



COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT

CASE NO.: PRC2020-00011

CASE NAME: Lefor 128th/Imboden Comprehensive Plan Amendment and Rezone

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**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT
STAFF REPORT**

Board of County Commissioners

February 9, 2021

CASE No.: PRC2020-00011 CASE NAME: Lefor 128th/Imboden Comprehensive Plan Amendment and Rezone	
Owner's Name:	Chris and Denise Lefor
Applicant's Name:	Ben Binkley
Applicant's Address:	286 Quari Street Aurora, Colorado 80011
Parcel Numbers:	0156500000086
Nature of Requests:	1) Comprehensive Plan Amendment 2) Zoning map amendment (rezone)
Current Zone District:	Agricultural-3
Proposed Zone District:	Agricultural-2
Current Future Land Use:	Agriculture
Proposed Future Land Use:	Estate Residential
Total Site Area:	65.6 Acres
Hearing Date(s):	PC: January 14, 2021 / 6:00 pm BoCC: February 09, 2021 / 9:30 am
Report Date:	January 24, 2021
Case Manager:	Layla Bajelan
Staff Recommendation:	APPROVAL with 7 Findings-of-Fact and 2 Notes

SUMMARY OF APPLICATIONS

Background:

The applicant, Ben Binkley, on behalf of the property owners Chris and Denise Lefor, is requesting a rezone and comprehensive plan amendment on the parcel located at the NW intersection of E. 128th Avenue and Imboden Rd, parcel number 0156500000086. The proposal will allow for the property owner to apply for a major subdivision to split the parcel into three lots. Mr. Lefor's intentions in subdividing the land are to allow him and his children to build on lots within close proximity of each other. The applicant has chosen to not to apply for the major subdivision applications until after they receive approval of the comprehensive plan amendment and rezone. The current parcel has a future land use designation of Agriculture, which requires for parcels to stay at 35 acres or more in size. The applicant is requesting the comprehensive plan amendment to change the future land use designation to Estate Residential. The Estate

Residential designation would support a rezone to A-2, A-1, or RE. The second request is a rezone from Agriculture-3 (A-3) to Agriculture-2 (A-2), which could be supported if the comprehensive plan amendment is approved.

Comprehensive Plan Amendment

As the owners of the property, Chris and Denise Lefor, have filed an application for a comprehensive plan amendment pursuant to Section 2-02-15-06-03 of the Adams County Development Standards and Regulations. The proposed amendment will change the future land use designation on the subject parcel from Agriculture to Estate Residential. This amendment is required for the applicant to pursue the rezone to A-2.

In approving a comprehensive plan amendment, the Planning Commission shall find: that the request is consistent with the goals and policies of the Comprehensive Plan, that the request is consistent and/or compatible with the land use, transportation, and open space maps in the Comprehensive Plan; and that the proposal advances the health, safety, and welfare of County citizens and property owners. The Planning Commission shall make a decision on the Comprehensive Plan Amendment, and then forward the decision to the Board of County Commissioners for ratification.

The current future land use designation on the property is Agriculture. Per Chapter 5 of the County's Comprehensive Plan, the purpose of the Agriculture Land Use designation is to preserve areas for long-term farming, conserve environmentally sensitive areas, separate and define urban areas, prevent urban nuisance complaints, limit the extension of services where they are costly and difficult to provide, and conserve environmentally sensitive areas.

The proposed 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. Zoning requests that would be supported by the Estate Residential future land use designation include Agriculture-1, Agriculture-2, and Residential Estate (RE).

Allowing the property owner to amend the future land use map and rezone the property to a 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. 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. Many of the parcels to the north and northwest have a future land use designation of Estate Residential. Allowing for this parcel to amend the FLU designation would be an appropriate extension of the Estate Residential development that is already established in this area.

In addition, Chapter 5 of the Adams County Comprehensive Plan discusses the Transfer of Development Rights (TDR) Program. The purpose or objective of the Transfer of Development Rights Program is to help implement the future land uses illustrated on the Future Land Use map and to provide an opportunity for both farmland preservation and efficient, compact development. The Program established both sending and receiving areas within unincorporated Adams County. Properties within the sending area were deemed as having a high importance to preserve and protect those areas from development activities, while properties within the receiving area were chosen to be areas that could allow for higher density than what would be allowed by the future land use. The services and infrastructure are in place, or could be readily extended, when developed and the development would be a continuation of currently established development in the area.

The subject parcel is within the receiving area for the TDR Program, which means the County has already deemed this area as a more appropriate location for density higher than typically found in the Agriculture Future Land Use within the County. A requirement of the program is that the property owner establish a Planned Unit Development on the receiving site. The applicant has no intentions of developing a Planned Unit Development or adding as high of density as would be allowed by the TDR program, so they have chosen to pursue the amendment to the Comprehensive Plan.

Staff supports the comprehensive plan amendment to allow for the two additional parcels to be established, as the area was deemed appropriate for higher density through the 2012 Imagine Adams Comprehensive Plan, specifically the TDR Program. Many of the areas directly to the north, northwest, and west of the subject site were established with higher density PUDs through this program.

Zone District Regulations:

Section 2-02-15-06-02 of the County's Development Standards and Regulations outlines the approval criteria for rezoning a property. The criteria include that the Zoning Map amendment (1) is consistent with the Adams County Comprehensive Plan; (2) is consistent with the purposes of these standards and regulations; (3) will comply with the requirements of these standards and regulations; and (4) 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.

Currently, the subject property is designated as Agricultural-3 (A-3). Per Section 3-10-01 of the County's Development Standards and Regulations, the purpose of the A-3 zone district is to provide land primarily in holdings of at least thirty-five (35) acres for dryland or irrigated farming, pasturage, or other related food production uses.

The proposed zone district for this parcel is the A-2 zone district. 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 dimensional requirements for the A-2 zone district include a minimum of 10-acre lot size and a minimum lot width of 425-feet. The subject parcel is 65.6 acres in size and has roughly 2,139 feet of lot width. Therefore, the request to rezone this parcel is in conformance to the dimensional requirements for the proposed A-2 zone district of Section 3-09-08 of the County's Development Standards.

Site Characteristics:

The subject property has street frontage along both E. 128th Avenue and Imboden Road. Currently, the parcel is undeveloped with some oil and gas equipment located on the northern edge of the parcel.

Surrounding Zoning Designations and Existing Use Activity:

Northwest A-1 Undeveloped	North A-1 Undeveloped	Northeast A-3 Undeveloped
West A-3 Undeveloped	Subject Property A-3 Undeveloped	East A-3 Single-family dwelling
Southwest A-3 Single-Family Dwelling	South A-3 Undeveloped	Southeast A-3 Undeveloped

Compatibility with the Surrounding Area:

The surrounding properties are primarily zoned as A-3 or PUD (Preliminary) with A-1 properties being located directly to the north. The properties are either undeveloped or developed with single-family dwellings and associated accessory structures. As shown on the aerial map, the parcel is within very close proximity to several higher density residential Planned Unit Development areas to the north and northwest. Several of the A-3 zoned properties in this area are considered legal nonconforming as they are not 35-acres in size. Rezoning the A-3 property to A-2 would allow for an appropriate transition from the PUDs and A-1 properties to the north to the A-3 zoned properties to the south. This will also allow for the applicant to pursue the major subdivision applications to establish two additional lots that could each be developed with single-family residences. The newly created lots would be required to be a minimum of 10-acres in size, making them more compatible with the area.

As seen in the Future Land Use Map, the parcel is within close proximity of areas with a FLU of Estate Residential. The western side of the Imboden corridor along this stretch has a majority FLU of Estate Residential and the subject request would be an appropriate extension of the FLU along the corridor.

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 the major subdivision applications or of any building permit for new development on the property.

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 the case on January 14, 2021 and voted (6-1) to approve the comprehensive plan amendment and recommend approval of the rezone request. The applicant spoke at the meeting and had no concerns with the staff report or the presentation. Three individuals from the public spoke in opposition to the subject request. The members of the public had concerns about additional density in the area and the compatibility within the surrounding area.

Staff Recommendation:

Based upon the application, the criteria for approval, and a recent site visit, staff recommends approval of the rezoning with 4 findings-of-fact and ratification of the comprehensive plan amendment with 3 findings-of-fact and 2 notes to the applicant.

RECOMMENDED FINDINGS-OF-FACT

1. The Comprehensive Plan amendment is consistent with the goals and policies of the Adams County Comprehensive Plan:
2. The Comprehensive Plan amendment is consistent and/or compatible with the land use, transportation, and open space maps in the Adams County Comprehensive Plan.
3. The Comprehensive Plan amendment advances the health, safety, and welfare of the citizens and property owners of Adams County.
4. The Zoning Map amendment is consistent with the Adams County Comprehensive Plan.
5. The Zoning Map amendment is consistent with the purposes of these standards and regulations.
6. The Zoning Map amendment will comply with the requirements of these standards and regulations
7. 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.
2. Approval of an application for a Major Subdivision Preliminary Plat and Major Subdivision Final Plat will be required to allow for the two additional parcels to be created.

CITIZEN COMMENTS

Notifications Sent	Comments Received
22	4

All property owners and occupants within a half-mile of the subject property were notified of the request. Staff has received three public comments on this request. All three comments were in opposition to this request citing the desire for the parcel to remain as A-3 and concern for the increase in traffic on the gravel portion of Imboden Road. Staff received an additional comment during the PC Hearing. This comment was also in opposition.

COUNTY AGENCY COMMENTS

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

REFERRAL AGENCY COMMENTS

TCHD, the Colorado Division of Water Resources (CDNR-DWR), Colorado Geological Survey (CGS) were not in opposition to the subject request, however sent in comment that are applicable at the time of building permit and/or the Major Subdivision applications.

Responding with Concerns:

Adams County Sheriff

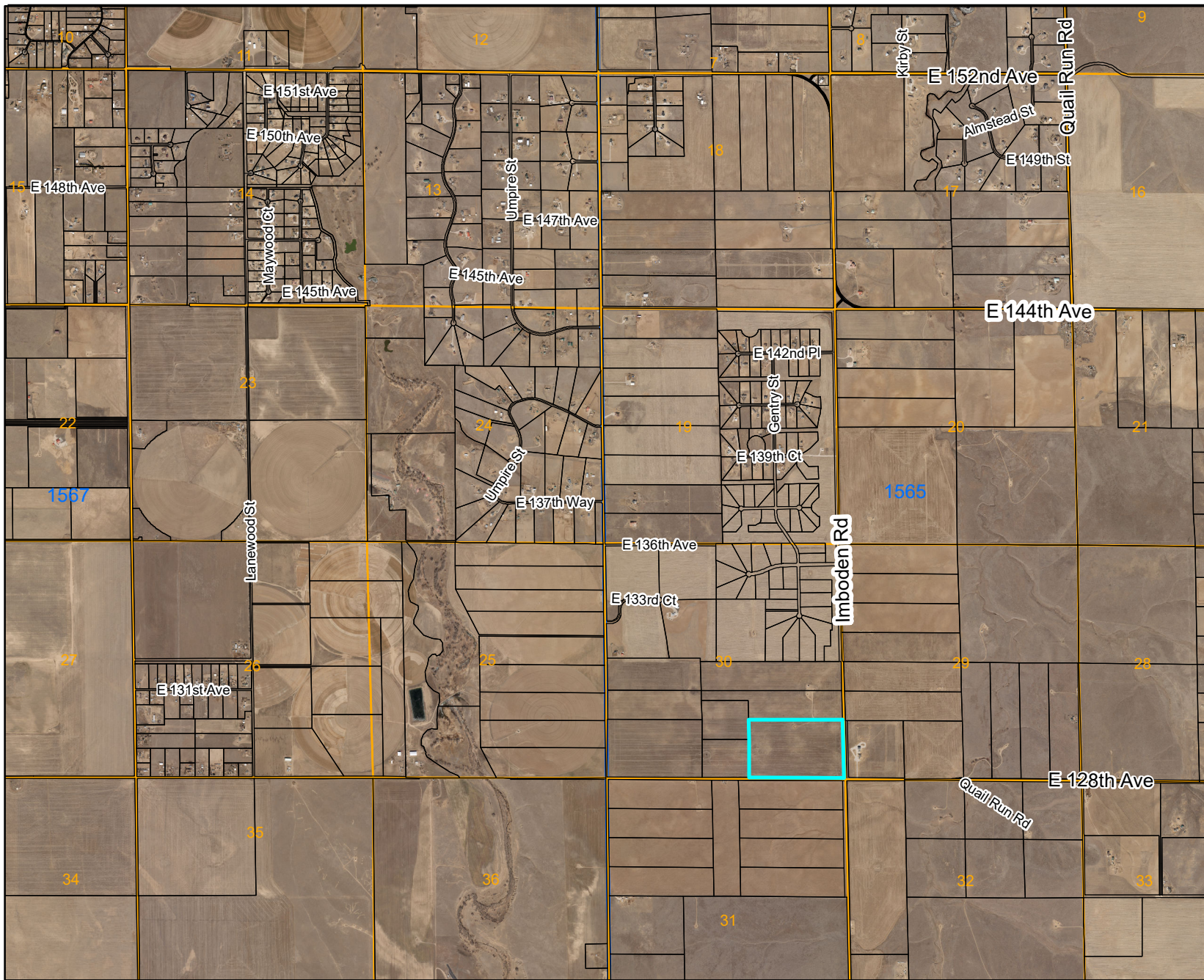
Responding without Concerns:

Brighton Fire and Rescue
Colorado Division of Water Resources (CDNR-DWR)
Colorado Geological Survey (CGS)
Tri County Health Department (TCHD)
United Power
Xcel Energy

Notified but not Responding / Considered a Favorable Response:

Adams County Parks and Open Space
Adams County Treasurer
Bennett Fire District #7
Bennett Park and Recreation
Bennett School District 29J
Box Elder Estates Homeowners Association
Brighton School District 27J
Century Link
Colorado Department of Transportation (CDOT)
Colorado Div. of Mining Reclamation and Safety
Colorado Division of Wildlife
Comcast
Horse Creek Metropolitan District

IREA
Metro Wastewater Reclamation
Regional Transportation District (RTD)
Southeast Weld County Fire
United Power
U.S. Environmental Protection Agency
U.S. Post Office
Vantage Estates



Legend

- Railroad
- Major Water
- Zoning Line
- Sections

PRC2020-00011; Lefor 128th/Imboden Comprehensive Plan Amendment and Rezone
Aerial Map



For display purposes only.



ADAMS COUNTY
COLORADO

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



Legend

- +— Railroad
- Major Water
- Zoning Line
- Sections

**PRC2020-00011; Lefor 128th/Imboden Comprehensive Plan Amendment and Rezone
Aerial Map**

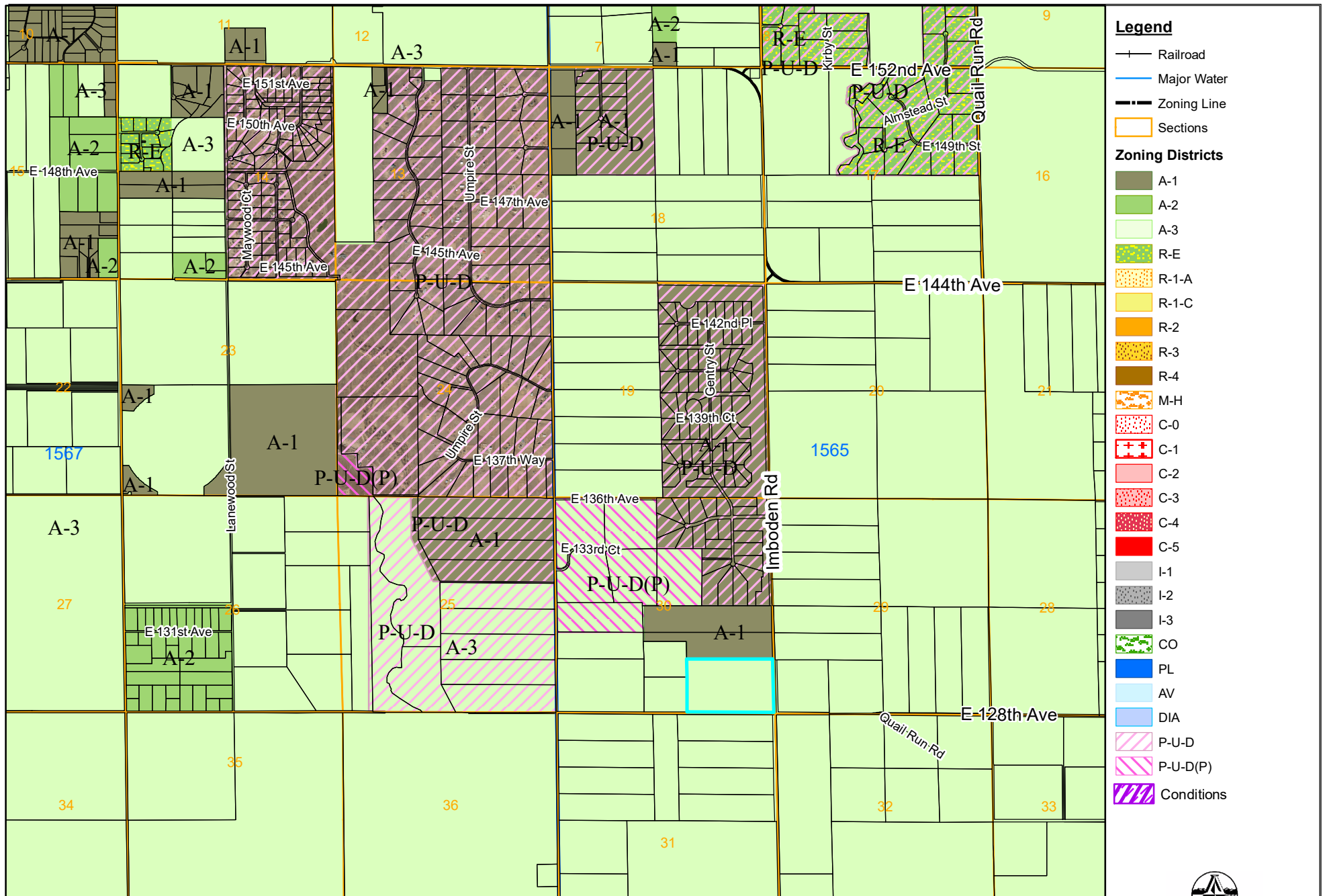


For display purposes only.



ADAMS COUNTY
COLORADO

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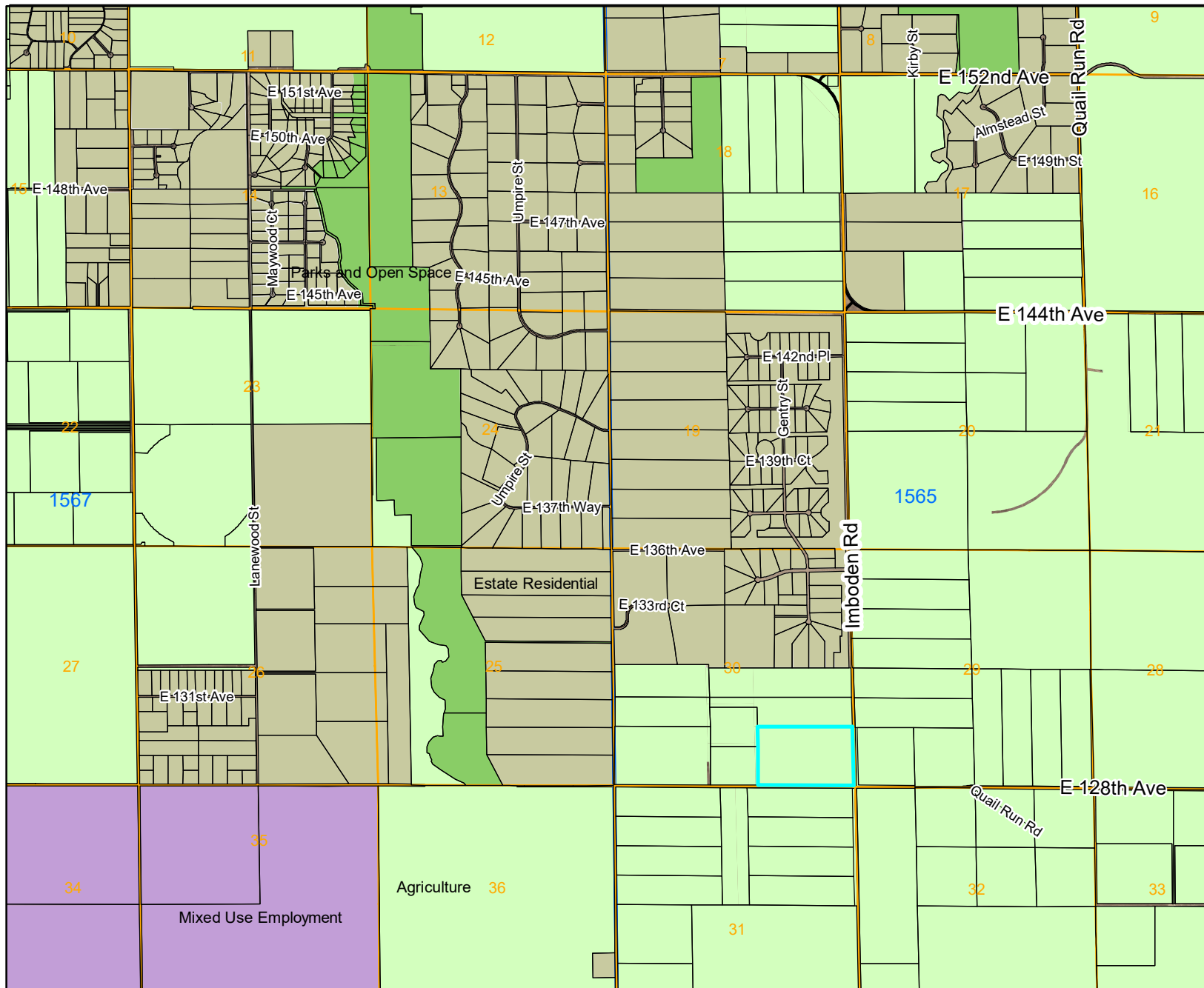


**PRC2020-00011; Lefor 128th/Imboden Comprehensive Plan Amendment and Rezone
Current Zoning Map**

N
For display purposes only.



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



Legend

- Railroad
- Major Water
- Zoning Line
- Sections

Legend

Future Landuse 2012 (Rev2016)

Residential

- Urban Residential
- Estate Residential

Mixed Use

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

Commercial/Industrial

- Commercial
- Industrial

Other

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

PRC2020-00011; Lefor 128th/Imboden Comprehensive Plan Amendment and Rezone Future Land Use Map

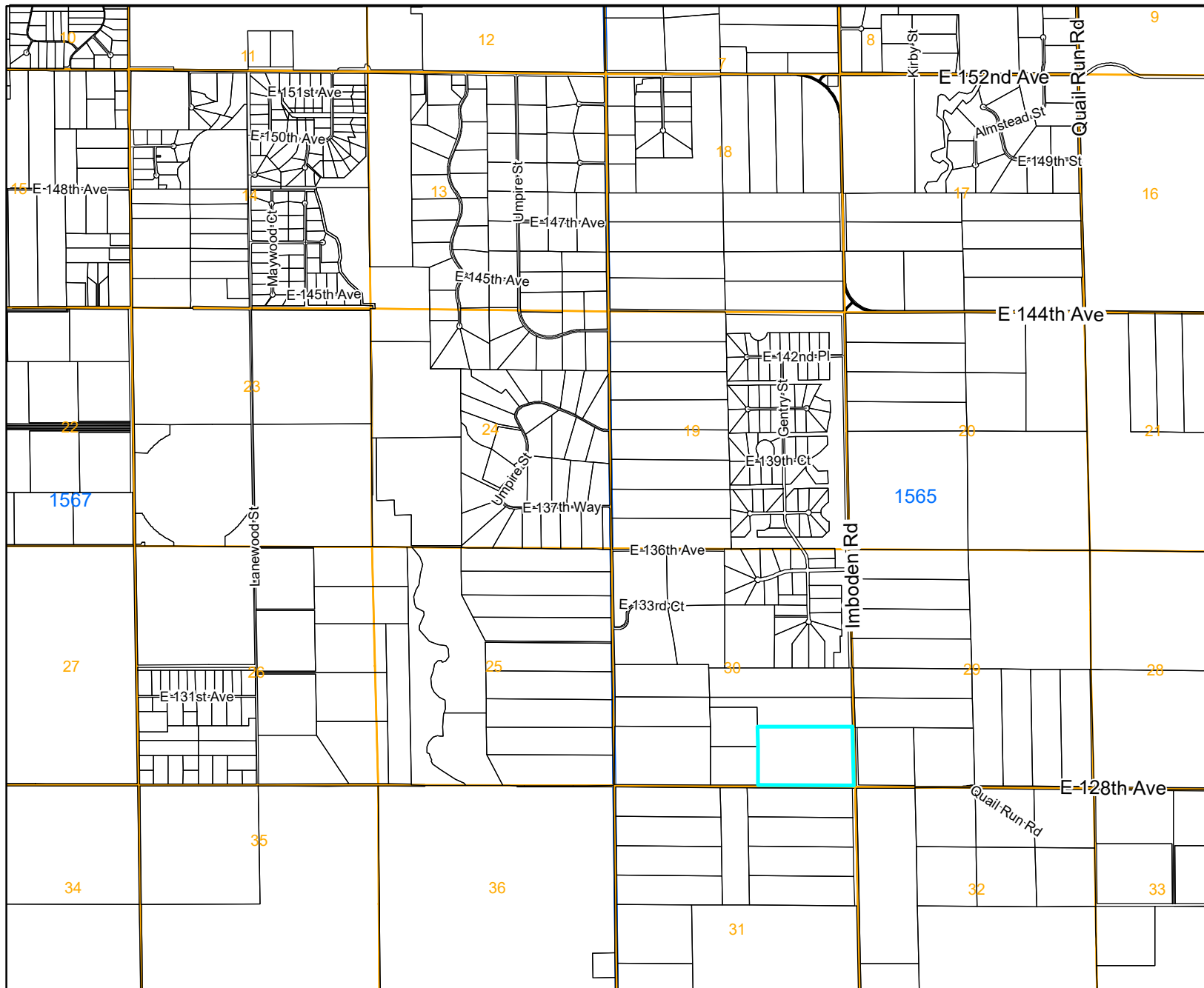


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ADAMS COUNTY
COLORADO

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Legend

- Railroad
- Major Water
- Zoning Line
- Sections

PRC2020-00011; Lefor 128th/Imboden Comprehensive Plan Amendment and Rezone
Simple Map

N
For display purposes only.



ADAMS COUNTY
COLORADO

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group, which assumes no
responsibility for its accuracy

Project Explanation (#3 rezoning application):

The goal is to subdivide a sixty-five acre parcel, owned by Christopher and Denise Lefor, into three separate parcels or lots. The three lots are for Amber, her mother and father (Christopher and Denise), and her brother Ben Lefor. Each family member would ultimately like to have the opportunity to build a single family home for themselves to be close. The family would like to subdivide the 65 acre parcel into one A3 lot at 35 acres for Dad/Mom, and the other two lots rezoned to A2 just 13.5 acres, all for single family home construction. Totaling three homes.

Amber is has taken the lead on pursuing the subdivision for her family. She plans to build herself a ranch style home approximately 1800 square feet with attached two car garage. Her house will be on an approved septic system once approved for construction the home will also have a well for water and propane to heat. The intent is to leave natural vegetation on the property.

Amber intends to start necessary testing for septic and well as soon as approval is met for subdividing the property. Home plans are already in progress.

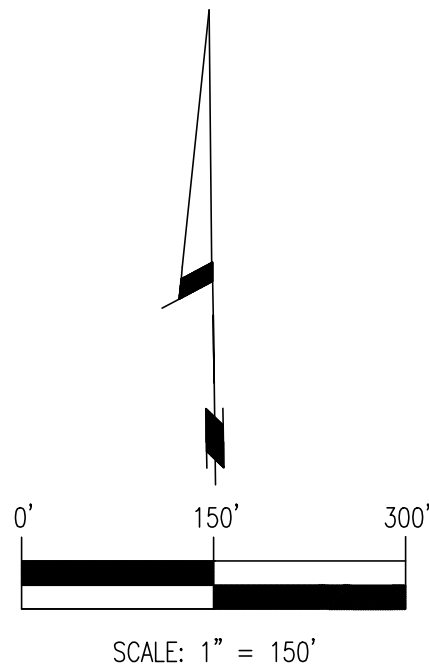
We have spoken with Tri-county for well and septic. Tri-County does no longer issues "will-serve" letters until property meets approval for home construction.

COUNTY CLERK / RECORDER FILING CERTIFICATE
DEPOSITED THIS 2 DAY OF 2020, IN BOOK PAGE 2, COUNTY CLERK / RECORDER.

TBD SUBDIVISION

OF PART OF THE SE 1/4 OF SECTION 30, T1S, R64W OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO

PRELIMINARY



PRELIMINARY

N1°35'26"W(M)
1340.70'(M)
N1°35'26"W(M)
1310.69'(M)

FOUND REBAR
WITH 2" ALUM. CAP
LS.24305

S89°49'36"E(M)
1165.00'(M)

S89°49'36"E(M)
2136.54'(M) 2136.5'(R)

S89°49'36"E(M)
450.75'(M)

FOUND REBAR
WITH 2.5" ALUM. CAP
E1/4 CORNER SECTION 30
LS.24305
POINT OF COMMENCEMENT

FOUND REBAR
WITH 2" ALUM. CAP
LS.37971

S89°49'36"E(M)
450.75'(M)

S89°49'36"E(M)
70.03'(M)

S1°35'26"E(M)
1304.83'(M) 1305'(R)

T.P.O.B.

IMBODEN ROAD
(R.O.W. VARIES)

PART OF THE SE 1/4
SECTION 30, T1S, R64W
(VACANT LAND)

Area : 35.037 AC±
(1526211 SF±)

S1°36'51"E(M)
1310.06'(M)

Area : 13.544 AC±
(589997 SF±)

S1°36'08"E(M)
1309.81'(M)

Area : 13.542 AC±
(589885 SF±)

S1°35'26"E(M)
1309.55'(M)

S1°35'26"E(M)
1339.53'(M) 1335'(R)
BASIS OF BEARINGS

N1°35'26"W(M)
30.01'(M)

N89°51'29"W(M)
1165.52'(M)

N89°51'29"W(M)
450.48'(M)

N89°51'29"W(M)
450.48'(M)

FOUND REBAR
WITH 2.5" ALUM. CAP
S1/4 CORNER SECTION 30
LS.13482

N89°51'29"W(M)
508.23'(M)

128TH AVENUE
(R.O.W. VARIES)

S89°51'29"E(M)
2136.51'(M) 2136.5'(R)

DIRT ROAD

FOUND NO.5 REBAR
WITH DAMAGED RED
PLASTIC CAP
LS.37971

FOUND REBAR
WITH 2.5" ALUM. CAP
SE CORNER SECTION 30
LS.24305

DIRT ROAD

30.00'

70.00'

LEGEND

- = SET NO.5x18" REBAR W/PLASTIC CAP LS# 36070
- = FOUND MONUMENT AS NOTED
- ⊙ = FOUND PLSS MONUMENT AS NOTED
- (R) = RECORD INFORMATION
- (M) = MEASURED

- = PROPERTY LINE
- - - - - = LOT LINE
- - - - - = PROPOSED LOT LINE
- - - - - = PLSS SECTION LINE

PRELIMINARY

PREPARED FOR:
AAARK TOTAL HOME SERVICES

ChavezDSS, Ilc
Development and Support Solutions

JOB NUMBER

20012302

DRAWN BY:
F. CHAVEZ

0 4/12/2020
NO. DATE

REVISION

992 S. 4TH ST. STE 100/266, BRIGHTON, CO 80601 - 303.589.4419



Development Review Team Comments

Date: December 2, 2020

Project Number: PRC2020-00011

Project Name: Lefor 128th/ Imboden Comprehensive Plan Amendment and Rezone

Note to Applicant:

The following review comments and information from the Development Review Team is based on the information you submitted for the Comprehensive Plan Amendment and Rezone Applications. The Development Review Team review comments may change if you provide different information during the Resubmittal. **At this time, a resubmittal is not being required.**

Commenting Division: Development Services, Planning

Name of Reviewer: Layla Bajelan

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

PLN01: Requests: 1) Rezone request from Agriculture-3 (A-3) to Agriculture-2 (A-2) and 2) Comprehensive Plan Amendment to change the Future Land Use designation from Agriculture to Estate Residential

PLN02: Site Characteristics

1. Lot Size: 65 acres
2. Lot Width: 1,295 feet x 2,116 feet
3. Current Zoning: A-3
4. Current Future Land Use: Agriculture

PLN03: A-2 Zone District

1. Purpose: The purpose of the Agricultural-2 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. Farming uses are permitted, including the cultivation of land and the keeping of a limited number of animals.
2. Minimum lot size: 10 acres
3. Minimum lot width: 425 feet

PLN04: Estate Residential Future Land Use: Estate Residential areas are designated for single family housing at a lower density, typically no greater than 1 unit per acre, and compatible uses such as schools and parks. Under certain circumstances, net densities for Estate Residential areas may be as low as one unit per acre, provided that development is clustered so as to preserve a significant amount of open space or agricultural land.

PLN05: Criteria of Approval

Any rezoning request requires two public hearings: one before the Planning Commission and the other before the Board of County Commissioners. Section 2-02-13-04 of the Adams County Development Standards and Regulations outlines the review procedures for Text, Zoning Map, and Comprehensive Plan Amendments.

Zoning Map Amendment- Section 2-02-13-06-02 explains the criteria for approval for a Zoning Map Amendment, which include:

1. The Zoning Map Amendment is consistent with the Adams County Comprehensive Plan.
2. The Zoning Map Amendment is consistent with the purposes of these standards and regulations.
3. The Zoning Map Amendment will comply with the requirements of these standards and regulations.
4. 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.

Section 2-02-15-06-03; COMPREHENSIVE PLAN AMENDMENTS

The Planning Commission, in making their decision, and the Board of County Commissioners in ratifying a Comprehensive Plan amendment, shall find:

1. The Comprehensive Plan amendment is consistent with the goals and policies of the Adams County Comprehensive Plan.
2. The Comprehensive Plan amendment is consistent and/or compatible with the land use, transportation, and open space maps in the Adams County Comprehensive Plan.
3. The Comprehensive Plan amendment advances the health, safety, and welfare of the citizens and property owners of Adams County.

Commenting Division: Development Services, Engineering:

Name of Review: Greg Labrie

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

ENG1: The applicant has submitted the trip generation letter and the drainage letter required for rezoning. This preliminary analysis for traffic and drainage has not identified any major issues with rezoning this property with three single family homes. A more detailed analysis as required will be completed at time of development and building permit.

Commenting Division: Development Services, Engineering (Right-of Way Review):

Name of Review: Greg Labrie

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

ROW1: East 128th Avenue is classified as an arterial street per the 2012 Adams County Master Transportation Plan. As such, East 128th Avenue should have a half right-of-way width of 70 feet. Since the existing half right-of-way width is 30 feet, this would require a dedication of 40 feet additional right-of-way. The dedication of right-of-way will be required at the time of development.

ROW2: Imboden is classified as an arterial street per the 2012 Adams County Master Transportation Plan. As such, Imboden Road should have a half right-of-way width of 70 feet. Since the existing half right-of-way width is approximately 40 feet, this would require a dedication of 30 feet additional right-of-way. The dedication of right-of-way will be required at the time of development.

ROW2: Given that East 128th Avenue and Imboden Road are classified as arterial streets, the future access points for the proposed parcels must be designed and constructed in accordance with Chapter 8 of the Adams County Development Standards and Regulations, in terms of width for the proposed access points and the distance between each access point.

From: [Rick Reigenborn](#)
To: [Layla Bajelan](#)
Subject: RE: Request for Comments: PRC2020-00011; Lefor 128th/ Imboden Comprehensive Plan Amendment and Rezone
Date: Wednesday, November 04, 2020 1:45:51 PM
Attachments: [image001.wmz](#)
[image002.png](#)
[image003.png](#)

The Sheriff's Office would oppose this request at this time, we are unable to provide sufficient law enforcement services with the current staffing.

Sincerely,

Richard A. Reigenborn
Sheriff
Adams County Sheriff's Office
4430 S. Adams County Parkway,
1st Floor, Suite W5400
Brighton, CO 80601
303-655-3218 | RReigenborn@adcogov.org

Character • Integrity • Transparency

From: Layla Bajelan
Sent: Tuesday, November 3, 2020 9:48 AM
To: Layla Bajelan <LBajelan@adcogov.org>
Subject: Request for Comments: PRC2020-00011; Lefor 128th/ Imboden Comprehensive Plan Amendment and Rezone

Request for Comments

Case Name:	Lefor 128th/ Imboden Comprehensive Plan Amendment and Rezone
Case Number:	PRC2020-00011

November 3rd, 2020

The Adams County Planning Commission is requesting comments on the following application: 1) Rezone request from Agriculture-3 (A-3) to Agriculture-2 (A-2) and 2) Comprehensive Plan Amendment to change the Future Land Use designation from Agriculture to Estate Residential. The Assessor's Parcel Number is 0156500000086.

From: [Lisa Culpepper](#)
To: [Layla Bajelan](#)
Subject: RE: Request for Comments: PRC2020-00011; Lefor 128th/ Imboden Comprehensive Plan Amendment and Rezone
Date: Tuesday, November 03, 2020 10:31:51 AM
Attachments: [image001.png](#)
[image003.png](#)

-0- Due (until January 2021). Thank you, Layla!

Very truly yours,

LISA L. CULPEPPER, JD
TREASURER & PUBLIC TRUSTEE

“DOING ONLY THAT WHICH THE LAW REQUIRES IS BARELY DOING THE MINIMUM. DO MORE.”

PLEASE NOTE: I'm not at my desk for much of the day due to operational requirements in other areas of the office and building. IF I DO NOT RESPOND WITHIN TWO (2) HOURS, PLEASE CALL THE OFFICE. THANK YOU!

Adams County Treasurer & Public Trustee
4430 S. Adams County Pkwy.
Brighton, CO 80601
Direct: 720.523.6162 | Office: 720-523-6160
www.adcotax.com
Mon. – Fri. 7am-5pm



Adams County Mission

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

From: Layla Bajelan <LBajelan@adcogov.org>
Sent: Tuesday, November 3, 2020 9:48 AM
To: Layla Bajelan <LBajelan@adcogov.org>
Subject: Request for Comments: PRC2020-00011; Lefor 128th/ Imboden Comprehensive Plan Amendment and Rezone

Request for Comments

Case Name:	Lefor 128th/ Imboden Comprehensive Plan Amendment and Rezone
Case Number:	PRC2020-00011

November 3rd, 2020

The Adams County Planning Commission is requesting comments on the following application: 1)

From: [BFR Plan Reviews](#)
To: [Layla Bajelan](#)
Subject: RE: Request for Comments: PRC2020-00011; Lefor 128th/ Imboden Comprehensive Plan Amendment and Rezone
Date: Thursday, December 3, 2020 8:27:33 AM
Attachments: [image001.png](#)
[image005.png](#)

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

Good Morning Layla,

So sorry for the delay. We do not have any comments at this time.

Thank you



Julie Sovizdraniouk

Administrative Assistant
Brighton Fire Rescue District
500 S. 4th Ave – 3rd Floor
Brighton CO 80601
Office: 303.654.8016
www.brightonfire.org

From: Layla Bajelan <LBajelan@adcogov.org>
Sent: Tuesday, November 3, 2020 9:48 AM
To: Layla Bajelan <LBajelan@adcogov.org>
Subject: Request for Comments: PRC2020-00011; Lefor 128th/ Imboden Comprehensive Plan Amendment and Rezone

Request for Comments

Case Name: Lefor 128th/ Imboden Comprehensive Plan
Amendment and Rezone
Case Number: PRC2020-00011

November 3rd, 2020

The Adams County Planning Commission is requesting comments on the following application: 1) Rezone request from Agriculture-3 (A-3) to Agriculture-2 (A-2) and 2) Comprehensive Plan Amendment to change the Future Land Use designation from Agriculture to Estate Residential. The Assessor's Parcel Number is 0156500000086.

Applicant Information: Ben Binkley
286 Quari Street

COLORADO GEOLOGICAL SURVEY

1801 Moly Road
Golden, Colorado 80401



Karen Berry
State Geologist

November 24, 2020

Layla Bajelan
Adams County Community & Economic Development
LBajelan@adcgov.org

Location:
SE Section 30,
T1S, R64W, 6th P.M.
39.9298, -104.5873

**Subject: Lefor 128th/Imboden Comprehensive Plan Amendment and Rezone PRC2020-00011
Adams County, CO; CGS Unique No. AD-21-0007**

Dear Ms. Bajelan:

Colorado Geological Survey has reviewed the Lefor 128th/Imboden Comprehensive Plan Amendment and Rezone referral. I understand the applicant proposes 1) rezoning from Agriculture-3 to Agriculture-2 and 2) Comprehensive Plan Amendment to change the Future Land Use designation from Agriculture to Estate Residential. Three residential lots are planned on 65 acres located immediately northwest of Imboden Road and 128th Ave.

The site does not contain steep slopes, is not undermined, is located within an "Area of Minimal Flood Hazard," and no geologic hazards or unusual geotechnical constraints are known to be present that would preclude the proposed residential use and density. **CGS therefore has no objection to approval of PRC2020-00011.**

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, Plate 2, and 5-B, Horse Creek Quadrangle, 1974), the subject property does not contain a mapped aggregate resource.

Collapsible and expansive soils. The site is underlain by relatively low density, low strength, wind-deposited silt, clay and fine sand. Some of the soils are calcareous. Wind deposits, especially those containing soluble calcareous minerals, tend to be loose, fine-grained, and hydrocompactive, meaning they can lose strength, settle, compress, or collapse when water infiltrates the soils. Thick columns of compressible or collapsible soils can result in significant settlement and structural damage. Alternatively, clay minerals and clayey pockets within the surficial soils may exhibit volume changes (shrink-swell) in response to changes in water content. Claystone, carbonaceous shale and lignite of the Dawson arkose are present at unknown depth beneath the surficial soils. If claystone or shale layers capable of producing high swell pressures are present within a few feet of foundation bearing depths, they can cause significant structural damage if not properly characterized and mitigated. Lignite is a relatively soft, low-strength material present as layers and discontinuous lenses within the Dawson, and is unsuitable as a foundation bearing material.

Lot-specific geotechnical investigations consisting of drilling, sampling, lab testing and analysis will be needed, once building locations have been identified, to: determine the thickness and extent to which the soils beneath proposed structures are subject to collapse under loading and/or wetting; characterize soil and bedrock engineering properties such as density, strength, water content, swell/consolidation potential and corrosivity; determine depths to groundwater, bedrock, and any impermeable layers that might lead to development of a perched water condition; verify the feasibility of full-depth basements, if planned; and provide earthwork, foundation, floor system, subsurface drainage, and pavement recommendations for design.

Layla Bajelan
November 24, 2020
Page 2 of 2

It is imperative that grading, surface drainage, and subsurface drainage are correctly designed, constructed and maintained to prevent wetting of potentially collapsible and expansive soils in the immediate vicinity of foundation elements.

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

Sincerely,

Jill Carlson, C.E.G.
Engineering Geologist

A handwritten signature in black ink, appearing to read 'Jill Carlson', written over the printed name.



COLORADO
Division of Water Resources
Department of Natural Resources

November 30, 2020

Layla Bajelan
Adams County Community & Economic Development Department
Transmitted via email:
LBajelan@adcogov.org

RE: Lefor 128th/Imboden Comprehensive Plan Amendment and Rezone
Case no. PRC2020-00011
Part of the SE ¼ of Sec. 30, T1S, R64W, 6th P.M.
Water Division 1, Water District 1

Dear Lelay Bajelan,

We have reviewed the information submitted on November 3, 2020 for the referral concerning the above referenced proposal to rezone approximately 65 acres to A-2 Agriculture-2, and change the Future Land Use designation from Agriculture to Estate Residential to subdivide the 65 acres into three lots.

Water Supply Demand

A Water Supply Information Summary Sheet was not submitted; therefore, the water supply demand for this subdivision is unknown.

Source of Water Supply

The proposed water source for the property is water wells. The application did not specify the aquifer into which the proposed wells will be constructed or show that there is adequate water in that source to satisfy the demands of the lots.

State Engineer's Office Opinion

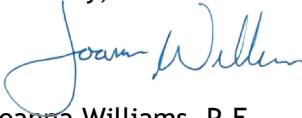
This office has no comments in regards to the rezoning of the subject property. In regards to the subdivision of the subject property, pursuant to Section 30-28-136(1)(h)(I), C.R.S., the State Engineer's Office has not received enough information to render an opinion regarding the adequacy of the proposed water supply. Prior to further review the applicant must provide the following:

1. A water supply plan that clearly defines the proposed subdivision's water demand and proposed source of water supply for each lot in the subdivision



Should you, or the Applicant, have any questions please contact Ailis Thyne in this office at 303-866-3581 x8216.

Sincerely,

A handwritten signature in blue ink, appearing to read "Joanna Williams". The signature is fluid and cursive, with the first name "Joanna" written in a larger, more prominent script than the last name "Williams".

Joanna Williams, P.E.
Water Resource Engineer

Ec: File for subdivision no. 27432

From: [Gordon Stevens](#)
To: [Layla Bajelan](#)
Cc: [David Rausch](#); [Juliana J. Archuleta](#); [CIP Team](#); [Chris Chovan](#)
Subject: Request for Comments: PRC2020-00011; Lefor 128th/ Imboden Comprehensive Plan Amendment and Rezone
Date: Wednesday, November 04, 2020 10:33:23 AM
Attachments: [DOCS-#6117928-v1-SUBMITTAL_LEFOR SUBDIVISION_128TH AVE_AND IMBODEN RD_MAP.PDF](#)
[image006.png](#)

Good Morning Layla,

The Public Works Dept. would like to thank you for the opportunity to review and comment on this submittal. This case will be offered to other members of the Public Works Dept. for review and comment as well. We offer the following comments. Other comments from other staff members may follow:

1. Due to the proposed lot sizes, this site will have to be designated as a subdivision. This will require that the subdivision regulations mentioned in the Development Standards and Regulations will have to be imposed on this site.
2. Because of the requirements imposed by the Subdivision Regulations, a Subdivision Improvement Agreement (SIA) or Cash in Lieu may be required for future roadway construction along the adjacent roadways at this site.
3. Because of the requirements imposed by the Subdivision Regulations, construction plans may be required for future roadway construction along the adjacent roadways at this site.
4. If construction plans are required, Construction Plans must be submitted and approved by the Community and Economic Dept. No work will be allowed until a construction permit has been obtained for this work.
5. Because of the requirements imposed by the Subdivision Regulations, additional Right of Way may be required along the roadways adjacent to this site.
6. No Building Permit/Certificate of Occupancy can be issued for any home constructed at this location until all of the requirements of the SIA have been met.

Again, thank you for the opportunity to review this submittal. If I can be of any further assistance, please do not hesitate to ask.

Gordon Stevens

Construction Inspection Supervisor,
Department of Public Works
Infrastructure Management Division

ADAMS COUNTY, COLORADO

4430 So, Adams County Parkway,
1st Floor, Suite W2000B
Brighton, CO 80601-8218

O: 720-523-6965 | gstevens@adcogov.org, www.adcogov.org

C: 303-947-9633



November 12, 2020

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

RE: Lefor 128th/Imboden Comprehensive Plan Amendment, PRC2020-00011
TCHD Case No. 6617 & 6618

Dear Ms. Bajelan,

Thank you for the opportunity to review and comment on the Rezoning request from Agricultural-3 (A-3) to Agricultural-2 (A-2) and the Comprehensive Plan Amendment to change the Future Land Use designation from Agriculture to Estate Residential to eventually accommodate three single family homes located at the northwest corner of Imboden Road and 128th Avenue. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has the following comments.

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

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

Domestic Well

Drinking water contaminated with pathogens can cause a variety of illnesses in humans. It is important to protect source water from contamination, and to treat drinking water to eliminate pathogens before it is provided for human consumption. Individual well owners have primary responsibility for the safety of the water drawn from their own wells. Well owners with questions about wells or well water can call the Wellcare® Hotline operated by the Water Systems Council, a national organization focused on well systems not regulated under the Safe Drinking Water Act., at 888-395-1033 or online at www.wellcarehotline.org. Well owners may also contact Jennifer Charles, 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>.

Please feel free to contact me at 720-302-3184 or ahenrich@tchd.org if you have any questions.

Sincerely,

A handwritten signature in dark ink, appearing to read "AHF", is positioned above the typed name.

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

cc: Sheila Lynch, Monte Deatrich, Michael Weakley, TCHD



November 24, 2020

Community & Economic Development Department
4430 South Adams County Parkway
1st Floor, Suite W2000
Brighton, CO 80601-8204

Re: PRC2020-00011 - Lefor 128th/ Imboden Comprehensive Plan Amendment and Rezone

Dear Layla Bajelan:

On behalf of United Power, Inc., thank you for inviting us to review and comment on the PRC2020-00011 - Lefor 128th/ Imboden Comprehensive Plan Amendment and Rezone. After review of the information, we have the following comments:

- United Power does not have any issues with the rezoning request from Agriculture-3 (A-3) to Agriculture-2 (A-2) and Comprehensive Plan Amendment to change the Future Land Use designation from Agriculture to Estate Residential.
- Front, Side, or Rear Lot Distribution – United Power requires continuous dry utility easements for reliable electric facility installation. This allows us to install electric facilities in a continuous manner for our loop feed which provides reliability. We prefer the separation of gas and electric. With not knowing exactly where these individual lots would be fed regarding the distribution line, we will need 8' to 10' wide dry utility easements around the perimeter of each lot.

Please note, the property owner/developer/contractor must submit an application along with CAD data for new electric service via <https://www.unitedpower.com/construction>. United Power would like to work with these persons early in the construction process on getting an electric design prepared so that we can request any additional easements needed and hopefully have those easements dedicated on the plat rather than obtaining separate document(s). Obtaining easements via a separate document can be time consuming and could cause delays.

As a Reminder: No permanent structures are acceptable within the dry utility easement(s); such as, window wells, wing walls, retaining walls, basement walls, roof overhang, anything affixed to the house like decks, etc. United Power considers any structure that impedes the access, maintenance, and safety of our facilities a permanent structure. No exceptions will be allowed, and any encroachments could result in penalties.

Service will be provided according to the rules, regulations, and policies in effect by United Power at the time service is requested. We look forward to safely and efficiently providing reliable electric power and outstanding service.

Thank you,

Amber Mendoza

Amber Mendoza
ROW Agent
720.249.9315 | platreferral@unitedpower.com



Right of Way & Permits

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

November 24, 2020

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

Attn: Layla Bajelan

**Re: Lefor 128th / Imboden Comprehensive Plan Amendment, Rezone, and
Plat – Case # PRC2020-00011**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the request for the **Lefor 128th / Imboden** 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.

Should this project require natural gas service, the property owner/developer/contractor must complete the application process *as soon as possible* via xcelenergy.com/InstallAndConnect.

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: [Layla Bajelan](#)
To: [Layla Bajelan](#)
Subject: FW: PRC2020-00011 Lefor 128th/imboden
Date: Wednesday, December 2, 2020 5:14:32 PM

From: Shirley Amerin <shirley@callshirley4homes.com>
Sent: Sunday, November 29, 2020 9:05 PM
To: Layla Bajelan <LBajelan@adcogov.org>
Subject: Re: PRC2020-00011 Lefor 128th/imboden

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

I did send it via mail thank you so much for considering and making sure that my email is included in the case I purchase that property because of the ag three zoning I really hate for it to be developed in subdivisions and it may be family own now but that doesn't mean that they don't have the option of selling it or doing it for the purpose of selling it in the near future there's lots out there 35 acre lots that are for sale that they could purchase like I have to for my children

Shirley Amerin
Keller Williams Preferred Realty
303-908-5324

7 year 5280 5 Star Award Winner Top 5% Real Estate Agent

"Delivering the Highest Standards of Experience & Service!"

On Nov 29, 2020, at 9:01 PM, Layla Bajelan <LBajelan@adcogov.org> wrote:

Hi Shirley,
I do not believe that I have received a letter from you yet. Did you sent it via mail? The Government Center will be closed, but I am planning to go to the office tomorrow and can check my mailbox for your letter. I received this email and will include it as public comment in the case.
Thanks,

<image003.jpg>

[Layla Bajelan](#)

Long Range Planner II, *Community and Economic Development*

ADAMS COUNTY, COLORADO

4430 S. Adams County Parkway, 1st Floor, Suite W2000A

Brighton, CO 80601

720.523.6863 | LBajelan@adcogov.org | www.adcogov.org

**** New Schedule: Tuesday-Friday 7 a.m. to 5:30 p.m.****

***County operating hours: Tuesday through Friday, 7 a.m. to 5:30 p.m.
County Buildings will be closed Tuesday, Dec. 1 through Monday, Jan. 4.***

From: Shirley Amerin <shirley@callshirley4homes.com>

Sent: Sunday, November 29, 2020 8:58 PM

To: Layla Bajelan <LBajelan@adcogov.org>

Cc: Shirley Amerin <shirley@callshirley4homes.com>

Subject: PRC2020-00011 Lefor 128th/imboden

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

I'm checking in to confirm that you received my written response of not being in favor of AG-2 zoning that is not conforming to the surrounding area. Please confirm receipt of this email.

Shirley Amerin

Keller Williams Preferred Realty

303-908-5324

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November 24, 2020

Community and Economic Development Department
4430 S. Adams County Parkway #W2000A
Brighton, CO 80601-8216

Case Name: Lefor 128th/Imboden Comprehensive Plan Amendment and Rezone
Project Number: PRC2020-00011
Assessor's Parcel Number: 0156500000086

Dear Adams County Community and Economic Development Department,

As property owners with a property impacted by this rezoning request, we ask this request to be denied in order to maintain the existing zone A3 as intended and the integrity of the property and surrounding A3 properties. It is necessary to retain the integrity of A3 properties in this area, maintaining and abiding by the existing A3 zone regulation.

The rezoning property request is in the very near area of our property. We purchased our property and home in 2013 for the specific reason to be in an A3 zoning area and follow all the regulations. This was our effort to remain in the A3 zoning integrity with the surrounding properties also being A3.

We understand the applicant wishes to be close to their family members and this may still be accomplished by retaining the existing A3 zone on such said property they own and able to accommodate a single family dwelling and Group Living Facility (1 to 5 persons). Additional property in this area is also for sale should additional family members wish to remain close to this area.

To retain the integrity for this property and other surrounding properties for the purpose of AGRICULTURAL-3 DISTRICT (A-3) is to provide land primarily in holdings of at least thirty-five (35) acres for dryland or irrigated farming, pasturage, or other related food production uses thus the request to deny the requested property rezoning request to a A2- district for rural subdivisions.

Additionally, the roads in this area, specifically Watkins Rd. and Imboden Rd. are dirt roads and with rezoning properties in order to build more rural subdivisions (A2) there must be consideration of the infrastructure existing for A3. Such as roads, drainage, maintenance and the ability for heavier vehicles such as fire or school buses to have access. This would be applicable that 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 traffic on Watkins Road has already almost doubled since the building of three new homes that are currently being built in the 126th to 128th blocks of Watkins Rd. Our road is dirt and the dust is already at concerning and uncomfortable levels.

With land development opportunity and other A2 areas available, it is in the best interest of Adams County to maintain this respective area as existing and necessary A3 zone needs, wildlife and the prosperity of these properties and those who chose this A3 area.

We respectfully ask that this rezoning request be declined.

Regards,

Sean Cuney

Krista Cuney

e-mail: Seancuney@yahoo.com

Phone: 303-550-6103 or 720-220-8516

Address: 13220 Watkins Rd., Hudson, CO 80642

November 24, 2020

Community and Economic Development Department
4430 S. Adams County Parkway #W2000A
Brighton, CO 80601-8216

Case Name: Lefor 128th/Imboden Comprehensive Plan Amendment and Rezone
Project Number: PRC2020-00011
Assessor's Parcel Number: 0156500000086

Dear Adams County Community and Economic Development Department,

As property owners with two properties impacted by this rezoning request, we ask this request to be denied in order to maintain the existing zone A3 as intended and the integrity of the property and surrounding A3 properties. It is necessary to retain the integrity of A3 properties in this area, maintaining and abiding by the existing A3 zone regulation.

The rezoning property request is in the very near area of two properties owned by us, one of which shares a property line boundary with the parcel for which the request is for. We purchased one property in 2005 and built our home for the specific reason to be in an A3 zoning area and follow all the regulations. Our other property is adjacent and sharing a property line boundary with the property listed in the applicant's request. We purchased the second property in early 2020 for our son, with our need and long-term goal to be in the A3 property. This was our effort to remain close to our family and maintaining the A3 zoning integrity with the surrounding properties also being A3.

We understand the applicant wishes to be close to their family members and this may still be accomplished by retaining the existing A3 zone on such said property they own and able to accommodate a single family dwelling and Group Living Facility (1 to 5 persons). Additional property in this area is also for sale should additional family members wish to remain close to this area.

To retain the integrity for this property and other surrounding properties for the purpose of AGRICULTURAL-3 DISTRICT (A-3) is to provide land primarily in holdings of at least thirty-five (35) acres for dryland or irrigated farming, pasturage, or other related food production uses thus the request to deny the requested property rezoning request to a A2- district for rural subdivisions.

Additionally, the roads in this area are dirt roads and with rezoning properties in order to build more rural subdivisions (A2) there must be consideration of the infrastructure existing for A3. Such as roads, drainage, maintenance and the ability for heavier vehicles such as fire or schools bus to have access. This would be applicable that 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.

With land development opportunity and other A2 areas available, it is in the best interest of Adams County to maintain this respective area as existing and necessary A3 zone needs, wildlife and the prosperity of these properties and those who chose this A3 area.

We respectfully ask that this rezoning request be declined.

Regards,

Ronald McCormick

A handwritten signature in black ink, appearing to read "Ron McCormick", written in a cursive style.

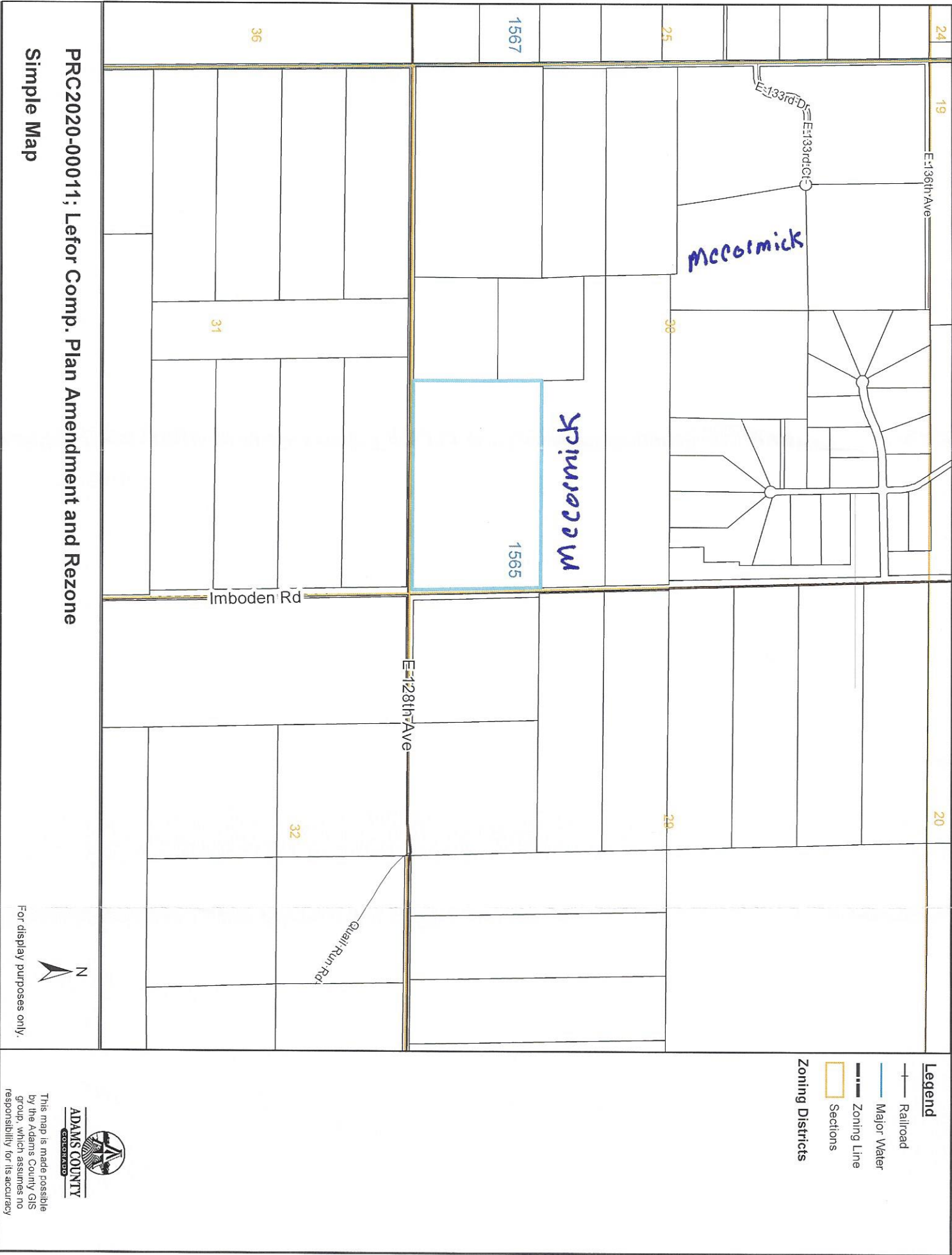
Cindy McCormick

A handwritten signature in black ink, appearing to read "Cindy McCormick", written in a cursive style.

e-mail: mema.mccormick@gmail.com

Phone: 303-907-4327 or 720-682-3600

Address: 33400 E. 133rd Ct. Hudson, CO 80642



From: [Layla Bajelan](#)
To: [Layla Bajelan](#)
Subject: FW: Lefor 128th/Imboden Comprehensive Plan #PRC2020000011
Date: Thursday, January 28, 2021 1:36:56 PM

From: Cindy McCormick <mema.mccormick@gmail.com>
Sent: Thursday, January 14, 2021 5:32 PM
To: Jen Rutter <JRutter@adcogov.org>
Subject: Lefor 128th/Imboden Comprehensive Plan #PRC2020000011

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

Hello,

I would like to speak during this Public Hearing scheduled for today at 6:00 pm.

My name is Cindy McCormick and I own two properties near and beside the property of topic.

Comments and considerations Please:

How is Adams County protecting and retaining the integrity of A3 zoning properties especially for those land owners who investing in this area. Rezoning to A2 has an integrity impact to the property and surrounding properties.

On our behalf as property owners with two properties impacted by this rezoning request, we ask this request to be denied in order to maintain the existing zone A3 as intended and the integrity of the property and surrounding A3 properties. It is necessary to retain the integrity of A3 properties in this area, maintaining and abiding by the exiting A3 zone regulation.

Within the existing A3 zoning the family may have accommodations for an additional single family dwelling and Group Living Facility (1 to 5 persons). Additional property in this area is also for sale should additional family members wish to remain close to this area.

i don't believe there is any protection of said properties being sold should the family choose to do so, again impacting the integrity of the area's A3 zoning if there were to be approved to an A2 zone.

Thank you,

Cindy and Ron McCormick



Request for Comments

Case Name: Lefor 128th/ Imboden Comprehensive Plan Amendment and Rezone
Project Number: PRC2020-00011

November 3, 2020

The Adams County Planning Commission is requesting comments on the following application: **1) Rezone request from Agriculture-3 (A-3) to Agriculture-2 (A-2) and 2) Comprehensive Plan Amendment to change the Future Land Use designation from Agriculture to Estate Residential**
The Assessor's Parcel Number is 0156500000086.

Applicant Information: Ben Binkley
286 QUARI ST
AURORA, CO 80011

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by **11/27/2020** 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 LBajelan@adcogov.org.

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

Thank you for your review of this case.

Layla Bajelan, Long Range Planner II
Case Manager

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Mary Hodge
DISTRICT 5



Public Hearing Notification

Case Name:	Lefor 128 th /Imboden Comprehensive Plan Amendment and Rezone
Case Number:	PRC2020-00011
Planning Commission Hearing Date:	01/14/2021 at 6:00 p.m.
Board of County Commissioners Hearing Date:	02/09/2021 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 requests: 1) Rezone request from Agriculture-3 (A-3) to Agriculture-2 (A-2) and 2) Comprehensive Plan Amendment to change the Future Land Use designation from Agriculture to Estate Residential. The Assessor's Parcel Number(s) 0156500000086.

Applicant Information:
Ben Binkley
286 Quari Street
Aurora, Colorado 80011

Owner Information:
Chris and Denise Lefor
32651 E. 137th Way
Brighton, Colorado 80603

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.

Thank you for your review of this case.

A handwritten signature in black ink, reading "Layla Bajelan". The script is cursive and fluid.

Layla Bajelan, Long Range Planner II

LBajelan@adcogov.org

720.523.6863

PUBLICATION REQUEST

Case Name: Lefor 128th/ Imboden Comprehensive Plan Amendment and Rezone

Case Number: PRC2020-00011

Planning Commission Hearing Date: 01/14/2021 at 6:00 p.m.

Board of County Commissioners Hearing Date: 02/09/2021 at 9:30 a.m.

Case Manager: Layla Bajelan, Long-Range Planner II, LBajelan@adcogov.org 720.523.6863

Request: 1) Rezone request from Agriculture-3 (A-3) to Agriculture-2 (A-2) and 2) Comprehensive Plan Amendment to change the Future Land Use designation from Agriculture to Estate Residential

Parcel Number (s): 0156500000086

Address of the Request: N/A

Applicant: Ben Binkley 286 Quari St. Aurora, Colorado 80011

Owner: Chris and Denise Lefor 32651 E. 137th Way Brighton, Colorado 80603

Legal Description: SECT, TWN, RNG: 30-1-64 DESC: BEG AT THE NE COR OF S2 SEC 30 TH S 1305 FT TO TRUE POB TH S 1335 FT TH W 2136/5 FT TH N 1335 FT TH E 2136/5 FT TO POB 65/60A

Virtual Meeting and Public Comment Information:

These meetings will be held virtually. Please visit <http://www.adcogov.org/planning-commission> and <http://www.adcogov.org/bocc> for up to date information on accessing the public hearings and submitting comment prior to the hearings. 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.



Referral Listing
Case Number PRC2020-00011
Lefor Comprehensive Plan Amendment and Rezone

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

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Adams County Parks and Open Space Department	Marc Pedrucci 303-637-8014 mpedrucci@adcogov.org
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Adams County Sheriff's Office	- - 303-655-3283 CommunityConnections@adcogov.org
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BENNETT FIRE DISTRICT #7	CHIEF EARL CUMELY 825 SHARIS CT BENNETT CO 80102 303-644-3434 ecumley941@aol.com
BENNETT FIRE DISTRICT #7	Captain Caleb J Connor 825 SHARIS CT BENNETT CO 80102 303-532-7733 CalebConnor@BennettFireRescue.org 303-644-3572
BENNETT PARK AND RECREATION	Chris Raines PO BOX 379 455 S. 1ST ST. BENNETT CO 80102-0379 303-644-5041 Director@bennettrec.org
BENNETT SCHOOL DISTRICT 29J	Robin Purdy 615 7TH ST. BENNETT CO 80102 303-644-3234 Ext: 8203 robinp@bsd29j.com
BOX ELDER ESTATES HOMEOWNERS ASSOCIATION	STEVE GURAL 10701 Melody Drive Suite 315 Northglenn CO 80234 303 450-0910
BRIGHTON FIRE DISTRICT	Whitney Even 500 South 4th Avenue 3rd Floor BRIGHTON CO 80601 (303) 659-4101 planreviews@brightonfire.org

Agency	Contact Information
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Agency

Contact Information

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CHAVEZ GUADALUPE
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FORT LUPTON CO 80621-7617

MCCORMICK CINDY AND
MCCORMICK RONALD
33400 E 133RD CT
HUDSON CO 80642-7655

CRESTWOOD ESTATES HOMEOWNERS
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HOWELL BYRON AND
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COMMERCE CITY CO 80022-0537

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IMBODEN 128 LLC
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LEFOR CHRISTOPHER AND
LEFOR DENISE
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CUNEY SEAN AND
CUNEY KRISTA
OR CURRENT RESIDENT
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LAUBENSTEIN SHEILA AND
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OR CURRENT RESIDENT
34575 E 128TH AVE
HUDSON CO 80642-7622

MCCORMICK RONALD J
OR CURRENT RESIDENT
33400 E 133RD CT
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CERTIFICATE OF POSTING



I, Layla Bajelan, do hereby certify that I had the property posted at

Parcel # 01565000000086

on December 29, 2020

In accordance with the requirements of the Adams County Zoning Regulations

Layla Bajelan

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