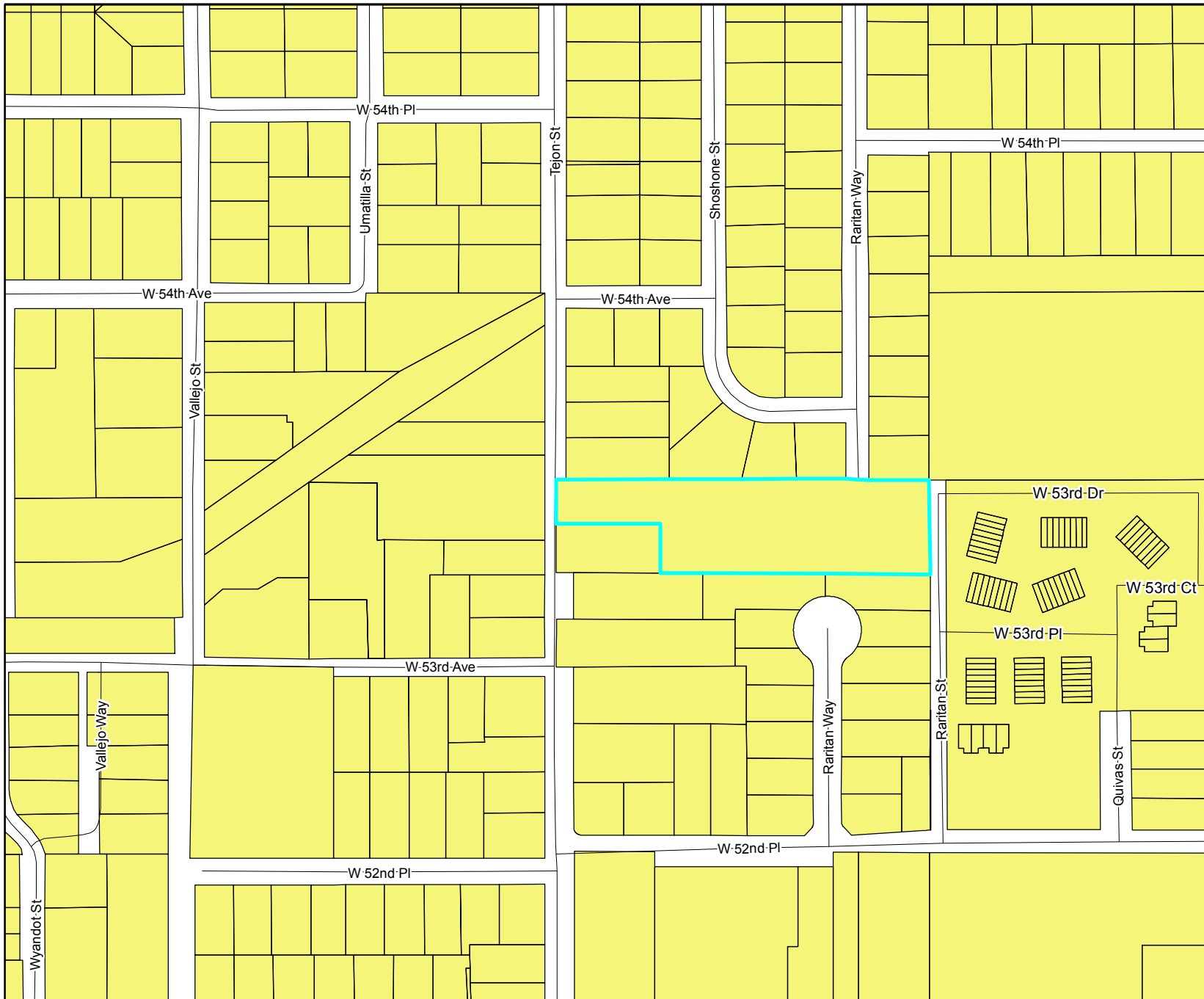


For display purposes only.



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
- 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

PLT2016-00021

Raritan Estates Final Plat

Exhibit 2.4



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



May 19, 2016

Emily Collins
Adams County
Planning & Development Department
4430 S. Adams County Parkway
1st Floor, Suite W2000A
Brighton, CO

RE: Raritan Estates Written Explanation for Final Plat Submittal

Dear Emily,

The Raritan Estates project involves the subdividing of the original 2.13 acre property at 5350 Tejon Street into 6 Lots, a Tract that will contain a detention basin and existing water easement, and a local roadway with a 50' right-of-way dedicated to the county terminating in a cul-de-sac with appropriate radii for the flowline and right-of-way. The existing home fronting Tejon Street is to remain and will be located within Lot 3 of the proposed subdivision. A Sketch Plan (site plan), a Preliminary Plat and a Final Plat have been prepared depicting this layout.

The Lots have been laid out meeting or exceeding the minimum lot size, lot frontages and setbacks for the existing R-1-C zoning. The project is not pursuing any revisions to the existing zoning or any applicable area plans. The site plan is consistent with the standards and regulations for the existing zoning and is in conformance with the county's design standards.

The North Lincoln Water and Sanitation District has been approached and will serve the project site with water and sewer service. Main extensions are proposed in conformance with the criteria of the district and Denver Water. Fire service has been reviewed by the Southwest Adams County Fire Protection District and the proposed fire hydrant will conform to their criteria.

There have not been any evidence indicating any soil or topographical conditions presenting hazards or requiring special precautions nor have there been any cultural, archaeological, natural/historic resources or unique landforms that will require any reasonable protection measures.

A drainage system has been developed that will convey as much of the site and off-site runoff flows into a proposed detention pond with a water quality facility. There is a small area that still flows offsite, however, the detention requirements for that area have been added to the required pond volume as over-detention. The off-site flows are not being allowed to pass-through the detention pond but are being included in the detention facility to be released at the permitted rates per the county's criteria.



With this project basically being an infill project, the necessary services such as fire/police protection, schools, recreation, utilities, open space and transportation are already in place and do not require any additional expansion beyond current limits.

The homes that are being planned for this subdivision are compatible with the area and will more closely resemble those that were constructed in the Tejon Heights subdivision on the south side of the project site.

The Sketch Plan (site plan), Preliminary Plat and Final Plat are consistent with the existing zoning of the area, the standards and regulations for the existing area and in conformance with the subdivision design standards for the area.

The Preliminary Plat was approved by the Board of County Commissioners on March 8, 2016. The Site Plan that was included with the Construction Documents received conditional approval on May 2, 2016. The Stormwater Facility Operations and Maintenance Manual (Erosion and Sediment Control Plans) received conditional approval on February 24, 2016. The mutual condition for final approval of both of these approvals are approval of the Final Plat and SIA agreement.

Sincerely,

Phelps Engineering Services, Inc.

A handwritten signature in black ink, appearing to read "Frank Feero". The signature is fluid and cursive.

Frank Feero, P.E.
Senior Project Engineer

TRACT A:

AREA: 10,107 SQ.FT. OR 0.232 ACRES
USES: DRAINAGE, MAIL KIOSK, LANDSCAPE AND EXISTING 30' WATER EASEMENT
AS SHOWN ON THIS PLAT
OWNERSHIP: DEVELOPER/HOA
MAINTAINED BY: DEVELOPER/HOA

LEGAL DESCRIPTION AND DEDICATION:

THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, IN TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., EXCEPT THE WEST 185 FEET OF THE SOUTH 90 FEET OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., AND EXCEPT ANY PORTION LYING WITHIN STREETS OR ROADWAYS, COUNTY OF ADAMS, STATE OF COLORADO.

DESCRIBED PARCEL CONTAINS 2.131 ACRES, MORE OR LESS.

HAS LAID OUT, SURVEYED, SUBDIVIDED AND PLATTED THE SAME UNDER THE NAME OF "RARITAN ESTATES SUBDIVISION", COUNTY OF ADAMS, STATE OF COLORADO AND DO HEREBY GRANT UNTO THE COUNTY OF ADAMS, STATE OF COLORADO, FOR THE USE OF THE PUBLIC, THE STREETS AND OTHER PUBLIC WAYS AND LANDS HEREON SHOWN.

THE UNDERSIGNED DOES FURTHER, BY THIS PLAT, GRANT AND CONVEY TO THE ADAMS COUNTY ALL OF THE FOLLOWING, AS SHOWN HEREON:

a) EIGHT-FOOT (8') WIDE DRY UTILITY EASEMENTS ARE HEREBY DEDICATED ON PRIVATE PROPERTY ADJACENT TO THE FRONT LOT LINES AND EIGHT-FOOT (8') ON THE REAR LOT LINES OF EACH LOT IN THE SUBDIVISION. FOUR-FOOT (4') WIDE DRY UTILITY EASEMENTS ARE HEREBY DEDICATED ON PRIVATE PROPERTY ADJACENT TO THE SIDE LOT LINES. IN ADDITION, AN EIGHT-FOOT (8') WIDE DRY UTILITY EASEMENT IS HEREBY DEDICATED ALONG THE WESTERLY LOT LINE OF TRACT A. 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, 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 GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM. WET UTILITIES (WATER, SANITARY SEWER, AND/OR STORM SEWER) SHALL CROSS DRY UTILITY EASEMENTS AT NEAR RIGHT ANGLES.

b) THOSE EIGHT-FOOT (8') WIDE AND FOUR-FOOT (4') WIDE DRY UTILITY EASEMENTS SHOWN ON THIS PLAT AND INDICATED AS UTILITY EASEMENT AND DRAINAGE EASEMENT ARE FOR THE BENEFIT OF THE DRY UTILITIES AS STATED IN NOTE "a" ABOVE AND SHALL INCLUDE DRAINAGE PURPOSES TO FACILITATE THE STORM RUNOFF DRAINAGE FOR THE LOTS.

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

d) TRACT A IS DESIGNATED FOR THE FOLLOWING THREE (3) PURPOSES:
1. STORM DRAINAGE EASEMENT FOR THE WATER QUALITY/DETENTION FACILITY AND ALL OF ITS APPURTENANCES AND ALL CONDITIONS AS STATED IN NOTE "c" ABOVE.
2. MAIL STATION TO SERVICE THE LOTS DESCRIBED HEREON.
3. LANDSCAPING.

EXECUTED THIS ____ DAY OF _____, 20__.

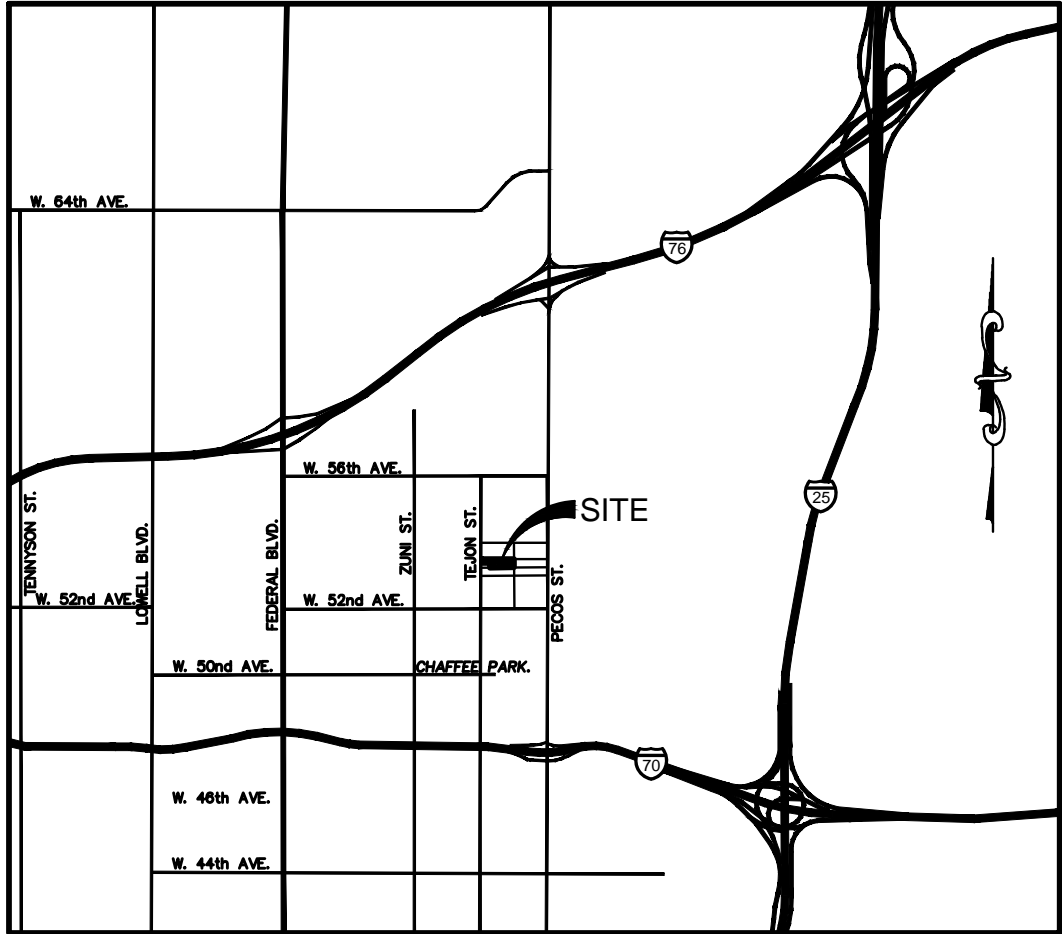
(NAME OF OWNER)

BY: PASCUAL CARILLO BY: ANA CARRILLO
TITLE: _____ TITLE: _____

NAME - TITLE)
STATE) SS
CITY, COUNTY)
THE FOREGOING PLAT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__, BY _____.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____
MY ADDRESS IS: _____

RARITAN ESTATES SUBDIVISION
FINAL PLAT
LOCATED IN THE NW 1/4 OF SECTION 16, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES:

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CBM SURVEYS, INC. SURVEYING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHT OF WAY OR TITLE OF RECORD. CBM SURVEYS, INC. SURVEYING RELIED UPON FIDELITY TITLE INSURANCE COMPANY, COMMITMENT NO. CO-FSTG-IMP-27306-1-15-F0515925, EFFECTIVE JUNE 3, 2016 AT 6:00 P.M.
- DIMENSIONS SHOWN HEREON ARE FIELD MEASURED UNLESS NOTED AS RECORD.
- DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET AND ARE REPRESENTED AS FEET AND DECIMAL FEET.

BASIS OF BEARING:

BEARINGS ARE BASED ON ALIQUOT LINE ALONG TEJON STREET BETWEEN 52ND AVENUE AND 56TH AVENUE WITH A BEARING OF N00°16'25"W BETWEEN THE MONUMENTS SHOWN HEREON. THE BEARING IS BASED ON THE HIXON MANUFACTURING GPS NETWORK IN THE DENVER METRO. AREA.

NOTE:

THE MAINTENANCE RESPONSIBILITIES OF SPECIFIC COMMON IMPROVEMENTS AS INDICATED IN THE O&M MANUAL, RECORDED MAY 27, 2016 AT RECEPTION NO. 2016000041395, SHALL RESIDE WITH THE DEVELOPER, HIS HEIRS, PERSONAL REPRESENTATIVES, SUCCESSORS AND ASSIGNS, AND SHALL REMAIN PERPETUALLY ATTACHED TO THE PROPERTY AS DESCRIBED BY THIS PLAT.

FILE NO.	
MAP NO.	
RECEPTION NO.	
REVISIONS	
PER COUNTY COMMENTS	2/09/2017
PER COUNTY COMMENTS	8/09/2016
Drawing File Name: 15140-Final Plat.dwg	SHEET 1 OF 2
DATE OF SURVEY: 11/17/2014	DATE OF DRAWING: 6/13/2016
DRAWN BY: JAM	PROJECT NO: 15140

NOTE:

THE APPROVAL OF THE RARITAN ESTATES SUBDIVISION CONSTRUCTION DOCUMENTS IS VALID THROUGH DECEMBER 31ST, 2017. DEVELOPER MUST COMMENCE PERMITTING AND CONSTRUCTION OF THE PUBLIC IMPROVEMENTS PRIOR TO THAT DATE TO RETAIN THE CONSTRUCTION DOCUMENT APPROVAL. IF CONSTRUCTION PERMITTING FOR THE PUBLIC IMPROVEMENTS BEGINS AFTER DECEMBER 31ST, 2017, THE CONSTRUCTION DOCUMENTS MUST BE RE-REVIEWED AND RE-APPROVED BY THE ADAMS COUNTY COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT.

SURVEYOR'S CERTIFICATE:

I, RANDY F. FORTUIN, A LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THERE ARE NO EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE ABOVE-DESCRIBED PROPERTY EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT I HAVE SURVEYED THIS PROPERTY AND THIS PLAT ACCURATELY AND PROPERLY SHOWS SAID PROPERTY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON. THIS LAND SURVEY PLAT COMPLIES WITH SECTION 38-51-106, COLORADO REVISED STATUTES.

RANDY F. FORTUIN DATE
P.L.S. 27263

OWNERSHIP AND TITLE CERTIFICATION:

I, _____, A DULY AUTHORIZED OFFICER OF _____, HEREBY CERTIFY THAT THE PARTIES EXECUTING THIS PLAT AS OWNERS OF THE ABOVE-DESCRIBED PROPERTY ARE THE OWNERS THEREOF IN FEE SIMPLE; AND FURTHER, THAT ALL PUBLIC RIGHTS-OF-WAY, EASEMENTS OR IMPROVEMENTS, IF ANY, THAT ARE DEDICATED BY THIS PLAT ARE FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES.

DATE SIGNATURE OF AUTHORIZED OFFICIAL

TITLE COMPANY

STATE)
) SS
CITY, COUNTY)
THE FOREGOING LIENHOLDER CERTIFICATE WAS SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF _____, 20__, BY _____

NOTARY PUBLIC
MY COMMISSION EXPIRES _____
MY ADDRESS IS: _____

PLANNING COMMISSION APPROVAL:

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

CHAIRPERSON

BOARD OF COUNTY COMMISSIONERS APPROVAL:

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

CHAIR

CLERK AND RECORDER'S CERTIFICATE:

THIS FINAL PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO AT _M. ON THE ____ DAY OF ____ 20__ .

COUNTY CLERK AND RECORDER

BY DEPUTY: _____

RECEPTION NO. _____



CASE NO. PLT2016-00021

CAROL SUE HEIGHTS SUBDIVISION

TEJON HEIGHTS SUBDIVISION

LOT 1 R-1-C
LOT 2 R-1-C
LOT 3 R-1-C
LOT 4 0.267 ac.
LOT 5 0.170 ac.
LOT 6 0.177 ac.

TRACT A 0.232 ac.

5320 TEJON St. UNPLATTED R-1-C
5330
5333
5339
5345
5329
5330

RARITAN WAY
PECOS PLACE CONDOMINIUMS

W 1/16 CORNER, SEC. 9/16, T3S, R68W
FOUND 3.5" BRASS CAP IN MON. WELL

N 1/4 CORNER, SEC. 16, T3S, R68W
FOUND #6 REBAR, IN MON. WELL.
MONUMENT IS 5.00 FEET WEST OF N 1/4 CORNER.
SEE MON. REC. BY PLS 11372

FOUND ALUM. CAP IN MON. WELL
5.1' SOUTH OF CALCULATED CORNER

FOUND RED PLASTIC CAP
N88°E AT 0.6 FEET FROM CALCULATED CORNER

FOUND PLASTIC CAP,
PLS 14112
S10°E AT 0.2 FEET FROM CALCULATED CORNER

25' STORM DRAIN EASEMENT BY SEPARATE DOCUMENT REC.#2016000033663.

EX. 30' WATERLINE EASEMENT REC.#C1129271 DATED:4/21/2003

TRACT A IS DESIGNATED FOR THE FOLLOWING THREE (3) PURPOSES:
STORM DRAINAGE EASEMENT FOR THE WATER QUALITY/DETENTION FACILITY AND ALL OF ITS APPURTENANCES, A MAIL STATION TO SERVICE THE LOTS DESCRIBED HEREON, AND LANDSCAPING.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	91.11'	58.00'	90°00'07"	N44°52'32"E	82.03
C2	270.38	60.00'	258°11'50"	S38°58'30"W	93.13
C3	38.21'	28.00'	78°11'50"	S51°01'30"E	35.32
C4	12.57'	8.00'	90°00'07"	N44°52'32"E	11.31
C5	51.84'	33.00'	90°00'07"	N44°52'32"E	46.67

LINE#	BEARING	DISTANCE
L1	N00°07'31"W	44.98



CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	91.11'	58.00'	90°00'07"	N44°52'32"E	82.03
C2	270.38	60.00	258°11'50"	S38°58'30"W	93.13
C3	38.21'	28.00'	78°11'50"	S51°01'30"E	35.32
C4	12.57'	8.00'	90°00'07"	N44°52'32"E	11.31
C5	51.84'	33.00'	90°00'07"	N44°52'32"E	46.67

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	N00°07'31"W	44.98

FILE NO.	
MAP NO.	
RECEPTION NO.	
REVISIONS	
•	
PER COUNTY COMMENTS	
8/09/2016	
Drawing File Name: 15140-Final Plat.dwg	SHEET 2 OF 2
DATE OF SURVEY: 11/17/2014	DATE OF DRAWING: 6/13/2016
DRAWN BY: JAM	PROJECT NO: 15140

RARITAN ESTATES SUBDIVISION
Case No. PLT2016-00021**SUBDIVISION IMPROVEMENTS AGREEMENT**

THIS AGREEMENT is made and entered into by and between the County of Adams, State of Colorado, hereinafter called "County," and Pascual Carrillo and Ana Carrillo, 8311 Ogden Street, Denver, CO 80229, 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 \$308,944.58, 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 Director of the Transportation 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 Director of Transportation, and until the final plat has been approved and the improvements described in Exhibit "B" have been preliminarily accepted by the Director of Transportation. No construction permits shall be issued until all collateral required by this SIA is provided and approved by County staff.

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 preliminary 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.

Public Improvements:

1. 430 LF of local roadway with requisite curb, gutter and sidewalk,
2. 2 stop signs and 2 street lights,
3. 695 LF of storm sewer with 2-10' Type R inlets and 4-4' diameter manholes,
4. 10,400 CF detention pond with requisite maintenance access, inflow velocity reducer, trickle channel, outlet structure and emergency spillway.


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".

The approval of the Raritan Estates Subdivision construction documents is valid through December 31st, 2017. Developer must commence permitting and construction of the public improvements prior to that date to retain the construction document approval. If construction permitting for the public improvements begins after December 31st, 2017, the construction documents must be re-reviewed and re-approved by the Adams County Community and Economic Development Department.

B. Public dedication of land for right-of-way purposes or other public purpose.

Upon Board of County Commissioners' approval of the final plat for the development of Raritan Estates, 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 as therein indicated:

By legal descriptions and exhibits of the ROW and easements to be dedicated.

Name/s
Developer
By: 
Pascual Carrillo

By: 
Ana Carrillo

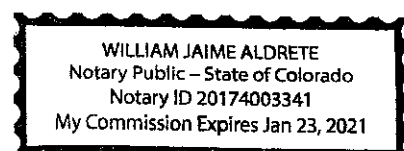
The foregoing instrument was acknowledged before me this 22nd day of FEBRUARY, 2017, by PASCUAL CARRILLO and ANA CARRILLO.

My commission expires: 01/23/2021

Address: 3454 W. 72nd AVE.
WESTMINSTER CO. 80050


Notary Public

APPROVED BY resolution at the meeting of _____, 2017.



Collateral to guarantee compliance with this agreement and construction of public improvements shall be required in the amount of \$308,944.58. 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

Chair

EXHIBIT A


Legal Description: RARITAN ESTATES SUBDIVISION

THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, IN TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., EXCEPT THE WEST 185 FEET OF THE SOUTH 90 FEET OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., AND EXCEPT ANY PORTION LYING WITHIN STREETS OR ROADWAYS, COUNTY OF ADAMS, STATE OF COLORADO.

DESCRIBED PARCEL CONTAINS 90,580 SQUARE FEET OR 2.079 ACRES, MORE OR LESS.

EXHIBIT B

Public Improvements:

				
EXHIBIT B				
Engineer's Cost Estimate for Public Improvements				
RARITAN ESTATES SUBDIVISION				
15140				
October 13, 2016				
Item Description	Unit	Unit Cost	Estimated Quantity	Estimated Cost
Raritan Way Public Improvements			Phase 1	Phase 1
Asphalt Pavement	TON	\$ 81.70	672.2	\$ 54,919.56
Mountable Curb, Gutter and Sidewalk	LF	\$ 71.50	621	\$ 44,401.50
Vertical Curb and Gutter and Sidewalk	LF	\$ 68.00	267	\$ 18,156.00
Signs (Stop Sign)	EA	\$ 160.00	2	\$ 320.00
Street Light	EA	\$3,900.00	2	\$ 7,800.00
Concrete Retaining Wall (at south property line)	CY	\$ 650.00	5.5	\$ 3,575.00
Sidewalk Chase	EA	\$ 750.00	4	\$ 3,000.00
Cut	CY	\$ 1.96	751.7	\$ 1,473.33
Net (Fill)	CY	\$ 1.96		\$ -
Subtotal				\$ 133,645.39
Private Storm Sewer (HOA)				
18" RCP	LF	\$ 77.00	694	\$ 53,438.00
18" FES	EA	\$1,500.00	1	\$ 1,500.00
4' Dia. Manholes	EA	\$3,400.00	4	\$ 13,600.00
10' Type R inlets	EA	\$7,100.00	2	\$ 14,200.00
Detention Pond Retaining Wall	SF	\$ 80.00	70.3	\$ 5,620.00
Detention Pond Trickle Channel	CY	\$ 650.00	2.41	\$ 1,564.81
Detention Pond Forebay/Outlet Protection	CY	\$ 650.00	3.00	\$ 1,950.00
Detention Pond Outlet Structure	LS	\$8,000.00	1	\$ 8,000.00
Subtotal				\$ 99,872.81
Total Costs				
Subtotal				\$ 233,518.20
Administration Contingency--20%				\$ 46,703.64
Subtotal				\$ 280,221.84
Inflation Contingency--5% per year (year 1)				\$ 14,011.09
Subtotal				\$ 294,232.94
Inflation Contingency--5% per year (year 2)				\$ 14,711.65
TOTAL COLLATERAL				\$ 308,944.58

See attached Site Plan for details.

Construction Completion Date: September 30, 2017

Initials or signature of Developer: PCR
ARC

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

Development Review Team Comments:

Date: 7/22/16

Project Number: PLT2016-00021

Project Name: Raritan Estates Final Plat

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 a major subdivision final plat to create 6 lots on approximately 2.13 acres.

- a. A preliminary plat (PLT2015-00044) was approved by the BOCC on March 8, 2016.

PLN2. The subject property is zoned R-1-C, Residential. All lots must conform to the minimum requirements of the zone district pursuant to Section 3-13-07-01.

- a. The minimum lot size for internal lots shall be 7,000 square feet.
- b. The minimum width for internal lots shall be 65 feet.
- c. All lots on the plat conform to the minimum zone district requirements.

PLN3. While setbacks are not reviewed as part of the subdivision plat, please note that all new dwellings must conform to the setbacks outlined in Section 3-13-07-03.

- a. Additionally, please note that a Traffic Impact Fee will be assessed at time of building permit for each new dwelling. Please see Section 5-06 for current fee schedule.

PLN4. The Comprehensive Plan,

- a. Future Land Use Map designates this site as Urban Residential.
- b. Urban Residential areas are designated for single and multi-family housing at urban densities in areas with adequate urban services and transportation facilities.
- c. The proposed subdivision is consistent with the goals of the Comprehensive Plan.

- d. The proposed subdivision is compatible with the surrounding area which consists of R-1-C zone district to the north, west, and south of the site.

PLN5. Criteria of Approval:

- a. Conforms to the approved preliminary plat
- b. Conforms to the subdivision design standards
- c. Sufficient water supply
- d. Sufficient public sewage disposal
- e. Soil or topographical conditions that may present a hazard to development have not been identified in the soils report provided by the applicant.
- f. Adequate drainage facilities or improvements.
- g. Adequate public infrastructure or cash-in-lieu with a Subdivision Improvement Agreement.

PLN6. A “will serve” letter from the North Lincoln Water and Sanitation District was provided with the application. The applicant has provided evidence of sufficient water and sanitation.

- a. The State Division of Water Resources noted the water supply is adequate.

PLN7. A Subdivision Improvement Agreement is requirement with a final plat submittal pursuant to Section 2-02-17-04(Major Subdivision) and Section 5-02-05.

- a. An SIA was submitted with the subdivision. A re-submittal is required. An executed SIA and collateral are required prior to scheduling public hearings.**
- b. Public Land Dedication fees are required with a final plat. \$9,802.99 is the PLD fee for the proposed subdivision (see attached). This fee must be submitted prior to scheduling public hearings.**
- c. Please submit a word document of the SIA.**
- d. Update the case # to PLT2016-00021 on header of SIA.**

Commenting Division: Development Services, Engineering:

Name of Review: Matt Emmens

Email: memmens@adcogov.org

ENG1: Flood Insurance Rate Map – FIRM Panel # (08001C592H), 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.

ENG2: Property is in MS4 area. Proposed improvements appear to be less than one acre in size. 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.

ENG3: Prior to scheduling the final plat/FDP BOCC hearing, the developer is required to submit for review and receive approval of all construction documents (construction plans and reports).

UPDATE: The developer has submitted and received preliminary approval of all construction documents. Final approval of the construction documents is pending approval of the final plat and SIA.

ENG4: The developer is required to construct roadway improvements adjacent to the proposed site. Roadway improvements will consist of curb, gutter and sidewalk adjacent to the site and, any roadway improvements as required by the approved traffic impact study.

ENG5: Prior to the issuance of any construction or building permits, the developer shall enter into a Subdivision Improvements Agreement (SIA) with the County and provide a security bond for all public improvements.

ENG6: No building permits will be issued until all public improvements have been constructed, inspected and preliminarily accepted by the County's Transportation Dept.

ENG7: The developer is responsible for the repair or replacement of any broken or damaged section of curb gutter and sidewalk.

SIA Comments:

ENG1: all references to the ‘...preliminary acceptance by the BoCC...’ should be changed to “...preliminary acceptance by the Director of the Transportation Department..”

ENG2: Paragraph 6, sentence 2 should be replaced with “During the period of one year from and after the preliminary acceptance of public improvements, the Developer shall, at its own expense, make all needed repairs or replacements due to defective materials or workmanship which, in the opinion of the County, becomes necessary.” (the word preliminary should be added).

ENG3: Paragraph 8.A: The description should be rewritten to just list the items being constructed and dedicated to the County. For example: 700-LF of local roadway with curb, gutter and walk; 600 of storm sewer: 10,000 CF detention pond with outlet structure and emergency spillway;...etc.

ENG4: Paragraph 8.B: In the first paragraph, the words” warranty deed” should be placed with “recorded final plat”.

ENG5: Paragraph 8.B: At the end of the first paragraph, just after the word “purpose” add “as therein indicated”.

ENG5: Paragraph 8.B: The second paragraph should be replaced by legal descriptions and exhibits of the ROW and easements to be dedicated.

ENG6: The case number in the header is incorrect. The case number is PLT2016-00021.

ENG7: The "Exhibit A" should include boundary legal and exhibit for the subdivision.

ENG8: The cost estimate should be label as "Exhibit B".

ENG9: Exhibit B/Cost Estimate: The curb, gutter and walk is to be poured monolithically and prices as one item.

ENG10: Exhibit B/Cost Estimate: The unit costs used appear to be far below current market prices. For example: Type 2 curb and gutter has a unit cost of \$28.29/linear foot, in the 2016 CDOT Cost Data Book; the unit cost used in the submitted SIA is \$3.50/linear foot. The units and unit costs used in the SIA should match those used in the most recent CDOT cost data book.

ENG11: The SIA should be submitted as a separate and complete (with all exhibits) document.

Commenting Division: Development Services, Right-Of-Way

Name of Review: Bob Kovacs

Email: rkovacs@adcogov.org

ROW1: ROW comments are in form of redlined mark up of draft plat. The markup is saved in eDocs under No. 5410558. PDF thereof has also been attached to this case, PRC2016-00021.

ROW2: Return after correction for further review.

SIA Comments:

ROW1: Section 8B. 2nd sentence should be adjusted to read;

"Upon approval of the final plat for the development of Raritan Estates 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:"

Commenting Division: Finance

Name of Review: Laura Garcia

Email: lgarcia@adcogov.org

In the SIA document #5 guarantee of compliance the number for the collateral should be \$207,749.68. Attached is a spreadsheet on how I came to the number.

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.

Commenting Division: Development Review, Environmental Analyst

Name of Review: Jen Rutter

Email: jrutter@adcogov.org

PRK 1: No comment.

Adams County Public Land Dedication Worksheet
Urban School District

Date Computed= 6/29/2016

Case Manager: Emily Collins	
Case Number: PLT2016-00021 Raritan Estates Final Plat	
Single Family (R-1-A, R-1-C, R-2)	
Number of Units=	5
Population generated=	16
Student population generated=	3.875
School Acreage Needed=	0.10075
Neighborhood Park Acreage Needed=	0.1
Regional Park Acreage Needed=	0.065
Total Acres of PLD Needed=	0.26575
Land Value per acre=	\$36,888.00
PLD Fee in lieu=	\$9,802.99
Deposits:	
School District { } Account=	\$3,716.47
Neighborhood Parks Account (by School District)=	\$3,688.80
Regional Parks Account=	\$2,397.72

RARITAN ESTATES SUBDIVISION
FINAL PLAT

LOCATED IN THE NW 1/4 OF SECTION 16, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION AND DEDICATION:

THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, IN TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., EXCEPT THE WEST 185 FEET OF THE SOUTH 90 FEET OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., AND EXCEPT ANY PORTION LYING WITHIN STREETS OR ROADWAYS, COUNTY OF ADAMS, STATE OF COLORADO.

DESCRIBED PARCEL CONTAINS 2.131 ACRES, MORE OR LESS.

HAS LAID OUT, SURVEYED, SUBDIVIDED AND PLATTED THE SAME UNDER THE NAME OF "RARITAN ESTATES SUBDIVISION", COUNTY OF ADAMS, STATE OF COLORADO.

and do hereby grant unto the County of Adams, State of Colorado, for the use of the public, the streets and other public ways and lands hereon shown.

The undersigned does further,

, BY THIS PLAT, GRANT AND CONVEY TO THE ADAMS COUNTY ALL OF THE FOLLOWING, AS SHOWN HEREON:

a) EIGHT-FOOT (8') WIDE DRY UTILITY EASEMENTS ARE HEREBY DEDICATED ON PRIVATE PROPERTY ADJACENT TO THE FRONT LOT LINES AND EIGHT-FOOT (8') ON THE REAR LOT LINES OF EACH LOT IN THE SUBDIVISION. FOUR-FOOT (4') WIDE DRY UTILITY EASEMENTS ARE HEREBY DEDICATED ON PRIVATE PROPERTY ADJACENT TO THE SIDE LOT LINES. IN ADDITION, AN EIGHT-FOOT (8') WIDE DRY UTILITY EASEMENT IS HEREBY DEDICATED ALONG THE WESTERLY LOT LINE OF TRACT A. 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, 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 GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM. WET UTILITIES (WATER, SANITARY SEWER, AND/OR STORM SEWER) SHALL CROSS DRY UTILITY EASEMENTS AT NEAR RIGHT ANGLES.

b) THOSE EIGHT-FOOT (8') WIDE AND FOUR-FOOT (4') WIDE DRY UTILITY EASEMENTS SHOWN ON THIS PLAT AND INDICATED AS UTILITY EASEMENT AND DRAINAGE EASEMENT ARE FOR THE BENEFIT OF THE DRY UTILITIES AS STATED IN NOTE "a" ABOVE AND SHALL INCLUDE DRAINAGE PURPOSES TO FACILITATE THE STORM RUNOFF DRAINAGE FOR THE LOTS.

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

d) TRACT A IS DESIGNATED FOR THE FOLLOWING THREE (3) PURPOSES:

1. STORM DRAINAGE EASEMENT FOR THE WATER QUALITY/DETENTION FACILITY AND ALL OF ITS APPURTENANCES AND ALL CONDITIONS AS STATED IN NOTE "c" ABOVE.
2. MAIL STATION TO SERVICE THE LOTS DESCRIBED HEREON.
3. LANDSCAPING.

EXECUTED THIS ____ DAY OF _____, 20____.

(NAME OF OWNER)

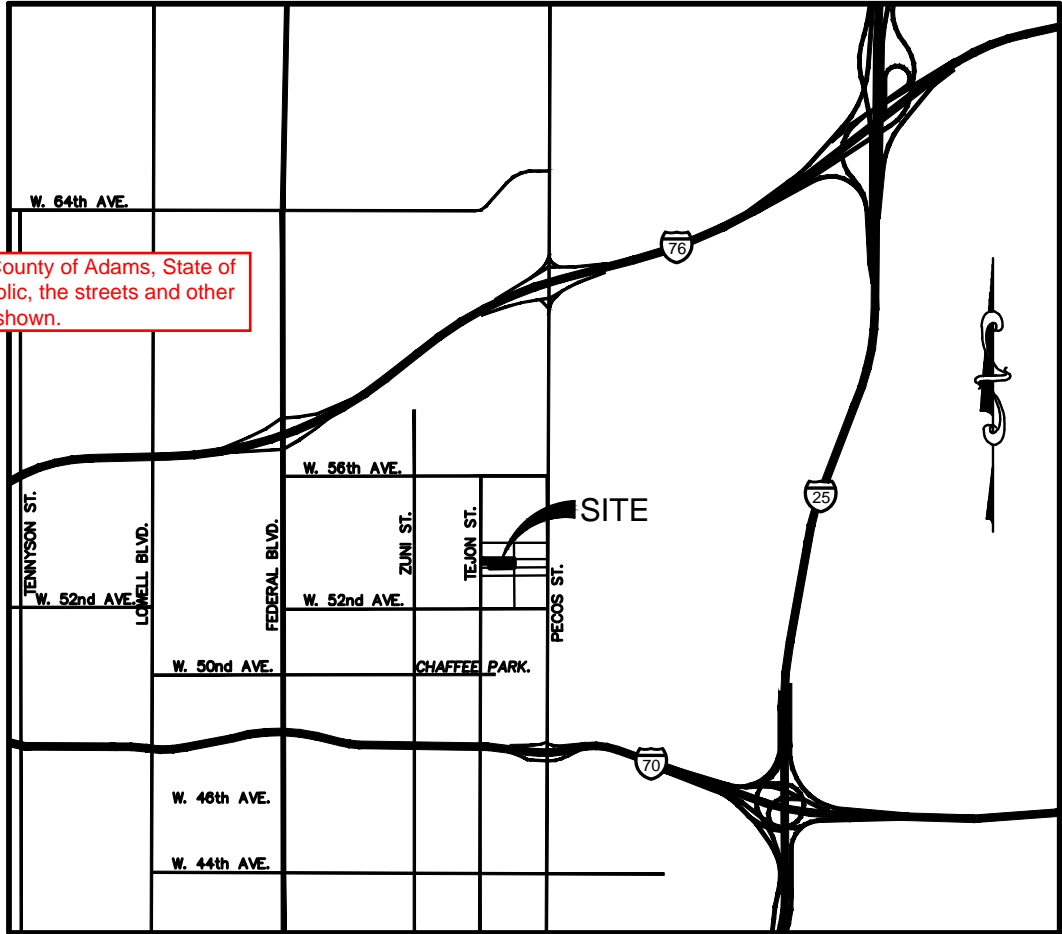
BY: PASCUAL CARILLO BY: ANA CARRILLO
TITLE: _____ TITLE: _____

NAME - TITLE
STATE)
) SS

CITY, COUNTY)

THE FOREGOING PLAT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20____, BY _____.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____
MY ADDRESS IS: _____



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES:

1. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CBM SURVEYS, INC. SURVEYING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHT OF WAY OR TITLE OF RECORD. CBM SURVEYS, INC. SURVEYING RELIED UPON FIDELITY TITLE INSURANCE COMPANY, COMMITMENT NO. CO-FSTG-IMP-27306-1-15-F0515925, EFFECTIVE JUNE 9, 2016. Is this July 11, 2016, didn't see this effective date in TC
3. DIMENSIONS SHOWN HEREON ARE FIELD MEASURED UNLESS NOTED AS RECORD.
4. DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET AND ARE REPRESENTED AS FEET AND DECIMAL FEET.

BASIS OF BEARING:

BEARINGS ARE BASED ON ALIQUOT LINE ALONG TEJON STREET BETWEEN 52ND AVENUE AND 56TH AVENUE WITH A BEARING OF N00°16'25"W BETWEEN THE MONUMENTS SHOWN HEREON. THE BEARING IS BASED ON THE HIXON MANUFACTURING GPS NETWORK IN THE DENVER METRO. AREA.

NOTE:

THE MAINTENANCE RESPONSIBILITIES OF SPECIFIC COMMON IMPROVEMENTS AS INDICATED IN THE O&M MANUAL, RECORDED May 27, 2016 AT RECEPTION NO. 2016000041395, SHALL RESIDE WITH THE DEVELOPER, HIS HEIRS, PERSONAL REPRESENTATIVES, SUCCESSORS AND ASSIGNS, AND SHALL REMAIN PERPETUALLY ATTACHED TO THE PROPERTY AS DESCRIBED BY THIS PLAT.

FILE NO.	
MAP NO.	
RECEPTION NO.	
REVISIONS	
.	
.	
Drawing File Name: 15140-Final Plat.dwg	SHEET 1 OF 2
DATE OF SURVEY: 11/17/2014	DATE OF DRAWING: 6/13/2016
DRAWN BY: JAM	PROJECT NO: 15140

CASE NO. PLT2016-00021

TRACT A:

AREA: 10,107 SQ.FT. OR 0.232 ACRES
USES: DRAINAGE, MAIL KIOSK, LANDSCAPE
AND EXISTING 30' WATER EASEMENT
AS SHOWN ON THIS PLAT
OWNERSHIP: DEVELOPER/HOA
MAINTAINED BY: DEVELOPER/HOA

SURVEYOR'S CERTIFICATE:

I, RANDY F. FORTUIN, A LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THERE ARE NO EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE ABOVE-DESCRIBED PROPERTY EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT I HAVE SURVEYED THIS PROPERTY AND THIS PLAT ACCURATELY AND PROPERLY SHOWS SAID PROPERTY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON. THIS LAND SURVEY PLAT COMPLIES WITH SECTION 38-51-106, COLORADO REVISED STATUTES.

RANDY F. FORTUIN DATE
P.L.S. 27263

OWNERSHIP AND TITLE CERTIFICATION:

I, _____, A DULY AUTHORIZED OFFICER OF _____, HEREBY CERTIFY THAT THE PARTIES EXECUTING THIS PLAT AS OWNERS OF THE ABOVE-DESCRIBED PROPERTY ARE THE OWNERS THEREOF IN FEE SIMPLE; AND FURTHER, THAT ALL PUBLIC RIGHTS-OF-WAY, EASEMENTS OR IMPROVEMENTS, IF ANY, THAT ARE DEDICATED BY THIS PLAT ARE FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES.

DATE SIGNATURE OF AUTHORIZED OFFICIAL

TITLE COMPANY

STATE)
) SS
CITY, COUNTY)
THE FOREGOING LIENHOLDER CERTIFICATE WAS SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF _____, 20____, BY _____

NOTARY PUBLIC
MY COMMISSION EXPIRES _____
MY ADDRESS IS: _____

PLANNING COMMISSION APPROVAL:

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

Chairperson

BOARD OF COUNTY COMMISSIONERS APPROVAL:

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

Chairperson

CLERK AND RECORDER'S CERTIFICATE:

THIS Final PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO AT _M. ON THE ____ DAY OF ____ 20__.

COUNTY CLERK AND RECORDER

BY DEPUTY: _____

RECEPTION NO. _____

RARITAN ESTATES SUBDIVISION

FINAL PLAT

LOCATED IN THE NW 1/4 OF SECTION 16, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO

CASE NO. **PLT2016-00021**

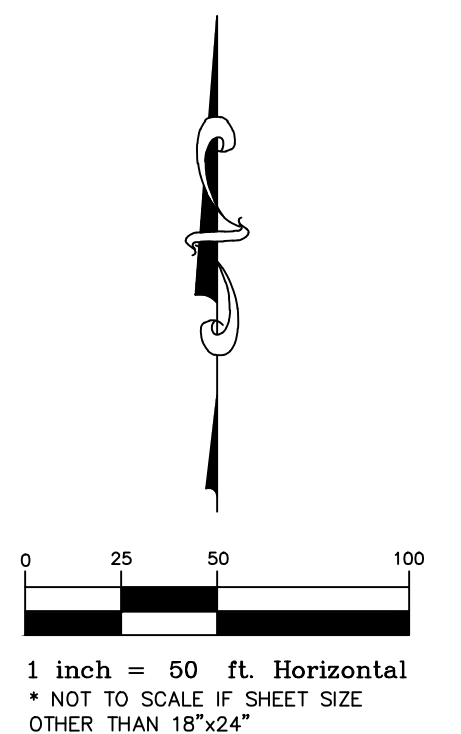
LEGEND

- ADJOINING LOT LINES
- BOUNDARY LINES
- EASEMENT, EXISTING
- EASEMENT, PROPOSED
- LOT LINE
- RIGHT-OF-WAY
- SECTION LINE

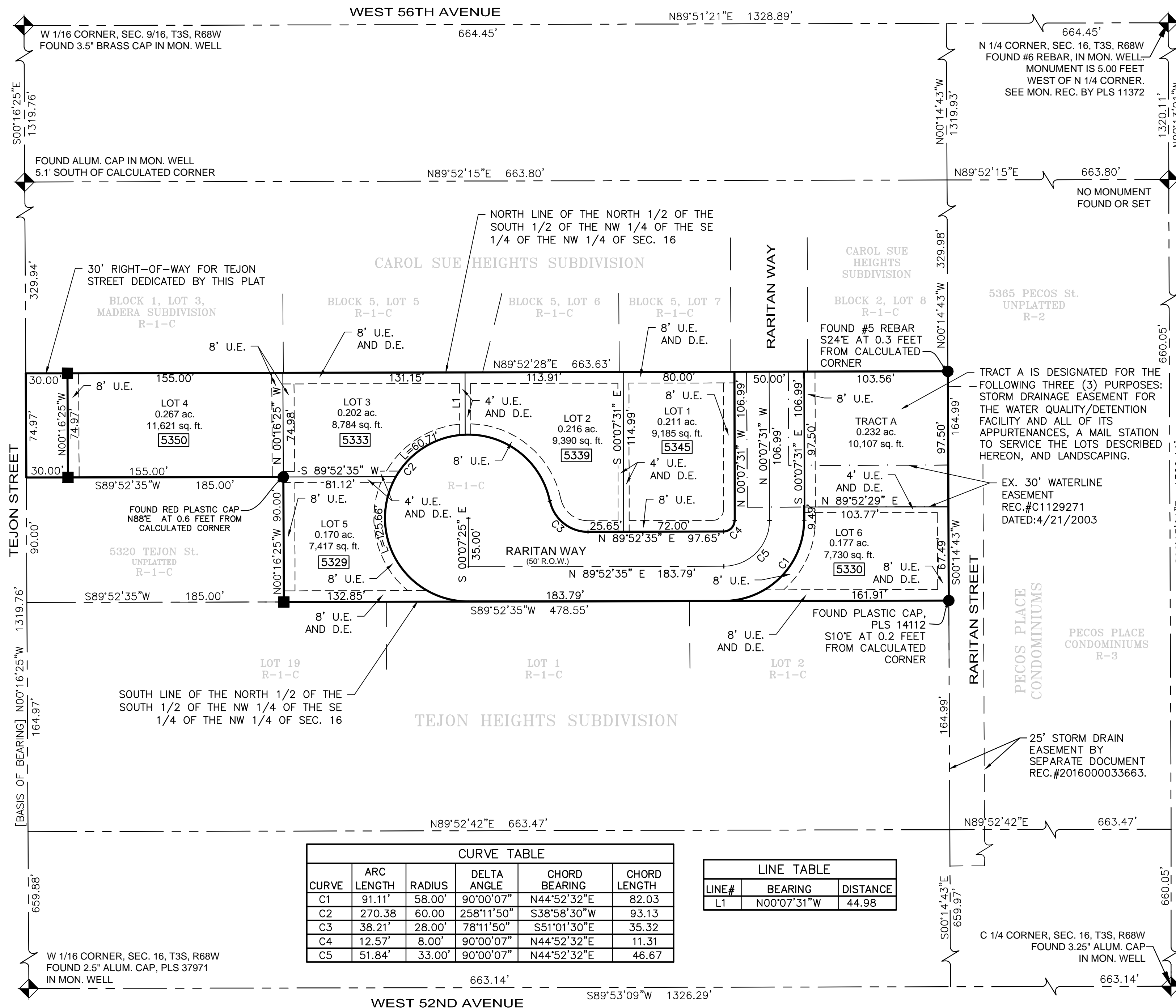
- SET #5 REBAR WITH RED CAP, PLS 27263
- STREET ADDRESS
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT

ZONING LEGEND

- R-1-C RESIDENTIAL
- R-2 RESIDENTIAL - 2 FAMILY
- R-3 RESIDENTIAL - 3 MODERATE DENSITY



FILE NO.	
MAP NO.	
RECEPTION NO.	
REVISIONS	
Drawing File Name: 15140-Final Plat.dwg	SHEET 2 OF 2
DATE OF SURVEY: 11/17/2014	DATE OF DRAWING: 6/13/2016
DRAWN BY: JAM	PROJECT NO: 15140



CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	91.11'	58.00'	90°00'07"	N44°52'32"E	82.03
C2	270.38	60.00	258°11'50"	S38°58'30"W	93.13
C3	38.21'	28.00'	78°11'50"	S51°01'30"E	35.32
C4	12.57'	8.00'	90°00'07"	N44°52'32"E	11.31
C5	51.84'	33.00'	90°00'07"	N44°52'32"E	46.67

LINE TABLE

LINE#	BEARING	DISTANCE
L1	N00°07'31"W	44.98

COLORADO GEOLOGICAL SURVEY

1801 19th Street
Golden, Colorado 80401



Karen Berry
State Geologist

July 13, 2016

Emily Collins
Adams County
Community & Economic Development Department
4430 S. Adams County Parkway, Suite W2000
Brighton, CO 80601-8204

Location:

NW¼ SE¼ NW¼ Section 16,
T3S, R68W of the 6th P.M.
39.7936, -105.0096

Subject: Raritan Estates (formerly Tejon) Final Plat
Project Number PLT2016-00021; Adams County, CO; CGS Unique No. AD-16-0010_2

Dear Ms. Collins:

Colorado Geological Survey has reviewed the Raritan Estates final plat referral. I understand the applicant proposes six residential lots on 2.13 acres located at 5350 Tejon Street. With this referral, I received a Request for Comments (June 23, 2016) and a zoning/location map, a Raritan Estates Written Explanation for Final Plat Submittal (Phelps Engineering, May 19, 2016), and a set of two final plat sheets (Phelps, June 13, 2016). CGS reviewed the Raritan Estates/5350 Tejon subdivision at preliminary plat; our comments were discussed in a letter dated December 4, 2015. The currently proposed density, layout, and land use appear to be unchanged from what CGS previously reviewed, and no new geologic or geotechnical information was submitted. CGS's previous comments therefore remain valid:

Expansive and collapsible soils and expansive claystone bedrock. According to available geologic mapping (Lindvall, 1979, Geologic map of the Arvada quadrangle, USGS Geologic Quadrangle Map GQ-1453, scale 1:24,000), the site is underlain by eolian (wind-deposited) fine sand, sandy silt, and clay. Fine-grained eolian soils commonly exhibit low density, low strength, and collapse under wetting and loading but, depending on the clay content, can also exhibit volume changes (shrink-swell) in response to changes in water content. The eolian soils are underlain at an unknown depth by Denver formation claystone, siltstone, shale, sandstone and conglomerate. Claystone and shale can exhibit very high swell when wetted and, if present at or near foundation depths, can cause significant damage to foundations and homes if not properly identified and mitigated.

Site-specific geotechnical investigations and analysis will be needed, once building locations are finalized, to determine depths to bedrock and seasonal groundwater levels, and to characterize soil and bedrock engineering properties such as density, strength, water content, and allowable bearing pressures, and to identify potentially moisture-sensitive (expansive and collapsible) soils and expansive claystone bedrock. This information is needed to determine subgrade preparation requirements, to design individual foundations, floor systems, subsurface drainage, pavements, etc., and to determine the site's suitability for basements, if planned. **Provided these recommendations are strictly adhered to, CGS has no objection to approval of the Raritan Estates final plat.**

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".

Jill Carlson, C.E.G.
Engineering Geologist



1313 Sherman Street, Room 821
Denver, CO 80203

July 5, 2016

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

RE: Raritan Estates Subdivision Final Plat
Case no. PLT2016-00021
Portion of the SE ¼ SW ¼, Sec. 16, T3S, R68W, 6th P.M.
Water Division 1, Water District 7

Dear Ms. Collins,

We have reviewed your June 23, 2016 referral concerning the above referenced proposal to subdivide a 2.13 acre parcel into 6 lots, a tract that will contain a detention basin, an existing water easement and a local roadway. There is an existing home on the property that will remain on Lot 3 of the proposed subdivision. We previously commented on this referral on November 23, 2015 when it was titled Tejon Preliminary Plat.

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 North Lincoln Water and Sanitation District.

Source of Water Supply

According to the information submitted, the proposed water source is the North Lincoln Water and Sanitation District ("District"). A letter of commitment from the District, dated October 21, 2015, was provided with the referral information. The letter notes that the proposed subdivision is within the District's service area and that the District will be able to provide water service to the project. 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 a storm water detention structure will be constructed as a part of this project. The applicant should be aware that, unless the structure can meet the requirements of a "storm water detention and infiltration facility" as defined in section 37-92-602(8), Colorado Revised Statutes, the structure may be subject to administration by this office. The applicant should review DWR's *Administrative Statement Regarding the Management of Storm Water*



Detention Facilities and Post-Wildland Fire Facilities in Colorado, attached, to ensure that the notification, construction and operation of the proposed structure meets statutory and administrative requirements. The applicant is encouraged to use *Colorado Stormwater Detention and Infiltration Facility Notification Portal*, located at <https://maperture.digitaldataservices.com/gvh/?viewer=cswdif>, to meet the notification requirements.

State Engineer's Office Opinion

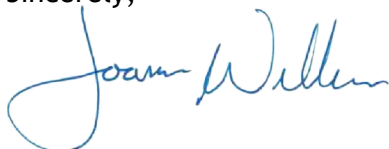
Based upon the above and pursuant to Section 30-28-136(1)(h)(I) and Section 30-28-136(1)(h)(II), C.R.S., the State Engineer's Office offers the opinion that with the District as the water supplier, the proposed water supply is adequate and can be provided without causing injury to decreed water rights.

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.

If you or the applicant has any questions regarding this matter, please contact Karlyn Armstrong of this office.

Sincerely,



Joanna Williams, P.E.
Water Resource Engineer

Cc: File for subdivision no. 23738





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

July 15, 2016

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

Attn: Emily Collins

Re: Raritan Estates Final Plat, Case # PLT2016-00021

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the final plat for **Raritan Estates** and has **no apparent conflict** or additional concerns. Please be aware PSCo owns and operates existing overhead electric distribution facilities along the northerly lot lines of Lots 1, 2, 3 and Tract A; and, underground electric distribution facilities along the southerly lot line of Lot 5.

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

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

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

WEST ADAMS CONSERVATION DISTRICT
Serving portions of Adams, Broomfield, Denver, and Weld Counties
57 West Bromley Lane
Brighton, CO 80601
303-659-0525
westadamscd@gmail.com, www.westadamsCD.com

Date July 22, 2016

To Emily Collins, Case Manager
Department of Community and Economic Development
4430 South Adams County Parkway Suite W2000A
Brighton, CO 80601-8216

Re: Case Name: Raritan Estates Final Plat
Case Number: PLT2016-00021

Ms Collins,

On behalf of the West Adams Conservation District I have the following comments;

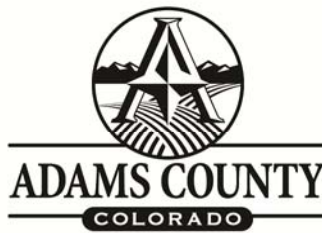
Since this new subdivision will be surrounded by existing homes, it's very important that all the Adams County regulations are followed and monitored for compliance.

The district is concerned with the control of drainage run off, dust abatement, erosion protection and re-vegetation of the disturbed areas.

Thank you for sending us these documents

Bob Olivier
Director with the WACD

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:	Raritan Estates Final Plat
Case Number:	PLT2016-00021

June 23, 2016

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

Requesting approval of a final plat to create 6 lots in the R-1-C zone district and associated Subdivision Improvement Agreement pursuant to Section 2-02-17-04.

This request is located at **5350 TEJON ST**

The Assessor's Parcel Number(s) **0182516200050**

Applicant Information: **CARRILLO PASCUAL AND
CARRILLO ANA
5350 TEJON ST
DENVER, CO 80221**

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 7/15/2016 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
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



Public Hearing Notification

Case Name:	Raritan Estates Final Plat
Case Number:	PLT2016-00021
Board of County Commissioners Hearing Date:	04/11/2017 at 9:30 a.m.

February 24, 2017

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

Requesting approval of a final plat to create 6 lots in the R-1-C zone district and associated Subdivision Improvement Agreement pursuant to Section 2-02-17-04.

This request is located at **5350 TEJON ST**

The Assessor's Parcel Number is **0182516200050**

Legal Description: The North Half Of The South Half Of The Northwest Quarter Of The Southeast Quarter Of The Northwest Quarter Of Section 16, In Township 3 South, Range 68 West Of The 6th P.M., Except The West 185 Feet Of The South 90 Feet Of The North Half Of The South Half Of The Northwest Quarter Of The Southeast Quarter Of The Northwest Quarter Of Section 16, Township 3 South, Range 68 West Of The 6th P.M., And Except Any Portion Lying Within Streets Or Roadways, County Of Adams, State Of Colorado. Described Parcel Contains 90,580 Square Feet Or 2.079 Acres, More Or Less.

Applicant Information: **PASCUAL AND ANA CARRILLO**

**5350 TEJON ST
DENVER, CO 80221**

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
Emily Collins, AICP

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Erik Hansen
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Mary Hodge
DISTRICT 5

PUBLICATION REQUEST

Raritan Estates Final Plat

Case Number: PLT2016-00021
Board of County Commissioners Hearing Date: 04/11/2017 at 9:30 a.m.

Request: A Major Subdivision Final Plat to create 6 lots in the R-1-C zone district and associated Subdivision Improvement Agreement pursuant to Section 2-02-17-04.

Location: 5350 TEJON ST

Parcel Number(s): 0182516200050

Case Manager: Emily Collins

Case Technician: Shayla Christenson

Applicant: PASCUAL AND ANA CARRILLO
5350 TEJON ST
DENVER, CO 80221

Owner: PASCUAL AND ANA CARRILLO
5350 TEJON ST
DENVER, CO 80221

Legal Description:

The North Half Of The South Half Of The Northwest Quarter Of The Southeast Quarter Of The Northwest Quarter Of Section 16, In Township 3 South, Range 68 West Of The 6th P.M., Except The West 185 Feet Of The South 90 Feet Of The North Half Of The South Half Of The Northwest Quarter Of The Southeast Quarter Of The Northwest Quarter Of Section 16, Township 3 South, Range 68 West Of The 6th P.M., And Except Any Portion Lying Within Streets Or Roadways, County Of Adams, State Of Colorado. Described Parcel Contains 90,580 Square Feet Or 2.079 Acres, More Or Less.

Exhibit 6.4

Adams County
Attn: Planning Addressing
PLN

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

Adams County Construction Inspection
Attn: PWCI .
PWCI

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

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

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

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

Engineering Department - ROW
Attn: Transportation Department
PWE - ROW

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

Engineering Division
Attn: Transportation Department
PWE

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

Hyland Hills Park & Recreation District
Attn: Terry Barnhart
8801 Pecos St
Denver CO 80260

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

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

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

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

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

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

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

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

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

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

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

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

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

ALVARADO FRANK
5340 RARITAN NO. 2
DENVER CO 80221

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

ANDRADA RICHARD
1420 E RIVER STREET
PUEBLO CO 81001-4442

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

ARCHDIOCESE OF DENVER
1300 S STEELE ST
DENVER CO 80210

BRACKETT MICHAEL J
1773 W 52ND CT
DENVER CO 80221

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

BRAVO ALAN E
4833 UMATILLA ST
DENVER CO 80221-1311

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

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

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

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

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

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

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

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

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

CAMPOS FELIPE AND
CAMPOS MARGARITA
5381 RARITAN WAY
DENVER CO 80221

BARTON LYMAN
1562 MILBRIDGE DR
CHESTERFIELD MO 63017-4612

CARDOZA ADELITA
5211 TEJON ST
DENVER CO 80221-1465

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

COOLER EDWARD
5265 RARITAN WAY
DENVER CO 80221-1702

CARRILLO PASCUAL AND
CARRILLO ANA
5350 TEJON ST
DENVER CO 80221

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

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

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

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

CRAFT FLOYD
5449 UMATILLA STREET
DENVER CO 80221

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

CULLEN TINA RODRIGUEZ
5316 QUIVAS ST
DENVER CO 80221-6436

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

DALY SARAH K
5280 RARITAN WAY
DENVER CO 80221-1704

CAVEY SARAH A
5408 VALLEJO ST
DENVER CO 80221-1447

DANIEL RAYMOND C
5341 TEJON ST
DENVER CO 80221-1431

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

DAVEY LYRIS
5251 TEJON ST
DENVER CO 80221-1429

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

DAVIDSON JASON E
5301 TEJON STREET
DENVER CO 80221

CHARRON LILLY ANN
2043 W 52ND PL
DENVER CO 80221

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

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

ESPARZA MARTIN
5381 SHOSHONE STREET
DENVER CO 80221

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

ESPINOZA ARTHUR AND
ESPINOZA PATRICIA
5261 TEJON STREET
DENVER CO 80221

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

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

DELEON ALFRED J
2093 W 52ND PL
DENVER CO 80221

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

DIGERNESS LYLE
5300 WYANDOT ST
DENVER CO 80221-1451

ESTRADA ROBERTO AND
ESTRADA PABLA
2080 W 52ND PL
DENVER CO 80221-1411

DIGERNESS LYLE AND
DIGERNESS TED
5300 WYANDOT ST
DENVER CO 80221-1451

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

DIGERNESS LYLE O
5300 WYANDOT ST
DENVER CO 80221

FERRARO ASSUNTA
5434 TEJON ST
DENVER CO 80221-1434

DINKEL BRAD A
1700 W 54TH PL
DENVER CO 80221

FERRARO ASSUNTA
5434 TEJON ST
DENVER CO 80221

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

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

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

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

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

GETTE GERALD J
5428 VALLEJO ST
DENVER CO 80221-1447

FREELANCE ENTERPRISES LLC
1851 W 52ND AVE
DENVER CO 80221

GIEBEL RYAN
5320 RARITAN WAY
DENVER CO 80221-1734

FREYTA ROBERT T
6135 ESTES ST
ARVADA CO 80004-5445

GILLESPIE GARRET
5340 RARITAN ST 7
DENVER CO 80221

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

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

GALLEGOS DALE AND
GALLEGOS GERARD
PO BOX 12535
DENVER CO 80212

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

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

GOLDBERG RANDI S
2249 GLENARM PL
DENVER CO 80205

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

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

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

GONZALES ANNA M AND
GONZALES HAROLD W
2140 W 54TH PL
DENVER CO 80221-1425

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

GONZALES RODRIGUEZ OSCAR
5403 SHOSHONE ST
DENVER CO 80221-1722

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

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

GONZALEZ JOSE DOLORES
5059 W EXPOSITION AVE
DENVER CO 80219

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

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

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

GORMAN RONALD JOHN
5423 PECOS ST
DENVER CO 80221-6400

HELLER PHILIP J
5271 TEJON ST
DENVER CO 80221-1429

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

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

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

HERNANDEZ ROBERTA L
5340 RARITAN STREET UNIT 4
DENVER CO 80221

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

HERNANDEZ ROGELIO
5460 RARITAN WAY
DENVER CO 80221

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

HERRE MARTIN
PO BOX 402
DILLON CO 80435-0402

HARDWICK JOHN A
5361 SHOSHONE ST
DENVER CO 80221-1716

HERRERA HELEN M
5281 PECOS ST
DENVER CO 80221-6426

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

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

HARO DOLORES M
5404 TEJON ST
DENVER CO 80221-1434

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

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

JUAREZ EUGENE T AND
JUAREZ KATHY A
5300 VALLEJO ST
DENVER CO 80221-1445

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

KESTEL MAXINE T
5418 VALLEJO ST
DENVER CO 80221-1447

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

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

IJIRI TOMOTARO
7052 VANCE ST
ARVADA CO 80003-3460

KY KRUY JR
5312 QUIVAS ST
DENVER CO 80221

ITEN MARY ELLEN
4850 EATON ST
DENVER CO 80212-2719

LE VAN HOA AND
DANG LE HUYH
5772 GLENSTONE DRIVE
LITTLETON CO 80130

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

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

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

LOBATO JOSEPHINE
2040 W 52ND PLACE
DENVER CO 80221

JENSEN LINDSEY
1765 W 52ND CT
DENVER CO 80221

LOPEZ CAROL D
5351 RARITAN WAY
DENVER CO 80221

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

LOVE RONALD B
7921 ZUNI ST
DENVER CO 80221-3879

JOHNSON PETER D
5310 TEJON ST
DENVER CO 80221-1432

LUCATUORTO EMMA JEAN REVOCABLE
LIVING TRUST THE
5365 VALLEJO ST
DENVER CO 80221-1444

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

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

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

MARTINEZ SCOTT D
PO BOX 12373
DENVER CO 80212-0373

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

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

MARTINEZ FLORENTINO C
5331 TEJON ST
DENVER CO 80221-1431

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

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

MARTINEZ YVETTE I
5423 SHOSHONE ST
DENVER CO 80221-1722

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

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

MARTINEZ GRACIELA
5411 RARITAN WAY
DENVER CO 80221-1735

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

MARTINEZ JOE ART
5390 RARITAN WAY
DENVER CO 80221-1734

MC CARTHY TIMOTHY
5401 PECOS ST
DENVER CO 80221-6400

MARTINEZ LONNIE G
16299 BLUELEAF PL
PARKER CO 80134-9273

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

MARTINEZ MARY O
2120 W 52ND PL
DENVER CO 80221-1408

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

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

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

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

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

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

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

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

MUNOZ VIRGINIA C
2119 W 54TH AVE
DENVER CO 80221-1420

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

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

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

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

MONTOYA CARLOS A AND
MONTOYA CHRISTINA H
2250 W 53RD AVENUE
DENVER CO 80221

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

MONTOYA JOSEPH AND
MONTOYA KASSANDRA
5360 VALLEJO ST
DENVER CO 80221-1445

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

MONTOYA LOUIS
5396 VALLEJO ST
DENVER CO 80221-1445

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

MONTOYA MANUEL AND
PENA VIVIAN
PO BOX 479
KERSEY CO 80644-0479

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

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

ORONA DIMAS AND
ORONA MARIA
5364 TEJON ST
DENVER CO 80221

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

PADILLA JOHN V AND
PADILLA DOLORES
5651 WYANDOT ST
DENVER CO 80221-1857

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

PAGBROS PROPERTIES LLC
7660 RALEIGH ST
WESTMINSTER CO 80030-4508

NEWMAN DEREK
PO BOX 2114
VAIL CO 81658-2114

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

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

PEREA PRISCILLA C
5429 UMATILLA ST
DENVER CO 80221-1437

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

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

O ROURKE NIAL G
5314 QUIVAS ST
DENVER CO 80221

PRENDIS VICTOR
5455 PECOS ST
DENVER CO 80221-6421

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

PRINCE DOLORES J
5452 SHOSHONE ST
DENVER CO 80221-1723

OGDEN AMANDA
4259 WYANDOT ST
DENVER CO 80211-1758

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

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

PRINSEN ANDREW JAMES AND
RICE PRINSEN KAITLIN
2118 W 54TH AVE
DENVER CO 80221-1419

PROFFER JERRY L AND VICTORIA
5559 CANONSBURG RD
GRAND BLANK MI 48439

RODRIGUEZ BEATRICE MICHELLE
4903 VALLEJO ST
DENVER CO 80221-1361

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

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

QUINONEZ STEVEN
5382 SHOSHONE ST
DENVER CO 80221-1721

RODY KYLE
5424 TEJON ST
DENVER CO 80221

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

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

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

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

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

ROSS MICHAEL C
PO BOX 12043
DENVER CO 80212-0043

RAMOS ROSA M
5415 PECOS ST
DENVER CO 80221-6400

RUBY TERESA ANN
PO BOX 11482
DENVER CO 80211

RICHARDS JAMES L
5353 TEJON ST
DENVER CO 80221-1431

RUIZ LUCIANA
5421 RARITAN WAY
DENVER CO 80221-1735

RIGO ROBERT
5410 UMATILLA ST
DENVER CO 80221-1438

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

ROBINSON HOLLY M
5350 RARITAN WAY
DENVER CO 80221-1734

SACCOMANO ALBERT L
12633 IRVING CIRCLE
BROOMFIELD CO 80020

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

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

SANDOVAL GABRIEL J AND
DECAMILLIS JESSICA
2082 W 53RD AVE
DENVER CO 80221-1413

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

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

SMITH LILIA M
5421 PECOS STREET
DENVER CO 80221

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

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

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

SOLANO ABELINO AND
SOLANO CECILIA
5432 SHOSHONE ST
DENVER CO 80221

SEVEN SPRINGS PROPERTIES LLC
6239 ZENOBIA CT
ARVADA CO 80003

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

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

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

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

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

SIMPSON SHON
5285 RARITAN WAY
DENVER CO 80221-1702

TABUYO MARIA R AND
TABUYO ROBERTO
5440 UMATILLA ST
DENVER CO 80221-1438

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

TAMMAM AMY
165 COLERIDGE ST
BROOKLYN NY 11235-4148

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

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

TIMMERMAN YATES
5401 RARITAN WAY
DENVER CO 80221-1735

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

TORRES JOHN M
1780 W 54TH PL
DENVER CO 80221

VIGIL ALFONSO B AND VIGIL INEZ AND
VIGIL VINCENT V
2129 W 54TH AVE
DENVER CO 80221-1420

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

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

TRUJILLO ERNEST G
5300 RARITAN WAY
DENVER CO 80221-1734

VIGIL JENNIE R
5318 QUIVAS STREET
DENVER CO 80221

TRUJILLO LINDA
5300 TEJON ST
DENVER CO 80221-1432

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

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

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

TRUJILLO RAYMOND A AND
TRUJILLO AMELIA M
5390 VALLEJO ST
DENVER CO 80221-1445

WHEELER GERALD B
3020 EATON ST
DENVER CO 80214-8412

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

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

VARELA GENEVIEVE
5433 SHOSHONE ST
DENVER CO 80221-1722

WILSON EVAN
2828 XAVIER ST
DENVER CO 80212-1525

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

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

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

ZARATE RICHARDO JR AND
ZARATE MELISSA
2108 W 54TH AVE
DENVER CO 80221-1419