



**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT**

CASE NO.: PRC2016-00007

CASE NAME: Baker Apartments Development

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 Final Plat
- 3.3 Final Development Plan

EXHIBIT 4- Referral Comments

- 4.1 Referral Comments (Development Services)
- 4.2 Referral Comments (Geological Survey)
- 4.3 Referral Comments (CDOT)
- 4.4 Referral Comments (Division of Water)

EXHIBIT 5- Citizen Comments

- 5.1 Holzapfel
- 5.2 Gail
- 5.3 Sultannova
- 5.4 Keiser
- 5.5 Armstrong

EXHIBIT 6- Associated Case Materials

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



**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT
STAFF REPORT**

Board of County Commissioners

August 29, 2017

Exhibit 1-Staff Report

CASE No.: PRC2016-00007		CASE NAME: Baker Apartments Development
Owner’s Name:	Baker School Apartment LLC	
Applicant's Name:	Derrell Schreiner, Delwest, LLC	
Applicant's Address:	155 S. Madison Street, Suite 326, Denver, CO 80209	
Location of Request:	3555 W. 64 th Ave.	
Nature of Request:	1) Preliminary Development Plan Amendment 2) Final Development Plan (FDP) for a multi-family residential development of 142 units; 3) Preliminary Plat Amendment, and Major Subdivision Final Plat; and 4) Subdivision Improvements Agreement	
Zone District:	Planned Unit Development (PUD)	
Site Size:	Approximately 4.636 acres	
Proposed Uses:	Residential	
Existing Use:	Vacant	
Hearing Date(s):	PC: August 10, 2017/ 6:00 pm	
	BOCC: August 29, 2017/ 9:30 am	
	Report Date: August 16, 2017	
Case Manager:	Emily Collins	
Staff Recommendation:	APPROVAL with 27 findings-of-fact, 1 condition and 1 note	

SUMMARY OF PREVIOUS APPLICATIONS

On December 8, 2015, the Board of County Commissioners approved: (1) to rezone the property from Residential-2 (R-2) to Planned Unit Development (PUD); (2) a preliminary development plan for multi-family residential and; (3) a preliminary plat to create one lot from five lots.

SUMMARY OF APPLICATION

Background:

Baker Apartments LLC, the applicant, is requesting an amendment to the approved preliminary development plan, approval of a final development plan for 142 multi-family residential (apartment) units, amendment to the approved preliminary plat, and a major subdivision final plat to create one lot on approximately four acres. The request also includes a subdivision improvements agreement. The subject property was previously developed as the Baker Elementary School. The Westminster School District-50 closed Baker Elementary in 2009, and demolished all buildings on the property in 2015. Currently, the subject site is vacant.

Development Standards and Regulations Requirements:

Preliminary Development Plan Amendment:

Per Section 2-02-10 of the Adams County Development Standards and Regulations, creation of a PUD zone district requires approval of a Preliminary Development Plan (PDP) followed by approval of a Final Development Plan (FDP). Per Section 2-01-10 of the County's Regulations, the applicant is requesting an amendment to the approved Preliminary Development Plan for a multi-family residential development. This amendment is a result of an acquisition and addition of a 0.3 acre parcel that was not included in the approved PDP.

The Board of County Commissioners (BOCC) approved the PDP for the proposed residential development on December 8, 2015. However, after approval of the development plan, the applicant acquired additional land area at the corner of W. 64th Avenue and Lowell Blvd. This land area is approximately 0.3 of an acre. The applicant is requesting to amend the approved PDP to include the additional 0.3 acre parcel. Inclusion of the 0.3 acre parcel increases the overall PDP area from 4.3 to approximately 4.6 acres. This addition of land area allows for modification to locations of required on-site drainage, as well as expansion of other amenities such as play areas and a community center.

Per Section 2-01-10-02, the review of major amendments to a development plans shall be processed in the same manner as the original development plan. The proposed changes to the PDP boundaries and modifications to the site plan require a review by the Planning Commission and Board of County Commissioners in a public hearing. Per Section 2-02-10-03-01, a PDP establishes vested rights to develop a property in accordance with the submitted plans that includes land uses, layout of landscaping, circulation, architectural elevations, and a preliminary plat; approval of the PDP does not allow for construction.

Final Development Plan:

A Final Development Plan (FDP) is the second approval required to establish a PUD zone district. The FDP is a site-specific development plan which describes and establishes the type and intensity of uses for a specific parcel of land. Per Section 2-02-10-04 of the Adams County Development Standards and Regulations, a final plat and a development agreement is required to

be submitted with the FDP. The final plat and development agreement outlines public improvements required with the development.

The subject FDP consists of 142 apartment units in four buildings of three stories in height with earth tone (browns, tans, grays, and whites) color schemes. The intent for selecting the color scheme is to blend with the surrounding neighborhood. A majority of the surrounding neighborhood is composed of single-family dwellings built in the early 1950's, and multi-family (duplex) development constructed in the 1980's. The proposed color scheme will be compatible with the surrounding area. All structure setbacks and height restrictions proposed with the FDP conform to the approved preliminary development plan (PDP) standards. The proposed height of the three story structures is approximately 41 feet, which is consistent with the maximum height approved with the PDP. The maximum height approved with the PDP is 48 feet. The proposed site plan shows a minimum of one hundred foot setback for all structures from both W. 64th Avenue and Lowell Boulevard. This is to comply with required section line setbacks. Per Chapter 3 of the County's Development Standards and Regulations, a minimum setback of 100 feet is required from section lines for all residential developments. The site plan also shows a minimum setback of fifteen feet from the eastern property line and twenty feet from the northern property line. These setback standards are consistent with the approved PDP. In addition to the setbacks, the site plan also shows a proposed eight-foot solid privacy fence along the northern property line and a six-foot privacy fence along the eastern property line. The construction of these proposed fences are as a result of the recommendation of adjacent property owners.

Overall, the proposed development includes 249 parking spaces for a ratio of 1.75 spaces per unit. This ratio was previously approved in the preliminary development plan. The site is also centrally located between three transit stations. Location of the site near transit stations offers opportunity for multi-modal transit choices which could potentially reduce the need for automobile ownership and demand for fewer parking spaces. The site plan provided with the request shows provision of on-site bicycle parking facilities to encourage residents to utilize alternate transportation modes, such as biking, walking, and mass transit systems. The FDP also includes amenities such as active recreational open space areas and community facilities, including a dog park, play ground, and community fitness center.

Per Section 3-29-03-05-06 of the County's Development Standards and Regulations, a minimum of 30% open space is required in all PUDs, or as determined by the BOCC. The FDP shows approximately 24% building coverage and 75% open space. Approximately 35% of the open space area is designed for active recreation and includes amenities such as a community dog park, landscaped corridors between buildings with picnic tables, grill stations, bicycle racks, and a community playground. The dog park will be constructed along the northern property line, and the community playground will be located adjacent to the proposed leasing center on the western portion of the site. In addition to the open space areas, the development plan also show interior parking lot landscape and landscaping along W. 64th Avenue and Lowell Boulevard frontages.

Major Subdivision Amended Preliminary Plat/Final Plat:

Per Section 2-02-17-04 of the County's Development Standards and Regulations, the applicant is requesting approval of a major subdivision plat for development of the proposed 142 multi-family units and associated amenities. This request also includes amendments to the preliminary

plat. The preliminary plat was approved for 4.3 acres. However, the applicant has acquired additional 0.3 acres after approval of the preliminary plat and is requesting to include this additional land in the PUD, hence amendment to the preliminary plat. The proposed final plat and request to amend the preliminary plat conforms to the requirements for approval of a preliminary plat and final plat outlined in Sections 2-02-17-03-05 and 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, a subdivision plat 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 Planned Unit Development (PUD). Per Section 3-29-02 of the Adams County Development Standards and Regulations, a PUD is a form of a customized zone district and may therefore modify the development standards and regulations such as site area, density, setbacks, and height restrictions.

The proposed development will have access on both Lowell Boulevard and W. 64th Avenue, which are all County maintained road right-of-ways. Internal road system within the development will be privately maintained and constructed 24 feet in width. Per Section 5-02 of the County's Development Standards and Regulations, the development shall be required to install curb, gutter, sidewalk, and ADA compliant ramps along W. 64th Avenue and Lowell Boulevard. In addition, installation of a right turn lane onto northbound Lowell Blvd shall be required, as well. As part of installation of these improvements, a relocation of an existing traffic signal pole at the northeast corner of the intersection of W. 64th Ave. and Lowell Blvd. shall be required. The applicant and staff have no concerns with relocation of the pole, as this is critical for installation of a right-turn lane onto northbound Lowell Boulevard.

As part of the request, the applicant provided a will serve letter from Crestview Water and Sanitation District demonstrating the District's ability to provide services to the development. The Colorado Division of Water Resources reviewed the development and determined there is adequate water supply to service the development. All proposed drainage facilities in the development have been reviewed and approved by the County's 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 reviewed an SIA submitted with the development and has determined the proposed agreement complies with the County's Development Standards and Regulations. The proposed SIA includes on-site drainage facilities, curb, gutter, sidewalk, and ADA ramps, as well as cost for the proposed turn-lane and traffic signal relocation. 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. The 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. Additionally, all of the surrounding properties to the north, south, east, and west of the subject property are also designated as Urban Residential future land use in the Comprehensive Plan.

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 multiple-family residential development that is compatible with surrounding residential developments. In addition, the development will utilize existing infrastructure as well as construct new public improvements that include curb, gutter, sidewalk, and ADA ramps. As part of the development, a right turn lane to accommodate traffic generated by the development will also be installed. Further, the proposed development includes landscape and streetscape improvements. These improvements will further enhance the health, safety, and image of the area.

Site Characteristic:

Currently, the site is undeveloped and all infrastructure previously located on the site, including Baker Elementary School and a single-family dwelling, has been demolished.

Surrounding Zoning Designations and Existing Use Activity:

Northwest R-2 Single Family	North R-2 Single Family	Northeast R-2 Single Family
West R-1-A and C-4 Vacant	Subject Property PUD Multiple Family	East R-2 Single Family
Southwest C-4 Vacant	South R-2 Single Family and Duplex	Southeast R-2 Single Family and Duplex

Compatibility with the Surrounding Land Uses:

The property abuts two streets to the east and west; specifically, Lowell Boulevard to the west and W. 64th Avenue to the south. A majority of the surrounding properties to the north, south, and east are developed as single-family and multi-family (duplex) residential. The property to the west is currently vacant. While the density of the proposed development is higher than a majority of the surrounding properties, the proposed development including building color schemes, landscaping, screened fencing, and amenities will be compatible with the surrounding area. Overall, the development will enhance the neighborhood through the proposed improvements.

Planning Commission Update:

The Planning Commission (PC) considered this case on August 10, 2017 and unanimously recommended approval of the request. The PC commended the applicant for acquiring additional land area to provide adequate amenities to support the development. The PC also discussed cleaning and maintenance of the proposed dog park, and the applicant assured the PC that there will be adequate maintenance staff on the property to clean the dog park on regular basis. The PC asked the applicant about his proposed lighting plan and measures to prevent the lights from spilling over to the adjacent property. The applicant informed the PC that all lighting on the eastern portion of the property will be building-mounted, downcast, and designed to prevent a spill over to the adjacent property.

One person spoke at the public hearing and requested clarification on how the development will improve existing drainage issues in the area, especially accumulation of water along W. 64th Avenue. The applicant informed the PC that the development is required to construct an on-site detention facility, which will also enhance the drainage in the area including the accumulation of water on W. 64th Avenue.

Staff Recommendations:

Based upon the application, the criteria for approval for a Preliminary Development Plan, Final Development Plan, Major Subdivision Preliminary Plat, and Major Subdivision Final Plat, and a recent site visit, staff recommends Approval of this request with 27 findings-of-fact, 1 condition and 1 note:

RECOMMENDED FINDINGS OF FACT

Preliminary Development Plan:

1. The PDP is in general conformity with the Adams County Comprehensive Plan and any applicable area plan.
2. The PDP is consistent with the purposes of these standards and regulations.
3. The PDP is compatible or designed to mitigate externalities with the existing or allowed land uses adjacent to the proposed PDP.
4. The PDP conforms to the Adams County Transportation Plan and will not negatively impact utilities or traffic in the area or otherwise have a detrimental impact on property in sufficient proximity to the proposed development to be affected by it.
5. The PDP is consistent with any applicable drainage plans.
6. The PDP allows for the regulation of use and development of land and buildings where specific issues or concerns must be mitigated due to unusual and unique circumstances; or where alternative design concepts are desired; or are necessary to mitigate specific conditions.
7. The PDP is consistent with any applicable drainage plans.
8. The PDP is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County. The proposed development has established an adequate level of compatibility by:
 - a. Incorporating natural physical features into the development design and providing sufficient open spaces considering the type and intensity of use;
 - b. Incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County;
 - c. Incorporating physical design features in the development to provide a transition between the project and adjacent land uses through the provision of an attractive entryway, edges along public streets, architectural design, and appropriate height and bulk restrictions on structures;
 - d. Incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the project design;
 - e. Incorporating public facilities or infrastructure, or cash-in-lieu, reasonably related to the proposed development so the proposed development will not negatively impact the levels of service of the County services and facilities; and
 - f. Incorporating an overall plan for the design of the streetscape within the project, including landscaping, auto parking, bicycle and pedestrian circulation, architecture, placement of buildings, and street furniture.

Final Development Plan:

9. The FDP is in general conformity with the Adams County Comprehensive Plan and any applicable area plan.
10. The FDP conforms to the P.U.D. standards.
11. The FDP is consistent with any approved PDP for the property.

12. The FDP construction plans meet the requirements of these standards and regulations and have been approved by the Director of Community and Economic Development, all infrastructure and utility providers, Tri-County Health Department, and all other referral agencies.

Major Subdivision (Preliminary Plat):

13. The preliminary plat is consistent with the Adams County Comprehensive Plan and any available area plan.
14. The preliminary plat is consistent with the purposes of these standards and regulations.
15. The applicant has provided evidence that a sufficient water supply plan 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.
16. The applicant has provided evidence that adequate a public sewage disposal system has been established and, if other methods of sewage disposal are proposed, adequate evidence indicating that such system complies with state and local laws and regulations.
17. 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.
18. The applicant has provided evidence that adequate drainage improvements comply with these standards and regulations.
19. The overall density of development within the proposed subdivision conforms to the zone district density allowances.
20. The proposed subdivision is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County. The proposed subdivision has established an adequate level of compatibility by:
 - a. Incorporating natural physical features into the development design and providing sufficient open spaces considering the type and intensity of use;
 - b. Incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County;
 - c. Incorporating physical design features in the subdivision to provide a transition between the project and adjacent land uses through the provision of an attractive entryway, edges along public streets, architectural design, and appropriate height and bulk restrictions on structures;
 - d. Incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the project design; and
 - e. Incorporating public facilities or infrastructure, or cash-in-lieu, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of the County services and facilities.

Major Subdivision (Final Plat):

21. The final plat is consistent and conforms to the approved preliminary plat.
22. The final plat is in conformance with the subdivision design standards.

23. 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.
24. 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.
25. 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.
26. The proposed or constructed drainage improvements are adequate and comply with these standards and regulations.
27. 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 or building 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
239	5

Notices were sent to all property owners within 1,000 foot radius of the subject site. Five people responded to the notification. One of those that responded requested that the subject property should be maintained to control existing weeds. Two people who responded expressed support for the development, but had reservations about the architectural character of the buildings and recommended incorporating mixed uses as part of the development. The fourth person who responded to the notification expressed concerns with existing trash on the property, effect of lighting, proposed height of the development, and fence design along the eastern property line. The fifth person who responded expressed objection to the overall development and stated their preference for single-family development instead of multi-family housing.

Staff informed the County's Neighborhood Services-Code Compliance division of the concerns expressed with presence of trash and weeds on the property. During a recent site visit, staff did not identify accumulation of trash or presence of tall weeds on the property. Regarding the overall architectural character, including concerns with the building height and density of units, the design was reviewed and approved with the preliminary development plan. This request conforms to the

approved PDP. In addition, the applicant is coordinating with the adjacent property owner to the east regarding the fence design. The FDP includes required fencing along the northern and eastern property lines as a result of the recommendation of adjacent property owners.

Referral Comments:

Adams County Development Review Engineering has reviewed approved construction and drainage plans for the development. Colorado Geological Survey and CDOT reviewed the request and had no concerns. The Colorado Division of Water Resources reviewed the request and stated the proposed subdivision has adequate water supply.

REFERRAL AGENCY COMMENTS

Responding with Concerns:

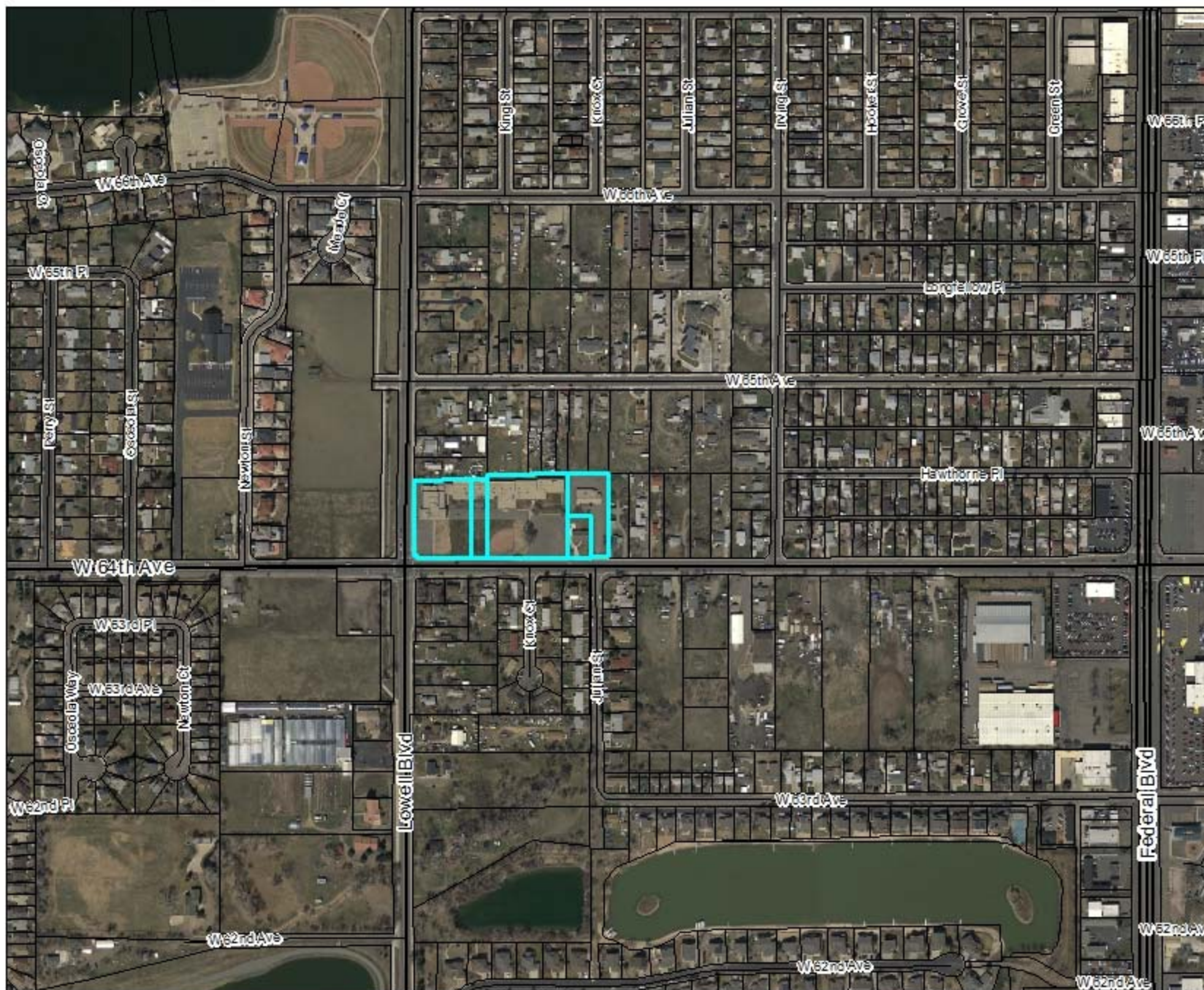
None

Responding without Concerns:

Colorado Division of Water Resources
Colorado Geological Survey
CDOT

Notified but not Responding / Considered a Favorable Response:

Adams County Fire Protection District
Century Link
Colorado Division of Mining
Colorado Division of Wildlife
Comcast
Crestview Water and Sanitation District
Goat Hill Neighborhood Organization
Hyland Hills Park and Rec District
Metro Wastewater
Regional Transportation District
Westminster School District #50
Xcel Energy



LEGEND

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

Baker Apartments
PRC2016-00007

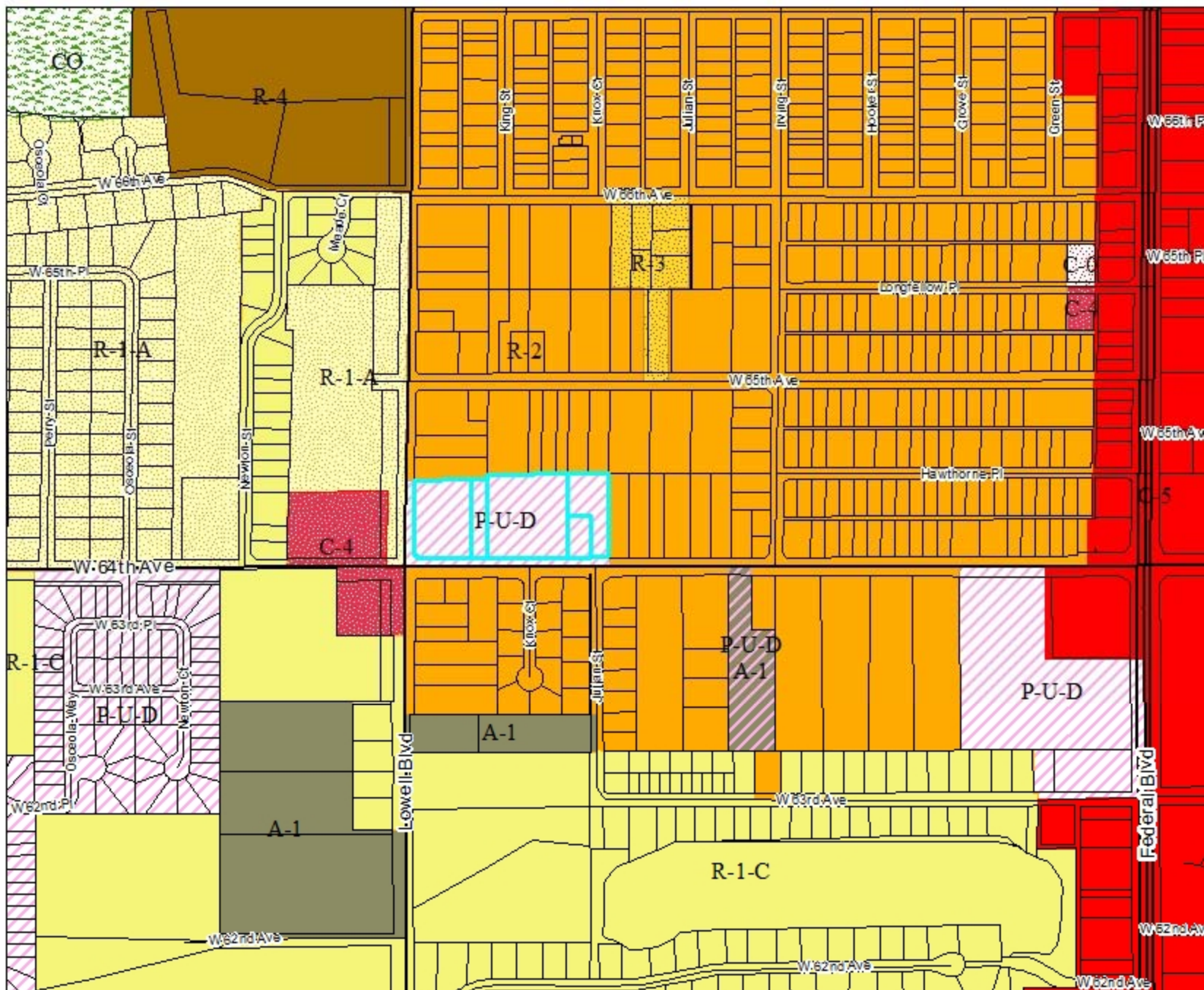
Exhibit 2.1



For display purposes only.



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



LEGEND

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

Baker Apartments
PRC2016-00007

Exhibit 2.2



For display purposes only.



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04/20/16

Re: 64TH & Lowell Final Development Plan

EXPLANATION OF PROJECT-64th and LOWELL APARTMENTS

DelWest has entered into a contract with SD#50 to purchase and develop the 4.3±-acres former Baker School site for multi-family units, subject to County approvals. Older single family homes abut the property on the east and south across W. 64th Avenue in R-2 zoning, to the west across Lowell Blvd. is an open drainage channel after which is vacant C-5 and R-1-A zoned property, and to the southwest across Lowell Blvd. and 64th Avenue is vacant C-4 zoned and A-1 zoned properties with some older greenhouses.

DelWest is proposing to construct 4 3-story buildings with 142 apartments (72±-1 bedroom and 70±-2 bedroom units), a community room, fitness center, management/rental office, and 244± uncovered parking spaces (minimum of 1.7 parking spaces/unit). Development would include extensive landscaping, an on-site detention pond, and landscaping of a small parcel at the corner of 64th & Lowell that can't be included as part of the site's development plan until ownership issues are resolved. Exterior of the buildings would be earth-tone exterior, and the buildings have been placed so that properties to the north are not shadowed as they formerly were when the school's wall was virtually on the north property line. The FDP will provide details on exterior appearance, landscaping, fencing, etc. to ensure this development will be compatible and beneficial to the residents of the area.

Other information in regard to the proposed development are:

1. Water and Sewer Services – Crestview Water and Sanitation District.
2. Gas and Electric Utility Services – Xcel Energy.
3. Fire Protection – Adams County Fire Protection District. The Fire District will approve all fire hydrant locations, and all home construction will follow the Fire and Building Code.
4. Drainage/Floodplains – The property is not within any 100-year floodplain. Previously the school site didn't detain storm any water runoff, but with this development, excess run-off will be detained and released at historic rates to lessen downstream impacts by the creation of small detention pond in the southeast corner of the site.
5. Soils-Geologic Conditions – A preliminary geo-technical study indicates suitability for development, subject to proper engineering controls to mitigate certain concerns, mainly the presence of some expansive soils. Prior to construction, extensive soil/geologic testing will be undertaken to determine road construction standards and home foundation designs.
6. Access and Public Transportation -The property fronts on Lowell Blvd. and W. 64th Avenue, providing good access to major roads and highways in the area. The site is also located within 1 mile of 3 commuter rail stations providing an incentive for less use of the automobile.
7. Park/Recreation Facilities – The Site is also within 1 mile of 3 major open space amenities – Baker Reservoir, Clear Creek Trail, and the future Hyland Hills Park south on Lowell Blvd.

In summary, the proposed multi-family development at this location is compatible and not detrimental with the surrounding properties, the Comprehensive Plan, or to the health, safety, or welfare of the inhabitants of the area, and is consistent with the purposes and requirements of the County's Standards and Regulations. DelWest requests a favorable recommendation from the County Staff and Planning Commission, and approval by the Board of County Commissioners to develop this property as proposed in these applications for Final Development Plan and Preliminary Plat that can help revitalize and redevelopment of the area.

Please call me should you require any further information. Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read "Harsh Parikh", with a stylized flourish extending from the end.

Harsh Parikh
President
Parikh Stevens Architects

BAKER SCHOOL APARTMENTS
AMENDED PRELIMINARY/FINAL PLAT

TRACTS 28, 29 & A PART OF TRACT 30, NORTH LOWELL HEIGHTS ADDITION,
AND A PORTION OF THE SOUTHWEST QUARTER SECTION 5, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION AND DEDICATION STATEMENT

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNER OF A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING TRACTS 28, 29 AND A PART OF TRACT 30, NORTH LOWELL HEIGHTS ADDITION, A SUBDIVISION PLAT RECORDED IN PLAT BOOK 3, AT PAGE 58 IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, TOGETHER WITH A PORTION OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS FOR THIS PLAT ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR N 89°50'20" E FROM THE SOUTHWEST CORNER OF SAID SECTION 5, BEING MONUMENTED BY A 1" AXLE IN A RANGE BOX, TO THE SOUTH QUARTER CORNER OF SAID SECTION 5, BEING MONUMENTED BY A #6 REBAR WITH A 3-1/4" ALUMINUM CAP IN A RANGE BOX STAMPED "PLS 26288", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 5;
THENCE N 89°50'20" E, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5, A DISTANCE OF 40.00 FEET TO A POINT ON THE EAST LINE OF THAT DEED RECORDED AT BOOK 3505 AT PAGE 412, SAID ADAMS COUNTY RECORDS;
THENCE N 00°51'37" E, PARALLEL TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5, AND ALONG SAID EAST LINE, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH LINE OF THE WEST 64TH AVENUE RIGHT-OF-WAY, AS SHOWN ON SAID NORTH LOWELL HEIGHTS ADDITION PLAT AND THE POINT OF BEGINNING;

THENCE ALONG THE EAST AND NORTH LINES OF SAID DEED THE FOLLOWING TWO (2) COURSES:

- 1. N 00°51'37" E, A DISTANCE OF 10.00 FEET;
- 2. S 89°50'20" W, A DISTANCE OF 10.00 FEET TO A POINT ON THE EAST LINE OF THE LOWELL BOULEVARD RIGHT-OF-WAY, AS SHOWN ON SAID NORTH LOWELL HEIGHTS ADDITION PLAT

THENCE N 0°51'37" E, ALONG THE EAST LINE OF SAID LOWELL BOULEVARD RIGHT-OF-WAY AND PARALLEL TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5, A DISTANCE OF 271.00 FEET TO THE SOUTHWEST CORNER OF TRACT 27, SAID NORTH LOWELL HEIGHTS ADDITION PLAT;

THENCE ALONG THE SOUTH AND EAST LINES OF SAID TRACT 27, THE FOLLOWING TWO (2) COURSES:

- 1. N 89°50'20" E, A DISTANCE OF 258.60 FEET;
- 2. N 00°51'37" E, A DISTANCE OF 19.00 FEET TO THE SOUTHWEST CORNER OF TRACT 25, SAID NORTH LOWELL HEIGHTS ADDITION PLAT;

THENCE N 89°50'20" E, ALONG THE NORTH LINES OF SAID TRACTS 28, 29 AND 30, A DISTANCE OF 435.62 FEET TO THE NORTHEAST CORNER OF SAID TRACT 30;
THENCE S 00°51'37" W, ALONG THE EAST LINE OF SAID TRACT 30, A DISTANCE OF 290.00 FEET TO THE NORTHEAST CORNER OF THAT DEED RECORDED IN BOOK 1852, AT PAGE 82, SAID ADAMS COUNTY RECORDS;

THENCE ALONG THE NORTH AND WEST LINES OF SAID DEED THE FOLLOWING TWO (2) COURSES:

- 1. S 89°50'20" W, A DISTANCE OF 63.21 FEET;
- 2. S 00°51'37" W, A DISTANCE OF 10.00 FEET TO A POINT ON THE NORTH LINE OF SAID WEST 64TH AVENUE RIGHT-OF-WAY;

THENCE S 89°50'20" W, ALONG THE NORTH LINE OF SAID WEST 64TH AVENUE RIGHT-OF-WAY, A DISTANCE OF 621.01 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 202,588 SQUARE FEET, OR 4.651 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO A LOT, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF BAKER SCHOOL APARTMENTS AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE COUNTY OF ADAMS, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE EASEMENTS AND RIGHTS-OF-WAY AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

OWNER:

WEST 64TH INVESTMENTS LLC, A COLORADO LIMITED LIABILITY COMPANY
BY:

ITS:

NOTES:

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



NOTES - CONTINUED:

- 2. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY CORE CONSULTANTS, INC. FOR RECORD DOCUMENTS AND DETERMINATION OF OWNERSHIP, EASEMENTS OF RECORD, RIGHTS-OF-WAY AND ENCUMBRANCES, CORE CONSULTANTS, INC. RELIED UPON TITLE COMMITMENT ORDER NO. 16000310287 - AMENDMENT NO. 3, WITH AN EFFECTIVE DATE OF FEBRUARY 10, 2017 AT 5:30 PM, PREPARED BY STEWART TITLE INSURANCE COMPANY.
- 3. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- 4. BEARINGS FOR THIS FINAL PLAT ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR N 89°50'20" E FROM THE SOUTHWEST CORNER OF SAID SECTION 5, BEING MONUMENTED BY A 1" AXLE IN A RANGE BOX, TO THE SOUTH QUARTER CORNER OF SAID SECTION 5, BEING MONUMENTED BY A #6 REBAR WITH A 3-1/4" ALUMINUM CAP IN A RANGE BOX STAMPED "PLS 26288", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;
- 5. THE LINEAL UNIT USED IN THIS SURVEY IS THE U.S. SURVEY FOOT.
- 6. DATE OF FIELD SURVEY: JANUARY 30, 2015
- 7. THE GROSS LAND AREA OF THE SUBJECT PROPERTY IS 202,588 SQUARE FEET, OR 4.651 ACRES, MORE OR LESS.
- 8. RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, FIRE LANES, EMERGENCY ACCESS AND UTILITY EASEMENTS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING - FIRE LANE"
- 9. LOT 1 IS FOR RESIDENTIAL, MULTI-FAMILY DEVELOPMENT.
- 10. THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS MUST 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, PUMPS AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY SUBDIVISION DEVELOPMENT AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.
- 11. MAINTENANCE OF ALL PROPOSED PRIVATE DRAINAGE IMPROVEMENTS IS A CONTINUING OBLIGATION OF THE LAND OWNER, ITS SUCCESSORS, AND ASSIGNS, TO ENSURE THE STORM SEWER FUNCTIONS AS DESIGNED AND CONTINUES SERVING THE INTENDED FUNCTION IN PERPETUITY.
- 12. THE APPROVED STORMWATER OPERATIONS AND MAINTENANCE MANUAL IS ON FILE WITH THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO

LAND AREA SUMMARY

TYPE	AREA (SF)	AREA (AC)
LOT 1	201,953	4.636
DEDICATED R.O.W.	635	0.015
TOTAL	202,588	4.651

ACKNOWLEDGEMENT

STATE OF
COUNTY OF

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME

THIS DAY OF, A.D. 20

BY:

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC:

MY COMMISSION EXPIRES:

PLANNING COMMISSION APPROVAL

APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION ON THIS DAY OF, 20 AD AT O'CLOCK M.

CHAIRPERSON

BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ADAMS COUNTY BOARD OF COMMISSIONERS THIS DAY OF

, 20 AD AT O'CLOCK M.

CHAIR

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON JANUARY 30, 2015

THOMAS M. GIRARD
COLORADO PLS 38151
FOR AND ON BEHALF OF
CORE CONSULTANTS, INC

ADAMS COUNTY CLERK AND RECORDER'S CERTIFICATE

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

COUNTY CLERK AND RECORDER

BY DEPUTY:

RECEPTION NO.

Vertical sidebar containing project information, logos for CORE CONSULTANTS and CIVIL ENGINEERING DEVELOPMENT CONCEPTS, and a title block with project name, location, and sheet number (1 of 2).

BAKER SCHOOL APARTMENTS AMENDED PRELIMINARY/FINAL PLAT

PRC2016-00007

TRACTS 28, 29 & A PART OF TRACT 30, NORTH LOWELL HEIGHTS ADDITION,
AND A PORTION OF THE SOUTHWEST QUARTER SECTION 5, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO

WEST QUARTER CORNER, SECTION 5
T3S, R68W OF THE 6TH P.M.
FOUND 2-1/2" ALUMINUM CAP
IN RANGE BOX
PLS 16406

NORTH LOWELL
HEIGHTS ADDITION

TRACT 25
NO RECORD DATA

PART OF
TRACT 24
BK. 4836
PG. 392

ROBIN
HILL FARM
BK. 4836
PG. 390

PART OF
TRACT 24
BK. 4836
PG. 476

PART OF
TRACT 23
BK. 4516
PG. 563

PART OF
TRACT 23
NO RECORD DATA

TRACT 22
BK. 4905, PG. 139

PART OF TRACT 27
NO RECORD DATA

LOWELL BLVD.
60' R.O.W.

WEST LINE, SW 1/4, SEC. 5, T3S, R68W, 6TH P.M.
N 00°51'37"E

N 0°51'37"E 271.00'

PART OF
SW 1/4, SEC. 5,
T3S, R68W, 6TH P.M.

UTILITY & DRAINAGE
EASEMENT

PARCEL I(a)

S89°50'20"W
10.00'

S44°59'45"E
24.57'

N0°51'37"E
10.00'

N89°50'20"E 79.26'

N0°51'37"E 30.00'

POINT OF COMMENCEMENT
SOUTHWEST CORNER, SECTION 5
T3S, R68W OF THE 6TH P.M.
FOUND 1" AXLE IN RANGE BOX

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	12.86	S0° 00' 00"E
L2	12.93	N0° 00' 00"E

SCALE: 1" = 40'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	7.14	8.00	51°10'10"	6.91	N64°24'55"E
C2	33.94	38.00	51°10'10"	32.82	N64°24'55"E
C3	28.27	18.00	90°00'00"	25.46	S45°00'00"W
C4	23.56	15.00	90°00'00"	21.21	S45°00'00"E
C5	23.56	15.00	90°00'00"	21.21	S45°00'00"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C6	23.56	15.00	90°00'00"	21.21	N45°00'00"W
C7	23.56	15.00	90°00'00"	21.21	N45°00'00"E
C8	12.57	8.00	90°00'00"	11.31	N45°00'00"W
C9	11.16	10.00	63°56'56"	10.59	S58°01'32"E
C10	13.01	16.50	45°09'55"	12.67	S67°34'43"E

LEGEND

- ▲ SET #5 REBAR WITH 1" YELLOW PLASTIC CAP STAMPED "PLS 38151"
- ⊙ SET #5 REBAR WITH 2" ALUMINUM CAP STAMPED "1" W.C. SOUTH PLS 38151"
- FOUND REBAR WITH 1.5" ALUMINUM CAP STAMPED "PLS 16406"
- FOUND NAIL AND 1" BRASS TAG STAMPED "PLS 7276"
- ◆ FOUND SECTION CORNER, AS NOTED

N0°51'37"E
19.00'

N89°50'20"E 435.62'

NOTE: SET WITNESS CORNER MONUMENT
ON THE EAST PROPERTY LINE,
1.0' SOUTH OF PROPERTY CORNER

24' EMERGENCY ACCESS
AND UTILITY EASEMENT

PART OF
TRACT 30

TRACT 28

LOT I
202,588 SQ.FT.
±4.651 ACRES

8' UTILITY EASEMENT
BK. 2005, PG. 548
VACATED BY REC.
2017000038304
05/02/2017

DENVER WATER EASEMENT
TO BE DEDICATED BY
SEPARATE DOCUMENT

TRACT LINE VACATED
BY THIS PLAT

24' EMERGENCY ACCESS
AND UTILITY EASEMENT

UTILITY & DRAINAGE EASEMENT

W. 64TH AVE.
60' R.O.W.

BASIS OF BEARINGS N 89°50'20" E
SOUTH LINE, SW 1/4, SEC. 5, T3S, R68W, 6TH P.M.

TRACT 29

TRACT LINE VACATED
BY THIS PLAT

TRACT LINE VACATED
BY THIS PLAT

TRACT LINE VACATED
BY THIS PLAT

TRACT LINE VACATED
BY THIS PLAT

PART OF
TRACT 24
BK. 4836
PG. 476

ROBIN
HILL FARM
BK. 4836
PG. 390

PART OF
TRACT 24
BK. 4836
PG. 392

PART OF
TRACT 23
BK. 4516
PG. 563

PART OF
TRACT 23
NO RECORD DATA

TRACT 22
BK. 4905, PG. 139

PART OF TRACT 27
NO RECORD DATA

WEST QUARTER CORNER, SECTION 5
T3S, R68W OF THE 6TH P.M.
FOUND 2-1/2" ALUMINUM CAP
IN RANGE BOX
PLS 16406

NORTH LOWELL
HEIGHTS ADDITION

TRACT 25
NO RECORD DATA

PART OF
TRACT 24
BK. 4836
PG. 392

ROBIN
HILL FARM
BK. 4836
PG. 390

PART OF
TRACT 24
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PART OF TRACT 27
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TRACT 23
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TRACT 23
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TRACT 22
BK. 4905, PG. 139

PART OF TRACT 27
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TRACT 22
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TRACT 23
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TRACT 22
BK. 4905, PG. 139

PART OF TRACT 27
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TRACT 22
BK. 4905, PG. 139

PART OF TRACT 27
NO RECORD DATA

BAKER SCHOOL APARTMENTS

AMENDED PRELIMINARY/FINAL DEVELOPMENT PLAN

TRACTS 28, 29 & A PART OF TRACT 30, NORTH LOWELL HEIGHTS ADDITION,
AND A PORTION OF THE SOUTHWEST QUARTER SECTION 5, TOWNSHIP 3 SOUTH, RANGE 68 WEST
OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNER OF A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING TRACTS 28, 29 AND A PART OF TRACT 30, NORTH LOWELL HEIGHTS ADDITION, A SUBDIVISION PLAT RECORDED IN PLAT BOOK 3, AT PAGE 58 IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, TOGETHER WITH A PORTION OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS FOR THIS PLAT ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR N 89°50'20" E FROM THE SOUTHWEST CORNER OF SAID SECTION 5,BEING MONUMENTED BY A 1" AXLE IN A RANGE BOX, TO THE SOUTH QUARTER CORNER OF SAID SECTION 5, BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP IN A RANGE BOX STAMPED "PLS 26288", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 5; THENCE N 29°55'50" E, A DISTANCE OF 61.74 FEET TO A POINT ON THE EAST LINE OFTHE LOWELL BOULEVARD RIGHT-OF-WAY, AS SHOWN ON SAID NORTH LOWELL HEIGHTS ADDITION PLAT AND THE POINT OF BEGINNING; THENCE N 0°51'37" E, ALONG THE EAST LINE OF SAID LOWELL BOULEVARD RIGHT-OF-WAY AND PARALLEL TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5, A DISTANCE OF 257.58 FEET TO THE SOUTHWEST CORNER OF TRACT 27, SAID NORTH LOWELL HEIGHTS ADDITION PLAT;

THENCE ALONG THE SOUTH AND EAST LINES OF SAID TRACT 27, THE FOLLOWING TWO (2) COURSES:
1. N 89°50'20" E, A DISTANCE OF 258.60 FEET; N 89°50'20" E, A DISTANCE OF 258.60 FEET;
2. N 00°51'37" E, A DISTANCE OF 19.00 FEET TO THE SOUTHWEST CORNER OF TRACT N 00°51'37" E, A DISTANCE OF 19.00 FEET TO THE SOUTHWEST CORNER OF TRACT25, SAID NORTH LOWELL HEIGHTS ADDITION PLAT;

THENCE N 89°50'20" E, ALONG THE NORTH LINES OF SAID TRACTS 28, 29 AND 30, ADISTANCE OF 435.62 FEET TO THE NORTHEAST CORNER OF SAID TRACT 30;
THENCE S 00°51'37" W, ALONG THE EAST LINE OF SAID TRACT 30, A DISTANCE OF290.00 FEET TO THE NORTHEAST CORNER OF THAT DEED RECORDED IN BOOK 1852, AT PAGE 82, SAID ADAMS COUNTY RECORDS;
THENCE ALONG THE NORTH AND WEST LINES OF SAID DEED THE FOLLOWING TWO (2) COURSES:
1. S 89°50'20" W, A DISTANCE OF 63.21 FEET; S 89°50'20" W, A DISTANCE OF 63.21 FEET;
2. S 00°51'37" W, A DISTANCE OF 10.00 FEET TO A POINT ON THE NORTH LINE OF S 00°51'37" W, A DISTANCE OF 10.00 FEET TO A POINT ON THE NORTH LINE OFSAID WEST 64TH AVENUE RIGHT-OF-WAY;

THENCE S 89°50'20" W, ALONG THE NORTH LINE OF SAID WEST 64TH AVENUERIGHT-OF-WAY, A DISTANCE OF 534.01 FEET TO A POINT ON A LINE BEING 30.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5;
THENCE N 00°09'40" W, ALONG SAID LINE, A DISTANCE OF 6.00 FEET TO A POINT ON ALINE BEING 36.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5;
THENCE S 89°50'20" W, ALONG SAID LINE, A DISTANCE OF 79.26 FEET;
THENCE N 44°59'45" W, A DISTANCE OF 24.57 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 201,953 SQUARE FEET, OR 4.636 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO A LOT AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF BAKER SCHOOL APARTMENTS AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE COUNTY OF ADAMS, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE EASEMENTS AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

APPROVALS

Board of County Commissioners Approval:
Approved by the Adams County Board of Commissioners this _____ day of _____, 20__

Chair

Planning Commission Approval:
Approved by the Adams County Planning Commission this _____ day of _____, 20__

Chair

CLERK & RECORDER'S CERTIFICATION

This Final Development Plan was filed for record in the Office of the Adams County Clerk and Recorder in the State of Colorado at _____ m. on the ____ day of _____ 20__.

County Clerk and Recorder

By Deputy: _____

ADDITIONS & DELETIONS

The following Additions and Deletions in the PUD were made by the Board of County Commissioners at the time of approval.

STAFF REVIEW

Approved as to form by:

Director of Community and Economic Development

County Attorney

OWNER'S SIGNATURE

WE, THE UNDERSIGNED, SHALL COMPLY WITH ALL REGULATIONS CONTAINED IN THE ADAMS COUNTY CODE.
THE FOLLOWING SIGNATURES CONSTITUTE ALL OWNERS AND HOLDERS OF DEEDS OF TRUST FOR LAND AND STRUCTURES INCLUDED IN THIS PLAN.

OWNER:

BY: _____ DATE: _____

STATE OF _____

CITY OF _____

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY

OF _____ ON THIS _____ DAY OF _____, 2016

WITNESS MY HAND AND OFFICIAL SEAL _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S SIGNATURE

I, _____, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE SURVEY SHOWN HEREON WAS PREPARED BY ME OR UNDER DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF IS TRUE AND ACCURATE.

FOR AND ON BEHALF OF

PROJECT TEAM

APPLICANT

Baker School Holdings, LLLP
155 South Madison St. Suite 326
Denver, Colorado 80209
Contact: Derrell Schreiner
(303)-570-0910

ARCHITECT

Parikh Stevens Architects
3457 Ringsby Court, Suite 209
Denver, Colorado 80216
Contact: Harsh Parikh
(303) 825-2595

LANDSCAPE ARCHITECT

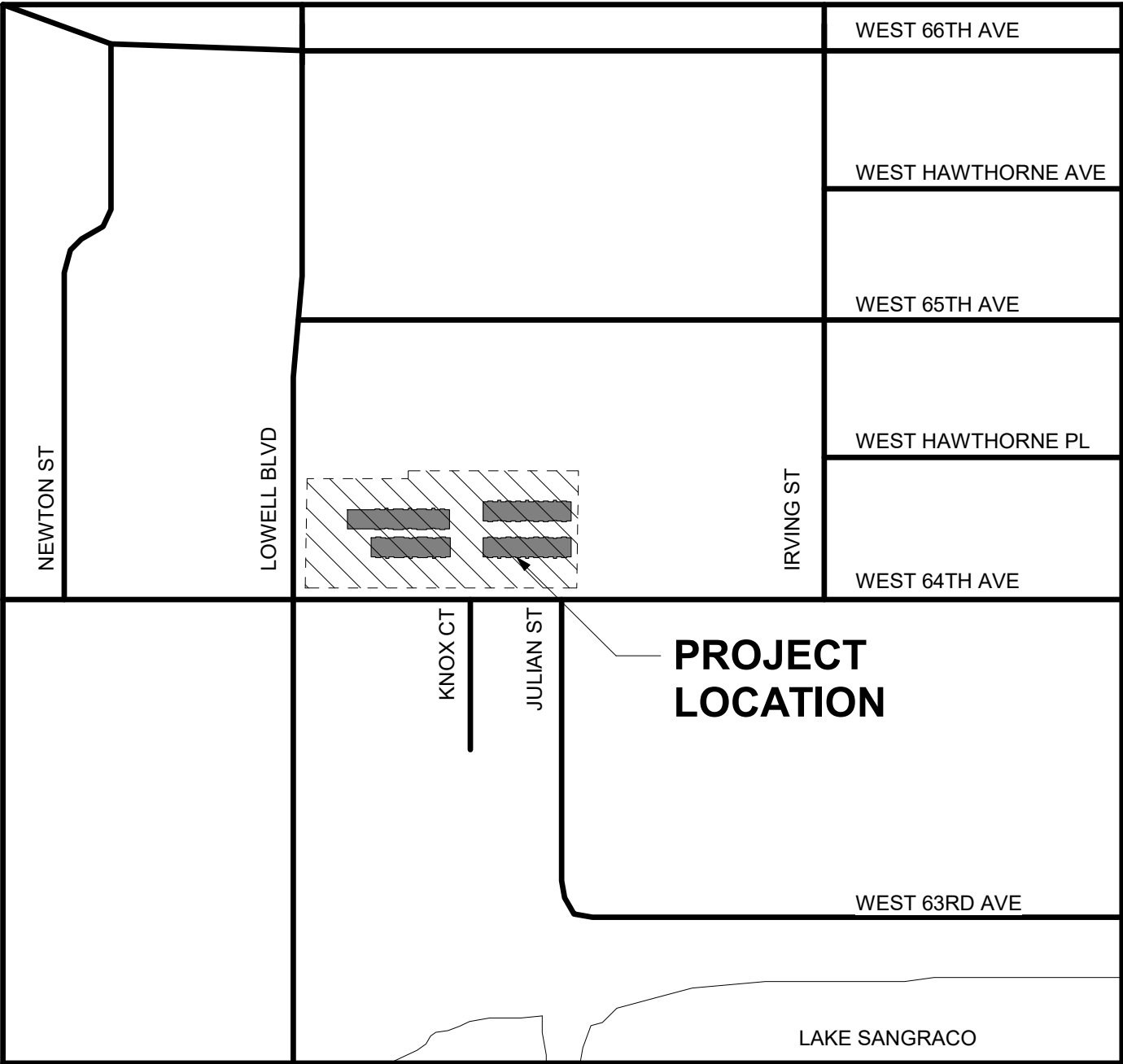
PCS Group, Inc.
#3 Independence Plaza B-180
1001 16th Street, Denver CO 80265
Contact: Jim Ivy
(303) 531-4905

CIVIL ENGINEER

Core Consultants
1950 W Littleton Blvd. Suite 109
Littleton, Colorado 80120
Contact: David Forbes
(303) 703-4444

ELECTRICAL ENGINEER

Front Range Electrical Engineering
3333 S. Wadsworth Blvd. Suite D210
Lakewood, CO 80227
Contact: Jacob Bennefield
(303) 242-1572



NORTH



1

VICINITY MAP

SCALE: 1" = 400'-0"

SHEET INDEX

NO.	SHEET NAME
1 OF 12	COVER SHEET
2 OF 12	DEVELOPMENT STANDARDS
3 OF 12	SITE PLAN
4 OF 12	OVERALL LANDSCAPE PLAN & TABULATIONS
5 OF 12	LANDSCAPE PLAN
6 OF 12	LANDSCAPE PLAN & PLANT SCHEDULE
7 OF 12	SITE AND LANDSCAPE DETAILS
8 OF 12	SITE AND LANDSCAPE DETAILS
9 OF 12	SITE AND LANDSCAPE DETAILS
10 OF 12	BUILDINGS 1 & 2 ELEVATIONS
11 OF 12	BUILDING 3 ELEVATIONS
12 OF 12	BUILDING 4 ELEVATIONS

COVER SHEET

SHEET 1 OF 12

BAKER SCHOOL APARTMENTS

AMENDED PRELIMINARY/FINAL DEVELOPMENT PLAN

TRACTS 28, 29 & A PART OF TRACT 30, NORTH LOWELL HEIGHTS ADDITION,
AND A PORTION OF THE SOUTHWEST QUARTER SECTION 5, TOWNSHIP 3 SOUTH, RANGE 68 WEST
OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO

EXPLANATION OF REQUESTS:

Baker School Holdings LLLP is proposing to construct 4 3-story buildings with 142 apartments (48±-1 bedroom 72±-2 bedroom units, and 22±-3 bedroom units), a community room, fitness center, management/rental office, and 249± uncovered parking spaces (minimum of 1.7 parking spaces/unit). Development would include extensive landscaping, and an on-site detention pond. Exterior of the buildings would be earth-tone exterior, and the buildings have been placed so that properties to the north are not shadowed as they formerly were when the school's wall was virtually on the north property line. The FDP will provide details on exterior appearance, landscaping, fencing, etc. to ensure this development will be compatible and beneficial to the residents of the area.

Other information in regard to the proposed development are:

- Water and Sewer Services – Crestview Water and Sanitation District.
- Gas and Electric Utility Services – Xcel Energy.
- Fire Protection – Adams County Fire Protection District. The Fire District will approve all fire hydrant locations, and all home construction will follow the Fire and Building Code.
- Drainage/Floodplains – The property is not within any 100-year floodplain. Previously the school site didn't detain storm any water runoff, but with this development, excess run-off will be detained and released at historic rates to lessen downstream impacts by the creation of small detention pond in the southeast corner of the site.
- Soils-Geologic Conditions – A preliminary geo-technical study indicates suitability for development, subject to proper engineering controls to mitigate certain concerns, mainly the presence of some expansive soils. Prior to construction, extensive soil/geologic testing will be undertaken to determine road construction standards and home foundation designs.
- Access and Public Transportation -The property fronts on Lowell Blvd. and W. 64th Avenue, providing good access to major roads and highways in the area. The site is also located within 1 mile of 3 commuter rail stations providing an incentive for less use of the automobile.
- Park/Recreation Facilities – The Site is also within 1 mile of 3 major open space amenities – Baker Reservoir, Clear Creek Trail, and the future Hyland Hills Park south on Lowell Blvd.
- Ownership and Maintenance of Common Areas - Responsibility for maintaining and enforcing landscape maintenance requirements including but not limited to snow removal, etc. will be by a management company hired by and under the supervision of ownership, Baker School Holdings LLLP. Management company is subject to change at the discretion of ownership.

In summary, the proposed multi-family development at this location is compatible with and not detrimental to the surrounding properties, the Comprehensive Plan, or to the health, safety, or welfare of the inhabitants of the area, and is consistent with the purposes and requirements of the County's Standards and Regulations. DelWest requests a favorable recommendation from the County Staff and Planning Commission, and approval by the Board of County Commissioners to develop this property as proposed in these applications for Final Development Plan and Preliminary Plat that can help revitalize and redevelop of the area.

GENERAL NOTES

- SITE IS TO BE ZONED PUD.
- FENCES, WALLS, SIGNS, AND ACCESSORY STRUCTURES ARE SUBJECT TO SEPARATE REVIEWS AND PERMITS.
- ANGLES NOT SHOWN ARE EITHER 90 DEGREES OR A SUPPLEMENT OF THE ANGLE INDICATED.
- PRIVATE ROADWAYS WILL BE POSTED WITH "FIRE LANE" SIGNS AS REQUIRED BY THE ADAMS COUNTY FIRE DEPARTMENT
- THIS PLAN IS SUBJECT TO A LANDSCAPE PLAN AS PART OF AND APPROVED IN THIS DOCUMENT.
- PARKING SPACES FOR PERSONS WITH DISABILITIES WILL BE CLEARLY DELINEATED WITH UPRIGHT SIGNS.
- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH ADA REQUIREMENTS.
- THE SITE SHALL BE LANDSCAPED PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY DURING THE GROWING SEASON OF APRIL 1ST TO OCTOBER 1ST, ALL OTHER TIME THE SITE SHALL BE LANDSCAPED WITHIN FORTY-FIVE DAYS OF THE START OF THE FOLLOWING GROWING SEASON.
- AN ACCESS EASEMENT FOR EMERGENCY SERVICES IS HEREBY GRANTED ON AND ACROSS ALL AREAS FOR POLICE, FIRE, MEDICAL, AND OTHER EMERGENCY VEHICLES AND FOR THE PROVISION OF EMERGENCY SERVICES.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH UNDERGROUND AUTOMATIC IRRIGATION SYSTEMS. TREES AND SHRUBS WILL BE IRRIGATED BY A SEPARATE ZONE FROM SOD/GRASS; THIS INCLUDES TREES PLANTED IN SOD/ GRASS AREA. THE IRRIGATION SYSTEM IS TO HAVE A RAIN SENSOR SHUTOFF INSTALLED.
- PRIVATE ROADWAYS ARE NON-DEDICATED STREETS AND WILL NOT BE MAINTAINED BY ADAMS COUNTY.

DEVELOPMENT STANDARDS:

PURPOSE: THESE GUIDELINES PROVIDE A FRAMEWORK FOR THE DEVELOPMENT OF NEW MULTI-FAMILY RESIDENTIAL BUILDINGS LOCATED WITHIN THIS DEVELOPMENT. THESE GUIDELINES ADDRESS ARCHITECTURAL SCALE AND OVERALL CONTEXT OF THE PROPOSED DEVELOPMENT.

USE STANDARDS

- PERMITTED PRINCIPAL RESIDENTIAL USES:
 - MULTI-FAMILY DWELLING
- PERMITTED ACCESSORY USES:
 - PERMITTED WHEN THEY COMPLY WITH THE FOLLOWING CONDITIONS:
 - PERMITTED WHEN IN ASSOCIATION WITH THE PRINCIPAL USE.
 - SUBJECT TO BUILDING PERMIT REVIEW AND APPROVAL.
 - PERMITTED ACCESSORY USES INCLUDE BUT ARE NOT LIMITED TO:
 - RESIDENTIAL USES, ACCESSORY, SUCH AS LEASING OFFICE, COMMUNITY ROOM, COMMUNITY HEALTH CENTER, FITNESS, ETC.

MINIMUM PROPERTY LINE SETBACK AND DIMENSIONAL REQUIREMENTS FOR A PRINCIPAL STRUCTURE:		
	REQUIRED	PROVIDED
FRONT:	50 FT	106' - 10" FT
SIDE (EAST):	15 FT	16' - 5" FT
REAR:	20 FT	76' - 2" FT

MINIMUM SETBACK AND DIMENSIONAL REQUIREMENTS FOR ACCESSORY STRUCTURE:	
FRONT:	0 FT
SIDE:	0 FT
REAR:	0 FT

NOTE: ACCESSORY STRUCTURES INCLUDE, BUT ARE NOT LIMITED TO: SHADE STRUCTURES, SHEDS, CARPORTS, GARAGES, ETC.

MAXIMUM BUILDING HEIGHTS:		
	ALLOWED	PROVIDED
PRINCIPAL STRUCTURE:	48 FT 3 STORIES	41 FT 3 STORIES
ACCESSORY STRUCTURE:	20 FT 1 STORY	VARIES 1 STORY

MINIMUM SECTION LINE SETBACK AND DIMENSIONAL REQUIREMENTS FOR A PRINCIPAL STRUCTURE:		
	REQUIRED	PROVIDED
FRONT (W. 64th AVE):	100 FT	106' - 10" FT
SIDE (WEST) (LOWELL BLVD):	100 FT	100' - 10" FT

MINIMUM FLOOR AREA OF DWELLINGS:	
EFFICIENCY UNIT:	450 SF
ONE BEDROOM UNIT:	600 SF
TWO BEDROOM UNIT:	750 SF
THREE BEDROOM UNIT:	900 SF
FOUR BEDROOM UNIT:	1000 SF

LANDSCAPE GUIDELINES

- THE LANDSCAPING SHALL CONFORM TO ADAMS COUNTY STANDARDS IN PLACE AT THE TIME OF DEVELOPMENT APPROVAL, EXCEPT AS NOTED BELOW. NO ARTIFICIAL TREES, SHRUBS OR PLANTS SHALL BE USED. ARTIFICIAL GRASS OR TURF SHALL NOT BE USED.
- PUBLIC RIGHT-OF-WAYS:
 - LANDSCAPING SHALL EXTEND TO THE BACK OF THE PUBLIC SIDEWALK.
 - STREET TREES: STREET TREES SHALL BE LOCATED WITHIN THE PROJECT AREA WHERE SPACE AND CONDITIONS PERMIT BUT SHALL NOT ENCROACH UPON EXISTING AND PLANNED UTILITY LINES OR EASEMENTS.
 - TREES PLANTED ALONG THE R.O.W. SHALL BE SPACED AT A MAXIMUM OF 40 FEET EXCEPT IN CASES WHERE THIS WOULD CONFLICT WITH VIEW CORRIDORS, ENTRY WALKS OR EASEMENTS.
- IRRIGATION: UNDERGROUND AUTOMATIC IRRIGATION SYSTEMS ARE REQUIRED FOR LANDSCAPING WHICH CANNOT SURVIVE ON NATURAL PRECIPITATION, EXCEPT FOR TEMPORARILY SEEDED AREAS AS STATED BELOW. THE USE OF DRIP, TRICKLE, SUBTERRANEAN AND OTHER WATER CONSERVING IRRIGATION METHODS IS ENCOURAGED, AS IS THE USE OF ORGANIC MULCHES AND OTHER WATER CONSERVING DESIGN FEATURES. THE OVERALL IRRIGATION SYSTEM DESIGN SHOULD EMPHASIZE EFFICIENT WATER USE AND CONSERVATION. NATURALIZED SEED OR UNDISTRIBUTED AREAS ARE NOT REQUIRED TO BE IRRIGATED.
- MINIMUM LANDSCAPE SIZES:
 - DECIDUOUS TREES: 2" CALIPER MEASURED 6" ABOVE SOIL LINE.
 - ORNAMENTAL DECIDUOUS TREES: 1.5" CALIPER MEASURED 6" ABOVE SOIL LINE.
 - EVERGREEN TREES: 6 FEET.
 - DECIDUOUS/EVERGREEN SHRUBS: #5 CONTAINER.
 - ORNAMENTAL GRASSES: #1 CONTAINER.
 - PERENNIAL: #1 CONTAINER.
- SUBSTITUTIONS: PLANT SPECIES MAY BE SUBSTITUTED WITH APPROVAL OF THE OWNER OR LANDSCAPE ARCHITECT, HOWEVER CHANGES TO PLANT MATERIAL SIZES AND QUANTITIES REQUIRE COUNTY APPROVAL AND SUBSTITUTED SPECIES SHALL CONFORM TO COUNTY LANDSCAPE REGULATIONS
- OPEN SPACE STANDARDS
 - MINIMUM 25% OF UNOBSTRUCTED OPEN SPACE REQUIRED.
 - UNOBSTRUCTED OPEN SPACE IS DEFINED AS AN AREA UPON WHICH NO STRUCTURE (EXCEPT GAZEBOs, TRELLIS, PERGOLAS AND THE LIKE) MAY BE ERECTED OR SURFACE AREA UTILIZED FOR STORAGE OR FOR VEHICULAR MOVEMENT (EXCEPT FOR EMERGENCY ACCESS ON TURNAROUND) OR PARKING. UNOBSTRUCTED OPEN SPACE INCLUDES BUT IS NOT LIMITED TO, LANDSCAPING, HARDSCAPING, PATIOS, BALCONIES, SWIMMING POOLS, SIDEWALKS, DECKING, PLAYGROUNDS, OUTDOOR FIREPLACES, BARBECUES, SPORTS COURTS, FENCES, RETAINING WALLS AND OTHER SUCH ELEMENTS. SUCH STRUCTURES AND FEATURES SHALL NOT BE DEEMED TO VIOLATE PROHIBITION AGAINST STRUCTURES IN UNOBSTRUCTED OPEN SPACE AN THE AREA BY SUCH ITEMS SHALL BE COUNTED TOWARD THE UNOBSTRUCTED OPEN SPACE REQUIREMENT.

SITE STATISTICS

ZONE DISTRICT:	PUD	
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL	
DWELLING UNITS:	TOTAL PROVIDED 142 (32 / ACRE)	
GROSS PROJECT AREA:	4,636 ACRES (201,953 SF)	
BUILDING COVERAGE:	MAXIMUM 40%	49,346 SF (11,445 SF FOR BLDGS 1 & 2) (14,973 SF FOR BLDGS 3) (11,483 SF FOR BLDGS 3) (24.4%)
OPEN SPACE:	MINIMUM 30%	70,496 SF (35%)
PARKING LOT:	82,111 SF (40%)	
ACTIVE OPEN SPACE:	MINIMUM 25% OF TOTAL OPEN SPACE	24,655 SF (35% OF TOTAL OPEN SPACE)
LAND AREA PER UNIT:	1,426.7 SF	
OPEN SPACE PER UNIT:	1,079 SF	
<u>PARKING:</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
PARKING SPACE:	234 (1.669 SPACES/UNIT)	249
HANDICAP PARKING:	7	10
TOTAL PARKING PROVIDED:		249

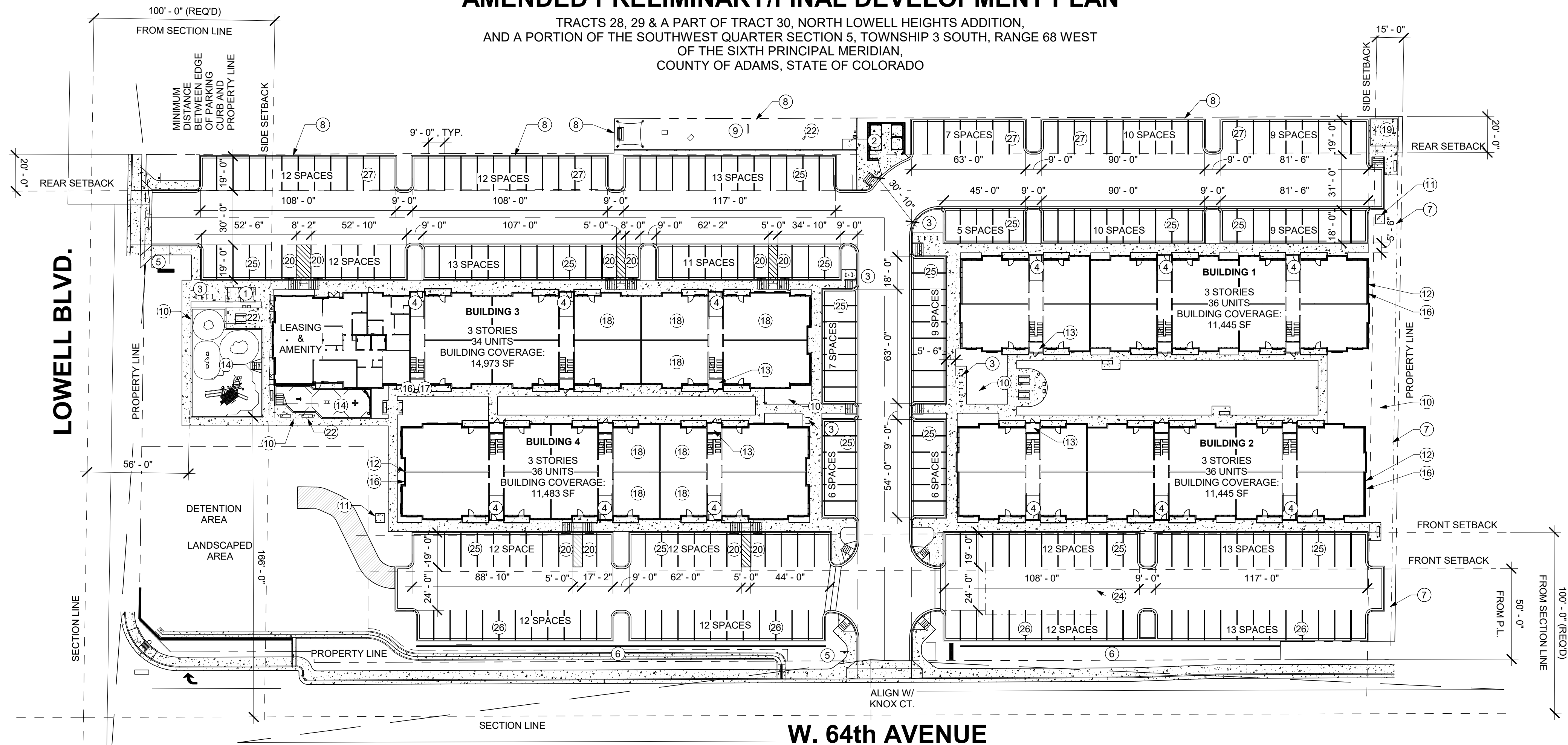
NOTE: THE SITE STATISTICS TABLE AND THE DEVELOPMENT STANDARDS TABLES ARE ILLUSTRATIVE OF THE DEPICTED DESIGN AND IS NOT AN ENUMERATION OF ABSOLUTE REQUIREMENTS. THE DISPLAYED STATISTICS MAY BE MODIFIED AS PART OF THE FDP AS LONG AS THE MODIFIED DESIGN COMPLIES WITH THE DEVELOPMENT STANDARDS DESCRIBED IN THIS PUD AND RELEVANT COUNTY REQUIREMENTS, INCLUDING AN AMENDMENT.

- SLOPE DESIGN STANDARDS:
 - SLOPES SHALL NOT EXCEED 3:1 UNLESS APPROVED BY ADAMS COUNTY.
- FENCING STANDARDS:
 - MAXIMUM HEIGHT: EIGHT (8) FEET.
 - MAY BY CONSTRUCTED OF SOLID, WOOD PICKET PRIVACY FENCE, PAINTED METAL, OR OTHER HIGH QUALITY SOLID FENCING MATERIAL.
- RETAINING WALLS:
 - ANY RETAINING WALLS MAY BE CONSTRUCTED OF NATURAL STONE, CONCRETE MASONRY BLOCK, INTERLOCKING MODULAR BLOCKS, OR POURED CONCRETE (WHICH SHALL BE TEXTURED) WITH THE COLOR COMPLIMENTARY TO THE BUILDING ARCHITECTURE.
 - RETAINING WALLS MAY BE FREESTANDING OR INCORPORATED INTO ANY BUILDINGS. WALLS MAY BE TERRACED.
 - RETAINING WALLS SHALL HAVE A MAXIMUM HEIGHT OF TWO (2) FEET, UNLESS ENGINEERED AND APPROVED BY ADAMS COUNTY.
- LIGHTING STANDARDS:
 - ALL EXTERIOR LIGHTING SHALL BE IN COMPLIANCE WITH ADAMS COUNTY STANDARDS.

DEVELOPMENT STANDARDS

BAKER SCHOOL APARTMENTS
AMENDED PRELIMINARY/FINAL DEVELOPMENT PLAN

TRACTS 28, 29 & A PART OF TRACT 30, NORTH LOWELL HEIGHTS ADDITION,
AND A PORTION OF THE SOUTHWEST QUARTER SECTION 5, TOWNSHIP 3 SOUTH, RANGE 68 WEST
OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO



SITE PLAN
SCALE: 1" = 40'-0"

PARKING STALL DIMENSIONS

9'-0" x 19'-0"	TYPICAL ACCESSIBLE VAN ACCESSIBLE												
9'-0" x 19'-0" W/ 5' ACCESS AISLE													
9'-0" x 19'-0" W/ 8' ACCESS AISLE													
<table><tr><th colspan="2">PARKING</th></tr><tr><th>TYPE</th><th>QTY.</th></tr><tr><td>ACCESSIBLE</td><td>8</td></tr><tr><td>ACCESSIBLE - VAN</td><td>2</td></tr><tr><td>STANDARD</td><td>239</td></tr><tr><td colspan="2">TOTAL: 249</td></tr></table>		PARKING		TYPE	QTY.	ACCESSIBLE	8	ACCESSIBLE - VAN	2	STANDARD	239	TOTAL: 249	
PARKING													
TYPE	QTY.												
ACCESSIBLE	8												
ACCESSIBLE - VAN	2												
STANDARD	239												
TOTAL: 249													

BICYCLE PARKING SPACES
PROVIDED: MINIMUM OF 34

LEGEND

---	PROPERTY LINE
	BUILDING FOOTPRINT
	PROPOSED PAVED SIDEWALK

GENERAL NOTES

- ALL PUBLIC AMENITIES ARE ON AN ACCESSIBLE PATH.
- OF THE 10 HANDICAP PARKING SPACES, 2 ARE VAN ACCESSIBLE.
- SITE LIGHTING IS SHOWN ON PHOTOMETRIC PLAN.
- ALL SIDEWALK GRADES TO MEET ADA REQUIREMENTS. SEE GRADING PLAN.

REFERENCE NOTES

- | | | |
|--|---|--|
| (1) MAILBOX LOCATION WITH POTENTIAL SHADE STRUCTURE | (11) TRANSFORMER LOCATION | (21) PICNIC TABLES WITH POTENTIAL SHADE STRUCTURE |
| (2) DUMPSTER ENCLOSURE, 4 POTENTIAL DUMPSTERS | (12) ELECTRIC METER | (22) SHADE STRUCTURE, POTENTIAL |
| (3) POTENTIAL BICYCLE RACKS | (13) WATER & FIRE ENTRY ROOM | (23) POTENTIAL FREE STANDING PRE MANUFACTURED SHED |
| (4) BUILDING ENTRY | (14) PLAY AREA. SEE LANDSCAPE PLANS FOR ADDITIONAL DETAIL - MATERIALS AND EQUIPMENT PLACEMENT SUBJECT TO CHANGE | (24) POTENTIAL CONSTRUCTION TRAILER LOCATION |
| (5) MONUMENT SIGNAGE - TEXT AND MATERIALS SUBJECT TO CHANGE | (15) NOT USED | (25) WHEEL STOP PARKING CONDITION- SEE DETAIL, SHEET 9 |
| (6) LOW SCREEN WALL | (16) GAS METER | (26) OVERHANG PARKING CONDITION- SEE DETAIL, SHEET 9 |
| (7) 6" CEDAR PRIVACY FENCE | (17) ELECTRIC METER IN CLOSET | (27) FENCE PARKING CONDITION, SHEET 9 |
| (8) 8" CEDAR PRIVACY FENCE | (18) 'TYPE A' ACCESSIBLE UNIT | (28) IMAGINARY PROPERTY LINE FOR CODE PURPOSES. |
| (9) DOG WALKING AREA - MATERIALS AND EQUIPMENT PLACEMENT SUBJECT TO CHANGE | (19) POTENTIAL FREE STANDING STORAGE SHED | |
| (10) 42" FENCE | (20) H.C. PARKING SPACE | |

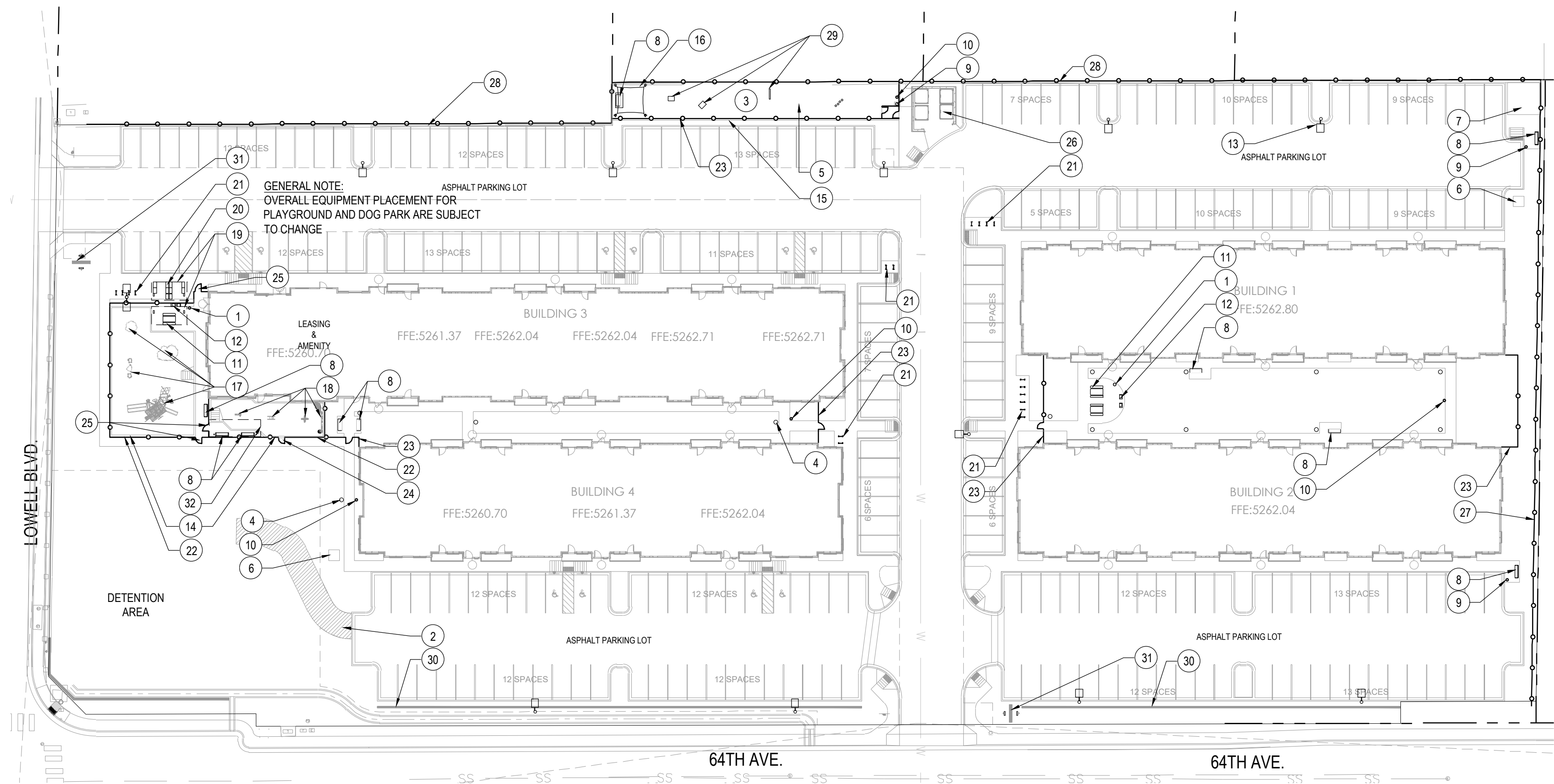
SITE PLAN

SHEET 3 OF 12

BAKER SCHOOL APARTMENTS

AMENDED PRELIMINARY/FINAL DEVELOPMENT PLAN

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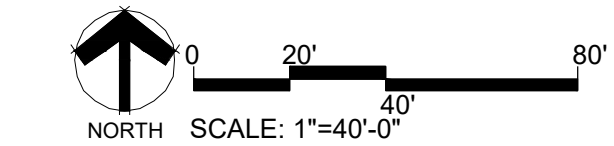
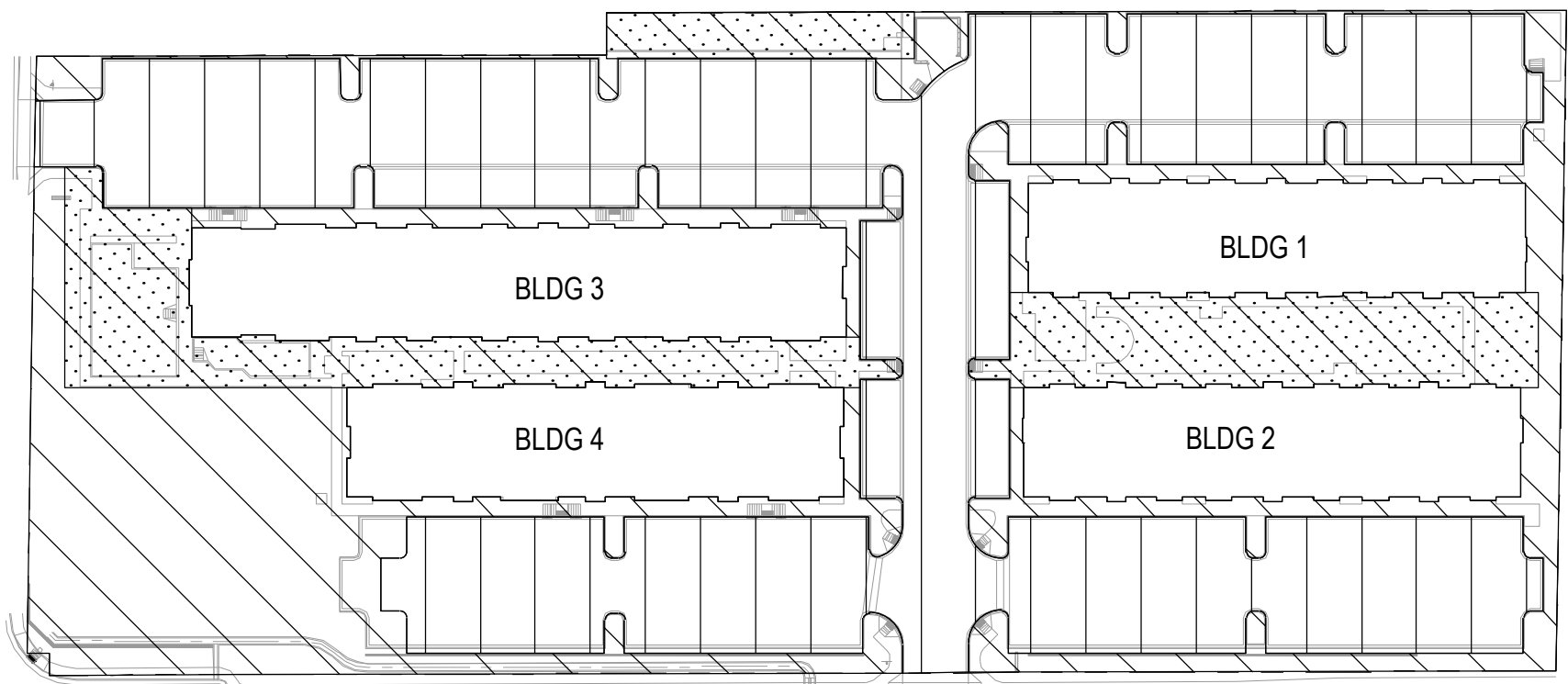
- ### AMENITY KEY
- 1 TRASH RECEPTACLE
 - 2 GRAVEL MAINT. PATH
 - 3 PET ENCLOSURE
 - 4 BOLLARD LIGHT, TYP.
 - 5 GRAVEL SURFACING
 - 6 ELEC. PAD
 - 7 MAINTENANCE SHED
 - 8 BENCH
 - 9 SMOKERS POLE
 - 10 PET STATION
 - 11 PICNIC TABLE(S)
 - 12 GRILL STATION
 - 13 POLE LIGHT, TYP.
 - 14 CONCRETE PLAYGROUND CURB
 - 15 CONCRETE CURB
 - 16 SAIL SHADE STRUCTURE
 - 17 PLAYGROUND EQPT. 5-12YRS
 - 18 PLAYGROUND EQPT. 3-5YRS
 - 19 SHADE STRUCTURE (DOWN LIT LIGHTING) DETAIL 1, SHEET 7
 - 20 MAIL KIOSKS-DETAIL 4, SHEET 8
 - 21 BIKE RACKS-DETAIL 6, SHEET 7
 - 22 5' HT., METAL SLAT FENCE-DETAIL 4, SHEET 7, PLAYGROUND AREAS ONLY
 - 23 4' HT., METAL SLAT FENCE-DETAIL 4, SHEET 7
 - 24 METAL SLAT FENCE GATE-DETAIL 4, SHEET 7 EMERGENCY EGRESS ONLY
 - 25 METAL SLAT FENCE GATE-DETAIL 4, SHEET 7
 - 26 TRASH ENCLOSURE-DETAIL 5, SHEET 7
 - 27 6' PRIVACY FENCE-DETAIL 2, SHEET 7
 - 28 8' PRIVACY FENCE-DETAIL 2, SHEET 7
 - 29 DOG PARK KIT-DETAIL 3, SHEET 8
 - 30 SCREEN WALL-DETAIL 3, SHEET 7
 - 31 ENTRY SIGN- (UP LIT LIGHTING) DETAIL 3, SHEET 7
 - 32 LATTICE SHADE STRUCTURE-DETAIL 2, SHEET 8

SITE COVERAGE & OPEN SPACE TABULATIONS

DESCRIPTION	REQUIRED	
	AREA (AC.)	SQ. FT.
TOTAL PROJECT AREA	4.636	201,953
OPEN SPACE REQUIRED (30%)	1.391	60,586
ACTIVE OPEN SPACE REQUIRED (25% OF TOTAL PROJECT OPEN SPACE)	0.348	15,159

DESCRIPTION	PROVIDED		
	AREA (AC.)	SQ. FT.	% OF PROJECT AREA
BUILDING	1.133	49,346	24%
PARKING LOT	1.865	82,111	41%
OPEN SPACE	1.618	70,496	35% (30% MIN.)
ACTIVE OPEN SPACE	0.566	24,655	% OF OPEN SPACE 35% (25% MIN.)

SITE COVERAGE & OPEN SPACE DIAGRAM



- ### LEGEND
- BUILDING, 1.149 AC.
 - PARKING LOT, 1.885 AC.
 - OPEN SPACE, 1.617 AC.
 - ACTIVE OPEN SPACE, 0.566 AC.

OVERALL LANDSCAPE PLAN & TABULATIONS

BAKER SCHOOL APARTMENTS

AMENDED PRELIMINARY/FINAL DEVELOPMENT PLAN

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PLANT & GROUNDCOVER SCHEDULE

DECIDUOUS TREES	QTY	COMMON NAME / BOTANICAL NAME
GI	5	IMPERIAL HONEYLOCUST / GLEDITSIA TRIACANTHOS 'IMPERIAL'
AS	1	MIYABEI MAPLE / ACER MIYABEI 'STATE STREET'
RAL	6	REDMOND AMERICAN LINDEN / TLIA AMERICANA 'REDMOND'
SHL	5	SKYLINE HONEY LOCUST / GLEDITSIA TRIACANTHOS 'SKYLINE'

EVERGREEN TREES	QTY	COMMON NAME / BOTANICAL NAME
ABP	9	AUSTRIAN BLACK PINE / PINUS NIGRA
BPE	4	BOSNIAN PINE / PINUS HELDREICHII
PC2	6	COMPACT UPRIGHT BOSNIAN PINE / PINUS LEUCODERMIS 'COMPACT GEM'
PF	2	VANDERWOLF'S PYRAMID PINE / PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'

ORNAMENTAL TREES	QTY	COMMON NAME / BOTANICAL NAME
CCP	4	CAPITAL CALLERY PEAR / PYRUS CALLERYANA 'CAPITAL'
CHP	4	CHANTICLEER PEAR / PYRUS CALLERYANA 'CHANTICLEER'
ACS	4	CRIMSON SENTRY MAPLE / ACER PLATANOIDES 'CRIMSON SENTRY'

DECIDUOUS SHRUBS	QTY	COMMON NAME / BOTANICAL NAME
HB	9	BELLA ANNA HYDRANGEA / HYDRANGEA ARBORESCENS 'BELLA ANNA'
EC	12	CANADALE GOLD EUONYMUS / EUONYMUS FORTUNEI 'CANADALE GOLD'
BSP	32	COMMON BLUEBEARD SPIREA / CARYOPTERIS INCANA
CBB	6	COMPACT BURNING BUSH / EUONYMUS ALATUS 'COMPACTUS'
MN	14	DIABLO NINEBARK / PHYSOCARPUS OPULIFOLIUS 'DIABLO'
FMR	26	FIRE MEIDILAND ROSE / ROSA MEIDILAND SERIES 'FIRE'
GVP	18	GOLDEN PRIVET / LIGUSTRUM VICARYI
GFP	36	GOLDFINGER POTENTILLA / POTENTILLA FRUTICOSA 'GOLDFINGER'
RHU	5	GRO-LOW FRAGRANT SUMAC / RHUS AROMATICA 'GRO-LOW'
NFS	10	NEON FLASH SPIREA / SPIRAEA X BUMALDA 'NEON FLASH'
PLS	7	PURPLE LEAF SAND CHERRY / PRUNUS X CISTENA
RB	4	RABBITBRUSH / CHRYSOTHAMNUS NAUSEOSUS
AA	2	ROSE OF SHARON / ALTHAEA SYRIACUS 'APHRODITE'
RDK	24	ROSE, DOUBLE KNOCKOUT / ROSA X 'DOUBLE KNOCKOUT'
THB	35	TALL HEDGE BUCKTHORN / RHAMNUS FRANGULA 'COLUMNARIS'
DGN	12	YELLOW NINEBARK / PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD'
SW	38	'ANTHONY WATERER' SPIREA / SPIRAEA JAPONICA 'ANTHONY WATERER'
AG	3	'AUTUMN BRILLIANCE' SERVICEBERRY / AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'

EVERGREEN SHRUBS	QTY	COMMON NAME / BOTANICAL NAME
JUA	26	ARCADIA JUNIPER / JUNIPERUS SABINA 'ARCADIA'
JUB	9	BLUE CHIP JUNIPER / JUNIPERUS HORIZONTALIS 'BLUE CHIP'
JB	17	BUFFALO JUNIPER / JUNIPERUS SABINA 'BUFFALO'
GGJ	16	GRAY GLEAM JUNIPER / JUNIPERUS SCOPULORUM 'GRAY GLEAM'
SCJ	5	SCANDIA JUNIPER / JUNIPERUS SABINA 'SCANDIA'

ORNAMENTAL GRASSES	QTY	COMMON NAME / BOTANICAL NAME
MSA	12	ADAGIO EULALIA GRASS / MISCANTHUS SINENSIS 'ADAGIO'
BOG	32	BLUE OAT GRASS / HELICTOTRICHON SEMPERVIRENS 'SAPPHIRE'
DMG	71	DWARF MAIDEN GRASS / MISCANTHUS SINENSIS 'YAKUSHIMA'
FRG	122	FEATHER REED GRASS / CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'
PG	16	FOUNTAIN GRASS / PENNISETUM ALOPECUROIDES
PQG	5	PORCUPINE GRASS / MISCANTHUS SINENSIS 'STRICTUS'
RVG	18	RAVENNA GRASS / SACCHARUM RAVENNAE
MV	30	VARIEGATED MAIDEN GRASS / MISCANTHUS SINENSIS 'VARIEGATUS'

PERENNIALS	QTY	COMMON NAME / BOTANICAL NAME
AC	24	ANISE HYSSOP / AGASTACHE X 'CORANADO RED'
DAY	59	STELLA DE ORO DAYLILY / HEMEROCALLIS X 'STELLA DE ORO'

VINE/ESPALEIR	QTY	COMMON NAME / BOTANICAL NAME
PE	22	ENGELMAN IVY / PARTHENOCEISSUS QUINQUEFOLIA 'ENGELMANNII'

MULCH	QTY	COMMON NAME / BOTANICAL NAME
	1,971 SF	BLACK GRANITE, 3/4" DIA. / BLACK GRANITE, 3/4" DIA.

	2,781 SF	FIBAR PLAYGROUND MULCH / FIBAR PLAYGROUND MULCH
--	----------	---

	2,273 SF	PEA GRAVEL / 5/8" PEA GRAVEL
--	----------	------------------------------

	1,887 SF	RIVER COBBLE MULCH, 4"-6" DIA. / RIVER COBBLE MULCH, 4"-6" DIA.
--	----------	---

	13,286 SF	TAN ROCK MULCH, .75"-1.5" DIA. / TAN ROCK MULCH, .75"-1.5" DIA.
--	-----------	---

	2,836 SF	WOOD MULCH / WOOD MULCH
--	----------	-------------------------

SOD/SEED	QTY	COMMON NAME / BOTANICAL NAME
	12,273 SF	SEED, NON-IRRIG NATIVE / SEED, NON-IRRIG NATIVE

	6,975 SF	SOD 'ENVIROTURF' BY TURF MASTERS / SOD
--	----------	--

CONT	CAL / SIZE	HT X SPD
B & B	2" CAL	35' X 25'
B & B	2" CAL	40' X 40'
B & B	2" CAL	50' X 30'
B & B	2" CAL	40' X 35'

CONT	CAL / SIZE	HT X SPD
B & B	6" HT	50' X 20'
B & B	6" HT	40' X 10'
B & B	6" HT	15' X 8'
B & B	6" HT	25' X 15'

CONT	CAL / SIZE	HT X SPD
B & B	1.5" CAL	30' X 10'
B & B	1.5" CAL	35' X 16'
B & B	1.5" CAL	25' X 15'

CONT	HT X SPD	IRR. ZONE
5 GAL	3' X 4'	MODERATE
5 GAL	3' X 4'	MODERATE
5 GAL	4' X 5'	LOW
5 GAL	4' X 4'	MODERATE
5 GAL	7' X 7'	LOW
5 GAL	2' X 4'	LOW
5 GAL	5' X 4'	MODERATE
5 GAL	3' X 4'	LOW
5 GAL	2' X 8'	LOW-MOD
5 GAL	3' X 4'	LOW
5 GAL	8' X 8'	LOW
5 GAL	4' X 4'	LOW
5 GAL	10' X 6'	LOW
5 GAL	3' X 4'	LOW
5 GAL	4' X 12'	LOW
5 GAL	4' X 4'	LOW-MOD
5 GAL	3' X 4'	LOW-MOD
5 GAL	20' X 12'	LOW

CONT	HT X SPD	IRR. ZONE
5 GAL	2' X 6'	LOW
5 GAL	8' X 7'	LOW
5 GAL	1' X 8'	LOW
15 GAL	6'-8' HT	LOW
5 GAL	2' X 6'	LOW

CONT	HT X SPD	IRR. ZONE
1 GAL	5' X 3'	MODERATE
1 GAL	2' X 2.5'	LOW
1 GAL	4' X 3'	MODERATE
1 GAL	5' X 30"	LOW-MOD
1 GAL	2.5' X 3'	LOW
1 GAL	6' X 5'	LOW-MOD
1 GAL	10' X 5'	MODERATE
1 GAL	4' X 3'	MODERATE

CONT	HT X SPD	IRR. ZONE
1 GAL	2.5' X 3'	LOW
1 GAL	1.5' X 1'	MODERATE

CONT	HT X SPD	IRR. ZONE
1 GAL	VINE	MODERATE

CONT

MULCH

MULCH

MULCH

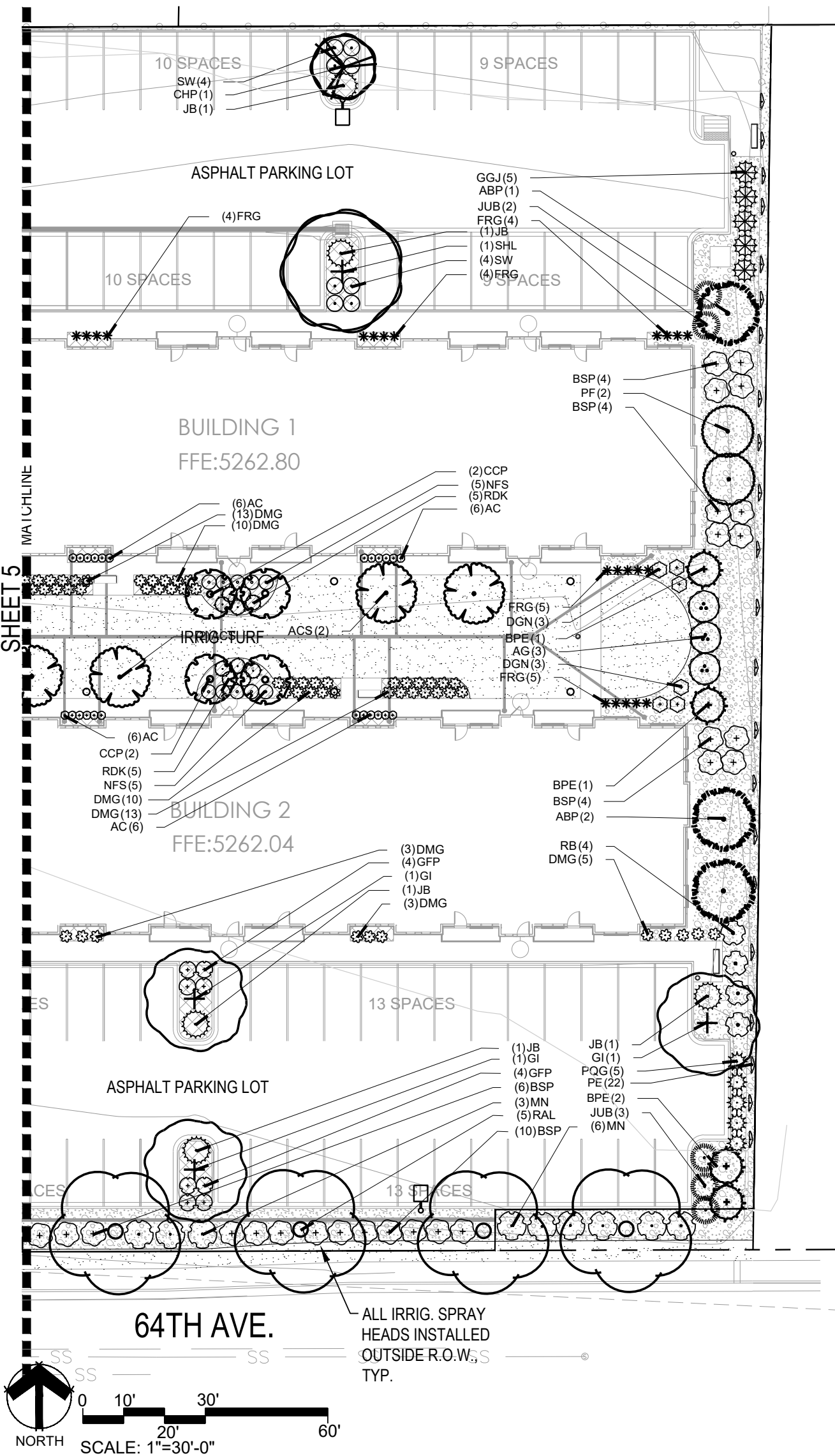
MULCH

MULCH

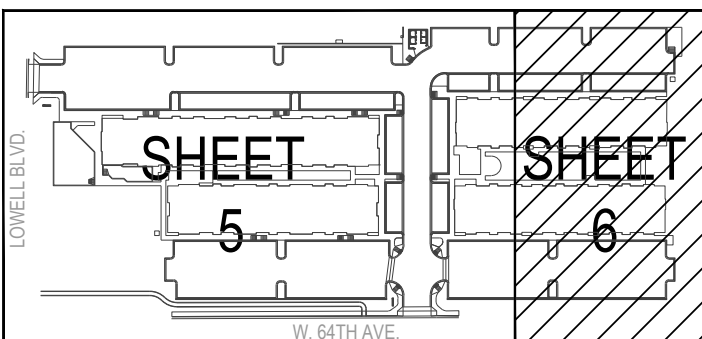
MULCH

SEED

SOD



LANDSCAPE SHEET KEY



LANDSCAPE PLAN & PLANT SCHEDULE

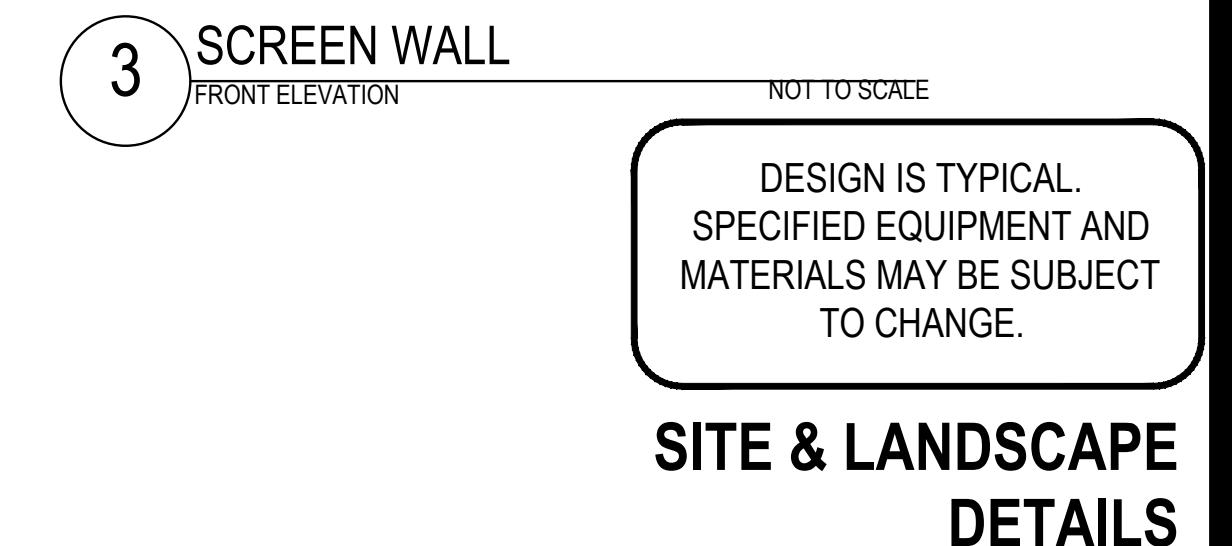
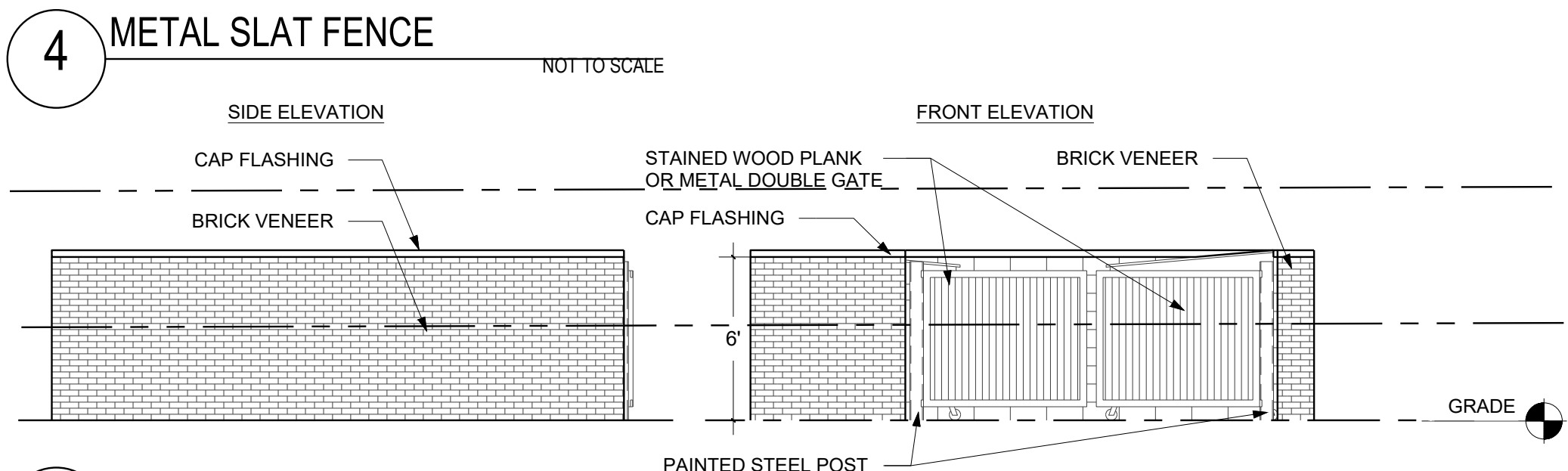
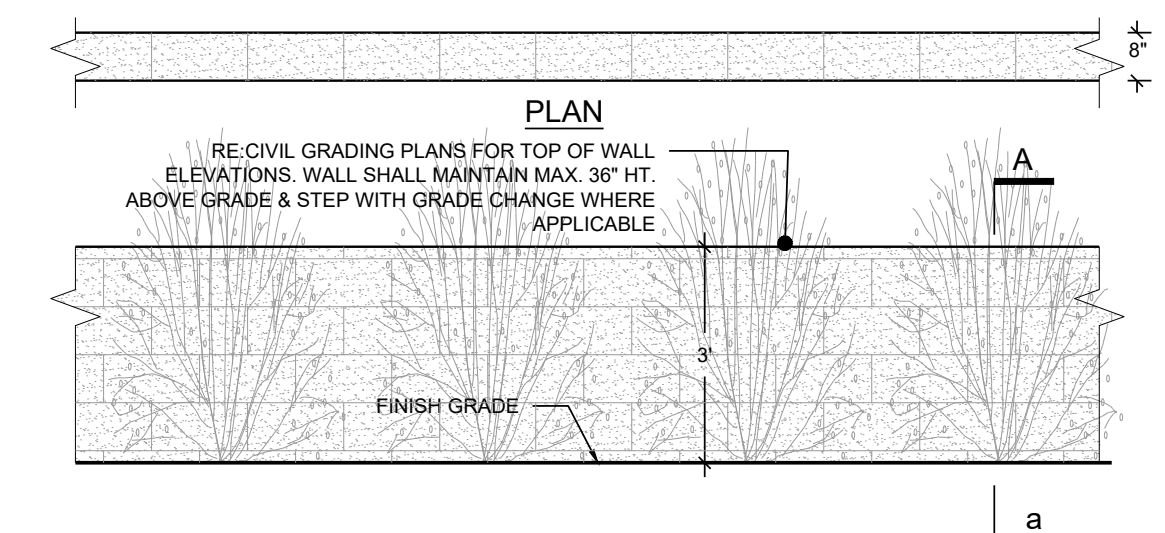
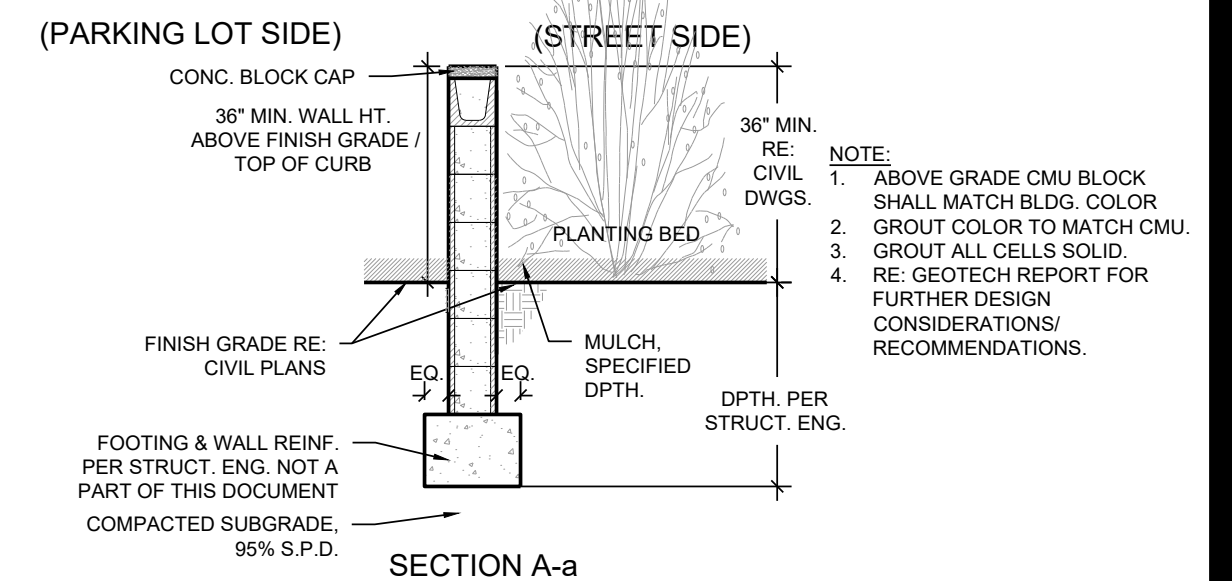
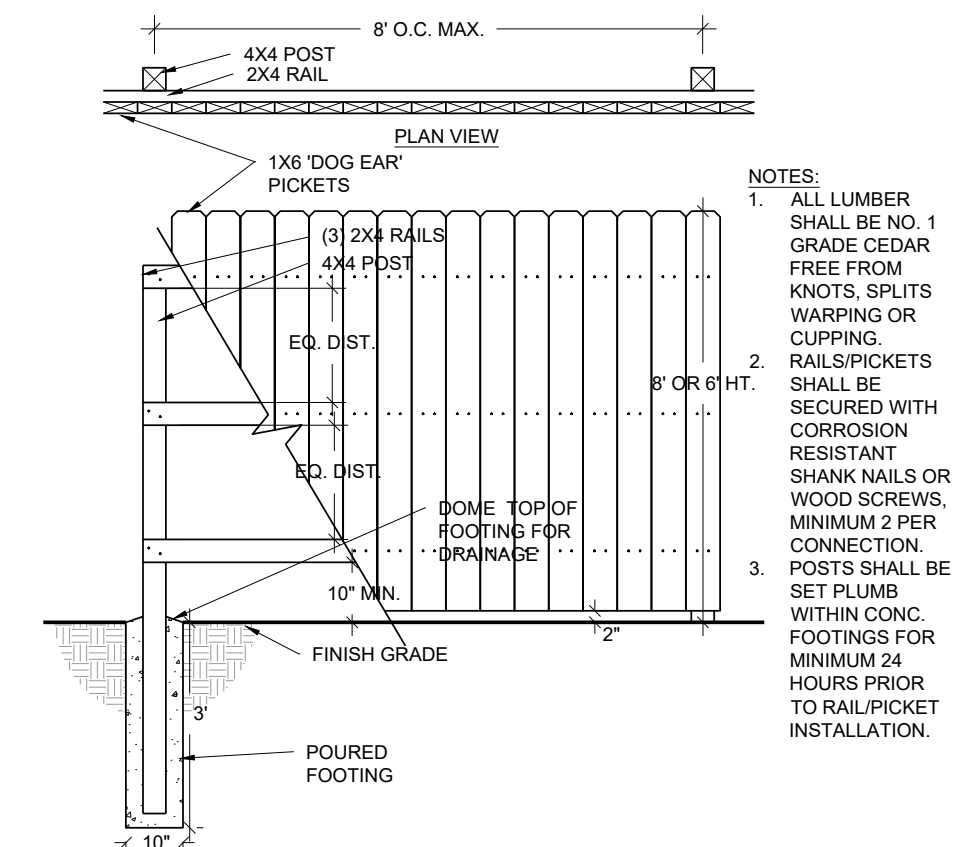
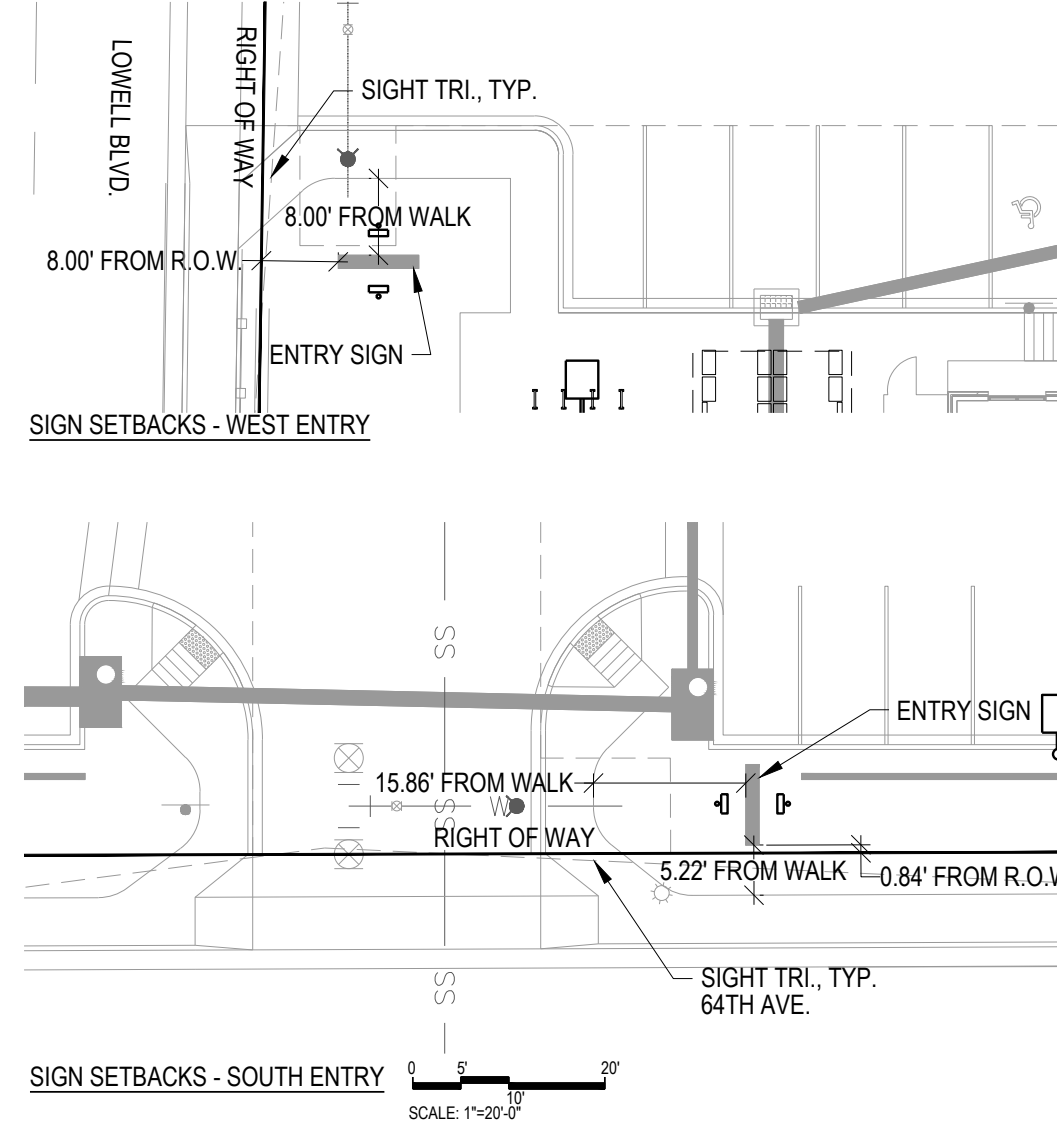
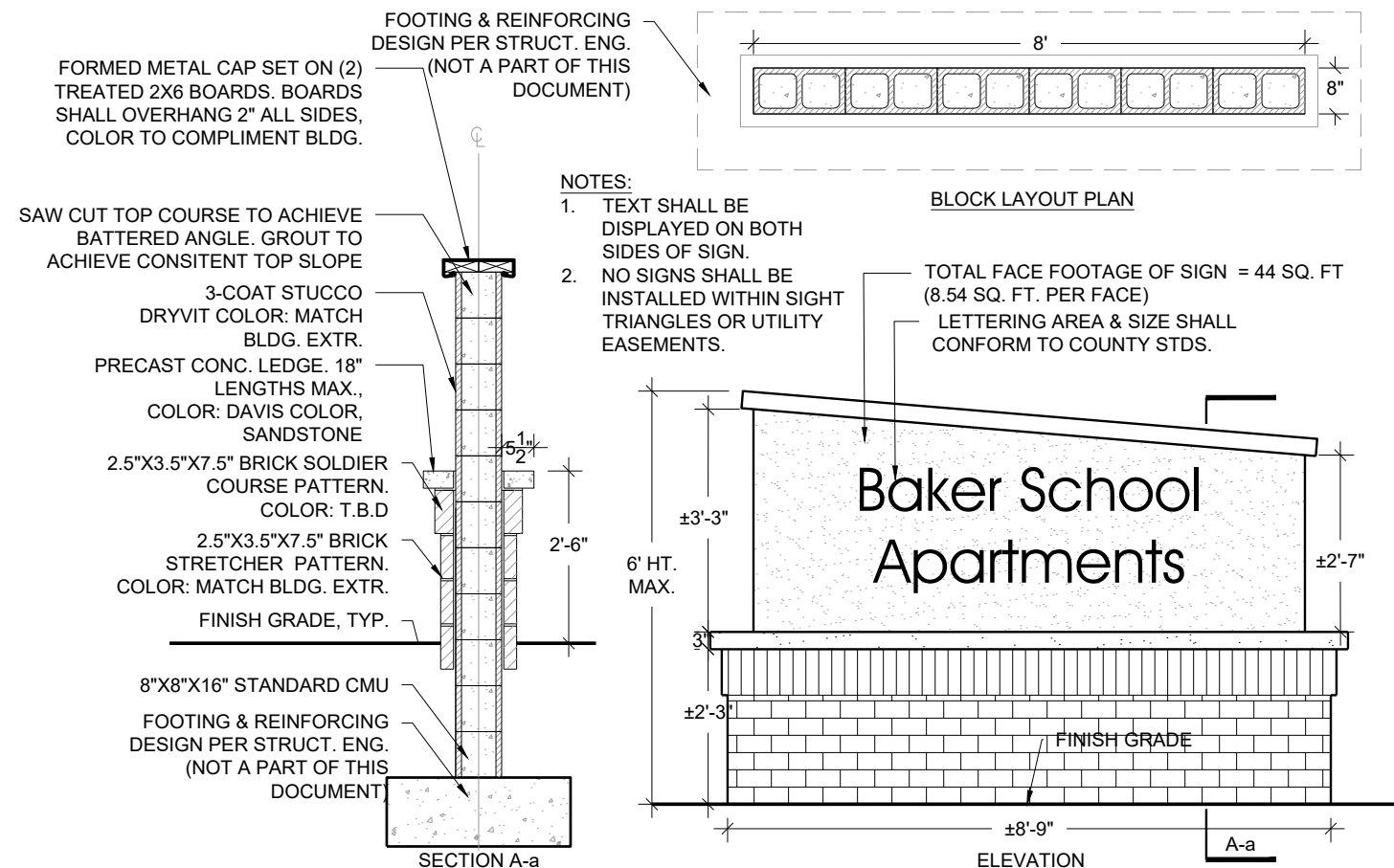
SHEET 6 OF 12

BAKER SCHOOL APARTMENTS

AMENDED PRELIMINARY/FINAL DEVELOPMENT PLAN

TRACTS 28, 29 & A PART OF TRACT 30, NORTH LOWELL HEIGHTS ADDITION,
AND A PORTION OF THE SOUTHWEST QUARTER SECTION 5, TOWNSHIP 3 SOUTH, RANGE 68 WEST
OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO

GENERAL NOTE:
MONUMENT SIGN LANGUAGE, TEXT & MATERIALS ARE
SUBJECT TO CHANGE.



DESIGN IS TYPICAL.
SPECIFIED EQUIPMENT AND
MATERIALS MAY BE SUBJECT
TO CHANGE.

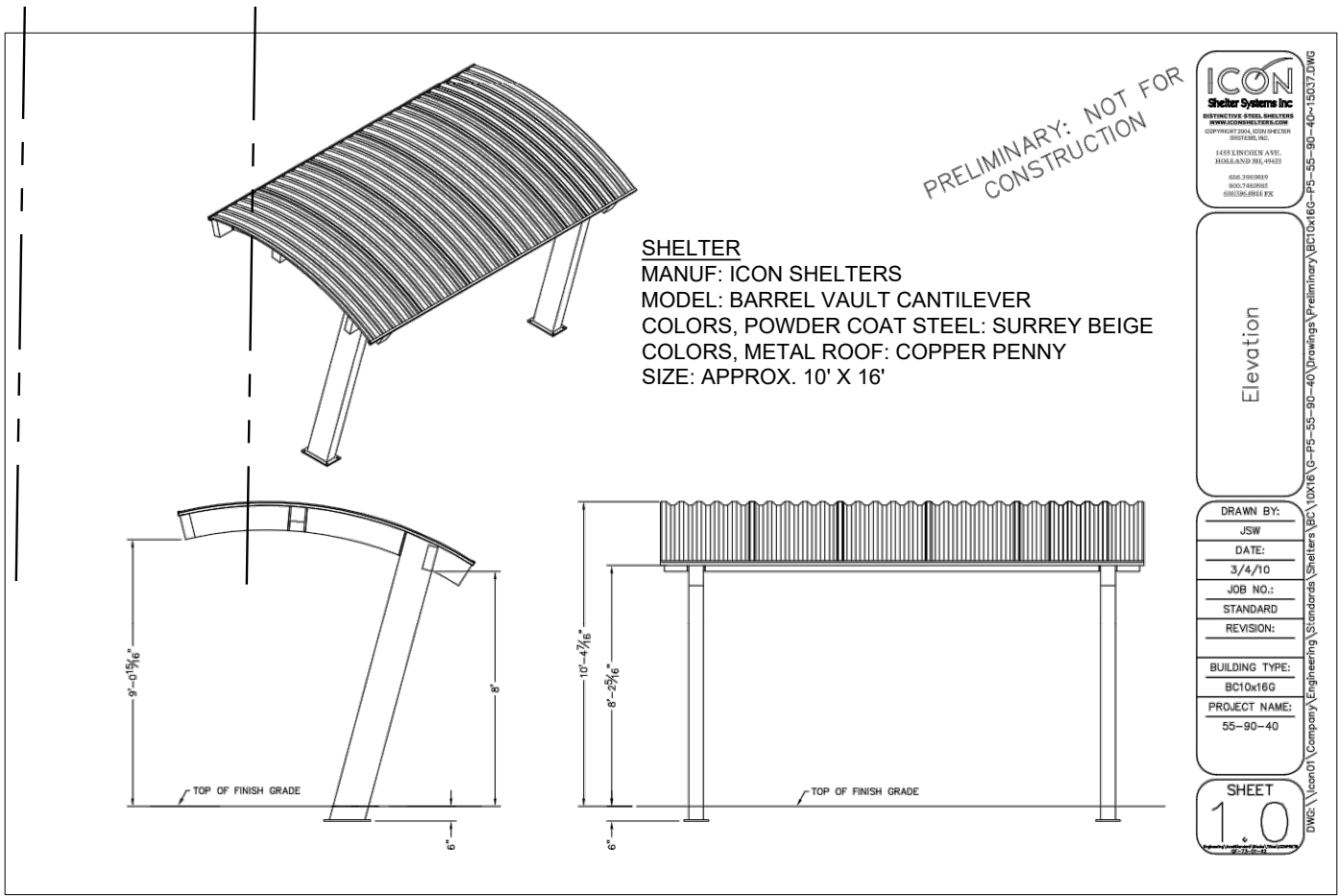
**SITE & LANDSCAPE
DETAILS**

SHEET 7 OF 12

BAKER SCHOOL APARTMENTS

AMENDED PRELIMINARY/FINAL DEVELOPMENT PLAN

TRACTS 28, 29 & A PART OF TRACT 30, NORTH LOWELL HEIGHTS ADDITION,
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OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO



1 SHADE STRUCTURE

LOCATIONS: PLAYGROUND, MAIL KIOSKS NOT TO SCALE



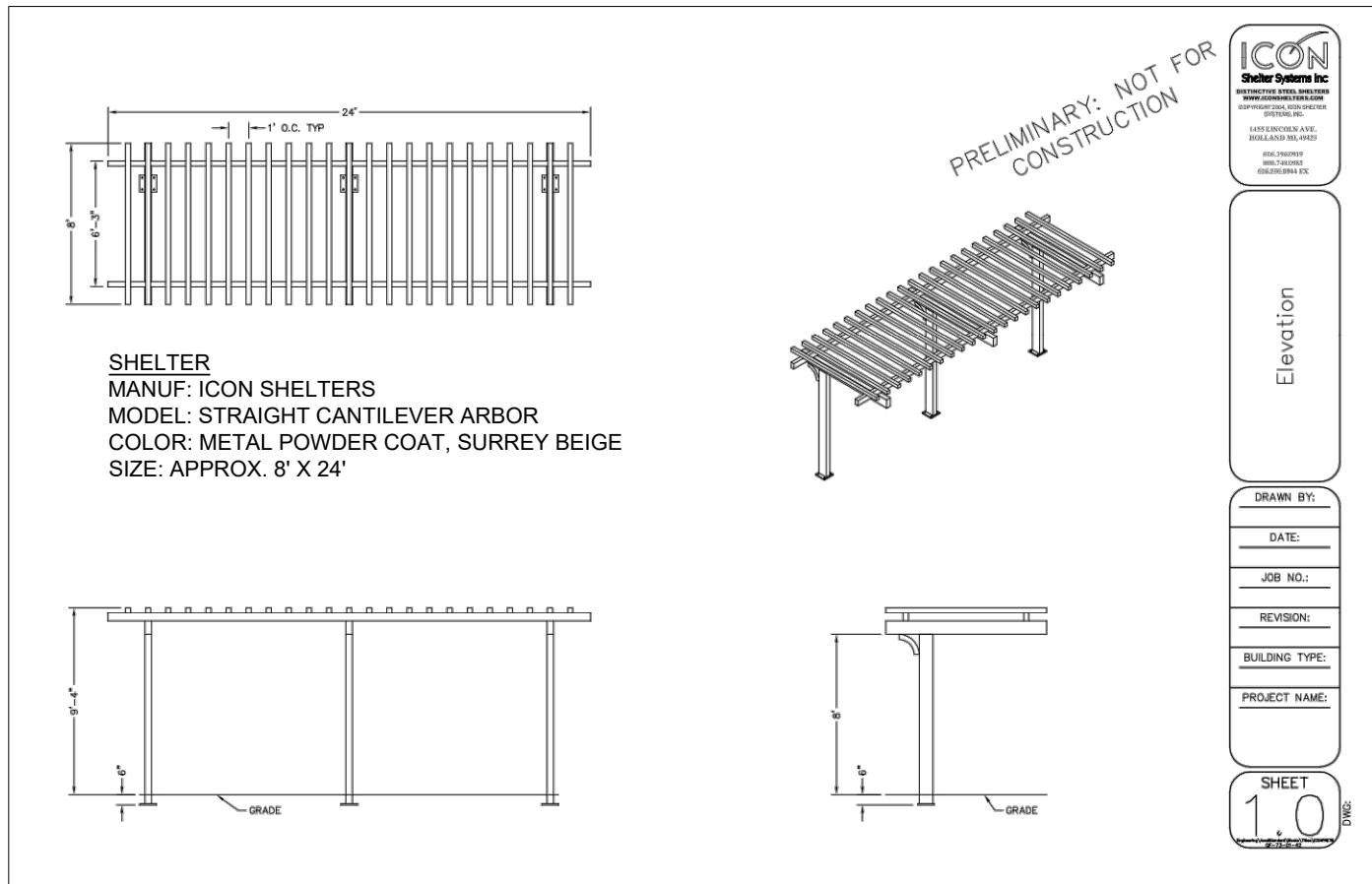
- INTERMEDIATE DOG PARK KIT
COMPONENTS:
- ROVER JUMP OVER
 - STEPPING PAWS
 - KING OF THE HILL
- PAWS TABLE
• DOGGIE CRAWL
• HOOP JUMP
SUPPLIER:
THEPARKCATALOG.COM

GENERAL NOTE:
OVERALL EQUIPMENT
PLACEMENT FOR PLAYGROUND
AND DOG PARK ARE SUBJECT
TO CHANGE



3 DOG PARK KIT

NOT TO SCALE

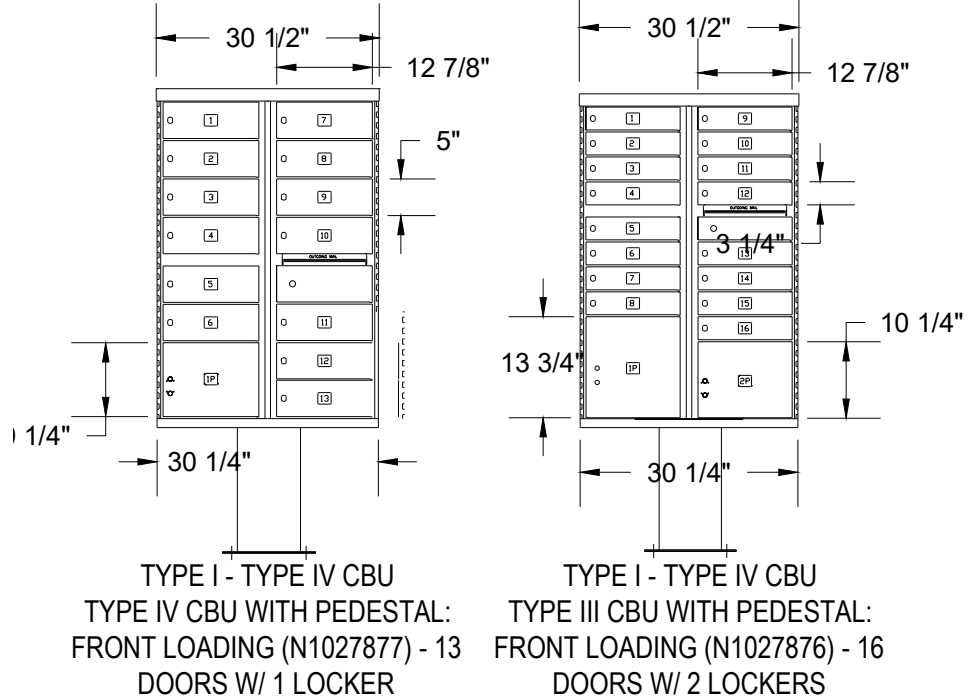


2 LATTICE SHADE STRUCTURE

LOCATION: TOT LOT NOT TO SCALE



- NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH SPECIFICATIONS BY FACTORY AUTHORIZED INSTALLERS.
 2. CONTRACTOR TO VERIFY CONCRETE PAD DIMENSION & CONSTRUCTION SPECIFICATIONS WITH USPS BEFORE CONSTRUCTING
 3. CONTRACTOR TO MAKE SUBMITTALS FOR MAILBOX CLUSTER UNITS FOR REVIEW & APPROVAL, WITH PRICING INFO, PRIOR TO ORDERING CLUSTERBOXES.



4 MAIL KIOSK

TYPICAL UNITS SHOWN NOT TO SCALE

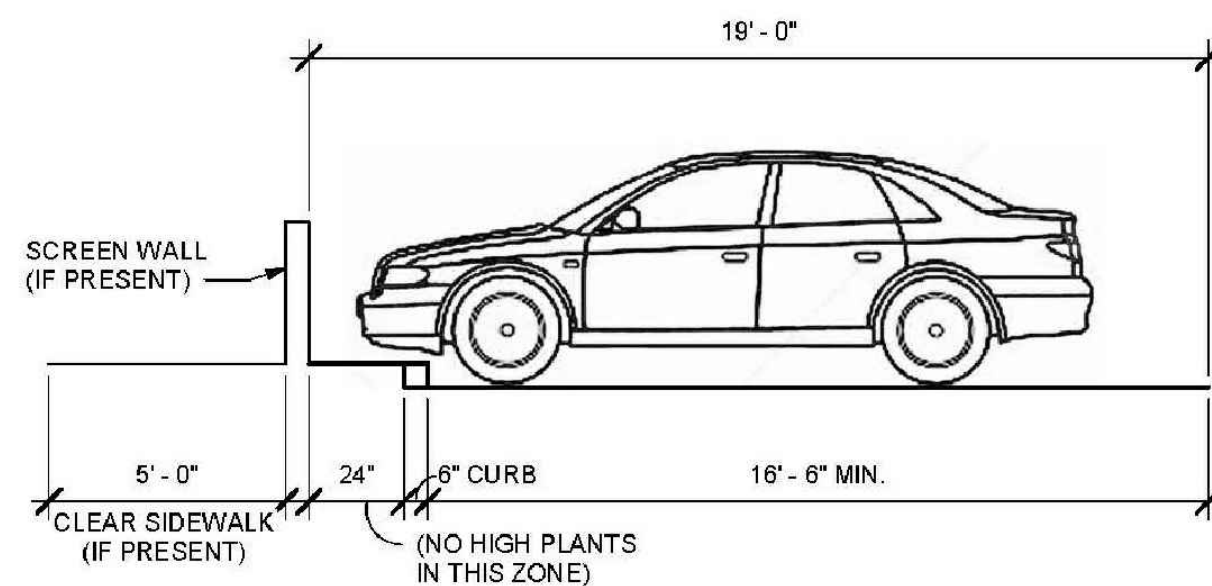
DESIGN IS TYPICAL.
SPECIFIED EQUIPMENT AND
MATERIALS MAY BE SUBJECT
TO CHANGE.

SITE & LANDSCAPE DETAILS

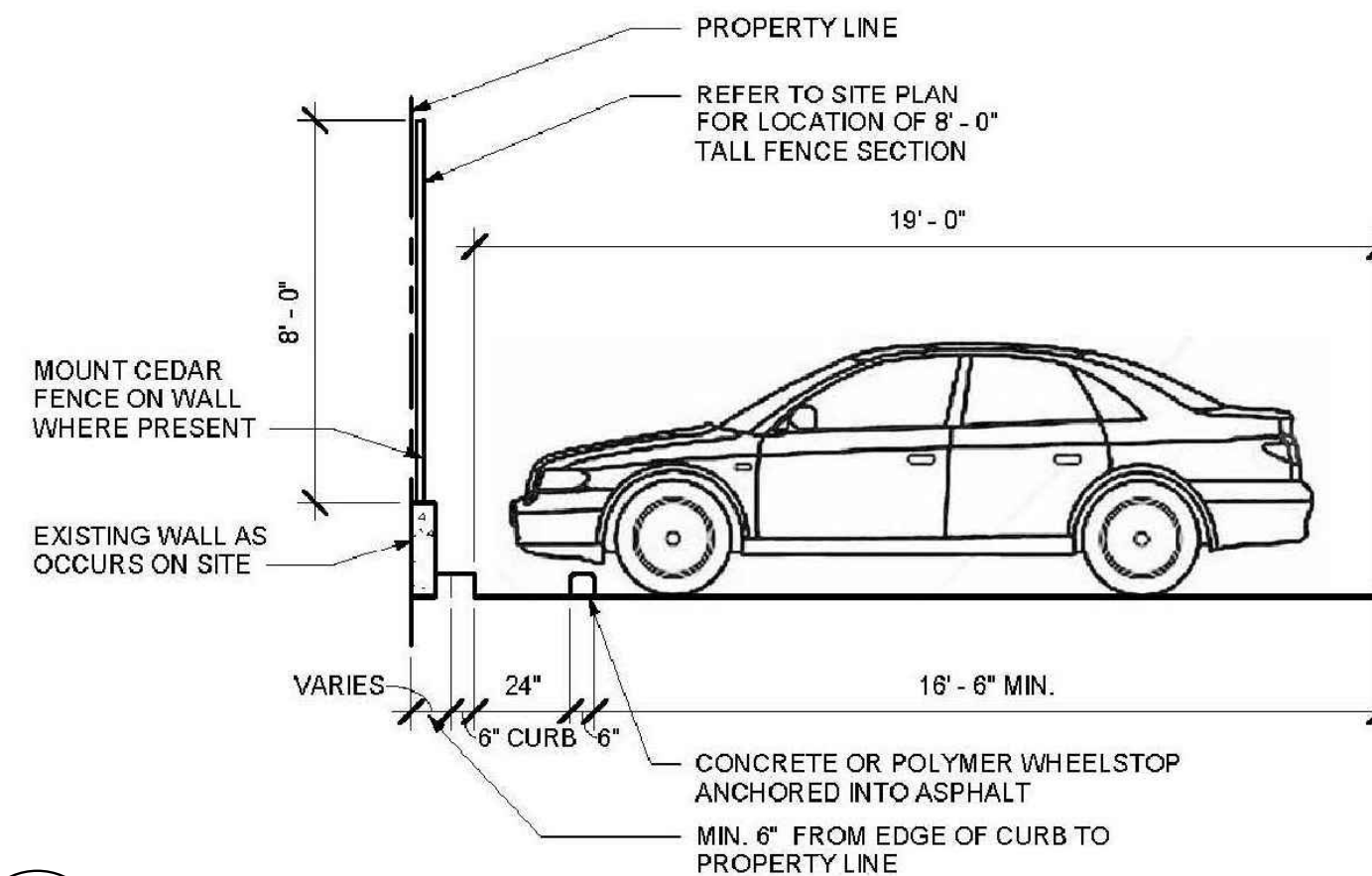
BAKER SCHOOL APARTMENTS

AMENDED PRELIMINARY/FINAL DEVELOPMENT PLAN

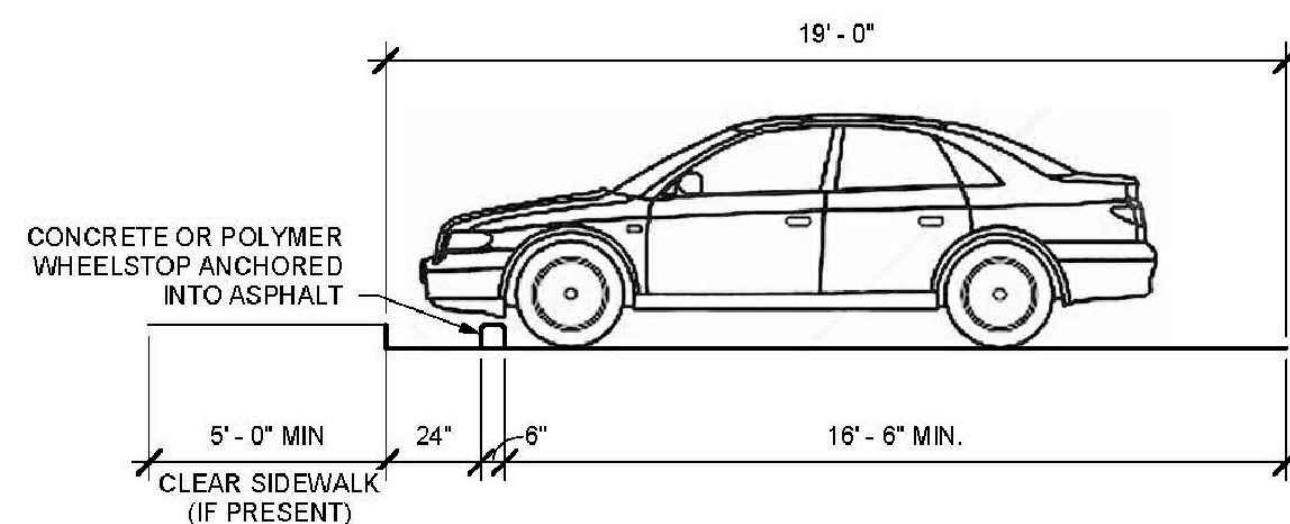
TRACTS 28, 29 & A PART OF TRACT 30, NORTH LOWELL HEIGHTS ADDITION,
AND A PORTION OF THE SOUTHWEST QUARTER SECTION 5, TOWNSHIP 3 SOUTH, RANGE 68 WEST
OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO



OVERHANG PARKING CONDITION
SCALE: 1/4"=1'-0"



FENCE PARKING CONDITION
SCALE: 1/4"=1'-0"



WHEEL STOP PARKING CONDITION
SCALE: 1/4"=1'-0"

DESIGN IS TYPICAL.
SPECIFIED EQUIPMENT AND
MATERIALS MAY BE SUBJECT
TO CHANGE.

SITE & LANDSCAPE
DETAILS

SHEET 9 OF 12

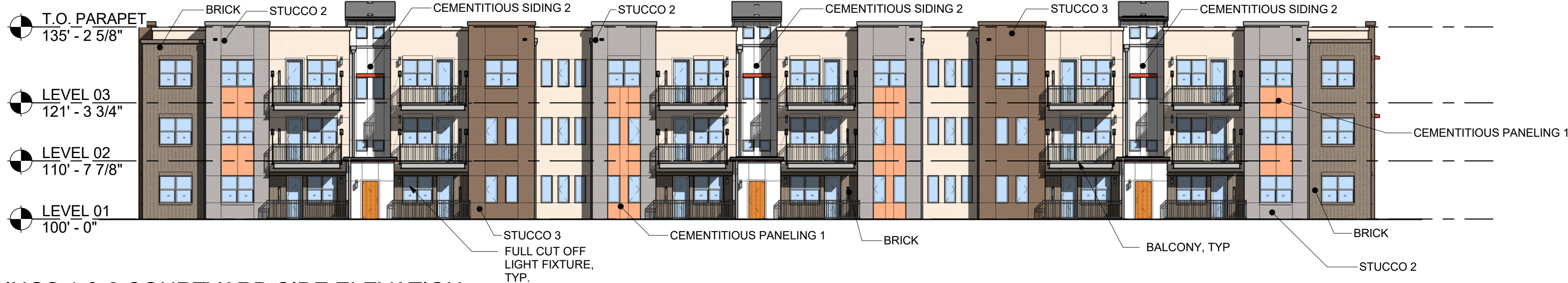
BAKER SCHOOL APARTMENTS

AMENDED PRELIMINARY/FINAL DEVELOPMENT PLAN

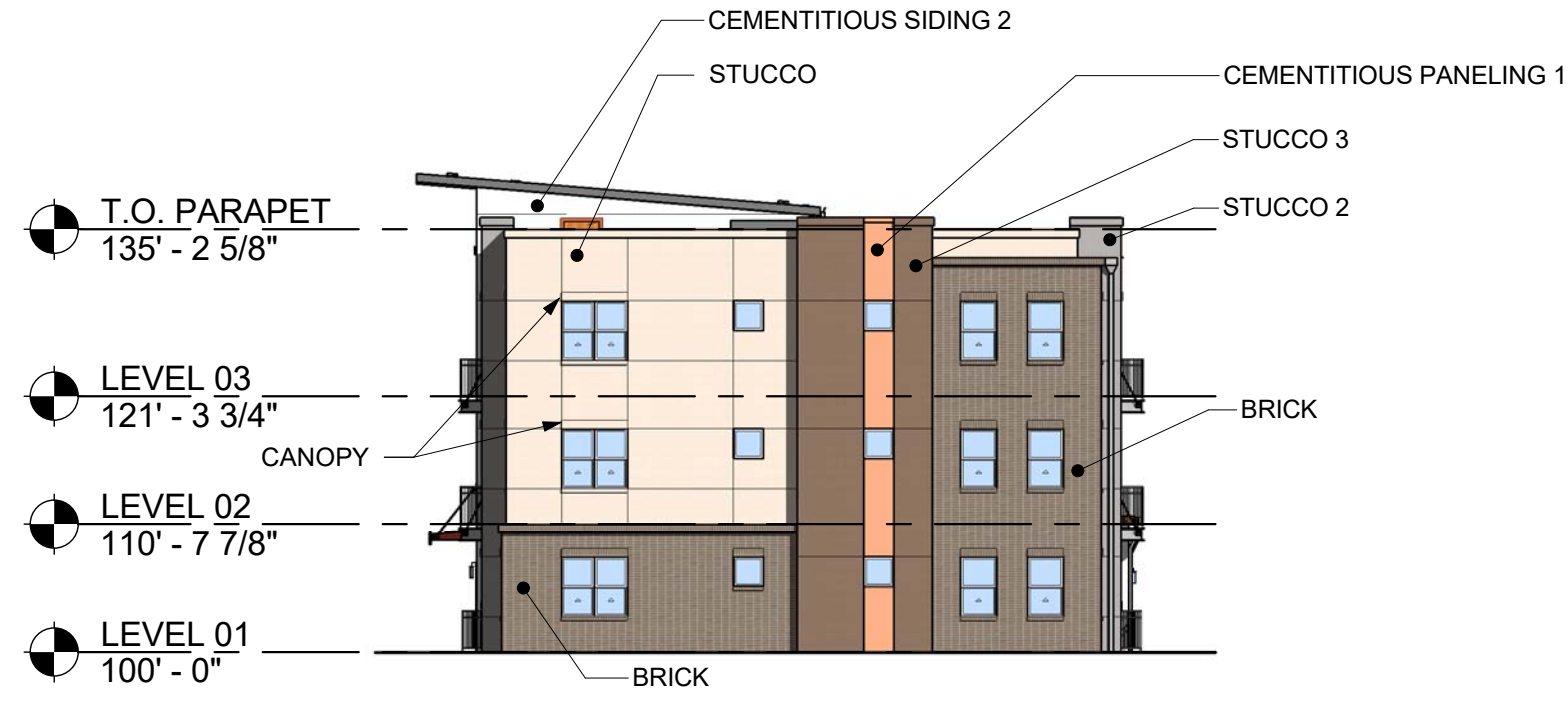
TRACTS 28, 29 & A PART OF TRACT 30, NORTH LOWELL HEIGHTS ADDITION,
AND A PORTION OF THE SOUTHWEST QUARTER SECTION 5, TOWNSHIP 3 SOUTH, RANGE 68 WEST
OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO



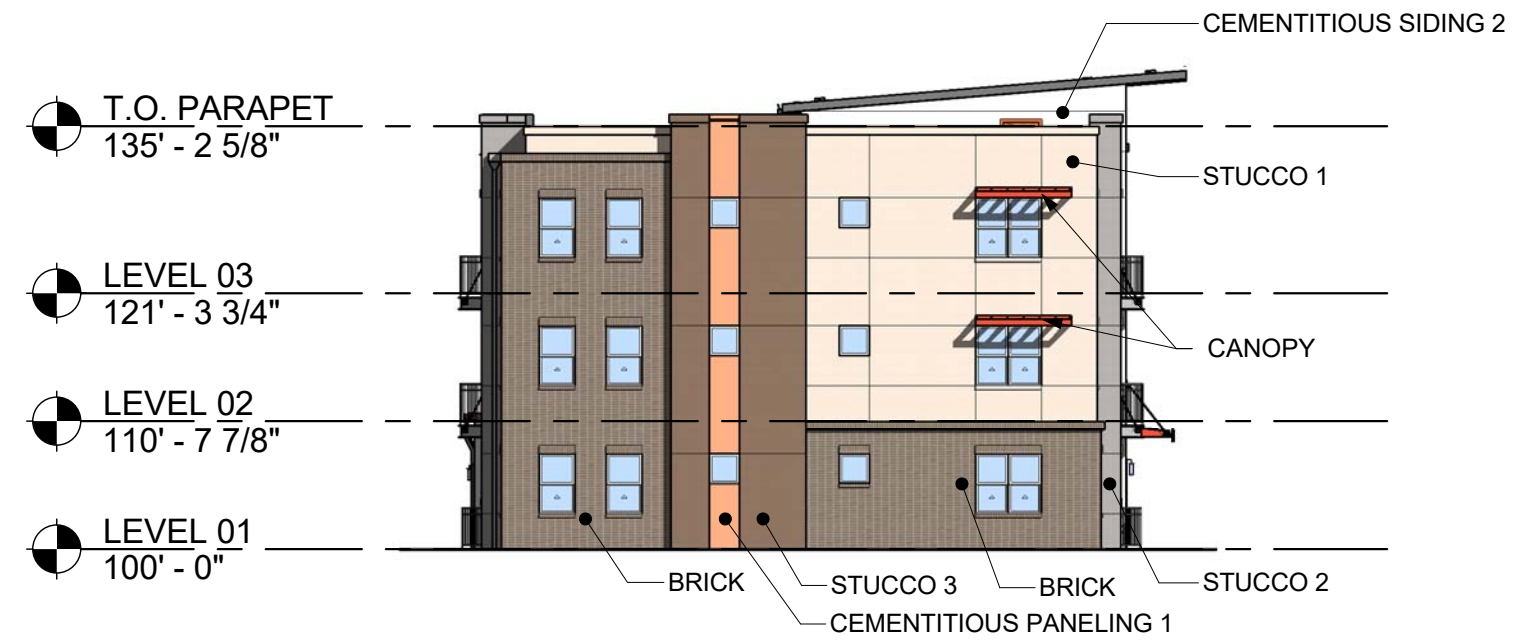
1 BUILDINGS 1 & 2 PARKING SIDE ELEVATION
SCALE: 1/16" = 1'-0"



2 BUILDINGS 1 & 2 COURTYARD SIDE ELEVATION
SCALE: 1/16" = 1'-0"



3 WEST ELEVATION
SCALE: 1/16" = 1'-0"



4 EAST ELEVATION
SCALE: 1/16" = 1'-0"

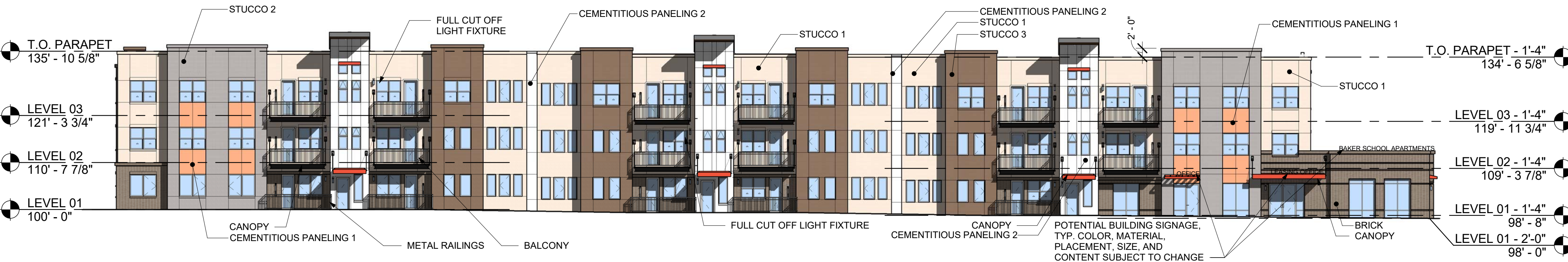
EXTERIOR FINISH LEGEND:			
	STUCCO 1		CEMENTITIOUS SIDING 1
	STUCCO 2		CEMENTITIOUS SIDING 2
	STUCCO 3		PANEL
	BRICK		

BUILDINGS 1 & 2 ELEVATIONS

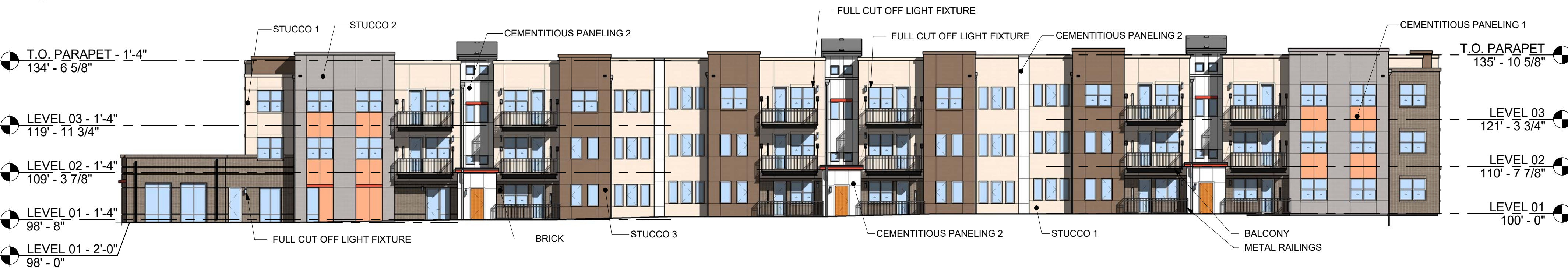
BAKER SCHOOL APARTMENTS

AMENDED PRELIMINARY/FINAL DEVELOPMENT PLAN

TRACTS 28, 29 & A PART OF TRACT 30, NORTH LOWELL HEIGHTS ADDITION,
AND A PORTION OF THE SOUTHWEST QUARTER SECTION 5, TOWNSHIP 3 SOUTH, RANGE 68 WEST
OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO



1 BUILDING 3 PARKING SIDE ELEVATION
SCALE: 1/16" = 1'-0"



2 BUILDING 3 COURTYARD SIDE ELEVATION
SCALE: 1/16" = 1'-0"



3 BUILDING 3 EAST ELEVATION
SCALE: 1/16" = 1'-0"



4 BUILDING 3 WEST ELEVATION
SCALE: 1/16" = 1'-0"

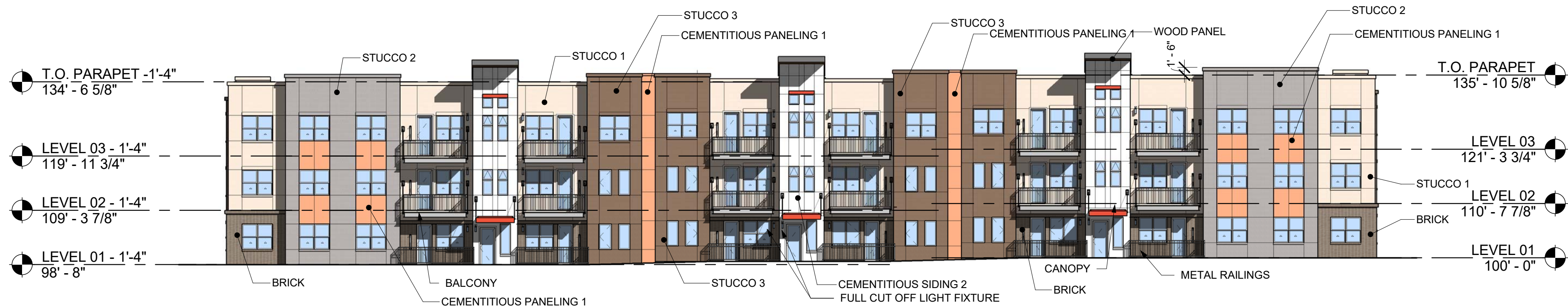
EXTERIOR FINISH LEGEND:	
	STUCCO 1
	STUCCO 2
	STUCCO 3
	BRICK
	CEMENTITIOUS SIDING 1
	CEMENTITIOUS SIDING 2
	PANEL

BUILDING 3 ELEVATIONS

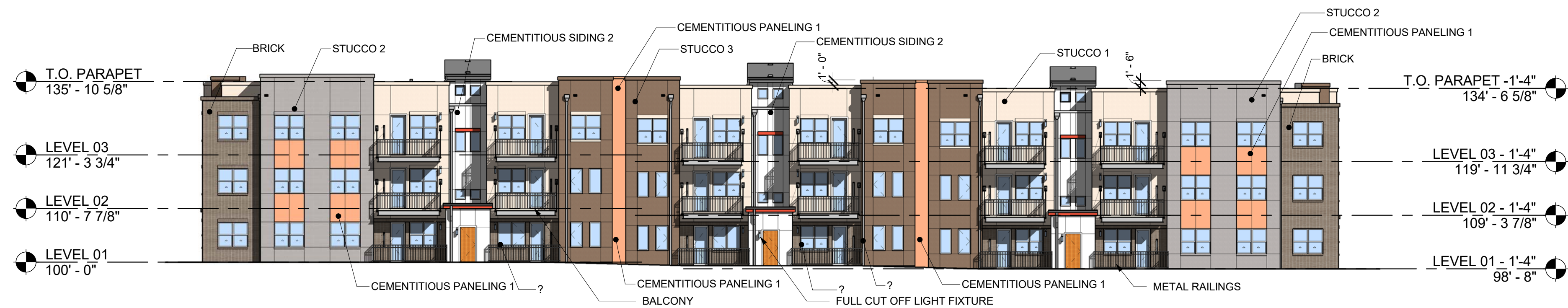
BAKER SCHOOL APARTMENTS

AMENDED PRELIMINARY/FINAL DEVELOPMENT PLAN

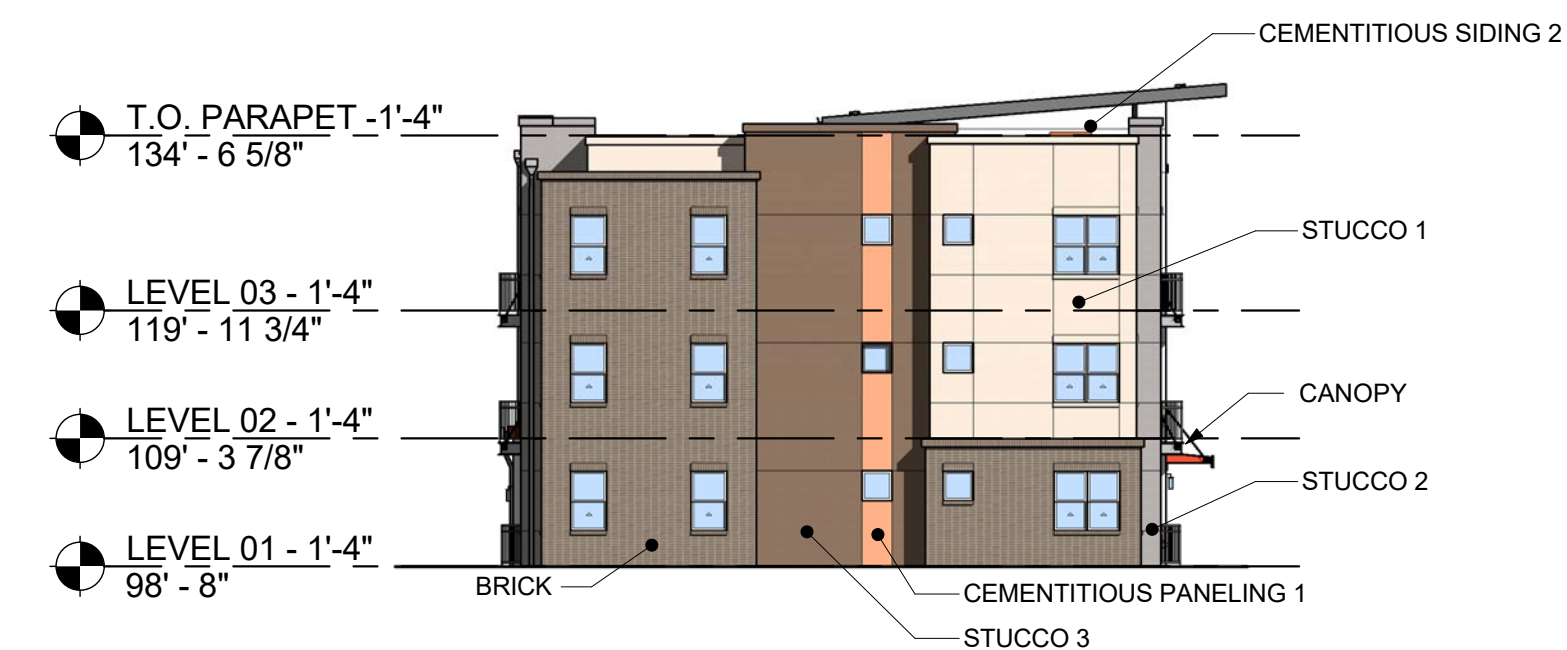
TRACTS 28, 29 & A PART OF TRACT 30, NORTH LOWELL HEIGHTS ADDITION,
AND A PORTION OF THE SOUTHWEST QUARTER SECTION 5, TOWNSHIP 3 SOUTH, RANGE 68 WEST
OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO



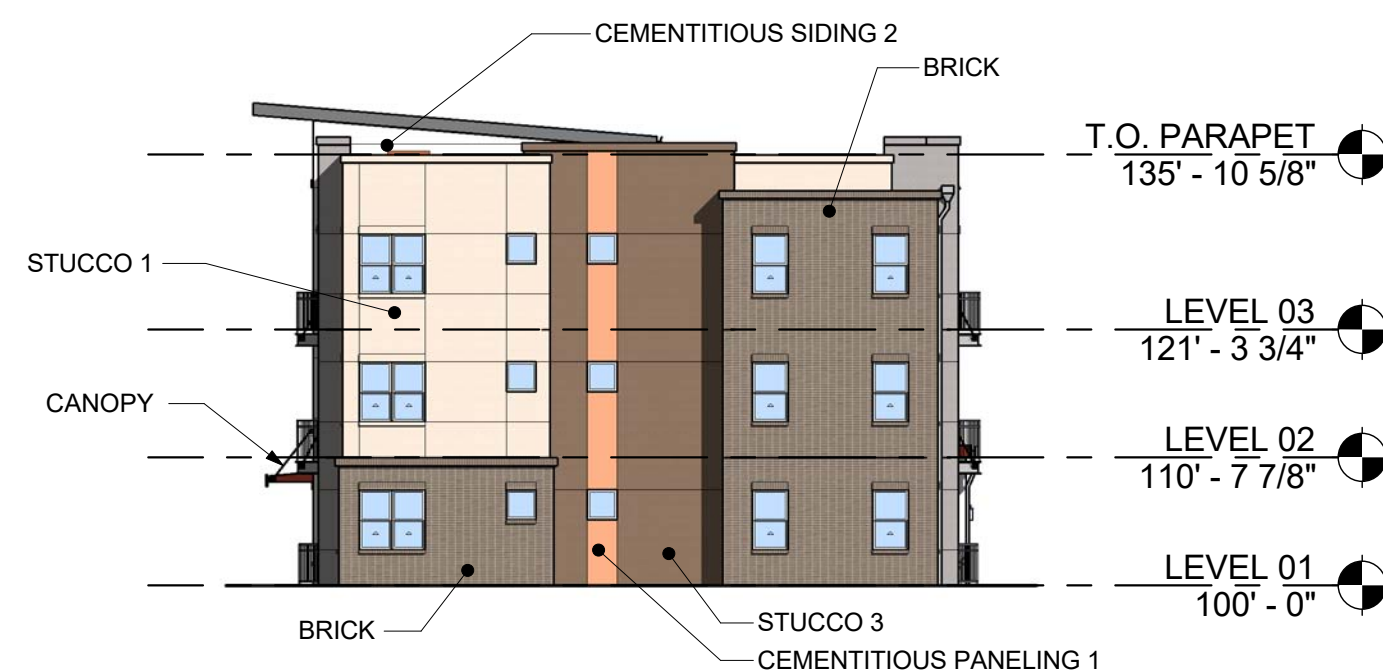
1 BUILDING 4 PARKING SIDE ELEVATION
SCALE: 1/16" = 1'-0"



2 BUILDING 4 COURTYARD SIDE ELEVATION
SCALE: 1/16" = 1'-0"



3 BUILDING 4 WEST ELEVATION
SCALE: 1/16" = 1'-0"



4 BUILDING 4 EAST ELEVATION
SCALE: 1/16" = 1'-0"

EXTERIOR FINISH LEGEND:			
	STUCCO 1		CEMENTITIOUS SIDING 1
	STUCCO 2		CEMENTITIOUS SIDING 2
	STUCCO 3		PANEL
	BRICK		

BUILDING 4 ELEVATIONS

SHEET 12 OF 12



Exhibit 4.1

Development Review Team Comments

Date: 6/13/16

Project Number: PRC2016-00007

Project Name: Baker Apartments/ FDP and Final Plat

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

Commenting Division: Development Services, Planning

Name of Review: Emily Collins

Email: ecollins@adcogov.org

PLN1. This request is for Final Development Plan and Final Plat for 142 residential (multi-family) units on approximately 4.3 acres.

PLN2. A Subdivision Improvement Agreement is requirement with Final Plat submittal pursuant to Section 2-02-17-04 (Major Subdivision, Final Plat) and Section 5-02-05.

a. An SIA was not submitted with the initial application.

b. Public Land Dedication Fees are required in the amount of 229,893.57 (see attached spreadsheet). These fees are required prior to scheduling public hearings.

PLN3. FDP Setbacks/Height:

a. Minimum setbacks for primary structures have been included in narrative language and diagrams.

b. Setbacks and height conform to County requirements.

PLN4. Subdivision Signage:

a. Please provide more detail on monument signage setbacks and proposed area of sign faces.

b. Please include proposed landscape around base of signs. Per Section 4-14-06-04-02, 2.5 sf of landscape is required per sf of sign area.

PLN5. Common Areas:

a. Please clarify ownership and maintenance of landscape and common areas.

b. Trees and other landscape cannot be placed in the right of way.

- c. **“Substitutions of plant material require County approval”...Please define substitutions. Any change in amount of living material should require County review and approval. Changes in plant species/material do not necessarily require review.**

PLN6. Open Space:

- a. **The FDP does not include diagrams and tables to show conformance with minimum 30% open space and 25% active recreation requirements.**

PLN7. Fencing:

- a. Proposed 6' cedar privacy fence along east boundary
- b. Proposed 8' cedar privacy fence along north boundary
- c. **Please provide more detail on reference #15 “enhanced” 8' privacy fence.**

PLN8. Parking:

- a. 237 standard (9'x 19') spaces provided
- b. 8 ADA spaces provided
- c. Total 245 spaces/ 1.7 spaces per unit ratio
- d. **Inconsistency of ADA and total spaces between sheet 4 and sheet 9.**

PLN9. Site Plan:

- a. **Please show more detail on mailboxes. Why was an outdoor location selected?**
- b. **How many dumpsters are proposed on site? Will recycling be included?**
- c. **How many bikes can the proposed racks hold? Any renderings of the proposed style?**
- d. **How are the building entries secured/ accessible?**
- e. **Any concerns from Transportation on location of Transformer? (Within 100' section line setback)**
- f. **How many units in building 3 and 4?**
- g. **What is Type A unit?**
- h. **How many trash receptacles are provided on site? Residents walking dogs around the complex will need several stations.**
- i. **How many grills at the designated station?**
- j. **How many benches are provided? Consider adding more benches to the playground area and in-between buildings 3 and 4.**
- k. **Are there any shade structures in the playground area?**
- l. **What is a dog park kit?**
- m. **Please consider including language to allow flexibility in overall site design (i.e. this is conceptual; however, a minimum of 6 benches, etc. shall be provided on site. Any changes to the site plan may require Amendments without adding flexibility.**

PLN10. Other:

- a. Cover page- Remove Planning Commission approval. FDP and Final Plat only require BOCC approval.**
- b. Cover page-please remove Preliminary Development Plan recording under Clerk and Recorder. PDPs are not recorded.**
- c. Cover page-Staff review signature block can be removed.**
- d. Please ensure all final mylars are 18" x 24"**
- e. Please change any Director of Planning and Development to Director of Community and Economic Development.**
- f. What is the official/proposed name of the development?**
- g. Consider moving "narrative" details (currently sheet 8 and 9) to sheet 2.**
- h. Keep all fence and sign details/standards on one sheet (i.e. current sheet 8).**
- i. Please define permitted accessory residential uses (sheet 9).**
- j. Please consider adding architectural elements to the east elevations of buildings 1 and 2 (closest to neighboring property owners). This wall seems flat and uninteresting.**

Commenting Division: Development Services, Engineering:

Name of Review: Matt Emmens

Email: memmens@adcogov.org

ENG1: see attached Engineering review comments.

Commenting Division: Development Services, Right-Of-Way

Name of Review: Bob Kovacs

Email: rkovacs@adcogov.org

ROW1: Further Engineering review may indicate a need for additional right-of-way dedication for a turn lane. If so plat will need to be adjusted to so dedicate.

ROW2: As Utility easement recorded in Book 2005 at Page 548 was to Public Service Co., Public Service Co. must be the entity that vacates it. This can be done by either; 1) having an appropriate official of Public Service Co. sign the plat agreeing to the relinquishment of the easement, or 2) indicating that vacation will be by separate document. Official of Public Service Co. should then sign the separate document and it should be recorded.

ROW3: Return plat for further review after corrections have been made.

ROW4: See additional corrections in redline markup of plat attached to this case and uploaded to eDocs No. 5378954.

Commenting Division: Building Safety

Name of Review: Justin Blair

Email: jblair@adcogov.org

BSD1- No comments.

Commenting Division: Parks and Open Space

Name of Review: Aaron Clark

Email: aclark@adcogov.org

PRK 1: No comments.

Commenting Division: Environmental Analyst

Name of Review: Jen Rutter

Email: jrutter@adcogov.org

ENV 1: No comments.

Adams County Public Land Dedication Worksheet
Urban School District

Date Computed= 6/13/2016

Case Name: Baker Apartments	
Case Number: PRC2016-00007/ Case Manager-Emily Collins	
Multi-Family Attached/Apartments (R-3, R-4)	
Number of Units=	142
Population generated=	285
Student population generated=	27.69
School Acreage Needed=	0.71994
Neighborhood Park Acreage Needed=	2.13
Regional Park Acreage Needed=	1.42
Total Acres of PLD Needed=	4.26994
Land Value per acre=	\$53,840.00
PLD Fee in lieu=	\$229,893.57
Deposits:	
School District { } Account=	\$38,761.57
Neighborhood Parks Account (by School District)=	\$114,679.20
Regional Parks Account=	\$76,452.80

Adams County
Community and Economic Development Department
Development Review – Engineering Comments

Case Number: EGR2016-00020			Case Name: Baker School Apartments	
Applicant: Core Consultants			Date Initiated: 5/6/2016	
Document #: 5379687				
No.	Reviewer Initials	Sheet No./ Page No./ Subject	County Comment	Applicant Response (date)
1	ME	General comment	All necessary paperwork such as Commissioners Resolutions, Development Agreements, and Collateral Agreements will need to be on file with the Adams County Transportation Department / Construction Management section prior to the issuance of any building permits.	
2	ME	Condition of Approval	The developer/applicant will be required to enter into a Subdivision Improvements Agreement (SIA) with the County and bond for all public and drainage to ensure the public improvements are completed. No building permits will be issued until all public improvements are completed and preliminarily accepted by the County.	
3	ME	General comment	Upon completion of review and approval of these drawings and acceptance of the SIA, the applicant will be required to obtain the necessary permits in order to construct the proposed improvements. This/these permit(s) will be obtained from the Adams County Transportation Department / Construction Management Section.	
4	ME	General comment	All storm sewer pipes within the public right-of-way must be RCP Class III material. In the event that the	

			soil chemistry is not conducive to this type of material, the applicant shall propose solutions to Adams County Transportation Department staff to mitigate the situation if it should arise.	
5	ME	General comment	<p>Flood Insurance Rate Map – FIRM Panel <i>Flood Insurance Rate Map – FIRM Panel #08001C0583H</i>, Federal Emergency Management Agency, March 4, 2007.</p> <p>According to the above references, the “Baker School Apartments” site is NOT located within a delineated 100-year flood hazard zone; A floodplain use permit will not be required.</p>	
6	ME	General Comment	<p>A. All necessary Plats will be filed and recorded with the Adams County Clerk and Recorders office prior to the issuance of any Building Permit.</p> <p>B. All necessary paperwork such as Commissioners Resolutions, Development Agreements, Collateral Agreements, BOA decisions, etc. will be on file with the Adams County Department of Transportation Department / Construction Management Section prior to the issuance of any Building Permit.</p> <p>The County has the right to enter the property to conduct inspections of the installation of the facilities.</p>	
7	ME	General Comment (if applicable)	<p>A. The contractor will be held responsible for the cleanliness and safety of all roadways adjacent to this site. If at any time, these roadways are found to be dangerous or not passable due to debris or mud, the Adams County Transportation Department will shut down the project, until the roadway conditions have improved and are deemed acceptable. If the contractor/applicant fails to keep the adjacent roadways clean and free from debris, the Transportation Department has the option to do the required clean up and bill the charges directly to the contractor/applicant.</p>	

			<p>B. Erosion and sediment control measures shall be required during construction. Adams County field inspection personnel shall be able to mandate corrective action to be taken by the developer and/or contractor if any of the following situations occur:</p> <ul style="list-style-type: none"> • construction plans lack sufficient detail for erosion protection • it has been determined that the submitted erosion control measures are not applicable to actual field conditions • installed erosion & sediment controls are non-functional <p>C. The contractor shall contact the Adams County Transportation Department / Construction Management section to find out if a preconstruction meeting is required.</p> <p>D. The developer/contractor shall be responsible for repairing or replacing damaged infrastructure adjacent to the site.</p> <p>E. <u>All</u> design and construction drawings submitted to Adams County for review and approval <u>must</u> be signed and stamped by a Professional Engineer.</p> <p>F. Asphalt patching shall include the removal of asphalt from the furthest saw cut line to the lip of gutter. A saw cut will be made 1' south of the initial saw cut for the "T" patch.</p> <p>G. If applicable; All forms of communication to the property and business owners in the area shall go through Jeanne Shreve of Adams County and the Transportation Department / Construction Management Division. This shall include but not be limited to contact logs, letters, fliers, email, and texting.</p>	
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			<p>H. Work hours and work schedule shall be coordinated with Adams County Transportation Department / Construction Management Section.</p> <p>I. A Traffic Control Plan may be required to be submitted for approval prior to issuance of construction permits.</p> <p>J. The contractor is responsible for the material testing required during the construction and installation of the approved design drawings.</p>	
8	ME	General Comment	<p>The applicant shall be responsible to ensure compliance with all Federal, State, and Local water quality construction requirements. In the event that the disturbed area of the site exceeds 1 acre and the site is within the Adams County MS4 area, then the applicant shall be responsible to prepare the SWMP plan using the Adams County ESC Template, and obtain both a County SWQ Permit and State Permit COR-030000.</p> <p>The “Baker School Apartments” site is located within the County’s MS4 Permit area. A SWQ permit will be required. Please contact Juliana Archuleta (720-523-6869), the Adams County Stormwater Program Coordinator, for all matters concerning the SWQ permit.</p> <p>No construction permits can be issued until a SWQ permit has been issued.</p>	
9	ME	General comment	The County has the right to enter the property to conduct inspections of the installation of the facilities.	
10	ME	General Comment	Add the Adams County “General Construction Notes” to the plan set. The County’s General Construction Notes can be found on the last page of this document.	
11	ME	General Notification	In compliance with Colorado Revised Statute 37-92-602(8), concerning water rights, all flood control	

			<p>stormwater facilities that detain stormwater must be registered with the Statewide Notification Compliance Portal (SNCP). It is the responsibility of the design engineer to register the stormwater facility on the SNCP. The facility must be registered with the SNCP when the facility becomes operational and prior to the engineer of record submitting the final pond certification to Adams County. The County is required to verify the registration of the stormwater facility within 30 days of posting.</p> <p>The Statewide Notification Compliance Portal can be found at the following web address:</p> <p>https://maperture.digitaldataservices.com/gvh/?viewer=cswdif</p>	
12	ME	Storm Sewer Profiles	The HGL and EGR need to be shown on all storm sewer profiles.	
13	ME	Site plan	The site plan will need to show more information/detail. For example: include dimension for sidewalk width, curb return and drive isle radii, show all handicap ramps, show dimension of buildings, distances from building to property lines, label all site features (mailboxes, bike racks, play equipment, etc).	
14	ME	Sheet 5 of 15	The "Interim Erosion Control Plan" shows a portion of the temporary sedimentation pond and a drainage pipe and easement being located in the parcel to the south-west corner of the site. The County understands that this parcel was dedicated for school use only and, is not currently owned by the developer/applicant and that no drainage easements currently exist on this parcel. If this parcel is to be used for development of the apartment complex, the developer/applicant will need to show ownership of the parcel. Otherwise, all improvements (temporary or permanent) will need to be removed from this parcel.	

15	ME	Sheet 6 of 15	The “Final Erosion Control Plan” shows the temporary sedimentation pond overlapping the permanent detention pond. This plan should only show the permanent detention pond.	
16	ME	Sheet 6 of 15	The “Final Erosion Control Plan” will need to show the proposed areas of seeding and mulching, as well as all permanent erosion control measures.	
17	ME	Sheet 8 of 15	The “West 64 th Avenue Street Improvements” plan will need to include a flowline profile, as well as cross sections for all areas where new curb, gutter and sidewalk is proposed.	
18	ME	Roadway Improvements	In areas where new curb & gutter will be constructed, the County requires that the existing edge of asphalt be saw curb 1-foot from the lip of pan and repaved after construction of the new C&G.	
19	ME	Grading	The existing topography and contours will need to extend outside of the site boundary far enough that it can be determined if there are any offsite impacts or offsite areas that are tributary to this site.	
20	ME	Sheet 7 of 15	The grading plan shows several proposed contours that are not tied to existing contours. This is particularly evident along the east side of the site. All proposed contours will need to be tied into existing contours and, done so onsite.	
21	ME	Detention Pond	The County will require, at the time of platting, that a drainage easement be placed over the detention pond and, a 20-foot wide access easement leading from the County ROW to the detention pond easement (maintenance access road), over a drivable surface, be dedicated to the County on the plat. This/these easements will need to be shown in the construction plans.	
22	ME	Construction	The two entrances will need to include handicap ramps.	

		Plans	These are not included in the current submittal.	
23	ME	Drainage Report	County Development Standards and Regulations require that the Owner/Developer Statement, in the Drainage Report be signed by the owner/developer, on all submittals.	
24	ME	Drainage Report/Plan	County contour/topo data shows that the area to the north of the site, from W 65 th Ave to the northern site boundary, drains onto the site. The drainage plan/report does not identify this offsite basin and, the grading and drainage plans do not show how these offsite flows are being mitigated. The offsite basin(s) will need to be addressed in the next submittal.	
25	ME	Drainage Report/Plan/ Storm Sewer	<p>The drainage report and construction plans show an inlet on W 64th Avenue, just west of the entrance, which is collecting stormwater from the Street ROW and diverting it into the site detention pond. This presents a maintenance issue that is not acceptable to the County. This storm inlet will need to be tied directly into storm pipe that is within the County ROW.</p> <p>See Comment #32 for additional information.</p>	
26	ME	Drainage Report/Plan	<p>The drainage report states that the site is 4.55 acres and, that the allowable release rate, at 1.0 cfs per acre, is 5.16 cfs. This release rate appears to be taking into account the offsite area within the W 64th Ave ROW (see comment #25). The allowable release rate needs to be based on the site size, not the tributary area.</p> <p>In addition, the County Assessors records show the combined area of all 5 parcels being 4.388 acres (not 4.55). If this is the case, the allowable release rate for this site is 4.388 cfs.</p>	
27	ME	Drainage Report/Storm	The proposed storm sewer outfall for this site is an existing storm sewer vault located at the southwest	

		Sewer	corner of the site. The County does not have any information on the size(s) and slope(s) of the pipes leaving that vault and; therefore, cannot confirm the capacity of this existing infrastructure. It is the applicant's responsibility to confirm the capacity and outfall location of the storm sewer leaving the vault.	
28	ME	Drainage Report	On the first page of the "Composite Basins - Weighted "C" Calculations" table add a row that calculates the imperviousness of the overall site (all onsite basins).	
29	ME	Drainage Report	On the first page of the "Composite Basins - Weighted "C" Calculations" table the columns for "Lawns" is using 0% imperviousness. The latest UDFCD Table 6.3 uses 2% regardless of sand or clay soils. The table will need to be updated to the current UDCFD criteria.	
30	ME	Drainage Report	On the second page of the "Composite Basins - Weighted "C" Calculations" table does not reflect the current UDFCD "C" equations and the calculated C-factors do not correlate to the calculated imperviousness, per the new UDFDC criteria. The table will need to be updated to the current UDCFD criteria.	
31	ME	Detention Pond	The detention pond needs to include a forebay at design point 9 to help settle out sediments from the parking lot.	
32	ME	Detention Pond	The inlet on 64 th Avenue will short circuit the detention pond emergency spillway (water overtops the spillway and is directed back into the pond by the inlet on 64 th). Per comment #25, the inlet on 64 th Avenue will need to be tied directly to a County storm sewer (within County ROW) to allow the emergency spillway to operate correctly.	
33	ME	Construction Plans - Sheet 14 of 15	The Adams County "Standard Curb Cut" detail is not ADA compliant and should be replaced with CDOT detail M-609-1 Sheet 4 of 4.	

34	ME	Construction Plans	The handicap ramp and sidewalk at the northeast corner of the intersection of Lowell and 64 th Avenue is not ADA compliant and needs be replaced with this project. The handicap ramp should be replaced with CDOT M-608-1	
35	AM	Traffic Study	<p>The traffic study text states on Page 5 of 9 that the trip distribution is assumed to be 35 percent from the west and east, 20 percent from the north and 10 percent from the south. This is a reasonable assumption.</p> <p>However, upon review of the figures in the study, the percent of vehicle trips generated by the site is not shown to be consistent with those percentages on both the 64th Ave and Lowell Blvd links.</p>	
36	AM	Traffic Study	The percent of site generated trips allocated to the two new access locations appears to vary substantially between the AM and PM Peak Hours. The traffic study does not indicate enough site generated traffic is fully utilizing the west site access onto Lowell Blvd.	
37	AM	Traffic Study	The traffic study does not adequately discuss the southbound left turn lane queues that will occur at the 64 th Ave and Lowell Blvd intersection in 2021. Specifically, Figure 7, 2021 AM Background Traffic, shows a southbound Lowell Blvd left turn volume at 64 th Ave of 216 vehicles without site traffic. There is potential for this peak hour queue to block/obstruct the new west site access onto Lowell Blvd and prohibit site traffic from exiting from the west side of the site to continue southbound. The west site access onto Lowell Blvd. should be reanalyzed as a $\frac{3}{4}$ movement (left-in, right-in, right-out) taking into account that the southbound left turn lane queue will likely block that new site access located only 225 feet from the signalized intersection.	
38	AM	Traffic Study	The site generated westbound right turn volume from	

			64 th Ave into the south site access is large enough to cause more delay to existing westbound 64 th Ave traffic in the peak hours, even if the existing level of service is poor. The site generated traffic added to Lowell Blvd will likely negatively impact intersection operations. There is a need to consider the addition of a new westbound exclusive right turn lane at 64 th Ave and Lowell Boulevard, and possibly at the south site access.	
		General comment	The listed items above may or may not represent all comments regarding the project. Adams County reserves the right to provide additional comments as the plans progress.	

Current Disposition: **Resubmit**

Condition(s) of Approval:

1. The developer will be required to enter into a Subdivision Improvements Agreement (SIA) with the County and bond for all public and drainage to ensure the public improvements are completed. No building permits will be issued until all public improvements are completed and preliminarily accepted by the County.

The review is for general compliance with Adams County Standards for the design and construction of public improvements. The sole responsibility for completeness and accuracy of the construction documents shall remain with the Project Principals and Registered Professional Engineer sealing the plans. Adams County does not accept liability for facilities designed by others.

GENERAL CONSTRUCTION NOTES

1. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. TO SCHEDULE A PRE-CONSTRUCTION MEETING CONTACT THE ADAMS COUNTY CONSTRUCTION INSPECTOR SUPERVISOR AT 720-523-6965.
2. ALL CONCRETE CURB, GUTTER AND WALK MUST BE POURED MONOLITHICALLY USING 4,500 psi CONCRETE WITH FIBER MESH.
3. ALL MATERIAL SUBMITTALS MUST BE APPROVED, STAMPED AND SIGNED, BY THE ENGINEER OF RECORD AND, SUBMITTED TO THE ADAMS COUNTY CONSTRUCTION INSPECTOR FOR APPROVAL PRIOR TO CONSTRUCTION/INSTALLATION.
4. THE CONTRACTOR IS REQUIRED TO SUBMIT COPIES OF ALL CONCRETE AND ASPHALT TICKETS TO THE ADAMS COUNTY CONSTRUCTION INSPECTOR.
5. THE CONTRACTOR IS RESPONSIBLE FOR ALL QUALITY CONTROL TESTING AND, IS REQUIRED TO SUBMIT ALL TEST RESULTS TO THE ADAMS COUNTY CONSTRUCTION INSPECTOR.
6. THE CONTRACTOR IS REQUIRED TO REMOVE A MINIMUM OF TWO (2) FEET OF EXISTING ASPHALT FOR ALL CURB AND GUTTER REPLACEMENT.
7. ALL UTILITY CUTS IN EXISTING STREETS ARE REQUIRED TO BE BACKFILLED WITH FLOWFILL AND, PATCHED WITH A MINIMUM OF 9-INCH ASPHALT PATCH.
8. A COPY OF THE GEOTECHNICAL REPORT SPECIFYING THE PAVEMENT THICKNESS DESIGN MUST BE SUBMITTED FOR REVIEW.
9. PERMITS WILL BE REQUIRED FOR THE INSTALLATION OF ALL UTILITIES. THE DEVELOPER/CONTRACTOR/ENGINEER, MUST SUPPLY THE LINEAL FOOTAGES AND THE NUMBER OF SERVICE CUTS REQUIRED FOR ALL UTILITIES.

10. PERMITS WILL BE REQUIRED FOR THE INSTALLATION OF ALL CONCRETE AND ASPHALT FACILITIES. PRIOR TO THE ISSUANCE OF THESE PERMITS, THE DEVELOPER/CONTRACTOR/ENGINEER, MUST SUPPLY THE SQUARE YARDAGE/SQUARE FOOTAGES OF ALL CONCRETE AND ASPHALT BEING INSTALLED.
11. THE SIA MUST BE COMPLETED WITH APPROPRIATE COLLATERAL, ALONG WITH THE PROPOSED PLAT, PRIOR TO THE ISSUANCE OF ANY ROW ACCESS/CONSTRUCTION PERMIT.
12. NO C.O.'S WILL BE ISSUED FOR ANY BUILDING CONSTRUCTION UNTIL ALL ROW IMPROVEMENTS HAVE BEEN COMPLETED AND HAVE BEEN GRANTED PRELIMINARY ACCEPTANCE.
13. UPON COMPLETION OF ALL CONSTRUCTION, A DRAINAGE CERTIFICATION LETTER, AND APPROPRIATE AS-BUILT CONSTRUCTION DRAWINGS AND INFORMATION WILL BE REQUIRED. THIS LETTER WILL BE STAMPED AND SIGNED BY THE ORIGINAL DESIGN ENGINEER.

BAKER SCHOOL APARTMENTS
FINAL PLAT

TRACTS 28, 29 & A PART OF TRACT 30, NORTH LOWELL HEIGHTS ADDITION,
AND A PORTION OF THE SOUTHWEST QUARTER SECTION 5, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO

PRC2016-00007

LEGAL DESCRIPTION AND DEDICATION STATEMENT

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNER OF A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING TRACTS 28, 29 AND A PART OF TRACT 30, NORTH LOWELL HEIGHTS ADDITION, A SUBDIVISION PLAT RECORDED IN PLAT BOOK 3, AT PAGE 58 IN THE ADAMS COUNTY CLERK AND RECORDER’S OFFICE, TOGETHER WITH A PORTION OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS FOR THIS PLAT ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR N 89°50’20” E FROM THE SOUTHWEST CORNER OF SAID SECTION 5, BEING MONUMENTED BY A 1” AXLE IN A RANGE BOX AT WEST END, TO THE SOUTH QUARTER CORNER OF SAID SECTION 5, BEING MONUMENTED BY A 3–1/4” ALUMINUM CAP IN A RANGE BOX STAMPED "PLS 26288", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 5;
THENCE N 89°50’20” E, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5, A DISTANCE OF 136.00 FEET;
THENCE N 00°51’37” E, PARALLEL TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH LINE OF THE WEST 64TH AVENUE RIGHT–OF–WAY, AS SHOWN ON SAID NORTH LOWELL HEIGHTS ADDITION PLAT AND THE POINT OF BEGINNING;

THENCE N 00°51’37” E, A DISTANCE OF 130.00 FEET;
THENCE S 89°50’20” W, A DISTANCE OF 106.00 FEET, TO A POINT ON THE EAST LINE OF THE LOWELL BOULEVARD RIGHT–OF–WAY, AS SHOWN ON SAID NORTH LOWELL HEIGHTS ADDITION PLAT;
THENCE N 0°51’37” E, ALONG THE EAST LINE OF SAID LOWELL BOULEVARD RIGHT–OF–WAY AND PARALLEL TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5, A DISTANCE OF 271.00 FEET TO THE SOUTHWEST CORNER OF TRACT 27, SAID NORTH LOWELL HEIGHTS ADDITION PLAT;
THENCE ALONG THE SOUTH AND EAST LINES OF SAID TRACT 27, THE FOLLOWING TWO (2) COURSES:
1. N 89°50’20” E, A DISTANCE OF 258.60 FEET;
2. N 00°51’37” E, A DISTANCE OF 19.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT 28, ALSO BEING THE SOUTHWEST CORNER OF TRACT 25, SAID NORTH LOWELL HEIGHTS ADDITION PLAT;

THENCE N 89°50’20” E, ALONG THE NORTH LINES OF SAID TRACTS 28, 29 AND 30, A DISTANCE OF 435.62 FEET TO THE NORTHEAST CORNER OF SAID TRACT 30;
THENCE S 00°51’37” W, ALONG THE EAST LINE OF SAID TRACT 30, A DISTANCE OF 290.00 FEET TO THE NORTHEAST CORNER OF THAT DEED RECORDED IN BOOK 1852, AT PAGE 82, SAID ADAMS COUNTY RECORDS;
THENCE ALONG THE NORTH AND WEST LINES OF SAID DEED THE FOLLOWING TWO (2) COURSES:
1. S 89°50’20” W, A DISTANCE OF 63.21 FEET;
2. S 00°51’37” W, A DISTANCE OF 10.00 FEET TO A POINT ON THE NORTH LINE OF SAID WEST 64TH AVENUE RIGHT–OF–WAY;

THENCE S 89°50’20” W, ALONG THE NORTH LINE OF SAID WEST 64TH AVENUE RIGHT–OF–WAY, A DISTANCE OF 525.02 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 188,910 SQUARE FEET, OR 4.337 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF BAKER SCHOOL APARTMENTS AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE COUNTY OF ADAMS, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS AND EASEMENTS AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

LAND AREA SUMMARY

TYPE	AREA (SF)	AREA (AC)
LOT 1	172,537	3.961
TRACT A	16,373	0.376
TOTAL	188,910	4.337



NOTES:

- ACCORDING TO COLORADO LAW YOU **MUST** COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY CORE CONSULTANTS, INC. FOR RECORD DOCUMENTS AND DETERMINATION OF OWNERSHIP, EASEMENTS OF RECORD, RIGHTS–OF–WAY AND ENCUMBRANCES. CORE CONSULTANTS, INC. RELIED UPON TITLE COMMITMENT ORDER NO. 01330–56135, WITH AN EFFECTIVE DATE OF MARCH 02, 2015 AT 8:00 AM AND TITLE COMMITMENT ORDER NO. 01330–46203 – AMENDMENT NO. 2, WITH AN EFFECTIVE DATE OF APRIL 01, 2015 AT 5:30 PM. BOTH PREPARED BY STEWART TITLE INSURANCE COMPANY.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18–4–508, C.R.S.
- BEARINGS FOR THIS FINAL PLAT ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR N 89°50’20” E FROM THE SOUTHWEST CORNER OF SAID SECTION 5, BEING MONUMENTED BY A 1” AXLE IN A RANGE BOX AT WEST END, TO THE SOUTH QUARTER CORNER OF SAID SECTION 5, BEING MONUMENTED BY A 3–1/4” ALUMINUM CAP IN A RANGE BOX STAMPED "PLS 26288", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;
- THE LINEAL UNITS USED IN THIS SURVEY IS THE U.S. SURVEY FOOT.
- DATE OF FIELD SURVEY: JANUARY 2015
- THE GROSS LAND AREA OF THE SUBJECT PROPERTY IS 188,910 SQUARE FEET, OR 4.337 ACRES, MORE OR LESS.
- RIGHT–OF–WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS, WAYS, AND FIRE LANES NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY. THE SAME ARE HEREBY DESIGNATED AS FIRE LANES AND EMERGENCY AND SERVICE VEHICLE ROADS, AND SHALL BE POSTED "NO PARKING – FIRE LANE"
- LOT 1 IS FOR RESIDENTIAL, MULTI–FAMILY DEVELOPMENT.
- TRACT A SHALL BE OWNED AN MAINTAINED BY THE PROPERTY OWNERS, ITS SUCCESSORS AND ASSIGNS.
- A DRAINAGE AND ACCESS EASEMENT OVER AND ACROSS TRACT A IS HEREBY GRANTED TO ADAMS COUNTY FOR THE PURPOSES OF EMERGENCY REPAIRS.
- THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS MUST BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY SUBDIVISION DEVELOPMENT AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.

OWNER:

WEST 64TH INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____

ITS: _____

ACKNOWLEDGEMENT

STATE OF _____)
COUNTY OF _____) SS

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME

THIS ____ DAY OF _____, A.D. 20____,

BY: _____

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

update to Title Commitment provided with this submittal, it is dated April 28, 2016

PLANNING COMMISSION APPROVAL

APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION ON THIS ____DAY
OF _____, 20__ AD AT ____O’CLOCK __.

Chairperson

BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ADAMS COUNTY BOARD OF COMMISSIONERS THIS ____DAY OF
_____, 20__ AD AT ____O’CLOCK __.

Chairperson

SURVEYOR’S CERTIFICATE:

I HEREBY CERTIFY I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON JUNE 30, 2015

THOMAS M. GIRARD
COLORADO PLS 38151
FOR AND ON BEHALF OF
CORE CONSULTANTS, INC

ADAMS COUNTY CLERK AND RECORDER’S CERTIFICATE

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

COUNTY CLERK AND RECORDER

BY DEPUTY: _____

just use Reception No.

RECEPTION NO. _____

FILE NO.
MAP NO.

DRAWN BY	CHECK BY
REVISIONS:	
DATE:	

CIVIL ENGINEERING
DEVELOPMENT CONSULTING
LAND SURVEYING
3687 783 4444
1950 W. Littleton Blvd., Ste. 109
Littleton, CO 80120



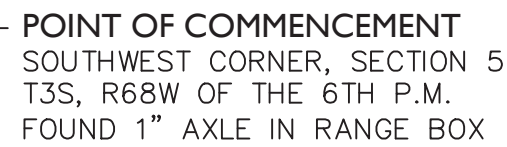
BAKER SCHOOL APARTMENTS - FINAL PLAT
SW 1/4, SEC. 5, T 3 S, R 68 W, 6th PM
ADAMS COUNTY, COLORADO

PROJ. MGR. _____ DF
PROJ. ENG. _____
DRAWN BY: _____ JCA
DATE: _____ 4.28.16
SCALE: _____

SHEET
1 OF 2

PRC2016-00007

WEST QUARTER CORNER, SECTION 5
- T3S, R68W OF THE 6TH P.M.
FOUND 2-1/2" ALUMINUM CAP
IN RANGE BOX
PLS 16406



40 20 0 40 80

SCALE: 1" = 40'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	8.87	S0° 00' 00"E
L2	8.94	N0° 00' 00"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	16.60	20.00	47°33'10"	16.13	N66°13'25"E
C2	34.86	42.00	47°33'10"	33.87	N66°13'25"E
C3	31.42	20.00	90°00'00"	28.28	S45°00'00"W
C4	31.42	20.00	90°00'00"	28.28	S45°00'00"E
C5	31.42	20.00	90°00'00"	28.28	S45°00'00"W
C6	31.42	20.00	90°00'00"	28.28	N45°00'00"W
C7	31.42	20.00	90°00'00"	28.28	N45°00'00"E
C8	23.56	15.00	90°00'00"	21.21	N45°00'00"W

SHEET
2 OF 2

COLORADO GEOLOGICAL SURVEY

1801 19th Street
Golden, Colorado 80401



Karen Berry
State Geologist

Exhibit 4.2

June 6, 2016

Emily Collins

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

Location:

SW¹/₄ SW¹/₄ SW¹/₄ Section 5,
T3S, R68W, 6th P.M.
39.8133, -105.0336

**Subject: Baker Apartments Final Development Plan (formerly Baker Elementary / DelWest Multi-Family)
Case Number PRC2016-00007; Adams County, CO; CGS Unique No. AD-16-0002_2**

Dear Emily:

Colorado Geological Survey has reviewed the Baker Apartments Final Development Plan referral. CGS previously reviewed a referral at preliminary plat, rezoning, and PDP for 156 apartment units in two 4-story buildings on the 4.3-acre former Baker Elementary school site located northeast of Lowell Blvd. and W. 64th Ave.; our comments were provided in a letter dated August 12, 2015. I understand the applicant now proposes 142 units in four 3-story buildings. With this referral, I received a Request for Comments (May 17, 2016) and a zoning map, an Explanation of Project – 64th and Lowell Apartments (Parikh Stevens, April 20, 2016), a final plat (Core Consultants, April 28, 2016), and a set of 14 Final Development Plans (April 29, 2016). No geologic or geotechnical information was provided, so the comments from our August 12, 2015 letter remain valid:

The site does not contain steep slopes, is located outside of any mapped FEMA flood hazard zones, is not undermined, and is not exposed to or located within any identified geologic hazard areas that would preclude the proposed multifamily use and density. **Colorado Geological Survey therefore has no objection to approval of the final plat as proposed.**

The Explanation of Project states “A preliminary geo-technical study indicates suitability for development, subject to proper engineering controls to mitigate certain concerns, mainly the presence of some expansive soils. Prior to construction, extensive soil/geologic testing will be undertaken to determine road construction standards and home foundation designs.”

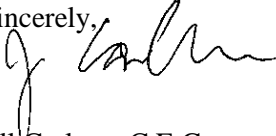
According to available geologic mapping (Lindvall, R.M., 1979, Geologic map of the Arvada quadrangle, Adams, Denver, and Jefferson Counties, Colorado: U.S. Geological Survey, Geologic Quadrangle Map GQ-1453, scale 1:24,000), the site is underlain by interbedded sand, silt and clay of the Piney Creek alluvium. As noted in the Explanation of Project, clay layers and lenses within the alluvium are likely expansive, and shales and claystones within the underlying Denver Formation bedrock may be highly expansive.

CGS agrees that a geotechnical investigation consisting of drilling, sampling, lab testing and analysis will be needed, if this has not been completed already, once building locations are finalized, to: characterize soil and bedrock engineering properties such as density, strength, swell/consolidation potential and bearing capacity; determine subgrade preparation and structural fill requirements; and design foundations, floor systems, pavements, etc.

Emily Collins
June 6, 2016
Page 2 of 2

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', written over the word 'Sincerely,'.

Jill Carlson, C.E.G.
Engineering Geologist

Emily Collins

From: Loeffler - CDOT, Steven [steven.loeffler@state.co.us]
Sent: Wednesday, May 25, 2016 7:03 AM
To: Emily Collins
Subject: PRC2016-00007, Baker Apartments Final Development Plan

Emily,

I have reviewed the Final Development Plan for the Baker Apartments, located at 3555 W. 64th Ave. and have no objections.

Thank you for the opportunity to review this referral.

Steve Loeffler
Permits Unit



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



Exhibit 4.3



COLORADO
Division of Water Resources
Department of Natural Resources

1313 Sherman Street, Room 821
Denver, CO 80203

May 19, 2016

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

RE: Baker Apartments Final Development Plan
Project Number: PRC2016-00007
SW1/4 of Section 5, T3S, R68W of the 6th P.M., Adams County
Water Division 1, Water District 7

Dear Ms. Collins,

We have reviewed the information received by this office on May 17, 2016 regarding the above referenced referral. The Applicant is proposing to develop a previous school site on 4.3 acres (former Baker school site) into multi-family units for approximately 142 apartment units. The site will consist of a 4-3 story building with 142 apartments, a community room, fitness center, management/rental office, and approximately 244 uncovered parking spaces. The site will also include extensive landscaping, an on-site detention pond, and landscaping of a small parcel at the corner of 64th & Lowell that can't be included as part of the site's development plan until ownership issues are resolved. This office previously commented on this proposal by our letter dated August 2, 2015 as part of PCR2015-00010.

Water Supply Demand and Detention Facility Requirements

Estimated water requirements were still not provided for this development. We have previously indicated that details of necessary information to be included in the subdivision water supply plan can be found on Attachment A of the Updated Memorandum Regarding Subdivisions, available online at

<http://water.state.co.us/groundwater/GWAdmin/Pages/SubdivisionWSP.aspx>.

Source of Water Supply

The proposed water source is still listed as the Crestview Water and Sanitation District ("District"). A letter from the District, dated September 29, 2014, indicates that the District is willing to provide water and sanitary sewer services to the proposed Baker Elementary School parcel redevelopment project and that the project is within District boundaries. The District is contracted with the Denver Water Department ("Denver Water") and obtains

Exhibit 4.4



treated water on demand pursuant to Denver Water Distributor Contract No. 14239A. We consider Denver Water to be a reliable water supplier.

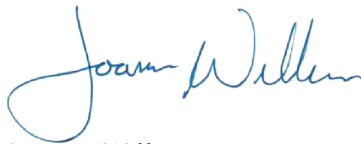
The application materials indicate that the proposed development will have a detention pond. As previously mentioned, the applicant should be aware that, unless the structure can meet the requirements of a "storm water detention and infiltration facility" as defined in section 37-92-602(8), Colorado 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

Since no changes in the water supply for this development were identified in this submittal, the comments from our letter dated August 3, 2015 still apply, including our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights.

Should you or the Applicant have any questions, please contact Ioana Comaniciu of this office.

Sincerely,



Joanna Williams
Water Resource Engineer

cc: Subdivision file 23683



Emily Collins

From: Klaus Holzapfel [me@klausholzapfel.com]
Sent: Wednesday, June 01, 2016 1:54 PM
To: Emily Collins
Subject: Comments regarding 64th & Lowell work homes

Exhibit 5.1

Dear Emily,

I'm writing to you in regards to the development on 64th & Lowell. You invited me to join the conversation via mail.

I'm supporting the vision for the area to become a more urban center. That includes higher population density and not just single family homes.

From what I can see the four structures planned on 64th and Lowell look like army barracks. I know of the affordable housing projects on 71st and Federal and was really hoping for a similar layout plus some commercial space to be included in the project as well. Yes we want affordable housing but who are we going to attract with those homes?

I feel that affordable housing done right can actually be an upgrade to the neighborhood. If it's executed poorly it becomes a burden. We are under very close supervision: people know that this neighborhood will change and we have high ambitions. It is for that reason that every step needs to be planned out carefully.

If I'd have it my way I'd love to see underground parking and some commercial space or a community center instead of all the surface parking. Yes that's more expensive but it would change the look and feel of this development quite a bit.

I'm quite concerned what this development will do to the neighborhood.

Who are we targeting to move there?

How much resident turnover are we envisioning?

What inspired Adams County to give this development the thumbs up?

How does it align with the vision of County Manager Todd Leopold?

Is this part of a bigger master plan we should know of?

I own three properties in the area and am certainly interested in seeing this area evolve. I'm in for the long haul.

The current plan for Baker School Apartments (or what I know about it) doesn't seem to support the major upgrade vision we have shaped for the area.

I'll be happy to receive more information and change my mind. Unfortunately 64thandlowell.com is very rudimentary and doesn't shed any light into the story. That would be one good way to communicate what the developer is really up to.

Kind regards,

Klaus Holzapfel
3730 W 66th Ave, Arvada, CO 80003
me@klausholzapfel.com
310 383 7433

Emily Collins

From: Gail [gm33494@hotmail.com]
Sent: Monday, June 06, 2016 8:58 AM
To: Emily Collins
Subject: Baker

Emily,

Regarding the Baker elementary site, the weeds are getting out of control! And also at: 3361 W. 64th Ave. The house has been vacant. And I know that if a property that people were residing in was this bad they would get cited, fined etc.. This is just going to attract trouble. And it's an eyesore for the neighborhood.

Thank u for your time

Sent from [Mail](#) for Windows 10

Exhibit 5.2

Emily Collins

From: A Sultanova [aksaule@gmail.com]
Sent: Tuesday, June 14, 2016 2:45 PM
To: Emily Collins
Subject: Re: Baker School Apartments comment (PRC2016-00007)

Exhibit 5.3

Thank you for your quick response, Emily.

I see. The reason I was confused is when I saw this (page 6): <http://www.adcogov.org/DocumentCenter/View/7440>

It's almost as if our community got left out from feedback. But I guess the portion of the community that did get mail notification never provided feedback.

My personal comment would be:

- Roads - 64th is just one lane there, it's already pretty congested as is. There is more development coming along 64th in this area. With RTD park-n-rides coming here for B and G line rail, this area will become very busy for park-n-riders.
- Development needs at least a convenience store. There are no grocery stores within a mile. King Soopers at Sheridan is 1.2 miles away, but that's the only grocery store there. East of Sheridan there is nothing retail-wise in this area. Since we are turning this area into a three-story multifamily, I think it's necessary to bring the amenities that are usually found near or in them - stores, coffee, cafe, gym, etc. Let's not lower our standards and expectations just because it's affordable housing.

Thanks!

On Tue, Jun 14, 2016 at 11:20 AM, Emily Collins <ECollins@adcogov.org> wrote:

Hello Axaule,

Thank you for your comments! Please see the attached reference map for the public notices. The map represents a 1000 ft radius from the subject property. Per Section 2-01-04 of the County's regulations, the minimum notice area is 500 ft.

I have also included the Request for Comments that was sent out. Please feel free to make comments and I will forward them to the applicant. Let me know if you have any other questions, comments, or concerns.

Sincerely,

Emily Collins

From: A Sultanova [mailto:aksaule@gmail.com]
Sent: Tuesday, June 14, 2016 10:46 AM
To: Emily Collins
Subject: Baker Schhol Apartments comment (PRC2016-00007)

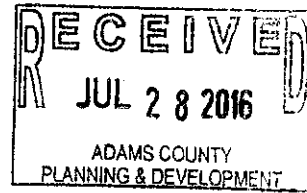
Hello Ms Collins,

I am a resident at Crystal Lakes/Arlington Meadows community, southwest of this new planned development. I just wanted to ask you to include us as we are really close to this Baker Street Apartments new community.

It is puzzling why we did not get included in the public review process.

Please see the attached picture showing our proximity. It's 0.3 miles away from our community.

Axaule



Emily Collins
Community & Economic Development Dept
4430 South Adams County Parkway
1st floor suite w2000
Brighton, Colorado 80601-8204

Exhibit 5.4

June 29, 2016

Dear Emily,

Regarding the Baker ~~Street~~ Apts Development Plan. I, Edwin Reiser, the abutter, at 3351 W. 64th Ave have a number of concerns:

- 1) Enforcement & accountability (and removal) of trash that blows on to my property. The school was a terrible neighbor in that regard!! They were not co-operative.
- 2) Enforcement & accountability to prevent & eliminate residents who are noisy, especially repeatedly.
- 3) Lighting - I would beg for a design that incorporates very short, very bright lights that shine STRAIGHT down so the ground is lit sufficiently without light shining constantly into my windows. PLEASE
- 4) What rights and protections do I have as an abutter sharing their property line? My vines that have taken me 14 years to grow are growing, but not planted on their fence. Am I able to request, please! that the roots not be disturbed - I must & will cut down the vines when they remove the fence.
- 5) I ~~once~~ had an avenue of communication with Delwest which they have severed. I was requesting of them and now ^{of} you to provide and require a wooden, horizontally woven fence, painted light green on my side, of 1x6 or such boards attached to 4x4 or such posts. This would provide me with MUCH more of a

from the prevailing wind.

breeze than a standard, typical picket fence. The builder's possible complaint of green paint over spray onto their side of the fence, of a typical brownish color, could be eliminated by painting my side green first. I could care less if I have brown overspray, providing they are drops and not swaths of paint.

6) I have a number of tree stumps on the property line which I don't have access to remove since the roots project underneath the current fence. I would like to request Delwest provide me ample time to remove them once they have taken down the existing fence. PLEASE.

7) There is a large elm tree straddling the property line which I would like to request that they remove as well as the stump. PLEASE.

As I stated, I once had an avenue of communication with Delwest but they abruptly stopped responding. We were in discussion about items about items 5, 6, and 7 above. There has been no agreements or resolution. I was provided an indication that there would be. They implored me to speak favorably of the project which I did at the public meeting. I stated that I was in favor of the project in general but there were details that needed to be worked out.

Delwest approached me again later and asked me to make a voice recording as an additional statement since I would be unable to attend an upcoming meet. They explained/said that the project would be a \$30 million project over its lifespan and that a positive affirmation from myself as an abutter would be very influential. I asked nothing of them in return.

I hope I am not being unreasonable. I would like this project, and our relationship be successful.

Sincerely Edwin H.E. Keiser
Edwin Keiser

Ms. Emily Collins
Community & Economic
Development Dept
4430 South Adams County Parkway
1st floor Suite W2000
Brighton, Colorado 80601-8204

Dear Emily. (& County Commissioners?)

I will start by apologizing that I am a terrible procrastinator, but I hope you are able to incorporate my concerns regarding the Baker Apartments Finals development plan.

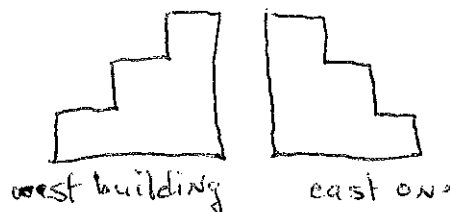
I learned recently that a height of three stories has been approved which distresses me since the building is going to be only 25' (or so) from my property line. Very much to the ^{probable} disinterest of anyone else, this will severely impact my view and wind (& its cooling effect). I was hoping for a height of no more than 2 stories, at least on the east end of that building which will effect me. A number of people complained from the neighborhood about its height. I don't know why. It really has no effect on them. And yet the county relented. I would hope that sincere the height proposed will virtually eliminate my "air space" that something can be done. No one is capable of understanding how severely this will effect me as an abutter. My property value will be diminished since I can now see the foot hills. After completion of the apartments I will be lucky to be able to see the moon. My current azimuth of viewing is approximately 15° . When the building is done it will be about 70° at my property line.

look
If I look ~~back~~ for a 3 story flat roofed building and use a measuring tape to find the spot 25 ft away from the building and look up at the roof line, you will see a dramatic example of what I am going to suffer.

This is a neighborhood of 1 or two story buildings that are not a 70' long obstruction of anyones sense of freedom, breeze ~~the~~ or exposure.

The building is too close to me for its height. A split pyramid design would be a lot more sensible, attractive to the neighborhood and would afford the builder to provide some apts with good sized balconies or patios, improving the residents options.

See diagram:



This would also allow me a reasonable view front their direction. I would be extreme happy!

Since the county relented to the somewhat petty & insignificant complains of the neighborhood in regards to the height as it would affect them directly, I would hope & expect the county to have at least some extensive discussion of my concerns as an abutter since I will be so dramatically & severely impacted.

I realize it is late in the process and now one could care less probably, but it is still possible and need not have any negative consequence on the builders. The apartments with patios should provide a nicer and better standard of living with additional cash flow!! The actual cost of construction to modify the design would be minimal and insignificant compared to the income over a 30 or 40 year life span!! Sincerely, Edwin Keiser
3351 W. 64th Ave Denver, Colorado 80221

Emily Collins

From: Shawn Armstrong [shawn9576@gmail.com]
Sent: Thursday, August 10, 2017 4:21 PM
To: Emily Collins
Subject: Case Name: Baker Apartments Final Development Plan Case Number: PRC2016-00007

Hello,

My name is Shawn Armstrong I have lived in this area for 17 years. I have never written a letter like this before.

I just recently found out that apartments are indeed going up at 64th & Lowell. I object to the apartments being built at 64th & Lowell. But would invite family homes in this area instead.

This area is already getting too busy and due to the light rail & apartments currently being built, the marijuana store at 68th & Federal (that's just down the street from our grade school and community building & I have noticed more cars going in and out of that lot pulling in front of oncoming traffic without yielding & more cars having trouble turning because of the cars doing a Uturn to get into that lot to buy marijuana) has increased traffic and crime & shootings, tagging and littering. I believe building another apartment community will only hinder our neighborhood more.

I believe homeowners are better at caring about the neighborhood then renters are. Homeowners are much more concerned about not stealing, or tagging, damaging others belongings or littering in our own neighborhood.

All you are doing by building a 3 storey apartment building is creating a overly crowded environment. And eventually it would be worn down and look terrible.

When I moved here it was a quiet little nook with mostly traffic of your own neighbors and a peaceful creek that you could take your dogs and kids down and not worry about all the people that don't care about this area.

Why aren't you encouraging a more pleasant clean up of this neighborhood? It's just going down hill even more. I don't see another apartment building to be improvements in our neighborhood.

Thank you,
Shawn Armstrong



Request for Comments

Exhibit 6.1

Case Name:	Baker Apartments Final Development Plan
Case Number:	PRC2016-00007

May 17, 2016

Adams County Planning Commission is requesting comments on the following:

Request approval of a Major Subdivision (Final Plat) and Final Development Plan (FDP) for a multi-family residential development of 142 units.

This request is located at 3555 W 64TH AVE

The Assessor's Parcel Number is 0182505300004, 0182505320005, 0182505320006, 0182505320008,
0182505320009

Applicant Information: DERRELL SCHREINER
155 S MADISON ST, SUITE #326
DENVER, CO 80209

Please forward any written comments on this application to the Department of Community and Economic Development at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by **06/7/2016** 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



Exhibit 6.2

REVISED Public Hearing Notification

Case Name:	Baker Apartments FDP
Case Number:	PRC2016-00007
Planning Commission Hearing Date:	08/10/2017 at 6:00 p.m.
Board of County Commissioners Hearing Date:	08/29/2017 at 9:30 a.m.

July 28, 2017

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

1) Amended Preliminary Development Plan; 2) Final Development Plan (FDP) for a multi-family residential development of 142 units; 3) Amended Major Subdivision (Preliminary/Final Plat) to create one lot of approximately 4.6 acres; and 4) Subdivision Improvements Agreement.

This request is located at **3555 W 64TH AVE**

The Assessor's Parcel Number is **0182505300005, 0182505300006, 0182505320005, 0182505320006, 0182505320008, 0182505320009**

Applicant Information: **DERRELL SCHREINER**
155 S MADISON ST, SUITE #326
DENVER, CO 80209

Please note the revisions include updates to the request information (Amendments to Preliminary Plat and Preliminary Development Plan) and corrected the parcel numbers

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.

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

Emily Collins

Emily Collins, AICP
Case Manager

PUBLICATION REQUEST

Baker Apartments Final Development Plan

Case Number: PRC2016-00007

Planning Commission Hearing Date: 08/10/2017 at 6:00 p.m.

Board of County Commissioners Hearing Date: 08/29/2017 at 9:30 a.m.

Request: 1) Amended Preliminary Development Plan; 2) Final Development Plan (FDP) for a multi-family residential development of 142 units; 3) Amended Major Subdivision (Preliminary/Final Plat) to create one lot of approximately 4.6 acres; and 4) Subdivision Improvements Agreement

Location: 3555 W 64TH AVE

Parcel Number(s): 0182505300005, 0182505300006, 0182505320005, 0182505320006,
0182505320008, 0182505320009

Case Manager: Emily Collins

Case Technician: Shayla Christenson

Applicant:

DERRELL SCHREINER

303-570-0910

155 S MADISON ST
SUITE #326
DENVER, CO 80209

Owner: WEST 64TH INVESTMENTS LLC
155 S MADISON ST STE 326
DENVER, CO 802093069

Legal Description:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNER OF A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING TRACTS 28, 29 AND A PART OF TRACT 30, NORTH LOWELL HEIGHTS ADDITION, A SUBDIVISION PLAT RECORDED IN PLAT BOOK 3, AT PAGE 58 IN THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, TOGETHER WITH A PORTION OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS FOR THIS PLAT ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH P.M., BEING ASSUMED TO BEAR N 89°50'20" E FROM THE SOUTHWEST CORNER OF SAID SECTION 5, BEING MONUMENTED BY A 1" AXLE IN A RANGE BOX, TO THE SOUTH QUARTER CORNER OF SAID SECTION 5, BEING MONUMENTED BY A 3-1/4" ALUMINUM CAP IN A RANGE BOX STAMPED "PLS 26288", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 5;

THENCE N 29°55'50" E, A DISTANCE OF 61.74 FEET TO A POINT ON THE EAST LINE OF THE LOWELL BOULEVARD RIGHT-OF-WAY, AS SHOWN ON SAID NORTH LOWELL HEIGHTS ADDITION PLAT AND THE POINT OF BEGINNING;

THENCE N 0°51'37" E, ALONG THE EAST LINE OF SAID LOWELL BOULEVARD RIGHT-OF-WAY AND PARALLEL TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5, A DISTANCE OF 257.58 FEET TO THE SOUTHWEST CORNER OF TRACT 27, SAID NORTH LOWELL HEIGHTS ADDITION PLAT;

THENCE ALONG THE SOUTH AND EAST LINES OF SAID TRACT 27, THE FOLLOWING TWO (2) COURSES:

1. N 89°50'20" E, A DISTANCE OF 258.60 FEET;
2. N 00°51'37" E, A DISTANCE OF 19.00 FEET TO THE SOUTHWEST CORNER OF TRACT 25, SAID NORTH LOWELL HEIGHTS ADDITION PLAT;

THENCE N 89°50'20" E, ALONG THE NORTH LINES OF SAID TRACTS 28, 29 AND 30, A DISTANCE OF 435.62 FEET TO THE NORTHEAST CORNER OF SAID TRACT 30;

THENCE S 00°51'37" W, ALONG THE EAST LINE OF SAID TRACT 30, A DISTANCE OF 290.00 FEET TO THE NORTHEAST CORNER OF THAT DEED RECORDED IN BOOK 1852, AT PAGE 82, SAID ADAMS COUNTY RECORDS;

THENCE ALONG THE NORTH AND WEST LINES OF SAID DEED THE FOLLOWING TWO (2) COURSES: 1. S 89°50'20" W, A DISTANCE OF 63.21 FEET; S 89°50'20" W,

3. S 00°51'37" W, A DISTANCE OF 10.00 FEET TO A POINT ON THE NORTH LINE OF SAID WEST 64TH AVENUE RIGHT-OF-WAY;

THENCE S 89°50'20" W, ALONG THE NORTH LINE OF SAID WEST 64TH AVENUE RIGHT-OF-WAY, A DISTANCE OF 534.01 FEET TO A POINT ON A LINE BEING 30.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5;

THENCE N 00°09'40" W, ALONG SAID LINE, A DISTANCE OF 6.00 FEET TO A POINT ON A LINE BEING 36.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 5;

THENCE S 89°50'20" W, ALONG SAID LINE, A DISTANCE OF 79.26 FEET;

THENCE N 44°59'45" W, A DISTANCE OF 24.57 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 201,953 SQUARE FEET, OR 4.636 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO A LOT AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF BAKER SCHOOL APARTMENTS AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE COUNTY OF ADAMS, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE EASEMENTS AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.



CERTIFICATE OF POSTING

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

3555 W. 6TH Ave.

on July 27, 2017

in accordance with the requirements of the Adams County Zoning Regulations

Emily Collins

Emily Collins

Exhibit 6.4

Exhibit 6.5

Adams County
Attn: Planning Addressing
PLN

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

Adams County Construction Inspection
Attn: PWCI .
PWCI

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Engineering Department - ROW
Attn: Transportation Department
PWE - ROW

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

Engineering Division
Attn: Transportation Department
PWE

GOAT HILL
Attn: SHARON WHITEHAIR
2901 W 63RD
AVE SP:0047
DENVER CO 80221

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

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

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

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

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

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

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

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

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

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

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

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

Exhibit 6.6

3531 WEST 65TH AVENUE LLC
6885 LOWELL BLVD
DENVER CO 80221-2652

ATKINSON LETICIA
6410 NEWTON STREET
ARVADA CO 80003

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

BALAZ MARIAN AND BALAZ MARGARET AND
ONETH IVET
3300 W 63RD AVE
DENVER CO 80221-1975

ADAMS COUNTY
4430 S ADAMS COUNTY PKWY
BRIGHTON CO 80601

BALDERAS JESUS AND
BALDERAS ROSALVA M
6401 IRVING ST
DENVER CO 80221-2169

ADAMS COUNTY
4430 SOUTH ADAMS COUNTY PKWY
BRIGHTON CO 80601-8204

BALL TANYA MINHAS
6495 W 53RD AVE
ARVADA CO 80002-4018

ADAMS COUNTY FIRE PROTECTION DISTRICT
8055 WASHINGTON ST
DENVER CO 80229-5818

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

ADAMS GAYLE BOMAN AND
ADAMS GARY
3280 HAWTHORNE PLACE
WESTMINSTER CO 80221

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

ADAMS WARREN DEAN
3275 W HAWTHORNE PL
DENVER CO 80221-2132

BATSON REAL PROPERTY HOLDINGS LLC
12656 WATERSIDE LN
LONGMONT CO 80504

ALCAMO JOHN JEREMY
6357 OTIS STREET
ARVADA CO 80003

BAUMANN MICHAEL AND
DITIRRO LISA M
3310 W 65TH AVE
DENVER CO 80221-2108

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

BAUTISTA JAVIER BUENDIA
3520 W 66TH AVE
DENVER CO 80221-2123

ANDIS KAYLA NICOLE
3300 W 66TH AVE
DENVER CO 80221-2120

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

BEGEMAN JOSEPH E
1470 JOYCE STREET
GOLDEN CO 80401

CAMARGO JAIME AND
CAMARGO JAIME JR
6361 JULIAN ST
DENVER CO 80221

BENAVIDEZ JESUS
3276 W LONGFELLOW PL
DENVER CO 80221-2150

CARTER JAMES DAVIN AND
EMANUEL MELINDA A
3580 W 64TH AVE
DENVER CO 80221-2168

BENNETT DAVID
6570 MEADE CT
ARVADA CO 80003-6447

CASTANEDA NOEMY
3302 W 65TH AVE
DENVER CO 80221-2108

BERGERS RONALD L AND
BERGERS DEBORAH D
6565 MEADE CT
ARVADA CO 80003

CHA YINGTSE AND
CHA NTZIA THAO
PO BOX 350094
WESTMINSTER CO 80035

BERNALDT BARBARA J AND
BERNALDT WOLFGANG
3303 W 64TH AVE
DENVER CO 80221-2163

CHAVEZ JACK R AND
CHAVEZ GEORGE D
12925 COUNTY RD 21.6
WESTON CO 81091-9530

BIERMAN ANITA R AND
BIERMAN JENNAFER A/MICHAEL H
3340 W 63RD AVE
DENVER CO 80221-1975

COFFEY JEANNE AND COFFEY MICHAEL AND
HAYES TURA
6350 LOWELL BLVD
DENVER CO 80221-1948

BILLINGER REGINA L
6341 KNOX CT
DENVER CO 80221-1970

COLORADO INVESTMENT
PROPERTIES LTD C/O G M HORTON
22 N CENTRAL AVE NO. 300
PHOENIX AZ 85004-2305

BLEEKER ELTON O AND
BLEEKER FLORENCE E
3554 SHOSHONE ST
DENVER CO 80211-3017

COPPER CHAI LLC
16398 W 51ST LN
GOLDEN CO 80403-1686

BRUNKEN FAMILY TRUST
7316 W 71ST AVE
ARVADA CO 80003

CORNELL WILLIAM DAVID AND
CORNELL JOY RENEE
6784 BEECH CT
ARVADA CO 80004

CAILE SHREVE
C/O MAVI UNLIMITED INC
777 S WADSWORTH BLVD NO 1-205
LAKEWOOD CO 80226

CORTEZ ANGELA D
3145 W 40TH AVE
DENVER CO 80211-2008

COTTON BARBARA J
6451 IRVING ST
DENVER CO 80221-2169

ELLIOTT WILLIAM ANTHONY AND
ELLIOTT DONNA MARIE
6321 LOWELL BLVD
DENVER CO 80221-1945

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

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

DAVID STEVEN CHARLES
3175 W 63RD AVE
DENVER CO 80221-1963

ELLIS MARK C
1715 W 750 N
VERNAL UT 84078

DE HERRERA GRACIE R
6520 NEWTON STREET
ARVADA CO 80003

ESCOTO CELSO GOMEZ
6565 NEWTON ST
ARVADA CO 80003-6450

DEATON PAUL LEE
6446 NEWTON ST
ARVADA CO 80003-6448

ESCOTO CELSO GOMEZ AND
GOMEZ MARIA A
8141 GRANT
DENVER CO 80229

ELINSKI JOSEPH
6595 MEADE CT
ARVADA CO 80003-6447

ESTEP BRIAN AND
HALL KRISTA
6470 NEWTON ST
ARVADA CO 80003-6448

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

EUBANK ROBERT G/WEIHONG TRUSTEES OF
THE EUBANK 2007 FAMILY TRUST
90 W 84TH AVE
DENVER CO 80260-4808

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

EVANS LEVI
6585 MEADE CT
ARVADA CO 80003-6447

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

FEDERAL NATIONAL MORTGAGE ASSOCIATION
14221 DALLAS PKWY STE 1000
DALLAS TX 75254-2946

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

FERNANDEZ SANTOS ROMAN AND
FERNANDEZ MADEL REFUGIO ROMAN
3280 W LONGFELLOW PL
DENVER CO 80221-2150

FIGUEROA CONSTRUCTION INC
1973 S PITKIN ST
AURORA CO 80013-1261

GASPER JACOB A AND GASPER PATTY L
1224 S SPRUCE DR
GOLDEN CO 80401-9183

FOSTER CYNTHIA E
3210 HAWTHORNE PLACE
DENVER CO 80221

GASPER JACOB A AND GASPER PATTY L
1224 SPRUCE DR
GOLDEN CO 80401-9183

FRANK DAVID O AND
FRANK ALANA L
3460 W 65TH AVE
DENVER CO 80221-2108

GASPER JAKE
C/O J AND G PROPERTIES
1224 SPRUCE DR
GOLDEN CO 80401-9183

FRANK NATHAN DWIGHT AND
FRANK NICOLE MARIE
3874 W 63RD PLACE
ARVADA CO 80003

GERMAIN INVESTMENT COMPANY
1825 LAWRENCE STREET NO. 112
DENVER CO 80202

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

GILLAN NICOLAS L
3215 W 64TH AVE
DENVER CO 80221

FRITA HOMES LLC
601 16TH ST UNIT C-145
GOLDEN CO 80401-1978

GLAZE JERRY M AND KOICHEVAR AS TRUSTEES
THE JERRY M GLAZE INCOME TRUST
6353 KNOX COURT
DENVER CO 80221

GAMMON JULI A
3280 W 63RD AVE
DENVER CO 80221

GOERTZEN DAVID LEE
419 E FRASER DR
PUEBLO CO 81007-1643

GARCIA DESI AND
GARCIA JUSTINA
3212 W HAWTHORNE PL
DENVER CO 80221-2133

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

GARCIA JOHN JR AND
GARCIA ANITA
3247 W 64TH AVE
DENVER CO 80221-2161

GREBB NORTH LLC
5595 FEDERAL BLVD
DENVER CO 80221-6574

GASKIN MICHAEL
6460 OSCEOLA ST
ARVADA CO 80003-6423

GREBB WEST 2 LLC
5595 FEDERAL BLVD
DENVER CO 80221-6574

GREENE WALTER J AND
ASHLEY CHRISTINA M
6579 MEADE CT
ARVADA CO 80003

HANNEKE DONALD L AND
HANNEKE BETTY SUE
445 SELMA AVENUE
WEBSTER GROVE MO 63119

GRIEGO ORLANDO
2448 IRVING ST
DENVER CO 80211-4539

HANSEN MAURICE W AND
HANSEN JANE A
10005 MEADE CT
WESTMINSTER CO 80031-2476

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

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

GUERECAS RENE D AND
GUERECAS DESIREE J
6576 MEADE CT
ARVADA CO 80003-6447

HAZE VERNON
6348 LOWELL BLVD
DENVER CO 80221

GUIDRY HUGH M
3485 W 65TH AVE
DENVER CO 80221

HERRERA MIGUEL VALDEZ AND
HERRERA RICARDO VALDEZ
2008 W 91ST PL
DENVER CO 80260-6723

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

HERTZ JAMES D AND
HERTZ CINDY M
9125 E 138TH CT
BRIGHTON CO 80602-8201

GURUNG SURESH AND
GURUNG NIRAJ KUMAR
6575 NEWTON ST
ARVADA CO 80003-6450

HIESTAND JAMES C
6890 LARSH DR
DENVER CO 80221-2539

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

HOLZAPFEL KLAUS
6590 LOWELL BLVD
DENVER CO 80221-2154

HAASE ANDREW
3245 W 64TH AVE
DENVER CO 80221-2161

HOLZAPFEL KLAUS
3720 W 66TH AVE
ARVADA CO 80003-6408

HACKENBERG DONALD
3864 W 63RD PLACE
ARVADA CO 80003

HOVEN JAMES J
6585 W 2ND AVE
LAKEWOOD CO 80226

HOWE MARCIA L
C/O PATRICK HOWE
13225 SPICA DRIVE
LITTLETON CO 80124

KASPAR PHILLIP ROY JR
6340 LOWELL BLVD
DENVER CO 80221

HRCS-DENVER LLC
90 W 84TH AVE
DENVER CO 80260-4808

KASPAR PHILLIP ROY JR
6309 JULIAN ST
DENVER CO 80221-1972

HUGHLING BRADLEY W AND
ERNST VALERIE A
6370 KNOX CT
DENVER CO 80221-1971

KEISER EDWIN H E
3351 W 64TH AVE
DENVER CO 80221-2163

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

KELLEN MARISELA MARTINEZ
6575 MEADE CT
ARVADA CO 80003-6447

HUYNH DUNG V
6268 NEWTON CT
ARVADA CO 80003-6724

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

IBANEZ-BATRES HUMBERTO AND
RAMIREZ-MORA ROSA MARIA
3245 W 65TH AVE
DENVER CO 80221-2103

KINCADE ROGER
3305 S DUDLEY COURT
LAKEWOOD CO 80227

INGALLS TROY D
13777 W 59TH PL
ARVADA CO 80004

KOKOSZKA DIANNA M
117 EDGEWATER COVE
LAKEWAY TX 78734

J AND G PROPERTIES
12661 W 75TH AVE
ARVADA CO 80005

LEE DER 1/3 INT AND LY CHIA CHA/XIONG BL
1/3 INT AND VUE SHEE 1/3 INT
3394 W 64TH AVE
DENVER CO 80221

JEREZ AUGUSTO
3586-88 W 64TH AVE
DENVER CO 80221

LEE JESSE AND
LEE CHERI L
3280 W 64TH AVE
DENVER CO 80221-2160

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

LEE NHIA AND CHANG XO UND 1/3 AND LEE XI
AND KAO VUE UND 1/3 AND LEE TONG PAO 1/3
3392 W 66TH AVE
DENVER CO 80221-2120

LEE NHIA/CHANG XO 1/3 INT AND LEE XIA/VU
KAO 1/3 INT AND LEE TONG PAO 1/3 INT
18121 E 160TH AVE
BRIGHTON CO 80601

MADERA PEDRO A AND
DE MADERA MARTH MADERA
3286 W LONGFELLOW PL
DENVER CO 80221-2150

LEE XANG AND
LEE CHAO
3390 W 66TH AVENUE
DENVER CO 80216

MADERA PEDRO A AND
MADERA SARA M
PO BOX 235
KIOWA CO 80117

LEE YAI/VANG XIA 1/3 INT AND LEE XANG/LE
CHAO 1/3 INT AND LOR GE/LEE CHIA 1/3 INT
3390 W 66TH AVE APT 4
DENVER CO 80221-2179

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

LOMBARDI TONY AND
LOMBARDI CLARA
6545 NEWTON AVENUE
ARVADA CO 80003

MC CURDY KENT AND
MC CURDY DANIELLE
3320 W 63RD AVE
DENVER CO 80221

LOPEZ JOSEPH G
3210 W 65TH AVE
DENVER CO 80221-2100

MC HENRY KEVIN M
PO BOX 17245
DENVER CO 80217

LOTHROP ROBERT E AND
LOTHROP MICHAEL G/GREGORY P
2260 W 104TH PL
NORTHLGENN CO 80234-3641

MC KEE PEGGY L
3205 W 64TH AVE
DENVER CO 80221-2161

MACE MARK S
3275 W 64TH AVE
DENVER CO 80221

MEDINA JOSEPH
PO BOX 211194
DENVER CO 80221-0398

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

MICEK JOHN S
6540 LOWELL BLVD
DENVER CO 80221-2154

MADDEN RONALD W
3309 W 64TH AVE
DENVER CO 80221

MICHELS STEVEN L
6490 OSCEOLA ST
ARVADA CO 80003-6423

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

MILLS GAIL L AND
MILLS ROBERT G
3349 W 64TH AVE
DENVER CO 80221-2163

MOLINE CHARLES E JR
3285 W 64TH AVE
DENVER CO 80221-2161

NAYLOR LAWRENCE E AND
NAYLOR MARIE M
3275 W 65TH AVE
DENVER CO 80221-2103

MOLINE CHUCK E JR
3240 W HAWTHORNE PL
DENVER CO 80221-2133

NEIGHBORHOOD INVESTMENTS II LLC
3677 W 103RD DR
WESTMINSTER CO 80031-2449

MOORE WILLIAM E
31383 FROST WAY #207
EVERGREEN CO 80439-2217

NETTROUR DAVE
PO BOX 1147
WESTMINSTER CO 80030

MORALES JAIME AND HECTOR
6335 AND 6341 JULIAN ST
DENVER CO 80221

NETTROUR DAVID R/RANEY JOY B AND
RHINEHART DONNA
2200 E 104TH AVE SUITE 105
THORNTON CO 80233

MORALES MARILU
3335 W 63RD AVE
DENVER CO 80221-1906

NETTROUR RAY
2200 E 104TH AVE SUITE 105
THORNTON CO 80233

MORRIS TIM G
PO BOX 11955
DENVER CO 80211-0955

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

MUNYON NANCY A
6308 NEWTON CT
ARVADA CO 80003-6725

NGUYEN MAI TRUST
5425 S FLAT ROCK WAY
AURORA CO 80016-5920

NAGEL FOUNDATION
1225 17TH ST STE 2440
DENVER CO 80202

NGUYEN PETER HUNG AND
NGUYEN CHRISTINA LAN
6480 NEWTON STREET
ARVADA CO 80003

NAVARRETE ALONSO AND
NAVARRETE MARIA BERTHA
3140 W HAWTHORNE PL
DENVER CO 80221

NUNEZ LORENZO S AND
NUNEZ GLORIA P
6590 MEADE CT
ARVADA CO 80003-6447

NAVARRETE OTONIEL AND
NAVARRETE ALONSO
3312 W 65TH AVE
DENVER CO 80221-2108

OLIVAS ALFREDO
14410 E 47TH AVE
DENVER CO 80239-5464

OLIVAS FRANCISCO
3520 W 65TH AVE
DENVER CO 80221-2112

RAMIREZ JOSE N
3601 W 64TH AVE
ARVADA CO 80003-6501

OLIVER JOHN D
3536 W 65TH AVE
DENVER CO 80221-2112

RAMIREZ MARTINE L
6500 NEWTON ST
ARVADA CO 80003-6449

PADILLA GILBERT AND PADILLA DEBRA
3348 W 65TH AVE
DENVER CO 80221

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

PETERMAN BRAD
5697 MCINTYRE ST
GOLDEN CO 80403-7401

REDEEMER TEMPLE INC
3241 LOWELL BLVD
DENVER CO 80211

PHAM NHUNG THI AND
NGUYEN CUONG X
2810 W 113TH CT
DENVER CO 80234-2678

RELIABLE DEVELOPMENT LLC
2946 W SEVERN PL
DENVER CO 80204-4129

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

RHEA BRENDA J UND 1/2 INT AND RHINEHART
DONNA C/GLENN J UND 1/2 INT JT
2200 E 104TH AVE STE 105
THORNTON CO 80233

PHAM VINH AND LUONG OANH
6560 MEADE COURT
ARVADA CO 80003

RIOPELLE SCOTT
3284 W 55TH AVE
DENVER CO 80221-6522

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

RODRIGUEZ ALONZO J
6380 LOWELL BLVD
DENVER CO 80221-1948

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

RODRIGUEZ ANA A AND
RODRIGUEZ MARIA T
941 DOWNING WAY
DENVER CO 80229-5920

PRIEST JERI
3165 W 63RD AVE
DENVER CO 80221-1963

RODRIGUEZ BLAS
3535 W 65TH AVE
DENVER CO 80221-2111

RODRIGUEZ ROBERTO AND
ZAMARRIPA ROSE ALVARADO
3530 W 66TH AVE
DENVER CO 80221-2123

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

ROTOLO GILBERT P
6550 IRVING STREET
DENVER CO 80221

SERRATO JOSE CARRASCO
6490 NEWTON STREET
ARVADA CO 80003

RUNGE BILLIE MARIE
9405 OBERON RD
ARVADA CO 80004-5265

SHOPPMAN STEVEN C
3380 W 63RD AVE
DENVER CO 80221-1975

SACCOMANO LENA J
12633 IRVING CIRCLE
BROOMFIELD CO 80020

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

SCHLIEMAN MARC R
3849 E 135TH WAY
THORNTON CO 80241-1425

SOKOL JOHN R
136 MAPLEWOOD AVE
CLIFTON NJ 07013-1106

SCIACCA 3280 LLC
7851 APPLEBLOSSOM LN
WESTMINSTER CO 80030-4220

SOLORZANO DAMIAN G
3934 YATES ST
DENVER CO 80212-2213

SCIACCA 3290 LLC
7851 APPLEBLOSSOM LN
WESTMINSTER CO 80030-4220

SORCAR PRAFULLA AND
SORCAR SHIKHA
14565 W 58TH PL
ARVADA CO 80004-3763

SCIACCA 3295 LLC
7851 APPLEBLOSSOM LANE
WESTMINSTER CO 80030

SOTO AUGUSTO OMAR LUNA
3306 W 66TH AVE
DENVER CO 80221-2120

SEBER RAMONA
3440 W 66TH AVE
DENVER CO 80221-2121

SPEICHER LORENZ C
16359 COUNTY RD S
FT MORGAN CO 80701

SEMMEN FAMILY LIMITED
PARTNERSHIP THE
10337 MEADE LOOP
WESTMINSTER CO 80030-2446

SPERO CLYDE M AND
SPERO JUNE C
3316 W 64TH AVE
DENVER CO 80221-2164

SPERO JUNE BALISTRERI AND
SPERO CLYDE M
3316 W 64TH AVE
DENVER CO 80221-2164

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TOVAR JORGE
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WESTMINSTER CO 80030

TOWN KATHRYN GAIL
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TALDER MYRA AND
TALDER DAVID
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SUPERIOR CO 80027-6061

TREVIZO PEREZ JOSE LUIS AND
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TARIN JESUS AND
TARIN GRACIELA
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TRUJILLO JOHN J AND TRUJILLO ROMA J
6580 MEADE COURT
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TRUJILLO MELANIE LEAH
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ARVADA CO 80003

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

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VAN SKIVER MARCIA V TRUST
395 KOHL ST
BROOMFIELD CO 80020-2030

VANOUWEKERK GAY M
6538 LOWELL BLVD
DENVER CO 80221

WIRTH DONNA M AND
SHELTON JERRY L
6410 LOWELL BLVD
DENVER CO 80221-2152

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3255 WEST 65TH AVENUE
DENVER CO 80211

WISHAR ROBERT LEE AND
WISHAR THELMA LUCILLE
3260 W HAWTHORNE PL
DENVER CO 80221-2133

VOGT ARTHUR TERRY
6378 LOWELL BLVD
DENVER CO 80221-1948

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6484 NEWTON ST
ARVADA CO 80003-6448

VUE SHEE AND
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3394 W 66TH AVE
DENVER CO 80221

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D AGOSTINO DAGNE KATHY
3875 W 63RD AVE
ARVADA CO 80003-6719

WEBSTER RONALD C SR REVOCABLE
LIVING TRUST THE
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6544 LOWELL BLVD
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