



**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT**

CASE NAME: WOLF CREEK RUN WEST, FILING 2 PRELIMINARY PLAT
CASE NO.: PLT2021-00010

TABLE OF CONTENTS

EXHIBIT 1 – BoCC Staff Report

EXHIBIT 2- Maps

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

EXHIBIT 3- Applicant Information

- 3.1 Applicant Written Explanation
- 3.2 Applicant Preliminary Plat

EXHIBIT 4- Referral Comments

- 4.1 Referral Comments (Adams County Development Review Team)
- 4.2 Referral Comments (Adams County Sheriff)
- 4.3 Referral Comments (Adams County Treasurer)
- 4.4 Referral Comments (Colorado Division of Parks & Wildlife)
- 4.5 Referral Comments (Colorado Division of Water Resources)
- 4.6 Referral Comments (Colorado Geologic Survey)
- 4.7 Referral Comments (IREA)
- 4.8 Referral Comments (Public Service Co. of Colorado DBA Xcel)
- 4.9 Referral Comments (Tri-County Health)

EXHIBIT 5- Public Comments

- 5.1 Public Comments (D. Martin)
- 5.2 Public Comments (N. Winkler)

EXHIBIT 6- Associated Case Materials

- 6.1 Request for Comments
- 6.2 Public Hearing Notice
- 6.3 Newspaper Publication
- 6.4 Referral Agency List
- 6.5 Property Owner List
- 6.6 Posting Certificate



**COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
STAFF REPORT**

Board of County Commissioners

September 28, 2021

CASE No.: PLT2021-00010	CASE NAME: Wolf Creek Run West, Filing 2
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Owner's Name:	Pauls Development East, LLC
Applicant's Name:	Cortnie Douglas, Forestar
Applicant's Address:	9555 S. Kingston Ct., Suite 200, Englewood, CO 80112
Location of Requests:	Northwest of the intersection of Piggott Road & East 26 th Avenue
Parcel #:	0181329200007
Nature of Requests:	Preliminary Plat for major subdivision to create 287 lots and 28 tracts
Zone District:	Planned Unit Development (PUD)
Site Size:	179.6 acres
Proposed Uses:	Single-Family Residential, Institutional, Open Space
Existing Use:	Vacant
Hearing Date:	PC: September 9, 2021 / 6:00 p.m. BoCC: September 28, 2021 / 9:30 a.m.
Report Date:	September 14, 2021
Case Manager:	Greg Barnes
Staff Recommendation:	APPROVAL of the Preliminary Plat with 9 Findings-of-Fact, 2 Conditions, and 5 Notes

SUMMARY OF PREVIOUS APPLICATIONS

On August 4, 2003, the Board of County Commissioners approved the Wolf Creek Run Preliminary Development Plan (PDP) and Preliminary Plat. The approved PDP included 660 residential lots. The site is located along both the eastern and western sides of Piggott Road, just north of East 26th Avenue. The development is located northwest of the unincorporated community of Strasburg. Later in 2003, a final plat and final development plan (FDP) was approved for Wolf Creek Run (east of Piggott Road), which includes 213 lots and accounts for approximately 32% of the Planned Unit Development (PUD). The Wolf Creek Run PUD (east of Piggott Road) is fully constructed.

On October 6, 2020, the Board of County Commissioners approved a final development plan for Wolf Creek Run West and a final plat for Wolf Creek Run West, Filing No. 1. The subject preliminary plat application is for Filing 2 of the Wolf Creek Run West development.

SUMMARY OF APPLICATION

Background:

Pauls Development East, LLC is requesting a preliminary plat for the second filing of the Wolf Creek Run West PUD. The proposed major subdivision would create 287 lots to be used for single-family residential use and 28 tracts associated with serving the subdivision. If approved, the applicant will subsequently be expected to file an application for major subdivision final plat for the second filing of the Wolf Creek Run West subdivision, which shall include an associated subdivision improvements agreement to facilitate the public improvements necessary to support the development.

The proposed preliminary plat is consistent with the proposed amendment to the final development plan. A decision on the proposed amendment to the final development plan shall be made prior to hearing the subject application for preliminary plat. The overall density of development within the proposed subdivision conforms to the approved PUD standards and is unchanged by the associated amendment. The minimum lot size and dimensions do conform to the proposed amendment to the final development plan.

Site Characteristics:

The subject site is located to the northwest of the intersection of East 26th Avenue and Piggott Road. Currently, the property is vacant. There are two existing athletic fields located nearby and within Filing 1 of Wolf Creek Run West. These athletic fields are not adjacent to Filing 2 but are located along the northwestern boundary of Filing 2. Furthermore, preliminary construction has started to occur for Filing 1 of the Wolf Creek Run West subdivision, although no vertical construction is occurring.

The proposed Wolf Creek Run West, Filing No. 2 subdivision is adjacent to the first filing of the Wolf Creek Run West subdivision. The proposed subdivision will have access to Piggott Road from two roadways that extend through Filing 1 (East 31st Avenue and East 28th Avenue). The second filing will also access East 26th Avenue through a north-south roadway within the first filing (Oxley Street).

Development Standards and Regulations Requirements:

Per Section 5-03-03 of the County's Development Standards and Regulations, subdivision plats and lot dimensions are required to conform to requirements of the zone district in which the property is located. In addition, all lots created by a subdivision shall have access to a County maintained right-of-way. The minimum lot size allowed in the PUD is 5,000 square feet. All proposed lots in the subject plat will conform to these requirements. In addition, all the proposed lots will have access to a public right-of-way.

Section 2-02-19-03-05 of the County's Development Standards describes the criteria for approval of a major subdivision preliminary plat.

Future Land Use Designation:

The Adams County Comprehensive Plan designates this area as Urban Residential, allowing single- and multi-family housing at higher urban densities in locations that are readily accessible to urban services and transportation. Overall, the subject request is approximately three dwelling units per acre. The development will be connected to surrounding road network system, with access to major streets. The request is consistent with the goals of the Comprehensive Plan to provide higher density housing near urban services and transportation. Additionally, areas surrounding the subject site are also designated as Urban Residential future land use in the Comprehensive Plan.

The subject property is also located in the County's Strasburg Plan. This plan was adopted to steer development activities within the unincorporated community. The plan shows projected growth of Strasburg to 10,000-12,000 residents while maintaining the small-town agricultural character of the community. The proposed density for the subject request is greater than one dwelling unit per acre and consistent with the Strasburg Plan. Both the Strasburg and Comprehensive Plans designate the subject site for residential uses.

Surrounding Zoning Designations and Existing Use Activity:

Northwest A-3 Vacant	North A-3 Single-Family Residential / Agricultural	Northeast PUD Single-Family Residential
West PUD Vacant	Subject Property PUD Single-Family Residential	East PUD Single-Family Residential
Southwest PUD Vacant	South PUD Vacant	Southeast PUD Single-Family Residential

Compatibility with the Surrounding Land Uses:

Properties to the east of the proposed subdivision are expected to be developed as single-family residential uses and are part of the Wolf Creek Run West subdivision. Future filings of the Wolf Creek Run West subdivision will be located to the west of the site. A new school site, which is conveyed to the local school district is located along the southeastern boundary of the proposed preliminary plat. The property to the north consists of large tracts of farmland, which includes a residential use.

PLANNING COMMISSION:

A public hearing was held on September 9, 2021, before the Planning Commission regarding this application. The applicant's representative was present at the hearing and provided additional information regarding the planned unit development.

One member of the Planning Commission identified concern with right-of-way width and the provision for sidewalks on private property through easements. Adams County staff identified

that right-of-way widths were initially a vested right on the original development plan approvals. The applicant provided additional right-of-way width on the preliminary plat, which was a compromise with staff, from the original approval of the preliminary development plan in 2003.

Staff provided the Planning Commission with additional correspondence that was received after the staff report was sent, but before the public hearing. No members of the public were present to speak during the public hearing. The Planning Commission voted unanimously (7-0) to recommend approval of the application.

Staff Recommendation:

Based upon the application, the criteria for approval of a preliminary plat and a recent site visit, staff recommends approval of this request with 9 findings-of-fact, 2 conditions, and 5 notes.

RECOMMENDED FINDINGS-OF-FACT

1. The preliminary plat is consistent with the Adams County Comprehensive Plan and any available area plan.
2. The preliminary plat is consistent with the purposes of these standards and regulations.
3. The preliminary plat is in conformance with the subdivision design standards and any approved sketch plan.
4. 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.
5. 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 such system complies with state and local laws and regulations.
6. 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.
7. The applicant has provided evidence that adequate drainage improvements comply with these standards and regulations.
8. The overall density of development within the proposed subdivision conforms to the zone district density allowances.
9. 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.

Recommended Condition of Approval:

- 1. The active recreation (park) improvements, including trail access to the disc golf course from Filing No. 1, shall be installed prior to the issuance of the first certificate of occupancy in Wolf Creek Run Filing No. 2, with the only exception being the perimeter trails of Wolf Creek Run West, which will be installed before the issuance of the last certificate of occupancy within each adjacent subdivision filing.
- 2. Applicant shall adhere to the Colorado Division of Parks & Wildlife's Recommended Survey & Protocol Actions to Protect Nesting Burrowing Owls.

Recommended Note to the Applicant:

- 1. The applicant shall comply with all building, zoning, fire, engineering, and health codes and regulations during the development of the subject site.
- 2. All utilities shall be located underground pursuant to the Adams County Development Standards and Regulations.
- 3. With any application for final plat submitted to the Adams County Community & Economic Development Department, the applicant shall provide: a final drainage analysis and report for review and approval with any application for a final plat, and a final traffic impact study for review and approval with any application for a final plat.
- 4. A Subdivision Improvements Agreement and collateral shall be submitted prior to scheduling any public hearing for a final plat application.
- 5. A public land dedication fee for parks and schools shall be paid to Adams County submitted prior to scheduling any public hearing for a final plat application. This fee shall be determined by the fee structure specified in Section 5-05 of the Adams County Development Standards and Regulations.

PUBLIC COMMENTS

Number of Notices Sent	Number of Comments
259	2

All property owners within one-quarter mile of this property were notified of the application for preliminary plat and the associated amendment to the final development plan. Staff received two objections to this request. Both respondents provided concerns that the police, fire, and educational resources in the community could not accommodate the additional density. It was also stated that the request would increase traffic in the area and change the small-town character of Strasburg. It was also stated that water resources were unavailable to support the subdivision.

COUNTY AGENCY COMMENTS

Adams County staff reviewed the subject request and determined the proposed preliminary plat and has determined conformance to the County's Development Standards and Regulations. The request is compatible with the surrounding area, and consistent with the Strasburg Plan and Adams County Comprehensive Plan.

Section 4-07-01-02-01 of the County's Development Standards outlines requirements to ensure proposed developments are compatible to its surrounding areas. The standards for residential development include architectural character, structure orientation, and building materials. These standards will be reviewed during building permit reviews.

The Adams County Sheriff's Office has provided a letter of opposition to the application citing that additional staffing would be needed to serve the subdivision.

REFERRAL AGENCY COMMENTS

The water supply and sewer services to support this development will be provided by the Eastern Adams County Metro District. A will-serve letter from the district was provided with the application. Through the review process, the Colorado Division of Water Resources has confirmed the district's ability to provide the water service to the proposed 287 lots in this preliminary plat request.

The Colorado Geologic Survey has reviewed the application and affirmed that the site does not contain any geological hazards that would impede the proposed development. Additional guidance was provided to the applicant to address potential for collapsible soils and groundwater concerns.

The Colorado Division of Parks & Wildlife provided the applicant with a copy of their Recommended Survey & Protocol Actions to Protect Nesting Burrowing Owls. Although no construction is permitted upon approval of a preliminary plat, staff has included a condition of approval to ensure compliance with their guidance.

Responding with Concerns:

Colorado Division of Parks & Wildlife
Colorado Geological Survey
Tri-County Health Department

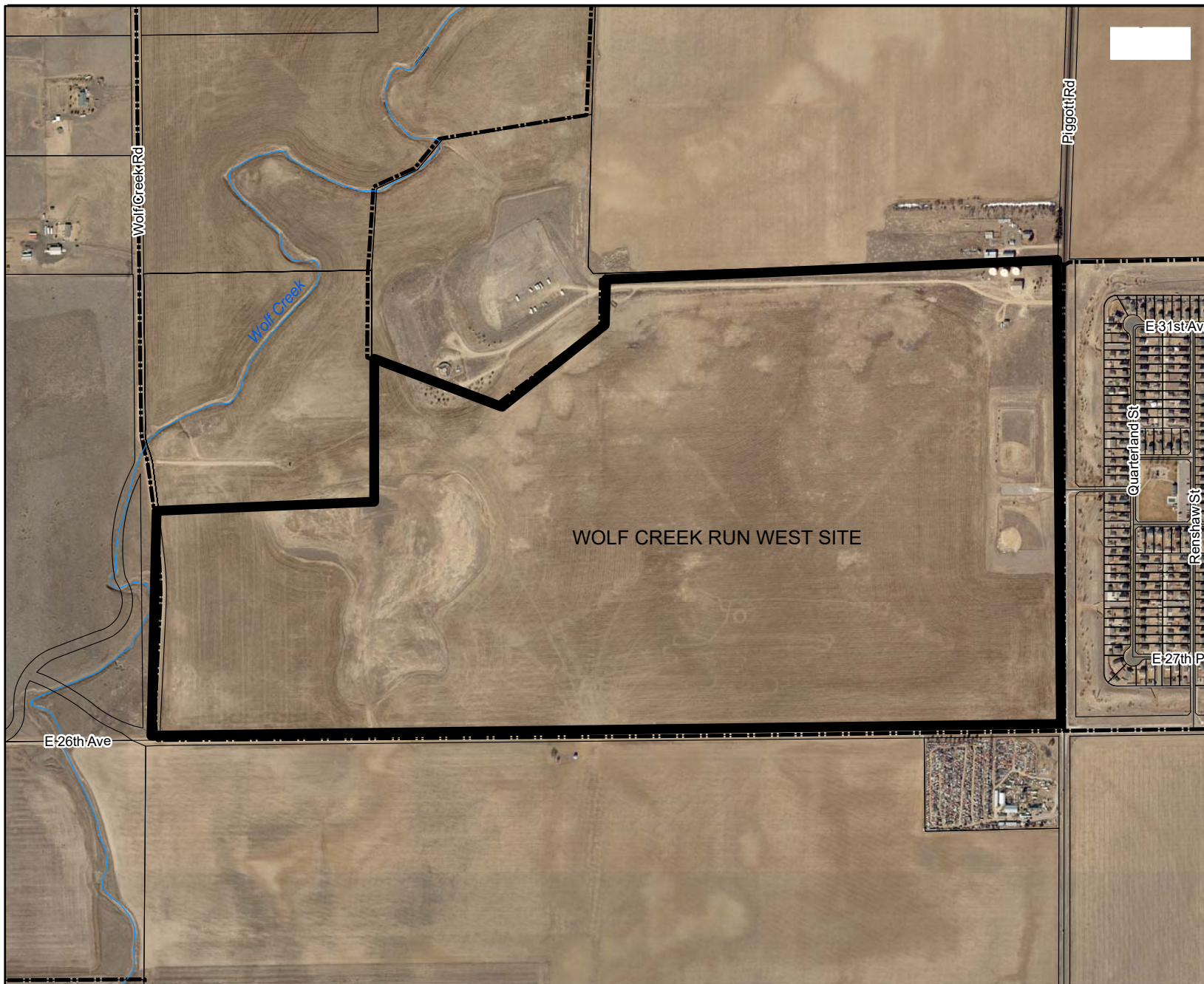
Responding without Concerns:

Colorado Division of Water Resources
Intermountain Rural Electric Association (IREA)
Public Service Company of Colorado DBA Xcel Energy

Notified but not Responding / Considered a Favorable Response:

Bennett Fire District #7
Bennett Parks & Recreation District
Bennett School District 29J
Century Link
Comcast
Eastern Adams County Metropolitan District

Strasburg Fire Protection District #8
Strasburg Parks & Recreation District
Strasburg School District 31J
Strasburg Water & Sanitation District
Union Pacific Railroad
U.S. Postal Service



Legend

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

Wolf Creek Run West

PLT2021-00010 / PUD2021-00002

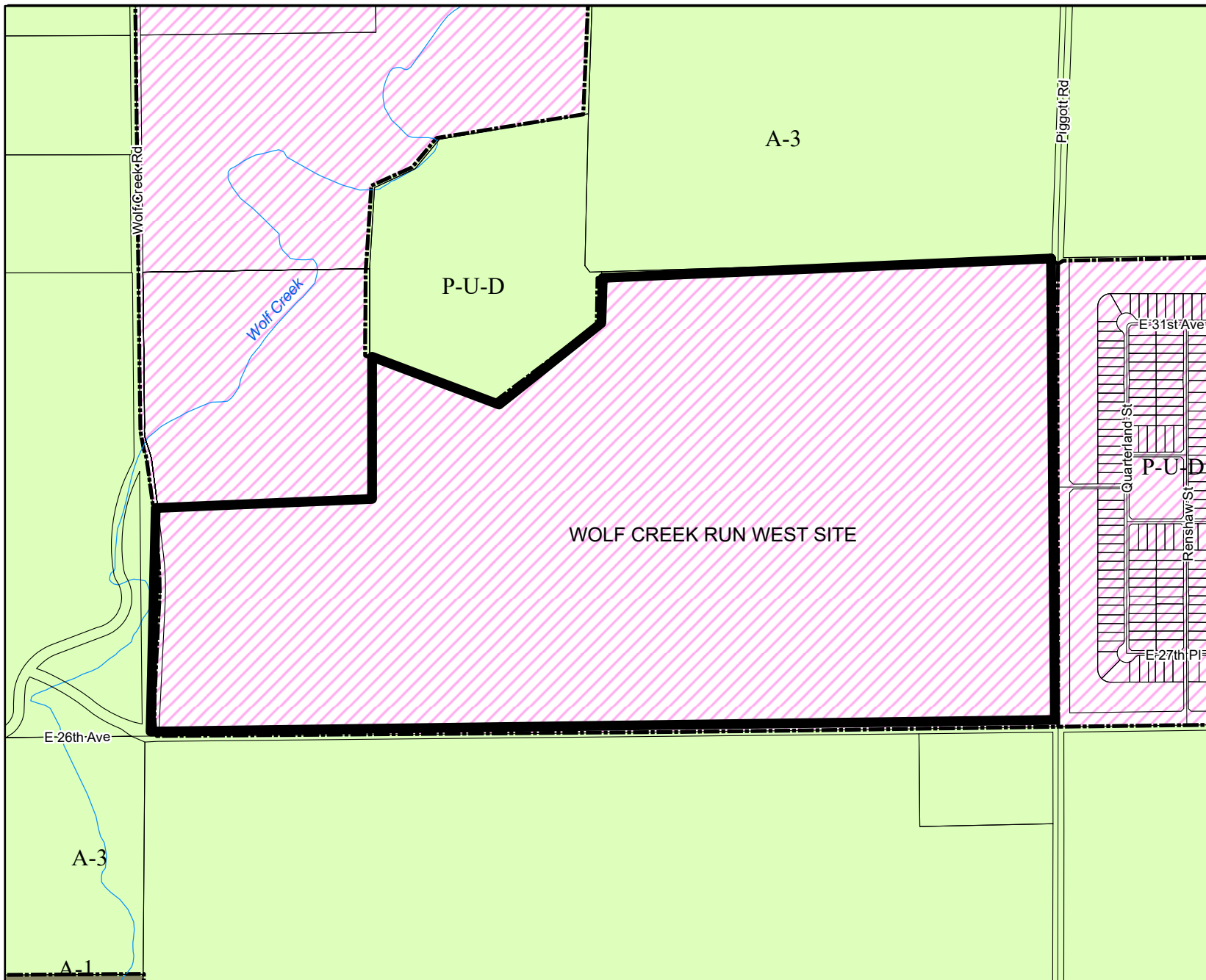


For display purposes only.

AD.

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Legend

- Railroad
- Major Water
- Zoning Line
- Sections

Zoning Districts

- Conditions
- 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)



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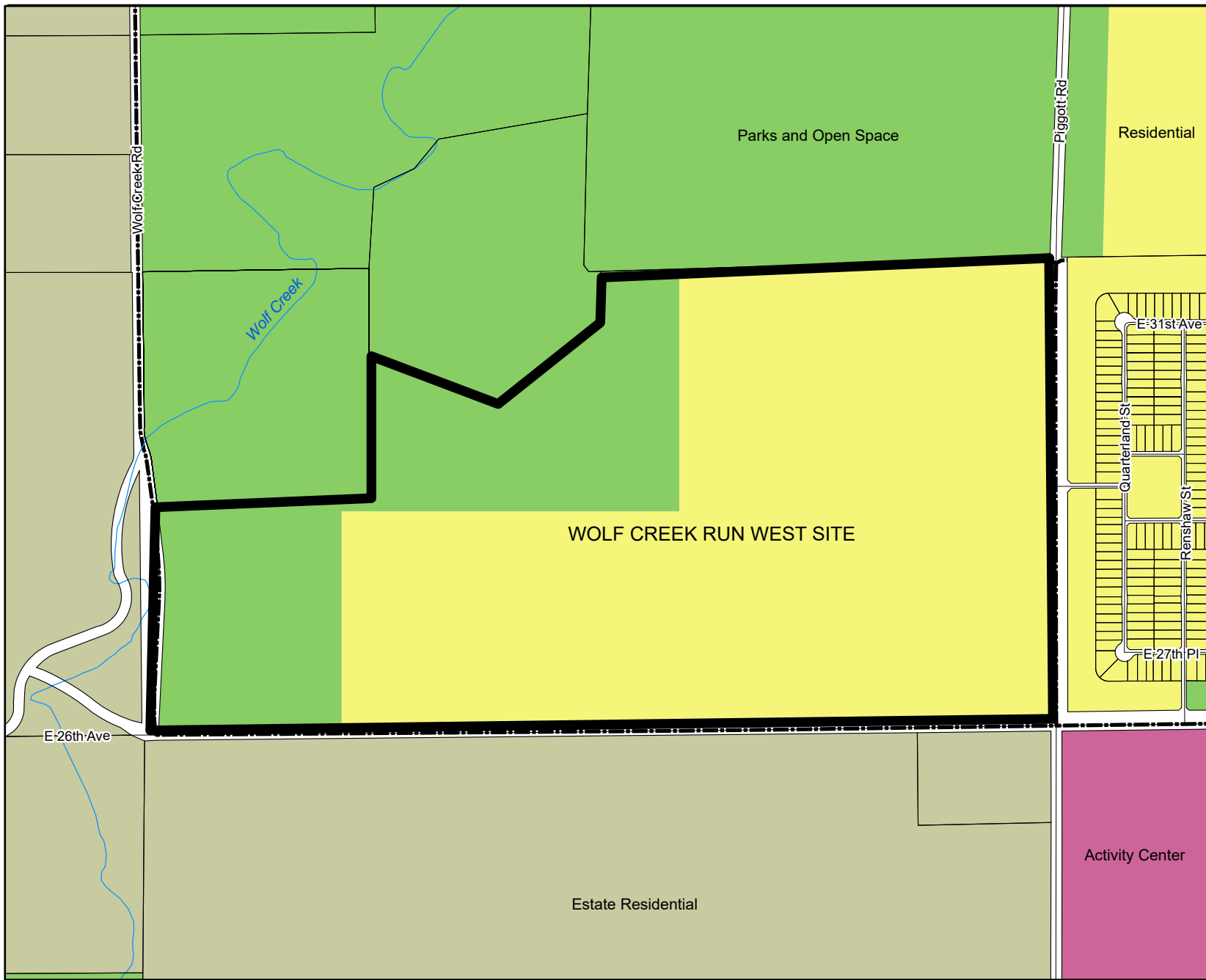
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Wolf Creek Run West





PLT2021-00010 / PUD2021-00002



For display purposes only.



Legend

-  Railroad
-  Major Water
-  Zoning Line
-  Sections

Wolf Creek Run West

PLT2021-00010 / PUD2021-00002

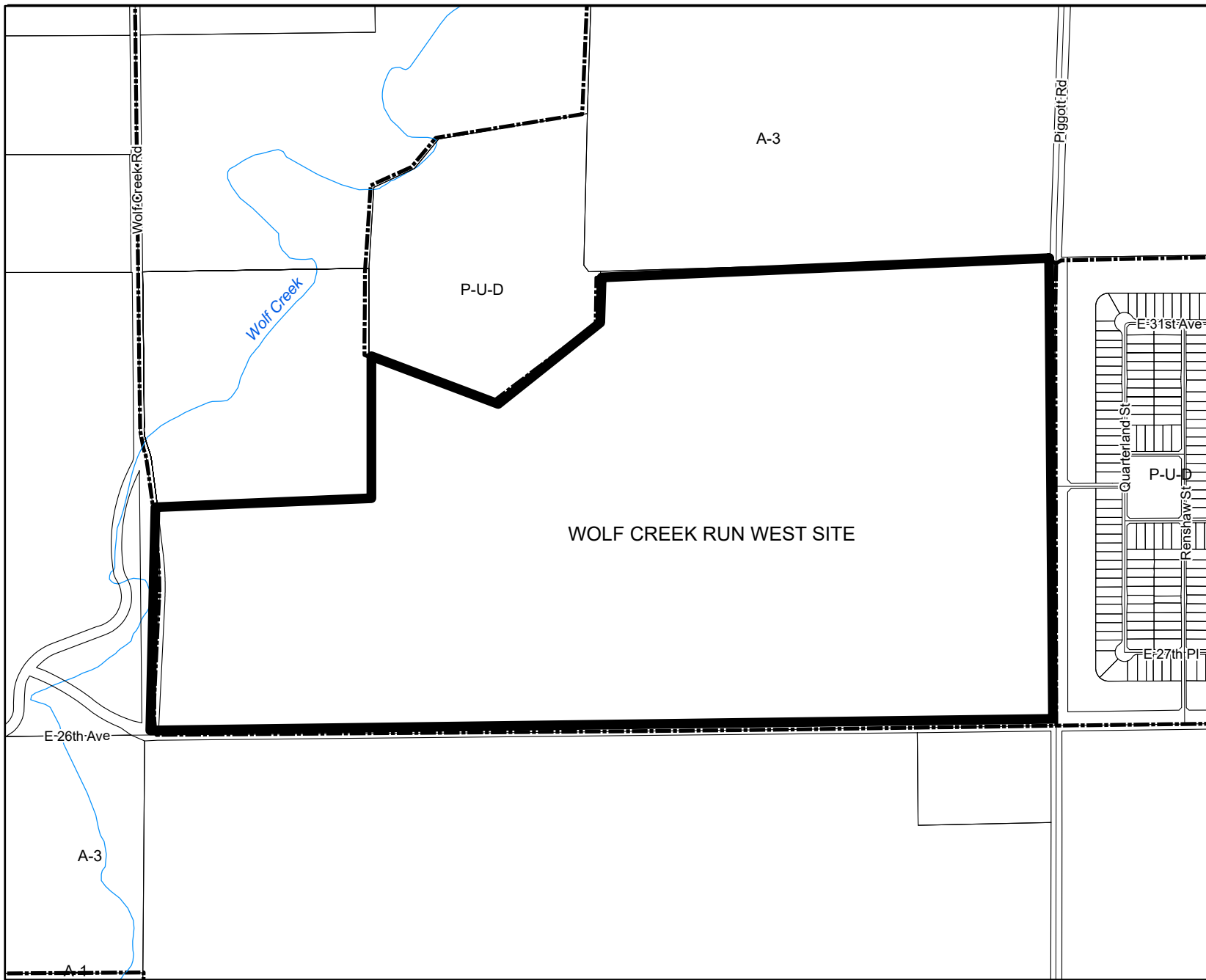


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Legend

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

Wolf Creek Run West

PLT2021-00010 / PUD2021-00002



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Adams County Planning Department
Attn: Greg Barnes, Senior Planner
Email: GJBarnes@adcogov.org

April 8, 2021

Attn: EPermits Center
Email: Epermitcenter@adcogov.org

RE: Wolf Creek Run West FDP Amendment 1 & Filing 2 Preliminary Plat – Submittal 1

Dear Mr. Barnes,

Forestar is pleased to submit applications for the first amendment to the Wolf Creek Run West FDP and a Preliminary Plat for 287 units under Filing 2. The FDP Amendment is centered on improving the overall layout of Filing 2 to be more walkable and to facilitate front-loaded homes. The design meets the intent of the effective Wolf Creek Run West FDP, but several modifications to these standards are proposed.

Many of the standards included in the Wolf Creek Run West FDP were carried over from the 2003 Wolf Creek Run PUD. It is our intention to modify some of these standards in order to reflect more current development practices, to remove obsolete provisions, and to improve the overall site design. The following list references of some of the more notable proposed changes:

- a. Re-orient the street layout to be north-south vs. the long linear east-west layout under the effective FDP. This layout facilitates more through-pedestrian connections and also results in the homes being more solar-oriented.
- b. The FDP refers to the Wolf Creek Run PUD for conceptual architectural design. The PUD includes conceptual elevations from 2003 and only for rear-loaded homes. This proposed FDP includes more current elevations to serve as an architectural guide for front-loaded homes.
- c. Clarify developer vs. homebuilder landscaping requirements.
- d. The effective FDP requires the perimeter fence to be located 200' from arterial streets. However, this requirement would place the fence in the developable area of the ballfield, recreation field and school site. Further, with front-loaded homes in Filings 2 and 3, those homes will have a fence along the rear property line. Thus, a perimeter fence would be redundant along the south, west, east, and portions of the north perimeters. The FDP amendment proposes to allow the fence location to be determined at site plan for the ballfield, recreation field, and the school site plan or be optional where adjacent to the rear property lines of front-loaded homes.
- e. Remove the following standard: "Front-loaded garage will be setback a minimum of 10 feet from the rear of the residences to eliminate views of the garages from the streetscape." Requiring a garage to be detached and setback 10 feet from the primary structure is a rear loaded garage or requires at least a 40-foot long driveway to access it.
- f. The Surface Use Agreement recorded under Reception No. 2019000063940 prohibits school and childcare facilities within 1,320 feet of the oil and gas operations area. This language has been added under the "Permitted Uses" section of the FDP. This essentially limits these uses along the western portion of Filing 3 (Tract G, Filing 2). The designated school site on Block 8, Lot 1 is not within this prohibited area.
- g. Removed obsolete language carried over from the 2003 PUD and remove redundant restrictions located in more than one area of the FDP.
- h. Limit bluegrass sod to 3,000 feet per lot based on the East Adams County Metro District Requirements vs. per 5,000 square foot lot equivalent.
- i. Updated references to acreages to confirm all references are accurate and match.


- j. Of note, the Strasburg Parks and Recreation District is interested in a land dedication of Tracts G & L, Filing 1 (the "ballfields"). These discussions are on-going. The East Adams County Metropolitan Districts owns the tracts and would be the entity to dedicate them to the Parks District. Based on our preliminary discussions with the Rec District, they are interested in improving the south ballfield to be playable and they have not yet programed the northern parcel. Thus, the FDP language related to "Neighborhood Parks and Ballfields" has been updated to include "Recreation Field Areas". Forestar may contribute a cash donation to the Rec District for improvements and the Rec District has agreed that that donation would off-set the required Neighborhood Parks cash in lieu fee for Filing 2.
- k. Other additional minor modifications.

Preliminary Plat

- a. The Filing 2 plat creates 287 single-family detached lots, Tract G for the future platting of the remining 40 lots, open space and parks tracts, and tracts to be owned and controlled by the East Adams County Metropolitan District.
- b. Dedicate the required additional ROW for East 26th Ave.

We look forward to building this new neighborhood for the Strasburg community. Please do not hesitate at any time to contact me in regards to any questions you may have or additional information you may need in the County's review of this application.

Best Regards,



Kristin Dean, AICP
Director of Entitlements
Forestar – Colorado Division
KristinDean@Forestar.com
970-389-5764

CASE NO.: PLT2021-00010

KNOW ALL MEN BY THESE PRESENTS THAT PAULS DEVELOPMENT EAST, LLC, A COLORADO LIMITED LIABILITY COMPANY BY VESTING DEED RECORDED AT RECEPTION NO. C0818983 BEING THE SOLE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

A TRACT OF LAND BEING A PORTION OF THE SOUTH HALF (S1/2) OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 29, THENCE SOUTH 00°10'45"WEST, A DISTANCE OF 37.70 FEET TO THE SOUTH LINE OF THAT PARCEL OF LAND AS DESCRIBED IN QUITCLAIM DEED RECORDED AT RECEPTION NUMBER C1065639 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AND BEING THE POINT OF BEGINNING;

THENCE NORTH 88°13'23" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 1,338.50 FEET TO THE NORTHWEST CORNER OF TRACT O, WOLF CREEK RUN WEST FILING NO. 1, RECORDED AT RECEPTION NUMBER 2020000102832 IN SAID RECORDS;

THENCE ALONG THE WESTERLY BOUNDARY OF SAID WOLF CREEK RUN WEST FILING NO. 1 THE FOLLOWING TWENTY-SIX (26) COURSES:

1. SOUTH 00°37'55" EAST, A DISTANCE OF 381.21 FEET;
2. SOUTH 89°22'05" WEST, A DISTANCE OF 42.78 FEET;
3. SOUTH 00°37'55" EAST, A DISTANCE OF 716.00 FEET;
4. SOUTH 89°22'05" WEST, A DISTANCE OF 135.00 FEET;
5. NORTH 45°37'55" WEST, A DISTANCE OF 21.21 FEET;
6. SOUTH 89°22'05" WEST, A DISTANCE OF 27.00 FEET;
7. SOUTH 00°37'55" EAST, A DISTANCE OF 28.50 FEET;
8. SOUTH 89°22'05" WEST, A DISTANCE OF 177.00 FEET;
9. SOUTH 00°37'55" EAST, A DISTANCE OF 268.65 FEET;
10. NORTH 89°22'05" EAST, A DISTANCE OF 177.00 FEET;
11. SOUTH 00°37'55" EAST, A DISTANCE OF 131.00 FEET;
12. SOUTH 44°22'05" WEST, A DISTANCE OF 21.21 FEET;
13. SOUTH 00°37'55" EAST, A DISTANCE OF 27.00 FEET;
14. NORTH 89°22'05" EAST, A DISTANCE OF 490.50 FEET;
15. SOUTH 45°37'55" EAST, A DISTANCE OF 21.21 FEET;
16. SOUTH 00°37'55" EAST, A DISTANCE OF 270.00 FEET;
17. SOUTH 44°22'05" WEST, A DISTANCE OF 21.21 FEET;
18. SOUTH 00°37'45" EAST, A DISTANCE OF 27.00 FEET;
19. SOUTH 45°37'55" EAST, A DISTANCE OF 21.22 FEET;
20. SOUTH 00°37'55" EAST, A DISTANCE OF 270.00 FEET;
21. SOUTH 44°22'05" WEST, A DISTANCE OF 21.21 FEET;
22. SOUTH 00°37'55" EAST, A DISTANCE OF 27.00 FEET;
23. SOUTH 45°37'55" EAST, A DISTANCE OF 21.21 FEET;
24. SOUTH 00°37'55" EAST, A DISTANCE OF 309.60 FEET;
25. SOUTH 44°22'05" WEST, A DISTANCE OF 28.61 FEET;
26. SOUTH 00°37'23" EAST, A DISTANCE OF 70.00 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 29;

THENCE SOUTH 89°22'32" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1,625.44 FEET TO THE SOUTH QUARTER (S1/4) CORNER OF SAID SECTION 29:

THENCE SOUTH 89°22'09" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 29, A DISTANCE OF 2,491.44 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF WOLF CREEK ROAD AS DESCRIBED AND RECORDED IN BOOK 173 AT PAGE 67 IN SAID RECORDS;

THENCE ALONG SAID EASTERLY RIGHT-OF WAY LINE THE FOLLOWING THREE (3) COURSES:

1. NORTH 02°41'48" EAST, A DISTANCE OF 757.29 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 09°35'41", A RADIUS OF 1,504.00 FEET, AN ARC LENGTH OF 251.86 FEET, THE CHORD OF WHICH BEARS NORTH 02°06'03" WEST, A DISTANCE OF 251.56 FEET;
3. NORTH 06°53'53" WEST, A DISTANCE OF 303.51 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4SW1/4) OF SAID SECTION 29;

THENCE NORTH 89°12'52" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1,203.92 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4SW1/4);

THENCE NORTH 00°13'40" WEST, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4SW1/4), A DISTANCE OF 809.65 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND AS DESCRIBED IN QUITCLAIM DEED RECORDED AT RECEPTION NUMBER C0935218 IN SAID RECORDS;

THENCE ALONG THE SOUTHERLY AND EASTERLY BOUNDARY OF SAID PARCEL THE FOLLOWING
THREE (3) COURSES:

1. SOUTH 70°17'39" EAST, A DISTANCE OF 771.28 FEET;
2. NORTH 52°11'47" EAST, A DISTANCE OF 736.37 FEET;
3. NORTH 00°10'45" EAST, A DISTANCE OF 295.30 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 7,822,801 SQUARE FEET OR 179.5868 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, TRACTS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **WOLF CREEK RUN WEST FILING NO. 2 - PRELIMINARY PLAT**, AND ALL PUBLIC STREETS ARE HEREBY DEDICATED TO ADAMS COUNTY FOR PUBLIC USE.

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



NOTES

1. **NOTICE:** ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MANHARD CONSULTING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, MANHARD CONSULTING RELIED UPON THE TITLE COMMITMENT PREPARED BY LAND TITLE GUARANTEE COMPANY, ORDER NO. ABC70716288, WITH AN EFFECTIVE DATE: 04/01/2021 AT 5:00 PM.
4. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITY(S) NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON(S) OR ENTITY(S) WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID PERSON(S) OR ENTITY(S).
5. THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
6. **BASIS OF BEARINGS:** THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR NORTH 89°03'28" EAST, BEING MONUMENTED ON THE WEST END BY A 3.25" ALUMINUM CAP STAMPED "PLS 25379" AND ON THE EAST END BY A 3.25" ILLEGIBLE ALUMINUM CAP.
7. **FLOODPLAIN:** A PORTION OF THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE X, OTHER AREAS - DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND A PORTION OF THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE AE, BASE FLOOD ELEVATIONS DETERMINED AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP (FIRM) - MAP NUMBER 08001C0740H WITH A MAP REVISED DATE OF MARCH 5, 2007.
8. UTILITY EASEMENTS LOCATED AS SHOWN ARE HEREBY GRANTED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF THE UTILITIES AND DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH LINES.
9. SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING CONSTRUCTION.
10. LANDSCAPE EASEMENTS SHALL BE OWNED AND MAINTAINED BY WOLF CREEK RUN WEST HOMEOWNERS ASSOCIATION.
11. ALLEYS SHALL BE OWNED AND MAINTAINED BY THE WOLF CREEK RUN WEST HOA, FOR RESIDENTIAL ACCESS TO THE LOTS AND TRASH SERVICE.
12. NO BUILDING PERMITS WILL BE ISSUED FOR ANY LOT IN ANY PHASE OF CONSTRUCTION UNTIL ALL PUBLIC IMPROVEMENTS, IN ANY PHASE, AS REQUIRED BY THE APPROVED CONSTRUCTION PLANS, HAVE BEEN COMPLETED AND ARE UNDER PRELIMINARY ACCEPTANCE OF THE ADAMS COUNTY DEPARTMENT OF PUBLIC WORKS.
13. STATEMENT RESTRICTING ACCESS: A STATEMENT RESTRICTING ACCESS RIGHTS ACROSS THE RIGHT-OF-WAY LINES OF MAJOR HIGHWAYS, PARKWAYS, STREETS OR FREEWAYS, WHERE REQUIRED AS A PROVISION OF APPROVAL.
14. STORM DRAINAGE FACILITIES STATEMENT: THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS SHALL BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNER(S) SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLET, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVISION DEVELOPMENT AGREEMENT. SHOULD THE OWNER FAIL TO MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHTS TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COST WILL BE ASSESSED TO THE PROPERTY OWNER(S).
15. MONUMENTS, ORNAMENTAL COLUMNS, WINDOW WELLS, COUNTERFORTS, PATIOS, DECKS, RETAINING WALLS AND THEIR COMPONENTS ARE NOT PERMITTED TO ENCROACH INTO UTILITY EASEMENTS.

ACKNOWLEDGEMENT

EXECUTED THIS _____ DAY OF _____ A.D., 20____

BY: PAULS DEVELOPMENT EAST, LLC., A COLORADO LIMITED LIABILITY COMPANY

NAME _____ AS _____
TITLE _____

[illegible]

THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY

OF _____, 20____, BY MIKE SERRA III AS AUTHORIZED SIGNATORY

FOR PAULS DEVELOPMENT EAST, LLC, A COLORADO LIMITED LIABILITY COMPANY

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

ADDRESS

PLANNING COMMISSION APPROVAL

APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION ON THIS _____ DAY

OF _____, 20____


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

WOLF CREEK RUN WEST FILING NO. 2 - PRELIMINARY PLAT		 <div>ManhardTM CONSULTING</div> <div>7600 East Orchard Road, Suite 150N, Greenwood Village, CO 80111, 303.903.7050 manhard.com Civil Engineering Surveying & Geospatial Services GIS Water Resource Management Construction Management</div>		DATE: 04/07/21		DRAWN BY: JLM/TGS		PROJ ASSOC: TGS		PROJ MGR: DSB	
COUNTY OF ADAMS, STATE OF COLORADO											
PRELIMINARY PLAT											
SCALE: N/A											
TGS		8/24/21		UPDATE OWNERSHIP CERTIFICATION							
DSB		7/21/21		ADAMS COUNTY COMMENTS							
TGS		6/30/21		ADAMS COUNTY COMMENTS							
JLM		5/28/21		ADAMS COUNTY COMMENTS							
DRAWN BY		DATE		REVISIONS							

FGIACCO001.5100

8/24/2021 11:06 AM Dwg Name: P:\FgIacc001\dwg\Sur\Final Drawings\Plat of Subdivision\Preliminary Plat\FgIACC001-5100_1_Cover- 2_Overall.dwg Updated By: TSavich © 2021 MANHARD CONSULTING. ALL RIGHTS RESERVED.

WOLF CREEK RUN WEST FILING NO. 2 - PRELIMINARY PLAT

LOCATED IN THE SOUTH HALF OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 11

CASE NO.: PLT2021-00010

TRACT SUMMARY CHART					
TRACT	AREA (S.F.)	AREA (AC.)	USE	OWNERSHIP	MAINTENANCE
TRACT A	230,446	5.2903	EASTERN ADAMS COUNTY METRO DISTRICT (EACMD) UTILITIES	EASTERN ADAMS COUNTY METRO DISTRICT	EASTERN ADAMS COUNTY METRO DISTRICT
TRACT B	611,859	14.0463	PRIVATE OPEN SPACE *	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT C	930,043	21.3508	PRIVATE OPEN SPACE, DRAINAGE & EASTERN ADAMS COUNTY METRO DISTRICT UTILITIES *	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT D	1,102,620	25.3127	PRIVATE OPEN SPACE *	PAULS DEVELOPMENT EAST, LLC.	PAULS DEVELOPMENT EAST, LLC.
TRACT E	1,042,834	23.9402	PRIVATE OPEN SPACE *	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT F	221,378	5.0821	PRIVATE PARK *	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT G	572,579	13.1446	FUTURE SINGLE FAMILY DEVELOPMENT *	PAULS DEVELOPMENT EAST, LLC.	PAULS DEVELOPMENT EAST, LLC.
TRACT H	176,610	4.0544	PRIVATE PARK *	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT I	9,840	0.2259	VISITOR PARKING & ACCESS *	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT J	6,623	0.1520	VISITOR PARKING & ACCESS *	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT K	6,324	0.1452	VISITOR PARKING & ACCESS *	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT L	6,324	0.1452	VISITOR PARKING & ACCESS *	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT M	6,643	0.1525	VISITOR PARKING & ACCESS *	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT N	7,420	0.1704	VISITOR PARKING & ACCESS *	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT O	8,631	0.1982	VISITOR PARKING & ACCESS *	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT P	6,375	0.1463	VISITOR PARKING & ACCESS *	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT Q	5,500	0.1263	VISITOR PARKING & ACCESS *	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT R	9,477	0.2176	VISITOR PARKING & ACCESS *	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT S	9,477	0.2176	VISITOR PARKING & ACCESS *	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT T	9,477	0.2176	VISITOR PARKING & ACCESS *	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT U	9,477	0.2176	VISITOR PARKING & ACCESS *	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT V	9,477	0.2176	VISITOR PARKING & ACCESS *	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT W	9,477	0.2176	VISITOR PARKING & ACCESS *	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT X	8,039	0.1845	VISITOR PARKING & ACCESS *	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT Y	6,324	0.1452	VISITOR PARKING & ACCESS *	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT Z	6,324	0.1452	VISITOR PARKING & ACCESS *	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT AA	6,377	0.1464	VISITOR PARKING & ACCESS *	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION
TRACT BB	6,324	0.1452	VISITOR PARKING & ACCESS *	HOMEOWNERS ASSOCIATION	HOMEOWNERS ASSOCIATION

* ALL TRACTS EXCEPT TRACTS A, D AND G MAY ALSO BE USED FOR DRAINAGE, LANDSCAPE, SIGNAGE, SNOW STORAGE, ACCESS, BUFFER, TRAILS, ALLEY AND PEDESTRIAN ACCESS, SIDEWALK AND UTILITIES. TRACTS A, D AND G MAY BE USED FOR THE ABOVE DESCRIBED ITEMS, SUBJECT TO A SEPARATE EASEMENT AGREEMENT BETWEEN PARTIES.

LAND SUMMARY CHART			
TYPE	AREA (S.F.)	AREA (AC.)	% OF TOTAL
LOTS (287)	2,059,346	47.2761	26.32%
TRACTS (28)	5,042,299	115.7553	64.46%
ROW	721,155	16.5555	9.22%
TOTAL	7,822,801	179.5868	100.00%

Manhard CONSULTING

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WOLF CREEK RUN WEST FILING NO. 2 - PRELIMINARY PLAT

COUNTY OF ADAMS, STATE OF COLORADO

PRELIMINARY PLAT

PROJ MGR. DSB

PROJ ASSOC. TGS

DRAWN BY. JLM/TGS

DATE: 04/07/21

SCALE: N/A

SHEET 2 OF 11

FGIACC001.5100

DATE

8/24/21

7/21/21

6/30/21

5/28/21

REVISIONS

UPDATE TRACT SUMMARY CHART

ADAMS COUNTY COMMENTS

ADAMS COUNTY COMMENTS

ADAMS COUNTY COMMENTS

DRAWN BY

TGS

DSB

TGS

JLM

8/24/2021 11:06 AM Dwg Name: P:\Fgacc001.dwg(Sur)\Final Drawings\Plat of Subdivision\Preliminary Plat\Fgacc001-5100-1 Cover- 2 Overall.dwg Updated By: TSavich

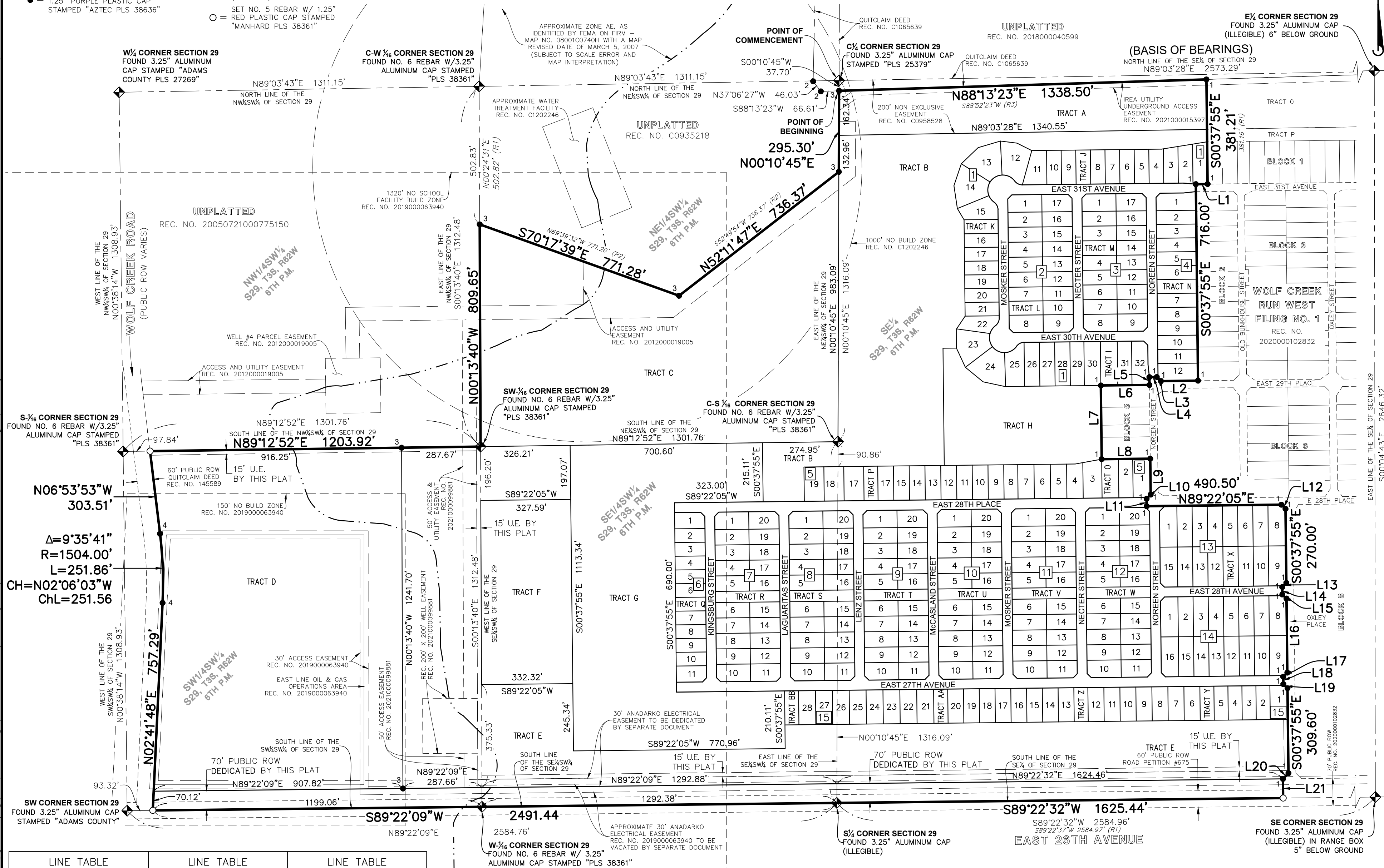
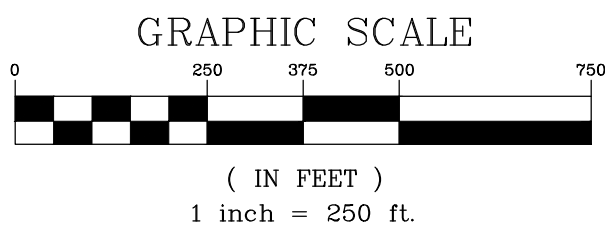
SECTION AND BOUNDARY MONUMENT LEGEND

- SECTION CORNER AS NOTED
- CENTERLINE CONTROL MONUMENTS TO BE SET AS A REQUIREMENT FOR FINAL ACCEPTANCE OF ROADWAY BY ADAMS COUNTY. RESPONSIBILITY TO ARRANGE SETTING OF CENTERLINE CONTROL RESTS WITH THE DEVELOPER.
- FOUND NO. 5 REBAR W/ 1.25" PURPLE PLASTIC CAP STAMPED "AZTEC PLS 38636"
- FOUND NO. 5 REBAR W/ 1.25" YELLOW PLASTIC CAP STAMPED "LS 10945"
- FOUND NO. 5 REBAR W/ 1.25" RED PLASTIC CAP STAMPED "MANHARD PLS 38361"
- FOUND NO. 4 REBAR W/ 1" YELLOW PLASTIC CAP (ILLEGIBLE)
- SET NO. 5 REBAR W/ 1.25" RED PLASTIC CAP STAMPED "MANHARD PLS 38361"

WOLF CREEK RUN WEST FILING NO. 2 - PRELIMINARY PLAT

LOCATED IN THE SOUTH HALF OF SECTION 29,
TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 3 OF 11

CASE NO.: PLT2021-00010



LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S89°22'05"W	42.78'	L8	N89°22'05"E	177.00'	L15	S45°37'55"E	21.22'
L2	S89°22'05"W	135.00'	L9	S00°37'55"E	131.00'	L16	S00°37'55"E	270.00'
L3	N45°37'55"W	21.21'	L10	S44°22'05"W	21.21'	L17	S44°22'05"W	21.21'
L4	S89°22'05"W	27.00'	L11	S00°37'55"E	27.00'	L18	S00°37'55"E	27.00'
L5	S00°37'55"E	28.50'	L12	S45°37'55"E	21.21'	L19	S45°37'55"E	21.21'
L6	S89°22'05"W	177.00'	L13	S44°22'05"W	21.21'	L20	S44°22'05"W	28.61'
L7	S00°37'55"E	268.65'	L14	S00°37'45"E	27.00'	L21	S00°37'23"E	70.00'

BOUNDARY LEGEND

- SECTION LINE
- BOUNDARY LINE
- EXISTING EASEMENT LINE
- FLOODPLAIN LIMIT LINE
- EXISTING RIGHT-OF-WAY
- DEDICATED RIGHT-OF-WAY
- RIGHT-OF-WAY
- ROW = RECEPTION NUMBER
- U.E. = UTILITY EASEMENT
- MEASURED DIMENSION
- RECORD DIMENSION PER WOLF CREEK RUN WEST FILING NO. 1 REC. NO. 2020000102832
- QUITCLAIM DEED REC. NO. C0935218
- QUITCLAIM DEED REC. NO. C1065639
- **WHERE THERE ARE PARENTHESIS DENOTED (R1, R2, R3,) MEASURED DIMENSION DIFFERS FROM RECORD DIMENSION.

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DATE	REVISIONS	ADAMS COUNTY COMMENTS	ADAMS COUNTY COMMENTS	ADAMS COUNTY COMMENTS
7/21/21				
6/30/21				
5/28/21				

WOLF CREEK RUN WEST FILING NO. 2 - PRELIMINARY PLAT

COUNTY OF ADAMS, STATE OF COLORADO

PRELIMINARY PLAT

PROJ MGR: DSB

PROJ ASSOC: TGS

DRAWN BY: TGS

DATE: 04/07/21

SCALE: 1" = 250'

SHEET 3 OF 11

FGIACCO01.5100

8/23/2021 5:27 PM Dwg Name: P:\Ejpacco01\dwg\Surv\Final Drawings\Plat\FGIACCO01-5100_3-10 Detail.dwg Updated By: T.Savich

WOLF CREEK RUN WEST FILING NO. 2 - PRELIMINARY PLAT

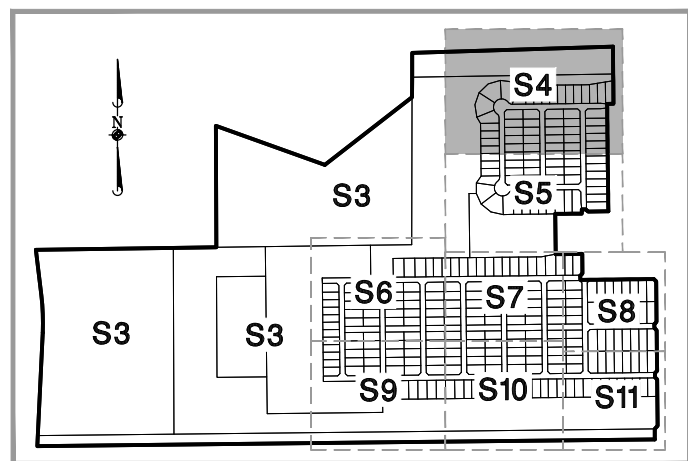
LOCATED IN THE SOUTH HALF OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 4 OF 11

CASE NO.: PLT2021-00010

C $\frac{1}{4}$ CORNER SECTION 29
T3S, R62W, 6TH P.M.
FOUND 3.25" ALUMINUM CAP
STAMPED "PLS 25379"

(BASIS OF BEARINGS)
N89°03'28"E 2573.29'
NORTH LINE OF THE SE $\frac{1}{4}$ OF SECTION 29

E $\frac{1}{4}$ CORNER SECTION 29
FOUND 3.25" ALUMINUM CAP
(ILLEGIBLE) 6" BELOW GROUND



KEY MAP

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°22'05"W	42.78'

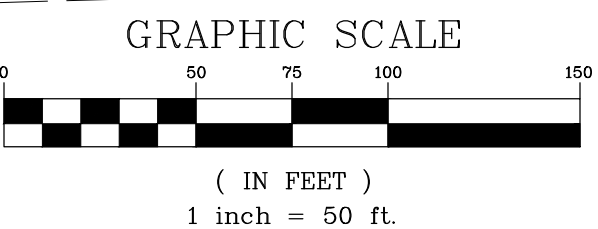
TRACT A
230,446 S.F.
5.2903 AC.

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	54°00'55"	34.00'	32.05'	S63°37'28"E	30.88'
C2	54°00'55"	34.00'	32.05'	N27°38'23"W	30.88'

QUITCLAIM DEED
REC. NO. C1065639

IREA UTILITY
UNDERGROUND
ACCESS EASEMENT
REC. NO. 2021000015397

200' NON EXCLUSIVE EASEMENT
REC. NO. C0958528



TRACT B
611,859 S.F.
14.0463 AC.

TRACT B
611,859 S.F.
14.0463 AC.

*SEE SHEET 3 FOR MONUMENT LEGEND
PROPOSED EASEMENT LEGEND
A.D.U.E. = ALLEY, DRAINAGE & UTILITY EASEMENT
D.U.E. = DRAINAGE & UTILITY EASEMENT
U.E. = UTILITY EASEMENT
S.L.U.E. = SIDEWALK, LANDSCAPE & UTILITY EASEMENT



DATE	REVISIONS	DRAWN BY
7/21/21	ADAMS COUNTY COMMENTS	DSB
6/30/21	ADAMS COUNTY COMMENTS	TGS
5/28/21	ADAMS COUNTY COMMENTS	JLM

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Civil Engineering | Surveying & Geospatial Services | GIS
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WOLF CREEK RUN WEST FILING NO. 2 - PRELIMINARY PLAT
COUNTY OF ADAMS, STATE OF COLORADO
PRELIMINARY PLAT

PROJ MGR: DSB
PROJ ASSOC: TGS
DRAWN BY: JLM
DATE: 04/07/21
SCALE: 1" = 50'

SHEET
4 OF **11**
FGIACCO01.5100

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*SEE SHEET 3 FOR MONUMENT LEGEND
PROPOSED EASEMENT LEGEND
A.D.U.E. = ALLEY, DRAINAGE & UTILITY EASEMENT
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WOLF CREEK RUN WEST FILING NO. 2 - PRELIMINARY PLAT

LOCATED IN THE SOUTH HALF OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 5 OF 11

CASE NO.: PLT2021-00010



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REVISIONS	DATE	DRAWN BY

PROJ MGR.	DSB
PROJ ASSOC.	TGS
DRAWN BY.	JLM
DATE:	04/07/21
SCALE:	1" = 50'

WOLF CREEK RUN WEST FILING NO. 2 - PRELIMINARY PLAT
COUNTY OF ADAMS, STATE OF COLORADO
PRELIMINARY PLAT

ADAMS COUNTY COMMENTS	ADAMS COUNTY COMMENTS	ADAMS COUNTY COMMENTS
7/21/21	6/30/21	5/28/21

SHEET
5 OF **11**
FGIACC001.5100

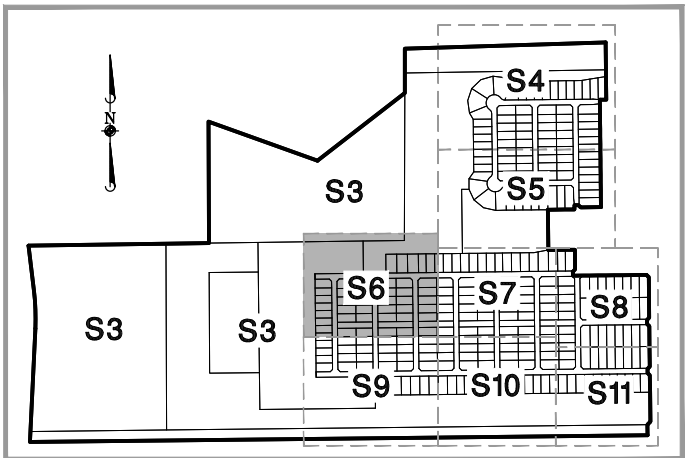
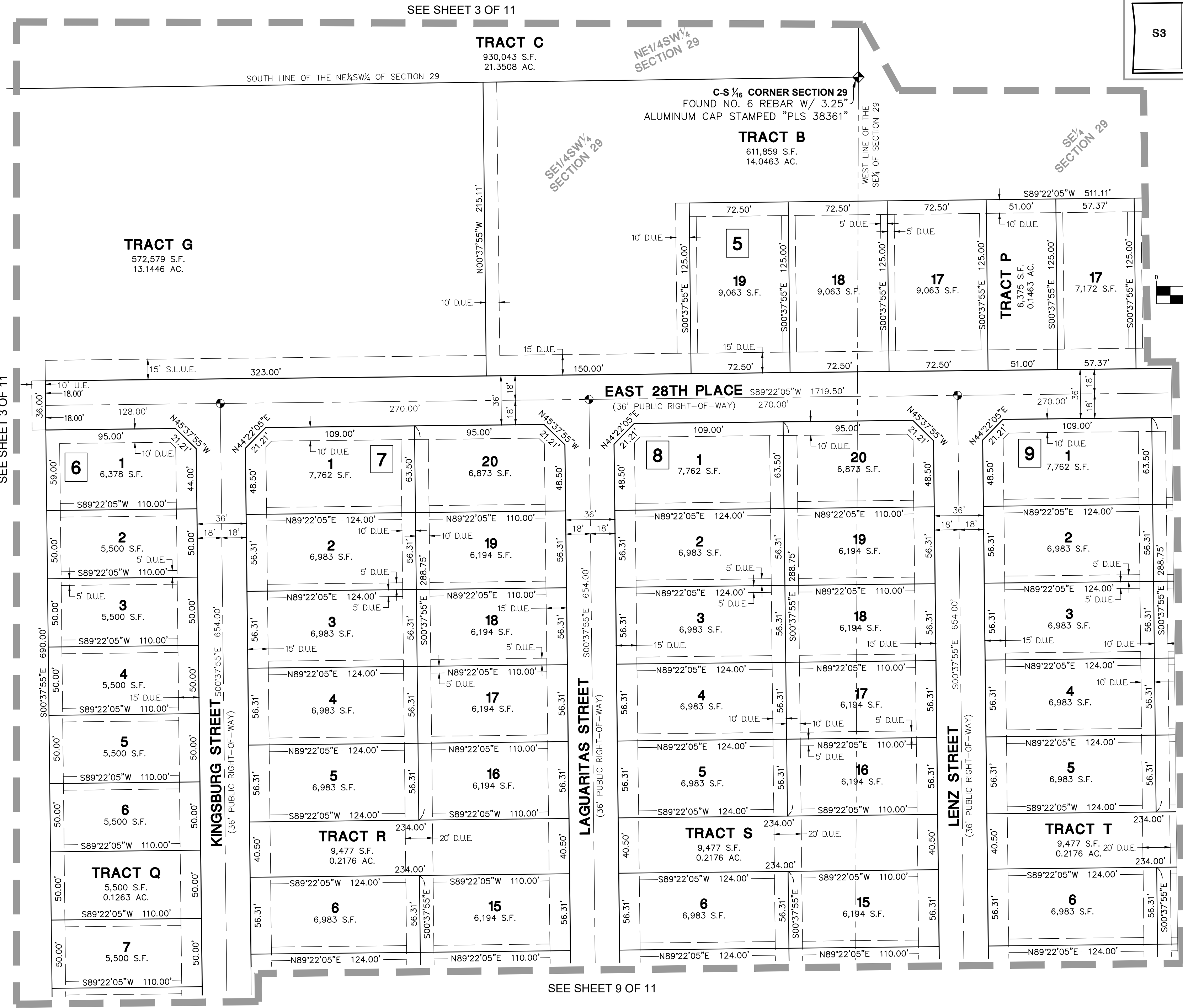
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*SEE SHEET 3 FOR MONUMENT LEGEND
PROPOSED EASEMENT LEGEND
A.D.U.E. = ALLEY, DRAINAGE & UTILITY EASEMENT
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U.E. = UTILITY EASEMENT
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WOLF CREEK RUN WEST FILING NO. 2 - PRELIMINARY PLAT

LOCATED IN THE SOUTH HALF OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 6 OF 11

CASE NO.: PLT2021-00010



SEE SHEET 3 OF 11

SEE SHEET 7 OF 11

SEE SHEET 9 OF 11

DATE	REVISIONS	DRAWN BY
7/21/21	ADAMS COUNTY COMMENTS	DSB
6/30/21	ADAMS COUNTY COMMENTS	TGS
5/28/21	ADAMS COUNTY COMMENTS	JLM

WOLF CREEK RUN WEST FILING NO. 2 - PRELIMINARY PLAT	PRELIMINARY PLAT
COUNTY OF ADAMS, STATE OF COLORADO	

PROJ MGR:	DSB
PROJ ASSOC:	TGS
DRAWN BY:	JLM
DATE:	04/07/21
SCALE:	1" = 50'

SHEET	6 OF 11
FGIACCO01.5100	



8/23/2021 5:27 PM Dwg Name: P:\Ejpacco01.dwg_Surv\Final Drawings\Plat of Subdivision\Preliminary Plat\FGIACCO01--5100_3--10 Detail.dwg Updated By: T.Savich

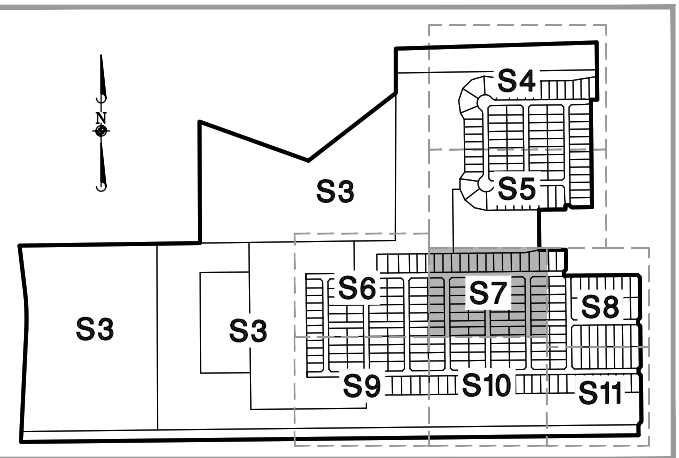
WOLF CREEK RUN WEST FILING NO. 2 - PRELIMINARY PLAT

LOCATED IN THE SOUTH HALF OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 7 OF 11

CASE NO.: PLT2021-00010

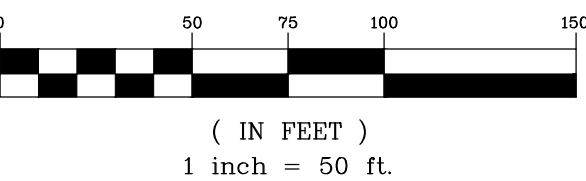
*SEE SHEET 3 FOR MONUMENT LEGEND
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D.U.E. = DRAINAGE & UTILITY EASEMENT
U.E. = UTILITY EASEMENT
S.L.U.E. = SIDEWALK, LANDSCAPE & UTILITY EASEMENT

SEE SHEET 5 OF 11



KEY MAP

GRAPHIC SCALE



LINE TABLE		
LINE	BEARING	LENGTH
L34	N00°37'55"W	10.29'

REVISIONS		DATE	DRAWN BY
		7/21/21	ADAMS COUNTY COMMENTS
		6/30/21	ADAMS COUNTY COMMENTS
		5/28/21	ADAMS COUNTY COMMENTS
			DSB
			TGS
			JLM



WOLF CREEK RUN WEST FILING NO. 2 - PRELIMINARY PLAT
COUNTY OF ADAMS, STATE OF COLORADO
PRELIMINARY PLAT

PROJ MGR: DSB
PROJ ASSOC: TGS
DRAWN BY: JLM
DATE: 04/07/21
SCALE: 1" = 50'

SHEET
7 OF **11**
FGIACCO01.5100



SEE SHEET 10 OF 11

SEE SHEET 8 OF 11

SEE SHEET 6 OF 11

3/23/2021 5:27 PM
Dwg Name: P:\Fjaccio01\dwg\Surv\Final Drawings\Plot of Subdivision\ Preliminary Plot\FGIACCO01-5100_3-10 Detail.dwg
Updated By: TSavich
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SHEET
8 OF 11
FGIACC001.5100

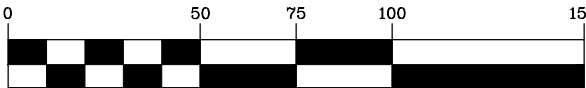
8/23/2021 5:27 PM Dwg Name: P:\Ejpacco01.dwg\Surv\Final Drawings\Plat of Subdivision\Preliminary Plat\FGIACCO01--5100_3--10 Detail.dwg Updated By: T.Savich

WOLF CREEK RUN WEST FILING NO. 2 - PRELIMINARY PLAT

LOCATED IN THE SOUTH HALF OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 9 OF 11

CASE NO.: PLT2021-00010

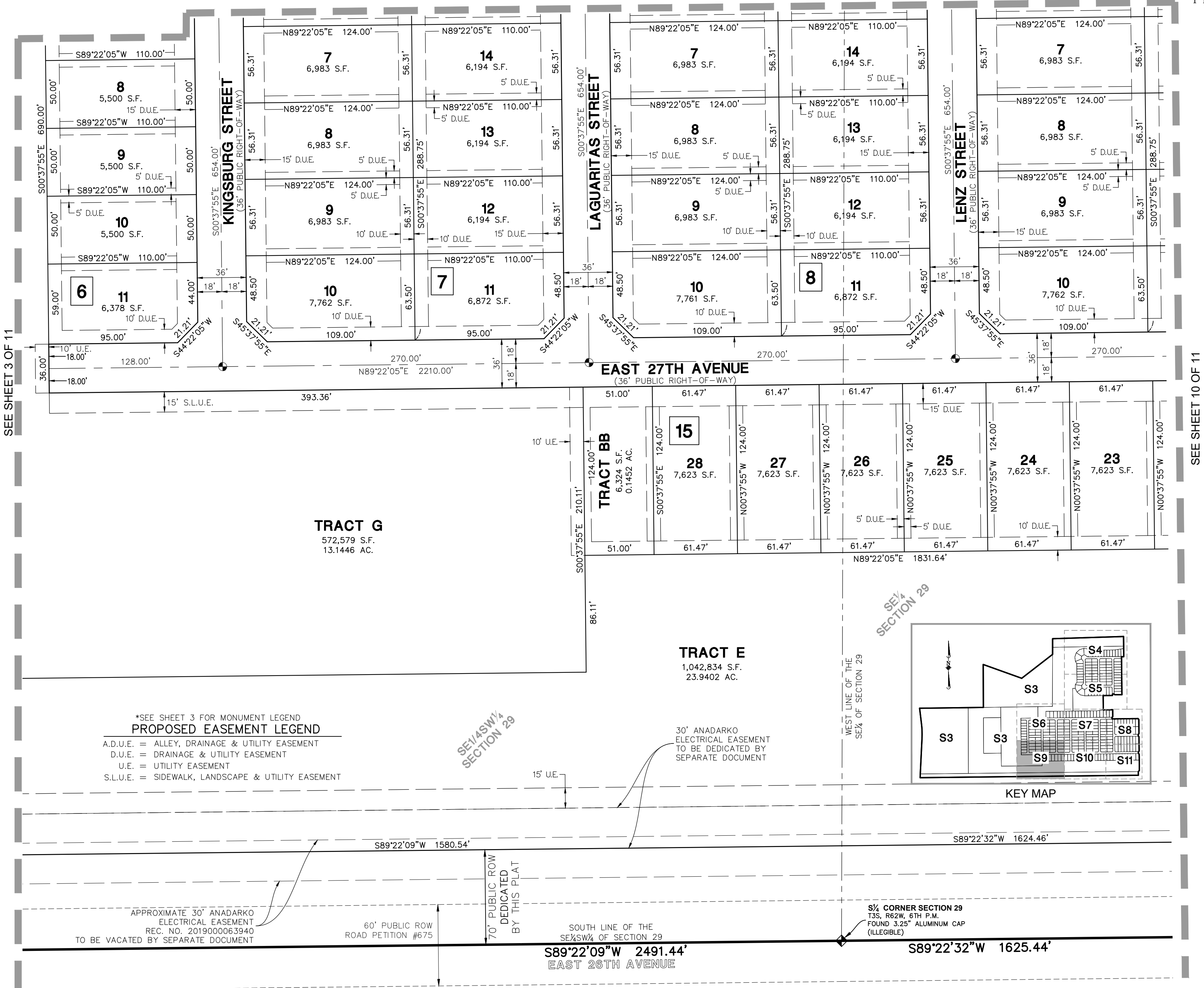
GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



SEE SHEET 6 OF 11



SEE SHEET 10 OF 11

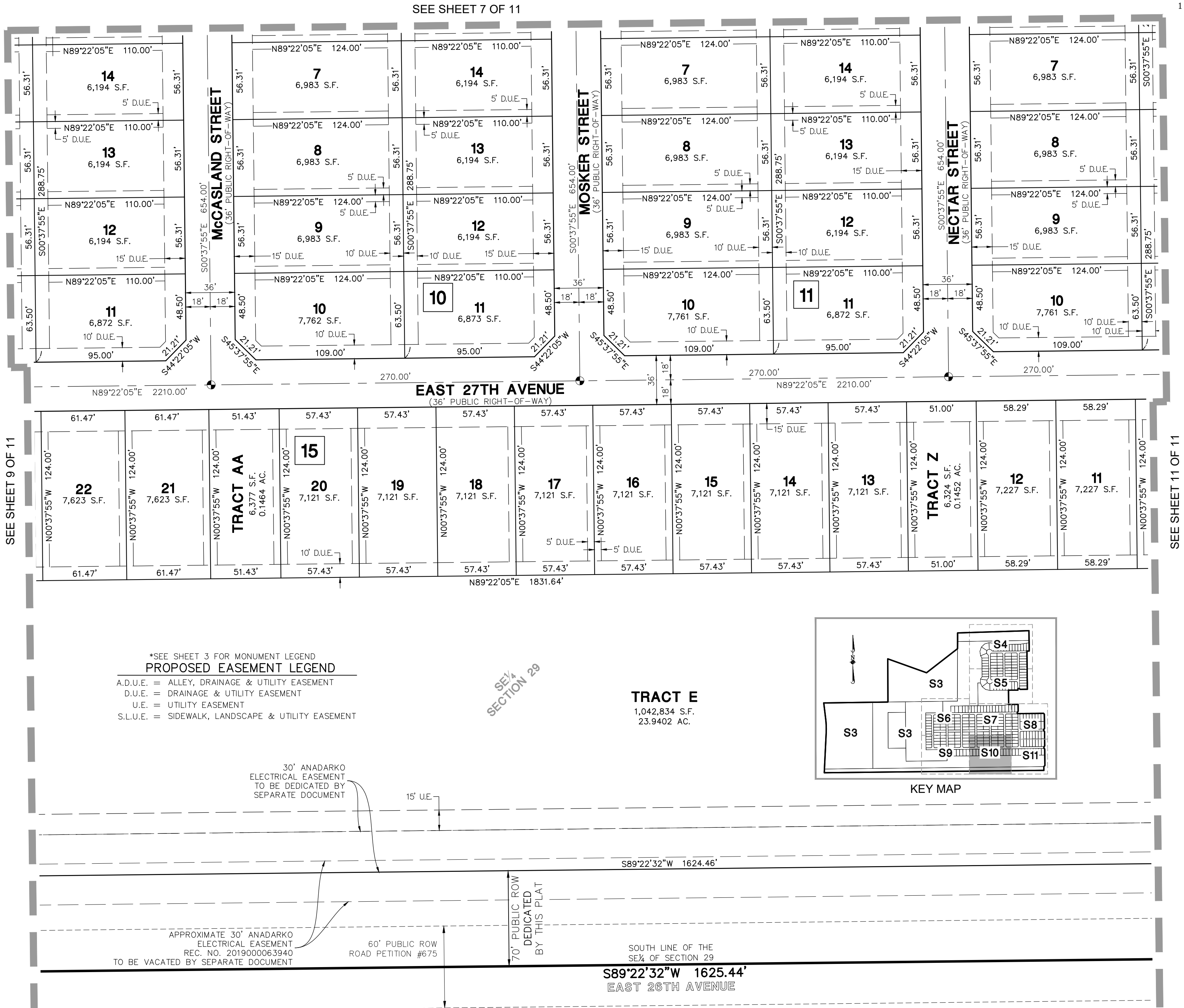
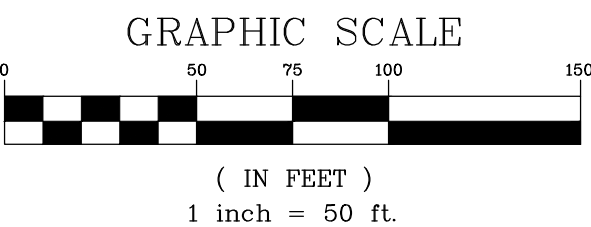
REVISIONS	DATE	DRAWN BY	DSB	TGS	JLM
			7/21/21	ADAMS COUNTY COMMENTS	
			6/30/21	ADAMS COUNTY COMMENTS	
			5/28/21	ADAMS COUNTY COMMENTS	

Manhard CONSULTING	WOLF CREEK RUN WEST FILING NO. 2 - PRELIMINARY PLAT	COUNTY OF ADAMS, STATE OF COLORADO	PRELIMINARY PLAT
7600 East Orchard Road, Suite 150-N, Greenwood Village, CO 80111, ph:303.708.0500, manhard.com Civil Engineering Surveying & Geospatial Services GIS Construction Management Water Resource Management			
PROJ MGR.	DSB		
PROJ ASSOC.	TGS		
DRAWN BY.	JLM		
DATE:	04/07/21		
SCALE:	1" = 50'		
SHEET	9	OF	11
FGIACCO01.5100			

8/23/2021 5:27 PM Dwg Name: P:\Ejpacco01\dwg\Surv\Final Drawings\Plat of Subdivision\Preliminary Plat\FGIACCO01-5100_3-10 Detail.dwg Updated By: TJ Savich

WOLF CREEK RUN WEST FILING NO. 2 - PRELIMINARY PLAT
LOCATED IN THE SOUTH HALF OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 10 OF 11

CASE NO.: PLT2021-00010



DATE	REVISIONS	DRAWN BY	DSB	TGS	JLM
7/21/21	ADAMS COUNTY COMMENTS				
6/30/21	ADAMS COUNTY COMMENTS				
5/28/21	ADAMS COUNTY COMMENTS				

Manhard CONSULTING 7600 East Orchard Road, Suite 150-N, Greenwood Village, CO 80111 Civil Engineering Surveying & Geospatial Services Construction Management Water Resource Management ph: 303.708.0500 manhard.com	WOLF CREEK RUN WEST FILING NO. 2 - PRELIMINARY PLAT COUNTY OF ADAMS, STATE OF COLORADO PRELIMINARY PLAT	PROJ MGR. DSB PROJ ASSOC. TGS DRAWN BY. JLM DATE. 04/07/21 SCALE. 1" = 50'	SHEET 10 OF 11 FGIACCO01.5100
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8/23/2021 5:27 PM Dwg Name: P:\Fjacc001\dwg\Surv\Final Drawings\Preliminary Plat\FG\AC001-5100_3-10_Detail.dwg Updated By: TSavich © 2021 MANHARD CONSULTING ALL RIGHTS RESERVED

Question	Yes (%)	No (%)	Don't know (%)
1. Do you have a good idea of what you are doing?	~45	~55	0
2. Do you have a good idea of what you are doing?	~45	~55	0
3. Do you have a good idea of what you are doing?	~45	~55	0
4. Do you have a good idea of what you are doing?	~45	~55	0

WOLF CREEK RUN WEST FILING NO. 1

REC. NO. 2020000102832

SE^{1/4}
SECTION 29

APPROXIMATE 30' ANADARKO
ELECTRICAL EASEMENT TO BE
VACATED BY SEPARATE DOCUMENT
REC. NO. 2019000063940

S89°22'32"W 1625.44
EAST 26TH AVENUE

SHEET
11 OF **11**
FGIACC001.510



Development Review Team Comments

Date: 5/14/2021

Project Number: PLT2021-00010

Project Name: Wolf Creek Run West, Filing 2

Commenting Division: Planner Review

Name of Reviewer: Greg Barnes

Date: 05/14/2021

Email: gjbarnes@adcogov.org

Complete

PLN01. Please ensure that all street names are coordinated with our right-of-way agent, David Dittmer.

PLN02. The requirements for lot dimensions and density standards are consistent with the PUD standards.

PLN03. The proposed plat is also consistent with the proposed PUD amendment standards.

PLN04. The proposed Filing 2 plat appears to be consistent with the purpose of the County's regulations and the future goals of the Comprehensive Plan (including the Strasburg Area Plan).

PLN05. The proposed plat is in accordance with Subdivision Design Standards

PLN06. a will-serve letter provided for water & sewer has been provided with this application

PLN07. The Colorado Geological Survey has reviewed this request and provided a letter of no objection.

PLN08. The design of this filing is intended to provide compatibility and healthy neighborhood.

Commenting Division: ROW Review

Name of Reviewer: David Dittmer

Date: 05/14/2021

Email:

Resubmittal Required

ROW1: Need to title such that the Clerk and Recorder's office will add the "PRELIMINARY PLAT" so that it so subsequent plats are easier to name and identify in search of the public records (Use Hyphen)

ROW2: Add Case No: PLT2021-00010 to the top right-hand corner of all sheets.

ROW3: Revise Dedication and Ownership statement as:

KNOW ALL MEN BY THESE PRESENTS THAT (OWNER NAME (S)), AS RECORDED AT _____
BEING THE SOLE OWNER(S) OF THE FOLLOWING DESCRIBED TRACT OF LAND:

ROW4: Need to add Access Provisions statement, and Storm Drainage Facilities Statement

ROW5: Revise NAME AND STYLE OF WOLF CREEK RUN WEST FILING NO 2 – PRELIMINARY PLAT within Dedication and Ownership

ROW6: Due to the inclusion of Tracts within the subdivision, need to add to revise the following:
THE UNDERSIGNED DOES ALSO HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY THOSE PUBLIC EASEMENTS AND TRACTS AS SHOWN....

ROW7: No utility (Electrical) easements within County Right-of-Way. Easement as recorded at Reception No: 2019000063940 needs to be vacated by separate instrument. County requires senior rights.

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5

Commenting Division: ROW Review

Name of Reviewer: David Dittmer

Date: 05/07/2021

Email:

Resubmittal Required

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ROW8: Correct street naming conventions as provided for the PUD, FDP, and Subdivision future filings

Commenting Division: Development Engineering Review

Name of Reviewer: Greg Labrie

Date: 05/06/2021

Email: glabrie@adcogov.org

Complete

ENG1: The developer has been approved for a narrow right-of-way. Development Engineering will require the "No Parking" requirement on the local streets to be documented and strictly enforced.

ENG2: As stated in comment #1, the proposed 36-ft of right-of-way is not as wide as the typical 50-ft of right-of-way for Adams County local streets. Development Engineering is recommending that the developer maximize the use of the proposed 36-ft width of ROW shown in the typical cross section for the local streets by revising the detail to show the location of the proposed back of curb to be installed on the right-of-way boundaries. This should increase the drive width of the local street by 3-ft, allowing a 35-ft from flow line to flow line drive lane.

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DISTRICT 3

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DISTRICT 5

Commenting Division: ROW Review

Name of Reviewer: David Dittmer

Date: 04/28/2021

Email:

Complete

ROW1: Legibility is hindered to review street naming conventions and addressing. Need site plan or clean survey to review.

Commenting Division: Planner Review

Name of Reviewer: Greg Barnes

Date: 04/15/2021

Email: gjbarnes@adcogov.org

External Agencies Selected

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DISTRICT 5



Development Review Team Comments

Date: 6/29/2021

Project Number: PLT2021-00010

Project Name: Wolf Creek Run West, Filing 2

Commenting Division: Plan Coordination 2nd Review

Name of Reviewer: Greg Barnes

Date: 06/29/2021

Email: gjbarnes@adcogov.org

Resubmittal Required

Commenting Division: ROW Review 2nd Review

Name of Reviewer: David Dittmer

Date: 06/16/2021

Email:

Resubmittal Required

ROW1: Can not approve plat until Anadarko's easement has been vacated and the reception number provided. Adams County requires senior rights.

ROW2: Surveyor's statement should precede the Adams County signature blocks.

ROW3: Road is OLD BUNKHOUSE STREET, not Bunkhouse.

ROW4: Tract E, Sheet 2, appears to be the Road Petition, but believe this is the landscaping/open space area. Please separate the TRACT from above the road petition location for clarity.

ROW5: Road along Tract E, coming off of E. 26th Ave is Oxley Place, not Street and continues until it "T's" at E. 28th Place

Commenting Division: Addressing Review 2nd Review

Name of Reviewer: David Dittmer

Date: 06/15/2021

Email:

Complete

ROW1: See spreadsheet for addressing and addressing plat.

ROW2: See ROW comments outside of addressing on plat

Commenting Division: ROW Review 2nd Review

Name of Reviewer: David Dittmer

Date: 06/15/2021

Email:

Resubmittal Required

ROW1: Need to title such that the Clerk and Recorder's office will add the "PRELIMINARY PLAT" so that it so subsequent plats are easier to name and identify in search of the public records (Use Hyphen)

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DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5

Commenting Division: Application Intake 2nd Review

Name of Reviewer: Kevin Mills

Date: 05/28/2021

Email:

Complete

Commenting Division: Planner Review

Name of Reviewer: Greg Barnes

Date: 05/14/2021

Email: gjbarnes@adcogov.org

Complete

PLN01. Please ensure that all street names are coordinated with our right-of-way agent, David Dittmer.

PLN02. The requirements for lot dimensions and density standards are consistent with the PUD standards.

PLN03. The proposed plat is also consistent with the proposed PUD amendment standards.

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PLN07. The Colorado Geological Survey has reviewed this request and provided a letter of no objection.

PLN08. The design of this filing is intended to provide compatibility and healthy neighborhood.

Commenting Division: ROW Review

Name of Reviewer: David Dittmer

Date: 05/14/2021

Email:

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Name of Reviewer: David Dittmer

Date: 05/07/2021

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Name of Reviewer: Greg Labrie

Date: 05/06/2021

Email: glabrie@adcogov.org

Complete

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Commenting Division: ROW Review

Name of Reviewer: David Dittmer

Date: 04/28/2021

Email:

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ROW1: Legibility is hindered to review street naming conventions and addressing. Need site plan or clean survey to review.

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Name of Reviewer: Greg Barnes

Date: 04/15/2021

Email: gjbarnes@adcogov.org

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Lynn Baca
DISTRICT 5

Greg Barnes

From: Rick Reigenborn
Sent: Thursday, April 22, 2021 9:25 AM
To: Greg Barnes
Subject: Re: For Review: Wolf Creek Run West, Filing 2 (PLT2021-00010)

The Adams County Sheriff's Office is opposing this request, we currently don't have the staffing for the potential calls for service.

Sheriff Rick Reigenborn

Sent from a mobile device and could contain spelling or grammatical errors due to auto correct.

From: Greg Barnes <GJBarnes@adcogov.org>
Sent: Friday, April 16, 2021 8:42:32 AM
To: Greg Barnes <GJBarnes@adcogov.org>
Subject: For Review: Wolf Creek Run West, Filing 2 (PLT2021-00010)

The Adams County Planning Commission is requesting comments on the following application: **preliminary plat for major subdivision to create 287 residential lots and associated tracts**. This request is located in the vicinity of E. 26th Avenue and Piggott Rd. The Assessor's Parcel Number is 0181329200007.

Applicant Information: KRISTIN DEAN, FORESTAR, 9555 S KINGSTON CT., STE 200, ENGLEWOOD, CO 80112

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 **05/12/2021** in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to GJBarnes@adcogov.org.

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. The full case material should be posted on the website no later than the end of the business day Monday, April 19th.

Thank you for your review of this case.



Greg Barnes

Planner III, *Community and Economic Development Dept.*

ADAMS COUNTY, COLORADO

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

Brighton, CO 80601-8216

720.523.6853 gjbarnes@adcogov.org

adcogov.org

Greg Barnes

From: Lisa Culpepper
Sent: Sunday, April 25, 2021 11:55 AM
To: Greg Barnes
Subject: RE: For Review: Wolf Creek Run West, Filing 2 (PLT2021-00010)

Thank you – taxes paid in full through this year.

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: Greg Barnes <GJBarnes@adcogov.org>
Sent: Friday, April 16, 2021 8:43 AM
To: Greg Barnes <GJBarnes@adcogov.org>
Subject: For Review: Wolf Creek Run West, Filing 2 (PLT2021-00010)

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COLORADO

Parks and Wildlife

Department of Natural Resources

RECOMMENDED SURVEY PROTOCOL AND ACTIONS TO PROTECT NESTING BURROWING OWLS

Western Burrowing Owls (*Athene cunicularia hypugaea*) are commonly found in prairie dog towns throughout Colorado. Burrowing owls require prairie dog or other suitable burrows (e.g. badger, Wyoming ground squirrel) for nesting and roosting. Western burrowing owls breed throughout the western United States, southern Canada, and northern Mexico and winter in the southern United States and throughout Mexico. Colorado's burrowing owls are mostly migratory but overwintering owls have been documented.

Federal and state laws prohibit the harming or killing of burrowing owls and the destruction of active nests. It is quite possible to inadvertently kill burrowing owls during prairie dog poisoning projects, removal of prairie dogs, destruction of burrows and prairie dogs using a concussive device, or during earth moving for construction. Because burrowing owls often hide in burrows when alarmed, it is not practical to haze the birds away from prairie dog towns prior to prairie dog poisoning/removal, burrow destruction, or construction activity. Because of this, Colorado Parks and Wildlife (CPW) recommends surveying prairie dog towns for burrowing owl presence before potentially harmful activities are initiated.

The following guidelines are intended as advice on how to determine if burrowing owls are present in a prairie dog town, and what to do if burrowing owls are detected. These guidelines do not guarantee that burrowing owls will be detected if they are present. However, adherence to these guidelines will greatly increase the likelihood of detection.

Seasonal Timing

Burrowing owls typically arrive on breeding grounds in Colorado in late March or early April, with nesting beginning a few weeks later. Active nesting has been recorded and may be expected from late March through early August. Adults and young may remain at prairie dog towns until migrating to wintering grounds in late summer or early autumn.

Surveys should be conducted during times when burrowing owls may be present on prairie dog towns.

Although nesting most commonly occurs March 15th through August 31st, burrowing owls may be present at burrows several months after young have fledged. Therefore, CPW recommends that targeted surveys should be conducted for any activities resulting in ground disturbing destruction or poisoning of burrows between March 15th and October 31st. Note, there is a small chance to encounter burrowing owls in Colorado during the winter. Although CPW does not necessarily recommend surveys between November 1 and March 14, if burrowing owls are known to be present in an area in the winter, CPW's recommendations apply.

Daily Timing

Burrowing owls may be active throughout the day and night; however, peaks in activity in the morning and evening make these the best times for conducting surveys (Conway and Simon 2003). Surveys should be

conducted in the early morning (1/2 hour before sunrise until 10:00 am or until the temperature reaches 80 degrees F, whichever is earlier) and early evening (2 hours before sunset until 1/2 hour after sunset).

Number and locations of survey points

Burrowing owls are most frequently located visually; thus, obtaining a clear view of the entire prairie dog town is necessary. For small prairie dog towns that can be adequately viewed in their entirety from a single location, only one survey point is necessary. The survey point should be selected to provide unobstructed views (with binoculars if necessary) of the entire prairie dog town (burrow mounds and open areas between) and all nearby structures that may provide perches (e.g., fences, utility poles, etc.). For prairie dog towns that cannot be entirely viewed from a single location because of terrain or size, enough survey points should be established to provide unobstructed views of the entire prairie dog town and nearby structures that may provide perches. Survey locations should be separated by approximately 800 meters (1/2 mile), or as necessary to provide adequate visual coverage of the entire prairie dog town.

Number of surveys to conduct

Detection of burrowing owls can be highly variable and multiple visits to each site should be conducted to maximize the likelihood of detecting owls if they are present. At least three surveys should be conducted at each survey point. Surveys should be separated by approximately one week.

Conducting the survey

- **Avoid flushing owls prior to initiating survey:** Burrowing owls are very likely to either flush or hide in a burrow if approached at distances closer than 200 m, especially if observers are on foot or ATVs (versus within a vehicle). Therefore, the first survey point should be located outside the prairie dog colony, with observers surveying ahead of their route if it is necessary to enter the colony. If observers must exit their vehicle, they should keep a low profile and recognize that flush distance may increase for observers on foot.
- **Weather Considerations:** Because poor weather conditions may impact the ability to detect burrowing owls, surveys should only be conducted on days with little or no wind (less than 12 mph) and no precipitation or fog.
- **Passive surveys:** Most burrowing owls are detected visually. At each survey location, the observer should *visually* scan the area with binoculars and then spotting scope, if possible, to detect any owls that are present. Some burrowing owls may be detected by their call, so observers should also *listen* for burrowing owls while conducting the survey.

Burrowing owls are frequently detected soon after initiating a survey (Conway and Simon 2003). However, some burrowing owls may not be detected immediately because they are inconspicuous, are inside of burrows, or are not present on the site when the survey is initiated. We recommend that surveys be conducted for at least 10 minutes at each survey location.

- **Call-broadcast surveys:** To increase the likelihood of detecting burrowing owls, if present, we recommend incorporating call-broadcast methods into burrowing owl surveys. Conway and Simon (2003) detected 22% more burrowing owls at point-count locations by broadcasting the primary male (*coo-coo*) and alarm (*quick-quick-quick*) calls during surveys. Although call-broadcast may increase the probability of detecting burrowing owls, most owls will still be detected visually.

We recommend the following 10-minute timeline for incorporating call-broadcast methods (Conway and Simon 2003, C. Conway pers. comm.). The observer should scan the area for burrowing owls during the entire survey period. If the intent is to document which burrows are used for nesting, the initial silent period may need to be lengthened so that observers have the opportunity to note as many owl spatial locations as possible before playing calls (owls may move in response to calls).

- 3 minutes of silence
- 30 seconds call-broadcast of primary call (*coo-coo*)
- 30 seconds silence
- 30 seconds call-broadcast of primary call (*coo-coo*)
- 30 seconds silence
- 30 seconds call-broadcast of alarm call (*quick-quick-quick*)
- 30 seconds silence
- 4 minutes of silence

Calls can be broadcast from cell phone or mp3 player attached to amplified speakers. Calls should be broadcast loudly, but without distortion. Recordings of this survey sequence (mp3) are available for download at: <https://cpw.state.co.us/conservation/Pages/CON-Energy-Land.aspx>

Note: The mp3 download includes a 6-minute survey sequence (3 passive (silent) minutes followed by 3 minutes of calls) and should then be followed by 4 additional minutes of passive survey.

- **Burrow Searches:** If owls are detected in the area, surveyors should search areas that the owls are using to document the nest burrows as well as other actively used burrows. Nest burrows generally have dung lining the entrance of the burrow, with prey remains and collected materials outside the entrance. Nest burrows may have whitewash and regurgitated pellets visible, or they may be visible at a more prominent perch location nearby. Also, note that if owls flush from the nest burrow, they may return to the general area, but often will not return to the specific nest burrow when an observer is present. Example photos of nest burrows are available at: <https://cpw.state.co.us/conservation/Pages/CON-Energy-Land.aspx>

Identification

Adult burrowing owls are small, approximately 9-11 inches. They are brown with white spotting and white barring on the chest. They have long legs in comparison to other owls and are frequently seen perching on prairie dog mounds or other suitable perches (e.g., fence posts, utility poles) near prairie dog towns. Juvenile burrowing owls are similar to adults but have a white/buff colored chest that lacks barring.

General information about burrowing owls is available from the Colorado Parks and Wildlife website:

<https://cpw.state.co.us/learn/Pages/SpeciesProfiles.aspx>

Additional identification tips and information are available from the Cornell Lab of Ornithology and the U.S. Geological Survey Patuxent Wildlife Research Center websites below:

https://www.allaboutbirds.org/guide/Burrowing_Owl/overview

<http://www.mbr-pwrc.usgs.gov/id/framlst/i3780id.html>

What To Do If Burrowing Owls Are Present

If burrowing owls are confirmed to be nesting in a prairie dog town (or other suitable burrow), there are two options before proceeding with planned activities:

1. Wait to initiate activities until after October 31st or until it can be confirmed that the owls have left the prairie dog town. Although burrowing owls may not be actively nesting during this entire period, they may be present at burrows several months after young have fledged.
2. If burrowing owls are nesting at the site and waiting to initiate activities is not possible, carefully monitor the activities of the owls, noting and marking which burrows they are using in order to document the nesting burrow. This is not easy to accomplish and will require considerable time, as the owls may use several burrows in a prairie dog town, and their activity footprint spreads as juvenile owls age and begin to use areas farther from the nest. When all active burrowing owl burrows have been located and marked, surface activity can proceed in areas greater than 660 feet (200 meters) from the nest burrow. Activity closer than 660 feet may endanger the owls. If possible, avoid the satellite use burrows as well. If the actual nest burrow cannot be determined, then buffer the entire group of burrows in use. **NOTE: For large industrial disturbances (e.g. drilling rigs, residential construction, etc.), CPW recommends a larger buffer of ¼ mile (1320 feet, 400 meters) from the nest burrow.** CPW recommends no surface disturbance within nesting buffers from March 15th through August 31st.
3. If the planned activity includes active poisoning or killing of prairie dogs (or ground squirrels) or ground-disturbing destruction of burrows, CPW recommends delaying activities until after it can be confirmed that the owls have left the prairie dog colony. CPW recommends surveys of prairie dog towns March 15th through October 31st to confirm absence of burrowing owls.

Reference

Conway, C. J. and J. C. Simon. 2003. Comparison of detection probability associated with Burrowing Owl survey methods. *Journal of Wildlife Management* 67:501-511.

revised 04/06/2021



COLORADO

Division of Water Resources

Department of Natural Resources
Colorado Ground Water Commission

July 27, 2021

Greg Barnes

Adams County Community & Economic Development Department

Transmission via: GJBarnes@adcogov.org

RE: Wolf Creek Run West Filing 2,
Case No. PLT2021-00010
Part of the S ½, Sec. 29, T3S, R62W, 6th P.M.
Water Division 1, Water District 1
Kiowa Bijou Designated Basin

Dear Mr. Barnes:

We have reviewed your April 15, 2021 submittal concerning the above referenced proposal for a subdivision to create 287 residential lot and associated tracts on approximately 180 acres. This proposed development is part of Wolf Creek Run PUD that this office commented on by letters dated May 9, 2002, May 30, 2003 and May 18, 2021. This letter replaces those letters in regards to Wolf Creek Run West, Filing 2.

Water Supply Demand

According to the Water Supply Information Summary Sheet the estimated water supply demand for this subdivision is 0.33 AF per year per lot for a total demand of 94.71 acre-feet per year, based on historical usage of 680 taps. According to the letter from the Eastern Adams County Metropolitan District ("District") for every equivalent residential unit ("ERU") served, the District allocates from its legal supply and in perpetuity 1.5 AF to each ERU located in Adams county. Therefore for purposes of reviewing the Districts' water supply commitments we assume 0.5 acre-feet per year for 300 years is allocated to each of the 287 lots, for a total water commitment of 143.5 acre-feet per year.

Source of Water Supply

Eastern Adams County Metropolitan District ("District") is the proposed water supplier. The District has provided a letter committing to serve 389 single family lots within Wolf Creek Ranch West Subdivision and referencing the February 17, 2021 Connector's Agreement with Forestar (USE) Real Estate Group Inc. Wolf Creek Ranch West Filing 1 consists of 102 lots and Wolf Creek Ranch West Filing 2 consists of the remaining 287 lots available.

The District's sources of water are a combination of bedrock aquifer allocations from the Denver Basin as well as alluvial sources. The State Engineer's Office does not have evidence regarding the length of time for which the bedrock aquifer sources will be a physically and economically viable source of water. According to 37-90-107(7)(a), C.R.S., "Permits issued pursuant to this subsection (7) shall allow withdrawals on the basis of an aquifer life of 100 years." Based on this allocation approach, the annual amounts of water determined are equal to one percent of the total amount, as determined by rule 5.3.2.1 of the Designated Basin Rules, 2 CCR 410-1. 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 total water requirement for the development over a 300 year period would be 43,050 acre-feet which is 1.5 acre-feet per year for 100 years times the 287 equivalent residential unit as described in East Adams County Metropolitan District letter signed by Mike Serra III. The State Engineer’s Office has no comment on the quality of the water supply or the required ‘dynamic analysis’ to evaluate whether the appropriable water supply is sustainable for three hundred years.

Information available in our files indicates the District’s water rights may produce a total of approximately 208,920 acre-feet over a 300 year period (95,160 acre-feet from bedrock aquifers and 113,760 acre-feet from the alluvial aquifer), and it has approximately 108,303 acre-feet previously committed to supplying subdivisions (some for a period of 100 years and some for a period of 300 years).

The uncommitted water supply of approximately 100,617 acre-feet over a 300 year period is more than the estimated commitment of 43,050 acre-feet over a 300 year period for Wolf Creek Run West Filing 2.

State Engineer’s Office Opinion

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

Our opinion that the water supply is adequate is based on our determination that the amount of water required to serve the subdivision over a period of 300 years is currently physically available, based on current estimated aquifer conditions.

Our opinion that the water supply can be provided without causing injury is based on our determination that the amount of water that is legally available over a period of 300 years is greater than the amount of water required to supply the District’s existing water commitments (some for a period of 100 years and some for a period of 300 years) and the demands of the proposed subdivision over a period of 300 years.

Our opinion is qualified by the following:

The Ground Water Commission has retained jurisdiction over the final amount of water available to the bedrock aquifer, pending actual geophysical data from the aquifer.

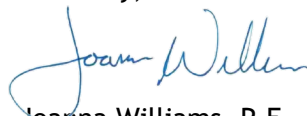
The amounts of water in the Denver Basin aquifer, and identified in this letter, are calculated based on estimated current aquifer conditions. The source of water is from a non-renewable aquifer, the allocations of which are based on a 100 year aquifer life. The county should be aware that the economic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

Additional Comments

According to the Wolf Creek Run West Filing No. 2- Water Supply Information letter dated June 18, 2021 ("Letter") the District has a total legal supply of 1,703.5 acre-feet based on a 100-year allocation approach. That quantity includes a claim for groundwater from the Lower Arapahoe aquifer associated with Determination of Water Right nos. 466-BD, 1152-BD and 3568-BD. According to those Determination of Water Rights the place of use of the water is limited to the overlying land further described in the determinations. Such water should be removed from the available water supplies until such time as the place of use of the water is changed to allow use within the District. The District should also provide information showing the water rights associated with Determination of Water Right Nos. 466-BD, 1152-BD and 3568-BD were transferred to the District.

If you, or the applicant, have any questions, please contact Ailis Thyne at 303-866-3581 ext. 8216.

Sincerely,



Joanna Williams, P.E.
Water Resource Engineer

Attachments: Updated Memorandum Regarding Subdivisions

Ec: Wolf Creek Run West Filing 2_Adams.docx
Project no. 27701

COLORADO GEOLOGICAL SURVEY

1801 Moly Road
Golden, Colorado 80401



Karen Berry
State Geologist

May 7, 2021

Greg Barnes
Adams County
Community & Economic Development Department
GJBarnes@adcogov.org

Location:
S½ Section 29,
T3S, R62W of the 6th P.M.
39.7563, -104.3493

Subject: Wolf Creek Run West, Filing 2 – Preliminary Plat
Case No. PLT2021-00010, Adams County, CO; CGS Unique No. AD-21-0016

Dear Greg:

Colorado Geological Survey has reviewed the Wolf Creek Run West, Filing 2 preliminary plat referral. I understand the applicant proposes 287 single-family detached residential lots on 47 acres and a 13-acre Tract G for 40 additional lots on approximately 180 acres located northwest of E. 26th Ave. and Piggott Road (CR38), Strasburg.

The site does not contain steep slopes, is not undermined, and is not exposed to any known geologic hazards that would preclude the proposed residential use and density. Proposed residential development areas are located outside of the Wolf Creek 100-year flood hazard limits. **CGS therefore has no objection to plat approval.**

Mineral resource potential. According to the Atlas of Sand, Gravel, and Quarry Aggregate Resources, Colorado Front Range Counties (Schwochow et al, Colorado Geological Survey Special Publication 5-A, 1974, Plate 2), the subject site does not contain a mapped aggregate resource.

No geologic or geotechnical information was included with the current referral documents. CGS has previously reviewed a "Preliminary Subsurface Exploration Program and Geotechnical Recommendations" report by Ground Engineering (April 16, 2001), prepared for the overall Wolf Creek Run or Wolf Creek Run West project. Potential constraints that will need to be considered as development progresses include:

Collapsible and expansive soils. The site is mapped as underlain by eolian (wind-deposited) sand. Wind deposits tend to be loose, fine-grained, and hydrocompactive, meaning they can lose strength, settle, compress, or collapse when water infiltrates the soils. Some of Ground's soil samples "exhibited index parameters in or near the ranges within which soils in the region have been observed to collapse." Thick columns of compressible or collapsible soils can result in significant settlement and structural damage.

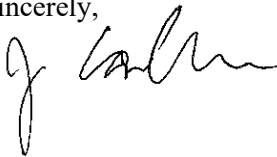
Alternatively, clay minerals and clayey pockets within the surficial soils may exhibit volume changes (shrink-swell cycles) in response to changes in water content. Claystone, carbonaceous shale and lignite of the Dawson arkose are present at unknown depth beneath the surficial soils. If claystone or shale layers capable of producing high swell pressures are present within a few feet of foundation bearing elevations, 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. It is imperative that grading, surface drainage, and subsurface drainage are correctly designed, constructed and maintained to minimize wetting of potentially collapsible and expansive soils in the immediate vicinity of foundation elements.

Groundwater. Groundwater was observed in four of Ground's borings at depths of 26 to 30 feet below existing grades. However, groundwater levels should be expected to fluctuate seasonally, and perched water is likely to accumulate above clayey, less permeable soil layers and on top of the bedrock surface as a result of landscape irrigation and a reduction in evaporation due to pavements and other impermeable surfaces. Individual foundation perimeter drain systems should be constructed to help prevent infiltration of perched water (if basements are planned), and to help control wetting of potentially collapsible or expansive soils in the immediate vicinity of foundation elements. It is critical that perimeter drains are sloped to discharge to an interior pumped sump or a gravity outlet that discharges water as far as possible away from all structures.

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', with a stylized, cursive script.

Jill Carlson, C.E.G.
Engineering Geologist



Brooks Kaufman
Lands and Rights of Way Manager

April 16, 2021

Forestar
Bryan Reid
955 S Kingston Ct Suite 200
Englewood, CO 80112

Re: Wolf Creek Run West Filing No. 2

Lots 1-33 inclusive of Block 1;
Lots 1-17 inclusive of Block 2;
Lots 1-17 inclusive of Block 3;
Lots 1-12 inclusive of Block 4;
Lots 1-19 inclusive of Block 5;
Lots 1-11 inclusive of Block 6;
Lots 1-20 inclusive of Block 7;

Lots 1-20 inclusive of Block 8;
Lots 1-20 inclusive of Block 9;
Lots 1-20 inclusive of Block 10;
Lots 1-20 inclusive of Block 11;
Lots 1-20 inclusive of Block 12;
Lots 1-15 inclusive of Block 13;
Lots 1-16 inclusive of Block 14;
Lots 1-28 inclusive of Block 15;

Dear Mr. Reid:

We are an electric utility operating under the rules and regulations approved by our Board of Directors. The above-referenced parcel of land in Section 29, Township 3 South, and Range 62 West of the 6th P.M., County of Adams, State of Colorado, and containing 287 residential lots is located within our service area.

We are willing to extend our facilities to the proposed project in accordance with our extension policies. When you submit an application for service, the designer assigned will be able to answer any questions concerning the location of electric facilities in relation to the project. Any attempt to identify facilities now may provide inaccurate information due to the phasing of your project and other developments in the vicinity, which may alter the location or type of facilities prior to your request for service.

If you have any further questions, please feel free to contact me.

Sincerely,

Brooks Kaufman
Lands and Rights-of-Way Manager

INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION

5496 N. U.S. Highway 85, P.O. Drawer A / Sedalia, Colorado 80135
Telephone (720)733-5493
bkaufman@irea.coop



Right of Way & Permits
1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

May 12, 2021

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

Attn: Greg Barnes

Re: Wolf Creek Run West Filing No. 2, Case # PLT2021-00010

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for **Wolf Creek Run West F2** and has **no apparent conflict**.

Please note PSCo does not serve natural gas or electric facilities in this area.

No resubmittals necessary.

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



June 10, 2021

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

RE: Wolf Creek Run West, Filing 2, PLT2021-00010, PUD2021-00002
TCHD Case No. 7015

Dear Mr. Barnes,

Thank you for the opportunity to review and comment on the resubmittal of a Preliminary Plat and Planned Unit Development Minor Amendment for 287 residential lots and associated tracts located near East 26th Avenue and Piggott Road. Tri-County Health Department (TCHD) staff previously reviewed the applications and, in a letter dated May 10, 2021 responded with the comments included below. TCHD has no further comments.

Community design to support walking and bicycling

Because chronic diseases related to physical inactivity and obesity now rank among the country's greatest public health risks, TCHD encourages community designs that make it easy for people to include regular physical activity, such as walking and bicycling, in their daily routines. Because research shows that the way we design our communities can encourage regular physical activity, TCHD strongly supports community plans that incorporate pedestrian and bicycle amenities that support the use of a broader pedestrian and bicycle network. Increasing multi-modal transportation has additional co-benefits including improved air quality, which can reduce contributions to climate change and exposure to pollutants associated with a number of health problems including asthma, lung cancer, and heart disease.

In order to promote walking and bicycling through this development, TCHD encourages the applicant to consider the inclusion of the following as they design the community.

- A system of sidewalks, bike paths and open space trail networks that are well-designed and well-lit, safe, and attractive so as to promote bicycle and pedestrian use.
- Bicycle and pedestrian networks that provide direct connections between destinations in and adjacent to the community.
- Where public transportation systems exist, direct pedestrian access should be provided to increase transit use and reduce unnecessary vehicle trips, and

related vehicle emissions. The pedestrian/bicycle networks should be integrated with the existing and future transit plans for the area.

- Streets that are designed to be pedestrian/bike friendly and to reduce vehicle and pedestrian/bicycle fatalities.
- Bicycle facilities and racks are provided in convenient locations.

Safe Routes to School:

Tri-County Health Department (TCHD) strongly supports community plans that include thoughtful consideration of safe circulation of students on and around the school campuses.

Students needing to access the school site are likely going to use East 27th Avenue and East 28th Place to get to the school site. We recommend the applicant consider better and safer connectivity to the school site including a safe pedestrian crossing along Noreen Street. Any pedestrian improvement should be raised, striped, or otherwise denoted so that it is visible to drivers, thus slowing speeds and reducing the risk of pedestrian injury.

Street Grid:

TCHD encourages the applicant to consider a well-connected street grid with multiple street connections to the east/west and north/south. A gridded system will provide better connections to adjacent developments and will reduce the traffic on nearby arterial streets by offering additional routes for local trips. A more connected street grid will also increase the travel routes for motorized and non-motorized trips offering better access to nearby destinations and encouraging a more walkable community. TCHD commends the applicant for updating the street layout to facilitate more through-pedestrian connections.

Playgrounds:

Active play is a critical component for encouraging physical activity in children. TCHD commends the applicant in providing a playground in the development.

Radon

Radon is a naturally occurring radioactive gas that is present at high levels in all parts of Colorado due to the presence of uranium in the soil. Radon can enter homes and long-term exposure causes lung cancer. In order to prevent radon from infiltrating the home, TCHD recommends designing new homes so that they are radon resistant. This includes laying a barrier beneath the flooring system, installing a gas-tight venting pipe from the gravel level through the roof, and sealing and caulking the foundation thoroughly. More information regarding radon and radon-resistant construction techniques can be found here: <https://www.epa.gov/radon/building-new-home-have-you-considered-radon>.

Water Conservation – Landscaping Recommendations

Because water resources are scarce, TCHD supports water conservation programs to ensure a sustainable supply for essential uses such as drinking and hygiene. Because landscaping typically accounts for about 50% of residential water demand in Metro Denver developments, we encourage a combined program of irrigation limitations and incentives for developers and residents to reduce the amount of water used in landscaping. For example,

- Reduce the area of irrigated landscaping in site plans and ensure that soils in irrigated areas are amended to improve their ability to retain moisture;
- Use native or other drought-tolerant plant species in public, landscaped areas;
- Use covenants to restrict the amount of irrigated lawn allowed for a given lot size;
- Provide educational and technical assistance in xeriscape landscaping. This can be done through demonstrations and/or coordination with the Cooperative Extension Service and other organizations with relevant expertise.

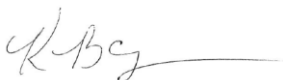
We also encourage the developer to consult with their water and sanitation district to discuss additional water conserving opportunities such as use of high efficiency irrigation systems and the potential reuse of water for irrigation. If the district identifies these or other practical water-saving techniques, we encourage the applicant to adopt them. TCHD commends the applicant for reducing blugrass sod from a maximum of 5000 square feet to 3000 square feet.

Mosquito Control - Stormwater Facilities

The site plan indicates that a detention pond is proposed. Detention ponds can become sites for mosquito breeding. To reduce the potential for human exposures to West Nile and other mosquito-borne viruses, TCHD recommends that the applicant prepare a mosquito control plan. Elements of the plan should include proper design, construction and regular inspection and maintenance of stormwater quality facilities, and mosquito larvaciding if the insects become a problem. The applicant may submit the mosquito control plan to TCHD for review. More information is available here <http://www.tchd.org/276/Mosquitoes-West-Nile-Virus>. A guidance document is attached.

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

Sincerely,



Kathy Boyer, REHS
Land Use and Built Environment Specialist III

cc: Sheila Lynch, Dylan Garrison, TCHD

**Tri-County Health Department
Guidance for Preparation of
Mosquito Control Plan**

A Mosquito Control Plan should contain the following elements:

1. Designation of a management entity
This is the entity with authority/responsibility for implementing the plan. Typically, this will be a Special District or a Homeowners Association. If this is the case, the applicant shall submit a copy of the organizational Service Plan, by-laws or other legal document providing the authority for mosquito control. If the entity is the developer, this should be noted.
2. Funding mechanism
A method needs to be put in place to finance the program. This could be a commitment for the Service District, HOA or developer to include adequate funds for the activities as part of its annual budgeting process, or a plan by the District or HOA to assess an annual fee on residents in the subject service area, or to fund the program in some other way, per its legal authority as noted in #1.
3. Activities that will be undertaken to prevent mosquito breeding conditions
This section places emphasis on the proper design, construction, operation and maintenance of stormwater facilities to prevent mosquitoes from breeding. In most instances, it is nothing different than is already required by the County and Volume 3 of the Urban Drainage and Flood Control District's (UDFCD) Urban Storm Drainage Criteria Manual for flood control and stormwater quality. The literature on this subject, supported by local field experience, suggests that if stormwater facilities are well-designed, built to specification, and regularly inspected and maintained to meet operating standards, stormwater facilities that are designed to completely drain in 72 hours or less are likely to do so and to prevent mosquito breeding conditions.

The likelihood or extent of mosquito breeding can also be reduced through the proper design, construction and inspection/maintenance of retention ponds or constructed wetlands that are intended to hold permanent water pools.

We have found that at the time of construction of stormwater facilities, there is often little thought given to continuity of maintenance. Requiring the applicant to think through the tasks that need to be accomplished from design through operation, who will be responsible for tasks in each phase, and a schedule for their accomplishment increases the probability that these tasks will be completed.

Ideally, before getting to this point, the applicant will have considered stormwater facility options that do not rely on extended retention or detention of stormwater without flushing over a period of 2-3 days; e.g. grass swales, porous pavements, landscape detention, reducing directly connecting impervious areas to increase infiltration. This would be

coordinated through and in compliance with the requirements of the County's Engineering and/or Stormwater sections.

Suggested elements in this section include the following:

- Design review – Qualified personnel review construction plans and conduct field investigation to ensure construction per specifications of UDFCD Volume 3 and County criteria.
- Operation and maintenance activities:
This should identify who will conduct these activities (e.g., staff or contractor), and a schedule or trigger point for doing each task. Again, the UDFCD's Vol. 3 contains minimum operation and maintenance activities. If staff are to be used, this section should note if they will need training and how they will receive it.
- Regular inspections:
Facilities that are found to retain water should be inspected regularly to ensure that no mosquito larvae are present. Facilities should be inspected once a week beginning in April and continuing through September.
- Larvacide program:
Even if inspections do not reveal larvae, a larvaciding program should be established as a preventive measure at the same time that the inspection program begins (generally May) and continue through September. Some mosquitoes lay their eggs in mud, and when rain falls later, they can hatch and present a problem. Larvacide should be applied at the recommended rate and frequency specified by the product manufacturer. Mosquito control products can be found by doing a search on the internet.
Natural control of mosquito larva can be very effective is done properly. Consult the Colorado Department of Wildlife, Fisheries Division, for consultation on proper stocking of ponds with fish that will effectively control mosquito larvae.

For Technical Assistance - Contact Monte Deatrich, Tri-County Health Department's mosquito control specialist, if you have any questions about any elements of the mosquito control program. Mr. Deatrich is in Tri-County's Commerce City office; he can be reached by phone at (303) 439-5902, or by e-mail at mdeatric@tchd.org.

Greg Barnes

From: CPD ePermit Center
Sent: Friday, April 23, 2021 5:38 PM
To: Greg Barnes
Subject: FW: WOLF CREEK RUN WEST.

I think this email below is opposition to wolf creek west.



Megan Ulibarri - One Stop Customer Center Supervisor
Permit Technicians, *Community & Economic Development*
ADAMS COUNTY, COLORADO
4430 S. Adams County Parkway, Suite W2000B
Brighton, CO 80601-8218
o: 720.523.6800 | f: 720-523-6967 epermitcenter@adcogov.org

Our hours have recently changed to **Tuesday-Friday from 7am-5:30pm.**
We are available by phone: 720-523-6800
We are also available in-person by [appointment only](#)

From: Deanna Martin <deannacdc@yahoo.com>
Sent: Friday, April 23, 2021 4:03 PM
To: CPD ePermit Center <epermitcenter@adcogov.org>
Subject: WOLF CREEK RUN WEST.

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

Hello,

I have questions concerning WOLF CREEK RUN WEST outside Strasburg, Colo. In Adams country.
The noise and the dust is already happening.

I live in wolf creek run. We have issues with water, even drilled a second well but no luck. PAUL HOMES didn't put a drainage system in here so our water stands until it evaporates in the meantime, The mosquitoes are loving it..

Right now we only have volunteer firemen's not quite enough for this big area, Our schools are over populated now.
Not enough sheriff here now for all the crime now not alone, the more crime coming.

Our only 1 sign on Pigget Street off Colfax says, 45 miles an hour which no one follows. That road will not handle another 287 plus cars.

I know it's a done deal with them building but think Aurora will be connected to Bennet before long.
So much for keeping our small town, small.

DEANNA MARTIN

[Sent from Yahoo Mail on Android](#)

Greg Barnes

From: Natalie Winkler <natalieawinkler@gmail.com>
Sent: Sunday, May 23, 2021 1:49 PM
To: Greg Barnes
Subject: Wolf Creek Run West

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

Dear Mr. Barnes,

I know the time for comments on Wolf Creek Run West has passed and that construction is already beginning. However, I hope that you will take into consideration the number of people who have previously spoken out against this development, to no avail. Many people who live in Strasburg already are very much against this new development. Our concerns regarding inadequate police, fire, and emergency services, inadequate water supply, concerns about increases in crime, concerns about inadequate school staffing, inadequate access to medical providers and services, traffic, noise and pollution has all fallen on deaf ears. It is disheartening that when asked for input, we gave it, and we have been ignored.

Natalie Winkler

Greg Barnes

From: Natalie Winkler <natalieawinkler@gmail.com>
Sent: Wednesday, September 8, 2021 9:40 AM
To: Greg Barnes
Subject: Re: Wolf Creek Run West

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

Dear Mr. Barnes,

I am not sure that I will be able to attend the in-person meeting tomorrow night but I wanted to ask if you could include my comments to the board or if there is a way that I could attend and speak via zoom? If not, I just wanted you to please pass along that there are many of us in the area that are still very opposed to continuing the new development Wolf Creek Run West in Strasburg. Our water situation has not changed. Colorado is routinely in a severe drought and we do not have the water to sustain the population we have, much less adding more and more people who demand it. This applies to Colorado in general but on the Eastern Plains we NEED that water to support the farmers and ranchers! We also do not have room in our schools for new students and our schools are constantly seeking employees for all positions within the district. Even if the developers built three new schools, we would not have the teachers, janitors, bus drivers, para-professionals, etc. to staff them. We do not have enough doctors and it is nearly impossible to get an appointment in the ONE clinic we have in town that has a part-time pediatrician on staff. We do not have enough police AT ALL. My daughter was attacked back in June by an adult man and an adult woman and it took the police over 20 MINUTES to respond because there was ONE officer covering the entire Bennet/Byers/Strasburg area! Our roads cannot handle 287+ more cars. It goes on and on and on, we DO NOT want this new development built and our town is NOT equipped to handle that kind of influx of people! Please listen to the people who live here and who will be affected by this. The people who are making these decisions are not the same people who will suffer the consequences.

Also, will you please tell me how I can email the county commissioners? I think I have the correct email addresses but if you could provide me the email for Eva Henry, Chaz Tedesco, Emma Pinter, Steve D'Orisio, and Lynn Baca, I would really appreciate it.

Sincerely,

Natalie Winkler

On Tue, May 25, 2021 at 8:15 AM Greg Barnes <GJBarnes@adcogov.org> wrote:

Hi Natalie,

Yes, we will accept comments on this case right up until the hearing, regardless of the comment deadline. I will include a copy of your email to the Planning Commission and Board of County Commissioners when the case is scheduled for those hearing dates.



Request for Comments

Case Name: Wolf Creek Run West, Filing 2
Case Number: PLT2021-00010

April 15, 2021

The Adams County Planning Commission is requesting comments on the following application:
Preliminary plat for major subdivision to create 287 residential lots and associated tracts.
This request is located in the vicinity of E. 26th Avenue and Piggott Rd. The Assessor's Parcel Number is 0181329200007.

Applicant Information: KRISTIN DEAN, FORESTAR
9555 S KINGSTON CT., STE 200
ENGLEWOOD, CO 80112

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 05/12/2021 in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to GJBarnes@adcogov.org.

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.

Greg Barnes
Planner III

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5



Public Hearing Notification

Case Name:	Wolf Creek Run West, Filing 2
Case Number:	PLT2021-00010
Planning Commission Hearing Date:	9/9/2021 at 6:00 p.m.
Board of County Commissioners Hearing Date:	9/28/2021 at 9:30 a.m.

August 13, 2021

A public hearing has been set by the Adams County Planning Commission and the Board of County Commissioners to consider the following request: **Preliminary plat for major subdivision to create 287 residential lots and associated tracts.** The proposed use will be residential. This request is located at northwest of the intersection of Piggott Road and East 26th Avenue on approximately 180 acres. The Assessor's Parcel Number is 0181329200007.

Applicant Information: Forestar, Cortnie Douglas
9555 S Kingston Ct., Ste. 200
Englewood, CO 80112

The hearing will be held in the Adams County Hearing Room located at 4430 South Adams County Parkway, Brighton CO 80601-8216. This will be a public hearing and any interested parties may attend and be heard. The Applicant or Representative's presence at these hearings is requested. If you require any special accommodations (e.g., wheelchair accessibility, an interpreter for the hearing impaired, etc.) please contact the Adams County Community and Economic Development Department at (720) 523-6800 (or if this is a long distance call, please use the County's toll free telephone number at 1-800-824-7842) prior to the meeting date.

For further information regarding this case, please contact the Department of Community and Economic Development, 4430 S. Adams County Parkway, Brighton, CO 80601, 720-523-6800. This is also the location where maps and/or text certified by the Planning Commission may be viewed. 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.

Greg Barnes
Greg Barnes
Planner III

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5

Greg Barnes

From: Greg Barnes
Sent: Friday, August 13, 2021 8:18 AM
To: CPD ePermit Center
Cc: Maxwell Bernhardt; Cody Spaid; David Deboskey; Ella Gleason; Thomas Dimperio
Subject: For Newspaper Publication: Wolf Creek Run West, Filing 2 (PLT2021-00010)

Hi One-Stop Team,

This publication is ready to be sent to the Eastern Colorado News/I-70 Scout. It will need to be published by August 28th in order to meet our legal obligations. Let me know if I can help in any way. Thank you!

PUBLICATION REQUEST

Wolf Creek Run West, Filing 2

Case Number: PLT2021-00010

Planning Commission Hearing Date: 9/9/2021 at 6:00 p.m.

Board of County Commissioners Hearing Date: 9/28/2021 at 9:30 a.m.

Request: Preliminary plat for major subdivision to create 287 residential lots and associated tracts

Location: NW of the intersection of E. 26th Ave. & Piggott Rd.

Parcel Number: 0181329200007

Case Manager: Greg Barnes

Applicant: CORTNIE DOUGLAS

9555 S KINGSTON CT STE 200

ENGLEWOOD, CO 80112

970-389-6765

Owner: PAULS DEVELOPMENT EAST LLC

270 SAINT PAUL ST STE 300

DENVER, CO 802065133

Legal Description:

A TRACT OF LAND BEING A PORTION OF THE SOUTH HALF (S1/2) OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 29 IS ASSUMED TO BEAR NORTH 89°03'28" EAST, BEING MONUMENTED ON THE WEST END BY A 3.25" ALUMINUM CAP STAMPED "PLS 25375" AND ON THE EAST END BY A 3.25" ILLEGIBLE ALUMINUM CAP. COMMENCING AT THE CENTER

QUARTER CORNER OF SAID SECTION 29, THENCE SOUTH 00°10'45" WEST, A DISTANCE OF 37.70 FEET TO THE SOUTH LINE OF THAT PARCEL OF LAND AS DESCRIBED IN QUITCLAIM DEED RECORDED AT RECEPTION NUMBER C1065639 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AND BEING THE POINT OF BEGINNING;

THENCE NORTH 88°13'23" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 1,338.50 FEET TO THE NORTHWEST CORNER OF TRACT O, WOLF CREEK RUN WEST FILING NO. 1, RECORDED AT RECEPTION NUMBER 202000102832 IN SAID RECORDS; THENCE ALONG THE WESTERLY BOUNDARY OF SAID WOLF CREEK RUN WEST FILING NO. 1 THE FOLLOWING TWENTY-SIX (26) COURSES:

SOUTH 00°37'55" EAST, A DISTANCE OF 381.21 FEET;
SOUTH 89°22'05" WEST, A DISTANCE OF 42.78 FEET;
SOUTH 00°37'55" EAST, A DISTANCE OF 716.00 FEET;
SOUTH 89°22'05" WEST, A DISTANCE OF 135.00 FEET;
NORTH 45°37'55" WEST, A DISTANCE OF 21.21 FEET;
SOUTH 89°22'05" WEST, A DISTANCE OF 27.00 FEET;
SOUTH 00°37'55" EAST, A DISTANCE OF 28.50 FEET;
SOUTH 89°22'05" WEST, A DISTANCE OF 177.00 FEET;
SOUTH 00°37'55" EAST, A DISTANCE OF 268.65 FEET;
NORTH 89°22'05" EAST, A DISTANCE OF 177.00 FEET;
SOUTH 00°37'55" EAST, A DISTANCE OF 131.00 FEET;
SOUTH 44°22'05" WEST, A DISTANCE OF 21.21 FEET;
SOUTH 00°37'55" EAST, A DISTANCE OF 27.00 FEET;
NORTH 89°22'05" EAST, A DISTANCE OF 490.50 FEET;
SOUTH 45°37'55" EAST, A DISTANCE OF 21.21 FEET;
SOUTH 00°37'55" EAST, A DISTANCE OF 270.00 FEET;
SOUTH 44°22'05" WEST, A DISTANCE OF 21.21 FEET;
SOUTH 00°37'45" EAST, A DISTANCE OF 27.00 FEET;
SOUTH 45°37'55" EAST, A DISTANCE OF 21.22 FEET;
SOUTH 00°37'55" EAST, A DISTANCE OF 270.00 FEET;
SOUTH 44°22'05" WEST, A DISTANCE OF 21.21 FEET;
SOUTH 00°37'55" EAST, A DISTANCE OF 27.00 FEET;
SOUTH 45°37'55" EAST, A DISTANCE OF 21.21 FEET;
SOUTH 00°37'55" EAST, A DISTANCE OF 309.60 FEET;
SOUTH 44°22'05" WEST, A DISTANCE OF 28.61 FEET;
SOUTH 00°37'23" EAST, A DISTANCE OF 70.00 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 29;

THENCE SOUTH 89°22'32" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1,625.44 FEET TO THE SOUTH QUARTER (S1/4) CORNER OF SAID SECTION 29; THENCE SOUTH 89°22'09" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SAID SECTION 29, A DISTANCE OF 2,491.44 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF WOLF CREEK ROAD AS DESCRIBED AND RECORDED IN BOOK 173 AT PAGE 67 IN SAID RECORDS; THENCE ALONG SAID EASTERLY RIGHT-OF WAY LINE THE FOLLOWING THREE (3) COURSES:

NORTH 02°41'48" EAST, A DISTANCE OF 757.29 FEET TO A POINT OF CURVATURE; ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 09°35'41", A RADIUS OF 1,504.00 FEET, AN ARC LENGTH OF 251.86 FEET, THE CHORD OF WHICH BEARS NORTH 02°06'03" WEST, A DISTANCE OF 251.56 FEET;

NORTH 06°53'53" WEST, A DISTANCE OF 303.51 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4SW1/4) OF SAID SECTION 29;

THENCE NORTH 89°12'52" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1,203.92 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4SW1/4);

THENCE NORTH 00°13'40" WEST, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4SW1/4), A DISTANCE OF 809.65 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND AS DESCRIBED IN QUITCLAIM DEED RECORDED AT RECEPTION NUMBER C0935218 IN SAID RECORDS;

THENCE ALONG THE SOUTHERLY AND EASTERLY BOUNDARY OF SAID PARCEL THE FOLLOWING THREE (3) COURSES:

SOUTH 70°17'39" EAST, A DISTANCE OF 771.28 FEET;

NORTH 52°11'47" EAST, A DISTANCE OF 736.37 FEET;

NORTH 00°10'45" EAST, A DISTANCE OF 295.30 FEET TO THE POINT OF BEGINNING.



Greg Barnes

Planner III, *Community and Economic Development Dept.*

ADAMS COUNTY, COLORADO

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

Brighton, CO 80601-8216

720.523.6853 gjbarnes@adcogov.org

adcogov.org

My work schedule is:

Monday – Alternating weeks of 7 am – 3:30 pm and off

Tuesday – Friday – 7 am – 4:30 pm



Referral Listing
Case Number PLT2021-00010
Wolf Creek Run West, Filing 2

Agency	Contact Information
Adams County Assessor	Margaret Grondalsky 4430 S Adams County Pkwy C2100 Brighton CO 80601 720.523.6712 MGrondalski@adcogov.org
Adams County Attorney	Christine Fitch 4430 S Adams County Pkwy Brighton CO 80601 720-523-6352 CFitch@adcogov.org
Adams County CEDD Addressing	Kevin Mills 4430 S Adams County Pkwy Brighton CO 80601 720.523.6800 kmills@adcogov.org
Adams County CEDD Administrative	Gina Maldonado 4430 S Adams County Pkwy Brighton CO 80601 720-523-6823 gmaldonado@adcogov.org
Adams County CEDD Building Safety	Justin Blair 4430 S Adams County Pkwy Brighton CO 80601 720-523-6825 JBlair@adcogov.org
Adams County CEDD Engineer	Devt. Services Engineering 4430 S Adams County Pkwy Brighton CO 80601 720-523-6800 Contact Person May Vary Depending on Case
Adams County CEDD Right-of-Way	David Dittmer 4430 S Adams County Pkwy. Brighton CO 80601 720-523-6837 ddittmer@adcogov.org
Adams County CSWB Code Compliance Officer	Kerry Gress 4430 S Adams County Pkwy Brighton CO 80601 720.523.6832 kgress@adcogov.org

Agency	Contact Information
Adams County CSWB Neighborhood Services Division	Gail Moon 4430 S Adams County Pkwy Brighton CO 80601 720-523-6856 gmoon@adcogov.org
Adams County POSCA Deputy Director	Marc Pedrucci 9755 Henderson Rd Brighton CO 80601 303-637-8014 mpedrucci@adcogov.org
Adams County POSCA Director	Byron Fanning 9755 Henderson Rd Brighton CO 80601 303-637-8000 bfanning@adcogov.org
Adams County POSCA Natural Resource Specialist	Aaron Clark 9755 Henderson Rd Brighton CO 80601 (303) 637-8005 aclark@adcogov.org
Adams County Public Works Construction Inspection	Gordon Stevens 4430 S Adams County Pkwy Brighton CO 80601 720-523-6965 gstevens@adcogov.org
Adams County Sheriff	Community Connections 4430 S Adams County Pkwy Brighton CO 80601 303-655-3283 CommunityConnections@adcogov.org
Adams County Sheriff	Rick Reigenborn 4430 S Adams County Pkwy Brighton CO 80601 (303) 654-1850 rreigenborn@adcogov.org
Adams County Treasurer	Lisa Culpepper 4430 S Adams County Pkwy Brighton CO 80601 720.523-6166 lculpepper@adcogov.org
Bennett Fire District #7	Captain Caleb J Connor 825 Sharis Ct Bennett CO 80102 303-532-7733 303-644-3572 CalebConnor@BennettFireRescue.org
Bennett Fire District #7	Chief Earl Cumley 825 Sharis Ct Bennett CO 80102 303-644-3434 ecumley941@aol.com

Agency	Contact Information
Bennett Parks & Recreation District	Leila Schaub 455 S 1st Street Bennett CO 80102-0379 303-644-5040 director@bennettrec.org
BENNETT SCHOOL DISTRICT 29J	Robin Purdy 615 7TH ST. BENNETT CO 80102 303-644-3234 Ext: 8203 robinp@bsd29j.com
Century Link, Inc	Brandyn Wiedreich 5325 Zuni St, Rm 728 Denver CO 80221 720-578-3724 720-245-0029
Colorado Division 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	Hannah Posey 6060 Broadway St. Denver CO 80216-1000 303-947-1798 hannah.posey@state.co.us
Colorado Geological Survey	Jill Carlson 1500 Illinois Street Golden CO 80401 303-384-2643 303-384-2655 CGS_LUR@mines.edu
Colorado Geological Survey: CGS_LUR@mines.edu	Jill Carlson Mail CHECK to Jill Carlson 303-384-2643 303-384-2655 CGS_LUR@mines.edu
COMCAST	JOE LOWE 8490 N UMATILLA ST FEDERAL HEIGHTS CO 80260 303-603-5039
Eastern Adams County Metropolitan District	Mike Serra, III 270 St. Paul Street Suite 300 Denver CO 80206 (303) 371-9000 mike.serra@paulcorp.com
Intermountain Rural Electric Association (IREA)	Brooks Kaufman PO Box Drawer A 5496 North US Hwy 85 Sedalia CO 80135 720.733.5493 bkaufman@irea.coop

Agency	Contact Information
Intermountain Rural Electric Association (IREA)	Customer Contact 5496 N US Hwy 85 Sedalia CO 80135 303-688-3100 customercontact@irea.coop
Public Service Company of Colorado (PSCo) dba Xcel Energy	Donna George 1123 W 3rd Ave DENVER CO 80223 303-571-3306 Donna.L.George@xcelenergy.com
Public Service Company of Colorado (PSCo) dba Xcel Energy	- - 1123 W 3rd Ave Denver CO 80223 303.571.3306 bdrco@xcelenergy.com
STRASBURG FIRE PROTECTION DIST #8	SHERI MILLS PO BOX 911 STRASBURG CO 80136 303-622-4814 SHERI.MILLS@SVFD8.ORG
STRASBURG PARKS AND REC DIST.	Angie Graf P.O. BOX 118 STRASBURG CO 80136 (303) 622-4260 angie@strasburgparks.org
Strasburg School District 31J	Monica Johnson 56729 E Colorado Ave Strasburg CO 80136 303-622-9211 mjohnson@strasburg31j.com
Strasburg Water & Sanitation Dist	Tracy Griffin PO Box 596 Strasburg CO 80136 303-622-4443 strawaternsan@tds.net
Tri-County Health Department	Monte Deatrich 4201 E 72nd Avenue Suite D Commerce City CO 80022 (303) 288-6816 mdeatrich@tchd.org
Tri-County Health Department	Sheila Lynch 6162 S Willow Dr Suite 100 Greenwood Village CO 80111 720-200-1571 landuse@tchd.org
Tri-County Health: Mail CHECK to Sheila Lynch	Tri-County Health landuse@tchd.org .

Agency

Contact Information

UNION PACIFIC RAILROAD

Anna Dancer
1400 DOUGLAS ST STOP 1690
OMAHA NE 68179
402-544-2255
aldancer@up.com

United States Postal Service

Jason Eddleman
303-853-6025
Jason.G.Eddleman@usps.gov

2555 PIGGOTT ROAD LLC
49801 US HWY 36
BENNETT CO 80102

GRASMUGG FRANK J AND
GRASMUGG KATHLEEN M
1024 PAWNEE ST
STRASBURG CO 80136-8051

AMERICAN ENTERPRISES LTD
56481 E COLFAX AVE/ PO BOX 65
STRASBURG CO 80136-7741

HAVASIM PROPERTY MANAGEMENT LLC
57109 E KENYON AVE
STRASBURG CO 80136-9612

ARMSTRONG JOSEPH M AND
ARMSTRONG ANDREA M
3207 WOLF CREEK ROAD
STRASBURG CO 80136

HAVASIM RENTALS LLC
57109 E KENYON AVE
STRASBURG CO 80136

BURNS AARON T AND
BURNS AMY M
729 PAWNEE STREET
STRASBURG CO 80136

HIGUERA CHERYL A
141 MERCED DR
SAN BRUNO CA 94066-2519

CAMPBELL RICHARD O
C/O MC GEADY SISNEROS P C
270 SAINT PAUL ST
DENVER CO 80206-5134

HISTORIC EQUITY FIVE LLC
730 17TH ST STE 200
DENVER CO 80202-3506

COLE TROY
11106 W 69TH PL
ARVADA CO 80004-1319

HITTLE SANDRA KAY
3330 TEMPLETON GAP RD UNIT 55
COLORADO SPRINGS CO 80907-5747

DAVIS JAMES B AND
DAVIS CARLA J
6291 OLATHE ST
AURORA CO 80016

HOLDEN HOLLY RACHELLE AND
HOLDEN BRADLEY JASON
PO BOX 781
STRASBURG CO 80136-0781

EASTERN ADAMS COUNTY METRO DISTRICT
C/O SPENCER FANE & GRIMSHAW LLP
1700 LINCOLN ST SUITE 2000
DENVER CO 80203

KEENER HARLAN E REVOCABLE LIVING TRUST THE A
ND
KEENER PATRICIA A REVOCABLE LIVING TRUST THE
12802 LAKE JOVITA BLVD
DADE CITY FL 33525-8265

EMERITUS RENTALS LLC
12741 E CALEY AVE STE 126
CENTENNIAL CO 80111-6407

KEENER HARLAN E REVOCABLE LIVING TRUST THE A
ND
KEENER PATRICIA A REVOCABLE LIVING TRUST THE
12802 LAKE JOVITA BLVD
DADE CITY FL 33525

F & C REALTY COMPANY
56321 E COLFAX AVE
STRASBURG CO 80136-7741

LAND LLOYD
12501 RIVERDALE RD
BRIGHTON CO 80602-8161

LAND REAL ESTATE LLC
10851 E 161ST AVE
BRIGHTON CO 80602-7618

RICKE MABEL E
PO BOX 1357
PARKER CO 80134-1357

LAY MARK
56932 E 42ND CT
STRASBURG CO 80136-8121

ROSS WAYNE
225 BIG BEAR RD
MOSCA CO 81146-9778

LINNEBUR GRAIN AND BUFFALO LLLP
PO BOX 298
BYERS CO 80103-0298

SCHINDLER ELVA E
PO BOX 379
STRASBURG CO 80136-0379

MARTIN DEANNA AND
RIGGS DANENA
58920 E COUNTY ROAD 2
STRASBURG CO 80136-9403

SERRA MIKE
C/O EASTERN ADAMS CO METROPOLITAN DIST
100 SAINT PAUL ST STE 300
DENVER CO 80206-5136

MW OUT EAST LLC
57500 E KENYON AVE
STRASBURG CO 80136-9606

SLOAN CARNEY B TRUST 3/4 INT
SLOAN JOHN B UND 1/4 INT
9600 E GIRARD AVE
DENVER CO 80231-5082

PAULS BRAD
C/O MC GEADY SISNEROS P C
1675 BROADWAY SUITE 2100
DENVER CO 80202

STEIN ERICH C
3279 W 54TH AVE
DENVER CO 80221

PAULS DEVELOPMENT EAST LLC
270 SAINT PAUL ST STE 300
DENVER CO 80206-5133

STEWART SARA
60370 E 104TH AVE
STRASBURG CO 80136-8715

POWERS PAUL
100 SAINT PAUL ST STE 300
DENVER CO 80206-5136

STEWART SARA L
60370 E 104TH AVE
STRASBURG CO 80136-8715

RICHARDSON LINDA J
21 INVERNESS WAY E
ENGLEWOOD CO 80112-5710

STRASBURG ESTATES LLC
21097 E NICHOLS PKWY
AURORA CO 80016-1931

RICKE ERIC M AND
RICKE VICTORIA HARRIS
PO BOX 338
BENNETT CO 80102-0338

WOLF CREEK RUN AT STRASBURG
HOMEOWNERS ASSOCIATION
3855 LEWISTON ST SUITE 100
AURORA CO 80011

WOLF CREEK RUN HOMEOWNERS ASSOCIATION
3855 LEWISTON ST SUITE 100
AURORA CO 80011

BAUER SHAWNDA
OR CURRENT RESIDENT
2895 QUARTERLAND ST
STRASBURG CO 80136-7409

ALBERTSON DAVID AND
WARNER ELIZABETH
OR CURRENT RESIDENT
3009 RENSHAW ST
STRASBURG CO 80136-7421

BEATTIE JENNIFER M AND
BEATTIE KATHERINE M
OR CURRENT RESIDENT
55499 E 31ST AVE
STRASBURG CO 80136-7423

ALLDREDGE CHRISTINA L AND
STEELE MATTHEW
OR CURRENT RESIDENT
3060 RENSHAW ST
STRASBURG CO 80136-7421

BEAULIEU DEBORAH C
OR CURRENT RESIDENT
3096 ROSE HILL ST
STRASBURG CO 80136-7429

ALLYN ANGELIA J
OR CURRENT RESIDENT
2732 QUARTERLAND ST
STRASBURG CO 80136-7409

BENITEZ MELANIE AND
BENITEZ JORGE
OR CURRENT RESIDENT
3055 ROSE HILL ST
STRASBURG CO 80136-7429

AMOS MARY
OR CURRENT RESIDENT
2755 RENSHAW ST
STRASBURG CO 80136-7416

BERG ANGELIKA
OR CURRENT RESIDENT
3061 RENSHAW ST
STRASBURG CO 80136-7421

ARCEO MIGUEL ANGEL AND
TRUJILLO FAITH VICTORIA
OR CURRENT RESIDENT
3042 QUARTERLAND ST
STRASBURG CO 80136-7422

BLACKER DONALD A
OR CURRENT RESIDENT
55680 E 27TH PL
STRASBURG CO 80136-7415

BAALMAN KEITH/CHARLENE/BRANDEN J
OR CURRENT RESIDENT
2705 RENSHAW ST
STRASBURG CO 80136-7416

BLOOM DAVID
OR CURRENT RESIDENT
2715 ROSE HILL ST
STRASBURG CO 80136-7426

BACON KYLE AND
ROBINSON TARA
OR CURRENT RESIDENT
2773 ROSE HILL ST
STRASBURG CO 80136-7426

BOYER MARISSA JUNE AND
BOYER BRYCE ADAM
OR CURRENT RESIDENT
2712 RENSHAW ST
STRASBURG CO 80136-7416

BARBER DARCEE
OR CURRENT RESIDENT
55480 E 28TH PL
STRASBURG CO 80136-7419

BRAWNER TRENTON D
OR CURRENT RESIDENT
2761 RENSHAW ST
STRASBURG CO 80136-7416

BARISIC SEBASTIAN
OR CURRENT RESIDENT
2725 ROSE HILL ST
STRASBURG CO 80136-7426

BRENCHLEY FRANCES A
OR CURRENT RESIDENT
2747 RENSHAW STREET
STRASBURG CO 80136

BROKAW KEVIN AND
BROKAW DENISE
OR CURRENT RESIDENT
3058 ROSE HILL STREET
STRASBURG CO 80136

CANTERBURY DANIEL F AND
CANTERBURY MILDRED A
OR CURRENT RESIDENT
55612 E 27TH PLACE
STRASBURG CO 80136

BROWN JESSE D AND
BROWN MICHELLE R
OR CURRENT RESIDENT
2726 QUARTERLAND STREET
STRASBURG CO 80136

CARMACK LINDE AND
SCHUTTE MAXWELL
OR CURRENT RESIDENT
2718 QUARTERLAND ST
STRASBURG CO 80136-7409

BRUNDAGE CHRISTOPHER AND
BRUNDAGE BECKY
OR CURRENT RESIDENT
2702 ROSE HILL ST
STRASBURG CO 80136-7426

CARTER MINETTE M
OR CURRENT RESIDENT
2738 ROSE HILL ST
STRASBURG CO 80136-7426

BRUNER JOHN JR
OR CURRENT RESIDENT
3063 ROSE HILL STREET
STRASBURG CO 80136

CASSIDY VICKI
OR CURRENT RESIDENT
55606 E 28TH PLACE
STRASBURG CO 80136

BRUNETTI TYLER AND
BRUNETTI MEGHAN
OR CURRENT RESIDENT
55489 E 31ST AVE
STRASBURG CO 80136-7423

CLARK CHRISTOPHER M AND
CLARK SARAH J
OR CURRENT RESIDENT
2825 ROSE HILL ST
STRASBURG CO 80136-7427

BUCK PETER CARROLL JR
OR CURRENT RESIDENT
2796 ROSE HILL ST
STRASBURG CO 80136-7426

COCHRAN WILLIAM J
OR CURRENT RESIDENT
2745 ROSE HILL ST
STRASBURG CO 80136-7426

BURGE CONNIE M
OR CURRENT RESIDENT
2797 QUARTERLAND ST
STRASBURG CO 80136-7409

CONNELY LINDSAY AND
CONNELY TYLER
OR CURRENT RESIDENT
3021 RENSHAW ST
STRASBURG CO 80136-7421

BUSH SHELDON AND
ARCARA SHERI
OR CURRENT RESIDENT
2728 RENSHAW ST
STRASBURG CO 80136-7416

CROGLE SCOTT
OR CURRENT RESIDENT
55437 E 29TH PL
STRASBURG CO 80136-7425

BUTLER MARY LOU
OR CURRENT RESIDENT
3020 RENSHAW ST
STRASBURG CO 80136-7421

DAVIS DYLAN L AND
DAVIS JENNIFER M
OR CURRENT RESIDENT
2754 QUARTERLAND ST
STRASBURG CO 80136-7409

CAMPBELL TYLER
OR CURRENT RESIDENT
55417 E 29TH PL
STRASBURG CO 80136-7425

DAY CHRISTOPHER AND
DAY LIJA
OR CURRENT RESIDENT
3034 QUARTERLAND ST
STRASBURG CO 80136

DAYLEY SEAN P
OR CURRENT RESIDENT
2997 QUARTERLAND STREET
STRASBURG CO 80136

ESTRADA BERNARDO AND
ESTRADA JASEL
OR CURRENT RESIDENT
3022 QUARTERLAND ST
STRASBURG CO 80136-7422

DIRENNO JASON AND
DIRENNO CARRIE L
OR CURRENT RESIDENT
2748 RENSHAW ST
STRASBURG CO 80136-7416

FITZ JILL NICOLE
OR CURRENT RESIDENT
2765 ROSE HILL ST
STRASBURG CO 80136-7426

DIRENNO JASON AND
DIRENNO CARRIE L
OR CURRENT RESIDENT
2723 ROSE HILL ST
STRASBURG CO 80136-7426

FRITCH JAMES P
OR CURRENT RESIDENT
3012 QUARTERLAND ST
STRASBURG CO 80136-7422

DISHER MICHELLE L
OR CURRENT RESIDENT
55477 E 29TH PL
STRASBURG CO 80136-7425

GALUS EDWARD A
OR CURRENT RESIDENT
3025 ROSE HILL ST
STRASBURG CO 80136-7429

DIXON JESSE MICHAEL
OR CURRENT RESIDENT
3094 QUARTERLAND ST
STRASBURG CO 80136-7422

GANDORA DENNY STEVE AND
GAGNE SARA
OR CURRENT RESIDENT
2720 RENSHAW STREET
STRASBURG CO 80136

DONNELLON MEGAN AND
EIKLEBERRY JACOB
OR CURRENT RESIDENT
3033 ROSE HILL ST
STRASBURG CO 80136-7429

GARCIA CHRISTOPHER
OR CURRENT RESIDENT
3035 QUARTERLAND ST
STRASBURG CO 80136-7422

DUDLEY NICOLE M
OR CURRENT RESIDENT
2992 QUARTERLAND ST
STRASBURG CO 80136-7408

GEDDES TERRANCE LEE
OR CURRENT RESIDENT
2844 RENSHAW ST
STRASBURG CO 80136-7417

DUPREE STEPHEN
OR CURRENT RESIDENT
2759 ROSE HILL ST
STRASBURG CO 80136-7426

GEESAMAN JUSTIN A AND
GEESAMAN MEGAN C
OR CURRENT RESIDENT
2791 QUARTERLAND STREET
STRASBURG CO 80136

DURAN CARL L AND
DURAN RAMONA F
OR CURRENT RESIDENT
2985 QUARTERLAND ST
STRASBURG CO 80136-7408

GERTON MATTHEW WAYNE AND
GERTON LYNDSEY BROOKE
OR CURRENT RESIDENT
2904 RENSHAW ST
STRASBURG CO 80136-7418

DURAN RICHARD R AND
DURAN LESLEY L
OR CURRENT RESIDENT
3040 RENSHAW STREET
STRASBURG CO 80136

GILBERT JAMES A
OR CURRENT RESIDENT
2995 RENSHAW ST
STRASBURG CO 80136-7418

GORDON ERICA E
OR CURRENT RESIDENT
2860 ROSE HILL ST
STRASBURG CO 80136-7427

HICKS JOHN EARL AND
HICKS JESSICA LYNN
OR CURRENT RESIDENT
2874 ROSE HILL ST
STRASBURG CO 80136-7427

GOTTSCHALCK JEFF A
OR CURRENT RESIDENT
2740 RENSCHAW STREET
STRASBURG CO 80136

HICKS RICHARD MICHAEL AND
HICKS DENISE
OR CURRENT RESIDENT
2910 ROSE HILL ST
STRASBURG CO 80136-7428

GRAY DARISSA A
OR CURRENT RESIDENT
3046 ROSE HILL ST
STRASBURG CO 80136-7429

HOFFMAN ADAM B
OR CURRENT RESIDENT
2768 RENSCHAW ST
STRASBURG CO 80136-7416

GRAYS HERMAN AND
GRAYS ELIZABETH
OR CURRENT RESIDENT
3085 ROSE HILL ST
STRASBURG CO 80136-7429

HOWELL THELMA LOU
OR CURRENT RESIDENT
55602 E 27TH PL
STRASBURG CO 80136-7415

GREENFIELD CORY S
OR CURRENT RESIDENT
2730 ROSE HILL ST
STRASBURG CO 80136-7426

HUDSON JUSTIN
OR CURRENT RESIDENT
55429 E 31ST AVE
STRASBURG CO 80136-7423

GUSTAFSON JACOB MICHAEL
OR CURRENT RESIDENT
3005 QUARTERLAND ST
STRASBURG CO 80136-7422

HURLEY KATHLEEN H AND
HURLEY JOE D
OR CURRENT RESIDENT
55619 E 31ST AVE
STRASBURG CO 80136-7424

GUTIERREZ GINIA M
OR CURRENT RESIDENT
3079 RENSCHAW STREET
STRASBURG CO 80136

JANELLE LAUREL L AND
JANELLE JEFFREY M/JANELLE PARKER JOHN
OR CURRENT RESIDENT
3006 ROSE HILL ST
STRASBURG CO 80136-7429

HANSON KYLE G AND
HANSON JENNIFER N
OR CURRENT RESIDENT
55430 E 27TH PL
STRASBURG CO 80136-7415

JOHNSBURY LANCE DAVID AND
JOHNSBURY SHAWNA LYNNE
OR CURRENT RESIDENT
55609 E 31ST AVE
STRASBURG CO 80136-7424

HAVENS AUSTIN LEE AND
HAVENS ASHLEE ELIZABETH
OR CURRENT RESIDENT
2733 RENSCHAW ST
STRASBURG CO 80136-7416

JONES JOSEPH D AND
PELTON BRITTNEY N
OR CURRENT RESIDENT
2707 QUARTERLAND ST
STRASBURG CO 80136-7409

HERNANDEZ JOSE LUIS AND
GONZALEZ BRENDA
OR CURRENT RESIDENT
55420 E 28TH PL
STRASBURG CO 80136-7419

JURKOWSKI ADAM
OR CURRENT RESIDENT
2785 QUARTERLAND ST
STRASBURG CO 80136-7409

KINGHORN JASON
OR CURRENT RESIDENT
2886 RENSCHAW ST
STRASBURG CO 80136-7417

LOVATO DANIELA
OR CURRENT RESIDENT
3091 RENSCHAW ST
STRASBURG CO 80136-7421

KRUSE GREG MONTGOMERY
OR CURRENT RESIDENT
2811 ROSE HILL ST
STRASBURG CO 80136-7427

LUCERO KATHERINE L AND
ROMERO ROBIN L
OR CURRENT RESIDENT
2757 QUARTERLAND ST
STRASBURG CO 80136-7409

LAMOND STEVEN
OR CURRENT RESIDENT
2996 RENSCHAW ST
STRASBURG CO 80136-7418

LUKINS VICTOR AND
BOETTIGER JESSICA
OR CURRENT RESIDENT
2849 ROSE HILL ST
STRASBURG CO 80136-7427

LAMONTAGNE CAITLIN THERESE AND
MORITZ ANDREW MICHAEL
OR CURRENT RESIDENT
2837 ROSE HILL ST
STRASBURG CO 80136-7427

LUNA REBECCA L
OR CURRENT RESIDENT
2858 RENSCHAW ST
STRASBURG CO 80136-7417

LAO SAI M AND
SHANG TU
OR CURRENT RESIDENT
2890 ROSE HILL ST
STRASBURG CO 80136-7427

LY NHAN VAN AND
LAM HONG HOA THI
OR CURRENT RESIDENT
2729 QUARTERLAND STREET
STRASBURG CO 80136

LAURIENTI AARON
OR CURRENT RESIDENT
2915 QUARTERLAND ST
STRASBURG CO 80136-7408

MARQUEZ JEROME AND
SCHULTZ-MARQUEZ AMY
OR CURRENT RESIDENT
3023 QUARTERLAND ST
STRASBURG CO 80136-7422

LEE MICHAEL R AND
LEE KATHY A
OR CURRENT RESIDENT
55494 E 28TH PL
STRASBURG CO 80136-7419

MARTINEZ RICHARD J
OR CURRENT RESIDENT
2768 QUARTERLAND ST
STRASBURG CO 80136-7409

LEIKER DONALD L AND
LEIKER JANICE A
OR CURRENT RESIDENT
3001 RENSCHAW ST
STRASBURG CO 80136-7421

MASSER DOUGLAS
OR CURRENT RESIDENT
2715 QUARTERLAND ST
STRASBURG CO 80136-7409

LINNA RONALD I AND
LINNA CAROLYN M
OR CURRENT RESIDENT
2957 QUARTERLAND ST
STRASBURG CO 80136-7408

MC CARTHY PATRICK T AND
MC CARTHY MICHELLE A
OR CURRENT RESIDENT
2734 RENSCHAW STREET
STRASBURG CO 80136

LOHNER ISTVAN
OR CURRENT RESIDENT
2764 ROSE HILL ST
STRASBURG CO 80136-7426

MC KENNER BRANDI
OR CURRENT RESIDENT
3072 QUARTERLAND ST
STRASBURG CO 80136-7422

MC PHERSON LARRY N AND
MC PHERSON JEANNIE R
OR CURRENT RESIDENT
2749 QUARTERLAND ST
STRASBURG CO 80136-7409

MORELAND JESSE
OR CURRENT RESIDENT
3099 QUARTERLAND ST
STRASBURG CO 80136-7422

MCDONALD DEBORAH LYNN
OR CURRENT RESIDENT
3043 ROSE HILL ST
STRASBURG CO 80136-7429

MORGAN GORDON D AND MORGAN CYNTHIA M
OR CURRENT RESIDENT
3601 WOLF CREEK RD
STRASBURG CO 80136

MCDONALD SHAWN P
OR CURRENT RESIDENT
3095 QUARTERLAND ST
STRASBURG CO 80136-7422

MULVEY BENJAMIN AND
SENN-CADOTTE LEAH
OR CURRENT RESIDENT
3082 QUARTERLAND ST
STRASBURG CO 80136-7422

MEHRER TAMMY AND
MEHRER JASON
OR CURRENT RESIDENT
2776 RENSHAW ST
STRASBURG CO 80136-7416

MUNOZ EMMY
OR CURRENT RESIDENT
55698 E 27TH PL
STRASBURG CO 80136-7415

MICHEL FRED WAYNE
OR CURRENT RESIDENT
2804 ROSE HILL ST
STRASBURG CO 80136-7427

NELSON MATHEW AND
NELSON ALYSSA
OR CURRENT RESIDENT
55409 E 31ST AVE
STRASBURG CO 80136-7423

MIZE SARA LEA
OR CURRENT RESIDENT
3049 RENSHAW ST
STRASBURG CO 80136-7421

NEWLON LUANNE R
OR CURRENT RESIDENT
2704 QUARTERLAND ST
STRASBURG CO 80136-7409

MONROE BRANT
OR CURRENT RESIDENT
3066 ROSE HILL STREET
STRASBURG CO 80136

NOUSE MATTHEW J AND
NOUSE ALYSIA T
OR CURRENT RESIDENT
2727 RENSHAW ST
STRASBURG CO 80136-7416

MOORE AMANDA KAY
OR CURRENT RESIDENT
3026 ROSE HILL ST
STRASBURG CO 80136-7429

ORTON STEPHEN J
OR CURRENT RESIDENT
55457 E 29TH PLACE
STRASBURG CO 80136

MOORE STEPHEN D AND
MOORE REBECCA L
OR CURRENT RESIDENT
55470 E 27TH PL
STRASBURG CO 80136-7415

OSBORNE STEPHEN AND
OSBORNE MAKENA
OR CURRENT RESIDENT
2788 ROSE HILL ST
STRASBURG CO 80136-7426

MOORE TONI AND
MONTES JOSE
OR CURRENT RESIDENT
2701 QUARTERLAND ST
STRASBURG CO 80136-7409

PARDEE JAMES ANDREW
OR CURRENT RESIDENT
55659 E 31ST AVE
STRASBURG CO 80136-7424

PARICH JONATHAN
OR CURRENT RESIDENT
2863 ROSE HILL ST
STRASBURG CO 80136-7427

REAGAN DIANE
OR CURRENT RESIDENT
55639 E 31ST AVE
STRASBURG CO 80136-7424

PARKS KAYLA AND
PARKS JEREMY
OR CURRENT RESIDENT
2721 QUARTERLAND ST
STRASBURG CO 80136-7409

RECTOR BRENDA A
OR CURRENT RESIDENT
2832 ROSE HILL ST
STRASBURG CO 80136-7427

PENN NANCY G
OR CURRENT RESIDENT
3003 ROSE HILL ST
STRASBURG CO 80136-7429

REED JEREMIAH AND
REED ERIN
OR CURRENT RESIDENT
55690 E 28TH PL
STRASBURG CO 80136-7420

PENNINGTON MELVIN W/MARDI L CO-
TRUSTEES OF THE PENNINGTON TRUST THE
OR CURRENT RESIDENT
3311 WOLF CREEK RD
STRASBURG CO 80136-8020

RENCH KIERSTIN R
RENCH MICHAEL S
OR CURRENT RESIDENT
3018 ROSE HILL ST
STRASBURG CO 80136-7429

PEREZ ALICIA I AND
MENDEZ-HERRERA KERIN
OR CURRENT RESIDENT
2716 ROSE HILL ST
STRASBURG CO 80136-7426

RICHARDS JONATHAN R
OR CURRENT RESIDENT
2987 ROSE HILL ST
STRASBURG CO 80136-7428

PHILLIPS THOMAS D II AND
PHILLIPS KAITLIN R
OR CURRENT RESIDENT
2830 RENSHAW ST
STRASBURG CO 80136-7417

RIVERA XAVIER L
OR CURRENT RESIDENT
2724 ROSE HILL ST
STRASBURG CO 80136-7426

PINDELL KYLE
OR CURRENT RESIDENT
2816 RENSHAW ST
STRASBURG CO 80136-7417

ROBERTS KEVIN L AND
ROBERTS SUSAN J
OR CURRENT RESIDENT
3041 RENSHAW ST
STRASBURG CO 80136

POLOWITZER BRUCE J
OR CURRENT RESIDENT
2753 ROSE HILL ST
STRASBURG CO 80136-7426

ROBISON AUDRA AND
RICHARD LOUIS
OR CURRENT RESIDENT
55410 E 27TH PL
STRASBURG CO 80136-7415

POMBO TAMMARA A
OR CURRENT RESIDENT
3052 QUARTERLAND ST
STRASBURG CO 80136-7422

RODRIGUEZ ANTHONY JAMES
OR CURRENT RESIDENT
3071 RENSHAW ST
STRASBURG CO 80136-7421

RAMIREZ BEDOYA MAURICIO A
OR CURRENT RESIDENT
3064 QUARTERLAND ST
STRASBURG CO 80136-7422

ROSS TERRY AND
ROSS DAWN
OR CURRENT RESIDENT
2917 ROSE HILL ST
STRASBURG CO 80136-7428

ROTKOVICH VICTORIA L AND
ROTKOVICH AARON D
OR CURRENT RESIDENT
55400 E 27TH PL
STRASBURG CO 80136-7415

SMITH JOSHUA M AND
SMITH JESSICA K
OR CURRENT RESIDENT
2867 QUARTERLAND ST
STRASBURG CO 80136-7409

SANTISTEVAN JOSEPH M AND
SANTISTEVAN COURTNEY
OR CURRENT RESIDENT
3089 ROSE HILL ST
STRASBURG CO 80136-7429

SMITH TYLER SCOTT AND
SMITH KATHLEEN GRACE
OR CURRENT RESIDENT
2762 RENSCHAW ST
STRASBURG CO 80136-7416

SCHAFER BRADLEY S AND
SCHAFER JILLONNE
OR CURRENT RESIDENT
3078 RENSCHAW ST
STRASBURG CO 80136-7421

SORENSEN ERIC J
OR CURRENT RESIDENT
2929 QUARTERLAND ST
STRASBURG CO 80136-7408

SCHENDL REGINA G
OR CURRENT RESIDENT
2719 RENSCHAW ST
STRASBURG CO 80136-7416

SPEERS TAUREAN KATERI
OR CURRENT RESIDENT
2767 RENSCHAW ST
STRASBURG CO 80136-7416

SCHMIDT BRUCE A
OR CURRENT RESIDENT
55459 E 31ST AVE
STRASBURG CO 80136-7423

STAECK DEWAYNE W
OR CURRENT RESIDENT
55450 E 28TH PL
STRASBURG CO 80136-7419

SHERER MICHAEL
OR CURRENT RESIDENT
2980 ROSE HILL ST
STRASBURG CO 80136-7428

STEGNER LUANNE
OR CURRENT RESIDENT
2777 QUARTERLAND STREET
STRASBURG CO 80136

SHIELDS CONSTANCE M
OR CURRENT RESIDENT
2963 ROSE HILL ST
STRASBURG CO 80136-7428

STEVENS KYLE AND
MORRISON BRITTANY
OR CURRENT RESIDENT
2758 ROSE HILL ST
STRASBURG CO 80136-7426

SHINKLE CODY
OR CURRENT RESIDENT
3004 QUARTERLAND ST
STRASBURG CO 80136-7422

STEWART WESLEY DONALD
OR CURRENT RESIDENT
55460 E 27TH PL
STRASBURG CO 80136-7415

SHIRLAND RAECHAE A
OR CURRENT RESIDENT
2926 RENSCHAW ST
STRASBURG CO 80136-7418

STONE PHILIP
OR CURRENT RESIDENT
2872 RENSCHAW ST
STRASBURG CO 80136-7417

SLATTON MICHAEL B T
OR CURRENT RESIDENT
2756 RENSCHAW ST
STRASBURG CO 80136-7416

STREEKS TYLER
OR CURRENT RESIDENT
2763 QUARTERLAND ST
STRASBURG CO 80136-7409

SWALLOW JOHN T
OR CURRENT RESIDENT
3038 ROSE HILL ST
STRASBURG CO 80136-7429

VONFELDT CYNTHIA K AND
OLDHAM GARY WILLIAM
OR CURRENT RESIDENT
3065 QUARTERLAND ST
STRASBURG CO 80136-7422

TAKARSKI AARON
OR CURRENT RESIDENT
3045 QUARTERLAND ST
STRASBURG CO 80136-7422

WADDELL JAMES L AND
WADDELL IRENE H
OR CURRENT RESIDENT
55664 E 27TH PL
STRASBURG CO 80136-7415

TATE RANDALL AND
TATE CRYSTAL
OR CURRENT RESIDENT
2943 QUARTERLAND STREET
STRASBURG CO 80136

WAGNER BRENT
OR CURRENT RESIDENT
2712 QUARTERLAND STREET
STRASBURG CO 80136

TEMPLE GARY DONALD
OR CURRENT RESIDENT
2750 ROSE HILL ST
STRASBURG CO 80136-7426

WAGNER CHRIS F
OR CURRENT RESIDENT
2940 ROSE HILL ST
STRASBURG CO 80136-7428

THOMPSON CRISTY L
OR CURRENT RESIDENT
3090 RENSHAW ST
STRASBURG CO 80136-7421

WALLACE GLENN M AND
WALLACE DIANA C
OR CURRENT RESIDENT
3015 ROSE HILL STREET
STRASBURG CO 80136

TOLEN IAN J
OR CURRENT RESIDENT
2901 QUARTERLAND ST
STRASBURG CO 80136-7408

WASHINGTON LAURENCE
OR CURRENT RESIDENT
3080 ROSE HILL STREET
STRASBURG CO 80136

TURNER DALE E JR AND
TURNER HEATHER L
OR CURRENT RESIDENT
3048 RENSHAW ST
STRASBURG CO 80136-7421

WEBSTER PHILLIP LANCE AND
WEBSTER JOHN EDWARDS
OR CURRENT RESIDENT
55439 E 31ST AVE
STRASBURG CO 80136-7423

VALENZUELA CESAR OAXACA
OR CURRENT RESIDENT
3088 ROSE HILL ST
STRASBURG CO 80136-7429

WERTHMANN TRAVIS ROBERT
OR CURRENT RESIDENT
55699 E 31ST AVE
STRASBURG CO 80136-7424

VENNEBERG FELICIA M AND
VENNEBERG BRIAN
OR CURRENT RESIDENT
55490 E 27TH PL
STRASBURG CO 80136-7415

WHITE ALYSSA CHRISTINE
OR CURRENT RESIDENT
3017 QUARTERLAND ST
STRASBURG CO 80136-7422

VERA JONATHAN FALU
OR CURRENT RESIDENT
2846 ROSE HILL ST
STRASBURG CO 80136-7427

WILLIAMS MATTHEW
OR CURRENT RESIDENT
55670 E 28TH PL
STRASBURG CO 80136-7420

WINKLER ANDREW JAMES
OR CURRENT RESIDENT
2740 QUARTERLAND ST
STRASBURG CO 80136-7409

CURRENT RESIDENT
2746 QUARTERLAND ST
STRASBURG CO 80136-7409

WOLFCREEK RUN PROPERTIES LLC
OR CURRENT RESIDENT
3029 RENSHAW ST
STRASBURG CO 80136-7421

CURRENT RESIDENT
2760 QUARTERLAND ST
STRASBURG CO 80136-7409

WOLFF JACOB AND
WOLFF LISA R
OR CURRENT RESIDENT
2818 ROSE HILL ST
STRASBURG CO 80136-7427

CURRENT RESIDENT
2771 QUARTERLAND ST
STRASBURG CO 80136-7409

WOMACK DILLON AND
WOMACK KIMBERLY
OR CURRENT RESIDENT
2950 RENSHAW ST
STRASBURG CO 80136-7418

CURRENT RESIDENT
2774 QUARTERLAND ST
STRASBURG CO 80136-7409

ZACHARIAS SHAWN AND
ROSSI KEITH AND ZACHARIAS NICOLE SHARNA
OR CURRENT RESIDENT
2710 ROSE HILL ST
STRASBURG CO 80136-7426

CURRENT RESIDENT
55632 E 27TH PL
STRASBURG CO 80136-7415

ZAVALA RANDOLPH A
OR CURRENT RESIDENT
55479 E 31ST AVE
STRASBURG CO 80136-7423

CURRENT RESIDENT
2706 RENSHAW ST
STRASBURG CO 80136-7416

ZIMBELMAN SHANE LEE
OR CURRENT RESIDENT
55407 E 29TH PL
STRASBURG CO 80136-7425

CURRENT RESIDENT
2711 RENSHAW ST
STRASBURG CO 80136-7416

ZOBELL ZACORY WAYNE AND
ZOBELL TAMRA LUCIE
OR CURRENT RESIDENT
2833 QUARTERLAND ST
STRASBURG CO 80136-7409

CURRENT RESIDENT
2775 RENSHAW ST
STRASBURG CO 80136-7416

ZUBIA JESUS
OR CURRENT RESIDENT
55497 E 29TH PL
STRASBURG CO 80136-7425

CURRENT RESIDENT
2802 RENSHAW ST
STRASBURG CO 80136-7417

CURRENT RESIDENT
2735 QUARTERLAND ST
STRASBURG CO 80136-7409

CURRENT RESIDENT
2972 RENSHAW ST
STRASBURG CO 80136-7418

CURRENT RESIDENT
55404 E 28TH PL
STRASBURG CO 80136-7419

CURRENT RESIDENT
2703 ROSE HILL ST
STRASBURG CO 80136-7426

CURRENT RESIDENT
55464 E 28TH PL
STRASBURG CO 80136-7419

CURRENT RESIDENT
2772 ROSE HILL ST
STRASBURG CO 80136-7426

CURRENT RESIDENT
55622 E 28TH PL
STRASBURG CO 80136-7420

CURRENT RESIDENT
2780 ROSE HILL ST
STRASBURG CO 80136-7426

CURRENT RESIDENT
55652 E 28TH PL
STRASBURG CO 80136-7420

CURRENT RESIDENT
2891 ROSE HILL ST
STRASBURG CO 80136-7427

CURRENT RESIDENT
55682 E 28TH PL
STRASBURG CO 80136-7420

CURRENT RESIDENT
2935 ROSE HILL ST
STRASBURG CO 80136-7428

CURRENT RESIDENT
3008 RENSHAW ST
STRASBURG CO 80136-7421

CURRENT RESIDENT
2555 PIGGOTT RD UNIT 1
STRASBURG CO 80136-7601

CURRENT RESIDENT
3070 RENSHAW ST
STRASBURG CO 80136-7421

CURRENT RESIDENT
2555 PIGGOTT RD UNIT 2
STRASBURG CO 80136-7601

CURRENT RESIDENT
3053 QUARTERLAND ST
STRASBURG CO 80136-7422

CURRENT RESIDENT
3207 WOLF CREEK RD
STRASBURG CO 80136-8020

CURRENT RESIDENT
3083 QUARTERLAND ST
STRASBURG CO 80136-7422

CURRENT RESIDENT
3415 PIGGOTT RD
STRASBURG CO 80136-8026

CURRENT RESIDENT
55679 E 31ST AVE
STRASBURG CO 80136-7424

CERTIFICATE OF POSTING



I, J. Gregory Barnes do hereby certify that I posted the subject property at the northwest corner of the intersection of East 26th Avenue & Piggott Road on August 24, 2021 in accordance with the requirements of the Adams County Development Standards and Regulations.

J. Gregory Barnes