



**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT**

CASE NO.: PLT2019-00005

CASE NAME: COUNTRY CLUB RANCHETTES, FILING NO. 1

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**COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT**

STAFF REPORT

Board of County Commissioners

January 14, 2020

CASE No.: PLT2019-00005	CASE NAME: Country Club Ranchettes, Filing No. 1
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Owner's Name:	Homestead Heights, LLC
Applicant's Name:	PC Homes, Ltd.
Applicant's Address:	1635 E. Layton Dr., Englewood, CO 80113
Location of Requests:	East of the intersection of East 162 nd Avenue & Hayesmount Road
Nature of Requests:	1) Major Subdivision Final Plat for 56 lots and 7 tracts; 2) Subdivision Improvements Agreement (SIA)
Zone District:	Residential Estate (RE)
Site Size:	120.5 acres
Proposed Uses:	Single-Family Residential
Existing Use:	Vacant
Hearing Date(s):	BoCC: January 14, 2020 / 9:30 a.m.
Report Date:	December 30, 2019
Case Manager:	Greg Barnes
Staff Recommendation:	APPROVAL of the Final Plat and Subdivision Improvement Agreement with 7 Findings-of-Fact, 1 Condition Precedent, 1 condition, and 2 Notes

SUMMARY OF PREVIOUS APPLICATIONS

On January 15, 2019, the Board of County Commissioners approved a major subdivision preliminary plat for Country Club Ranchettes, Filing No. 1 to create 56 lots on approximately 121 acres. The subject application is for a final plat that is consistent with the approved preliminary plat.

SUMMARY OF APPLICATION

Background:

PC Homes, Ltd., on behalf of Homestead Heights, LLC, is requesting a major subdivision final plat for the proposed Country Club Ranchettes, Filing 1 subdivision. The final plat consists of 56 single-family residential lots, seven non-residential tracts, and associated public streets.

Site Characteristics:

The subject site is located directly east of the intersection of Hayesmount Road and East 162nd Avenue and is currently undeveloped. Hayesmount Road, abutting the site to the west, provides direct access to the development through an extension of East 162nd Avenue, which will serve as the main entrance for the proposed subdivision.

Development Standards and Regulations Requirements

Major Subdivision (Final Plat):

Per Section 2-02-19-04 of the County's Development Standards and Regulations, a final plat must be consistent and conform to an approved final plat. On January 15, 2019, the Board of County Commissioners approved a preliminary plat on the subject property. The subject request conforms to the corresponding section of the approved preliminary plat.

The proposed plat conforms to the criteria for approval for a major subdivision final plat as outlined in Section 2-02-19-04-05 of the County's Development Standards. These standards include conformance to the County's Comprehensive Plan, the subdivision design standards, evidence of adequate water and sewer supply, adequate drainage improvements, adequate public infrastructure, and compatibility with the surrounding area. Per Section 5-03-03 of the County's Development Standards and Regulations, subdivision plats and lot dimensions are required to conform to requirements of the zone district in which the property is located. In addition, all lots created by a subdivision shall have access to a County-maintained right-of-way. The property is located within the Residential Estate (RE) zone district which has a minimum one-acre lot size and a minimum lot width requirement of 100 feet for lots served by public water or sewer. The proposed subdivision lots will be served by the Greatrock North Water & Sanitation District and all lots conform to the minimum dimensional requirements for the RE zone district. In addition, all the proposed lots will have access to a public right-of-way.

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

Subdivision Improvement Agreement (SIA):

Per Section 5-02-05 of the County's Development Standards and Regulations, a subdivision improvement agreement (SIA) is required with a final plat. The SIA allows for construction of

infrastructure, such as public streets and storm sewers, to be constructed on the property. All streets in the development are proposed to be public and constructed to local street standards.

Future Land Use Designation:

The Adams County Comprehensive Plan designates the subject site as Estate Residential, allowing single-family housing at lower densities to preserve an ex-urban lifestyle. Overall, the subject request would create approximately one dwelling unit per two acres. The request is consistent with the goals of the Comprehensive Plan to provide lower density housing in this area. Additionally, areas surrounding the subject site are also designated as Estate Residential future land use in the Comprehensive Plan.

Surrounding Zoning Designations and Existing Use Activity:

Northwest A-1 Single-Family Residential	North Rocking Horse Farms PUD Single-Family Residential	Northeast A-3 Vacant
West A-1 Single-Family Residential	Subject Property RE Single-Family Residential	East A-3 Vacant
Southwest A-1 Single-Family Residential	South A-3 Vacant	Southeast A-3 Vacant

Compatibility with the Surrounding Land Uses:

Properties to the north and west of the proposed subdivision are developed as single-family residential at densities similar to the proposed subdivision. The properties to the south and east consist of large tracts of vacant lands. The request for 56 single-family Residential Estate lots is compatible with existing development in the surrounding area and the County's future land use designation of Estates Residential. The overall density of the proposed subdivision is less than one dwelling per two acres.

Staff Recommendations:

Based upon the application, the criteria for approval of a final plat, and recent site visit, staff recommends approval of this request with 7 findings-of-fact, 1 condition precedent, 1 condition, and 2 notes.

RECOMMENDED FINDINGS-OF-FACT

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

precautions, have been identified by the applicant and the proposed uses of these areas are compatible with such conditions.

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

Recommended Condition Precedent:

1. Prior to the issuance of any permit for the site, collateral for public improvements shall be provided to the County, as specified in the Subdivision Improvements Agreement.

Recommended Condition:

1. The applicant shall conduct an Environmental Site Assessment.

Recommended Note to the Applicant:

1. The applicant shall comply with all building, zoning, fire, engineering, and health codes and regulations during the development of the subject site.
2. The Colorado Division of Parks and Wildlife has requested that a survey of the property for nesting of burrowing owls occurs if earthmoving occurs between March 15th and October 31st of any given year. 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. Guidelines for performing a burrowing owl survey can also be obtained from the local District Wildlife Manager.

COUNTY AGENCY COMMENTS

Adams County staff reviewed the subject request and determined the proposed final plat complies with the subdivision design standards outlined in Section 5-03 of the Development Standards and Regulations. All lot configurations proposed conforms to lot dimensions in the RE zone district. Evidence of the ability to provide adequate water and individual septic facilities will be provided.

REFERRAL AGENCY COMMENTS

The Colorado Division of Parks and Wildlife (CPW) has requested that a survey of the property for nesting of burrowing owls occurs if earthmoving occurs between March 15th and October 31st of any given year. 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. Guidelines for performing a burrowing owl survey can also be obtained from the local District Wildlife Manager.

In addition, Future residents should be informed that wildlife such as fox, coyotes, and raccoons might frequent the development area in search of food and cover. Coyotes, foxes, cottontail rabbits, and raccoons are several species that have adapted to living in urban environments. CPW recommends that people moving into and residing in this area take the proper precautions to prevent unnecessary conflicts with wildlife. Due to the potential for human-wildlife conflicts

associated with this project, CPW has urged the applicant to consider educating future homeowners about the existence of wildlife in the area. Examples of these practices include keeping pet foods and bowls indoors, securing of garbage containers, a reminder that feeding of wildlife, except for birds, is illegal, and a reminder that pamphlets are available through CPW offices and online.

The Tri-County Health Department (TCHD) cautioned that inadvertent spills at oil and gas operation sites are possible and may result 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. An abandoned oil and gas well and pipeline are noted on the subject property. To help ensure residents are not exposed to harmful contaminants, TCHD recommends the applicant conduct an Environmental Site Assessment (ESA) to better determine the environmental condition of the property. The applicant is actively conducting an ESA. The applicant should also ensure that both the pipeline and any flowlines associated with the well have been properly abandoned. In addition, TCHD encourages the applicant to work with the homeowner's association to provide reminders about on-site wastewater treatment system pumping and best practices.

Responding with Concerns:

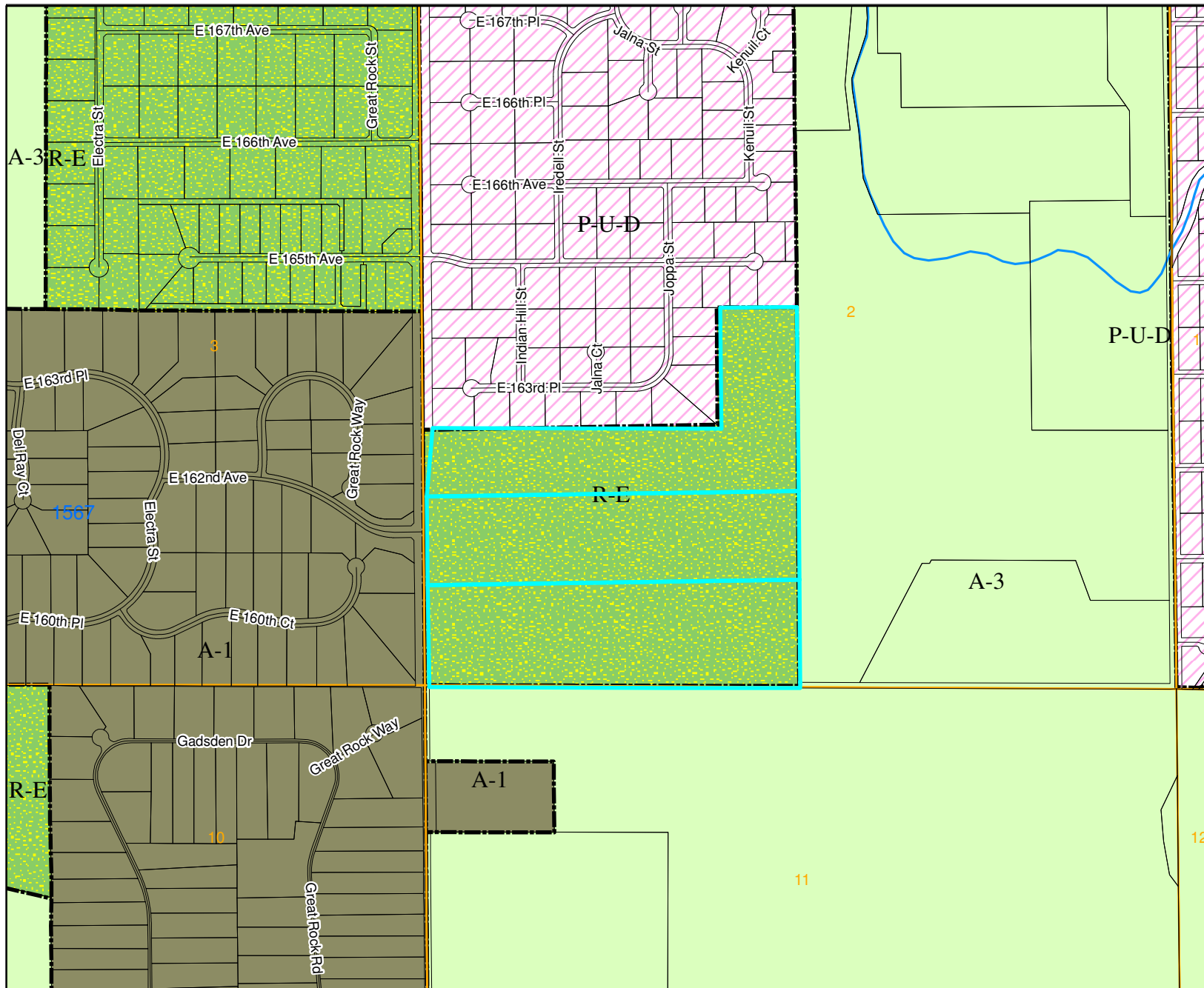
Colorado Division of Parks & Wildlife
Tri-County Health Department

Responding without Concerns:

Brighton Fire District
Colorado Division of Water Resources
Colorado Geological Survey
Gretrock North Water & Sanitation District
Xcel Energy

Notified but not Responding / Considered a Favorable Response:

Brighton School District 27J
Century Link
Regional Transportation District
United Power
U.S. Postal Service
West Adams Soil Conservation District



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)

Country Club Ranchettes

PLT2019-00005

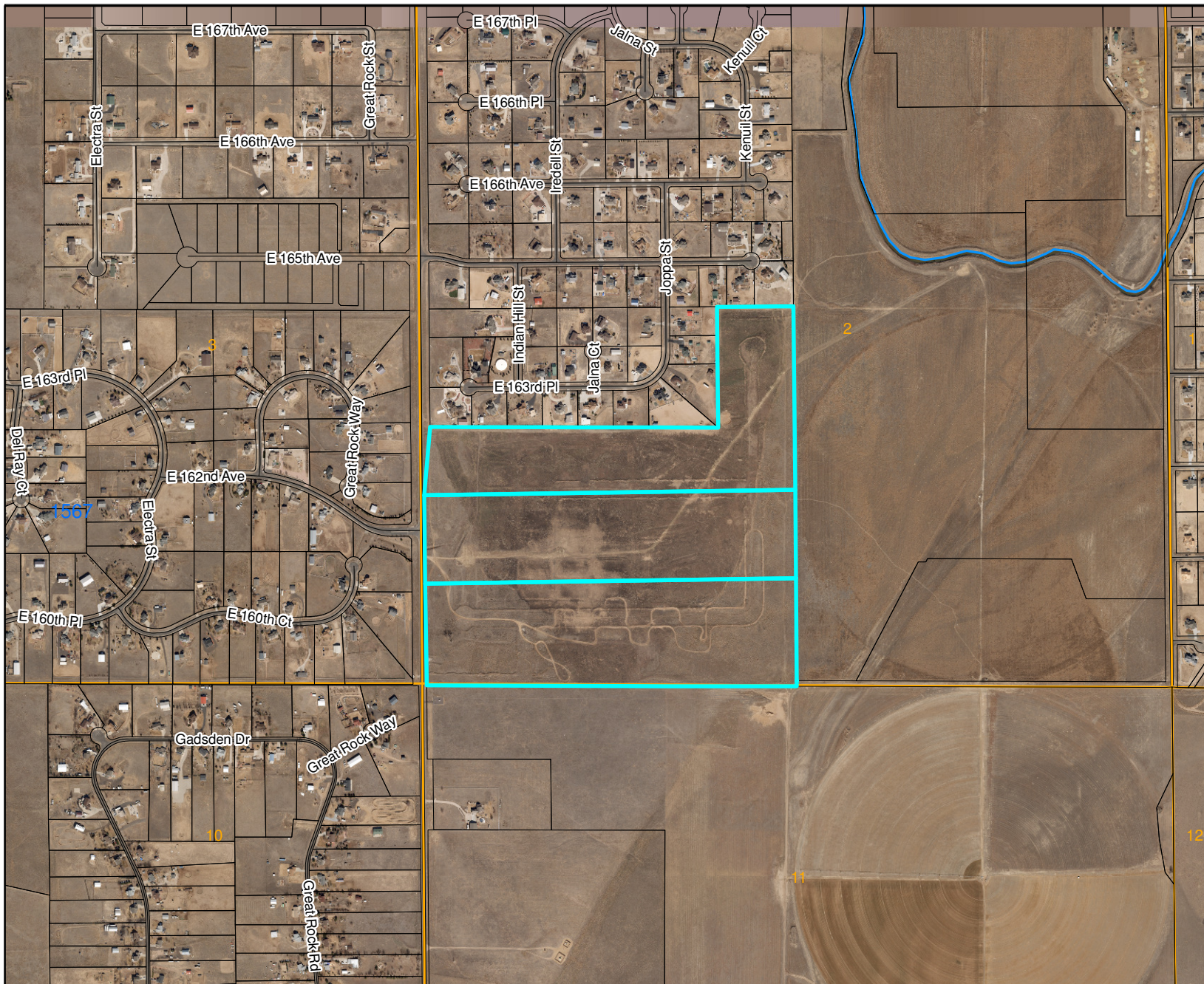


For display purposes only.



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

Country Club Ranchettes

PLT2019-00005

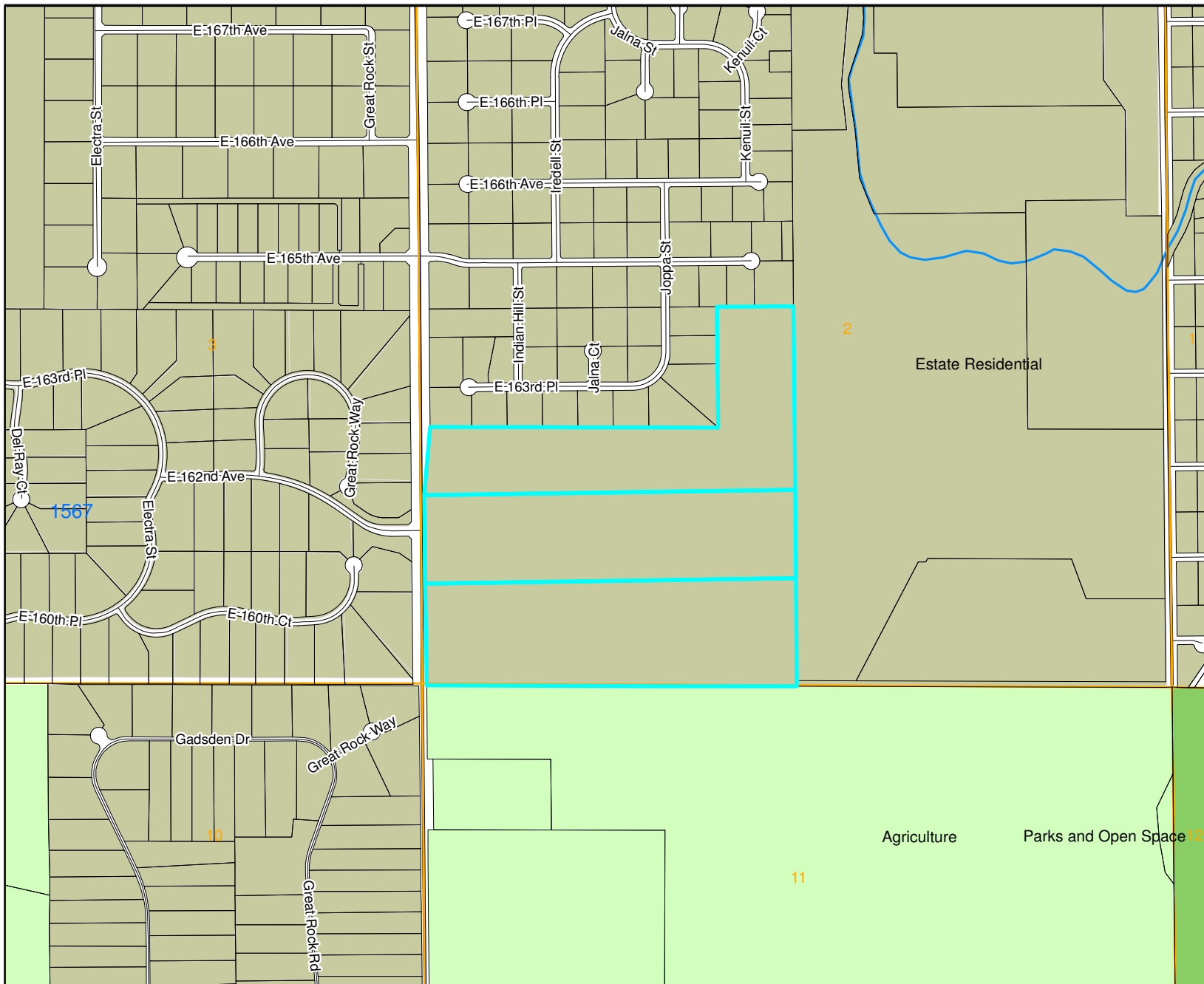


For display purposes only.



ADAMS COUNTY
COLORADO

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responsibility for its accuracy



Legend

- Railroad
- Major Water
- Zoning Line
- Sections

Estate Residential

Agriculture Parks and Open Space

Country Club Ranchettes

PLT2019-00005



For display purposes only.



ADAMS COUNTY
COLORADO

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COUNTRY CLUB RANCHETTES, Brighton, CO

Subject Property:

The subject property is called COUNTRY CLUB RANCHETTES. It is located on the northeast corner of 162nd Avenue & Hayesmount Road, Brighton. It lies directly south of the Rocking Horse Farms subdivision and to the east of the Great Rock subdivision. The closest major intersection to the site is Hayesmount Road and 152nd Avenue (5 miles east of Bromley Lane & Highway 76). The site is 120.5 gross acres in size.

The parcel numbers are 0156700000282, 0156700000283, and 0156700000284 for a total of 120.5 acres. The applicant desires to complete a major subdivision to create 56 single-family lots in the RE Zone District.

Existing Zoning, Future Land Use Map

The existing zoning is RE. The property is completely vacant. The surrounding land uses are all residential on acreage lots. The Adams County Future Land Use Map dated November 2012 shows the entire parcel as Estate Residential, which is consistent with the zoning change that was approved on this parcel of land.

Preliminary Proposals:

The land was prepared for platting through the County under Case #PRJ2005-00057, but was never recorded. Eric D. Carson of Manhard Consulting submitted a final Plat to Adams County on November 14th, 2007. The case number for platting appears to have been PLT2005-00049.

A subsequent meeting was held on July 21st, 2014 with Michael Weaver, Ian Cortez and Matt Emmens to resurrect the project. The preliminary meeting was logged-in as PRE2014-00045, Homestead Heights II. The original land plan was designed for 56 lots and my new plan that is enclosed is also designed to have 56 single-family residential lots.

Flood Plain:

The entire site lies outside of the flood plain as mapped by Adams County and FEMA. No portion of this property lies within a 100-year floodplain as defined by the Flood Insurance Rate Map for Adams County, Colorado and unincorporated areas- Map No. 08001CC0100 G and 08001C0125 G- by the Federal Emergency Management Agency – August 16th, 1995.

School District:

The school district for the subject parcel is Brighton School District. They have responded to our request for an Impact Analysis.

Water Services:

The Greatrock North Water and Sanitation District can serve the 56 lots. An Inclusion Agreement is included with this submission to show that the water decreed for the entire 120.5 acre parcel was deeded to the District and in return the District agreed to serve all of the lots.

Utility Services:

Country Club Ranchettes will be served with gas and electric. The gas will be served by Xcel Energy and Q3 contracting (a division of Xcel) is currently working on a utility service plan. The electric service will be provided by United Power and they have confirmed their ability to serve the project.

Airport Vicinity:

The applicant understands the noise impact associated with Denver International Airport and other public or private airports with respect to the subdivision and that it needs to be disclosed to any purchasers of lots in the subdivision.

Sewer Services:

All of the homes will have their own Use Permit for their Onsite Wastewater Treatment System ("OWTS"). Each lot will have its own Use permit based on the soils percolation test for that lot. Since the project will be served by a public water system, the zoning allows for the lots to be less than 2.5 acres in size.

Current Land Plan:

The latest land plan is attached, showing that the lots are all in excess of 1 acre in size, and total 56 in all. We plan on allowing for horses on all of these lots. .

All of the homes will have a minimum of a 2-car garage. The minimum lot frontage will far exceed the minimum of 100 feet. Each house will meet or exceed the minimum front setback of 30 feet from the front lot line. All of the homes along Hayesmount Road will exceed the minimum setback from

All of the roads in the development will be deeded to the County and considered to be public ROW.

Drainage Improvements:

Drainage easements will be established to retain and detain storm water to meet its historical flows. The historical flows for water along this site is northeast from Hayesmount Road. The public right of way and the ditches along the public right of ways will be used to carry all of the storm water to designated drainage ponds required to allow for the discharge of the storm water to not exceed its historical rate of discharge. The applicant is expecting the rearrange some of the lots to accommodate the necessary drainage ponds to hold the storm water prior to discharge.

Covenants and Homeowners Association:

The development will have Covenants, but there will not be any common area elements. The residents of the development will essentially own all of the "perceived" common areas for the project. For example; any pond required to hold storm water will have the pond as part of the lot, and the owner will be required to maintain the pond. A restrictive covenant will be placed on the land, whereby they cannot build on the pond or change it, but must maintain it. Drainage ponds that are required can be almost impossible to insure when held as "Common Property" in communities that are under 75 lots in size. Either the insurance is cost prohibitive or unattainable at all.

Any and all signage will be on private property and allowed through an easement.

Public Improvements:

There is no contemplation for any public park on this property. We understand very confidently that Buyers coming out to live in a rural community do not want any HOA dues or Association fees. Just the inclusion of association fees could make a project less marketable. The applicant does not want a park within the development.

Drainage Plan:

A drainage plan has been completed for the subdivision. The drainage plan is designed to handle a 100 and 500 year flood.

Panhandle Pipeline:

The Panhandle Pipeline is now owned by Anadarko Petroleum. Anadarko has indicated to use that they will be leaving their pipeline underneath the development. We have worked out our drainage plan whereby the grading on the site will not have any cuts over their pipeline and therefore our coverage will remain the same as it was when the pipeline was installed. All of the pipeline is located outside of the building envelope on each lot.

Oil and Gas Operations:

An oil and gas operation was abandoned and dismantled by Extraction Oil. They removed all of their above ground structures. Extraction Oil has indicated to us that they removed enough of their underground drilling pipe where it will not conflict with any of our future utilities and home construction.

After communicating with the prior fee owner, I discovered that he sold the mineral rights to Petroshare Corporation. They have not recorded their interest in the minerals on title. I sent a certified letter to PetroShare Corporation in March 2017, informing them of my intention in developing the property, and they never responded to my letter.

Neighborhood Meeting:

A neighborhood meeting was organized in May, 2017. Only 4 neighbors attended (3 property owners). No major comments were made. Only a few questions were asked.

Fire Protection Report:

Manhard Consulting has developed a Fire Protection Plan and it has been forwarded to Whitney Even, Fire Marshall for the Brighton Fire Rescue District. Whitney has reviewed our site plan and did approve our emergency access off of Hayesmount, which provides the Community secondary access for fire protection.

Price Range:

The price range for the homes will approximate \$425,000 to \$555,000 for 1,800 s.f. to 4,250 s.f.. The developer intends to have a plat restriction, not allowing any factory built homes in the community. Specifically, the developer will not allow for any HUD Code Manufactured Homes or IRC built Modular homes to be placed in the Country Club Ranchettes.

COUNTRY CLUB RANCHETTES FILING NO. 1

FINAL PLAT

LOCATED IN THE WEST HALF OF SECTION 2,
TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO.

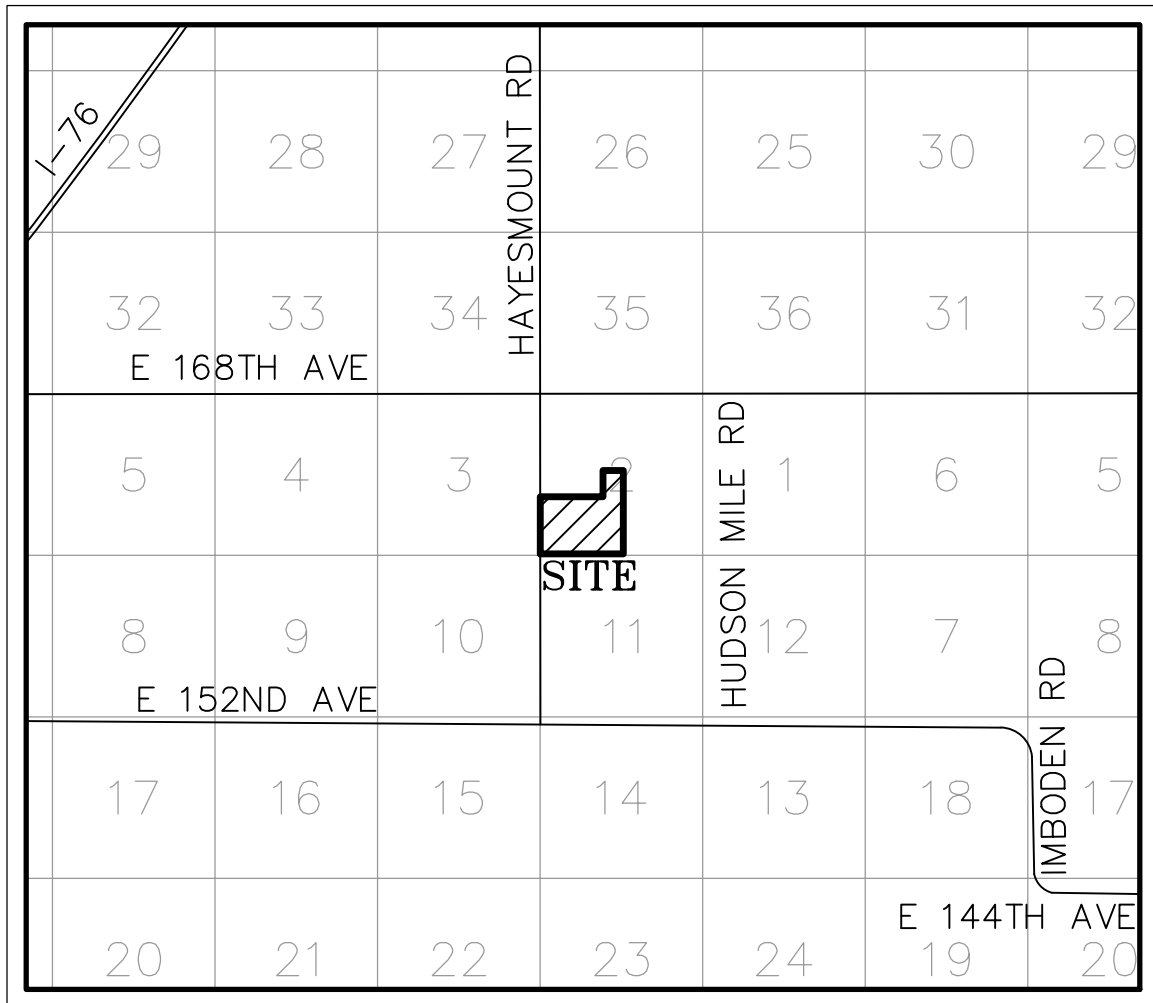
CASE NO.: PLT2019-00005

NOTES

- 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.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MANHARD CONSULTING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, MANHARD CONSULTING RELIED UPON THE TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, REPORT NO. F0647706-150-KB3 WITH AN EFFECTIVE DATE OF OCTOBER 21, 2019 AT 6:00 P.M.
- THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITY(S) NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON(S) OR ENTITY(S) WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON(S) OR ENTITY(S).
- THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- BASIS OF BEARINGS:** THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR NORTH 00°28'57" WEST AS MONUMENTED AND SHOWN HEREON.
- FLOODPLAIN:** THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE X, OTHER AREAS - DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP (FIRM) - MAP NUMBER 08001C0360H WITH AN EFFECTIVE DATE OF MARCH 5, 2007.
- TEN-FOOT (10') WIDE UTILITY EASEMENTS ARE HEREBY DEDICATED ON PRIVATE PROPERTY ADJACENT TO THE FRONT LOT LINES OF EACH LOT 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. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION.
- DRAINAGE EASEMENTS AS SHOWN ON THE PLAT ARE DEDICATED TO ADAMS COUNTY FOR THE PURPOSE OF PROVIDING STORM WATER DRAINAGE THROUGHOUT THE SUBDIVISION AND FOR MAINTENANCE THEREOF. DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION AND SHALL BE KEPT CLEAR OF OBSTRUCTIONS TO THE FLOW AND/OR OBSTRUCTIONS TO MAINTENANCE ACCESS. CONSTRUCTION OF ON-SITE WASTEWATER TREATMENT SYSTEMS (OWTS) AND STRUCTURES, INCLUDING BUT NOT LIMITED TO HOUSES, GARAGES, BARNES, 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.
- THE PROPERTY OWNERS OF LOTS ADJACENT TO OUTLOTS ALONG HAYESMOUNT ROAD SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND OWNERSHIP OF THE CORRESPONDING OUTLOTS.
- NOISE IMPACTS ASSOCIATED WITH DENVER INTERNATIONAL AIRPORT, VAN-AIRE SKYPORT AND OTHER PUBLIC AND PRIVATE AIRPORTS MAY BE PREVALENT IN THIS SUBDIVISION. WHILE THE PROPERTY IS LOCATED EAST OF THE 60LND NOISE CONTOUR OLDER JETS ARE BEING ROUTED TO THE NORTH OF DENVER INTERNATIONAL AIRPORT.
- NO BUILDING PERMITS WILL ISSUED FOR ANY LOT IN ANY PHASE OF CONSTRUCTION UNTIL ALL PUBLIC IMPROVEMENTS, IN ANY PHASE, AS REQUIRED BY THE APPROVED CONSTRUCTION PLANS, HAVE BEEN COMPLETED AND ARE UNDER PRELIMINARY ACCEPTANCE OF THE ADAMS COUNTY DEPARTMENT OF PUBLIC WORKS AND THE WATER SYSTEM IMPROVEMENTS BY THE GREATROCK NORTH WATER AND SANITATION DISTRICT.
- THE APPROVED STORMWATER OPERATIONS AND MAINTENANCE MANUAL IS ON FILE WITH THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION #_____.
- A TWENTY-FIVE FOOT (25') WIDE ACCESS EASEMENT IS HEREBY DEDICATED TO ADAMS COUNTY ACROSS LOT 35 AND OUTLOT 35A AS SHOWN IN THIS PLAT FOR THE PURPOSE OF EMERGENCY INGRESS AND EGRESS. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID ACCESS EASEMENT AND ADAMS COUNTY, AS GRANTEE, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEE, INCLUDING, WITHOUT LIMITATION, VEGETATION. THE UNDERLYING PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID EASEMENT.
- A PLUGGED AND ABANDONED OIL/GAS WELL IS LOCATED WITHIN LOT 37. NO STRUCTURES SHALL BE CONSTRUCTED OR PLACED ON TOP OF THE PLUGGED AND ABANDONED WELL.
- INGRESS/ EGRESS ACCESS IS RESTRICTED TO HAYESMOUNT ROAD VIA E. 162ND AVENUE FOR ALL LOTS IN THIS SUBDIVISION.
- THE 50 FOOT PIPE LINE RIGHT-OF-WAY SHOWN ON THE PLAT HAS BEEN RELEASED PER RECEPTION NO. 2019000071080, AND THE EXISTING PIPE LINE HAS BEEN ABANDONED IN PLACE. PORTIONS OF THE RELEASED AND ABANDONED PIPE LINE ARE LOCATED WITHIN LOTS 12, 13, 14, 15, 16, 37, 39, 40, 41, 42, 43, 44, 45, 46. ON-SITE WASTEWATER TREATMENT SYSTEMS (OWTS) SHALL NOT BE CONSTRUCTED ABOVE THE ABANDONED PIPELINE. THE ABANDONED PIPELINE MAY BE REMOVED TO CONSTRUCT OWTS IN FORMER PIPELINE LOCATION.

SHEET INDEX

- SHEET 1: COVER SHEET, LEGAL DESCRIPTION, NOTES
- SHEET 2: OVERALL BOUNDARY
- SHEET 3-6: DETAILED DESIGN SHEETS



VICINITY MAP

(NOT TO SCALE)

TRACT SUMMARY TABLE

TRACT/ OUTLOT	AREA (S.F.)	AREA (AC.)	USAGE	OWNERSHIP & MAINTENANCE RESPONSIBILITY
A	27,967	0.6420	RIGHT-OF-WAY TO BE DEDICATED BY SEPARATE INSTRUMENT	OWNER
B	42,222	0.9693	RIGHT-OF-WAY TO BE DEDICATED BY SEPARATE INSTRUMENT	OWNER
34A	21,334	0.4897	OPEN SPACE & LANDSCAPING	OWNER
35A	13,375	0.3070	OPEN SPACE & LANDSCAPING	OWNER
36A	14,251	0.3270	OPEN SPACE & LANDSCAPING	OWNER
37A	24,968	0.5730	OPEN SPACE & LANDSCAPING	OWNER
38A	15,960	0.3660	OPEN SPACE & LANDSCAPING	OWNER

BOARD OF COUNTY COMMISSIONERS' APPROVAL

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

CHAIR

SURVEYOR'S CERTIFICATION

I, BRIAN J. PFOHL, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON JULY 5, 2017, BY ME OR UNDER MY DIRECT SUPERVISION, THAT ALL MONUMENTS EXIST AS SHOWN HEREON AND THAT SAID PLAT ACCURATELY SHOWS THE SUBDIVISION DIMENSIONS AND DETAILS.

I ATTEST THE ABOVE ON OCTOBER 25, 2019.

BRIAN J. PFOHL
COLORADO PLS NO. 38445
FOR AND ON BEHALF OF MANHARD CONSULTING
7600 E. ORCHARD ROAD, SUITE 150-N
GREENWOOD VILLAGE, COLORADO 80111
(303) 708-0500



DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT COUNTRY CLUB RANCHETTES, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE SOLE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 2; THENCE S 89°12'04" E ALONG THE SOUTH LINE OF SAID SECTION 2, 30.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE N 00°11'20" E, ALONG THE WEST LINE OF SAID PARCEL, AND PARALLEL TO THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 2, 1830.61 FEET TO THE NORTHWEST CORNER OF SAID PARCEL;

THENCE S 89°12'34" E, ALONG THE NORTH LINE OF SAID PARCEL, ALSO BEING THE SOUTH LINE OF ROCKING HORSE FARMS SUBDIVISION AND ITS DEDICATED RIGHT-OF-WAY DESCRIBED AT RECEPTION NO. C06116915 OF THE ADAMS COUNTY RECORDS, 2073.54 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL, ALSO BEING ON THE EAST LINE OF SAID SUBDIVISION;

THENCE N 00°07'27" E, ALONG SAID LINE, 855.37 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL, ALSO BEING ON THE SOUTH LINE OF SAID SUBDIVISION;

THENCE S 89°48'36" E, ALONG SAID LINE, 540.04 FEET TO THE NORTHEAST CORNER OF SAID PARCEL, ALSO BEING THE SOUTHEAST CORNER OF SAID SUBDIVISION;

THENCE S 00°24'17" E, 41.14 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 2;

THENCE S 00°08'05" W, ALONG THE NORTH/SOUTH CENTERLINE OF SAID SECTION 2, 2850.90 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL, ALSO BEING THE SOUTH QUARTER CORNER OF SAID SECTION 2;

THENCE N 89°12'04" W, ALONG THE SOUTH LINE OF SAID PARCEL, ALSO BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2, 2615.58 FEET TO THE TRUE POINT OF BEGINNING;

BASIS OF BEARING (RECORD DESCRIPTION): BASIS OF BEARING IS ASSUMING THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE 6TH P.M. BEARS N 00°11'20" E.

CONTAINING A CALCULATED AREA OF 5,250,955 SQUARE FEET OR 120.5453 ACRES MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, OUTLOTS, TRACTS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **COUNTRY CLUB RANCHETTES FILING NO. 1**, AND DOES HEREBY DEDICATE TO ADAMS COUNTY ALL STREETS FOR PUBLIC USE.

THE UNDERSIGNED DOES ALSO HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO ADAMS COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN ADAMS COUNTY.

COUNTRY CLUB RANCHETTES, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

TITLE: _____

NOTARY

STATE OF COLORADO }
COUNTY OF _____ } SS

THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY

OF _____, 2018, BY _____, AS _____ OF
COUNTRY CLUB RANCHETTES, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____ . NOTARY PUBLIC

ADDRESS

CLERK & 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 _____ O'CLOCK ____M. ON

THE _____ DAY OF _____, 20____.

BY: _____ DEPUTY _____ CLERK AND RECORDER

FILE NO. _____

MAP NO. _____

RECEPTION NO. _____

COUNTRY CLUB RANCHETTES FILING NO. 1

COUNTY OF ADAMS, COLORADO

FINAL PLAT

PROJ MGR. BJP
PROJ ENG. DJR
DRAWN BY. BJP
DATE. 02/20/19
SCALE. N/A

SHEET
1 OF 6
PCH.ACC001.00

Manhard CONSULTING
7600 East Orchard Road, Suite 150-N, Greenwood Village, CO 80111, ph:303.708.0500, manhard.com
Civil Engineering | Surveying & Geospatial Services | GIS | Construction Management | Water Resource Management

REVISIONS

DATE	REVISIONS
10/28/19	COUNTY COMMENTS DATED 10/15/19
09/13/19	COUNTY COMMENTS DATED 07/25/19
06/03/19	FIRST SUBMITTAL COMMENTS

DRAWN BY

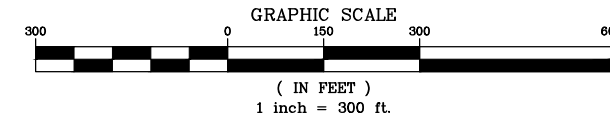
BJP
BJP
GDP

COUNTRY CLUB RANCHETTES FILING NO. 1

FINAL PLAT

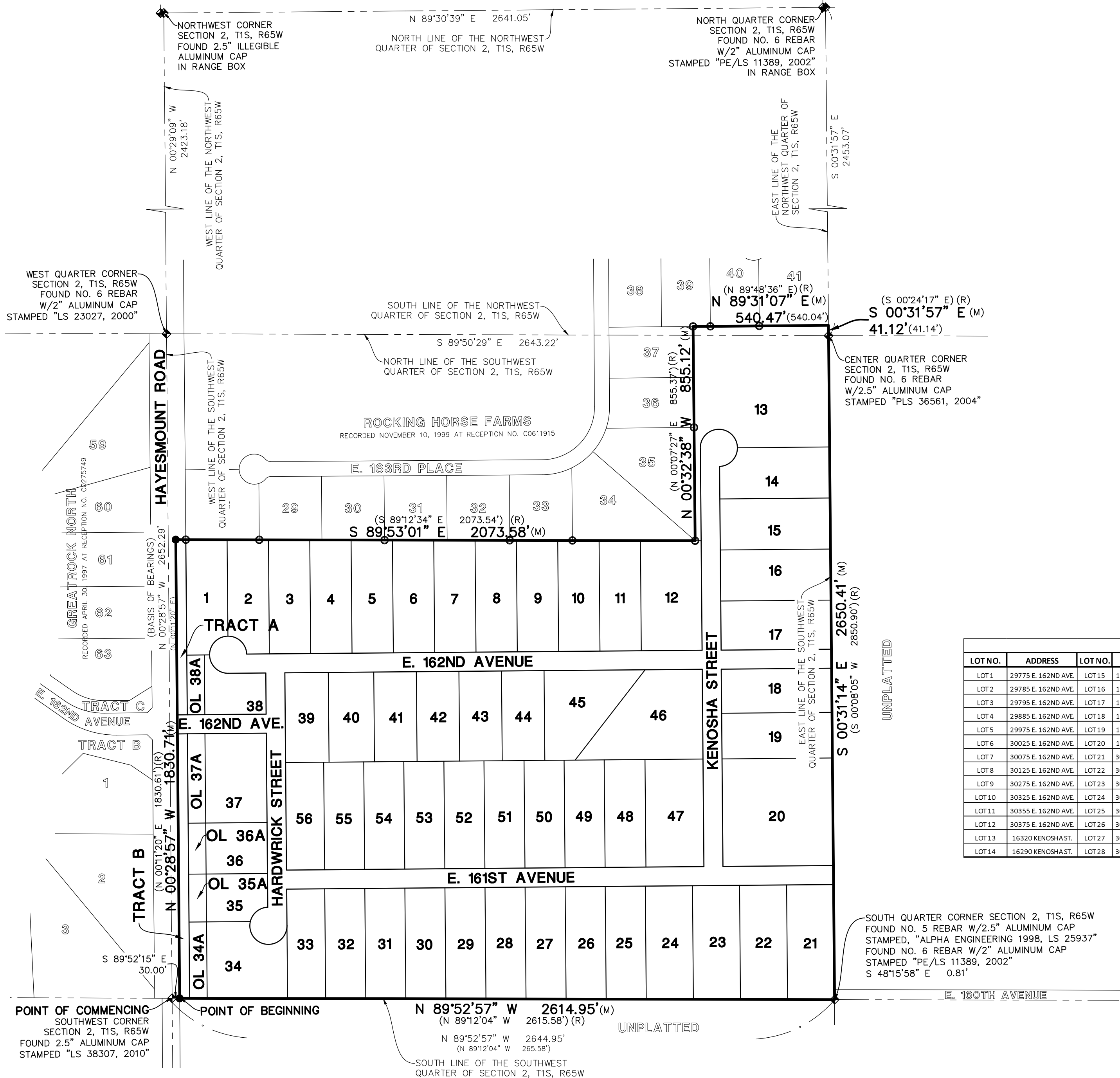
LOCATED IN THE WEST HALF OF SECTION 2,
TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO.

CASE NO.: PLT2019-00005

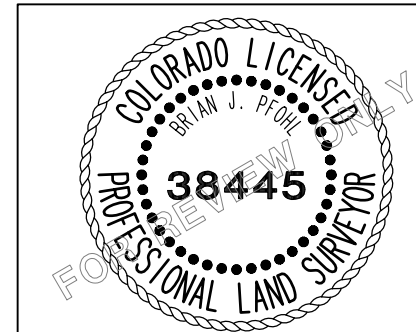


LEGEND

- = EX. BOUNDARY LINE
- - - = EX. SECTION LINE
- = EX. RIGHT-OF-WAY LINE
- = EX. LOT LINE
- = PR. RIGHT-OF-WAY LINE
- = PR. LOT LINE
- ◆ = FOUND SECTION CORNER AS NOTED
- = FOUND NO. 5 REBAR WITH 1.25" O.P.C. PLS 19598
- ⊙ = FOUND NO. 5 REBAR WITH 1.25" ALUMINUM CAP STAMPED, "PLS 19598"
- = SET NO. 5 REBAR WITH 1.25" Y.P.C. PLS 38445 FLUSH WITH GROUND
- 0.00 = BOUNDARY DIMENSION
- (R) = RECORDED DIMENSION
- (M) = MEASURED DIMENSION
- OL = OVERLOT

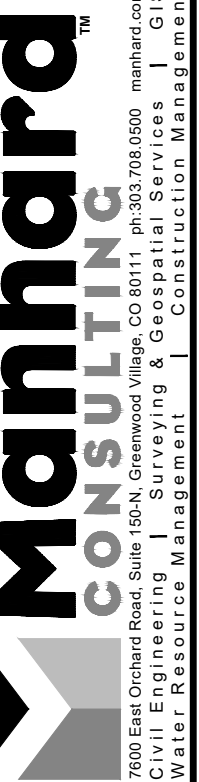


ADDRESS TABLE							
LOT NO.	ADDRESS	LOT NO.	ADDRESS	LOT NO.	ADDRESS	LOT NO.	ADDRESS
LOT 1	29775 E. 162ND AVE.	LOT 15	16270 KENOSHA ST.	LOT 29	30150 E. 161ST AVE.	LOT 43	30170 E. 162ND AVE.
LOT 2	29785 E. 162ND AVE.	LOT 16	16250 KENOSHA ST.	LOT 30	30040 E. 161ST AVE.	LOT 44	30200 E. 162ND AVE.
LOT 3	29795 E. 162ND AVE.	LOT 17	16230 KENOSHA ST.	LOT 31	30010 E. 161ST AVE.	LOT 45	30300 E. 162ND AVE.
LOT 4	29885 E. 162ND AVE.	LOT 18	16180 KENOSHA ST.	LOT 32	29980 E. 161ST AVE.	LOT 46	30400 E. 162ND AVE.
LOT 5	29975 E. 162ND AVE.	LOT 19	16150 KENOSHA ST.	LOT 33	29810 E. 161ST AVE.	LOT 47	30385 E. 161ST AVE.
LOT 6	30025 E. 162ND AVE.	LOT 20	16120 KENOSHA ST.	LOT 34	16055 HARDWICK ST.	LOT 48	30355 E. 161ST AVE.
LOT 7	30075 E. 162ND AVE.	LOT 21	30460 E. 161ST AVE.	LOT 35	16101 HARDWICK ST.	LOT 49	30315 E. 161ST AVE.
LOT 8	30125 E. 162ND AVE.	LOT 22	30430 E. 161ST AVE.	LOT 36	16125 HARDWICK ST.	LOT 50	30265 E. 161ST AVE.
LOT 9	30275 E. 162ND AVE.	LOT 23	30410 E. 161ST AVE.	LOT 37	16175 HARDWICK ST.	LOT 51	30235 E. 161ST AVE.
LOT 10	30325 E. 162ND AVE.	LOT 24	30380 E. 161ST AVE.	LOT 38	29780 E. 162ND AVE.	LOT 52	30155 E. 161ST AVE.
LOT 11	30355 E. 162ND AVE.	LOT 25	30350 E. 161ST AVE.	LOT 39	29800 E. 162ND AVE.	LOT 53	30045 E. 161ST AVE.
LOT 12	30375 E. 162ND AVE.	LOT 26	30310 E. 161ST AVE.	LOT 40	29900 E. 162ND AVE.	LOT 54	30015 E. 161ST AVE.
LOT 13	16320 KENOSHA ST.	LOT 27	30260 E. 161ST AVE.	LOT 41	30000 E. 162ND AVE.	LOT 55	29985 E. 161ST AVE.
LOT 14	16290 KENOSHA ST.	LOT 28	30230 E. 161ST AVE.	LOT 42	30050 E. 162ND AVE.	LOT 56	29815 E. 161ST AVE.



FOR AND ON BEHALF OF
MANHARD CONSULTING

DRAWN BY		DATE		REVISIONS	
BJP		10/28/19		COUNTY COMMENTS DATED 10/15/19	
BJP		09/13/19		COUNTY COMMENTS DATED 07/25/19	
GDP		06/03/19		FIRST SUBMITTAL COMMENTS	



COUNTRY CLUB RANCHETTES FILING NO. 1
COUNTY OF ADAMS, COLORADO
FINAL PLAT

PROJ MGR. BJP
PROJ ENG. DJR
DRAWN BY. BJP
DATE. 02/20/19
SCALE. 1"=300'

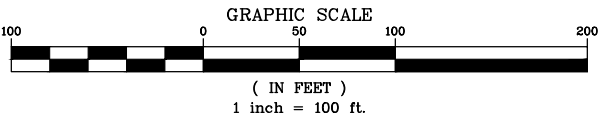
SHEET
2 OF 6
PCH.ACC001.00

COUNTRY CLUB RANCHETTES FILING NO. 1

FINAL PLAT

LOCATED IN THE WEST HALF OF SECTION 2,
TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO.

CASE NO.: PLT2019-00005



SEE SHEET 4

EAST 162ND AVENUE

LEGEND

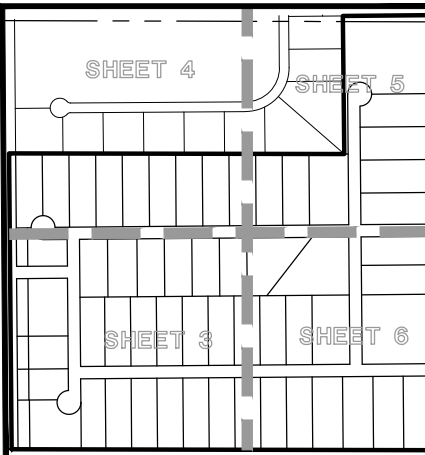
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- EX. SECTION LINE
- EX. RIGHT-OF-WAY LINE
- EX. LOT LINE
- EX. EASEMENT LINE
- PR. RIGHT-OF-WAY LINE
- PR. LOT LINE
- FOUND SECTION CORNER AS NOTED
- 1.25" ALUMINUM CAP STAMPED, "PLS 19598"
- FOUND NO. 5 REBAR WITH 1.25" O.P.C. PLS 19598
- SET NO. 6 REBAR WITH 2" ALUMINUM CAP PLS 38445 IN RANGE BOX
- SET NO. 5 REBAR WITH 1.25" Y.P.C. PLS 38445 FLUSH WITH GROUND
- BOUNDARY DIMENSION
- LOT DIMENSION
- RECORDED DIMENSION
- MEASURED DIMENSION
- UTILITY EASEMENT HEREBY GRANTED



COUNTRY CLUB RANCHETTES FILING NO. 1
COUNTY OF ADAMS, COLORADO
FINAL PLAT

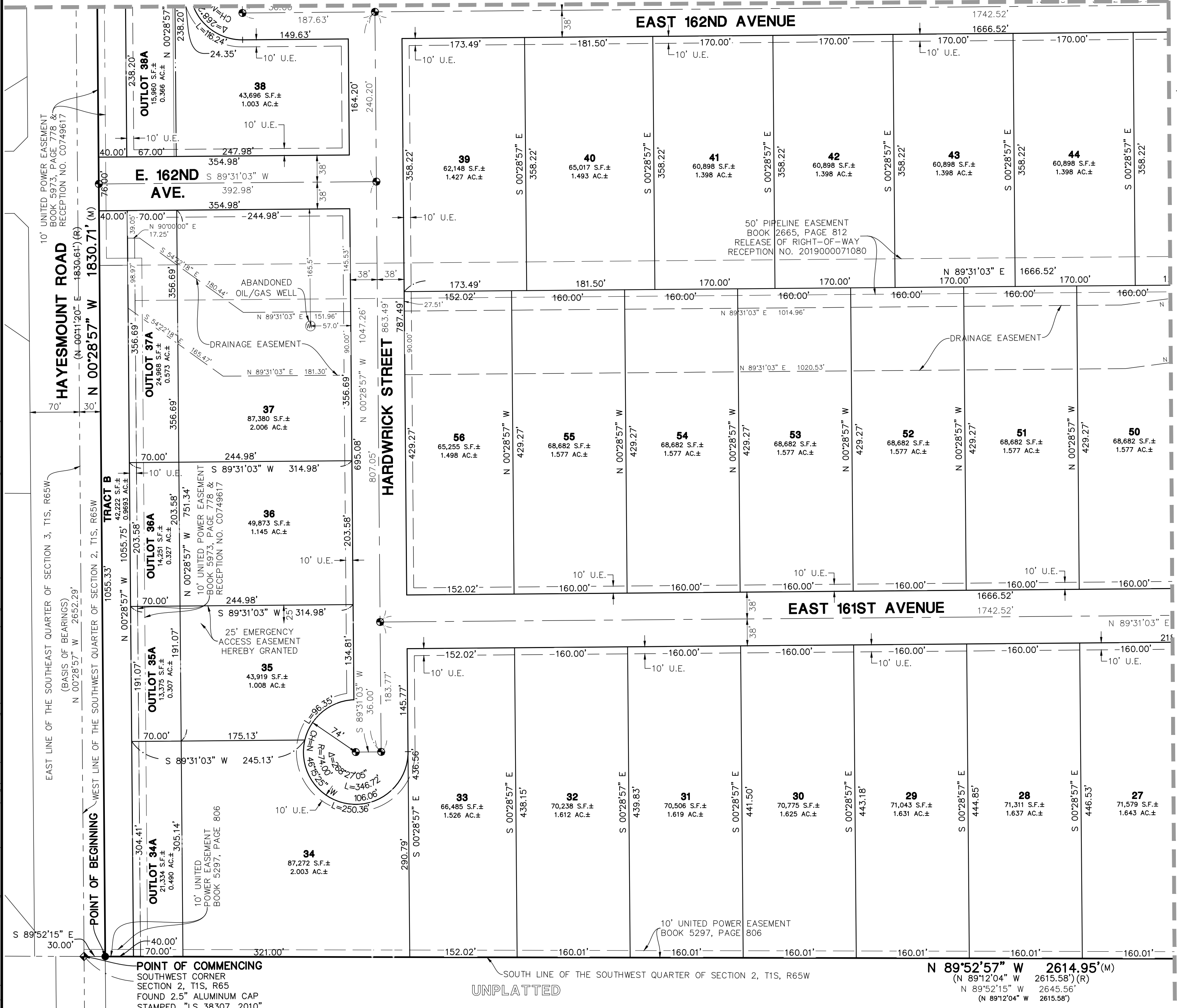
PROJ MGR: BJP
PROJ ENG: DJR
DRAWN BY: BJP
DATE: 02/20/19
SCALE: 1"=100'

SHEET 3 OF 6
PCH.ACC001.00



FOR AND ON BEHALF OF
MANHARD CONSULTING

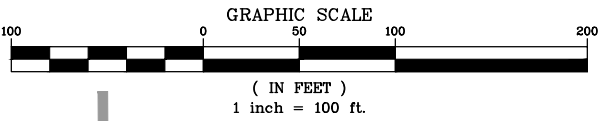
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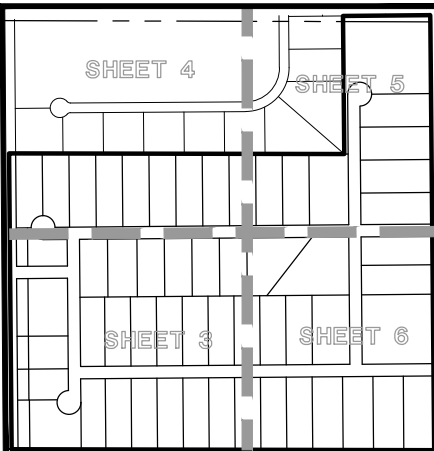
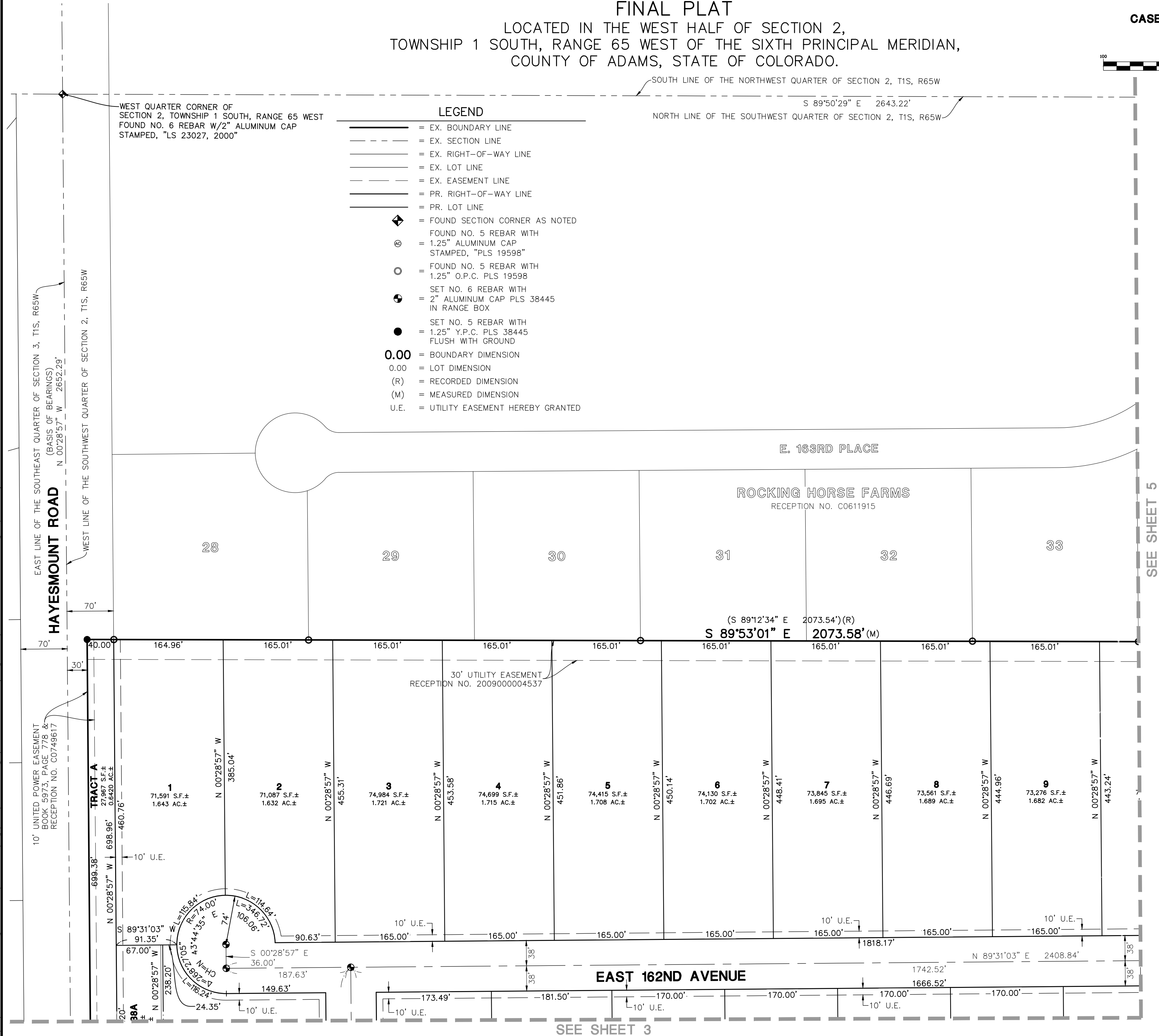
COUNTRY CLUB RANCHETTES FILING NO. 1

FINAL PLAT
LOCATED IN THE WEST HALF OF SECTION 2,
TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO.

CASE NO.: PLT2019-00005



- LEGEND
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 - = EX. RIGHT-OF-WAY LINE
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 - 0.00 = BOUNDARY DIMENSION
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 - (R) = RECORDED DIMENSION
 - (M) = MEASURED DIMENSION
 - U.E. = UTILITY EASEMENT HEREBY GRANTED



FOR AND ON BEHALF OF
MANHARD CONSULTING

DATE	REVISIONS	DRAWN BY
10/28/19	COUNTY COMMENTS DATED 10/15/19	BJP
09/13/19	COUNTY COMMENTS DATED 07/25/19	BJP
07/15/19	LOT 38 WATER EASEMENT	BJP
06/03/19	FIRST SUBMITTAL COMMENTS	GDP

Manhard CONSULTING
7800 East Orchard Road, Suite 150A, Greenwood Village, CO 80111
Civil Engineering | Surveying & Geospatial Services | GIS
Water Resource Management | Construction Management

COUNTRY CLUB RANCHETTES FILING NO. 1
COUNTY OF ADAMS, COLORADO
FINAL PLAT

PROJ MGR: BJP
PROJ ENG: DJR
DRAWN BY: BJP
DATE: 02/20/19
SCALE: 1"=100'

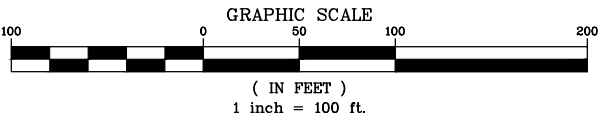
SHEET
4 OF **6**
PCH.ACC001.00

COUNTRY CLUB RANCHETTES FILING NO. 1

FINAL PLAT

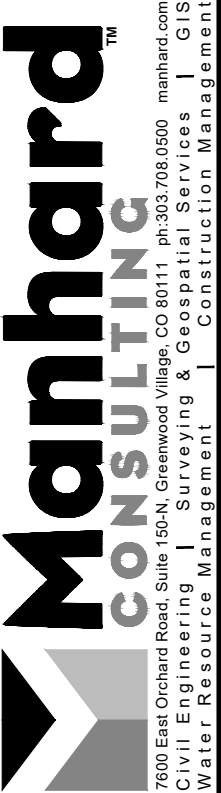
LOCATED IN THE WEST HALF OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO.

CASE NO.: PLT2019-00005



LEGEND

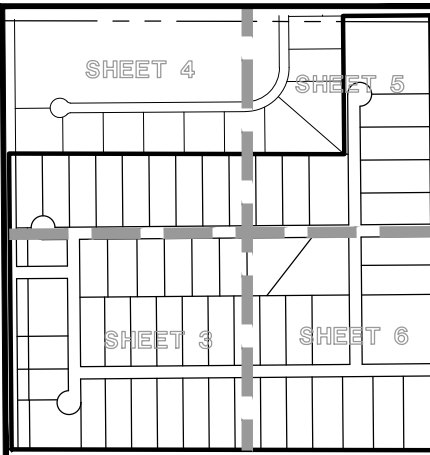
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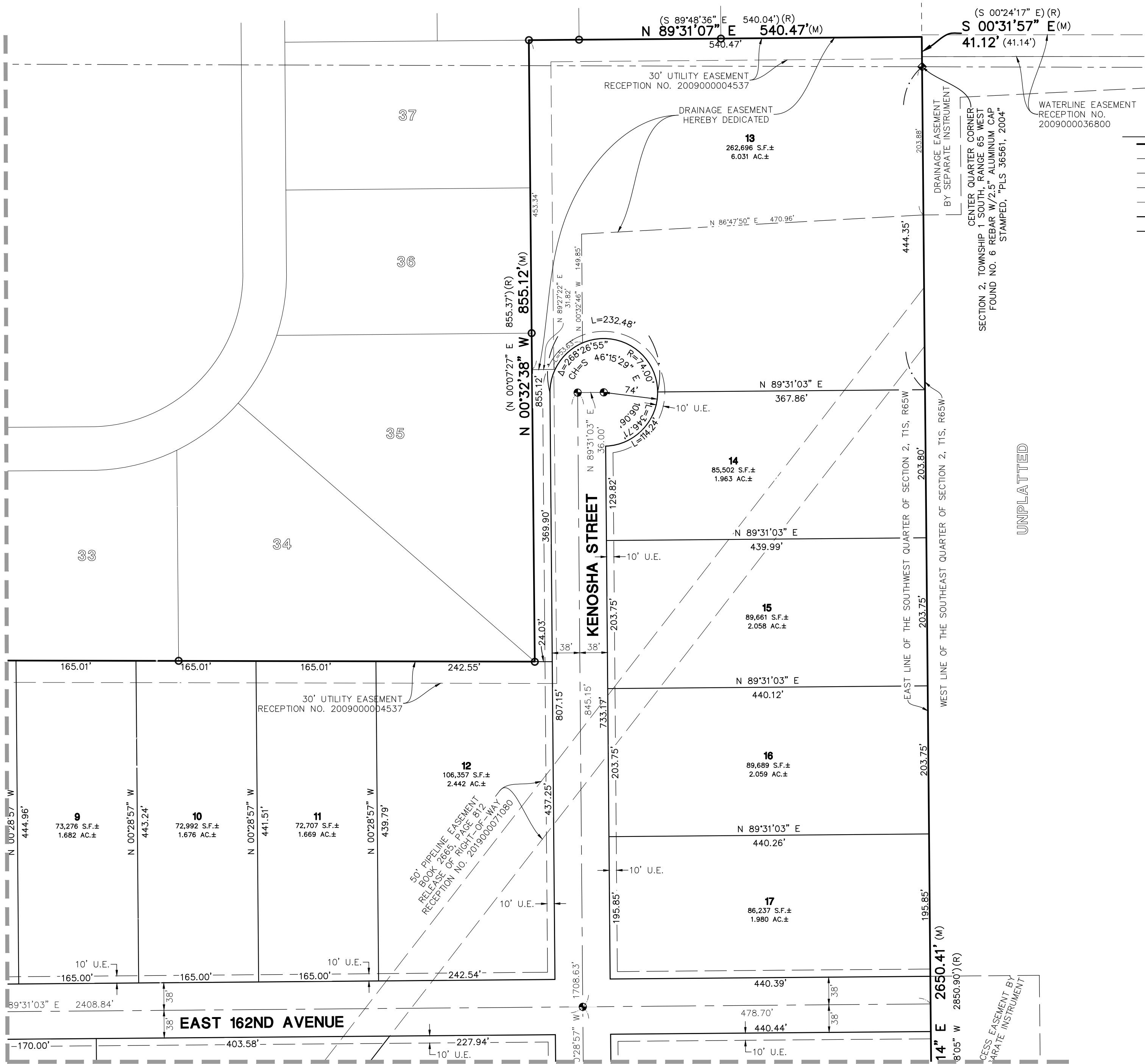
COUNTRY CLUB RANCHETTES FILING NO. 1
COUNTY OF ADAMS, COLORADO
FINAL PLAT

PROJ MGR: BJP
PROJ ENG: DJR
DRAWN BY: BJP
DATE: 02/20/19
SCALE: 1"=100'

SHEET 5 OF 6
PCH.ACC001.00



FOR AND ON BEHALF OF
MANHARD CONSULTING



SEE SHEET 6

SEE SHEET 6

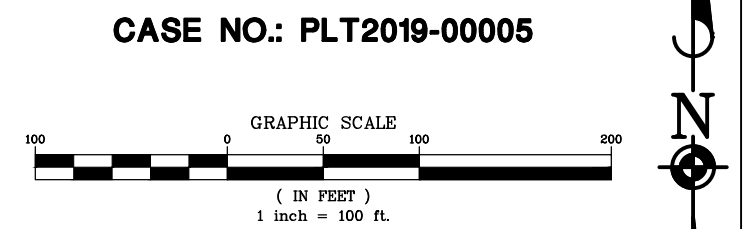
UNPLATTED

COUNTRY CLUB RANCHETTES FILING NO. 1

FINAL PLAT

LOCATED IN THE WEST HALF OF SECTION 2,
TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO.

SEE SHEET 5



LEGEND

- _____ = EX. BOUNDARY LINE
 — — — — — = EX. SECTION LINE
 _____ = EX. RIGHT-OF-WAY LINE
 _____ = EX. LOT LINE
 — — — — — = EX. EASEMENT LINE
 _____ = PR. RIGHT-OF-WAY LINE
 _____ = PR. LOT LINE
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 FOUND NO. 5 REBAR WITH
 (Ⓢ) = 1.25" ALUMINUM CAP
 STAMPED, "PLS 19598"
 (○) = FOUND NO. 5 REBAR WITH
 1.25" O.P.C. PLS 19598
 SET NO. 6 REBAR WITH
 (⊙) = 2" ALUMINUM CAP PLS 38445
 IN RANGE BOX
 SET NO. 5 REBAR WITH
 ● = 1.25" Y.P.C. PLS 38445
 FLUSH WITH GROUND
0.00 = BOUNDARY DIMENSION
 0.00 = LOT DIMENSION
 (R) = RECORDED DIMENSION
 (M) = MEASURED DIMENSION
 U.E. = UTILITY EASEMENT HEREBY GRANTED

						BJP
						BJP
						GDP

MannhardTM
CONSULTING
7600 East Orchard Road, Suite 150-N, Greenwood Village, CO 80111 ph:303.708.0500 mannhard.com
Civil Engineering | Surveying & Geospatial Services | GIS
Water Resource Management | Construction Management

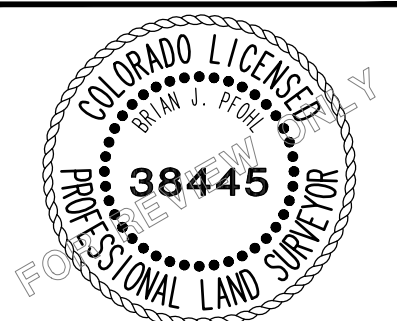
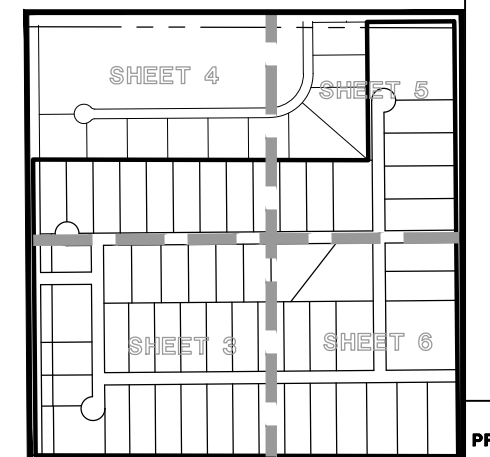
COUNTRY CLUB RANCHETTES FILING NO. 1

COUNTY OF ADAMS, COLORADO

FINAL PLAY!

PROJ MGR:	BJP
PROJ ENG:	DJR
DRAWN BY:	BJP
DATE:	02/20/19
SCALE:	1"=100'

SHEET
6 OF 6
PCH.ACC001.00



FOR AND ON BEHALF OF
MANHARD CONSULTING

Dwg Name: P:\Pchacco01\dwg\Surv\Final Drawings\Plat of Subdivision\Filing No. 1\03-PCH.ACC001.00-PS.dwg Updated By: BPfohl

SUBDIVISION IMPROVEMENTS AGREEMENT

THIS AGREEMENT is made and entered into by and between the County of Adams, State of Colorado, hereinafter called "County," and Country Club Ranchettes, LLC, 1635 E. Layton Drive, Englewood, CO 80113, 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 Department 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. All extensions 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 \$2,089,209, including twenty percent (20%) to cover administration and five percent (5%) per year for the term of the Agreement to cover inflation. Upon approval of the final plat, completion of said improvements constructed according to the terms of this agreement, and preliminary acceptance by the Director of Public Works 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 building permits shall be issued until said collateral is furnished in the amount required and in a form acceptable to the Board of County Commissioners, and until the final plat has been approved and the improvements described in Exhibit "B" have been preliminarily 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:
Grading, drainage ditches, ponds and culverts, and pavement. See Exhibit "B" for description, estimated quantities, and estimated construction costs.

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:

ALL DEDICATIONS WERE MADE AT THE TIME OF PLATTING.

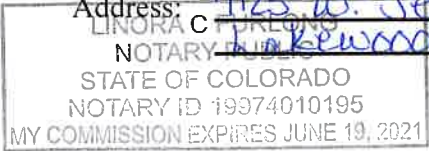
Country Club Ranchettes, LLC
1635 E Layton Drive, Englewood CO 80113

By: Jay B. Scolnick By: _____
Name, Title Manager Name, Title

The foregoing instrument was acknowledged before me this 4 day of December, 2019, by Jay B. Scolnick as Manager of Country Club Ranchettes, LLC

My commission expires: 6-19-21

Address: 7125 W. Jefferson Ave #160 Linora C Furlong
Englewood, CO 80235 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 \$2,089,209. No building permits shall be issued until said collateral is furnished in the amount required and in a form acceptable to the Board of County Commissioners.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
ADAMSCOUNTY,COLORADO

Clerk of the Board

Chair

COUNTRY CLUB RANCHETTES SUBDIVISION

Development Agreement

Case No. PLT201900005

EXHIBIT A

Legal Description: LOTS 1 THROUGH 56, BLOCK 1, COUNTRY CLUB RANCHETTES,
FILING NO. 1, ADAMS COUNTY, COLORADO

EXHIBIT B

ATTACHED

Construction Completion Date: June 30, 2020

Initials or signature of Developer: _____

A handwritten signature in blue ink, appearing to read "J B [unclear]", is written over a horizontal line. Below this line is another horizontal line.

Exhibit B to SIA**Country Club Ranchettes Filing #1 Subdivision**

162nd Avenue & Hayesmount Road, Adams County, Colorado

SIA COSTS FOR PUBLIC IMPROVEMENTS

	Acct Name	Quantity	Unit	\$/Unit	AMOUNT
	<u>STORM SEWER</u>				
	Connect to existing Stub				\$3,200
208	18" RCP- Labor installed & material	230	LF	\$45	\$10,350
208	18" FES with dropwalls	4	ea	\$2,125	\$8,500
208	24" RCP	390	LF	\$65	\$25,350
208	24" FES with dropwalls	11	ea	\$3,645	\$40,095
208	30" RCP	390	LF	\$105	\$40,950
208	30" North Pond Headwall	1	Ea	\$2,645	\$2,645
208	4' x 2' Box Headwalls	1	Ea	\$5,685	\$5,685
208	4' x 2' Box Culvert- material	60	LF	\$405	\$24,300
208	8' x 4' Box Culvert- material installed	133	LF	\$685	\$91,105
208	8' x 4' Box Culvert- Labor to install	133	LF	\$605	\$80,465
208	8' x 4' & 7' x 3' Box Wingwalls	1	LS	\$83,500	\$83,500
208	6' x 3' Box Culvert- material installed	272	LF	\$525	\$142,800
208	6' x 3' Box Wingwalls	1	Ea	\$49,500	\$49,500
208	Outlet Structures, North Pond & South Pond	2	Ea	\$18,900	\$37,800
208	Concrete Trickle Channel	950	LF	\$49	\$46,550
208	30" Type M Soil Rip Rap (north & south ponds)	50	CY	\$81	\$4,050
208	Overflow Spillway Type L Rip Rap 2' North Pond	497	SY	\$49	\$24,353
208	Overflow Spillway Type L Rip Rap 2' South Pond	245	SY	\$49	\$12,005
208	Concrete cutoff wall outlet south pond	67	LF	\$145	\$9,715
208	Concrete cutoff wall outlet north pond	124	LF	\$144	\$17,856
	Total Storm Sewer Costs				\$760,774
	<u>Roadway</u>				
224	Shoulders-material and labor	9,860	SY	\$7.32	\$72,175
224	Deceleration Lane-Hayesmount Road	4,190	SY	\$23.00	\$96,370
224	Pavement Streets- 6"	31,014	SY	\$6.60	\$204,692
224	Pavement Streets- 4"	23,110	SY	\$19.50	\$450,645
224	Mobilization				\$1,500
225	Fire Access 24' wide, 6" deep CL 6 Base Course	1,026	SY	\$10.50	\$10,773
227	South Pond Access CL 6, 6" deep	593	SY	\$10.50	\$6,227
227	North Pond Access CL 6, 6" deep	946	SY	\$10.50	\$9,933
229	Soils Eng/Compaction Testing		\$0.00		\$10,000
217	Sub-Grade Preparation, 12" scarify & recompact	34,649	SY	\$0.96	\$33,263
226	Street Sign Fees	\$19	\$0.00		\$1,750
	Total Roadway Costs				\$897,328
	SIA Total Public Improvement Budget				\$1,658,102
	20% Administrative				\$331,620
	Sub-Total				\$1,989,723
	5% Inflation				\$99,486
	Total SIA Costs including inflation & Administrative Fee				\$2,089,209

Jim Bavel 12-6-2019



Development Review Team Comments

Date: 1/6/2020

Project Number: PLT2019-00005

Project Name: Country Club Ranchettes Final Plat

Commenting Division: Plan Coordination 4th Review

Name of Reviewer: Greg Barnes

Date: 12/24/2019

Email: gjbarnes@adcogov.org

Pending Public Hearing

Commenting Division: Development Engineering Review 4th Review

Name of Reviewer: Matthew Emmens

Date: 11/20/2019

Email: memmens@adcogov.org

Complete

All comments resolved. See doc #5930181.

Commenting Division: Planner Review 4th Review

Name of Reviewer: Greg Barnes

Date: 11/20/2019

Email: gjbarnes@adcogov.org

Complete

Commenting Division: ROW Review 4th Review

Name of Reviewer: Marissa Hillje

Date: 11/12/2019

Email: mhillje@adcogov.org

Complete

Commenting Division: Building Safety Review 4th Review

Name of Reviewer: Justin Blair

Date: 10/31/2019

Email: jblair@adcogov.org

Complete

No Comment

Commenting Division: Application Intake 4th Review

Name of Reviewer: Kevin Mills

Date: 10/30/2019

Email:

Complete

Commenting Division: Plan Coordination 3rd Review

Name of Reviewer: Greg Barnes

Date: 10/15/2019

Email: gjbarnes@adcogov.org

Resubmittal Required

Commenting Division: Development Engineering Review 3rd Review

Name of Reviewer: Matthew Emmens

Date: 10/15/2019

Email: memmens@adcogov.org

Resubmittal Required

Review complete with comments. Comments too large for workflow. See doc #5995082. Applicant must respond, in writing, to all comments, include those from the 1st review.

Commenting Division: Tri-County Review 3rd Review

Name of Reviewer: Greg Barnes

Date: 10/15/2019

Email: gjbarnes@adcogov.org

Resubmittal Required

See attached letter from TCHD.

Commenting Division: SIA Review 2 - Attorney

Name of Reviewer: Christine Fitch

Date: 10/15/2019

Email:

Resubmittal Required

Please see redlines. I believe that the collateral amount might be calculated incorrectly.

Commenting Division: SIA Review 2 - Finance

Name of Reviewer: Laura Garcia

Date: 10/15/2019

Email:

Resubmittal Required

Attached is my calculation for the collateral. It does not match the amount that they have on the SIA or on the exhibit. Which by the way are both different.

The amount in the SIA and exhibit should be the same.

Commenting Division: SIA Review 2 - Finance

Name of Reviewer: Laura Garcia

Date: 10/15/2019

Email:

Comment

Attached is my calculation for the collateral. It does not match the amount that they have on the SIA or on the exhibit. Which by the way are both different.

The amount in the SIA and exhibit should be the same.

Commenting Division: Planner Review 3rd Review

Name of Reviewer: Greg Barnes

Date: 10/15/2019

Email: gjbarnes@adcogov.org

Complete

No further planning/zoning comments

Commenting Division: ROW Review 3rd Review

Name of Reviewer: Marissa Hillje

Date: 10/07/2019

Email: mhillje@adcogov.org

Resubmittal Required

ROW1. The right of way granted to Panhandle Eastern Pipe Line Company Book 2665/ Page 812 shall be shown on the plat. TCHD has several concerns regarding this pipeline

A note shall be added on the plat (see comments from TCHD):

“The areas indicated on Lots 12, 14, 15 and 45 for On-Site Wastewater Treatment Systems are to remain free of any improvements, e.g. irrigated landscaping, paving, horse corals, outbuildings etc. “

ROW2. The 30ft waterline easements must be recorded and reception # labeled if it is shown on this plat. If it is not recorded before final plat approval then remove them altogether from the plat.

ROW3. Submit an updated 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.

ROW4. Edit the outlot/tract table- see redlines

ROW5. See redlines on plat attached.

Commenting Division: Addressing Review 3rd Review

Name of Reviewer: Marissa Hillje

Date: 10/04/2019

Email: mhillje@adcogov.org

Complete

The addresses have been added to the plat

Commenting Division: Application Intake 3rd Review

Name of Reviewer: Megan Ulibarri

Date: 09/17/2019

Email:

Complete

Commenting Division: Plan Coordination 2nd Review

Name of Reviewer: Greg Barnes

Date: 07/25/2019

Email: gjbarnes@adcogov.org

Resubmittal Required

Commenting Division: Planner Review 2nd Review

Name of Reviewer: Greg Barnes

Date: 07/25/2019

Email: gjbarnes@adcogov.org

Resubmittal Required

PLN03: Cash-in-lieu of public land dedication is expected before this case can be scheduled for public hearing. Please see the attached PLD Fee spreadsheet.

Commenting Division: Development Engineering Review 2nd Review

Name of Reviewer: Matthew Emmens

Date: 06/28/2019

Email: memmens@adcogov.org

Resubmittal Required

Applicant did not respond to any of the Engineering Review comments submitted for the Final Plat case. Applicant must respond to and resolve all of the Final Plat comments to receive Engineering Review approval. See doc #5930181.

Commenting Division: ROW Review 2nd Review

Name of Reviewer: Marissa Hillje

Date: 06/28/2019

Email: mhillje@adcogov.org

Resubmittal Required

ROW1: The offsite drainage and access easements will be processed and recorded by separate instrument. Please work with ROW Agent Marissa Hillje to get the documents processed. Email mhillje@adcogov.org and attach the legal description and exhibit of the offsite easements. The easement dedication process may not be done before the final recording of this plat. Change the label of the easements to "by separate instrument"- Also see redlines.- Only for OFFSITE Drainage

ROW2: Any easement that is for drainage or access that is INSIDE the subdivision boundaries can be dedicated by this plat. Change the labeling of the applicable drainage and access easement to be " dedicated by this plat" and remove the reception No. _____ label.

ROW3: The 30ft waterline easements must be recorded and reception # labeled if it is shown on this plat. If it is not recorded before final plat approval then remove them altogether from the plat.

ROW5: The easement vacation that is in the ROW dedication for Hayesmount Road must be done prior to approval of final plat.

Commenting Division: Addressing Review 2nd Review

Name of Reviewer: Marissa Hillje

Date: 06/25/2019

Email: mhillje@adcogov.org

Complete

Addresses are assigned and added to the plat

Commenting Division: Planner Review 2nd Review

Name of Reviewer: Greg Barnes

Date: 06/11/2019

Email: gjbarnes@adcogov.org

External Agencies Selected

Commenting Division: Application Intake 2nd Review

Name of Reviewer: Kevin Mills

Date: 06/10/2019

Email:

Complete

Commenting Division: Environmental Analyst Review

Name of Reviewer: Jen Rutter

Date: 04/30/2019

Email: jrutter@adcogov.org

Complete

Commenting Division: Development Engineering Review

Name of Reviewer: Matthew Emmens

Date: 04/29/2019

Email: memmens@adcogov.org

Complete

Comments saved to Doc # 5930181.

Commenting Division: Planner Review

Name of Reviewer: Greg Barnes

Date: 04/28/2019

Email: gjbarnes@adcogov.org

Resubmittal Required

PLN01: The request is for final plat to create 56 single-family residential lots through a major subdivision in the RE zone district.

PLN02: As part of your resubmittal, a Microsoft word version of your Subdivision Improvements Agreement shall be submitted. In addition, a PDF of your associated exhibits should also be included.

PLN03: Cash-in-lieu of public land dedication is expected before this case can be scheduled for public hearing. Please see the attached PLD Fee spreadsheet.

PLN04: Please remove the Planning Commission signature block. Final plats do not get processed by the PC.

Commenting Division: ROW Review

Name of Reviewer: Marissa Hillje

Date: 04/10/2019

Email: mhillje@adcogov.org

Resubmittal Required

ROW1: Addresses are assigned to each lot. See attached Address table. Add the table to the plat or put address # on each lot.

ROW2: Add East or E. to 161st and 162nd Avenue labels- see redlines

ROW3: The offsite drainage and access easements will be processed and recorded by separate instrument. Please work with ROW Agent Marissa Hillje to get the documents processed. Email mhillje@adcogov.org and attach the legal description and exhibit of the easements. The easement dedication process may not be done before the final recording of this plat. Change the label of the easements to "by separate instrument"- Also see redlines.

ROW4: The 30ft waterline easements must be recorded if it is shown on this plat. If they are not recorded before final plat approval then remove them from the plat.

ROW5: The easement vacation that is in the ROW dedication must be done prior to approval of final plat.

ROW6: See other redlines on plat attached.

Commenting Division: Addressing Review

Name of Reviewer: Marissa Hillje

Date: 04/03/2019

Email: mhillje@adcogov.org

Complete

Addresses are assigned on the plat

Commenting Division: Building Safety Review

Name of Reviewer: Justin Blair

Date: 03/27/2019

Email: jblair@adcogov.org

Complete

Greg Barnes

From: BFR Plan Reviews [planreviews@brightonfire.org]
Sent: Friday, June 14, 2019 9:33 AM
To: Greg Barnes
Subject: RE: For Review: Country Club Ranchettes (PLT2019-00005)

Please be cautious

This email was sent from outside Adams County

Good morning Greg,

We do not have any additional comments on the resubmittal. Thank you!



Whitney Even

Fire Marshal
Brighton Fire Rescue District
500 S. 4th Ave. 3rd Floor
Brighton, CO 80601
303-659-4101
www.brightonfire.org

From: Greg Barnes <GJBarnes@adcogov.org>
Sent: Tuesday, June 11, 2019 4:35 PM
To: Greg Barnes <GJBarnes@adcogov.org>
Subject: For Review: Country Club Ranchettes (PLT2019-00005)

The final plat application for Country Club Ranchettes, Filing #1 has been resubmitted. You are receiving notice of the resubmittal because you provided comments during the previous round of review. Any new or additional comments should be provided to me by 06/28/2019.

Resubmittal Materials: <http://www.adcogov.org/sites/default/files/PLT2019-00005-submittal2.pdf>



Greg Barnes

Planner III, *Community and Economic Development Dept.*
ADAMS COUNTY, COLORADO
4430 S. Adams County Parkway, 1st Floor, Suite W2000A
Brighton, CO 80601-8216
720.523.6853 gjbarnes@adcogov.org
adcogov.org



February 23, 2018

Greg Barnes
Adams County Community & Economic Development Department
Transmitted via email:
GJBarnes@adcogov.org

RE: Country Club Ranchettes (aka Homestead Heights)
Case no. PLT2017-00016
SW1/4 of Section 2, T1S, R65W, 6th P.M.
Water Division 1, Water District 1

Dear Mr. Barnes:

We have reviewed the information provided on February 15, 2018 and from the Applicant on October 29, 2017 concerning the above referenced proposal to subdivide a 120.5-acre parcel into 56 single-family lots.

Water Supply Demand

According to the May 23, 2017 *Summary of Review of District-Wide Water Supply Adequacy with Inclusion of Homestead Heights Subdivision* by Bishop-Brogden Associates, Inc. ("Water Summary") the quantity of water required to serve the 56 lots will be 25.2 acre-feet per year. Each lot will use a total of 0.45 acre-feet/year. This amount breaks down to 0.3 acre-feet/year for in-house use and 0.15 acre-feet/year for irrigation of 3,000 square-feet of home lawn and garden.

Source of Water Supply

The proposed water supplier is the Greatrock North Water and Sanitation District ("District"). According to the referral information an inclusion agreement was provided as part of the submission and that agreement was provided to our office.

The estimated build-out water demand for the 642 lots that will be served by the District is 191.3 acre-feet per year. There will be six subdivisions served by the District and the estimated water requirements for each subdivision is shown in Table 1 below:

Table 1 - Build-Out Water Requirements

Subdivision	Water Requirement (af/lot/yr)	Number of Lots	Total Water Requirement
Greatrock North	0.42	244	102.5
Rocking Horse Farms	0.42		
Ridgeview Estates	0.42		



Hayesmount Estates	0.42	22	9.2
Box Elder Creek Ranch	0.17	320	54.4
Homestead Heights	0.45	56	25.2
Total		642	191.3

According to the Water Summary, the water requirement per year per lot was based on the historical demand for all of the subdivisions, except for Homestead Heights. For Homestead Heights the demand was based on the County regulation. For Box Elder Creek Ranch the District only provides water for in-house use. For the remainder of the subdivisions water is provided for both in-house use and lawn and garden irrigation.

As shown in the table there is 450 acre-feet of nontributary or augmented not nontributary water available to the District.

Table 2 - Denver Basin Water Availability

Aquifer	Status	Annual Available based on 100 year allocation approach (af/yr)						Total
		94CW142	98CW266	99CW40	00CW200	04CW17	07CW170	
Upper Arapahoe	NNT		19.04	9.75	30.9			59.69
Lower Arapahoe	NT	35.36		21.35	66.2	21.5	5.7	150.11
Laramie-Fox Hills	NT	68.2		35.8	105.2*	23.5	7.5	240.2

NNT - Augmented not nontributary water.

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

The District also obtains water from alluvial wells pumped pursuant to the augmentation plans in case nos. 04CW247 and 08CW66. Under case no. 04CW247 alluvial wells are pumped to serve up to 244 individual residences within the Box Elder Creek Ranch Subdivision. The replacement source for the augmentation plan decreed in case nos. 04CW247 is a Laramie-Fox Hills aquifer well constructed into the Laramie-Fox Hills aquifer pursuant to case no. 00CW200. Under case no. 08CW66 alluvial wells are pumped to serve up to 322 residences within the boundaries of the Greatrock North Water and Sanitation District. One of the replacement sources for the augmentation plan decreed in case no. 08CW266 is the Denver Basin aquifer water adjudicated in case nos. 94CW142, 98CW266, 99CW40, 00CW200, 04CW17 and 17CW170.

Due to the District's use of both Denver Basin water and alluvial water pumped under augmentation plans a model was created to determine the adequacy of the water supply at buildout. Based on the model there would be adequate water at buildout to serve the existing subdivisions and Homestead Heights.

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 amount of water shown in Table 2 above is equal to one percent of the total amount, as determined by rules 8.A and 8.B of the Statewide Nontributary Ground Water Rules, 2 CCR 402-7. Therefore, the water may be withdrawn in those annual amounts for a maximum of 100 years.

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

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

The State Engineer’s Office does not have evidence regarding the length of time for which this source will be “dependable in quantity and quality.” According to the Water Summary the only subdivisions subject to the 300 year water requirement is Homestead Heights and Hayesmount Estates. Treating Adams County’s requirement as an allocation approach based on three hundred years, the allowed average annual amounts of available water shown in Table 2 above would be reduced to account for the water requirements of Homestead Heights and Hayesmount Estates subdivisions. This would reduce the available Denver Basin water by 68.8 acre-feet per year to a total of 381.2 acre-feet per.

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

State Engineer’s Office Opinion

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

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

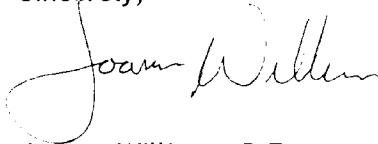
Our opinion that the water supply can be **provided without causing injury** is based on our determination that the amount of water that is legally available on an annual basis, according to the statutory allocation approach, for the proposed uses is greater than the annual amount of water required to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

The amounts of water in the Denver Basin aquifers, and identified in this letter, are calculated based on estimated current aquifer conditions. For planning purposes the county should be aware that the economic life of a water supply based on wells in a given Denver Basin aquifer

may be less than the 100 years or 300 years used for allocation due to anticipated water level declines. We recommend that the county determine whether it is appropriate to require development of renewable water resources for this subdivision to provide for a long-term water supply.

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

Sincerely,

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

Joanna Williams, P.E.
Water Resource Engineer

Ec: Subdivision file 24111

COLORADO GEOLOGICAL SURVEY

1801 Moly Road
Golden, Colorado 80401



June 25, 2019

Karen Berry
State Geologist

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

Location:
SW $\frac{1}{4}$ Section 2,
T1S, R65W, 6th P.M.
39.9894, -104.6359

Subject: Country Club Ranchettes – Final Plat Resubmittal
Case No. PLT2019-000005, Adams County, CO; CGS Unique No. AD-18-0002_4

Dear Mr. Barnes:

Colorado Geological Survey has reviewed the Country Club Ranchettes final plat resubmittal. CGS reviewed this proposed development at preliminary plat (October 24, 2017), preliminary plat resubmittal (February 23, 2018), and final plat (April 11, 2019).

Our only outstanding comment is that Sheet 3 of 60, Notes & Typical Roadway Sections, of the construction plans (Manhard Consulting Ltd., May 22, 2019) appears to reference an incorrect title and date for Northern Colorado's geotechnical engineering report.

Unless there is another report that we are unaware of, the correct reference should be:

Preliminary Geotechnical Engineering Report, Proposed Country Club Ranchettes, Hayesmount Road and 162nd Avenue (Northern Colorado Geotech Project No. 081-17, September 5, 2017)

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

Sincerely,

Jill Carlson, C.E.G.
Engineering Geologist

A handwritten signature in black ink, appearing to read "Jill Carlson", is written over the typed name and title.



COLORADO

Parks and Wildlife

Department of Natural Resources

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

April 9, 2019

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

RE: Country Club Ranchettes Final Plat (Case Number PLT2019-00005)

Dear Mr. Barnes:

Thank you for the opportunity to comment on proposed County Club Ranchettes Final Plat for a major subdivision to create 56 lots. The mission of Colorado Parks and Wildlife (CPW) is to perpetuate the wildlife resources of the state, to provide a quality state parks system, and to provide enjoyable and sustainable outdoor recreation opportunities that educate and inspire current and future generations to serve as active stewards of Colorado's natural resources. Our goal in responding to land use proposals such as this is to provide complete, consistent, and timely information to all entities who request comment on matters within our statutory authority.

The proposed County Club Ranchettes are located at the intersection of East 162nd and Hayesmount Road, Brighton, Adams County, Colorado (parcel # 0156700000282, 015600000283, 0156700000284). The proposed 120.5-acre single family residential estate is located south of residential single family homes and west of agricultural lands.

District Wildlife Manager Serena Rocksund recently analyzed this site. The main impacts to wildlife from this proposal include fragmentation and loss of habitat. Fragmentation of wildlife habitat has been shown to impede the movement of wildlife across the landscape. Open space areas are more beneficial to wildlife if they connect to other natural areas. The areas of wildlife habitat that most closely border human development show heavier impact than do areas on the interior of the open space. However, when open space areas are smaller in size, the overall impact of the fragmentation is greater (Odell and Knight, 2001). By keeping open space areas contiguous and of larger size the overall benefit to wildlife increases dramatically.

CPW would expect a variety of wildlife species to utilize this site on a regular basis, most notably, small to mid-sized mammals, song birds, and raptors. The potential also exists for large mammals such as deer to frequent this site. Raptors and other migratory birds are protected from take, harassment, and nest disruption at both the state and federal levels. If an active nest is discovered within the development area, CPW recommends that buffer zones around nest sites be implemented during any period of activity that may interfere with



nesting season. This will prevent the intentional or unintentional destruction of an active nest.

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

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

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

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

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

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

Thank you again for the opportunity to comment on the proposed County Club Ranchettes Final Plat for a major subdivision to create 56 lots located at the intersection of East 162nd and Hayesmount Road, Brighton, Adams County, Colorado. Please do not hesitate to contact us again about ways to continue managing the property in order to maximize wildlife value

while minimizing potential conflicts. If you have any further questions, please contact District Wildlife Manager Serena Rocksund at (303) 291-7132 or serena.rocksund@state.co.us.

Sincerely,

A handwritten signature in cursive script that reads "Crystal Chick". The ink is dark and the signature is fluid.

Crystal Chick
Area 5 Wildlife Manager

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

MEMO

TO: Lisa Johnson, District Manager

FROM: Bradley A. Simons, P.E., MMI Water Engineers, LLC

RE: PLT2019-00005 Review Comments
Country Club Ranchettes (Homestead Heights II)

DATE: April 9, 2019

CC: Jennifer Tanaka, District General Counsel

I have reviewed the Final Plat submittal for the above referenced case received by the Greatrock North Water and Sanitation District (District) on March 21, 2019. Following are my comments/questions:

1. Note 7 on the cover sheet (Sheet 1 of 6) to the Final Plat indicates drainage easements are dedicated to Adams County for maintenance, but this note also indicates the drainage easements will be maintained by a Homeowners' Association.
2. Note 8 on the cover sheet (Sheet 1 of 6) to the Final Plat indicates the property owners of lots adjacent to outlots along Hayesmount Road shall be responsible for the maintenance and ownership of the corresponding outlots. Also, refer to the "Tract Summary Table" on the cover sheet (Sheet 1 of 6) to the Final Plat for additional information on Outlots 34A, 35A, 36A, 37A, and 38A.
3. Note 10 on the cover sheet (Sheet 1 of 6) to the Final Plat indicates no building permits will be issued for any lot in any phase of construction until all public improvements, in any phase, as required by the approved construction plans have been completed and are under preliminary acceptance of the Adams County Department of Public Works. The note should also refer to acceptance of the water system improvements by the Greatrock North Water and Sanitation District.
4. The "Dedication and Ownership" statement on the cover sheet (Sheet 1 of 6) to the Final Plat indicates the public easements as shown on the plat are granted and conveyed to Adams County. The plat shows a number of 30-foot waterline easements within the Country Club Ranchettes subdivision, as well as the Greatrock North and Rocking Horse Farms subdivisions, but the details of those easements for the preparation of Utility Easement Agreements have not been provided to the District.

5. As noted in your e-mail to Mr. Jay Scolnick on April 3, 2019, and in accordance with the paragraph 12.a. of the Inclusion Agreement for Homestead Heights II, a well easement is needed within Country Club Ranchettes as near as practical to the south quarter corner of Section 2. Mr. Scolnick acknowledged your e-mail on April 3, 2019, and indicated he would work with his design engineer on finding a suitable location for the well easement. To date, I have seen no additional information regarding a well easement to be located on Country Club Ranchettes.
6. In accordance with paragraph 12.b. of the Inclusion Agreement for Homestead Heights II, pipeline easements outside of public right-of-way are to be determined. In addition to the 30-foot waterline easements referenced above, a pipeline easement for the yet-to-be-located well easement will be required to connect the potential well to the District's water lines constructed as part of the 2008 "Capital Improvement Project".

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



November 20, 2019

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

RE: Country Club Ranchettes Resubmittal, PLT2019-00005
TCHD Case No. 5959

Dear Mr. Barnes,

Thank you for the opportunity to review and comment on the resubmittal of the Major Subdivision Final Plat to create 56 single-family lots located at the intersection of 162nd Avenue and Hayesmount Road. Tri-County Health Department (TCHD) staff previously reviewed the application for the first, second, and third submittals of the Major Subdivision Final Plat and in letters dated April 11, June 19, and October 4, 2019, responded with comments. After reviewing the resubmittal materials, TCHD has the following comments.

Abandoned 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. An abandoned oil and gas well and pipeline are noted on the subject property. To help ensure residents are not exposed to harmful contaminants, TCHD recommends the applicant conduct an Environmental Site Assessment (ESA) to better determine the environmental condition of the property. It is our understanding that the applicant is conducting an ESA and supports this effort. The applicant should also ensure that both the pipeline and any flowlines associated with the well have been properly abandoned.

On-Site Wastewater Treatment Systems (OWTS) – Responsible Management Entity

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.

Maintenance of OWTS is often ignored or neglected. Many owners of properties served by OWTS are not even aware that they have an OWTS, let alone have any knowledge about how the system operates. Proper maintenance and education can prevent premature failure of OWTS, and routine inspections can identify problems prior to complete failure. If problems are detected early, they may be corrected less expensively

(than replacement of a soil treatment area) and also prevent nuisance conditions and disease transmission. Consequently, we recommend that a Responsible Management Entity (RME) i.e. district or homeowner's association provide for inspections, monitoring, and maintenance of OWTS.

At a meeting on October 7, 2019, the applicant noted that the homeowner's association (HOA) would provide reminders about OWTS pumping and best practices. TCHD applauds these efforts. If helpful, TCHD has educational materials that can be utilized and accessed here: <https://www.tchd.org/743/Education-and-Care>. TCHD suggests the HOA consider monitoring pumping through record keeping in addition to the activities described above.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "AHF".

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

cc: Sheila Lynch, Monte Deatrich, TCHD



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

June 28, 2019

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

Attn: Greg Barnes

Re: Country Club Ranchettes – 2nd referral, Case # PLT2019-00005

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the second referral plat for **Country Club Ranchettes** and has **no apparent conflict**.

If the property owner/developer/contractor has already completed the application process for any new natural gas service, they must continue to work with the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities

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



Request for Comments

Case Name: Country Club Ranchettes Final Plat
Case Number: PLT2019-00005

March 21, 2019

The Adams County Planning Commission is requesting comments on the following request:
Final plat for major subdivision to create 56 lots. This request is located at the intersection of 162nd Avenue and Hayesmount Road. The Assessor's Parcel Numbers are 0156700000282, 0156700000283, 0156700000284.

Applicant Information: PC Homes LTD
Jay Scolnick
1635 E. Layton DR.
Englewood, CO 80113

Please forward any written comments on this application to the Department of Community and Economic Development at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 (720) 523-6800 by **04/11/2019** in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to [**GJBarnes@adcogov.org**](mailto:GJBarnes@adcogov.org).

Once comments have been received and the staff report written, the staff report and notice of public hearing dates 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.

Sincerely,

Greg Barnes
Planner II



Referral Listing
Case Number PLT2019-00005
Country Club Ranchettes Final Plat

Agency

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Adams County CEDD Development Services Engineer

Devt. Services Engineering
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Adams County Sheriff's Office: SO-SUB	- - 303-655-3283 CommunityConnections@adcogov.org
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NS - Code Compliance	Gail Moon gmoon@adcogov.org 720.523.6833 gmoon@adcogov.org
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TRI-COUNTY HEALTH DEPARTMENT	Sheila Lynch 6162 S WILLOW DR, SUITE 100 GREENWOOD VILLAGE CO 80111 720-200-1571 landuse@tchd.org
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United States Postal Service	Jason Eddleman 303-853-6025 Jason.G.Eddleman@usps.gov

Agency

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HAFNER JOHN M AND
HAFNER MONICA L
OR CURRENT RESIDENT
16280 ELECTRA ST
BRIGHTON CO 80603-8419

GARCIA JESSE AND
GARCIA GUADALUPE
OR CURRENT RESIDENT
29350 E 165TH AVE
BRIGHTON CO 80603-8471

HAGEMAN ERICA E AND
HAGEMAN TROY W
OR CURRENT RESIDENT
29950 E 167TH PLACE
BRIGHTON CO 80603

GENEREUX CONNORD D AND
GENEREUX SHIRLEY K
OR CURRENT RESIDENT
30490 E 168TH AVE
HUDSON CO 80642-7900

HALBRITTER GARY A AND
HALBRITTER VICKIE A
OR CURRENT RESIDENT
29850 E 167TH PL
BRIGHTON CO 80603-8494

GILMOUR RICHARD W E AND
GILMOUR MARY J
OR CURRENT RESIDENT
29756 E 166TH AVE
BRIGHTON CO 80603

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

GLEMBA ROMAN AND
GLEMBA NADINE
OR CURRENT RESIDENT
29857 E 166TH PLACE
BRIGHTON CO 80603

HAWKINS JAMES PAUL AND
HAWKINS MELISSA JANE
OR CURRENT RESIDENT
16220 DEL RAY CT
BRIGHTON CO 80603-8431

GOLDEN THOMAS E AND
GOLDEN DAVID/LISA R
OR CURRENT RESIDENT
29758 E 166TH PL
BRIGHTON CO 80603-8496

HAYNES STACIA
OR CURRENT RESIDENT
29757 E 166TH PLACE
BRIGHTON CO 80603

GONZALES JOHN E
OR CURRENT RESIDENT
29560 E 160TH CT
BRIGHTON CO 80603-8423

HEADLEY RYAN J
HEADLEY JULIE L
OR CURRENT RESIDENT
16550 ELECTRA ST
BRIGHTON CO 80603-6515

GROBLEBE LIVING TRUST THE
OR CURRENT RESIDENT
15998 HAYESMOUNT RD
BRIGHTON CO 80603-8869

HELWICK JON AND
HELWICK CARLY
OR CURRENT RESIDENT
16680 JOPPA CT
BRIGHTON CO 80603-8487

HAAG GERARD D LIVING TRUST 1/2 INT
HAAG DEEANN LIVING TRUST 1/2 INT
OR CURRENT RESIDENT
28895 E 163RD PL
BRIGHTON CO 80603-8433

HERBISON THOMAS AND
HERBISON LACY
OR CURRENT RESIDENT
16765 KENUIL COURT
BRIGHTON CO 80603

HAASE TERRANCE AND
HAASE DARA
OR CURRENT RESIDENT
16644 KENUIL ST
BRIGHTON CO 80603-8480

HEYDINGER ANDREW G AND
HEYDINGER CYNTHIA L
OR CURRENT RESIDENT
16310 GREAT ROCK WAY
BRIGHTON CO 80603-8414

HILL JAMES H
OR CURRENT RESIDENT
29225 E 166TH AVE
BRIGHTON CO 80603-6513

JAUREGUL MARGARET
OR CURRENT RESIDENT
16645 KENUIL ST
BRIGHTON CO 80603-8482

HOHLOCH CHERYL AND
HOHLOCH ROLF
OR CURRENT RESIDENT
29475 E 166TH AVE
BRIGHTON CO 80603-6514

JEAKINS MATTHEW
OR CURRENT RESIDENT
29831 E 163RD PLACE
BRIGHTON CO 80603

HORNE JAMES P AND MARLENE T
OR CURRENT RESIDENT
28940 E 163RD PL
BRIGHTON CO 80603

JENKINS STEPHEN P AND
JENKINS SANDRA
OR CURRENT RESIDENT
29852 E 163RD PL
BRIGHTON CO 80603-8457

HOUSTON HARVEY H III AND
HOUSTON VALORIE L
OR CURRENT RESIDENT
16250 DEL RAY COURT
BRIGHTON CO 80603

JONES JUSTIN AND
JONES MELISSA
OR CURRENT RESIDENT
15840 GREAT ROCK RD
BRIGHTON CO 80603-8828

HOWARD STASIA Y AND
LUJAN DARRYL R
OR CURRENT RESIDENT
29849 E 167TH PL
BRIGHTON CO 80603-8492

JONES MICHAEL G AND
JONES LYDIA R
OR CURRENT RESIDENT
16630 GREAT ROCK STREET
BRIGHTON CO 80603

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

JORDAN SHAUN T AND
JORDAN DONNA A
OR CURRENT RESIDENT
29922 E 163RD PLACE
BRIGHTON CO 80603

HUME JAMES M
OR CURRENT RESIDENT
16665 KENUIL ST
BRIGHTON CO 80603-8482

KARPOV DMITRIY V
OR CURRENT RESIDENT
29856 E 166TH AVE
BRIGHTON CO 80603-8467

HYK BRIAN C AND
HYK MOLLY J
OR CURRENT RESIDENT
28975 E 163RD PL
BRIGHTON CO 80603-8433

KARRASCH KURT E AND JODY S
OR CURRENT RESIDENT
29225 E 162ND AVE
BRIGHTON CO 80603

JARAMILLO KEVIN AND
JARAMILLO CANDACE L
OR CURRENT RESIDENT
29510 E 162ND AVENUE
BRIGHTON CO 80603

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

JAUDON MICHAEL AND
MCCOLLUM MICHELLE
OR CURRENT RESIDENT
15882 GADSDEN DR
BRIGHTON CO 80603-8859

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

KELLENBURGER STEVEN L
OR CURRENT RESIDENT
16581 IREDELL ST
BRIGHTON CO 80603-8214

LEWIS PHYLLIS M
OR CURRENT RESIDENT
30185 E 166TH AVE
BRIGHTON CO 80603-8477

KELLY TIMOTHY D AND LYNN M
OR CURRENT RESIDENT
29260 E 160TH CT
BRIGHTON CO 80603

LIGGETT RYAN LINN AND
LIGGETT MARTICA ANN
OR CURRENT RESIDENT
16645 JOPPA CT
BRIGHTON CO 80603-8487

KNAPP CARL E AND
KNAPP TERRY
OR CURRENT RESIDENT
16760 KENUIL CT
BRIGHTON CO 80603-8481

LINDBERG JOHN T AND
LINDBERG MELISSA
OR CURRENT RESIDENT
29400 E 165TH AVE
BRIGHTON CO 80603-8468

KULLBERG ANDREW E AND
KULLBERG ANNA V
OR CURRENT RESIDENT
16330 JALNA COURT
BRIGHTON CO 80603

LITTLE JOHN MP AND
MARTS-LITTLE CYNTHIA E
OR CURRENT RESIDENT
30182 E 163RD PL
BRIGHTON CO 80603-8458

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

LLOYD CHARLES L AND
LLOYD LAURA S
OR CURRENT RESIDENT
16588 JOPPA ST
BRIGHTON CO 80603-8213

LAMBRECHT BRIAN J AND RHONDA R
OR CURRENT RESIDENT
29500 E 160TH CT
BRIGHTON CO 80603

LUEVANOS LEOBARDO
OR CURRENT RESIDENT
30142 E 163RD PL
BRIGHTON CO 80603-8458

LANGE AKSEL AND
LANGE CRYSTLE
OR CURRENT RESIDENT
29370 E 162ND AVE
BRIGHTON CO 80603-8427

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

LANGLOIS RICHARD AND
LANGLOIS JAMIE
OR CURRENT RESIDENT
15889 GREAT ROCK RD
BRIGHTON CO 80603-8829

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

LEIKER MATTHEW J AND
LEIKER JANICE M
OR CURRENT RESIDENT
15669 GREAT ROCK RD
BRIGHTON CO 80603-8825

MADSEN DANNY AND PATRICIA A
OR CURRENT RESIDENT
29550 E 160TH CT
BRIGHTON CO 80603

LEWIS BRIAN J AND
LEWIS MELISSA L
OR CURRENT RESIDENT
16621 IREDELL ST
BRIGHTON CO 80603-8209

MALY MARK A AND
MALY LISA D
OR CURRENT RESIDENT
30146 E 166TH AVENUE
BRIGHTON CO 80603

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

MC NULTY TODD LEE AND
MC NULTY PAMELA M
OR CURRENT RESIDENT
29858 E 166TH PLACE
BRIGHTON CO 80601

MARCOVE ADAM M AND
MARCOVE DANIELLE F
OR CURRENT RESIDENT
15960 GREAT ROCK RD
BRIGHTON CO 80603-8830

MCCOY RANDY LEE/RANDOL LEE AND
MCCOY BARBARA JEAN
OR CURRENT RESIDENT
16664 KENUIL ST
BRIGHTON CO 80603-8480

MARISCAL JAVIER AND
LOPEZ BLANCA JIMENEZ
OR CURRENT RESIDENT
29405 E 166TH AVE
BRIGHTON CO 80603-6514

MCNEW JOHN PHILLIP AND
MCNEW PAMELA JEANNE
OR CURRENT RESIDENT
30164 E 165TH AVE
BRIGHTON CO 80603-8464

MARRS PAIGE A AND
MAUL LAWRENCE R
OR CURRENT RESIDENT
30363 E 165TH AVE
BRIGHTON CO 80603-8465

METZGER LYNETT LEE HENDERSON AND
METZGER STEPHEN RONALD HENDERSON
OR CURRENT RESIDENT
29629 E 156TH AVE
BRIGHTON CO 80603

MARSHALL ROBERT M AND
MARSHALL KAREN D
OR CURRENT RESIDENT
29240 E 162ND AVE
BRIGHTON CO 80603

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

MATILE STEPHEN AND
HILEMAN ASHLEY
OR CURRENT RESIDENT
29555 E 166TH AVE
BRIGHTON CO 80603-6514

MOLINE MICHAEL B AND
MOLINE LUANNE E
OR CURRENT RESIDENT
30344 E 165TH AVE
BRIGHTON CO 80603

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

MOORE EDWARD J AND
MOORE RANDI M
OR CURRENT RESIDENT
15859 GREAT ROCK RD
BRIGHTON CO 80603

MAYOR RONALD D AND
MAYOR DEANNA B
OR CURRENT RESIDENT
29550 E 167TH AVE
BRIGHTON CO 80603-6516

MORA GABRIEL RICARDO AND
MORA AMERA CASANDRA
OR CURRENT RESIDENT
16640 IREDELL ST
BRIGHTON CO 80603-8489

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

MORGART JEREMY B
OR CURRENT RESIDENT
16775 KENOSHA CT
BRIGHTON CO 80603-8207

MC MAHON GARY A AND
MC MAHON TERRI L
OR CURRENT RESIDENT
30176 E 166TH AVE
BRIGHTON CO 80603-8475

MORTENSEN DONNA
OR CURRENT RESIDENT
30355 E 166TH AVE
BRIGHTON CO 80603-8477

MUEHLBAUER SHERI L AND
MUEHLBAUER STEVEN J
OR CURRENT RESIDENT
29855 E 166TH AVE
BRIGHTON CO 80603-8470

PINEDA BENJAMIN J AND
PINEDA EVELIA
OR CURRENT RESIDENT
15980 HAYESMOUNT RD
BRIGHTON CO 80603-8869

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

RAMIREZ ROBERT AND RAMIREZ ROSEMARY UND 1/2
INT AND
OVERTON CASEY AND OVERTON AMANDA UND 1/2 INT
OR CURRENT RESIDENT
29300 E 165TH AVE
BRIGHTON CO 80603-8471

NEFF LISA M AND
NEFF FREDERICK C
OR CURRENT RESIDENT
16235 ELECTRA ST
BRIGHTON CO 80603

RAMIREZ TROY AND
RAMIREZ GINA
OR CURRENT RESIDENT
29425 E 160TH CT
BRIGHTON CO 80603-8425

O DONNELL JIM AND
O DONNELL SANDI
OR CURRENT RESIDENT
16440 ELECTRA STREET
BRIGHTON CO 80603

RAU JONATHAN R AND
MEFFORD DONALD K JR
OR CURRENT RESIDENT
30133 E 165TH AVE
BRIGHTON CO 80603-8202

OLIN JOHN D AND OLIN KERRY S
OR CURRENT RESIDENT
16685 JOPPA CT
BRIGHTON CO 80603

RECTOR MICHAEL D AND
RECTOR KIMBERLY R
OR CURRENT RESIDENT
29853 E 165TH AVE
BRIGHTON CO 80603-8473

OLSON ELIZABETH A
OR CURRENT RESIDENT
30476 E 166TH AVE
BRIGHTON CO 80603

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

OSBORN EDWARD D
OR CURRENT RESIDENT
16684 KENUIL ST
BRIGHTON CO 80603-8480

REDMAN CARY T
OR CURRENT RESIDENT
30406 E 166TH AVENUE
BRIGHTON CO 80603

PENNA KIRK ALLEN AND
HUNGSBERG-PENNA SUSAN M
OR CURRENT RESIDENT
16335 GREAT ROCK WAY
BRIGHTON CO 80603

REYES BALDERAS PABLO
OR CURRENT RESIDENT
29480 E 167TH AVE
BRIGHTON CO 80603-6516

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

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

PIERSON RICHARD AND
PIERSON RICHARD R
OR CURRENT RESIDENT
15980 GREAT ROCK RD
BRIGHTON CO 80603-8830

RODRIGUEZ FERMIN AND
LOPEZ KATIE A
OR CURRENT RESIDENT
16200 DEL RAY CT
BRIGHTON CO 80603

ROEDING PAMELA L AND
ROEDING LOUIS W
OR CURRENT RESIDENT
16388 JOPPA ST
BRIGHTON CO 80603-8459

SIMMONS ROY L AND
SIMMONS CHERI L
OR CURRENT RESIDENT
29400 E 167TH AVE
BRIGHTON CO 80603-6516

ROGERS BRIAN K LIVING TRUST
OR CURRENT RESIDENT
30453 E 165TH AVE
BRIGHTON CO 80603-8465

SKEEN RONALD L AND
SKEEN LAURA J
OR CURRENT RESIDENT
29762 E 163RD PL
BRIGHTON CO 80603-8457

RUPPLE DAVID M AND
GALEY SANDRA J
OR CURRENT RESIDENT
29020 E 163RD PL
BRIGHTON CO 80603-8434

SLATTERY MARK/JOAN LIVING TRUST
OR CURRENT RESIDENT
29440 E 166TH AVE
BRIGHTON CO 80603-6514

RUSSELL GLENNA AND
RUSSELL EDWARD
OR CURRENT RESIDENT
16500 ELECTRA STREET
BRIGHTON CO 80601

SLAUGHTER MICHAEL AND
SLAUGHTER ANASTACIA
OR CURRENT RESIDENT
29754 E 165TH AVENUE
BRIGHTON CO 80603

RUSSELL THOMAS C AND
RUSSELL PATRICIA A
OR CURRENT RESIDENT
16725 KENUIL COURT
BRIGHTON CO 80603

SMART MICHAEL D
OR CURRENT RESIDENT
29215 E 163RD PL
BRIGHTON CO 80603-8432

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

SMITH CARL D
OR CURRENT RESIDENT
29540 E 160TH CT
BRIGHTON CO 80603-8423

SCHRADER STEVEN J AND
SCHRADER RYSHELL I
OR CURRENT RESIDENT
16456 INDIAN HILL STREET
BRIGHTON CO 80603

SMITH STEVEN G AND
SMITH CHRISTINA A
OR CURRENT RESIDENT
16640 JOPPA COURT
BRIGHTON CO 80603

SEADER WILLIAM H AND
SEADER BRENDA M
OR CURRENT RESIDENT
29055 E 163RD PL
BRIGHTON CO 80603

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

SEALS RANDEAL S
OR CURRENT RESIDENT
15689 GREAT ROCK RD
BRIGHTON CO 80603-8825

SMOTHERMAN RONALD R AND
SMOTHERMAN JANET S
OR CURRENT RESIDENT
16641 IREDELL STREET
BRIGHTON CO 80603

SHANNON STEVEN WILLIAM
GUNN JENNIFER LYNN
OR CURRENT RESIDENT
30163 E 165TH AVE
BRIGHTON CO 80603-8202

SNIDER SALOME
OR CURRENT RESIDENT
29635 E 165TH AVE
BRIGHTON CO 80603

SNYDER LOGAN
OR CURRENT RESIDENT
16215 ELECTRA ST
BRIGHTON CO 80603-8418

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

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

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

SPAMPINATO ERNESTO F AND
SPAMPINATO SHEILA M
OR CURRENT RESIDENT
15880 GREAT ROCK RD
BRIGHTON CO 80603-8828

VENETTE PAUL AND
VENETTE ANITA R MCCOY
OR CURRENT RESIDENT
15979 GREAT ROCK RD
BRIGHTON CO 80603-8831

STEWART BRANDON AND
STEWART LISA
OR CURRENT RESIDENT
15809 GREAT ROCK RD
BRIGHTON CO 80603-8829

VLCEK MARK A AND
VLCEK DALE
OR CURRENT RESIDENT
16370 JALNA COURT
BRIGHTON CO 80603

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

WAGNER BRADLEY J AND
WAGNER TRACEY J
OR CURRENT RESIDENT
16735 KENOSHA CT
BRIGHTON CO 80603-8207

THOMPSON JAMES W JR AND
THOMPSON LEA ANN
OR CURRENT RESIDENT
16300 GREAT ROCK WAY
BRIGHTON CO 80603-8414

WALTENBURG RHONDA L AND
WALTENBURG CHAD H
OR CURRENT RESIDENT
29751 E 163RD PL
BRIGHTON CO 80603-8454

THOMPSON TIMOTHY C AND
THOMPSON CINDRA S
OR CURRENT RESIDENT
15940 GREAT ROCK RD
BRIGHTON CO 80603-8830

WENDELL CHRISTINE
OR CURRENT RESIDENT
29365 E 160TH CT
BRIGHTON CO 80603-8425

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

WERTH DANIEL L AND
WERTH MELISSA E
OR CURRENT RESIDENT
29240 E 165TH AVE
BRIGHTON CO 80603-8472

TOWNSEND CATHERINE
OR CURRENT RESIDENT
16015 GREAT ROCK WAY
BRIGHTON CO 80603-8810

WHITMORE TROY L AND LAURA B
OR CURRENT RESIDENT
16155 ELECTRA ST
BRIGHTON CO 80603

VAN DE HEY DENNIS AND
VAN DE HEY CONNIE M
OR CURRENT RESIDENT
29490 GADSDEN DR
BRIGHTON CO 80603

WILKENS TERRY AND
WILKENS KRISTINE
OR CURRENT RESIDENT
29310 E 162ND AVE
BRIGHTON CO 80603

WILLIAMS FAMILY LIVING TRUST THE
OR CURRENT RESIDENT
16620 IREDELL ST
BRIGHTON CO 80603-8489

CURRENT RESIDENT
29570 E 165TH AVE
LOCHBUIE CO 80603-8411

WILLIS GARY L AND
WILLIS PATRICIA A
OR CURRENT RESIDENT
29330 E 166TH AVE
BRIGHTON CO 80603

CURRENT RESIDENT
29585 E 165TH AVE
LOCHBUIE CO 80603-8411

WOODCOCK DAVID S AND
WOODCOCK SUSAN A
OR CURRENT RESIDENT
30465 E 166TH AVE
BRIGHTON CO 80603-8479

CURRENT RESIDENT
16305 GREAT ROCK WAY
BRIGHTON CO 80603-8414

WOOLLY MATTHEW B AND
WOOLLY MICHELLE J
OR CURRENT RESIDENT
30044 E 165TH AVE
BRIGHTON CO 80603-8464

CURRENT RESIDENT
16330 GREAT ROCK WAY
BRIGHTON CO 80603-8414

WYCKOFF JOHN D AND
WYCKOFF CHRISTINE C
OR CURRENT RESIDENT
30134 E 165TH AVENUE
BRIGHTON CO 80603

CURRENT RESIDENT
16225 GREAT ROCK WAY
BRIGHTON CO 80603-8416

YODER ALAN L AND
YODER TIFFANY G
OR CURRENT RESIDENT
16210 GREAT ROCK WAY
BRIGHTON CO 80603-8416

CURRENT RESIDENT
16230 GREAT ROCK WAY
BRIGHTON CO 80603-8416

CURRENT RESIDENT
29260 E 166TH AVE
BRIGHTON CO 80603-6513

CURRENT RESIDENT
16240 GREAT ROCK WAY
BRIGHTON CO 80603-8416

CURRENT RESIDENT
16690 GREAT ROCK ST
BRIGHTON CO 80603-6517

CURRENT RESIDENT
16265 GREAT ROCK WAY
BRIGHTON CO 80603-8416

CURRENT RESIDENT
29500 E 165TH AVE
LOCHBUIE CO 80603-8411

CURRENT RESIDENT
16275 GREAT ROCK WAY
BRIGHTON CO 80603-8416

CURRENT RESIDENT
29515 E 165TH AVE
LOCHBUIE CO 80603-8411

CURRENT RESIDENT
16290 GREAT ROCK WAY
BRIGHTON CO 80603-8416

CURRENT RESIDENT
16295 GREAT ROCK WAY
BRIGHTON CO 80603-8416

CURRENT RESIDENT
29343 E 165TH AVE
LOCHBUIE CO 80603-8471

CURRENT RESIDENT
16180 ELECTRA ST
BRIGHTON CO 80603-8420

CURRENT RESIDENT
29383 E 165TH AVE
LOCHBUIE CO 80603-8471

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

CURRENT RESIDENT
29200 E 165TH AVE
LOCHBUIE CO 80603-8472

CURRENT RESIDENT
29310 E 160TH CT
BRIGHTON CO 80603-8422

CURRENT RESIDENT
29205 E 165TH AVE
LOCHBUIE CO 80603-8472

CURRENT RESIDENT
16467 INDIAN HILL ST
BRIGHTON CO 80603-8453

CURRENT RESIDENT
29265 E 165TH AVE
LOCHBUIE CO 80603-8472

CURRENT RESIDENT
30102 E 163RD PL
BRIGHTON CO 80603-8458

CURRENT RESIDENT
30346 E 166TH AVE
BRIGHTON CO 80603-8476

CURRENT RESIDENT
29425 E 165TH AVE
LOCHBUIE CO 80603-8468

CURRENT RESIDENT
29150 E 165TH AVE
LOCHBUIE CO 80603-8483

CURRENT RESIDENT
29460 E 165TH AVE
LOCHBUIE CO 80603-8468

CURRENT RESIDENT
29151 E 165TH AVE
LOCHBUIE CO 80603-8483

CURRENT RESIDENT
29475 E 165TH AVE
LOCHBUIE CO 80603-8468

CURRENT RESIDENT
30300 E 167TH AVE
BRIGHTON CO 80603-8484

CURRENT RESIDENT
29303 E 165TH AVE
LOCHBUIE CO 80603-8471

CURRENT RESIDENT
29600 E 165TH AVE
LOCHBUIE CO 80603-8485

CURRENT RESIDENT
29660 E 165TH AVE
LOCHBUIE CO 80603-8485

CURRENT RESIDENT
29500 GREAT ROCK RD
BRIGHTON CO 80603-8838

CURRENT RESIDENT
16680 IREDELL ST
BRIGHTON CO 80603-8489

CURRENT RESIDENT
29515 GREAT ROCK RD
BRIGHTON CO 80603-8839

CURRENT RESIDENT
29750 E 167TH PL
BRIGHTON CO 80603-8493

CURRENT RESIDENT
29615 GREAT ROCK RD
BRIGHTON CO 80603-8852

CURRENT RESIDENT
16001 GREAT ROCK WAY
BRIGHTON CO 80603-8810

CURRENT RESIDENT
15795 GADSDEN DR
BRIGHTON CO 80603-8866

CURRENT RESIDENT
15700 GREAT ROCK RD
BRIGHTON CO 80603-8826

CURRENT RESIDENT
15740 GREAT ROCK RD
BRIGHTON CO 80603-8826

CURRENT RESIDENT
15780 GREAT ROCK RD
BRIGHTON CO 80603-8826

CURRENT RESIDENT
15779 GREAT ROCK RD
BRIGHTON CO 80603-8827

CURRENT RESIDENT
15860 GREAT ROCK RD
BRIGHTON CO 80603-8828

CURRENT RESIDENT
15900 GREAT ROCK RD
BRIGHTON CO 80603-8830