



**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT**

**CASE NAME: Layton Subdivision Third Filing
CASE NUMBER: PLT2018-00030**

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
- 2.4 Simple Map

EXHIBIT 3- Applicant Information

- 3.1 Applicant Written Explanation
- 3.2 Applicant Minor Subdivision Plat
- 3.3 Applicant Conceptual Site Plan
- 3.4 Applicant SIA

EXHIBIT 4- Referral Comments

- 4.1 Referral Comments (Adams County)
- 4.2 Referral Comments (Division of Wildlife)
- 4.3 Referral Comments (City of Thornton)
- 4.4 Referral Comments (Colorado Geological Survey)
- 4.5 Referral Comments (Tri-County Health Dept.)
- 4.6 Referral Comments (United Power)
- 4.7 Referral Comments (Xcel Energy)
- 4.8 Referral Comments (DWR)

EXHIBIT 5- Owner/Occupant Comments

- 5.1 Neighborhood Comment 1
- 5.2 Neighborhood Comment 2

EXHIBIT 6- Associated Case Materials

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



**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT
STAFF REPORT**

Board of County Commissioners

October 15, 2019

CASE No.: PLT2018-00030	CASE NAME: Layton Subdivision Third Filing
--------------------------------	---

Owner's Name:	RC 144 LLC
Applicant's Name:	Ryan Carlson
Applicant's Address:	P.O. Box 247, Eastlake, CO 80614-0247
Location of Request:	300-feet northeast of the intersection of East 144 th Avenue and Colorado Blvd. or Parcel #0157118301006
Nature of Request:	a) A Minor Subdivision Plat to replat Lot 2 of the Layton Subdivision Second Filing into three lots, a waiver, b) a waiver to allow private access into the subdivision from Colorado Boulevard, and c) a Subdivision Improvements Agreement for public improvements along Colorado Boulevard
Zone Districts:	Agriculture-1 (A-1)
Comprehensive Plan:	Urban Residential
Site Size:	11.536 acres
Existing Primary Use:	Vacant
Proposed Use:	Residential
Hearing Date(s):	BoCC: October 15, 2019 / 9:30 a.m.
Report Date:	October 8, 2019
Case Manager:	Libby Tart
Staff Recommendation:	APPROVAL with 11 Findings-of-Fact and 1 Note

SUMMARY OF PREVIOUS APPLICATIONS

The 40-lot Layton Subdivision was created in 1968. The location of the original Subdivision is north of East 144th Avenue, from Colorado Boulevard to Dahlia Street. In 1978, the property was rezoned from Agriculture-3 (A-3) to Agriculture-1 (A-1) and subdivided from a 33-acre

parcel into six lots. This third filing request is to further subdivide one of the six lots, Lot 2, into three lots with a minimum lot size of 2.5 acres.

SUMMARY OF APPLICATION

Background

Mr. Ryan Carlson is requesting this final subdivision plat to subdivide Lot 2 of the Layton Subdivision Filing Two from one lot into three lots. The applicant's intention is to create three single-family lots averaging 3.5 acres in size. See Exhibit 3.3 for their conceptual site plan.

Site Characteristics:

The site is approximately 11.536 acres and each proposed lot is a minimum of 3.5 acres. The zoning is Agriculture-1 (A-1). The site has access on Colorado Boulevard and the applicant is proposing access to all three lots from Colorado Boulevard along a private access drive. The subject lot is bordered by the Signal Ditch to the south and by single-family detached residential properties on all sides.

Development Standards and Regulations Requirements:

Per Section 5-03-03 of the County's Development Standards and Regulations, subdivision plats and parcel lot dimensions are required to conform to requirements of the designated zone district. In addition, all lots created by a subdivision shall have access to a County-maintained right-of-way. There is a 2.5-acre minimum lot size required in the Agriculture-1 (A-1) zone district and the minimum lot width is one-hundred-fifty (150) feet. The proposed lots conform to the minimum lot size and lot width allowed in the zone district. In addition, the proposed lots have access to Colorado Boulevard via a privately maintained road.

Per Section 5-03-03-10, Private Access, access from a public street to a private street requires a waiver from the Subdivision Design, Improvements and Dedication chapter of the Adams County Development Standards and Regulations. The subdivision plat proposes a private street to the three lots. The applicant is establishing a homeowner's association to own and maintain this private road and detention ponds.

Per Section 5-04 of the County's Development Standards and Regulations, public improvements may be required to be constructed with the development of a subdivision. There are public improvements required with this proposed plat due to the access road proposed from Colorado Boulevard. Sections 5-05-04 and 05-05-05 of the County's Development Standards require land dedication to support new or expanded parks and schools. The applicant is providing a Subdivision Improvements Agreement (SIA), which will specify the public improvements required, and will be paying fees in lieu of land dedication.

Future Land Use Designation/Goals of the Comprehensive Plan for the Area

The future land use designation on the property is Urban Residential. Per the 2012 Comprehensive Plan, "Urban Residential areas are designated for single and multiple family housing, typically at urban densities of one dwelling per acre or greater. These areas are intended to provide for development of residential neighborhoods with a variety of housing types, with adequate urban services and transportation facilities."

The subject request is currently surrounded exclusively by agricultural zone districts and is compatible with the surrounding area. Currently, none of the surrounding unincorporated Adams County area relates to the designation of Urban Residential and most of the area is not connected to water and sewer. Single-family detached residential is a permitted use within the current A-1 zone district and will continue to fall within this category for future land uses.

Directly to the west is a future land use designation of Estate Residential, which is envisioned as single-family dwelling units at a density of one acre or greater. The subject property is 1,500 feet to the west and 2,000 feet to the northeast of the City of Thornton, which has the future land use designation of Municipal Area.

Surrounding Zoning Designations and Existing Use Activity:

Northwest A-1 Residential (SFD)	North A-1 Residential (SFD)	Northeast A-1 Residential (SFD)
West A-1 Residential (SFD)	Subject Property A-1 Residential (SFD)	East A-2 Residential (SFD)
Southwest A-1 Residential (SFD)	South A-3 Residential (SFD)	Southeast A-2 Residential (SFD)

Compatibility with the Surrounding Land Uses:

The property is surrounded by single-family homes in agrarian zone districts. Agriculture-3 (A-3) is to the south, Agriculture-2 (A-2) is to the east, and Agriculture-1 (A-1) to the north and west.

Using the subject property as single-family detached housing is compatible with the surrounding neighborhood.

PLANNING COMMISSION UPDATE:

The Planning Commission considered this case on September 12, 2019 and recommended approval in a 7-0 vote. The applicant answered questions by the Commission.

Staff provided a condition to the vote indicating that the application was not noticed in the newspaper at least 30 days in advance and the Board of County Commissioners public hearing date would need to be continued to ensure proper notice occurred. The recommended continuation date for the BoCC hearing was October 8, 2019. Staff later noted that the date needed one additional week to review and modify the language from the SIA. The continuance was approved by the BoCC on October 1, 2019, and the date chosen was October 15, 2019.

Staff Recommendation:

Based upon the application, the criteria for a minor subdivision final plat, and a recent site visit, staff recommends **Approval of this request with 11 findings-of-fact and 1 note.**

RECOMMENDED FINDINGS OF FACT

1. The final plat is consistent and conforms to the approved sketch plat.
2. The final plat is in conformance with the subdivision design standards.
3. The applicant has provided evidence that a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards.
4. The applicant has provided evidence that a public sewage disposal system has been established and, if other methods of sewage disposal are proposed, adequate evidence indicating that the system complies with state and local laws and regulations.
5. The applicant has provided evidence to show all areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified by the applicant and the proposed uses of these areas are compatible with such conditions.
6. The proposed or constructed drainage improvements are adequate and comply with these standards and regulations.
7. Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or financially guaranteed through cash-in-lieu or a subdivision improvements agreement so the proposed subdivision will not negatively impact the levels of service of the County.
8. The final plat is consistent with the Adams County Comprehensive Plan and any available area plan.
9. The final plat is consistent with the purposes of these standards and regulations.
10. The overall density of development within the proposed subdivision conforms to the zone district density allowances.
11. 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.

Note to the Applicant:

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

PUBLIC COMMENTS

Notifications Sent	Comments Received
26	2

Notices were sent to all property owners and residents within a 500-foot radius of the site. One comment indicated their support for the project and the second comment indicated their concerns about water sufficiency for the project. Both comments are provided in Exhibit 5, Neighborhood Comment.

REFERRAL AGENCY COMMENTS

Responding with Concerns:

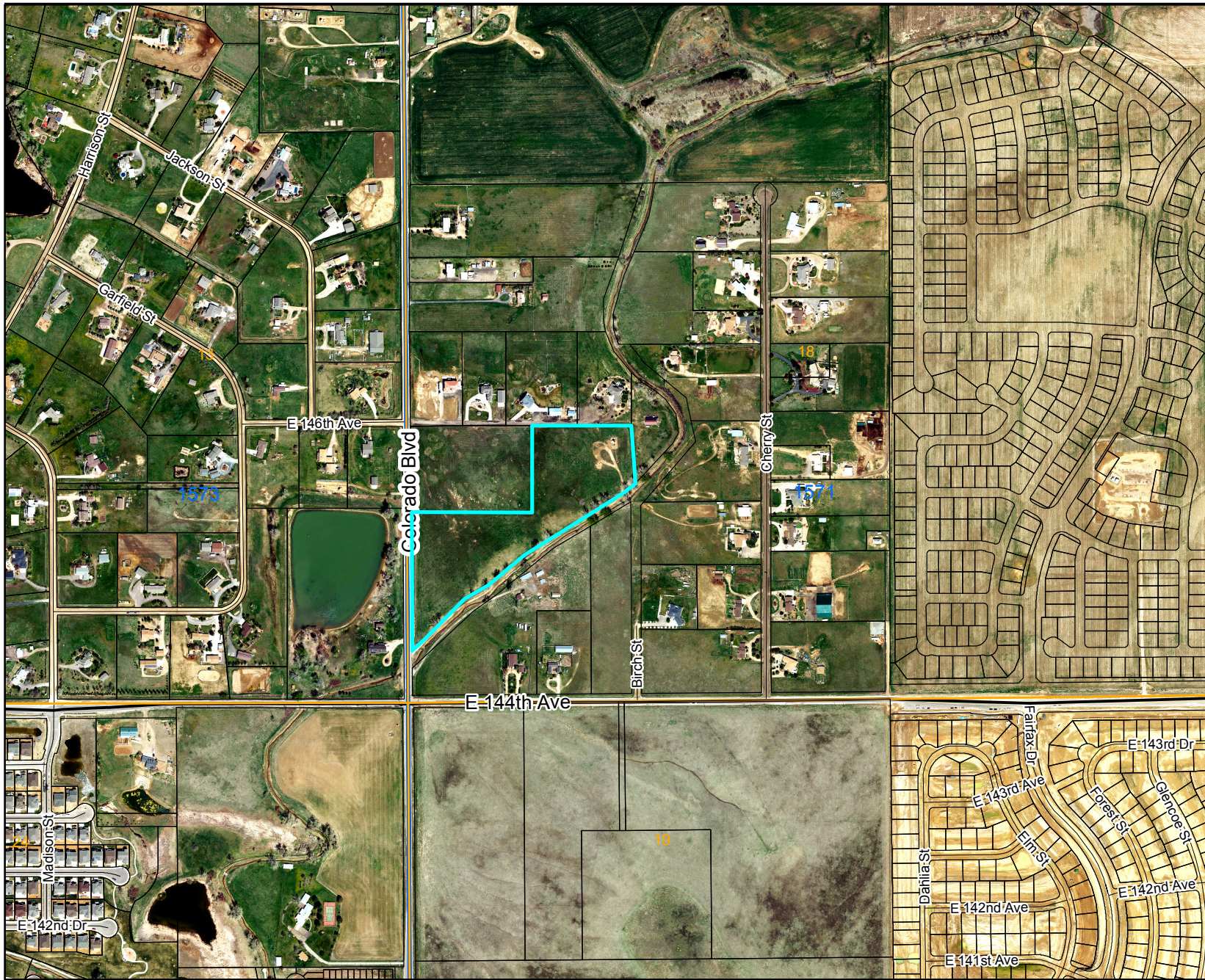
- Adams County Attorney – (ensuring all items in the SIA are compliant – all comments are satisfied)
- Adams County CEDD Development Services Engineer (ensuring a Subdivision Improvement Agreement was necessary – all comments satisfied at present)
- Adams County CEDD Development Services Right-of-Way (correcting revisions to the plat – all comments satisfied at present)
- Adams County Finance (correcting revisions to the SIA– all comments satisfied at present)
- City of Thornton (Expressed preference to create access off 146th Avenue – 146th does not extend to the east of Colorado Boulevard as public right-of-way.)
- Colorado Division of Water Resources (Applicant originally proposed lots that were not equal in size and applicant amended their plat to reflect similar-sized lots to address this. DWR is still indicating that water is adequate but sustainable solutions are advocated for preservation of the water supply.)
- Colorado Division of Wildlife (Stated the applicant should not do any earth-moving work between March 15th and October 31st without submitting a burrowing owl survey)

Responding without Concerns:

- Adams County Building, Parks, and Code Compliance
- Adams County Treasurer
- Colorado Geological Survey
- Tri-County Health
- United Power
- Xcel Energy

Notified but not Responding / Considered a Favorable Response:

- Adams 12 Five Star Schools
- Century Link, Inc.
- CDOT
- Comcast
- Metro Wastewater Reclamation
- Regional Transportation District
- Sheriff's Office
- Thornton Fire Department
- United States Postal Office



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)

Case Name Layton Subdivision

Case Number PLT2018-00030

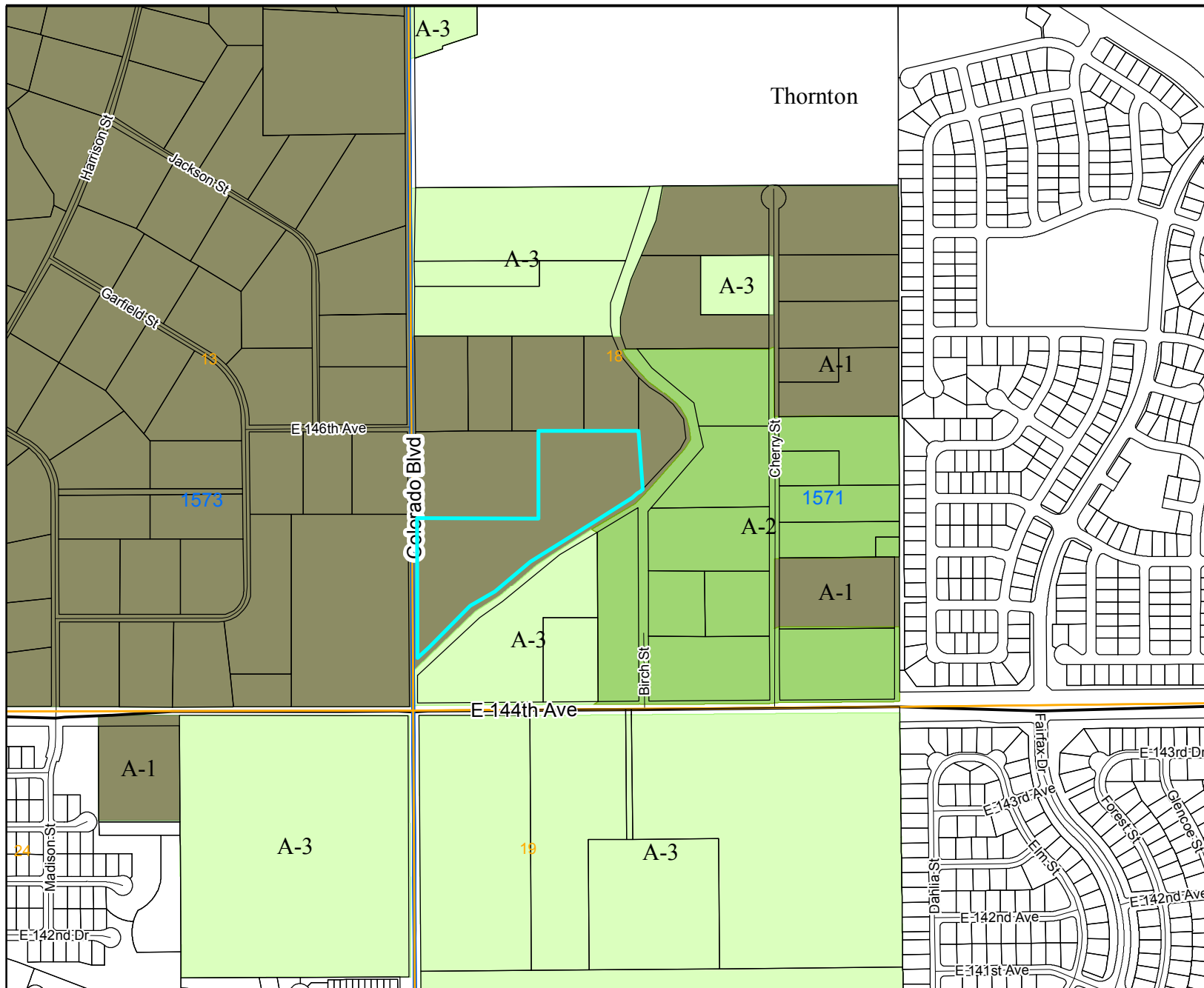


For display purposes only.



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)



ADAMS COUNTY
COLORADO

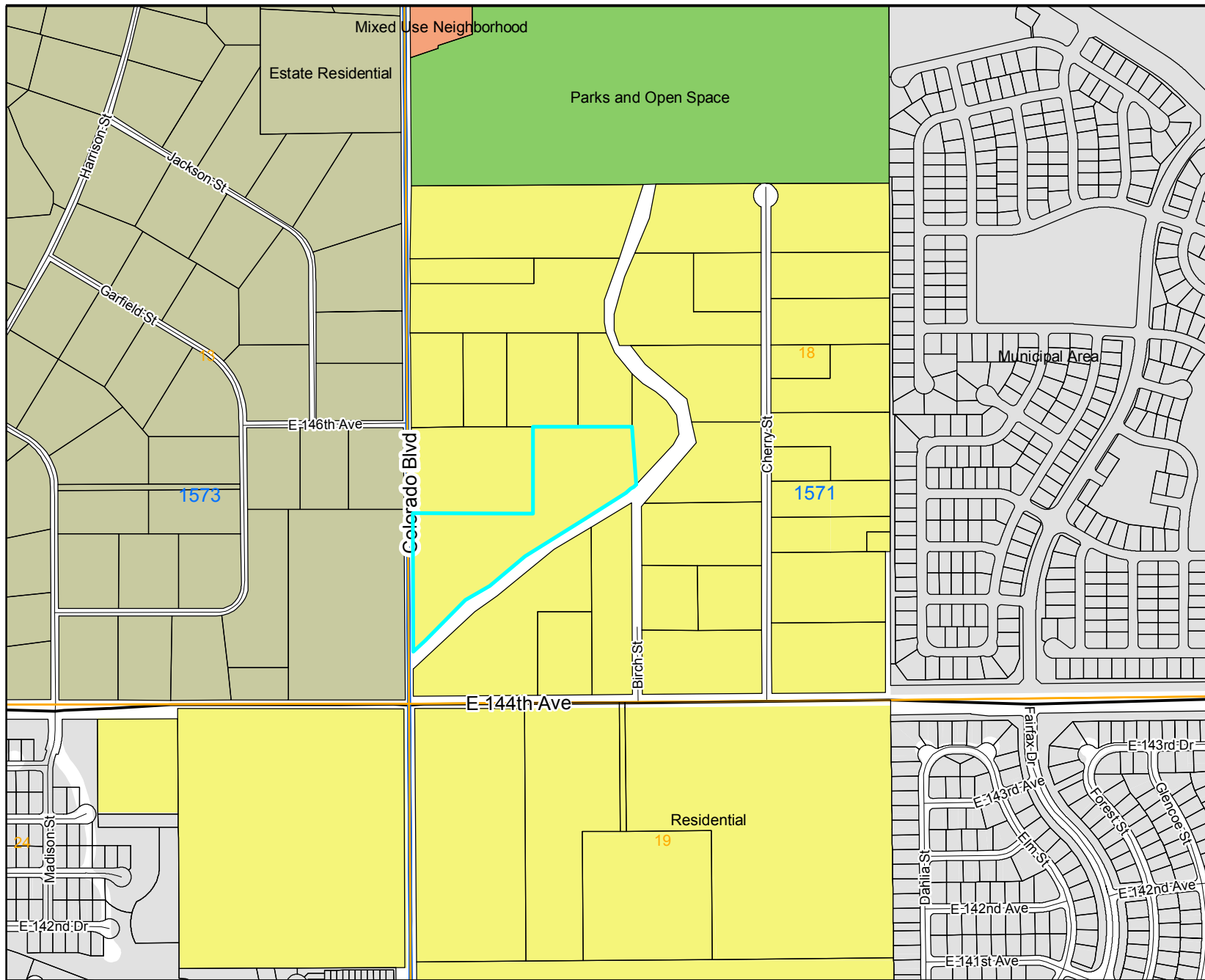
This map is made possible
by the Adams County GIS
group, which assumes no
responsibility for its accuracy

Case Name Layton Subdivision Third Filing

Case Number PLT2018-00030



For display purposes only.



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)

Case Name Layton Subdivision Third Filing

Case Number PLT2018-00030

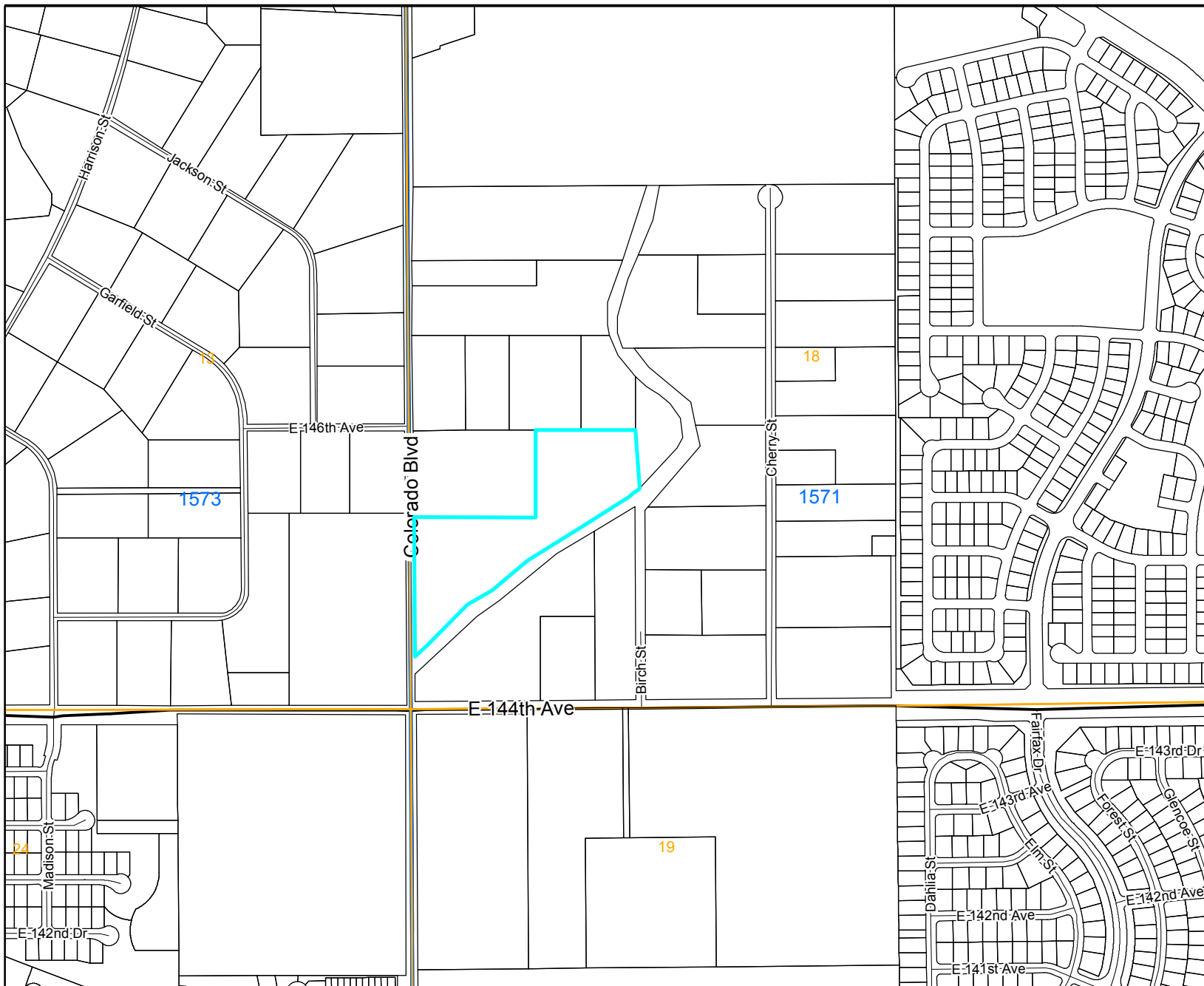


For display purposes only.



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)

Case Name Layton Subdivision Third Filing

Case Number PLT2018-00030



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



720.283.6783 Office
1500 West Canal Court
Littleton, Colorado 80120

 REDLAND.COM

July 24, 2018

Community & Economic Development Department
Adams County
4430 S Adams County Parkway
Brighton, CO 80601

Re: Layton Subdivision Second Filing, Lot 2 – Minor Subdivision Application

Dear Adams County Staff:

This letter is intended to serve as the “Written Explanation” related to the Layton Subdivision as part of our Minor Subdivision Final Plat Request application. The proposed project consists of a replat of Lot 2 of the Layton Subdivision Second Filing. The proposed replat is anticipated to subdivide Lot 2 into three (3) lots for single family residential use.

A neighborhood meeting was hosted by the owner/applicant on February 19, 2018 and was attended by twelve neighbors. A comment sheet was provided to the neighbors, but no formal comments were provided.

Each lot will be a minimum of 2.5-acres in area and will be served by potable water wells and individual sewage disposal (septic) systems. Permits for these systems will be processed and obtained from the appropriate agencies concurrent to the formal development application process with Adams County. We have provided a Non-Tributary Aquifer Groundwater Supply analysis as prepared by William Berg, P.G. of Martin Wood Water Consultants. The analysis demonstrates a 300-year supply is available for the three proposed lots.

Access to the development is proposed from Colorado Boulevard and will consist of a private access road and cul-de-sac extending along the north property line.

The existing oil & gas facilities that lie within the proposed Lot 4 will be plugged and abandoned pursuant to an agreement previously negotiated by the Developer (Applicant) and Lessee.

We look forward to your review of this application and are available to answer any questions you may have prior to your formal review.

Sincerely,

Fred G. Tafoya III, P.E.
Principal

Table 1. Non-Tributary Aquifer Groundwater Supply

Development	Indoor Demand (af)¹	Irrigation per Lot (sq ft)	Irrigation Demand (af)	Total Annual Indoor and Outdoor Demand (af)	Total Demand 300 Year Pumping (af)²	Non-Tributary Laramie Fox-Hills Water Supply Excess/Deficit (af)
<i>3 Lots without Irrigation</i>	0.90	0	0.00	0.90	270	21
<i>3 Lots with 466 sq ft of Irrigation</i>	0.90	466	0.07	0.97	291	0
<i>3 Lots with 1000 sq ft of Irrigation</i>	0.90	1,000	0.15	1.05	315	-24

¹ Adams County Development Standards and Regulations (January 22, 2007), Chapter 5, 5-04-05-06-04.

² Adams County Development Standards and Regulations requires a 300-year aquifer life.

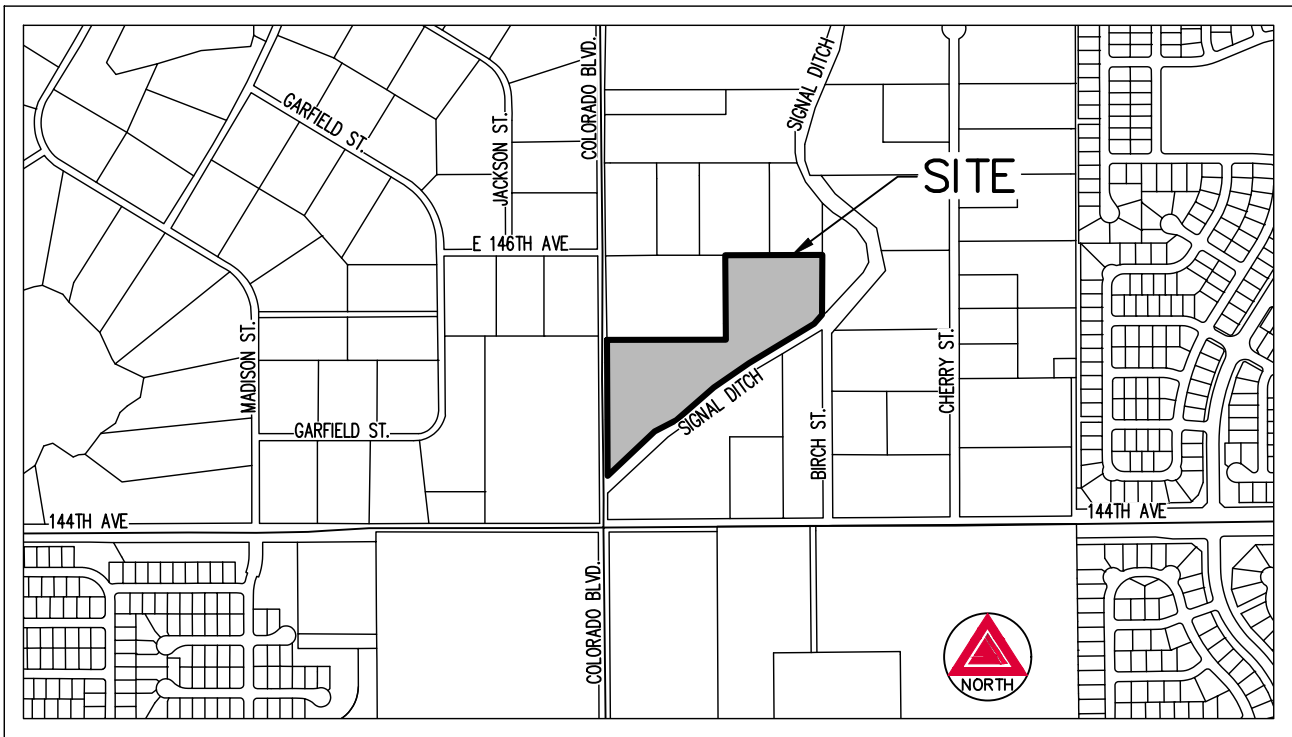
³ Senate Bill 5, Colorado Decision Support System Aquifer Determination Tool, 2.91 af annual apportionment for 11.78 acres in the NWNW Sec 18 T1S R67W.

LAYTON SUBDIVISION THIRD FILING

CASE NO. PLT2018-00030

A RE-SUBDIVISION OF LOT 2, LAYTON SUBDIVISION SECOND FILING,
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 67 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 2



VICINITY MAP

NOT TO SCALE

OWNERSHIP AND DEDICATION CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT RC 144 LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 2, LAYTON SUBDIVISION SECOND FILING, ACCORDING TO THE PLAT RECORDED NOVEMBER 21, 1978 UNDER RECEPTION NO. B167398 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, COUNTY OF ADAMS, STATE OF COLORADO.

ADDITIONALLY DESCRIBED AS

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 18, WHENCE THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18 BEARS SOUTH 00°22'35" EAST, A DISTANCE OF 2,651.40 FEET, WITH ALL BEARINGS HEREIN REFERENCED THERETO;

THENCE ALONG SAID WEST LINE SOUTH 00°22'35" EAST, A DISTANCE OF 1679.97 FEET;

THENCE DEPARTING SAID WEST LINE NORTH 89°37'25" EAST, A DISTANCE OF 50.00 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 2 AND THE POINT OF BEGINNING;

THENCE ALONG THE BOUNDARY OF SAID LOT 2 THE FOLLOWING ELEVEN (11) COURSES;

- 1) NORTH 89°37'25" EAST, A DISTANCE OF 595.00 FEET;
- 2) NORTH 00°22'35" WEST, A DISTANCE OF 440.00 FEET;
- 3) NORTH 89°37'25" EAST, A DISTANCE OF 501.59 FEET;
- 4) SOUTH 00°22'35" EAST, A DISTANCE OF 313.54 FEET;
- 5) SOUTH 40°37'33" WEST, A DISTANCE OF 62.14 FEET;
- 6) SOUTH 58°55'14" WEST, A DISTANCE OF 397.41 FEET;
- 7) SOUTH 55°22'48" WEST, A DISTANCE OF 221.56 FEET;
- 8) SOUTH 48°57'20" WEST, A DISTANCE OF 259.86 FEET;
- 9) SOUTH 62°22'41" WEST, A DISTANCE OF 126.42 FEET;
- 10) SOUTH 45°48'53" WEST, A DISTANCE OF 306.89 FEET;
- 11) NORTH 00°22'35" WEST, A DISTANCE OF 687.69 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 11.536 ACRES, (502,503 SQUARE FEET), MORE OR LESS.

HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO A TRACT, LOTS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **LAYTON SUBDIVISION THIRD FILING** AND THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT FOR THE USE OF THE PUBLIC, EASEMENTS, PUBLIC WAY AND LANDS HEREON SHOWN, FOR PUBLIC UTILITY, CABLE TV, AND DETENTION POND AREAS, FLOODWAY AND FLOODPLAIN LIMITS, DRAINAGE AND OTHER PUBLIC PURPOSES AS DETERMINED BY ADAMS COUNTY; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENT TO ADAMS COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN ADAMS COUNTY; THE PRIVATE STREET, E. 145TH AVENUE, IS PRIVATELY OWNED AND MAINTAINED BY RC 144 LLC, A COLORADO LIMITED LIABILITY COMPANY.

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

BY: RC 144 LLC, A COLORADO LIMITED LIABILITY COMPANY.

NAME _____ AS _____ TITLE _____

NAME _____ AS _____ TITLE _____

ACKNOWLEDGEMENT

BY: RC 144 LLC, A COLORADO LIMITED LIABILITY COMPANY.

STATE OF COLORADO)
) SS
COUNTY OF _____)

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY
OF _____, A.D. 20__, BY _____
AS _____ AND BY _____
AS _____ OF RC 144 LLC, A COLORADO LIMITED COMPANY.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

MY ADDRESS IS: _____

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC

STORM DRAINAGE FACILITIES STATEMENT

THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS SHALL 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 COST WILL BE ASSESSED TO THE PROPERTY OWNERS.

FLOOD ZONE

THE SURVEYED PROPERTY SHOWN HEREIN LIES WITHIN OTHER AREAS ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (FIRM) NO. 08001C0308H, WITH A REVISED DATE OF MARCH 5, 2007 AND NO. 08001C0304J, WITH A REVISED DATE OF JANUARY 20, 2016. DETERMINATION OF FLOOD ZONE CLASSIFICATION IS DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY.

SURVEYOR'S CERTIFICATE

I, GERALD E. BOYSEN JR., 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.

GERALD E. BOYSEN JR., PLS 32428
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR,
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1
LITTLETON, CO. 80122
(303) 713-1897

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

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

PLANNING COMMISSION APPROVAL

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

CHAIR

BOARD OF COUNTY COMMISSIONER APPROVAL

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

CHAIR

CLERK AND RECORDER'S CERTIFICATE

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

COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

RECEPTION NO. _____



Aztec
CONSULTANTS, INC.

300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.:54817-37

DATE OF
PREPARATION:

11-1-2018

SCALE:

N/A

SHEET 1 OF 2

LAYTON SUBDIVISION THIRD FILING

CASE NO. PLT2018-00030

A RE-SUBDIVISION OF LOT 2, LAYTON SUBDIVISION SECOND FILING,
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 67
WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 2

GENERAL NOTES

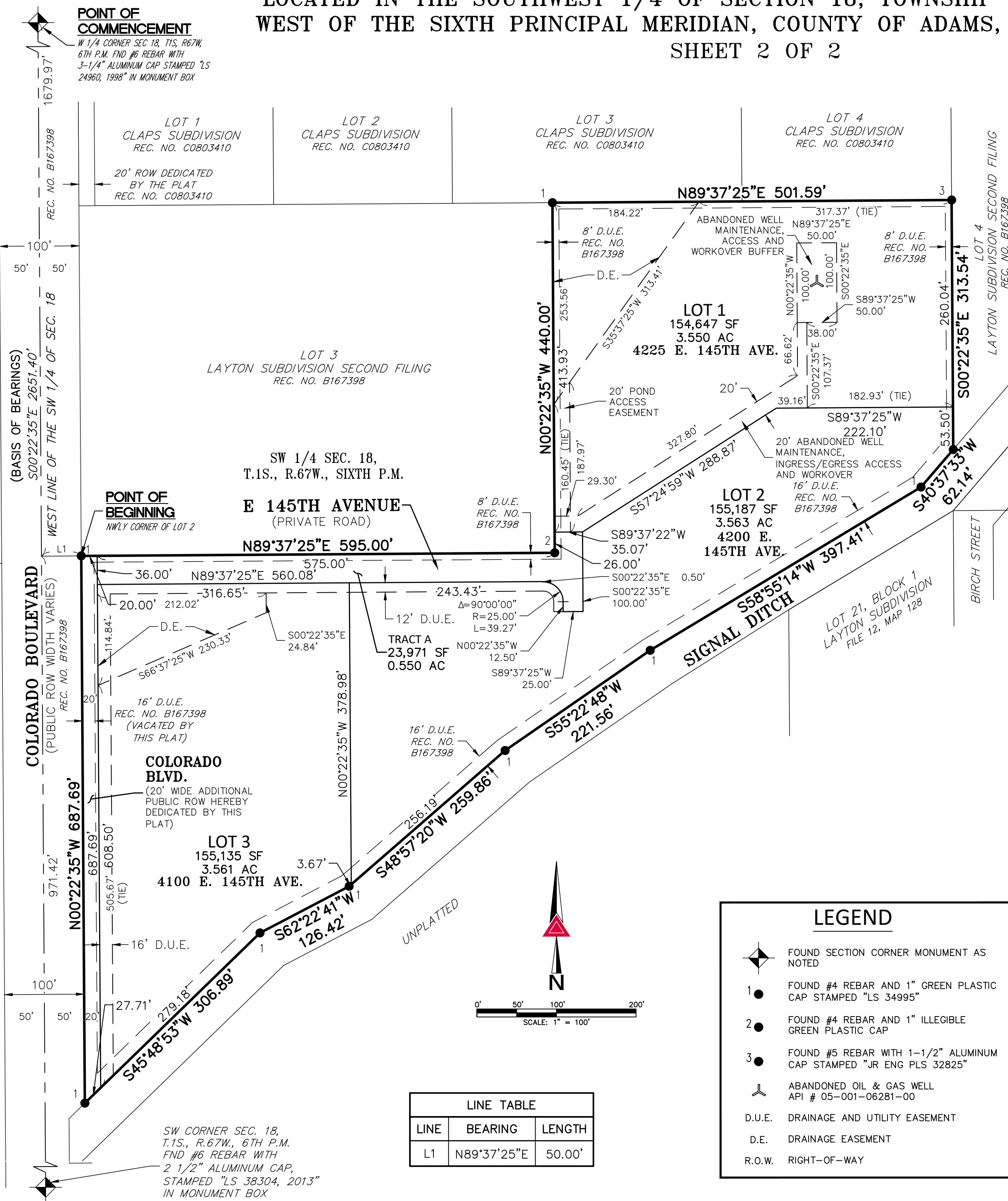
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
- BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM RTK FAST STATIC GPS OBSERVATIONS AND ARE BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011), ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE SOUTHWEST CORNER BY A NO. 6 REBAR WITH A 2-1/2" ALUMINUM CAP STAMPED "LS 38304 2013" IN A RANGE BOX AND AT THE WEST QUARTER CORNER BY A NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED "LS 24960 1998" IN A RANGE BOX WHICH BEARS NORTH 00°22'35" WEST, A DISTANCE OF 2651.40 FEET.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL TITLE INFORMATION OF RECORD, AZTEC CONSULTANTS, INC. RELIED UPON FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-916733-CO, HAVING AN EFFECTIVE DATE OF MARCH 19, 2019 AT 5:00 PM.
- A DRAINAGE AND UTILITY EASEMENT ON PRIVATE PROPERTY ADJACENT TO TRACT A, OF LOTS 2 AND 3, AS SHOWN HEREON, AND ALONG THE SIDE LOT LINE OF LOT 3 IN THIS SUBDIVISION ARE HEREBY DEDICATED TO ADAMS COUNTY FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITIES.
- NOTICE TO PROSPECTIVE BUYERS: THERE IS AN ABANDONED WELL LOCATED ON THIS PLAT. PURSUANT TO ADAMS COUNTY DEVELOPMENT STANDARDS SECTION 4-10-02-03-03-05(2) THERE IS A 50 FT X 100 FT BUFFER AROUND THE ABANDONED WELLHEAD DEDICATED AS A WELL MAINTENANCE AND WORKOVER SETBACK. NO STRUCTURES SHALL BE LOCATED WITHIN THIS SETBACK. THERE IS A 20FT ACCESS SHOWN ON THIS PLAT FOR THE PURPOSES OF PUBLIC ACCESS FOR INGRESS AND EGRESS TO THE SETBACK AREA.
- NO UTILITY LINES SHALL BE INSTALLED WITHIN TEN FEET OF ANY PLUGGED AND ABANDONED WELL.
- THE OWNER SHALL PROVIDE A LETTER AND VISUAL EXHIBIT DEPICTING THE LOCATION OF ANY EXISTING OR FORMER OIL AND GAS INFRASTRUCTURE WITHIN THE LAYTON SUBDIVISION THIRD FILING AND INCLUDE THIS DOCUMENT WITH EACH LOT SOLD IN THE LAYTON SUBDIVISION THIRD FILING.
- THE APPROVED STORMWATER OPERATIONS AND MAINTENANCE MANUAL IS ON FILE WITH THE ADAMS COUNTY CLERK AND RECORDERS OFFICE AT RECEPTION NO. _____
- TRACT A SHALL BE OWNED AND MAINTAINED BY THE _____ HOME OWNERS ASSOCIATION (HOA). THE HOA SHALL PROVIDE PERPETUAL MAINTENANCE OF THE PRIVATE ROADWAY CONTAINED WITHIN TRACT A. THE PRIVATE ROADWAY IS HEREBY PROVIDED FOR PUBLIC ACCESS TO LOTS 1 THROUGH 3, INCLUSIVE, OF THIS SUBDIVISION.
- DRAINAGE EASEMENT AND ACCESS EASEMENTS ARE HEREBY DEDICATED, OVER AND ACROSS TRACT A AND AS SHOWN HEREON, TO THE _____ HOA FOR ACCESS, MAINTENANCE, AND OPERATION OF DRAINAGE FACILITIES.
- THE ROAD MAINTENANCE PLAN FOR THE PRIVATE ROAD IS ON FILE WITH THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NO. _____
- ADAMS COUNTY ASSUMES NO RESPONSIBILITY OR LIABILITY REGARDING THE PRIVATE ROAD, AND WILL NOT PERFORM MAINTENANCE OPERATIONS INCLUDING SNOW REMOVAL.
- INGRESS/EGRESS ACCESS IS NOT PERMITTED FROM LOT 3 TO COLORADO BOULEVARD.
- DRAINAGE EASEMENTS AS SHOWN ON THE PLAT ARE DEDICATED TO ADAMS COUNTY FOR THE PURPOSE OF PROVIDING STORM DRAINAGE THROUGHOUT THE SUBDIVISION AND MAINTENANCE THEREOF. DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE UNDERLYING PROPERTY OWNERS AND SHALL BE KEPT CLEAR OF OBSTRUCTIONS TO THE FLOW AND/OR OBSTRUCTIONS TO MAINTENANCE ACCESS. CONSTRUCTION OF STRUCTURES, INCLUDING BUT NO LIMITED TO HOUSES, GARAGES, BARN, 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.

FOR REVIEW

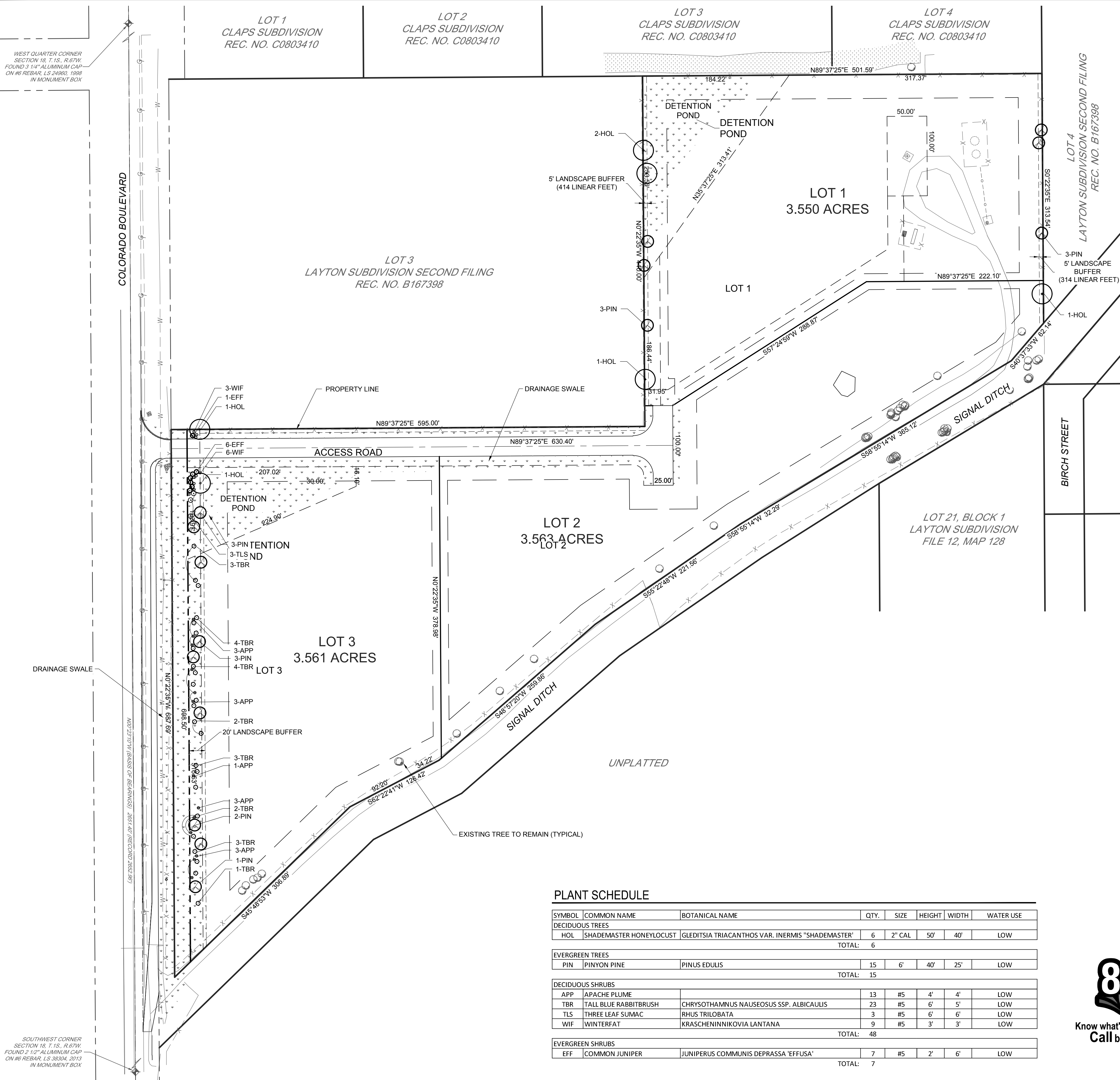
FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

AZTEC
CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com
AzTec Proj. No.:54817-37

DATE OF PREPARATION:	11-1-2018
SCALE:	1"=100'
SHEET 2 OF 2	



L:\2017\17028 - Layton Subdivision\CADD\Sheet\Sheet 17028 Landscape Plan.dwg Job: L1 D:\LANDSCAPE PLAN Jun 18, 2019 - 10:55 am theasy



LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- FINISHED CONTOUR
- NATIVE SEED
- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUB

LANDSCAPE NOTES

- ORGANIC SOIL AMENDMENTS: TILL FOUR (4) CUBIC YARDS OF ORGANIC SOIL AMENDMENT, TO A DEPTH OF SIX (6) INCHES, FOR EACH 1,000 SQUARE FEET OF SOIL PREPARATION IN ALL LANDSCAPE AREAS, INCLUDING ALL NATIVE SEED, TREE, AND SHRUB PLANTING BEDS IN THEIR ENTIRETY.

THE ORGANIC SOIL AMENDMENT SHALL BE A CLASS I OR II COMPOST THAT MEETS THE U.S. COMPOSTING COUNCIL'S TESTING REQUIREMENTS. THE COMPOST MUST BE PRODUCED AT A COMPOSTING FACILITY THAT MEETS U.S. EPA 40 CFR 503.13 REQUIREMENTS (TABLES 1 & 3 LEVELS) FOR THE PRODUCTION AND MARKETING OF CLASS A MATERIAL FOR UNRESTRICTED USE AND DISTRIBUTION.
- ORGANIC FERTILIZER AND SOIL CONDITIONERS: UTILIZE GRANULAR ENDO MYCORRHIZAE, BIOSOL FORTE (7-2-1), AND MENEFEE GRANULAR HUMATE, OR APPROVED EQUAL, AS PART OF THE PLANTING PROCESS FOR ALL TREES, SHRUBS, AND SEEDED AREAS.
- WOOD MULCH: WOOD MULCH AT THE BASE OF ALL SHRUBS AND TREES WILL BE "CASCADE CEDAR MULCH", A DISTINCTIVE LOOKING WOOD MULCH MEDIUM BROWN IN APPEARANCE WITH A FINE TEXTURED "HAIR-LIKE" LOOK. THE WOOD FIBERS WILL BE APPROXIMATELY 1 1/2" - 3 1/2" IN LENGTH AND BE UNIFORM IN APPEARANCE. INSTALL TO A DEPTH (3") INCHES.
- IRRIGATION: IT IS THE DEVELOPER'S INTENT TO LANDSCAPE USING XERIC PLANT MATERIAL TYPICALLY FOUND WITHIN THE PLAINS AND FOOTHILLS LIFE ZONES. INSTALLED LANDSCAPE MATERIAL WILL BE IRRIGATED MANUALLY BY HAND USING A WATER TRUCK OR TRAILER AND TREE WATERING BAGS FOR THE DURATION OF THE (2) TWO YEAR ESTABLISHMENT PERIOD. THE WATER WILL BE IMPORTED AND SUPPLIED BY THE LANDSCAPE MAINTENANCE CONTRACTOR.
- LANDSCAPING SHALL BE PLANTED AND MAINTAINED BY THE OWNER, SUCCESSOR, AND/OR ASSIGNS. SHOULD ANY PLANT MATERIAL DIE, IT SHALL BE REPLACED WITH SIMILAR PLANT MATERIAL WITHIN ONE PLANTING SEASON.
- ALL INTERNAL LOT LANDSCAPING WILL BE DESIGNED, INSTALLED, AND MAINTAINED BY THE HOMEOWNER AND SHALL MEET ALL ADAMS COUNTY LANDSCAPE REQUIREMENTS.
- "NATIVE SEED" TO BE A GRASS AND WILDFLOWER SEED MIXTURE. SEED TO BE HAND BROADCAST, RAKED INTO SOIL AND TOPPED WITH MULCH TO ENSURE PROPER GERMINATION.

LANDSCAPE BUFFER REQUIREMENTS

- A 10' LANDSCAPE BUFFER IS BEING PROVIDED ALONG COLORADO BOULEVARD.
 - BUFFER "OPTION 5" IS BEING MET THROUGH THE USE OF A 2' MINIMUM LANDSCAPE BERM AND 1 TREE AND 5 SHRUBS PER 60' OF FRONTAGE. SEE DETAIL 3 OF SHEET 2 FOR LANDSCAPE BERM DETAIL.
 - A TOTAL OF 621.6 LINEAR FOOT OF FRONTAGE BEING PROVIDED FOR. SEE CHART BELOW.
- A 5' LANDSCAPE BUFFER IS BEING PROVIDED ALONG THE WEST SIDE OF LOT 1 AND THE EAST SIDE OF THE PROPERTY.
 - BUFFER "OPTION A" FOR RESIDENTIAL USES IS BEING MET THROUGH THE USE OF 1 TREE PER EVERY 80' OF LINEAR FRONTAGE.
 - A TOTAL OF 314 LINEAR FEET OF FRONTAGE IS BEING PROVIDED FOR ALONG THE PROPERTY LINE TO THE EAST OF THE SITE. SEE CHART BELOW.
 - A TOTAL 414 LINEAR FEET OF FRONTAGE IS BEING PROVIDED FOR TO THE WEST SIDE OF LOT 1. SEE CHART BELOW.

	REQUIRED	PROVIDED
TREES	21	11
SHRUBS	55	55

LINEAR FOOT OF FRONTAGE	TREES REQUIRED	TREES PROVIDED
314	4	4
414	6	6

LANDSCAPE MAINTENANCE

- THE LANDSCAPE INCLUDES A NO MAINTENANCE DESIGN APPROACH. THE XERISCAPE PLANTING DESIGN UTILIZES NATIVE PLANT MATERIAL THAT WILL FLOURISH IN THE REGIONAL CLIMATE CONDITIONS WITH NO ADDITIONAL IRRIGATION ONCE ESTABLISHED.
- ALL SEED AND INSTALLED PLANT MATERIAL SHALL BE HAND IRRIGATED FOR A TWO YEAR PERIOD UNTIL ESTABLISHED.
- THE GROUNDCOVER INCLUDES AN ENHANCED NATIVE SEED THAT WILL NATURALIZE AND BECOME SELF-SUSTAINING AFTER THE TWO-YEAR ESTABLISHMENT PERIOD.
- ANY MAINTENANCE REQUIRED FOR THE STREETS WILL BE PROVIDED BY THE COUNTY.
- ALL LANDSCAPED WITHIN THE LOTS WILL BE INSTALLED AND MAINTAINED BY THE HOMEOWNER.

Approval Certificate

Engineering

Initials / Date

Planning

Initials / Date

Owner

Initials / Date

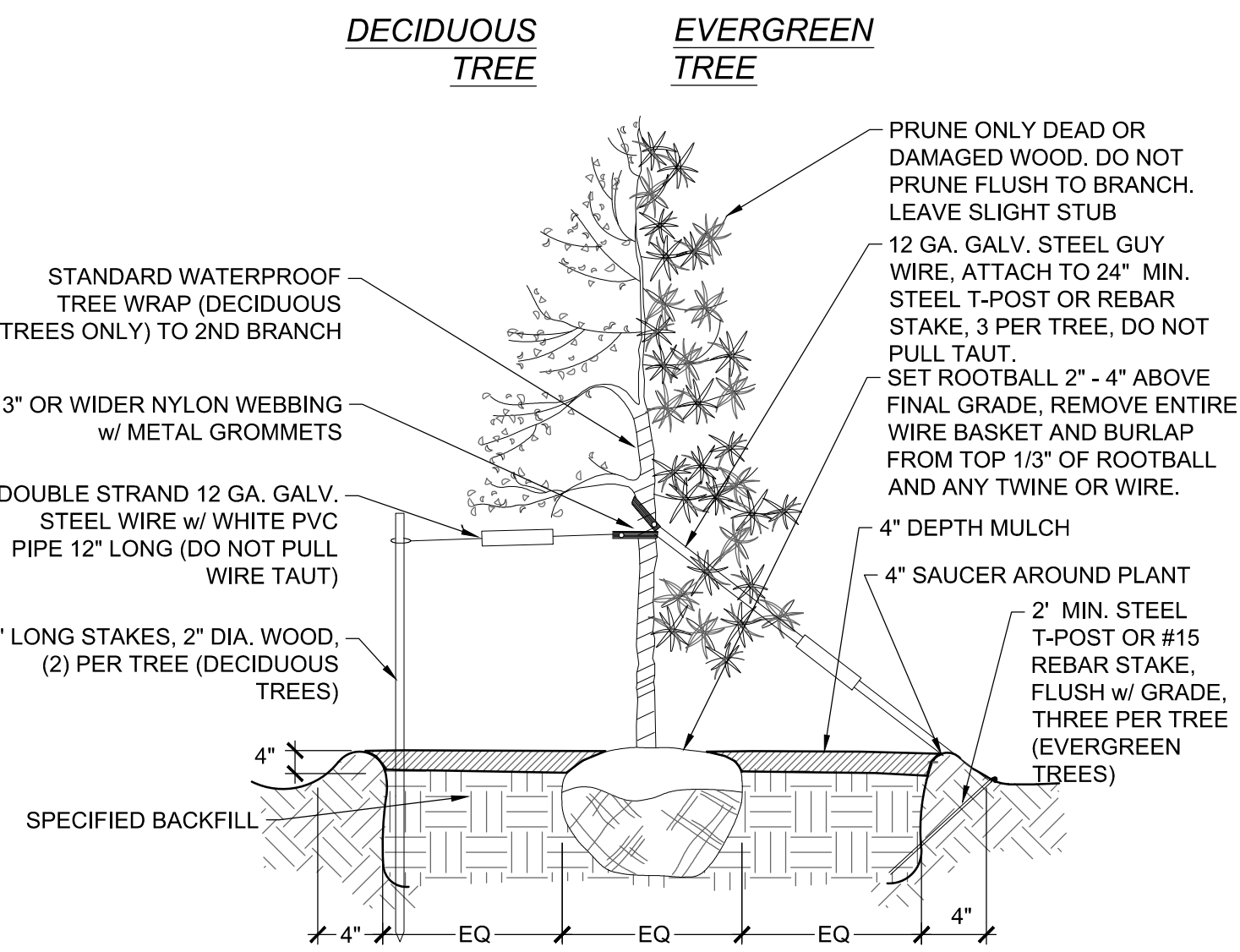
Lessee (if applicable)

Initials / Date

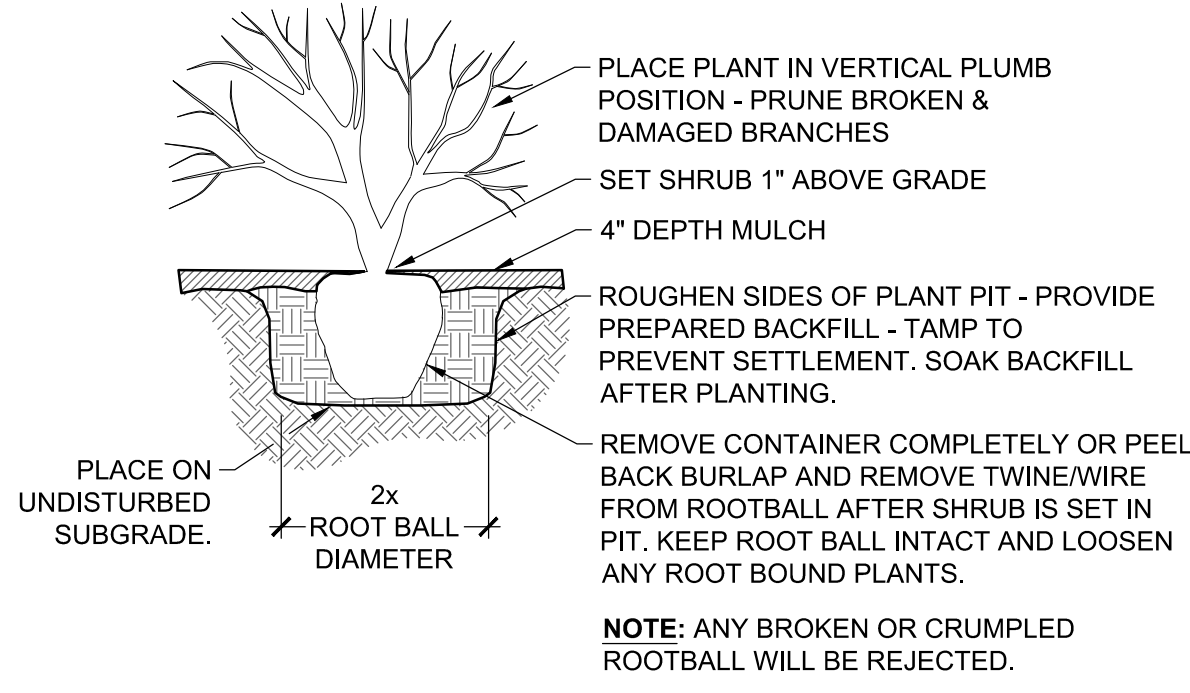
SCALE: 1" = 60'

PLANT SCHEDULE							
SYMBOL	COMMON NAME	BOTANICAL NAME	QTY.	SIZE	HEIGHT	WIDTH	WATER USE
DECIDUOUS TREES							
HOL	SHADEMASTER HONEYLOCUST	GLEDITSIA TRIACANTHOS VAR. INERMIS "SHADEMASTER"	6	2" CAL	50'	40'	LOW
TOTAL:			6				
EVERGREEN TREES							
PIN	PINYON PINE	PINUS EDULIS	15	6'	40'	25'	LOW
TOTAL:			15				
DECIDUOUS SHRUBS							
APP	APACHE PLUME		13	#5	4'	4'	LOW
TBR	TALL BLUE RABBITBRUSH	CHRYSOTHAMNUS NAUSEOSUS SSP. ALBICAULIS	23	#5	6'	5'	LOW
TLS	THREE LEAF SUMAC	RHUS TRILOBATA	3	#5	6'	6'	LOW
WIF	WINTERFAT	KRASCHENINNIKOVIA LANTANA	9	#5	3'	3'	LOW
TOTAL:			48				
EVERGREEN SHRUBS							
EFF	COMMON JUNIPER	JUNIPERUS COMMUNIS DEPRESSA 'EFFUSA'	7	#5	2'	6'	LOW
TOTAL:			7				

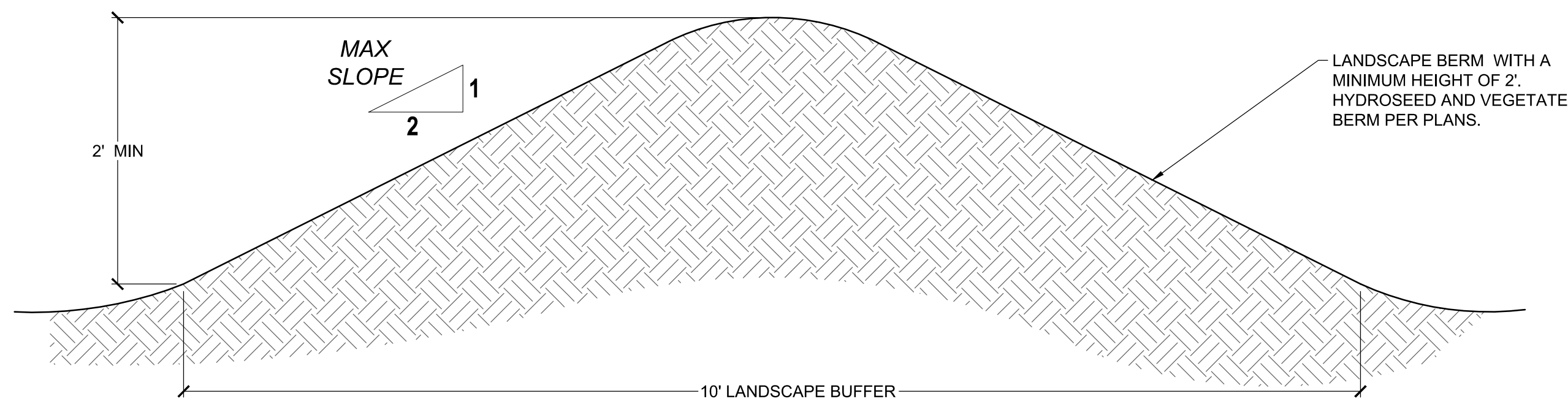




1 TREE PLANTING DETAIL
2 N.T.S.



2 SHRUB PLANTING DETAIL
2 N.T.S.



3 LANDSCAPE BERM
2 N.T.S.

Approval Certificate	
Engineering	_____ Initials / Date
Planning	_____ Initials / Date
Owner	_____ Initials / Date
Lessee (if applicable)	_____ Initials / Date

SUBDIVISION IMPROVEMENT AGREEMENT

THIS AGREEMENT is made and entered into by and between the County of Adams, State of Colorado, hereinafter called "County," and RC 144, LLC, a Colorado Limited Liability Company, hereinafter called "Developer."

WITNESSETH:

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

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

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

1. **Engineering Services.** Developer shall furnish, at its own expense, all engineering and other services in connection with the design and construction of the improvements described and detailed on Exhibit "B" attached hereto, and by this reference made a part hereof.
2. **Drawings and Estimates.** The Developer shall furnish drawings and cost estimates for all improvements described and detailed on Exhibit "B" for approval by the County. Upon request, the Developer shall furnish one set of reproducible "as built" drawings and a final statement of construction costs to the County.
3. **Construction.** Developer shall furnish and construct, at its own expense and in accordance with drawings and materials approved by the County, the improvements described and detailed on Exhibit "B".
4. **Time for Completion.** Improvements shall be completed according to the terms of this agreement within "construction completion date" appearing in Exhibit "B". The Director of Community and Economic Development may for good cause grant extension of time for completion of any part or all of improvements appearing on said Exhibit "B". Any extension greater than 180 days may be approved only by the Board of County Commissioners. Any extension of time shall be in written form only.
5. **Guarantee of Compliance.** Developer shall furnish to the County a cash escrow deposit or other acceptable collateral, releasable only by the County, to guarantee compliance with this agreement. Said collateral shall be in the amount of \$245,641.28 including twenty percent (20%) to cover administration and five percent (5%) per year for the term of the Agreement to cover inflation. Upon completion of said improvements constructed according to the terms of this agreement, and preliminary acceptance by Adams County in accordance with section 5-02-05-01 of the County's Development Standards and Regulations, the collateral shall be released. Completion of said improvements shall be determined solely by the County, and a reasonable part of said collateral, up to 20%, may be retained to guarantee maintenance of public improvements for a period of one year from the date of completion.

No construction, building or change-in-use permits shall be issued until said collateral is furnished in the amount required and in a form acceptable to the Board of County Commissioners and until the improvements described in Exhibit "B" have been preliminary accepted by the Department of Public Works.

6. **Acceptance and Maintenance of Public Improvements.** All improvements designated "public" on Exhibit "B" shall be public facilities and become the property of the County or other public agencies upon acceptance. During the period of one year from and after the acceptance of public improvements, the Developer shall, at its own expense, make all needed repairs or replacement due to defective materials or workmanship which, in the opinion of the County, becomes necessary. If, within ten days of written notice to the Developer from the County requesting such repairs or replacements, the Developer has not undertaken with

due diligence to make the same, the County may make such repairs or replacements at the Developer's expense. In the case of an emergency such written notice may be waived.

7. **Successors and Assigns.** This agreement shall be binding upon the heirs, executors, personal representatives, successors, and assigns of the Developer, and shall be deemed a covenant running with the real property as described in Exhibit "A" attached hereto.
8. **Improvements and Dedication.** The undersigned Developer hereby agrees to provide the following improvements, and to dedicate described property.

A. **Improvements.**

Public Improvements:

- 1) Subdivision access shall be from a private drive onto Colorado Boulevard.
- 2) Developer shall install Colorado Boulevard right of way improvements along the frontage of the property per the approved construction documents.
- 3) A landscape buffer shall be installed along Colorado Boulevard.

Private Improvements:

- 4) Privately owned and maintained storm water facilities.
- 5) Each lot shall be serviced by individual water wells and sewer septic systems.
- 6) Private driveway locations will be utilized for access by three (3) subdivided lots
- 7) Public Landscaping improvements shall be maintained by the HOA. Landscaping improvements that are contained within the individual lots shall be maintained by the homeowner.

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

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

Twenty feet of additional right-of-way as provided on the Layton Subdivision Third Filing plat.

Developer: RC 144, LLC

By: _____
Manager

By: _____
Manager

The foregoing instrument was acknowledged before me this ____ day of _____,
2019, by _____.

My commission expires: _____

Address: _____

Notary Public

APPROVED BY resolution at the meeting of _____, 2019.

Collateral to guarantee compliance with this agreement and construction of public improvements shall be required in the amount of \$245,641.28. No construction, building or change-in-use permits shall be issued until said collateral is furnished in the amount required and in a form acceptable to the Board of County Commissioners.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
ADAMS COUNTY, COLORADO

Clerk of the Board

Chair

EXHIBIT A

Legal Description:

Lot 2, Layton Subdivision, 2nd Filing, County of Adams, State of Colorado

EXHIBIT B

Description and Costs of Improvements

			UNIT	TOTAL
Storm Sewer	QUANTITY	UNIT	PRICE	COST
18" RCP (0-8' depth)	65	LF	\$100.00	\$6,500.00
24" RCP (0-8' depth)	78	LF	\$120.00	\$9,360.00
Type 'C' Outlet Structure CIP	1	EA	\$6,500.00	\$6,500.00
18" Flared End Section	2	EA	\$1,350.00	\$2,700.00
24" Flared End Section	1	EA	\$1,600.00	\$1,600.00
Pond Outlet Structure CIP	1	EA	\$7,500.00	\$7,500.00
Type 'L' RipRap	4	CY	\$165.00	\$660.00
			Storm Sewer Subtotal	\$34,820.00
Street Improvements	QUANTITY	UNIT	UNIT	TOTAL
			PRICE	COST
Sawcut Existing Asphalt	791	LF	\$1.30	\$1,028.30
Remove Asphalt	88	SY	\$25.15	\$2,213.20
Fine Grade Roadway	13,698	SF	\$0.50	\$6,849.00
Grade Roadside Ditch	760	CY	\$3.00	\$2,280.00
Subgrade Prep	1,737	SY	\$3.35	\$5,818.95
Aggregate Base Course (Class 6 - 6" section)	215	SY	\$12.00	\$2,580.00
Aggregate Base Course (Class 6 - 12" section)	1,522	SY	\$12.00	\$18,264.00
Asphalt (5" section)	215	SY	\$26.11	\$5,613.65
Asphalt (Full depth - 9" section)	1,522	SY	\$47.00	\$71,534.00
Signage	1	EA	\$500.00	\$500.00
			Street Subtotal	\$116,681.10
Landscape Improvements	QUANTITY	UNIT	UNIT	TOTAL
			PRICE	COST
Irrigation - Hand Water 2 yrs until established	40	EA	\$500.00	\$20,000.00
Native Seed - Shortgrass Prairie Seed Mix	82,235	SF	\$0.08	\$6,578.80
Shrubs - Deciduous, #5 Container	48	EA	\$35.00	\$1,680.00
Shrubs - Evergreen, #5 Container	7	EA	\$30.00	\$210.00
Trees-Evergreen - 6' Height	15	EA	\$200.00	\$3,000.00
Trees - Deciduous, 2.5" Caliper	6	EA	\$450.00	\$2,700.00
			Landscape Subtotal	\$34,168.80
			Summary - Improvements	
			Subtotal	\$185,669.90
			Additional 20%	
			Administration	\$37,133.98
			Total Cost with 20%	
			Administration	\$222,803.88
			5% Inflation (Year One)	\$11,140.19
			5% Inflation (Year Two)	\$11,697.20
			Improvements Total	\$245,641.28

Construction Completion Date: 7/01/2020

Initials or Signature of Developer: _____

Exhibit 4.1: Development Review Comments (Adams County)

Initial Review:

Planning COMMENTS:

a. As part of the application for the Minor Subdivision Plat, please provide information on the following:

- For the purposes of Lot 3, please demonstrate where the access will occur on the lot due to the primary frontage of this lot being along Colorado Boulevard. Driveway access is typically not allowed off of an arterial and the detention pond appears to take up most of the frontage of the lot along the Access Road.
- Please label if the Access Road will be publically or privately developed and maintained.

b. Please remove the sheets that involve construction plans. The applicant needs to provide the SIA in the next submission to keep the application on track for public hearings.

c. Landscape buffer yards and perimeter fencing plans are required with the SIA and “shall be designed and installed prior to issuance of any building permits for residential, commercial or industrial structures. The SIA and appropriate collateral shall be required to cover the costs of any required landscape buffers prior to platting.” This reference is found in Section 5-03-02-02-01. Additional information about landscaping standards is located in Section 5-03-05. This section covers right-of-way landscaping requirements (with irrigation requirements), detention pond landscaping, and any maintenance. Please specify if these improvements will be maintained by an existing homeowner’s association or if a new one will be created for the four lots. A landscape maintenance plan shall be submitted to the Director of Community and Economic Development as part of the subdivision process. See Section 5-03-05-04 for this reference.

d. The former oil and gas well needs to be referenced on the plat as well as contain a buffer to meet the Adams County Development Standards and Regulations. Please see the necessary requirements in the environmental comments below.

e. Please ensure Lot 1 meets the following in Section 5-03-03-06: Lot Depth to Width Ratio. “No lot shall have an average depth greater than three times the average width unless the lot width is a minimum of 425-feet.”

f. As of August 28, 2018, comments have not been returned from Tri-County Health. Staff needs their comments to ensure the size and depth of the lots are able to handle an individual well and sewage disposal system prior to the Minor Subdivision going to a public hearing. Staff will reach out to them if a comment is not provided after the Labor Day weekend.

g. Please note that as of August 28, 2018, the school district has not provided comment on this application. The applicant will likely receive a form of a cash-in-lieu requirement for the addition residential lots created with this subdivision. Staff will reach out to them if a comment is not provided after the Labor Day weekend.

Commenting Division: Development Services, Engineering:

Name of Review: Greg Labrie

Email: LabriG@adcogov.org / 720-523-6824

ENG1: Prior to scheduling the final plat/FDP BOCC hearing, the developer is required to submit for review and receive approval of all construction documents (construction plans and reports). Construction documents shall include, at a minimum, onsite and public improvements construction plans, drainage report, traffic impact study and a Subdivision Improvement Agreement. All construction documents must meet the requirements of the Adams County Development Standards and Regulations. The developer shall submit to the Adams County Development Review Engineering division the following: Engineering Review Application, Engineering Review Fee, two (2) copies of all construction documents. The development review fee schedule is located on the Adams County Website at the One Stop Customer Center Web Page.

ENG2: The public improvements required to be designed and installed by the developer shall include 144th Place roadway, curb, gutter, and sidewalk on both sides of 144th Place, and curb, gutter, and sidewalk along the east side of Colorado Blvd adjacent to the proposed subdivision. The public improvements will also include any drainage facilities required as a result of the completed drainage study.

ENG3: Flood Insurance Rate Map – FIRM Panel # (08001C0665H), Federal Emergency Management Agency, January 20, 2016. According to the above reference, the project site is NOT located within a delineated 100-year flood hazard zone; A floodplain use permit will not be required.

ENG4: The project site is not located in a NRCO district. An environmental assessment is not required.

ENG5: The project site is NOT within the County's MS4 Stormwater Permit area. The use of erosion and sediment control BMPs are expected. The applicant shall be responsible to ensure compliance with all Federal, State, and Local water quality construction requirements.

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

Commenting Division: Development Services, Right-of-Way

Name of Review: Marissa Hillje

Email. mhillje@adcogov.org/ 720-523-6837

ROW1. Submit a title commitment which should be used to depict the applicable recordings on the plat. Send Adams County a copy of the title commitment with your application dated no later than 30 days to review in order to ensure that any other party's interests are not encroached upon.

ROW2. Add case No to each page.

ROW3. Change Signature line to Chair.

ROW4. See ENV comments.

ROW5. If applicable add the following language to first page of subdivision plat, "The approved stormwater operations and maintenance manual is on file with the Adams County clerk and recorders office at Reception #_____".

ROW6: See redlines on plat attached.

ROW7: Addresses will be assigned on the plat. Please see additional document for ROW redlines.

Commenting Division: Environmental Programs Manager

Name of Review: Jen Rutter

Email. jrutter@adcogov.org/ 720-523-6841

ENV1. There is an active oil and gas location within the proposed subdivision area, specifically on Lot 1. The applicant has stated that this well will be plugged and abandoned, so the COGCC Form 6 Abandonment Report must be provided.

SECTION 4-10-02-03-03-05 RESIDENTIAL CONSTRUCTION STANDARDS:

ENV2. If the Abandonment Report is not provided, the well and all flow lines/easements shall be graphically depicted on the final plat and a 250-foot setback shall be shown around the well. See Section 4-10-02-03-03-05(1.) for more details.

ENV3. If the Abandonment Report is provided, the location of the plugged and abandoned well shall be shown on the plat and there shall be a dedicated well maintenance and workover setback depicted on the plat, the dimensions of which shall not be less than 50 feet in width and 100 feet in length. If the flowlines are not removed at the time of abandonment, they shall also be depicted on the plat. See Section 4-10-02-03-03-05(2.) for more details.

Commenting Division: Development Services Building and Safety

Name of Review: Justin Blair

Email: jblair@adcogov.org / 720-523-6843

BSD1- No Comment.

Commenting Division: Parks

Name of Review: Aaron Clark

Email: aclark@adcogov.org

PKS1: No Comment.

Second Review:

Planning COMMENTS:

a. The applicant did not acknowledge if and when the landscaping would be addressed and how the maintenance will occur (HOA, etc.). **PREVIOUS COMMENT:** Landscape buffer yards and perimeter fencing plans are required with the SIA and “shall be designed and installed prior to issuance of any building permits for residential, commercial or industrial structures. The SIA and appropriate collateral shall be required to cover the costs of any required landscape buffers prior to platting.” This reference is found in Section 5-03-02-02-01. Additional information about landscaping standards is located in Section 5-03-05. This section covers right-of-way landscaping requirements (with irrigation requirements), detention pond landscaping, and any maintenance. Please specify if these improvements will be maintained by an existing homeowner’s association or if a new one will be created for the four lots. A landscape maintenance plan shall be submitted to the Director of Community and Economic Development as part of the subdivision process. See Section 5-03-05-04 for this reference. Please provide more of a response to this with the next submission.

b. **PREVIOUS COMMENT:** The former oil and gas well needs to be referenced in a note on the plat as well as contain a buffer to meet the Adams County Development Standards and Regulations. A general note was not added regarding any plugging and abandonment with the existing well. In addition to this, the Board of County Commissioners is requesting the following condition be placed on all plats with former oil and gas wells: “The applicant shall provide a letter and visual exhibit depicting the

location of any existing or former oil and gas infrastructure within the Layton Subdivision and include this document with each lot sold in the Layton Subdivision.”

c. Staff would request, for future building permit purposes, that the applicant provide an example of where a home and leach field could be located on Lots 1 and 2. This can be in the form of an average building footprint. Staff is concerned that these two lots may require variances in the future due to the configuration and the oil and gas abandonment.

Commenting Division: Development Services, Engineering:

Name of Review: Greg Labrie

Email: LabriG@adcogov.org / 720-523-6824

The following two comments made in August still apply:

ENG1: Prior to scheduling the final plat/FDP BOCC hearing, the developer is required to submit for review and receive approval of all construction documents (construction plans and reports).

Construction documents shall include, at a minimum, onsite and public improvements construction plans, drainage report, traffic impact study and a Subdivision Improvement Agreement. All construction documents must meet the requirements of the Adams County Development Standards and Regulations. The developer shall submit to the Adams County Development Review Engineering division the following: Engineering Review Application, Engineering Review Fee, two (2) copies of all construction documents. The development review fee schedule is located on the Adams County Website at the One Stop Customer Center Web Page.

ENG2: The public improvements required to be designed and installed by the developer shall include 144th Place roadway, curb, gutter, and sidewalk on both sides of 144th Place, and curb, gutter, and sidewalk along the east side of Colorado Blvd adjacent to the proposed subdivision. The public improvements will also include any drainage facilities required as a result of the completed drainage study.

Additional comments regarding the resubmittal are as follows:

ENG3: An access easement is required for the pond in Lot 1.

ENG4: An Operation and Maintenance Manual is required for the drainage facilities within the subdivision. This manual must be recorded with the Clerk and Records Office and the record number shown on the plat.

ENG5: The estimated unit cost for the following items are much lower than 2018 CDOT's Cost Data Book. Adams County requires that the estimated unit cost of construction items match or exceed CDOT's Cost Data Book. The CDOT's estimated unit cost for the specific construction items in question are as follows:

Aggregate Base Course - \$12/SY

Asphalt (5" Section)- \$26.11/SY

18" RCP (CIP)- \$100/LF

24" RCP (CIP)- \$120/LF

ENG6: The construction completion date has passed. Did you mean 9/1/2019?

ENG7: The plans does not show any rip rap at the flared end sections of storm pipe. The rip rap shall be added the erosion sediment control plans and the cost estimate in Exhibit B.

Commenting Division: Development Services, Right-of-Way and Addressing

Name of Review: Eden Steele

Email. esteele@adcogov.org/

ROW1. No title commitment was found in the first submittal. Submit a title commitment which should be used to depict the applicable recordings on the plat. Send Adams County a copy of the title commitment with your application dated NO LATER THAN 30 DAYS to review in order to ensure that other party's interests are not encroached upon.

ROW2. See ENV comments

ROW3. If applicable add the following language to first page of subdivision plat, "The approved stormwater operations and maintenance manual is on file with the Adams County clerk and recorder's office at Reception #_____"

ROW4. Include a note defining the purpose and perpetual maintenance responsibility for Tract A.

ROW5. All easements along Colorado Blvd. should be vacated prior to right-of-way dedication. Adams County does not accept easements in the public ROW.

ROW6. See attached ROW redlines.

ADR1: Addresses will be assigned on the plat.

Commenting Division: Environmental Programs Manager

Name of Review: Jen Rutter

Email: jrutter@adcogov.org / 720-523-6841

Please read the entirety of 4-10-02-03-05 to ensure compliance with the Regulations. These are outstanding items:

ENV1. The location of the plugged and abandoned well shall be marked on the plat (2c).

ENV2. Please provide proof of the plugging and abandonment of the well; this can be obtained from the COGCC. The COGCC report number should be included as a note on the plat.

ENV3. The P&A well access is required to be 20', not the 12' on the current draft (2c).

ENV4. Are there any remaining subsurface flowlines associated with the P&A well? If so, those need to be marked on the plat. If not, please provide the flowline abandonment report that can be provided by the COGCC.

Commenting Division: Development Services Building and Safety

Name of Review: Justin Blair

Email: jblair@adcogov.org / 720-523-6843

BSD1- No Comment.

Commenting Division: Parks

Name of Review: Aaron Clark

Email: aclark@adcogov.org

PKS1: No Comment.

Third Review

Planning COMMENTS:

a. SIA. The SIA is being reviewed at present by Engineering, Legal, and Finance. Comments will be sent separately to the applicant and this letter will be revised.

b. Landscape Comments. The applicant is providing Option #5 for the required lot landscaping. Please show a detail of the 2-foot berm provided along Colorado Blvd.

- c. Landscape Buffers. Landscape bufferyards are required for the adjacent land residential land uses (excluding the ditch to the south). Please see the notes on the attachment referencing the requirement.
- d. SIA/HOA Changes Based on Landscape Material. Please include the required bufferyard landscaping as part of the SIA Landscape Improvements costs.
- e. Subdivision Plat Landscape Maintenance Plan Required. A landscape maintenance plan shall be submitted to the Director of Community and Economic Development as part of the subdivision process. See Section 5-03-05-04 for this reference. Please provide this with the next submission or elaborate more about landscaping maintenance in the Covenants, Declarations and Restrictions.

Commenting Division: Development Services, Engineering:

Name of Review: Greg Labrie

Email: LabriG@adcogov.org / 720-523-6824

ENG1: Development Engineering has no additional comments.

ENG2: Development Engineering has no additional comments regarding the SIA.

Commenting Division: Development Services, Right-of-Way and Addressing

Name of Review: Marissa Hillje

Email: mhillje@adcogov.org

ROW1. Add a Property Description/ Legal Description: a. An accurate and clear property (legal) description of the overall boundary of the subdivision with the acreage of the subdivision. All courses in the property (legal) description shall be shown and labeled on the plat drawing, with all bearings having the same direction as called out in the legal description. The only exception being where more than one description is required, going a different direction over the same course. The direction shall then hold for the description having more weight (i.e., the overall boundary) for purposes of the plat. If both record and "as-measured" dimensions are being used, show both and clearly label on the plat drawing. Point of commencement and/or point of beginning shall be clearly labeled on the plat drawing.

ROW2. Floodplain note should be added to the first page.

ROW3. Add the following language to first page of subdivision plat, a. The road maintenance plan for the private road is on file with the Adams County Clerk and Recorder's office at Reception #_____.

ROW4. Add note to the first page: a. Adams County assumes no responsibility or liability regarding the private road, and will not perform maintenance operations including snow removal.

ROW5. Prior to submittal of a final plat, each plugged and abandoned well shall be located and surveyed. The plugged and abandoned well shall be permanently marked by a brass plaque set in concrete similar to a permanent bench mark to monument its existence and location. Such plaque shall contain all information required on a dry hole marker by the Colorado Oil and Gas Conservation Commission and the County.

ROW6. Remove note 7 and add the following note to the first page: a. Notice to Prospective Buyers: There is an abandoned well located on this plat. Pursuant to Adams County development standards Section 4-10-02-03-03-05(2) there is a 50 ft X 100 ft buffer around the abandoned wellhead dedicated as a well maintenance and workover setback. No structures shall be located within this setback. There is a 20ft access shown on this plat for the purposes of public access for ingress and egress to the setback area.

ROW7. No utility lines shall be installed within ten feet of any plugged and abandoned well.

ROW8. Label Tract A as a Private road. Street is named E 145th Avenue.

ROW9. Add addresses to the lots- see redlines

ROW10. Change workhouse to workover- see redlines

ROW11. Note 8 and 12 are repeating. Edit into one note.

ROW12. Add a note to first page: a. Ingress/egress access is not permitted from Lot 3 to Colorado Boulevard.

ROW13. Note # 6 about the 8ft easements does not match the drawing. Correct either the drawing or the note.

ROW14. Revise easement lines on lot 1 for the pond access and west side of lot 3 for the D.U.E

ROW15. Add this note to first page: a. Drainage easements as shown on the plat are dedicated to Adams County for the purpose of providing storm drainage throughout the subdivision and maintenance thereof. Drainage easements will be maintained by the underlying property owners and shall be kept clear of obstructions to the flow and/or 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.

ROW16. Revise the dedication statement to include the following language: a. "The undersigned does hereby dedicate, grant and convey to Adams County those Public Easements as shown on the plat; and further restricts the use of all Public Easement to Adams County and/or its assigns, provided however, that the sole right and authority to release or quitclaim all or any such Public Easements shall remain exclusively vested in Adams County."

b. "All private streets (insert names) are privately owned and maintained by (list owner name, Owner's Association, etc.). "

From: [Liz Vasquez](#)
To: [Libby Tart-Schoenfelder](#)
Cc: [Brigitte Grimm](#)
Subject: PLT2018-00030 Request for Comments
Date: Wednesday, August 08, 2018 4:04:53 PM
Attachments: [image001.png](#)

Case Name: Layton Subdivision Third Filing
Case Number: PLT2018-00030
Parcel #: 0157118301006

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

Thank you,

Liz Vasquez
Treasurer Cashier

Adams County Treasurer's Office
4430 S. Adams County Pkwy., Suite C2436
Brighton, CO 80601
720.523.6788 | www.adcotax.com
Mon. – Fri. 7am-5pm

[NEW](#) Satellite Office
11860 Pecos St.
Westminster, CO 80234
720.523.6160
Tues. Wed. & Thurs. 7:30am-5pm



Adams County Mission
To responsibly serve the Adams County Community with integrity and innovation.

From: [Laura Garcia](#)
To: [Libby Tart-Schoenfelder](#)
Subject: RE: 2nd Submission Review for PLT2018-00030 (Layton Subdivision)
Date: Monday, November 26, 2018 9:59:57 AM

Hi Libby,

I came up with the collateral amount of \$57,607.52. I am ok with them leaving it at \$63,093.96, but just wanted to point it out.

Also preliminary acceptance is granted by the Director of Transportation.

Please let me know if you have any questions.

Thanks and have a great day.

Laura Garcia

Senior Accountant, *Finance*

4430 South Adams County Parkway, 4th floor, Suite C4228

Brighton, CO 80601

720.523.6239 | Lgarcia@adcogov.org | adcogov.org

From: Libby Tart-Schoenfelder
Sent: Wednesday, November 21, 2018 9:18 AM
To: Eden Steele; Greg Labrie; Eric Guenther; Jen Rutter; Laura Garcia; Christine Fitch; Aaron Clark; JGrantA@gmail.com; Ailis Thyne - DNR; 'joanna.williams@state.co.us'; George, Donna L; Annemarie Heinrich; katelyn.puga@cityofthornton.net
Subject: 2nd Submission Review for PLT2018-00030 (Layton Subdivision)

Adams County is requesting comments on a **second submission** of the above mentioned project:

1) Request for a Minor Subdivision Plat to replat Lot 2 of the Layton Subdivision Second Filing into three lots. The overall acreage is 11.536 and each proposed lot is a minimum of 2.5 acres. The zoning is A-1.

The Assessor's Parcel Numbers is **01571183010006**

Applicant Information: Ryan Carlson

P.O. Box 247

Eastlake, CO 80614-0247

Please forward any written comments on this application to the Department of Community and Economic Development at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216. (720) 523-6858 by **December 6, 2018** 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 Ltart-schoenfelder@adcogov.org.

From: [Laura Garcia](#)
To: [Libby Tart-Schoenfelder](#)
Subject: RE: SIA for PLT2018-00030 Layton Subdivision
Date: Tuesday, July 23, 2019 8:15:10 AM

Hi Libby,
I don't have any comments.

Thanks and have a great day.

Laura Garcia

Senior Accountant, *Finance*
4430 South Adams County Parkway, 4th floor, Suite C4228
Brighton, CO 80601
720.523.6239 | Lgarcia@adcogov.org | adcogov.org

From: Libby Tart-Schoenfelder <LTart-Schoenfelder@adcogov.org>
Sent: Friday, July 19, 2019 3:36 PM
To: Laura Garcia <LGarcia@adcogov.org>; Christine Fitch <CFitch@adcogov.org>
Subject: SIA for PLT2018-00030 Layton Subdivision

Hello Finance and Legal – Please see the attached SIA for a new subdivision and let me know your thoughts. I think the applicant snuck this in on the 3rd review and I want to schedule him for PC/BoCC in mid-September.

Thanks and have a nice weekend!

Libby

Libby Tart, AICP

Senior Long Range Planner, *Community and Economic Development Department*
ADAMS COUNTY, COLORADO
4430 S. Adams County Parkway, 1st Floor, Suite W2000A
Brighton, CO 80601
O: 720.523.6858 | General Line: 720.523.6800
ltart-schoenfelder@adcogov.org | www.adcogov.org



COLORADO

Parks and Wildlife

Department of Natural Resources

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

August 23, 2018

Ms. Libby Tart-Schoenfelder
Adams County Community & Economic Development Department
4430 South Adams County Parkway, Suite W2000A
Brighton, CO 80601

Re: Layton Subdivision Third Filing, PLT2018-00030

Dear Ms. Tart-Schoenfelder:

Thank you for the opportunity to comment on the proposed replatting of Layton Subdivision. The proposed replatting of Layton Subdivision includes subdividing Lot 2 into three lots for single-family residential use from 11.536 acres of land zoned as A-1. Each lot will be a minimum of 2.5 acres in area and will be served by potable water wells and individual sewage disposal systems. The proposed plat is bounded on the west by Colorado Boulevard and private property, on the north by private property and East 146th Avenue, on the east by private property and the Signal Ditch, and on the south by the Signal Ditch.

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.

Current CPW policy directs our efforts towards proposals that will potentially have high impacts to wildlife and wildlife habitat. The emphasis of CPW's concerns is on large acreages, critical habitats, wildlife diversity, and impacts to species of special concern, or those that are state or federally endangered. Due to the low availability of undeveloped habitat surrounding the site, impacts of the development, as proposed, may be characterized as minimal.

CPW would expect to find small ground dwelling mammals, small passerine birds, and possibly black-tailed prairie dogs in the vicinity of the proposed plat. If prairie dog are present on the sites, or if prairie dogs establish themselves on the property prior to development, CPW recommends that a burrowing owl survey be conducted prior to earth moving. 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.

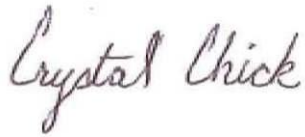
These laws prohibit the killing of burrowing owls or disturbance of their nests. Therefore, if any earth-moving will occur between March 15th and October 31st, a burrowing owl survey



should be performed. Guidelines for performing a burrowing owl survey may be obtained from District Wildlife Manager Jordan Likes or by visiting the CPW website at <http://cpw.state.co.us> or calling the CPW Northeast Region Office at (303) 291-7227.

Please contact us if we can be of assistance in implementing your proposal to minimize negative impacts and maximizing potential enhancements to support living with wildlife in our community. If you have any further questions, please contact District Wildlife Manager Jordan Likes at (303) 291-7135.

Sincerely,

A handwritten signature in dark ink that reads "Crystal Chick". The script is cursive and fluid, with the first name "Crystal" and last name "Chick" clearly distinguishable.

Crystal Chick
Area Wildlife Manager

cc: M. Leslie, T. Kroening, J. Likes



City Hall
9500 Civic Center Drive
Thornton, Colorado 80229-4326

City Development Department
303-538-7295
FAX 303-538-7373
www.cityofthornton.net

August 28, 2018

Libby Tart-Schoenfelder
Adams County Community and Economic Development
4430 S. Adams County Parkway, Suite W2000A
Brighton, CO 80601-8216

RE: Layton Subdivision Third Filing – Minor Subdivision Plat to replat Lot 2 of the Layton Subdivision Second Filing into three lots.

Ms. Tart-Schoenfelder:

The City of Thornton has the following recommendations to allow for the replat of Lot 2 of the Layton Subdivision Second Filing into three lots. The site of the subdivision is located on property that is not yet incorporated in the City of Thornton, however, the site is designated as Residential Low in the City's Comprehensive Plan and is expected to be annexed into the city and zoned for residential development in the future.

Enclosed with this email, please find comments from Traffic Engineering.

Please contact me at 303-538-7596, or via e-mail at Katelyn.Puga@cityofthornton.net for updates and/or questions related to this response.

Sincerely,

A handwritten signature in blue ink that reads 'Katelyn Puga'.

Katelyn Puga
Planning Technician

Enclosures

cc: Grant Penland
Brian Garner
Matt Layman

V:\PLANNING DIVISION\Outside Referrals\Adams County\Adams County 2018\AC Layton Subdivision Third Filing
PLT2018-00030 PLOSR201801082\Submittal

LAYTON SUBDIVISION THIRD FILING

A RE-SUBDIVISION OF LOT 2, LAYTON SUBDIVISION SECOND FILING,
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 67
WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 2

Recommend a share access be created up to 146th Avenue to prevent another access from being created on Colorado Boulevard.

LEGEND

- FOUND SECTION CORNER MONUMENT AS NOTED
- FOUND #4 REBAR AND 1" GREEN PLASTIC CAP STAMPED "LS 34995"
- FOUND #4 REBAR AND 1" ILLEGIBLE GREEN PLASTIC CAP
- FOUND #5 REBAR WITH 1-1/2" ALUMINUM CAP STAMPED "JR ENG PLS 32825"
- D.U.E. DRAINAGE AND UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- R.O.W. RIGHT-OF-WAY

LINE TABLE

LINE	BEARING	LENGTH
L1	N89°37'25"E	50.00'
L2	N00°22'35"W	30.00'
L3	S31°04'46"E	64.28'
L4	S58°55'14"W	32.29'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	251°26'49"	60.00'	263.31'
C2	71°26'49"	28.00'	34.92'

Recommend reserving ROW for ultimate widening of Colorado Boulevard. Applicant needs to be made aware of future widening.

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.



City Hall
9500 Civic Center Drive
Thornton, Colorado 80229-4326

City Development Department
303-538-7295
FAX 303-538-7373
www.cityofthornton.net

December 6, 2018

Libby Tart-Schoenfelder
Adams County Community and Economic Development
4430 S. Adams County Parkway, Suite W2000A
Brighton, CO 80601-8216

RE: Second Submission Review for Layton Subdivision– Minor Subdivision Plat to replat Lot 2 of the Layton Subdivision Second Filing into three lots.

Ms. Tart-Schoenfelder:

Thank you for providing us the opportunity to review and comment on the proposal for the replat of Lot 2 of the Layton Subdivision Second Filing into three lots. The City of Thornton staff has reviewed the application and has the following comments.

TRAFFIC ENGINEERING

Project Manager (Matt Layman 720-977-6485)

1. Please see attached red-lines from Traffic Engineering.

INFRASTRUCTURE ENGINEERING

City Surveyor (Steve Dynes 720-977-6269)

1. Please see attached red-lines from Infrastructure Engineering.

Please contact me at 303-538-7596, or via e-mail at Katelyn.Puga@cityofthornton.net for updates and/or questions related to this response.

Sincerely,

A handwritten signature in blue ink that reads "Katelyn Puga".

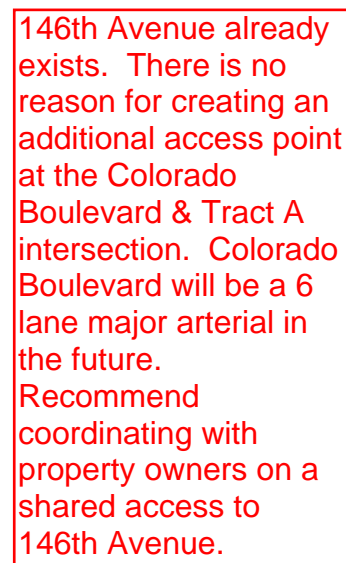
Katelyn Puga
Planner I

Enclosures

cc: Grant Penland
Brian Garner
Matt Layman
Steve Dynes

CASE NO. PLT2018-00030

SHEET 2 OF 2



- D.U.E. DRAINAGE AND UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
R.O.W. RIGHT-OF-WAY

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°37'25"E	50.00'

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

DATE OF PREPARATION:	11-1-2018
SCALE:	1"=100'
S H E E T 2 O F 2	



AZTEC
CONSULTANTS, INC.

AzTec Proj. No.:54817-37

300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

LAYTON SUBDIVISION THIRD FILING

A RE-SUBDIVISION OF LOT 2, LAYTON SUBDIVISION SECOND FILING,
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 67 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 2

CASE NO. PLT2018-00030

OWNERSHIP AND DEDICATION CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT RC 144 LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 67 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 2, LAYTON SUBDIVISION SECOND FILING, ACCORDING TO THE PLAT RECORDED NOVEMBER 21, 1978 UNDER RECEPTION NO. B167398 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE, COUNTY OF ADAMS, STATE OF COLORADO,

CONTAINING 502,503 SQUARE FEET OR 11.536 ACRES OF LAND, MORE OR LESS

HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO STREETS, LOTS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **LAYTON SUBDIVISION THIRD FILING** AND DOES HEREBY GRANT TO THE COUNTY OF ADAMS, STATE OF COLORADO, FOR THE USE OF THE PUBLIC, THE STREET AND OTHER PUBLIC WAY AND LANDS HEREON SHOWN, FOR PUBLIC UTILITY, CABLE TV, AND DETENTION POND AREAS, FLOODWAY AND FLOODPLAIN LIMITS, DRAINAGE AND OTHER PUBLIC PURPOSES AS DETERMINED BY THE COUNTY OF ADAMS, STATE OF COLORADO.

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

BY: RC 144 LLC, A COLORADO LIMITED LIABILITY COMPANY.

NAME AS _____
TITLE

NAME AS _____
TITLE

ACKNOWLEDGEMENT

BY: RC 144 LLC, A COLORADO LIMITED LIABILITY COMPANY.

STATE OF COLORADO)
COUNTY OF _____) SS

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D. 20____, BY _____ AS _____ AND BY _____ AS _____ OF RC 144 LLC, A COLORADO LIMITED COMPANY.

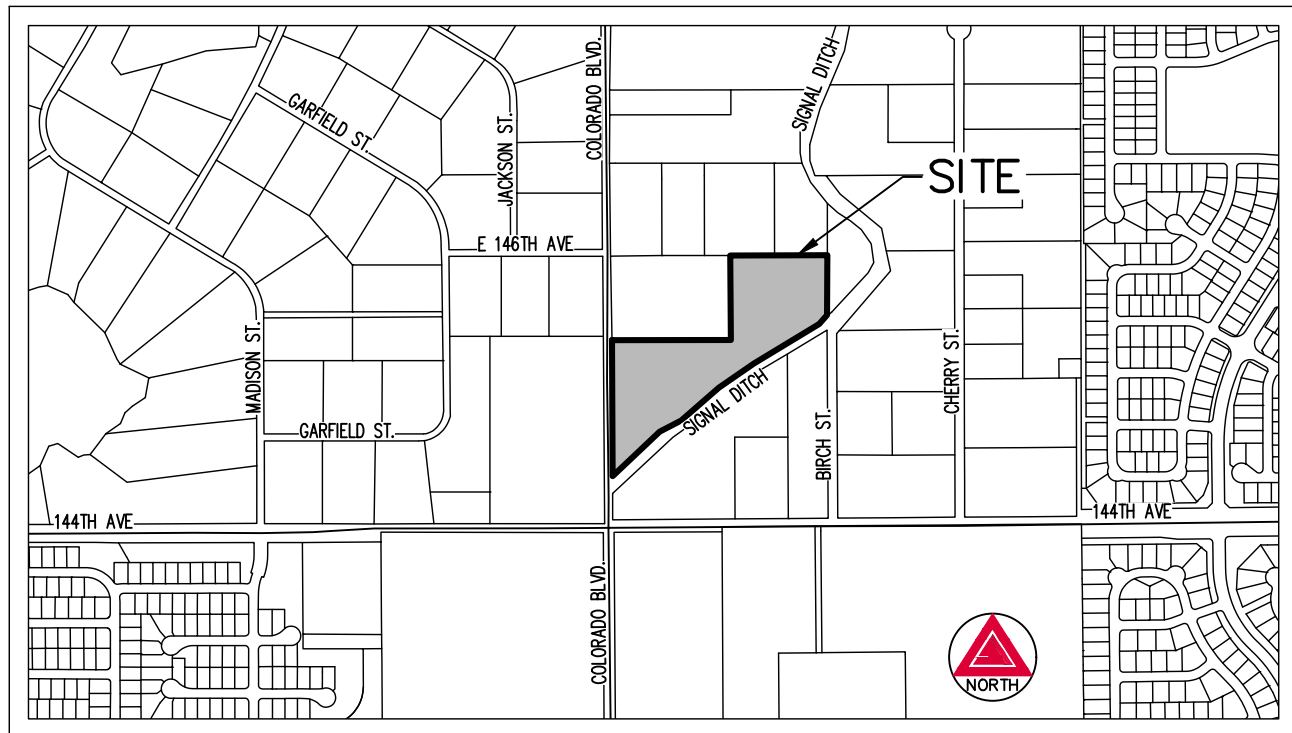
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

MY ADDRESS IS: _____

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
- THE SURVEYED PROPERTY SHOWN HEREIN LIES WITHIN OTHER AREAS ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (FIRM) NO. 08001C0308H, WITH A REVISED DATE OF MARCH 5, 2007 AND NO. 08001C0304J, WITH A REVISED DATE OF JANUARY 20, 2016. DETERMINATION OF FLOOD ZONE CLASSIFICATION IS DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY.
- BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM RTK FAST STATIC GPS OBSERVATIONS AND ARE BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011), ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE SOUTHWEST CORNER BY A NO. 6 REBAR WITH A 2-1/2" ALUMINUM CAP STAMPED "LS 38304 2013" IN A RANGE BOX AND AT THE WEST QUARTER CORNER BY A NO. 6 REBAR WITH A 3-1/4" ALUMINUM CAP STAMPED "LS 24960 1998" IN A RANGE BOX WHICH BEARS NORTH 00°22'35" WEST, A DISTANCE OF 2651.40 FEET.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL TITLE INFORMATION OF RECORD, AZTEC CONSULTANTS, INC. RELIED UPON THE COMMITMENT NO. 100-N0014583-020-MO, HAVING AN EFFECTIVE DATE OF OCTOBER 23, 2017 AT 7:00 AM, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY.
- EIGHT-FOOT (8') WIDE DRAINAGE AND UTILITY EASEMENTS ARE HEREBY DEDICATED ON PRIVATE PROPERTY ADJACENT TO THE FRONT LOT LINES OF EACH LOT AND ALONG THE SIDE LOT LINE OF LOT 3 IN THE SUBDIVISION. THESE EASEMENTS ARE DEDICATED TO ADAMS COUNTY FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITIES.

STORM DRAINAGE FACILITIES STATEMENT

THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS SHALL 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 COST WILL BE ASSESSED TO THE PROPERTY OWNERS.

SURVEYOR'S CERTIFICATE

I, GERALD E. BOYSEN JR., 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.

GERALD E. BOYSEN JR., PLS 32428
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR,
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1
LITTLETON, CO. 80122
(303) 713-1897

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

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

PLANNING COMMISSION APPROVAL

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

CHAIR

BOARD OF COUNTY COMMISSIONER APPROVAL

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

CHAIR


CLERK AND RECORDER'S CERTIFICATE

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

COUNTY CLERK AND RECORDER

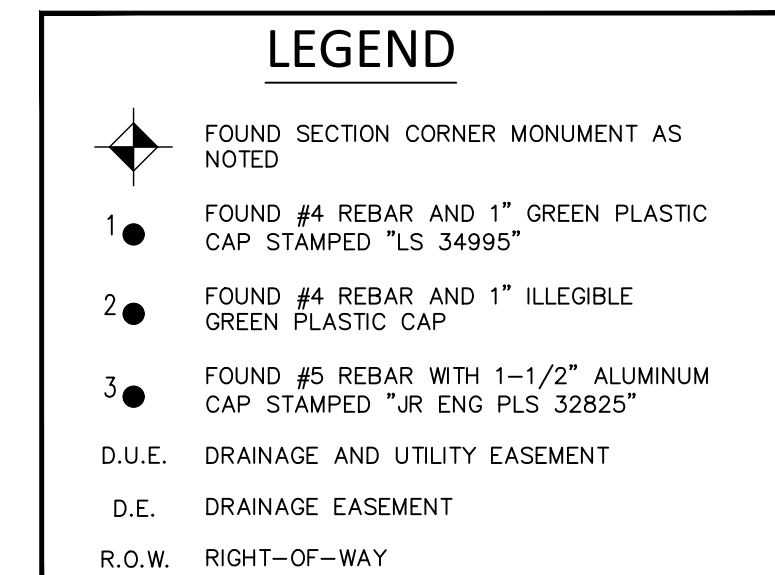
BY: _____
DEPUTY

RECEPTION NO. _____

 Aztec CONSULTANTS, INC. AzTec Proj. No.:54817-37	300 East Mineral Ave., Suite 1 Littleton, Colorado 80122 Phone: (303) 713-1898 Fax: (303) 713-1897 www.aztecconsultants.com	
	DATE OF PREPARATION:	11-1-2018
	SCALE:	N/A
SHEET 1 OF 2		

CASE NO. PLT2018-00030

SHEET 2 OF 2



LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°37'25"E	50.00'

COMMENTS BY STEVEN DYNES, CITY SURVEYOR
NOVEMBER 28, 2018
PLOS201801622
PHONE 720 977 - 6269
E-MAIL STEVE.DYNES@CITYOFTHORNTON.NET

50' OF RIGHT OF WAY WAS DEDICATED FOR COLORADO BOULEVARD BY THE WADLEY FARMS
SUBDIVISION - THIRD FILING PLAT

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

COLORADO GEOLOGICAL SURVEY

1801 19th Street
Golden, Colorado 80401



Karen Berry
State Geologist

August 28, 2018

Libby Tart-Schoenfelder, AICP
Adams County Community & Economic Development
4430 S. Adams County Parkway, Suite W2000A
Brighton, CO 80601

Location:
SW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 18,
T1S, R67W, 6th P.M.
39.9599, -104.9387

Subject: Layton Subdivision Third Filing – Minor Subdivision Plat
Case Number PLT2018-00030; Adams County, CO; CGS Unique No. AD-19-0003

Dear Ms. Tart-Schoenfelder:

Colorado Geological Survey has reviewed the Layton Subdivision Third Filing minor subdivision plat referral. I understand the applicant proposes to subdivide Lot 2, Layton Subdivision Second Filing, creating three single family residential lots of 4.97 acres (Lot 1), 2.5 acres (Lot 2), and 2.65 acres (Lot 3).

The site is located in an “Area of Minimal Flood Hazard,” is not undermined, does not contain steep slopes, and does not contain, nor is it exposed to, any geologic hazards that would preclude the proposed residential use and increase in density. **CGS therefore has no objection to approval of the three-lot subdivision as proposed.**

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 Publication 5-B, 1974, Eastlake Quadrangle), the property is not mapped as containing a sand, gravel, or aggregate resource.

Potential development constraints include:

Soil and bedrock engineering properties. According to available geologic mapping (Trimble and Machette, 1979, Geologic map of the greater Denver area, Front Range Urban Corridor, Colorado: U.S. Geological Survey, Miscellaneous Investigations Series Map I-856-H, scale 1:100,000), the site is underlain by loess (wind-deposited silt with clay and sand). Loess deposits commonly exhibit compression or collapse under wetting and loading but, depending on the clay content, can also exhibit shrink/swell (volume changes in response to wetting and drying cycles). The surficial soils are underlain at unknown but likely shallow depth by Denver formation interbedded sandstone, claystone, siltstone, shale and conglomerate. Claystone can exhibit low strength at high water content, very high swell potential and, if present at or near foundation depths, can cause significant damage to foundations and homes if not properly identified and mitigated.

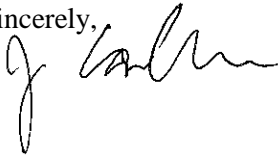
Lot-specific geotechnical investigation, testing, and analysis will be needed, once building locations are identified and prior to building permit application, to determine depths to bedrock and seasonal groundwater levels, and to characterize soil and bedrock engineering properties such as expansion/consolidation potential, density, strength, water content, and allowable bearing pressures. This information is needed to determine whether overexcavation is needed to provide a separation distance between potentially highly expansive claystone bedrock and foundation elements, to design foundations, floor systems, subsurface drainage, pavements, and to determine each lot’s suitability for below-grade (basement) construction, if planned.

Corrosive soils. According to NRCS soil survey data, the site soils are highly corrosive to uncoated steel. On lots where basements are planned and groundwater levels are sufficiently deep to allow below-grade construction, epoxy-coated, vinyl/composite/fiberglass, concrete, or otherwise corrosion-resistant basement window wells are recommended, rather than uncoated or galvanized steel.

Slow percolation rates, shallow bedrock, and possible need for engineer-designed OWS. The project explanation (Redland, July 24, 2018) states that each lot will contain an onsite wastewater system (OWS). The Adams County Soil Survey describes the site soils as very limited in suitability for conventional septic tank absorption fields due to clayey, low-permeability soils exhibiting slow percolation rates, and shallow bedrock. It is likely that the proposed lots will require engineer-designed septic systems. Since engineered OWS typically require more maintenance and have shorter lifespans than conventional systems, a backup OWS location should be identified on each lot.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Jill Carlson', written over a horizontal line.

Jill Carlson, C.E.G.
Engineering Geologist



November 30, 2018

Libby Tart-Schoenfelder
Adams County Community and Economic Development
4430 South Adams County Parkway, Suite W2000A
Brighton, CO 80601

RE: Layton Subdivision, PLT2018-00030
TCHD Case No. 5291

Dear Ms. Tart-Schoenfelder,

Thank you for the opportunity to review and comment on the second submission of a Minor Subdivision Plat to replat Lot 2 of the Layton Subdivision Second Filing into three lots located at northeast of Colorado Boulevard and the Signal Ditch. Tri-County Health Department (TCHD) staff previously reviewed the application for the Minor Subdivision Plat and, in a letter dated September 5, 2018 responded with comments. TCHD staff has reviewed the second submission application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD the following comments.

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

Proper wastewater management promotes effective and responsible water use, protects potable water from contaminants, and provides appropriate collection, treatment, and disposal of waste, which protects public health and the environment. TCHD has no objection to the properties being served by an OWTS provided that the systems are permitted, inspected and operated in accordance with TCHD's current OWTS Regulation. Based on the applicant's description, a permit for the installation and final approval of the OWTS is required. In order to start the process, the applicant may contact our Commerce City office located at 4201 E. 72nd Ave, Suite 100 or by phone at 303-288-6816. More information is available at <http://www.tchd.org/269/Septic-Systems>.

Domestic Well

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

The applicant may want to consider having the well water analyzed for a number of contaminants as a baseline of the water quality. A baseline water quality analysis is valuable for future reference in the case of possible contamination. Certain parameters

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

Oil and Gas Facilities

Inadvertent spills at oil and gas operation sites are possible, resulting in soil and groundwater contamination. Additionally, abandoned oil and gas wells and flowlines have the potential to leak oil and gas, contaminate soils and groundwater, and can pose an explosion risk. To help ensure residents are not exposed to harmful contaminants, TCHD recommends the applicant conduct an Environmental Site Assessment to better determine the environmental condition of the property. Moreover, the applicant should identify the location of flowlines and ensure they have been properly abandoned.

Please feel free to contact me at 720-200-1585 or aheinrich@tchd.org if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Annemarie Heinrich".

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

cc: Sheila Lynch, Monte Deatrich, TCHD

From: [Marisa Dale](#)
To: [Libby Tart-Schoenfelder](#)
Subject: RE: PLT2018-00030 Request for Comments
Date: Thursday, August 16, 2018 5:26:53 PM

Hi Libby,

Thank you for inviting United Power, Inc. to review and comment on this referral. This project is not within our service territory and therefore we have no comment.

Best,
Marisa

Marisa Dale, RWA | [System Design - Right of Way](#)
500 Cooperative Way, Brighton, CO 80603 | O 303.637.1387
Schedule: Tuesday-Friday 7:00-5:30

Powering Lives, Powering Change, Powering the Future – The Cooperative Way



From: Libby Tart-Schoenfelder [mailto:LTart-Schoenfelder@adcogov.org]
Sent: Wednesday, August 08, 2018 3:11 PM
To: matt.schaefer@adams12.org; Marissa Hillje; Justin Blair; brandyn.wiedrich@centurylink.com; Brigitte Grimm; developmentsubmittals@cityofthornton.net; Eric Guenther; joanna.williams@state.co.us; Steven Loeffler - CDOT; eliza.hunholz@state.co.us; serena.ocksund@state.co.us; CGS_LUR@mines.edu; thomas_lowe@cable.comcast.com; Christine Francescani; csimmonds@mwr.dst.co.us; sgosselin@northmetrofire.org; Joaquin Flores; Nathan Mosley; chris.quinn@rtd-denver.com; Nikki Blair; Amanda Overton; Michael Kaiser; snilson@adcogov.org; tfuller@adcogov.org; Scott Miller; firedept@cityofthornton.net; Marisa Dale; mary.c.dobyns@usps.gov; George, Donna L
Subject: PLT2018-00030 Request for Comments

Hello – Please see the attached request for comments on the Layton Subdivision Third Filing case.

Comments are due by August 28, 2018.

Thanks so much!

Sincerely,
Libby

Libby Tart-Schoenfelder, AICP

Planner III, Community & Economic Development

4430 S. Adams County Pkwy, 1st Floor, STE W2000A

Brighton, CO 80601-8213

Main: 720.523.6858 | LTart-schoenfelder@adcogov.org | adcogov.org

Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you received this message in error, please contact the sender and delete the message. Any disclosure, copying, review reproduction, or distribution in relation to any of the contents of this information is strictly prohibited.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

December 6, 2018

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

Attn: Libby Tart-Schoenfelder

Re: Layton Subdivision Third Filing - 2nd referral, Case # PLT2018-00030

Public Service Company of Colorado's Right of Way & Permits Referral Desk has reviewed the second referral plat for **Layton Subdivision Third Filing** and reminds the property owner/developer/contractor to complete the **application process** for any new natural gas or electric service via FastApp-Fax-Email-USPS (go to: https://www.xcelenergy.com/start_stop_transfer/new_construction_service_activation_for_builders).

Should you have any questions with this referral response, please contact me at 303-571-3306.

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



August 23, 2018

Libby Tart-Schoenfelder
Adams County Community & Economic Development Department
Transmitted via email: Ltart-schoenfelder@adcogov.org

RE: Layton Subdivision Third Filing
Case no. PLT2018-00030
Part of SW ¼ of SW ¼ of Sec. 18, T1S, R67W, 6th P.M.
Lot 2, Layton Subdivision
Water Division 1, Water District 2

Dear Ms. Tart-Schoenfelder,

We have reviewed the above referenced proposal to subdivide approximately 11.536 acres, known as Lot 2, Filing 2, Layton Subdivision into three residential lots of approximately 4.972 acres (Lot 1), 2.5 acres (Lot 2) and 2.649 acres (Lot 3).

Water Supply Demand

According to the information received from the Applicant the annual water demand totals 0.97 acre-feet. Each of the proposed lots will use 0.3 acre-feet per year for household purposes inside one single-family dwelling, and 0.023 acre-feet per year for the irrigation of 466 square-feet of home lawn and garden.

Source of Water Supply

Based on the acreage shown on the plat map the amounts of water available underlying the 11.536 acres, are as shown in Table 1 below. The values in Table 1 were determined based on the Denver Basin Rules.

Table 1

Aquifer	Parcel Size	Saturated Thickness (ft)	Annual amount available (based on 100 yr. aquifer allocation)	Type
Lower Arapahoe	11.536	105	2.06 acre-feet	NNT*
Laramie-Fox Hills	11.536	175	3.03 acre-feet	NT**

*Not nontributary

**Nontributary

The source of water for the three lots according to the Applicant is identified as individual on lot wells constructed into the nontributary Laramie-Fox Hills aquifer, since the withdraw of



ground water from the not nontributary Lower Arapahoe aquifer would not be available until an augmentation plan to offset depletions caused by the wells is decreed by the water court.

Unless the water underlying the property is decreed in water court, well permits would ultimately be issued pursuant to C.R.S. 37-92-602(3)(b)(I) and the policy of the State Engineer. Under those provisions only the quantity of water underlying the individual lots could be considered available for withdrawal by the proposed wells.

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 1 are 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." However, treating Adams County's requirement as an allocation approach based on three hundred years, the allowed average annual amount of withdrawal from the nontributary Laramie-Fox Hills aquifer shown in Table 1 above would be reduced to one third of those amounts as shown in Table 2 below.

Table 2

Lot	Acres	Annual amount available (based on 100 yr. aquifer allocation)	Annual amount available (based on 300 yr. aquifer allocation)
1	4.972	1.31 acre-feet	0.437 acre-feet
2	2.5	0.656 acre-feet	0.219 acre-feet
3	2.649	0.695 acre-feet	0.232 acre-feet

State Engineer's Office Opinion

Based upon the above and pursuant to Section 30-28-136(1)(h)(II), C.R.S., it is our opinion that the proposed water supply is not adequate and cannot be provided without causing injury to decreed water rights.

Our opinion that the water supply is **not adequate** is based on our determination that the amount of water that is legally available on an annual basis underlying Lot 2 and Lot 3, as shown in Table 2 above, is less than the annual amount of water required to supply the specified demands of the proposed subdivision.

Our opinion is qualified by the following:

The amounts of water in the Denver Basin aquifers, and identified in this letter, are calculated based on estimated current aquifer conditions. Based on the amount of water available underlying each proposed lot, the water supply is not adequate for Lots 2 and 3. Should the applicant make the three lots equal in size, then the amount of water underlying each lot would be adequate for the proposed water demand.

Should you or the Applicant have any questions, please contact Ailis Thyne of this office at 303-866-3581 ext. 8216.

Sincerely,



Joanna Williams, P.E.
Water Resource Engineer



November 27, 2018

Libby Tart-Schoenfelder
Adams County Community & Economic Development Department
Transmitted via email: Ltart-schoenfelder@adcogov.org

RE: Layton Subdivision Third Filing
Case no. PLT2018-00030
Part of SW ¼ of SW ¼ of Sec. 18, T1S, R67W, 6th P.M.
Lot 2, Layton Subdivision
Water Division 1, Water District 2

Dear Ms. Tart-Schoenfelder,

We have reviewed the second referral received November 21, 2018 regarding the above referenced proposal to subdivide approximately 11.536 acres, known as Lot 2, Filing 2, Layton Subdivision into three residential lots of approximately 3.55 acres (Lot 1), 3.563 acres (Lot 2) and 3.561 acres (Lot 3).

Water Supply Demand

According to the previous referral information received from the Applicant the annual water demand totals 0.97 acre-feet. Each of the proposed lots will use 0.3 acre-feet per year for household purposes inside one single-family dwelling, and 0.023 acre-feet per year for the irrigation of 466 square-feet of home lawn and garden.

Source of Water Supply

Based on the acreage shown on the plat map the amounts of water available underlying the 11.536 acres, are as shown in Table 1 below. The values in Table 1 were determined based on the Denver Basin Rules.

Table 1

Aquifer	Parcel Size	Saturated Thickness (ft)	Annual amount available (based on 100 yr. aquifer allocation)	Type
Lower Arapahoe	11.536	105	2.06 acre-feet	NNT*
Laramie-Fox Hills	11.536	175	3.03 acre-feet	NT**

*Not nontributary

**Nontributary

The source of water for the three lots according to the Applicant is identified as individual on lot wells constructed into the nontributary Laramie-Fox Hills aquifer, since the withdraw of



ground water from the not nontributary Lower Arapahoe aquifer would not be available until an augmentation plan to offset depletions caused by the wells is decreed by the water court.

Unless the water underlying the property is decreed in water court, well permits would ultimately be issued pursuant to C.R.S. 37-92-602(3)(b)(I) and the policy of the State Engineer. Under those provisions only the quantity of water underlying the individual lots could be considered available for withdrawal by the proposed wells.

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 1 are 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." However, treating Adams County's requirement as an allocation approach based on three hundred years, the allowed average annual amount of withdrawal from the nontributary Laramie-Fox Hills aquifer shown in Table 1 above would be reduced to one third of those amounts as shown in Table 2 below.

Table 2

Lot	Acres	Annual amount available (based on 100 yr. aquifer allocation)	Annual amount available (based on 300 yr. aquifer allocation)
1	3.550	0.93 acre-feet	0.31 acre-feet
2	3.563	0.93 acre-feet	0.31 acre-feet
3	3.561	0.93 acre-feet	0.31 acre-feet

State Engineer's Office Opinion

Based upon the above and pursuant to 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 ordinary household purposes and the irrigation of home garden and lawn, is greater than the annual amount of water required to supply existing water commitments and the demands of the proposed subdivision.

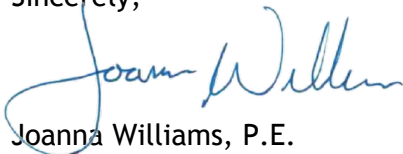
Our opinion is qualified by the following:

The 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.

The applicant should be aware that any storm water detention structure proposed for this specific development, must meet the requirements of a “storm water detention and infiltration facility” as defined in section 37-92-602(8), Colorado Revised Statutes, in order for the structure to be exempt from administration by this office. The applicant should review DWR’s Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado, attached, to ensure that the notification, construction and operation of the proposed structure meets statutory and administrative requirements. The applicant is encouraged to use Colorado Stormwater Detention and Infiltration Facility Notification Portal, located at <https://maperture.digitaldataservices.com/gvh/?viewer=cswdif>, to meet the notification requirements.

Should you or the Applicant have any questions, please contact Ailis Thyne of this office at 303-866-3581 ext. 8216.

Sincerely,



Joanna Williams, P.E.
Water Resource Engineer

From: [J Grant Armstrong](#)
To: [Libby Tart-Schoenfelder](#)
Subject: case# PLT2018-00030
Date: Wednesday, August 15, 2018 2:11:55 PM

We think the proposed subdivision plat is an excellent plan. (We will be close neighbors - we live diagonally opposite the proposed subdivision at the NW corner Colorado Blvd and 146th Ave.)

--

Grant & Judy Armstrong
3881 E 146th Ave
Brighton, CO 80602
phone 303-452 -2662
email JGrantA@gmail.com

From: [Kim Padgett](#)
To: [Libby Tart-Schoenfelder](#)
Subject: Case Number PLT2018-00030
Date: Tuesday, August 21, 2018 11:52:41 AM

Gary A. Padgett and Lisa Kim Padgett
Comments and concerns of purposed subdivision listed above.

These comments are for review regarding the above proposed case. Our concerns are about the water situation and how it is impacting wells in the surrounding . Gary and I have a well on the on our property and have been in a 13 year battle with my sister to subdivide 8.8 acres. In that time we connected to High Plains water association and had to have a 300 year plan done on both High Plains seven wells and our own well. We were told at that time that we could do minimal outside watering and that no new wells were being permitted in the area unless you had over 35 acres. If you were in a certain distance from public water you had to hook up to that. The City of Thornton has a water line that runs along Colorado Boulevard and adding three more large homes on to an already stressed aquifer is going to affect all the other wells in the area. We have had neighbors wanting to retap their existing well and were denied. Our question is how and why are Carlson's able to get by with getting permits to three water wells when the rest of us are limited and denied? Farmers are having their wells shut down and having to get water from other resources. We think these new homes should have to hook up to city water and sewage! When it comes to the septic system that is another concern. The drainage down on that acreage is horrible. There is seepage from the ditch and underground springs that run through the property. My father always had problems with farming that acreage. Due to the aforementioned seepage and drainage from the new home Leach fields, we are concerned to the close proximity of the current homes to the north, and the overlapping of the area. Thank you for your consideration and we look forward to being at the hearings of this proposed case.

Sent from my iPad

Gary and Kim Padgett
4151 E. 144th Avenue
Brighton, CO
80602



Request for Comments

Case Name: Layton Subdivision Third Filing
Case Number: PLT2018-00030

August 7, 2018

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

- 1) Request for a Minor Subdivision Plat to replat Lot 2 of the Layton Subdivision Second Filing into three lots. The overall acreage is 11.536 and each proposed lot is a minimum of 2.5 acres. The zoning is A-1.**

The Assessor's Parcel Numbers is **01571183010006**

Applicant Information: Ryan Carlson
P.O. Box 247
Eastlake, CO 80614-0247

Please forward any written comments on this application to the Department of Community and Economic Development at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216. (720) 523-6858 by **August 28, 2018** 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 Ltart-schoenfelder@adcogov.org.

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

Thank you for your review of this case.

Libby Tart-Schoenfelder, AICP
Case Manager



Public Hearing Notification

Case Name: Layton Subdivision Second Filing
Case Number: PLT2018-00030
Planning Commission Hearing Date: September 12, 2019 at 6:00 p.m.
Board of County Commissioners Date: October 1, 2019 at 9:30 a.m.

August 27, 2019

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

1) Request for a Minor Subdivision Plat to replat Lot 2 of the Layton Subdivision Second Filing into three lots. The overall acreage is 11.536 and each proposed lot is a minimum of 2.5 acres. A Subdivision Improvements Agreement (SIA) is also included to address public improvements. The zoning is A-1.

The Assessor's Parcel Number is **0157118301006**

Applicant Information: **Ryan Carlson
P.O. Box 247
Eastlake, CO 80614-0247**

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

Thank you for your review of this case.

Libby Tart, AICP
Senior Long Range Planner

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Mary Hodge
DISTRICT 5

To: Bobi Lopez
Dept: Brighton Blade/Commerce City Express
Email: blopez@metrowestnewspapers.com
Fax: 303-637-7955
From: OneStop/E-Permit Center
Date: August 27, 2019

NOTICE OF PUBLIC HEARING FOR LAND USE

NOTICE IS HEREBY GIVEN, that an application has been filed by, RYAN CARLSON, Case # PLT2018-00030, requesting: a Minor Subdivision Plat to replat Lot 2 of the Layton Subdivision Second Filing into three lots. The overall acreage is 11.536 and each proposed lot is a minimum of 2.5 acres. The zoning is A-1 on the following property:

LEGAL DESCRIPTION:

Lot 2, Layton Subdivision, 2nd Filing, County of Adams, State of Colorado

(The above legal description was provided by the applicant and Adams County is not responsible for any errors and omissions that may be contained herein and assumes no liability associated with the use or mis use of this legal description.)

APPROXIMATE PARCEL NUMBER: 0157118301006

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Adams County Planning Commission in the Hearing Room of the Adams County Government Center, 4430 S. Adams County Parkway, Brighton, CO - 1st Floor, on the 12th day of September, at the hour of 6:00 p.m., where and when any person may appear and be heard and a recommendation on this application will be forwarded to the Board of County Commissioners.

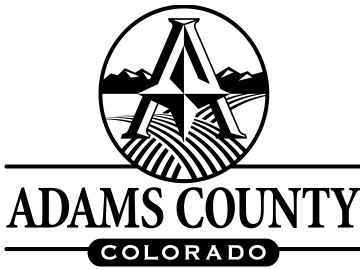
NOTICE IS FURTHER GIVEN, that a public hearing will be held by the Adams County Board of County Commissioners in the Hearing Room of the Adams County Government Center, 4430 S. Adams County Parkway, Brighton, CO - 1st Floor, on the 1st day of October, at the hour of 9:30 a.m., to consider the above request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

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

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

TO BE PUBLISHED IN THE SEPTEMBER 4, 2019, ISSUE OF THE Brighton Standard Blade/Commerce City Express

Please reply to this message by email to confirm receipt or call the E-Permit/OneStop Counter at 720.523.6800.



Referral Listing
Case Number PLT2018-00030
LAYTON SUBDIVISION THIRD FILING

Agency	Contact Information
ADAMS 12 FIVE STAR SCHOOLS	MATT SCHAEFER - PLANNING MANAGER 1500 E. 128TH AVENUE THORNTON CO 80241 720-972-4289 matt.schaefer@adams12.org
Adams County	Planning Addressing PLN 720.523.6800
Adams County Construction Inspection	PWCI . PWCI 720-523-6878
Adams County Development Services - Building	Justin Blair 4430 S Adams County Pkwy Brighton CO 80601 720-523-6825 JBlair@adcogov.org
Adams County Treasurer: Send email	Adams County Treasurer bgrimm@adcogov.org 720.523.6376
Century Link, Inc	Brandyn Wiedreich 5325 Zuni St, Rm 728 Denver CO 80221 720-578-3724 720-245-0029 brandyn.wiedrich@centurylink.com
CITY OF THORNTON	JASON O'SHEA 9500 CIVIC CENTER DR THORNTON CO 80229 0
CITY OF THORNTON	JIM KAISER 12450 N WASHINGTON THORNTON CO 80241 720-977-6266
CITY OF THORNTON	Lori Hight 9500 CIVIC CENTER DRIVE THORNTON CO 80229 303-538-7670 developmentsubmittals@cityofthornton.net.

Agency	Contact Information
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 DEPT OF TRANSPORTATION	Steve Loeffler 2000 S. Holly St. Region 1 Denver CO 80222 303-757-9891 steven.loeffler@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 CGS_LUR@mines.edu
Colorado Geological Survey: CGS_LUR@mines.edu	Jill Carlson Mail CHECK to Jill Carlson 303-384-2643 CGS_LUR@mines.edu
COMCAST	JOE LOWE 8490 N UMITILLA ST FEDERAL HEIGHTS CO 80260 303-603-5039 thomas_lowe@cable.comcast.com
COUNTY ATTORNEY- Email	Christine Francescani CFrancescani@adcogov.org 6884
Engineering Department - ROW	Transportation Department PWE - ROW 303.453.8787
Engineering Division	Transportation Department PWE 6875

Agency	Contact Information
METRO WASTEWATER RECLAMATION	CRAIG SIMMONDS 6450 YORK ST. DENVER CO 80229 303-286-3338 CSIMMONDS@MWRD.DST.CO.US
NORTH METRO FIRE DISTRICT	Steve Gosselin 101 Lamar Street Broomfield CO 80020 (303) 452-9910 sgosselin@northmetrofire.org
NS - Code Compliance	Joaquin Flores 720.523.6207 jflores@adcogov.org
Parks and Open Space Department	Nathan Mosley mpedrucci@adcogov.org aclark@adcogov.org (303) 637-8000 nmosley@adcogov.org
REGIONAL TRANSPORTATION DIST.	CHRIS QUINN 1560 BROADWAY SUITE 700 DENVER CO 80202 303-299-2439 chris.quinn@rtd-denver.com
SHERIFF'S OFFICE: SO-HQ	MICHAEL McINTOSH nblair@adcogov.org; aoverton@adcogov.org; mkaiser@adcogov.org snielson@adcogov.org (303) 654-1850 aoverton@adcogov.org; mkaiser@adcogov.org; snielson@adcogov.org
Sheriff's Office: SO-SUB	SCOTT MILLER TFuller@adcogov.org; smiller@adcogov.org aoverton@adcogov.org; mkaiser@adcogov.org 720-322-1115 smiller@adcogov.org
THORNTON FIRE DEPARTMENT	Chad Mccollum 9500 Civic Center Drive THORNTON CO 80229-4326 303-538-7602 firedept@cityofthornton.net
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

Agency

Contact Information

Tri-County Health: Mail CHECK to Sheila Lynch

Tri-County Health
landuse@tchd.org

United Power, Inc

Marisa Dale
PO Box 929
500 Cooperative Way
Brighton CO 80601
303-637-1387 720-334-5282
mdale@UnitedPower.com

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

Xcel Energy

Donna George
1123 W 3rd Ave
DENVER CO 80223
303-571-3306
Donna.L.George@xcelenergy.com

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

BUTTERS MICHAEL AND JEANNIE TRUST
OR CURRENT RESIDENT
3850 E 146TH AVE
BRIGHTON CO 80602-7762

ADAMS LIEF E/SHARA L 7/8TH INT AND
ADAMS PAUL E 1/8TH INT
14441 NORTH COLORADO BLVD
BRIGHTON CO 80602

CLAPS STEVE R AND
CLAPS SUE C
OR CURRENT RESIDENT
14660 COLORADO BLVD
BRIGHTON CO 80602

JAMES MAXINE A BYPASS TRUST THE
PO BOX 25
EASTLAKE CO 80614-0025

EHMKA CHARLES AND
EHMKA TERI ANN
OR CURRENT RESIDENT
14640 COLORADO BLVD
BRIGHTON CO 80601

MOLINARO SAMUEL R AND
MOLINARO KENNETH
1840 E 75TH AVE
DENVER CO 80229-6515

FAM LYNN CHAN AND
NGUYEN SON T
OR CURRENT RESIDENT
4221 E 144TH AVE
BRIGHTON CO 80602-7860

OXLEY AMEALIA S
PO BOX 33504
NORTHGLENN CO 80233-0504

FELL MARK A AND
FELL SUSAN M
OR CURRENT RESIDENT
3880 E 146TH AVE
BRIGHTON CO 80602-7762

PADGETT LISA KIM AND
PADGETT GARY ALAN
4151 E 144TH AVE
BRIGHTON CO 80602-7860

HARRIS STANLEY H AND
HARRIS MARIANNA
OR CURRENT RESIDENT
14700 COLORADO BLVD
BRIGHTON CO 80602

RC 144 LLC
PO BOX 247
EASTLAKE CO 80614-0247

HARTMAN TRUST THE
OR CURRENT RESIDENT
14680 COLORADO BLVD
BRIGHTON CO 80602-7845

WILCOX VERLA J
6854 W BENNETT PL
LAKEWOOD CO 80227-5205

HUNTER DONALD L AND
HUNTER WENDEE M
OR CURRENT RESIDENT
14523 CHERRY ST
BRIGHTON CO 80602-7857

ARMSTRONG JAMES GRANT AND
ARMSTRONG JUDITH MARR
OR CURRENT RESIDENT
3881 E 146TH AVE
BRIGHTON CO 80602

HURLEY JONATHAN S AND
HURLEY KRISTI A
OR CURRENT RESIDENT
14583 CHERRY STREET
BRIGHTON CO 80602

BUNKER TERRY R AND
MAEZ BRENDA L
OR CURRENT RESIDENT
14620 COLORADO BLVD
BRIGHTON CO 80602-7845

MC MAHAN JIMMY R AND
MC MAHAN BETTY JO
OR CURRENT RESIDENT
14673 CHERRY ST
BRIGHTON CO 80602

PACHECO ANITA L
OR CURRENT RESIDENT
14464 BIRCH ST
BRIGHTON CO 80602

PADGETT LISA KIM AND
PADGETT GARY ALAN
OR CURRENT RESIDENT
4151 E 144TH AVE
BRIGHTON CO 80602-7860

CURRENT RESIDENT
14470 COLORADO BLVD
BRIGHTON CO 80602-7822

CURRENT RESIDENT
14441 COLORADO BLVD
BRIGHTON CO 80602-7837

CURRENT RESIDENT
14663 CHERRY ST
BRIGHTON CO 80602-7856

CURRENT RESIDENT
14255 COLORADO BLVD
BRIGHTON CO 80602-7870

CERTIFICATE OF POSTING



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

Parcel #0157118301006

on August 30, 2019

in accordance with the requirements of the Adams County Zoning Regulations

Libby Tart, AICP

Libby Tart