



**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT**

**CASE NO.: PLT2019-00026
CASE NAME: RIDGEVIEW ESTATES, FILING NO. 1**

TABLE OF CONTENTS

EXHIBIT 1 – BoCC Staff Report

EXHIBIT 2- Maps

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

EXHIBIT 3- Applicant Information

- 3.1 Applicant Written Explanation
- 3.2 Applicant Final Plat
- 3.3 Applicant Subdivision Improvements Agreement

EXHIBIT 4- Referral Comments

- 4.1 Referral Comments (Adams County)
- 4.2 Referral Comments (Brighton Fire & Rescue)
- 4.3 Referral Comments (Colorado Geological Survey)
- 4.4 Referral Comments (Colorado Division of Parks and Wildlife)
- 4.5 Referral Comments (Colorado Division of Water Resources)
- 4.6 Referral Comments (Groatrock North Water & Sanitation District)
- 4.7 Referral Comments (Tri-County Health)
- 4.8 Referral Comments (United Power)
- 4.8 Referral Comments (Xcel Energy)

EXHIBIT 5- Citizen Comments

- 5.1 Public Comment (Ross)

EXHIBIT 6- Associated Case Materials

- 6.1 Request for Comments
- 6.2 Referral Agency Labels
- 6.3 Property Owner Notification



**COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT**

STAFF REPORT

Board of County Commissioners

September 1, 2020

CASE No.: PLT2019-00026	CASE NAME: Ridgeview Estates, Filing No. 1
--------------------------------	---

Owner's Name:	Ridgeview Estates, LLC
Applicant's Name:	David Moore, Alliance Development Services
Applicant's Address:	16415 W 85 th Ln, Unit B, Arvada, Colorado 80007
Location of Requests:	Directly to the south of 28300 East 160 th Avenue
Nature of Requests:	1) Major Subdivision Final Plat to create 12 single-family residential lots and 2 non-residential tracts; 2) Subdivision Improvements Agreement (SIA)
Zone District:	Residential Estate (RE)
Site Size:	36.28 acres
Proposed Uses:	Single-Family Residential
Existing Use:	Vacant
Hearing Date(s):	BoCC: September 1st, 2020 / 9:30 a.m.
Report Date:	August 5, 2020
Case Manager:	Layla Bajelan
Staff Recommendation:	APPROVAL of the Final Plat and Subdivision Improvements Agreement with 7 Findings-of-Fact, 1 Condition, and 3 Notes

SUMMARY OF PREVIOUS APPLICATIONS

On August 13, 2019, the Board of County Commissioners approved a major subdivision preliminary plat for Ridgeview Estates to create 21 lots on approximately 62.3 acres. The subject application is for Filing, No. 1 and consists of 12 of the 21 lots.

SUMMARY OF APPLICATION

Background:

David Moore, on behalf of Alliance Development Services, is requesting a major subdivision final plat for the Ridgeview Estates Subdivision, Filing No. 1. The final plat for Filing No. 1 consists of 12 single-family residential lots, two non-residential tracts, and associated public streets.

Site Characteristics:

The subject site is located approximately one-half mile southwest of the intersection of Hayesmount Road and East 162nd Avenue and is currently undeveloped. East 160th Avenue abuts the northwest portion of the site and provides direct access to the development through a newly proposed section of Monaghan Road, which will serve as the main entrance for the proposed subdivision. The Adams County Development Review Engineers and Brighton Fire Department have confirmed that the subdivision will show compliance with the minimum fire requirements, as Monaghan Rd. will not be fully built out until Filing No. 2.

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 preliminary plat. On August 13, 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 Improvements Agreement (SIA):

Per Section 5-02-04 of the County's Development Standards and Regulations, a subdivision improvements 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 Agriculture; and this future land use designation is intended for large landholdings of 35 acres or more with very low density residential. Overall, the subject request would create approximately one dwelling unit per two and a half acres. The Residential Estate zone district allows for lots of less than 35 acres, and the request is consistent with the underlying zoning. The request is mostly consistent with the goals of the Comprehensive Plan to provide lower density housing in this area. Additionally, areas surrounding the subject site are also designated as Estate Residential future land use in the Comprehensive Plan. The creation of the subdivision will advance the County's long-term goal for providing estate residential areas, supporting the need for housing within the County.

This request would also be supported by the Comprehensive Plan, as Policy 11.1 *Permit Estate Residential Development in targeted locations* aims to allow Estate Residential development only where a similar land use pattern is already established or where such patterns may be appropriately extended. Policy 11.1.a. *Established Areas* allows for Estate Residential development as an appropriate land use only in areas established for such development in area designated on the Future Land Use map.

Surrounding Zoning Designations and Existing Use Activity:

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

Compatibility with the Surrounding Land Uses:

Properties to the north and east of the proposed subdivision are developed as single-family residential within approved subdivisions. These properties are developed at densities similar to the proposed Ridgeview Estates subdivision. The properties to the south and west consist of large parcels used for residential and agricultural purposes. The request for 11 single-family Residential Estate lots is compatible with existing development in the surrounding area and the County's future land use designation of Agriculture.

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, and 3 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:

1. All utilities shall be located underground pursuant to the Adams County Development Standards and Regulations.

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.
3. The Colorado Division of Parks and Wildlife recommends that the HOA inform future residents that wildlife such as fox, coyotes, beavers, and raccoons might frequent the development area in search of food and cover. Residents moving into this area should take the proper precautions to prevent unnecessary conflicts between people and pets with wildlife.

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 conform to lot dimensions in the RE zone district. Evidence of the ability to provide adequate water and individual septic facilities has been 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.

Greatrock North Water & Sanitation District has expressed some concerns regarding the enforcement of plat conditions i.e. Notes in the event a Homeowner's Association dissolves. The County does not regulate Homeowner's Associations, therefore if the Association dissolves, the responsibilities revert to the individual homeowners. The County has informed Greatrock, that a process change in how we review Final Plats would be required to effectively address their concerns. This process could take months, as it would require Stakeholder outreach and internal conversations with Staff and the Board of County Commissioners.

Responding with Concerns:

Colorado Division of Parks & Wildlife
Greatrock North Water & Sanitation District

Responding without Concerns:

Brighton Fire District
Colorado Division of Water Resources
Colorado Geological Survey
Tri-County Health Department
United Power
Xcel Energy

Notified but not Responding / Considered a Favorable Response:

Brighton School District 27J

Century Link

Comcast

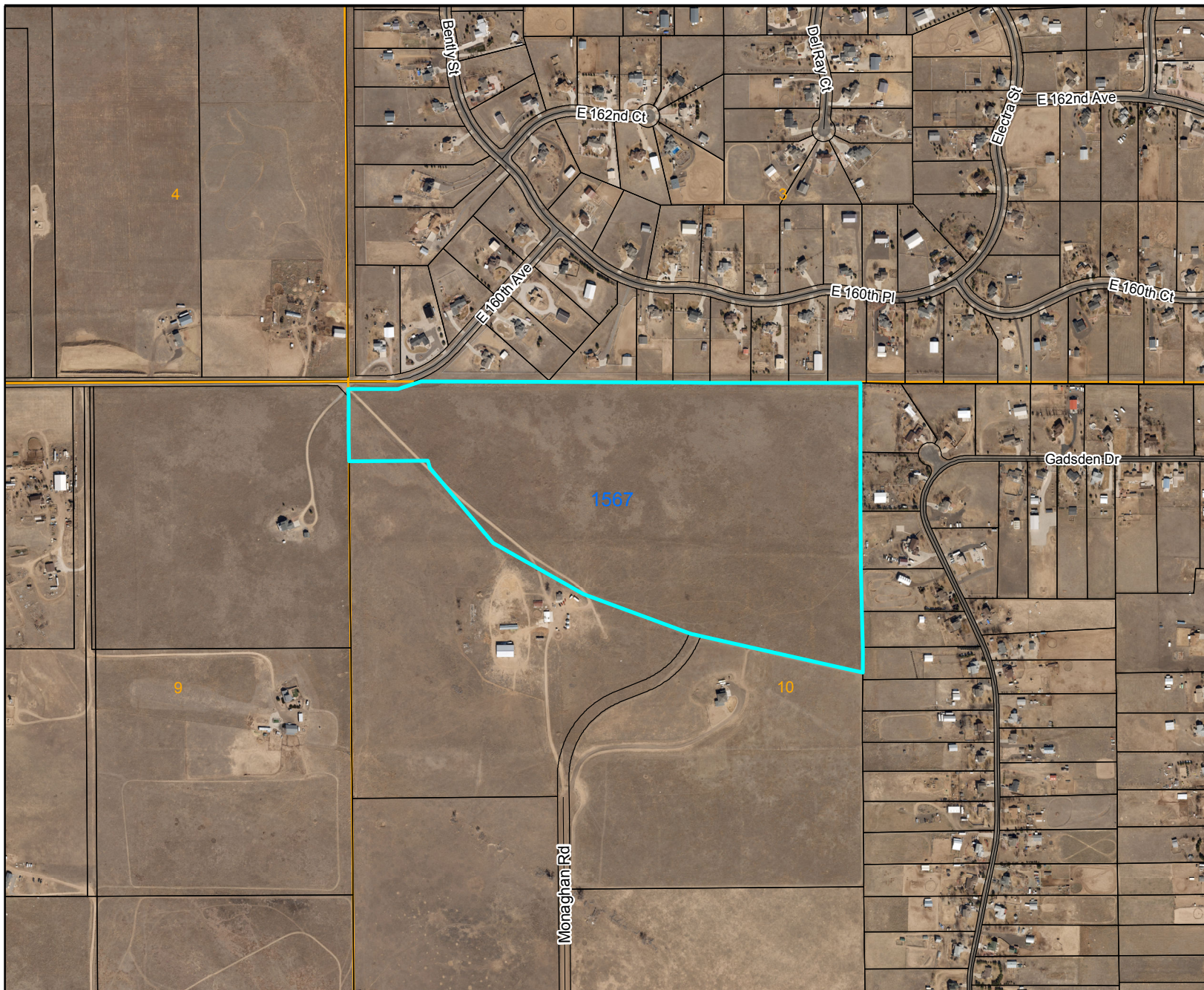
Great Rock North HOA

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)

PLT2019-00026; Ridgeview Estates, Filing No. 1

Aerial Map

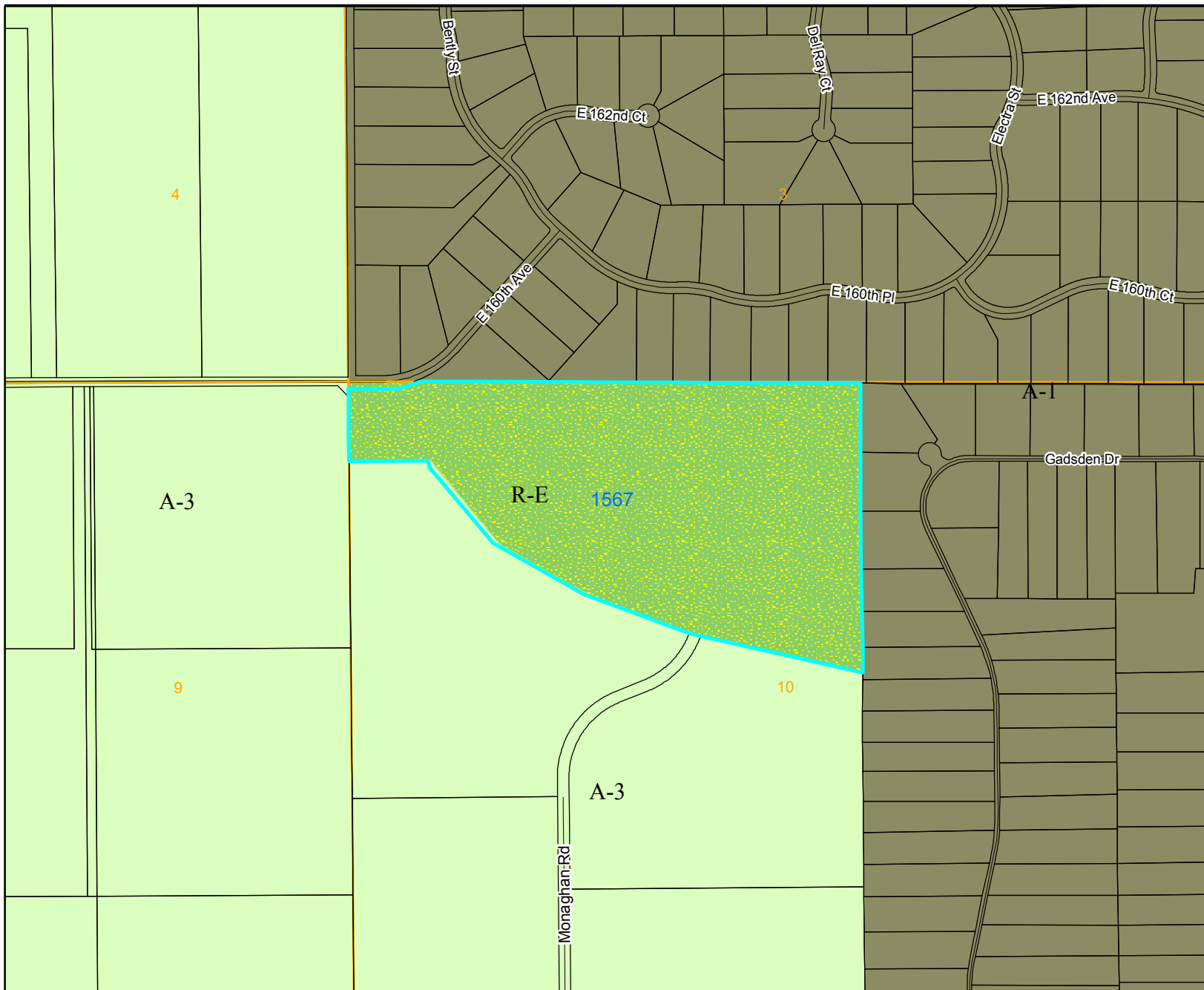


For display purposes only.



ADAMS COUNTY
COLORADO

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



Legend

- Railroad
- Major Water
- Zoning Line
- Sections

Zoning Districts

- A-1
- A-2
- A-3
- R-E
- R-1-A
- R-1-C
- R-2
- R-3
- R-4
- M-H
- C-0
- C-1
- C-2
- C-3
- C-4
- C-5
- I-1
- I-2
- I-3
- CO
- PL
- AV
- DIA
- P-U-D
- P-U-D(P)

PLT2019-00026; Ridgeview Estates, Filing No. 1

Current Zoning Map

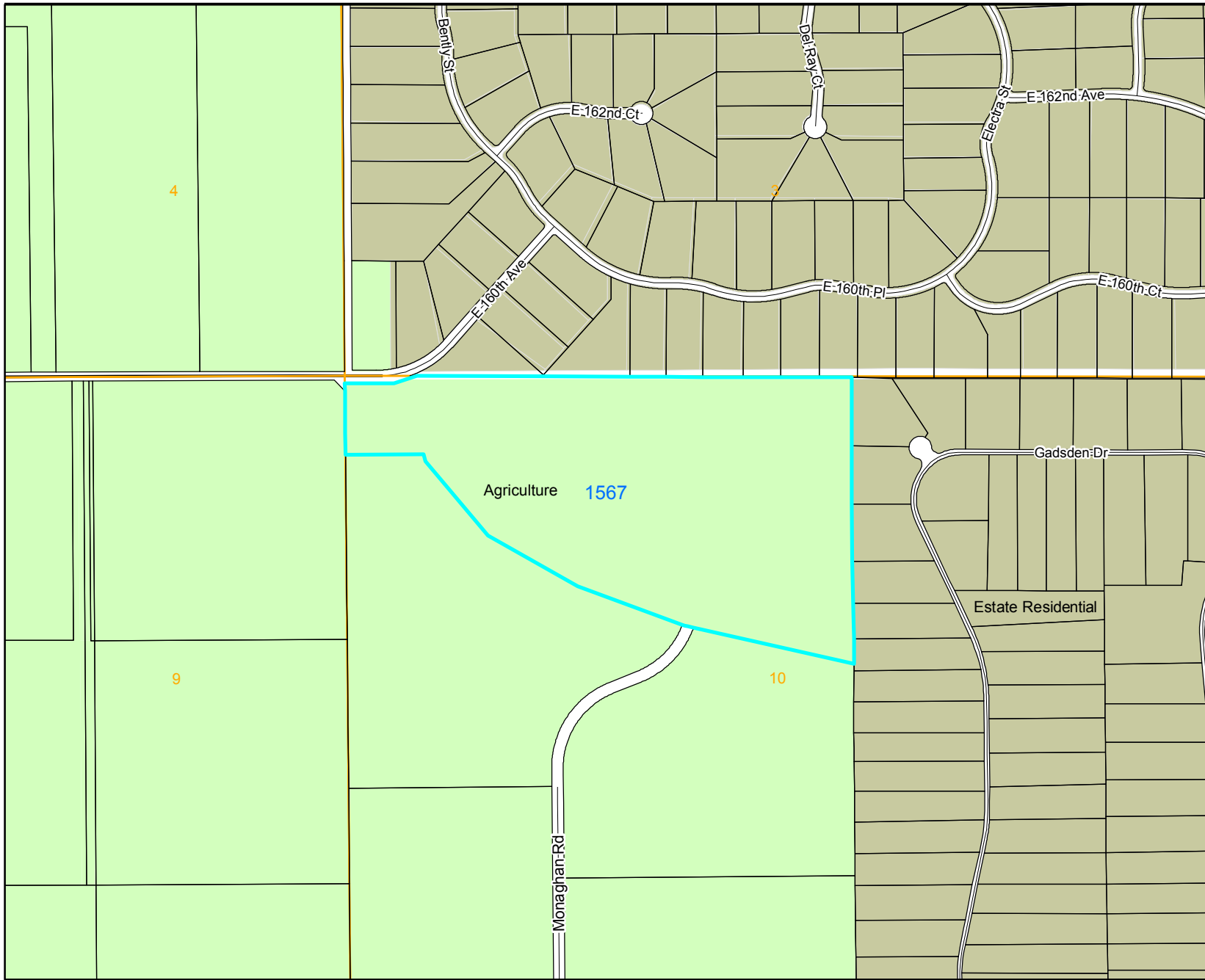


For display purposes only.



ADAMS COUNTY
COLORADO

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



Legend

Future Landuse 2012 (Rev2016)

Residential

- Urban Residential
- Estate Residential

Mixed Use

- Local District Mixed Use
- Mixed Use Neighborhood
- Activity Center
- Mixed Use Employment

Commercial/Industrial

- Commercial
- Industrial

Other

- Agriculture
- DIA Reserve
- Parks and Open Space
- Public
- Municipal Area

PLT2019-00026; Ridgeview Estates, Filing No. 1

Future Land Use



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



August 21, 2019

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

Ref: Ridgeview Estates
Final Plat Submittal
E. 160th Ave.
Adams Co, Colorado

Dear Greg:

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

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

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

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

Please review the enclosed "Final Major Subdivision Submittal" and issue any comments you may have.

If you have any questions, please contact us.

Sincerely,

David Moore, P.E.
Alliance Consulting

RIDGEVIEW ESTATES - FILING NO. 1

CASE # PLT2019-00026

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

SHEET 1 OF 2
FINAL PLAT

DEDICATION AND OWNERSHIP:

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

HAVE BY THESE PRESENTS LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, STREETS, TRACTS, AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF "RIDGEVIEW ESTATES – FILING NO. 1" THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY, STATE OF COLORADO, THOSE PUBLIC EASEMENTS, TRACTS, ALL STREETS AND OTHER PUBLIC WAYS AND LANDS AS SHOWN ON THIS PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO ADAMS COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENT SHALL REMAIN EXCLUSIVELY VESTED IN ADAMS COUNTY, AND ALSO RESERVE THOSE PORTIONS OF REAL PROPERTY WHICH ARE LABELED AS UTILITY AND DRAINAGE EASEMENTS ON THIS PLAT, FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO ELECTRIC LINES, GAS LINES, TELEPHONE LINES, WATER LINES, SEWER LINES; TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH LINES; SAID EASEMENTS AND RIGHTS TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER. EXECUTED THIS ____ DAY OF _____ 20__.

____ AS _____
NAME TITLE DATE
BY: RIDGEVIEW ESTATES, A COLORADO LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT:

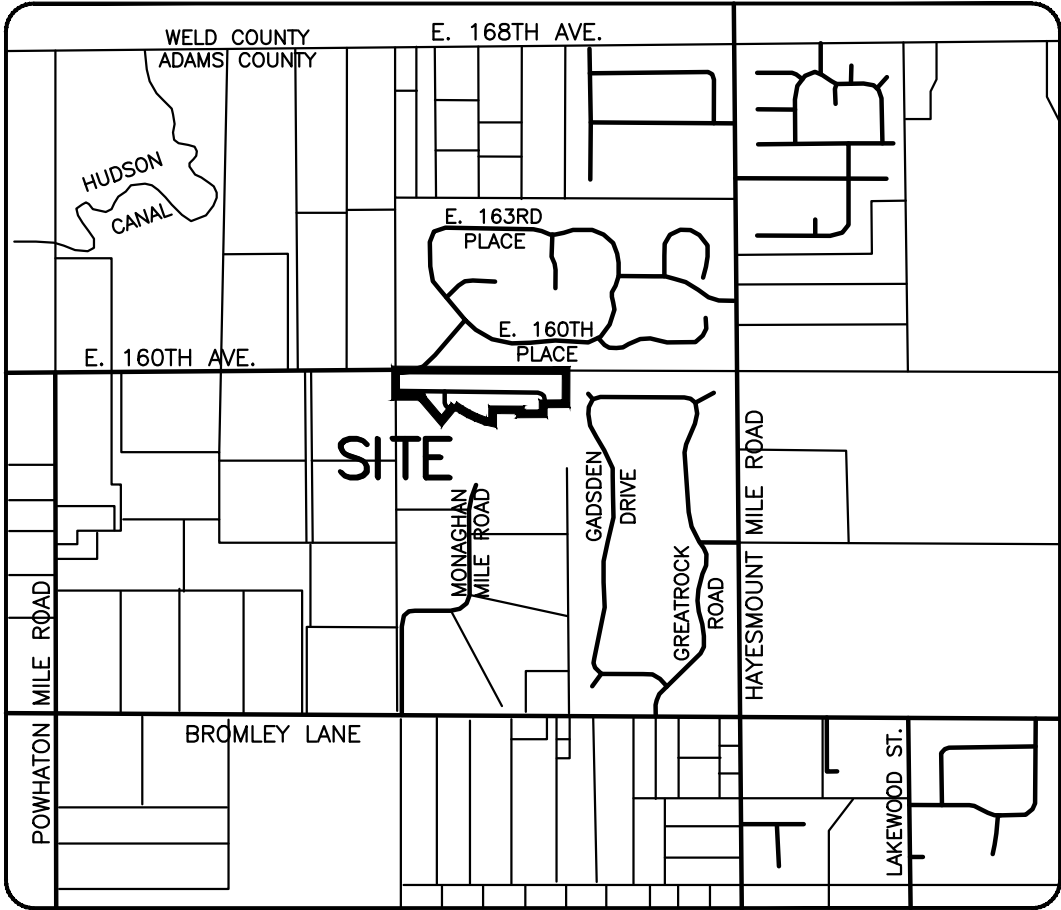
STATE OF COLORADO)
) SS
COUNTY OF ADAMS)

THE FORGOING OWNERSHIP CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ 20__,

BY _____

NOTARY PUBLIC

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES _____



VICINITY MAP
SCALE: 1" = 3,000'

BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS
THIS ____ DAY OF _____ 20__.

CHAIR

CLERK AND RECORDER'S CERTIFICATE

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

ADAMS COUNTY CLERK AND RECORDER

BY: DEPUTY CLERK

RECEPTION NUMBER

SURVEYOR'S CERTIFICATION:

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

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

DATE

NOTES:

1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. BASIS OF BEARINGS: THE EAST LINE OF THE WEST HALF OF SEC. 10, T.1S., R.65W. OF THE 6TH P.M. ASSUMED TO BEAR S00°05'13"E BETWEEN A FOUND 3/4 INCH REBAR WITH 2 INCH ALUMINUM CAP STAMPED LS 25937 AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN AND A FOUND NO. 5 REBAR WITH A 1.5 INCH YELLOW PLASTIC CAP STAMPED LS 29414 ON THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 10 AT THE NORTHEAST CORNER OF PARCEL 4 RECORDED IN BOOK 1 AT PAGE 2779 AS RECEPTION NO. 2005-118.
3. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OF LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
4. THE SUBJECT PROPERTY IS NOT WITHIN A DESIGNATED F.E.M.A. FLOOD PLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08001C036J, EFFECTIVE DATE SEPTEMBER 28, 2018.
5. EXPANSIVE SOILS ARE KNOWN TO EXIST ON THIS SITE. WHERE THESE CONDITIONS ARE FOUND TO EXIST, THE RECOMMENDATION OF A QUALIFIED SOILS ENGINEER SHALL BE FOLLOWED IN THE DESIGN AND CONSTRUCTION OF THE FOUNDATIONS AND FOOTINGS.
6. THE HOMEOWNER'S ASSOCIATION SHALL BE CREATED AND IN PLACE PRIOR TO RECORDING OF THIS PLAT.
7. ADAMS COUNTY IS NOT RESPONSIBLE FOR THE ENFORCEMENT OF PRIVATE COVENANTS, CONDITIONS, AND RESTRICTIONS.
8. ACCESS FOR ALL LOTS SHALL BE FROM THE INTERNAL ROAD SYSTEM.
9. FOURTEEN (14') WIDE UTILITY AND DRAINAGE EASEMENTS ARE HEREBY GRANTED ON PRIVATE PROPERTY ADJACENT TO ALL PUBLIC STREETS IN THE SUBDIVISION OR PLATTED AREA. THESE EASEMENTS ARE DEDICATED FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, CABLE, AND TELECOMMUNICATIONS FACILITIES. UTILITIES SHALL ALSO BE PERMITTED WITHIN ANY ACCESS EASEMENTS IN THE SUBDIVISION. PERMANENT STRUCTURES AND WATER METERS SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS.
10. D.I.A. NOISE IMPACTS MAY BE PREVALENT IN THIS SUBDIVISION. THE PROPERTY IS LOCATED NORTH OF THE 60LDN NOISE CONTOUR. NOISE IMPACTS ASSOCIATED WITH DENVER INTERNATIONAL AIRPORT, VAN AIRE SKYPORT, AND OTHER PUBLIC AND PRIVATE AIRPORTS MAY BE PREVALENT IN THIS SUBDIVISION.
11. ROCK CREEK SURVEYING, LLC, HAS RELIED UPON THE PROPERTY INFORMATION BINDER ORDER NO. IN70593905 PREPARED BY LAND TITLE GUARANTEE COMPANY, EFFECTIVE DATE 12/7/2018 AT 5:00 P.M., FOR THE RESEARCH OF EASEMENTS, RIGHTS-OF-WAY, ENCUMBRANCES AND OTHER MATTERS OF RECORD AFFECTING THE SUBJECT PROPERTY. THIS SURVEY AND PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY ROCK CREEK SURVEYING, LLC., TO DETERMINE OWNERSHIP OR APPLICABLE EASEMENTS AND RIGHTS-OF-WAY.
12. MEASURED VALUES THAT DIFFER FROM RECORDED VALUES SHOULD BE DENOTED WITH (M). RECORDED VALUES SHOULD BE DENOTED WITH (R).
13. DRAINAGE EASEMENTS AS SHOWN ON THE PLAT ARE DEDICATED TO AND WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION FOR THE PURPOSE OF PROVIDING STORM WATER DRAINAGE THROUGHOUT THE SUBDIVISION AND FOR THE MAINTENANCE THEREOF. DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF OBSTRUCTIONS TO THE FLOW AND/OR TO OBSTRUCTIONS TO MAINTENANCE ACCESS. CONSTRUCTION OF STRUCTURES, INCLUDING BUT NOT LIMITED TO HOUSES, GARAGES, BARNs, FENCES AND SHEDS SHALL NOT BE PERMITTED WITHIN THE DESIGNATED DRAINAGE EASEMENT. ANY PERMITTED ROADS, DRIVEWAYS, LANDSCAPING OR OTHER IMPROVEMENTS OVER ANY DRAINAGE EASEMENTS MUST BE PROPERLY CONSTRUCTED IN ACCORDANCE WITH APPLICABLE ADAMS COUNTY REGULATIONS AND DRAINAGE CRITERIA.
14. THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVISION DEVELOPMENT AGREEMENT. SHOULD THE OWNER FAIL TO MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNERS.
15. THE COUNTY HAS THE RIGHT TO ENTER THE PROPERTY TO CONDUCT PERIODIC INSPECTIONS OF THE DRAINAGE FACILITIES.
16. TYPICAL SIGHT TRIANGLE EASEMENTS ARE RESTRICTED TO LANDSCAPING, FENCES, RETAINING WALLS, SIGNS (EXCEPT STREET SIGNS) AND ANY OTHER OBSTRUCTIONS THAT ARE NO MORE THAN 36 INCHES IN HEIGHT AS MEASURED FROM THE CROWN OF THE STREET INTERSECTION.
17. EQUESTRIAN EASEMENTS ARE HEREBY DEDICATED TO THE HOMEOWNER'S ASSOCIATION FOR THE PURPOSE OF MAINTAINING SAID EASEMENT AREAS AS AN EQUESTRIAN TRAIL USED BY THE ASSOCIATION MEMBERS AND GUESTS. WHEN EQUESTRIAN EASEMENTS OVERLAY DRAINAGE EASEMENTS, THE DRAINAGE EASEMENTS SHALL HAVE SENIOR RIGHT TO PRESERVE THE INTEGRITY OF DRAINAGE. NO FENCING IS ALLOWED WITHIN THE EQUESTRIAN EASEMENT EXCEPT THE EXTERIOR PERIMETER FENCE, ON THE BOUNDARY OF RIDGEVIEW ESTATES, PROVIDED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
18. TRACT A IS FOR FUTURE WATER WELL ESTABLISHMENT BY GREAT ROCK NORTH WATER AND SANITATION DISTRICT AND SHALL BE OWNED AND MAINTAINED BY GREAT ROCK NORTH WATER AND SANITATION DISTRICT.
19. TRACT B FOR THE DETENTION POND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
20. THE MONAGHAN MILE ROAD ACCESS TO THE SOUTH OF THIS SUBDIVISION SHALL BE FOR EMERGENCY VEHICLES ONLY. AN AUTOMATIC GATE SHALL BE INSTALLED PER THE GREATER BRIGHTON FIRE PROTECTION DISTRICT STANDARDS FOR RESTRICTED ACCESS GATES.
21. LINEAR UNITS ARE MEASURED IN U.S. SURVEY FEET.
22. KALLSEN 110 GAS WELL MOTORIZED ACCESS EASEMENT TO BE MAINTAINED BY THE HOA.
23. TRACT C IS INTENDED FOR FUTURE DEVELOPMENT OF RIDGEVIEW ESTATES.
24. A TEMPORARY ACCESS EASEMENT FOR THE PURPOSE OF INGRESS, EGRESS, MAINTENANCE, EMERGENCY ACCESS, AND PEDESTRIAN USE, THROUGH A PORTION OF A HAMMER HEAD ON DEER PARK STREET AND EAST 158TH DRIVE IS BEING DEDICATED BY THIS PLAT. SAID EASEMENT TO BE USED FOR TEMPORARY ACCESS UNTIL SUCH TIME AS THE ROAD IS EXTENDED BEYOND THE HAMMER HEAD, CONSTRUCTION OF THE ROAD IS COMPLETED, AND THE ROAD HAS BEEN DEDICATED TO AND ACCEPTED BY THE COUNTY, AT WHICH POINT THIS EASEMENT SHALL TERMINATE.

FINAL PLAT – RIDGEVIEW ESTATES – FILING NO. 1
PART OF THE NW 1/4 OF SEC. 10, T1S, R65W OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO.

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

DRAWN: PSD

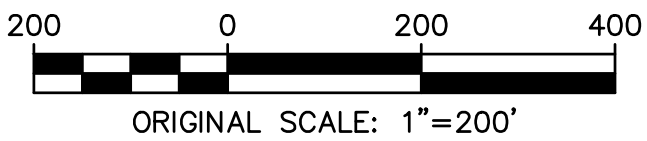
FIELD DATE: NOVEMBER 21, 2018

REVISIONS:

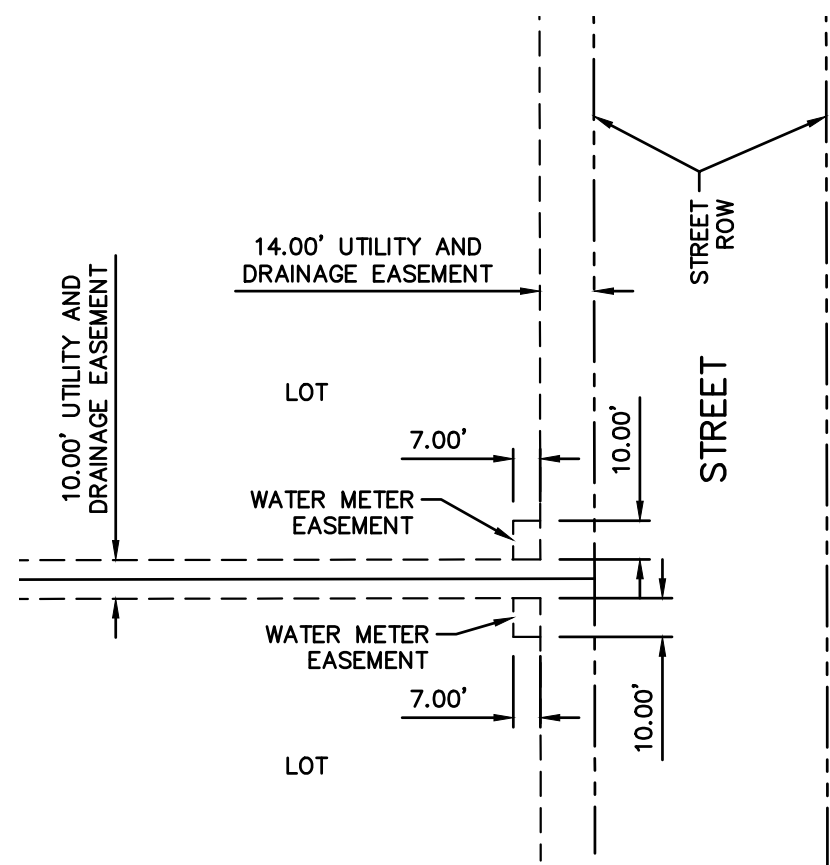
SCALE: 1" = 200'

DATE: MARCH 26, 2020

CASE # PLT2019-00026



CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	
C1	25.00	90°00'00"	39.27	N44°23'03"W	35.36
C2	130.00	51°26'48"	116.73	S25°06'27"E	112.85
C3	1758.32	2°22'45"	73.01	S52°01'14"E	73.01
C4	5590.76	0°58'32"	95.18	N77°22'18"W	95.18
C5	220.00	6°31'07"	25.03	N74°36'20"E	25.00
C6	1698.51	5°06'09"	151.26	N68°47'22"W	151.21
C7	1698.51	13°01'35"	386.17	N59°17'02"E	383.43
C8	1698.51	2°22'43"	70.52	N52°01'20"E	70.51
C9	70.00	51°26'55"	62.86	S25°06'31"E	60.77
C10	25.00	90°00'00"	39.27	S45°36'57"W	35.36
C11	60.00	89°17'50"	93.51	N44°44'08"W	84.33
C12	120.00	44°02'44"	92.25	N22°06'35"W	89.99
C13	120.00	45°15'06"	94.77	N66°45'30"W	92.33
C14	60.00	89°15'14"	93.47	S48°54'26"E	84.30
C15	60.00	83°14'20"	87.17	S48°59'47"W	79.70



TYPICAL WATER METER EASEMENT
N.T.S.

FINAL PLAT – RIDGEVIEW ESTATES – FILING NO. 1
PART OF THE NW 1/4 OF SEC. 10, T1S, R65W OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO.

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

DRAWN: PSD
FIELD DATE: NOVEMBER 21, 2018

REVISIONS:

SCALE: 1" = 200'

DATE: MARCH 26, 2020

SUBDIVISION IMPROVEMENTS AGREEMENT

THIS AGREEMENT is made and entered into by and between the County of Adams, State of Colorado, hereinafter called "County," and Ridgeview Properties LLC, 5540 Ward Road Suite 230 Arvada, CO 80002, 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 is within the sole discretion of the Board of County Commissioners. All extensions of time must be in writing.
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 \$751,334 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 Preliminary Acceptance.

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:

Earthwork, sediment and erosion control, storm drainage, public road construction, dry utilities, surveying, engineering, testing and construction management (See Exhibit “B” for description, estimated quantities and estimated construction costs.)

Private Improvement: Driveway construction on 27910 E160th Avenue as shown on drawing C9 and included in Guarantee of Compliance.

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:

Road right of ways consisting of East 159th Avenue, Deer Park Street and East 158th Place.

[SIGNATURE PAGES TO FOLLOW]

Ridgeview Properties LLC
5440 Ward Road Suite 230
Arvada, CO 80002
720-907-9778

By: _____
Chad Ochsner
Ridgeview Properties LLC, Manager

By: _____
David Moore
Ridgeview Properties LLC, Manager

The foregoing instrument was acknowledged before me this ____ day of _____,
2020__, by _____
_____.

My commission expires:_____

Address: _____

Notary Public

APPROVED BY resolution at the meeting of _____, 2020.

Collateral to guarantee compliance with this agreement and construction of public improvements shall be required in the amount of \$751,334. 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 improvements described in Exhibit “B” have been preliminarily accepted.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
ADAMS COUNTY, COLORADO

Clerk of the Board

Chair

EXHIBIT A

Legal Description:

LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS, THAT RIDGEVIEW ESTATE LLC, A COLORADO CORPORATION, BEING THE OWNER OF A PORTION OF THE WEST HALF OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 10, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE 6TH P.M., THENCE S 00°05'13" E ALONG THE EAST LINE OF THE WEST HALF OF SECTION 10, WITH ALL BEARINGS CONTAINED HEREON RELATIVE THERETO, A DISTANCE OF 1495.68 FEET;
THENCE DEPARTING SAID EAST LINE OF THE WEST HALF OF SECTION 10, N 76°50'50" W, A DISTANCE OF 903.48 FEET;
THENCE N 69°27'56" W A DISTANCE OF 596.98 FEET;
THENCE N 60°05'53" W A DISTANCE OF 537.87 FEET;
THENCE N 39°37'58" W A DISTANCE OF 507.03 FEET;
THENCE N 17°26'04" W A DISTANCE OF 38.65 FEET;
THENCE N 90°00'00" W A DISTANCE OF 406.46 FEET, TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 9;
THENCE ALONG SAID EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, N 00°07'50" W A DISTANCE OF 373.61 FEET, TO A POINT ON THE SOUTH LINE OF THAT PARCEL OF LAND DESCRIBED IN BOOK 4431 PAGE 18, COUNTY PUBLIC RECORDS;
THENCE ALONG THE SOUTH LINE OF SAID PARCEL, THE FOLLOWING TWO (2) COURSES:
1) S 89°23'03" E PARALLEL WITH AND 40.00 FEET SOUTH OF, BY PERPENDICULAR MEASUREMENT, THE NORTH LINE OF THE WEST HALF OF SAID SECTION 10, A DISTANCE OF 257.32 FEET;
2) THENCE N 72°13'56" E A DISTANCE OF 126.83 FEET, TO A POINT ON THE NORTH LINE OF THE WEST HALF OF SAID SECTION 10;
THENCE ALONG SAID NORTH LINE OF THE WEST HALF OF SECTION 10, S 89°23'03" E, A DISTANCE OF 2267.15 FEET TO THE POINT OF BEGINNING;
CONTAINING AN AREA OF 2,713,709 SQUARE FEET OF 62.298 ACRES MORE OR LESS.

EXHIBIT B

Public Improvements: Street Name/s

<u>Description</u>	<u>Est. Quantity</u>	<u>Est. Unit Cost</u>	<u>Est. Construct. Cost</u>
See Ridgeview Estates Exhibit B Spreadsheet			

Construction Completion Date: August 31, 2021

Initials or signature of Developer:_____

Ridgeview Properties LLC

RIDGEVIEW ESTATES EXHIBIT B

FILING 1

Date
6/9/2020

Completion Date 8-31-21	Qty	Unit	Unit Price	Total Cost	Admin Fee 20%	Yearly Fee 5%	TOTAL COST
<u>ONSITE CONSTRUCTION - PREPARATION & EARTHWORK</u>							
MOBILIZATION	1	LS	\$1,500.00	\$1,500	\$300	\$90	\$1,890
REMOVAL OF FENCING	1	LS	\$800.00	\$800	\$160	\$48	\$1,008
STRIPPING AND GRUBBING 4 INCHES	6200	CY	\$1.75	\$10,850	\$2,170	\$651	\$13,671
BALANCE (OVERLOT) NET FILL GRADING	9970	CY	\$2.00	\$19,940	\$3,988	\$1,196	\$25,124
EROSION CONTROL SILT FENCE	5500	LF	\$1.50	\$8,250	\$1,650	\$495	\$10,395
RESPREAD TOPSOIL	3000	CY	\$1.75	\$5,250	\$1,050	\$315	\$6,615
MISC SUBGRADE PREP, CLEANUP,& TRASH REM	1	LS	\$1,500.00	\$1,500	\$300	\$90	\$1,890
TOTAL - ONSITE PREPARATION AND EARTHWORK				\$48,090	\$9,618	\$2,885	\$60,593
<u>CONSTRUCTION - SEDIMENT AND EROSION CONTROL</u>							
MOBILIZATION	1	LS	\$1,000.00	\$1,000	\$200	\$60	\$1,260
SILT FENCE	4325	LF	\$1.50	\$6,488	\$1,298	\$389	\$8,175
STABILIZED CONSTRUCTION ENTRANCE	1	LS	\$2,101.00	\$2,101	\$420	\$126	\$2,647
EQUIPMENT STORAGE AREA	1	EA	\$500.00	\$500	\$100	\$30	\$630
MATERIAL STORAGE AREA	1	EA	\$500.00	\$500	\$100	\$30	\$630
EROSION LOG	1050	LF	\$5.00	\$5,250	\$1,050	\$315	\$6,615
INLET PROTECTION	1	EA	\$220.00	\$220	\$44	\$13	\$277
OUTLET PROTECTION	8	EA	\$220.00	\$1,760	\$352	\$106	\$2,218
SEDIMENT BASIN	1	EA	\$550.00	\$550	\$110	\$33	\$693
CONCRETE WASHOUT	1	EA	\$671.00	\$671	\$134	\$40	\$845
TOTAL - SEDIMENT AND EROSION CONTROL				\$19,040	\$3,808	\$1,142	\$23,990
<u>CONSTRUCTION - ONSITE STORM DRAINAGE</u>							
18" RCP (OFFSITE DRIVEWAY)	44	LF	\$100.00	\$4,400	\$880	\$264	\$5,544
18" END SECTION (OFFSITE DRIVEWAY)	2	EA	\$563.00	\$1,126	\$225	\$68	\$1,419
24"RCP	227	LF	\$120.00	\$27,240	\$5,448	\$1,634	\$34,322
24" END SECTION	7	EA	\$650.00	\$4,550	\$910	\$273	\$5,733
36" RCP	79	LF	\$220.00	\$17,380	\$3,476	\$1,043	\$21,899
19x30 RCP	145	LF	\$220.00	\$31,900	\$6,380	\$1,914	\$40,194
24x38 RCP	174	LF	\$240.00	\$41,760	\$8,352	\$2,506	\$52,618
24x38 END SECTION	2	LF	\$850.00	\$1,700	\$340	\$102	\$2,142
TYPE 'D' OUTLET BOX W/ MICRO POOL	1	EA	\$5,784.00	\$5,784	\$1,157	\$347	\$7,288

Completion Date 8-31-21	Qty	Unit	Unit Price	Total Cost	20%	5%	COST
CONCRETE OUTLET PIPE HEADWALLS	10	CY	\$300.00	\$3,000	\$600	\$180	\$3,780
BURIED RIP RAP	300	TN	\$40.00	\$12,000	\$2,400	\$720	\$15,120
RIPRAP	59	TN	\$32.00	\$1,888	\$378	\$113	\$2,379
NATIVE SEED MIX - DISTURBED AREA AND DETENTION POND	13	AC	\$900.00	\$11,700	\$2,340	\$702	\$14,742
TOTAL - ONSITE STORM DRAINAGE				\$164,428	\$32,886	\$9,866	\$207,179
<u>CONSTRUCTION - ONSITE PAVING</u>							
MOBILIZATON	1	LS	\$2,500.00	\$2,500	\$500	\$150	\$3,150
STREET GRADING & PREP.	12708	SY	\$2.60	\$33,041	\$6,608	\$1,982	\$41,631
4" CL 6 SUBGRADE BASE	1426	TN	\$16.00	\$22,816	\$4,563	\$1,369	\$28,748
STREET PAVING 3" COURSE BASE	1361	TN	\$55.00	\$74,855	\$14,971	\$4,491	\$94,317
6' SHOULDER ROAD BASE	1001	TN	\$16.00	\$16,016	\$3,203	\$961	\$20,180
DRIVEWAY REALIGNMENT ROAD BASE (OFFSITE DRIVEWAY)	136	TN	\$16.00	\$2,176	\$435	\$131	\$2,742
VALVE ADJUSTMENT	12	EA	\$225.00	\$2,700	\$540	\$162	\$3,402
ACCESS ROADS	830	LF	\$10.00	\$8,300	\$1,660	\$498	\$10,458
STREET SIGNS	4	EA	\$400.00	\$1,600	\$320	\$96	\$2,016
TOP LIFT PAVING (in one year)	1361	TN	\$55.00	\$74,855	\$14,971	\$4,491	\$94,317
TOTAL - ONSITE PAVING				\$238,859	\$47,772	\$14,332	\$300,962
<u>ONSITE UTILITIES</u>							
ELECTRICITY (P.S. CO.)	12	LS	\$4,000.00	\$48,000	\$9,600	\$2,880	\$60,480
GAS (P.S. CO.)	12	LS	\$665.00	\$7,980	\$1,596	\$479	\$10,055
TELEPHONE (U.S. WEST)	12	LS	\$450.00	\$5,400	\$1,080	\$324	\$6,804
CONDUITS	1	LS	\$5,000.00	\$5,000	\$1,000	\$300	\$6,300
TOTAL - ONSITE UTILITIES				\$66,380	\$13,276	\$3,983	\$83,639
<u>ONSITE SPECIAL ITEMS AND FEES</u>							
MONUMENT SIGN	1	EA	\$3,500.00	\$3,500	\$700	\$210	\$4,410
SURVEYING	1	EA	\$18,000.00	\$18,000	\$3,600	\$1,080	\$22,680
ENGINEERING	1	EA	\$12,000.00	\$12,000	\$2,400	\$720	\$15,120
TESTING	1	EA	\$6,000.00	\$6,000	\$1,200	\$360	\$7,560
CONSTRUCTION MANAGEMENT	1	EA	\$20,000.00	\$20,000	\$4,000	\$1,200	\$25,200
TOTAL - ONSITE SPECIAL ITEMS & FEES				\$59,500	\$11,900	\$3,570	\$74,970
TOTAL COSTS				\$596,297	\$119,259	\$35,778	\$751,334



Development Review Team Comments

Date: November 6, 2019

Project Number: PLT2019-00026

Project Name: Ridgeview Estates, Filing No. 1

Note to Applicant:

The following review comments and information from the Development Review Team is based on the information you submitted for your Final Plat application. The Development Review Team review comments may change if you provide different information during the Resubmittal. At this time, a resubmittal is being required. Resubmittal material can be deposited with our One-Stop Customer Service Center. You will need the attached "Resubmittal Form", and a paper and digital copy of all the resubmitted material. You should also provide a written response to each staff comment and referral agency letter. Please contact the case manager if you have any questions.

Also, please note where "Section" is referenced, it is referring to the appropriate section of the Adams County Development Standards and Regulations.

Your review comment consultation will be held on 11/25/2019 from 3:00-3:45 p.m.

Commenting Division: Development Services, Planning

Name of Reviewer: Layla Bajelan

Email: LBajelan@adcogov.org / 720-523-6863

PLN01: REQUEST

- a. Final Plat for 12 single-family residential lots within the Ridgeview Estates Subdivision.
- b. Subdivision Improvement Agreement (SIA)

PLN02: SITE LOCATION/ZONING/COMPREHENSIVE PLAN

- a. Subject parcel is zoned as Residential Estate (RE)
- b. Future Land Use is Agriculture.
- c. Subject property is within the Airport Height Overlay for DIA. Prior to the issuance of any building permits, all property owners will be required to complete the following:
 1. A signed and recorded aviation easement must be filed prior to issuance of a building permit.
 2. Property owner must complete an FAA Aeronautical study on obstructions to determine if the proposed development could be a hazard to air navigation.

PLN03: CRITERIA FOR APPROVAL

Section 2-02-18-03-05

The Planning Commission, in making their recommendation, and the Board of County Commissioners, in approving a final plat, shall find.

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.

PLN04: PUBLIC LAND DEDICATION

- a. Public Land Dedication- School District, Neighborhood/ Regional Parks
- b. Cash in Lieu being required
- c. Included is a calculation sheet of PLD fees, once your case has been scheduled for Public Hearing, you will be expected to pay \$8,738.22, at least 24 hours before your case has been scheduled.
- d. Please do not pay this amount until your case has been scheduled for Public Hearing

PLN06: WATER SUPPLY

- a. Please see attached letter from the Colorado Department of Water Resources, regarding your water supply.
- b. Adequate Water Supply has been established through the Great Rock North Water and Sanitation District.

PLN07: PUBLIC UTILITIES (XCEL)

- a. The Utility Master Plan does not appear to match the plat.

PLN08: ENGINEERING PLANS

- a. Cannot schedule for Public Hearing until Engineering plans are approved.

PLN09: Section 2-02-18-03-05; #7 Subdivision Improvements Agreement

- a. Applicant applied for an Amendment to Subdivision Improvement Agreement and not for the Subdivision Improvement Agreement.
- b. Applicant must fill out attached SIA application and turn in an SIA.
- c. A SIA will be required with the final plat.

PLN10: Planning Comments

- a. The County does not allow for phasing. Applicant must resubmit all documents that mention phasing with new documents that reflect filings rather than phasings.
- b. In all resubmittals please change the case manager name from Greg Barnes to Layla Bajelan.
- c. Please address all staff, referral agency, and public comments. Referral Agency comments are listed below.

PLN11: Referral Agency Comments (Letters are attached to this PDF)

- a. Xcel Energy- Discrepancies from preliminary plat. The Utility Master Plan does not appear to match the plat.
- b. Brighton Fire and Rescue will require a secondary access to East 159th if phasing is allowed.
- c. CO Department of Natural Resources, Parks and Wildlife

Commenting Division: Development Services, Engineering:

Name of Review: Greg Labrie

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

- ENG01: The Adams County Development Standards and Regulations are very clear that Phasings are not allowed in Subdivision Construction. This subdivision should be divided in filings and not phases.
- ENG02: A Subdivision Improvement Agreement will be required with appropriate collateral. This agreement must be approved by the BoCC. No building permits for these lots will be issued until these roadways have been constructed and have received Preliminary Acceptance.
- ENG03: No construction will be allowed to take place without the approved SIA.
- ENG04: No construction will be allowed until a Construction Permit has been issued for this work and a Pre-Construction Meeting has taken place.
- ENG05: A utility Detection System will be required for all underground utility systems, including the storm sewer system. These standards and specifications should be included within these plans.
- ENG06: A Pavement Thickness Design will be required prior to beginning construction. Due to the soils conditions in this area, a subgrade stabilization design may be required as well.
- ENG07: Sheet C3, C9, C10 – The existing driveway shown at the S.W. Corner of 160th Ave. and 159th Ave. must be completely removed after the completion of construction. Please ensure that this driveway construction is accounted for in the SIA.
- ENG08: Sheet C3, C4, C5, C6, C13 – A Temporary Cul-De-Sac will be required at Deer Park St. and E. 159th Ave.
- ENG09: Sheet C4, C5, C6 – Access to lots 3 and 10 will be extremely difficult due to the steep grades along these frontages.
- ENG10: Why are the Fire Hydrants not being constructed at the back side of the shoulders?

ENG11: Sheet C15 – An Access Culvert is required at 159th Ave. where the waterline turns north and ties into E. 160th Ave. An Access Culvert at this intersection point should be required to allow for the outfall of the Detention Pond.

Commenting Division: Development Services, Right-of-Way

Name of Review: Marissa Hillje

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

ROW1. Remove all labels that state PHASE or Phasing.

ROW2. Edit Title of plat- see redlines

ROW3. Future Filing 2 should be put into a tract- see redlines

ROW4. Add note about Future Filling 2 Tract C on Sheet 1- see redlines

ROW5. Change Case No on top right – see redlines

ROW6. Temporary Access easement for cul-de-sacs should be dedicated to the county either by plat or separate instrument.

ROW7. Change East 158th PLACE to DRIVE

ROW8. Add addresses to the plat- see redlines

ROW9: See redlines on plat attached

Commenting Division: Development Services, Addressing

Name of Review: Marissa Hillje

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

ADD01: Addresses are assigned on the plat- see redlines

Commenting Division: Development Services Building and Safety, Chief Building Official

Name of Review: Justin Blair

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

No Comment

Commenting Division: Parks

Name of Review: Aaron Clark

Email: aclark@adcogov.org

No Comment



Development Review Team Comments

Date: March 27, 2020

Project Number: PLT2019-00026

Project Name: Ridgeview Estates, Filing No.1

Note to Applicant:

The following review comments and information from the Development Review Team is based on the information you submitted for the Major Subdivision-Final Plat Application. The Development Review Team review comments may change if you provide different information during the Resubmittal. At this time, a resubmittal is being required.

Commenting Division: Development Services, Planning

Name of Reviewer: Layla Bajelan

Email: LBajelan@adcogov.org / 720-523-6863

PLN01: No further planning comments.

Applicant will have to address the comments provided by the Adams County finance department (attached). Please submit the SIA in word version.

Commenting Division: Development Services, Engineering:

Name of Reviewer: Greg Labrie

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

ENG01: Page 2 or 5, last paragraph of the SIA, the collateral amount should be changed to \$770,185 as indicated in Exhibit B.

ENG02: The construction completion date shall be pushed out to the maximum time allowed which is April 2021. Please add the construction completion date to Exhibit B and change the construction completion date in the SIA.

Commenting Division: Development Services, Planning (RIGHT-OF-WAY Review)

Name of Reviewer: Holden Pederson

Email: HPederson@adcogov.org / 720-523-6847

ROW01: Applicant has addressed all plat comments.

From: [Krysti Stehle](#)
To: [Layla Bajelan](#)
Cc: [Laura Garcia](#)
Subject: RE: PLT2019-00026; Ridgeview Estates, Filing No. 1 SIA
Date: Wednesday, March 04, 2020 8:23:15 AM
Attachments: [Ridgeview Estates PLT2019-00026.xlsx](#)
[PLT2019-00026: Ridgeview Estates, Filing No. 1 SIA.pdf](#)

Hello,

Please change the Exhibit tables to only show the Quantity, Unit Price and Total columns (if you need an example please let me know). The 20% and 5% can be added as a total at the end.

Item number 5 the collateral calculated should be \$751,333,34 not \$770,185. Please see attached spreadsheet for the calculation.

I forgot to include that if the project goes over one year then an additional 5% is to be added on.

Thank you,

Krysti Stehle
Accountant I, Finance Department
4430 South Adams County Parkway, Suite C4000A
Brighton, CO 80601-8212
720.523.6822 | kstehle@adcogv.org

This email message is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message.

From: Laura Garcia <LGarcia@adcogov.org>
Sent: Monday, March 2, 2020 12:55 PM
To: Layla Bajelan <LBajelan@adcogov.org>
Cc: Krysti Stehle <KStehle@adcogov.org>
Subject: FW: PLT2019-00026; Ridgeview Estates, Filing No. 1 SIA

No worries. Can you please start adding Krysti to all emails.

Thanks and have a great day.

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

EXHIBIT B

quantity	amount	total	
1.00	1,500.00	1,500.00	
1.00	800.00	800.00	
6,200.00	1.75	10,850.00	
9,970.00	2.00	19,940.00	
5,500.00	1.50	8,250.00	
3,000.00	1.75	5,250.00	
1.00	1,500.00	1,500.00	48,090.00
<hr/>			
1.00	1,000.00	1,000.00	
4,325.00	1.50	6,487.50	
1.00	2,101.00	2,101.00	
1.00	500.00	500.00	
1.00	500.00	500.00	
1,050.00	5.00	5,250.00	
1.00	220.00	220.00	
8.00	220.00	1,760.00	
1.00	550.00	550.00	
1.00	671.00	671.00	19,039.50
<hr/>			
44.00	100.00	4,400.00	
2.00	563.00	1,126.00	
227.00	120.00	27,240.00	
7.00	650.00	4,550.00	
79.00	220.00	17,380.00	Difference on your spreadsheet
145.00	220.00	31,900.00	
174.00	240.00	41,760.00	
2.00	850.00	1,700.00	
1.00	5,784.00	5,784.00	
10.00	300.00	3,000.00	
300.00	40.00	12,000.00	
59.00	32.00	1,888.00	
13.00	900.00	11,700.00	164,428.00
<hr/>			
1.00	2,500.00	2,500.00	
12,708.00	2.60	33,040.80	
1,426.00	16.00	22,816.00	
1,361.00	55.00	74,855.00	
1,001.00	16.00	16,016.00	
136.00	16.00	2,176.00	
12.00	225.00	2,700.00	
830.00	10.00	8,300.00	
4.00	400.00	1,600.00	
1,361.00	55.00	74,855.00	238,858.80
<hr/>			
12.00	4,000.00	48,000.00	
12.00	665.00	7,980.00	
12.00	450.00	5,400.00	
1.00	5,000.00	5,000.00	66,380.00
<hr/>			
1.00	3,500.00	3,500.00	

1.00	18,000.00	18,000.00	
1.00	12,000.00	12,000.00	
1.00	6,000.00	6,000.00	
1.00	20,000.00	20,000.00	59,500.00

Cost Estimate from Exhibit B	596,296.30
Additional 20% for Administration	<u>119,259.26</u>
Total Cost with 20% Admin	715,555.56
Additional 5% per year of Total Cost with 20% Admin	<u>35,777.78</u>
Total	<u><u>751,333.34</u></u>

From: [BFR Plan Reviews](#)
To: [Layla Bajelan](#)
Subject: RE: Request for Comments; PLT2019-00026 Ridgeview Estates Phase I, Final Plat
Date: Friday, November 01, 2019 2:41:07 PM

Please be cautious: This email was sent from outside Adams County

Good afternoon,

If phasing is allowed the Fire District will require a secondary access to East 159th Avenue.

Thank you!

Carla Gutierrez

Fire Inspector
Brighton Fire Rescue District
500 S. 4th Ave. 3rd Floor
Brighton, CO 80601
303-654-8042
www.brightonfire.org

From: Layla Bajelan <LBajelan@adcogov.org>
Sent: Wednesday, October 16, 2019 4:42 PM
To: Layla Bajelan <LBajelan@adcogov.org>
Cc: Christine Fitch <CFitch@adcogov.org>; Marissa Hillje <MHillje@adcogov.org>; Gordon Stevens <GStevens@adcogov.org>; Justin Blair <jblair@adcogov.org>; Aaron Clark <AClark@adcogov.org>; Rick Reigenborn <RReigenborn@adcogov.org>; smiller@adcogov.org; Lisa Culpepper <LCulpepper@adcogov.org>; BFR Plan Reviews <planreviews@brightonfire.org>; kmonti@sd27j.org; brandyn.wiedrich@centurylink.com; Eric Guenther <EGuenther@adcogov.org>; joanna.williams@state.co.us; eliza.hunholz@state.co.us; serena.rocksund@state.co.us; CGS_LUR@mines.edu; thomas_lowe@cable.comcast.com; ljohnson@sdmsi.com; Gail Moon <GMoon@adcogov.org>; Quinn, Chris <Chris.Quinn@RTD-Denver.com>; mdeatrich@tchd.org; Land Use <LandUse@tchd.org>; mary.c.dobyns@usps.gov; George, Donna L <Donna.L.George@xcelenergy.com>
Subject: Request for Comments; PLT2019-00026 Ridgeview Estates Phase I, Final Plat

Request for Comments

Case Name: Ridgeview Estates Phase I, Final Plat
Case Number: PLT2019-00026

From: [Gutierrez, Carla](#)
To: [Layla Bajelan](#)
Subject: RE: PLT2019-00026; Ridgeview Estates Filing No. 1, Final Plat 2nd Submittal- Request for Comments
Date: Monday, January 06, 2020 8:44:35 AM
Attachments: [image001.png](#)

Please be cautious: This email was sent from outside Adams County

Good morning Layla,

The Fire District has no further questions or concerns at this time. Our previous concerns regarding access have been addressed.

Thank you!



Carla Gutierrez
Fire Inspector
Brighton Fire Rescue District
500 S. 4th Ave – 3rd Floor
Brighton CO 80601
Office: 303.659.8042 / Cell: 720-684-7669
www.brightonfire.org

From: Layla Bajelan <LBajelan@adcogov.org>
Sent: Thursday, January 2, 2020 11:00 AM
To: George, Donna L <Donna.L.George@xcelenergy.com>; Jill Carlson <carlson@mines.edu>; serena.rocksond@state.co.us; Lisa Johnson <ljohnson@sdmsi.com>; Samantha Riblett <sriblett@UnitedPower.com>; Gutierrez, Carla <CGutierrez@brightonfire.org>; Gordon Stevens <GStevens@adcogov.org>; Lisa Johnson <ljohnson@sdmsi.com>
Subject: PLT2019-00026; Ridgeview Estates Filing No. 1, Final Plat 2nd Submittal- Request for Comments

Request for Comments-2nd Submittal

Case Name:	Ridgeview Estates Filing No. 1, Final Plat-2 nd submittal
Case Number:	PLT2019-00026

January 2, 2020

The Adams County Planning Commission is requesting comments on the following application:

COLORADO GEOLOGICAL SURVEY

1801 Moly Road
Golden, Colorado 80401



Karen Berry
State Geologist

October 31, 2019

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

Location:
NW¼ Section 10,
T1S, R65W of the 6th P.M.
39.9855, -104.6543

Subject: **Ridgeview Estates (PLT2019-00026)**
Adams County, CO; CGS Unique No. AD-19-0015 2

Dear Ms. Bajelan:

Colorado Geological Survey has reviewed the Ridgeview Estates Phase 1 final plat referral, for 12 residential lots of approximately 2.5 acres each. CGS previously reviewed Ridgeview Estates at major subdivision preliminary plat (PLT2018-00044, 21 lots); our comments were provided in a letter dated January 24, 2019. No geologic or geotechnical information was included with the current or previous Ridgeview Estates referral documents, and the lot layout does not appear to have changed, so our previous comments remain valid:

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

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

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

Sincerely,

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

Jill Carlson, C.E.G.
Engineering Geologist



COLORADO

Parks and Wildlife

Department of Natural Resources

Northeast Regional Office
6060 Broadway
Denver, CO 80216
P 303.291.7227

October 27, 2019

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

RE: Ridgeview Estates Phase I, Final Plat (PLT2019-00026)

Dear Ms. Bajelan:

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

The proposed 21-lot subdivision on 36.286-acres is located south of East 160th Avenue, just west of Great Rock South Subdivision and south of Great Rock North Subdivision, Adams County, Colorado (Parcel # 0156710200001). The proposed Ridgeview Estate Phase I plan is currently surrounded by residential single-family homes and open agricultural lands.

District Wildlife Manager Serena Rocksund recently visited this site. The main impacts to wildlife from this development is fragmentation and loss of habitat along the Eastern Plains.

CPW would expect a variety of wildlife species to utilize this site on a regular basis, most notably, small to mid-sized mammals, songbirds, and raptors. The potential also exists for large mammals, such as deer and pronghorn, to frequent this site.

Raptors

For further information on ways to minimize impact on raptors, a copy of the document "Recommended Buffer Zones and Seasonal Restrictions for Colorado Raptors¹," is available from your local District Wildlife Manager. Following the recommendations outlined in this document will decrease the likelihood of unintentional take of nesting raptors through disturbance.

¹ Copies of Raptors Buffer are available at:

<https://cpw.state.co.us/Documents/WildlifeSpecies/LivingWithWildlife/RaptorBufferGuidelines2008.pdf>



Prairie Dogs

If prairie dog colonies are present, CPW would recommend they either be captured alive and moved to another location or humanely euthanized before any earth-moving occurs. The possibility of live-trapping and donating to a raptor rehabilitation facility or the black-footed ferret recovery program is another reasonable option. If interested, please contact the local District Wildlife Manager. Be aware that a permit and approval from CPW is required for live relocation.

Burrowing Owls

If a prairie dog colony is discovered within the project area, the potential may also exist for the presence of burrowing owls. These raptors are classified as a state threatened species and are protected by both state and federal laws, including the Migratory Bird Treaty Act. Therefore, if any earth-moving will begin between March 15th and October 31st, a burrowing owl presence/absence survey²,” should be performed.

Human-wildlife Conflict

Future residents should be informed by the HOA that wildlife such as fox, coyotes, beavers, 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 between people and pets 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 the morning of pickup.
- Feeding of wildlife, with the exception of birds, is illegal.

For further information, Colorado Parks and Wildlife can provide copies of the following brochures³: “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.

² Copies of Burrowing Owl Survey are available at:
<https://cpw.state.co.us/Documents/WildlifeSpecies/LivingWithWildlife/RecommendedSurveyOwls.pdf>

³ Copies of Living with Wildlife Brochures are available at:
<http://cpw.state.co.us/learn/Pages/LivingwithWildlife.aspx>

Thank you again for the opportunity to comment on the proposed Ridgeview Estates Phase I, final plat. 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 black ink, appearing to read "Matt Martinez", with a stylized flourish at the end.

Matt Martinez
Area 5 Wildlife Manager

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



COLORADO
Division of Water Resources
Department of Natural Resources

October 30, 2019

Layla Bajelan
Adams County Planning and Development
Transmission via email:
LBajelan@adcogov.org

RE: Ridgeview Estates Phase I, Final Plat
Case No. PLT2019-00026
NW ¼ Sec. 10, T1S, R65W, 6th P.M.
Water Division 1, Water Districts 1 and 2

Dear Mr. Barnes,

We have reviewed your October 16, 2019 referral related to Phase I of Ridgeview Estates Subdivision, which represent a portion of Ridgeview Estates Development. Ridgeview Estates Subdivision Phase I is a proposed subdivision on about 36.286 acres that will be subdivided into 12-2.5 acre single-family residential lots. This office previously provided comments on the Ridgeview Estates Development by our letters dated January 9, 2019, February 5, 2019, April 30, 2019, and May 13, 2019.

Water Supply Demand

The water supply demand for Phase I was not provided, however according to a Water Supply Adequacy Evaluation for Ridgeview Estates Development dated May 3, 2019 ("water supply letter") from Mr. Paul Bruss of Bishop Brogden and Associates ("BBA") previously provided to this office the water supply demand for Ridgeview Estates Development is estimated at 0.55 acre-feet/year/lot. Based on that amount the total demand for Phase I would be 6.6 acre-feet/year. The water will be used for in-house use (based on an estimated amount of 0.3 acre-feet/year/residence), lawn and garden irrigation of up to 4,000 square-feet of lawn and garden/residence (based on an estimated amount of 0.05 acre-feet/year/1,000 square-feet of lawn and garden) and the watering of up to five horses/lot (based on 2 horses/acre on average 2.5 acre lots and an estimated amount of 0.01 acre-feet/year/horse or similar livestock).

Source of Water Supply

The proposed water supplier for Phase I was not provided, however according to the May 3, 2019 BBA water supply letter, Greatrock North Water and Sanitation District ("District") is listed as the water supplier Ridgeview Estates Development. An inclusion agreement of the Ridgeview Estates Development parcel (62.3 acre) within the District's boundaries was previously provided to this office. As part of the inclusion agreement the District will require that all not nontributary and nontributary water underlying the 62.3 acre parcel be deeded to the District. The BBA water supply letter estimated the amounts of water that may be available underlying the 62.3-acre parcel. The amounts that will ultimately be deeded to the District will be the amounts determined by the adjudication in the water court of the ground water available underlying the 62.3 acre parcel. We note that since this water has not yet been adjudicated by the water court, and decreed augmentation plans have not been obtained for the not nontributary Denver and Upper Arapahoe aquifers, this water cannot be considered by our office as part of the water available to the District as part of their firm water supply. The District previously indicated that it has sufficient nontributary capacity in its current system to supply a 300-year water supply to the Ridgeview Estates Subdivision and its existing developments.



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

Table 1 - Denver Basin Water Availability

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

NNT - Augmented not nontributary water.

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

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

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

Table 1 - Build-Out Water Requirements

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

The water requirement per lot for Greatrock North, Rocking Horse Farms and Box Elder Creek Ranch were determined based on historical water deliveries and actual lots served in each subdivision analyzed on a monthly basis from 2012 to 2018. For Hayesmount Estates, Homestead Heights and Ridgeview Estates the demand was based on the Adams County Standards. For Box Elder Creek Ranch the District only provides water for in-house use. For the remainder of the subdivisions water is provided for both in-house use and lawn and garden irrigation.

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

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

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

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

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

The applicant should be aware that any proposed detention pond for this Phase I of the development must 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 water supply for Ridgeview Estates Phase I is adequate and can be provided without causing injury to decreed water rights.

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

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

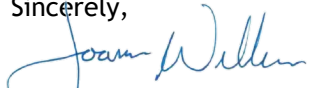
Our opinion is qualified by the following:

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

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

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

Sincerely,



Joanna Williams
Water Resource Engineer

Ec: Subdivision file 26761

MEMORANDUM

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

FROM: Brad Simons, MMI Water Engineers, LLC

RE: Final Plat Review Comments for Ridgeview Estates Phase I (PLT2019-00026)

DATE: November 1, 2019; **Revised November 7, 2019**

CC: Jennifer Tanaka, District General Counsel

This memorandum revises my comments provided on November 1, 2019, based upon communications with the District's General Counsel and additional research into the application for Ridgeview Estates Phase I (PLT2019-00026).

I have reviewed the submittal for the above referenced case received by MMI Water Engineers, LLC on October 17, 2019 and offer the following comments for consideration in the Greatrock North Water and Sanitation District's response to the Adams County Community & Economic Development Department:

1. The "LIENHOLDER CERTIFICATE" on Sheet 1 or 2 for "Phase 1 – Ridgeview Estates" indicates the District will "consent to the dedication and easements shown on this plat and release the same from the encumbrance recorded at Reception No. 2018000097841 of the records of the Adams County Clear and Recorder". A copy of the Statement of Lien is included for reference. The District should only execute the "LIENHOLDER CERTIFICATE" if the applicant pays the unpaid system development fees. Otherwise, said system development fees are due and owed on each single-family residential equivalent unit within five (5) business days of the issuance of a building permit by Adams County for that specific single-family residential equivalent unit and the District should not execute the "LIENHOLDER CERTIFICATE".
2. The cover sheet for "Phase 1 – Ridgeview Estates" indicates a Homeowner's Association will be created and will have a number of responsibilities:
Note 6: The Homeowner's Association shall be created and in place prior to recording of this plat.

Note 13: Drainage easements as shown on the plat are dedicated to and will be maintained by the Homeowner's Association for the purpose of providing storm water drainage throughout the subdivision and for the maintenance thereof.

Note 17: Equestrian easements are hereby dedicated to the Homeowner's Association for the purpose of maintaining said easement areas as an equestrian trail used by the Association members and guests. No fencing is allowed within the equestrian easements except the exterior perimeter fence, on the boundary of Ridgeview Estates, provided and maintained by the Homeowner's Association.

Note 18: Tract A is for future water well establishment by Great Rock North Water and Sanitation District and shall be owned and maintained by the Homeowner's Association.

Note 19: Tract B for the detention pond shall be owned and maintained by the Homeowner's Association.

Note 22: Kallsen 110 Gas Well motorized access easement to be maintained by the HOA.

The District has previously communicated concerns to Adams County regarding the enforcement of plat conditions (i.e. Notes) in the event a Homeowner's Association dissolves. The County has indicated it does not regulate Homeowner's Associations and that if an Association dissolves, the responsibilities revert to the individual homeowners. The District needs to formalize its concerns in writing to the County as the conditions above cause me concern.

3. Note 20 on Sheet 1 or 2 for "Phase 1 – Ridgeview Estates" indicates the Monaghan Mile Road access to the south of this subdivision shall be for emergency vehicles only and that an automatic gate shall be installed per the Greater Brighton Fire Protection District standards for restricted access gates. The future Monaghan Mile Road access road should extend to the end of Deer Park Street.
4. The lot numbering on Sheet 2 of 2 for "Phase 1 – Ridgeview Estates" is not consistent with the "Preliminary Plat" (PLT2018-00044).
5. The District should require separately recorded instruments (i.e. Utility Easement Agreements) for the dedication of non-exclusive utility easements for the construction, reconstruction, repair, replacement, and/or removal of water improvements and appurtenance thereto across Lot 1, Lot 6, and Lot 7. A copy of the District's form of Utility Easement Agreement is attached for reference.
6. The applicant needs to confirm the "50' Equestrian Easement" in the Greatrock North subdivision as shown on the "Master Utility Plan" allows for the construction of water improvements to Tract A of the Greatrock North subdivision.

I have also attached my review comments for PLT2018-00044, dated January 23, 2019, for additional reference.

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

After Recordation Please Return to
White Bear Ankele Tanaka & Waldron
2154 E. Commons Avenue, Suite 2000
Centennial, Colorado 80122

STATEMENT OF LIEN

TO ALL WHOM IT MAY CONCERN:

KNOW YE, that the Greatrock North Water and Sanitation District, a quasi-municipal corporation and political subdivision of the State of Colorado (the "Lien Claimant"), wishes to avail itself of the provisions of the statute in such cases made and provided and makes the following statement of lien:

FIRST: That the name of the owners or reputed owners of such properties to be charged with the lien are as follows:

See Exhibit A, attached hereto and incorporated herein by this reference

SECOND: That the name and mailing address of the Lien Claimant claiming the lien is:

Greatrock North Water and Sanitation District
c/o Special District Management Services, Inc.
141 Union Boulevard, Suite 150
Lakewood, Colorado 80228

THIRD: That the properties to be charged with such lien are described as follows:

See Exhibit B, attached hereto and incorporated herein by this reference

Situated in the County of Adams, State of Colorado.

FOURTH: That said lien is held for and on account of unpaid system development fees (the "System Development Fee") due to the Lien Claimant on the properties described in **Exhibit B** pursuant to statutory authority and the Resolution of the Board of Directors of the Greatrock North Water and Sanitation District Amending Rules and Regulations (2017 Reissuance) adopted on September 5, 2017.


FIFTH: That the amount of indebtedness due or owing the Lien Claimant for which said lien is claimed is \$21,300.00 per single-family residential equivalent unit for each System Development Fee.

SEVENTH: That said System Development Fee is due and owing on each single-family residential equivalent unit within five (5) business days of the issuance of a building permit by Adams County for that specific single-family residential equivalent unit. Unpaid System Development Fees shall be subject to additional interest, costs of collections and attorneys' fees up until such time as payment in full is provided and a partial release is recorded for the specific single-family residential equivalent unit.

EIGHTH: That such lien is a statutory, perpetual lien.

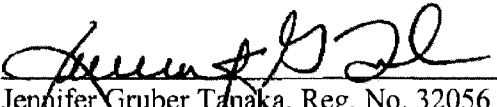
After Recordation Please Return to
White Bear Ankele Tanaka & Waldron
2154 E. Commons Avenue, Suite 2000
Centennial, Colorado 80122

**LIEN CLAIMANT:
GREATROCK NORTH WATER AND SANITATION
DISTRICT**

By: 
Jennifer Gruber Tanaka, Esq. Reg. No. 32056
White Bear Ankele Tanaka & Waldron

STATE OF COLORADO)
) ss.
COUNTY OF ARAPAHOE)

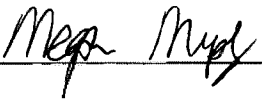
I, Jennifer Gruber Tanaka, Esq. being of lawful age and being first duly sworn upon oath, do say that I am legal counsel to Greatrock North Water and Sanitation District, the Lien Claimant herein named; that I have read the within Statement of Lien and amount of indebtedness and know the contents thereof; and that the same is true and correct, to the best of my knowledge, information and belief, and is made on behalf of the Lien Claimant.


Jennifer Gruber Tanaka, Reg. No. 32056

Subscribed and sworn to before me in the County of Arapahoe, State of Colorado, this 6th day of December, 2018, by Jennifer Gruber Tanaka, as legal counsel for Greatrock North Water and Sanitation District.

My commission expires: 4-27-2019

Witness my hand and official seal.



Notary Public



EXHIBIT A
Ownership Record

Hayesmount Estates:

Salome Snider
Teresa Saenz and Adan Chaves
Vladimir Elizondo
Hector Faudoa
Anselmo Rodriguez
Marcos A. Rodriguez
Juan Blanco
Ismael Holguin

Ridgeview Estates:

Ridgeview Estates, LLC

Homestead Heights II:

Homestead Heights, LLC

EXHIBIT B
Properties Charged with the Lien

Hayesmount Estates:

29635 E 165th Avenue, Brighton, Colorado 80603 a/k/a SUB: HAYESMOUNT ESTATES SUBDIVISION
LOT: 1

29585 E 165th Avenue, Brighton, Colorado 80603 a/k/a SUB: HAYESMOUNT ESTATES SUBDIVISION
LOT: 2

29515 E 165th Avenue, Brighton, Colorado 80603 a/k/a SUB: HAYESMOUNT ESTATES SUBDIVISION
LOT: 3

29475 E 165th Avenue, Brighton, Colorado 80603 a/k/a SUB: HAYESMOUNT ESTATES SUBDIVISION
LOT: 4

29425 E 165th Avenue, Brighton, Colorado 80603 a/k/a SUB: HAYESMOUNT ESTATES SUBDIVISION
LOT: 5

29383 E 165th Avenue, Brighton, Colorado 80603 a/k/a SUB: HAYESMOUNT ESTATES SUBDIVISION
LOT: 6

29343 E 165th Avenue, Brighton, Colorado 80603 a/k/a SUB: HAYESMOUNT ESTATES SUBDIVISION
LOT: 7

29303 E 165th Avenue, Brighton, Colorado 80603 a/k/a SUB: HAYESMOUNT ESTATES SUBDIVISION
LOT: 8

29265 E 165th Avenue, Brighton, Colorado 80603 a/k/a SUB: HAYESMOUNT ESTATES SUBDIVISION
LOT: 9

29205 E 165th Avenue, Brighton, Colorado 80603 a/k/a SUB: HAYESMOUNT ESTATES SUBDIVISION
LOT: 10

29151 E 165th Avenue, Brighton, Colorado 80603 a/k/a SUB: HAYESMOUNT ESTATES SUBDIVISION
LOT: 11

29150 E 165th Avenue, Brighton, Colorado 80603 a/k/a SUB: HAYESMOUNT ESTATES SUBDIVISION
LOT: 12

29200 E 165th Avenue, Brighton, Colorado 80603 a/k/a SUB: HAYESMOUNT ESTATES SUBDIVISION
LOT: 13

29350 E 165th Avenue, Brighton, Colorado 80603 a/k/a SUB: HAYESMOUNT ESTATES SUBDIVISION
LOT: 16

29460 E 165th Avenue, Brighton, Colorado 80603 a/k/a SUB: HAYESMOUNT ESTATES SUBDIVISION
LOT: 18

29500 E 165th Avenue, Brighton, Colorado 80603 a/k/a SUB: HAYESMOUNT ESTATES SUBDIVISION
LOT: 19

29570 E 165th Avenue, Brighton, Colorado 80603 a/k/a SUB: HAYESMOUNT ESTATES SUBDIVISION
LOT: 20

Ridgeview Estates:

PORTION OF THE WEST HALF OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE
65 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO,
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

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

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

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

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

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

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

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

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

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

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

THENCE ALONG SAID NORTH LINE OF THE WEST HALF OF SECTION 10,
S 89°23'03" E, A DISTANCE OF 2267.15 FEET TO THE POINT OF BEGINNING;
CONTAINING AN AREA OF 62.298 ACRES MORE OR LESS.

Homestead Heights II:

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 S89°12'04"E ALONG THE SOUTH LINE OF SAID SECTION 2, 30.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE N00°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 S89°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. C0611915 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 N00°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 S89°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 S00°24'17"E 41.14 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 2;

THENCE S00°08'05"W ALONG THE NORTH/SOUTH CENTERLINE OF SAID SECTION 2 2650.90 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL, ALSO BEING THE SOUTH QUARTER CORNER OF SAID SECTION 2;

THENCE N89°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;

SAID PARCEL CONTAINING 5,250,475.3 SQUARE FEET, OR 120.5 ACRES, MORE OR LESS.

UTILITY EASEMENT AGREEMENT
(Greatrock North Water and Sanitation District)

For and in consideration of the sum of _____ Dollars (\$____.00) and other good and valuable consideration, the sufficiency and receipt of which are hereby acknowledged, _____, whose address is _____ (the "Grantor"), hereby grants, bargains, sells and conveys to the GREATROCK NORTH WATER AND SANITATION DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado, whose address is c/o Special District Management Services, Inc. 141 Union Boulevard, Suite 150, Lakewood, Colorado 80228 (the "District"), its successors and permitted assigns, a non-exclusive easement (the "Easement") to construct, reconstruct, repair, replace and/or remove certain water improvements and appurtenances thereto (the "Improvements"), in, to, through, over, under and across certain parcels of real property located in Adams County, Colorado, as more particularly described and shown in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Premises"). Such Easement is granted by the Grantor and is accepted by the District pursuant to the following terms and conditions:

1. The District, its agents, successors and permitted assigns, shall have and exercise the right of ingress and egress in, to, through, over, under and across the Premises for any purpose necessary for the construction, reconstruction, operation, use, maintenance, repair, replacement and/or removal of the Improvements.

2. The Grantor, its successors and assigns, shall not construct or place any structure or building, street light, power pole, yard light, mailbox or sign, whether temporary or permanent, or plant any shrub, tree, woody plant, nursery stock, garden or other landscaping design feature on any part of the Premises, except with the prior written consent of the District. Any structure or building, street light, power pole, yard light, mailbox or sign, whether temporary or permanent, or any shrub, tree, woody plant, nursery stock, garden or other landscaping design feature of any kind situated on the Premises as of the date of this Easement or thereafter, except where the District has consented thereto, may be removed by and at the sole expense of the District in the District's exercise of its rights hereunder, without liability to the District therefor. Any structure or building, street, sidewalk, street light, power pole, yard light, mailbox or sign, whether temporary or permanent, or any shrub, tree, woody plant, nursery stock, garden or other landscaping design feature of any kind placed on the Premises by Grantor, its successors and assigns, subsequent to the date hereof without the District's consent may be removed by the District at the expense of Grantor, its successors or assigns, without liability to the District.

3. The District shall have the right to enter upon the Premises and to survey, construct, reconstruct, operate, use, maintain, repair, replace and remove the Improvements, and to remove objects interfering therewith, including but not limited to those items placed on the Premises under paragraph 2 hereof. In addition, the District shall have the right to use so much of the adjoining premises of the Grantor, its successors or assigns, during surveying, construction, reconstruction,

use, maintenance, repair, replacement and/or removal of the Improvements as may be reasonably required; provided, however, that such activities shall not interfere unreasonably with Grantor's, its successors' or assigns' use and enjoyment of such adjoining premises. The District and its permitted assignees and licensees shall repair any damage caused to any adjoining premises and the improvements thereon, and shall be liable for any injury to person or damage to property, to the extent arising out of the District's, its permitted assignee's or licensee's use of the Easement.

4. The District shall have and exercise the right of subjacent and lateral support to whatever extent is necessary for the operation and maintenance of the Improvements. It is specifically agreed between and among the parties that, except as provided in this Easement, the Grantor, its successors and assigns, shall not take any action which would impair the lateral or subjacent support for the Improvements. The Grantor, its successors and assigns, shall have and exercise the right of subjacent and lateral support to whatever extent is necessary for the operation and maintenance of any improvements on property adjoining the Premises. It is specifically agreed by and between the Grantor and the District that, except as provided in this Easement, the District shall not take any action which would impair the lateral or subjacent support for such improvements. This paragraph is not intended to prohibit the development of the private property located adjacent to the Premises.

5. It is expressly acknowledged and agreed that the District shall have the right and authority to assign the Easement to any appropriate local governmental entity or to any public utility provider, including but not limited to all rights to use, and all obligations associated with, the Easement as are granted to and assumed by the District herein, subject to such assignee assuming the obligations set forth herein. The District shall have the right and authority to grant temporary construction easements to any appropriate local governmental entity or public utility provider for purposes of construction, reconstruction, operation, use, maintenance, repair, replacement and/or removal of the Improvements, subject to all of the terms and conditions of this Easement.

6. The District agrees that at such time and in the event that the Improvements or Easement described herein are abandoned by the District and any permitted assignee, the Easement will terminate automatically and the real property interest represented by the Easement will revert to the Grantor, its heirs, successors and/or assigns.

7. The Grantor covenants and agrees with the District that the Grantor has full power and lawful authority to grant, bargain, sell and convey the Easement and that the Premises are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature, except matters of record. The Grantor further promises and agrees to warrant and forever defend the District in the exercise of the District's rights hereunder against any defect in the Grantor's title to the Premises and the Grantor's right to make the grant herein described, except matters of record.

8. Each and every one of the benefits and burdens of this Easement shall inure to and be binding upon the respective legal representatives, administrators, successors and permitted assigns of the Grantor and the District.

9. The Grantor, its successors and assigns, reserve the right to grant further easement interests in the Premises to other grantees so long as such interests and uses are not inconsistent with,

or unreasonably interfere with, the use of the Premises and benefits of this Easement by the District, its successors and permitted assigns, as described herein.

10. The rights and responsibilities set forth in this Easement are intended to be covenants on the Premises and are to run with the land.

11. This Easement shall be recorded in the real property records of Adams County.

12. This Easement may be executed in several counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.

[Remainder of page intentionally left blank].

_____ 20__.

GRANTOR:

STATE OF COLORADO)
) **ss.**
COUNTY OF)

Subscribed and sworn to before me on this _____ day of _____ 20__, by _____.

[SEAL]

Notary Public

My commission expires _____

DISTRICT:
GREATROCK NORTH WATER AND SANITATION
DISTRICT

President

STATE OF COLORADO)
) *ss.*
COUNTY OF ADAMS)

Subscribed and sworn to before me on this ____ day of _____ 20__, by
_____ as President of the Greatrock North Water and Sanitation District,
a quasi-municipal corporation and political subdivision of the State of Colorado.

[SEAL]

Notary Public

My commission expires _____

EXHIBIT A

The Premises

MEMORANDUM

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

FROM: Brad Simons, MMI Water Engineers, LLC

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

DATE: January 23, 2019

CC: N/A

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

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

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

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

MEMORANDUM

TO: Layla Bajelan, Adams County Community and Economic Development

FROM: Brad Simons, Greatrock North Water and Sanitation District

RE: Ridgeview Estates Filing No. 1, Final Plat-3rd Submittal (PLT2019-00026)

DATE: March 16, 2020

CC: David Solin, District Manager, and Jennifer Tanaka, District General Counsel

I have reviewed 1) the submittal for the above referenced case received by MMI Water Engineers, LLC on February 28, 2020, and 2) the updated materials posted to the County's website on March 9, 2020. On behalf of the Greatrock North Water and Sanitation District, I offer the following comments for consideration:

1. The "LIENHOLDER CERTIFICATE" on Sheet 1 or 2 for the final plat for "Ridgeview Estates – Filing No. 1" still indicates the District "consent(s) to the dedication and easements shown on this plat and release(s) the same from the encumbrance recorded at Reception No. 2018000097841 of the records of the Adams County Clear and Recorder". A copy of the Statement of Lien is included for reference. The District will only execute the "LIENHOLDER CERTIFICATE" if the applicant pays the unpaid system development fees. Otherwise, said system development fees are due and owed on each single-family residential equivalent unit within five (5) business days of the issuance of a building permit by Adams County for that specific single-family residential equivalent unit. On March 10, 2020, the District met with the applicant to discuss the "LIENHOLDER CERTIFICATE" statement. On March 11, 2020, the applicants engineer, Patrick Domagall, indicated he had removed the statement and republished the plat file. A copy of the revised plat is attached to this memorandum for reference.
2. The cover sheet for "Ridgeview Estates – Filing No. 1" indicates a Homeowner's Association will be created and will have a number of responsibilities:
 - Note 6: The Homeowner's Association shall be created and in place prior to recording of this plat.
 - Note 13: Drainage easements as shown on the plat are dedicated to and will be maintained by the Homeowner's Association for the purpose of providing storm water drainage throughout the subdivision and for the maintenance thereof.

Note 17: Equestrian easements are hereby dedicated to the Homeowner's Association for the purpose of maintaining said easement areas as an equestrian trail used by the Association members and guests. No fencing is allowed within the equestrian easements except the exterior perimeter fence, on the boundary of Ridgeview Estates, provided and maintained by the Homeowner's Association.

Note 18: Tract A is for future water well establishment by Great Rock North Water and Sanitation District and shall be owned and maintained by the Homeowner's Association. It is the District's preference to own and maintain Tract A as it is a potential site for future water well(s) to serve the District's public water system.

Note 19: Tract B for the detention pond shall be owned and maintained by the Homeowner's Association.

Note 22: Kallsen 110 Gas Well motorized access easement to be maintained by the HOA.

The District has previously communicated concerns to Adams County regarding the enforcement of plat conditions (i.e. Notes) in the event a Homeowner's Association dissolves. The County has indicated it does not regulate Homeowner's Associations and that if an Association dissolves, the responsibilities revert to the individual homeowners. I previously provided public comment regarding Homeowner's Associations at a Commissioner meeting on January 14, 2020 and have reached out to Commissioner O'Dorisio as a follow-up regarding Homeowner's Associations conceptualized during the platting process.

3. Note 20 on Sheet 1 or 2 for "Ridgeview Estates – Filing No. 1" indicates the Monaghan Mile Road access to the south of this subdivision shall be for emergency vehicles only and that an automatic gate shall be installed per the Greater Brighton Fire Protection District standards for restricted access gates. The future Monaghan Mile Road access road should extend to the end of Deer Park Street.
4. The District requires separately recorded instruments (i.e. Utility Easement Agreements) for the dedication of non-exclusive utility easements for the construction, reconstruction, repair, replacement, and/or removal of water improvements and appurtenance thereto across Lot 1, Lot 6, and Lot 7. A copy of the District's form of Utility Easement Agreement is attached for reference and was e-mailed to the applicant on March 11, 2020.
5. The applicant needs to confirm the "50' Equestrian Easement" in the Greatrock North subdivision as shown on the "Master Utility Plan" allows for the construction of water improvements to Tract A of the Greatrock North subdivision.

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



November 1, 2019

Layla Bajelan
Adams County Community and Economic Development
4430 South Adams County Parkway, Suite W2000A
Brighton, CO 80601

RE: Ridgeview Estates, PLT2019-00026
TCHD Case No. 5927

Dear Ms. Bajelan,

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

Onsite Wastewater Treatment Systems (OWTS) - Proposed Subdivision

Proper wastewater management promotes effective and responsible water use, protects potable water from contaminants, and provides appropriate collection, treatment, and disposal of waste, which protects public health and the environment. TCHD has no objection to the proposed subdivision being served by Onsite Wastewater Treatment Systems (OWTS), provided the systems are permitted, installed, and operated in compliance with our current OWTS regulation

Oil and Gas

Adams County and the Colorado Oil and Gas Conservation Commission (COGCC) regulate the setback requirements of oil and gas wells and production facilities in order to eliminate, minimize, or mitigate potential adverse impacts to public health. Adams County requires a setback of 1000 feet from a new well to a residential property line. An existing oil and gas well is located within the subject property. TCHD recommends the applicant adhere to the setbacks outlined above, at a minimum.

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

Sincerely,

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

Kathy Boyer, REHS
Land Use and Built Environment Specialist III

cc: Sheila Lynch, Monte Deatrich, TCHD



Your Touchstone Energy® Cooperative 

Hello,

Thank you for inviting United Power, Inc. to review and comment on the case referral for Ridgeview Estates Filing No. I, Final Plat-2nd submittal).

We will require the following for dry utilities:

- **General** - 8' to 10' wide utility easements along rear of all lots, sides of lots abutting roads, and across tracts. This allows us to install electric facilities in a continuous manner for our loop feed which provides reliability.
- **Tracts/Open Space/Parks** - 8' to 10' wide utility easements along perimeter of tracts, along perimeter of tracts abutting roads, and through tracts between lots. United Power prefers blanket utility use within tracts be dedicated as this gives us the opportunity to set above ground equipment, if needed and coordinated with the developer.
- **Streetlights** - If streetlight locations are known, we need a 5' wide utility easement along one side of the lot closest to the streetlight location. No permanent structures are acceptable within the utility easement; such as, window wells, wing walls, retaining walls, etc. All streetlight locations must be approved and signed off by the city/town, etc.

United Power would like to work with the developer early in the construction process on getting an electric design prepared so that we can request any additional easements needed and can be dedicated on the plat rather than obtaining via separate document. The developer can visit <https://www.unitedpower.com/construction> and submit an application along with CAD data.

We look forward to safely and efficiently providing reliable electric power and outstanding service to future members.

Thank you,



Samantha Riblett
United Power, Inc
Right of Way Administrative Assistant
Main 303-659-0551 | D 303-637-1324



Right of Way & Permits

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

January 16, 2020

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

Attn: Layla Bajelan

Re: Ridgeview Estates Filing No. 1 - 2nd referral, Case # PLT2019-00026

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk acknowledges the comment response for **Ridgeview Estates Filing No. 1** and has no further concerns at this time.

The property owner/developer/contractor is reminded to continue working 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 dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com



Right of Way & Permits

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

November 2, 2019

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

Attn: Layla Bajelan

Re: Ridgeview Estates Phase I, Case # PLT2019-00026

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has reviewed the plat for **Ridgeview Estates Phase One**. As always, thank you for the opportunity to take part in the review process. To ensure that adequate utility easements are available within this development and per state statutes, PSCo requests that the front lot 14-foot utility and drainage easements continue within Tracts A and B abutting the East 159th Avenue right-of-way, for continuity and connection of the utilities.

Public Service Company also requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:

Utility easements are dedicated to Adams County for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities (Dry Utilities). Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, 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 grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

Public Service Company also requests that all utility easements are depicted graphically on the preliminary and final plats. While these easements should accommodate the majority of utilities to be installed in the subdivision, some additional easements may be required as planning and building progresses.

The property owner/developer/contractor must complete the application process for any new natural gas service via xcelenergy.com/InstallAndConnect. It is then the responsibility of the

November 4, 2019

Layla Bajelan
Long Range Planner I
Adams County Community Development
4430 South Adams County Parkway, Suite W2000A
Brighton, CO 80601-8218

RE: Ridgeview Estates Phase I, Final Plat

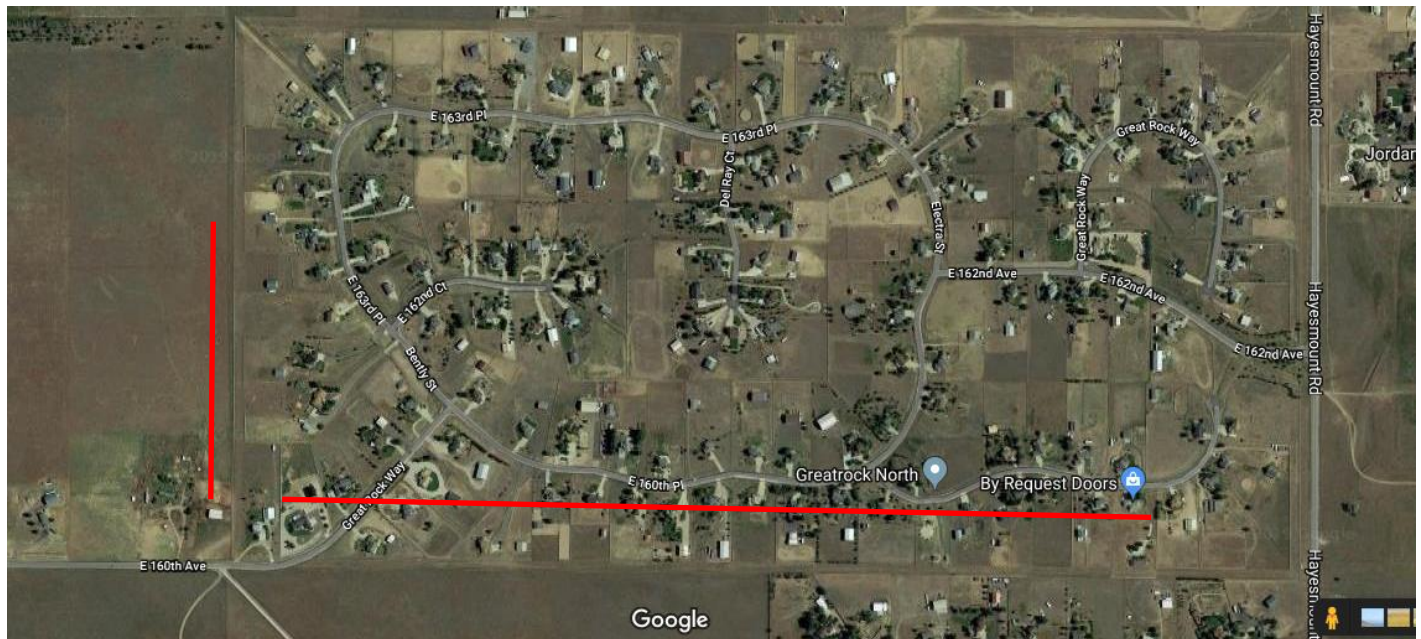
Dear Ms. Bajelan,

I am a resident of Greatrock North, which shares a border with the planned development. I attended the public meeting held on this development. My home is directly across from the stop sign on 160th Avenue (Great Rock Way at the end) at the southwest entrance to our neighborhood. I do not object to the new development and am glad it is 2.5 acre lots and will include an equestrian trail like our neighborhood has, since it borders our equestrian trail. I would like to see the trail made a requirement of the plat approval.

My primary concern is traffic impact through Greatrock North to reach Hayesmount Road. We already have a great number of vehicles that are cutting through our residential neighborhood from the new housing developments to the east. If people are working, shopping, etc. to destinations along 160th Avenue (Bridge Street) in Brighton, they cut through Greatrock North – primarily looping around on East 160th Place to exit our neighborhood on East 162nd Avenue to Hayesmount Road. Here are my traffic concerns:

- The Greatrock North Equestrian trail crosses 160th Avenue (see red trail marking on aerial, next page). When on horseback, we have to travel along 160th Avenue (Great Rock Way) to get to the trail on the other side of the road. The speed limit drops to 25 mph, but this is where speeders are such a danger. Their visibility coming along the curve as they approach the first houses is limited. Much more obvious speed limit traffic control devices are needed here. A flashing light on the speed sign (ideally a sign that shows the driver their speed), hatch marks on the roadway delineating the horse crossing, and signage that shows it is a horse crossing are needed.

- Horse owners in Greatrock North whose homes do not back to the equestrian trail have to access the trail by traveling the roads in the development to reach a signed, trail access point or access it via 160th Avenue. There are also bicyclists, dog walkers and other pedestrians, and kids playing along the roads in the neighborhood, which has no sidewalks, at all hours. A traffic study that shows how much of the traffic is cutting through Greatrock North to Hayesmount is needed in both directions. There are peak commute times, but we also get such traffic on weekends and evenings on the weekends. We appreciate that these roads were recently chip-sealed again. The traffic study would show where speed control devices would be useful. Rounded speed bumps have not been desired in this neighborhood because people hauling horse trailers do not like them. But the newer style wide, flat type might be an option.
- Alliance Development's final plat shows Monaghan Road continuing on the north side of 160th Avenue, indicating it is not constructed. At the location shows on the plat, that road would be on Greatrock North's horse trail. I am not sure if that is just how it was shown by the surveying company that prepared the plat or if there are plans to develop a road in that location. Could you please let me know?



Because my home faces the stop sign, I observe many vehicles that arrive there and are lost. Every day there are vehicles pulling over and trying to look on their phones to figure out where they are. I have had people come to my door for directions back to Brighton or to get to Bromley Lane. While it is not related to the final plat under consideration, I wanted to suggest that your department take a look at signage on

160th leaving Brighton eastbound that could help these drivers not come all the way east past Harvest Road.

Lost and speeding drivers have twice impacted my property by running off the road. A driver drove straight across at the stop sign one night in June last year, went across the ditch and tried to turn around to go back but went into the ditch further west over huge rocks, getting stuck in the culvert and taking out the Comcast pedestal. He was apparently unconscious and bleeding until daylight. In May this year, a driver became airborne off of 160th Place west bound, and her car landed partially on my concrete driveway and partially on my culvert pipes. She was trying to get to Brighton and I was told she said she was lost. Law enforcement (CHP and Adams County Sheriff Deputies), Brighton Fire Rescue and Platte Valley Ambulance responded. Luckily neither driver from these two incidents appeared injured, although I believe both vehicles were totaled. These accidents document the need for better traffic signage for our neighborhood.

Thank you for taking my comments into consideration.

A handwritten signature in black ink that reads "Nancy E. Ross". The signature is written in a cursive, flowing style.

Nancy Ross
28545 East 160th Place
Brighton CO 80603
720-291-7734 (cell)



Request for Comments

Case Name: Ridgeview Estates Phase I, Final Plat
Case Number: PLT2019-00026

October 15, 2019

The Adams County Planning Commission is requesting comments on the following application:
Ridgeview Estates Phase I, Final Plat. The Assessor's Parcel Number is 0156710200001.

Applicant Information: Alliance Development Services
David Moore P.E.
16415 W 85TH LN UNIT B
ARVADA, CO 80007

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by 11/04/2019 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 LBajelan@adcogov.org.

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

Thank you for your review of this case.

Layla Bajelan, Long Range Planner I
Case Manager

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Mary Hodge
DISTRICT 5



Referral Listing
Case Number PLT2019-00026
Ridgeview Estates, Filing 1

Agency	Contact Information
Adams County Attorney's Office	Christine Fitch 4430 S Adams County Pkwy Brighton CO 80601 720-523-6352 CFitch@adcogov.org
Adams County CEDD Addressing	Mark Alessi PLN 720.523.6837 malessi@adcogov.org
Adams County CEDD Development Services Engineer	Devt. Services Engineering 4430 S. Adams County Pkwy. Brighton CO 80601 720-523-6800
Adams County CEDD Right-of-Way	Mark Alessi 4430 S. Adams County Pkwy. Brighton CO 80601 720-523-6837 malessi@adcogov.org
Adams County Community & Economic Development Department	Gina Maldonado 4430 S. Adams County Pkwy Brighton CO 80601 720-523-6823 gmaldonado@adcogov.org
Adams County Community Safety & Wellbeing, Neighborhood Services	Gail Moon 4430 S. Adams County Pkwy. Brighton CO 80601 720-523-6856 gmoon@adcogov.org
Adams County Construction Inspection	Gordon .Stevens 4430 S. Adams County Pkwy Brighton CO 80601 720-523-6965 gstevens@adcogov.org
Adams County Development Services - Building	Justin Blair 4430 S Adams County Pkwy Brighton CO 80601 720-523-6825 JBlair@adcogov.org

Agency	Contact Information
Adams County Parks and Open Space Department	Aaron Clark (303) 637-8005 aclark@adcogov.org
Adams County Parks and Open Space Department	Marc Pedrucci 303-637-8014 mpedrucci@adcogov.org
Adams County Sheriff's Office	- - 303-655-3283 CommunityConnections@adcogov.org
Adams County Sheriff's Office	Rick Reigenborn (303) 654-1850 rreigenborn@adcogov.org
Adams County Treasurer	Lisa Culpepper 4430 S. Adams County Pkwy. Brighton CO 80601 720.523.6166 lculpepper@adcogov.org
BRIGHTON FIRE DISTRICT	Whitney Even 500 South 4th Avenue 3rd Floor BRIGHTON CO 80601 (303) 659-4101 planreviews@brightonfire.org
BRIGHTON SCHOOL DISTRICT 27J	Kerrie Monti 1850 EGBERT STREET SUITE 140, BOX 6 BRIGHTON CO 80601 303-655-2984 kmonti@sd27j.net
Century Link, Inc	Brandyn Wiedreich 5325 Zuni St, Rm 728 Denver CO 80221 720-578-3724 720-245-0029 brandyn.wiedrich@centurylink.com
COLO DIV OF WATER RESOURCES	Joanna Williams OFFICE OF STATE ENGINEER 1313 SHERMAN ST., ROOM 818 DENVER CO 80203 303-866-3581 joanna.williams@state.co.us
COLORADO DIVISION OF WILDLIFE	Matt Martinez 6060 BROADWAY DENVER CO 80216-1000 303-291-7526 matt.martinez@state.co.us
COLORADO DIVISION OF WILDLIFE	Serena Rocksund 6060 BROADWAY DENVER CO 80216 3039471798 serena.rocksund@state.co.us

Agency	Contact Information
COLORADO GEOLOGICAL SURVEY	Jill Carlson 1500 Illinois Street Golden CO 80401 303-384-2643 303-384-2655 CGS_LUR@mines.edu
Colorado Geological Survey: CGS_LUR@mines.edu	Jill Carlson Mail CHECK to Jill Carlson 303-384-2643 303-384-2655 CGS_LUR@mines.edu
COMCAST	JOE LOWE 8490 N UMITILLA ST FEDERAL HEIGHTS CO 80260 303-603-5039 thomas_lowe@cable.comcast.com
GREATROCK NORTH HOA	CYRENA DRUSE 28650 E 160TH PL BRIGHTON CO 80603 720-233-8817
Greatrock Water District	LISA JOHNSON 141 Union Blvd., #150 Lakewood CO 80228 720-552-3696 lisa.johnson@claconnect.com
NS - Code Compliance	Gail Moon gmoon@adcogov.org 720.523.6833 gmoon@adcogov.org
REGIONAL TRANSPORTATION DIST.	Engineering RTD 1560 BROADWAY SUITE 700 DENVER CO 80202 303-299-2439 engineering@rtd-denver.com
United Power	-- 303-659-0551 platreferral@unitedpower.com
United States Postal Service	Jason Eddleman 303-853-6025 Jason.G.Eddleman@usps.gov
United States Postal Service	Arlene Vickrey 303-853-6644 Arlene.A.Vickrey@usps.gov
Xcel Energy	Donna George 1123 W 3rd Ave DENVER CO 80223 303-571-3306 Donna.L.George@xcelenergy.com

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

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

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

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

KNAFEL DOUGLAS
10 PINE STREET
STOCKBRIDGE MA 01262

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

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

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

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

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

RIDGEVIEW ESTATES LLC
8155 MOORE ST
ARVADA CO 80005-2025

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CURRENT RESIDENT
15787 MONAGHAN RD
BRIGHTON CO 80603-8813

CURRENT RESIDENT
15795 GADSDEN DR
BRIGHTON CO 80603-8866