



**COMMUNITY AND ECONOMIC DEVELOPMENT  
DEPARTMENT**

**CASE NO.: PRC2020-00001**

**CASE NAME: Lara Minor Subdivision and Rezone**

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**COMMUNITY AND ECONOMIC DEVELOPMENT  
DEPARTMENT  
STAFF REPORT**

**Board of County Commissioners**

**February 2, 2021**

<b>CASE No.: PRC2020-00001 CASE NAME: Lara Minor Subdivision and Rezone</b>	
Owner's Name:	Luis Lara
Applicant's Name:	Luis Lara
Applicant's Address:	974 S Denver Avenue Fort Lupton, CO 80621
Location of Requests:	29500 E 148 <sup>th</sup> Avenue Brighton, CO 80603
Parcel Numbers:	0156715401002
Nature of Requests:	1) Minor Subdivision (Final Plat) 2) Zoning Map Amendment (Rezone from A-2 to A-1)
Current Zone Districts:	Agricultural-2
Proposed Zone District:	Agricultural-1
Future Land Use:	Estate Residential
Total Site Area:	10.36 Acres
Hearing Date(s):	<b>PC: January 14, 2021 / 6:00 pm</b> <b>BoCC: February 2, 2021 / 9:30 am</b>
Report Date:	December 3, 2020
Case Manager:	Maggie Barringer
Staff Recommendation:	APPROVAL with 15 Findings-of-Fact and 1 Note

**SUMMARY OF APPLICATIONS**

**Background:**

The applicant, Luis Lara, is requesting a rezone and minor subdivision final plat. The proposal will split the lot into two lots, Lot 1 would consist of 5.18 acres and Lot 2 will consist of 5.18 acres. Currently, the parcel is zoned as Agriculture-2 (A-2) and the applicants are requesting a rezone to Agricultural-1 (A-1). This property is currently undeveloped.

**Zone District Regulations:**

Currently, the subject property is designated as Agricultural-2 (A-2). Per Section 3-09-01 of the County's Development Standards and Regulations, the purpose of the A-2 zone district is to provide a district for rural subdivisions of at least ten (10) acres in size where adequate provisions are made for internal and external roads and access, water and sewer facilities, fire protection and other emergency services, and other public services and utilities.

The proposed zone district for this parcel is the Agricultural-1 (A-1) zone district. Per Section 3-08-01 of the County's Development Standards and Regulations, the purpose of the A-1 zone district is to provide a rural single-family dwelling district where the minimum lot area for a home site is intended to provide for a rural living experience. Limited farming uses are permitted, including the keeping of a limited number of animals for the utilization and enjoyment of the County's rural environment. Primary uses within the A-1 zone district include single-family residential, farming, and nurseries.

The dimensional requirements for the A-1 zone district include a minimum of 2.5-acre lot size and a minimum lot width of 100 feet for lots serviced by public water or sewer facilities. The proposed plat will create one new lot, Lot 2, consisting of approximately 5.18 acres and have 467 feet of lot width. Lot 1 will consist of approximately 5.18 acres and have 437 feet of lot width. Therefore, the request to rezone this parcel is in conformance to the dimensional requirements for the proposed A-1 zone district of Section 3-08-07 of the County's Development Standards.

#### **Subdivision Design and Improvements**

The proposed final plat has been reviewed by County staff for consistency with the County's Subdivision Design Standards (Section 5-03). The proposed plat has been designed to be appropriate for development, and the lot configuration is suitable for access and emergency services. The proposed subdivision will be served by private water and sewer. The Colorado Division of Water Resources has sent a letter indicating the well will be able to provide adequate supply and services. All documentation has been provided to ensure conformance with the County's water supply requirements.

Per Section 5-02-05 of the County's Development Standards and Regulations, an SIA is required with a final plat, if public improvements are required. The SIA allows for construction of infrastructure, such as public streets, curbs, gutters, sidewalks, and storm sewers to be constructed on the property. After review by the Development Services Engineers, it has been determined that no public improvements will be required with this request, therefore no Subdivision Improvement Agreement (SIA) is being required. In addition, residential subdivisions, public land dedication is required to support regional parks and school districts. Section 5-05-05-04 of the County's Development Standards allows for cash-in-lieu of land dedication. These cash-in-lieu fees will be expected to be paid prior to scheduling the final plat application for public hearings.

Section 5-03-03-06 of the Subdivision Design Standards states that "no lot shall have an average depth greater than three times the average width unless the lot width is a minimum of four-hundred-twenty-five (425) feet". The proposed lots do appear to be in compliance with this requirement.

#### **Future Land Use Designation/Comprehensive Plan:**

The future land use designation on the properties is Estate Residential. Per Chapter 5 of the Adams County Comprehensive Plan, the purpose of the Estate Residential future land use designation is to provide limited opportunities for ex-urban or rural lifestyles in the County. Estate Residential areas are designated for single-family housing at lower densities, typically no

greater than 1 unit per acre, and compatible uses such as schools and parks. Agricultural-3 zoning is not consistent with the future land use designation of Estate Residential. Zoning requests that would be supported by the Estate Residential future land use designation include Agriculture-1, Agriculture-2, and Residential Estate (RE).

Rezoning the property to a zone district that is consistent with the Comprehensive Plan designation will advance the County's long-term goal for providing estate residential areas, supporting the need for housing within the County while preserving the rural character.

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.

**Site Characteristics:**

The subject property has street frontage along East 148<sup>th</sup> Avenue to the south. Currently, this parcel is undeveloped.

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

<b>Northwest A-2 Single-Family Dwelling</b>	<b>North A-2 Single-Family Dwelling</b>	<b>Northeast RE Single-Family Dwelling</b>
<b>West A-2 Single-Family Dwelling</b>	<b>Subject Property A-2 Vacant</b>	<b>East A-2 Vacant</b>
<b>Southwest A-1 Single-Family Dwelling</b>	<b>South A-1 Single-Family Dwelling</b>	<b>Southeast A-1 Single-Family Dwelling</b>

**Compatibility with the Surrounding Area:**

The surrounding properties contain a mix of A-1, A-2, and RE zoned properties that are either undeveloped or developed with single-family dwellings and associated accessory structures. Rezoning the A-2 property to A-1 would make this parcel compatible to the surrounding area and allow for an additional single-family home to be developed.

Per Section 8-02-02 of the County's Development Standards and Regulations, a traffic study is required with these applications. Staff reviewed the traffic study and has no outstanding concerns with potential traffic generation from the site. A new traffic study may be required during review of any building permit for new development on the property if conditions change.



These applications are compatible with the overall area and are not detrimental to public health and safety. Approval of these requests will be consistent with the character of development activities in the area.

**Planning Commission Update:**

The Planning Commission (PC) considered this case on January 14, 2021 and voted (7-0) to recommend approval of the request. The applicant spoke at the meeting and had no concerns with the staff report or presentation. There were no members of the public that commented on this case at the Planning Commission meeting.

**Staff Recommendation:**

**Based upon the application, the criteria for approval, and a recent site visit, staff recommends approval of these requests (minor subdivision final plat and rezoning) with 15 findings-of-fact, and 1 note:**

**RECOMMENDED FINDINGS-OF-FACT**

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

- sufficient open spaces considering the type and intensity of use.
- b. Incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit, and the cost-effective delivery of other services consistent with adopted plans, policies and regulations of the County;
  - c. Incorporating physical design features in the subdivision to provide a transition between the project and adjacent land uses through the provision of an attractive entryway, edges along public streets, architectural design, and appropriate height and bulk restrictions on structures.
  - d. Incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the project design; and
  - e. Incorporating public facilities or infrastructure, or cash-in-lieu, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of the County services and facilities.
12. The Zoning Map amendment is consistent with the Adams County Comprehensive Plan.
13. The Zoning Map amendment is consistent with the purposes of these standards and regulations.
14. The Zoning Map amendment will comply with the requirements of these standards and regulations
15. The Zoning Map amendment is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.

**Recommended Notes 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.

### **CITIZEN COMMENTS**

<b>Notifications Sent</b>	<b>Comments Received</b>
31	6

All property owners and occupants within 1000 feet of the subject property were notified of the request. Staff received six public comments on this case. Five of the public comments were in opposition of the request and one of the comments was in support. In general, the comments of concern were due to increasing the housing density, compatibility with the surrounding area and an increase in traffic.

### **COUNTY AGENCY COMMENTS**

Staff reviewed the request and has no outstanding concerns with the proposed applications.

### **REFERRAL AGENCY COMMENTS**

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

None

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


















Brighton Fire Rescue District  
Colorado Division of Water Resources (CDNR-DWR)  
Colorado Geological Survey (CGS)  
Regional Transportation District (RTD)  
Tri County Health Department (TCHD)  
Xcel Energy

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

Adams County Sheriff  
Adams County Parks and Open Space  
Adams County Treasurer  
Brighton School District 27J  
Century Link  
Colorado Department of Transportation (CDOT)  
Colorado Division of Mining Reclamation and Safety  
Colorado Division of Wildlife  
Comcast  
Great Rock North HOA  
Great Rock Water District  
U.S. Environmental Protection Agency  
U.S. Post Office  
United Power



## Legend

- Highways**
  -  Interstate
  -  Highway
  -  Tollway
- Streets**
  -  Streets
  -  Ramp
-  Building
-  County Parks and Open Space
-  Small Lakes
-  Major Lakes
- Rivers**
  -  Canal
  -  Ditch
  -  Primary Creek
  -  River
  -  Secondary Creek
  -  Stream
-  Parcels
-  County Boundary

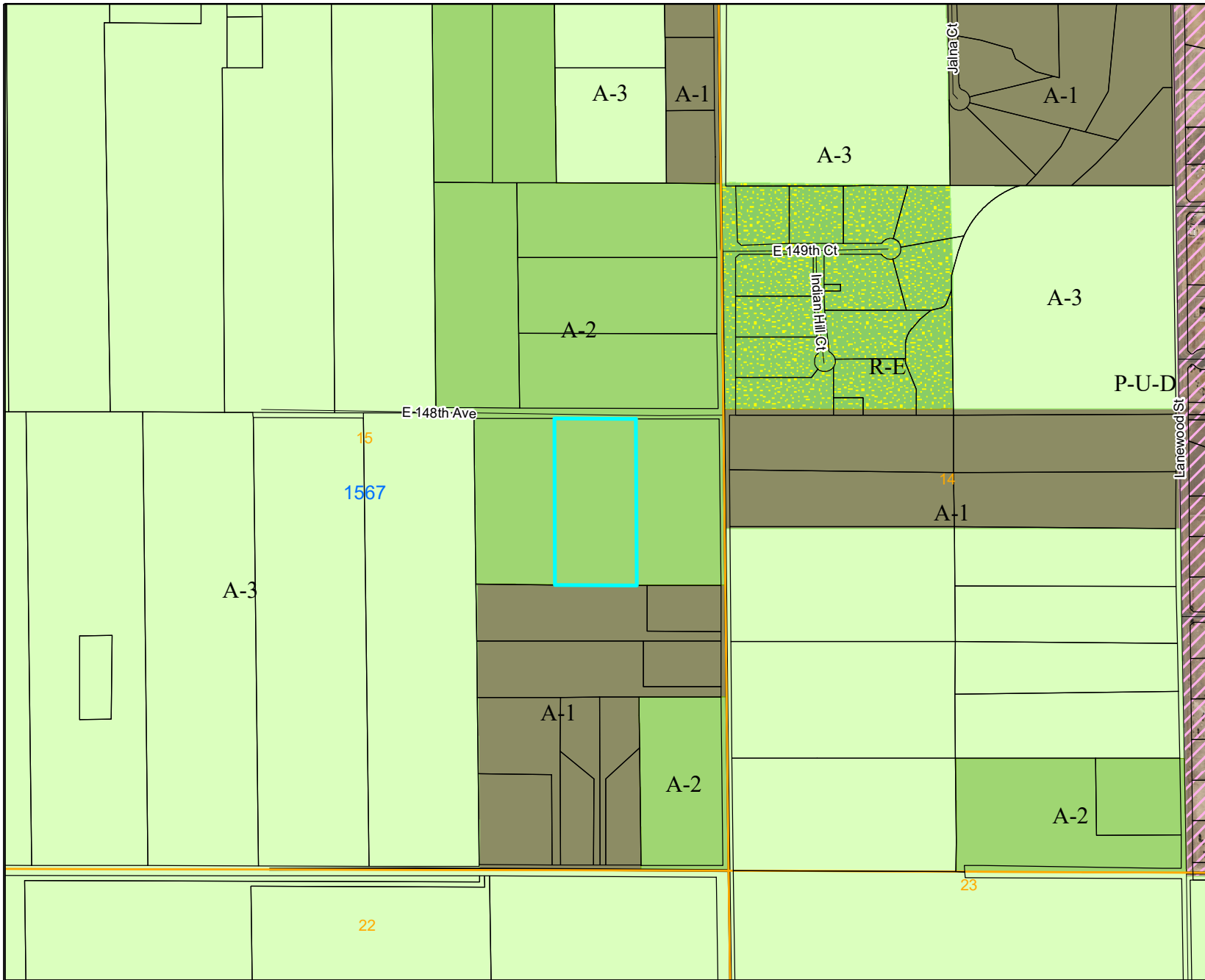
1: 8,006



0.3 0 0.13 0.3 Miles

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION

## Notes



**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)

29500 E 148th Ave.

**Zoning Map**



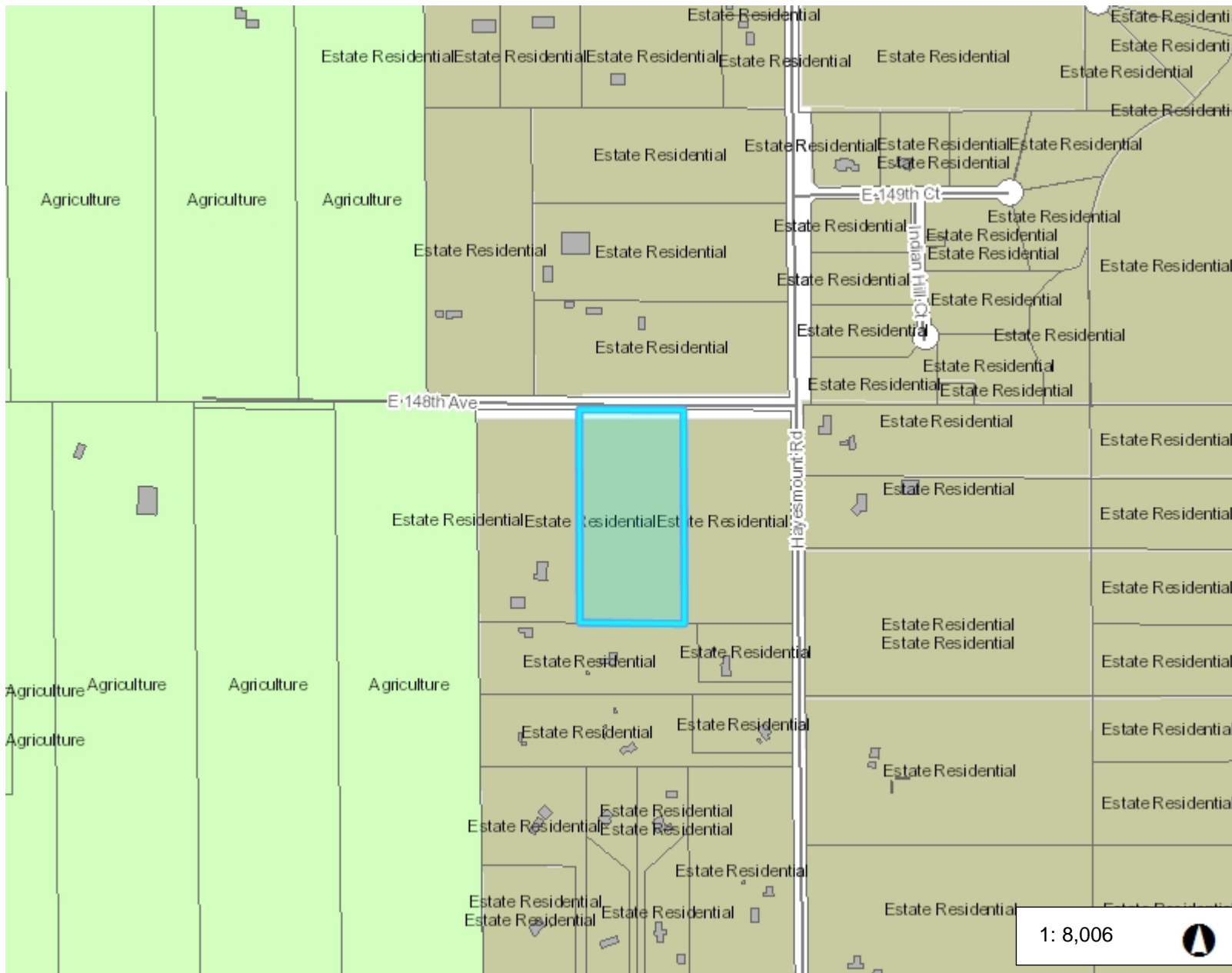
For display purposes only.



**ADAMS COUNTY**  
COLORADO

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

# Adams County Map



## Legend

### Highways

- Interstate
- Highway
- Tollway

### Streets

- Streets
- Ramp

### Building

### Parcels

### Comprehensive Plan

- Urban Residential
- Estate Residential
- Local District Mixed Use
- Mixed Use Neighborhood
- Activity Center
- Mixed Use Employment
- Commercial
- Industrial
- Agriculture
- DIA Reserve
- Parks and Open Space
- Public
- Municipal Area

0.3 0 0.13 0.3 Miles

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## Notes



Luis Lara  
720-471-4561  
[laramunoz@msn.com](mailto:laramunoz@msn.com)

Legal Description: SUB:HAYESMOUNT ACRES LOT:2

### Written Explanation for 29500 E 148th Ave

Brighton, CO 80603: We are sub-dividing the 10 acre lot into two five-acre lots (Located next to each other, North and South). We must do flag lot due to our lot not meeting the minimum size requirement for the alternate layout. The access road for the South Lot will be from 148th Ave separate from the entrance to the North Lot, also from 148th Ave.

LEGEND:

- PARCEL BOUNDARY  
LOT LINE  
ADJACENT BOUNDARY LINE  
SECTION LINE  
MID-SECTION LINE  
TIE  
EASEMENT LINE
- FOUND PROPERTY CORNER — RED PLASTIC CAP "AA1 LS23027"  
FOUND PROPERTY CORNER — 1 1/2" ALUMINUM CAP "JOEL CROW LS25937"  
FOUND PROPERTY CORNER — 1 1/2" ALUMINUM CAP "ALPHA ENGR LS12330"  
FOUND QUARTER SECTION CORNER — 3 1/4" ALUMINUM CAP "LS25937"  
SET PROPERTY CORNER — 24" X 5/8" REBAR WITH 2" ALUMINUM CAP "LARAMIE LAND SURVEYING PLS 38227"

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT LUIS LARA AND LUIS ALEJANDRO LARA BEING THE SOLE OWNERS OF:

LOT 2, HAYESMOUNT ACRES AS RECORDED IN RECEPTION NUMBER B509674, ADAMS COUNTY RECORDS, A PART OF THE SE 1/4 OF SECTION 15, T 1 S, R 65 W OF 6TH P.M., ADAMS COUNTY, COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS S87°29'02"W A DISTANCE OF 507.38 FEET FROM THE EAST QUARTER OF SAID SECTION 15, SAID POINT BEING THE NORTHWEST CORNER OF LOT 3, HAYESMOUNT ACRES;

THENCE, ALONG THE WEST LINE OF SAID LOT 3, S00°00'07"W A DISTANCE OF 966.26 FEET TO A POINT ON THE NORTH LINE OF LOT 2, BLOCK 1, HAYESMOUNT ACRES - AMENDED;  
THENCE, ALONG THE SAID NORTH LINE OF LOT 2, N89°07'23"W A DISTANCE OF 467.12 FEET TO THE SOUTHEAST CORNER OF LOT 1, HAYESMOUNT ACRES;  
THENCE, ALONG THE EAST LINE OF SAID LOT 1, N00°00'00"W A DISTANCE OF 966.15 FEET TO A POINT THE SOUTH RIGHT-OF-WAY LINE OF EAST 148TH AVENUE;

THENCE, ALONG SAID SOUTH RIGHT-OF-WAY LINE, S89°08'12"E A DISTANCE OF 467.15 FEET TO THE SAID POINT OF BEGINNING;

SAID TRACT HAVING A GROSS ACREAGE OF 10.360 ACRES (451,294 S.F.).

HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF HAYESMOUNT ACRES - FOURTH AMENDMENT, AND RESERVE THOSE PORTIONS OF REAL PROPERTY WHICH ARE LABELED AS UTILITY 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, SEWER LINES, WATER LINES; TOGETHER WITH A RIGHT TO TRIM INTERFERING TREES AND BRUSH, TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES; SAID EASEMENTS AND RIGHTS TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020

LUIS LARA LUIS ALEJANDRO LARA

STATE OF COLORADO )

:SS

COUNTY OF \_\_\_\_\_ )

THE FOREGOING PLAT WAS ACKNOWLEDGED BEFORE ME BY LUIS LARA AND LUIS ALEJANDRO LARA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

SURVEYOR'S CERTIFICATE

I, BRIAN LEE SCHMALZ, A REGISTERED PROFESSIONAL SURVEYOR 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 THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING, AND THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON.

BRIAN L. SCHMALZ, P.L.S. No. 38227

PLAT NOTES

1) BY GRAPHIC PLOTTING ONLY, THIS SITE IS IN ZONE "X" (AREAS DETERMINED TO OUTSIDE THE 500 YEAR FLOODPLAIN) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 08001CC0359, WITH AN EFFECTIVE DATE OF 9/28/2018.

2) ADAMS COUNTY IS NOT RESPONSIBLE FOR THE ENFORCEMENT OF ANY COVENANTS, CONDITIONS, OR RESTRICTIONS THAT MAY BE FILED AGAINST THE SUBDIVISION PLAT.

3) THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITIES TO 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 OWNERS FAIL TO ADEQUATELY MAINTAIN SAID MAINTENANCE, ALL SUCH MAINTENANCE COST WILL BE ASSESSED TO THE PROPERTY OWNERS.

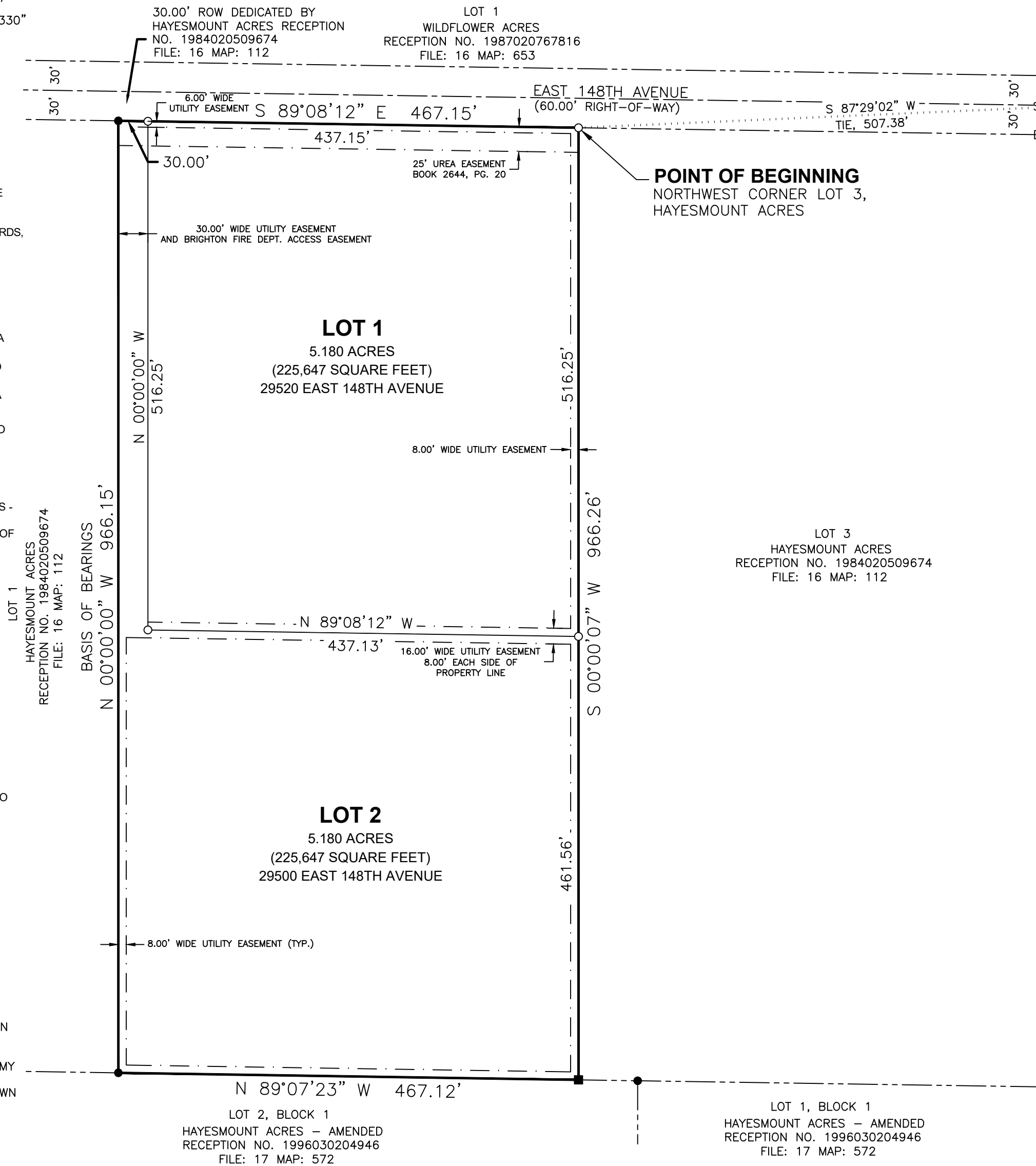
4) ALL DISTANCES AND BEARINGS SHOWN ON THIS PLAT ARE MEASURED.

5) SIX-FOOT (6') WIDE UTILITY EASEMENTS ARE HEREBY DEDICATED ON PRIVATE PROPERTY ADJACENT TO THE FRONT LOT LINES OF EACH LOT IN THE SUBDIVISION. IN ADDITION, EIGHT-FOOT (8') WIDE DRY UTILITY EASEMENTS ARE HEREBY DEDICATED AROUND THE PERIMETER OF TRACTS, PARCELS AND/OR OPEN SPACE AREAS. THESE EASEMENTS ARE DEDICATED TO ADAMS COUNTY FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITIES, PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEES, INCLUDING, WITHOUT LIMITATION, VEGETATION.

HAYESMOUNT ACRES - FOURTH AMENDMENT

A RESUBDIVISION OF LOT 2, HAYESMOUNT ACRES  
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15,  
T. 1 S., R. 65 W., 6TH P.M., ADAMS COUNTY, COLORADO

CASE NO: PRC2020-00001



POINT OF BEGINNING  
NORTHWEST CORNER LOT 3,  
HAYESMOUNT ACRES

LOT 3  
HAYESMOUNT ACRES  
RECEPTION NO. 1984020509674  
FILE: 16 MAP: 112

LOT 2  
5.180 ACRES  
(225,647 SQUARE FEET)  
29500 EAST 148TH AVENUE

LOT 2, BLOCK 1  
HAYESMOUNT ACRES — AMENDED  
RECEPTION NO. 1996030204946  
FILE: 17 MAP: 572

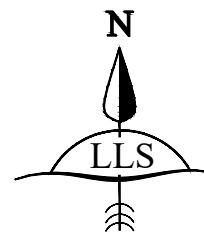
LOT 1, BLOCK 1  
HAYESMOUNT ACRES — AMENDED  
RECEPTION NO. 1996030204946  
FILE: 17 MAP: 572

NOTICES

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

2) THIS MAP DOES NOT CONSTITUTE A TITLE SEARCH BY LARAMIE LAND SURVEYING, LLC OF THE PROPERTY DESCRIBED AND SHOWN HEREON TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAYS, AND TITLE OF RECORD, LARAMIE LAND SURVEYING RELIED UPON THE TITLE COMMITMENT NO. CO-19-21542 BY ASCENDANT TITLE INC., AND EFFECTIVE NOVEMBER 7TH, 2019.

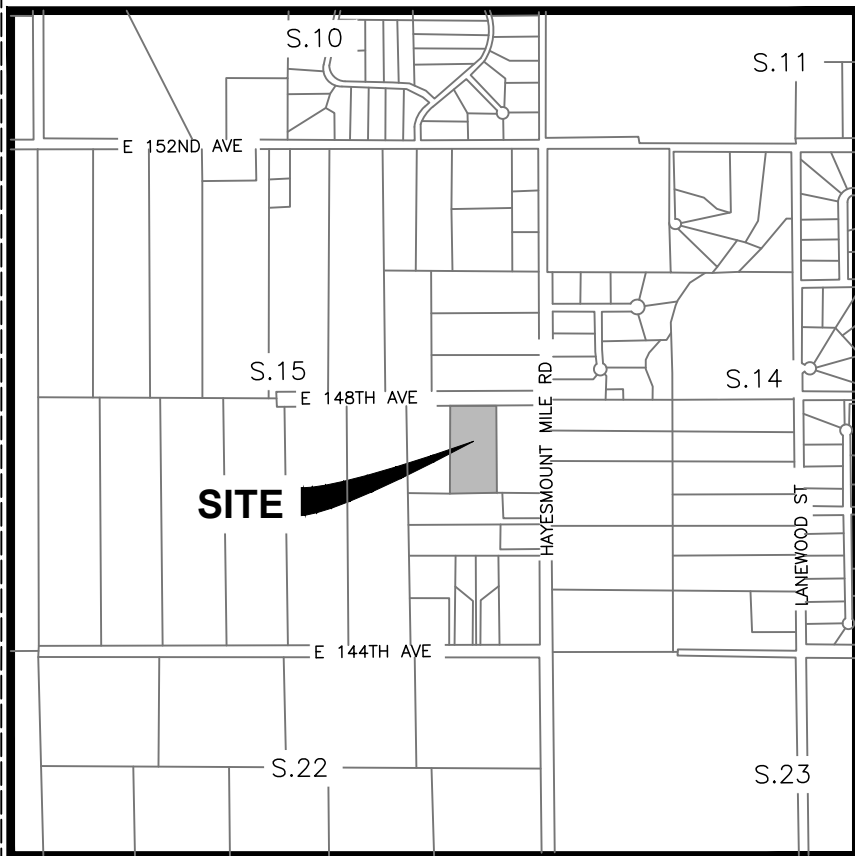
3) NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS, OR THE EXISTENCE OF OVERHEAD OR UNDERGROUND CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT OF LAND.



0 100' 200'  
SCALE 1" = 100'

BASIS OF BEARINGS

CONSIDERING THE BASIS OF BEARINGS TO BE THE EAST LINE OF LOT 1, HAYESMOUNT ACRES; HAVING A BEARING OF N00°00'00"W AS SHOWN ON SAID PLAT.



VICINITY MAP  
SCALE 1" = 2000'

APPROVALS:

PLANNING COMMISSION APPROVAL

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

SUBJECT TO THE TERMS AND CONDITIONS OF THE DEVELOPMENT AGREEMENT RECORDED HERewith.

CHAIR

BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SUBJECT TO THE TERMS AND CONDITIONS OF THE DEVELOPMENT AGREEMENT RECORDED HERewith.

CHAIR

CERTIFICATE OF CLERK AND RECORDER

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

BY: \_\_\_\_\_ DEPUTY \_\_\_\_\_ COUNTY CLERK AND RECORDER



(307) 460-0801  
LARAMIE, WY

(720) 263-0289  
BRIGHTON, CO

JOB NO. 19-029 DRAWN BY: BLS DATE: 12/12/2019 SHT 1 of 1

FILE: HAYESMOUNTACRES\_MINORR1.DWG





## **Development Review Team Comments**

**Date:** 12/4/2020

**Project Number:** PRC2020-00001

**Project Name:** LARA MINOR SUBDIVISION AND REZONE REQUEST

---

**Commenting Division:** Development Engineering Review 3rd Review

**Name of Reviewer:** Matthew Emmens

**Date:** 11/10/2020

**Email:** memmens@adcogov.org

**Complete**

All comments resolved.

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

**Name of Reviewer:** Erin McMorries

**Date:** 08/05/2020

**Email:**

**Complete**

---

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

**Name of Reviewer:** Matthew Emmens

**Date:** 05/05/2020

**Email:** memmens@adcogov.org

**Resubmittal Required**

Review complete with comment. See Doc #6060851.

---

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

**Name of Reviewer:** Holden Pederson

**Date:** 04/23/2020

**Email:**

**Complete**

ROW1: All ROW comments and redlines have been addressed.

ROW2: Please print a copy (18"x24" Mylar) and execute. Bring in the executed Mylar copy to the CEDD front counter along with the fees for recording(\$13/1st pg & \$10/pg after). The front counter accepts cash or check. (The recording fee check can be made out to Adams County Clerk and Recorder.)

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

**Name of Reviewer:** Holden Pederson

**Date:** 04/23/2020

**Email:**

**Complete**

ROW1: All ROW comments and redlines have been addressed.

---

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

**Name of Reviewer:** Maggie Barringer

**Date:** 04/21/2020

**Email:**

**Complete**

PLN01: The applicant is proposing to rezone an A-2 parcel to A-1 and to subdivide this parcel into two 2 lots. Each lot is being proposed to be 5.180 acres each. The lot depth is 960 feet and the width is 470 feet.

PLN02: The subject property is located at 29500 E 148th Ave. and is 10.36 acres. This property is platted in the Hayesmount Acres subdivision plat and is lot 2.

PLN03: The future land use of this property is Estate Residential.

Please resubmit with the responses to the questions.

PLN03: LONG RANGE PLANS

a. Imagine Adams Comp Plan-

- Policy 10.2 Address Transitions from Agricultural Land

10.2.a. Reclassification- Allow flexibility for reclassifying agricultural and agricultural production areas that are not high quality to other appropriate uses.

11.1.a Established Areas- Allow Estate Residential development as an appropriate land use only in areas established for such development in designated TDR receiving areas and other areas designated on the Future Land Use map.

PLN05: The estimated PLD fees are \$905.79.

---

**Commenting Division:** Planner Review

**Name of Reviewer:** Maggie Barringer

**Date:** 02/12/2020

**Email:**

**Resubmittal Required**

PLN01: The applicant is proposing to rezone an A-2 parcel to A-1 and to subdivide this parcel into two 2 lots. Each lot is being proposed to be 5.180 acres each. The lot depth is 960 feet and the width is 470 feet.

PLN02: The subject property is located at 29500 E 148th Ave. and is 10.36 acres. This property is platted in the Hayesmount Acres subdivision plat and is lot 2.

PLN03: The future land use of this property is Estate Residential.

PLN04: Colorado Division of Water Resources commented on the case that they would like to see additional information. Please resubmit with the responses to the questions.

PLN03: LONG RANGE PLANS

a. Imagine Adams Comp Plan-

- Policy 10.2 Address Transitions from Agricultural Land

10.2.a. Reclassification- Allow flexibility for reclassifying agricultural and agricultural production areas that are not high quality to other appropriate uses.

11.1.a Established Areas- Allow Estate Residential development as an appropriate land use only in areas established for such development in designated TDR receiving areas and other areas designated on the Future Land Use map.

PLN05: The estimated PLD fees are \$905.79.

---

**Commenting Division:** ROW Review

**Name of Reviewer:** Marissa Hillje

**Date:** 02/05/2020

**Email:** mhillje@adcogov.org

**Resubmittal Required**

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

ROW2: Add the following as a note to the plat:

“Six-foot (6') wide utility easements are hereby dedicated on private property adjacent to the front lot lines of each lot in the subdivision. In addition, eight-foot (8') wide dry utility easements are hereby dedicated around the perimeter of tracts, parcels and/or open space areas. These easements are dedicated to Adams County for the benefit of the applicable utility providers for the installation, maintenance, and replacement of utilities. Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation.”

ROW3: Adjacent Subdivision: Names of adjacent platted areas along with the reception and/or plat book and page number shall be shown. If unplatted, so indicate. Existing street rights of way that intersect the subdivision boundary or are adjacent to said boundary lines shall be clearly labeled with the street name, right of way width and appropriate deed or plat recording information wherein the right of way is defined. Show and label all existing lots and blocks that are immediately adjacent to the subdivision boundary.

ROW4: Please see additional redlines on plat attached.

---

**Commenting Division:** Addressing Review

**Name of Reviewer:** Marissa Hillje

**Date:** 01/29/2020

**Email:** mhillje@adcogov.org

**Complete**

New addresses will be assigned and shown as redlines on the plat

---

**Commenting Division:** Development Engineering Review

**Name of Reviewer:** Matthew Emmens

**Date:** 01/22/2020

**Email:** memmens@adcogov.org

**Resubmittal Required**

Review complete with comments. See doc #6026479. Applicant must respond to all comments.

---

**Commenting Division:** Addressing Review

**Name of Reviewer:** Maggie Barringer

**Date:** 01/21/2020

**Email:**

**Complete**

---

**Commenting Division:** Building Safety Review

**Name of Reviewer:** Justin Blair

**Date:** 01/21/2020

**Email:** jblair@adcogov.org

**Complete**

No comments

**From:** [Wood, Matt](#)  
**To:** [Maggie M. Barringer](#)  
**Subject:** RE: For Review: Lara Minor Subdivision and Rezone (PRC2020-0001)  
**Date:** Thursday, February 6, 2020 2:23:18 PM  
**Attachments:** [image003.png](#)

---

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

Good afternoon Maggie,

At this time the fire district has no questions or concerns.

Thank you,



**Matt Wood**

Fire Inspector  
Brighton Fire Rescue District  
500 S. 4<sup>th</sup> Ave – 3<sup>rd</sup> Floor  
Brighton CO 80601  
Office: 303.654.8041  
[www.brightonfire.org](http://www.brightonfire.org)

---

**From:** Maggie M. Barringer <MBarringer@adcogov.org>  
**Sent:** Tuesday, January 21, 2020 4:18 PM  
**To:** Christine Fitch <CFitch@adcogov.org>; Marissa Hillje <MHillje@adcogov.org>; Greg Labrie <GLabrie@adcogov.org>; Matthew Emmens <MEmmens@adcogov.org>; Eden Steele <ESteele@adcogov.org>; Gina Maldonado <GMaldonado@adcogov.org>; Gail Moon <GMoon@adcogov.org>; Gordon Stevens <GStevens@adcogov.org>; Justin Blair <jblair@adcogov.org>; Aaron Clark <AClark@adcogov.org>; Marc Pedrucci <MPedrucci@adcogov.org>; Rick Reigenborn <RReigenborn@adcogov.org>; Lisa Culpepper <LCulpepper@adcogov.org>; BFR Plan Reviews <planreviews@brightonfire.org>; kmonti@sd27j.net; Land Use <LandUse@tchd.org>; brandyn.wiedrich@centurylink.com; tony.waldron@state.co.us; joanna.williams@state.co.us; matt.martinez@state.co.us; serena.rocksund@state.co.us; CGS\_LUR@mines.edu; thomas\_lowe@cable.comcast.com; 1johnson@sdmsi.com; engineering@rtd-denver.com; plaurienti@acfpd.org; Jason.G.Eddleman@usps.gov; Arlene.A.Vickrey@usps.gov; christensen.stanley@epa.gov; Donna.L.George@xcelenergy.com  
**Subject:** For Review: Lara Minor Subdivision and Rezone (PRC2020-0001)

Adams County has received an application for a Minor Subdivision and Rezoning, please review the attached information. If you have comments on this case, we will need them by February 7, 2020. The full application packet will be posted to our website by the end of the day on January 24, 2020.

Thank you,



January 27, 2020

Maggie Barringer, Planner I  
Adams County Community & Economic Development  
Transmission via email: [MBarringer@adcogov.org](mailto:MBarringer@adcogov.org)

**Re: Lara Minor Subdivision**  
Case No. PRC2020-00001  
Part of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Sec. 15, T 1S, R 65W, 6<sup>th</sup> P.M.  
Water Division 1, Water District 1

Dear Maggie Barringer:

We have reviewed the January 16, 2020 proposal to subdivide a 10.36-acre parcel currently known as Lot 2, Hayesmount Acres. The parcel will be subdivided into two 5.18-acre residential lots.

#### Water Supply Demand

The proposed uses for this development are household use in two residences, irrigation, and stock watering. The estimated water demand is 0.6 acre-feet per year for household use, 0.05 acre-feet per year for irrigation, and 0.05 acre-feet per year for stock watering, for a total demand of 0.7 acre-feet per year for the development. Prior to further review of the water supply plan the applicant must specify the water requirement and proposed uses for each lot.

#### Source of Water Supply

The water supply is proposed wells in the nontributary Upper Arapahoe aquifer. If the applicant chooses to utilize groundwater from a nontributary source, and the water is not first decreed in water court, well permits will ultimately be issued pursuant to section 37-92-602(3)(b)(I), C.R.S. and the policy of the State Engineer. Under these provisions, only the quantity of water underlying the parcels shall be considered available for withdrawal. According to the records available in the State Engineers office, the following amounts of water are legally available underlying each proposed lot in the Upper Arapahoe aquifer, based on the assumption that each lot will be 5.18 acres. If the lot sizes change, so will the amount of water legally available underlying the lot.

Table 1

Aquifer	Lot 1 Assuming 100 Year Aquifer Allocation (acre- feet/year)	Lot 1 Assuming 300 Year Aquifer Allocation (acre-feet/year)	Lot 2 Assuming 100 Year Aquifer Allocation (acre-feet/year)	Lot 2 Assuming 300 Year Aquifer Allocation (acre-feet/year)
Upper Arapahoe	1.23	0.41	1.23	0.41



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 Upper Arapahoe aquifer will be a physically and economically viable source of water. According to section 37-90-137(4)(b)(I), C.R.S., "Permits issued pursuant to this subsection (4) shall allow withdrawals on the basis of an aquifer life of one hundred years." Based on this allocation approach, the annual amounts of water shown in Table 1 (100-year Aquifer Allocation) are equal to one percent of the total amount, as determined by rules 8.A and 8.B of the Statewide Nontributary Ground Water Rules, 2 CCR 402-7. Therefore, the water may be withdrawn in those annual amounts for a maximum of 100 years.

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

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

The State Engineer's Office does not have evidence regarding the length of time for which this source will be "dependable in quantity and quality." However, treating Adams County's requirement as an allocation approach based on three hundred years, the allowed average annual amount of withdrawal from the Upper Arapahoe aquifer would be reduced to one third of those amounts as shown in Table 1 (300-year Aquifer Allocation).

A review of the area showed well permit no. 23414 may be located on the subject property on proposed Lot 2. Well permit no. 23414 was issued April 20, 1965 for domestic use. Based on the depth of the well specified in the well permit file, the well produces from the alluvium.

Section 37-92-602(3)(b)(III), C.R.S. requires that the cumulative effect of all wells in a subdivision be considered when evaluating material injury to decreed water rights. Therefore, if any well within the subdivision, including existing wells, withdraws water from a not-nontributary source such as the Denver aquifer or alluvium, section 37-90-137(9)(c), C.R.S. requires a court approved plan for augmentation for the well. **Prior to further evaluation of the water supply plan, the applicant must clarify if well 23414 is located on the 10.36-acre property that is the subject of this referral. If the well is located on the subject property, the Applicant must clarify if the well will be used within the subdivision or if the well will be plugged and abandoned. If well 23414 will be used within the subdivision, the proposed uses must be specified and the applicant must demonstrate that a court approved augmentation plan has been obtained for the well prior to subdivision approval.**

#### State Engineer's Office Opinion

Pursuant to section 30-28-136(1)(h)(II), C.R.S., the State Engineer's Office has not received enough information to render an opinion regarding the adequacy of the proposed water supply. Prior to further review of the subdivision water supply plan, the following information is required:



1. The applicant should specify the proposed water requirement and proposed uses (including the number of single-family dwellings, square-feet of home lawn and garden, and number of domestic animals) for each lot.
2. The applicant must clarify if the existing well under permit 23414 is located on the 10.36-acre property. If the well is located on the subject property the Applicant must clarify if the well will be plugged and abandoned or if the well will be included in a Water Court approved augmentation plan **prior to subdivision approval.**

If you, or the applicant, have any questions please contact Wenli Dickinson at 303-866-3581 ext. 8206 or at [wenli.dickinson@state.co.us](mailto:wenli.dickinson@state.co.us).

Sincerely,

A handwritten signature in blue ink that reads "Joanna Williams". The signature is fluid and cursive, with the first name "Joanna" and last name "Williams" clearly distinguishable.

Joanna Williams, P.E.  
Water Resources Engineer

Ec: Subdivision file no. 26951  
Water well permit no. 23414

# COLORADO GEOLOGICAL SURVEY

1801 Moly Road  
Golden, Colorado 80401



Karen Berry  
State Geologist

February 6, 2020

Maggie Barringer  
Adams County  
Community & Economic Development  
4430 S. Adams County Parkway  
Brighton, CO 80601

**Location:**  
NE¼ SE¼ Section 15,  
T1S, R65W of the 6<sup>th</sup> P.M.  
39.9634, -104.6431

**Subject:     Lara Minor Subdivision and Rezone (PRC2020-00001)**  
**Adams County, CO; CGS Unique No. AD-20-0013**

Dear Ms. Barringer:

Colorado Geological Survey has reviewed the Lara Minor Subdivision and Rezone referral for two residential lots of 5.18 acres each on 10.36 acres located on the south side of E. 148<sup>th</sup> Avenue, approximately 500 feet west of Hayeshmount Mile Road.

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 additional density. **CGS therefore has no objection to approval.**

**No mapped 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), proposed new lots 1 and 2 as shown on the Hayeshmount Acres - Fourth Amendment plat (Laramie Land Surveying, December 12, 2019) do not contain a mapped aggregate resource.

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

**From:** [Woodruff, Clayton](#)  
**To:** [Maggie M. Barringer](#)  
**Subject:** RE-PRC 2020 - 00001  
**Date:** Thursday, February 6, 2020 7:59:22 AM

---

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

Maggie,

The RTD has no comments on this project

Thank you



**C. Scott Woodruff**  
**Engineer III**

Regional Transportation District  
1560 Broadway, Suite 700, FAS-73 | Denver, CO 80202

o 303.299.2943 | m 303-720-2025  
[clayton.woodruff@rtd-denver.com](mailto:clayton.woodruff@rtd-denver.com)



February 6, 2020

Maggie Barringer  
Adams County Community and Economic Development  
4430 South Adams County Parkway, Suite W2000A  
Brighton, CO 80601

RE: Lara Minor Subdivision and Rezone Request, PRC2020-00001  
TCHD Case No. 6109 and 6110

Dear Ms. Barringer,

Thank you for the opportunity to review and comment on the requests to rezone an A-2 zoned parcel to an A-1 parcel and to subdivide an approximately 10.36-acre parcel into two parcels located at 29500 E 148<sup>th</sup> Ave. 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.

#### **Domestic Well**

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

The applicant may want to consider having the well water analyzed for a number of contaminants as a baseline of the water quality. A baseline water quality analysis is valuable for future reference in the case of possible contamination. Certain parameters such as coliform bacteria and nitrate, pH and Total Dissolved Solids (TDS) are recommended to be analyzed annually as these can indicate possible breaches in the well. The Colorado Department of Public Health and Environment (CDPHE), Laboratory Services Division can assist you with water analyses. The CDPHE offers individual water tests as well as testing packages to choose from depending on your needs. The CDPHE laboratory web site is located at: <https://www.colorado.gov/pacific/cdphe/water-testing>.

#### **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

Lara Minor Subdivision and Rezone Request  
February 6, 2020  
Page 2 of 2

Systems (OWTS), provided the systems are permitted, installed, and operated in compliance with our current OWTS regulation.

Please feel free to contact me at 720-200-1537 or [pmoua@tchd.org](mailto:pmoua@tchd.org) if you have any questions about TCHD's comments.

Sincerely,

A handwritten signature in black ink, appearing to be 'Pang Moua', with a stylized, flowing script.

Pang Moua, MPP  
Land Use and Built Environment Specialist

cc: Sheila Lynch, Monte Deatrich, TCHD



**Right of Way & Permits**

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

February 6, 2020

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

Attn: Maggie Barringer

**Re: Lara Minor Subdivision – Hayesmount Acres A4 – and Rezone  
Case # PRC2020-00001**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the request for the **Lara Minor Subdivision – Hayesmount Acres A4 – and Rezone** and has no objection to this proposed rezone, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

The property owner/developer/contractor must complete the application process for any new natural gas service, or modification to existing facilities via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

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

**From:** [Patrick Day](#)  
**To:** [Maggie M. Barringer](#)  
**Subject:** PRC2020-00001  
**Date:** Friday, February 7, 2020 4:57:05 PM

---

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

I will comment on this request. I am against the proposal.

Sincerely

Patrick Day  
28300 e 144th ave  
Brighton, CO. 80603

David & Laura Derby  
29400 E 148<sup>th</sup> Ave.  
Brighton, CO 80603-8319

Feb 3, 2020

RE: Project Number PRC2020-00001  
Lara Minor Subdivision and Rezone Request

Dear Ms. Barringer

On January 16, 2020, we received a request for comments on the above referenced project. Below are our comments and concerns involving the change to the zoning for Parcel Number 0156715401002 located at 29500 E 148<sup>th</sup> Avenue.

When we purchased our land in 2001 and built our residence, we were indeed in a "country living" environment. There were few homes in the area and we could look to the East and see nothing but farmland. Today, when we look to the East there is nothing but homes and subdivisions as far as we can see. This is no longer a "country living" environment. Further reducing the size of lots to invoke a "country living" experience only serves to put more people in smaller spaces. Agreed, it is not city living but it definitely is not country living anymore.

Secondly, over the years with the increased housing in the area, Hayesmount Road is now a very busy road with commuters travelling the road daily. I understand that this particular parcel is not directly connected to Hayesmount Road but it will feed into it. Our concern is with 148<sup>th</sup> Avenue, currently there are 4 homes that use 148<sup>th</sup> Avenue and Adams County can not even maintain this road adequately. Whenever there is precipitation, the first vehicle to use the road creates ruts and it only gets worse with each vehicle using the road. Once the county does come to maintain the road, instead of putting down road base or gravel so that the road will drain properly, the road is graded to smooth the ruts but in doing further degrades the integrity on the road. Road base or gravel has not been put on the road for years.

Third, when we built our home, Adams County would not sign off on our home until we removed a culvert at the entrance to the property from 148<sup>th</sup> Avenue. Their reason was that "the culvert impeded the natural flow of the rainwater shedding". Now every time it rains, our driveway is compromised. According to the plans submitted, the driveways for both properties will be on the East side of our property line which could further hamper "the natural flow of rainwater" and cause the rainwater pool on our property.

In addition to the rainwater shedding issues, Adams county now imposes a "Rain Fee" based on the amount of square footage covering the land that should absorb the rainwater. Instead of having one home on 10 acres, subdividing the acreage would double the loss of area to absorb the rainwater.

Thank you for your consideration.

Respectfully,

  
David & Laura Derby



**From:** [leo berz](#)  
**To:** [Maggie M. Barringer](#)  
**Subject:** PRC2020-00001  
**Date:** Wednesday, January 22, 2020 9:36:25 AM  
**Importance:** High

---

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

Maggie,

We have lived in Box Elder Estates since 2001 and have a clear view of the homes in Hayesmount Acres from out Kitchen windows. Neither my wife or I see any impact to property values or the quality of life to the homes or Residence in the surrounding area that could be attributed to granting this request.

Sincerely,

Leo Berz  
14595 N Maywood Ct.  
Brighton, CO 80603  
303-886-0210 (M)  
lberz@outlook.com

**From:** [Patrick Day](#)  
**To:** [Maggie M. Barringer](#)  
**Subject:** PRC2020-00001  
**Date:** Friday, February 7, 2020 4:57:05 PM

---

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

I will comment on this request. I am against the proposal.

Sincerely

Patrick Day  
28300 e 144th ave  
Brighton, CO. 80603

Adams County

Community and Economic Development

4430 Souty Adams County Prky, Suite W20000A

Brighton, CO 80601-8216

Re: Lara Minor Subdivision and Rezone Request – PRC2020-00001

To Whom it May Concern,

I am Josh Gaines, the homeowner at 14641 Hayesmount Road, Brighton, CO. My property neighbors the property proposed to be rezoned in this project on one corner. I am opposed to this rezoning and subdivision proposal. My family and I purchased our property one year ago with the understanding that we were moving to the country to enjoy peaceful, quiet country living. It was my understanding when we purchased our property that there were two 10 acre lots adjacent to the North of my property and that, at most, I would have two new neighbors in the future if homes were built on these parcels. This was a factor in the decision we made to purchase our country property. With this rezone proposal, it would create at least three building parcels next to us, and provide a precedent for the other 10 acre parcel next to our property to be rezoned and divided as well. This would decrease the enjoyment my family has from living in a peaceful country environment. Rezoning and subdividing this parcel will create additional traffic, noise, and potentially an eye sore to our living environment. I fear that this proposed subdivision will decrease my property value by detracting from the country appeal.

In our one year living on Hayesmount Road, we have seen a deer struck by traffic in front of our home, several near-miss accidents with semi-trucks, cars, and escaped livestock, and I worry everyday about my 5 year old daughter getting off of the school buss in front of our house on Hayesmount Road while cars speed past our property. More residences that ingress/egress from Hayesmount Road will only add to this problem. I ask that if you approve or deny this rezone proposal, please investigate lowering the speed limit on Hayesmount Road between Bromely Lane and E. 144<sup>th</sup> Avenue to 45 m.p.h. The speed limit is posted at 45 m.p.h on Hayesmount Road for the properties located on Hayesmount Road between E 131<sup>st</sup> Avenue and E 128<sup>th</sup> Avenue and it seems to a very logical and common sense safety move to lower the speed limit in front of the properties that are fairly close to each other near Bromely Lane, as well.

Sincerely,



Josh Gaines on behalf of the Gaines Family

# NEIGHBORHOOD SERVICES

## Code Compliance

720-523-6800

Planning Dept



ADAMS COUNTY  
COLORADO

### Reporting Party Information

Name	Richard Trujillo		
Address	29235 E 148 <sup>th</sup>	Phone	720

### Complaint / Violation Address

Street Address	148 <sup>th</sup> Haysmont - 2952st 148 <sup>th</sup> Av.
----------------	---

### Complaint / Concern (Please be specific, i.e., weeds, junk, inoperable vehicle, trash, front/back yard)

<del>No Breeding</del> No Breeding of lot, Owe		
Area Dose (Not) Weed More Lots Breeding up		
10.36 acre parcel into two lots! Bg		
Luis LARA! (water has dropped - 17ft)		
29500 E 148 <sup>th</sup> Ave	PRC 2020-00001	magrui

David & Laura Derby  
29400 E 148<sup>th</sup> Ave.  
Brighton, CO 80603-8319

RE: Project Number PRC2020-00001  
Lara Minor Subdivision and Rezone Request

Dear Ms. Barringer

On January 16, 2020, we received a request for comments on the above referenced project. Below are our comments and concerns involving the change to the zoning for Parcel Number 0156715401002 located at 29500 E 148<sup>th</sup> Avenue.

When we purchased our land in 2001 and built our residence, we were indeed in a “country living” environment. There were few homes in the area and we could look to the East and see nothing but farmland. Today, when we look to the East there is nothing but homes and subdivisions as far as we can see. This is no longer a “country living” environment. Further reducing the size of lots to invoke a “country living” experience only serves to put more people in smaller spaces. Agreed, it is not city living but it definitely is not country living anymore.

Secondly, over the years with the increased housing in the area, Hayesmount Road is now a very busy road with commuters travelling the road daily. I understand that this particular parcel is not directly connected to Hayesmount Road but it will feed into it. Our concern is with 148<sup>th</sup> Avenue, currently there are 4 homes that use 148<sup>th</sup> Avenue and Adams County can not even maintain this road adequately. Whenever there is precipitation, the first vehicle to use the road creates ruts and it only gets worse with each vehicle using the road. Once the county does come to maintain the road, instead of putting down road base or gravel so that the road will drain properly, the road is graded to smooth the ruts but in doing further degrades the integrity on the road. Road base or gravel has not been put on the road for years.

Third, when we built our home, Adams County would not sign off on our home until we removed a culvert at the entrance to the property from 148<sup>th</sup> Avenue. Their reason was that “the culvert impeded the natural flow of the rainwater shedding”. Now every time it rains, our driveway is compromised. According to the plans submitted, the driveways for both properties will be on the East side of our property line which could further hamper “the natural flow of rainwater” and cause the rainwater pool on our property.

In addition to the rainwater shedding issues, Adams county now imposes a “Rain Fee” based on the amount of square footage covering the land that should absorb the rainwater. Instead of having one home on 10 acres, subdividing the acreage would double the loss of area to absorb the rainwater.

Thank you for your consideration.

Respectfully,

David & Laura Derby



## Request for Comments

Case Name: Lara Minor Subdivision and Rezone Request  
Project Number: PRC2020-00001

January 16, 2020

The Adams County Planning Commission is requesting comments on the following application:  
**Request to Rezone an A-2 zoned parcel to an A-1 zoned parcel and to subdivide an approximately 10.36 acre parcel into two parcels.** This request is located at 29500 E 148th Ave. The Assessor's Parcel Number is 0156715401002.

Applicant Information:

LUIS LARA  
974 S DENVER AVE  
FORT LUPTON, CO 80621

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 02/07/2020 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 [MBarringer@adcogov.org](mailto:MBarringer@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](http://www.adcogov.org/planning/currentcases).

Thank you for your review of this case.

Maggie Barringer  
Planner I

BOARD OF COUNTY COMMISSIONERS

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DISTRICT 1

Charles "Chaz" Tedesco  
DISTRICT 2

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DISTRICT 3

Steve O'Dorisio  
DISTRICT 4

Mary Hodge  
DISTRICT 5

Maggie Barringer  
Planner I





## Public Hearing Notification

Case Name:	Lara Minor Subdivision and Rezone
Case Number:	PRC2020-00001
Planning Commission Hearing Date:	January 14, 2021 at 6:00 p.m.
Board of County Commissioners Hearing Date:	February 2, 2021 at 9:30 a.m.

December 22, 2020

A public hearing has been set by the Adams County Planning Commission and the Board of County Commissioners to consider the following request: To Rezone to A-1 and to Subdivide into Two 5 Acre Lots.

The Assessor's Parcel Number(s) 0156715401002 and the address is 29500 E 148<sup>th</sup> Ave.

Applicant Information: LARA LUIS ALEJANDRO  
974 S DENVER AVE  
FORT LUPTON, CO 806211240

The Planning Commission meeting will be held virtually using the Zoom video conferencing software and members of the public will be able to submit comments prior to the start of the public hearing that will then be entered into the record. For instructions on how to access the public hearing via telephone or internet, or to submit comment, please visit <http://www.adcogov.org/planning-commission> for up to date information.

The Board of County Commissioners meeting is broadcast live on the Adams County YouTube channel and members of the public will be able to submit comments prior to the start of the public hearing that will then be entered into the record. The eComment period opens when the agenda is published and closes at 4:30 p.m. the Monday prior to the noticed meeting. For instructions on how to access the public hearing and submit comments, please visit <http://www.adcogov.org/bocc> for up to date information.

These will be public hearings and any interested parties may attend and be heard. The Applicant and Representative's presence at these hearings is requested. The full text of the proposed request and additional colored maps can be obtained by accessing the Adams County Community and Economic Development Department website at [www.adcogov.org/planning/currentcases](http://www.adcogov.org/planning/currentcases).

Thank you for your review of this case.

*Maggie Barringer*  
Maggie Barringer  
Planner I

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



## **PUBLICATION REQUEST**

**Case Name:** Lara Minor Subdivision and Rezone

**Case Number:** PRC2020-00001

**Planning Commission Hearing Date:** January 14, 2021 at 6:00 p.m.

**Board of County Commissioners Hearing Date:** February 2, 2021 9:30 a.m.

**Case Manager:** Maggie Barringer, [Mbarringer@adcogov.org](mailto:Mbarringer@adcogov.org) , (720) 523-6855

**Request:** 1.) To Rezone to A-1 and 2.) To Subdivide into Two 5 Acre Lots.

**Parcel Number:** 0156715401002

**Address of the Request:** 29500 E 148th Ave.

**Applicant:** Luis Lara

**Legal Description:** Hayesmount Acres Lot: 2

**Virtual Meeting and Public Comment Information:**

This meeting will be held virtually. Please visit <http://www.adcogov.org/bocc> for up to date information on accessing the public hearing and submitting comment prior to the hearing. The full text of the proposed request and additional colored maps can be obtained by accessing the Adams County Community and Economic Development Department website at [www.adcogov.org/planning/currentcases](http://www.adcogov.org/planning/currentcases).



Referral Listing  
Case Number PRC2020-00001  
LARA MINOR SUBDIVISION AND REZONE REQUEST

Agency	Contact Information
Adams County Attorney's Office	Christine Fitch CFitch@adcogov.org 4430 S Adams County Pkwy Brighton CO 80601 720-523-6352
Adams County CEDD Addressing	Marissa Hillje PLN 720.523.6837 mhillje@adcogov.org
Adams County CEDD Development Services Engineer	Devt. Services Engineering 4430 S. Adams County Pkwy. Brighton CO 80601 720-523-6800
Adams County CEDD Right-of-Way	Marissa Hillje 4430 S. Adams County Pkwy. Brighton CO 80601 720-523-6837 mhillje@adcogov.org
Adams County 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  gmoon@adcogov.org 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: SO-HQ	Rick Reigenborn (303) 654-1850 rreigenborn@adcogov.org
Adams County Sheriff's Office: SO-SUB	- - 303-655-3283 CommunityConnections@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 MINING RECLAMATION AND SAFETY	ANTHONY J. WALDRON - SENIOR ENV DEPT. OF NATURAL RESOURCES 1313 SHERMAN ST, #215 DENVER CO 80203 303-866-4926 tony.waldron@state.co.us
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

Agency	Contact Information	
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	
COLORADO GEOLOGICAL SURVEY	Jill Carlson 1500 Illinois Street Golden CO 80401 303-384-2643 CGS_LUR@mines.edu	303-384-2655
Colorado Geological Survey: CGS_LUR@mines.edu	Jill Carlson Mail CHECK to Jill Carlson 303-384-2643 CGS_LUR@mines.edu	303-384-2655
COMCAST	JOE LOWE 8490 N UMITILLA ST FEDERAL HEIGHTS CO 80260 303-603-5039 thomas_lowe@cable.comcast.com	
GREATROCK NORTH HOA	CYRENA DRUSE 28650 E 160TH PL BRIGHTON CO 80603 720-233-8817	
Greatrock Water District	LISA JOHNSON 141 Union Blvd., #150 Lakewood CO 80228 303-880-7627 ljohnson@sdmsi.com	
NS - Code Compliance	Gail Moon gmoon@adcogov.org 720.523.6833 gmoon@adcogov.org	
REGIONAL TRANSPORTATION DIST.	Engineering RTD 1560 BROADWAY SUITE 700 DENVER CO 80202 303-299-2439 engineering@rtd-denver.com	

## Agency

## Contact Information

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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

US EPA

Stan Christensen  
1595 Wynkoop Street  
DENVER CO 80202  
1-800-227-8917  
christensen.stanley@epa.gov

Xcel Energy

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

LANGSTON DANNY G  
14871 HAYESMOUNT MILE RD  
BRIGHTON CO 80603

BEGGER RODERIC F AND  
CAUDILLO REBECCA E  
OR CURRENT RESIDENT  
29595 E 144TH AVE  
BRIGHTON CO 80603-8870

LANGSTON DANNY G  
14871 HAYESMOUNT RD  
BRIGHTON CO 80603-8846

BUENO DIAZ GERARDO  
OR CURRENT RESIDENT  
14577 HAYESMOUNT RD  
BRIGHTON CO 80603-8815

LANGSTON DANNY G  
14871 HAYSMOUNT MILE RD  
BRIGHTON CO 80603

CARROLL CHRISTOPHER J  
OR CURRENT RESIDENT  
29535 E 144TH AVE  
BRIGHTON CO 80603-8870

LARA LUIS AND  
LARA LUIS ALEJANDRO  
974 S DENVER AVE  
FORT LUPTON CO 80621-1240

DERBY DAVID A AND  
SHULDA LAURA  
OR CURRENT RESIDENT  
29400 E 148TH AVENUE  
BRIGHTON CO 80603

OLSON W SHALENE JONES IRREVOCABLE  
INHERITANCE TRUST  
555 S 14TH CT  
BRIGHTON CO 80601-3361

GAINES JOSHUA DAVID AND  
GAINES CORA LEIGH  
OR CURRENT RESIDENT  
14641 HAYESMOUNT RD  
BRIGHTON CO 80603-8815

PENA MATILDE ARMENDARIZ  
27885 E 152ND AVE  
BRIGHTON CO 80603-8806

HALL WALTER M AND  
HALL LYNDA L  
OR CURRENT RESIDENT  
29100 E 152ND AVE  
BRIGHTON CO 80601-8807

R & G TRUCKING  
10590 MADISON WAY  
NORTHGLENN CO 80233-4400

HODGSON DENNIS M AND  
HODGSON KIMBERLY RAE  
OR CURRENT RESIDENT  
29575 E 144TH AVE  
BRIGHTON CO 80603-8870

TWEEDY CHARLES W  
PO BOX 587  
KEENESBURG CO 80643-0587

KNOGGE MARK K AND  
KNOGGE REBECCA S  
OR CURRENT RESIDENT  
14885 INDIAN HILL CT  
BRIGHTON CO 80603-5860

WADE ARTHUR W AND WANDA E  
14651 HAYESMOUNT MILE RD  
BRIGHTON CO 80603

LANGSTON DANNY G  
OR CURRENT RESIDENT  
14871 HAYESMOUNT RD  
BRIGHTON CO 80603-8846

ASMUSSEN TIMOTHY S AND  
ASMUSSEN LISA D  
OR CURRENT RESIDENT  
14700 HAYESMOUNT RD  
BRIGHTON CO 80603

LETCHER SHANE R AND  
LETCHER BARBARA C  
OR CURRENT RESIDENT  
14845 INDIAN HILL CT  
BRIGHTON CO 80603-5860

MINNICK LELAND C  
OR CURRENT RESIDENT  
14550 HAYESMOUNT RD  
BRIGHTON CO 80603-8815

CURRENT RESIDENT  
29555 E 144TH AVE  
BRIGHTON CO 80603-8870

PORTILLO CARLOS C AND  
PORTILLO NORA SENIA  
OR CURRENT RESIDENT  
14600 HAYESMOUNT RD  
BRIGHTON CO 80603

RAMOS ALFREDO JR  
OR CURRENT RESIDENT  
29521 E 144TH AVE  
BRIGHTON CO 80601

SEEGER ROB AND SEEGER DONNA  
OR CURRENT RESIDENT  
14557 HAYESMOUNT RD  
BRIGHTON CO 80603-8815

TRUJILLO RICHARD AND  
TRUJILLO PRISCILLA W  
OR CURRENT RESIDENT  
29235 E 148TH AVE  
BRIGHTON CO 80603

WILSON JEREMY W AND  
WILSON TANYA  
OR CURRENT RESIDENT  
14865 INDIAN HILL CT  
BRIGHTON CO 80603-5860

CURRENT RESIDENT  
14825 INDIAN HILL CT  
BRIGHTON CO 80603-5860

CURRENT RESIDENT  
14455 HAYESMOUNT RD  
BRIGHTON CO 80603-8815

CURRENT RESIDENT  
14576 HAYESMOUNT RD  
COMMERCE CITY CO 80603-8815

CURRENT RESIDENT  
14651 HAYESMOUNT RD  
BRIGHTON CO 80603-8815

# CERTIFICATE OF POSTING



**I, Maggie Barringer do hereby certify that I posted the subject property on December 29, 2020 in accordance with the requirements of the Adams County Development Standards and Regulations.**

A handwritten signature in black ink, appearing to read 'Maggie Barringer'.

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**Maggie Barringer**