



**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT**

CASE NO.: PLT2016-00032

CASE NAME: GRASSLANDS AT COMANCHE, FILING 1

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Board of County Commissioners

August 29, 2017

CASE No.: PLT2016-00032	CASE NAME: Grasslands at Comanche, Filing 1
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Owner's Name:	Holly Investment Co.
Applicant's Name:	Loren L. Losh
Applicant's Address:	P.O. Box 557, Strasburg, CO 80136
Location of Request:	Approximately 1,000 feet northwest of the intersection of East 72 nd Avenue and Strasburg Road
Parcel #:	0173133400008
Nature of Request:	Major subdivision (final plat) to create 18 lots on approximately 57 acres with an associated Subdivision Improvements Agreement (SIA).
Zone District:	Planned Unit Development (PUD)
Site Size:	57 acres
Proposed Uses:	Single-Family Residential
Existing Use:	Vacant
Hearing Date:	August 29, 2017/ 9:30 am
Report Date:	August 10, 2017
Case Manager:	Greg Barnes
Staff Recommendation:	APPROVAL with 7 Findings-of-Fact and 1 Note

SUMMARY OF PREVIOUS APPLICATIONS

On January 21, 2007, the Board of County Commissioners (BOCC) approved (Case # PRJ2007-00004): 1) a rezoning of approximately 18 acres from Agricultural-3 (A-3) to Agricultural-2 (A-2), and 402 acres from A-3 to Agricultural-1 (A-1); 2) a preliminary development plan for 120 residential lots on 402 acres, an 18 acre school site, and approximately 210 acres reserved in conservation easement; and 3) a preliminary plat for 120 residential lots.

On January 14, 2008, the Board of County Commissioners approved (Case # PRJ2007-00036): 1) a final development plan (FDP) for 118 residential lots, a 17 acre school site, and 210 acres reserved as a conservation easement; 2) a final plat for 10 residential lots, referenced as Grasslands at Comanche, Filing 2. The remaining portions of the approved preliminary plat was not included in the final plat approval and expired. Per Section 2-02-17-03-07 of the County's Development Standards and Regulations, a preliminary plat approval shall lapse two (2) years from the date of approval if a final plat is not submitted.

On September 13, 2016, the Board of County Commissioners approved (Case # PLT2016-00012) a preliminary plat for 18 residential lots on 57 acres, known as Grasslands at Comanche, Filing 1.

SUMMARY OF APPLICATION

Background:

Holly Investment Company, the applicant, is requesting a major subdivision final plat to create 18 lots, and associated public roads on approximately 57 acres. The subject request is located within the approved final development plan boundary for the Grasslands at Comanche PUD. This portion of the development is known as Filing 1. The BOCC previously approved Filing 2 of the PUD in 2008.

The Grasslands at Comanche Final Development Plan (FDP) was approved for 118 rural-residential lots and 210 acres of land on the northwestern portion of the development as a conservation easement. Residential development within the PUD is expected to be similar in density and design to that of development in the Agricultural-1 zone district.

Development Standards and Regulations Requirements:

Per Section 5-03-03 of the County's Development Standards and Regulations, subdivision plats and lot dimensions are required to conform to all dimensional requirements of the zone district in which the property is located. In addition, all lots created by a subdivision shall have access to a County maintained right-of-way. The minimum lot size approved with the final development plan is 2.5 acres. All proposed lots in the subject plat conform to the minimum dimensional requirements approved in the FDP, including the minimum lot width. The minimum proposed lot width is 75 feet. Additionally, all proposed lots will have access on a public right-of-way, specifically on Woodchest Street, East 74th Avenue, and Van Sickle Street.

A proof of adequate water and sewer services is required for the approval of a final plat. The applicant obtained a letter from the Colorado Division of Water Resources stating that adequate water supply is available to support the proposed development. For sewer services, individual septic systems will be provided for each lot. Tri-County Health reviewed the request and did not have concerns with the use of septic systems on the lots. In addition, the minimum lot size allowed in the Grasslands at Comanche PUD is 2.5 acres, which is similar to the Agricultural-1 (A-1) zone district. Individual septic systems are allowed in the A-1 district with restrictions on allowed lot coverage. Per Section 3-08-07-06-01 of the County's Development Standards, lots in the A-1 district served by well and individual sewage disposal systems shall not exceed 6% structure coverage.

In addition to the required subdivision design standards, all new developments are required to dedicate land to support new or expanded parks and schools to serve future residents and employees of the proposed subdivision. As an alternative to land dedication, applicants may pay fees-in-lieu of the required land dedication. All Public Land Dedication (PLD) requirements have been fulfilled. Previously, 17 acres of land was dedicated with the approval of the FDP for a

school site. This dedication exceeded seven acres that was required for development of 118 new dwelling units. For the neighborhood parks requirements, the dedication of 210 acres of land as a conservation easement in the FDP fulfilled the land dedication requirements for neighborhood parks. The applicant has paid cash-in-lieu of dedication for all required land dedication for regional parks. Based on the requirements outlined in Section 5-05-05-02-01 and 05-05-04-02-01 of the County's Development Standards and Regulations, a total of \$3,196.91 was required.

Subdivision Improvements Agreement:

In accordance with Section 5-04 of the County's Development Standards and Regulations, public improvements will be constructed in the proposed subdivision prior to the issuance of building permits. The subdivision improvements agreement includes construction of three roadways, specifically Van Sickle Street, Woodchest Street, and East 74th Avenue. The agreement also includes public facilities for drainage. Per Section 5-02-05 of the County's Development Standards and Regulations, a Subdivision Improvements Agreement (SIA) with applicable collateral is required with any applications for a final plat. Staff has reviewed the associated SIA and collateral submitted with the application and confirmed the agreement complies with the County's Development Standards and Regulations.

Future Land Use Designation/Comprehensive Plan:

The Adams County Comprehensive Plan future land use map designates the subject area as Agriculture. Per Chapter 5 of the County's Comprehensive Plan, the purpose of the Agriculture future land use designation is to preserve areas for long term farming, and separate and define urban areas. Agriculture areas are also expected to develop with very low density residential uses and at densities of one dwelling unit per 35 acres. Further, the Agriculture future land use areas should be preserved for long-term farming, conservation of environmentally-sensitive area, and limit the extension of services where they are costly and difficult to provide.

The proposed subdivision is a portion of the Grasslands at Comanche PUD. The approved final development plan for this area includes 210 acres within conservation easements to preserve the rural character of the area and environmentally-sensitive lands. The proposed final plat complies with the approved final development plan for the area.

Site Characteristics:

The site is approximately four miles north of Strasburg; more specifically, 1,000 feet northwest of the intersection of East 72nd Avenue and Strasburg Road. The property is currently vacant; however, it is adjacent to single-family residential dwellings, approved as part of the Grasslands at Comanche PUD, Filing 2 plat.

Surrounding Zoning Designations and Existing Use Activity:

Northwest PUD Vacant	North PUD Single-Family Residential	Northeast PUD Single-Family Residential
West PUD Vacant	Subject Property R-1-C Single-Family Residential	East A-3 Vacant
Southwest PUD Vacant	South PUD Vacant	Southeast A-3 Vacant

Compatibility with the Surrounding Area:

A majority of properties to the north and northeast of the proposed subdivision are developed as single-family residential uses. The developments are all within the Grasslands at Comanche PUD. All other areas surrounding the proposed final plat are currently vacant and likely be developed as single-family, consistent with the approved PUD.

Staff Recommendation:

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

RECOMMENDED FINDINGS OF FACT

1. The final plat is consistent and conforms to the approved preliminary plat.
2. The final plat is in conformance with the subdivision design standards.
3. The applicant has provided evidence that a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards.
4. The applicant has provided evidence that a public sewage disposal system has been established and, if other methods of sewage disposal are proposed, adequate evidence indicating that the system complies with state and local laws and regulations.
5. The applicant has provided evidence to show all areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified by the applicant and the proposed uses of these areas are compatible with such conditions.

6. The proposed or constructed drainage improvements are adequate and comply with these standards and regulations.
7. Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or financially guaranteed through cash-in-lieu or a subdivision improvements agreement so the proposed subdivision will not negatively impact the levels of service of the County.

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
15	0

Notices were sent to property owners within 750 feet radius of the site. As of writing this staff report, staff has received no comments from those notified.

COUNTY STAFF COMMENTS:

Adams County Development Review Engineering reviewed the subject request and stated all construction and drainage plans have been approved. There are no outstanding unresolved comments associated with the subject request. The proposed final plat conforms to the approved preliminary plat.

REFERRAL AGENCY COMMENTS:

The Colorado Geologic Survey reviewed the request and identified presence of collapsible soils on the property. They stated it is imperative that grading, surface drainage, and subsurface drainage are correctly designed, constructed, and maintained to prevent wetting of potentially collapsible soils in the immediate vicinity of building foundations.

Responding with Concerns:

Colorado Geological Survey

Responding without Concerns:

Colorado Division of Water Resources

Intermountain Rural Electric Association (IREA)

Tri-County Health Department

Xcel Energy

Notified but not Responding / Considered a Favorable Response:

Century Link

Colorado Division of Wildlife

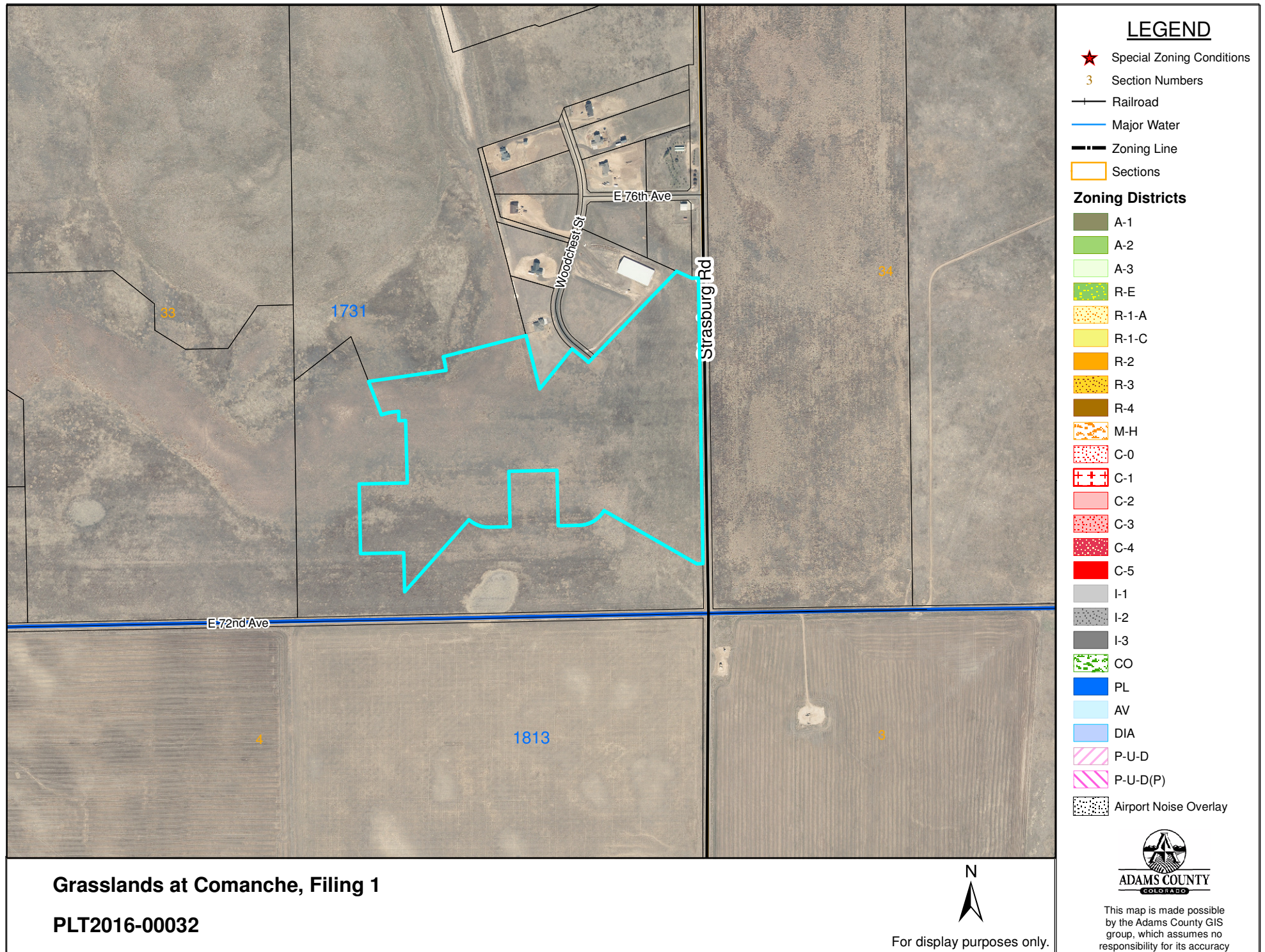
Comcast

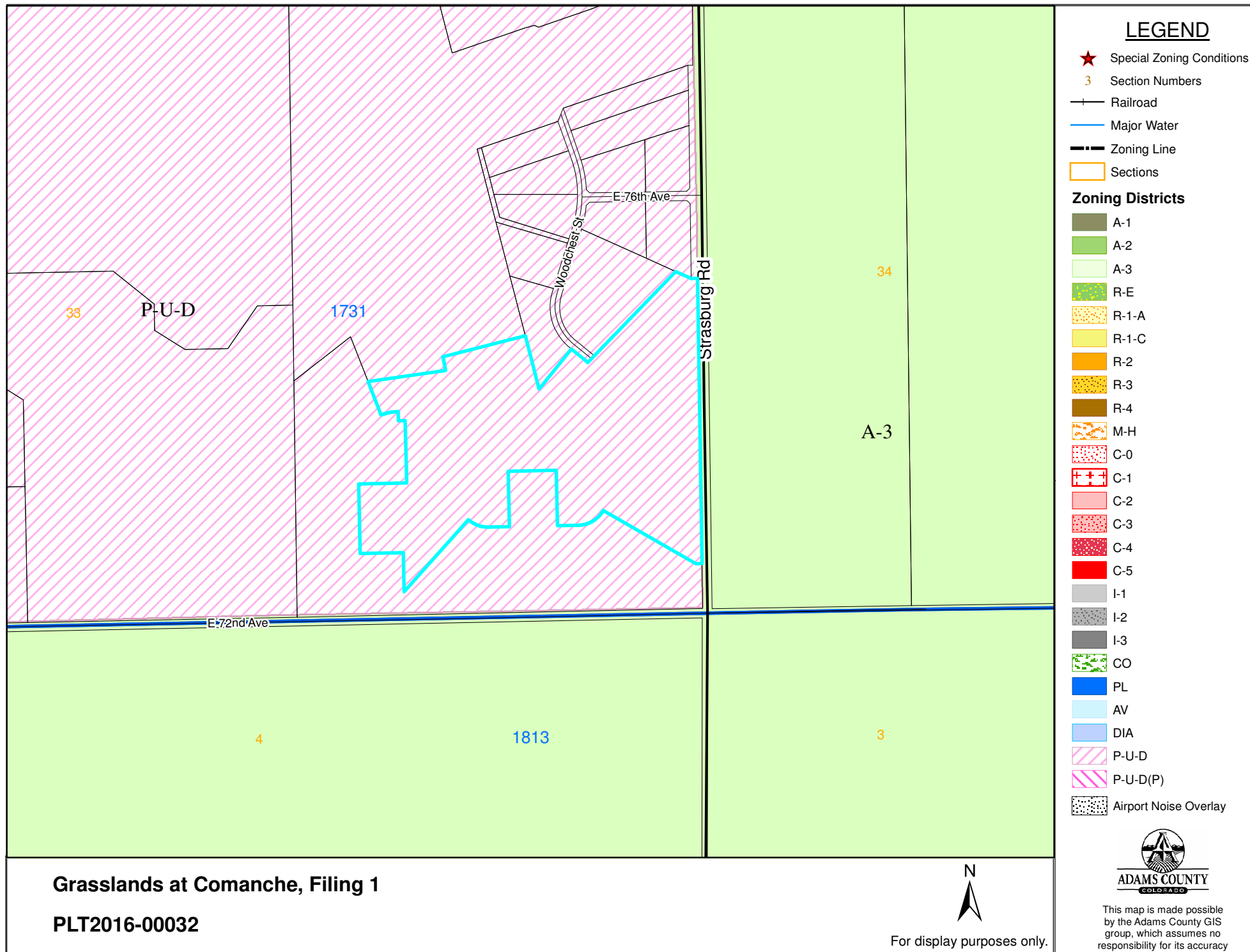
Strasburg Fire District #8

Strasburg Parks & Recreation District

School District 31J

U.S. Post Office





LEGEND

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

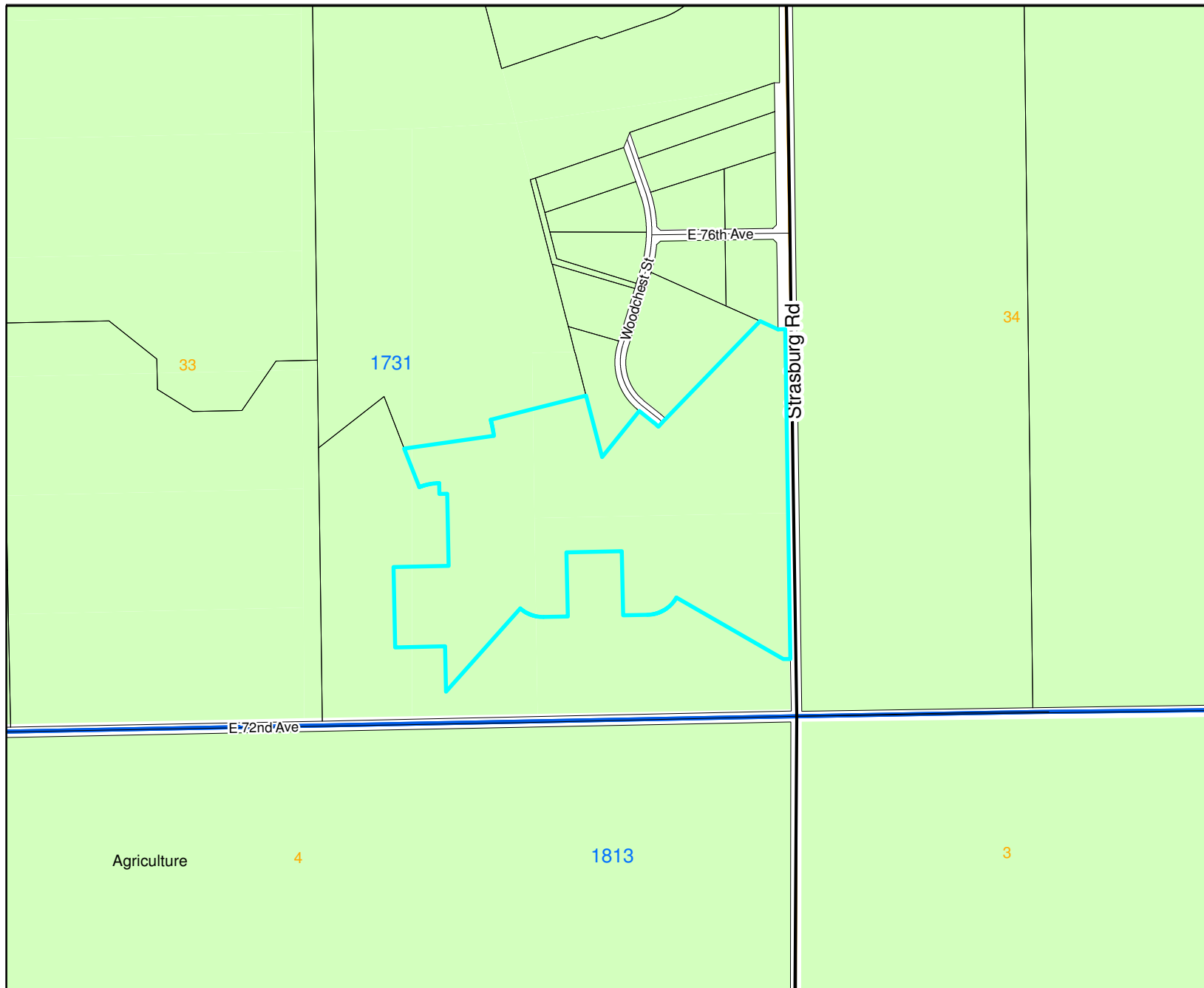


ADAMS COUNTY
 COLORADO

































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



For display purposes only.



LEGEND

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

Grasslands at Comanche, Filing 1

PLT2016-00032

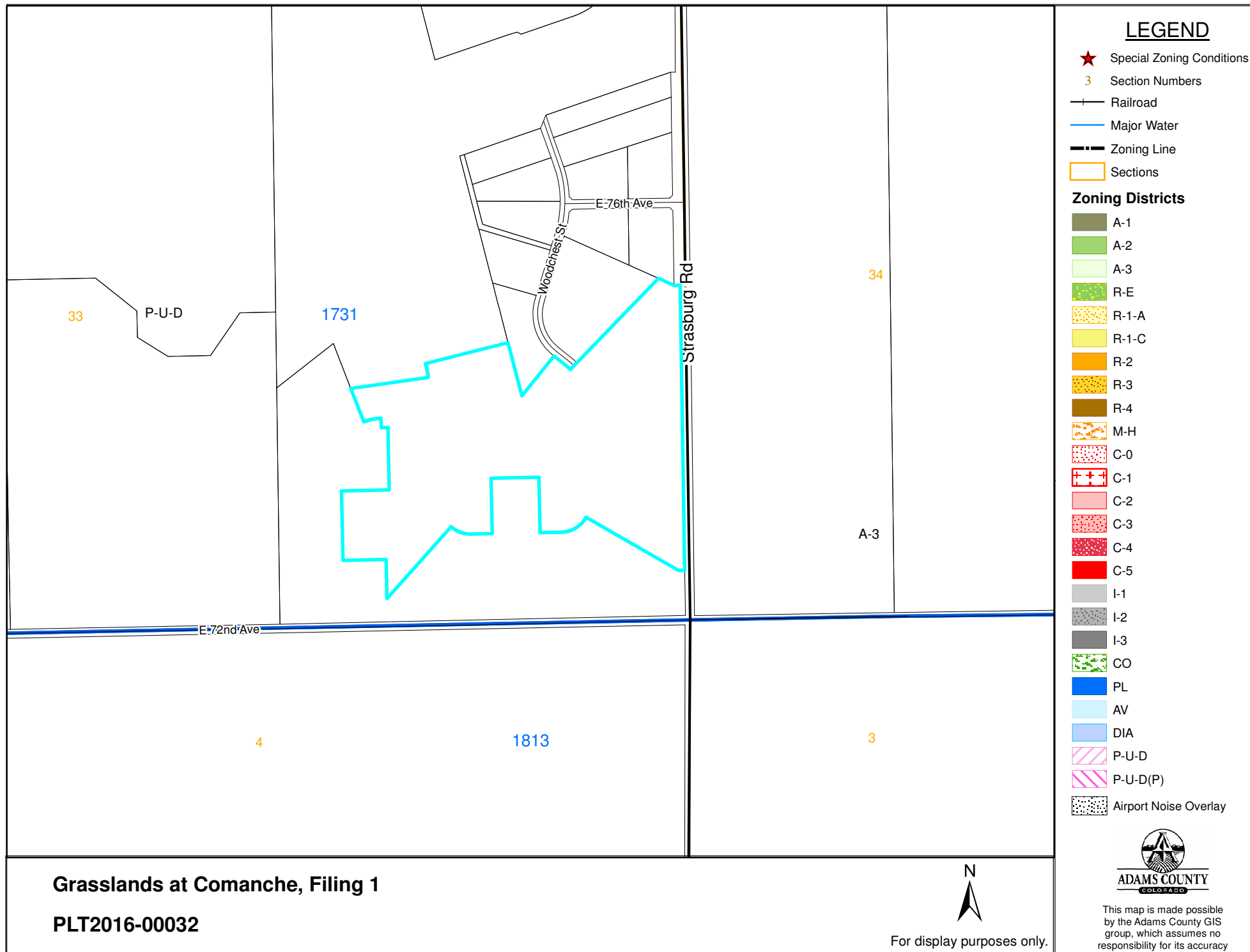


For display purposes only.



ADAMS COUNTY
COLORADO

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group, which assumes no
responsibility for its accuracy



Explanation of Project

Holly Investment Co. is requesting approval of Subdivision-Major/Final for Parcel A of the plat recorded in Adams County Land Survey Plats on Page 4588 with Reception #2016-019 of Section 33, T2South, Range 62W, PUD Case #PRJ2007-00004 and #PRJ2007-00036. This request would allow the construction and sale of homes on eighteen (18) 2.5 and larger acre lots.

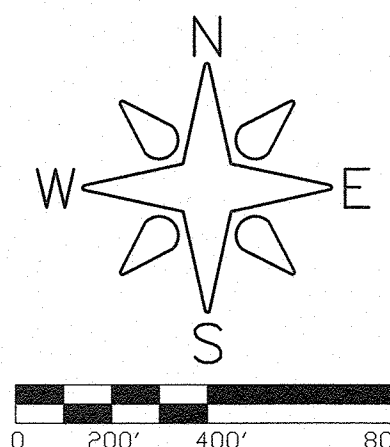
The property is located along the West side of paved Strasburg Road and South of the previously opened Filing 2 for said PUD. Access for the additional 18 homes will be via East 76th Avenue from Strasburg Road and South on Woodchest Street. Road construction will continue South on Woodchest Street culminating in a temporary cul-de-sac at the South property line of 7330 Woodchest Street (Filing 1, Block 1, Lot 5). East 74th Avenue will be constructed beginning at Woodchest Street and extending to the West and culminating in a temporary cul-de-sac on the West side of the intersection of East 74th Avenue and Van Sickle Street. Van Sickle Street will be constructed North from that intersection to the North boundary of Filing 1 and will have a temporary cul-de-sac at that point. Van Sickle Street will continue to the South culminating in a temporary cul-de-sac at the South property line of 7337 Van Sickle Street (Filing 1, Block 2, Lot 5). The Strasburg Fire Protection District has been contacted regarding access to these lots and a letter stating their approval of this plan is attached.

Water and sewer will be provided to each lot through individual wells and individual Onsite Wastewater Treatment Systems.

GRASSLANDS AT COMANCHE - FIRST FILING

A PART OF THE SOUTHEAST ONE-QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO. SHEET 2 OF 5

CASE NO: PLT2016-00032

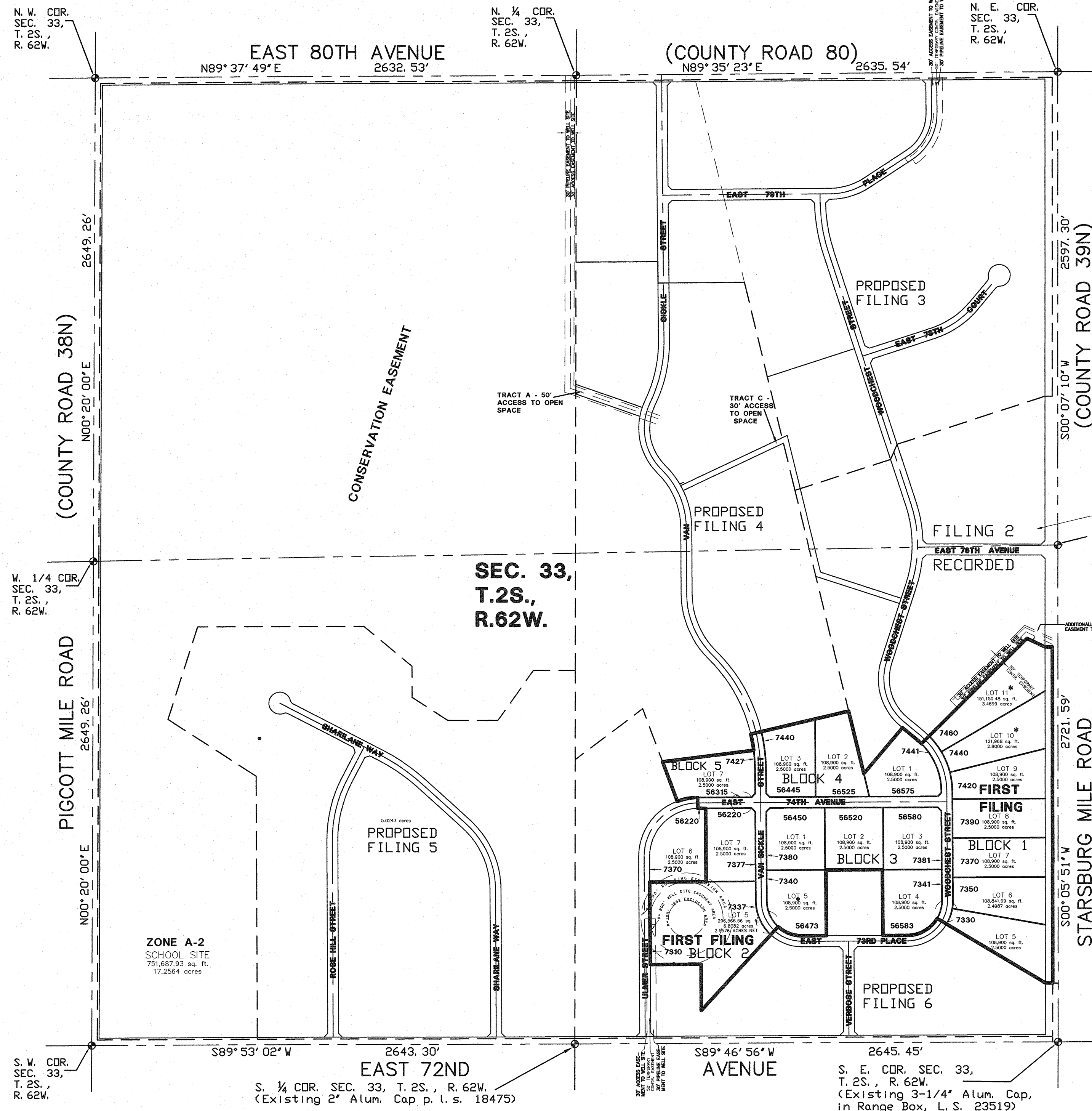


SCALE: 1"=400'

FILING NO. 1	-	18 LOTS
FILING NO. 2 (RECORDED)	-	12 LOTS
FILING NO. 2 (AMENDED)	-	1 LOT
FILING NO. 3 (PROPOSED)	-	32 LOTS
FILING NO. 4 (PROPOSED)	-	30 LOTS
FILING NO. 5 (PROPOSED)	-	18 LOTS
FILING NO. 6 (PROPOSED)	-	9 LOTS
TOTAL		120 LOTS

* LOTS WHERE FRONT BUILDING SETBACK DETERMINED BY REQUIREMENT OF 150' LOT WIDTH AT BUILDING LINE.

GRASSLANDS AT COMANCHE - SECOND FILING IN RECEPTION NO. 2008000005063
AFFIDAVIT OF CORRECTION (SECOND FILING) IN RECEPTION NO. 2013000048277
GRASSLANDS AT COMANCHE - SECOND FILING - AMENDED PLAT IN RECEPTION NO. 2008000071020



EXISTING RESIDENCES (FUTURE FIRE STATION SITE)
E. 1/4 COR. SEC. 33, T. 2S., R. 62W.
(Existing 3-1/4' Alum. Cap. in Range Box, P.L.S. 23519)

Prepared By:

R.W. BAYER & ASSOCIATES, INC.
2090 East 104th Avenue, S-200
Thornton, Colorado 80233
303-452-4433 rwbysurveying@hotmail.com
CAD FILE: C151881ST/C151881ST-2.DWG

Date Prepared: NOVEMBER 10, 2015
REVISED 02-21-2017 PER COUNTY COMMENTS

GRASSLANDS AT COMANCHE - FIRST FILING

A PART OF THE SOUTHEAST ONE-QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

SHEET 3 OF 5

CASE NO: PLT2016-00032

Prepared By:
R. W. BAYER & ASSOCIATES, INC.
2090 East 104th Avenue, S-200
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303-452-4433 rwbbsurveying@hotmail.com
CAD FILE: C151881STF/C151881ST-3.DWG

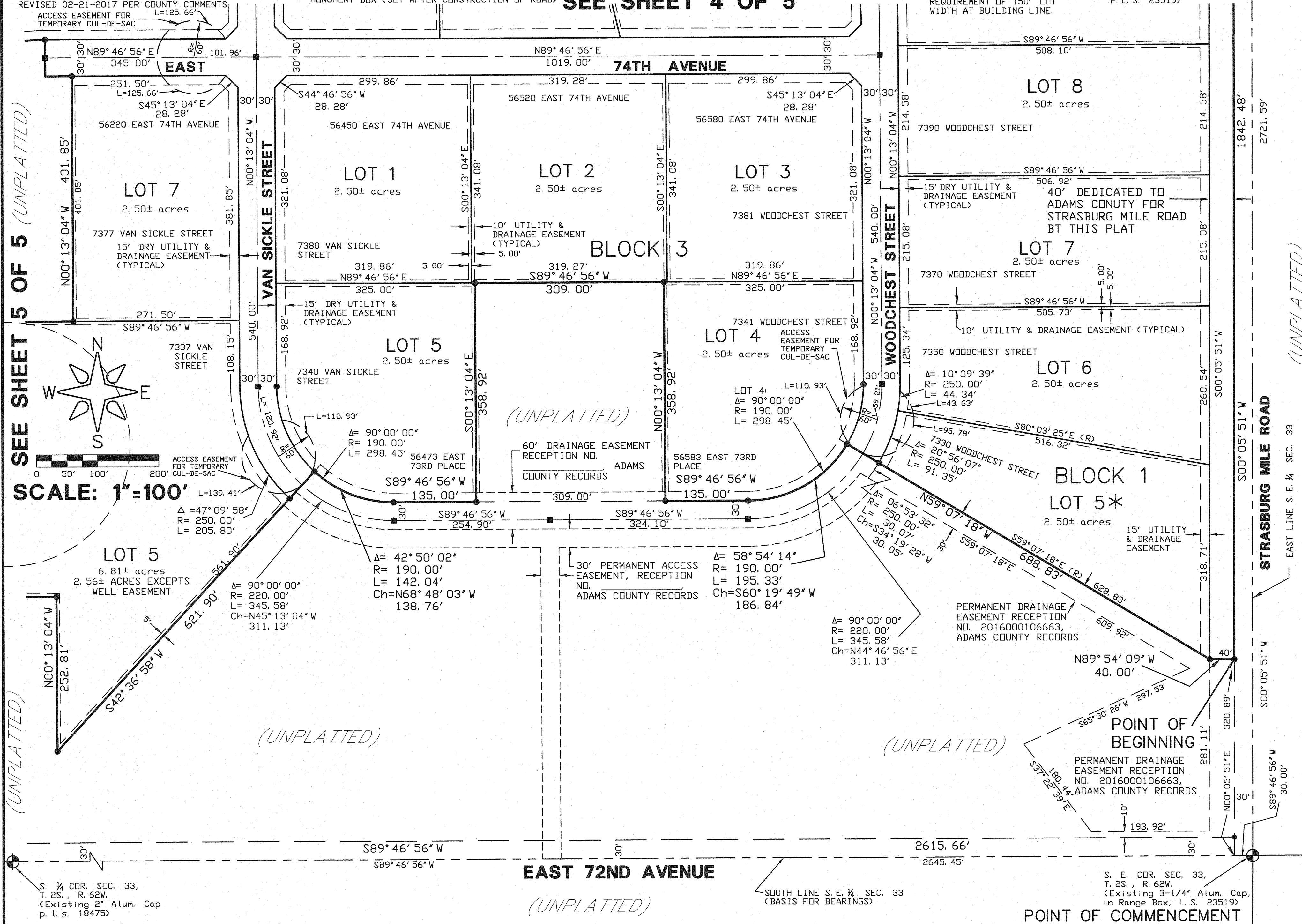
Date Prepared: NOVEMBER 10, 2015
REVISED 02-21-2017 PER COUNTY COMMENTS
ACCESS EASEMENT FOR
TEMPORARY CUL-DE-SAC

- DENOTES: FOUND #5 REBAR & CAP, BAYER - P. L. S. 6973, FLUSH WITH GROUND
- DENOTES: SET #5 REBAR & CAP, BAYER - P. L. S. 6973, IN MONUMENT BOX (SET AFTER CONSTRUCTION OF ROAD)

SEE SHEET 4 OF 5

* LOTS WHERE FRONT BUILDING SETBACK DETERMINED BY REQUIREMENT OF 150' LOT WIDTH AT BUILDING LINE.

E. 1/4 COR. SEC. 33, T. 2S., R. 62W. (Existing 3-1/4" Alum Cap, in Range Box, P. L. S. 23519)



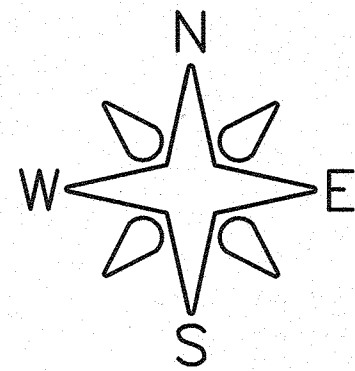
GRASSLANDS AT COMANCHE - FIRST FILING

A PART OF THE SOUTHEAST ONE-QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

SHEET 4 OF 5

E. 1/4 COR. SEC. 33,
T. 2S., R. 62W.
(Existing 3-1/4" Alum.
Cap. in Range Box,
P.L.S. 23519)

CASE NO:
PLT2016-00032



SCALE: 1"=100'

LEGEND

- DENOTES: FOUND - #4 REBAR & CAP, P.L.S. 18475
- DENOTES: FOUND - #5 REBAR AND CAP, BAYER - P.L.S. 6973, FLUSH WITH GROUND
- DENOTES: #5 REBAR & CAP, BAYER - P.L.S. 6973 IN MONUMENT BOX (SET AFTER CONSTRUCTION OF ROAD)
- (R) DENOTES: BEARING IS RADIAL TO CURVE

(UNPLATTED)

*LOTS WHERE FRONT BUILDING SETBACK
DETERMINED BY REQUIREMENT OF 150'
LOT WIDTH AT BUILDING LINE.

LOT 14, BLOCK 1,
GRASSLANDS AT
COMANCHE - SECOND
FILING - AMENDED PLAT
(RECEPTION NO. 2008000071020,
ADAMS COUNTY RECORDS)

LOT 12, BLOCK 1,

AT COMANCHE - SECOND FILING
(RECEPTION NO. 200800005063, ADAMS COUNTY RECORDS)

LOT 11*

3.47± acres

LOT 10*

2.80± acres

LOT 9*

2.50± ACRES

LOT 8

2.50± acres

BLOCK 4

LOT 3

2.50± acres

LOT 2

2.50± acres

LOT 1

2.50± acres

LOT 1

LOT 2

LOT 3

BLOCK 3

BLOCK 1

STRASBURG MILE ROAD

EAST LINE S.E. 1/4 SEC. 33

(UNPLATTED)

S00°05'51"W
S00°05'51"W

S. E. COR. SEC. 33,
T. 2S., R. 62W.
(Existing 3-1/4" Alum. Cap.
in Range Box, L.S. 23519)

5 OF 5

SEE SHEET

SEE SHEET 3 OF 5

Prepared By:

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Date Prepared: NOVEMBER 06, 2015
REVISED 02-21-2017 PER COUNTY COMMENTS

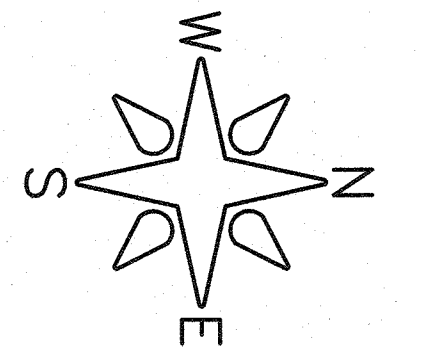
GRASSLANDS AT COMANCHE - FIRST FILING

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62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO. CASE NO: PLT2016-00032
SHEET 5 OF 5

(UNPLATTED)

LEGEND

- DENOTES: FOUND - #5 REBAR AND CAP, BAYER - P. L. S. 6973, FLUSH WITH GROUND
- DENOTES: #5 REBAR & CAP, BAYER - P. L. S. 6973 IN MONUMENT BOX (SET AFTER CONSTRUCTION OF ROAD)
- (R) DENOTES: BEARING IS RADIAL TO CURVE



SCALE: 1"=100'

SEE SHEET 4 OF 5

(UNPLATTED)

(UNPLATTED)

(UNPLATTED)

(UNPLATTED)

(UNPLATTED)

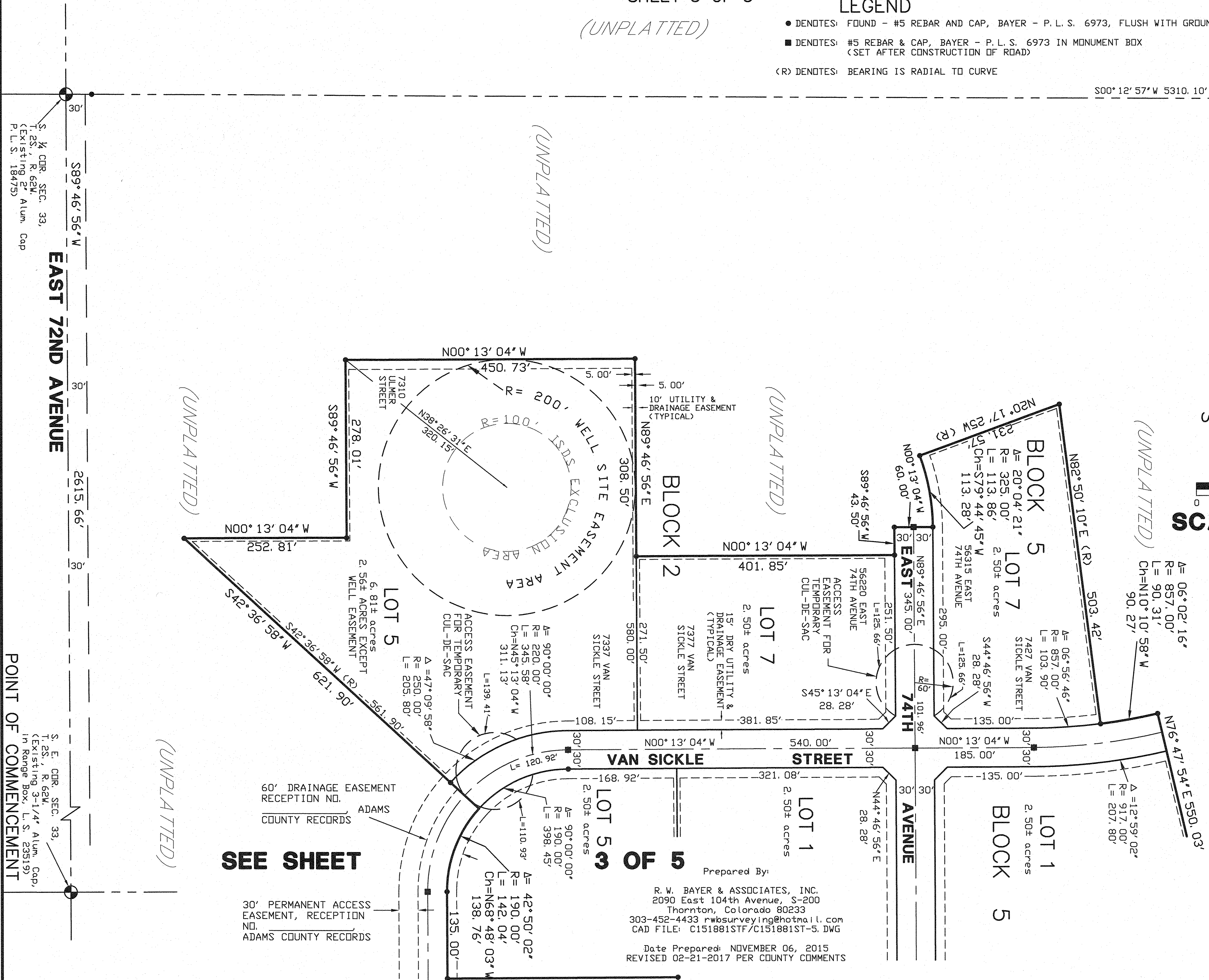
SEE SHEET

3 OF 5

Prepared By:

R. W. BAYER & ASSOCIATES, INC.
2090 East 104th Avenue, S-200
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CAD FILE: C151881STF/C151881ST-5.DWG

Date Prepared: NOVEMBER 06, 2015
REVISED 02-21-2017 PER COUNTY COMMENTS



GRASSLANDS AT COMANCHE
Case No. PLT2016-00032**SUBDIVISION IMPROVEMENTS AGREEMENT**

THIS AGREEMENT is made and entered into by and between the County of Adams, State of Colorado, hereinafter called "County," and Holly Investment Company, hereinafter called "Developer."

WITNESSETH:

WHEREAS, Developer is the owner of real property in the County of Adams, State of Colorado, as described in Exhibit "A" attached hereto, and by this reference made a part hereof.

WHEREAS, it is provided by resolution of the Board of County Commissioners, County of Adams, that where designated the Developer shall have entered into a written agreement with the County to install public and/or private improvements, and to deed land for public purposes or right-of-way.

NOW, THEREFORE, in consideration of the foregoing, the parties hereto promise, covenant, and agree as follows:

1. **Engineering Services.** Developer shall furnish, at its own expense, all engineering and other services in connection with the design and construction of the improvements described and detailed on Exhibit "B" attached hereto, and by this reference made a part hereof.
2. **Drawings and Estimates.** The Developer shall furnish drawings and cost estimates for all improvements described and detailed on Exhibit "B" for approval by the County. Upon request, the Developer shall furnish one set of reproducible "as built" drawings and a final statement of construction costs to the County.
3. **Construction.** Developer shall furnish and construct, at its own expense and in accordance with drawings and materials approved by the County, the improvements described and detailed on Exhibit "B".
4. **Time for Completion.** Improvements shall be completed according to the terms of this agreement within "construction completion date" appearing in Exhibit "B". The County may for good cause grant extension of time for completion of any part or all of improvements appearing on said Exhibit "B". Any extension of time shall be in written form only.
5. **Guarantee of Compliance.** Developer shall furnish to the County a cash escrow deposit or other acceptable collateral, releasable only by the County, to guarantee compliance with this agreement. Said collateral shall be in the amount of \$588,879 including twenty percent (20%) to cover administration and five percent (5%) per year for the term of the Agreement to cover inflation. Upon completion of said improvements constructed according to the terms of this agreement, and preliminary acceptance by Adams County in accordance with section 5-02-05-01 of the County's Development Standards and Regulations, the collateral shall be released. Completion of said improvements shall be determined solely by the County, and a reasonable part of said collateral, up

to 20%, may be retained to guarantee maintenance of public improvements for a period of one year from the date of completion.

No construction, building or change-in-use permits shall be issued until said collateral is furnished in the amount required and in a form acceptable to Adams County.

6. **Acceptance and Maintenance of Public Improvements.** All improvements designated “public” on Exhibit “B” shall be public facilities and become the property of the County or other public agencies upon acceptance. During the period of one year from and after the acceptance of public improvements, the Developer shall, at its own expense, make all needed repairs or replacement due to defective materials or workmanship which, in the opinion of the County, becomes necessary. If, within ten days of written notice to the Developer from the County requesting such repairs or replacements, the Developer has not undertaken with due diligence to make the same, the County may make such repairs or replacements at the Developer’s expense. In the case of an emergency such written notice may be waived.
7. **Successors and Assigns.** This agreement shall be binding upon the heirs, executors, personal representatives, successors, and assigns of the Developer, and shall be deemed a covenant running with the real property as described in Exhibit “A”.
8. **Improvements and Dedication.** The undersigned Developer hereby agrees to provide the following improvements, and to dedicate described property.

A. Improvements:

Private Improvements: Private improvements shall consist of a stormwater detention pond and conveyance swale located in the southeast corner of the subdivision that will be operated and maintained by the subdivision homeowner’s association. (See Exhibit B).

Public Improvements: Public improvements shall consist of continuation of Woodchest Street along with construction of a portion of Van Sickle Street and East 74th Avenue between Woodchest St. and Van Sickle St. (See Exhibit B)

The improvements shall be constructed in accordance with all County requirements and specifications in accordance with the approved plans and time schedule as indicated in Exhibit “B”.

- B. Public dedication of land for right-of-way purposes or other public purpose. Upon approval of this agreement by the Board of County Commissioners, the Developer hereby agrees to convey by plat to the County of Adams, portions of Woodchest Street, East 74th Avenue, Van Sickle Street and property along the west side of Strasburg Mile Road for right-of-way or other public purposes as contained within the exterior boundary herein described and conveyed by the recorded plat for Filing 1.

DEDICATION FILING 1:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING THE OWNER OF

THAT PART OF THE SOUTHEAST ONE-QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 33, THENCE S89°46'56"W ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 33, A DISTANCE OF 30.00 FEET; THENCE N00°05'51"E PARALLEL WITH THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 33, A DISTANCE OF 320.89 FEET TO THE POINT OF BEGINNING;

THENCE N89°54'09"W PERPENDICULAR TO THE EAST LINE OF SAID SOUTHEAST ONE-QUARTER, A DISTANCE OF 40.00 FEET; THENCE N59°07'18"W A DISTANCE OF 688.83 FEET TO A POINT ON A CURVE TO THE RIGHT,

THE DELTA OF SAID CURVE IS 58°54'14", THE RADIUS OF SAID CURVE IS 190.00 FEET; THE CHORD OF SAID CURVE BEARS S60°19'49"W, 186.84 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 195.33 FEET TO THE END OF SAID CURVE, THENCE S89°46'56"W A DISTANCE OF 135.00 FEET; THENCE N00°13'04"W A DISTANCE OF 358.92 FEET; THENCE S89°46'56"W A DISTANCE OF 309.00 FEET; THENCE S00°13'04"E A DISTANCE OF 358.92 FEET; THENCE S89°46'56"W A DISTANCE OF 135.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, THE DELTA OF SAID CURVE IS 42°50'02", THE RADIUS OF SAID CURVE IS 190.00 FEET; THE CHORD OF SAID CURVE BEARS N68°48'03"E, 138.76 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 142.04 FEET; THENCE S 42°36'58"W A DISTANCE OF 621.90 FEET; THENCE N00°13'04"W A DISTANCE OF 252.81 FEET; THENCE S89°46'56"W A DISTANCE OF 278.01 FEET; THENCE N00°13'04"W A DISTANCE OF 450.73 FEET THENCE N89°46'56"E A DISTANCE OF 308.50 FEET; THENCE N00°13'04"W A DISTANCE OF 401.85; THENCE S89°46'56"W A DISTANCE OF 43.50 FEET; THENCE N00°13'04"W A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THE DELTA OF SAID CURVE IS 20°04'21", THE RADIUS OF SAID CURVE IS 325.00 FEET; THE CHORD OF SAID CURVE BEARS S79°44'45"W, 113.28 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 113.86 FEET; THENCE N20°17'25"W A DISTANCE OF 231.57 FEET; THENCE N82°50'10"E A DISTANCE OF 503.42 FEET TO A POINT ON A CURVE TO THE LEFT, THE DELTA OF SAID CURVE IS 06°02'16", THE RADIUS OF SAID CURVE IS 857.00 FEET; THE CHORD OF SAID CURVE BEARS N10°10'58"W, 90.27 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 90.31 FEET; THENCE N76°47'54"E A DISTANCE OF 550.03 FEET TO A POINT ON THE SOUTHERLY LINE OF GRASSLANDS AT COMANCHE - SECOND FILING RECORDED IN RECEPTION NO. 2008000005063, ADAMS COUNTY RECORDS; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING SEVEN (7) COURSES AND DISTANCES: THENCE 1) S13°29'38"E, A DISTANCE OF 354.70 FEET; THENCE 2) N39°46'56"E, A DISTANCE OF 330.91 FEET; THENCE 3) S50°13'04"E, A DISTANCE OF 102.63 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, THE DELTA OF SAID CURVE IS 05°15'45", THE RADIUS OF SAID CURVE IS 370.00 FEET; THE CHORD OF SAID CURVE BEARS S47°35'12"E, 33.97 FEET; THENCE 4) ALONG THE ARC OF SAID CURVE, A DISTANCE OF 33.98 FEET; THENCE 5) N45°02'41"E, A DISTANCE OF 817.24 FEET; THENCE 6) S64°51'03"E, A DISTANCE OF 109.94 FEET; THENCE 7) S89°54'09"E, A DISTANCE OF 40.00 FEET TO A POINT 30.00 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST ONE-QUARTER; THENCE S00°05'51"W PARALLEL WITH SAID EAST LINE, A DISTANCE OF 1842.48 FEET TO THE POINT OF BEGINNING; CONTAINS 56.997 ACRES MORE OR LESS.

By: _____
Holly Investment Company, Developer

The foregoing instrument was acknowledged before me this ____ day of _____,
2017, by _____.

My commission expires: _____

Address: _____

Notary Public

APPROVED BY resolution at the meeting of _____, 2017.

Collateral to guarantee compliance with this agreement and construction of public improvements shall be required in the amount of _____. No building permits shall be issued until said collateral is furnished in the amount required and in a form acceptable to the Board of County Commissioners.

ATTEST: BOARD OF COUNTY COMMISSIONERS
ADAMS COUNTY, COLORADO

Clerk of the Board Chairman

EXHIBIT A

Legal Description Filing 1:

THAT PART OF THE SOUTHEAST ONE-QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 33, THENCE S89°46'56"W ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 33, A DISTANCE OF 30.00 FEET; THENCE N00°05'51"E PARALLEL WITH THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 33, A DISTANCE OF 320.89 FEET TO THE POINT OF BEGINNING;

THENCE N89°54'09"W PERPENDICULAR TO THE EAST LINE OF SAID SOUTHEAST ONE-QUARTER, A DISTANCE OF 40.00 FEET; THENCE N59°07'18"W A DISTANCE OF 688.83 FEET TO A POINT ON A CURVE TO THE RIGHT,

THE DELTA OF SAID CURVE IS 58°54'14", THE RADIUS OF SAID CURVE IS 190.00 FEET; THE CHORD OF SAID CURVE BEARS S60°19'49"W, 186.84 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 195.33 FEET TO THE END OF SAID CURVE, THENCE S89°46'56"W A DISTANCE OF 135.00 FEET; THENCE N00°13'04"W A DISTANCE OF 358.92 FEET; THENCE S89°46'56"W A DISTANCE OF 309.00 FEET; THENCE S00°13'04"E A DISTANCE OF 358.92 FEET; THENCE S89°46'56"W A DISTANCE OF 135.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, THE DELTA OF SAID CURVE IS 42°50'02", THE RADIUS OF SAID CURVE IS 190.00 FEET; THE CHORD OF SAID CURVE BEARS N68°48'03"E, 138.76 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 142.04 FEET; THENCE S 42°36'58"W A DISTANCE OF 621.90 FEET; THENCE N00°13'04"W A DISTANCE OF 252.81 FEET; THENCE S89°46'56"W A DISTANCE OF 278.01 FEET; THENCE N00°13'04"W A DISTANCE OF 450.73 FEET THENCE N89°46'56"E A DISTANCE OF 308.50 FEET; THENCE N00°13'04"W A DISTANCE OF 401.85; THENCE S89°46'56"W A DISTANCE OF 43.50 FEET; THENCE N00°13'04"W A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THE DELTA OF SAID CURVE IS 20°04'21", THE RADIUS OF SAID CURVE IS 325.00 FEET; THE CHORD OF SAID CURVE BEARS S79°44'45"W, 113.28 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 113.86 FEET; THENCE N20°17'25"W A DISTANCE OF 231.57 FEET; THENCE N82°50'10"E A DISTANCE OF 503.42 FEET TO A POINT ON A CURVE TO THE LEFT, THE DELTA OF SAID CURVE IS 06°02'16", THE RADIUS OF SAID CURVE IS 857.00 FEET; THE CHORD OF SAID CURVE BEARS N10°10'58"W, 90.27 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 90.31 FEET; THENCE N76°47'54"E A DISTANCE OF 550.03 FEET TO A POINT ON THE SOUTHERLY LINE OF GRASSLANDS AT COMANCHE - SECOND FILING RECORDED IN RECEPTION NO. 2008000005063, ADAMS COUNTY RECORDS; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING SEVEN (7) COURSES AND DISTANCES: THENCE 1) S13°29'38"E, A DISTANCE OF 354.70 FEET; THENCE 2) N39°46'56"E, A DISTANCE OF 330.91 FEET; THENCE 3) S50°13'04"E, A DISTANCE OF 102.63 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, THE DELTA OF SAID CURVE IS 05°15'45", THE RADIUS OF SAID CURVE IS 370.00 FEET; THE CHORD OF SAID CURVE BEARS S47°35'12"E, 33.97 FEET; THENCE 4) ALONG THE ARC OF SAID CURVE, A DISTANCE OF 33.98 FEET; THENCE 5) N45°02'41"E, A DISTANCE OF 817.24 FEET; THENCE 6) S64°51'03"E, A DISTANCE OF 109.94 FEET; THENCE 7) S89°54'09"E, A DISTANCE OF 40.00 FEET TO A POINT 30.00 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST ONE-QUARTER; THENCE S00°05'51"W

GRASSLANDS AT COMANCHE
Case No. PLT2016-00032

PARALLEL WITH SAID EAST LINE, A DISTANCE OF 1842.48 FEET TO THE POINT OF BEGINNING; CONTAINS 56.997 ACRES MORE OR LESS.

EXHIBIT B

Public Improvements:

Exhibit “B” includes the following attached documents

- i. Woodchest Street Construction Cost Estimate
- ii. Van Sickle Street Construction Cost Estimate
- iii. East 74th Avenue. Construction Cost Estimate
- iv. Drainage Facilities Construction Cost Estimate
- v. Total Project Construction Cost Estimate

Construction Completion Date: The public improvements shall be completed within 120 days after recording of Final Plat.

Initials or signature of Developer:_____

GRASSLANDS AT COMANCHE
Case No. PLT2016-00032

GRASSLANDS AT COMANCHE, FILING 1 - WOODCHEST STREET CONSTRUCTION COST ESTIMATE						
Grasslands at Comanche						
Strasburg, Colorado						
					4/28/2017	
ITEM	DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	AMOUNT	CDOT CODE
1.	Grading (3410 cut)*	3,410	CY	\$6.16	\$21,006	203-00010
2.	12" Erosion Log	6	LF	\$5.03	\$30	203-00002
3.	Silt Fence	1,079	LF	\$2.32	\$2,503	208-00020
4.	Vehicle Tracking Pad	1	EA	\$2,164.92	\$2,165	208-00070
5.	Seeding	0.6	ACRE	\$774.10	\$464	212-00006
6.	Mulching	0.6	ACRE	\$757.99	\$455	213-00002
7.	Aggregate Base Course (Road Shoulder)	365	TON	\$28.34	\$10,344	304-00600
8.	Recycled Asphalt Pavement (Temporary Turnaround)	121	TON	\$25.59	\$3,096	304-09100
9.	Hot Bituminous Pavement (Grading S)(75)(PG 64-22)	721	TON	\$74.52	\$53,729	403-34741
10.	Construction Surveying	16	HR	\$166.66	\$2,667	625-00001
11.	Mobilization (apportioned)	1	LS	\$3,750.00	\$3,750	626-00000
12.	8' Wide Type 3 Barricade with R11-2 "Road Closed" Sign	4	EACH	\$275.18	\$1,101	630-80338
	SUB TOTAL				\$101,310	
* This unit cost was derived from an average of contractor bids that have been previously received for the Filing 1 phase of the project.						

GRASSLANDS AT COMANCHE
Case No. PLT2016-00032

GRASSLANDS AT COMANCHE, FILING 1 - EAST 74TH AVENUE CONSTRUCTION COST ESTIMATE						
Grasslands at Comanche						
Strasburg, Colorado					4/28/2017	
ITEM	DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	AMOUNT	CDOT CODE
1.	Grading (3110 cut/320 fill)*	3,430	CY	\$6.16	\$21,129	203-00010
2.	12" Erosion Log	192	LF	\$5.03	\$966	208-00002
3.	Silt Fence	940	LF	\$2.32	\$2,181	208-00020
4.	Seeding	0.7	ACRE	\$774.10	\$503	212-00006
5.	Mulching	0.7	ACRE	\$757.99	\$493	213-00002
6.	Aggregate Base Course (Road Shoulder)	461	TON	\$28.34	\$13,065	304-00600
7.	Recycled Asphalt Pavement (Temporary Turnaround)	121	TON	\$25.59	\$3,096	304-09100
8.	Hot Bituminous Pavement (Grading S)(75)(PG 64-22)	914	TON	\$74.52	\$68,111	403-34741
9.	30" x 19" Elliptical Reinforced Concrete Pipe, Class III	80	LF	\$122.13	\$9,770	603-02240
10.	30" X 19" Reinforced Concrete End Section	2	EA	\$1,621.21	\$3,242	603-05124
11.	Type L Riprap	2	CY	\$124.71	\$249	506-00209
12.	Construction Surveying	16	HR	\$166.66	\$2,667	625-00001
13.	Mobilization (apportioned)	1	LS	\$3,750.00	\$3,750	626-00000
14.	8' Wide Type 3 Barricade with R11-2 "Road Closed" Sign	4	EACH	\$275.18	\$1,101	630-80338
SUB TOTAL					\$130,323	
* This unit cost was derived from an average of contractor bids that have been previously received for the Filing 1 phase of the project.						

GRASSLANDS AT COMANCHE
Case No. PLT2016-00032

GRASSLANDS AT COMANCHE, FILING 1 - VAN SICKLE STREET CONSTRUCTION COST ESTIMATE						
Grasslands at Comanche						
Strasburg, Colorado						
					4/28/2017	
ITEM	DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	AMOUNT	CDOT CODE
1.	Grading (1,787 cut/717 fill)*	2,504	CY	\$6.16	\$15,425	203-00010
2.	12" Erosion Log	288	LF	\$5.03	\$1,449	208-00002
3.	Silt Fence	1,000	LF	\$2.32	\$2,320	208-00020
4.	Seeding	0.5	ACRE	\$774.10	\$387	212-00006
5.	Mulching	0.5	ACRE	\$757.99	\$379	213-00002
7.	Aggregate Base Course (Road Shoulder)	424	TON	\$28.34	\$12,016	304-00600
8.	Recycled Asphalt Pavement (Temporary Turnaround)	245	TON	\$25.59	\$6,270	304-09100
9.	Hot Bituminous Pavement (Grading S)(75)(PG 64-22)	842	TON	\$74.52	\$62,746	403-34741
10.	Construction Surveying	16	HR	\$166.66	\$2,667	625-00001
11.	Mobilization (apportioned)	1	LS	\$3,750.00	\$3,750	626-00000
12.	8' Wide Type 3 Barricade with R11-2 "Road Closed" Sign	8	EACH	\$275.18	\$2,201	630-80338
	SUB TOTAL				\$109,609	
	* This unit cost was derived from an average of contractor bids that have been previously received for the Filing 1 phase of the project.					

GRASSLANDS AT COMANCHE
Case No. PLT2016-00032

GRASSLANDS AT COMANCHE, FILING 1 - DRAINAGE FACILITIES CONSTRUCTION COST ESTIMATE						
Grasslands at Comanche						
Strasburg, Colorado					4/28/2017	
ITEM	DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	AMOUNT	CDOT CODE
1.	Grading (18,442 cut)*	18,442	CY	\$6.16	\$113,603	203-00010
2.	Total Seeding	2.9	ACRE	\$774.10	\$2,245	212-00006
3.	Total Mulching	2.9	ACRE	\$757.99	\$2,198	213-00002
4.	Type L Riprap	24	CY	\$124.71	\$2,993	506-00209
5.	Construction Surveying	8	HR	\$166.66	\$1,333	625-00001
6.	Mobilization (apportioned)	1	LS	\$3,750.00	\$3,750	626-00000
	SUB TOTAL				\$126,122	
	* This unit cost was derived from an average of contractor bids that have been previously received for the Filing 1 phase of the project.					

GRASSLANDS AT COMANCHE
Case No. PLT2016-00032

GRASSLANDS AT COMANCHE, FILING NO. 1 - TOTAL PROJECT CONSTRUCTION COST ESTIMATE						
Grasslands at Comanche, Filing 1						
Strasburg, Colorado					4/28/2017	
ITEM	DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	AMOUNT	CDOT CODE
1.	Woodchest Street	1	EA	\$101,309.92	\$101,310	N/A
2.	E. 74th Avenue	1	EA	\$130,323.15	\$130,323	N/A
3.	Van Sickle Street	1	EA	\$109,608.88	\$109,609	N/A
4.	Drainage Facilities	1	EA	\$126,122.10	\$126,122	N/A
	TOTAL PROJECT COST ESTIMATE				\$467,364	



Development Review Team Comments

Date: 1/6/2017

Project Number: PLT2016-00032

Project Name: Grasslands at Comanche,

Note to Applicant:

The following review comments and information from the Development Review Team is based on the information you submitted for a Final Plat Application. Please resubmit information to address the comments made. I will be happy to set up a meeting to help you address these concerns. Please contact the case manager if you have any questions:

Commenting Division: Building SIA Review

Name of Reviewer: Justin Blair

Date: 12/21/2016

Email: jblair@adcogov.org

Complete

Commenting Division: Building Final Plat Review

Name of Reviewer: Justin Blair

Date: 12/05/2016

Email: jblair@adcogov.org

No Comment

Commenting Division: Engineering SIA Review

Name of Reviewer: Greg Labrie

Date: 12/30/2016

Email: glabrie@adcogov.org

Complete

ENG1: Replace paragraph 5 of the SIA with the following wording:

Guarantee of Compliance. Developer shall furnish to the County a cash escrow deposit or other acceptable collateral, releasable only by the County, to guarantee compliance with this agreement. Said collateral shall be in the amount of (The total amount from Exhibit B is required to be added here), including twenty percent (20%) to cover administration and five percent (5%) per year for the term of the Agreement to cover inflation. Upon completion of said improvements constructed according to the terms of this agreement, and preliminary acceptance by Adams County in accordance with section 5-02-06-01 of the County's Development Standards and Regulations, the collateral shall be released. Completion of said improvements shall be determined solely by the County, and a reasonable part of said collateral, up to 20%, may be retained to guarantee maintenance of public improvements for a period of one year from the date of completion.

No construction, building or change-in-use permits shall be issued until said collateral is furnished in the amount required and in a form acceptable to Adams County.

ENG2: Remove the last sentence in paragraph 6 which states "Upon preliminary acceptance of improvements described in Exhibit "B" Adams County may begin accepting building permit applications for parcels."

ENG3: Replace the narrative portion of paragraph 8 with the following narrative:

"Improvements and Dedication. The undersigned Developer hereby agrees to provide the following improvements, and to dedicate described property.

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

Public Improvements: (See Exhibit B.)

The improvements shall be constructed in accordance with all County requirements and specifications in accordance with the approved plans and time schedule as indicated in Exhibit "B".

B. Public dedication of land for right-of-way purposes or other public purpose. Upon approval of this agreement by the Board of County Commissioners, the Developer hereby agrees to convey by warranty deed to the County of Adams the following described land for right-of-way or other public purposes:"

ENG4: The individual cost estimates for Woodchest, 74th Avenue, and Van Sickle does not add up to the total construction cost estimate. The format of the estimate should show the unit price cost for each bid item to construct the individual streets and the total cost for each street should be added together to obtain the total construction cost for the project.

Commenting Division: Engineering Final Plat Review

Name of Reviewer: Greg Labrie

Date: 12/30/2016

Email: glabrie@adcogov.org

Resubmittal Required

ENG1: The following comments that were given to the applicant in May of 2016 for the engineering plans have not been addressed; The final design of the roadway and drainage facilities will have an impact on the final plat.

b) Sheet 1 – The drainage plans and the erosion and sediment control plans must be submitted with the construction plans.

c) Sheet 1 – Submit the Geotechnical report that supports the pavement design.

f) Sheet 4 – A detail is required to show how 74th Avenue will tie into Woodchest Street. The plan and profile of 74th Avenue should extend into the intersection of Woodchest Street.

g) Sheet 5 – The plan and profile of Van Sickle Street shall extend beyond the Cul de Sac and a detail should be provided to show the transitional requirements and the erosion and sediment control requirements.

h) Engineering plans shall be signed and stamped by a Professional Engineer registered with the state of Colorado.

a) The drainage report was revised on April 4, 2005. This is an outdated report and it does not include many of the current drainage standards. The standards that are required to be address are as follows:

1. The use of retention ponds will require verification and description of the type of water rights owned by the developer.
2. The state of Colorado will also require the review and approval of an augmentation plan from the developer before retention ponds are allowed to be constructed.
3. The report does not provide the analysis for the WQCV requirements.
4. There were no drainage plans submitted with the report.
5. No details were given for the retention ponds.

b) Indicate any proposed phasing of construction. If off- site fill material is required to support the grading plan, the fill source and quantity are required to be indicated on the drawings and it shall include the source and quantity of selected off-site material.

c) All drainage easements and maintenance access points shall be identified on plans. The submittal shall include a copy of the final plat to verify easements.

d) A drainage maintenance plan for the drainage facilities is required to be submitted to Adams County. This plan should be recorded with the Clerk and Recorder Office and the recorded document number shall be identified on the plat.

e) The plans are required to clearly identify invert flowline elevations and direction of flow. At a minimum the plans shall show a cross section of the retention pond/open channel indicating the major components of each drainage facility, such as the exact location of structure, invert elevations in/out structures, outlet configuration, and top elevation of structures.

The amount of freeboard above the 100 year water surface elevation within the pond is to be shown on the

plans. One foot of freeboard is required for retention pond design, as indicated in the Adams County Development Review Manual, Chapter 9, Section 9-01-12-01-01, Page 23, which states that “An additional one-foot of depth must be added to the overall volume to accommodate for freeboard.”

Commenting Division: Environmental Analyst Final Plat Review

Name of Reviewer: Jen Rutter

Date: 12/13/2016

Email: jrutter@adcogov.org

No Comment

Commenting Division: Parks SIA Review

Name of Reviewer: Aaron Clark

Date: 12/27/2016

Email: aclark@adcogov.org

No Comment

Commenting Division: Parks Final Plat Review

Name of Reviewer: Aaron Clark

Date: 12/07/2016

Email: aclark@adcogov.org

No Comment

Commenting Division: Planner Final Plat Review

Name of Reviewer: Greg Barnes

Date: 01/06/2017

Email: gbarnes@adcogov.org

Resubmittal Required

PLN01: This case will not be scheduled for public hearing until engineering plans, subdivision improvements agreement, and collateral for public improvements have been finalized for approval.

PLN02; Please provide a word document with the legal description of this site with your resubmittal.

Commenting Division: ROW Final Plat Review

Name of Reviewer: NA

Date: 01/06/2017

Email: NA

No Comment

Commenting Division: ROW SIA Review

Name of Reviewer: NA

Date: 01/06/2017

Email: NA

Complete

ROW comments incorporated into Engineering Review

Greg Barnes

From: Gordon Stevens
Sent: Friday, December 09, 2016 10:43 AM
To: Greg Barnes
Cc: Rene Valdez; Greg Labrie
Subject: RE: For Review: PLT2016-00032 Grasslands at Comanche, Filing 1 Final Plat

Good Morning Greg,

Per our discussion this morning and the map that I gave to you, the Transportation Dept. does not agree with the street configuration as submitted. Over the last several months, I have had several conversations with Mr. Labrie about these street configurations. As proposed, it is the opinion of the Transportation Dept., that it is unacceptable that all of these 18 proposed lots of filing no. 1 and the existing lots of filing no. 2 will continue to be accessed by one access point, 76th Ave., from Strasburg Rd. At a minimum, an emergency access point from the south should be considered.

Sincerely,



Gordon Stevens

Construction Inspection Supervisor,
Department of Transportation
Infrastructure Management Division
ADAMS COUNTY, COLORADO

4430 So, Adams County Parkway,
1st Floor, Suite W2000B
Brighton, CO 80601-8218

o: 720-523-6965 | gstevens@adcogov.org, www.adcogov.org
c: 303-947-9633

From: Greg Barnes
Sent: Friday, December 09, 2016 8:58 AM
To: Gordon Stevens
Subject: RE: For Review: PLT2016-00032 Grasslands at Comanche, Filing 1 Final Plat

If you'd like, you can draft me an e-mail with your comments. I'll include it in the BoCC packet for them to consider. Totally up to you.

From: Gordon Stevens
Sent: Friday, December 09, 2016 7:07 AM
To: Greg Barnes
Subject: RE: For Review: PLT2016-00032 Grasslands at Comanche, Filing 1 Final Plat

Good Morning Greg,

I would like to speak to you about this first thing this morning.

Thanks!

Gordon

From: Greg Barnes
Sent: Thursday, December 08, 2016 2:15 PM
To: Greg Barnes
Subject: For Review: PLT2016-00032 Grasslands at Comanche, Filing 1 Final Plat

The Adams County Planning Commission is requesting comments on the following request: **Request for major subdivision final plat to create 18 single-family residential lots.**

This request is located approximately 1,000 feet south of East 76th Avenue & Woodchest Street. The Assessor's Parcel Numbers are 0173113340002, 0173113340005, 0173113340007, and 0173133400001.

Applicant Information: Holly Investment Company
PO Box 557
STRASBURG, CO 80136

Please forward any written comments on this application to the Department of Community and Economic Development at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216, (720) 523-6800 by 12/30/2016 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 GJBarnes@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.



Greg Barnes
Planner II, *Community and Economic Development*
ADAMS COUNTY, COLORADO
4430 S. Adams County Parkway
1st Floor, Suite W2000A
Brighton, CO 80601-8216
o: 720-523-6853 | gjbarnes@adcogov.org
www.adcogov.org

Adams County Transportation Department – Right-of-Way Section

Referral Case Comments

Date: December 29, 2016

Referral Case: Grasslands at Comanche – First Filing
Case Number: PLT2016-00012

Plat revisions

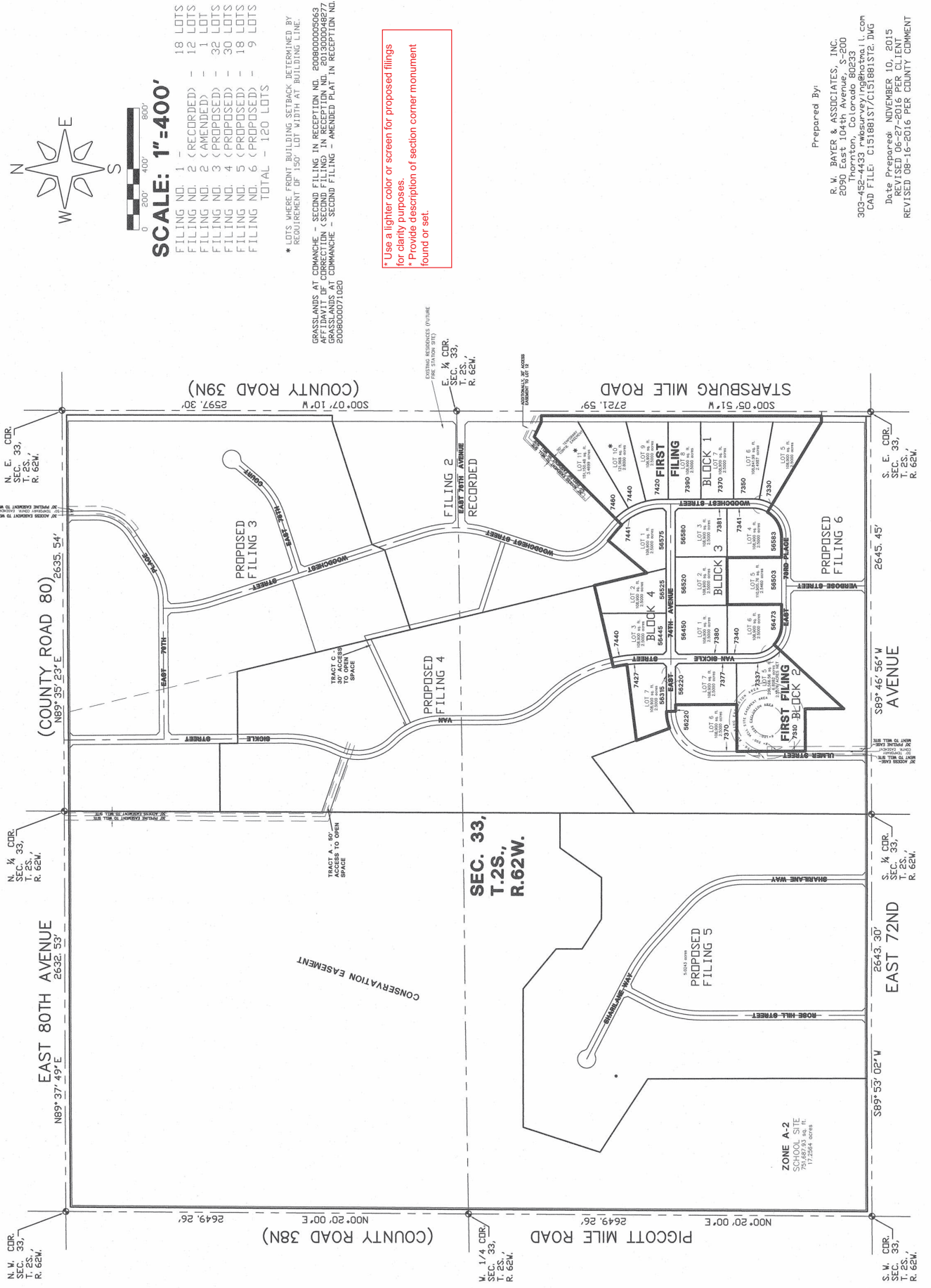
1. Per the application submitted, remove the words “Preliminary Plat” at the top of every sheet.
2. Revise the case number to PLT2016-00032 and move to the upper right-hand corner to all sheets.
3. Per the Colorado Bylaws and Rules of the State Board of Licensure for Architects, Professional Engineers and Professional Land Surveyors, provide the method used to establish the basis of bearings and add the bearing used in the basis of bearings note on Sheet 1.
4. In the first line of the dedication statement after the legal description, add the following words after the word SUBDIVIDED: “*INTO LOTS, STREETS AND EASEMENTS,*”
5. In the fourth line of the dedication statement, remove the words “ALSO RESERVE THOSE PORTIONS OF REAL PROPERTY WHICH ARE” and replace with “*THE EASEMENTS AS SHOWN,*”.
6. Add the word “OF” in the owner’s notary acknowledgement.
7. For clarity purposes, remove the lot lines, right-of-ways, easements and dimensions of the future or proposed filings on Sheets 3-5.
8. Provide dimensions of the Access Easements for the Temporary Cul-De-Sacs.
9. Use a lighter color or screening for the proposed filings as shown on Sheet 2.
10. Provide descriptions of section corner monuments found or set as shown on Sheet 2.
11. Show the recently recorded drainage easement recorded at Reception No. 201600106663 as it applies to this development.
12. Add the bearing of the southerly lot lines of Lots 4 & 6 Block 3.
13. Revise the lot number of Lot 6 Block 3 to Lot 5.

GRASSLANDS AT COMANCHE - FIRST FILING - Preliminary Plat

A PART OF THE SOUTHEAST ONE-QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

SHEET 2 OF 5

PLT2016-00012



GRASSLANDS AT COMANCHE - FIRST FILING - Preliminary Plat

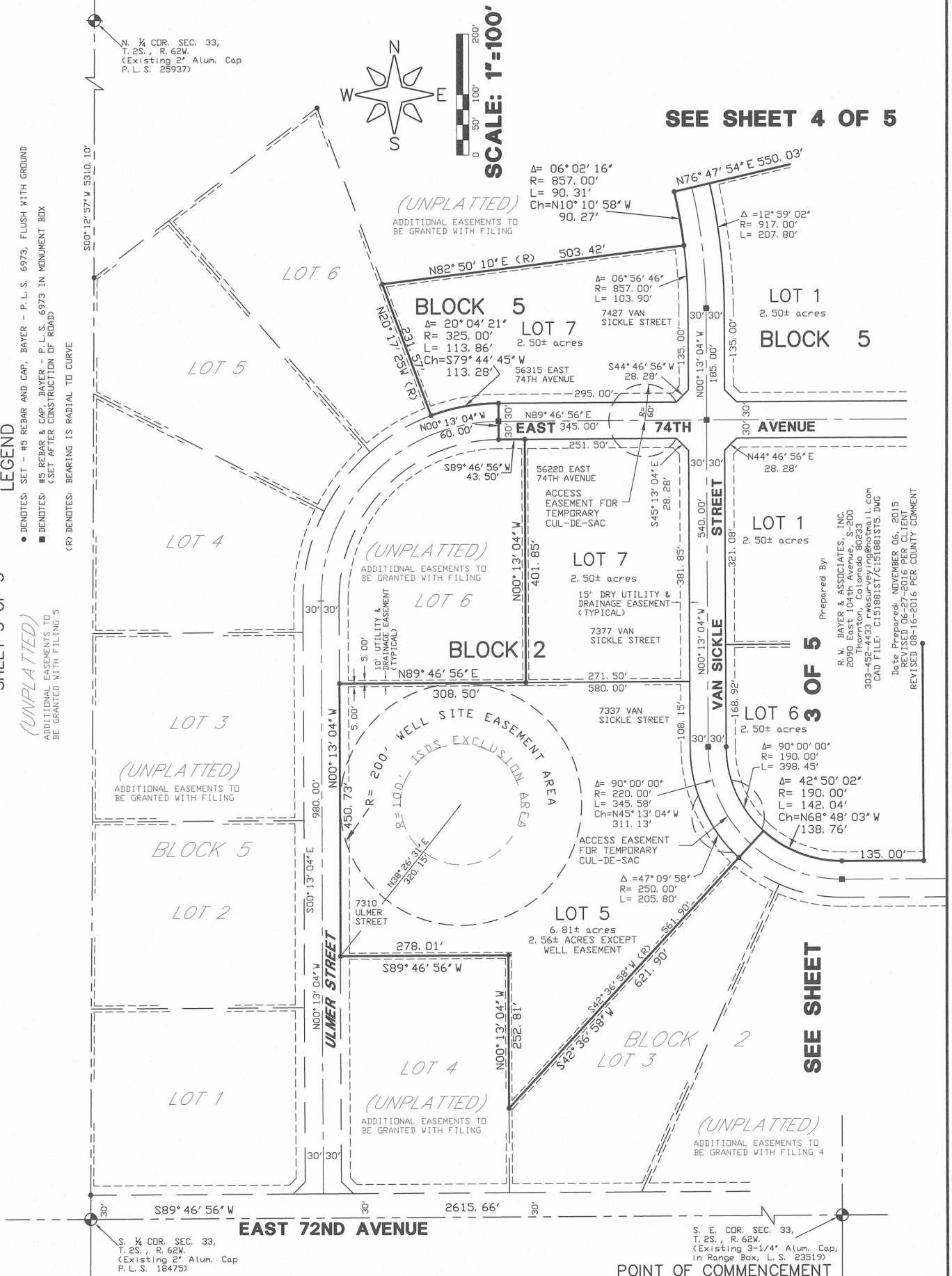
A PART OF THE SOUTHEAST ONE-QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

PLT2016-00012

SHEET 5 OF 5

- LEGEND**
- DENOTES SET - #5 REBAR AND CAP, BAYER - P.L.S. 6973, FLUSH WITH GROUND
 - DENOTES #5 REBAR & CAP, BAYER - P.L.S. 6973 IN MONUMENT BOX (SET AFTER CONSTRUCTION OF ROAD)
 - (R) DENOTES BEARING IS RADIAL TO CURVE

(UNPLATTED)
ADDITIONAL EASEMENTS TO
BE GRANTED WITH FILING 5



SEE SHEET 4 OF 5

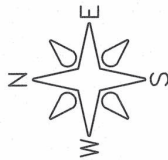
SEE SHEET

Prepared By:
R. W. BAYER & ASSOCIATES, INC.
2090 East 104th Avenue, S-200
Thornton, Colorado 80233
303-452-4433 rwbayer@protonmail.com
CAD FILE: C15188151/C15188151.DWG
Date Prepared: NOVEMBER 06, 2015
REVISED 06-27-2016 PER CLIENT
REVISED 08-16-2016 PER COUNTY COMMENT

GRASSLANDS AT COMANCHE - FIRST FILING - Preliminary Plat

A PART OF THE SOUTHEAST ONE-QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.
SHEET 4 OF 5

PLT2016-00012



0 50' 100' 200'

SCALE: 1"=100'

LEGEND

- DENOTES: EXISTING - #4 REBAR & CAP, P.L.S. 18475
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- DENOTES: #5 REBAR & CAP, BAYER - P.L.S. 6973 IN MONUMENT BOX (SET AFTER CONSTRUCTION OF ROAD)
- (R) DENOTES: BEARING IS RADIAL TO CURVE

(UNPLATTED)
ADDITIONAL EASEMENTS TO
BE GRANTED WITH FILING 4

LOT 4,
BLOCK 4

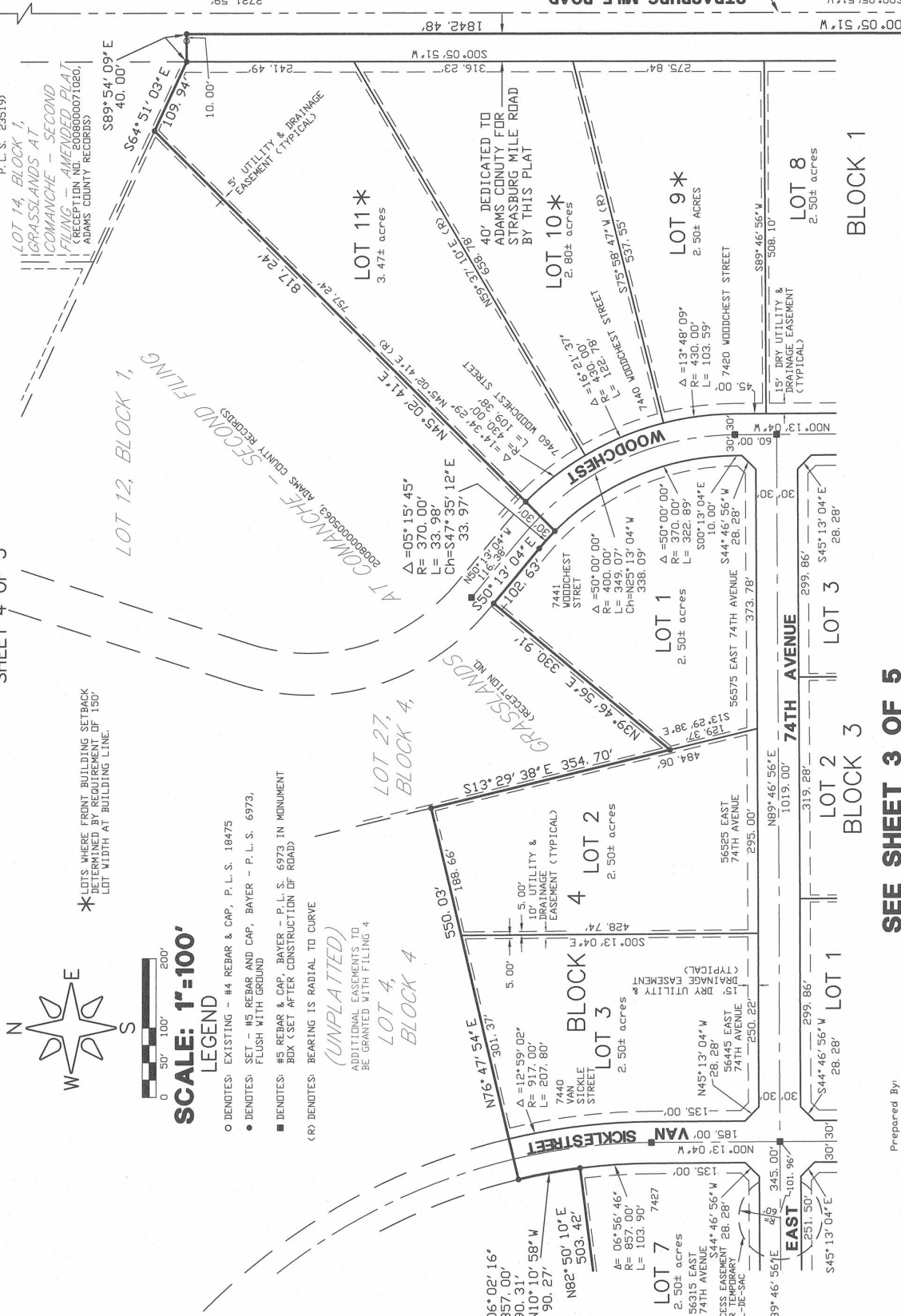
5 OF 5

SEE SHEET

Prepared By:

R. W. BAYER & ASSOCIATES, INC.
2090 East 104th Avenue, S-200
Thornton, Colorado 80233
303-452-4433 rwesurvey@ingrained.com
CAD FILE: C1518615176151861514.DWG
Date Prepared: NOVEMBER 06, 2015
REVISED 06-27-2016 PER CLIENT
REVISED 08-16-2016 PER COUNTY COMMENT

SEE SHEET 3 OF 5



S. E. COR. SEC. 33,
T. 2S., R. 62W.,
(Existing 3-1/4" Alum. Cap,
in Range Box, L.S. 23519)

GRASSLANDS AT COMANCHE - FIRST FILING

A PART OF THE SOUTHEAST ONE-QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

303-452-4433 rwsurveying@hotmail.com
CAD FILE: C151881ST/C151881ST3.DWG

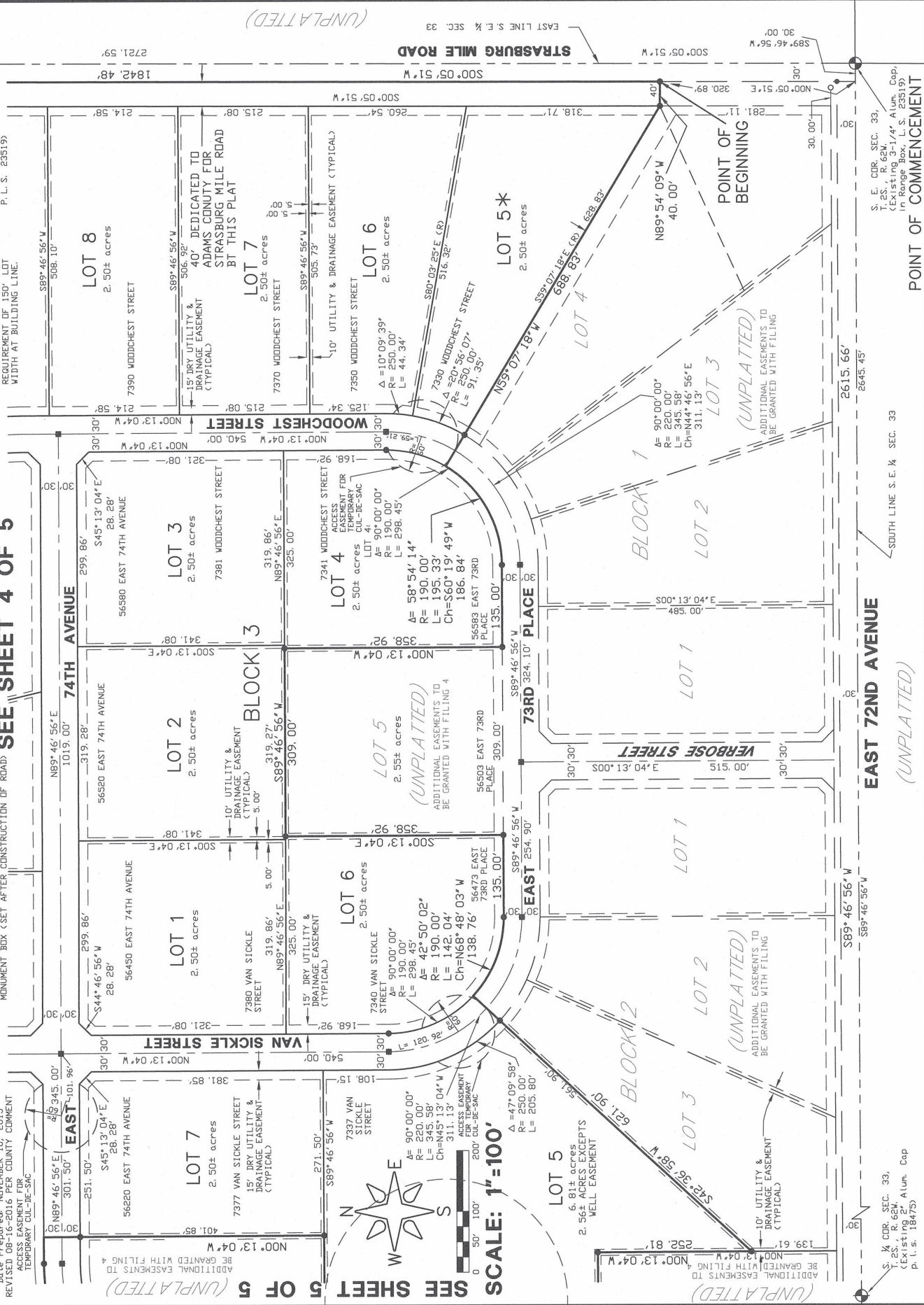
Date Prepared: NOVEMBER 10, 2015
REVISED 08-16-2016 PER COUNTY COMMENT
ACCESS EASEMENT FOR
TEMPORARY CUL-DE-SAC

● DENOTES: SET #5 REBAR & CAP, BAYER - P. L. S. 6973, FLUSH WITH GROUND
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SEE SHEET 4 OF 5

* LOTS WHERE FRONT BUILDING SETBACK DETERMINED BY REQUIREMENT OF 150' LOT WIDTH AT BUILDING LINE.

E. 1/4 COR. SEC. 33,
T. 2S., R. 62W.
(Existing 3-1/4" Alum
Cap, in Range Box,
P.L. S. 23519)



Greg Barnes

From: Jennifer Lothrop
Sent: Tuesday, December 20, 2016 9:46 AM
To: Greg Barnes
Cc: Brigitte Grimm
Subject: For Review: PLT2016-00032 Grasslands at Comanche, Filing 1 Final Plat
Attachments: PHN.pdf; Simple Packet.pdf

Case Name: Grasslands at Comanche, Filing 1 Final Plat

Case Number: PLT2016-00032

Parcel #'s 0173113340002, 0173113340005, 0173113340007, and 0173133400001

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

Jennifer Lothrop

Treasurer Technician

Adams County Treasurer's Office
4430 S. Adams County Pkwy., Ste. C2436
Brighton, CO 80601
720.523.6761 | www.adcotax.com
Mon. - Fri. 7am - 5pm



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The Adams County Planning Commission is requesting comments on the following request: **Request for major subdivision final plat to create 18 single-family residential lots.**

This request is located approximately 1,000 feet south of East 76th Avenue & Woodchest Street. The Assessor's Parcel Numbers are 0173113340002, 0173113340005, 0173113340007, and 0173133400001.

Applicant Information: Holly Investment Company
PO Box 557
STRASBURG, CO 80136

Please forward any written comments on this application to the Department of Community and Economic Development at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216, (720) 523-6800 by 12/30/2016 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 GJBarnes@adcogov.org.

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Thank you for your review of this case.



Greg Barnes
Planner II, *Community and Economic Development*
ADAMS COUNTY, COLORADO
4430 S. Adams County Parkway
1st Floor, Suite W2000A
Brighton, CO 80601-8216
o: 720-523-6853 | gjbarnes@adcogov.org
www.adcogov.org

Greg Barnes

From: Karl Smalley [KSmalley@adcogov.org]
Sent: Monday, December 12, 2016 4:39 PM
To: Greg Barnes
Subject: RE: For Review: PLT2016-00032 Grasslands at Comanche, Filing 1 Final Plat

Hi Greg,

The Adams County Sheriff's Office has no objections to this project.

Karl Smalley, Commander
Adams County Sheriff's Office Plains Section
Strasburg, Co 80136
303-622-9797

Adams County Finance Department SIA Review
Laura Garcia

- The collateral should be \$914,709 if construction is completed in 2017. if construction is completed in 2018 or later the 5% will need to be added for each additional year.
Year 1
Cost Estimate from Exhibit "B" 725,959
Additional 20% for Administration 145,192
Total Cost with 20% Admin 871,151
Additional 5% per year of
Total Cost with 20% Admin 43,558
Total 914,709
- Also in statement number 5 the following needs to be changed to say preliminary acceptance by the Transportation Department (not by the BoCC)
- Preliminary acceptance by the BoCC in accordance with section 5-02-06-01 of the County's Development Standards and Regulations, the collateral shall be released

Community & Economic
Development Department
www.adcogov.org



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

Development Review Team Comments

Date: 1/6/2017

Project Number: PLT2016-00032

Project Name: Grasslands at Comanche,

Note to Applicant:

The following review comments and information from the Development Review Team is based on the information you submitted for a Final Plat Application. Please resubmit information to address the comments made. I will be happy to set up a meeting to help you address these concerns. Please contact the case manager if you have any questions:

Commenting Division: Building SIA Review

Name of Reviewer: Justin Blair

Date: 12/21/2016

Email: jblair@adcogov.org

Complete

Commenting Division: Building Final Plat Review

Name of Reviewer: Justin Blair

Date: 12/05/2016

Email: jblair@adcogov.org

No Comment

Commenting Division: Engineering SIA Review

Name of Reviewer: Greg Labrie

Date: 12/30/2016

Email: glabrie@adcogov.org

Complete

ENG1: Replace paragraph 5 of the SIA with the following wording:

Guarantee of Compliance. Developer shall furnish to the County a cash escrow deposit or other acceptable collateral, releasable only by the County, to guarantee compliance with this agreement. Said collateral shall be in the amount of (The total amount from Exhibit B is required to be added here), including twenty percent (20%) to cover administration and five percent (5%) per year for the term of the Agreement to cover inflation. Upon completion of said improvements constructed according to the terms of this agreement, and preliminary acceptance by Adams County in accordance with section 5-02-06-01 of the County's Development Standards and Regulations, the collateral shall be released. Completion of said improvements shall be determined solely by the County, and a reasonable part of said collateral, up to 20%, may be retained to guarantee maintenance of public improvements for a period of one year from the date of completion.

No construction, building or change-in-use permits shall be issued until said collateral is furnished in the amount required and in a form acceptable to Adams County.

ENG2: Remove the last sentence in paragraph 6 which states "Upon preliminary acceptance of improvements described in Exhibit "B" Adams County may begin accepting building permit applications for parcels."

ENG3: Replace the narrative portion of paragraph 8 with the following narrative:

"Improvements and Dedication. The undersigned Developer hereby agrees to provide the following improvements, and to dedicate described property.

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

Public Improvements: (See Exhibit B.)

The improvements shall be constructed in accordance with all County requirements and specifications in accordance with the approved plans and time schedule as indicated in Exhibit "B".

B. Public dedication of land for right-of-way purposes or other public purpose. Upon approval of this agreement by the Board of County Commissioners, the Developer hereby agrees to convey by warranty deed to the County of Adams the following described land for right-of-way or other public purposes:"

ENG4: The individual cost estimates for Woodchest, 74th Avenue, and Van Sickle does not add up to the total construction cost estimate. The format of the estimate should show the unit price cost for each bid item to construct the individual streets and the total cost for each street should be added together to obtain the total construction cost for the project.

Commenting Division: Engineering Final Plat Review

Name of Reviewer: Greg Labrie

Date: 12/30/2016

Email: glabrie@adcogov.org

Resubmittal Required

ENG1: The following comments that were given to the applicant in May of 2016 for the engineering plans have not been addressed; The final design of the roadway and drainage facilities will have an impact on the final plat.

b) Sheet 1 – The drainage plans and the erosion and sediment control plans must be submitted with the construction plans.

c) Sheet 1 – Submit the Geotechnical report that supports the pavement design.

f) Sheet 4 – A detail is required to show how 74th Avenue will tie into Woodchest Street. The plan and profile of 74th Avenue should extend into the intersection of Woodchest Street.

g) Sheet 5 – The plan and profile of Van Sickle Street shall extend beyond the Cul de Sac and a detail should be provided to show the transitional requirements and the erosion and sediment control requirements.

h) Engineering plans shall be signed and stamped by a Professional Engineer registered with the state of Colorado.

a) The drainage report was revised on April 4, 2005. This is an outdated report and it does not include many of the current drainage standards. The standards that are required to be address are as follows:

1. The use of retention ponds will require verification and description of the type of water rights owned by the developer.
2. The state of Colorado will also require the review and approval of an augmentation plan from the developer before retention ponds are allowed to be constructed.
3. The report does not provide the analysis for the WQCV requirements.
4. There were no drainage plans submitted with the report.
5. No details were given for the retention ponds.

b) Indicate any proposed phasing of construction. If off- site fill material is required to support the grading plan, the fill source and quantity are required to be indicated on the drawings and it shall include the source and quantity of selected off-site material.

c) All drainage easements and maintenance access points shall be identified on plans. The submittal shall include a copy of the final plat to verify easements.

d) A drainage maintenance plan for the drainage facilities is required to be submitted to Adams County. This plan should be recorded with the Clerk and Recorder Office and the recorded document number shall be identified on the plat.

e) The plans are required to clearly identify invert flowline elevations and direction of flow. At a minimum the plans shall show a cross section of the retention pond/open channel indicating the major components of each drainage facility, such as the exact location of structure, invert elevations in/out structures, outlet configuration, and top elevation of structures.

The amount of freeboard above the 100 year water surface elevation within the pond is to be shown on the

plans. One foot of freeboard is required for retention pond design, as indicated in the Adams County Development Review Manual, Chapter 9, Section 9-01-12-01-01, Page 23, which states that “An additional one-foot of depth must be added to the overall volume to accommodate for freeboard.”

Commenting Division: Environmental Analyst Final Plat Review

Name of Reviewer: Jen Rutter

Date: 12/13/2016

Email: jrutter@adcogov.org

No Comment

Commenting Division: Parks SIA Review

Name of Reviewer: Aaron Clark

Date: 12/27/2016

Email: aclark@adcogov.org

No Comment

Commenting Division: Parks Final Plat Review

Name of Reviewer: Aaron Clark

Date: 12/07/2016

Email: aclark@adcogov.org

No Comment

Commenting Division: Planner Final Plat Review

Name of Reviewer: Greg Barnes

Date: 01/06/2017

Email: gbarnes@adcogov.org

Resubmittal Required

PLN01: This case will not be scheduled for public hearing until engineering plans, subdivision improvements agreement, and collateral for public improvements have been finalized for approval.

PLN02; Please provide a word document with the legal description of this site with your resubmittal.

Commenting Division: ROW Final Plat Review

Name of Reviewer: NA

Date: 01/06/2017

Email: NA

No Comment

Commenting Division: ROW SIA Review

Name of Reviewer: NA

Date: 01/06/2017

Email: NA

Complete

ROW comments incorporated into Engineering Review

Greg Barnes

From: Gordon Stevens
Sent: Friday, December 09, 2016 10:43 AM
To: Greg Barnes
Cc: Rene Valdez; Greg Labrie
Subject: RE: For Review: PLT2016-00032 Grasslands at Comanche, Filing 1 Final Plat

Good Morning Greg,

Per our discussion this morning and the map that I gave to you, the Transportation Dept. does not agree with the street configuration as submitted. Over the last several months, I have had several conversations with Mr. Labrie about these street configurations. As proposed, it is the opinion of the Transportation Dept., that it is unacceptable that all of these 18 proposed lots of filing no. 1 and the existing lots of filing no. 2 will continue to be accessed by one access point, 76th Ave., from Strasburg Rd. At a minimum, an emergency access point from the south should be considered.

Sincerely,



Gordon Stevens

Construction Inspection Supervisor,
Department of Transportation
Infrastructure Management Division
ADAMS COUNTY, COLORADO

4430 So, Adams County Parkway,
1st Floor, Suite W2000B
Brighton, CO 80601-8218

o: 720-523-6965 | gstevens@adcogov.org, www.adcogov.org
c: 303-947-9633

From: Greg Barnes
Sent: Friday, December 09, 2016 8:58 AM
To: Gordon Stevens
Subject: RE: For Review: PLT2016-00032 Grasslands at Comanche, Filing 1 Final Plat

If you'd like, you can draft me an e-mail with your comments. I'll include it in the BoCC packet for them to consider. Totally up to you.

From: Gordon Stevens
Sent: Friday, December 09, 2016 7:07 AM
To: Greg Barnes
Subject: RE: For Review: PLT2016-00032 Grasslands at Comanche, Filing 1 Final Plat

Good Morning Greg,

I would like to speak to you about this first thing this morning.

Thanks!

Gordon

From: Greg Barnes
Sent: Thursday, December 08, 2016 2:15 PM
To: Greg Barnes
Subject: For Review: PLT2016-00032 Grasslands at Comanche, Filing 1 Final Plat

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Applicant Information: Holly Investment Company
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STRASBURG, CO 80136

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Thank you for your review of this case.



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Planner II, *Community and Economic Development*
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o: 720-523-6853 | gjbarnes@adcogov.org
www.adcogov.org

Adams County Transportation Department – Right-of-Way Section

Referral Case Comments

Date: December 29, 2016

Referral Case: Grasslands at Comanche – First Filing
Case Number: PLT2016-00012

Plat revisions

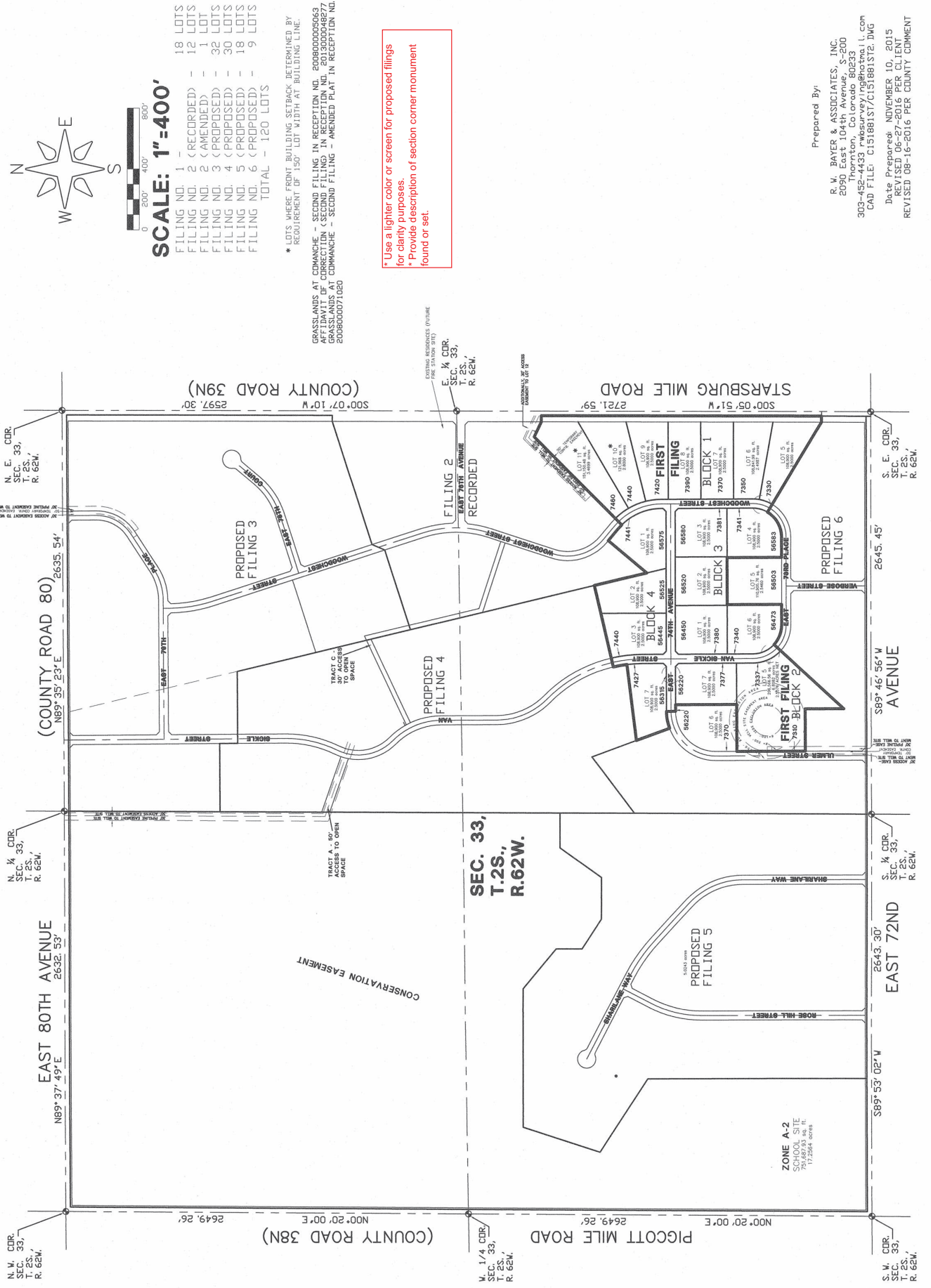
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SHEET 2 OF 5

PLT2016-00012



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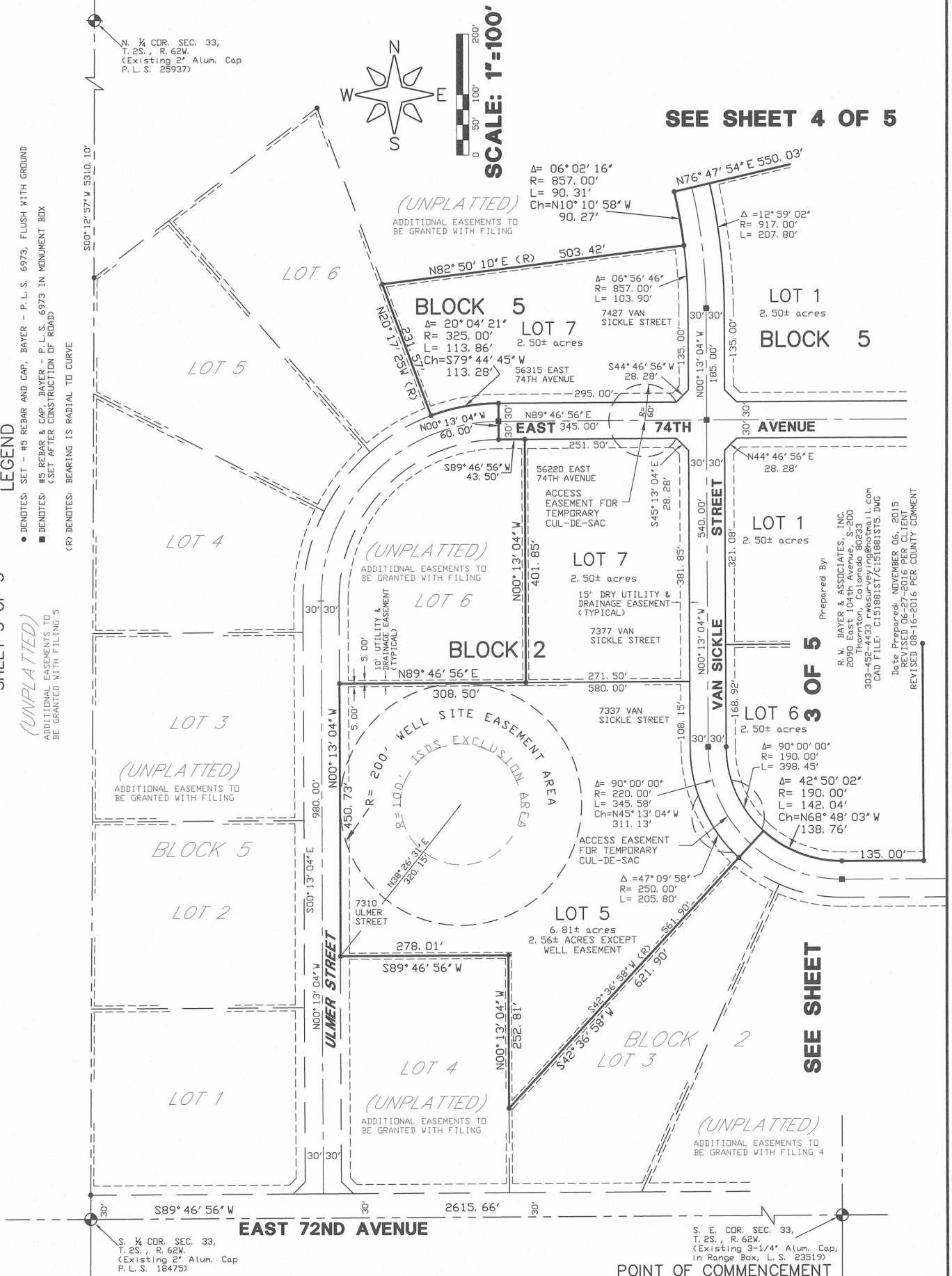
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PLT2016-00012

SHEET 5 OF 5

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SHEET 4 OF 5

PLT2016-00012



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SCALE: 1"=100'

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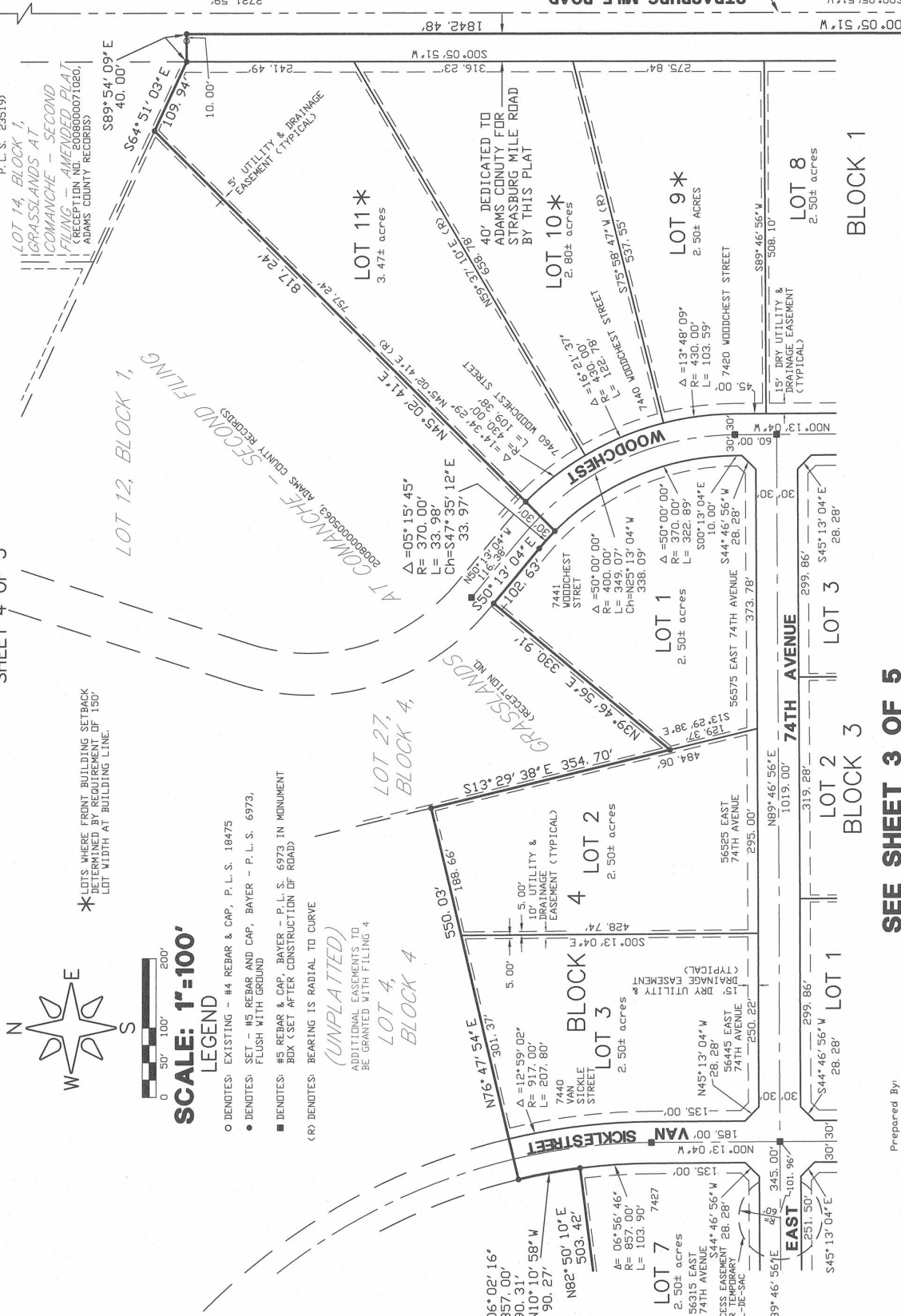
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Development Review Team Comments

Date: 2/16/2017

Project Number: PLT2016-00032

Project Name: Grasslands at Comanche.

Note to Applicant:

The following review comments and information from the Development Review Team is based on the information you submitted for the Conceptual Review meeting and applicable to the submitted documents only. The Development Review Team review comments may change if you provide different information during the scheduled Conceptual Review meeting date. Please contact the case manager if you have any questions:

Commenting Division: Building Review

Name of Reviewer: Justin Blair

Date: 02/06/2017

Email: jblair@adcogov.org

Complete

Commenting Division: Building Review

Name of Reviewer: Greg Barnes

Date: 02/16/2017

Email: gbarnes@adcogov.org

Complete: Please address outstanding comments. All PLD fees and SIA collateral must be provided prior to hearing.

12/05/2016

Commenting Division: Engineering Review

Name of Reviewer: Greg Labrie

Date: 02/16/2017

Email: glabrie@adcogov.org

Resubmittal Required

ENG1: Sheet 1, note #24 is required to be changed to reflect the wording in the SIA in regards to the issuance of the Certificate of Occupancy.

ENG2: A copy of the pavement design documents is required to verify that the street cross section pavement design shown on sheet 1 is in compliance with Adams County standards.

ENG3: Legal descriptions, exhibits, and easement documentation for the drainage swales, drainage ponds, and drainage access are required to be completed, reviewed, approved, and recorded. The easements are also required to be shown on the construction drawings identified by the book and page or record numbers from the Clerk and Records Office.

ENG4: Permanent traffic barriers are required to be installed at the end of each interim cul de sac.

ENG5: The design of the roadways need to go at least a 100' beyond the end of roadway to insure proper transitions for drainage features associated with the new proposed roadway.

ENG6: The drainage pipe under Strasburg Road shown on Sheet 12 should be denoted as existing and not new.

Commenting Division: Engineering Review

Name of Reviewer: Greg Labrie

Date: 02/15/2017

Email: glabrie@adcogov.org

Complete

ENG1: Although the improvements may be completed in 120 days, there is a preliminary acceptance period of one year in accordance to the Adams County Development Standards and Regulations. Therefore, the applicant is required to add at least a 5% inflation cost to the construction and administration cost of \$542,198.40.

Commenting Division: ROW Review

Name of Reviewer: Ian Cortez

Date: /10/2017

Email:

Complete

Plat comments for 2-7-2017 resubmittal:

1. Due to recent BoCC election, revise the title of the BoCC signature block from CHAIRPERSON to CHAIR.
2. Remove the lot label of proposed Lot 5 Block 3 on Sheet 2.
3. The Construction Documents show a 16 feet of easements along the right-of-way lines. Yet the plat shows 15 feet. Please confirm which is right.
4. The Construction Documents show a drainage swale running East-West along the southerly end of Lots 4 & 5 Block 3. Adams County will require a permanent drainage easement, by separate deed, to be recorded and shown on this plat. Please coordinate with the Transportation Department.
5. Move the case number on Sheet 4 to the top right corner, similar to the other sheets.

* Please include mark-up filed at Document #5545464.

Greg Barnes

From: Greg Labrie
Sent: Thursday, February 16, 2017 4:59 PM
To: Greg Barnes
Subject: PIT2016-00032- Grasslands at Comanche

Greg,

I forgot to add the following comment to Acella.

ENG7: Adams County Transportation Staff is requesting the applicant to show on the construction drawings an emergency access consisting of road base material from East 72nd Avenue to East 73rd Place. This will be an interim emergency access installed at the time of Filing 1 and removed when Verbose Street is constructed in a later filing.

T. Greg Labrie, PE, CFM
Senior Engineer
Adams County
Development Engineering Services
4430 S. Adams County Parkway
Brighton, CO 80601
Ph # 720-523-6824



Comments Regarding the SIA

- **Finance Department, Laura Garcia**

Items number 5, Guarantee of Compliance should be \$569,404. This includes the 1 year 5% inflation. see the below breakdown. This is assuming that preliminary acceptance will be granted in 2017. if this project will go beyond 2017 then another 5% inflation cost needs to be added.

Cost Estimate from Exhibit "B" 451,908

Additional 20% for Administration 90,382

Total Cost with 20% Admin 542,290

Additional 5% per year of Total Cost with 20% Admin 27,114

Total 569,404

- **Engineering Comments, Greg Labrie**

ENG1: Although the improvements may be completed in 120 days, there is a preliminary acceptance period of one year in accordance to the Adams County Development Standards and Regulations. Therefore, the applicant is required to add at least a 5% inflation cost to the construction and administration cost of \$542,198.40.



Development Review Team Comments

Date: 3/28/2017

Project Number: PLT2016-00032

Project Name: Grasslands at Comanche.

Note to Applicant:

The following review comments and information from the Development Review Team is based on the information you submitted for the Conceptual Review meeting and applicable to the submitted documents only. The Development Review Team review comments may change if you provide different information during the scheduled Conceptual Review meeting date. Please contact the case manager if you have any questions:

Commenting Division: Building Review

Name of Reviewer: Justin Blair

Date: 03/13/2017

Email: jblair@adcogov.org

Complete

Commenting Division: Building SIA Review

Name of Reviewer: Justin Blair

Date: 03/13/2017

Email: jblair@adcogov.org

Complete

Commenting Division: Engineering Review

Name of Reviewer: Greg Labrie

Date: 03/24/2017

Email: glabrie@adcogov.org

Resubmittal Required

ENG1: Sheet 2 of 12, - The Emergency Access Roadway Section, The note should read as follows: "Remove existing top soil and place 6" thick compacted aggregate base course over undisturbed native material."

ENG2: A legal description and exhibit are required for the emergency access easement and the temporary drainage swale easement. These easements are required to be shown on sheets 2, 5, 6, 9, and 11 of the engineering construction plans.

ENG3: The 8 feet wide traffic barricade notes shown on sheets 1, 3, 4, and 5 shall be changed to "36 feet wide traffic barricades are required to be installed from shoulder to shoulder of the roadway."

ENG4: The culvert shown at the intersection of E. 74th Avenue and Woodchest Street on sheets 3, 4, 8 and 9 should be changed to a 24" diameter RCP. The notes on the site plans of each sheet and the plan and profile should reflect this change. This change should also be made for Design Point 12 on the Proposed Culvert Chart on sheet 8.

ENG5: The culvert shown underneath E. 73rd Place on sheet 6, 8 and 9 going to the swale of the detention pond should be changed to a 24" diameter RCP. The notes on each site plan and the plan and

Commenting Division: Parks Review

Name of Reviewer: Aaron Clark

Date: 03/22/2017

Email: aclark@adcogov.org

Complete

Commenting Division: Planner Review

Name of Reviewer: Greg Barnes

Date: 03/21/2017

Email: gbarnes@adcogov.org

Complete

PLN01: The following comment clarifies the Public Land Dedication (PLD) fees requirements for Grasslands at Comanche PUD:

SCHOOL PLD FEES: The entire PUD dedicated a 17 acre property to meet this requirement. This dedicated was described in detail during the final PUD approval (PRJ2007-00036).

NEIGHBORHOOD PARKS PLD FEES: Pursuant to Section 5-05-05-01-02 of the Development Standards and Regulations, titled "Private Parks Counting As Fulfilling The Requirement", the Neighborhood Parks requirement for PLD fees was satisfied by the dedication of conservation easements exceeding the neighborhood parks land requirements for PLD fees. This was approved as part of the Final PUD approval (PRJ2007-00036)

REGIONAL PARKS PLD FEES: This payment is required per filing. The present application for Filing 1 includes 18 single-family residential lots. Based on the calculation requirements in Sections 5-05-05-02-01 and 05-05-04-052-01 of the DSR, a total of \$3,196.91 is required to satisfy the Regional parks requirement.

PLN02: Prior to scheduling this case for public hearing: three signed copies of the SIA, the SIA collateral, PLD Fee payment, and a signed copy of the mylar is required to be provided. Upon receipt of these items, I will provide a date for this item to appear before the Board of County Commissioners on the consent agenda.

Commenting Division: ROW Review

Name of Reviewer: Ian Cortez

Date: 03/27/2017

Email:

Resubmittal Required

1. Label the portions of the 60-foot drainage easement (to be recorded by separate instrument) encumbering Lots 4 & 5 Block 3.
 2. Since the offsite drainage easement south of Lot 5 Block 1 is being re-recorded, please leave a blank space for the reception number.
- Please resubmit



Development Review Team Comments

Date: 5/22/2017

Project Number: PLT2016-00032

Project Name: Grasslands at Comanche.

Note to Applicant:

The following review comments and information from the Development Review Team is based on the information you submitted for the major subdivision final plat. The Development Review Team review requests a resubmittal from you to reflect the comments below. Please contact the case manager if you have any questions:

Commenting Division: Building Review

Name of Reviewer: Justin Blair

Date: 05/08/2017

Email: iblair@adcogov.org

Complete

Commenting Division: Engineering Review

Name of Reviewer: Greg Labrie

Date: 05/16/2017

Email: glabrie@adcogov.org

Complete

ENG1; The applicant has submitted engineering plans and documentation that meet or exceeds the Adams County Development Standards and Regulations.

Commenting Division: Parks Review

Name of Reviewer: Aaron Clark

Date: 05/16/2017

Email: aclark@adcogov.org

Complete

Commenting Division: Planner Review

Name of Reviewer: Greg Barnes

Date: 05/16/2017

Email: gibarnes@adcogov.org

Complete

The following comment clarifies the Public Land Dedication (PLD) fees requirements for Grasslands at Comanche PUD:

SCHOOL PLD FEES: The entire PUD dedicated a 17 acre property to meet this requirement. This dedicated was described in detail during the final PUD approval (PRJ2007-00036).

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Commenting Division: ROW Review

Name of Reviewer: Marissa Hillje

Date: 05/22/2017

Email: mhillje@adcogov.org

Resubmittal Required

see attachment



Development Review Team Comments

Date: 3/28/2017

Project Number: PLT2016-00032

Project Name: Grasslands at Comanche.

Note to Applicant:

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Date: 03/13/2017

Email: jblair@adcogov.org

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Commenting Division: Building SIA Review

Name of Reviewer: Justin Blair

Date: 03/13/2017

Email: jblair@adcogov.org

Complete

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Name of Reviewer: Greg Labrie

Date: 03/24/2017

Email: glabrie@adcogov.org

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Name of Reviewer: Greg Barnes

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Name of Reviewer: Ian Cortez

Date: 03/27/2017

Email:

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- Please resubmit



Development Review Team Comments

Date: 5/22/2017

Project Number: PLT2016-00032

Project Name: Grasslands at Comanche.

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Email: iblair@adcogov.org

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Name of Reviewer: Greg Labrie

Date: 05/16/2017

Email: glabrie@adcogov.org

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Date: 05/16/2017

Email: aclark@adcogov.org

Complete

Commenting Division: Planner Review

Name of Reviewer: Greg Barnes

Date: 05/16/2017

Email: gibarnes@adcogov.org

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Commenting Division: ROW Review

Name of Reviewer: Marissa Hillje

Date: 05/22/2017

Email: mhillje@adcogov.org

Resubmittal Required

see attachment

COLORADO GEOLOGICAL SURVEY

1801 19th Street
Golden, Colorado 80401



Karen Berry
State Geologist

December 19, 2016

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

Location:
SE¼ Section 33,
T2S, R62W of the 6th P.M.
39.829, -104.325

Subject: Grasslands at Comanche, 1st Filing – Final Plat
Project Number PLT2016-00032; Adams County, CO; CGS Unique No. AD-16-0019_2

Dear Greg:

Colorado Geological Survey has reviewed the Grasslands at Comanche, 1st Filing final plat referral. I understand the applicant proposes 18 single-family residential lots of approximately 2.5 acres each (one lot is 6.8 acres) on 57 acres located northwest of E. 72nd Avenue and Strasburg Mile Road, north of Strasburg. Each lot is proposed to have an individual well and onsite wastewater system (OWS). With this referral, I received a Request for Comments (December 8, 2016), an Explanation of Request (undated), and a set of five preliminary plat sheets (RW Bayer & Associates, revised August 16, 2016).

CGS reviewed the overall Grasslands at Comanche development, including a soils report (Judith Hamilton, May 5, 2005), at the PUD/PDP phase of the planning process, and we reviewed this filing at preliminary plat on April 21, 2016. The lot layout is unchanged from preliminary plat, and no new geologic or geotechnical information was included with the final plat referral documents, so our previous comments remain valid. Potential development constraints that will need to be addressed on an individual lot basis, prior to building permit application, include:

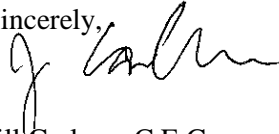
Collapsible soils. The site is underlain by relatively low density, low strength, eolian (wind-deposited) silts, clays and sands. Some of the soils are calcareous. Eolian soils, especially those containing soluble calcareous minerals, tend to be loose, fine-grained, and hydrocompactive, meaning they can lose strength, settle, compress, or collapse when water infiltrates the soils. Thick columns of compressible or collapsible soils can result in very significant settlement and structural damage. Alternatively, clay minerals and clayey pockets within the surficial soils may exhibit structurally damaging volume changes (shrink-swell) in response to changes in water content. Potentially highly expansive Denver Formation claystones and shales are present at unknown depths beneath the surficial soils. If claystone layers capable of producing high swell pressures are present within a few feet of foundation bearing depths, they can cause severe structural damage if not properly characterized and mitigated.

Lot-specific geotechnical investigations consisting of drilling, sampling, lab testing and analysis will be needed, once building locations have been finalized and prior to issuance of building permits, to: determine the thickness and extent to which the soils beneath each proposed home are subject to collapse under loading and/or wetting; characterize soil and bedrock engineering properties such as density, strength, water content, swell/consolidation potential and bearing capacity; determine depths to groundwater, bedrock, and any impermeable layers that might lead to development of a perched water condition; verify the feasibility of full-

Greg Barnes
December 19, 2016
Page 2 of 2

depth basements, if planned; and provide earthwork, foundation, floor system, subsurface drainage, and pavement recommendations for design purposes. It is imperative that grading, surface drainage, and subsurface drainage are correctly designed, constructed and maintained to prevent wetting of potentially collapsible soils in the immediate vicinity of foundation elements.

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,

Jill Carlson, C.E.G.
Engineering Geologist



Brooks Kaufman
Lands and Rights of Way Director

December 20, 2016

Greg Barnes
Adams County
Department of Planning and Development
4430 South Adams County Parkway
Suite W2000A
Brighton, Colorado 80601-8216

Re: GRASSLANDS AT COMANCHE, 1ST FILING FINAL PLAT
Case No.: PLT2016-00032

Dear Mr. Barnes:

The Association has reviewed the contents in the above-referenced referral response packet. We reviewed the project for maintaining our existing facilities, utility easements, electric loading, and service requirements. We are advising you of the following concerns and comments:

The Association has existing overhead electric facilities on the subject properties along Strasburg Mile Road. The Association will maintain these existing utility easements and facilities unless otherwise requested by the applicant to modify them under the Association's current extension policies.

The applicant has addressed the Association's previous referral comments and the Association approves the Final Plat for Grasslands at Comanche, First Filing.

Sincerely,

A handwritten signature in black ink, appearing to read "Brooks Kaufman", is written over a horizontal line.

Brooks Kaufman
Lands and Rights-of-Way Director

INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION

5496 N. U.S. Highway 85, P.O. Drawer A / Sedalia, Colorado 80135
Telephone (720)733-5493
bkaufman@irea.coop



December 29, 2016

Greg Barnes
Adams County Planning
4430 S Adams County Parkway
Brighton, CO 80601

RE: Grasslands at Comanche First Filing Final Plat, PLT2016-00032
TCHD Case No. 4187

Dear Mr. Barnes,

Thank you for the opportunity to review and comment on Grasslands at Comanche First Filing Final Plat for 18 single-family residential lots located at East 76th and Woodchest Street. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has the following comments.

On-Site Wastewater Treatment Systems

Proper wastewater management promotes effective and responsible water use, protects potable water from contaminants, and provides appropriate collection, treatment, and disposal of waste, which protects public health and the environment. As stated in the Project Summary, the proposed lots will be serviced by On-Site Wastewater Treatment Systems (OWTS). Each OWTS will need to be permitted, inspected, and approved by TCHD.

The Groundwater Monitoring Program Plan dated March 27, 2006, included an ISDS Management Program specified in the covenants of the Grasslands at Comanche. TCHD requests that the applicant provide a copy of the covenants to TCHD in order to review the Management Program. Upon receipt of the covenants, TCHD will review the language pertaining to the management plan and discuss an implementation plan with the applicant.

Groundwater Monitoring Program

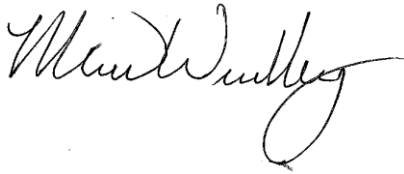
The GMP proposes the installation of two upgradient monitoring wells by the applicant, and to utilize an existing monitoring well owned by the City of Westminster as a downgradient well, provided permission can be obtained from Westminster. If permission cannot be obtained, the applicant will need to install or establish another dedicated downgradient monitoring well.

TCHD has discussed the implementation of the Groundwater Monitoring Program (GMP) with the applicant. The applicant has agreed to contact Westminster to obtain authorization to use their well. TCHD requests that the applicant notify TCHD regarding the status of authorization from the City of Westminster, no later than 45 days after receiving approval from Adams County for the subject final plat.

TCHD is willing to defer the full implementation of the GMP from the original schedule in the GMP. However, we are not willing to allow implementation of the GMP to be postponed indefinitely. Consequently, TCHD plans to continue discussions with the applicant, with the goal of establishing a firm GMP implementation schedule within the next two years.

Please feel free to contact me at 720-200-1593 or mweakley@tchd.org if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Weakley". The signature is fluid and cursive, with a large loop at the end.

Michael Weakley
Water Program Supervisor

cc: Sheila Lynch, Monte Deatrich, Jeff McCarron, TCHD



February 16, 2017

Greg Barnes
Adams County Planning
4430 S Adams County Parkway
Brighton, CO 80601

RE: Grasslands at Comanche First Filing Final Plat, PLT2016-00032
TCHD Case No. 4263

Dear Mr. Barnes,

Thank you for the opportunity to review and comment on Grasslands at Comanche First Filing Final Plat for 18 single-family residential lots located at East 76th and Woodchest Street. Tri-County Health Department (TCHD) staff previously reviewed the application for Grasslands at Comanche First Filing Final Plat in a letter dated December 29, 2017 with the following comments. TCHD has no additional comments. The applicant to date has not provided the covenants of the development to TCHD for review as requested in the comments below. The applicant to date has not notified TCHD whether they have received authorization to use the existing City of Westminster's monitoring well in their Groundwater Monitoring Program.

On-Site Wastewater Treatment Systems

Proper wastewater management promotes effective and responsible water use, protects potable water from contaminants, and provides appropriate collection, treatment, and disposal of waste, which protects public health and the environment. As stated in the Project Summary, the proposed lots will be serviced by On-Site Wastewater Treatment Systems (OWTS). Each OWTS will need to be permitted, inspected, and approved by TCHD.

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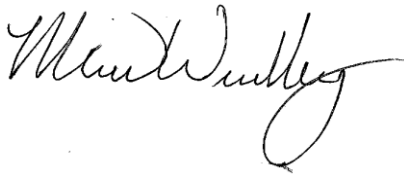
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Please feel free to contact me at 720-200-1593 or mweakley@tchd.org if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Weakley", with a stylized, flowing script.

Michael Weakley
Water Program Supervisor

cc: Sheila Lynch, Monte Deatrich, Jeff McCarron, TCHD



February 16, 2017

Greg Barnes
Adams County Planning
4430 S Adams County Parkway
Brighton, CO 80601

RE: Grasslands at Comanche First Filing Final Plat, PLT2016-00032
TCHD Case No. 4263

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Groundwater Monitoring Program

The GMP proposes the installation of two upgradient monitoring wells by the applicant, and to utilize an existing monitoring well owned by the City of Westminster as a downgradient well, provided permission can be obtained from Westminster. If permission cannot be obtained, the applicant will need to install or establish another dedicated downgradient monitoring well.

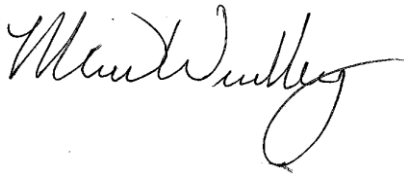
TCHD has discussed the implementation of the Groundwater Monitoring Program (GMP) with the applicant. The applicant has agreed to contact Westminster to obtain

authorization to use their well. TCHD requests that the applicant notify TCHD regarding the status of authorization from the City of Westminster, no later than 45 days after receiving approval from Adams County for the subject final plat.

TCHD is willing to defer the full implementation of the GMP from the original schedule in the GMP. However, we are not willing to allow implementation of the GMP to be postponed indefinitely. Consequently, TCHD plans to continue discussions with the applicant, with the goal of establishing a firm GMP implementation schedule within the next two years.

Please feel free to contact me at 720-200-1593 or mweakley@tchd.org if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Weakley". The signature is fluid and cursive, with a large loop at the end.

Michael Weakley
Water Program Supervisor

cc: Sheila Lynch, Monte Deatrich, Jeff McCarron, TCHD



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

December 22, 2016

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

Attn: Greg Barnes

Re: Grasslands at Comanche, Case # PLT2016-00032

Public Service Company of Colorado's Right of Way & Permits Referral Desk has reviewed the plat for **Grasslands at Comanche** and has **no apparent conflict**.

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

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

Community & Economic
Development Department
www.adcogov.org



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

Request for Comments

Case Name: Grasslands at Comanche, 1st Filing Final Plat
Case Number: PLT2016-00032

December 8, 2016

Adams County Planning Commission is requesting comments on the following request: **Request for major subdivision final plat to create 18 single-family residential lots.**

This request is located approximately 1,000 feet south of East 76th Avenue & Woodchest Street. The Assessor's Parcel Numbers are 0173113340002, 0173113340005, 0173113340007, and 0173133400001.

Applicant Information: Holly Investment Company
PO Box 557
STRASBURG, CO 80136

Please forward any written comments on this application to the Department of Community and Economic Development at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216, (720) 523-6800 by 12/30/2016 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 GJBarnes@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.

Greg Barnes
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



Referral Listing
Case Number PLT2016-00032
Grasslands at Comanche, 1st Filing Final Plat

Agency	Contact Information
Adams County	Planning Addressing PLN 720.523.6800
Adams County Construction Inspection	PWCI . PWCI 720-523-6878
Adams County Development Services - Building	Justin Blair 4430 S Adams County Pkwy Brighton CO 80601 720-523-6825 JBlair@adcogov.org
Adams County Treasurer: Send email	Adams County Treasurer bgrimm@adcogov.org 720.523.6376
Century Link, Inc	Brandyn Wiedreich 5325 Zuni St, Rm 728 Denver CO 80221 720-578-3724 720-245-0029 brandyn.wiedrich@centurylink.com
Code Compliance Supervisor	Eric Guenther eguenther@adcogov.org 720-523-6856 eguenther@adcogov.org
COLO DIV OF WATER RESOURCES	Joanna Williams OFFICE OF STATE ENGINEER 1313 SHERMAN ST., ROOM 818 DENVER CO 80203 303-866-3581 joanna.williams@state.co.us
COLORADO DIVISION OF WILDLIFE	Eliza Hunholz Northeast Regional Engineer 6060 BROADWAY DENVER CO 80216-1000 303-291-7454 eliza.hunholz@state.co.us
COLORADO DIVISION OF WILDLIFE	JOSEPH PADIA 6060 BROADWAY DENVER CO 80216 303-291-7132 joe.padia@state.co.us

Agency	Contact Information
COLORADO GEOLOGICAL SURVEY	Jill Carlson 1500 Illinois Street Golden CO 80401 303-384-2643 303-384-2655 CGS_LUR@mines.edu
Colorado Geological Survey: CGS_LUR@mines.edu	Jill Carlson Mail CHECK to Jill Carlson 303-384-2643 303-384-2655 CGS_LUR@mines.edu
COMCAST	JOE LOWE 8490 N UMITILLA ST FEDERAL HEIGHTS CO 80260 303-603-5039 thomas_lowe@cable.comcast.com
COUNTY ATTORNEY- Email	Christine Francescani CFrancescani@adcogov.org 6884
Engineering Department - ROW	Transportation Department PWE - ROW 303.453.8787
Engineering Division	Transportation Department PWE 6875
Intermountain Rural Electric Asso - IREA	Brooks Kaufman PO Box Drawer A 5496 North US Hwy 85 Sedalia CO 80135 303-688-3100 x105 bkaufman@intermountain-rea.com
NS - Code Compliance	Gail Moon gmoon@adcogov.org 720.523.6833 gmoon@adcogov.org
Parks and Open Space Department	Nathan Mosley mpedrussi@adcogov.org aclark@adcogov.org (303) 637-8000 nmosley@adcogov.org
SHERIFF'S OFFICE: SO-HQ	MICHAEL McINTOSH nblair@adcogov.org; aoverton@adcogov.org; mkaiser@adcogov.org snielson@adcogov.org (303) 654-1850 aoverton@adcogov.org; mkaiser@adcogov.org; snielson@adcogov.org
Sheriff's Office: SO-SUB	SCOTT MILLER TFuller@adcogov.org, smiller@adcogov.org aoverton@adcogov.org; mkaiser@adcogov.org 720-322-1115 smiller@adcogov.org

Agency	Contact Information
STRASBURG FIRE PROTECTION DIST #8	GERRI VENTURA PO BOX 911 STRASBURG CO 80136 303-622-4814 gventura@svfd8.org
STRASBURG PARKS AND REC DIST.	Angie Graf P.O. BOX 118 STRASBURG CO 80136 (303) 622-4260 angie@strasburgparks.org
STRASBURG SCHOOL DISTRICT 31J	Monica Johnson 56729 E Colorado Ave STRASBURG CO 80136 303-622-9211 mjohnson@strasburg31j.org
TRI-COUNTY HEALTH DEPARTMENT	MONTE DEATRICH 4201 E. 72ND AVENUE SUITE D COMMERCE CITY CO 80022 (303) 288-6816 mdeatrich@tchd.org
TRI-COUNTY HEALTH DEPARTMENT	Sheila Lynch 6162 S WILLOW DR, SUITE 100 GREENWOOD VILLAGE CO 80111 720-200-1571 landuse@tchd.org
Tri-County Health: Mail CHECK to Sheila Lynch	Tri-County Health landuse@tchd.org .
UNITED STATES POST OFFICE	MARY C. DOBYNS 56691 E COLFAX AVENUE STRASBURG CO 80136-8115 303-622-9867 mary.c.dobyns@usps.gov
Xcel Energy	Donna George 1123 W 3rd Ave DENVER CO 80223 303-571-3306 Donna.L.George@xcelenergy.com

Exhibit 5.3 Property Owner Notification List

BARBER TRENT AND
BARBER ANGELA
600 N CR 157
STRASBURG CO 80136

LEWIS MICHAEL A AND
LEWIS DEBRA L
7660 WOODCHEST ST
STRASBURG CO 80136

BOWEN DANIEL J AND
BOWEN CHERYL A
56085 E 56TH AVE
STRASBURG CO 80136-8520

LIBERTY PROPANE OPERATIONS LLC
PO BOX 206
WHIPPANY NJ 07981-0206

BROWN BRIAN K AND
COPPEDGE STEFANIE A
7640 WOODCHEST ST
STRASBURG CO 80136

STRASBURG FIRE PROTECTION DISTRICT NO 8
PO BOX 241
STRASBURG CO 80136

BURKEMPER SAMUEL
7471 WOODCHEST ST
STRASBURG CO 80136

THOMPSON CAROL ANN AND
THOMPSON RAYMOND JAMES
7651 WOODCHEST ST
STRASBURG CO 80136-8182

COMANCHE FARMS INC
3600 HEADLIGHT RD
STRASBURG CO 80136-8110

WAYMAN TRAVIS A AND
WAYMAN JAYLYNN C
7531 WOODCHEST ST
STRASBURG CO 80136-8183

DICKENS NICKOLAS AND
SCHULZ-DICKENS VICTORIA L
7590 WOODCHEST ST
STRASBURG CO 80136-8183

GRASSLANDS AT COMANCHE THE AND
BIJOU PRESERVE ASSOCIATION
8705 STRASBURG RD
STRASBURG CO 80136-8514

HOLLY INVESTMENT CO
PO BOX 557
STRASBURG CO 80136-0557

KRUSE KEITH D AND
KRUSE MARY COLLEEN
7591 WOODCHEST ST
STRASBURG CO 80136-8183

LAZY REVERSE S LLC
3600 HEADLIGHT RD
STRASBURG CO 80136-8110