

TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

STATE OF COLORADO    )  
COUNTY OF ADAMS        )

At a regular meeting of the Board of County Commissioners for Adams County, Colorado, held at the Government Center in Brighton, Colorado on the 7<sup>th</sup> day of May, 2019 there were present:

Eva J. Henry	_____	Commissioner
Charles “Chaz” Tedesco	_____	Commissioner
Emma Pinter	_____	Commissioner
Steve O’Dorisio	_____	Commissioner
Mary Hodge	_____	Commissioner
Heidi Miller	_____	County Attorney
Erica Hannah	_____	Clerk to the Board

when the following proceedings, among others were held and done, to-wit:

RESOLUTION APPROVING APPLICATION IN CASE #PRC2018-00002 POMPONIO TERRACE  
FILINGS 3 & 4 FINAL DEVELOPMENT PLANS, FINAL PLATS AND SUBDIVISION  
IMPROVEMENT AGREEMENTS

Resolution 2019-347

WHEREAS, this case involved an application for 1) Final Development Plan to allow 114 townhome units on approximately 6.5 acres in the Planned Unit Development (PUD) zone district; 2) Major Subdivision (Final Plat) to allow 33 lots on approximately 2.15 acres; 3) Major Subdivision (Final Plat) to allow 81 lots on approximately 4.4 acres; and Subdivision Improvement Agreements for each Final Development Plan and Major Subdivision (Final Plat) on the following described property:

LEGAL DESCRIPTION:

TWO PARCELS OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL ONE:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 5, FROM WHICH POINT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 5 BEARS NORTH 89°37'42" EAST;

THENCE SOUTH 10°45'47" EAST, A DISTANCE OF 1427.81 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 2014000038990, BEING THE POINT OF BEGINNING;

THENCE ALONG THE NORTH LINE OF SAID PARCEL DESCRIBED UNDER RECEPTION NO.

2014000038990 THE FOLLOWING TWO (2) COURSES:

1. SOUTH 89°12'22" EAST, A DISTANCE OF 64.00 FEET;
2. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 260.00 FEET AND A CENTRAL ANGLE OF 12°02'26", AN ARC DISTANCE OF 54.64 FEET (CHORD BEARS SOUTH 83°11'10" EAST, 54.54 FEET);

THENCE ALONG THE WESTERLY BOUNDARY OF POMPONIO TERRACE SUBDIVISION FILING NO. 2, AS RECORDED UNDER RECEPTION NO. 2016000109859, THE FOLLOWING FOUR (4) COURSES:

1. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 18.00 FEET AND A CENTRAL ANGLE OF 62°58'23", AN ARC DISTANCE OF 19.78 FEET (CHORD BEARS SOUTH 13°14'04" EAST, 18.80 FEET);

2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF 17°41'42", AN ARC DISTANCE OF 54.05 FEET (CHORD BEARS SOUTH 09°24'16" WEST, 53.83 FEET);
3. SOUTH 00°33'25" WEST, A DISTANCE OF 34.18 FEET;
4. NORTH 89°26'35" WEST, A DISTANCE OF 114.88 FEET;

THENCE NORTH 00°47'38" EAST ALONG THE WEST LINE OF SAID PARCEL DESCRIBED UNDER RECEPTION NO. 2014000038990, A DISTANCE OF 111.84 FEET TO THE POINT OF BEGINNING.

PARCEL TWO:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 5, FROM WHICH POINT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 5 BEARS NORTH 89°37'42" EAST;

THENCE SOUTH 17°13'58" EAST, A DISTANCE OF 1498.61 TO A POINT ON THE NORTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED RECORDED UNDER RECEPTION NO. 2014000038990, BEING THE POINT OF BEGINNING;

THENCE ALONG THE NORTH LINE OF SAID PARCEL DESCRIBED UNDER RECEPTION NO.

2014000038990 THE FOLLOWING THREE (3) COURSES:

1. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 260.00 FEET AND A CENTRAL ANGLE OF 13°27'31", AN ARC DISTANCE OF 61.07 FEET (CHORD BEARS SOUTH 56°32'31" EAST, 60.93 FEET);
2. SOUTH 49°48'45" EAST, A DISTANCE OF 396.77 FEET;
3. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 340.00 FEET AND A CENTRAL ANGLE OF 29°34'09", AN ARC DISTANCE OF 175.47 FEET (CHORD BEARS SOUTH 64°35'50" EAST, 173.53 FEET);

THENCE ALONG THE WESTERLY BOUNDARY OF POMPONIO TERRACE SUBDIVISION FILING NO. 1, AS RECORDED UNDER RECEPTION NO. 2016000109858, THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 10°37'06" WEST, A DISTANCE OF 13.20 FEET;
2. SOUTH 00°33'25" WEST, A DISTANCE OF 107.48 FEET;
3. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 225.00 FEET AND A CENTRAL ANGLE OF 11°57'41", AN ARC DISTANCE OF 46.97 FEET (CHORD BEARS NORTH 62°00'59" WEST, 46.89 FEET);
4. NORTH 56°02'08" WEST, A DISTANCE OF 5.28 FEET;

THENCE ALONG THE NORTHERLY BOUNDARY OF POMPONIO TERRACE SUBDIVISION FILING NO. 2, AS RECORDED UNDER RECEPTION NO. 2016000109859, THE FOLLOWING SEVEN (7) COURSES:

1. NORTH 56°02'08" WEST, A DISTANCE OF 217.99 FEET;
2. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 275.00 FEET AND A CENTRAL ANGLE OF 33°24'27", AN ARC DISTANCE OF 160.34 FEET (CHORD BEARS NORTH 72°44'22" WEST, 158.08 FEET);
3. NORTH 89°26'35" WEST, A DISTANCE OF 135.68 FEET;
4. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET AND A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 15.71 FEET (CHORD BEARS NORTH 44°26'35" WEST, 14.14 FEET);
5. NORTH 00°33'25" EAST, A DISTANCE OF 228.85 FEET;
6. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 125.00 FEET AND A CENTRAL ANGLE OF 20°05'12", AN ARC DISTANCE OF 43.82 FEET (CHORD BEARS NORTH 10°36'01" EAST, 43.60 FEET);
7. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 18.00 FEET AND A CENTRAL ANGLE OF 30°56'21", AN ARC DISTANCE OF 9.72 FEET (CHORD BEARS NORTH 36°06'48" EAST, 9.60 FEET) TO THE POINT OF BEGINNING.

PARCEL THREE:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER AND IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 5, FROM WHICH POINT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 5 BEARS NORTH 89°37'42" EAST;

THENCE SOUTH 25°13'20" EAST, A DISTANCE OF 2636.83 FEET TO THE MOST SOUTHEASTERLY BOUNDARY CORNER OF POMPONIO TERRACE SUBDIVISION FILING NO. 2, AS RECORDED UNDER RECEPTION NO. 2016000109859, BEING THE POINT OF BEGINNING;

THENCE ALONG THE WESTERLY BOUNDARY OF POMPONIO TERRACE SUBDIVISION FILING NO. 1, AS RECORDED UNDER RECEPTION NO. 2016000109858, THE FOLLOWING THREE (3) COURSES:

1. SOUTH 00°33'25" WEST, A DISTANCE OF 107.50 FEET;
2. SOUTH 37°15'45" WEST, A DISTANCE OF 221.61 FEET;
3. SOUTH 38°42'03" WEST, A DISTANCE OF 103.24 FEET;

THENCE NORTH 84°23'03" WEST ALONG THE NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED RECORDED IN BOOK 5158 AT PAGE 820, A DISTANCE OF 196.86 FEET;

THENCE NORTH 57°33'55" WEST ALONG THE NORTHERLY LINE OF THE BURLINGTON NORTHERN AND SANTA FE RAILWAY COMPANY RIGHT-OF-WAY, AS DESCRIBED IN DEED RECORDED IN BOOK 5158 AT PAGE 820, A DISTANCE OF 244.38 FEET;

THENCE NORTH 31°56'08" EAST ALONG THE EASTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 1299 PAGE AT 154, A DISTANCE OF 336.17 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID POMPONIO TERRACE SUBDIVISION FILING NO. 2;

THENCE ALONG SAID SOUTHERLY BOUNDARY OF POMPONIO TERRACE SUBDIVISION FILING NO. 2 THE FOLLOWING SIX (6) COURSES:

1. NORTH 76°47'41" EAST, A DISTANCE OF 21.27 FEET;
2. NORTH 31°56'08" EAST, A DISTANCE OF 100.00 FEET;
3. SOUTH 58°02'21" EAST, A DISTANCE OF 205.76 FEET;
4. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 275.00 FEET AND A CENTRAL ANGLE OF 31°24'14", AN ARC DISTANCE OF 150.73 FEET (CHORD BEARS SOUTH 73°44'28" EAST, 148.85 FEET);
5. SOUTH 89°26'35" EAST, A DISTANCE OF 23.15 FEET;
6. ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET AND A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 15.71 FEET (CHORD BEARS SOUTH 44°26'35" EAST, 14.14 FEET) TO THE POINT OF BEGINNING,

APPROXIMATE LOCATION: 2738 WEST 69<sup>TH</sup> AVENUE

WHEREAS, on the 7<sup>th</sup> day of May, 2019, the Board of County Commissioners held a public hearing on the application of CASE #PRC2018-00002 POMPONIO TERRACE FILINGS 3 & 4 FINAL DEVELOPMENT PLANS, FINAL PLATS AND SUBDIVISION IMPROVEMENT AGREEMENTS; and,

WHEREAS, substantial testimony was presented by members of the public and the applicant.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that based upon the evidence presented at the hearing and the recommendations of the Department of Community and Economic Development and the Planning Commission, the application in this case be hereby APPROVED based upon the

following findings of fact and subject to the fulfillment of the following conditions by the applicant:

Findings of Fact:

1. The FDP is in general conformity with the Adams County Comprehensive Plan and any applicable area plan.
2. The FDP conforms to the P.U.D. standards.
3. The FDP is consistent with any approved PDP for the property.
4. The FDP construction plans meet the requirements of these standards and regulations and have been approved by the Director of Community and Economic Development, all infrastructure and utility providers, Tri-County Health Department, and all other referral agencies.
5. The final plat is consistent and conforms to the approved preliminary plat.
6. The final plat is in conformance with the subdivision design standards.
7. 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.
8. 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.
9. 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.
10. The proposed or constructed drainage improvements are adequate and comply with these standards and regulations.
11. 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.

Upon motion duly made and seconded the foregoing resolution was adopted by the following vote:

Henry	_____	Aye
Tedesco	_____	Aye
Pinter	_____	Aye
O'Dorisio	_____	Aye
Hodge	_____	Aye
Commissioners		

STATE OF COLORADO    )  
County of Adams        )

I, Josh Zygielbaum, County Clerk and ex-officio Clerk of the Board of County Commissioners in and for the County and State aforesaid do hereby certify that the annexed and foregoing Order is truly copied from the Records of the Proceedings of the Board of County Commissioners for said Adams County, now in my office.

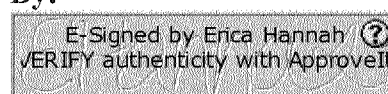
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County, at Brighton, Colorado this 7<sup>th</sup> day of May, A.D. 2019.

County Clerk and ex-officio Clerk of the Board of County Commissioners

Josh Zygielbaum:



By:



Deputy

POMPONIO TERRACE SUBDIVISION FILING NO. 4  
Case No. PRC2018-00002

### SUBDIVISION IMPROVEMENTS AGREEMENT

THIS AGREEMENT is made and entered into by and between the County of Adams, State of Colorado, hereinafter called "County," and Pomponio Terrace Holdings LLC, a Colorado liability limited company, hereinafter called "Developer."

WITNESSETH:

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

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

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 itemized under title "Public Improvements Notes" labeled, described and detailed on Exhibit "B" (collectively, the "Improvements") 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 to the County.
3. **Construction.**
  - A. 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".
  - B. No building or construction permits shall be issued until said collateral as described in Paragraph 5 below 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. No building permits shall be issued until Improvements described in Exhibit "B-1" have been preliminarily accepted by the Department of Public Works. No Certificate of Occupancy will be issued for any building permit(s) until all Improvements described in Exhibit "B-2" have been preliminarily accepted by the Department of Public Works.
4. **Time for Completion.** The Improvements shall be completed according to the terms of this Agreement within "construction completion date" appearing in Exhibit "B". The Director of Community and Economic Development may for good cause grant extension of time for completion of any part or all of improvements appearing on said Exhibit "B" for a period not to exceed 180 days. Any extension greater than 180 days shall only be approved by the BoCC. Any extensions of time shall be in written form only.
5. **Guarantee of Compliance.** Developer shall furnish to the County a cash escrow deposit or other acceptable collateral, releasable only by the County, to guarantee compliance with this Agreement. Said collateral shall be in the amount of \$43,967.70, which amount includes twenty percent (20%) to cover administration and five percent (5%) per year for the term of this

POMPONIO TERRACE SUBDIVISION FILING NO. 4  
Case No. PRC2018-00002

Agreement to cover inflation. Upon final plat, completion of the Improvements constructed according to the terms of this Agreement, and preliminary acceptance of the Improvements by the Director of Public Works in accordance with Section 5-02-05-01 of the County's Development Standards and Regulations, the collateral shall be released. Completion of said Improvements shall be determined solely by the County, and a reasonable part of said collateral, up to 20%, may be retained to guarantee maintenance of public improvements for a period of one year from the date of completion.

6. **Acceptance and Maintenance of Public Improvements.** All Improvements described and detailed 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 the 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.** Designate separately each public and private improvement.

Public Improvements: All improvements itemized under title "Public Improvements Notes" labeled, described and detailed on Exhibit "B". Such 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".

Private Improvements: Not applicable.

B. [intentionally deleted]

[signature page follows]

POMPONIO TERRACE SUBDIVISION FILING NO. 4  
Case No. PRC2018-00002

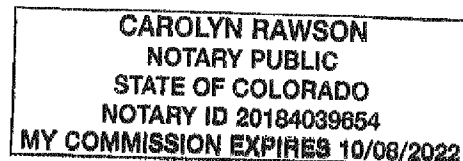
**Developer:**

Pomponio Terrace Holdings LLC,  
a Colorado liability limited company

By: Hunter LLC, manager

Name: James A. Merlino

Its: Manager



The foregoing instrument was acknowledged before me this 7 day of May, 2018 by James Merlino as Manager of Pomponio Terrace Holdings LLC for the company.

My commission expires: 10/8/22

Address: 1194 US HW 287 Broomfield CO 80020

Carolyn Rawson  
Notary Public

APPROVED BY resolution at the meeting of April 9, 2018.

Collateral to guarantee compliance with this Agreement and construction of public improvements shall be required in the amount of \$43,612. No construction or building permits shall be issued until said collateral is furnished in the amount required and in a form acceptable to the Board of County Commissioners.

ATTEST:

Elianna  
Clerk of the Board

BOARD OF COUNTY COMMISSIONERS  
ADAMS COUNTY, COLORADO

Emma Hunter  
Chair

POMPONIO TERRACE SUBDIVISION FILING NO. 4  
Case No. PRC2018-00002

**EXHIBIT A**

**Legal Description:**

Pomponio Terrace Subdivision Filing No. 4



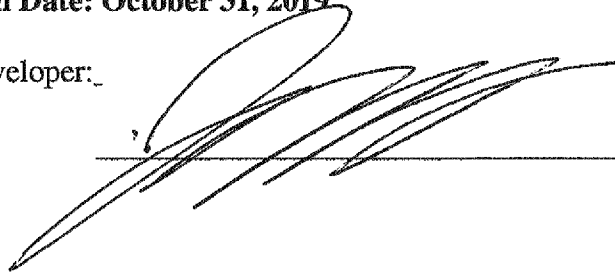
POMPONIO TERRACE SUBDIVISION FILING NO. 4  
Case No. PRC2016-00004

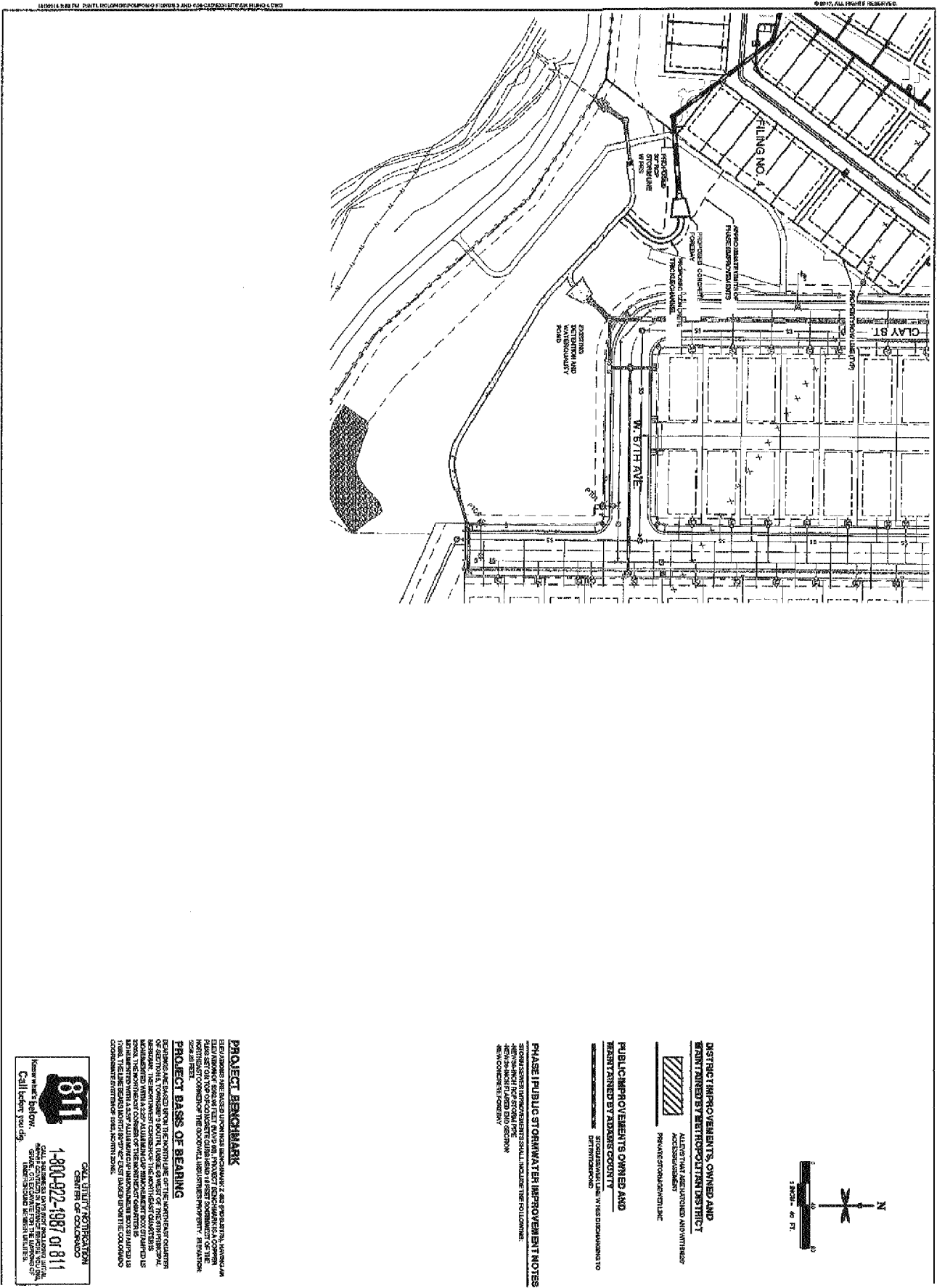
**EXHIBIT B**

See attached prepared by Entitlement and Engineering Solutions, Inc.

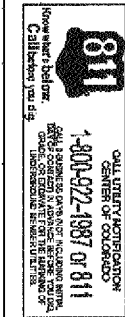
Construction Completion Date: October 31, 2019

Initials or signature of Developer: \_\_\_\_\_

A handwritten signature in black ink, consisting of several overlapping, sweeping strokes, is written over a horizontal line.



SUBDIVISION IMPROVEMENT AGREEMENT																							
POMPONIO TERRACE FILING 4																							
EXHIBIT B1 - PHASE I PUBLIC																							
																							
																							
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NO.	REVISION	BY	DATE																				



PROJECT NO.: PM000000 PREPARED BY: JH DRAWN BY: JH DATE: 12/12/2011	<b>SUBDIVISION IMPROVEMENT AGREEMENT</b>  <b>POMPONIO TERRACE FILING 4</b>  <b>EXHIBIT B2 - PHASE II PUBLIC ROADWAY IMPROVEMENTS</b>	 Pomponio TERRACE	 <b>EES</b> ENGINEERING & PLANNING SERVICES, INC. 1111 S. 10th St., Suite 200 Denver, CO 80202 303.733.0100 ext. 200		No. _____ REVISION _____ BY _____ DATE _____
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OPINION OF PROBABLE COST - CONCEPTUAL  
Pomponio Terrace Filing 4 - B1 - Probable Costs

This estimate is prepared as a guide and is subject to possible changes. It has been prepared to a standard of accuracy that, to the best of our knowledge and judgment, is sufficient to satisfy our understanding of the purpose of this estimate. Entitlement and Engineering Solutions, Inc. (EES) makes no warranty, either expressed or implied, as to the accuracy of this estimate.



Entitlement and Engineering Solutions, Inc.  
501 S. Cherry Street, Suite 300  
Glendale, CO 80246

Original Preparation: 12/11/2018  
Revised:  
Project: Pomponio Terrace Filings 3 and 4  
Project Location: Adams County, Colorado

Project #: PTH004.01

STORM SEWER IMPROVEMENTS					
	Quantity	Unit Price	Unit	Unit Cost	
30-Inch RCP (Complete-In-Place)	68	\$140.00	LF	\$9,520.00	
30-Inch FES	1	\$1,500.00	EA	\$1,500.00	
Concrete Forebay	24	\$54.00	SY	\$1,296.00	
Concrete Trickle Channel	73	\$65.00	LF	\$4,745.00	
TOTAL				\$17,061.00	

OPINION OF PROBABLE COST - CONCEPTUAL  
Pomponio Terrace Filing 4 - B2 - Probable Costs

This estimate is prepared as a guide and is subject to possible changes. It has been prepared to a standard of accuracy that, to the best of our knowledge and judgment, is sufficient to satisfy our understanding of the purpose of this estimate. Entitlement and Engineering Solutions, Inc. (EES) makes no warranty, either expressed or implied, as to the accuracy of this estimate.



Entitlement and Engineering Solutions, Inc.  
501 S. Cherry Street, Suite 300  
Glendale, CO 80245

Original Preparation: 12/11/2018  
Revised:  
Project: Pomponio Terrace Filings 3 and 4  
Project Location: Adams County, Colorado

Project #: PTH004.01

ROADWAY IMPROVEMENTS		Quantity	Unit Price	Unit	Unit Cost
Removal of Curb, Gutter and Sidewalk		156	\$9.00	LF	\$1,406.53
Removal of Asphalt Mat (Planting)		163	\$3.00	SY	\$488.26
Aggregate Base Course (Class 6)		49	\$50.00	CY	\$2,442.29
Subgrade Preparation (12 inch at Sidewalk and Road)		98	\$3.00	CY	\$293.19
Hot Mix Asphalt (Patching) (Asphalt)		163	\$26.00	SY	\$4,231.58
Concrete Sidewalk (5' Width)		23	\$70.00	SY	\$1,608.73
Concrete Curb Ramp		6	\$604.00	EA	\$3,624.00
6" Vertical Curb and Gutter (2' Pan)		41	\$25.00	LF	\$1,033.74
Alley Curb Cut/Access Drive		3	\$400.00	EA	\$1,200.00
Unclassified Excavation (Complete-In-Place)		1	\$1,500.00	LS	\$1,500.00

TOTAL \$17,828.32

POMPONIO TERRACE SUBDIVISION FILING NO. 4  
Case No. PRC2018-00002

OPINION OF PROBABLE COST - SUMMARY (CONCEPTUAL)

This estimate is prepared as a guide and is subject to possible changes. It has been prepared to a standard of accuracy that, to the best of our knowledge and judgment, is sufficient to satisfy our understanding of the purpose of this estimate. Entitlement and Engineering Solutions, Inc. (EES) makes no warranty, either expressed or implied, as to the accuracy of this estimate.



Entitlement and Engineering Solutions, Inc.  
501 S. Cherry Street, Suite 300  
Glendale, CO 80246  
and 4

Original Preparation: 12/11/2018

Revised:

Project: Pomponio Terrace Filings 3

Project Location: Adams County, Colorado

Project #: PTH004.01

Filing 4		PROJECT TOTALS
Filing 4 Phase I Public Improvements Total		\$17,064
Filing 4 Phase II Public Improvements Total		\$17,828
Administration - 20% of Total		\$6,978
Inflation Per Year - 5% of Total		\$1,744
Filing 4 Grand Total		\$43,612