



## COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

**CASE NO.: PRC2018-00023**

**CASE NAME: Meadows Home Development/ Box Elder Creek Ranch PUD Amendment  
and Rezone**

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**Board of County Commissioners****July 16, 2019**

<b>Case No.: PRC2018-00023</b>	
<b>Case Name: Meadows Homes Development/Box Elder Ranch PUD Amendment and Rezone</b>	
Owner's Name:	David Rye c/o Meadow Homes
Applicant's Name	Carol Ann Cardella c/o Real Estate of the Rockies
Applicant's Address:	P.O. Box 16039, Golden, CO 80402
Location of Request:	SW of the intersection of 168 <sup>th</sup> and Watkins Mile Road
Nature of Request:	1) A major amendment to an approved Final Development Plan (FDP) to remove approximately 88 acres from the Planned Unit Development (PUD) boundaries and 2) to rezone this acreage from PUD to Agriculture-3.
Site Size:	88 acres + / -
Zone District:	Planned Unit Development (PUD)
Proposed Zone District:	A-3
Future Land Use:	Agricultural
Proposed Use:	Agricultural/Residential
Existing Use:	Vacant
Hearing Date(s):	<b>PC: June 27, 2019/ (6:00 pm)</b>
	<b>BOCC: July 16, 2019/ (9:30 am)</b>
Hearing Location:	4430 S. Adams County Parkway, Brighton, CO 80601 / Public Hearing Room 1 <sup>st</sup> Floor
Report Date:	July 9, 2019
Case Manager:	Libby Tart
Staff Recommendation:	Approval, with 6 Findings-of-Fact and 1 Note

**SUMMARY OF PREVIOUS APPLICATIONS**

A General Development Plan for Box Elder Creek was approved on October 23, 2000 in case PRJ2000-00032 for 324 lots on 519 acres.

A Final Development Plan (FDP) was approved on August 22, 2001 in Case PRJ2001-00020 for 324 residential estate lots on 519 acres and a Final Plat for 83 lots on 107 acres (Filing 1).

A Final Plat for 82 lots on 99 acres (Filing 2) was approved on July 10, 2002 in case PLT2001-00062.

A Final Plat for 79 lots on 101 acres (Filing 3) was approved June 13, 2005 in case PLT2004-00015. Filing 3 included the resolution for acceptance of the deed of a conservation easement.

## **SUMMARY OF APPLICATION**

### **Background**

The applicant, Real Estate of the Rockies, LLC, on behalf of the property owner, Meadow Home Development Corp., and with its Limited Power of Attorney, is requesting a modification to the approved final development plan (FDP) on the property. The applicant also represents the future owners, Kevin and Heather Willard. The purpose of the amendment is to remove an 88-acre parcel from the Box Elder Creek Ranch Planned Unit Development (PUD) and to rezone the parcel to Agriculture-3 (A-3). The current property owner, at the request of the future owners, has created and received approval for two land survey plats, which are entitled Watkin Mile Road North (35.211 acres) and South Parcel (53.718 acres). The two parcels are immediately east of a 117-acre conservation easement for the Box Elder Creek Ranch PUD. The conservation easement is being retained by the PUD for a portion of their open space requirement.

The future owners intend on creating a legacy estate and are local farmers. They intend on developing the southern parcel with a home and will dryland farm, raise animals and train their horses. The northern parcel contains a portion of the Henrylynn Ditch. The Willards intend on holding this parcel for agricultural purposes and passing it on to their grown children for housing, farming, and raising animals.

### **Development Standards and Regulations:**

#### **Major Amendment to the Planned Unit Development (PUD):**

Per Section 2-01-10-02 of the County's Development Standards and Regulations, amendments to any approved development plan not determined by the Director of Community and Economic Development to be a minor amendment, under the criteria set forth in Section 2-01-10-01 of the County's Development Standards, shall be deemed as a major amendment. The section outlines changes to a PUD that can be reviewed and approved administratively as a minor amendment. The subject request is determined to be a major amendment because of the substantial changes to the approved PUD to remove 88 acres from the existing PUD. Per Section 2-01-10-02 of the County's Development Standards, major amendments to a PUD shall be reviewed and processed in the same manner as the original FDP; this process requires a review and recommendation from the Planning Commission and approval of the Board of County Commissioners.

The original Box Elder Creek Ranch PUD, in this 88-acre subject area, proposed 80 units of single-family detached housing. The lots were proposed with a one-acre minimum and would allow for a single-family detached home with an accessory structure. The removal of these proposed lots from the existing PUD and returning the 88 acres to agrarian uses is more consistent with the Comprehensive Plan and fitting with the conservation easement to the west.

**Rezone:**

Section 2-02-13-06-02 of the County's Development Standards and Regulations outlines the approval criteria for rezoning a property. These include compliance with the requirements and purposes of the Development Standards and Regulations, consistency with the Comprehensive Plan, and compatibility with the surrounding area.

The subject property is designated PUD-Residential on the County's zoning map with one-acre lot minimums. The applicant is proposing to rezone 88 of the PUD's acres to Agricultural-3. Per Section 3-10-01 of the County's Development Standards and Regulations, the purpose of the A-3 designation is to provide landholdings of 35 acres or more for farming, pasturage, and food production. The proposed request to rezone from PUD to A-3 is consistent with the Development Standards and Regulations, as well as the future land use designation of Agriculture.

The subject request conforms to the dimensional requirements for the A-3 zone district. Per Section 3-10-07 of the County's Development Standards and Regulations, the minimum lot size for properties in the A-3 zone district is 35-acres and a minimum lot width of six hundred (600) feet. The subject property is 88 acres and each land survey plat parcel have a minimum of 600 feet of lot width.

**Comprehensive Plan:**

The future land use designation on the property is Agriculture. Per Chapter 5 of the Adams County Comprehensive Plan, an Agriculture designation denotes "the areas that have been identified are those that are not expected to develop, except for limited areas of very low density residential at densities of 1 dwelling per 35 acres, for the foreseeable future. These areas are typically characterized by a lack of urban services". The request to develop the property with two single-family detached homes with accessory farming and animal uses is consistent with the Comprehensive Plan.

**Site Characteristic:**

The areas included with the amendment and rezone are currently vacant.

**Surrounding Zoning Designations and Existing Use Activity:**

<b>Northwest PUD Conservation Easement</b>	<b>North PUD Conservation Easement</b>	<b>Northeast A-3 Agriculture</b>
<b>West PUD Conservation Easement</b>	<b>Subject Property PUD Vacant</b>	<b>East A-3 Agriculture</b>
<b>Southwest A-3 Agriculture</b>	<b>South A-3 Agriculture</b>	<b>Southeast A-3 Agriculture/SFD</b>

### **Compatibility with the Surrounding Land Uses:**

The surrounding properties to the west and south are designated as agricultural and currently being used as farmland. The area to the west of the parcels is a preserved parks and open space and agricultural conservation easement. The area to the north is also agrarian and is within unincorporated Weld County.

### **Referral Comments:**

Great Rock North, Colorado Division of Water Resources, Colorado Division of Wildlife, Tri-County Health, 27J Schools, Brighton Fire District, Colorado Department of Transportation and Xcel Energy reviewed the request and have no concerns.

A neighborhood meeting was held on Tuesday, November 27, 2018, to discuss the PUD Amendment and Rezone application request. Seventeen neighbors attended and all seventeen indicated their support and/or approval for the requests.

### **PLANNING COMMISSION UPDATE:**

The Planning Commission considered this case on June 27, 2019 and recommended approval in a 7-0 vote. The applicant's representative was available to answer questions at the hearing and indicated they were supportive of staff's recommendation and proposed condition.

The Planning Commission noted that the condition should be a note in lieu of a condition. Staff made this change and it is reflected in this report. Additional discussion included the acreage of the existing Henrylynn Ditch and whether it is included in the parcel. The applicant and right-of-way staff clarified that the ditch acreage is not included in the parcel acreage. There was no public testimony at the hearing.

### **PC and Staff Recommendation:**

Based upon the application, the criteria for approval for a final development plan amendment and rezone, along with a recent site visit, PC and staff recommend **Approval of this request with 6 findings-of-fact and one note.**

## **RECOMMENDED FINDINGS OF FACT**

### **Final Development Plan (FDP) Amendment:**

1. The application shall not be approved when any portion of the property would remain developed or to be developed in accordance with the Final Development Plan if the remaining parcel would no longer qualify for Final Development Approval pursuant to the criteria for approval of a Final Development Plan.
2. The application shall not be approved if the County's ownership of or practical use of any road, easement, right-of-way, or other public area would be denied or diminished to the detriment of the public good.

### **Rezone:**

3. The Zoning Map amendment is consistent with the Adams County Comprehensive Plan.

4. The Zoning Map amendment is consistent with the purposes of these standards and regulations.
5. The Zoning Map amendment will comply with the requirements of these standards and regulations.
6. The Zoning Map amendment is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.

**Recommended Note of Approval:**

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

**CITIZEN COMMENTS**

Notifications Sent	Comments Received
291	1

Notices were sent to all property owners and occupants within a ¾ mile radius of the site.

One neighborhood comment was received from George and Cheryl Dobratz indicating their support for the proposed changes.

**REFERRAL AGENCY COMMENTS**

**Responding with Concerns:**

Adams County Community and Economic Development Department (resolved through the development review)

**Responding without Concerns:**

Brighton Fire District  
Colorado Department of Transportation  
Colorado Division of Water Resources,  
Colorado Division of Wildlife,  
Great Rock North,  
Tri-County Health,  
27J Schools  
Xcel Energy

**Notified but not Responding / Considered a Favorable Response:**

Adams County Attorney's Office

Century Link

Comcast

RTD

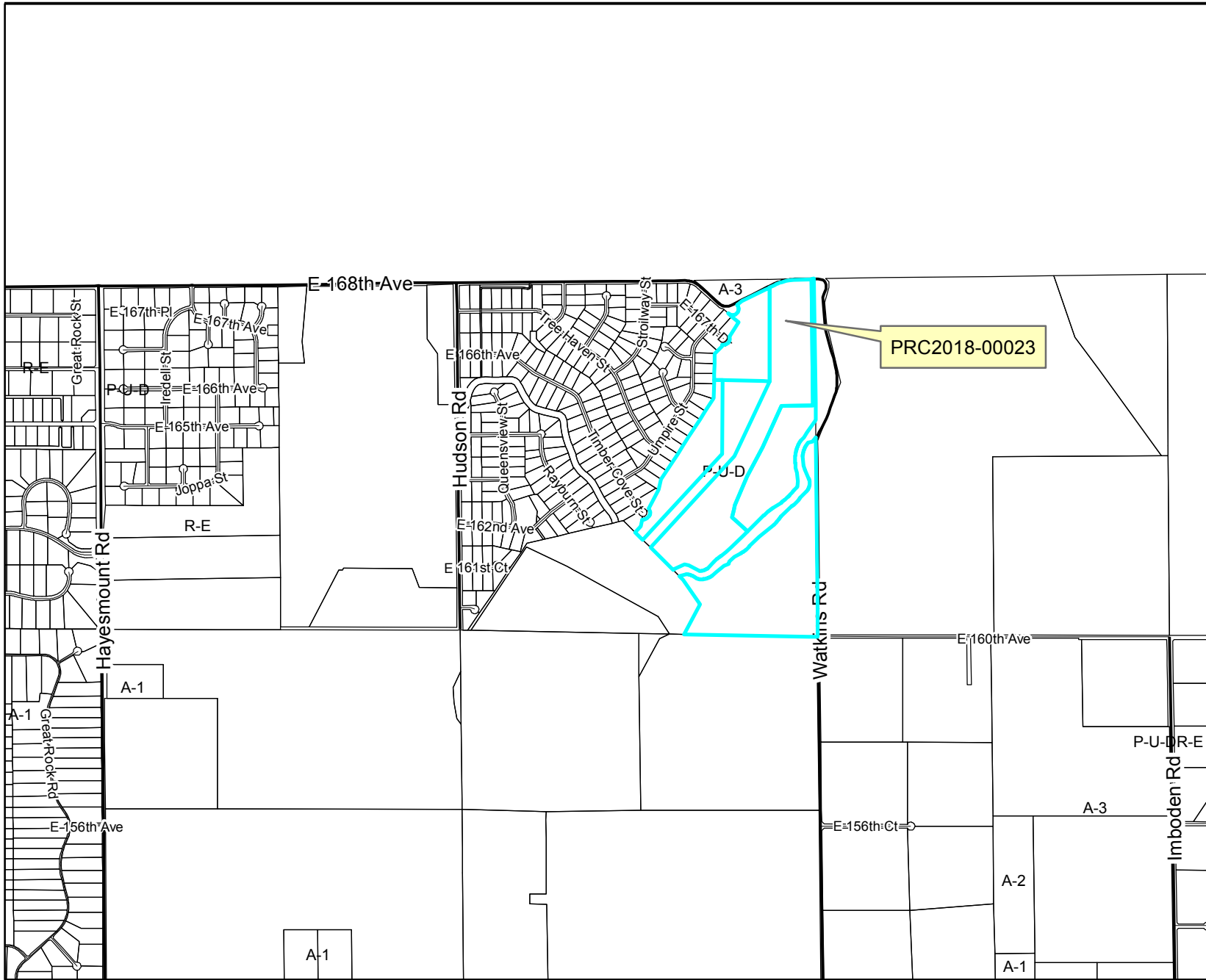
United Power











# Legend

- 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)

PRC2018-00023

Box Elder Creek Ranch PUD Amendment

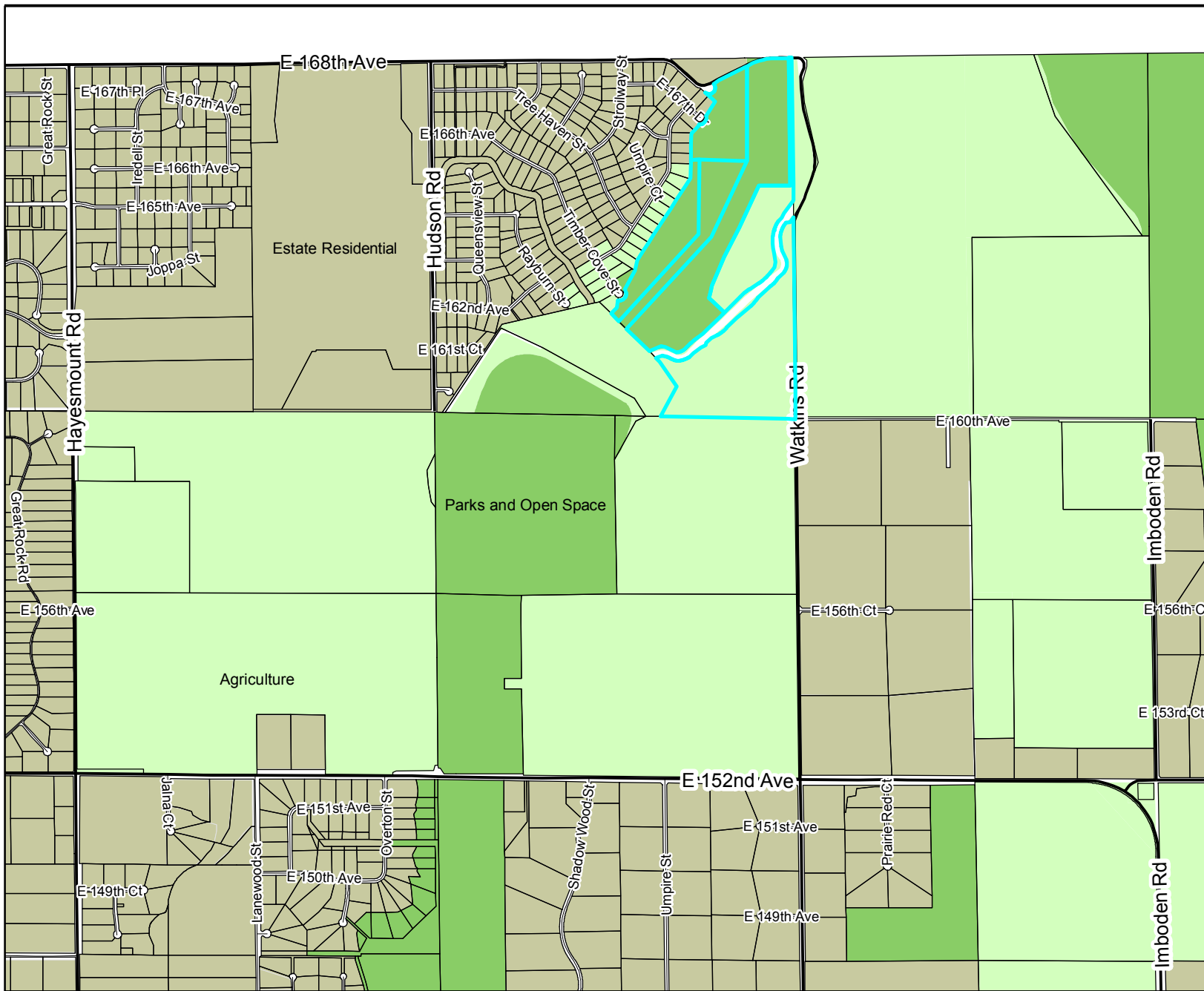


For display purposes only.



ADAMS COUNTY  
COLORADO

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



### Legend

- 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)

PRC2018-00023

Box Elder Creek Ranch PUD Amendment



For display purposes only.



ADAMS COUNTY  
COLORADO

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responsibility for its accuracy

***Explanation of the Project & Purpose:***

**Owner** of the Property is **Meadow Homes Development Corp.** Owner is under contract to sell the undeveloped Property in Filing #4 and the Conservation Easement of Box Elder Creek Ranch PUD, located at 168th Avenue and Watson Mile Road. **Filing #4 and the Conservation Easement consists of 206.685+Acres**, more or less, as surveyed in June 2018 (*attached Exhibit A Parcel C*).

The Owner and Henrylynn Ditch had the subject Property recently surveyed. Certain portions of the Henrylynn Ditch are contiguous with the subject Property. The last Henrylynn Ditch survey was in 1925. Long ago, the Henrylynn Ditch water course was modified but their 1925 Deed was not Amended until 2017. Thereafter, Henrylynn Ditch and the Owner of Filing #4 and the Conservation Easement exchanged quit claim deeds which establish the Ditch as it lies today (*surveys attached*).

The **Buyers** under contract to purchase the subject Property are a local farmer couple, **Kevin and Heather Willard**. The Willard's want this Property to be their legacy estate, a portion of which would be subdivided into 2 Agriculture Parcels, 88.929 Acres more or less, to be removed from the Box Elder Creek Ranch PUD and rezoned to A-3. The balance, consisting of approximately **118 Acres**, to be **retained in the existing Deed of Conservation Easement in the PUD**. The Willard's will assume any and all responsibilities for maintaining the Conservation Easement, per Adams County conservation requirements. They are experienced in conservation management from their other farm operations.

The **Owner** is applying for a rezoning of **88.929 Acres**, more or less, **to be removed from the Box Elder Creek Ranch Filing #4 PUD and divided into two (2) Agricultural parcels zoned A-3** (attached surveys):

**Survey, July 2018, Exhibit A , Box Elder Creek Ranch Filing NO 4, (South Parcel)**

On the agricultural **South parcel, 53.718 Acres** more or less, the Willard's will build their home, do some dryland farming and raise animals to include cattle and/or bison, and train their horses.

**Survey, July 2018, Exhibit A, Box Elder Creek Ranch Filing NO 4, (North Parcel)**

The North Parcel is bifurcated by a right of way of necessity, the Henrylynn Ditch. The North Parcel consists of **Parcel A, 26.170 Acres** more or less, and **Parcel B, 9.040 Acre** more or less. The **North Parcel** combined consists of **35.211 Acres** more or less.

The Buyers intend to hold the North agricultural parcel, hoping for one of their grown children to build their family home, dryland farm, and raise their animals.

***Timeframe & Improvements to be made to Project:***

The Owner and Buyers will close on the Property within 15 days upon Adams County Final Approval and removing of 88.929 Acres from the PUD and rezoning of same acreage into two A-3 Parcels above described.

The future owners of each of the A-3 parcels will make separate applications to Adams County for site plan and building permits after rezoning is completed.

Each of the two A-3 Parcels will be serviced by individual Sewer Septic Systems.

Water will be provided by individual exempt domestic wells for inside & outside water on each of the two (2) A-3 parcels. Attached is a Letter from Colorado's Division of Water Resources acknowledging that the Owner has submitted for 2 Well Permits.

Attached is a letter and maps from Greatrock North Water District granting a release from the District to the Owner for each of the two (2) A-3 parcels.



BOX ELDER CREEK RANCH  
ADAMS COUNTY, COLORADO  
P. U. D. AMENDMENT #12

PUD:3401  
1/4

BOX ELDER CREEK RANCH  
LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN SECTION 1, TOWNSHIP 1 SOUTH, RANGE 65 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

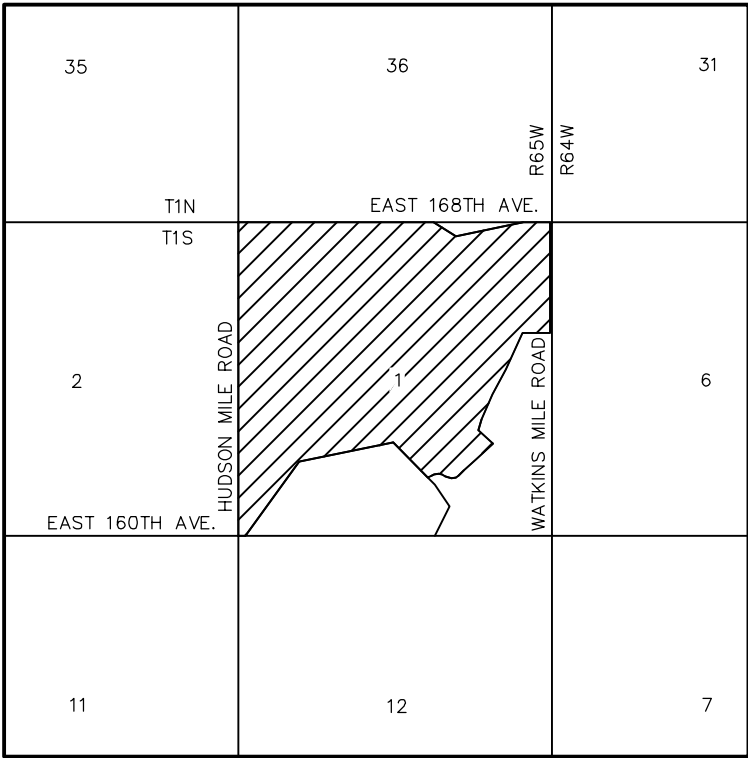
CONSIDERING THE EAST LINE OF SAID SECTION 1 TO BEAR SOUTH 00°05'45" EAST WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO; COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1, THENCE ALONG THE EAST LINE OF SAID SECTION 1 SOUTH 00°05'45" EAST 30.00 FEET; THENCE SOUTH 89°47'37" WEST 40.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°05'45" EAST 1842.20 FEET; THENCE SOUTH 89°54'51" WEST 460.90 FEET; THENCE SOUTH 25°15'34" WEST 673.91 FEET; THENCE SOUTH 27°56'28" WEST 484.39 FEET; THENCE SOUTH 23°33'56" WEST 459.94 FEET; THENCE SOUTH 14°27'30" WEST 184.87 FEET; THENCE SOUTH 47°02'49" EAST 325.45 FEET TO A LINE THAT IS 10 FEET MORE OR LESS WEST OF THE MAINTENANCE ROAD OF THE HENRYLYN DITCH; THENCE ALONG SAID LINE, SOUTH 45°00'36" WEST 94.17 FEET; THENCE SOUTH 47°02'33" WEST 245.89 FEET; THENCE SOUTH 44°35'32" WEST 104.12 FEET; THENCE SOUTH 53°03'24" WEST 91.89 FEET TO A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 637.65 FEET, A CENTRAL ANGLE OF 8°59'08" AND A CHORD OF SOUTH 50°26'24" WEST 137.82 FEET; THENCE ALONG THE ARC OF SAID CURVE 138.09 FEET; THENCE SOUTH 45°11'34" WEST 134.89 FEET TO A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 194.95 FEET, A CENTRAL ANGLE OF 29°23'24" AND A CHORD OF SOUTH 71°46'26" WEST 118.27 FEET; THENCE ALONG THE ARC OF SAID CURVE 120.16 FEET; THENCE NORTH 63°37'58" WEST 178.60 FEET; THENCE NORTH 76°34'08" WEST 66.96 FEET; THENCE SOUTH 65°41'38" WEST 155.44 FEET; THENCE SOUTH 58°58'55" WEST 30.58 FEET TO THE NORTH LINE OF BOOTLEG RESERVOIR DESCRIBED IN PART 3, BOOK 137 AT PAGE 119, ADAMS COUNTY RECORDS; THENCE NORTH 44°24'34" WEST 1056.54 FEET; THENCE SOUTH 76°35'04" WEST 1463.00 FEET; THENCE SOUTH 33°55'34" WEST 1511.32 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 1; THENCE ALONG SAID SOUTH LINE OF SECTION 1, NORTH 88°38'46" WEST 107.01 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 1; THENCE ALONG THE WEST LINE OF SAID SECTION 1, NORTH 00°17'33" WEST 5132.41 FEET TO THE NORTHWEST CORNER OF SAID SECTION 1; THENCE ALONG THE NORTH LINE OF SAID SECTION 1, NORTH 89°37'54" EAST 3500.65 FEET; THENCE LEAVING SAID NORTH SECTION LINE IN A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 348.49 FEET, AN ARC LENGTH OF 115.38 FEET, A CENTRAL ANGLE OF 18°57'21" AND A CHORD WITH A BEARING AND DISTANCE OF SOUTH 56°56'34" EAST 114.77 FEET TO A POINT OF TANGENCY; THENCE SOUTH 47°27'53" EAST 491.72 FEET TO A POINT OF CURVATURE; THENCE ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 94.51 FEET, AN ARC LENGTH OF 103.54 FEET, A CENTRAL ANGLE OF 62°46'15" AND A CHORD WITH THE BEARING AND DISTANCE OF SOUTH 78°50'51" EAST 98.44 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 69°46'12" EAST 125.22 FEET; THENCE NORTH 62°35'37" EAST 108.32 FEET; THENCE NORTH 64°07'11" EAST 503.76 FEET TO A POINT OF CURVATURE; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 860.08 FEET, AN ARC LENGTH OF 145.31 FEET, A CENTRAL ANGLE OF 9°48'20" AND A CHORD WITH BEARING AND DISTANCE OF NORTH 68°57'21" EAST 145.14 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 1; THENCE ALONG SAID NORTH LINE NORTH 89°37'54" EAST 499.84 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM AN IRREVOCABLE EASEMENT CONVEYED TO NURSERY ACRES LIMITED PARTNERSHIP AS RECORDED JULY 9, 1999 IN BOOK 5818 AT PAGES 170 - 172 AND APRIL 11, 2000, AND BOOK 6093 AT PAGES 194 AND 195 IN THE RECORDS OF ADAMS COUNTY COLORADO.

ALSO EXCEPTING EASEMENTS OF RECORD FOR ROADWAY PURPOSES ALONG THE WEST AND NORTH LINES OF SAID SECTION 1 IN FAVOR OF ADAMS COUNTY, COLORADO.

ALSO EXCEPTING AND RESERVING EASEMENTS FOR IRRIGATION DITCHES CROSSING THE ABOVE DESCRIBED PROPERTY, NAMELY THE HENRYLYN DITCH, THE DENVER HUDSON CANAL AND THE BIG HUDSON CANAL.

ALSO EXCEPTING AND RESERVING CERTAIN OIL AND GAS LEASES AS RECORDED IN THE RECORDS OF ADAMS COUNTY, COLORADO.



VICINITY MAP

CERTIFICATE OF OWNERSHIP:

MEADOW HOMES DEVELOPMENT CORP., BEING THE OWNER OF THE REMAINING UNDEVELOPED BOX ELDER CREEK RANCH LAND LOCATED IN THE COUNTY OF ADAMS, STATE OF COLORADO, HEREBY SUBMIT THIS PLANNED UNIT DEVELOPMENT AMENDMENT.

\_\_\_\_\_, (STATE)  
(COUNTY) SS  
NAME:  
MEADOW HOMES DEVELOPMENT CORP.

THE FOREGOING OWNERSHIP CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_.

OWNER:  
MEADOW HOMES DEVELOPMENT CORP.  
6301 CHARRINGTON DRIVE  
CENTENNIAL, CO 80111

PLANNING COMMISSION APPROVAL

APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019

\_\_\_\_\_  
CHAIRMAN

BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ADAMS COUNTY BOARD OF COMMISSIONERS

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019

\_\_\_\_\_  
CHAIRMAN

THIS FINAL P.U.D. PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO

AT \_\_\_\_\_ M ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019

\_\_\_\_\_  
COUNTY CLERK AND RECORDER

\_\_\_\_\_  
BY: DEPUTY

THIS PRELIMINARY P.U.D. PLAN FOR BOX ELDER CREEK RANCH

WAS RECORDED ON \_\_\_\_\_, FILE NO. \_\_\_\_\_.

MAP NO. \_\_\_\_\_, RECEPTION NO. \_\_\_\_\_.

APPROVED AS TO FORM BY:

\_\_\_\_\_  
COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

\_\_\_\_\_  
COUNTY ATTORNEY



5511 WEST 56TH AVENUE, SUITE 240  
ARVADA, CO 80002  
P: (720) 242-9732 F: (720) 242-9654

#	REVISIONS:	DATE:	BY:
1	FIRST VERSION	11/07/18	JHL
2	CLIENT COMMENTS	11/14/18	JHL
3	CLIENT COMMENTS	11/27/18	JHL
4	COUNTY COMMENTS	02/14/19	LC
5	CLIENT COMMENTS	03/05/19	LC
6			
7			
8			
DRAWN BY: JHL			
CHECKED BY: JRL			
SCALE: N/A			
DATE: 11-07-18			
FILE NO. PUD			
JOB NUMBER: 974-301			SHEET: 1 OF 4



## 2/4

168TH AVENUE

N89°37'54"E 5271.55'

N00°17'33"W 2025.70'

N00°17'33"W 3106.71'

AREA ZONED A-3

**FILING #1**

**FILING #2**

**FILING #3**

TRACT A

100 YEAR FLOOD

BECR P.U.D.  
CONSERVATION EASEMENT  
DEED DATED 6-13-05  
5,129,471 SQUARE FEET OR  
117.758± ACRES

BOX ELDER CREEK RANCH P.U.D.

OPEN SPACE AND CONSERVATION EASEMENT

NORTH PARCEL  
BOX ELDER CREEK RANCH  
REMOVED FROM P.U.D.  
1,537,783 SQ. FT.  
35.211± ACRES

SOUTH PARCEL  
BOX ELDER CREEK RANCH  
REMOVED FROM P.U.D.  
2,339,959 SQ. FT.  
53.718± ACRES

EMERGENCY UTILITY ACCESS

HUDSON CANAL/HENRYLYN IRRIGATION DITCH

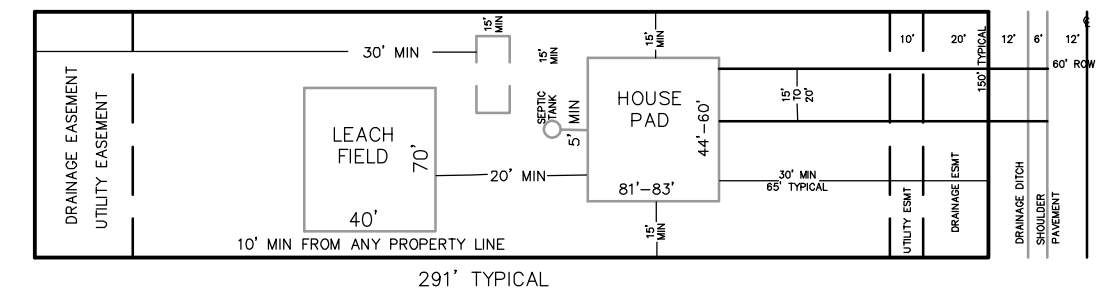
WATKINS MILE ROAD


AREA ZONED A-3

AREA ZONED A-3

N88°38'40"W 5257.56'

BOOT LAKE RESERVOIR  
NOT A PART OF P.U.D.





**Lange  
Land  
Surveys**

5511 WEST 56TH AVENUE, SUITE 240  
 ARVADA, CO 80002  
 P: (720) 242-9732 F: (720) 242-9654

<div> <div>DRAWN BY: JHL</div> <div>CHECKED BY: JRL</div> <div>SCALE: 1" = 500'</div> <div>DATE: 11-07-18</div> <div>FILE NO. PUD</div> </div>	<table> <tr> <th>#</th> <th>REVISIONS:</th> <th>DATE:</th> <th>BY:</th> </tr> <tr> <td>1</td> <td>FIRST VERSION</td> <td>11/07/18</td> <td>JHL</td> </tr> <tr> <td>2</td> <td>CLIENT COMMENTS</td> <td>11/14/18</td> <td>JHL</td> </tr> <tr> <td>3</td> <td>CLIENT COMMENTS</td> <td>11/27/18</td> <td>JHL</td> </tr> <tr> <td>4</td> <td>ADD WATKINS MILE ROAD</td> <td>12/05/18</td> <td>JHL</td> </tr> <tr> <td>5</td> <td>COUNTY COMMENTS</td> <td>02/14/19</td> <td>LC</td> </tr> <tr> <td>6</td> <td>CLIENT COMMENTS</td> <td>03/05/19</td> <td>LC</td> </tr> <tr> <td>7</td> <td></td> <td></td> <td></td> </tr> <tr> <td>8</td> <td></td> <td></td> <td></td> </tr> </table>	#	REVISIONS:	DATE:	BY:	1	FIRST VERSION	11/07/18	JHL	2	CLIENT COMMENTS	11/14/18	JHL	3	CLIENT COMMENTS	11/27/18	JHL	4	ADD WATKINS MILE ROAD	12/05/18	JHL	5	COUNTY COMMENTS	02/14/19	LC	6	CLIENT COMMENTS	03/05/19	LC	7				8			
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BOX ELDER CREEK RANCH  
ADAMS COUNTY, COLORADO  
P. U. D. AMENDMENT #12

PUD:3401  
3/4

GENERAL REQUIREMENTS – PUD

1. THE PRIMARY USES ALLOWED WILL BE SINGLE FAMILY DETACHED RESIDENTIAL UNITS. ONLY ONE UNIT WILL BE ALLOWED PER LOT. ACCESSORY UNITS SUCH AS GARAGES, SHEDS, OR BUILDINGS WILL BE ALLOWED. RANCH UNITS MUST BE A MINIMUM OF 1200 SQUARE FEET, WHILE TWO STORY UNITS MUST BE A MINIMUM OF 1500 SQUARE FEET. PARKING WILL GENERALLY BE ACCOMPLISHED ON INDIVIDUAL LOTS, BY MEANS OF REQUIRED 2 (MINIMUM) CAR GARAGE. ADDITIONALLY A MINIMUM OF 2 ADDITIONAL OFF–STREET PARKING SPACES WILL BE PROVIDED PER UNIT BY MEANS OF HARD SURFACED DRIVEWAYS.
2. IN THE THEME OF LARGER LOT, RURAL RESIDENTIAL DEVELOPMENT, THERE WILL BE AN EMPHASIS ON NATIVE DROUGHT TOLERANT LANDSCAPE. NO HORSE OR LIVESTOCK WILL BE ALLOWED ON EACH LOT. INDIVIDUAL LOT MINIMUM AND MAXIMUM ALLOWED LOT AREA OF IRRIGATED SOD IS DETERMINED AND GOVERNED BY THE IRRIGATION WATER PROVIDER AND HOMEOWNERS ASSOCIATION REGULATIONS.
3. MINIMUM FRONTAGE WIDTH AT BUILDING LINE – 150 FEET WITH SEPTIC TANKS SUBJECT TO TRI–COUNTY APPROVAL AND NO LEACH FIELD WITHIN 10 FEET OF PROPERTY LINE.
4. MINIMUM LOT SIZE FOR A SINGE FAMILY DWELLING: P.U.D. 1 ACRES
5. MINIMUM SETBACK FOR A DWELLING;  
P.U.D. FRONT – 30’ (50’ ON STATE HIGHWAY OR ARTERIAL STREET);  
SIDE – 17’ ONE SIDE, 5’ OTHER SIDE (30’ FROM STREET ON CORNER LOT OF LOCAL STREET, 50’ FROM STREET ON STATE HIGHWAY OR ARTERIAL STREET);  
REAR – 20’.
6. MINIMUM SETBACK FOR OTHER DETACHED BUILDINGS:  
FRONT, 10’ TO REAR OF FRONT OF DWELLING OR 100’ WHICHEVER IS LESSER (ATTACHED GARAGE SAME AS DWELLING SETBACK) WHEN WITHIN 6’ OF OTHER DWELLINGS, THE ACCESSORY BUILDING SHALL BE CONSTRUCTED AS AN ATTACHED STRUCTURE, SIDE – 25’, REAR – 10’.
7. MAXIMUM HEIGHT OF DWELLINGS AND GARAGES – 35’; OTHER AGRICULTURAL BUILDINGS – 25’ IF SUBDIVIDED.
8. MAXIMUM TOTAL SIZE OF ALL ACCESSORY BUILDINGS AND HOMES WITH PUBLIC WATER IS 12.5% (PER AMENDMENT #7) OF LOT AREA FOR ACCESSORY BUILDINGS AND HOMES.
9. A MAXIMUM OF ONE SINGLE–FAMILY DWELLING IS PERMITTED ON EACH INDIVIDUAL LOT.
10. MINIMUM FLOOR AREA (NOT INCLUDING BASEMENT, GARAGE OR CARPORT); ONE STORY – 1,200 SQUARE FEET. BI–LEVEL OR TWO STORY – 900 SQUARE FEET ON 1ST FLOOR, PLUS 600 SQUARE FEET ON 2ND FLOOR, OR IN A LOWER LEVEL WITH MORE THAN 30% OF THE PERIMETER OF THE ENTIRE STRUCTURE MORE THAN 50% ABOVE GRADE LEVEL.
11. FENCING AND RETAINING WALLS:  
ALL FENCES AND WALLS MORE THAN 42 INCHES IN HEIGHT REQUIRE A BUILDING PERMIT. ANDY RETAINING WALLS 2 FEET IN HEIGHT SHALL REQUIRE PREPARATION BY A PROFESSIONAL ENGINEER AS A CONDITION FOR A BUILDING PERMIT, EXCEPT WHERE WAIVED BY THE BUILDING INSPECTIONS SECTION. IN SUBDIVIDED AREAS NO FENCE OF ANY TYPE MORE THAN 48 INCHES IN HEIGHT SHALL BE PERMITTED BETWEEN THE FRONT SETBACK LINE AND A FRONT PROPERTY LINE, EXCEPT AS PROVIDED IN ABOVE, THE MAXIMUM HEIGHT OF ANY FENCE WITHIN THE P.U.D. IS 72 INCHES, FENCING CONSISTS OF ONLY BARBED WIRE IS ALLOWED IN THE BOX ELDER CREEK OPEN SPACE. TRAFFIC VIEW OBSTRUCTION REQUIREMENTS AS OUTLINED IN SECTION 4.290 SHALL PREVAIL IN ALL CASES.

STIPULATIONS – P.U.D.

- 1.SUBMITTAL AND APPROVAL OF A STUDY TO DETERMINE THE MAGNITUDE OF THE 100–YEAR FLOODPLAIN OF BOX ELDER CREEK AND HAYESMOUNT CREEK. IN THE ALTERNATIVE, THE APPLICANT MAY WISH TO USE THE RESULTS OF THE STUDY CURRENTLY IN PROGRESS TO DEFINE AND MASTER PLAN THE FLOODPLAIN OF BOX ELDER CREEK AND HAYESMOUNT CREEK. THE 100–YEAR FLOODPLAIN OF BOX ELDER CREEK AND HAYESMOUNT CREEK SHALL BE DELINEATED AND IDENTIFIED ON THE FINAL PLAT. ALL LOTS SHALL BE PLATTED OUTSIDE THE LIMITS OF THE RESPECTIVE FLOODPLAINS
- 2.THE APPLICANT SHALL SUBMIT A CONDITIONAL LETTER OF MAP REVISION (CLOMR) AND LETTER OF MAP REVISION (LOMR) TO BE APPROVED BY FEMA. THIS IS REQUIRED SINCE SOME LOTS WILL LIE WITHIN THE FEMA FLOODPLAIN, BUT NOT WITHIN THE URBAN DRAINAGE OF ADAMS COUNTY FLOODPLAIN. THE DIFFERENCE IS DUE TO THE DIFFERENCES IN ASSUMPTIONS ABOUT THE UPSTREAM FLOW OF THE CREEK.
- 3.SUBMITTAL AND APPROVAL OF A GRADING AND DRAINAGE PLAN TO INCLUDE AND ADDRESS THE CONCERNS OF THE OWNERS OF THE DENVER–HUDSON CANAL AND THE HENRY LYNN DITCH.
- 4.SUBMITTAL AND APPROVAL OF A BRIDGE SUFFICIENCY REPORT FOR THE TWO EXISTING BRIDGES THAT CARRY EAST 168TH AVENUE ACROSS BOX ELDER CREEK AND THE DENVER–HUDSON CANAL. IT IS DETERMINED THAT THESE BRIDGES ARE NOT SUFFICIENT, THE DEVELOPER SHALL BE RESPONSIBLE TO DESIGN AND CONSTRUCT NEW BRIDGES. LETTER FROM WELD COUNTY, HENRYLYN MAKES FINAL CALL. ALL EXISTING BRIDGES ON 168TH AVENUE ARE NOT SUFFICIENT.
- 5.DEDICATION BY PLAT OF 10 FEET OF RIGHT–OF–WAY (40 FEET FROM SECTION LINE) FOR EAST 168TH AVENUE, WATKINS MILE ROAD, AND HUDSON MILE ROAD WITH EACH FINAL PLAT.
- 6.THE INTERNAL STREETS SHALL BE PLATTED WITH A RIGHT–OF–WAY WIDTH OF 60 FEET AND A CUL–DE–SAC RADIUS OF 60 FEET.
- 7.SUBMITTAL AND APPROVAL OF STREET CONSTRUCTION PLANS, WITH A PAVEMENT DESIGN REPORT, TO INCLUDE IMPROVEMENTS FOR EAST 168TH AVENUE, WATKINS MILE ROAD, AND HUDSON MILE ROAD. EAST 168TH AVENUE SHALL BE PAVED ALONG THE FRONTAGE OF THE PROPERTY AND ½ MILE TO THE WEST TO MATCH THE IMPROVEMENTS AND PAVING OF EAST 168TH AVENUE ALONG THE FRONTAGE OF ROCKING HORSE SUBDIVISION. WATKINS MILE ROAD SHALL BE PAVED FROM EAST 160TH AVENUE TO EAST 168TH AVENUE AND SHALL FOLLOW THE SECTION LINE.
- 8.THE APPLICANT SHALL SUBMIT A PUBLIC LAND DEDICATION FEE CREDIT FOR FLOODPLAIN FOR EACH FILING OF THE FINAL PLAT. \$393.82 PER LOT DUE AND PAYABLE WITH EACH PHASE – SCHOOL AND PARK FEE.
- 9.THE APPLICANT SHALL EXECUTE A CONSERVATION/TRAIL EASEMENT ON THE BOX ELDER CREEK FLOODPLAIN (MINIMUM OF 118 ACRES) TO PERMIT PUBLIC ACCESS AND USE OF THE OPEN SPACE AREA. THE APPLICANT WILL BE GIVEN CREDIT FOR TEN PERCENT OF THE OPEN SPACE LAND TOWARDS THE REGIONAL PARK PORTION OF THE PUBLIC LAND DEDICATION FEE.
10. THE APPLICANT SHALL SUBMIT COPYING AND RECORDING FEES AND A FINAL MYLAR FOR EACH FILING OF THE FINAL PLAT.
11. ALL FILINGS OF THE FINAL PLAT WILL HAVE LOGICAL EXTENSIONS OF ROADS TO OTHER FILINGS AND ADJACENT PROPERTIES. STUB STREETS ARE NOT ALLOWED. IF A ROAD IS PLANNED TO CONTINUE, A TEMPORARY CUL–DE–SAC WILL BE CONSTRUCTED TO COUNTY STANDARDS.
- 12.IF THE METROPOLITAN DISTRICT IS NOT APPROVED, THE DEVELOPER SHALL SET UP A HOMEOWNER’S ASSOCIATION FOR THE MAINTENANCE AND INSPECTION OF ALL INDIVIDUAL SEWAGE DISPOSAL SYSTEMS (ISDS) WITHIN THE SUBDIVISION. IF A HOMEOWNER’S ASSOCIATION IS NOT FORMED, THE DEVELOPER SHALL BE THE RESPONSIBLE MANAGEMENT COMPANY FOR THE ISDS MAINTENANCE AND INSPECTION.
13. ALL FILINGS OF THE FINAL PLAT WILL INCLUDE PLAT NOTES RELATIVE TO THE ISDS AS REQUIRED BY TRI–COUNTY HEALTH.

14.TIRES THAT EXIST ON THE SITE WILL NOT BE USED IN THE STREAMBED, OR TO STABILIZE ANY SLOPES. ALL TIRES WILL BE REMOVED FROM THE SITE.

15.THE APPLICANT SHALL OBTAIN A PERMIT FROM THE U.S. ARMY CORPS OF ENGINEERS UNDER SECTION 404 OF THE CLEAN WATER ACT. IN THE ALTERNATIVE, THE APPLICANT SHALL OBTAIN A LETTER FROM THE U.S. ARMY CORPS OF ENGINEERS WAIVING THE REQUIREMENT. PHASE III & IV.

16.THE APPLICANT SHALL OBTAIN APPROVAL FROM THE COLORADO DIVISION OF WATER RESOURCES FOR THE PROPOSED 100–YEAR WATER SUPPLY PLAN AND ANNEXATION INTO THE GREAT ROCK NORTH WATER AND SANITATION DISTRICT.

17.THE TWO BRIDGES ON EAST 168TH AVENUE SHALL BE INSPECTED FOR STRUCTURAL SUFFICIENCY, TO ENSURE THAT THEY CAN CARRY THE ADDITIONAL LOADING OF TRAFFIC FROM THIS SUBDIVISION AND THE NEW PAVING. IF THESE BRIDGES ARE DETERMINED TO BE INSUFFICIENT, THE DEVELOPER SHALL BE RESPONSIBLE TO IMPROVE THEM OR REPLACE THEM.

18.DESIGN AND CONSTRUCTION OF STREET IMPROVEMENTS FOR EAST 168TH AVENUE AND HUDSON ROAD SHALL BE REQUIRED. HUDSON ROAD SHALL BE REQUIRED TO BE PAVED FROM EAST 160TH AVENUE TO EAST 168TH AVENUE. EAST 168TH AVENUE SHALL BE REQUIRED TO BE PAVED ALONG THE FRONTAGE OF THE SUBDIVISION AND APPROXIMATELY ONE HALF MILE WEST TO THE ROCKING HORSE FARMS SUBDIVISION.

19.ALL FILINGS OF THE FINAL PLAT WILL HAVE LOGICAL EXTENSIONS OF ROADS TO OTHER FILING AND ADJACENT PROPERTIES. STUB STREETS ARE NOT ALLOWED. IF A ROAD IS PLANNED TO CONTINUE A TEMPORARY CUL–DE–SAC WILL BE CONSTRUCTED TO COUNTY STANDARDS.

20.THE DEVELOPER SHALL SET UP A HOMEOWNER’S ASSOCIATION FOR THE MAINTENANCE AND INSPECTION OF ALL INDIVIDUAL SEWAGE DISPOSAL SYSTEMS (ISDS) WITHIN THE SUBDIVISION. IF A HOMEOWNER’S ASSOCIATION IS NOT FORMED, THE DEVELOPER SHALL BE THE RESPONSIBLE MANAGEMENT COMPANY FOR THE ISDS MAINTENCE AND INSPECTION.

21.AFTER FINAL GRADING IS COMPLETED ON THE FLOODPLAIN IMPROVEMENTS, THE APPLICANT SHALL SUBMIT AS–BUILT DRAWINGS OF THE FINAL GRADING PLAN, CERTIFIED BY A PROFESSIONAL ENGINEER, TO THE DEPARTMENT OF PUBLIC WORKS AND URBAN DRAINAGE AND FLOOD CONTROL DISTRICT. IF ANY LOTS ARE DETERMINED TO BE WITHIN THE FLOODPLAIN OF THE HAYESMOUNT TRIBUTARY OF BOX ELDER CREEK, THE APPLICANT SHALL REMOVE THE LOTS FROM THE FLOODPLAIN BY OBTAINING A FLOODPLAIN USE PERMIT, AND, IF NECESSARY, BY OBTAINING A CLOMR AND LOMR FROM FEMA. IN THE ALTERNATIVE, NO BUILDING PERMIT SHALL THE ISSUED FOR ANY LOT WITH ANY PROTION OF THE LOT WITHIN THE FLOODPLAIN OR THE APPLICANT SHALL BE REQUIRED TO AMEND THE PLAT TO REMOVE PORTIONS OF LOTS FROM THE FLOODPLAIN.

22.NEW DEVELOPMENT SHALL NOT BE PERMITTED TO ALTER OR INTERFERE WITH THE NORMAL OPERATION AND MAINTENANCE OF THE DENVER–HUDSON CANAL AND HENRYLYN DITCH.

OWNER:  
MEADOW HOMES DEVELOPMENT CORP.  
6301 CHARRINGTON DRIVE  
CENTENNIAL, CO 80111

<div><div><div><div><div><span></span></div><div>LS</div></div></div><div><div><div><span></span></div><div>Lange Land Surveys</div></div></div></div><div>5511 WEST 56TH AVENUE, SUITE 240 ARVADA, CO 80002 P: (720) 242-9732 F: (720) 242-9654</div></div>	DRAWN BY: JHL	#	REVISIONS:	DATE:	BY:
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BOX ELDER CREEK RANCH  
ADAMS COUNTY, COLORADO  
P. U. D. AMENDMENT #12

PUD:3401  
4/4

SINGLE FAMILY HOMES

MODEL	#BDRM	#BATHS	SQ. FT.	HEIGHT FT.
101	3	2	1333	22
111	3	2	1558	23
150	3	2	1772	20
150	4	2	1981	20
250-1	3	2.5	2062	25
250-2	3	2.5	2034	25
250	4		+172	
610	3	2	1480	24
620	3	2.5	1540	24
660	4	2.75	1745	24
680	3	2.5	2117	28
710	3	2.5	1781	24
710	3	2.5	1856	24
810	4	2.5	1949	24
810	4	2.5	2024	24
1200	3	2	1558	22
1300	3	2	1501	25
1310	3	1.75	1442	26
1330	3	2	1478	24
1580	3	2	1605	22
2100	3	2.5	2174	26
2100	4	2.5	2466	26
2100	4	3	2466	26
2100	4	2.5	2523	26
2100	4	3	2523	26
2145	3	2.5	2231	26
2145	3	2.5	2384	25
2145	4	2.5	2482	25
2145	4	2.5	2635	25
2327	4	2.5	2342	24
3100	4	2.5	3230	30
3100	4	2.75	3230	30
3100	4	3	3230	30
3100	4	3.25	3230	30
3100	4	3.5	3230	30
3100	4	3.75	3230	30
6200	3	2.5	1628	25
6700	4	2.75	2039	27

ACCESSORY BUILDINGS

MODEL	SQ. FT.	HEIGHT FT.
720	440	19
1120	1120	19

SERVICE PROVIDERS

SERVICES WILL BE PROVIDED AS FOLLOWS:

WATER - GREAT ROCK NORTH WATER AND SANITATION DISTRICT  
SEWER - SEPTIC  
GAS - EXCEL ENERGY  
ELECTRIC - UNITED POWER  
TELEPHONE - CENTURY LINK

P.U.D. AMENDMENTS AND AFFIDAVITS IN CHRONOLOGICAL ORDER

PRELIMINARY P.U.D. - 1ST AFFIDAVIT - 04/06/2001 - CASE PRJ2000-00032.

FINAL P.U.D. - 2ND AFFIDAVIT - 09/18/2001 - RECEPTION NO. C0859186.

APPROVED 324 RESIDENTIAL ESTATE LOTS ON 519 ACRES AND FINAL PLAT FOR FILING 1 WHICH CREATED 83 LOTS (CASE PRJ2001-00020).

FILING 2 FINAL PLAT APPROVED JULY 10, 2002 IN CASE PLT2001-00062. APPROVED 82 LOTS ON 99 ACRES.

FILING 3 FINAL PLAT APPROVED JUNE 13, 2005 IN CASE PLT2004-00015. APPROVED 79 LOTS ON 101 ACRES AND CONSERVATION EASEMENT.

3RD AFFIDAVIT - 04/22/2002 - RECEPTION NO. C0968891 - REVISION TO ALLOW ACCESSORY BUILDINGS TO BE LOCATED A MINIMUM OF 20' FROM THE SIDE LOT LINE AND THAT ACCESSORY BUILDINGS MAY BE A MAXIMUM OF 35' TALL.

4TH AFFIDAVIT - 04/22/2002 -RECPTION NO. C0968892 - REVISION TO ALLOW THE ADDITION OF HOUSE MODELS 2430, 2507, AND 3085 AS WELL AS ACCESSORY BUILDING MOVELS 600, 1280 AND 1280 EXTENDED BE ADDED TO THE BOX ELDER CREEK P.U.D.

5TH AFFIDAVIT - 11/14/2002 - RECEPTION NO. C1057784 - REVISION TO ALLOW THE ADDITION OF ACCESSORY BUILDING MODEL 1632.

6TH AMENDMENT - 08/07/2003 - RECEPTION NO. C1189491 - REVISION TO ALLOW THE MAXIMUM LOT COVERAGE TO INCREASE TO 12.5%, ADD HOUSE MODELS 2052-1, 2761-1, AND 2761-2, AND ALSO TO PERMIT ADDITIONAL HOME MODELS AND ACCESSORY BUILDING DESIGNS TO BE APPROVED BY THE HOA WITHOUT AMENDMENT TO THE PUD.

7TH AMENDMENT - 09/24/2003 - RECEPTION NO. C1214247 - REVISION TO ALLOW THE MAXIMUM LOT COVERAGE TO INCREASE TO 12.5% AND ADD HOUSE MODELS 2052 AND 2761, EXCEPT IN LOTS 10 AND 71 IN FILING NO. 1.

8TH AFFIDAVIT - 04/26/2004 - RECEPTION NO. 20040426000274460 - REVISION TO ALLOW THE FENCING IN THE FRONT SETBACK TO INCREASE TO 48 INCHES, BUT SHALL NOT BE SCREEN FENCING.

9TH AFFIDAVIT - 03/21/2005 -RECEPTION NO. 20050323000298580 - REVISION TO ALLOW ADD A HOUSE MODEL AT 32285 EAST 167TH DRIVE.

10TH AFFIDAVIT - 06/13/2007 - RECEPTION NO. 2007000060817 - REVISION TO ADD HOUSE MODELS #2145R AND #150R.

11TH AFFIDAVIT - 05/06/2010 - RECEPTION NO. 2010000030937 - REVISION TO ALLOW AN ADDITION TO A GARAGE WITHIN THE 100' SETBACK AT 16600 UMPIRE COURT (PARCEL NO. 0156701102023) OR LOT 52, BOX ELDER CREEK RANCH, FILING NO. 2.

12TH AMENDMENT - REMOVE 88.929 ACRES OF UNDEVELOPED LAND FROM THE BOX ELDER CREEK RANCH PUD. CONSISTING OF 35.211 ACRES IN THE NORTH PARCEL AND 53.718 ACRES IN THE SOUTH PARCEL WHICH WILL BE REZONED A3.

OWNER:  
MEADOW HOMES DEVELOPMENT CORP.  
6301 CHARRINGTON DRIVE  
CENTENNIAL, CO 80111



5511 WEST 56TH AVENUE, SUITE 240  
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# WATKIN MILE ROAD NORTH PARCEL

LOCATED IN THE NORTHEAST QUARTER, THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 1,  
TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 1 OF 2

## LEGAL DESCRIPTION: NORTH PARCEL

### PARCEL A: (NORTHWEST SIDE OF HENRYLYN DITCH)

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 1, T1S, R65W OF THE 6TH P.M. COUNTY OF ADAMS, STATE OF COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1, AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1 TO BEAR SOUTH 00°05'37" EAST;

THENCE SOUTH 00°05'37" EAST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF EAST 168TH AVENUE ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE SOUTH 00°05'37" EAST, A DISTANCE OF 2080.27 FEET TO THE TOE OF THE FILL SUPPORTING THE HENRYLYN DITCH (ALSO CALLED THE DENVER-HUDSON CANAL); THENCE ALONG SAID TOE OF FILL THE FOLLOWING EIGHT (8) COURSES:

1. THENCE SOUTH 36°10'59" WEST, A DISTANCE OF 232.74 FEET;
2. THENCE SOUTH 30°09'46" WEST, A DISTANCE OF 79.41 FEET;
3. THENCE SOUTH 44°01'35" WEST, A DISTANCE OF 67.42 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, THE RADIUS IS 513.79 FEET, THE CENTRAL ANGLE IS 38°30'16", THE CHORD BEARS SOUTH 13°31'56" WEST, A DISTANCE OF 338.82 FEET;
4. THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 345.28 FEET;
5. THENCE SOUTH 3°29'57" EAST, A DISTANCE OF 70.61 FEET;
6. THENCE SOUTH 12°41'51" EAST, A DISTANCE OF 70.52 FEET;
7. THENCE SOUTH 7°15'17" EAST, A DISTANCE OF 127.00 FEET;
8. THENCE SOUTH 61°17'14" WEST, A DISTANCE OF 81.31 FEET;

THENCE ALONG A LINE THAT IS 10 FEET MORE OR LESS WEST OF THE MAINTENANCE ROAD OF THE HENRYLYN DITCH (DENVER-HUDSON CANAL) THE FOLLOWING FIVE (5) COURSES:

1. THENCE SOUTH 40°05'42" WEST, A DISTANCE OF 67.16 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, THE RADIUS IS 790.04 FEET, THE CENTRAL ANGLE IS 19°28'05", THE CHORD BEARS SOUTH 45°58'32" WEST, A DISTANCE OF 267.15 FEET;
2. THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 268.44 FEET;
3. THENCE SOUTH 57°44'38" WEST, A DISTANCE OF 148.88 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, THE RADIUS IS 696.39 FEET, THE CENTRAL ANGLE IS 14°42'08", THE CHORD BEARS SOUTH 50°31'48" WEST, A DISTANCE OF 178.21 FEET;
4. THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 178.70 FEET;
5. THENCE SOUTH 45°00'38" WEST, A DISTANCE OF 328.40 FEET;

THENCE LEAVING SAID DITCH, NORTH 47°02'39" WEST, A DISTANCE OF 325.45 FEET;

THENCE NORTH 14°27'30" EAST, A DISTANCE OF 184.87 FEET;

THENCE NORTH 23°33'56" EAST, A DISTANCE OF 459.94 FEET;

THENCE NORTH 27°56'28" EAST, A DISTANCE OF 484.39 FEET;

THENCE NORTH 26°15'34" EAST, A DISTANCE OF 673.91 FEET;

THENCE NORTH 89°54'51" EAST, A DISTANCE OF 480.90 FEET;

THENCE NORTH 00°05'37" WEST, A DISTANCE OF 1842.18 FEET;

THENCE NORTH 89°55'17" EAST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 1,139,986 SQUARE FEET OR 26.170 ACRES MORE OR LESS.

### PARCEL B: (SOUTHEAST SIDE OF HENRYLYN DITCH)

A PARCEL OF LAND LOCATED IN SAID NORTHEAST QUARTER AND SAID SOUTHEAST QUARTER, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1; THENCE SOUTH 00°05'37" EAST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 2343.15 FEET TO A POINT THAT IS 20 FEET MORE OR LESS SOUTHEASTERLY FROM THE TOP BANK OF THE HENRYLYN DITCH (ALSO CALLED THE DENVER-HUDSON CANAL) AND ALSO BEING THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EAST LINE SOUTH 00°05'37" EAST, A DISTANCE OF 302.07 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 1;

THENCE SOUTH 00°05'45" EAST, A DISTANCE OF 1181.00 FEET;

THENCE NORTH 80°58'23" WEST, A DISTANCE OF 724.70 FEET TO A POINT THAT IS 20 FEET MORE OR LESS FROM THE TOP OF BANK OF HENRYLYN DITCH;

THENCE ALONG A LINE THAT IS 20 FEET MORE OR LESS FROM SAID TOP OF BANK THE FOLLOWING TWELVE (12) COURSES:

1. THENCE NORTH 50°20'30" EAST, A DISTANCE OF 120.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, THE RADIUS IS 1053.42 FEET, THE CENTRAL ANGLE IS 8°41'18", THE CHORD BEARS NORTH 39°53'47" EAST, A DISTANCE OF 159.59 FEET;
2. THENCE ALONG THE ARC OF SAID CURVE 159.74 FEET;
3. THENCE NORTH 46°43'07" EAST, A DISTANCE OF 223.66 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, THE RADIUS IS 363.38 FEET, THE CENTRAL ANGLE IS 28°35'20", THE CHORD BEARS NORTH 44°32'28" EAST, A DISTANCE OF 179.44 FEET;

## LEGAL DESCRIPTION: NORTH PARCEL (CONT.)

4. THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 181.32 FEET;
5. THENCE NORTH 45°32'39" EAST, A DISTANCE OF 122.58 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, THE RADIUS IS 193.32 FEET, THE CENTRAL ANGLE IS 59°37'38", THE CHORD BEARS NORTH 10°59'37" EAST, A DISTANCE OF 192.23 FEET;
6. THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 201.19 FEET;
7. THENCE NORTH 24°32'23" WEST, A DISTANCE OF 143.89 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, THE RADIUS IS 272.70 FEET, THE CENTRAL ANGLE IS 13°48'51", THE CHORD BEARS NORTH 15°53'58" WEST, A DISTANCE OF 65.69 FEET;
8. THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 65.75 FEET;
9. THENCE NORTH 4°26'59" WEST, A DISTANCE OF 138.04 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, THE RADIUS IS 353.25 FEET, THE CENTRAL ANGLE IS 36°40'33", THE CHORD BEARS NORTH 21°38'04" EAST, A DISTANCE OF 222.28 FEET;
10. THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 226.12 FEET;
11. THENCE NORTH 78°33'14" EAST 61.20 FEET;
12. THENCE NORTH 39°24'38" EAST, A DISTANCE OF 82.21 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 393,797 SQUARE FEET OR 9.040 ACRES MORE OR LESS.

THE COMBINED TOTAL OF PARCELS A AND B CONTAINS 1,533,783 SQUARE FEET OR 35.211 ACRES MORE OR LESS.

## CERTIFICATE OF OWNERSHIP:

MEADOW HOMES DEVELOPMENT CORPORATION

BY: Thomas J. Chandler  
THOMAS J. CHANDLER

TITLE: OWNER/CHIEF EXECUTIVE OFFICER

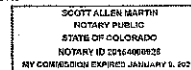
## NOTARY:

COUNTY OF Jefferson }  
STATE OF Colorado } SS:

THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME THIS  
28th DAY OF MAY, 2019,  
BY THOMAS J. CHANDLER, AS OWNER/CHIEF EXECUTIVE OFFICER,  
OF MEADOW HOMES DEVELOPMENT CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL:

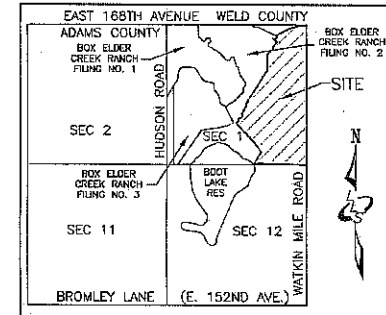
Scott Allen Martin  
NOTARY PUBLIC



MY COMMISSION EXPIRES: January 06, 2023

## GENERAL NOTES:

1. NORTH PARCEL TO BE REMOVED FROM BOX ELDER CREEK RANCH PUD AND TO BE REZONED A3.
2. NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
3. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
4. BASIS OF BEARINGS: THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE 6TH P.M. IS CONSIDERED TO BEAR SOUTH 00°05'37" EAST. BETWEEN THE MONUMENTS DESCRIBED HEREON.
5. ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF ADAMS COUNTY, COLORADO.
6. DISTANCES ON THIS SURVEY ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.



VICINITY MAP  
1:2000

## SURVEYOR'S CERTIFICATE:

I, JONATHAN R. LANGE, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF WATKIN MILE ROAD NORTH PARCEL WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE 8TH DAY OF AUGUST, 2018, AND THAT THE SURVEY IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF, IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, THE SURVEY IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED, AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID PARCEL AND THE SURVEY THEREOF.

JONATHAN R. LANGE  
REGISTERED COLORADO LAND SURVEYOR  
REGISTRATION NUMBER 37908

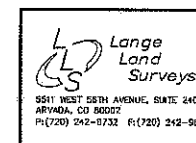
DATE: 5/28/2019



## DEPOSITING CERTIFICATE:

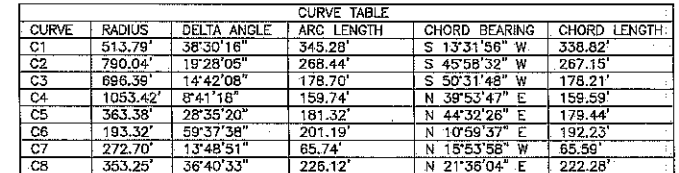
DEPOSITED THIS 31 DAY OF May AD, 2019, AT 9 O'CLOCK PM IN BOOK 1 OF LAND SURVEY PLATS, AT PAGE(S) 5246 DEPOSIT NUMBER 1019-050 OF THE RECORDS OF THE CLERK AND RECORDER'S OFFICE OF ADAMS COUNTY, COLORADO.

BY: Jonathan R. Lange DEPUTY Permit Technician



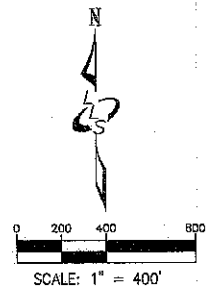
DRAWN BY:	LC	#	REVISIONS:	DATE:	BY:
CHECKED BY:	JRL	2			
SCALE:	N/A	3			
DATE:	02/25/19	4			
FILE NO.	PLAT	5			
		6			
		7			
		8			
			JOB NUMBER: 974-301		
			SHEET: 1 OF 2		

LOCATED IN THE NORTHEAST QUARTER, THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 1,  
TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 2 OF 2



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 00°05'37" E	2060.27
L2	S 36°10'59" W	232.74
L3	S 30°09'46" W	79.41
L4	S 44°01'36" W	67.42
L5	S 03°29'57" E	70.61
L6	S 12°41'51" E	70.52
L7	S 07°15'17" E	127.00
L8	S 06°17'14" W	81.31
L9	S 40°05'42" W	67.16
L10	S 57°44'38" W	148.88
L11	S 45°00'38" W	328.40
L12	N 47°02'39" W	325.45
L13	N 14°27'30" E	184.87
L14	N 23°33'56" E	459.94
L15	N 27°56'28" E	484.39
L16	N 25°15'34" E	673.91
L17	N 89°54'31" E	460.90
L18	N 00°05'37" W	1842.18
L19	N 89°55'17" E	40.00
L20	N 46°43'07" E	223.66
L21	N 45°32'32" E	122.58
L22	N 24°32'23" W	143.89
L23	N 04°26'59" W	138.04
L24	N 78°33'14" E	61.20
L25	N 39°24'38" E	82.21
L26	S 00°05'37" E	252.88
L27	S 00°05'37" E	302.07
L28	N 50°20'30" E	120.00
L29	S 80°55'23" E	724.70
L30	S 00°05'45" E	1181.00
L31	S 00°05'37" E	30.00

- ◆ = FOUND SECTION CORNER  
PER MONUMENT RECORD
- ◆ = FOUND #5 REBAR,  
NO CAP
- ▲ = FOUND #5 REBAR W/YELLOW  
PLASTIC CAP PLS NO. 37908
- = FOUND #5 REBAR W/ORANGE  
PLASTIC CAP PLS NO. 28286
- = FOUND #5 REBAR W/YELLOW  
PLASTIC CAP PLS NO. 18109
- ◎ = FOUND #5 REBAR W/METAL  
ALUMINUM CAP PLS NO. 37971



37908  
PROFESSIONAL SURVEYOR  
JONAS LAND SURVEYOR

**L** Lange  
**Land**  
**S** Surveys  
5511 WEST 56TH AVENUE, SUITE 240  
ARVADA, CO 80002  
P:(720) 242-9732 F:(720) 242-86

DRAWN BY: LC	#	REVISION:	DATE:	BY:
	1			
CHECKED BY: JRL	2			
	3			
SCALE: 1"=400'	4			
	5			
DATE: 02/25/19	6			
	7			
FILE NO. PLAT	8			
		JOB NUMBER: 034-301	SHEET: 2 OF 2	



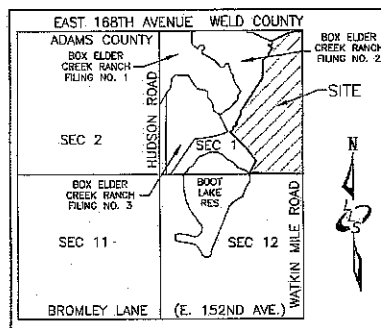
# WATKIN MILE ROAD SOUTH PARCEL

LOCATED IN THE NORTH EAST QUARTER, THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 1,  
TOWNSHIP 1 SOUTH, RANGE 85 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 1 OF 2

## LEGAL DESCRIPTION: SOUTH PARCEL

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1, T1S, R85W OF THE 6TH P.M. COUNTY OF ADAMS, STATE OF COLORADO;  
AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1 TO BEAR SOUTH 00°05'37" EAST;  
MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 1;  
THENCE SOUTH 00°05'45" EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1181.00 FEET TO THE POINT OF BEGINNING;  
THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 00°05'45" EAST, A DISTANCE OF 1464.26 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER;  
THENCE NORTH 88°20'47" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1975.30 FEET;  
THENCE NORTH 28°32'13" EAST, A DISTANCE OF 500.00 FEET;  
THENCE NORTH 34°27'47" WEST, A DISTANCE OF 438.00 FEET;  
THENCE NORTH 44°24'47" WEST, A DISTANCE OF 28.52 FEET;  
THENCE NORTH 44°56'12" WEST, A DISTANCE OF 22.68 FEET TO A POINT THAT IS 20 FEET MORE OR LESS SOUTHEASTERLY FROM THE TOP BANK OF THE HENRYLYN DITCH;  
THENCE ALONG A LINE THAT IS 20 FEET MORE OR LESS FROM SAID TOP OF BANK THE FOLLOWING ELEVEN (11) COURSES:  
1. THENCE NORTH 71°45'08" EAST, A DISTANCE OF 105.38 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, THE RADIUS IS 326.46 FEET, THE CENTRAL ANGLE IS 23°16'52", THE CHORD BEARS SOUTH 70°21'47" EAST, A DISTANCE OF 131.74 FEET;  
2. THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 132.65 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, THE RADIUS IS 190.19 FEET, THE CENTRAL ANGLE IS 40°28'44", THE CHORD BEARS SOUTH 76°48'48" EAST, A DISTANCE OF 131.59 FEET;  
3. THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 134.37 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, THE RADIUS IS 299.33 FEET, THE CENTRAL ANGLE IS 27°35'38", THE CHORD BEARS NORTH 68°37'19" EAST, A DISTANCE OF 142.77 FEET;  
4. THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 144.16 FEET;  
5. THENCE NORTH 46°38'42" EAST, A DISTANCE OF 84.48 FEET;  
6. THENCE NORTH 51°47'18" EAST, A DISTANCE OF 142.00 FEET;  
7. THENCE NORTH 68°13'12" EAST, A DISTANCE OF 76.16 FEET;  
8. THENCE NORTH 12°07'00" EAST, A DISTANCE OF 35.71 FEET;  
9. THENCE NORTH 45°10'50" EAST, A DISTANCE OF 101.90 FEET;  
10. THENCE NORTH 63°15'04" EAST, A DISTANCE OF 98.93 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, THE RADIUS IS 415.03 FEET, THE CENTRAL ANGLE IS 24°33'28", THE CHORD BEARS NORTH 51°34'14" EAST, A DISTANCE OF 176.53 FEET;  
11. THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 177.89 FEET;  
THENCE NORTH 46°15'40" EAST, A DISTANCE OF 200.33 FEET;  
THENCE NORTH 50°20'30" EAST, A DISTANCE OF 157.53 FEET;  
THENCE LEAVING SAID TOP OF BANK, SOUTH 80°55'23" EAST, A DISTANCE OF 724.70 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 2,339,959 SQUARE FEET OR 53.718 ACRES MORE OR LESS.



VICINITY MAP  
1:2000

## CERTIFICATE OF OWNERSHIP:

MEADOW HOMES DEVELOPMENT CORPORATION

BY: Thomas J. Chandler  
THOMAS J. CHANDLER

TITLE: OWNER/CHIEF EXECUTIVE OFFICER

## NOTARY:

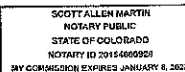
COUNTY OF Jefferson )  
STATE OF Colorado ) SS:

THE FOREGOING INSTRUMENT AS ACKNOWLEDGED BEFORE ME THIS  
28th DAY OF MAY, 2019,  
BY THOMAS J. CHANDLER, AS OWNER/CHIEF EXECUTIVE OFFICER,  
OF MEADOW HOMES DEVELOPMENT CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL:

Scott Allen Martin  
NOTARY PUBLIC

MY COMMISSION EXPIRES: January 08, 2023



## GENERAL NOTES:

1. SOUTH PARCEL TO BE REMOVED FROM BOX ELDER CREEK RANCH PUD AND TO BE REZONED A3.
2. NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
3. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-6-508, C.R.S.
4. BASIS OF BEARINGS: THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 85 WEST OF THE 6TH P.M. IS CONSIDERED TO BEAR SOUTH 00°05'37" EAST, BETWEEN THE MONUMENTS DESCRIBED HEREON.
5. ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF ADAMS COUNTY, COLORADO.
6. DISTANCES ON THIS SURVEY ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.

## SURVEYOR'S CERTIFICATE:

I, JONATHAN R. LANGE, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF WATKIN MILE ROAD SOUTH PARCEL WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE 8TH DAY OF AUGUST, 2018, AND THAT THE SURVEY IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF, IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, THE SURVEY IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED, AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID PARCEL AND THE SURVEY THEREOF.

JONATHAN R. LANGE  
REGISTERED COLORADO LAND SURVEYOR  
REGISTRATION NUMBER 37908

DATE: 5/28/2019



## DEPOSITING CERTIFICATE:

DEPOSITED THIS 31 DAY OF May, AD, 2019, AT 8 O'CLOCK A.M. IN BOOK 1 OF LAND SURVEY PLATS, AT PAGE(S) 5243, DEPOSIT NUMBER 2019-061 OF THE RECORDS OF THE CLERK AND RECORDER'S OFFICE OF ADAMS COUNTY, COLORADO.

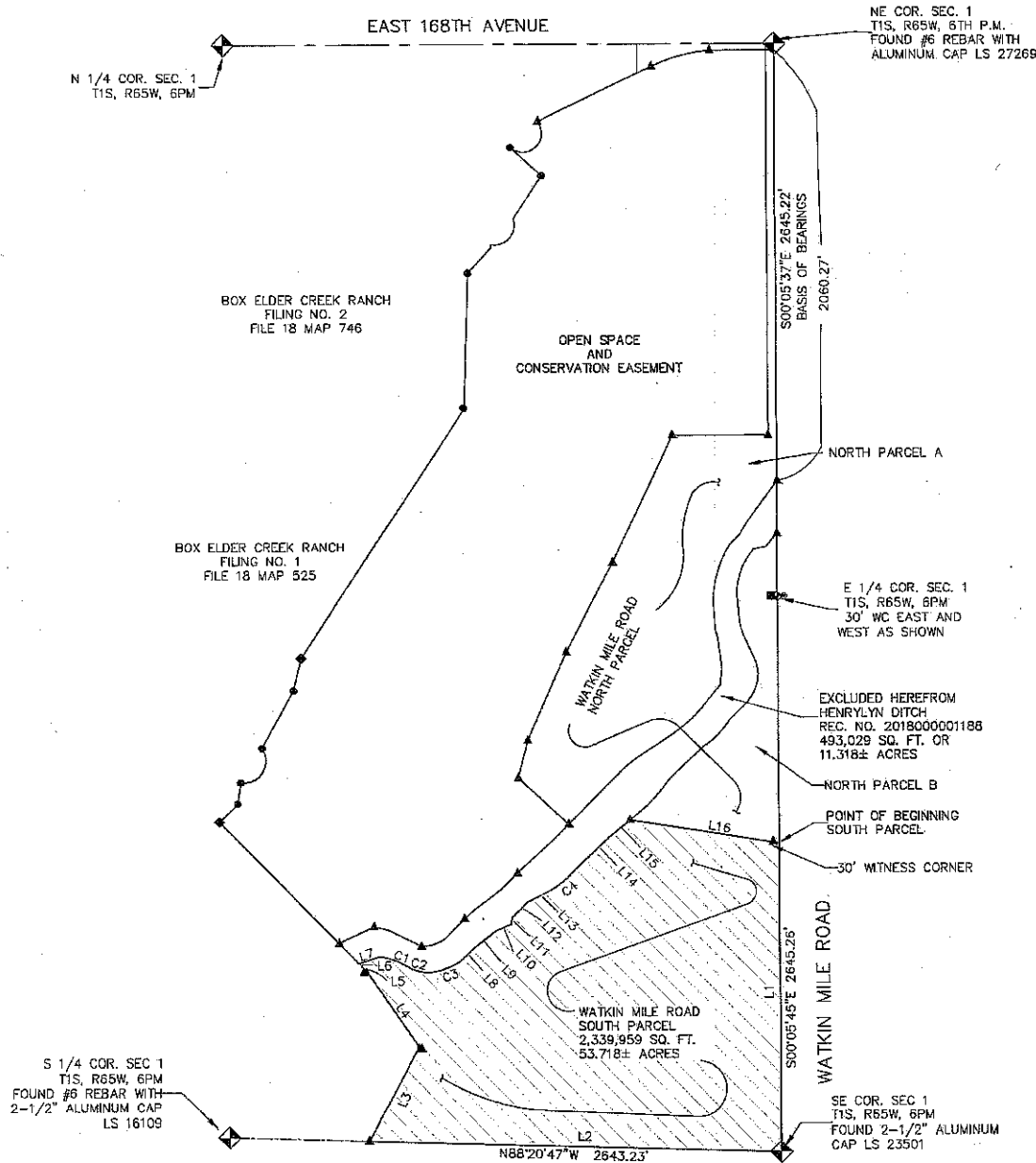
BY: Deputy Permit Technician

 5611 WEST 56TH AVENUE, SUITE 240 ARVADA, CO 80002 P:(720) 242-9732 F:(720) 242-9956	DRAWN BY: JHL	#	REVISIONS:	DATE:	BY:
	CHECKED BY: JRL	1			
	SCALE: N/A	2			
	DATE: 02/25/19	3			
		4			
		5			
		6			
		7			
FILE NO. PLAT	8				
JOB NUMBER: 074-301			SHEET: 1 OF 2		



# WATKIN MILE ROAD SOUTH PARCEL

LOCATED IN THE NORTHEAST QUARTER, THE SOUTHEAST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 1,  
TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 2 OF 2

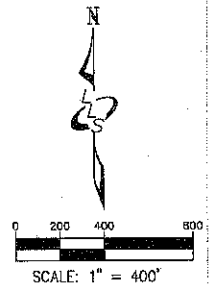


CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING
C1	328.46'	23°16'52"	132.65'	S 70°21'47" E
C2	190.19'	40°28'44"	134.37'	S 76°48'48" E
C3	299.33'	27°35'38"	144.16'	N 68°37'19" E
C4	415.03'	24°33'28"	177.89'	N 51°34'14" E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 00°05'45" E	1484.26'
L2	N 88°20'47" W	1975.30'
L3	N 28°32'13" E	500.00'
L4	N 34°27'47" W	438.00'
L5	N 44°24'47" W	28.52'
L6	N 44°58'12" W	22.68'
L7	N 71°45'08" E	105.38'
L8	N 46°38'42" E	84.48'
L9	N 51°47'18" E	142.00'
L10	N 68°13'12" E	76.16'
L11	N 12°07'00" E	35.71'
L12	N 45°10'50" E	101.90'
L13	N 63°15'04" E	98.93'
L14	N 48°15'40" E	200.33'
L15	N 50°20'30" E	157.53'
L16	S 80°55'23" E	724.70'

## LEGEND

- ◆ = FOUND SECTION CORNER  
PER MONUMENT RECORD
- ◆ = FOUND #5 REBAR,  
NO CAP
- ▲ = FOUND #5 REBAR W/YELLOW  
PLASTIC CAP PLS NO. 37908
- = FOUND #5 REBAR W/ORANGE  
PLASTIC CAP PLS NO. 28286
- = FOUND #5 REBAR W/YELLOW  
PLASTIC CAP PLS NO. 18109
- ⊙ = FOUND #5 REBAR W/METAL  
ALUMINUM CAP PLS NO. 37971



<p>Lange Land Surveys</p> <p>5541 WEST 56TH AVENUE, SUITE 240 ARVADA, CO 80002 P: (720) 242-9732 F: (720) 242-9654</p>	DRAWN BY: JHL	#	REVISIONS	DATE	BY
	CHECKED BY: JRL	2			
	SCALE: 1"=400'	3			
	DATE: 02/25/19	4			
	FILE NO. PLAT	5			
		6			
		7			
		8			

## **Exhibit 4.1 CEDD Comments**

### **1<sup>st</sup> Review:**

#### **Commenting Division: Development Services, Planning:**

**Name of Review:** Emily Collins

**PUD AMENDMENT COMMENTS:**

a. Major Amendment to any approved development plan shall be reviewed and processed in the same manner as the original development plan. Any partial or total abandonment of an approved development plan shall be considered a major amendment (Section 2-01-10-02). **This requires a public hearing before the Planning Commission and Board of County Commissioners.**

b. Approved PUD density is approximately 1.6 units/acre (324 lots/ 519 acres). The proposed amendment would increase density to 1.7 units/acre (324 lots/ 424 acres). **This is not a significant change to the character of the PUD.**

c. Revisions to PUD document-see redlines.

**PLN4. OTHER COMMENTS:**

a. Land Survey deposits can be created for the new 35 and 53 acre parcels. These can be deposited directly to Community and Economic Development Department with the recording fee (\$10 per page).

b. Building Permits will be required for any new single-family dwellings.

c. Traffic impact and Fire impact fees will be due at time of building permit.

**Commenting Division: Development Services, Engineering:**

**Name of Review:** Greg Labrie

**Email:** [glabrie@adcogov.org](mailto:glabrie@adcogov.org)

**ENG1:** No comments.

#### **Commenting Division: Development Services, Right-of-Way:**

**Name of Review:** Marissa Hillje

**Email:** [mhillje@adcogov.org](mailto:mhillje@adcogov.org)

**ROW1:** No comments.

#### **Commenting Division: Development Services, Building Safety:**

**Name of Review:** Justin Blair

**Email:** [jblair@adcogov.org](mailto:jblair@adcogov.org)

**BSD1-** No comment.

#### **Commenting Division: Parks and Open Space:**

**Name of Review:** Aaron Clark

**Email:** [aclark@adcogov.org](mailto:aclark@adcogov.org)

**PRK1:** As noted in the application materials, much of the subject property is under a conservation easement held by Adams County (described in exhibit A of the PUD). The conservation easement runs with the land and will continue in force after transfer of the property.

**PRK2:** Please refer to the section of the easement that deals with "Transfer of Property." This part of the easement requires that the current owner formally notify Adams County of its intent to transfer the property to a new owner at least 30 days before the transfer takes place. The

document of conveyance must also expressly refer to the conservation easement.

PRK3. Once the property is transferred, we would like to meet with the new owner to discuss the easement and any plans for the property; this will help establish a line of communication for any questions in the future. Please feel free to contact Aaron Clark at Parks at any time.

## **2<sup>nd</sup> Review:**

**Commenting Division: Development Services, Planning:**

**Name of Review:** Libby Tart

### **COMMENTS:**

- a. Staff has learned that the ditch company running throughout the two lots owns the ditch and this is not an easement. The applicant should solve this by a) acquiring the property from the ditch company and creating a ditch easement in order to count the ditch acreage toward each lot's acreage or b) removing the ditch acreage from each lot's acreage and ensuring that each lot meets the minimum A-3 zone district acreage requirements. *Please determine which avenue you wish to pursue to ensure the lots meet the minimum acreages.*

**Commenting Division: Development Services, Engineering:**

**Name of Review:** Greg Labrie

ENG1: No further comment.

**Commenting Division: Development Services, Right-of-Way**

**Name of Review:** Marissa Hillje

**Email:** [mhillje@adcogov.org](mailto:mhillje@adcogov.org)/ 720-523-6837

ROW1. No further comment from ROW.

ADR1. The owner can apply for an address with an approved access permit application.

**Commenting Division: Parks**

**Name of Review:** Aaron Clark

Email: [aclark@adcogov.org](mailto:aclark@adcogov.org)

**PRK1: Comments from 1st review remain. No additional comments.**

*PRK1: As noted in the application materials, much of the subject property is under a conservation easement held by Adams County (described in exhibit A of the PUD). The conservation easement runs with the land and will continue in force after transfer of the property.*

*PRK2: Please refer to the section of the easement that deals with "Transfer of Property." This part of the easement requires that the current owner formally notify Adams County of its intent to transfer the property to a new owner at least 30 days before the transfer takes place. The document of conveyance must also expressly refer to the conservation*

*easement.*

*PRK3. Once the property is transferred, we would like to meet with the new owner to discuss the easement and any plans for the property; this will help establish a line of communication for any questions in the future. Please feel free to contact Aaron Clark at Parks at any time.*

## Emily Collins

---

**From:** Even, Whitney [weven@brightonfire.org]  
**Sent:** Tuesday, February 05, 2019 10:20 AM  
**To:** Emily Collins  
**Subject:** RE: PRC2018-00023 Box Elder Creek Ranch PUD Amendment

Good morning Emily,

We do not have any comments at this time for PRC2018-00023. Thank you!



*Whitney Even*  
Fire Marshal  
Brighton Fire Rescue District  
500 S. 4<sup>th</sup> Ave. 3<sup>rd</sup> Floor  
Brighton, CO 80601  
303-659-4101  
[www.brightonfire.org](http://www.brightonfire.org)

---

**From:** Emily Collins <[ECollins@adcogov.org](mailto:ECollins@adcogov.org)>  
**Sent:** Thursday, January 17, 2019 5:26 PM  
**To:** George, Donna L <[Donna.L.George@xcelenergy.com](mailto:Donna.L.George@xcelenergy.com)>; Williams - Dnr, Joanna <[Joanna.Williams@State.CO.US](mailto:Joanna.Williams@State.CO.US)>; 'Loeffler - CDOT, Steven' <[steven.loeffler@state.co.us](mailto:steven.loeffler@state.co.us)>; 'bradley.sheehan@state.co.us' <[bradley.sheehan@state.co.us](mailto:bradley.sheehan@state.co.us)>; 'chris.quinn@rtd-denver.com' <[chris.quinn@rtd-denver.com](mailto:chris.quinn@rtd-denver.com)>; Even, Whitney <[weven@brightonfire.org](mailto:weven@brightonfire.org)>; Land Use <[LandUse@tchd.org](mailto:LandUse@tchd.org)>; [thomas\\_lowe@cable.comcast.com](mailto:thomas_lowe@cable.comcast.com); [serena.rocklund@state.co.us](mailto:serena.rocklund@state.co.us); Marisa Dale <[mdale@UnitedPower.com](mailto:mdale@UnitedPower.com)>; Kerrie Monti <[kmonti@sd27j.net](mailto:kmonti@sd27j.net)>; [brandyn.wiedrich@centurylink.com](mailto:brandyn.wiedrich@centurylink.com); [eliza.hunholz@state.co.us](mailto:eliza.hunholz@state.co.us); Lisa Culpepper <[LCulpepper@adcogov.org](mailto:LCulpepper@adcogov.org)>; [ljohnson@sdmsi.com](mailto:ljohnson@sdmsi.com)  
**Subject:** PRC2018-00023 Box Elder Creek Ranch PUD Amendment

Hello:

Please see the attached Request for Comments on the above case. **Comments are due by Thursday, February 7<sup>th</sup>.**

Thank you for your review!



**Emily Collins, AICP**  
Planner III, Community and Economic Development  
ADAMS COUNTY, COLORADO  
4430 South Adams County Parkway, W2000A  
Brighton, CO 80601  
o: 720-523-6820 | [ecollins@adcogov.org](mailto:ecollins@adcogov.org)  
[www.adcogov.org](http://www.adcogov.org)

## Emily Collins

---

**From:** Loeffler - CDOT, Steven [steven.loeffler@state.co.us]  
**Sent:** Tuesday, January 22, 2019 2:07 PM  
**To:** Emily Collins  
**Cc:** Bradley Sheehan - CDOT  
**Subject:** Re: PRC2018-00023 Box Elder Creek Ranch PUD Amendment

Emily,

I have reviewed the referral named above for a major amendment to the Box Elder Creek Ranch PUD to remove approx. 88 acres from the PUD boundaries and rezone from PUD to Ag-3 and have no objections.

Thank you for the opportunity to review this referral.

**Steve Loeffler**  
Permits Unit



P 303.757.9891 | F 303.757.9886  
2829 W. Howard Pl. 2nd Floor, Denver, CO 80204  
[steven.loeffler@state.co.us](mailto:steven.loeffler@state.co.us) | [www.codot.gov](http://www.codot.gov) | [www.cotrip.org](http://www.cotrip.org)

On Thu, Jan 17, 2019 at 5:27 PM Emily Collins <[ECollins@adcogov.org](mailto:ECollins@adcogov.org)> wrote:

Hello:

Please see the attached Request for Comments on the above case. **Comments are due by Thursday, February 7<sup>th</sup>.**

Thank you for your review!



**Emily Collins, AICP**

Planner III, *Community and Economic Development*

ADAMS COUNTY, COLORADO



4430 South Adams County Parkway, W2000A

Brighton, CO 80601

O: 720-523-6820 | [ecollins@adcogov.org](mailto:ecollins@adcogov.org)

[www.adcogov.org](http://www.adcogov.org)



**COLORADO**  
Division of Water Resources  
Department of Natural Resources

January 28, 2019

Emily Collins  
Adams County Department of Community and Economic Development  
Transmitted via email:  
[ecollins@adcogov.org](mailto:ecollins@adcogov.org)

**RE:** Box Elder Creek Ranch PUD Amendment  
Case No. PRC2018-00023  
Sec. 1, T1S, R65W, 6<sup>th</sup> P.M.  
Water Division 1, Water District 2

Dear Ms. Collins,

We have received your January 17, 2019 referral concerning the above-referenced major amendment to the Box Elder Creek Ranch PUD. According to the referral the amendment will remove 88 acres from the Box Elder Creek Ranch subdivision and create two parcels of 53.718 acres and 35.211 acres. The created parcels will not be part of a subdivision. The proposed water source for each lot will be proposed individual on lot wells.

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

As described in our August 6, 2018 letter to Meadow Homes Development Corp, on June 22, 2018 we received two well permit applications, receipt nos. 3686985 and 3686986, to construct alluvial wells on the two proposed parcels. Based on review of the well permit applications, well permits can be approved for the 35.211 acre parcel and 53.718 acre parcel once this PUD amendment is approved removing such land from the Box Elder Creek Ranch subdivision and we receive confirmation that the Greatrock North Water and Sanitation District agrees that the conditions in their May 22, 2018 letter have been satisfied.

If you, or the applicant, have any questions please contact me at 303-866-3581 x8265.

Sincerely,

Joanna Williams, P.E.  
Water Resource Engineer

Ec: Referral No. 25735





# COLORADO

## Parks and Wildlife

Department of Natural Resources

Northeast Regional Office  
6060 Broadway  
Denver, CO 80216  
P 303.291.7227 | F 303.291.7114

February 1, 2019

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

### RE: Box Elder Creek Ranch PUD Amendment (Case Number PRC2018-00023)

Dear Ms. Collins:

Thank you for the opportunity to comment on the Box Elder Creek Ranch PUD Amendment to remove approximately 88-acres from the PUD boundaries and rezone planned unit development to Agriculture 3. The mission of Colorado Parks and Wildlife (CPW) is to perpetuate the wildlife resources of the state, to provide a quality state parks system, and to provide enjoyable and sustainable outdoor recreation opportunities that educate and inspire current and future generations to serve as active stewards of Colorado's natural resources. Our goal in responding to land use proposals such as this is to provide complete, consistent, and timely information to all entities who request comment on matters within our statutory authority.

The former proposed 88-acre subdivision is located south of East 168<sup>th</sup> Avenue and Watkins Road Avenue in Adams County, Colorado (parcel numbers 0156701400009, 0156701100003, 0156701100004, 0156701400006, and 0156701400003). The current 88-acre PUD and 118-acre Conservation Easement, owned by Meadow Homes Development Corporation (MHDC), was part of the Box Elder Creek Ranch PUD. The 88-acres of undeveloped vacant land was intended to be subdivided and developed into 1-acre lots. However, MHDC determined this proposed project was not economically feasible and intends to sell to a local farmer for dry land farming. The 88-acres is proposed to be divided into two parcels of land, both zoned agriculture 3.

District Wildlife Manager Serena Rocksund recently visited this site. The main impacts to wildlife from the Box Elder Creek Ranch PUD development was fragmentation and loss of habitat. However, not dividing the 88-acres into 1-acre lots will help prevent fragmentation. Fragmentation of wildlife habitat has been shown to impede the movement of wildlife across the landscape. Open space areas are more beneficial to wildlife if they connect to other natural areas. The areas of wildlife habitat that most closely border human development show heavier impact than do areas on the interior of the open space. However, when open space areas are smaller in size, the overall impact of the fragmentation is greater (Odell and Knight, 2001). By keeping open space areas contiguous and of larger size the overall benefit to wildlife increases dramatically.

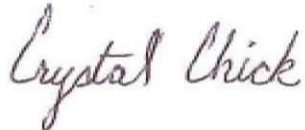


CPW would expect a variety of wildlife species to utilize the Box Elder Creek area on a regular basis, most notably, small to mid-sized mammals, deer, song birds, and raptors. Raptors and other migratory birds are protected from take, harassment, and nest disruption at both the state and federal levels. If an active nest is discovered within the development area, CPW recommends that buffer zones around nest sites be implemented during any period of activity that may interfere with nesting season. This will prevent the intentional or unintentional destruction of an active nest.

For further information on this topic, a copy of the document "Recommended Buffer Zones and Seasonal Restrictions for Colorado Raptors," is available from your local District Wildlife Manager. Following the recommendations outlined in this document will decrease the likelihood of unintentional take through disturbance.

Thank you again for the opportunity to comment on the proposed Box Elder Creek Ranch PUD. Please do not hesitate to contact us again about ways to continue managing the property in order to maximize wildlife value while minimizing potential conflicts. If you have any further questions, please contact District Wildlife Manager Serena Rocksund at (303) 291-7132 or [serena.rocksund@state.co.us](mailto:serena.rocksund@state.co.us).

Sincerely,

A handwritten signature in cursive script that reads "Crystal Chick".

Crystal Chick  
Area 5 Wildlife Manager

Cc: M. Leslie, T. Kroening, S. Rocksund



February 4, 2019

Adams County  
Community & Economic Development Department  
4430 South Adams County Parkway  
Suite W2000A  
Brighton, Colorado 80601-8216


RE: Major Amendment to the Box Elder Ranch PUD

Dear Ms. Collins:

On behalf of the Greatrock North Water and Sanitation District ("GRNWSD"), enclosed please find a memo from the District's engineer regarding review of the above referenced case. The District's water rights engineer has also provided an analysis on the location of the exempt alluvial wells in the case and determined they are at least 1,000 feet from any District well.

Should you have any questions or require any additional information, please do not hesitate to contact me at 303-987-0835.

Sincerely,

  
Lisa A. Johnson  
District Manager

District Office  
for Greatrock North  
Water and Sanitation

1440 Mountain Blvd. Suite 100 Lakewood, CO 80226-1800  
Phone (303) 987-0835

# MEMORANDUM

**TO:** Lisa Johnson, District Manager, Greatrock North Water and Sanitation District

**FROM:** Brad Simons, MMI Water Engineers, LLC

**RE:** Box Elder Creek Ranch PUD Amendment (PRC2018-00023)

**DATE:** January 30, 2019

**CC:** Chris Sanchez, Bishop-Brogden Associates, Inc.

I have reviewed the submittal for the above referenced case received by MMI Water Engineers, LLC on January 28, 2019 and present my notes below.

1. The referral is for a Major Amendment to the Box Elder Creek Ranch PUD to remove approximately 88 acres from the PUD boundaries.
2. The 88+ acres will be rezoned from Planned Unit Development to Agriculture-3.
3. The 88+ acres were intended to be Filing No. 4 in the Box Elder Creek Ranch PUD with 54 to 77 homes.
4. Meadow Homes Development Corp. has entered into a purchase agreement with a local farmer to purchase the undeveloped 88+ acres and the adjacent 118-acre Conservation Easement.
5. The 118-acre Conservation Easement will remain in the Box Elder Creek Ranch PUD and will be maintained by the buyers of the 88+ acre parcel.
6. The buyers are dividing the 88+ acres into two agricultural parcels (A-3). The south parcel consists of 53.718 acres for a home and barn, some horses and cattle, and continued dryland farming. The north parcel consists of 35.211 acres for a home, dryland farming, and animals.
7. Each A-3 parcel will be served by individual septic disposal systems.
8. Each parcel will be served by individual exempt domestic wells for inside and outside water. A letter from the Colorado Division of Water Resources, dated August 6, 2018, is included with this review memorandum.

I don't believe the Greatrock North Water and Sanitation District has any comments for the Adams County Community & Economic Development Department at this time, but I have copied Chris Sanchez in case he has any comments on the water matters.

Should you have any comments or questions, please contact me at 720-234-8398.





**COLORADO**  
Division of Water Resources  
Department of Natural Resources

John W. Hickenlooper  
Governor

Robert Randall  
Executive Director

Kevin G. Rein, P.E.  
Director/State Engineer

August 6, 2018

Meadow Homes Development Corp  
6301 Charrington Drive  
Centennial, CO 80111  
Transmitted via email:  
[cacardella@gmail.com](mailto:cacardella@gmail.com)

RE: Well permit applications, receipt nos. 3686985 and 3686986

Dear Ms. Cardella,

On June 22, 2018 we received two well permit applications, receipt nos. 3686985 and 3686986, to construct alluvial wells on a portion of a 91.79 acre parcel. According to revised legal descriptions provided on July 23, 2018, one well is sought to be permitted as the only exempt well on 35.211 acres, which consists of two non-contiguous parcels divided by a right-of-way of necessity, and one well is sought to be permitted as the only exempt well on 53.718 acres.

The applications included a May 22, 2018 letter from Greatrock North Water and Sanitation District ("District"). According to the letter the District does not object to the Purchaser obtaining two alluvial well permits on the Property as long as they comply with the conditions in the letter. The letter also indicates that each alluvial well should be limited to serving in-house use in one dwelling, the watering of not more than 1 acre of home lawn and garden and the watering of livestock and horses. The Applicant has not provided confirmation that the District agrees that the conditions in the letter have been satisfied.

According to the available information the 91.79 acres is currently within the Box Elder Creek Ranch PUD ("PUD"). As such we cannot issue well permits for the alluvial aquifer until such time as either a court approved augmentation plan is obtained or the land is removed from the PUD. It is our understanding that the applicant is proposing to remove the land from the PUD through a process where the land will no longer be part of a subdivision, as defined in section 30-28-101(10), C.R.S.

Based on review of the well permit applications, well permits can be approved once the following additional information is provided:

1. Confirmation that the District agrees that the conditions in the May 22, 2018 letter have been satisfied.
2. Documentation to show that the claimed land area is not part of a subdivision, as defined in section 30-28-101(10), C.R.S.

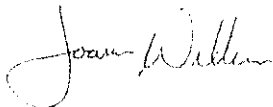


Meadow Homes Development Corp  
August 6, 2018

Page 2 of 2

If you have any questions please contact me at 303-866-3581 x8265.

Sincerely,

A handwritten signature in cursive script, appearing to read "Joanna Williams".

Joanna Williams, P.E.  
Water Resource Engineer



February 7, 2019

Emily Collins  
Adams County Community and Economic Development  
4430 South Adams County Parkway, Suite W2000A  
Brighton, CO 80601

RE: Box Elder Creek Ranch PUD Amendment, PRC2018-00023  
TCHD Case No. 5405 & 5409

Dear Ms. Collins,

Thank you for the opportunity to review and comment on the Major Amendment to the Box Elder Creek Ranch Planned Unit Development (PUD) to remove approximately 88 acres from the PUD boundaries and the Rezoning of the 88 acres from Planned Unit Development to Agricultural-3 located at E. 168<sup>th</sup> Avenue and Watkins Road. 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 the following comments.

**On-Site Wastewater Treatment System (OWTS) – New or Expanded**

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. The application notes the intention of subdividing 88 acres of the land into two to build two family homes and a barn. TCHD has no objection to the property being served by an OWTS provided that the system is permitted, inspected and operated in accordance with TCHD's current OWTS Regulation. Based on the applicant's description, a permit for the installation and final approval of the OWTS will be required. In order to start the process, the applicant may contact our Commerce City office by phone at 303-288-6816 or in person at 4201 E. 72<sup>nd</sup> Avenue. More information is available at <http://www.tchd.org/269/Septic-Systems>.

**Domestic Well**

Individual well owners have primary responsibility for the safety of the water drawn from their own wells. Well owners with questions about wells or well water can call the Wellcare® Hotline operated by the Water Systems Council, a national organization focused on well systems not regulated under the Safe Drinking Water Act., at 888-395-1033 or online at [www.wellcarehotline.org](http://www.wellcarehotline.org). Well owners may also contact Elaine Hassinger, Water Quality Specialist, at (720) 200-1583 with water quality questions.

Once the site is developed, the applicant may want to consider having the well water analyzed for a number of contaminants as a baseline of the water quality. A baseline

water quality analysis is valuable for future reference in the case of possible contamination. Certain parameters such as coliform bacteria and nitrate, pH and Total Dissolved Solids (TDS) are recommended to be analyzed annually as these can indicate possible breaches in the well. The Colorado Department of Public Health and Environment (CDPHE), Laboratory Services Division can assist you with water analyses. The CDPHE offers individual water tests as well as testing packages to choose from depending on your needs. The CDPHE laboratory web site is located at: <https://www.colorado.gov/pacific/cdphe/water-testing>.

Please feel free to contact me at 720-200-1585 or [aheinrich@tchd.org](mailto:aheinrich@tchd.org) if you have any questions.

Sincerely,

A handwritten signature in cursive script, appearing to read 'A. Heinrich'.

Annemarie Heinrich, MPH/MURP  
Land Use and Built Environment Specialist

cc: Sheila Lynch, Monte Deatrich, TCHD

## Emily Collins

---

**From:** Kerrie Monti [kmonti@sd27j.net]  
**Sent:** Thursday, January 24, 2019 11:40 AM  
**To:** Emily Collins  
**Subject:** Re: PRC2018-00023 Box Elder Creek Ranch PUD Amendment

Hi Emily,

In looking at this case, it looks as if the net effect is that 1-2 homes will be constructed on this property, as opposed to the planned 80. If that is the case, we have no objection. If not, please let me know. Thanks, as always, for asking for our input!

Kerrie Monti  
Planning Manager  
1850 Egbert Street, Suite 140, Brighton, CO 80601

27J Schools  
T 303.655.2984 F 303.655.2805  
[kmonti@sd27j.net](mailto:kmonti@sd27j.net)  
[www.sd27j.org](http://www.sd27j.org)

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On Thu, Jan 17, 2019 at 5:27 PM Emily Collins <[ECollins@adcogov.org](mailto:ECollins@adcogov.org)> wrote:

Hello:

Please see the attached Request for Comments on the above case. **Comments are due by Thursday, February 7<sup>th</sup>.**

Thank you for your review!



**Emily Collins, AICP**

Planner III, *Community and Economic Development*

ADAMS COUNTY, COLORADO

4430 South Adams County Parkway, W2000A

Brighton, CO 80601

O: 720-523-6820 | [ecollins@adcogov.org](mailto:ecollins@adcogov.org)

[www.adcogov.org](http://www.adcogov.org)



**Right of Way & Permits**

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

February 7, 2019

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

Attn: Emily Collins

**Re: Box Elder Creek Ranch PUD Amendment and Rezone  
Case # PRC2018-00023**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the request for the **Box Elder Creek Ranch PUD Amendment and Rezone** and has no objection to this proposed rezone, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

Should the project require any new natural gas service, the property owner/developer/contractor must complete the **application process** via FastApp-Fax-Email-USPS (go to:

[https://www.xcelenergy.com/start\\_stop\\_transfer/new\\_construction\\_service\\_activation\\_for\\_builders](https://www.xcelenergy.com/start_stop_transfer/new_construction_service_activation_for_builders)).

Please contact me at donna.l.george@xcelenergy.com or 303-571-3306 if there are any questions about this referral response.

Donna George  
Right of Way and Permits  
Public Service Company of Colorado



**From:** [Cheri Dobratz](#)  
**To:** [Emily Collins](#)  
**Subject:** Case #PRC2018-00023  
**Date:** Tuesday, February 26, 2019 3:54:43 PM

---

We received a letter from Adams County explaining the changes being requested to rezone the area from PUD to Ag-3.

My husband and I live in Box Elder Creek Ranch and are in favor of the proposed change.

The builder decided not to develop the proposed area a long time ago. Having two homesteads in the proposed area is far more desirable to us than many new homes. We enjoy the farming/ranching areas that surround our neighborhood.

We are looking forward to the new owners making the property their own, bringing animals, and planting new crops.

George & Cheryl Dobratz  
31689 E 164th Ave  
Hudson CO. 80642

303 532 9035

Sent from my iPad

#6

**Ref: Box Elder Creek Ranch Major PUD Amendment  
Notice of Neighborhood Meeting**

**Tuesday, November 27, 2018  
Greatrock Fire Station Community Room  
6:30 Maps & Informal Open House Preview, Light Refreshments  
7:00 Presentation Explanation & Question/Answer Session**

Dear Neighborhood Property Owners:

Meadow Homes Development Corp is the Land Owner of the 118 acre Conservation Easement in Box Elder Creek Ranch PUD and land owner of the adjacent 88+ acres of vacant agricultural land that was intended to be "Filing 4"; future 1 acre lots in Box Elder Creek Ranch. Meadow Homes Development Corp determined it is not economically feasible to develop the lots and sell them at a reasonable market cost within a reasonable time period. The Principals were planning to retire and asked me to offer this land to regional builders who also do development. Results were the same: not economically feasible. The Owners then asked me to sell the land for agricultural use to local farmers.

We had two offers within a few days, one offer was for a private hunting lodge or club, and the other was from a respected local farmer couple who want this property as a legacy estate for their personal residence and potentially for a second residence for one of their grown children. It was an easy decision to go under contract with the farmer couple, considering the purpose of the Conservation Easement.

The Buyer couple asked the Sellers to rezone the 88+ acres of vacant land into 2 lots zoned A-3 Agriculture, which requires a 35 acre minimum lot size. Prior to the PUD zoning, this land had been zoned A-3 and has been farmed and grazed for at least as long as the Sellers have owned the property. The 88 acres is not in the HOA, nor is the Conservation Easement.

On each lot the Buyers want to build a home with barn, do dryland farming, raise a few horses and some cattle. The pastoral setting, to which the surrounding property owners have grown accustomed, would now become permanent with improved maintenance and guardianship. And in place of potentially up to 77 homes on 1 acre lots, there will only be up to 2 homes.

Adams County requires the 118 acre Conservation Easement to remain in the Box Elder Creek Ranch PUD and to be maintained for its intended open space purpose. The Buyers are well experienced in conservation land and are in agreement with purchasing the Conservation Easement land and maintaining it in the manner required by Adams County.

The farmer/Buyers planted alfalfa and have been cleaning up the acreage, both the Conservation Easement and the 88+ acres. They will purchase this land once we receive approval from Adams County to remove the 88+ acres from the PUD. This action requires us to first submit a Major PUD Amendment application to Adams County once we have had a Neighborhood Meeting. The Major PUD Amendment process will commence in accordance with Adams County regulations.

Neighborhood Meeting Host:  
Meadow Homes Development Corp  
by Real Estate in the Rockies, LLC.,  
Carol Ann Cardella, Agent and Broker Manager  
P.O. Box 16039, Golden, CO 80402 303-828-8022

**LEGEND**

★ Special Zoning Conditions

- Special Zoning Conditions

- ### 3 Section Numbers

- +— Railroad

- Major Water

- Zoning Line

- ## Sections

## Zoning Districts

- A-1

- A-2

- A-3

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- B-5

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- R-1-

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- Pl

- AY

- DIA

- D. J. Nisbet

- 11-11

- Figure 1

- 2222



ADAMS COUNTY

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



For display purposes only.

PRE2017-00065

## Aerial Map

# Box Elder Creek Ranch PUD Major Amendment

## Neighborhood Meeting Attendance

Tuesday, November 27, 2018 Open House, 6:30pm to 8:00pm

Name	Address	Comments:
Elizabeth Hogan	16520 Umpire St	We look forward to our new neighbors
Jeffery Hogan	16520 Umpire St	I'm OK with this, welcome to the neighborhood
Steve Gierkesnick	32285 E. 166th Ct	I support the couple and their plans fully
Ken Williams	32505 E 167th Dr	This is good for us
Lori Ferguson	31500 E 167th Ave	I am totally for this. Works for me.
Gary Ferguson	31500 E 167th Ave	I am totally for this.
Roxanne Hirsch	16500 Umpire St	We are totally for this
Gert Hirsch	16500 Umpire St	I approve
Cheri Dobratz	31689 E 164th Ave	This improves our property values! Yes!!!
Heather Willard	6352 CR 47 Hudson	Presentations well presented Excellent questions!
Kevin Willard	6352 CR 47 Hudson	Good for our good neighborhood Good questions to.
Edo Cottrell	16421 Timber Cove St	Support the sale of the property
Lora Cottrell	16421 Timber Cove St	Support the PUD change
Gail Wilson	16311 Timber Cove St	+ Approve
Jason Kirby	31350 E. 167th Ave	I APPROVE
Mike & Tammy Moore	16400 Umpire St.	Totally support the sale of the property
DONNA Biggins (Admin for attendees)	15859 W 183rd St, Arvada	Very good presentation, understandable, good questions & answers - heard good comments all around
CAROL ANN CARPELLA (Broker - Presenter)	6796 Solstice Ct Arvada	(17 + Carol Ann + Donna)

Neigh.hood Meeting Mailings list  
 Provided by HOA Mgr.

Boyle Elder Creek Ranch Property owners Mailed 11-09-18

First Name	Last Name	Street Address	City	State	Postal
CHRIS	LANDERS	16240 RAYBURN ST	HUDSON	CO	80642
GARY & KATHRYN	NELSON	16130 RAYBURN ST	HUDSON	CO	80642
STEVEN	HOWES	16141 RAYBURN ST	HUDSON	CO	80642
VINCE C & HELENA A	GERKIN	29593 CR 20	KEENESBURG	CO	80643
MATTHEW & ALLISON	DAHLIN	16181 RAYBURN ST	HUDSON	CO	80642
DONOVAN A	BOLIN	16261 TIMBER COVE ST	HUDSON	CO	80642
NATE L & RAINA	BENTON	16301 TIMBER COVE ST	HUDSON	CO	80642
CAROL L & JOHN H	WESTFALL	16310 TIMBER COVE ST	HUDSON	CO	80642
RICHARD H & JUDITH K	WILSON	16311 TIMBER COVE ST	HUDSON	CO	80642
JAMES & LENORE	BRIGHT	16320 TIMBER COVE ST	HUDSON	CO	80642
CRAIG & KIMBERLY	ALLAIN	16321 TIMBER COVE ST	HUDSON	CO	80642
JOSHUA ADAM	SMITH	16330 TIMBER COVE ST	HUDSON	CO	80642
JASON E	PAULOVICH	16341 TIMBER COVE ST	HUDSON	CO	80642
PAUL & SHAWNA	WILSON	16350 RAYBURN ST	HUDSON	CO	80642
DENNIS G & THERESA C	WELLBROCK	16350 TIMBER COVE ST	HUDSON	CO	80642
BENJAMIN & KELLIE	HARRIS	16351 UMPIRE ST	HUDSON	CO	80642
GREGORY & COLLEEN	GONZALES	16361 TIMBER COVE ST	HUDSON	CO	80642
SHANNON M	BURTCH	16370 TIMBER COVE ST	HUDSON	CO	80642
BRIAN W	HENDERSHOTT	16380 UMPIRE ST	HUDSON	CO	80642
JOHN E & KRISTIN N	JOHNSON	16381 TIMBER COVE ST	HUDSON	CO	80642
WALTER JR & ELIZABETH	KAHLER	16400 TIMBER COVE ST	HUDSON	CO	80642
TAMMY & MICHAEL	MOORE	16400 UMPIRE ST	HUDSON	CO	80642
RICHARD D	ARNOLD	16401 TIMBER COVE ST	HUDSON	CO	80642
LAUREN	KOPE	16401 TREE HAVEN ST	HUDSON	CO	80642
ROBERT & LAURA	CASSIDAY	16420 TIMBER COVE ST	HUDSON	CO	80642
WILLIAM L & BARBARA	HOEFT	16420 UMPIRE ST	HUDSON	CO	80642
ROBERT & LORA	COTTRELL	16421 TIMBER COVE ST	HUDSON	CO	80642
DONALD L & KATHY S	GRAMBUSCH	16421 TREE HAVEN ST	HUDSON	CO	80642
MICHAEL & MARCIE	DIETRICH	16440 TIMBER COVE ST	HUDSON	CO	80642
JASON & KATHERINE	TERRY	16440 TREE HAVEN ST	HUDSON	CO	80642
JOSEPH & KIM	RIGOLI	16440 UMPIRE ST	HUDSON	CO	80642
KENNETH	HOFFACKER	16441 TIMBER COVE ST	HUDSON	CO	80642

LISA	DOBSON	16441 TREE HAVEN ST	HUDSON	CO	80642
JOEY & GAYLE	MARTINEZ	16450 TIMBER COVE ST	HUDSON	CO	80642
H. NEIL & DONNA	BUTLER	16460 TIMBER COVE ST	HUDSON	CO	80642
ROBERT & KELLY	FLECK	16460 TREE HAVEN ST	HUDSON	CO	80642
MARGIE	ALBERT	16461 TIMBER COVE ST	HUDSON	CO	80642
MARTIN & SANDRA	KANE	16461 TREE HAVEN ST	HUDSON	CO	80642
THOMAS E.	HERMAN JR.	16480 QUEENSVIEW ST	HUDSON	CO	80642
KENNETH & DENISE	MOORE	16480 TIMBER COVE ST	HUDSON	CO	80642
SCOTT & KARIN	RUSER	16480 TREE HAVEN ST	HUDSON	CO	80642
GREG & RHONDA	SCHAEFER	16480 UMPIRE ST	HUDSON	CO	80642
TONY A & JENNIFER L	DELORENZO	16481 TIMBER COVE ST	HUDSON	CO	80642
JEFFREY D & CLARA M	KOBI	16481 TREE HAVEN ST	HUDSON	CO	80642
KENNETH & TRACIE	DEFO	16500 TIMBER COVE ST	HUDSON	CO	80642
DAVE & SHELLIE	LOZANO	16500 TREE HAVEN ST	HUDSON	CO	80642
CURTIS & ROXANNE	HIRSCH	16500 UMPIRE ST	HUDSON	CO	80642
MARK & CRISTINA	WILSON	16501 TIMBER COVE ST	HUDSON	CO	80642
STEVEN	ZAK	16501 TREE HAVEN ST	HUDSON	CO	80642
SARAH STEWART & JACOB	KAMSTRA	16510 TIMBER COVE ST	HUDSON	CO	80642
RONALD & CHARLENE	RICHERS	16515 TIMBER COVE ST	HUDSON	CO	80642
ANDREW M & JENNA V	WEAVER	16515 UMPIRE CT	HUDSON	CO	80642
CHARLES B & JO E	BAILEY	16520 TIMBER COVE ST	HUDSON	CO	80642
KATHIE	KEMP	16520 TREE HAVEN ST	HUDSON	CO	80642
JEFFERY & ELIZABETH	HOGAN	16520 UMPIRE ST	HUDSON	CO	80642
JUSTIN P & REBECCA R	RICHERS	16530 TIMBER COVE ST	HUDSON	CO	80642
BRIAN & LORI	ARNOLD	16530 TREE HAVEN ST	HUDSON	CO	80642
JEFFREY B & CAROLYN M	FIELDS	16530 UMPIRE CT	HUDSON	CO	80642
BON PARKER & KARRI	BURGESS	16531 TIMBER COVE ST	HUDSON	CO	80642
CHRIS J & STACY	JOHNSON	16535 UMPIRE CT	HUDSON	CO	80642
FLOYD & CYNTHIA	SCHILLER	16540 TIMBER COVE ST	HUDSON	CO	80642
MICHAEL & WANDA VAN	STEINBURG	16540 UMPIRE ST	HUDSON	CO	80642
LES & LAURIE	TURNER	16541 TREE HAVEN ST	HUDSON	CO	80642
JAMES	KIRKHAM	16545 TIMBER COVE ST	HUDSON	CO	80642
DENNIS G & VIRGINIA SUE	BERRY	16550 TIMBER COVE ST	HUDSON	CO	80642

DOUG & ANN	SYBERT	16550 TREE HAVEN ST	HUDSON	CO	80642
MICHAEL & SUZANNE	MINEAR	16550 UMPIRE CT	HUDSON	CO	80642
ROBERT & CORRINE	PAUSTIAN	16555 UMPIRE CT	HUDSON	CO	80642
LARRY E & CHARLOTTE A	WRIGHT	16560 UMPIRE ST	HUDSON	CO	80642
GARY J & SHARRON L	PERSICHETTI	16561 TIMBER COVE ST	HUDSON	CO	80642
MARK & DONNA	PEKAS	16561 TREE HAVEN ST	HUDSON	CO	80642
ROBERT A	MARTINEZ	16570 TIMBER COVE ST	HUDSON	CO	80642
GARY & PEGGY	NELSON	16570 UMPIRE CT	HUDSON	CO	80642
DAVID	MONTANO	16575 TIMBER COVE ST	HUDSON	CO	80642
MARK & ROSEMARIE	MARTIN	16575 UMPIRE CT	HUDSON	CO	80642
JEFFREY & AMBER	LAWRENCE	16580 TIMBER COVE ST	HUDSON	CO	80642
GAYANN	BRANDENBURG	16580 UMPIRE ST	HUDSON	CO	80642
JOSEPH & TIFFANY	DEMERS	16581 TIMBER COVE ST	HUDSON	CO	80642
DARREN	HATTERMAN	16581 TREE HAVEN ST	HUDSON	CO	80642
ROBERT & NANCY	ABLUTZ	16590 TIMBER COVE ST	HUDSON	CO	80642
BARBARA N.	MADDEN	16590 UMPIRE ST	HUDSON	CO	80642
TANYA & ERIC	FRITZ	16595 UMPIRE CT	HUDSON	CO	80642
RANDY D & JULIEM	DAHLBERG	16600 UMPIRE CT	HUDSON	CO	80642
TORI	FUSHIMI	16601 TREE HAVEN ST	HUDSON	CO	80642
MICHAEL & TINA	EASTERLY	16615 STROILWAY ST	HUDSON	CO	80642
RON & KRISTEN	EGAN	16615 TREE HAVEN ST	HUDSON	CO	80642
HEATHER & DONALD	SHEPARD	16620 STROILWAY ST	HUDSON	CO	80642
MICHAEL & KELLY	PERSICHETTI	16620 UMPIRE ST	HUDSON	CO	80642
BRIAN P. & PATRICIA M.	RANKIN	16635 STROILWAY ST	HUDSON	CO	80642
STUART & BARBARA	CLARK	16645 TREE HAVEN ST	HUDSON	CO	80642
YIDI	WANG	16650 SHADOW WOOD CT	HUDSON	CO	80642
JIMMY	MORALES	16650 STROILWAY ST	HUDSON	CO	80642
KENNETH B	THORP	16650 UMPIRE ST	HUDSON	CO	80642
THEODORE J. & VONDA J.	OBRECHT	16651 TREE HAVEN ST	HUDSON	CO	80642
JAMES H & TONISHA L	SEADER	16655 STROILWAY ST	HUDSON	CO	80642
ALBERT	PETSCHAUER	16670 STROILWAY ST	HUDSON	CO	80642
ALAN & TORIA A	CARPENTER	16670 TREE HAVEN ST	HUDSON	CO	80642
XIAO PENG GUAN & RONG XING	LIN	8855 E PRARIE MEADOW DR	DENVER	CO	80238-3886

DAVID & BEVERLY	SNYDER	16675 STROILWAY ST	HUDSON	CO	80642
SAMUEL & JODI	ADAMS	16675 TREE HAVEN ST	HUDSON	CO	80642
MICHAEL ANTHONY/SHAUNA	CORKERY	16680 SHADOW WOOD CT	HUDSON	CO	80642
GARY & BEVERLY VAN	VACTOR	16680 STROILWAY ST	HUDSON	CO	80642
ROBERT & JULIE	METZNER	16690 STROILWAY ST	HUDSON	CO	80642
PAUL P	MUEHTER IV	16691 TREE HAVEN ST	HUDSON	CO	80642
VERNON K. & GAYLE	ERICKSON	16695 SHADOW WOOD CT	HUDSON	CO	80642
MICHAEL & KIMBERLY	COLAIANNIA	16695 STROILWAY ST	HUDSON	CO	80642
JANET K	ZULAUF	15405 XENIA CT	THORNTON	CO	80602
TODD R	GIBSON	16720 SHADOW WOOD CT	HUDSON	CO	80642
ERIK W & SHANNA M	BRYANT	16725 RED LANE ST	HUDSON	CO	80642
SHELLY R & JASON	WILSON	16730 RED LANE ST	HUDSON	CO	80642
BRIAN LEE	ZIEGLER	16735 SHADOW WOOD CT	HUDSON	CO	80642
BRENDAJ	MARTINEZ	16740 SHADOW WOOD CT	HUDSON	CO	80642
MATTHEW C & DONNA K	ROWLAND	16750 RED LANE ST	HUDSON	CO	80642
MATTHEW A & CHERYL L	WOOD	16755 RED LANE ST	HUDSON	CO	80642
ROBERT & DEBORAH	WILES	16755 SHADOW WOOD CT	HUDSON	CO	80642
ERIC & TRACI	BERGER	16755 STROILWAY ST	HUDSON	CO	80642
KAREN L & ROBERT W	BELFORD	16760 SHADOW WOOD CT	HUDSON	CO	80642
JAMES D & DENISE K	SMYTH	16780 RED LANE ST	HUDSON	CO	80642
ROBERT F	COLAIANO	16780 SHADOW WOOD CT	HUDSON	CO	80642
STEVEN D & EMILY B	BRUNMEIER	16785 RED LANE ST	HUDSON	CO	80642
JASON D & BARBARA J	UMSTED	16785 SHADOW WOOD CT	HUDSON	CO	80642
TIMOTHY & KATHLEEN	FREEMAN	PO BOX 667	HUDSON	CO	80642
JOHN & MARY JANE	MCBRIDE	31301 E 167TH AVE	HUDSON	CO	80642
TOM L & CYNTHIA K	WALTEMATH	31302 E 166TH AVE	HUDSON	CO	80642
LARRY C & JOYCE C	NEWCOMER	31304 E 167TH AVE	HUDSON	CO	80642
TONY DEAN	LOVATO	31305 E 166TH AVE	HUDSON	CO	80642
JASON & TRACY	KIRBY	31350 E 167TH AVE	HUDSON	CO	80642
TIMOTHY R & BRENDA K	DEWALT	31351 E 167TH AVE	HUDSON	CO	80642
RANDY J	LAVALLEUR	31352 E 166TH AVE	HUDSON	CO	80642
JEFF R	TATKENHORST	31355 E 166TH AVE	HUDSON	CO	80642
JEFFREY L & JESSICA L	MEEKER	31400 E 167TH AVE	HUDSON	CO	80642



MICHAEL & KIMBERLY	BLANTON	31401 E 167TH AVE	HUDSON	CO	80642
DAVID K & ELAINE E	MOORE	31402 E 166TH AVE	HUDSON	CO	80642
ERIC & HOLLIE	WILKINSON	31405 E 166TH AVE	HUDSON	CO	80642
JEFFREY & TENNILLE	MONTOYA	31450 E 167TH AVE	HUDSON	CO	80642
JEFFREY S & DONNELL A	KISA	31451 E 167TH AVE	HUDSON	CO	80642
JEFFREY D	BATES	31452 E 166TH AVE	HUDSON	CO	80642
TED E & GLORIA A	WATTS	31455 E 166TH AVE	HUDSON	CO	80642
GARY & LORETTA	FERGUSON	31500 E 167TH AVE	HUDSON	CO	80642
TERRANCE & LYNNETTE	KINSELLA	31501 E 167TH AVE	HUDSON	CO	80642
GEORGETIV/BETHANY J	STEVENIN	31505 E 166TH AVE	HUDSON	CO	80642
KRISTINA & MICHAEL	WIDHALM	31550 E 167TH AVE	HUDSON	CO	80642
MARGARET G	DUSSEX	31551 E 167TH AVE	HUDSON	CO	80642
MICHAEL D & REGINAL L	DELK	31579 E 164TH AVE	HUDSON	CO	80642
CHARLES P & SHARON L	TIPPY	31600 E 167TH AVE	HUDSON	CO	80642
CHRISTOPHER J & SARAM	MACK	31601 E 167TH AVE	HUDSON	CO	80642
JOSE ALFREDO GARCIA	OTERO	31651 E 167TH AVE	HUDSON	CO	80642
ROBERT C	SMITH	32165 E 167TH DR	HUDSON	CO	80642
BILLY & VIRGINIA	BARNES	32205 E 166TH CT	HUDSON	CO	80642
JAMES & SHARREN	GAMBERG	32205 E 167TH DR	HUDSON	CO	80642
DUKE & KIMBERLY	DEINES	32220 E 167TH DR	HUDSON	CO	80642
MICHAEL A & MARY A	VIGLIONE	32225 E 167TH DR	HUDSON	CO	80642
LINDA FLEGEL/ALEXANDER	PEDROSS	32240 E 167TH DR	HUDSON	CO	80642
SHARON & TRACY TATE	CLAYTON	32245 E 166TH CT	HUDSON	CO	80642
CHRISTOPHER & CHRISTINE	KREGER	32245 E 167TH DR	HUDSON	CO	80642
REBECCA M	SPAAR	32260 E 167TH DR	HUDSON	CO	80642
JOHN D & ROBBIN N	THOMPSON	32265 E 167TH DR	HUDSON	CO	80642
THANE E & CARRIE L	SPRECHER	32280 E 167TH DR	HUDSON	CO	80642
STEVEN & PATRICIA	CHERESNICK	32285 E 166TH CT	HUDSON	CO	80642
RICHARD & TERESA	GONZALES	32285 E 167TH DR	HUDSON	CO	80642
ANDREW & KIMBERLY	SPERLING	32290 E 166TH CT	HUDSON	CO	80642
PROPERTIES, LLC	TRIPLE J-S	1583 COUNTY ROAD 83	ROGGEN	CO	80652
KYLES & RHONDA J	SUTTON	32455 E 167TH DR	HUDSON	CO	80642
KENNETH L. CINDYL.	WILLIAMS	32505 E 167TH DR	HUDSON	CO	80642

BRIAN & SARA JANE	BRAZZELL	16360 UMPIRE ST	HUDSON	CO	80642
CHRISTOPHER M	HOISINGTON	16465 QUEENSVIEW ST	HUDSON	CO	80642
PAUL & DEANNA	SANCHEZ	31649 E 164TH AVE	HUDSON	CO	80642
CRAIG R & ASHLEY	SAUER	16545 QUEENSVIEW ST	HUDSON	CO	80642
PATRICK & CHANDRA	KEYES	16260 RAYBURN ST	HUDSON	CO	80642
BRIAN & JENNIFER	TENNAL	16323 RAYBURN ST	HUDSON	CO	80642
PATRICK & JENNIFER	HIRSCH	16450 QUEENSVIEW ST	HUDSON	CO	80642
FREDERICK I	CURRIER II	16405 QUEENSVIEW ST	HUDSON	CO	80642
D GREG & DIANE M	RAINEY	16271 RAYBURN ST	HUDSON	CO	80642
MARK & DIANE	HEMPEL	16231 RAYBURN ST	HUDSON	CO	80642
GARY R & JANET	HARRAS	16250 QUEENSVIEW ST	HUDSON	CO	80642
DAVID & JENNIFER	WILKE	31329 E 164TH AVE	HUDSON	CO	80642
MARC ANTHONY	BOREN	1483 SOGDEN ST	DENVER	CO	80210
LEONARD R/THERESA D	HERNANDEZ	4747 LONGS PEAK ST	BRIGHTON	CO	80601
ROBERT M & MARIKA A	HINES	16410 RAYBURN ST	HUDSON	CO	80642
ANDREW	GRZELAK	31425 E 162ND AVE	HUDSON	CO	80642
LLC	CANYON HOMES	8897 UTE DR	GOLDEN	CO	80403
LORI LYNN	GORDON	31393 E 163RD AVE	HUDSON	CO	80642
JEFFREY & KATHLEEN	PETERS	16285 QUEENSVIEW ST	HUDSON	CO	80642
, LLC	BRIENZA	PO BOX 986	BRIGHTON	CO	80601
MICHAEL D & JEAN R	LIMMER	31455 E 162ND AVE	HUDSON	CO	80642
CHAD & CHRISTY	TETER	31320 E 163RD AVE	HUDSON	CO	80642
WILLIAM L & MARLEY M	BOROVSKY	31390 E 164TH AVE	HUDSON	CO	80642
GLENN D	DIGHERO	16355 QUEENSVIEW ST	HUDSON	CO	80642
PABLO CARLOS	BOREN	2222 NW 63RD ST	SEATTLE	WA	98107
COLLEEN	MACDONALD	31350 E 160TH CT	HUDSON	CO	80642
KARMEN K & DOUGLAS K	KELSAY	31485 E 162ND AVE	HUDSON	CO	80642
EDWARD F	SENSENICH	31539 E 164TH AVE	HUDSON	CO	80642
JAMES M & STACY LB	BUTTERFIELD	16245 QUEENSVIEW ST	HUDSON	CO	80642
ERICA M & JASON R	SCOTT	16335 QUEENSVIEW ST	HUDSON	CO	80642
JOSEPH W & LARISSA D	ZACH	16190 RAYBURN ST	HUDSON	CO	80642
STEPHANIE & BRADLEY	HOOGLAND	31430 E 162ND AVE	HUDSON	CO	80642
JOHN T & SHELLEY K	LUBICK	31370 E 161ST CT	HUDSON	CO	80642

MICHIEL N	DEBACA	31375 E 162ND AVE	HUDSON	CO	80642
JUAN HINOJOS/CINNIA EU	HERRERA	PO BOX 33210	DENVER	CO	80233
MICHAEL G & EDNA L	HENDERSHOT	31310 E 164TH AVE	HUDSON	CO	80642
OSCAR LUCIO	SANCHEZ-PORTILLO	31340 E 162ND AVE	HUDSON	CO	80642
HOMES, INC	JEFFREY	335 N 11TH AVE	BRIGHTON	CO	80601
SOMSAK	VILASACK	16251 RAYBURN ST	HUDSON	CO	80642
KELLY	CHESTNUT	16280 RAYBURN ST	HUDSON	CO	80642
MARCO ANTONIO	MUNETON	860 W 132ND AVE LOT 259	WESTMINSTER	CO	80234
DANIEL E & ROBERTA A	DYCKMAN	31335 E 162ND AVE	HUDSON	CO	80642
ISAAC C & DORAE	HERRERA	636 South 13th Avenue	BRIGHTON	CO	80601
GEORGE W & CHERYL K	DOBRATZ	31689 E 164TH AVE	HUDSON	CO	80642
RONALD J & BERYLE R	CLUM	934 E 128TH CT	THORNTON	CO	80241
, LLC	BRIENZA	12636 IDA ST	BRIGHTON	CO	80603
, INC	JEFFREY HOMES	335 N 11TH AVE	BRIGHTON	CO	80601
ABRAHAM D SOTO	MUNGUIA	16353 RAYBURN ST	HUDSON	CO	80642-7975
MICHAEL E & HEIDI MARIE	STOUT	31645 E 162ND AVE	HUDSON	CO	80642
STEVEN J & BARBARA KAYE	MARTIN	31380 E 162ND AVE	HUDSON	CO	80642
JESSE	SVALDI	16340 QUEENSVIEW ST	HUDSON	CO	80642
, INC	JEFFREY HOMES	335 N 11TH AVE	BRIGHTON	CO	80601
BENJAMIN & JENNIFER	RANDOLPH	31440 E 161ST CT	HUDSON	CO	80642
KEVIN L & KAREN R	SWEET	31480 E 161ST CT	HUDSON	CO	80642
LANE V & PAMELA R	JOHNSON	16380 QUEENSVIEW ST	HUDSON	CO	80642
Gary L. and Diane L.	Hutchcraft	31580 E 162ND AVE	HUDSON	CO	80642
RYAN & SAMANTHA	MENU	16320 QUEENSVIEW ST	HUDSON	CO	80642
DEBBIE	WILLIAMS	31381 E 161ST CT	HUDSON	CO	80642
Joseph & Eileen	Condina	16170 RAYBURN ST	HUDSON	CO	80642
SHAWN L & CHRISTINE L	SMITH	16640 STROILWAY ST	HUDSON	CO	80642
GERALD L &	HAGER	16680 UMPIRE ST	HUDSON	CO	80642
NATHAN E &	BURNSIDE	31660 E 162ND AVE	HUDSON	CO	80642
EUGENE E MCCracken	SANDRA L CONNOLLY	31367 E 160TH CT	HUDSON	CO	80642
SCOTT E & CINDI L	MILLER	31460 E 162ND AVE	HUDSON	CO	80642
BRIAN	BLACKMAN	16685 STROILWAY ST	HUDSON	CO	80642
Greg A. and Sally A.	Hull	31501 E 161ST CT	HUDSON	CO	80642

Steven Lee and Jennifer Lynn	Mayrose	31630 E 162ND AVE	HUDSON	CO	80642
Canyon	LLC	31353 E 163rd Ave.	Hudson	CO	80642
Jonathan	Brantley	16290 QUEENSVIEW ST	HUDSON	CO	80642
Jesus and Erika	Gonzales	31540 E 162ND AVE	HUDSON	CO	80642
Kevin	Schamaun	16281 TIMBER COVE ST	HUDSON	CO	80642
Justin	Wilson	31490 E 162ND AVE	HUDSON	CO	80642
Guadalupe and Latoya	Torres	16360 QUEENSVIEW ST	HUDSON	CO	80642
Jason and Carlie	Allain	31330 E 161ST CT	HUDSON	CO	80642
Chad and Lidia	Wagner	16521 TREE HAVEN ST	HUDSON	CO	80642
Thomas and Janet	Crossno	31341 E 161ST CT	HUDSON	CO	80642
Robert and Rolayne	Volpe	16715 SHADOW WOOD CT	HUDSON	CO	80642
Tyler and Hannah	Cavarra	16631 TREE HAVEN ST	HUDSON	CO	80642
Kelly	Barlean	16460 UMPIRE ST	HUDSON	CO	80642
<i>BRET NELSON + JENNIFER NELSON</i>		<i>31353 E 163rd Ave.</i>	"	"	"
<i>Added by Carol Hartz</i>					
Emily	Collins, Planner	4430 S. Adams Parkway W2000A	Brighton	CO	80601
Kristin	Boyd, Property Manager	10701 Melody Dr, Suite 315	Northglenn	CO	80234
	Colorado Henkel LLC	P.O. Box 5172	Boise	ID	83705-0172
Timothy	Wagner	15050 Watkins Rd	Brighton	CO	80603
Lawrence & Valerie	Balzano	33100 E. 160th Ave	Hudson	CO	80642
Rod Baumgartner	Henrylyn Irrigation District	P.O. Box 85	Hudson	CO	80642-0085
Rod Baumgartner	Henrylyn Irrigation Ditch	617 Birch	Hudson	CO	80642
Johnie & Patricia	Vaughn	12650 Tucson St	Henderson	CO	80640-9443
Premier Community	Developments Ltd	1635 E. Layton Dr	Englewood	CO	80113-7000
Kerry	Madole	31144 E. 168th Ave	Hudson	CO	80642-7900
Castle Rock Town	Water Enterprise	100 Wilcox St	Castle Rock	CO	80104-1907
State of Colorado		1127 N. Sherman St. Ste 300	Denver	CO	80203-2398
Dave	Rye	1883 Ruby Mountain St	Powder Springs	GA	30127
Tom	Chandler	6301 Charrington Dr	Centennial	CO	80111
Carol Ann	Cardella	6796 Salvia Ct	Arvada	CO	80007
Heather & Kevin	Willard	877 Poppy Dr	Brighton	CO	80601
Lisa Johnson	Greatrock North	141 Union Blvd	Lakewood	CO	80228-1898

*closed new home 11-26-18*

*500 Property Owners*



## Request for Comments

Case Name:	Box Elder Creek Ranch PUD Amendment
Case Number:	PRC2018-00023

January 17, 2019

Adams County Planning Commission and Board of County Commissioners are requesting comments on the following:

- 1) Major Amendment to the Box Elder Creek Ranch PUD to remove approximately 88 acres from the PUD boundaries and 2) Rezone from Planned Unit Development to Agriculture-3**

This request is located at **approximately E. 168<sup>th</sup> Ave. and Watkins Rd.**

The Assessor's Parcel Numbers is **0156701400009/ 0156701100003/ 0156701100004/ 0156701400006/ 0156701400003**

Applicant Information **REAL ESTATE IN THE ROCKIES LLC**  
**PO BOX 16039**  
**GOLDEN, CO 80402**

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) 523-6820 by **February 7, 2019** in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to [ECollins@adcogov.org](mailto:ECollins@adcogov.org).

Once comments have been received and the staff report written, the staff report and notice of public hearing dates will be forwarded to you for your information. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at [www.adcogov.org/planning/currentcases](http://www.adcogov.org/planning/currentcases).

Thank you for your review of this case.

*Emily Collins*

Emily Collins, AICP  
Case Manager



## Public Hearing Notification

Case Name: Meadows Homes Development Corp.  
Case Number: PRC2018-00023  
**Planning Commission Hearing Date: June 27, 2019 at 6:00 p.m.**  
**Board of County Commissioners Date: July 16, 2019 at 9:30 a.m.**

June 13, 2019

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

- 1) Major Amendment to the Box Elder Creek Ranch PUD to remove approximately 88 acres from the PUD boundaries and 2) Rezone from Planned Unit Development to Agriculture-3.

The Assessor's Parcel Numbers are

**0156701100003, 0156701100004, 0156701400003,  
0156701400006, 0156701400009**

Applicant Information

**Carol Ann Carella, Agent  
c/o Real Estate in the Rockies LLC  
P.O. Box 16039  
Golden, CO 80402**

The hearing will be held in the Adams County Hearing Room located at 4430 South Adams County Parkway, Brighton, CO 80601. This will be a public hearing and any interested parties may attend and be heard. The Applicant and Representative's presence at these hearings is requested. If you require any special accommodations (e.g. wheelchair accessibility, an interpreter for the hearing impaired, etc.) please contact the Adams County Community and Economic Development Department at 720-523-6800 (or if this is a long distance call, please use the County's toll-free telephone number at 1-800-824-7842) prior to the meeting date. For further information regarding this case, please contact the Department of Community and Economic Development, 4430 South Adams County Parkway, Brighton, CO 80601, 720-523-6800. This is also the location where maps and/or text certified by the Planning Commission may be viewed. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at [www.adcogov.org/planning/currentcases](http://www.adcogov.org/planning/currentcases).

Thank you for your review of this case.

Libby Tart, AICP  
Case Manager

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry  
DISTRICT 1

Charles "Chaz" Tedesco  
DISTRICT 2

Emma Pinter  
DISTRICT 3

Steve O'Dorisio  
DISTRICT 4

Mary Hodge  
DISTRICT 5

To: James Dickens  
Dept: Eastern Colorado News/ I-70 Scout  
Email: [jdickens@i-70scout.com](mailto:jdickens@i-70scout.com)  
Fax: 303-622-9794  
From: Amanda Buegens  
Date: June 11, 2019

#### NOTICE OF PUBLIC HEARING FOR LAND USE

NOTICE IS HEREBY GIVEN, that an application has been filed by, CAROL ANN CARELLA, AGENT, Case #PRC2018 00023, requesting: 1) Major Amendment to the Box Elder Creek Ranch PUD to remove approximately 88 acres from the PUD boundaries and 2) Rezone from Planned Unit Development to Agriculture-3 on the following property:

#### LEGAL DESCRIPTION:

#### LEGAL DESCRIPTION: NORTH PARCEL

#### PARCEL A: (NORTHWEST SIDE OF HENRYLYN DITCH)

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 1, T1S, R65W OF THE 6TH P.M. COUNTY OF ADAMS, STATE OF COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1, AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1 TO BEAR SOUTH 00°05'37" EAST;

THENCE SOUTH 00°05'37" EAST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF EAST 168TH AVENUE ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE SOUTH 00°05'37" EAST, A DISTANCE OF 2060.27 FEET TO THE TOE OF THE FILL SUPPORTING THE HENRYLYN DITCH (ALSO CALLED THE DENVER-HUDSON CANAL);

THENCE ALONG SAID TOE OF FILL THE FOLLOWING EIGHT (8) COURSES:

1. THENCE SOUTH 36°10'59" WEST, A DISTANCE OF 232.74 FEET;
2. THENCE SOUTH 30°09'46" WEST, A DISTANCE OF 79.41 FEET;
3. THENCE SOUTH 44°01'35" WEST, A DISTANCE OF 67.42 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, THE RADIUS IS 513.79 FEET, THE CENTRAL ANGLE IS 38°30'16", THE CHORD BEARS SOUTH 13°31'56" WEST, A DISTANCE OF 338.82 FEET;
4. THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 345.28 FEET;
5. THENCE SOUTH 3°29'57" EAST, A DISTANCE OF 70.61 FEET
6. THENCE SOUTH 12°41'51" EAST, A DISTANCE OF 70.52 FEET;
7. THENCE SOUTH 7°15'17" EAST, A DISTANCE OF 127.00 FEET;
8. THENCE SOUTH 6°17'14" WEST, A DISTANCE OF 81.31 FEET;

THENCE ALONG A LINE THAT IS 10 FEET MORE OR LESS WEST OF THE MAINTENANCE ROAD OF THE HENRYLYN DITCH (DENVER-HUDSON CANAL) THE FOLLOWING FIVE (5) COURSES:



1. THENCE SOUTH 40°05'42" WEST, A DISTANCE OF 67.16 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, THE RADIUS IS 790.04 FEET, THE CENTRAL ANGLE IS 19°28'05", THE CHORD BEARS SOUTH 45°58'32" WEST, A DISTANCE OF 267.15 FEET;  
2. THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 268.44 FEET;  
3. THENCE SOUTH 57°44'38" WEST, A DISTANCE OF 148.88 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, THE RADIUS IS 696.39 FEET, THE CENTRAL ANGLE IS 14°42'08", THE CHORD BEARS SOUTH 50°31'48" WEST, A DISTANCE OF 178.21 FEET;  
4. THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 178.70 FEET;  
5. THENCE SOUTH 45°00'38" WEST, A DISTANCE OF 328.40 FEET;  
THENCE LEAVING SAID DITCH, NORTH 47°02'39" WEST, A DISTANCE OF 325.45 FEET;  
THENCE NORTH 14°27'30" EAST, A DISTANCE OF 184.87 FEET;  
THENCE NORTH 23°33'56" EAST, A DISTANCE OF 459.94 FEET;  
THENCE NORTH 27°56'28" EAST, A DISTANCE OF 484.39 FEET;  
THENCE NORTH 25°15'34" EAST, A DISTANCE OF 673.91 FEET;  
THENCE NORTH 89°54'51" EAST, A DISTANCE OF 460.90 FEET;  
THENCE NORTH 00°05'37" WEST, A DISTANCE OF 1842.18 FEET;  
THENCE NORTH 89°55'17" EAST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 1,139,986 SQUARE FEET OR 26.170 ACRES MORE OR LESS.

PARCEL B: (SOUTHEAST SIDE OF HENRYLYN DITCH)

A PARCEL OF LAND LOCATED IN SAID NORTHEAST QUARTER AND SAID SOUTHEAST QUARTER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1;

THENCE SOUTH 00°05'37" EAST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 2343.15 FEET TO A POINT THAT IS 20 FEET MORE OR LESS SOUTHEASTERLY FROM THE TOP BANK OF THE HENRYLYN DITCH (ALSO CALLED THE DENVER-HUDSON CANAL) AND ALSO BEING THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EAST LINE SOUTH 00°05'37" EAST, A DISTANCE OF 302.07 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 1;

THENCE SOUTH 00°05'45" EAST, A DISTANCE OF 1181.00 FEET;

THENCE NORTH 80°55'23" WEST, A DISTANCE OF 724.70 FEET TO A POINT THAT IS 20 FEET MORE OR LESS FROM THE TOP OF BANK OF HENRYLYN DITCH;

THENCE ALONG A LINE THAT IS 20 FEET MORE OR LESS FROM SAID TOP OF BANK THE FOLLOWING TWELVE (12) COURSES:

1. THENCE NORTH 50°20'30" EAST, A DISTANCE OF 120.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, THE RADIUS IS 1053.42 FEET, THE CENTRAL ANGLE IS 8°41'18", THE CHORD BEARS NORTH 39°53'47" EAST, A DISTANCE OF 159.59 FEET;  
2. THENCE ALONG THE ARC OF SAID CURVE 159.74 FEET;  
3. THENCE NORTH 46°43'07" EAST, A DISTANCE OF 223.66 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, THE RADIUS IS 363.38 FEET, THE CENTRAL ANGLE IS 28°35'20", THE CHORD BEARS NORTH 44°32'26" EAST, A DISTANCE OF 179.44 FEET;  
4. THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 181.32 FEET;

5. THENCE NORTH 45°32'39" EAST, A DISTANCE OF 122.58 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, THE RADIUS IS 193.32 FEET, THE CENTRAL ANGLE IS 59°37'38", THE CHORD BEARS NORTH 10°59'37" EAST, A DISTANCE OF 192.23 FEET;  
6. THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 201.19 FEET;  
7. THENCE NORTH 24°32'23" WEST, A DISTANCE OF 143.89 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, THE RADIUS IS 272.70 FEET, THE CENTRAL ANGLE IS 13°48'51", THE CHORD BEARS NORTH 15°53'58" WEST, A DISTANCE OF 65.59 FEET;  
8. THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 65.75 FEET;  
9. THENCE NORTH 4°26'59" WEST, A DISTANCE OF 138.04 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, THE RADIUS IS 353.25 FEET, THE CENTRAL ANGLE IS 36°40'33", THE CHORD BEARS NORTH 21°36'04" EAST, A DISTANCE OF 222.28 FEET;  
10. THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 226.12 FEET;  
11. THENCE NORTH 78°33'14" EAST 61.20 FEET;  
12. THENCE NORTH 39°24'38" EAST, A DISTANCE OF 82.21 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 393,797 SQUARE FEET OR 9.040 ACRES MORE OR LESS.

THE COMBINED TOTAL OF PARCELS A AND B CONTAINS 1,533,783 SQUARE FEET OR 35.211 ACRES MORE OR LESS.

LEGAL DESCRIPTION: SOUTH PARCEL

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1, T1S, R65W OF THE 6TH P.M. COUNTY OF ADAMS, STATE OF COLORADO;

AND CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 1 TO BEAR SOUTH 00°05'37" EAST;

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION 1;

THENCE SOUTH 00°05'45" EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1181.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 00°05'45" EAST, A DISTANCE OF 1464.26 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER;

THENCE NORTH 88°20'47" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1975.30 FEET;

THENCE NORTH 28°32'13" EAST, A DISTANCE OF 500.00 FEET;

THENCE NORTH 34°27'47" WEST, A DISTANCE OF 438.00 FEET;

THENCE NORTH 44°24'47" WEST, A DISTANCE OF 28.52 FEET;

THENCE NORTH 44°56'12" WEST, A DISTANCE OF 22.68 FEET TO A POINT THAT IS 20 FEET MORE OR LESS SOUTHEASTERLY FROM THE TOP BANK OF THE HENRYLYN DITCH;

THENCE ALONG A LINE THAT IS 20 FEET MORE OR LESS FROM SAID TOP OF BANK THE FOLLOWING ELEVEN (11) COURSES:

1. THENCE NORTH 71°45'08" EAST, A DISTANCE OF 105.38 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, THE RADIUS IS 326.46 FEET, THE CENTRAL ANGLE IS 23°16'52", THE CHORD BEARS SOUTH 70°21'47" EAST, A DISTANCE OF 131.74 FEET;
2. THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 132.65 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, THE RADIUS IS 190.19 FEET, THE CENTRAL ANGLE IS 40°28'44", THE CHORD BEARS SOUTH 76°48'48" EAST, A DISTANCE OF 131.59 FEET;
3. THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 134.37 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, THE RADIUS IS 299.33 FEET, THE CENTRAL ANGLE IS 27°35'38", THE CHORD BEARS NORTH 68°37'19" EAST, A DISTANCE OF 142.77 FEET;
4. THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 144.16 FEET;
5. THENCE NORTH 46°38'42" EAST, A DISTANCE OF 84.48 FEET;
6. THENCE NORTH 51°47'18" EAST, A DISTANCE OF 142.00 FEET;
7. THENCE NORTH 68°13'12" EAST, A DISTANCE OF 76.16 FEET;
8. THENCE NORTH 12°07'00" EAST, A DISTANCE OF 35.71 FEET;
9. THENCE NORTH 45°10'50" EAST, A DISTANCE OF 101.90 FEET;
10. THENCE NORTH 63°15'04" EAST, A DISTANCE OF 98.93 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT. THE RADIUS IS 415.03 FEET, THE CENTRAL ANGLE IS 24°33'28", THE CHORD BEARS NORTH 51°34'14" EAST, A DISTANCE OF 176.53 FEET;
11. THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 177.89 FEET;

THENCE NORTH 46°15'40" EAST, A DISTANCE OF 200.33 FEET;

THENCE NORTH 50°20'30" EAST, A DISTANCE OF 157.53 FEET;

THENCE LEAVING SAID TOP OF BANK, SOUTH 80°55'23" EAST, A DISTANCE OF 724.70 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 2,339,959 SQUARE FEET OR 53.718 ACRES MORE OR LESS.

APPROXIMATE LOCATION (PARCEL # ONLY): Parcels 0156701400003; 0156701400009; 0156701100003; 0156701400006; 0156701100004

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Adams County Planning Commission in the Hearing Room of the Adams County Government Center, 4430 S. Adams County Parkway, Brighton, CO - 1st Floor, on the 06/27/2019, at the hour of 6:00 p.m., where and when any person may appear and be heard and a recommendation on this application will be forwarded to the Board of County Commissioners.

NOTICE IS FURTHER GIVEN, that a public hearing will be held by the Adams County Board of County Commissioners in the Hearing Room of the Adams County Government Center, 4430 S. Adams County Parkway, Brighton, CO - 1st Floor, on the 07/16/2019, at the hour of 9:30 a.m., to consider the above request where and when any person may appear and be heard.

For further information regarding this case, please contact Libby Tart at the Department of Community and Economic Development, 4430 S. Adams County Pkwy, Brighton, CO 80601, 720.523.6800. This is also the location where the maps and/or text certified by the Planning Commission may be viewed.

BY ORDER OF THE BOARD OF COUNTY COMMISSIONERS  
JOSH ZYGIELBAUM, CLERK OF THE BOARD

TO BE PUBLISHED IN THE JUNE 14, 2019, ISSUE OF THE Eastern Colorado News/ I-70 Scout

Please reply to this message by email to confirm receipt or call Amanda Buegens at 720.523.6800.

# CERTIFICATE OF POSTING



I, Libby Tart, do hereby certify that I had the property posted at

The SW corner of 168<sup>th</sup> and Watkins Mile Road

on June 17, 2019

in accordance with the requirements of the Adams County Zoning Regulations

*Libby Tart, AICP*

Libby Tart

Adams County Attorney's Office  
Attn: Christine Fitch  
CFitch@adcogov.org  
4430 S Adams County Pkwy  
Brighton CO 80601

Adams County CEDD Addressing  
Attn: Marissa Hillje  
PLN

Adams County CEDD Development Services Engineer  
Attn: Devt. Services Engineering  
4430 S. Adams County Pkwy.  
Brighton CO 80601

Adams County CEDD Right-of-Way  
Attn: Marissa Hillje  
4430 S. Adams County Pkwy.  
Brighton CO 80601

Adams County Construction Inspection  
Attn: Gordon .Stevens  
4430 S. Adams County Pkwy  
Brighton CO 80601

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

Adams County Parks and Open Space Department  
Attn: Aaron Clark  
mpedrucci@adcogov.org

Adams County Sheriff's Office: SO-HQ  
Attn: Rick Reigenborn

Adams County Sheriff's Office: SO-SUB  
Attn: SCOTT MILLER

Adams County Treasurer  
Attn: Lisa Culpepper  
4430 S Adams County Pkwy  
Brighton CO 80601

BRIGHTON FIRE DISTRICT  
Attn: Whitney Even  
500 South 4th Avenue  
3rd Floor  
BRIGHTON CO 80601

BRIGHTON SCHOOL DISTRICT 27J  
Attn: Kerrie Monti  
1850 EGBERT STREET  
SUITE 140, BOX 6  
BRIGHTON CO 80601

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

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

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

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

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

COLORADO DIVISION OF WILDLIFE  
Attn: Serena Rocksund  
6060 BROADWAY  
DENVER CO 80216

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

Greatrock Water District  
Attn: LISA JOHNSON  
141 Union Blvd., #150  
Lakewood CO 80228

NS - Code Compliance  
Attn: Gail Moon  
gmoon@adcogov.org

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

United Power, Inc  
Attn: Marisa Dale  
PO Box 929  
500 Cooperative Way  
Brighton CO 80601

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



ABLUTZ ROBERT B AND  
ABLUTZ NANCY L  
16590 TIMER COVE STREET  
HUDSON CO 80642

BRIGHTON TURF FARM LLC  
525 OKEECHOBEE BLVD STE 720  
WEST PALM BEACH FL 33401-6353

ADAMS SAMUEL L AND  
ADAMS JODI M  
16675 TREET HAVEN STREET  
HUDSON CO 80642

COLORADO HENKEL LLC ET AL  
PO BOX 5172  
BOISE ID 83705-0172

ARZOLA SANTIAGO CANO AND  
LIMON ARASELI  
8952 KENT ST  
WESTMINSTER CO 80031-3351

DEFEO KENNETH B AND  
DEFEO TRACIE L  
16500 TIMBER COVE STREET  
HUDSON CO 80642

BOREN MARC ANTHONY  
1483 S OGDEN ST  
DENVER CO 80210-2730

DIGHERO GLENN D  
7635 VANCE DR  
ARVADA CO 80003-2237

BOREN PABLO CARLOS  
3900 LATONA AVE NE #201  
SEATTLE WA 98105

DYCKMAN DANIEL EDWARD AND  
DYCKMAN ROBERTA ANN  
20079 E DOANE DR  
AURORA CO 80013-8448

BOX ELDER CREEK RANCH  
HOMEOWNERS ASSOCIATION  
10701 MELODY DR STE 315  
NORTHGLENN CO 80234-4122

GERKIN VINCE C AND  
GERKIN HELENA A  
29593 COUNTY ROAD 20  
KEENESBURG CO 80643-9633

BOX ELDER CREEK RANCH HOMEOWNERS  
ASSOCIATION INC  
2200 E 104TH AVE  
DENVER CO 80233-4404

GRAMBUSCH DONALD L AND  
GRAMBUSCH KATHY S  
PO BOX 732  
HUDSON CO 80642-0732

BOX ELDER RANCH  
6301 CHARRINGTON DR  
CENTENNIAL CO 80111-1108

GREATROCK NORTH WATER AND SANITATION DIST  
C/O SPECIAL DIST MANAGEMENT SERVICE  
141 UNION BLVD STE 150  
LAKEWOOD CO 80228-1898

BRANDENBURG GAYANN AND  
TURNER MALIX  
16580 UMPIRE ST  
HUDSON CO 80642

HENRYLYN IRRIGATION DISTRICT  
617 BIRCH  
HUDSON CO 80642

BRIENZA LLC  
12636 IDA ST  
BRIGHTON CO 80603-9300

HENRYLYN IRRIGATION DISTRICT  
PO BOX 85  
HUDSON CO 80642-0085

HENRYLYN IRRIGATION DISTRICT  
29490 COUNTY ROAD 14  
KEENESBURG CO 80643-8711

KEMP KATHIE J  
16520 TREE HAVEN STREET  
HUDSON CO 80642

HENRYLYN IRRIGATION DITCH  
617 BIRCH  
HUDSON CO 80642

LAURIDSON WILLIAM AND  
LAURIDSON SHERRY L  
33555 E 152ND AVE  
BRIGHTON CO 80603

HERMAN THOMAS E JR AND  
HERMAN CRYSTAL L  
16480 QUEENSVIEW ST  
HUDSON CO 80642-7978

LAURIDSON WILLIAM FAMILY RLLLP  
33555 E 152ND AVE  
BRIGHTON CO 80603-6505

HERNANDEZ LEONARD R AND  
HERNANDEZ THERESA D  
4747 LONGS PEAK ST  
BRIGHTON CO 80601-4635

LAURIDSON WILLIAM FAMILY RLLLP  
33555 E 152ND AVE  
BRIGHTON CO 80603

HERRERA ISAAC CHRISTOPHER AND  
HERRERA DORA ELDA  
283 BALSAM AVE  
BRIGHTON CO 80601-2909

MARTIN MARK W AND  
MARTIN ROSEMARIE  
16575 UMPIRE COURT  
HUDSON CO 80642

HINOJOS JUAN AND URQUIDI HERERRA CINNIA ELDA  
AND  
URQUIDI ALMONTE MARTHA E  
9669 PECOS ST  
THORNTON CO 80260-5909

MEADOW HOMES DEVELOPMENT CORP  
6301 CHARRINGTON DR  
CENTENNIAL CO 80111-1108

HIRSCH PATRICK C AND  
HIRSCH JENNIFER S  
16450 QUEENSVIEW STREET  
HUDSON CO 80642

MINEAR MICHAEL J AND  
MINEAR SUZANNE DUPEE  
16550 UMPIRE COURT  
HUDSON CO 80642

HORTH RICHARD M LIVING TRUST  
420 PARK PL DR  
BRIGHTON CO 80601

MONTANO DAVID  
16575 TIMER COVE STREET  
HUDSON CO 80642

J-S PROPERTIES LLC  
1583 COUNTY ROAD 83  
ROGGEN CO 80652-8400

MUNETON MARCO ANTONIO  
860 W 132ND AVE LOT 259  
WESTMINSTER CO 80234-1408

JEFFREY HOMES INC  
335 N 11TH AVE  
BRIGHTON CO 80601-1527

MUNGUIA ABRAHAM D SOTO AND  
SOTO PAULA  
2244 JADE AVE APT AVELOCHBUIE  
LOCHBUIE CO 80603-5867

PAUSTIAN ROBERT R JR AND  
PAUSTIAN CORRINE K  
16555 UMPIRE COURT  
HUDSON CO 80642

WAGNER TIMOTHY L AND  
WAGNER AMY  
15050 WATKINS MILE RD  
BRIGHTON CO 80603

PREMIER COMMUNITY DEVELOPMENTS LTD  
1635 E LAYTON DR  
ENGLEWOOD CO 80113-7000

WALKER REBECCA K CONSERVATOR OF THE  
ESTATE OF JAYDEN C WAGNER A PROTECTED PERSON  
671 BRANDING IRON CT  
BRIGHTON CO 80601-4552

RICHERS RONALD L AND  
RICHERS CHARLENE K  
16515 TIMBER COVE STREET  
HUDSON CO 80642

WESTFALL CAROL L AND  
WESTFALL JOHN H  
16310 TIMER COVE ST  
HUDSON CO 80642

SAENZ JORGE HUMBERTO RAMOS AND  
MIRAMONTES ELSA RAQUEL GRADO  
4732 E 125TH PL  
THORNTON CO 80241

WILSON MARK AND  
WILSON CRISTINA  
16501 TIMBER COVE ST  
HUDSON CO 80642-7942

SCOTT ERICA M AND  
SCOTT JASON R  
2884 COUNTY ROAD 41  
HUDSON CO 80642-9025

ALBERT MARGIE C  
OR CURRENT RESIDENT  
16461 TIMBER COVE STREET  
HUDSON CO 80642

TOWN OF CASTLE ROCK ACTING BY THE  
TOWN OF CASTLE ROCK WATER ENTERPRISE  
100 WILCOX ST  
CASTLE ROCK CO 80104-1907

ALLAIN CRAIG M AND  
ALLAIN KIMBERLY A  
OR CURRENT RESIDENT  
16321 TIMBER COVE STREET  
HUDSON CO 80642

VAUGHN JOHNIE AND  
VAUGHN PATRICIA  
12650 TUCSON ST  
HENDERSON CO 80640-9443

ALLAIN JASON BRADLEY AND  
ALLAIN CARLIE RAE  
OR CURRENT RESIDENT  
31330 E 161ST CT  
HUDSON CO 80642-7970

WAGNER AUSTIN J  
671 BRANDING IRON CT  
BRIGHTON CO 80601-4552

ARNOLD BRIAN K AND  
ARNOLD LORI A  
OR CURRENT RESIDENT  
16530 TREE HAVEN STREET  
HUDSON CO 80642

WAGNER CHAD AND  
WAGNER LIDIA ISABEL  
16521 TREE HAVEN ST  
HUDSON CO 80642-7936

ARNOLD RICHARD D AND  
ABBOTT ARNOLD ROBIN L  
OR CURRENT RESIDENT  
16401 TIMBER COVE ST  
HUDSON CO 80642-7944

WAGNER HENRY JR  
6818 ZENOBIA ST UNIT 1  
WESTMINSTER CO 80030-7622

BAILEY CHARLES B AND  
BAILEY JO E  
OR CURRENT RESIDENT  
16520 TIMBER COVE ST  
HUDSON CO 80642-7942

BALZANO LAWRENCE AND  
BALZANO VALERIE  
OR CURRENT RESIDENT  
33100 E 160TH AVENUE  
HUDSON CO 80642

BLANTON MICHAEL E AND  
BLANTON KIMBERLY L  
OR CURRENT RESIDENT  
31401 E 167TH AVE  
HUDSON CO 80642

BARLEAN KELLY M  
OR CURRENT RESIDENT  
16460 UMPIRE ST  
HUDSON CO 80642-7949

BOLIN DONOVAN A AND  
FRANCK TARA L  
OR CURRENT RESIDENT  
16261 TIMBER COVE ST  
HUDSON CO 80642-7940

BARNES BILLY D AND  
BARNES VIRGINIA L  
OR CURRENT RESIDENT  
32205 E 166TH COURT  
HUDSON CO 80642

BORDOVSKY WILLIAM L AND  
BORDOVSKY MARLEY M  
OR CURRENT RESIDENT  
31390 E 164TH AVE  
HUDSON CO 80642-7980

BATES JEFFREY D  
OR CURRENT RESIDENT  
31452 E 166TH AVE  
HUDSON CO 80642-7923

BRANTLEY JONATHAN D  
OR CURRENT RESIDENT  
16290 QUEENSVIEW ST  
HUDSON CO 80642-7977

BELFORD KAREN L AND  
BELFORD ROBERT W  
OR CURRENT RESIDENT  
16760 SHADOW WOOD COURT  
HUDSON CO 80642

BRAZZELL BRIAN J AND  
BRAZZELL SARA JANE  
OR CURRENT RESIDENT  
16360 UMPIRE ST  
HUDSON CO 80642

BELMUDEZ BRENDA J AND  
BELMUDEZ DARRELL J  
OR CURRENT RESIDENT  
16740 SHADOW WOOD CT  
HUDSON CO 80642-7955

BRIGHT JAMES E AND  
BRIGHT LENORE J  
OR CURRENT RESIDENT  
16320 TIMBER COVE STREET  
HUDSON CO 80642

BENTON NATHANIEL L AND  
BENTON RAINA  
OR CURRENT RESIDENT  
16301 TIMBER COVE ST  
HUDSON CO 80642-7945

BRUNMEIER STEVEN D AND  
BRUNMEIER EMILY B  
OR CURRENT RESIDENT  
16785 RED LANE ST  
HUDSON CO 80642-7954

BERGER ERIC LEON AND  
BERGER TRACI LENORE  
OR CURRENT RESIDENT  
16755 STROILWAY ST  
HUDSON CO 80642-7956

BRYANT ERIK W AND  
BRYANT SHANNA M  
OR CURRENT RESIDENT  
16725 RED LANE ST  
HUDSON CO 80642-7954

BERRY DENNIS G AND  
BERRY VIRGINIA SUE  
OR CURRENT RESIDENT  
16550 TIMBER COVE ST  
HUDSON CO 80642-7942

BURESH FREDDIE J AND  
BURESH DANA K  
OR CURRENT RESIDENT  
31320 E 163RD AVE  
HUDSON CO 80642-7979

BLACKMAN BRIAN D  
OR CURRENT RESIDENT  
16685 STROILWAY ST  
HUDSON CO 80642-7924

BURGESS BON PARKER AND  
BURGESS KARRI  
OR CURRENT RESIDENT  
16531 TIMBER COVE ST  
HUDSON CO 80642-7942

BURNSIDE NATHAN E AND  
BURNSIDE LANAE R  
OR CURRENT RESIDENT  
31660 E 162ND AVE  
HUDSON CO 80642-7974

CLARK STUART W AND  
CLARK BARBARA J  
OR CURRENT RESIDENT  
16645 TREE HAVEN STREET  
HUDSON CO 80642

BURTCH SHANNON M  
OR CURRENT RESIDENT  
16370 TIMBER COVE STREET  
HUDSON CO 80642

CLUM RONALD J AND  
CLUM BERYLE R  
OR CURRENT RESIDENT  
31407 E 160TH CT  
HUDSON CO 80642-7916

BUTLER H NEIL AND  
BUTLER DONNA  
OR CURRENT RESIDENT  
16460 TIMBER COVE STREET  
HUDSON CO 80642

COLAIANNIA MICHAEL J AND  
COLAIANNIA KIMBERLY A  
OR CURRENT RESIDENT  
16695 STROILWAY STREET  
HUDSON CO 80642

BUTTERFIELD JAMES MICHAEL AND  
BUTTERFIELD STACY LUANN BAY  
OR CURRENT RESIDENT  
16245 QUEENSVIEW ST  
HUDSON CO 80642-7977

COLAIANO ROBERT FRANCIS  
OR CURRENT RESIDENT  
16780 SHADOW WOOD COURT  
HUDSON CO 80642

CARPENTER ALAN AND  
CARPENTER TORIA A  
OR CURRENT RESIDENT  
16670 TREE HAVEN ST  
HUDSON CO 80642-7938

CONDINA JOSEPH FRED AND  
CONDINA EILEEN  
OR CURRENT RESIDENT  
16170 RAYBURN ST  
HUDSON CO 80642-7972

CASSIDAY ROBERT D AND  
CASSIDAY LAURA A  
OR CURRENT RESIDENT  
16420 TIMBER COVE STREET  
HUDSON CO 80642

CORKERY MICHAEL ANTHONY AND  
CORKERY SHAUNA  
OR CURRENT RESIDENT  
16680 SHADOW WOOD CT  
HUDSON CO 80642-7925

CAVARRA TYLER J AND  
CAVARRA HANNAH RAYEANN JAMSAY  
OR CURRENT RESIDENT  
16631 TREE HAVEN ST  
HUDSON CO 80642-7938

COTTRELL ROBERT J AND  
COTTRELL LORA L  
OR CURRENT RESIDENT  
16421 TIMBER COVE STREET  
HUDSON CO 80642

CDEBACA MICHIEL N  
OR CURRENT RESIDENT  
31375 E 162ND AVE  
HUDSON CO 80642

CROSSNO THOMAS R AND  
CROSSNO JANET M  
OR CURRENT RESIDENT  
31341 E 161ST CT  
HUDSON CO 80642-7970

CHERESNICK STEVEN H AND  
CHERESNICK PATRICIA A  
OR CURRENT RESIDENT  
32285 E 166TH COURT  
HUDSON CO 80642

CURRIER FREDERICK I II AND  
CURRIER KAREN S  
OR CURRENT RESIDENT  
16405 QUEENSVIEW ST  
HUDSON CO 80642-7978

CHESTNUT KELLY  
OR CURRENT RESIDENT  
16280 RAYBURN ST  
HUDSON CO 80642-7973

DAHLBERG RANDY DANIEL REVOCABLE TRUST THE AND  
DAHLBERG JULIE MARIE REVOCABLE TRUST THE  
OR CURRENT RESIDENT  
16600 UMPIRE CT  
HUDSON CO 80642-7963

DAHLIN MATTHEW W AND  
DAHLIN ALLISON L  
OR CURRENT RESIDENT  
16181 RAYBURN STREET  
HUDSON CO 80642

EASTERLY MICHAEL A AND  
EASTERLY TINA M  
OR CURRENT RESIDENT  
16615 STROILWAY ST  
HUDSON CO 80642-7924

DE MERS JOSEPH F AND  
DE MERS TIFFANY A  
OR CURRENT RESIDENT  
16581 TIMBER COVE STREET  
HUDSON CO 80642

EGAN RON AND  
EGAN KRISTEN  
OR CURRENT RESIDENT  
16615 TREE HAVEN ST  
HUDSON CO 80642-7938

DEINES DUKE W AND  
DEINES KIMBERLY A  
OR CURRENT RESIDENT  
32220 E 167TH DR  
HUDSON CO 80642-7960

ENRIGHT JAMES R AND  
ENRIGHT ANN K  
OR CURRENT RESIDENT  
33400 E 156TH CT  
HUDSON CO 80642-7951

DELK MICHAEL D AND  
DELK REGINA L  
OR CURRENT RESIDENT  
31579 E 164TH AVE  
HUDSON CO 80642-7976

ERICKSON VERNON K AND  
ERICKSON GAYLE D  
OR CURRENT RESIDENT  
16695 SHADOW WOOD COURT  
HUDSON CO 80642

DELORENZO TONY ANGELO AND  
DELORENZO JENNIFER LYNN  
OR CURRENT RESIDENT  
16481 TIMBER COVE ST  
HUDSON CO 80642

FERGUSON GARY L AND  
FERGUSON LORETTA M  
OR CURRENT RESIDENT  
31500 E 167TH AVENUE  
HUDSON CO 80642

DEWALT TIMOTHY REID AND  
DEWALT BRENDA KATHLEEN  
OR CURRENT RESIDENT  
31351 E 167TH AVE  
HUDSON CO 80642-7927

FIELDS JEFFREY B AND  
FIELDS CAROLYN M  
OR CURRENT RESIDENT  
16530 UMPIRE CT  
HUDSON CO 80642-7963

DIETRICH MICHAEL L AND  
DIETRICH MARCIE L  
OR CURRENT RESIDENT  
16440 TIMBER COVE ST  
HUDSON CO 80642

FLECK ROBERT W AND  
FLECK KELLY J  
OR CURRENT RESIDENT  
16460 TREE HAVEN STREET  
HUDSON CO 80642

DOBRATZ GEORGE W AND  
DOBRATZ CHERYL K  
OR CURRENT RESIDENT  
31689 E 164TH AVE  
HUDSON CO 80642-7976

FLEGEL LINDA L AND  
PEDROSS ALEXANDER J  
OR CURRENT RESIDENT  
32240 E 167TH DR  
HUDSON CO 80642-7960

DOBSON LISA K  
OR CURRENT RESIDENT  
16441 TREE HAVEN STREET  
HUDSON CO 80642

FREEMAN TIMOTHY K AND  
FREEMAN KATHLEEN A  
OR CURRENT RESIDENT  
16785 STROILWAY STREET  
HUDSON CO 80642

DUSSEX TODD A AND  
DUSSEX MARGARET G  
OR CURRENT RESIDENT  
31551 E 167TH AVE  
HUDSON CO 80642-7931

FRITZ TANYA M AND  
FRITZ ERIC L  
OR CURRENT RESIDENT  
16595 UMPIRE COURT  
HUDSON CO 80642

FUSHIMI FAMILY TRUST THE  
OR CURRENT RESIDENT  
16601 TREE HAVEN ST  
HUDSON CO 80642-7938

HAGER GERARD L AND  
SAKO-HAGER YVETTE  
OR CURRENT RESIDENT  
16680 UMPIRE ST  
HUDSON CO 80642-7965

GAMBERG JAMES R AND  
GAMBERG SHARREN L  
OR CURRENT RESIDENT  
32205 E 167TH DRIVE  
HUDSON CO 80642

HAGLER SHAWN R AND  
HAGLER MANDY  
OR CURRENT RESIDENT  
33505 E 156TH CT  
HUDSON CO 80642-7928

GARCIA OTERO JOSE ALFREDO AND  
GARCIA OTERO MEGAN JEAN  
OR CURRENT RESIDENT  
31651 E 167TH AVE  
HUDSON CO 80642-7932

HARRAS GARY R AND  
HARRAS JANET  
OR CURRENT RESIDENT  
16250 QUEENSVIEW ST  
HUDSON CO 80642-7977

GIBSON TODD R AND  
GIBSON CONSTANCE L  
OR CURRENT RESIDENT  
16720 SHADOW WOOD CT  
HUDSON CO 80642-7955

HARRIS BENJAMIN AND  
HARRIS KELLIE  
OR CURRENT RESIDENT  
16351 UMPIRE ST  
HUDSON CO 80642-7948

GONZALES GREGORY A AND  
GONZALES COLLEEN K  
OR CURRENT RESIDENT  
16361 TIMBER COVE STREET  
HUDSON CO 80642

HEMPEL MARK N AND  
HEMPEL DIANE C  
OR CURRENT RESIDENT  
16231 RAYBURN ST  
HUDSON CO 80642-7973

GONZALES JESUS GUADALUPE  
GONZALES ERIKA  
OR CURRENT RESIDENT  
31540 E 162ND AVE  
HUDSON CO 80642-7974

HENDERSHOTT BRIAN W  
OR CURRENT RESIDENT  
16380 UMPIRE ST  
HUDSON CO 80642-7948

GONZALES RICHARD M AND  
GONZALES TERESA V  
OR CURRENT RESIDENT  
32285 E 167TH DRIVE  
HUDSON CO 80642

HILL HAYDEN R AND  
HILL DEIDRE L  
OR CURRENT RESIDENT  
16570 TIMBER COVE ST  
HUDSON CO 80642-7942

GORDON LORI LYNN  
OR CURRENT RESIDENT  
31393 E 163RD AVE  
HUDSON CO 80642-7979

HINES ROBERT M AND  
HINES MARIKA A  
OR CURRENT RESIDENT  
16410 RAYBURN ST  
HUDSON CO 80642-7975

GRZELAK ANDREW FRANICIS LIVING TRUST  
OR CURRENT RESIDENT  
31425 E 162ND AVE  
HUDSON CO 80642

HIRSCH CURTIS L AND  
HIRSCH ROXANNE M  
OR CURRENT RESIDENT  
16500 UMPIRE STREET  
HUDSON CO 80642

GUAN XIAO PENG AND  
LIN RONG XING  
OR CURRENT RESIDENT  
16675 SHADOW WOOD CT  
HUDSON CO 80642-7925

HOEFT WILLIAM L AND  
HOEFT BARBARA  
OR CURRENT RESIDENT  
16420 UMPIRE ST  
HUDSON CO 80642-7949



HOFFACKER KENNETH W  
OR CURRENT RESIDENT  
16441 TIMBER COVE STREET  
HUDSON CO 80642

JORSTAD ANTHONY AND  
JORSTAD LAURA  
OR CURRENT RESIDENT  
33000 E 156TH CT  
HUDSON CO 80642-7930

HOGAN JEFFERY E AND  
HOGAN ELIZABETH J  
OR CURRENT RESIDENT  
16520 UMPIRE STREET  
HUDSON CO 80642

KAHLER WALTER E JR AND  
KAHLER ELIZABETH J  
OR CURRENT RESIDENT  
16400 TIMBER COVE STREET  
HUDSON CO 80642

HOISINGTON CHRISTOPHER M  
OR CURRENT RESIDENT  
16465 QUEENSVIEW ST  
HUDSON CO 80642-7978

KANE MARTIN R AND  
KANE SANDRA L  
OR CURRENT RESIDENT  
16461 TREE HAVEN STREET  
HUDSON CO 80642

HOOGLAND STEPHANIE AND  
HOOGLAND BRADLEY  
OR CURRENT RESIDENT  
31430 E 162ND AVE  
HUDSON CO 80642

KELSAY KARMEN K AND  
KELSAY DOUGLAS K  
OR CURRENT RESIDENT  
31485 E 162ND AVE  
HUDSON CO 80642

HOWES STEVEN P  
OR CURRENT RESIDENT  
16141 RAYBURN ST  
HUDSON CO 80642-7972

KEYES PATRICK A AND  
KEYES CHANDRA J  
OR CURRENT RESIDENT  
16260 RAYBURN STREET  
HUDSON CO 80642

HULL GREG A AND  
HULL SALLY ANN  
OR CURRENT RESIDENT  
31501 E 161ST CT  
HUDSON CO 80642

KINSELLA TERRANCE A AND  
KINSELLA LYNNETTE M  
OR CURRENT RESIDENT  
31501 E 167TH AVENUE  
HUDSON CO 80642

HUTCHCRAFT GARY L AND  
HUTCHCRAFT DIANE L  
OR CURRENT RESIDENT  
31580 E 162ND AVE  
HUDSON CO 80642-7974

KIRBY TRACY L AND  
KIRBY JASON W  
OR CURRENT RESIDENT  
31350 E 167TH AVE  
HUDSON CO 80642

JOHNSON CHRIS JEOFFREY AND  
JOHNSON STACY  
OR CURRENT RESIDENT  
16535 UMPIRE CT  
HUDSON CO 80642-7963

KIRKHAM JAMES E  
OR CURRENT RESIDENT  
16545 TIMBER COVE STREET  
HUDSON CO 80642

JOHNSON JOHN EDWARD AND  
JOHNSON KRISTIN NICOLE  
OR CURRENT RESIDENT  
16381 TIMBER COVE ST  
HUDSON CO 80642-7945

KISA JEFFREY S AND  
KISA DONNELL A  
OR CURRENT RESIDENT  
31451 E 167TH AVE  
HUDSON CO 80642-7929

JOHNSON LANE V AND  
JOHNSON PAMELA R  
OR CURRENT RESIDENT  
16380 QUEENSVIEW ST  
HUDSON CO 80642-7977

KOBI JEFFREY D AND  
KOBI CLARA M  
OR CURRENT RESIDENT  
16481 TREE HAVEN ST  
HUDSON CO 80642-7934

KOPE LAUREN  
OR CURRENT RESIDENT  
16401 TREE HAVEN STREET  
HUDSON CO 80642

MACK CHRISTOPHER J AND  
MACK SARA M  
OR CURRENT RESIDENT  
31601 E 167TH AVENUE  
HUDSON CO 80642

KREGER CHRISTOPHER AND  
KREGER CHRISTINE  
OR CURRENT RESIDENT  
32245 E 167TH DR  
HUDSON CO 80642-7959

MADDEN BARBARA N  
OR CURRENT RESIDENT  
16590 UMPIRE STREET  
HUDSON CO 80642

LANDERS CHRIS  
OR CURRENT RESIDENT  
16240 RAYBURN ST  
HUDSON CO 80642-7973

MADOLE KERRY R  
OR CURRENT RESIDENT  
31144 E 168TH AVE  
HUDSON CO 80642-7900

LAURIDSON JUSTIN R AND  
LAURIDSON AMANDA N  
OR CURRENT RESIDENT  
34250 E 160TH AVE  
HUDSON CO 80642-7908

MARTIN STEVEN JAMES AND  
MARTIN BARBARA KAYE  
OR CURRENT RESIDENT  
31380 E 162ND AVE  
HUDSON CO 80642

LAVALLEUR RANDY J AND  
HALL MARCIE L  
OR CURRENT RESIDENT  
31352 E 166TH AVE  
HUDSON CO 80642-7922

MARTINEZ JOEY AND  
MARTINEZ GAYLE M  
OR CURRENT RESIDENT  
16450 TIMBER COVE STREET  
HUDSON CO 80642

LAWRENCE JEFFREY AND  
LAWRENCE AMBER  
OR CURRENT RESIDENT  
16580 TIMBER COVE ST  
HUDSON CO 80642-7942

MAYROSE STEVEN LEE AND  
MAYROSE JENNIFER LYNN  
OR CURRENT RESIDENT  
31630 E 162ND AVE  
HUDSON CO 80642-7974

LIMMER MICHAEL D AND  
LIMMER JEAN R  
OR CURRENT RESIDENT  
31455 E 162ND AVE  
HUDSON CO 80642

MC BRIDE JOHN A AND  
MC BRIDE MARY JANE  
OR CURRENT RESIDENT  
31301 E 167TH AVE  
HUDSON CO 80642

LOVATO TONY DEAN  
OR CURRENT RESIDENT  
31305 E 166TH AVENUE  
HUDSON CO 80642

MC CRACKEN EUGENE E AND  
CONNOLLY SANDRA L  
OR CURRENT RESIDENT  
31367 E 160TH CT  
HUDSON CO 80642-7915

LOZANO DAVE C AND  
LOZANO SHELLIE L  
OR CURRENT RESIDENT  
16500 TREE HAVEN STREET  
HUDSON CO 80642

MEEKER JEFFREY L  
OR CURRENT RESIDENT  
31400 E 167TH AVE  
HUDSON CO 80642-7929

LUBICK JOHN T AND  
LUBICH SHELLEY K  
OR CURRENT RESIDENT  
31370 E 161ST CT  
HUDSON CO 80642

MELTON BRET AND  
SOLZMAN JENNIFER  
OR CURRENT RESIDENT  
31353 E 163RD AVE  
HUDSON CO 80642-7979

MENU RYAN AND  
MENU SAMANTHA  
OR CURRENT RESIDENT  
16320 QUEENSVIEW ST  
HUDSON CO 80642-7977

NELSON GARY D JR AND  
NELSON KATHRYN E  
OR CURRENT RESIDENT  
16130 RAYBURN STREET  
HUDSON CO 80642

METZNER ROBERT A AND  
METZNER JULIE A  
OR CURRENT RESIDENT  
16690 STROILWAY STREET  
HUDSON CO 80642

NELSON GARY D SR AND  
NELSON PEGGY J  
OR CURRENT RESIDENT  
16570 UMPIRE COURT  
HUDSON CO 80642

MILLER SCOTT E AND  
MILLER CINDI L  
OR CURRENT RESIDENT  
31460 E 162ND AVE  
HUDSON CO 80642-7971

NEWCOMER LARRY C AND  
NEWCOMER JOYCE C  
OR CURRENT RESIDENT  
31304 E 167TH AVE  
HUDSON CO 80642-7927

MONTOYA JEFFREY R AND  
MONTOYA TENNILLE A  
OR CURRENT RESIDENT  
31450 E 167TH AVE  
HUDSON CO 80642

OBRECHT THEODORE J AND  
OBRECHT VONDA JANE  
OR CURRENT RESIDENT  
16651 TREE HAVEN STREET  
HUDSON CO 80642

MOORE DAVID K AND  
MOORE ELAINE E  
OR CURRENT RESIDENT  
31402 E 166TH AVE  
HUDSON CO 80642-7923

PAULOVICH JASON E AND  
TAYLER JENNIFER M  
OR CURRENT RESIDENT  
16341 TIMBER COVE ST  
HUDSON CO 80642-7945

MOORE KENNETH H AND  
MOORE DENISE C  
OR CURRENT RESIDENT  
16480 TIMBER COVE STREET  
HUDSON CO 80642

PEKAS MARK D AND PEKAS DONNA L  
OR CURRENT RESIDENT  
16561 TREE HAVEN STREET  
HUDSON CO 80642

MOORE TAMMY AND  
MOORE MICHAEL  
OR CURRENT RESIDENT  
16400 UMPIRE ST  
HUDSON CO 80642-7949

PERSICHETTI GARY JOSEPH AND  
PERSICHETTI SHARRON LEE  
OR CURRENT RESIDENT  
16561 TIMBER COVE ST  
HUDSON CO 80642-7942

MORALES JIMMY A AND  
TRUJILLO CELESTE M  
OR CURRENT RESIDENT  
16650 STROILWAY STREET  
HUDSON CO 80642

PERSICHETTI MICHAEL V AND  
PERSICHETTI KELLY J  
OR CURRENT RESIDENT  
16620 UMPIRE STREET  
HUDSON CO 80642

MOST ROBERT D AND  
MOST VICKY L  
OR CURRENT RESIDENT  
33101 E 156TH COURT  
HUDSON CO 80642

PETERS JEFFREY AND  
PETERS KATHLEEN  
OR CURRENT RESIDENT  
16285 QUEENSVIEW ST  
HUDSON CO 80642-7977

MUEHTER PAUL P IV AND  
CASH JENNIFER L  
OR CURRENT RESIDENT  
16691 TREE HAVEN ST  
HUDSON CO 80642-7938

PETSCHAUER ALBERT F AND  
SARGENT PATRICIA A  
OR CURRENT RESIDENT  
16670 STROILWAY STREET  
HUDSON CO 80642

POOLE MONICA RENEE AND  
WITT DARREN MONTGOMERY  
OR CURRENT RESIDENT  
31350 E 160TH CT  
HUDSON CO 80642-7915

SANCHEZ PAUL B AND  
SANCHEZ DEANNA M  
OR CURRENT RESIDENT  
31649 E 164TH AVENUE  
HUDSON CO 80642

PROVENCIO AMY SUE  
OR CURRENT RESIDENT  
31360 E 163RD AVE  
HUDSON CO 80642-7979

SANCHEZ-PORTILLO OSCAR  
OR CURRENT RESIDENT  
31340 E 162ND AVE  
HUDSON CO 80642

RAINEY DONALD G AND  
RAINEY DIANE M  
OR CURRENT RESIDENT  
16271 RAYBURN ST  
HUDSON CO 80642-7973

SAUER CRAIG R AND  
SAUER C ASHLEY  
OR CURRENT RESIDENT  
16545 QUEENSVIEW ST  
HUDSON CO 80642-7978

RANDOLPH BENJAMIN G IV AND  
RANDOLPH JENNIFFER M  
OR CURRENT RESIDENT  
31440 E 161ST CT  
HUDSON CO 80642

SCHAEFER GREGORY  
OR CURRENT RESIDENT  
16480 UMPIRE ST  
HUDSON CO 80642-7949

RANKEY ALEXIS H AND  
GOERS JAMA  
OR CURRENT RESIDENT  
16190 RAYBURN ST  
HUDSON CO 80642-7972

SCHAMAUN KEVIN DELL AND  
DESJARDIN SHONDA LEE  
OR CURRENT RESIDENT  
16281 TIMBER COVE ST  
HUDSON CO 80642-7940

RANKIN BRIAN P AND  
RANKIN PATRICIA M  
OR CURRENT RESIDENT  
16635 STROILWAY STREET  
HUDSON CO 80642

SCHILLER FLOYD AND  
SCHILLER CYNTHIA  
OR CURRENT RESIDENT  
16540 TIMBER COVE ST  
HUDSON CO 80642-7942

RICHERS JUSTIN PATRICK AND  
RICHERS REBECCA RENEE  
OR CURRENT RESIDENT  
16530 TIMBER COVE STREET  
HUDSON CO 80642

SEADER JAMES H AND  
SEADER TONISHA L  
OR CURRENT RESIDENT  
16655 STROILWAY ST  
HUDSON CO 80642-7924

RIGOLI JOSEPH T AND  
RIGOLI KIM M  
OR CURRENT RESIDENT  
16440 UMPIRE STREET  
HUDSON CO 80642

SENSENICH EDWARD F AND  
SENSENICH KIERAN  
OR CURRENT RESIDENT  
31539 E 164TH AVE  
HUDSON CO 80642-7976

ROWLAND MATTHEW C AND  
ROWLAND DONNA K  
OR CURRENT RESIDENT  
16750 RED LANE ST  
HUDSON CO 80642-7953

SHEPARD HEATHER AND  
SHERPARD DONALD  
OR CURRENT RESIDENT  
16620 STROILWAY ST  
HUDSON CO 80642-7957

RUSER SCOTT A AND  
RUSER KARIN M  
OR CURRENT RESIDENT  
16480 TREE HAVEN STREET  
HUDSON CO 80642

SMITH JOSHUA ADAM  
OR CURRENT RESIDENT  
16330 TIMBER COVE ST  
HUDSON CO 80642-7947

SMITH ROBERT C AND  
REHFELD DEBBIE K  
OR CURRENT RESIDENT  
32165 E 167TH DR  
HUDSON CO 80642-7958

SUTTON KYLE S AND  
SUTTON RHONDA J  
OR CURRENT RESIDENT  
32455 E 167TH DR  
HUDSON CO 80642-7966

SMITH SHAWN L AND  
SMITH CHRISTINE L  
OR CURRENT RESIDENT  
16640 STROILWAY ST  
HUDSON CO 80642-7957

SVALDI JESSE  
OR CURRENT RESIDENT  
16340 QUEENSVIEW ST  
HUDSON CO 80642-7977

SMYTH JAMES D AND  
SMYTH DENISE K  
OR CURRENT RESIDENT  
16780 RED LANE ST  
HUDSON CO 80642-7953

SWEET KEVIN L AND  
SWEET KAREN R  
OR CURRENT RESIDENT  
31480 E 161ST CT  
HUDSON CO 80642

SNYDER DAVID T SR AND  
SNYDER BEVERLY K  
OR CURRENT RESIDENT  
16675 STROILWAY STREET  
HUDSON CO 80642

SYBERT DOUGLAS AND  
SYBERT ANN  
OR CURRENT RESIDENT  
16550 TREE HAVEN STREET  
HUDSON CO 80642

SPAAR REBECCA M  
OR CURRENT RESIDENT  
32260 E 167TH DRIVE  
HUDSON CO 80642

TATE CLAYTON L AND TATE SHARON K  
OR CURRENT RESIDENT  
32245 E 166TH CT  
HUDSON CO 80642-7961

SPERLING ANDREW AND  
SPERLING KIMBERLY  
OR CURRENT RESIDENT  
32290 E 166TH CT  
HUDSON CO 80642-7962

TATKENHORST JEFF R AND  
MCDONALD TAMARA J  
OR CURRENT RESIDENT  
31355 E 166TH AVE  
HUDSON CO 80642-7922

SPRECHER THANE E AND  
SPRECHER CARRIE L  
OR CURRENT RESIDENT  
32280 E 167TH DR  
HUDSON CO 80642-7960

TENNAL BRIAN P AND  
TENNAL JENNIFER J  
OR CURRENT RESIDENT  
16323 RAYBURN STREET  
HUDSON CO 80642

STEVENIN GEORGE THOMAS IV AND  
STEVENIN BETHANY JEAN  
OR CURRENT RESIDENT  
31505 E 166TH AVE  
HUDSON CO 80642-7926

TERRY KATHERINE AND  
TERRY JASON R  
OR CURRENT RESIDENT  
16440 TREE HAVEN STREET  
HUDSON CO 80642

STEWART SARAH AND  
KAMSTRA JACOB  
OR CURRENT RESIDENT  
16510 TIMBER COVE ST  
HUDSON CO 80642-7942

TETER CHAD D AND  
TETER CHRISTY L  
OR CURRENT RESIDENT  
16315 QUEENSVIEW ST  
HUDSON CO 80642-7977

STOUT MICHAEL E AND  
STOUT HEIDI MARIE  
OR CURRENT RESIDENT  
31645 E 162ND AVE  
HUDSON CO 80642

THOMPSON JOHN D AND  
THOMPSON ROBBIN N  
OR CURRENT RESIDENT  
32265 E 167TH DR  
HUDSON CO 80642-7959

THORP KENNETH B  
OR CURRENT RESIDENT  
16650 UMPIRE ST  
HUDSON CO 80642-7965

WALTEMATH TOM L AND  
WALTEMATH CYNTHIA K  
OR CURRENT RESIDENT  
31302 E 166TH AVE  
HUDSON CO 80642-7922

TIPPY CHARLES P AND  
TIPPY SHARON L  
OR CURRENT RESIDENT  
31600 E 167TH AVE  
HUDSON CO 80642-7932

WANG YIDI  
OR CURRENT RESIDENT  
16650 SHADOW WOOD CT  
HUDSON CO 80642-7925

TORRES GUADALUPE DOLORES AND  
TORRES ATLER LATOYA AMANDA  
OR CURRENT RESIDENT  
16360 QUEENSVIEW ST  
HUDSON CO 80642-7977

WATTS TED E AND  
WATTS GLORIA A  
OR CURRENT RESIDENT  
31455 E 166TH AVE  
HUDSON CO 80642-7923

TURNER LESLIE AND  
TURNER LAURIE  
OR CURRENT RESIDENT  
16541 TREE HAVEN ST  
HUDSON CO 80642

WEAVER ANDREW M AND  
WEAVER JENNA V  
OR CURRENT RESIDENT  
16515 UMPIRE CT  
HUDSON CO 80642-7963

UMSTED JASON D AND  
UMSTED BARBARA J  
OR CURRENT RESIDENT  
16785 SHADOW WOOD CT  
HUDSON CO 80642-7955

WELLBROCK DENNIS G AND  
WELLBROCK THERESA C  
OR CURRENT RESIDENT  
16350 TIMBER COVE ST  
HUDSON CO 80642-7946

VAN STEINBURG WANDA K AND  
VAN STEINBURG MICHAEL G  
OR CURRENT RESIDENT  
16540 UMPIRE STREET  
HUDSON CO 80642

WIDHALM KRISTINA K AND  
WIDHALM MICHAEL A  
OR CURRENT RESIDENT  
31550 E 167TH AVENUE  
HUDSON CO 80642

VAN VACTOR LIVING TRUST THE  
OR CURRENT RESIDENT  
16680 STROILWAY ST  
HUDSON CO 80642-7957

WILES ROBERT E AND  
WILES DEBORAH E  
OR CURRENT RESIDENT  
16755 SHADOW WOOD COURT  
HUDSON CO 80642

VIGLIONE MICHAEL A AND  
VIGLIONE MARY A  
OR CURRENT RESIDENT  
32225 E 167TH DR  
HUDSON CO 80642-7959

WILKE DAVID AND  
WILKE JENNIFER  
OR CURRENT RESIDENT  
31329 E 164TH AVE  
HUDSON CO 80642-7980

VILAISACK SOMSAK  
OR CURRENT RESIDENT  
16251 RAYBURN ST  
HUDSON CO 80642-7973

WILLIAMS DEBBIE ANN  
OR CURRENT RESIDENT  
31381 E 161ST CT  
HUDSON CO 80642

VOLPE ROBERT J AND  
VOLPE ROLAYNE M  
OR CURRENT RESIDENT  
16715 SHADOW WOOD CT  
HUDSON CO 80642-7955

WILLIAMS KENNETH L AND  
WILLIAMS CINDY L  
OR CURRENT RESIDENT  
32505 E 167TH DRIVE  
HUDSON CO 80642

WILSON JUSTIN  
OR CURRENT RESIDENT  
31490 E 162ND AVE  
HUDSON CO 80642-7971

CURRENT RESIDENT  
31405 E 166TH AVE  
HUDSON CO 80642-7923

WILSON PAUL J  
OR CURRENT RESIDENT  
16350 RAYBURN ST  
HUDSON CO 80642-7975

CURRENT RESIDENT  
16421 TREE HAVEN ST  
HUDSON CO 80642-7934

WILSON RICHARD H AND  
WILSON JUDITH K  
OR CURRENT RESIDENT  
16311 TIMBER COVE ST  
HUDSON CO 80642-7945

CURRENT RESIDENT  
16581 TREE HAVEN ST  
HUDSON CO 80642-7936

WILSON SHELLY R AND  
WILSON JASON  
OR CURRENT RESIDENT  
16730 RED LANE ST  
HUDSON CO 80642-7953

CURRENT RESIDENT  
16675 TREE HAVEN ST  
HUDSON CO 80642-7938

WOOD MATTHEW A AND  
WOOD CHERYL L  
OR CURRENT RESIDENT  
16755 RED LANE ST  
HUDSON CO 80642-7954

CURRENT RESIDENT  
16575 TIMBER COVE ST  
HUDSON CO 80642-7942

WRIGHT LARRY E AND  
WRIGHT CHARLOTTE A  
OR CURRENT RESIDENT  
16560 UMPIRE ST  
HUDSON CO 80642-7964

CURRENT RESIDENT  
16590 TIMBER COVE ST  
HUDSON CO 80642-7942

ZAK STEVEN C  
OR CURRENT RESIDENT  
16501 TREE HAVEN STREET  
HUDSON CO 80642

CURRENT RESIDENT  
16310 TIMBER COVE ST  
HUDSON CO 80642-7947

ZIEGLER BRIAN LEE  
OR CURRENT RESIDENT  
16735 SHADOW WOOD CT  
HUDSON CO 80642-7955

CURRENT RESIDENT  
32295 E 167TH DR  
HUDSON CO 80642-7959

ZULAUF JANET K  
OR CURRENT RESIDENT  
16700 SHADOW WOOD CT  
HUDSON CO 80642-7955

CURRENT RESIDENT  
31335 E 162ND AVE  
HUDSON CO 80642-7971

CURRENT RESIDENT  
33578 E 160TH AVE  
HUDSON CO 80642-7908

CURRENT RESIDENT  
16150 RAYBURN ST  
HUDSON CO 80642-7972

CURRENT RESIDENT  
16161 RAYBURN ST  
HUDSON CO 80642-7972

CURRENT RESIDENT  
31310 E 164TH AVE  
HUDSON CO 80642-7980

CURRENT RESIDENT  
16320 RAYBURN ST  
HUDSON CO 80642-7975

CURRENT RESIDENT  
31389 E 164TH AVE  
HUDSON CO 80642-7980

CURRENT RESIDENT  
16353 RAYBURN ST  
HUDSON CO 80642-7975

CURRENT RESIDENT  
16390 RAYBURN ST  
HUDSON CO 80642-7975

CURRENT RESIDENT  
16393 RAYBURN ST  
HUDSON CO 80642-7975

CURRENT RESIDENT  
16335 QUEENSVIEW ST  
HUDSON CO 80642-7977

CURRENT RESIDENT  
16355 QUEENSVIEW ST  
HUDSON CO 80642-7977

CURRENT RESIDENT  
16375 QUEENSVIEW ST  
HUDSON CO 80642-7977

CURRENT RESIDENT  
16525 QUEENSVIEW ST  
HUDSON CO 80642-7978

CURRENT RESIDENT  
16530 QUEENSVIEW ST  
HUDSON CO 80642-7978