



**COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT**

**STAFF REPORT**

**Exhibits Table of Contents**

**EXHIBIT 1 – BoCC Staff Report**

**EXHIBIT 2- Maps**

- 2.1 Aerial Map
- 2.2 Zoning Map
- 2.3 Future Land Use Map

**EXHIBIT 3- Applicant Information**

- 3.1 Applicant Written Explanation
- 3.2 Applicant Preliminary Plat

**EXHIBIT 4- Referral Comments**

- 4.1 Referral Comments (Adams County)
- 4.2 Referral Comments (Bennett-Watkins Fire)
- 4.3 Referral Comments (Colorado Division of Parks & Wildlife)
- 4.4 Referral Comments (Colorado Division of Water Resources)
- 4.5 Referral Comments (Colorado Geological Survey)
- 4.6 Referral Comments (Greatrock North Water & Sanitation District)
- 4.7 Referral Comments (Tri-County Health Department)
- 4.8 Referral Comments (Xcel Energy)

**EXHIBIT 5- Citizen Comments**

- 5.01 Public Comments (Averkov)
- 5.02 Public Comments (Beaver)
- 5.03 Public Comments (Campbell)
- 5.04 Public Comments (Chrisman)
- 5.05 Public Comments (Drake-Conner)
- 5.06 Public Comments (Fields)
- 5.07 Public Comments (Jackson)
- 5.08 Public Comments (Jolly)
- 5.09 Public Comments (Newhall)
- 5.10 Public Comments (Polliard)
- 5.11 Public Comments (Szydle)

**EXHIBIT 6- Associated Case Materials**

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



COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT

STAFF REPORT

Board of County Commissioners

August 13, 2019

CASE No.: **PLT2018-00044**

CASE NAME: **Ridgeview Estates**

Owner's Name:	Ridgeview Estates, LLC
Applicant's Name:	David E. Moore, Alliance Development Services
Applicant's Address:	16415 W. 85 <sup>th</sup> Lane, Unit B, Arvada, CO 80007
Location of Request:	Approximately 500 feet south of 28300 East 160 <sup>th</sup> Avenue.
Parcel #s:	0156710200001
Nature of Request:	Major Subdivision Preliminary Plat for 21 lots
Zone Districts:	Residential Estate (R-E) with Airport Height Overlay District and Airport Noise Overlay District
Future Land Use:	Estate Residential
Site Size:	62.3 acres
Proposed Uses:	Single-Family Residential
Existing Use:	Vacant
Hearing Date(s):	<b>PC: July 11, 2019 / 6:00 p.m.</b> <b>BoCC: August 13, 2019 / 9:30 a.m.</b>
Report Date:	July 2, 2019
Case Manager:	Greg Barnes
PC Recommendation:	APPROVAL of the Preliminary Plat with 9 Findings-of-Fact, 5 Conditions, and 2 Notes

## **SUMMARY OF APPLICATION**

### **Background:**

David Moore, on behalf of Alliance Development Services, is requesting a major subdivision preliminary plat for the proposed Ridgeview Estates subdivision. The preliminary plat consists of 21 single-family residential lots, two non-residential tracts, and associated public streets.

### **Site Characteristics:**

The subject site is located approximately one half mile southwest of the intersection of Hayeshmount Road and East 162<sup>nd</sup> Avenue and is currently undeveloped. East 160<sup>th</sup> Avenue abuts the northwest portion of the site, and provides direct access to the development through a newly proposed section of Monaghan Road, which will serve as the main entrance for the proposed subdivision.

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

Per Section 2-02-17-03 of the County's Development Standards and Regulations, the applicant is requesting a Major Subdivision (Preliminary Plat) for the proposed residential development. Currently, the site consists of a single 62.3-acre parcel. The applicant's proposed preliminary plat will create 21 residential lots and two tracts for drainage and landscaping along the western portions of the site (See Exhibit 3.2).

The proposed plat conforms to the criteria for approval for a major subdivision preliminary plat as outlined in Section 2-02-17-03-05 of the County's Development Standards. These standards include conformance to the County's Comprehensive Plan, the subdivision design standards, evidence of adequate water and sewer supply, adequate drainage improvements, adequate public infrastructure, and compatibility with the surrounding area. Per Section 5-03-03 of the County's Development Standards and Regulations, subdivision plats and lot dimensions are required to conform to requirements of the zone district in which the property is located. In addition, all lots created by a subdivision shall have access to a County-maintained right-of-way. The property is located in the Residential Estate (R-E) zone district, which has a minimum one-acre lot size and a minimum lot width requirement of 100 feet for lots served by public water or sewer. The proposed subdivision lots will be served by the Greatrock North Water & Sanitation District and all lots conform to the minimum dimensional requirements for the R-E zone district. In addition, all the proposed lots will have access to a public right-of-way.

The applicant has also provided evidence of adequate water and sewer supply in the form of a letter from the Greatrock North Water & Sanitation District stating that adequate water supply is available to support the proposed development. The Colorado Division of Water Resources reviewed the project and confirmed the availability of adequate water supply to support the development. Tri-County Health Department also reviewed the subject request and had no objection to the proposed subdivision utilizing onsite wastewater treatment systems (OWTS), provided that the OWTS is permitted, installed, and operated in compliance with regulations.

Per Section 5-04 of the County's Development Standards and Regulations, public improvements are required with development of a subdivision. All required public improvements, such as

streets and drainage systems, will be reviewed at time of final plat application. Per Section 2-02-17-01, approval of a final plat is required prior to development on the property. In addition, a Subdivision Improvements Agreement (SIA) with applicable collateral shall be required with any applications for a final plat. The SIA will address the timing and type of improvements that are required, as well as the necessary collateral to ensure those improvements are constructed.

#### **Future Land Use Designation:**

The Adams County Comprehensive Plan designates the subject site as Agriculture; and this future land use designation is intended for large landholdings of 35 acres or more with very low density residential. Overall, the subject request would create approximately one dwelling unit per two and a half acres. The Residential Estate zone district allows for lots of less than 35 acres, and the request is consistent with the underlying zoning. The request is mostly consistent with the goals of the Comprehensive Plan to provide lower density housing in this area. Additionally, areas surrounding the subject site are also designated as Estate Residential future land use in the Comprehensive Plan.

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

<b>Northwest</b> A-3 Single-Family Residential	<b>North</b> A-1 Single-Family Residential	<b>Northeast</b> A-1 Single-Family Residential
<b>West</b> A-3 Single-Family Residential	<b>Subject Property</b> RE Vacant	<b>East</b> A-1 Single-Family Residential
<b>Southwest</b> A-3 Single-Family Residential	<b>South</b> A-3 Single-Family Residential	<b>Southeast</b> A-1 Single-Family Residential

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

Properties to the north and east of the proposed subdivision are developed as single-family residential within approved subdivisions. These properties are developed at densities similar to the proposed Ridgeview Estates subdivision. The properties to the south and west consist of large parcels used for residential and agricultural purposes. The request for 21 single-family Residential Estate lots is compatible with existing development in the surrounding area and the County's future land use designation of Estate Residential.

#### **PLANNING COMMISSION UPDATE:**

The Planning Commission (PC) considered this case on July 11, 2019. The applicant spoke at the meeting, and had no concerns with the staff report or presentation. A member of the Planning Commission expressed a preference to extend the right-of-way proposed for Monaghan Road to the southern property line, to allow for increased potential for connectivity. The applicant indicated that the additional right-of-way could be provided during the final plat process. Several members of the public spoke at the public hearing in opposition to the request. The concerns provided at the public hearing included: a loss of wildlife habitat, a loss of scenic views, and concerns regarding increased traffic. The PC voted 7-0 to recommend approval of the Board of County Commissioners with 9 findings-of-fact, 5 conditions, and 2 notes.

**Staff Recommendations:**

**Based upon the application, the criteria for approval of a preliminary plat, and a recent site visit, staff recommends approval of this request with 9 findings-of-fact, 5 conditions, and 2 notes.**

**RECOMMENDED FINDINGS-OF-FACT**

1. The preliminary plat is consistent with the Adams County Comprehensive Plan and any available area plan.
2. The preliminary plat is consistent with the purposes of these standards and regulations.
3. The preliminary plat is in conformance with the subdivision design standards and any approved sketch plan.
4. The applicant has provided evidence that a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards.
5. The applicant has provided evidence that a public sewage disposal system has been established and, if other methods of sewage disposal are proposed, adequate evidence indicating that such system complies with state and local laws and regulations.
6. The applicant has provided evidence to show all areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified by the applicant and the proposed uses of these areas are compatible with such conditions.
7. The applicant has provided evidence that adequate drainage improvements comply with these standards and regulations.
8. The overall density of development within the proposed subdivision conforms to the zone district density allowances.
9. The proposed subdivision is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County. The proposed subdivision has established an adequate level of compatibility by:
  - a. Incorporating natural physical features into the development design and providing sufficient open spaces considering the type and intensity of use;
  - b. Incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County;
  - c. Incorporating physical design features in the subdivision to provide a transition between the project and adjacent land uses through the provision of an attractive entryway, edges along public streets, architectural design, and appropriate height and bulk restrictions on structures;
  - d. Incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the project design; and

e. Incorporating public facilities or infrastructure, or cash-in-lieu, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of the County services and facilities.

**Recommended Conditions of Approval:**

1. The applicant shall submit to the Adams County Community and Economic Development Department a final drainage analysis and report for review and approval with any application for a final plat.
2. The applicant shall submit to the Adams County Community and Economic Development Department a final traffic impact study for review and approval with any application for a final plat.
3. A Subdivision Improvements Agreement and collateral shall be submitted prior to scheduling any public hearing for a final plat application.
4. A public land dedication fee for parks and schools shall be paid to Adams County submitted prior to scheduling any public hearing for a final plat application. This fee shall be determined by the fee structure specified in Section 5-05 of the Adams County Development Standards and Regulations.
5. All utilities shall be located underground pursuant to the Adams County Development Standards and Regulations.

**Note to the Applicant:**

1. The applicant shall comply with all building, zoning, fire, engineering, and health codes and regulations during the development of the subject site.
2. The preliminary plat approval shall lapse on August 13, 2021 if a final plat application is not submitted.

**PUBLIC COMMENTS**

<b>Number of Property Owners Notified (1,000 Feet)</b>	<b>Number of Public Comments Received by Staff</b>
81	11

All property owners within a 1,000 foot radius of the proposed subdivision were notified of the application. Staff received 11 public comments regarding the proposed development. Of the 11 comments received by staff, six were opposed, two were in support, and three cited concerns regarding the proposal but did not specify opposition or support. The primary concerns or issues identified in these letters include increases in traffic volume, availability of water, loss of property value, loss of wildlife habitat, and concerns on overall appearance.

The applicant has provided a will-serve letter from the Greatrock North Water & Sanitation District stating their ability to provide water and sewer services for the development. The Colorado Division of Water Resources confirmed the availability of water to serve the proposed subdivision.

At time of final plat application, the applicant will be required to submit a traffic study, drainage study, a subdivision improvements agreement, and public land dedication (land or fees-in-lieu) to support schools and parks.

Section 4-07-01-02-01 of the County's Development Standards outlines requirements to ensure proposed developments are compatible to its surrounding areas. The standards for residential development include architectural character, structure orientation, and building materials. These standards will be reviewed with building permit applications.

#### **COUNTY AGENCY COMMENTS**

Adams County staff reviewed the subject request and determined the proposed preliminary plat conforms to the County's Development Standards and Regulation. Evidence of adequate water and sewage facilities have been provided with the application. In addition, the request is compatible with the surrounding area and consistent with the Adams County Comprehensive Plan.

#### **REFERRAL AGENCY COMMENTS**

The Colorado Division of Parks and Wildlife reviewed the request and identified concerns and recommendations for the developer at the time of construction. These comments have been provided to the applicant and are expected to be addressed at later phases of the development review process.

#### **Responding with Concerns:**

Colorado Division of Parks and Wildlife

#### **Responding without Concerns:**

Bennett-Watkins Fire

Colorado Division of Water Resources

Colorado Geological Survey

Greatrock North Water & Sanitation District

Tri-County Health Department

Xcel Energy

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

Adams County Sheriff

Brighton Fire District

Brighton School District 27J

Century Link

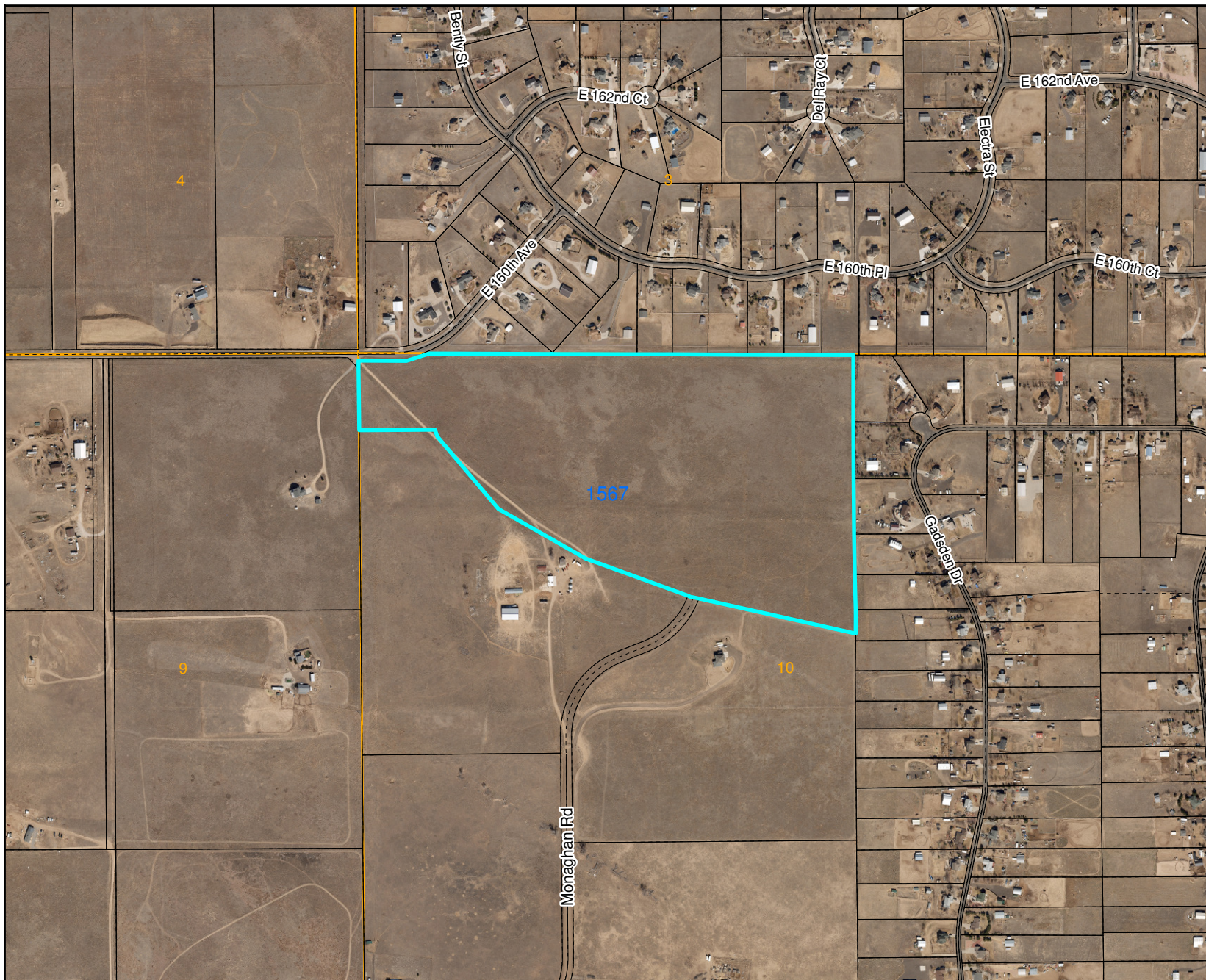
Colorado Comcast

Regional Transportation District

United Power

U.S. Postal Service





## 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)

Ridgeview Estates

PLT2018-00044

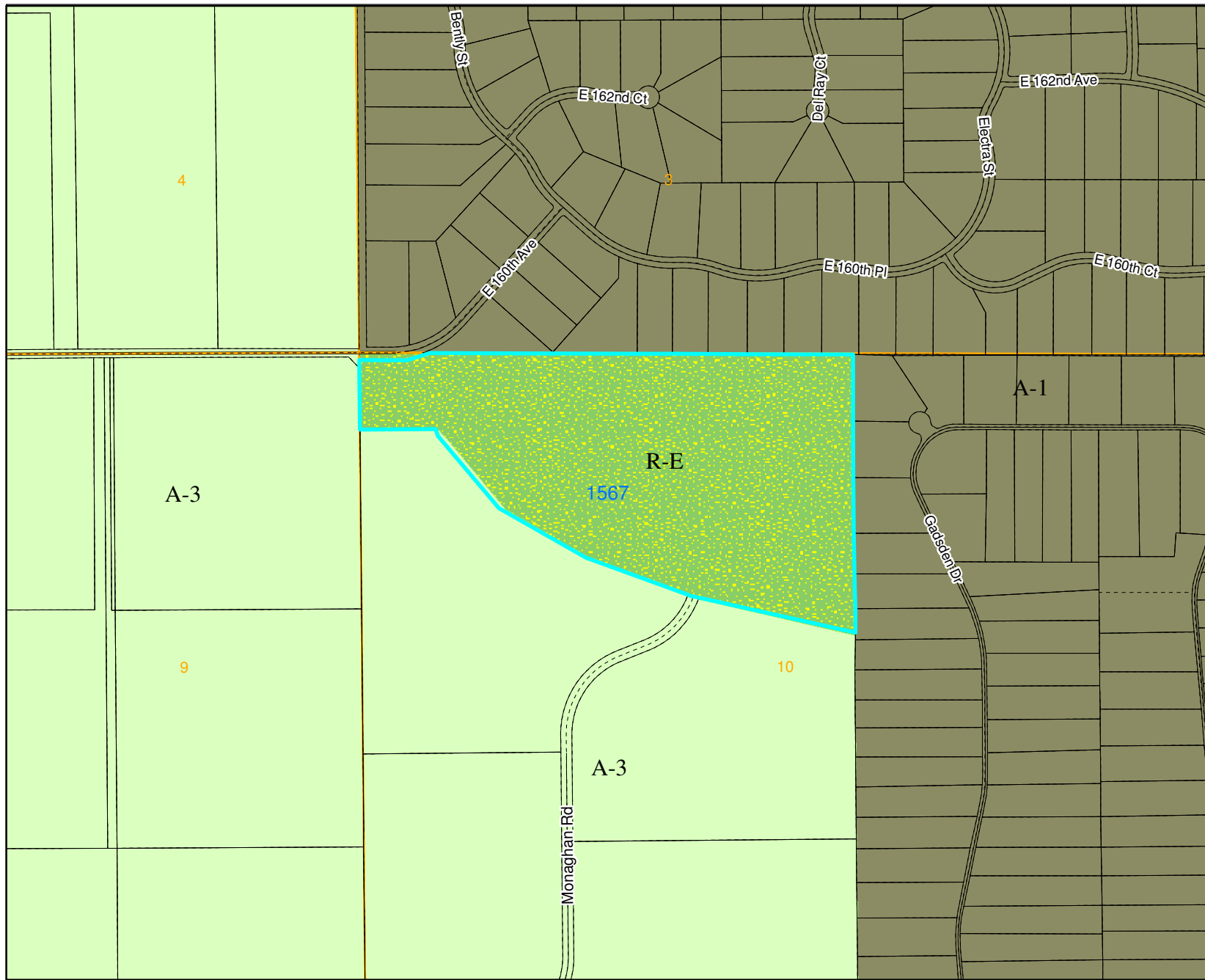


For display purposes only.



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)

Ridgeview Estates

PLT2018-00044

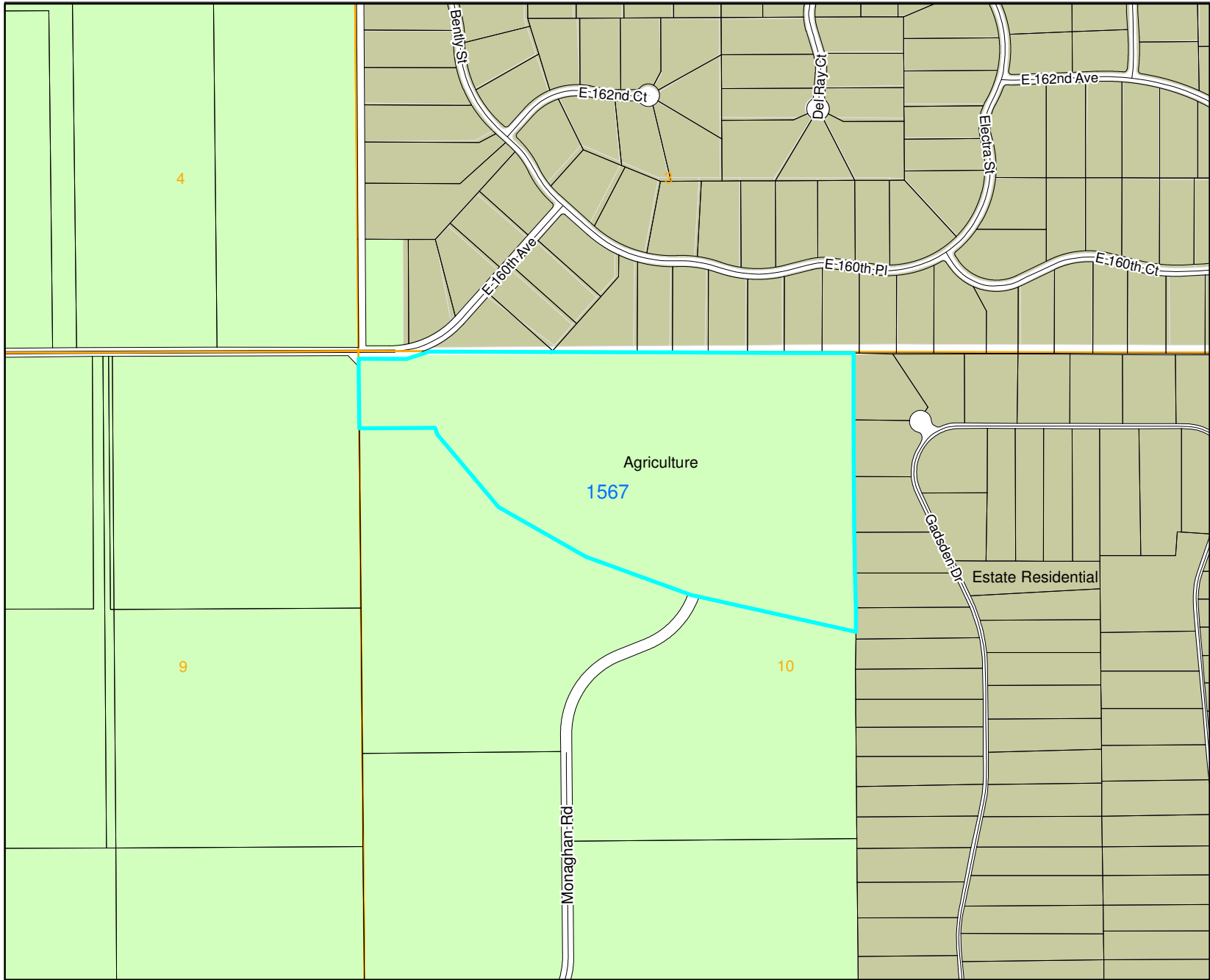


For display purposes only.



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)

Ridgeview Estates

PLT2018-00044



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

December 21, 2018

Greg Barnes  
Adams County Planner  
4430 South Adams County Parkway  
1<sup>st</sup> Floor, Suite W2000  
Brighton, Co. 80601

Ref: Ridgeview Estates  
E. 160<sup>th</sup> Ave.  
Adams Co, Colorado

Dear Greg:

Please accept this letter as a written explanation of our request and a general overview of the Ridgeview Estates Subdivision in Adams County, Colorado.

Ridgeview Estates is a 21-lot subdivision located south of E 160<sup>th</sup> Ave., just west of Great Rock South subdivision and south of Great Rock North subdivision. The property is currently zoned residential estates (RE). This subdivision will be in and utilizing the Great Rock north water district.

Access will be provided from E 160<sup>th</sup> Ave. and all homes will be located out of the DIA noise overlay district.

We anticipate platting the property next spring and constructing the utilities and roads in early 2020. Home construction would begin early in 2020.

Please review the enclosed "preliminary plat review package" and if you have any questions please contact us.

Sincerely,

David Moore, P.E.

# RIDGEVIEW ESTATES

A PORTION OF THE NORTHWEST 1/4 OF SECTION 10,  
TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
COUNTY OF ADAMS, STATE OF COLORADO.

SHEET 1 OF 2  
PRELIMINARY PLAT

CASE # PLT2018-00044

## DEDICATION AND OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS, THAT RIDGEVIEW ESTATES LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 10, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE 6TH P.M., THENCE S 00°05'13" E ALONG THE EAST LINE OF THE WEST HALF OF SECTION 10, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, A DISTANCE OF 1495.68 FEET;  
THENCE DEPARTING SAID EAST LINE OF THE NORTHWEST QUARTER OF SECTION 10, N 76°50'50" W, A DISTANCE OF 903.48 FEET;  
THENCE N 69°27'56" W A DISTANCE OF 596.98 FEET;  
THENCE N 60°05'53" W A DISTANCE OF 537.87 FEET;  
THENCE N 39°37'58" W A DISTANCE OF 507.03 FEET;  
THENCE N 17°26'04" W A DISTANCE OF 38.65 FEET;  
THENCE N 90°00'00" W A DISTANCE OF 406.46 FEET, TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 9;  
THENCE ALONG SAID EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, N 00°07'50" W A DISTANCE OF 373.61 FEET, TO A POINT ON THE SOUTH LINE OF THAT PARCEL OF LAND DESCRIBED IN BOOK 4431 PAGE 118, COUNTY PUBLIC RECORDS;  
THENCE ALONG THE SOUTH LINE OF SAID PARCEL, THE FOLLOWING TWO (2) COURSES:  
1) S 89°23'03" E PARALLEL WITH AND 40.00 FEET SOUTH OF, BY PERPENDICULAR MEASUREMENT, THE NORTH LINE OF THE WEST HALF OF SAID SECTION 10, A DISTANCE OF 257.32 FEET;  
2) THENCE N 72°13'56" E A DISTANCE OF 126.83 FEET, TO A POINT ON THE NORTH LINE OF THE WEST HALF OF SAID SECTION 10;  
THENCE ALONG SAID NORTH LINE OF THE WEST HALF OF SECTION 10, S 89°23'03" E, A DISTANCE OF 2267.15 FEET TO THE POINT OF BEGINNING;  
CONTAINING AN AREA OF 2,713,728 SQUARE FEET OF 62.299 ACRES MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, STREETS, TRACTS, AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF "RIDGEVIEW ESTATES" THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY, STATE OF COLORADO, THOSE PUBLIC EASEMENTS, TRACTS, ALL STREETS AND OTHER PUBLIC WAYS AND LANDS AS SHOWN ON THIS PLAT; AND FURTHER RESTRICTS THE USE OF OF ALL PUBLIC EASEMENTS TO ADAMS COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENT SHALL REMAIN EXCLUSIVELY VESTED IN ADAMS COUNTY, AND ALSO RESERVE THOSE PORTIONS OF REAL PROPERTY WHICH ARE LABELED AS UTILITY AND DRAINAGE EASEMENTS ON THIS PLAT, FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO ELECTRIC LINES, GAS LINES, TELEPHONE LINES, WATER LINES, SEWER LINES; TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH LINES; SAID EASEMENTS AND RIGHTS TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER.  
EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_.

\_\_\_\_ AS \_\_\_\_\_  
NAME TITLE DATE  
BY: RIDGEVIEW ESTATES, A COLORADO LIMITED LIABILITY COMPANY

## ACKNOWLEDGMENT:

STATE OF COLORADO )  
 ) SS  
COUNTY OF ADAMS )

THE FORGOING OWNERSHIP CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

BY \_\_\_\_\_

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

WITNESS MY HAND AND OFFICIAL SEAL.  
MY COMMISSION EXPIRES \_\_\_\_\_

## LIENHOLDER CERTIFICATE – GREATROCK NORTH WATER AND SANITATION DISTRICT DECEMBER 06, 2018

THE UNDERSIGNED HEREBY CONSENT(S) TO THE DEDICATION AND EASEMENTS SHOWN ON THIS PLAT AND RELEASE(S) THE SAME FROM THE ENCUMBRANCE RECORDED AT RECEPTION NO. 2018000097841 OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER.

NAME – TITLE \_\_\_\_\_

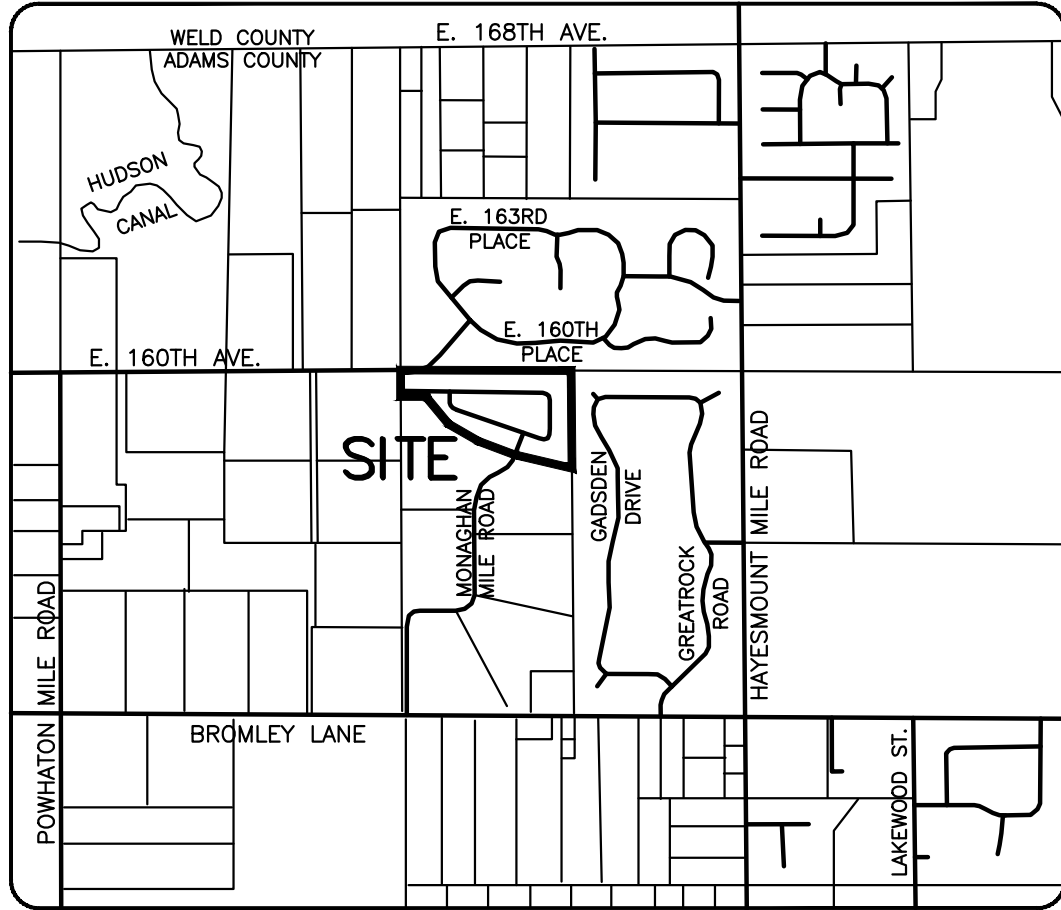
STATE OF COLORADO )  
 ) SS.  
COUNTY OF \_\_\_\_\_ )

THE FOREGOING LIENHOLDER CERTIFICATE WAS SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, BY \_\_\_\_\_

THE WATER METER EASEMENTS WERE SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, BY \_\_\_\_\_

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

WITNESS MY HAND AND OFFICIAL SEAL.  
MY COMMISSION EXPIRES \_\_\_\_\_



VICINITY MAP  
SCALE: 1" = 3,000'

## PLANNING COMMISSION APPROVAL:

APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_.

\_\_\_\_\_  
CHAIR

## BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_ SUBJECT TO THE TERMS AND CONDITIONS OF THE DEVELOPMENT AGREEMENT RECORDED HERewith.

\_\_\_\_\_  
CHAIR

## CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF THE COUNTY OF ADAMS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, AT \_\_\_\_ O'CLOCK \_M..

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

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

\_\_\_\_\_  
RECEPTION NUMBER

## SURVEYOR'S CERTIFICATION:

I, ROBERT A. RICKARD, A DULY LICENSED PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THERE ARE NO ROADS, PIPELINES, IRRIGATION DITCHES, OR OTHER EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE HEREIN BEFORE DESCRIBED PROPERTY EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT I HAVE PERFORMED THE SURVEY SHOWN HEREON, OR SUCH SURVEY WAS PREPARED UNDER MY DIRECT RESPONSIBILITY AND SUPERVISION, THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREIN.

ROBERT A. RICKARD, PLS NO. 28283  
FOR AND ON BEHALF OF  
ROCK CREEK SURVEYING, LLC

DATE \_\_\_\_\_

## NOTES:

1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. BASIS OF BEARINGS: THE EAST LINE OF THE WEST HALF OF SEC. 10, T.1S, R.65W. OF THE 6TH P.M. ASSUMED TO BEAR S00°05'13"E BETWEEN A FOUND 3/4 INCH REBAR WITH 2 INCH ALUMINUM CAP STAMPED LS 25937 AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN AND A FOUND NO. 5 REBAR WITH A 1.5 INCH YELLOW PLASTIC CAP STAMPED LS 29414 ON THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 10 AT THE NORTHEAST CORNER OF PARCEL 4 RECORDED IN BOOK 1 AT PAGE 2779 AS RECEPTION NO. 2005-118.
3. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OF LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
4. THE SUBJECT PROPERTY IS NOT WITHIN A DESIGNATED F.E.M.A. FLOOD PLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08001C036J, EFFECTIVE DATE SEPTEMBER 28, 2018.
5. EXPANSIVE SOILS ARE KNOWN TO EXIST ON THIS SITE. WHERE THESE CONDITIONS ARE FOUND TO EXIST, THE RECOMMENDATION OF A QUALIFIED SOILS ENGINEER SHALL BE FOLLOWED IN THE DESIGN AND CONSTRUCTION OF THE FOUNDATIONS AND FOOTINGS.
6. THE HOMEOWNER'S ASSOCIATION SHALL BE CREATED AND IN PLACE PRIOR TO RECORDING OF THIS PLAT.
7. ADAMS COUNTY IS NOT RESPONSIBLE FOR THE ENFORCEMENT OF PRIVATE COVENANTS, CONDITIONS, AND RESTRICTIONS.
8. ACCESS FOR ALL LOTS SHALL BE FROM THE INTERNAL ROAD SYSTEM.
9. FOURTEEN (14') WIDE UTILITY AND DRAINAGE EASEMENTS ARE HEREBY GRANTED ON PRIVATE PROPERTY ADJACENT TO ALL PUBLIC STREETS IN THE SUBDIVISION OR PLATTED AREA. THESE EASEMENTS ARE DEDICATED FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, CABLE, AND TELECOMMUNICATIONS FACILITIES. UTILITIES SHALL ALSO BE PERMITTED WITHIN ANY ACCESS EASEMENTS IN THE SUBDIVISION. PERMANENT STRUCTURES AND WATER METERS SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS.
10. D.I.A. NOISE IMPACTS MAY BE PREVALENT IN THIS SUBDIVISION. THE PROPERTY IS LOCATED NORTH OF THE 60LDN NOISE CONTOUR. NOISE IMPACTS ASSOCIATED WITH DENVER INTERNATIONAL AIRPORT, VAN AIRE SKYPORT, AND OTHER PUBLIC AND PRIVATE AIRPORTS MAY BE PREVALENT IN THIS SUBDIVISION.
11. ROCK CREEK SURVEYING, LLC, HAS RELIED UPON THE PROPERTY INFORMATION BINDER ORDER NO. IN70593905 PREPARED BY LAND TITLE GUARANTEE COMPANY, EFFECTIVE DATE 12/7/2018 AT 5:00 P.M., FOR THE RESEARCH OF EASEMENTS, RIGHTS-OF-WAY, ENCUMBRANCES AND OTHER MATTERS OF RECORD AFFECTING THE SUBJECT PROPERTY. THIS SURVEY AND PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY ROCK CREEK SURVEYING, LLC., TO DETERMINE OWNERSHIP OR APPLICABLE EASEMENTS AND RIGHTS-OF-WAY.
12. MEASURED VALUES THAT DIFFER FROM RECORDED VALUES SHOULD BE DENOTED WITH (M).
13. RECORDED VALUES SHOULD BE DENOTED WITH (R).
13. DRAINAGE EASEMENTS AS SHOWN ON THE PLAT ARE DEDICATED TO AND WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION FOR THE PURPOSE OF PROVIDING STORM WATER DRAINAGE THROUGHOUT THE SUBDIVISION AND FOR THE MAINTENANCE THEREOF. DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF OBSTRUCTIONS TO THE FLOW AND/OR TO OBSTRUCTIONS TO MAINTENANCE ACCESS. CONSTRUCTION OF STRUCTURES, INCLUDING BUT NOT LIMITED TO HOUSES, GARAGES, BARNs, FENCES AND SHEDS SHALL NOT BE PERMITTED WITHIN THE DESIGNATED DRAINAGE EASEMENT. ANY PERMITTED ROADS, DRIVEWAYS, LANDSCAPING OR OTHER IMPROVEMENTS OVER ANY DRAINAGE EASEMENTS MUST BE PROPERLY CONSTRUCTED IN ACCORDANCE WITH APPLICABLE ADAMS COUNTY REGULATIONS AND DRAINAGE CRITERIA.
14. THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVISION DEVELOPMENT AGREEMENT. SHOULD THE OWNER FAIL TO MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNERS.
15. THE COUNTY HAS THE RIGHT TO ENTER THE PROPERTY TO CONDUCT PERIODIC INSPECTIONS OF THE DRAINAGE FACILITIES.
16. TYPICAL SIGHT TRIANGLE EASEMENTS ARE RESTRICTED TO LANDSCAPING, FENCES, RETAINING WALLS, SIGNS (EXCEPT STREET SIGNS) AND ANY OTHER OBSTRUCTIONS THAT ARE NO MORE THAN 36 INCHES IN HEIGHT AS MEASURED FROM THE CROWN OF THE STREET INTERSECTION.
17. EQUESTRIAN EASEMENTS ARE HEREBY DEDICATED TO THE HOMEOWNER'S ASSOCIATION FOR THE PURPOSE OF MAINTAINING SAID EASEMENT AREAS AS AN EQUESTRIAN TRAIL USED BY THE ASSOCIATION MEMBERS AND GUESTS. WHEN EQUESTRIAN EASEMENTS OVERLAY DRAINAGE EASEMENTS, THE DRAINAGE EASEMENTS SHALL HAVE SENIOR RIGHT TO PRESERVE THE INTEGRITY OF DRAINAGE. NO FENCING IS ALLOWED WITHIN THE EQUESTRIAN EASEMENT EXCEPT THE EXTERIOR PERIMETER FENCE, ON THE BOUNDARY OF RIDGEVIEW ESTATES, PROVIDED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
18. TRACT A IS FOR FUTURE WATER WELL ESTABLISHMENT BY GREAT ROCK NORTH WATER AND SANITATION DISTRICT AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
19. TRACT B FOR THE DETENTION POND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
20. THE MONAGHAN MILE ROAD ACCESS TO THE SOUTH OF THIS SUBDIVISION SHALL BE FOR EMERGENCY VEHICLES ONLY. AN AUTOMATIC GATE SHALL BE INSTALLED PER THE GREATER BRIGHTON FIRE PROTECTION DISTRICT STANDARDS FOR RESTRICTED ACCESS GATES.
21. LINEAR UNITS ARE MEASURED IN U.S. SURVEY FEET.
22. KALLSEN 110 GAS WELL MOTORIZED ACCESS EASEMENT TO BE MAINTAINED BY THE HOA.

PRELIMINARY PLAT – RIDGEVIEW ESTATES  
PART OF THE NW 1/4 OF SEC. 10, T1S, R65W OF THE 6TH P.M.,  
COUNTY OF ADAMS, STATE OF COLORADO.

ROCK CREEK SURVEYING, LLC.  
3021 GARDENIA WAY  
SUPERIOR, CO 80027  
303-521-7376

DRAWN: PSD  
  
FIELD DATE: NOVEMBER 21, 2018

REVISIONS:

SCALE: 1" = 200'

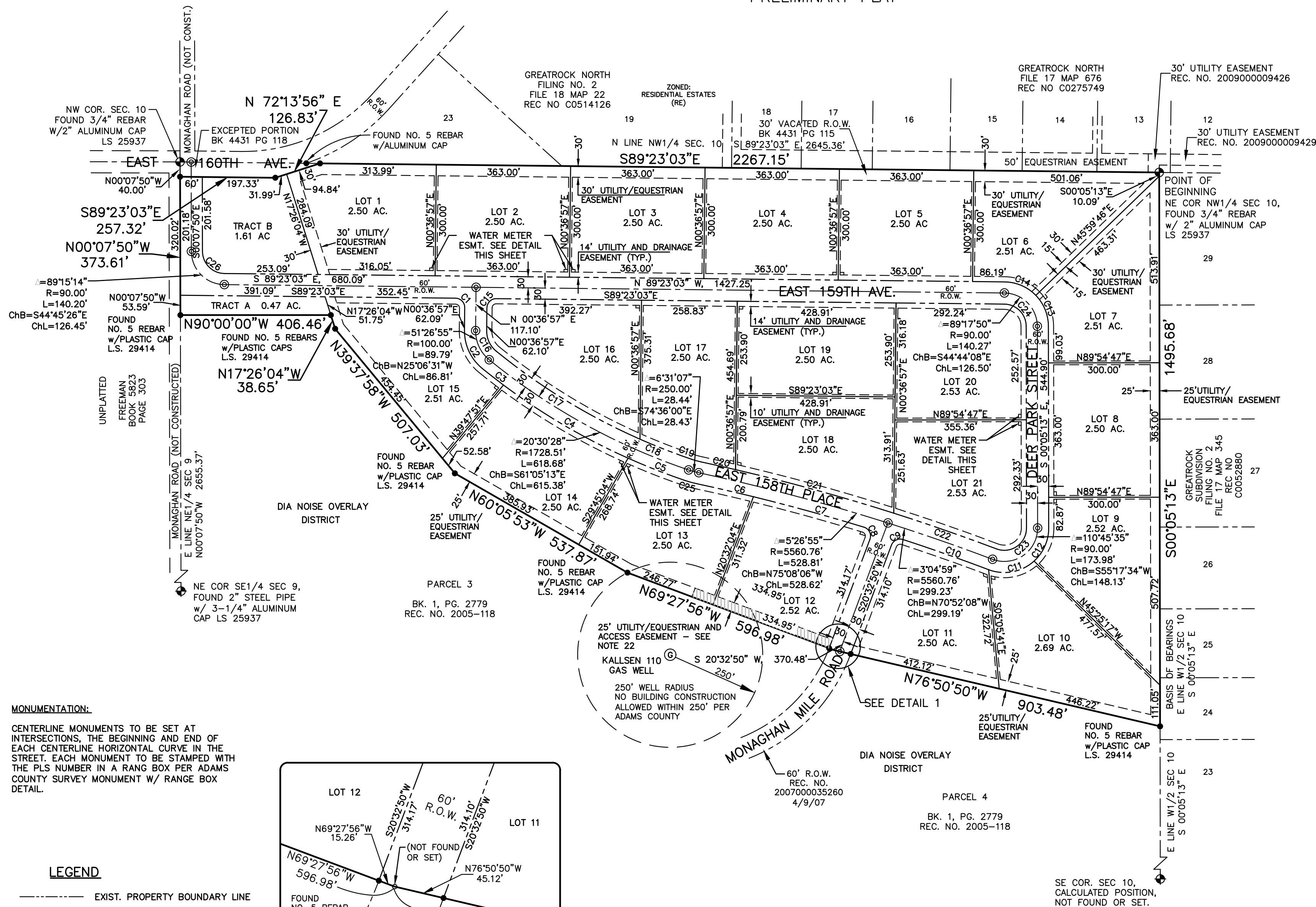
DATE: APRIL 19, 2019

# RIDGEVIEW ESTATES

A PORTION OF THE NORTHWEST 1/4 OF SECTION 10,  
TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
COUNTY OF ADAMS, STATE OF COLORADO.

SHEET 2 OF 2  
PRELIMINARY PLAT

CASE # PLT2018-00044

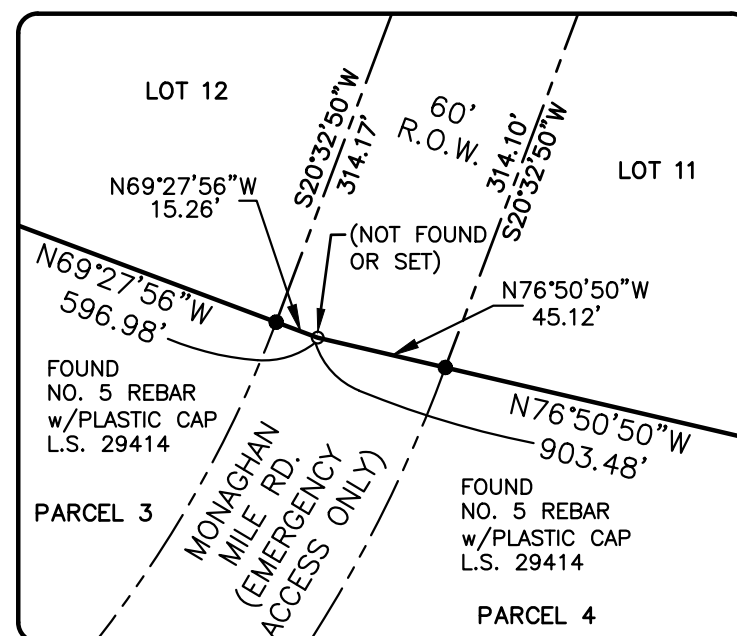


## MONUMENTATION:

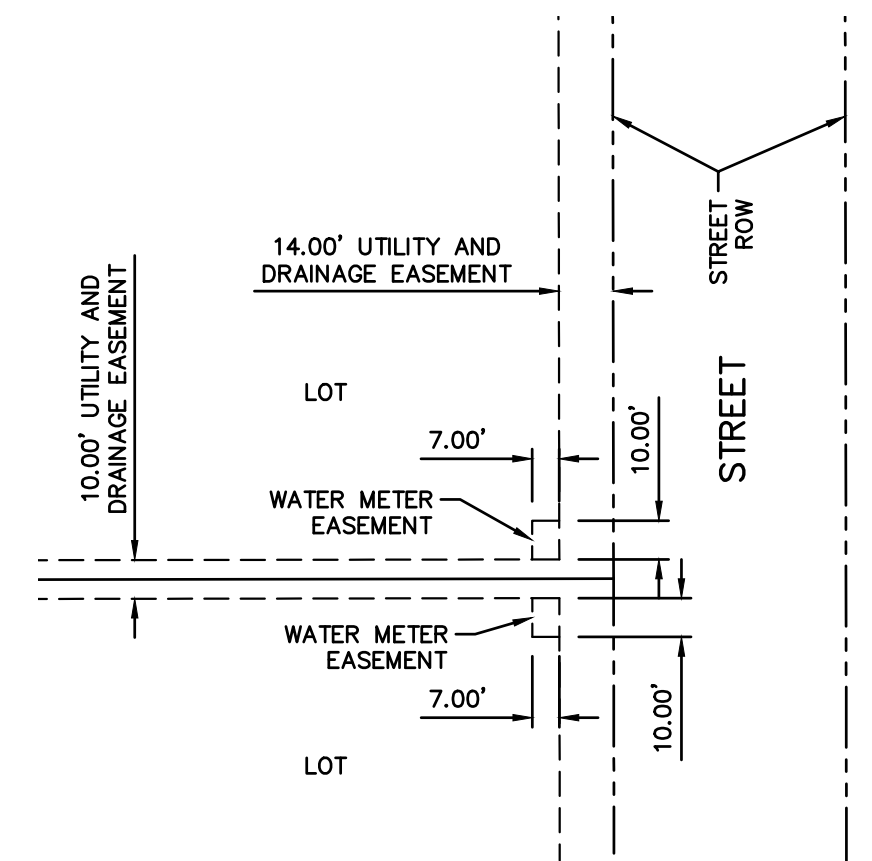
CENTERLINE MONUMENTS TO BE SET AT INTERSECTIONS, THE BEGINNING AND END OF EACH CENTERLINE HORIZONTAL CURVE IN THE STREET. EACH MONUMENT TO BE STAMPED WITH THE PLS NUMBER IN A RANG BOX PER ADAMS COUNTY SURVEY MONUMENT W/ RANGE BOX DETAIL.

## LEGEND

- EXIST. PROPERTY BOUNDARY LINE
- PROPERTY BOUNDARY LINE
- RIGHT-OF-WAY LINE
- ROAD CENTER LINE
- EASEMENT LINE
- BOUNDARY PIN
- SECTION CORNER MONUMENT
- STREET CENTERLINE MONUMENT



DETAIL 1



TYPICAL WATER METER EASEMENT  
N.T.S.

PRELIMINARY PLAT - RIDGEVIEW ESTATES  
PART OF THE NW 1/4 OF SEC. 10, T1S, R65W OF THE 6TH P.M.,  
COUNTY OF ADAMS, STATE OF COLORADO.

ROCK CREEK SURVEYING, LLC.

3021 GARDENIA WAY  
SUPERIOR, CO 80027  
303-521-7376

DRAWN: PSD

FIELD DATE: NOVEMBER 21, 2018

REVISIONS:

SCALE: 1" = 200'

DATE: APRIL 19, 2019



## **Development Review Team Comments**

**Date:** 1/25/2019

**Project Number:** PLT2018-00044

**Project Name:** Ridgeview Estates

### **Note to Applicant:**

The following review comments and information from the Development Review Team is based on the information you submitted for the preliminary plat application. A resubmittal is being required. Please provide a written response to each comment. A paper and a digital copy of any resubmittal are required. All new materials and the attached resubmittal form shall be presented to our One Stop Customer Service Center. The Development Review Team review comments may change if you provide different information during the resubmittal. Please contact the case manager if you have any questions:



---

**Commenting Division:** Development Engineering Review

**Name of Reviewer:** Greg Labrie

**Date:** 01/18/2019

**Email:** glabrie@adcogov.org

**Comment**

ENG1: An Operation and Maintenance Manual for the detention pond and drainage facilities is required to be submitted to Adams County for review and approval before final plat. The Operation and Maintenance Manual must be recorded at the Adams County Clerk and Recorder's Office and the book and page number must be shown on the final plat.

ENG2: The submitted traffic study does not adequately support the statements that were made in the report indicating that the existing and future traffic volumes are relatively low. Chapter 8, Sections 8-02-06-02 and 8-02-06-03 states that traffic impact studies shall provide the following information:

**8-02-06-02 EXISTING TRAFFIC CONDITIONS**

A description and plan of the existing traffic conditions within the study area shall be prepared, which presents a minimum of three hours each of a.m. and p.m. peak and daily traffic volumes. These volumes shall be no more than two years old. If the project is in a high growth area they shall be less than one year. The source of existing traffic volume information should be explicitly stated (CDOT counts, new counts developed for the project, County counts, etc.) Summaries of current traffic counts shall be included in the appendix. A map of the existing roadway network shall be prepared that presents lane geometrics, traffic control, existing access, speed limits, and any other notable features.

Existing a.m. and p.m. peak hour intersection levels of service shall be determined for signalized and unsignalized intersections within the study area based on procedures described in the latest edition of the Highway Capacity Manual. The existing arterials shall also be analyzed based on a daily volume/capacity ratio analysis where the threshold capacities are defined by arterial designation per Table 8.16. Volume/capacity ratios which exceed 1.00 shall be identified. It should be noted these are general thresholds for planning purposes only, and a supplementary peak hour analysis should be considered. These daily volume/capacity ratios shall be recorded on the existing volume map.

**8-02-06-03 FUTURE TRAFFIC CONDITIONS WITHOUT PROPOSED DEVELOPMENT**

Long term a.m. and p.m. peak hour planning horizon traffic forecasts shall be based on the most recent Transportation Plan traffic forecasts. Long term peak hour estimates shall be provided in sufficient detail to understand the recommended forecasts. It should be noted the forecasts are based on future year population and employment projections, which reflect a regional perspective on growth and development. The applicant and consultant shall investigate those land use assumptions as they apply to their project study area and make forecast adjustments as necessary.

A short and long term planning horizon traffic forecast shall be prepared for the project. The short term planning horizon is five years after project occupancy. The short term planning horizon traffic forecast shall be the sum of existing traffic volumes plus cumulative development traffic plus ambient growth. The short term planning horizon traffic forecasts should also include cumulative development traffic from other jurisdictions within the study area.

---

**Commenting Division:** ROW Review

**Name of Reviewer:** Eden Steele

**Date:** 01/24/2019

**Email:**

**Resubmittal Required**

ROW1: See ROW redlines on the attached plat. There may be additional redlines on subsequent submittals.

---

**Commenting Division:** Addressing Review

**Name of Reviewer:** Eden Steele

**Date:** 01/22/2019

**Email:**

**Complete**

Addresses will be assigned on the plat.

---

**Commenting Division:** Environmental Analyst Review

**Name of Reviewer:** Jen Rutter

**Date:** 12/31/2018

**Email:** jrutter@adcogov.org

**Complete**

ENV1. The oil and gas well to the south of the subdivision has been appropriately denoted on the plat.

---

**Commenting Division:** Planner Review

**Name of Reviewer:** Greg Barnes

**Date:** 01/25/2019

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

**Resubmittal Required**

PLN01: The future land use designation of the property is "Agricultural" according to the Adams County Comprehensive plan. Although the proposed subdivision is more in line with an Estate Residential future land use designation, the underlying zoning is consistent with the application.

PLN02: The property is zoned Residential Estate (RE). Section 3-11 of the DSR discusses this zoning designation. The proposed use of single-family residential is allowable in this district.

PLN03: Setback and dimensional requirements for the RE zone district are discussed in Section 3-11-07-02 through -07. All lots should illustrate lot width. This is measured at the front setback line. Please make this change.

PLN04: A section line can be found along East 160th Avenue. Section 3-11-07-03-06 and 3-11-07-04-06 require a 120 foot setback from section lines for all structures. Staff has addressed the issue with the Public Works Department and determined this requirement can be waived.

PLN05: Section 3-11-07-04-01 discusses the front setback for accessory structures. This may be problematic for property owners of 16-17 in the future. Through lots are discouraged. Are other options available? Please explain.

PLN06: Section 5-05 discusses public land dedication. Cash-in-lieu can be paid in place of land dedication. These fees must be provided at the time of final plat.

PLN07: A final plat application shall be submitted within two years of approval of the preliminary plat, pursuant to section 2-02-17-03-07.

PLN08: A final plat application shall coincide with engineering plans and subdivision improvement agreement review pursuant to Section 2-02-17-04-01. All infrastructure collateral, recorder fees, and copy fees shall be in place prior to the scheduling of public hearing for final plat. These payments will be made after staff has reviewed the application and determined that the final plat can be heard by the Board.



## **Development Review Team Comments**

**Date:** 5/20/2019

**Project Number:** PLT2018-00044

**Project Name:** Ridgeview Estates

### **Note to Applicant:**

The following review comments and information from the Development Review Team is based on the information you submitted for the preliminary plat. A resubmittal is required. Please pay attention to the highlighted items. All resubmittals must accompany the attached form. One paper and one digital copy is required. Please contact the case manager if you have any questions:

---

**Commenting Division:** Development Engineering Review

**Name of Reviewer:** Greg Labrie

**Date:** 01/18/2019

**Email:** glabrie@adcogov.org

**Comment**

ENG1: An Operation and Maintenance Manual for the detention pond and drainage facilities is required to be submitted to Adams County for review and approval before final plat. The Operation and Maintenance Manual must be recorded at the Adams County Clerk and Recorder's Office and the book and page number must be shown on the final plat.

ENG2: The submitted traffic study does not adequately support the statements that were made in the report indicating that the existing and future traffic volumes are relatively low. Chapter 8, Sections 8-02-06-02 and 8-02-06-03 states that traffic impact studies shall provide the following information:

**8-02-06-02 EXISTING TRAFFIC CONDITIONS**

A description and plan of the existing traffic conditions within the study area shall be prepared, which presents a minimum of three hours each of a.m. and p.m. peak and daily traffic volumes. These volumes shall be no more than two years old. If the project is in a high growth area they shall be less than one year. The source of existing traffic volume information should be explicitly stated (CDOT counts, new counts developed for the project, County counts, etc.) Summaries of current traffic counts shall be included in the appendix. A map of the existing roadway network shall be prepared that presents lane geometrics, traffic control, existing access, speed limits, and any other notable features.

Existing a.m. and p.m. peak hour intersection levels of service shall be determined for signalized and unsignalized intersections within the study area based on procedures described in the latest edition of the Highway Capacity Manual. The existing arterials shall also be analyzed based on a daily volume/capacity ratio analysis where the threshold capacities are defined by arterial designation per Table 8.16.

Volume/capacity ratios which exceed 1.00 shall be identified. It should be noted these are general thresholds for planning purposes only, and a supplementary peak hour analysis should be considered. These daily volume/capacity ratios shall be recorded on the existing volume map.

**8-02-06-03 FUTURE TRAFFIC CONDITIONS WITHOUT PROPOSED DEVELOPMENT**

Long term a.m. and p.m. peak hour planning horizon traffic forecasts shall be based on the most recent Transportation Plan traffic forecasts. Long term peak hour estimates shall be provided in sufficient detail to understand the recommended forecasts. It should be noted the forecasts are based on future year population and employment projections, which reflect a regional perspective on growth and development. The applicant and consultant shall investigate those land use assumptions as they apply to their project study area and make forecast adjustments as necessary.

A short and long term planning horizon traffic forecast shall be prepared for the project. The short term planning horizon is five years after project occupancy. The short term planning horizon traffic forecast shall be the sum of existing traffic volumes plus cumulative development traffic plus ambient growth. The short term planning horizon traffic forecasts should also include cumulative development traffic from other jurisdictions within the study area.

---

**Commenting Division:** Addressing Review 2nd Review

**Name of Reviewer:** Marissa Hillje

**Date:** 03/04/2019

**Email:** mhillje@adcogov.org

**Complete**

Addresses will be assigned on the final plat

---

**Commenting Division:** ROW Review 2nd Review

**Name of Reviewer:** Marissa Hillje

**Date:** 03/04/2019

**Email:** mhillje@adcogov.org

**Resubmittal Required**

ROW1: Add case # to top right of each page.

ROW2: Revise legal description: missing a course description. See redlines.

ROW3: Include additional information on the plat notes for the equestrian easement.

ROW4: Add a Plat note for the water meter easement.

ROW5: Centerline control will be needed for the new streets. This should consist of survey monuments stamped with PLS number in range boxes meeting standards indicated in County Development Standards and Regulations under Appendix C.

Monuments should be at all street intersections, the beginning and end of each centerline horizontal curve in a street.

ROW6: See redlines attached.

---

**Commenting Division:** Development Engineering Review 2nd Review

**Name of Reviewer:** Greg Labrie

**Date:** 03/05/2019

**Email:** glabrie@adcogov.org

**Complete**

ENG1: Development Engineering has no further comments regarding the preliminary plat.



---

**Commenting Division:** Planner Review 3rd Review

**Name of Reviewer:** Greg Barnes

**Date:** 05/20/2019

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

**Complete**

PLN comments are resolved

---

**Commenting Division:** Plan Coordination 3rd Review

**Name of Reviewer:** Greg Barnes

**Date:** 05/20/2019

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

**Resubmittal Required**

---

**Commenting Division:** Planner Review

**Name of Reviewer:** Greg Barnes

**Date:** 01/25/2019

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

**Resubmittal Required**

PLN01: The future land use designation of the property is "Agricultural" according to the Adams County Comprehensive plan. Although the proposed subdivision is more in line with an Estate Residential future land use designation, the underlying zoning is consistent with the application.

PLN02: The property is zoned Residential Estate (RE). Section 3-11 of the DSR discusses this zoning designation. The proposed use of single-family residential is allowable in this district.

PLN03: Setback and dimensional requirements for the RE zone district are discussed in Section 3-11-07-02 through -07. All lots should illustrate lot width. This is measured at the front setback line. Please make this change.

PLN04: A section line can be found along East 160th Avenue. Section 3-11-07-03-06 and 3-11-07-04-06 require a 120 foot setback from section lines for all structures. Staff has addressed the issue with the Public Works Department and determined this requirement can be waived.

PLN05: Section 3-11-07-04-01 discusses the front setback for accessory structures. This may be problematic for property owners of 16-17 in the future. Through lots are discouraged. Are other options available? Please explain.

PLN06: Section 5-05 discusses public land dedication. Cash-in-lieu can be paid in place of land dedication. These fees must be provided at the time of final plat.

PLN07: A final plat application shall be submitted within two years of approval of the preliminary plat, pursuant to section 2-02-17-03-07.

PLN08: A final plat application shall coincide with engineering plans and subdivision improvement agreement review pursuant to Section 2-02-17-04-01. All infrastructure collateral, recorder fees, and copy fees shall be in place prior to the scheduling of public hearing for final plat. These payments will be made after staff has reviewed the application and determined that the final plat can be heard by the Board.

---

**Commenting Division:** Development Engineering Review

**Name of Reviewer:** Greg Labrie

**Date:** 01/25/2019

**Email:** glabrie@adcogov.org

**Complete**

ENG1: An Operation and Maintenance Manual for the detention pond and drainage facilities is required to be submitted to Adams County for review and approval before final plat. The Operation and Maintenance Manual must be recorded at the Adams County Clerk and Recorder's Office and the book and page number must be shown on the final plat.

ENG2: The submitted traffic study does not adequately support the statements that were made in the report indicating that the existing and future traffic volumes are relatively low. Chapter 8, Sections 8-02-06-02 and 8-02-06-03 states that traffic impact studies shall provide the following information:

**8-02-06-02 EXISTING TRAFFIC CONDITIONS**

A description and plan of the existing traffic conditions within the study area shall be prepared, which presents a minimum of three hours each of a.m. and p.m. peak and daily traffic volumes. These volumes shall be no more than two years old. If the project is in a high growth area they shall be less than one year. The source of existing traffic volume information should be explicitly stated (CDOT counts, new counts developed for the project, County counts, etc.) Summaries of current traffic counts shall be included in the appendix. A map of the existing roadway network shall be prepared that presents lane geometrics, traffic control, existing access, speed limits, and any other notable features.

Existing a.m. and p.m. peak hour intersection levels of service shall be determined for signalized and unsignalized intersections within the study area based on procedures described in the latest edition of the Highway Capacity Manual. The existing arterials shall also be analyzed based on a daily volume/capacity ratio analysis where the threshold capacities are defined by arterial designation per Table 8.16.

Volume/capacity ratios which exceed 1.00 shall be identified. It should be noted these are general thresholds for planning purposes only, and a supplementary peak hour analysis should be considered. These daily volume/capacity ratios shall be recorded on the existing volume map.

**8-02-06-03 FUTURE TRAFFIC CONDITIONS WITHOUT PROPOSED DEVELOPMENT**

Long term a.m. and p.m. peak hour planning horizon traffic forecasts shall be based on the most recent Transportation Plan traffic forecasts. Long term peak hour estimates shall be provided in sufficient detail to understand the recommended forecasts. It should be noted the forecasts are based on future year population and employment projections, which reflect a regional perspective on growth and development. The applicant and consultant shall investigate those land use assumptions as they apply to their project study area and make forecast adjustments as necessary.

A short and long term planning horizon traffic forecast shall be prepared for the project. The short term planning horizon is five years after project occupancy. The short term planning horizon traffic forecast shall be the sum of existing traffic volumes plus cumulative development traffic plus ambient growth. The short term planning horizon traffic forecasts should also include cumulative development traffic from other jurisdictions within the study area.

---

**Commenting Division:** Environmental Analyst Review

**Name of Reviewer:** Jen Rutter

**Date:** 12/31/2018

**Email:** jrutter@adcogov.org

**Complete**

ENV1. The oil and gas well to the south of the subdivision has been appropriately denoted on the plat.

---

**Commenting Division:** Addressing Review

**Name of Reviewer:** Eden Steele

**Date:** 01/22/2019

**Email:**

**Complete**

Addresses will be assigned on the plat.

---

**Commenting Division:** Planner Review 2nd Review

**Name of Reviewer:** Greg Barnes

**Date:** 03/07/2019

**Email:** gjbarnes@adcogov.org

**Resubmittal Required**

PLN05: I do not believe that this comment has been addressed. Please provide a response and identify solutions to this issue.

Section 3-11-07-04-01 discusses the front setback for accessory structures. This may be problematic for property owners of 16-17 in the future. Through lots are discouraged. Are other options available? Please explain.

PLN09: Adequate water supply has still not been established per the Colorado Div. of Water Resources letter on 02/05/2019

---

**Commenting Division:** Plan Coordination 2nd Review

**Name of Reviewer:** Greg Barnes

**Date:** 03/07/2019

**Email:** gjbarnes@adcogov.org

**Resubmittal Required**

---

**Commenting Division:** ROW Review

**Name of Reviewer:** Eden Steele

**Date:** 01/24/2019

**Email:**

**Resubmittal Required**

ROW1: See ROW redlines on the attached plat. There may be additional redlines on subsequent submittals.

---

**Commenting Division:** Application Intake 2nd Review

**Name of Reviewer:** Kevin Mills

**Date:** 02/14/2019

**Email:**

**Complete**

---

**Commenting Division:** ROW Review 3rd Review

**Name of Reviewer:** Marissa Hillje

**Date:** 05/07/2019

**Email:** mhillje@adcogov.org

**Resubmittal Required**

ROW1: There is a course missing in the legal description. Review and revise.

---

**Commenting Division:** Environmental Analyst Review 2nd Review

**Name of Reviewer:** Jen Rutter

**Date:** 02/28/2019

**Email:** jrutter@adcogov.org

**Complete**

---

---

**Commenting Division:** Application Intake 3rd Review

**Name of Reviewer:** Erin McMorries

**Date:** 04/19/2019

**Email:**

**Complete**

---

**Commenting Division:** Planner Review 3rd Review

**Name of Reviewer:** Greg Barnes

**Date:** 05/20/2019

**Email:** gjbarnes@adcogov.org

**Complete**

PLN05: The previous comments have not been addressed appropriately. The exhibits provided show potential scenarios that will require variances for future landowners. At this juncture, you can proceed with through lots, but I believe that the current design creates a burden for future land owners.





## *Brighton Fire Rescue District*

500 S. 4<sup>th</sup> Ave, 3<sup>rd</sup> Floor • Brighton, Colorado 80601

Telephone: (303) 659-4101 • Fax: (303) 659-4103 • Website: [www.brightonfire.org](http://www.brightonfire.org).

---

January 25, 2019

**SUBJECT:** BFRD Referral – Review #1  
**NAME:** Ridgeview Estates Preliminary Plat  
**CASE:** PLT2018-00044

The Brighton Fire Rescue District's Fire Prevention Division has completed a review of this proposal. At this time, we do not have any objection to the preliminary plat. However, please be aware that compliance with the 2018 International Fire Code as adopted by the county will be reviewed with subsequent submittals. These requirements include but are not limited to requirements for emergency access, fire protection water supplies, and residential fire sprinkler systems.

Nothing in this review is intended to approve any aspect of these plans or this project that does not comply with all applicable codes and standards. Any changes that are made will require additional review and comment by the Fire District.

Should there be any questions regarding this review please do not hesitate to contact me.

Respectfully,

A handwritten signature in black ink, appearing to read "Whitney Even".

Whitney Even  
Fire Marshal

[weven@brightonfire.org](mailto:weven@brightonfire.org)



## COLORADO

Division of Water Resources

Department of Natural Resources

January 9, 2019

Greg Barnes  
Adams County Planning and Development  
Transmission via email:  
[GJBarnes@adcogov.org](mailto:GJBarnes@adcogov.org)

RE: Ridgeview Estates Subdivision  
Case No. PLT2018-00044  
NW ¼ Sec. 10, T1S, R65W, 6th P.M.  
Water Division 1, Water Districts 1 and 2

Dear Mr. Barnes,

We have reviewed the submittal documents related to case no. PLT2018-00044 provided via mail on January 4, 2019, concerning the above referenced proposal to subdivide parcel number 0156710200001 (approximately 61 acres) into 21 residential lots.

Estimated water requirements were not provided for this development. The proposed water supply is Greatrock North Water and Sanitation District ("District"). A letter of commitment for service from the District was not provided. Pursuant to CRS 30-28-136(1)(h)(II), a municipality or quasi-municipality is required to file a report with the county and the State Engineer documenting the amount of water which can be supplied to the proposed development without causing injury to existing water rights. This office has not received a report of this nature. Prior to further evaluation of the project a water supply plan must be included along with a report from the District documenting the amount of water which can be supplied to the proposed development without causing injury to existing water rights. Details of necessary information to be included in the subdivision water supply plan can be found on Attachments A and C of the Updated Memorandum Regarding Subdivisions, available online at: <http://water.state.co.us/groundwater/GWAdmin/Pages/SubdivisionWSP.aspx>.

Since insufficient information was provided in this referral, we cannot comment on the potential for injury to existing water rights or the adequacy of the water supply under the provisions of Section 30-28-136(1)(h)(II), C.R.S.

Should you have any questions, please contact Ioana Comaniciu of this office at 303-866-3581 x8246.

Sincerely,

Joanna Williams  
Water Resource Engineer

Ec: Subdivision file 25602





## COLORADO

### Division of Water Resources

Department of Natural Resources

May 13, 2019

Greg Barnes  
Adams County Planning and Development  
Transmission via email:  
[GJBarnes@adcogov.org](mailto:GJBarnes@adcogov.org)

RE: Ridgeview Estates Subdivision  
Case No. PLT2018-00044  
NW ¼ Sec. 10, T1S, R65W, 6th P.M.  
Water Division 1, Water Districts 1 and 2

Dear Mr. Barnes,

We have reviewed the updated Water Supply Adequacy Evaluation for Ridgeview Estates Development dated May 3, 2019 ("water supply letter") from Mr. Paul Bruss of Bishop Brogden and Associates ("BBA") on the above referenced proposal to subdivide approximately 62.3 acres into 21 residential lots, ranging in size from 2.35 to 2.79 acres. This office previously provided comments on this proposal by our letters dated January 9, 2019, February 5, 2019, and April 30, 2019.

#### Water Supply Demand

The water demand is still estimated at 0.55 acre-feet/year/lot or 11.55 acre-feet/year for the entire subdivision. The water will be used for in-house use (based on an estimated amount of 0.3 acre-feet/year/residence), lawn and garden irrigation of up to 4,000 square-feet of lawn and garden/residence (based on an estimated amount of 0.05 acre-feet/year/1,000 square-feet of lawn and garden) and the watering of up to five horses/lot (based on 2 horses/acre on average 2.5 acre lots and an estimated amount of 0.01 acre-feet/year/horse or similar livestock).

#### Source of Water Supply

The proposed water supplier is still listed as the Greatrock North Water and Sanitation District ("District"). An inclusion agreement of the 62.3 acre parcel within the District's boundaries was previously provided to this office. As part of the inclusion agreement the District will require that all not nontributary and nontributary water underlying the 62.3 acre parcel be deeded to the District. The BBA updated water supply letter estimated the amounts of water that may be available underlying the 62.3-acre parcel. As mentioned in our previous letters dated February 5, 2019 and April 30, 2019, the amounts that will ultimately be deeded to the District will be the amounts determined by the adjudication in the water court of the ground water available underlying the 62.3 acre parcel. We reiterate that since this water has not yet been adjudicated by the water court, and decreed augmentation plans have not been obtained for the not nontributary Denver and Upper Arapahoe aquifers, this water cannot be considered by our office as part of the water available to the District. The District previously indicated that it has sufficient non-tributary capacity in its current system to supply a 300-year water supply to the Ridgeview Estates Subdivision and its existing developments.

According to the updated water supply letter the District currently has 450 acre-feet of nontributary or augmented not nontributary water available to the District, as shown in Table 1 below:



Table 1 - Denver Basin Water Availability

Aquifer	Status	Annual Available based on 100 year allocation approach (af/yr)						
		94CW142	98CW266	99CW40	00CW200	04CW17	07CW170	Total
Upper Arapahoe	NNT		19.04	9.75	30.9			59.69
Lower Arapahoe	NT	35.36*		21.35*	66.20*	21.5	5.7	150.11
Laramie-Fox Hills	NT	68.2		35.8	105.20	23.5	7.5	240.20

NNT - Augmented not nontributary water.

\*NT - **Nontributary water that has not reserved to replace post pumping depletions.**

In our previous letter dated April 30, 2019 we noted that the amount of water set aside for the post pumping depletions in the augmentation plan in case no. 00CW200 was from the Laramie-Fox Hills aquifer in case no. 00CW200 not the Lower Arapahoe aquifer decreed in that case, as indicated in Table 2a of the BBA water supply report. The updated BBA water supply report clarified that another decree in case no. 03CW206 approved the substitution of the Laramie-Fox Hills aquifer for the Lower Arapahoe aquifer water decreed in case no. 00CW200 as the replacement source for the post pumping depletions of the augmentation plan in case no. 00CW200. Based on that information Table 1 has been corrected to reflect the correct amount set aside for the post pumping depletions.

The District also obtains water from alluvial wells pumped pursuant to the augmentation plans in case nos. 04CW247 and 08CW66. Under case no. 04CW247 alluvial wells are pumped to serve up to 244 individual residences within the Box Elder Creek Ranch Subdivision. The replacement source for the augmentation plan decreed in case nos. 04CW247 is a Laramie-Fox Hills aquifer well constructed into the Laramie-Fox Hills aquifer pursuant to case no. 00CW200. Under case no. 08CW66 alluvial wells are pumped to serve up to 322 residences within the boundaries of the Greatrock North Water and Sanitation District. One of the replacement sources for the augmentation plan decreed in case no. 08CW66 is the Denver Basin aquifer water adjudicated in case nos. 94CW142, 98CW266, 99CW40, 00CW200, 04CW17 and 07CW170.

An updated build-out demand that includes this proposed development and considers the county's 300 year water supply requirement was provided in the updated BBA water supply report. BBA determined the District's build-out water demand based on the total number of lots at build-out for each subdivision and a water demand per lot for each subdivision. A summary of the number of lots and water demands for each subdivision are provided in Table 2 below:

Table 1 - Build-Out Water Requirements

Subdivision	Build-Out Number of Lots	Water Requirement (af/lot/yr)	Total Water Requirement from BBA
Greatrock North	131	0.43	56.3
Rocking Horse Farms	96	0.43	41.3
Box Elder Creek Ranch (1-3)	243	0.17	41.3
Hayesmount Estates	22	0.45	9.9
Homestead Heights	56	0.45	25.2
Ridgeview Estates	21	0.55	11.6
Total	569		185.6

As requested by our previous letter dated April 30, 2019, the updated BBA water supply report clarified that the water requirement per lot for Greatrock North, Rocking Horse Farms and Box Elder Creek Ranch were determined based on historical water deliveries and actual lots served in each subdivision

analyzed on a monthly basis from 2012 to 2018.

For Hayesmount Estates, Homestead Heights and Ridgeview Estates the demand was based on the Adams County Standards. For Box Elder Creek Ranch the District only provides water for in-house use. For the remainder of the subdivisions water is provided for both in-house use and lawn and garden irrigation.

Due to the District's use of both Denver Basin water and alluvial water pumped under augmentation plans a spreadsheet model was created to determine the adequacy of the water supply at buildout. The spreadsheet model calculates the alluvial and Denver Basin well pumping required to meet the District's build-out water demands, and determines the net depletions from the District's alluvial well pumping after accounting for return flows from the District's water operations. Based on that spreadsheet model BBA determined that there would be adequate water at buildout to serve the existing subdivisions and Ridgeview Estates.

The proposed source of water for this subdivision is a bedrock aquifer in the Denver Basin. The State Engineer's Office does not have evidence regarding the length of time for which this source will be a physically and economically viable source of water. According to 37-90-137(4)(b)(I), C.R.S., "Permits issued pursuant to this subsection (4) shall allow withdrawals on the basis of an aquifer life of one hundred years." Based on this allocation approach, the annual amounts of water shown in Table 2 above is equal to one percent of the total amount, as determined by rules 8.A and 8.B of the Statewide Nontributary Ground Water Rules, 2 CCR 402-7. Therefore, the water may be withdrawn in those annual amounts for a maximum of 100 years.

In the *Adams County Development Standards and Regulations*, Effective April 15, 2002, Section 5-04-05-06-04 states:

"Prior to platting, the developer shall demonstrate that...the water supply is dependable in quantity and quality based on a minimum useful life of three-hundred (300) years. A minimum 300-year useful life means the water supply from both a static and dynamic basis will be viable for a minimum 300-year period. The static analysis shall include evaluation of the volume of water that is appropriable for the proposed subdivision. The dynamic analysis shall evaluate whether the appropriable water supply is sustainable for three-hundred (300) years, giving consideration to the location and extent of the aquifer, as well as impacts caused by both current and future pumping by others from the aquifer."

The State Engineer's Office does not have evidence regarding the length of time for which this source will be "dependable in quantity and quality." According to the BBA letter the only subdivisions subject to the 300 year water requirement is Homestead Heights, Hayesmount Estates, and Ridgeview Estates. Treating Adams County's requirement as an allocation approach based on three hundred years, the allowed average annual amounts of available water shown in Table 1 above would be reduced to account for the water requirements of Homestead Heights, Hayesmount Estates, and Ridgeview Estates subdivisions. The updated BBA water supply report shows that after accounting for the water supply for the Greatrock North, Rocking Horse Farms and Box Elder Creek Ranch there will be approximately 103.7 acre-feet of excess supplies from the existing subdivisions as available supplies in addition to the decree water in Lower Arapahoe and the Laramie Fox Hills aquifers (adjusted to 300 years) in case nos. 04CW17 (Homestead Heights) and 07CW170 (Hayesmount Estates) to meet the 300 year water demands for Homestead Heights, Hayesmount Estates, and Ridgeview Estates.

Regarding the proposed detention pond for this subdivision the BBA letter confirmed that the storm water detention pond is designed to meet the requirement of Section 37-92-602(8), C.R.S., and notice of the facility will be provided to the Division 1 substitute water supply plan notification list. As long as the statutory requirements for the detention pond are satisfied we have no additional comments.

**State Engineer's Office Opinion**

Based upon the above and pursuant to Section 30-28-136(1)(h)(I) and Section 30-28-136(1)(h)(II), C.R.S., it is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights.

Our opinion that the water supply is **adequate** is based on our determination that the amount of water required annually to serve the subdivision is currently physically available, based on current estimated aquifer conditions.

Our opinion that the water supply can be **provided without causing injury** is based on our determination that the amount of water that is legally available on an annual basis, according to the statutory **allocation** approach, for the proposed uses is greater than the annual amount of water required to supply existing water commitments and the demands of the proposed subdivision.

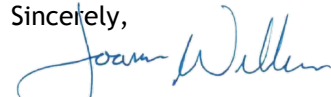
Our opinion is qualified by the following:

The Division 1 Water Court has retained jurisdiction over the final amount of water available under the decrees reference by the District, pending actual geophysical data from the aquifer.

The amounts of water in the Denver Basin aquifers, and identified in this letter, are calculated based on estimated current aquifer conditions. For planning purposes the county should be aware that the economic life of a water supply based on wells in a given Denver Basin aquifer may be less than the 100 years or 300 years used for allocation due to anticipated water level declines. We recommend that the county determine whether it is appropriate to require development of renewable water resources for this subdivision to provide for a long-term water supply.

Should you have any questions, please contact Ioana Comaniciu of this office at 303-866-3581 x8246.

Sincerely,



Joanna Williams  
Water Resource Engineer

Ec: Subdivision file 25602



# COLORADO GEOLOGICAL SURVEY

1801 19<sup>th</sup> Street  
Golden, Colorado 80401



January 24, 2019

Karen Berry  
State Geologist

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

**Location:**  
NW¼ Section 10,  
T1S, R65W of the 6<sup>th</sup> P.M.  
39.9855, -104.6543

**Subject:** **Ridgeview Estates (PLT2018-00044)**  
**Adams County, CO; CGS Unique No. AD-19-0015**

Dear Mr. Barnes:

Colorado Geological Survey has reviewed the Ridgeview Estates major subdivision preliminary plat referral for 21 residential lots of approximately 2.5 acres each.

The site does not contain steep slopes, is not undermined, is located within an “area of minimal flood hazard,” and is not exposed to any identified geologic hazards that would preclude the proposed residential use and density. **CGS therefore has no objection to approval.**

**Mineral resource potential.** According to the Atlas of Sand, Gravel, and Quarry Aggregate Resources, Colorado Front Range Counties (Schwochow et al, Colorado Geological Survey Special Publications 5-A and 5-B, 1974, Plate 2 and Mile High Lakes Quadrangle, respectively), the site is mapped as containing an “E3” resource, described as a wind-deposited fine aggregate, “Sands: includes sands ranging from coarse gravelly stream sands to fine-grained wind-deposited dune sands.” A determination regarding whether the mapped sands constitute an economically viable mineral resource is outside the scope of CGS review.

Thank you for the opportunity to review and comment on this project. If you have questions or require additional review, please call me at (303) 384-2643, or e-mail carlson@mines.edu.

Sincerely,

A handwritten signature in black ink, appearing to read "Jill Carlson", is written over a light blue horizontal line.

Jill Carlson, C.E.G.  
Engineering Geologist



# COLORADO

## Parks and Wildlife

Department of Natural Resources

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

January 24, 2019

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

### **RE: Ridgeview Estates - Preliminary Plat Application for a Major Subdivision (Case Number PLT2018-00044)**

Dear Mr. Barnes:

Thank you for the opportunity to comment on the Ridgeview Estates - preliminary plat application for 21 lots in the residential estate zone district. 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 proposed 21 lot Ridgeview Estate subdivision is located southeast of Monaghan Road and East 160<sup>th</sup> Avenue in Adams County, Colorado (parcel # 015671020000). The project location is currently surrounded by residential single-family homes and open lands.

District Wildlife Manager Serena Rocksund recently analyzed this site. The main impacts to wildlife from this development include fragmentation and loss of habitat. 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 this site on a regular basis, most notably, small to mid-sized mammals, song birds, and raptors. The potential also exists for large mammals such as deer and pronghorn to frequent this site. 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.

If a prairie dog colony is discovered within the project area, the potential may also exist for the presence of burrowing owls. Burrowing owls live on flat, treeless land with short vegetation, and nest underground in burrows dug by prairie dogs, badgers, and foxes. These raptors are classified as a state threatened species and are protected by both state and federal laws, including the Migratory Bird Treaty Act. These laws prohibit the killing of burrowing owls or disturbance of their nests. Therefore, if any earth-moving will begin between March 15<sup>th</sup> and October 31<sup>st</sup>, a burrowing owl survey should be performed. Guidelines for performing a burrowing owl survey can also be obtained from your local District Wildlife Manager.

If prairie dog colonies are present, CPW recommends they either be captured alive and moved to another location or humanely euthanized before any earth-moving occurs. The possibility of live-trapping and donating to a raptor rehabilitation facility may also exist. If interested, please contact the local District Wildlife Manager. Be aware that a permit and approval from county commissioners may be required for live relocation.

CPW recommends consideration be made for using principles of an integrated weed management plan, which Adams County may already have in place, to control and eliminate the spread of any noxious weeds in and around the site. CPW recommends that the planting of any species listed as noxious weeds be avoided throughout the development site and surrounding area. The spread and control of noxious weeds on the sites is a concern for wildlife in the immediate and surrounding area. Weeds are defined as “a plant that interferes with management objectives for a given area of land at a given point in time” (Whitson, 1999). Invasive plants endanger the ecosystem by disturbing natural processes and jeopardizing the survival of native plants and the wildlife that depend on them. The threat is so severe in the United States that scientist now agree that the spread of invasive species is one of the greatest risks to biodiversity (Nature Conservancy, 2003).

Future residents should be informed that wildlife such as fox, coyotes, and raccoons might frequent the development area in search of food and cover. Coyotes, foxes, cottontail rabbits, and raccoons are several species that have adapted to living in urban environments. CPW recommends that people moving into and residing in this area take the proper precautions to prevent unnecessary conflicts with wildlife. Due to the potential for human-wildlife conflicts associated with this project, please consider the following recommendations when educating future homeowners about the existence of wildlife in the area:

- Pet foods and bowls should be kept indoors.
- Garbage should be kept in secure containers to minimize its attractiveness to wildlife. Trash should be placed in containers with tight seals and remain indoors until shortly before pickup.
- Feeding of wildlife, with the exception of birds, is illegal.
- “Living with Wildlife” pamphlets are available through CPW offices or online.

For further information, Colorado Parks and Wildlife can provide copies of the following brochures: "Your Guide to Avoiding Human-Coyote Conflicts", "Don't Feed the Wildlife", and "Too Close for Comfort: Avoiding Conflicts with Wildlife in the City" to residents of the surrounding open space. The brochures can also be downloaded from our web site at: <http://cpw.state.co.us/learn/Pages/LivingwithWildlife.aspx>.

Thank you again for the opportunity to comment on the proposed 21 lot Ridgeview Estate subdivision located southeast of Monaghan Road and East 160<sup>th</sup> Avenue in Adams County, Colorado. 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

# MEMORANDUM

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

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

**RE:** Preliminary Plat Review Comments for Ridgeview Estates (PLT2018-00044)

**DATE:** January 23, 2019

**CC:** N/A

I have reviewed the submittal for the above referenced case received by MMI Water Engineers, LLC on January 7, 2019 and offer the following comments for consideration in the Greatrock North Water and Sanitation District's response to the Adams County Community & Economic Development Department:

1. An Inclusion Agreement between Ridgeview Estates LLC (Owner) and Greatrock North Water and Sanitation District (District) was entered into the 24<sup>th</sup> day of July 2008. Said Inclusion Agreement indicates, among other things:
  - a. The Owner and the property which the Owner intends to develop shall be bound by and subject to the District's Rules and Regulations (para. 2.).
  - b. The Owner shall convey to the District all water and water rights, including, but not limited to, tributary, and nontributary and not nontributary water rights, ditches and ditch rights, wells and well rights, reservoirs and reservoir rights, whether decreed or undecreed, permitted or unpermitted, underlying, associated with, or appurtenant to the property and, to the extent applicable, adjacent right-of-way, including all water rights associated with the 62.3 acre subdivision pursuant to a Special Warranty Deed. The process for adjudicating the water conveyed shall begin one hundred twenty (120) days after recordation of the Final Plat for the Ridgeview Estates subdivision. The adjudication process may begin prior to that date if mutually agreed upon by Owner and District (para. 6.).
  - c. Upon inclusion into the District, the District will provide water for twenty-one (21) approximately 2.5 acre lots in the Ridgeview Estates subdivision to satisfy in-home uses, irrigated areas not-to-exceed four thousand (4,000) square feet per lot, and livestock use (horses) not-to-exceed two (2) horses per acre, all in accordance with the District's Rules and Regulations (para. 6.).

- d. The Owner shall be responsible for the construction of a single eight inch (8") looped water line in accordance with District specifications as necessary to serve the property. At the time of the Inclusion Agreement, the water improvements had not yet been identified but the Inclusion Agreement indicates the water improvements will be identified jointly by the District and the Owner upon receipt of all information (para. 8).
  - e. The Owner shall grant and convey to the District, by plat dedication and/or separate agreement, any and all easements and rights-of-way within and without the property required by the District to serve the property, including an easement for one 40' x 100' well site on the property located on the east end of Tract A on the Final Plat for Ridgeview Estates (para. 13.a.).
2. The Owner has conveyed the water rights referenced above to the District, but the adjudication process referenced above has not been initiated by the District.
3. Ultimately, the District may decide to seek approval to withdraw the Ridgeview Estates Denver Basin groundwater as part of the District's wellfield located off the Ridgeview Estates parcel, but the District should obtain the 40' x 100' well site easement so it is not precluded from drilling a Denver Basin well on Tract A if it deems the well necessary in the future.
4. The other easements and rights-of-way referenced in para. 13. of the Inclusion Agreement appear to be addressed on the preliminary plat attached to the Request for Comments.
5. On January 22, 2019, MMI Water Engineers, LLC received "Final Construction Plans", dated December 3, 2018, from David Moore, of Alliance Consulting. The "Final Construction Plans" have not been reviewed or approved by the District as of the date of this memorandum regarding Preliminary Plat Review Comments for Ridgeview Estates (PLT2018-00044).

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



May 3, 2019

Greg Barnes  
Adams County Community and Economic Development  
4430 South Adams County Parkway, Suite W2000A  
Brighton, CO 80601

RE: Ridgeview Estates, PLT2018-00044  
TCHD Case No. 5560

Dear Mr. Barnes,

Thank you for the opportunity to review and comment on the resubmittal of a Preliminary Plat for a major subdivision to create 21 lots, approximately 2.5 acres in size, located southeast of Monaghan Road and east of 160<sup>th</sup> Avenue. Tri-County Health Department (TCHD) staff previously reviewed the application for Preliminary Plat and, in a letter dated January 17, 2019 responded with the comments included below. TCHD has no further comments.

**Onsite Wastewater Treatment Systems (OWTS) - Proposed Subdivision**

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. TCHD has no objection to the proposed subdivision being served by Onsite Wastewater Treatment Systems (OWTS), provided the systems are permitted, installed, and operated in compliance with our current OWTS regulation

**Oil and Gas**

The Colorado Oil and Gas Conservation commission (COGCC) regulates the setback requirements of oil and gas wells and production facilities in order to eliminate, minimize, or mitigate potential adverse impacts to public health. COGCC requires setbacks of five hundred (500) feet to a building and three hundred fifty (350) feet to the boundary of a designated outside activity area. An oil and gas well is located south the subject property. TCHD recommends the applicant adhere to the setbacks outlined above, at a minimum.

Please feel free to contact me at 720-200-1575 or [kboyer@tchd.org](mailto:kboyer@tchd.org) if you have any questions on TCHD's comments.

Sincerely,

A handwritten signature in black ink, appearing to read "K Boyer", with a horizontal line extending to the right.

Kathy Boyer, REHS  
Land Use and Built Environment Specialist III

cc: Sheila Lynch, Monte Deatrich, TCHD



January 17, 2019

Greg Barnes  
Adams County Community and Economic Development  
4430 South Adams County Parkway, Suite W2000A  
Brighton, CO 80601

RE: Ridgeview Estates, PLT2018-00044  
TCHD Case No. 5369

Dear Mr. Barnes,

Thank you for the opportunity to review and comment on the Preliminary Plat for a major subdivision to create 21 lots, approximately 2.5 acres in size, located southeast of Monaghan Road and east of 160<sup>th</sup> Avenue. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has the following comments.

**Onsite Wastewater Treatment Systems (OWTS) - Proposed Subdivision**

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. TCHD has no objection to the proposed subdivision being served by Onsite Wastewater Treatment Systems (OWTS), provided the systems are permitted, installed, and operated in compliance with our current OWTS regulation

**Oil and Gas**

The Colorado Oil and Gas Conservation commission (COGCC) regulates the setback requirements of oil and gas wells and production facilities in order to eliminate, minimize, or mitigate potential adverse impacts to public health. COGCC requires setbacks of five hundred (500) feet to a building and three hundred fifty (350) feet to the boundary of a designated outside activity area. An oil and gas well is located south the subject property. TCHD recommends the applicant adhere to the setbacks outlined above, at a minimum.

Please feel free to contact me at 720-200-1575 or [kboyer@tchd.org](mailto:kboyer@tchd.org) if you have any questions on TCHD's comments.

Sincerely,

A handwritten signature in black ink, appearing to read "K Boyer", with a long horizontal line extending to the right.

Kathy Boyer, REHS  
Land Use and Built Environment Specialist III

cc: Sheila Lynch, Monte Deatrich, TCHD





**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

May 6, 2019

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

Attn: Greg Barnes

**Re: Ridgeview Estates – 2<sup>nd</sup> referral, Case # PLT2018-00044**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the second referral plat for **Ridgeview Estates** and advises the property owner/developer/contractor to complete the application process for any new natural gas service FastApp-Fax-Email-USPS (go to:

[https://www.xcelenergy.com/start\\_stop\\_transfer/installing\\_and\\_connecting\\_service/](https://www.xcelenergy.com/start_stop_transfer/installing_and_connecting_service/)).

The Builder's Call Line is 1-800-628-2121. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

Donna George  
Right of Way and Permits  
Public Service Company of Colorado / Xcel Energy  
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

## Greg Barnes

---

**From:** ED SZYDLEK [specialed1000@msn.com]  
**Sent:** Friday, January 25, 2019 2:00 PM  
**To:** Greg Barnes  
**Subject:** Case Number: PLT2018-00044

Dear Mr. Barnes,

My 2 main concerns regarding the preliminary plat application for a major subdivision to create 21 lots known as *Ridgeview Estates*, are water concerns and escalated vehicle traffic driving through my neighborhood of Great Rock North.

The immediate water problem facing my subdivision through GreatRock North Water & Sanitation District is the pricing of water rates and the bi-product of the water, not to mention the negative quality of the water itself. My water rates since moving here 16+ years ago has escalated. When first moving to Great Rock North, my husband and I were told with more subdivisions being built, the cost of water would be coming down – not true what-so-ever. My water bills a month during the summer range from \$200.00-\$400.00 – which in itself is ludicrous. By building *Ridgeview Estates*, it will only make my water bills even more costly. A thorough study of water costs of the additional homes wanting to be built with an average of 4 people per home (estimate) needs to occur. With an additional subdivision wanting to be built, puts an enormous burden on the present water problem out this way and yes it is a big problem.

My other concern is the additional traffic *Ridgeview Estates* would cause if built. Traffic from the other subdivisions built to the east of Great Rock North already cut through our subdivision to get to theirs. There are children playing outside and neighbors walking their pets on our neighborhood streets; just to have zooming cars pass them to get to their homes in the other subdivisions. The speed limits are posted, but not adhered to. Is the traffic problems also being addressed?

We moved out here to have peace and quiet and quality of life. The quality is going down hill along with the quiet.

I would like to be informed of the process of this plat application.

Thank you for taking the time to read my concerns.

Best regards,

Ed and Cynthia Szydle  
28760 E. 160<sup>th</sup> Place  
Brighton, CO 80603

Sent from [Mail](#) for Windows 10

## Greg Barnes

---

**From:** jeff@interstateenergyinc.com  
**Sent:** Thursday, January 17, 2019 8:16 AM  
**To:** Greg Barnes  
**Subject:** Request for Comments for Ridgeview Estates, PLT2018-00044

Mr. Barnes,

I received your request for comments on the development in the Subject line. As a resident of Greatrock North, 28205 E. 160<sup>th</sup> Ave, Brighton, CO 80603, my wife and I have no objections to this development. Our property is adjacent to the North boundary of this development. Additionally, I serve on the Board of Directors of the Greatrock North Water and Sanitation District. The board is aware of this development and we are fully prepared to absorb this development into our Water District and provide for the water needs of this development.

Please keep me apprised of developments in this matter so that I may keep the Board informed.

Respectfully,

Jeff Polliard  
Interstate Energy, Inc.  
685 S. Main St.  
Brighton, CO 80601  
303-654-0999  
303-472-7079  
<http://interstateenergyinc.com/>

## Greg Barnes

---

**From:** Chandler Newhall [fisherrcs@yahoo.com]  
**Sent:** Monday, January 14, 2019 11:05 AM  
**To:** Greg Barnes  
**Subject:** Comments for Ridgeview Estates

Hello Greg,

I am responding to a letter I received about the plat application for Ridgeview Estates. It is for case number: PLT2018-00044 and the applicant is Alliance Development Services.

I have just a few comments/considerations:

1) Consider that the Developer of the subdivision be required to pave Monaghan Road from E 152nd Ave to the Emergency Gated entrance into Ridgeview Estates. I thought the paving might have been part of the original requirement for the development of Ridgeview Estates at least that is what I was informed of when purchasing adjacent to Ridgeview Estates. This would help reduce the amount of air pollution generated with dust including a reduction in the continual road maintenance needed by the County.

2) Insure that Monaghan Road is not utilized during the construction/build out of Ridgeview Estates, a requirement that the Emergency Gate is installed immediately after the Monaghan Road extension is completed. Suggest that the developer place a sign at 152nd and Monaghan indicating "No Ridgeview Estates Construction Traffic"

3) Consider that the fencing installed around Ridgeview Estate is Not White Vinyl, currently there white vinyl fencing that has been installed throughout Adams County and over the years it tends to fall apart and weather poorly do to the Colorado climate. My recommendation would be to build a fence with more natural materials, such as a 3 rail wood type fence, a 3-rail wood fence blends in better with the natural prairie surroundings.

Thank you for the opportunity to provide comment,

Chandler & Amy Newhall

## Greg Barnes

---

**From:** Brad Jolly [spamget@comcast.net]  
**Sent:** Thursday, January 24, 2019 1:58 PM  
**To:** Greg Barnes  
**Subject:** Case No. PLT2018-00044

Mr. Barnes,

I am writing to comment on Case Number PLT2018-00044, Ridgeview Estates, and urge the Planning Commission to deny the preliminary plat application. I reside in the existing Greatrock subdivision, bordering the land just south of the proposed plat and subdivision.

The plat application seeks to subdivide Parcel 0156710200001 into 21 residential lots. Adding 21 additional lots in the area would overly strain existing water resources. The development of these residential lots, which would appear to be in the Greatrock North Water and Sanitation District, would likely require additional augmentation plans to increase the water available to the District. The District is already seeking approval of 2 augmentation plans before the Water Court, one seeking additional water from the Arapahoe aquifer. This indicates the District already does not have sufficient water rights to serve another subdivision since it is seeking additional rights for other recent developments in the District. The subdivision would add 21 domestic sources to an already strained system.

Reports have indicated that the Arapahoe Aquifer is already in danger of being overused. The levels of the aquifer are consistently dropping in Adams County according to reports from the Division of Water Resources. Even if the Laramie-Fox Hills Aquifer is used for the additional water, it has also been dropping significantly in Adams County. Water in the aquifers is already being used at a faster rate than the aquifers can be replenished. While it once was thought groundwater supplies would be sufficient for 100 years, even 10 years ago before the increased development in this area, it was reported they may be only sufficient for 10 to 15 years. Over 10 years ago, it was predicted that the Arapahoe Aquifer would transition from confined to unconfined in the coming decades, resulting in declining well production. Coupled with the reduced precipitation and increased drought frequency for Colorado as a result of a changing climate, the area can ill-afford additional water for 21 new residences. It is my understanding that development of the area where Parcel 0156710200001 is located and/or the parcel(s) south of it was already denied many years ago because of its strain on water resources. Things have not improved -- but declined -- in terms of available water since that time, suggesting any development in this area still needs to be denied.

Adams County Development Standards and Regulations require a subdivider to demonstrate, prior to platting, that water resources are sufficient, including that they are dependable in quantity and quality based on a minimum useful life of 300 years. Given the dropping levels of aquifers in the area, the apparent lack of additional water rights of the District to accommodate another development, the already increasing development in the area requiring the District to already be seeking additional water rights, and the suggestion that the Arapahoe Aquifer will not even last its original 100 year estimated length, the application should be denied based on lack of availability of dependable quantity of water.

There has been significant development in the area east of Brighton in the past couple of years, which has not only increased the strain on water resources, but is also straining infrastructure which has not been developed to accommodate the increased population. Already, 152nd Avenue is becoming increasingly congested with traffic. 152nd Avenue is the primary access to I-76 from the proposed development. Adding an additional 21 residences will simply strain county infrastructure and resources further -- at the average of 2 vehicles per household in Colorado, that would add an additional 42 vehicles on the roads which have

already seen a significant increase in traffic the past few years due to significant development both east and west of Greatrock and Greatrock North.

Finally, the preliminary plat indicates the existence of a gas well right next to the plat. Depending on the type of gas well, placing residences so close to it could endanger the health of any potential residences in a future "Ridgeview Estates." Evidence has shown that babies born within 2 miles of certain gas well sites are more likely to suffer from poor health, including lower birth weight. In addition, residences are often subjected to high ozone levels which can be extremely dangerous and damaging. Developing residences with property lines as close as 150 feet from a gas well is inappropriate.

Once again, I urge the Planning Commission to deny the preliminary plat application. Thank you for your time and attention to this matter.

Brad Jolly  
15355 Gadsden Dr.  
Brighton, CO 80603

## Greg Barnes

---

**From:** Keith [kjaxon2@msn.com]  
**Sent:** Wednesday, January 23, 2019 8:07 PM  
**To:** Greg Barnes  
**Cc:** Keith  
**Subject:** Ridgeview Estates Comments

Dear Greg Barnes,

I am the home owner at 15795 Gadsden Dr Brighton, CO 80603 (the original Greatrock development). I have strong concerns about the proposed Ridgeview Estates development, Case# PLT2018-00044.

First, this development would take place directly behind my property along with my adjoining neighbors in Greatrock. Myself and my neighbors paid a high premium price for our lots based on them have a great unobstructed view. I feel that a development directly behind these handful of homes will significantly change the view and therefore have a negative impact on our property values. I would doubt that we would be able to recoup a loss of this kind from the county or even see a drop in our property taxes which is unfair.

Also, since these same properties that have the views are sitting at the high point of the land, the area is a very important hunting ground for Bald Eagles and other birds of prey. We see them constantly on the back fence posts looking for prey and they hunt exactly where this new development would be built. There is no doubt that this would have a negative impact not only on the birds, but also the variety of other indigenous wildlife we see in this area regularly. Unfortunately the amount of land these animals have to live and hunt is in constant danger with further developments.

With the drought conditions we have seen over the years I have lived here, I would also be concerned that the continued addition of home developments in a small area will start to hurt the water that we have available. Greatrock homes are all on individual wells and there can only be so much water available to all over time and growth

I am the original owner of this home and have lived here in Greatrock for 22 years. When we moved here it was to get away from the city, traffic, noise etc. Greatrock was the only development out here back then. Unfortunately, over time, the housing developments around us have changed the whole dynamic of living here. The developments have been stacked closely together in this immediate area. I am all for progress and developments overall, but I feel there should be limitations made by the county for the folks that want to have this type of lifestyle and new developments should be more spread out. I also feel that if a new development will detract from anyone's property values (as this would) then that needs to be a consideration as well.

Lastly, after attending a recent meeting with homeowners, I know that the folks in Greatrock North have serious problems with traffic in their neighborhood. This has become a shortcut for people coming from Brighton to get to the other developments. They have had a lot of accidents due to speeding and too much traffic on the winding roads. The entrance to Ridgeview Estates is right at the point that they have the most issues with accidents and speeding and will only add to the hazards in that area.

I greatly appreciate the opportunity to voice these concerns and hope that the County can take a different view point in regards to allowing a change in zoning for this and future developments in this immediate area.

Sincerely,





## Greg Barnes

---

**From:** Anita Fields [ajmfields@yahoo.com]  
**Sent:** Monday, January 21, 2019 5:01 PM  
**To:** Greg Barnes  
**Cc:** Anita Fields  
**Subject:** Ridgeview Estates PLT2018-00044

Good Afternoon,

I am writing you regarding the information that we received on the above preliminary plat application.

We would like to state that at this time our concern is that no Modular's or mobile Homes will be allowed to be put there and they have the same rules has our HOA to prevent our home values from declining.

Thank you

George & Anita Fields

28400 E 160th Ave  
Brighton, Colo. 80603

## Greg Barnes

---

**From:** Kirk Drake [kirkdrake@me.com]  
**Sent:** Friday, January 18, 2019 3:06 PM  
**To:** Greg Barnes  
**Cc:** Kirk Drake  
**Subject:** Subdivision Approval for Alliance Development

As a land owner in the area we fully support the rezoning of Ag land to Residential development for the economic benefit of the County its people. From a real estate perspective each new residential development helps to reduce the increasing cost of housing. Thank you for allowing us to comment.  
Blessings

Kirk B. Drake  
and  
Elizabeth C. Conner

**Case Name:**  
**Case Number:**

January 4, 2019

The Adams County Planning Commission is requesting comments on the following request: **preliminary plat application for a major subdivision to create 21 lots in the residential estate zone district.** This request is located at southeast of Monaghan Road and East 160<sup>th</sup> Avenue. The Assessor's Parcel Number is 0156710200001.

**Applicant Information:** ALLIANCE DEVELOPMENT SERVICES  
DAVID E MOORE  
16415 W 85TH LN, UNIT B  
ARVADA, CO 80007

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216, or call (720) 523-6800 by 01/24/2019 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 GJBarnes@adco.gov or . Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you for your information upon request.

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.

## Greg Barnes

---

**From:** backinbalancedc@aol.com  
**Sent:** Wednesday, January 23, 2019 5:11 PM  
**To:** Greg Barnes  
**Subject:** Ridgeview Estates

Request for Comment

Re: Ridgeview Estates PLT2018-00044

I am a concerned home owner and this subdivision will directly effect my property and the properties around me.

1. Wildlife- developing this property will effect wildlife habitat, my property adjoins the proposed and I witness wildlife there on almost a daily basis eagles, deer, fox families, coyotes, hawks I have even had turtles enter my property from the proposed development land.
2. Water- all these properties will require water for any livestock and personal use. How much water do we have accessible? It will definitely run dry sooner if this development occurs.
3. Tax assessments - I paid much more for my property when I purchased it just because of the views and how quiet the area is, and I like that there is less lights. If this development happens does Adams county plan to reduce my taxes as this will if fact reduce the value of my property?
4. Developmental hazards- I attended the recent meeting and one of my questions was how long will development take he basically said it could take years? This is right in my back yard and I have children that have allergies to dust. I predict dust and noise for likely years while the individual properties sell and people begin to build.
5. Traffic and crime- this will bring many more cars to our area and more people, usually with more people there is more crime and this development will provide easier access to my back yard.
6. Smell and flies- Winds usually come from the west and this development is geared towards horse properties and that brings manure and flies and that smell will blow directly into our neighborhood and it will bring more flies to our homes.

There are many other large properties in this area that a development would not effect neighborhoods, why does it have to adjoin ours and make us unhappy with Adams county for allowing it?

Thank you for the opportunity to express our thoughts on this development.

Sincerely,

Dr Larry and Brenda Chrisman

## Greg Barnes

---

**From:** Christine Campbell [shrubplanter@msn.com]  
**Sent:** Friday, January 18, 2019 7:24 AM  
**To:** Greg Barnes  
**Subject:** Ridgeview Estates

Hi

I am an owner in Great Rock North and I recieved your letter concerning the proposed development in our area. The reason we moved out here was for the open space, low traffic and peace and quiet. This development will increase all of the reasons for moving here. My main concern is the water. Are you planning on tapping into Great Rock Water supply? With the increase in demand will that increase the cost of our water. We already pay a hefty price for water. Will the water run out that is another concern. Construction is always a problem with the noise, dust and inpact on our road. For this homeowner I would not like to see this development go through. Thank Chris Campbell



Virus-free. [www.avg.com](http://www.avg.com)

## Greg Barnes

---

**From:** Brenda Beaver [bbeaver@sd27j.net]  
**Sent:** Friday, January 18, 2019 4:03 PM  
**To:** Greg Barnes  
**Subject:** Ridgeview Estates

To Whom it May Concern

We are writing this letter to oppose the development of Ridgeview Estates. We currently reside at 15915 Gadsden Drive Northeast of the development. Our family has resided at this property for 23 years. We have had the opportunity to enjoy a spectacular view of Brighton and the Mountains. Over the years our children have been blessed to enjoy the wildlife west of our property. We are concerned about the development of Ridgeview Estates for the following reasons:

- Overcrowding of housing development in the area
- Additional traffic along Bromley Lane i.e single lanes, dangerous shoulder traffic, speeding, congestion on roads during school bus stops and slick roads, noise and exhaust pollution
- Wildlife is being driven out by development: In just the past week we witnessed two deer traveling through our property, both were disoriented and suffering from heat exhaustion. Luckily they jumped our back fence and had access to an open field
- Wildlife being hit on Bromley Lane from high traffic and speeding (especially at night)
- High number of Leach Fields in the area (polluting the ground water)
- Depleting the underground aquifer
- Disturbing the soil by development - creating soil erosion and water run off

With that being said we highly doubt our opinion is going to make a difference since Adams County is more concerned with the tax revenue that will be made from this development.

Sincerely  
Kenny and Brenda Beaver

## Greg Barnes

---

**From:** yevgeniy averkov [yevgeniy12297@live.com]  
**Sent:** Wednesday, January 23, 2019 6:19 PM  
**To:** Greg Barnes  
**Subject:** Ridgeview Estates Comments

Dear Greg Barnes,

I am writing on behalf of the Averkov household located at 15895 Gadsden Dr. Brighton CO 80603. As the co-signer of this home, I am concerned very much by the proposal of the Ridgeview Estates (Case # PLT2018-00044). The biggest of all the issues I have with this planned project is the value of my property decreasing. This is also an issue for all my neighbors that will be unfortunate enough to have their home decrease in value. Many of the homeowners that have bought properties on the western side of the Great Rock neighborhood paid thousands of dollars on top of the initial property cost just for the great view. If the prices of the properties go down, would we be compensated for the loss of property value? A tax reduction on the property is the bare minimum that would suffice in a situation like this.

Not only is there an issue with the cost of properties going down, but there are also issues with the ecosystems that will be affected by this construction. There are many different species of animals that find sanctuary in the plains of eastern Colorado. Some of these include the white-tailed deer, foxes, jackrabbits, as well as falcons, owls, and most importantly, bald eagles. Building a neighborhood in the shortgrass prairie will hurt all these animals as well. The amount of land that these animals must live on has decreased and will keep decreasing if you keep building large properties and destroying the ecosystems that the animals rely on for food and protection from people.

Another big issue is water. How fast will the water run out if you add on 21 more houses capable of housing horses as well as other animals? A water shortage seems very possible in the near future because a lot of these people move out here to have horses and other livestock. There is a lot of lands farther east that can be used instead of crowding all the neighborhoods together like you are trying to do now.

An increase in houses means that there will be an increase in traffic. This is another danger to animals because it is not rare to see animals laying off to the side of the road because of people not paying attention to the road and mercilessly killing these creatures. It also affects the children that play in the front lawns during the summer and an increase in traffic means a decrease in overall satisfaction for the people that live here. While this whole property is being built, more semi-trucks will be driving back and forth which creates a lot of noise. During the construction phase, there will also be lots of noise and dust from the land being torn up. I'm sure no one likes extra noise and dust as well as light pollution in their backyard.

I'm sure that the vast majority of homeowners in the neighboring properties would agree with all that I've spoken of above. This plan for building another neighborhood should not happen and there are many reasons against the construction of these properties. These problems might be just some small obstacles that are in the way of accomplishing your goal, but you aren't the ones that will have to deal with them. We are the ones that will have to deal with the consequences of your actions.

Anton Averkov



## Request for Comments

Case Name: Ridgeview Estates  
Case Number: PLT2018-00044

January 4, 2019

The Adams County Planning Commission is requesting comments on the following request: **preliminary plat application for a major subdivision to create 21 lots in the residential estate zone district.** This request is located at southeast of Monaghan Road and East 160<sup>th</sup> Avenue. The Assessor's Parcel Number is 0156710200001.

Applicant Information: ALLIANCE DEVELOPMENT SERVICES  
DAVID E MOORE  
16415 W 85TH LN, UNIT B  
ARVADA, CO 80007

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216, or call (720) 523-6800 by 01/24/2019 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 [GJBarnes@adcogov.org](mailto:GJBarnes@adcogov.org). Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you for your information upon request.

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.

Greg Barnes  
Case Manager





## Public Hearing Notification

Case Name:	Ridgeview Estates
Case Number:	PLT2018-00044
Planning Commission Hearing Date:	July 11, 2019 at 6:00 p.m.
Board of County Commissioners Hearing Date:	August 13, 2019 at 9:30 a.m.

July 1, 2019

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

**Preliminary Plat application for a major subdivision to create 21 lots in the Residential Estate (RE) zone district**

The proposed use will be Residential

This request is located approximately 500 feet south of 28300 East 160th Avenue on 63 acres.

The Assessor's Parcel Number is 0156710200001.

Applicant Information: ALLIANCE DEVELOPMENT SERVICES  
DAVID E MOORE  
16415 W 85TH LN  
UNIT B  
ARVADA, CO 80007

The hearing will be held in the Adams County Hearing Room located at 4430 South Adams County Parkway, Brighton CO 80601-8216. This will be a public hearing and any interested parties may attend and be heard. The Applicant and Representative's presence at these hearings is requested. If you require any special accommodations (e.g., wheelchair accessibility, an interpreter for the hearing impaired, etc.) please contact the Adams County Community and Economic Development Department at (720) 523-6800 (or if this is a long distance call, please use the County's toll free telephone number at 1-800-824-7842) prior to the meeting date.

For further information regarding this case, please contact the Department of Community and Economic Development, 4430 S Adams County Parkway, Brighton, CO 80601, 720-523-6800. This is also the location where maps and/or text certified by the Planning Commission may be viewed.

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

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.

A handwritten signature in black ink, appearing to read "Greg Barnes". The signature is fluid and cursive, with the first name "Greg" and last name "Barnes" clearly distinguishable.

Greg Barnes

Planner III

# PUBLICATION REQUEST

**Ridgeview Estates**  
**Case Number: PLT2018-00044**

**Location of Hearings:** Adams County Government Center, 4430 S. Adams County Parkway, Brighton, CO 80601

**Planning Commission Hearing Date:**

07/11/2019 at 6:00 p.m.

**Board of County Commissioners Hearing Date:**

08/13/2019 at 9:30 a.m.

**Request:** Preliminary Plat application for a major subdivision to create 21 lots in the Residential Estate (RE) zone district

**Location:** Approximately 500 feet south of 28300 East 160<sup>th</sup> Avenue

**Parcel Number:** 0156710200001

**Legal Description:**

KNOW ALL MEN BY THESE PRESENTS, THAT RIDGEVIEW ESTATE LLC, A COLORADO CORPORATION, BEING THE OWNER OF A PORTION OF THE WEST HALF OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 10, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE 6TH P.M., THENCE S 00°05'13" E ALONG THE EAST LINE OF THE WEST HALF OF SECTION 10, WITH ALL BEARINGS CONTAINED HEREON RELATIVE THERETO, A DISTANCE OF 1495.68 FEET;

THENCE DEPARTING SAID EAST LINE OF THE WEST HALF OF SECTION 10, N 76°50'50" W, A DISTANCE OF 903.48 FEET;

THENCE N 69°27'56" W A DISTANCE OF 596.98 FEET;

THENCE N 60°05'53" W A DISTANCE OF 537.87 FEET;

THENCE N 39°37'58" W A DISTANCE OF 507.03 FEET;

THENCE N 17°26'04" W A DISTANCE OF 38.65 FEET;

THENCE N 90°00'00" W A DISTANCE OF 406.46 FEET, TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 9;

THENCE ALONG SAID EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, N 00°07'50" W A DISTANCE OF 373.61 FEET, TO A POINT ON THE SOUTH LINE OF THAT PARCEL OF LAND DESCRIBED IN BOOK 4431 PAGE 18, COUNTY PUBLIC RECORDS;

THENCE ALONG THE SOUTH LINE OF SAID PARCEL, THE FOLLOWING TWO (2) COURSES:

1) S 89°23'03" E PARALLEL WITH AND 40.00 FEET SOUTH OF, BY PERPENDICULAR MEASUREMENT, THE NORTH LINE OF THE WEST HALF OF SAID SECTION 10, A DISTANCE OF 257.32 FEET;

2) THENCE N 72°13'56" E A DISTANCE OF 126.83 FEET, TO A POINT ON THE NORTH LINE OF THE WEST HALF OF SAID SECTION 10;

THENCE ALONG SAID NORTH LINE OF THE WEST HALF OF SECTION 10, S 89°23'03" E, A DISTANCE OF 2267.15 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 2,713,709 SQUARE FEET OF 62.298 ACRES MORE OR LESS.

**Case Manager:** Greg Barnes

**Applicant:** David E. Moore, Alliance Development Services, 16415 W. 85<sup>th</sup> Lane, Unit B, Arvada, CO 80007

**Owner:** Ridgeview Estates, LLC, 8155 Moore Street, Arvada, CO 80005



Referral Listing  
Case Number PLT2018-00044  
Ridgeview Estates

Agency	Contact Information
Adams County Attorney's Office	Christine Fitch CFitch@adcogov.org 4430 S Adams County Pkwy Brighton CO 80601 720-523-6352
Adams County CEDD Addressing	Marissa Hillje PLN 720.523.6837 mhillje@adcogov.org
Adams County CEDD Development Services Engineer	Devt. Services Engineering 4430 S. Adams County Pkwy. Brighton CO 80601 720-523-6800
Adams County CEDD Right-of-Way	Marissa Hillje 4430 S. Adams County Pkwy. Brighton CO 80601 720-523-6837 mhillje@adcogov.org
Adams County Construction Inspection	Gordon .Stevens 4430 S. Adams County Pkwy Brighton CO 80601 720-523-6965 gstevens@adcogov.org
Adams County Development Services - Building	Justin Blair 4430 S Adams County Pkwy Brighton CO 80601 720-523-6825 JBlair@adcogov.org
Adams County Parks and Open Space Department	Aaron Clark mpedrucci@adcogov.org (303) 637-8005 aclark@adcogov.org
Adams County Sheriff's Office: SO-HQ	Rick Reigenborn (303) 654-1850 rreigenborn@adcogov.org
Adams County Sheriff's Office: SO-SUB	SCOTT MILLER 720-322-1115 smiller@adcogov.org

Agency	Contact Information
Adams County Treasurer	Lisa Culpepper 4430 S Adams County Pkwy Brighton CO 80601 720.523.6166 lculpepper@adcogov.org
BRIGHTON FIRE DISTRICT	Whitney Even 500 South 4th Avenue 3rd Floor BRIGHTON CO 80601 (303) 659-4101 planreviews@brightonfire.org
BRIGHTON SCHOOL DISTRICT 27J	Kerrie Monti 1850 EGBERT STREET SUITE 140, BOX 6 BRIGHTON CO 80601 303-655-2984 kmonti@sd27j.org
Century Link, Inc	Brandyn Wiedreich 5325 Zuni St, Rm 728 Denver CO 80221 720-578-3724 720-245-0029 brandyn.wiedrich@centurylink.com
Code Compliance Supervisor	Eric Guenther eguenther@adcogov.org 720-523-6856 eguenther@adcogov.org
COLO DIV OF WATER RESOURCES	Joanna Williams OFFICE OF STATE ENGINEER 1313 SHERMAN ST., ROOM 818 DENVER CO 80203 303-866-3581 joanna.williams@state.co.us
COLORADO DIVISION OF WILDLIFE	Eliza Hunholz Northeast Regional Engineer 6060 BROADWAY DENVER CO 80216-1000 303-291-7454 eliza.hunholz@state.co.us
COLORADO DIVISION OF WILDLIFE	Serena Rocksund 6060 BROADWAY DENVER CO 80216 3039471798 serena.rocksund@state.co.us
COLORADO GEOLOGICAL SURVEY	Jill Carlson 1500 Illinois Street Golden CO 80401 303-384-2643 303-384-2655 CGS_LUR@mines.edu

Agency	Contact Information
Colorado Geological Survey: CGS_LUR@mines.edu	Jill Carlson Mail CHECK to Jill Carlson 303-384-2643 303-384-2655 CGS_LUR@mines.edu
COMCAST	JOE LOWE 8490 N UMITILLA ST FEDERAL HEIGHTS CO 80260 303-603-5039 thomas_lowe@cable.comcast.com
GREATROCK NORTH HOA	CYRENA DRUSE 28650 E 160TH PL BRIGHTON CO 80603 720-233-8817
Greatrock Water District	LISA JOHNSON 141 Union Blvd., #150 Lakewood CO 80228 303-880-7627 ljohnson@sdmsi.com
NS - Code Compliance	Gail Moon gmoon@adcogov.org 720.523.6833 gmoon@adcogov.org
REGIONAL TRANSPORTATION DIST.	CHRIS QUINN 1560 BROADWAY SUITE 700 DENVER CO 80202 303-299-2439 chris.quinn@rtd-denver.com
TRI-COUNTY HEALTH DEPARTMENT	MONTE DEATRICH 4201 E. 72ND AVENUE SUITE D COMMERCE CITY CO 80022 (303) 288-6816 mdeatrich@tchd.org
TRI-COUNTY HEALTH DEPARTMENT	Sheila Lynch 6162 S WILLOW DR, SUITE 100 GREENWOOD VILLAGE CO 80111 720-200-1571 landuse@tchd.org
Tri-County Health: Mail CHECK to Sheila Lynch	Tri-County Health landuse@tchd.org .
UNITED STATES POST OFFICE	MARY C. DOBYNS 56691 E COLFAX AVENUE STRASBURG CO 80136-8115 303-622-9867 mary.c.dobyns@usps.gov
Xcel Energy	Donna George 1123 W 3rd Ave DENVER CO 80223 303-571-3306 Donna.L.George@xcelenergy.com

GREATROCK NORTH HOMEOWNERS ASSOCIATION  
141 UNION BLVD STE 150  
LAKEWOOD CO 80228-1898

BEZRUKAVYY VITALIY N AND  
BEZRUKAVAYA LARISA L  
OR CURRENT RESIDENT  
28930 E 160TH PL  
BRIGHTON CO 80603-8446

JACKSON JUDITH GAIL  
2308 LOWER RIVER RD  
GRANTS PASS OR 97526-9010

BOEN HARLAN E AND  
BOEN SHARRELL B  
OR CURRENT RESIDENT  
15722 GADSDEN DR  
BRIGHTON CO 80603

KNAFEL DOUGLAS  
10 PINE STREET  
STOCKBRIDGE MA 01262

BRIENZA EUGENE J II AND  
BRIENZA GAIL P  
OR CURRENT RESIDENT  
28560 E 162ND CT  
BRIGHTON CO 80603-8440

MUNOZ FAMILY PARTNERS LTD  
PO BOX 264  
BOYD TX 76023-0264

CABRIALES CHRISTOPHER L  
OR CURRENT RESIDENT  
16120 ELECTRA ST  
BRIGHTON CO 80603-8420

PADE ELIZABETH FORD MITCHELL  
360 BALSAM ST  
LAKEWOOD CO 80226-1339

CAMPBELL ROBERT M AND  
CAMPBELL CHRISTINE A  
OR CURRENT RESIDENT  
28355 E 160TH AVENUE  
BRIGHTON CO 80603

RIDGEVIEW ESTATES LLC  
8155 MOORE ST  
ARVADA CO 80005-2025

CHAMBERS WILLIAM C  
OR CURRENT RESIDENT  
28700 E 160TH PL  
BRIGHTON CO 80603-8445

15711 GADSDEN DR LLC  
OR CURRENT RESIDENT  
15711 GADSDEN DR  
BRIGHTON CO 80603-8866

CHRISMAN BRENDA  
OR CURRENT RESIDENT  
15835 GADSDEN DR  
BRIGHTON CO 80603-8865

ALLEN MICHAEL E SR AND  
ALLEN JOANN M  
OR CURRENT RESIDENT  
15682 GADSDEN DR  
BRIGHTON CO 80603

DEVOE KEITH W AND  
DEVOE LORI JO POMPIA  
OR CURRENT RESIDENT  
28880 E 160TH PLACE  
BRIGHTON CO 80603

AVERKOV PAVEL AND AVERKOV ANTON AND  
AVERKOVA LYUBOV  
OR CURRENT RESIDENT  
15895 GADSDEN DR  
BRIGHTON CO 80603-8865

DRUSE RYAN LAWRENCE  
OR CURRENT RESIDENT  
28650 E 160TH PL  
BRIGHTON CO 80603-8445

BEAVER KENNETH D AND  
BEAVER BRENDA S  
OR CURRENT RESIDENT  
15915 GADSDEN DR  
BRIGHTON CO 80603

ESPINOZA RIGOBERTO AND  
ESPINOZA BLANDINA  
OR CURRENT RESIDENT  
15995 GADSDEN DRIVE  
BRIGHTON CO 80603

FALCO CHRISTINA MARIE AND  
FURROW TIFFANY  
OR CURRENT RESIDENT  
28575 E 160TH PL  
BRIGHTON CO 80603-8449

HERNBLOOM DAVID M AND  
HERNBLOOM MARYLU  
OR CURRENT RESIDENT  
28350 E 160TH AVENUE  
BRIGHTON CO 80603

FIELDS GEORGE L AND  
FIELDS ANITA J  
OR CURRENT RESIDENT  
28400 E 160TH AVE  
BRIGHTON CO 80603-8442

HOUSTON HARVEY H JR AND  
HOUSTON MARY E  
OR CURRENT RESIDENT  
28820 E 160TH PLACE  
BRIGHTON CO 80603

FLORES ALBERT G AND  
BLEA-FLORES JENA N  
OR CURRENT RESIDENT  
16135 BENTLY ST  
BRIGHTON CO 80603-8439

HRUBY ROGER R AND  
HRUBY ELIZABETH A  
OR CURRENT RESIDENT  
15735 GADSDEN DR  
BRIGHTON CO 80603-8866

FREESE TERRY L AND  
BOSCIA-FREESE GWENDOLYN R  
OR CURRENT RESIDENT  
28525 E 160TH AVE  
BRIGHTON CO 80603-8444

HUNT DWAYNE D  
OR CURRENT RESIDENT  
27705 E 160TH AVE  
BRIGHTON CO 80603-8402

GAGNA LEE A AND  
GAGNA TERESA  
OR CURRENT RESIDENT  
28615 E 160TH PLACE  
BRIGHTON CO 80603

JANSSEN IVAN L AND  
JANSSEN KAREN K  
OR CURRENT RESIDENT  
15675 GADSDEN DR  
BRIGHTON CO 80603

GAMBOA RAYMOND V AND  
GAMBOA LISA D  
OR CURRENT RESIDENT  
29449 GADSDEN DR  
BRIGHTON CO 80603

KAWANO STEVEN R AND  
CLIFF DANIELLE L  
OR CURRENT RESIDENT  
28925 E 160TH PL  
BRIGHTON CO 80603-8451

GILLASPIE BYRON K AND  
GILLASPIE CYNTHIA  
OR CURRENT RESIDENT  
28300 E 160TH AVE  
BRIGHTON CO 80603-8441

KEEVER JOHN E AND  
KEEVER VALERIE L  
OR CURRENT RESIDENT  
15742 GADSDEN DR  
BRIGHTON CO 80603-8858

GREENBERG WENDY E AND  
MOORE BETH A  
OR CURRENT RESIDENT  
15615 GADSDEN DR  
BRIGHTON CO 80603

LACASSE CHRISTOPHER AND  
OZAWA KATHRINE  
OR CURRENT RESIDENT  
15782 GADSDEN DR  
BRIGHTON CO 80603-8858

HAMILTON ANDREW C AND SUSAN L  
OR CURRENT RESIDENT  
29145 E 160TH CT  
BRIGHTON CO 80603

LANGEBERG MARK F AND  
LANGEBERG AMY S  
OR CURRENT RESIDENT  
28745 E 160TH PLACE  
BRIGHTON CO 80603

HAMILTON PATRICK M AND  
HAMILTON CHRISTINE L  
OR CURRENT RESIDENT  
16195 DEL RAY CT  
BRIGHTON CO 80603-8431

LANGHORST RUSSELL L AND  
LANGHORST BARBARA A  
OR CURRENT RESIDENT  
28675 E 160TH PLACE  
BRIGHTON CO 80603



MADDOX HENRY C AND  
MADDOX SHEILA H  
OR CURRENT RESIDENT  
29000 E 160TH PL  
BRIGHTON CO 80603

ONKEN WILLIAM W AND  
ONKEN SHANNON  
OR CURRENT RESIDENT  
15655 GADSDEN DR  
BRIGHTON CO 80603

MAPES JAMES GRANT AND  
MOHARI NIVEDITA  
OR CURRENT RESIDENT  
29400 GADSDEN DR  
BRIGHTON CO 80603-8843

PENNETTA RICKY L AND ANREA D  
OR CURRENT RESIDENT  
29389 GADSDEN DR  
BRIGHTON CO 80603

MAUL BRADLEY R  
OR CURRENT RESIDENT  
29399 GADSDEN DR  
BRIGHTON CO 80603-8863

PLUMISTO GENE N AND  
PLUMISTO DEBORAH L  
OR CURRENT RESIDENT  
28875 E 160TH PL  
BRIGHTON CO 80603-8451

MC COLLUM MICHELLE AND  
JAUDON MIKE  
OR CURRENT RESIDENT  
15882 GADSDEN DR  
BRIGHTON CO 80603

POLLIARD JEFFREY L AND  
POLLIARD CHRISTINE M  
OR CURRENT RESIDENT  
28205 E 160TH AVENUE  
BRIGHTON CO 80603

MC ENDREE STEVEN R AND  
MC ENDREE LOANNA L  
OR CURRENT RESIDENT  
15775 GADSDEN DR  
BRIGHTON CO 80603

PRICE ROBERT AND  
GEESA CAMMIE  
OR CURRENT RESIDENT  
28380 E 162ND CT  
BRIGHTON CO 80603-8447

MC GRADY MICHAEL P AND  
MC GRADY DIONNE L  
OR CURRENT RESIDENT  
28815 E 160TH PL  
BRIGHTON CO 80603-8451

REDEKOP TIMOTHY E AND  
REDEKOP LAURA A  
OR CURRENT RESIDENT  
15702 GADSDEN DR  
BRIGHTON CO 80603-8858

MITCHELL MARJORIE M AND  
MITCHELL RITA C  
OR CURRENT RESIDENT  
16125 ELECTRA ST  
BRIGHTON CO 80603-8418

RIEBSCHLAGER LAURENCE ROBERT AND  
RIEBSCHLAGER LINNEA LEA  
OR CURRENT RESIDENT  
15762 GADSDEN DR  
BRIGHTON CO 80603

NASON GEORGE W AND  
NASON ROBYN G  
OR CURRENT RESIDENT  
15802 GADSDEN DR  
BRIGHTON CO 80603

ROSS NANCY  
OR CURRENT RESIDENT  
28545 E 160TH PL  
BRIGHTON CO 80603-8449

NEFF DAVID R AND  
NEFF LINDA A  
OR CURRENT RESIDENT  
28580 E 160TH PLACE  
BRIGHTON CO 80603-8445

SCAGGIARI CHRIS A AND  
SCAGGIARI SHERRY  
OR CURRENT RESIDENT  
29430 GADSDEN DR  
BRIGHTON CO 80603-8843

NEWHALL CHANDLER C AND  
NEWHALL AMY R  
OR CURRENT RESIDENT  
15700 MONAGHAN RD  
BRIGHTON CO 80603

SHELL KAREN A AND  
SHELL THOMAS D  
OR CURRENT RESIDENT  
28540 E 162ND CT  
BRIGHTON CO 80603-8440

SIMPSON STEVEN AND  
SIMPSON AMBER  
OR CURRENT RESIDENT  
16125 BENTLY ST  
BRIGHTON CO 80603-8439

TAYLOR JEFFREY  
TAYLOR KRISTY  
OR CURRENT RESIDENT  
28610 E 160TH PL  
BRIGHTON CO 80603-8445

SMITH RICHARD D AND  
SMITH LISA C  
OR CURRENT RESIDENT  
28500 E 160TH AVE  
BRIGHTON CO 80603

THOLLOT TROY M AND  
THOLLOT JOY I  
OR CURRENT RESIDENT  
16185 DEL RAY COURT  
BRIGHTON CO 80603

SMITS HARRY L AND  
SMITS KARI L  
OR CURRENT RESIDENT  
29070 E 160TH CT  
BRIGHTON CO 80603-8421

THORNTON RANDALL J AND  
THORNTON DEBRA J  
OR CURRENT RESIDENT  
15755 GADSDEN DR  
BRIGHTON CO 80603-8866

SOBCZYK CHRISTOPHER AND  
SOBCZYK CHRISTEN  
OR CURRENT RESIDENT  
15902 GADSDEN DR  
BRIGHTON CO 80603-8860

VANDERMEER JENNIFER A  
OR CURRENT RESIDENT  
29200 E 160TH CT  
BRIGHTON CO 80603-8422

SPEARS GARY L AND MARYBETH  
OR CURRENT RESIDENT  
27670 E 160TH AVE  
BRIGHTON CO 80603

VAZQUEZ DANIEL AND  
HERNANDEZ ADAN VAZQUEZ  
OR CURRENT RESIDENT  
16190 DEL RAY CT  
BRIGHTON CO 80603-8431

STARNS ROLF A AND  
STARNS RONA K  
OR CURRENT RESIDENT  
28435 E 160TH AVENUE  
BRIGHTON CO 80603

ZENTENO LUIS R AND  
HOPPE-ZENTENO NICOLE M  
OR CURRENT RESIDENT  
15695 GADSDEN DR  
BRIGHTON CO 80603

STEWART TROY AND  
STEWART ROXANE  
OR CURRENT RESIDENT  
28285 E 160TH AVE  
BRIGHTON CO 80603-8444

CURRENT RESIDENT  
27905 E 160TH AVE  
BRIGHTON CO 80603-8400

STUART ROBERT W  
STUART CHERYL K  
OR CURRENT RESIDENT  
28440 E 162ND CT  
BRIGHTON CO 80603-8447

CURRENT RESIDENT  
27910 E 160TH AVE  
BRIGHTON CO 80603-8401

SVYATETSKIY PETR AND  
SVYATETSKAYA LYUBOV  
OR CURRENT RESIDENT  
29005 E 160TH PL  
BRIGHTON CO 80603-8429

CURRENT RESIDENT  
29150 E 160TH CT  
BRIGHTON CO 80603-8421

SZYDLEK EDWIN P AND  
SZYDLEK CYNTHIA A  
OR CURRENT RESIDENT  
28760 E 160TH PLACE  
BRIGHTON CO 80603

CURRENT RESIDENT  
15787 MONAGHAN RD  
BRIGHTON CO 80603-8813

CURRENT RESIDENT  
15795 GADSDEN DR  
BRIGHTON CO 80603-8866

# CERTIFICATE OF POSTING



I, J. Gregory Barnes do hereby certify that Adams County staff posted the property at subject property on June 25, 2019 in accordance with the requirements of the Adams County Zoning Regulations.

A handwritten signature in black ink, reading 'J. Gregory Barnes', is written above a horizontal line.

J. Gregory Barnes