



COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT

CASE NO.: PLT2023-00038
CASE NAME: Allart Subdivision, Amendment No. 1
TABLE OF CONTENTS

EXHIBIT 1 – Board of County Commissioners 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 Written Explanation
- 3.2 Plat

EXHIBIT 4- Referral Comments

- 4.1 27J
- 4.2 Adams County Review Team
- 4.3 Brighton Fire
- 4.4 Division of Water Resources
- 4.5 Lumen
- 4.6 Public Service Company
- 4.10 Regional Transportation District

EXHIBIT 5 – Public Comment

NONE

EXHIBIT 6- Associated Case Materials

- 6.1 Requests for Comments - Public Hearing Notification
- 6.2 Newspaper Publication Request
- 6.3 Referral Agency Labels
- 6.4 Property Owner Labels
- 6.5 Certificate of Posting



**COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
STAFF REPORT**

Planning Commission

January 21, 2025

CASE NAME:	Allart Subdivision, Amendment No. 1
CASE NO.:	PLT2024-00038
Property Owner & Applicant:	The Steve and Sharon S. Trust, 1060 West Leadora Avenue, Glendora, CA 91741
Location of Request(s):	14957 Lanewood Street
Affected Parcel Number:	0156714202007 and 0156714202008
Site Size:	3.9 acres and 6.7 acres
Application(s) Filed:	Subdivision Replat (Replat)
Hearing Dates:	Planning Commission: November 14, 2024, at 6:00 PM BoCC: January 21, 2025, at 9:30 AM
Report Date:	October 24, 2024
Case Manager:	Lia Campbell, Planner II
Staff Recommendation:	APPROVAL of the Subdivision Replat with four findings of fact and one note.

Executive Summary

- The applicant has applied for a Subdivision Replat (Replat) to reconfigure two platted lots in the Allart Subdivision. The reconfiguration will adjust the existing lot line to create a building envelope on a previously unbuildable lot.
- If the replat is approved, the applicant plans to build a new single-family home within the newly created building envelope.
- No public comments were received.

Summary of Previous Applications

The properties were platted as part of the Allart Subdivision, which was approved by the Adams County Board of County Commissioners on December 12, 2005. The applicant submitted a Conceptual Review application for this project in August 2022. No other applications in association with this project have been filed.

Site Characteristics:

The subject properties are located on Lanewood Street between East 152nd Avenue and East 150th Avenue. The southern lot is approximately 3.9 acres, and the northern lot is approximately 6.7 acres. The two properties total approximately 10.6 acres. The southern lot

has an existing single-family home and two residential accessory buildings. The northern lot is vacant and is currently unbuildable due to the floodplain.

The properties are platted as part of the Allart Subdivision, which was approved by the Adams County Board of County Commissioners on December 12, 2005. This subdivision was originally platted with nine total lots. These lots were enumerated as A and B lots: Lot 1A and 1B through Lot 4A and 4B. The ninth lot, Lot 5, does not have a B lot associated with it. The B lots in this plat are designated as unbuildable due to the existence of a floodplain and floodway that encumbers much of this subdivision. The subjects of this Replat application are lots 1A and 1B and the purpose of the application is to adjust the lot line between these two lots to create a second building envelope, outside of the floodplain and floodway, on Lot 1B. If this Replat application is approved, Lot 1A will furthermore be titled Lot 1 and Lot 1B will furthermore be titled Lot 2.

Northwest A-3 Agricultural	North A-3 Agricultural	Northeast PUD Residential
West A-1 Vacant	Subject Property A-1 Residential	East PUD Residential
Southwest R-E Residential	South A-3 Residential	Southeast PUD Residential

Surrounding Zoning Designations and Existing Use Activity:

The subject site is surrounded by a mix of residential and agricultural properties. The properties to the east of the subject site are zoned Planned Unit Development (PUD) and are developed with single-family homes at a density of about one unit per two acres. The property to the north/northwest is zoned Agricultural-3 (A-3) and is used agriculturally. The property directly to the west is zoned Agricultural-1 (A-1) and is vacant and unbuildable, and the properties to the south and southwest are zoned A-3 and Residential-Estate (R-E), respectively, and both are developed with single-family homes.

Development Standards and Regulations Requirements:

The applicant has filed an application for a Replat, pursuant to Section 2-02-18-05 of the Adams County Development Standards and Regulations. The proposal will adjust an existing lot line and create a buildable lot within the subdivision, which is currently unbuildable.

The Planning Commission, in making their recommendation to the Board of County Commissioners for Replat, shall find:

- 1. The Subdivision Replat complies with these standards and regulations, and the original conditions of approval.*

Staff Analysis: All lots that are the subject of this Replat application meet the dimensional standards for the A-1 zone district. The minimum lot size in the A-1 zone district is 2.5 acres and the minimum lot width is 150 feet. Proposed Lot 1 is 2.5 acres

with a lot width of approximately 450 feet and proposed Lot 2 is approximately eight acres with a lot width of approximately 465 feet. Both of the proposed lots conform to the subdivision design standards, and existing buildings conform to A-1 setback standards for the adjusted lot line. The Replat complies with the original conditions of approval, including that B lots on the subdivision plat will remain unbuildable.

2. *Nonconforming lots are not created, and in the case of nonconforming lots, the nonconformity is not increased.*

Staff Analysis: No nonconforming lots will be created with this Replat application. Both of the proposed, reconfigured lots meet dimensional standards for the A-1 zone district.

3. *The subdivision replat is in keeping with the purpose and intent of the subdivision regulations.*

Staff Analysis: The purpose of the subdivision regulations is to provide uniform and consistent standards, which are to be met in the design and construction of subdivisions in unincorporated Adams County. This Replat application is consistent with and conforms to the Adams County subdivision regulations, following the uniform and consistent approach of the standards.

4. *The approval will not adversely impact the public health, safety, and welfare.*

Staff Analysis: Approval of this Replat application will not adversely affect the public health, safety, and welfare of Adams County citizens. Lots and areas within the floodplain and floodway will remain unbuildable. The portion of proposed Lot 2 that is within the floodplain and floodway is noted on the proposed plat as an unbuildable area.

PUBLIC COMMENTS

Number of Notices Sent	Number of Comments
147	0

All adjacent property owners within 2,500 feet of the subject property were notified of this request. The required notification radius is 500 feet. Staff increased the notification radius due to the rural and dispersed nature of this neighborhood. No comments were received.

REFERRAL AGENCY COMMENTS

There were initial comments from United Power, Public Service Company, and the Division of Water Resources. United Power wanted additional utility easements shown on the plat. The applicant was able to work these requests out with these agencies. The Division of Water Resources (DWR) needed more information about water allocation on the two subject properties. The applicant was able to provide what DWR needed, and the comment was resolved.

Planning Commission Update:

This case was heard at the Planning Commission (PC) hearing on November 14, 2024. The PC voted to recommend Approval (7-0) with four findings of fact and one note to the applicant. The applicant was present at the hearing and had no concerns with the staff report or presentation. No members of the public were present to speak on the request. The PC had questions about the

floodplain for staff, and water availability and existing conditions on the site for the applicant. Staff let the PC know that the floodplain is determined by the Federal Emergency Management Agency (FEMA).

Staff Recommendation:

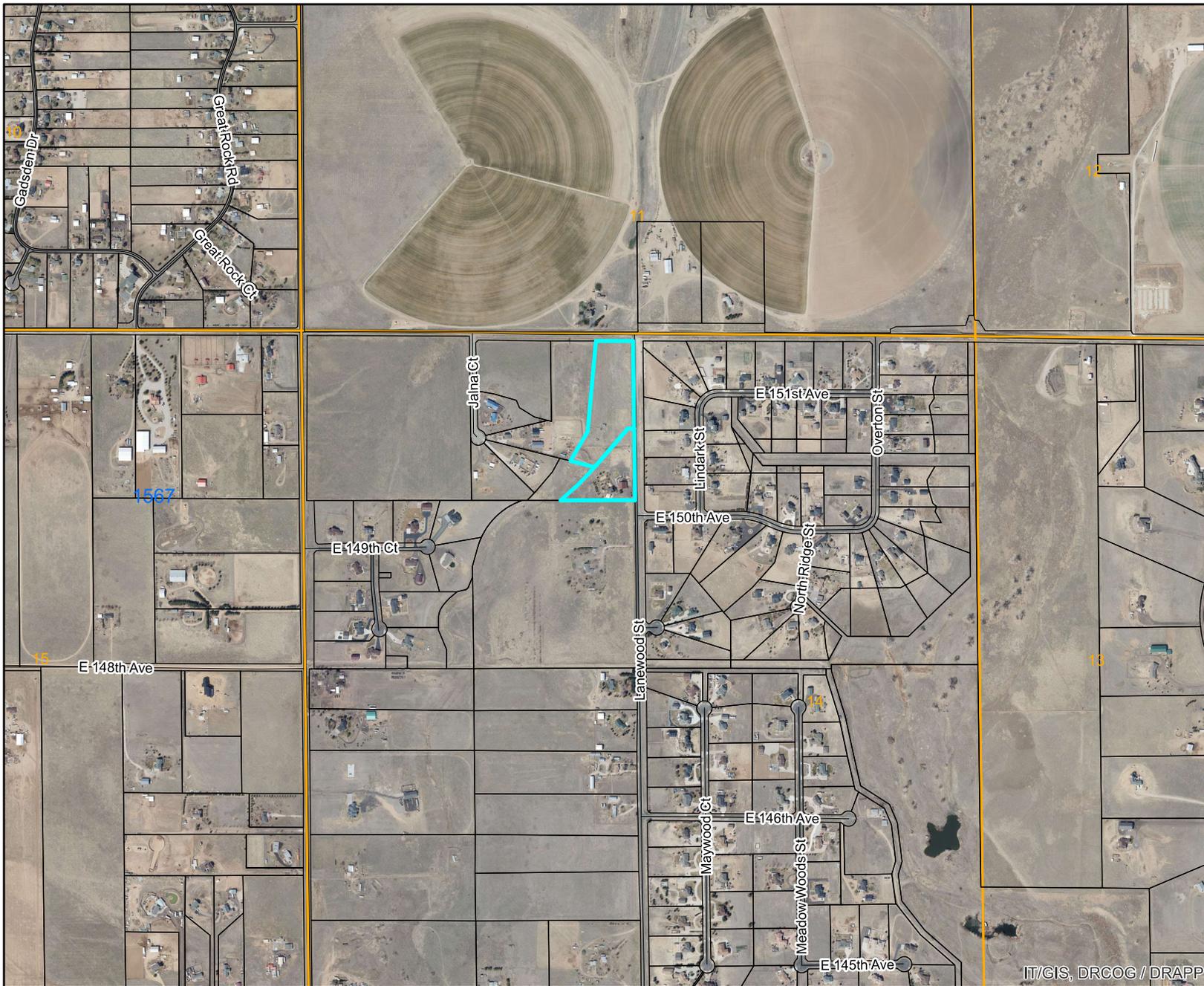
Based upon the application, the criteria for approval of a Subdivision Replat, and a recent site visit, staff recommends **APPROVAL** of this request with four findings of fact and one note to the applicant.

Recommended Findings of Fact:

1. The Subdivision Replat complies with these standards and regulations, and the original conditions of approval.
2. Nonconforming lots are not created, and in the case of nonconforming lots, the nonconformity is not increased.
3. The subdivision replat is in keeping with the purpose and intent of the subdivision regulations.
4. The approval will not adversely impact the public health, safety, and welfare.

Recommended Note to the Applicant:

1. The applicant shall comply with all building, zoning, fire, engineering, and health codes and regulations.



Legend

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

Zoning Districts

IT/GIS, DRCOG / DRAPP

PLT2023-00038 Allart Subdivision, Amendment No. 1

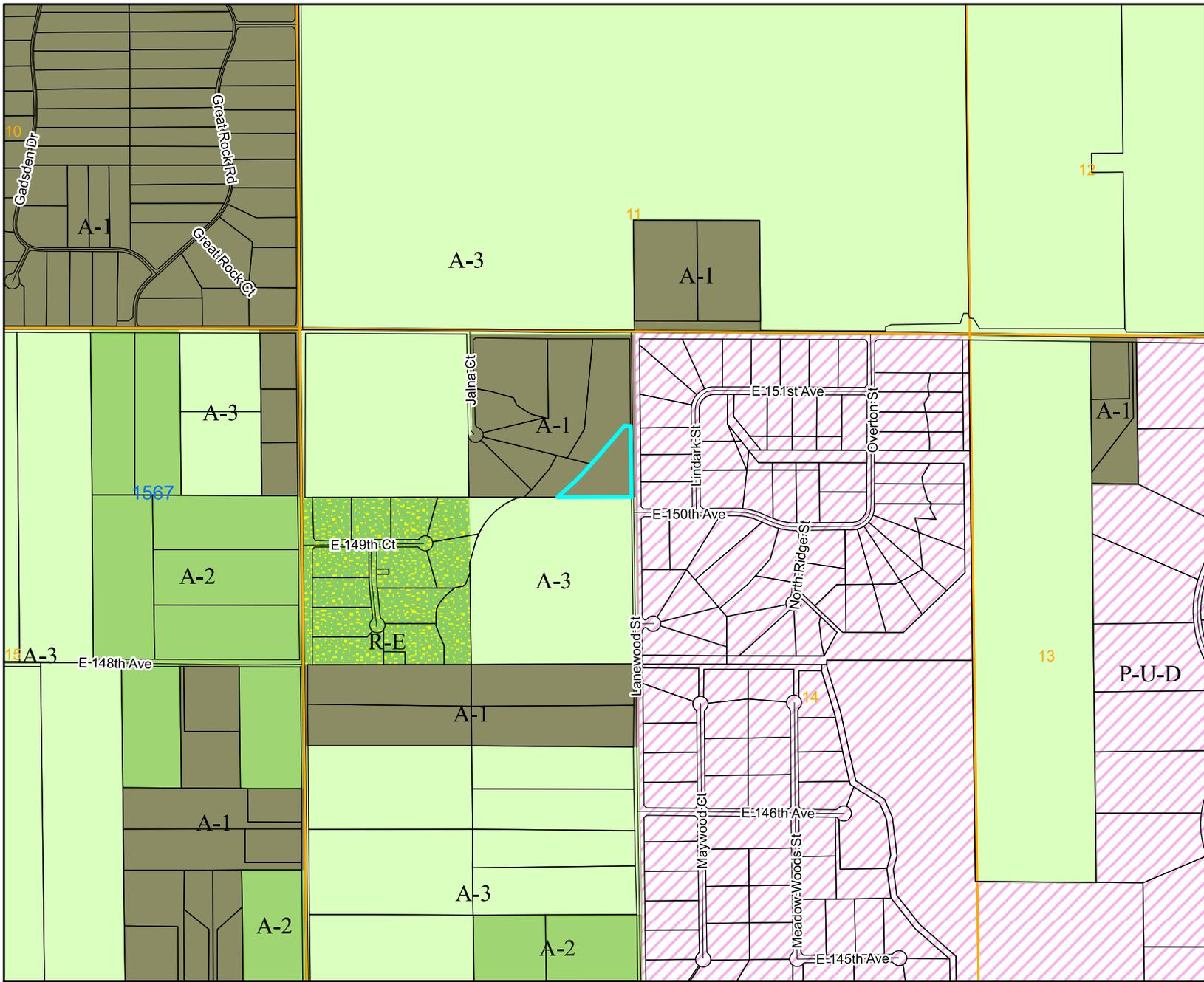
Aerial Map



For display purposes only.



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



Legend

- Railroad
- Major Water
- Zoning Line
- Sections

Zoning Districts

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

PLT2023-00038 Allart Subdivision, Amendment No. 1

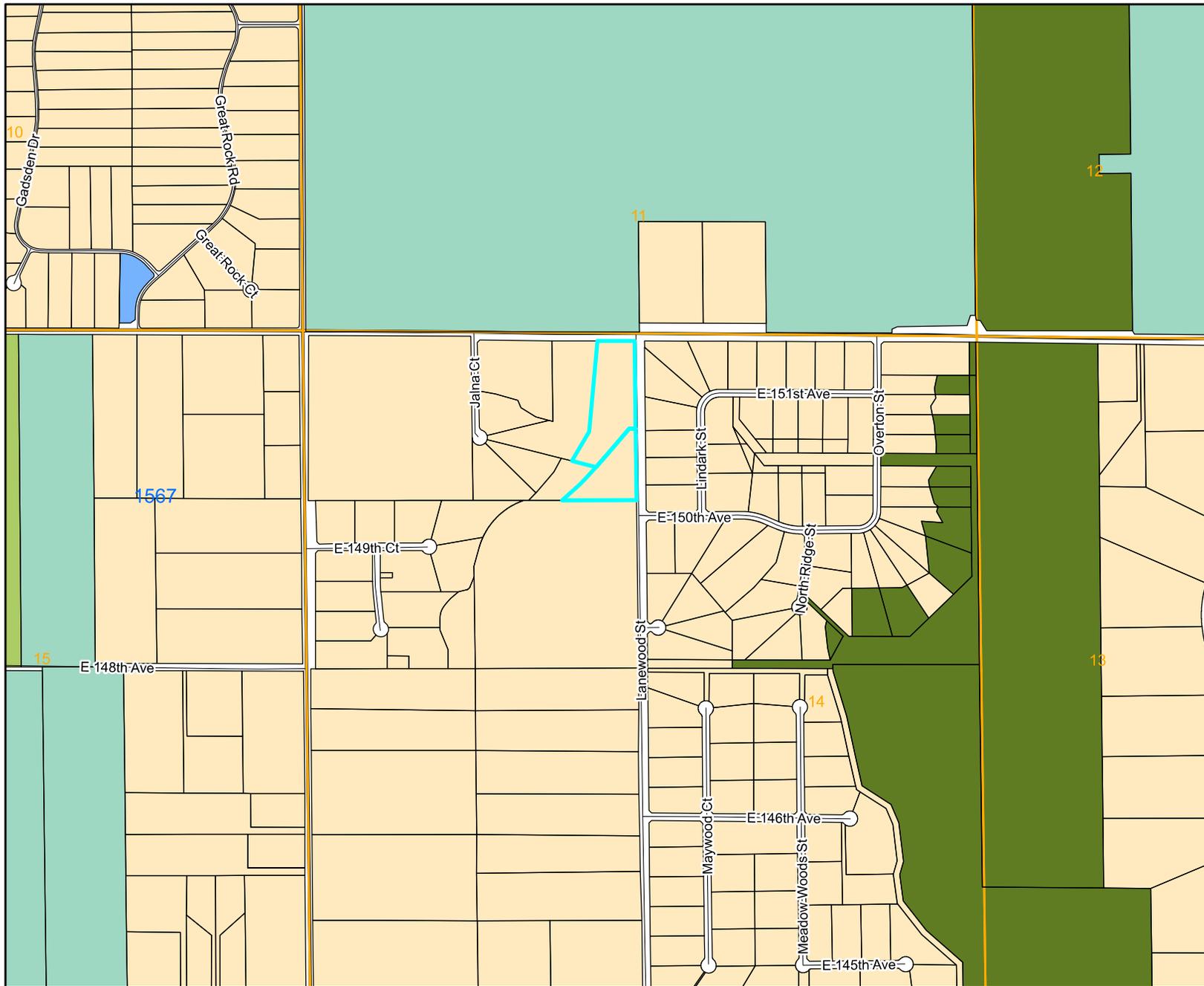
Zoning Map



For display purposes only.



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



Legend

- Railroad
- Major Water
- Zoning Line
- Sections

Zoning Districts

Future Land Use

- Agriculture Large Scale
- Agriculture Small Scale
- Commercial
- Industrial High
- Industrial Low
- Industrial Medium
- Institutional
- Mixed Use
- Mixed Use Commercial
- Mixed Use Commercial*
- Parks Open Space
- Plan - CASP
- Plan - Splendid Valley
- Plan - Square Lakes
- Plan - Welby
- Public
- Residential High
- Residential Low
- Residential Medium

PLT2023-00038 Allart Subdivision, Amendment No. 1

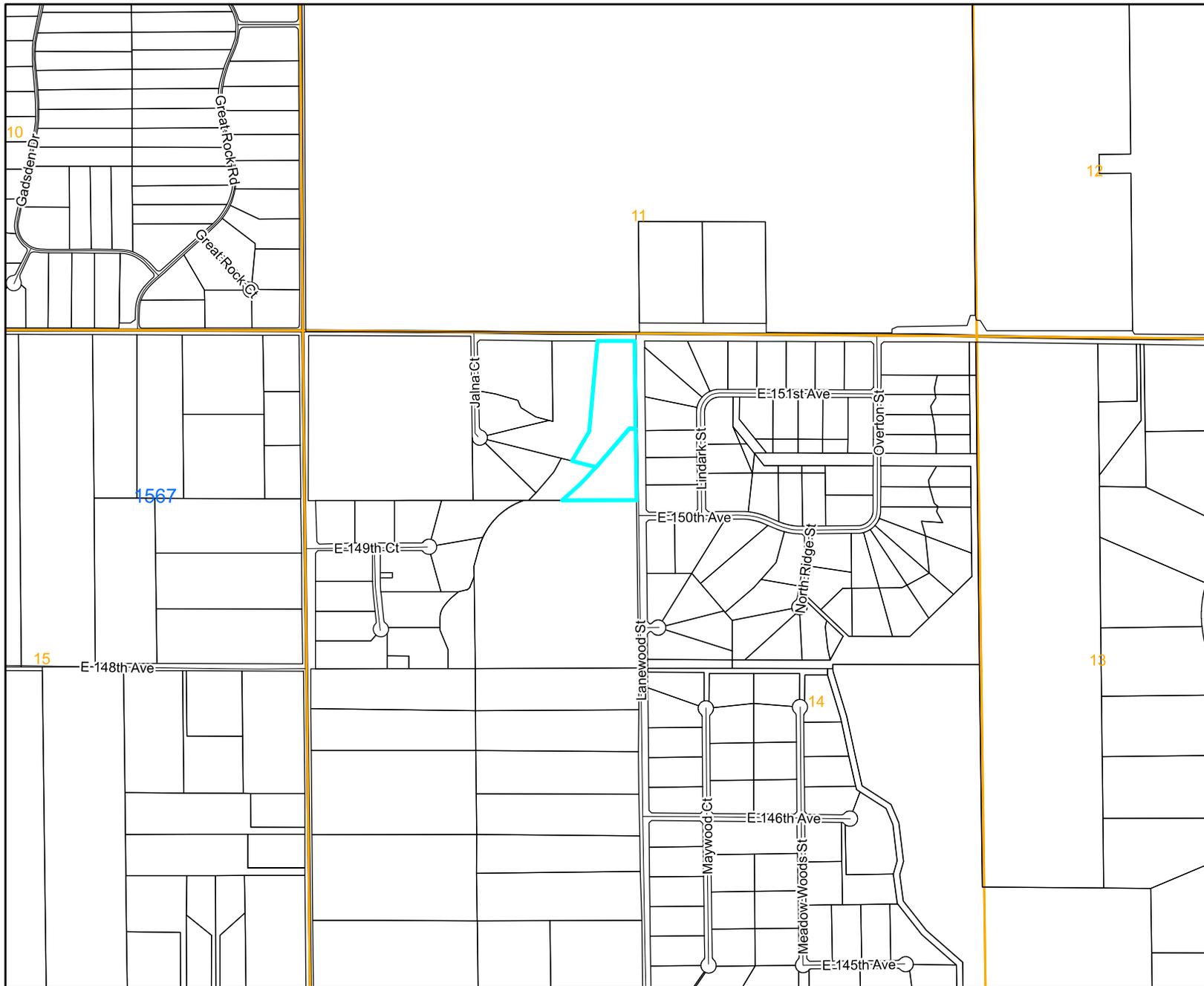
Future Land Use Map



For display purposes only.



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



Legend

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

Zoning Districts

PLT2023-00038 Allart Subdivision, Amendment No. 1

Simple Map



For display purposes only.



ADAMS COUNTY
COLORADO

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

Written Explanation of Project for 14957 Lanewood St. Brighton, CO 80603, Allart Subdivision re-plat.

Owners Steve and Sharon Brunett are requesting approval of a re-plat of the existing Allart Subdivision Lot 1 A, 1B and 4 B. The re-platting would combine a portion of 1A and 1B to create a new residential buildable lot for one of their children. This new lot would adhere to Adams County A-1 residential development requirements.

The remaining floodplain area of 1B and 4B would be converted into a conservative easement to Adams County.

Steve and Sharon Brunett will use existing driveway for Lot 1 as a shared driveway/access to the new proposed lot 2.

Steve and Sharon Brunett will also use the existing well on lot 1, permit number, 266880, as a shared well for the new proposed lot 2. The existing well permit does allow up to 3 single family dwellings. Steve and Sharon Brunett also own the ground water rights to this land.

ALLART SUBDIVISION AMENDMENT NO. 1

A REPLAT OF LOTS 1A AND 1B, ALLART SUBDIVISION, BEING A PART OF THE NORTH ONE-HALF OF THE OF THE NORTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.
SHEET 1 OF 2

CASE NO. PLT2023-00038

PURPOSE:

THE PURPOSE OF THIS PLAT AMENDMENT IS TO AMEND THE EXISTING LOTS 1A AND 1B INTO TWO BUILDABLE LOTS AND PROVIDE A FLOODPLAIN CONSERVATION EASEMENT FOR THE 100-YEAR FLOODPLAIN.

OWNERSHIP AND DEDICATION CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING THE SOLE OWNER OF THAT PART OF THE EAST 1/2 OF THE NORTH 1/2 OF THE NORTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

LOTS 1A AND 1B, ALLART SUBDIVISION AS RECORDED IN RECEPTION NO. 2005001400460, ADAMS COUNTY RECORDS. CONTAINS 10.589 ACRES MORE OR LESS.

HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF ALLART SUBDIVISION AMENDMENT NO. 1 AND DO HEREBY GRANT TO THE COUNTY OF ADAMS, STATE OF COLORADO, FOR THE USE OF THE PUBLIC, ALL STREETS, AND OTHER PUBLIC WAYS AND LANDS AS SHOWN ON THIS PLAT, FOREVER, AND ALSO RESERVE THOSE PORTIONS OF REAL PROPERTY WHICH ARE LABELED AS UTILITY EASEMENTS ON THIS PLAT, FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO ELECTRIC LINES, GAS LINES, TELEPHONE LINES, SEWER LINES, WATER LINES; TOGETHER WITH A RIGHT TO TRIM INTERFERING TREES AND BRUSH, TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES; SAID EASEMENTS AND RIGHTS TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER. EXECUTED THIS _____ DAY OF _____, 2022.

OWNER: THE STEVE AND SHARON'S TRUST DATED JULY 21, 2010

BY: STEVE BRUNETT, TRUSTEE _____

BY: SHARON BRUNETT, TRUSTEE _____

ACKNOWLEDGEMENT:

COUNTY OF ADAMS)
) SS
STATE OF COLORADO)

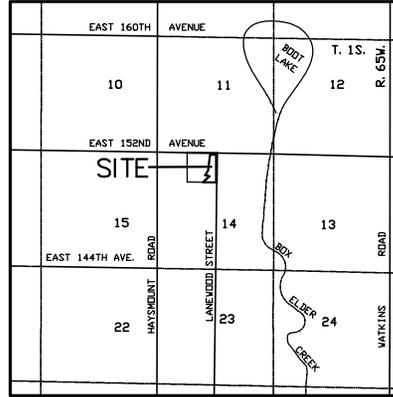
THE FOREGOING OWNERSHIP AND DEDICATION CERTIFICATE WAS ACKNOWLEDGED BY ME THIS _____ DAY OF _____, 20____, BY: STEVE BRUNETT AND SHARON BRUNETT, AS TRUSTEES OF THE STEVE AND SHARON'S TRUST DATED JULY 21, 2010.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

VICINITY MAP

SCALE: 1"=2000'



BASIS FOR BEARINGS:

THE EAST LINE OF THE EAST 1/2 OF THE NORTH 1/2 OF THE NORTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MONUMENTED AS SHOWN HEREON, IS ASSUMED TO BEAR S00°07'19"W.

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 LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATED OF THE CERTIFICATION SHOWN HEREON.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY R.W. BAYER & ASSOCIATES, INC. OF THE PROPERTY SHOWN AND DESCRIBED HEREIN TO DETERMINE OWNERSHIP OF THE TRACT OF LAND, COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND OR RIGHTS-OF-WAY, EASEMENTS OR ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND.

DISTANCES ON THIS DRAWING ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS 1200/3937 METERS.

PLAT NOTES: CONTINUED:

8. IF GRADING WILL RESULT IN THE DISTURBANCE OF ONE OR MORE ACRES, A COLORADO DISCHARGE PERMIT SYSTEM (CDPS) PERMIT WILL BE REQUIRED FOR CONSTRUCTION FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE). THE PERMIT WILL REQUIRE THAT EROSION CONTROL MEASURES BE IMPLEMENTED DURING CONSTRUCTION. THE APPLICANT SHOULD CONTACT CDPHE'S WATER QUALITY CONTROL DIVISION, PERMITS UNIT, AT 303-692-3500, OR AT <http://www.cdph.e.state.co.us/wp/permitsunit/wqcdpmt.html>

9. TEN-FOOT (10') WIDE UTILITY & DRAINAGE EASEMENTS ARE HEREBY GRANTED ON PRIVATE PROPERTY AS SHOWN ON THIS PLAT. THESE EASEMENTS ARE DEDICATED FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION CABLE, AND TELECOMMUNICATIONS FACILITIES. IN ADDITION, A SIX FOOT WIDE GAS LINE EASEMENT IS HEREBY GRANTED AS SHOWN ON THIS PLAT. UTILITIES SHALL ALSO BE PERMITTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES AND WATER METERS SHALL NOT BE PERMITTED WITHIN SAID EASEMENTS.

10. THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY SUBDIVISION DEVELOPMENT AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.

11. THIS PLAN HAS BEEN APPROVED BY ADAMS COUNTY AND CREATES A VESTED PROPERTY RIGHT PURSUANT TO C.R.S. 24-68-101, ET SEQ., AS AMENDED, AND THE ADAMS COUNTY DEVELOPMENT STANDARDS AND REGULATIONS.

13. NO DIRECT ACCESS FROM ANY LOT SHALL BE ALLOWED ONTO BROMLEY LANE.

14. NO BUILDING CONSTRUCTION, TDSs OR WATER WELLS SHALL BE ALLOWED WITHIN THE FLOODPLAIN. UP TO A 4 STRAND WIRE FENCE, A MAXIMUM OF 42 INCHES IN HEIGHT, IN ORDER NOT TO IMPEDE FLOOD EVENTS, MAY BE ALLOWED BY FLOODPLAIN USE PERMIT.

SURVEYOR'S CERTIFICATE:

I, RAYMOND W. BAYER, A REGISTERED LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THERE ARE NO ROADS, PIPELINES, IRRIGATION DITCHES OR OTHER EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE HEREINBEFORE DESCRIBED PROPERTY, EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING, AND THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON.

RAYMOND W. BAYER,
P.L.S. NO. 6973

APPROVALS:

PLANNING COMMISSION APPROVAL:

RECOMMENDED FOR APPROVAL BY THE ADAMS COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 20____.

CHAIR _____

BOARD OF COUNTY COMMISSIONERS APPROVAL:

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

CHAIR _____

ADAMS COUNTY ATTORNEY'S OFFICE:

APPROVED AS TO FORM _____

CERTIFICATE OF CLERK AND RECORDER

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO AT _____, M. ON THE _____ DAY OF _____, A.D., 2022.

By: _____ DEPUTY _____ COUNTY CLERK AND RECORDER

RECEPTION NO: _____

Prepared By:

R. W. BAYER & ASSOCIATES, INC.
12170 TEJON STREET, SUITE 700
WESTMINSTER, COLORADO 80234
(303) 452-4433 CAD: 19014P.DWG

Date Prepared: JULY 25, 2022
REVISED: 01-23-24 PER COMMENTS

PLAT NOTES: FROM ALLART SUBDIVISION AND AMENDED FOR THIS PLAT CORRECTION (IN PARENTHESES)

1. WATER SUPPLY - EACH LOT SHALL BE ALLOWED TO CONSTRUCT CONSECUTIVE INDIVIDUAL WELLS INTO THE UPPER ARAPAHOE, LOWER ARAPAHOE, AND LARAMIE-FOX HILLS AQUIFERS.
2. SEWER SERVICE - SEWER WILL BE ONSITE WASTEWATER SYSTEMS (OWS) ON EACH LOT WITH LEACH FIELDS AND SEPTIC TANK. LOT 1'S OWS WAS INSTALLED IN APRIL, 2004. (FOR LOT 2 PERCOLATION TESTS WILL BE UNDERTAKEN AND A PERMIT FOR INSTALLATION OF AN OWS AS PART OF A BUILDING PERMIT PROCESS WILL BE OBTAINED.)
3. LOTS WITHIN THE ALLART SUBDIVISION - AMENDMENT NO. 1 WILL BE SERVED BY ONSITE WASTEWATER TREATMENT SYSTEMS. ADAMS COUNTY HEALTH DEPARTMENT REQUIRES THAT SEPTIC TANKS BE PUMPED AND INSPECTED EVERY FOUR YEARS. AT LEAST EVERY FOUR YEARS, EACH PROPERTY OWNER SHALL HAVE THEIR SEPTIC TANK PUMPED AND INSPECTED BY A SYSTEMS CLEANER LICENSED BY ADAMS COUNTY HEALTH DEPARTMENT AND SHALL SUBMIT A RECEIPT INDICATING THAT THE SEPTIC SYSTEM HAS BEEN PUMPED AND INSPECTED TO THE ADAMS COUNTY HEALTH DEPARTMENT EHWaterProgram@adco.gov.org.
4. A COPY OF THE PERMIT FOR THE OWS SHALL BE SUBMITTED WITH EACH HOME'S BUILDING PERMIT APPLICATION.
5. FIRE PROTECTION REQUIREMENTS - THE PROPERTY IS WITHIN THE GREATER BRIGHTON FIRE PROTECTION DISTRICT. ALL NEW HOMES SHALL HAVE NFPA (130) SPRINKLER SYSTEMS, AND INTERNAL DRIVEWAYS SHALL BE CAPABLE OF HANDLING FIRE PROTECTION EQUIPMENT AND SHALL BE CONNECTED TO (LANEWOOD STREET). PRIOR TO OR WITH BUILDING PERMIT APPLICATION, MNRD SHALL BE CONSULTED ON THESE AND OTHER APPLICABLE REQUIRED FIRE PROTECTION MEASURES.
6. GEOLOGIC CONDITIONS AND FOUNDATION DESIGN - SOILS ON THE SITE MAY HAVE EXPANSIVE (SWELLING) POTENTIAL, AND MAY EXHIBIT HYDRO-COMPACTON WHEN WETTED. MITIGATION MAY BE NECESSARY FOR ANY CONSTRUCTION ON THESE SOILS, AND SHOULD INCLUDE MEASURES TO PREVENT BOTH COMPACTIVE SWELLING SOILS. SPECIFIC SOIL TESTING AND FOUNDATION DESIGN SHALL BE UNDERTAKEN FOR BUILDING PERMIT APPLICATIONS.
7. NOISE - NOISE IMPACTS ASSOCIATED WITH DENVER INTERNATIONAL AIRPORT MAY BE PREVALENT FROM TIME TO TIME.

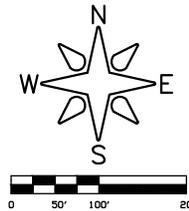
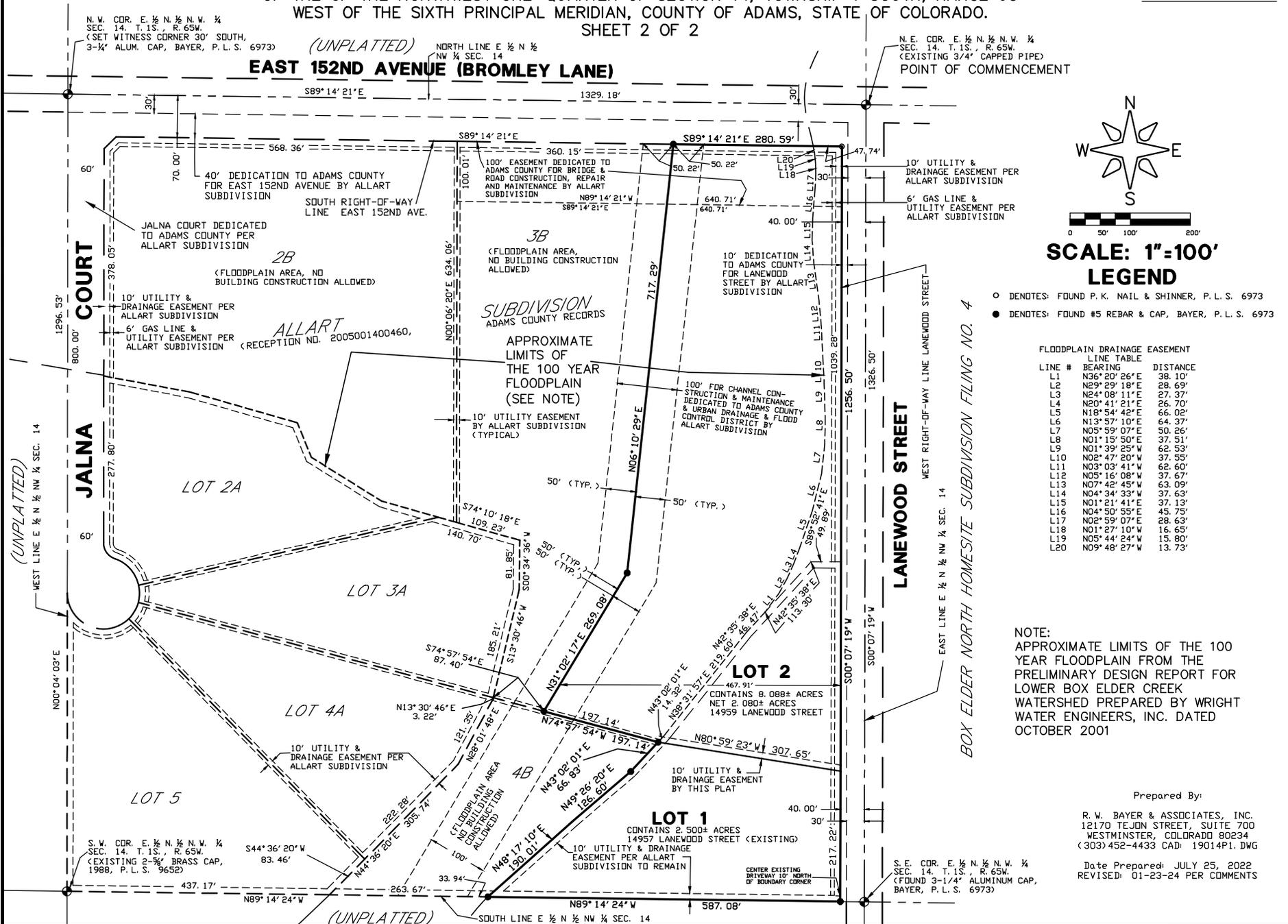
ALLART SUBDIVISION AMENDMENT NO. 1

A REPLAT OF LOTS 1A AND 1B, ALLART SUBDIVISION, BEING A PART OF THE NORTH ONE-HALF OF THE OF THE NORTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

CASE NO. PLT2023-00038

SHEET 2 OF 2

EAST 152ND AVENUE (BROMLEY LANE)



SCALE: 1"=100'
LEGEND

- DENOTES: FOUND P.K. NAIL & SHINNER, P.L.S. 6973
- DENOTES: FOUND #5 REBAR & CAP, BAYER, P.L.S. 6973

LINE #	BEARING	DISTANCE
L1	N36°20'26"E	38.10'
L2	N29°29'18"E	28.69'
L3	N24°08'11"E	27.37'
L4	N20°41'21"E	26.70'
L5	N18°54'42"E	66.02'
L6	N13°57'10"E	64.37'
L7	N05°59'07"E	50.26'
L8	N01°15'50"E	37.51'
L9	N01°39'25"W	62.53'
L10	N02°47'20"W	37.95'
L11	N03°03'41"W	62.60'
L12	N05°16'08"W	37.67'
L13	N07°42'45"W	63.09'
L14	N04°34'33"W	37.63'
L15	N01°21'41"E	37.13'
L16	N04°50'55"E	45.75'
L17	N02°59'07"E	28.63'
L18	N01°27'10"W	16.65'
L19	N05°44'24"W	15.80'
L20	N09°48'27"W	13.73'

NOTE:
APPROXIMATE LIMITS OF THE 100 YEAR FLOODPLAIN FROM THE PRELIMINARY DESIGN REPORT FOR LOWER BOX ELDER CREEK WATERSHED PREPARED BY WRIGHT WATER ENGINEERS, INC. DATED OCTOBER 2001

Prepared By:

R.W. BAYER & ASSOCIATES, INC.
12170 TEJON STREET, SUITE 700
WESTMINSTER, COLORADO 80234
(303) 452-4433 CAD: 19014P1.DWG

Date Prepared: JULY 25, 2022
REVISED: 01-23-24 PER COMMENTS

S.E. COR. E. 1/2 N. 1/2 N.W. 1/4
SEC. 14, T.1S., R.65W.
(FOUND 3-1/4" ALUMINUM CAP,
BAYER, P.L.S. 6973)

N.W. COR. E. 1/2 N. 1/2 N.W. 1/4
SEC. 14, T.1S., R.65W.
(SET WITNESS CORNER 30" SOUTH,
3-1/4" ALUM. CAP, BAYER, P.L.S. 6973)

N.E. COR. E. 1/2 N. 1/2 N.W. 1/4
SEC. 14, T.1S., R.65W.
(EXISTING 3/4" CAPPED PIPE)
POINT OF COMMENCEMENT

(UNPLATTED) NORTH LINE E 1/2 N 1/2
NW 1/4 SEC. 14

S.W. COR. E. 1/2 N. 1/2 N.W. 1/4
SEC. 14, T.1S., R.65W.
(EXISTING 2-3/4" BRASS CAP,
1988, P.L.S. 9652)

(UNPLATTED) SOUTH LINE E 1/2 N 1/2 NW 1/4 SEC. 14

From: [Kerrie Monti](#)
To: [Lia Campbell](#)
Subject: Re: Request for Comments: PLT2023-00038
Date: Tuesday, September 12, 2023 9:51:25 AM

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

Hi Lia,

We have no objection to this case. Thank you!

Kerrie Monti

Planning Manager

1850 Egbert Street, Suite 140, Brighton, CO

80601

T 303.655.2984

| kmonti@sd27j.net | www.sd27j.org

On Wed, Sep 6, 2023 at 1:10 PM Lia Campbell <LCampbell@adcogov.org> wrote:

Forgot to attach. Sorry about that!



Lia Campbell

Planner II, *Community and Economic Development Dept.*

ADAMS COUNTY, COLORADO

[4430 S. Adams County Parkway, 1st Floor](#), Suite W2000A

Brighton, CO 80601-8216

720.523.6949 LCampbell@adcogov.org

adcogov.org

**** New Schedule:****

Monday: Alternating weeks of: 7 am – 3:30 pm and off (work from home)

Tuesday: 7:00 a.m. – 4:30 p.m. (work from home)

Wednesday: 7:00 a.m. – 4:30 p.m. (in office)

Thursday: 7:00 a.m. – 4:30 p.m. (in office)

Friday: 7:00 a.m. – 4:30 p.m. (in office)

From: Lia Campbell
Sent: Wednesday, September 6, 2023 1:10 PM
Subject: Request for Comments: PLT2023-00038

Good afternoon,

The Adams County Planning Commission is requesting comments on the following application: **Subdivision replat to reconfigure three previously platted lots in the Agricultural-1 zone district with Natural Resources Conservation Overlay.** This request is located at 14957 LANEWOOD ST. The Assessor's Parcel Numbers are 0156714202006, 0156714202007, 0156714202008.

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) 523-6949 by **September 29, 2023** in order that your comments may be taken into consideration in the review of this case.

Let me know if you have any questions. I look forward to working with you and thank you for your time.



Lia Campbell

Planner II, *Community and Economic Development Dept.*

ADAMS COUNTY, COLORADO

[4430 S. Adams County Parkway, 1st Floor](#), Suite W2000A

Brighton, CO 80601-8216

720.523.6949 LCampbell@adcogov.org

adcogov.org

**** New Schedule:****

Monday: Alternating weeks of: 7 am – 3:30 pm and off (work from home)

Tuesday: 7:00 a.m. – 4:30 p.m. (work from home)

Wednesday: 7:00 a.m. – 4:30 p.m. (in office)

Thursday: 7:00 a.m. – 4:30 p.m. (in office)

Friday: 7:00 a.m. – 4:30 p.m. (in office)



Development Review Team Comments

Date: 11/4/2024

Project Number: PLT2023-00038

Project Name: Allart Subdivision, Amendment No. 1

Commenting Division: Plan Coordination 4th Review

Name of Reviewer: Lia Campbell

Date: 09/13/2024

Email:

Pending Public Hearing

Commenting Division: Planner Review 4th Review

Name of Reviewer: Lia Campbell

Date: 09/12/2024

Email:

Complete

All planning comments resolved

Commenting Division: Environmental Analyst Review 4th Review

Name of Reviewer: Megan Grant

Date: 09/10/2024

Email:

Complete

DWR has provided updated letter for water supply.

Commenting Division: Application Intake 4th Review

Name of Reviewer: Amanda Buesgens

Date: 08/20/2024

Email:

Complete

Commenting Division: Plan Coordination 3rd Review

Name of Reviewer: Lia Campbell

Date: 04/02/2024

Email:

Resubmittal Required

Commenting Division: Planner Review 3rd Review

Name of Reviewer: Lia Campbell

Date: 04/02/2024

Email:

Resubmittal Required

Water comments are not resolved.

Commenting Division: ROW Review 3rd Review

Name of Reviewer: David Dittmer

Date: 03/18/2024

Email:

Complete

The only revision is the year in the date of execution by the owners. Revise this to 202__ or 2024 and let me see the revised copy prior to cutting mylar

Commenting Division: Environmental Analyst Review 3rd Review

Name of Reviewer: Megan Grant

Date: 03/18/2024

Email:

Resubmittal Required

ENV3-1. Applicant will need to provide a written, complete response to comment and required documentation as indicated for the following comments from the first and second submittals:

ENV1. Plat Notes contain statement that "1. Water Supply - Each lot shall be allowed to construct consecutive individual wells in the Upper Arapahoe, Lower Arapahoe, and Laramie-Fox Hills Aquifers."

Please provide documentation from the DWR and/or water court to confirm this statement or remove it from the Plat Notes.

ENV2. The Colorado Division of Water Resources (DWR) is the agency that regulates well permitting. DWR has expressed concern regarding water supply in their referral comments that needs to be addressed (refer to letter dated Sept 21, 2023). The applicant shall respond to DWR's requirements and provide the documentation to Adams County for review.

The applicant provided a Water Supply Information Summary worksheet (incomplete). Was this provided to DWR? Please provide additional details and determination from DWR.

The following comments apply to septic systems:

ENV3. Adams County Health Department (ACHD) regulates On-Site Wastewater Treatment Systems (OWTS), also known as septic systems, through the issuance of permits to install, repair, expand, use, or operate a system. This includes a plan review, site evaluation before installation, final inspection after installation, and certification before the system is put into use. Per ACHD Regulation O-22, setback distances from septic tanks, pipes, and soil treatment areas (also called leach fields) must be maintained for proposed and existing structures. The regulation, including setback requirements, can be found at <https://adamscountyhealthdepartment.org/septic-system-and-use-permits>.

ENV4. OWTS in Floodplains

According to ACHD Regulation O-22, Section 11.11 Floodplains:

A. A new, expanded, or repair/replacement OWTS installed in a 100-year floodplain must meet or exceed the requirements of the Federal Emergency Management Agency and the local emergency agency. Repairs of an existing system must meet the requirements as feasible. The system as approved must be designed to minimize or eliminate infiltration of floodwaters into the system and discharge from the system into floodwaters.

B. A new or expanded OWTS must not be installed in a floodway designated in a 100-year floodplain where a conforming OWTS outside the floodway can be installed. For any new OWTS or system repair that may affect the floodway delineation, appropriate procedures must be followed including revision of the floodway designation, if necessary.

The regulation can be found here: <https://adamscountyhealthdepartment.org/septic-rules-and-regulations>

Commenting Division: Environmental Analyst Review 3rd Review

Name of Reviewer: Megan Grant

Date: 03/18/2024

Email:

Comment

The following comments apply to the NRCO:

ENV5. Please provide documentation and results of Resources Review for Adams County consideration.

ENV6. The parcels are located within the Natural Resource Conservation Overlay (NRCO), which aims to protect important wildlife areas, designated floodplains, riparian corridors, and cultural resources. See Sections 3-43 and 4-14-02 of the Adams County Development Standards and Regulations for more details.

ENV7. If disturbance of land not previously developed within the NRCO is greater than one combined (1) acre, then a Resources Review must be completed by a qualified professional consultant prior to application submittal so that it may be taken into consideration. See Section 4-14-02-03 for Resources Review methodology.

ENV8. The parcels are located within the FEMA 100-year floodplain, 100-year floodway, and 500-year floodplain.

The following comments apply to the proximity to the airport:

ENV9. Please provide documentation of communication with DIA and FAA for Adams County review.

ENV10. Due to the proximity of the parcels to Denver International Airport (DIA), they are covered by the Airport Height Overlay, which restricts some building height and certain development. More information can be found in Section 3-32 of the Adams County Development Standards and Regulations.

a) Landowners may be required to install, operate, and maintain, at the owner's expense, such markers and lights which may be necessary to indicate to flyers the presence of a hazard which affects the aviation facility. This marking and lighting requirement may also extend to objects of natural growth (trees, primarily) on site.

b) An FAA aeronautical study may be required to determine if the proposed development could be a hazard to air navigation.

The applicant shall communicate with DIA and the FAA regarding the proposed project and provide this documentation to Adams County for review.

Commenting Division: Application Intake 3rd Review

Name of Reviewer: Amanda Buesgens

Date: 02/29/2024

Email:

Complete

Commenting Division: Plan Coordination 2nd Review

Name of Reviewer: Lia Campbell

Date: 12/07/2023

Email:

Resubmittal Required

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: Planner Review 2nd Review

Name of Reviewer: Lia Campbell

Date: 12/07/2023

Email:

Resubmittal Required

UNRESOLVED:

PLN01: Water - The subdivision cannot move forward if water issues are not resolved. This needs to be worked out before this can go to public hearing. Please complete the process with them and submit proof of water on your next submittal.

PLN02: Subdivision design standards - 5-03-03-06 LOT DEPTH TO WIDTH RATIO: No lot shall have an average depth greater than three times the average width unless the lot width is a minimum of four-hundred-twenty-five (425) feet.

This is not clearly demonstrated. Please resubmit site plan with updated/corrected lot lines that show that you meet the depth to width ratio according to the following definitions:

11-02-353 LOT DEPTH: The horizontal distance between the front lot line to the rear lot line measured from the midpoint of the front lot line to the midpoint of the rear lot line.

11-02-361 LOT WIDTH: The horizontal distance between the side lot lines of a lot, measured at the established or minimum front setback line.

PLN03: Setbacks - please resubmit a site plan with updated/corrected lot lines showing that property line setbacks are met for all existing buildings

RESOLVED:

PLN04: Dimensional standards - Lots meet the 2.5 acre minimum for the A-1 zone.

PLN05: Health Department - plat notes updated to reference "Adams County Health Department"

PLN06: United Power - United Power responded to resubmittal and confirmed that this comment is resolved

PLN07: Xcel/PSCo - confirmed that original comment has been resolved.

Per conversation with county attorney's office:

1. If you don't touch lot 4B at all then no changes need to be made to the plat note that states A and B properties must be sold together.
2. You do not need to plat an access easement into lot 4B as there is access from the north through what is currently platted as 1B but is proposed as 2B.

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: Development Engineering Review 2nd Review

Name of Reviewer: Laurie Clark

Date: 12/04/2023

Email:

Complete

No additional engineering comments.

Commenting Division: Environmental Analyst Review 2nd Review

Name of Reviewer: Megan Grant

Date: 11/30/2023

Email:

Resubmittal Required

ENV1. Plat Notes contain statement that "1. Water Supply - Each lot shall be allowed to construct consecutive individual wells in the Upper Arapahoe, Lower Arapahoe, and Laramie-Fox Hills Aquifers."

Please provide documentation from the DWR and/or water court to confirm this statement or remove it from the Plat Notes.

ENV2. The Colorado Division of Water Resources (DWR) is the agency that regulates well permitting. DWR has expressed concern regarding water supply in their referral comments that needs to be addressed (refer to letter dated Sept 21, 2023). The applicant shall respond to DWR's requirements and provide the documentation to Adams County for review.

The following comments apply to septic systems:

ENV3. Adams County Health Department (ACHD) regulates On-Site Wastewater Treatment Systems (OWTS), also known as septic systems, through the issuance of permits to install, repair, expand, use, or operate a system. This includes a plan review, site evaluation before installation, final inspection after installation, and certification before the system is put into use. Per ACHD Regulation O-22, setback distances from septic tanks, pipes, and soil treatment areas (also called leach fields) must be maintained for proposed and existing structures. The regulation, including setback requirements, can be found at <https://adamscountyhealthdepartment.org/septic-system-and-use-permits>.

ENV4. OWTS in Floodplains

According to ACHD Regulation O-22, Section 11.11 Floodplains:

A. A new, expanded, or repair/replacement OWTS installed in a 100-year floodplain must meet or exceed the requirements of the Federal Emergency Management Agency and the local emergency agency. Repairs of an existing system must meet the requirements as feasible. The system as approved must be designed to minimize or eliminate infiltration of floodwaters into the system and discharge from the system into floodwaters.

B. A new or expanded OWTS must not be installed in a floodway designated in a 100-year floodplain where a conforming OWTS outside the floodway can be installed. For any new OWTS or system repair that may affect the floodway delineation, appropriate procedures must be followed including revision of the floodway designation, if necessary.

The regulation can be found here: <https://adamscountyhealthdepartment.org/septic-rules-and-regulations>

Commenting Division: Environmental Analyst Review 2nd Review

Name of Reviewer: Megan Grant

Date: 11/30/2023

Email:

Comment

The following comments apply to the NRCO:

ENV5. Please provide documentation and results of Resources Review for Adams County consideration.

ENV6. The parcels are located within the Natural Resource Conservation Overlay (NRCO), which aims to protect important wildlife areas, designated floodplains, riparian corridors, and cultural resources. See Sections 3-43 and 4-14-02 of the Adams County Development Standards and Regulations for more details.

ENV7. If disturbance of land not previously developed within the NRCO is greater than one combined (1) acre, then a Resources Review must be completed by a qualified professional consultant prior to application submittal so that it may be taken into consideration. See Section 4-14-02-03 for Resources Review methodology.

ENV8. The parcels are located within the FEMA 100-year floodplain, 100-year floodway, and 500-year floodplain.

The following comments apply to the proximity to the airport:

ENV9. Please provide documentation of communication with DIA and FAA for Adams County review.

ENV10. Due to the proximity of the parcels to Denver International Airport (DIA), they are covered by the Airport Height Overlay, which restricts some building height and certain development. More information can be found in Section 3-32 of the Adams County Development Standards and Regulations.

a) Landowners may be required to install, operate, and maintain, at the owner's expense, such markers and lights which may be necessary to indicate to flyers the presence of a hazard which affects the aviation facility. This marking and lighting requirement may also extend to objects of natural growth (trees, primarily) on site.

b) An FAA aeronautical study may be required to determine if the proposed development could be a hazard to air navigation.

The applicant shall communicate with DIA and the FAA regarding the proposed project and provide this documentation to Adams County for review.

Commenting Division: ROW Review 2nd Review

Name of Reviewer: David Dittmer

Date: 11/29/2023

Email:

Resubmittal Required

ROW1: Remove all mention of Lot 4B as it isn't affected by this subdivision. It will be a private party issue down the road.

ROW2: Provide: OWNERSHIP AND DEDICATION CERTIFICATE, not "Dedication"

ROW3: Revisions are required to the signature lines and notary affirmation with the trust. If it is to be executed in California, provide that State and provide the Jurat on a separate sheet from the notary. Our affirmation language will not change.

ROW4: Per the trust documents provided both Steve and Sharon must execute together. The following will be necessary:

OWNER: THE STEVE AND SHARON'S TRUST DATED JULY 21, 2010

BY: STEVE BRUNETT, TRUSTEE

BY: SHARON BRUNETT, TRUSTEE

AFFIRMATION:

THE FOREGOING OWNERSHIP AND DEDICATION CERTIFICATE...by Steve Burnett and Sharon Burnett as Trustees of the TRUST (spell it out)

ROW5: Remove "In Parenthesis)" and add a separate note concerning Lot 2 OWTS system.

ROW6: Revise the Planning Commission Approval Block to read "RECOMMENDED FOR APPROVAL"

ROW7: Provide the original Lots 1A and 1B somehow within the information ghosted so we reference them, but use the pen weight provided for the new lots

Commenting Division: Application Intake 2nd Review

Name of Reviewer: Sarahi Mijares Rivas

Date: 11/14/2023

Email:

Complete

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: Planner Review

Name of Reviewer: Lia Campbell

Date: 10/03/2023

Email:

Resubmittal Required

Note: Overall, it is unclear what exactly you are proposing here. All review team comments are based on assumptions we made based on the plat submitted. Comments are subject to change after we have a better understanding of what you are proposing.

****NEEDS REPSONSE****

PLN01: Dimensional standards - the size of the lots is not clear. The lots have to be at least 2.5 acres each to meet the A-1 zoning standards. Please clarify the size of the lots and the location of the lot lines.

PLN02: Setbacks - the existing buildings appear to meet the A-1 setbacks to the proposed lot lines, but, again, the location of the lot lines is unclear. Please clarify.

PLN03: Subdivision design standards - these state that the length of a lot cannot be more than 3x the width of the lot. As it is unclear where the lot lines are, this can't be determined at this time. Please show that you are meeting this standard.

PLN04: Water - The Division of Water Resources (DWR) needs more information about the water supply in the subdivision. Please see the attached comment from the DWR and contact them to work this out. The subdivision cannot move forward if water issues are not resolved.

PLN05: Health Department - plat notes should reference "Adams County Health" rather than "Tri-county Health" and the subdivision should be in compliance with Adams County Health standards.

PLN06: Xcel/PSCo - please see attached comment and reach out to their Right-of-Way and Permits Agent to see if easements by separate document are needed.

PLN07: United Power - please see attached comment and reach out to them about their requested 10' utility easement

****FYI/NO RESPONSE NEEDED****

PLN08: Aviation overlay - these properties are in the aviation overlay. Additional documentation will be required at time of building permit.

PLN09: ROW setbacks - Lanewood is a local street, setback is 30'. 52nd Ave is a section line, setback is 120' but is far enough away to not worry about for the proposed properties.

Commenting Division: Environmental Analyst Review

Name of Reviewer: Megan Grant

Date: 09/28/2023

Email:

Resubmittal Required

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

ENV1. The Colorado Division of Water Resources (DWR) is the agency that regulates well permitting. DWR has expressed concern regarding water supply in their referral comments that needs to be addressed. The applicant shall contact DWR to determine water availability and well requirements for the proposed project. Contact information can be found at <https://dwr.colorado.gov/>.

The following comments apply to septic systems:

ENV2. Please update references to Adams County Health Department (not Tri County Health Department) on the plat.

ENV3. Adams County Health Department (ACHD) regulates On-Site Wastewater Treatment Systems (OWTS), also known as septic systems, through the issuance of permits to install, repair, expand, use, or operate a system. This includes a plan review, site evaluation before installation, final inspection after installation, and certification before the system is put into use.

ENV4. Per ACHD Regulation O-22, setback distances from septic tanks, pipes, and soil treatment areas (also called leach fields) must be maintained for proposed and existing structures. The regulation, including setback requirements, can be found at <https://adamscountyhealthdepartment.org/septic-system-and-use-permits>.

ENV5. OWTS – Proposed Subdivision

The OWTS system(s) must be permitted, inspected, and operated in accordance with ACHD's current OWTS Regulation. Specific mechanisms for accomplishing this may consist of plat note(s), newsletters, reminder letters, and distribution of ACHD's "On-Site Wastewater Treatment System Homeowner Guidelines," which can be found at <https://adamscountyhealthdepartment.org/septic-system-and-use-permits>.

An example plat note would read:

"Lots within the [insert name of subdivision] will be served by Onsite Wastewater Treatment Systems. Adams County Health Department requires that septic tanks be pumped and inspected every four years. At least every four years, each property owner shall have their septic tank pumped and inspected by a systems cleaner licensed by Adams County Health Department and shall submit a receipt indicating that the septic system has been pumped and inspected to the Adams County Health Department EHWaterProgram@adcogov.org."

ENV6. OWTS in Floodplains

According to ACHD Regulation O-22, Section 11.11 Floodplains:

A. A new, expanded, or repair/replacement OWTS installed in a 100-year floodplain must meet or exceed the requirements of the Federal Emergency Management Agency and the local emergency agency. Repairs of an existing system must meet the requirements as feasible. The system as approved must be designed to minimize or eliminate infiltration of floodwaters into the system and discharge from the system into floodwaters.

B. A new or expanded OWTS must not be installed in a floodway designated in a 100-year floodplain where a conforming OWTS outside the floodway can be installed. For any new OWTS or system repair that may affect the floodway delineation, appropriate procedures must be followed including revision of the floodway designation, if necessary.

The regulation can be found here: <https://adamscountyhealthdepartment.org/septic-rules-and-regulations>

Commenting Division: Environmental Analyst Review

Name of Reviewer: Megan Grant

Date: 09/28/2023

Email:

Comment

The following comments apply to the NRCO:

ENV7. The parcels are located within the Natural Resource Conservation Overlay (NRCO), which aims to protect important wildlife areas, designated floodplains, riparian corridors, and cultural resources. See Sections 3-43 and 4-14-02 of the Adams County Development Standards and Regulations for more details.

ENV8. If disturbance of land not previously developed within the NRCO is greater than one combined (1) acre, then a Resources Review must be completed by a qualified professional consultant prior to application submittal so that it may be taken into consideration. See Section 4-14-02-03 for Resources Review methodology.

ENV9. The parcels are located within the FEMA 100-year floodplain, 100-year floodway, and 500-year floodplain.

The following comments apply to the proximity to the airport:

ENV10. Due to the proximity of the parcels to Denver International Airport (DIA), they are covered by the Airport Height Overlay, which restricts some building height and certain development. More information can be found in Section 3-32 of the Adams County Development Standards and Regulations.

- a) Landowners may be required to install, operate, and maintain, at the owner's expense, such markers and lights which may be necessary to indicate to flyers the presence of a hazard which affects the aviation facility. This marking and lighting requirement may also extend to objects of natural growth (trees, primarily) on site.
- b) An FAA aeronautical study may be required to determine if the proposed development could be a hazard to air navigation.

The applicant shall communicate with DIA and the FAA regarding the proposed project.

Commenting Division: Development Engineering Review

Name of Reviewer: Laurie Clark

Date: 09/28/2023

Email:

Resubmittal Required

ENG1: Flood Insurance Rate Map – FIRM Panel # (08001C0360H), Federal Emergency Management Agency, January 20, 2016. According to the above reference, the project site is PARTIALLY located within a delineated 100-year flood hazard zone; a floodplain use permit will not be required if improvements are located outside of the 100-year flood hazard zone.

ENG2: Property is NOT in Adams County MS4 Stormwater Permit area. A Stormwater Quality (SWQ) Permit is NOT required, but a State Permit COR400000 WILL be required if one (1) acre or more is disturbed. Applicant is responsible for installation and maintenance of Erosion and Sediment Control BMPs. Builder/developer is responsible for adhering to all the regulations of Adams County Ordinance 11 regarding illicit discharge.

ENG3: The Drainage Letter (Request of Waiver) submitted with the application is sufficient for an Exemption from flood control detention requirements. No additional drainage improvements are required.

ENG4: The subdivision is within the Lower Box Elder Creek Watershed.

ENG5: The Trip Generation Analysis letter submitted with this application shows fewer than 20 vehicle trips per day, therefore a Traffic Impact Study will not be required.

EGR6: The proposed site improvements will not be required to go through an engineering review process.

Commenting Division: Development Engineering Review

Name of Reviewer: Laurie Clark

Date: 09/28/2023

Email:

Comment

ENG7: If the applicant proposes to import greater than 10 CY of soil to this site, additional permitting is required. Per Section 4-04-02-02, of the Adams County Development Standards and Regulations, a Temporary or Special Use Permit is required to ensure that only clean, inert soil is imported into any site within un-incorporated Adams County. A Conditional Use Permit will be required if the importation exceeds 500,000 CY.

ENG8: Lot 4B appears not to have legal access to Adams County right-of-way. An Access Easement to Lanewood Street or East 152nd Avenue will be required.

ENG9: Any additional access points (driveways) onto Adams County maintained right-of-way must be permitted.

ENG10: Existing access located at the southeast corner of proposed Lot 1 is in the Access Permit process (ACC2023-00016). If the applicant is proposing to use the existing driveway as access to proposed Lot 2, an Access Easement will be required in that location. If the Access Easement on the proposed lot line between Lots 1 and 2 as shown on the Subdivision documents is the proposed driveway location, ACC2023-00016 will need to be revised accordingly.

ENG11: Lanewood Street adjacent to the site is classified as a local road. No roadway improvements will be required at this time.

ENG12: The developer is responsible for the repair or replacement of any broken or damaged public infrastructure.

Commenting Division: ROW Review

Name of Reviewer: David Dittmer

Date: 09/28/2023

Email:

Resubmittal Required

ROW1: Review all references to the proposed Lots 1 and 2 and revise all statements correctly. Reference to Lot 2A is not correct.

ROW2: Remove all construction related notes not pertinent to the subdivision plat.

ROW3: Please review the consequences of providing a "Conservation" easement. There may state and county regulations that must be met. If these areas are able to be within a conservation easement. See planning comments as to gross acreage calculations for the lots.

ROW4: Access to previous Lot 4B must be provided from Lot 1.

ROW5: If renaming former Lot 1B to 2A, for consistency, Lot 4B should become Lot 1B. This will revise notes and labels.

ROW6: Pending counsel review of the conservation easement statement, numerous notes and statements will be revised.

ROW7: Must include the ownership and maintenance duties for the drainage/conservation easement by note. County must have legal access to original Lot 4B with this amendment.

ROW8: Need to provide a Flood Plain Note; In or out.

ROW9: Jaylynn Allart no longer owns the property and cannot execute this plat. Revise ownership and review trust documents for proper signatory titles and abilities.

ROW10: R.W. Bayer has been provided correct signature/acceptance blocks for the Planning Commission and County Attorney's office. These must be revised and provided.

ROW11: Provide a revision block so we can verify we have the latest drawings submitted for review.

ROW12: Provide a Line Legend to identify what is being depicted.

ROW13: Use same heavy pen weight for all new lots created. Must provide original Lot numbering and any lot lines being vacated. Lot lines for Lot 2 and 2A do not match the original plat as recognized by the county Assessor's Office. The current lot lines must be vacated and stated on the plat with any configuration changes to those lot lines.

ROW14: Review statement as to the flood plain report from 2001 for any revisions that may affect the subject lands.

****It would be advisable to remove all "B" lots and create only a Lot 1 and Lot 2. An easement must be provided for the county to inspect the drainage easements associated with Lot 1****

From: [BFR Plan Reviews](#)
To: [Lia Campbell](#)
Subject: RE: Request for Comments: PLT2023-00038
Date: Thursday, September 7, 2023 8:20:29 AM
Attachments: [image001.png](#)

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

Lia,

Thank you for inviting us to comment. BFRD has no concerns or comments currently.

Best regards,



Todd Godek
Captain of Fire Prevention
Brighton Fire Rescue District
500 S. 4th Ave – 3rd Floor
Brighton, CO. 80601
Direct: 303.654.8045
www.brightonfire.org

From: Lia Campbell <LCampbell@adcogov.org>
Sent: Wednesday, September 6, 2023 1:11 PM
To: Lia Campbell <LCampbell@adcogov.org>
Subject: RE: Request for Comments: PLT2023-00038

Forgot to attach. Sorry about that!

Lia Campbell
Planner II, *Community and Economic Development Dept.*
ADAMS COUNTY, COLORADO
[4430 S. Adams County Parkway, 1st Floor](#), Suite W2000A
Brighton, CO 80601-8216
720.523.6949 LCampbell@adcogov.org
adcogov.org

**** New Schedule:****

Monday: Alternating weeks of: 7 am – 3:30 pm and off (work from home)
Tuesday: 7:00 a.m. – 4:30 p.m. (work from home)
Wednesday: 7:00 a.m. – 4:30 p.m. (in office)
Thursday: 7:00 a.m. – 4:30 p.m. (in office)
Friday: 7:00 a.m. – 4:30 p.m. (in office)

From: Lia Campbell

Sent: Wednesday, September 6, 2023 1:10 PM
Subject: Request for Comments: PLT2023-00038

Good afternoon,

The Adams County Planning Commission is requesting comments on the following application: **Subdivision replat to reconfigure three previously platted lots in the Agricultural-1 zone district with Natural Resources Conservation Overlay.** This request is located at 14957 LANEWOOD ST. The Assessor's Parcel Numbers are 0156714202006, 0156714202007, 0156714202008.

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) 523-6949 by **September 29, 2023** in order that your comments may be taken into consideration in the review of this case.

Let me know if you have any questions. I look forward to working with you and thank you for your time.

Lia Campbell
Planner II, *Community and Economic Development Dept.*
ADAMS COUNTY, COLORADO
[4430 S. Adams County Parkway, 1st Floor](#), Suite W2000A
Brighton, CO 80601-8216
720.523.6949 LCampbell@adcogov.org
adcogov.org

**** New Schedule:****

Monday: Alternating weeks of: 7 am – 3:30 pm and off (work from home)
Tuesday: 7:00 a.m. – 4:30 p.m. (work from home)
Wednesday: 7:00 a.m. – 4:30 p.m. (in office)
Thursday: 7:00 a.m. – 4:30 p.m. (in office)
Friday: 7:00 a.m. – 4:30 p.m. (in office)



COLORADO
Division of Water Resources
Department of Natural Resources

July 11, 2024

Lia Campbell
Adams County Planning and Development
Transmission: LCampbell@adcogov.org

RE: 14957 Lanewood Street Subdivision
Case No. PLT2023-00038
Part of Sec. 14, T1S, R65W, 6th P.M.
Water Division 1, Water District 1

Dear Lia Campbell,

We have reviewed the additional information received on separate dates from June 12 through July 2, 2024 from the Applicant's attorney Mr. Joe Dischinger on the above reference a re-plat of the existing Lot 1A and Lot 1B of Allart Subdivision. The re-platting would take a portion existing Lot 1A and combine it with all the land in the existing Lot 1B. No new lots will be created. The new reconfigured lots will be renamed as Lot 1 and Lot 2. The comments in this letter supersede the comments from this office dated March 27, 2024.

Since no new lots will be created, this referral does not appear to qualify as a "subdivision" as defined in Section § 30-28-101(10)(a), C.R.S., pursuant to the State Engineer's March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office will only perform a cursory review of the referral information and provide comments. The comments will not address the adequacy of the water supply plan for this development or the ability of the water supply plan to satisfy any County regulations or requirements. **In addition, the comments provided herein cannot be used to guarantee a viable water supply plan or infrastructure, the issuance of a well permit, or the physical availability of water.**

No updates on the estimated water required, therefore we assumed that the estimated annual water requirements are still 0.6 acre-feet for in-house use for two single-family dwellings.

The proposed water supply for this lot reconfiguration is an existing well operating under permit no. 266880 for the new Lot 1 and a new Upper Arapahoe well for the new Lot 2. Permit no. 266880 was issued on December 5, 2005 for the change in use of an existing well registered under permit no. 17884-S (canceled), as the only well on a tract of land of 40 acres described as the NE 1/4 of the NW 1/4, Sec. 14, Twp. 1 North, Rng. 65 West, 6th P.M. The use of ground water from this well is limited to fire protection, ordinary household purposes inside not more than three (3) single family dwellings, the watering of poultry, domestic animals and livestock on a farm or ranch and the irrigation of not more than one (1) acre of home gardens and lawns. Based on the Well Completion Report submitted for permit no. 17884-S, the well likely withdraws ground water from the alluvium aquifer. The maximum pumping rate of this well is limited 15 gallons per minute.

With the adoption of Senate Bill 20-0155 on July 2, 2020, section 37-92-602(3), C.R.S. was amended to allow an existing exempt well to retain its presumption of non-injury after the land on which the well is located has been divided, subject to the following requirements:

1. The existing well permit no. 266880 may only be used on the new Lot 1, not shared between the two new lots and must be the only exempt well serving the new Lot 1. It is recommended that this restriction be included in the plat notes for this subdivision.



2. The well must continue to be used in accordance with its permitted terms and conditions.
3. No additional exempt well permits would be allowed to be constructed on or to claim the land area encumbered by well permit no. 266880, which encumbers 40 acres described as the NE ¼ of the NW ¼ of Sec. 27, Twp. 8 South, Rng. 65 West, 6th P.M. It is recommended that this restriction be included in the plat notes for this subdivision.

In an email dated April 29, 2024 the Applicant agreed to comply with the requirements of SB20-0155. Therefore, we recommend that these restrictions be included in the plat notes for this application.

Further, as stated in the March 27, 2024 letter the decree in case no. 2005CW81 quantified the amount of water underlying 38.645 acres, which include the subject Lot 1A and Lot 1B of Allart Subdivision. The following amounts of water were determined to be available underlying the 38.645 acres acre:

Aquifer	Annual amount available for 38.645-acre parcel (acre-feet)	Type
	Based on 100 year allocation approach	
Denver	300	Not-Nontributary*
Upper Arapahoe	520	Nontributary
Lower Arapahoe	750	Nontributary
Laramie-Fox Hills	870	Nontributary

*Not available for withdrawal until an augmentation plan is approved by the water court.

Based on the previous correspondence with the Applicant's attorney, the Applicant is seeking to drill a new well into the nontributary Upper Arapahoe aquifer.

After considering the previous withdrawal from the Upper Arapahoe aquifer by previous wells in the Allart Subdivision and correspondence with the Applicant's attorney, the amount available in the Upper Arapahoe aquifer for the new Lot 2 would be 1.55 acre-feet/year. Any well permit application for a new well permit would be evaluated at the time it is received in, and reviewed by, this office.

So long as well permit no. 266880 for the new Lot 1 is operated in accordance with the permitted conditions and a new permit is obtained for the new Lot 2, this office has no objection to the proposed reconfiguration of Lots 1A and 1B of Allart Subdivision.

Should you have any questions, please contact me at this office at 303-866-3581 ext 8246 or ioana.comanicu@state.co.us

Sincerely,


Ioana Comanicu, P.E.
Water Resource Engineer

Ec: Referral no. 30960
File for permit no. 266880

From: [PlatReview](#)
To: [Lia Campbell](#)
Cc: [O'Dell, Dennis](#)
Subject: FW: P856226/Request for Comments: PLT2023-00038
Date: Thursday, September 28, 2023 8:05:27 AM
Attachments: [image002.png](#)
[PLT2023-00038-rfc.PDF](#)

You don't often get email from platreview@lumen.com. [Learn why this is important](#)

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

Requester,

Our engineer has reviewed this plat and their comments are:

"Lumen has Reserves with 2 copper cable (25pr, and 600pr.)

Developer will need to call for locates (811) before digging.

for : 14957 Lanewood St, Brighton, CO, 80603"

If you require signatures or have any further questions, you can contact the engineer CC'd on this email.

Thank you!

LUMEN[®]

Lumen Plat Review
platreview@lumen.com

From: Stiglets, Ryan <Ryan.Stiglets@lumen.com>
Sent: Tuesday, September 26, 2023 11:30 AM
To: PlatReview <PlatReview@lumen.com>
Subject: FW: P856226/Request for Comments: PLT2023-00038

Forwarding plat review project received. Let me know if more information is needed.

Thanks,
Ryan Stiglets

From: Easement, Nre <Nre.Easement@lumen.com>
Sent: Thursday, September 21, 2023 1:30 PM

To: Patrick, Jasmine <Jasmine.Patrick@lumen.com>
Subject: P856226/Request for Comments: PLT2023-00038

From: Lia Campbell <LCampbell@adcogov.org>
Sent: Wednesday, September 6, 2023 2:10 PM
Subject: ***CENTRAL/Request for Comments: PLT2023-00038

CAUTION: This email originated outside of Lumen Technologies. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

The Adams County Planning Commission is requesting comments on the following application: **Subdivision replat to reconfigure three previously platted lots in the Agricultural-1 zone district with Natural Resources Conservation Overlay.** This request is located at 14957 LANEWOOD ST. The Assessor's Parcel Numbers are 0156714202006, 0156714202007, 0156714202008.

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) 523-6949 by **September 29, 2023** in order that your comments may be taken into consideration in the review of this case.

Let me know if you have any questions. I look forward to working with you and thank you for your time.

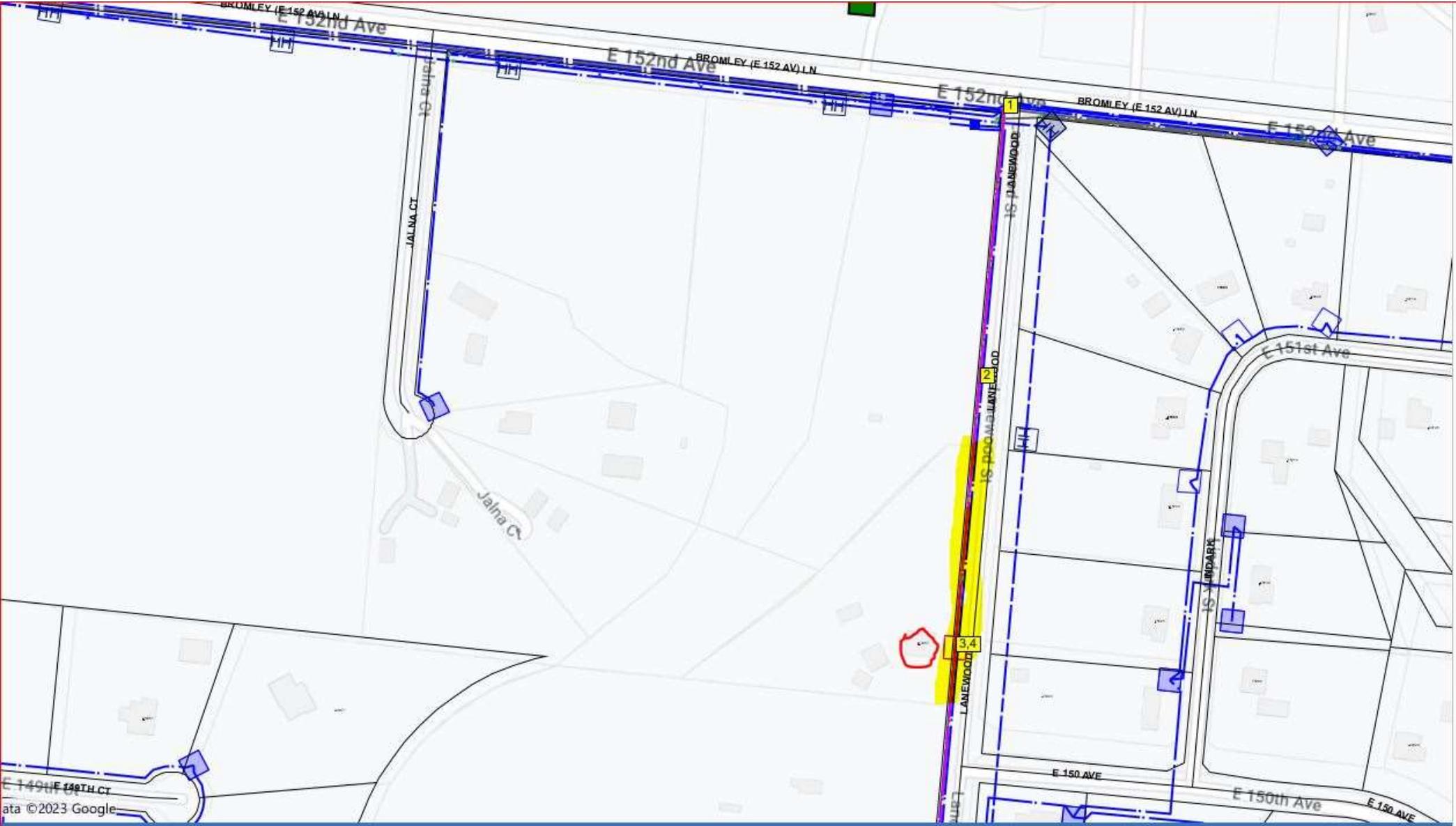
Lia Campbell
Planner II, *Community and Economic Development Dept.*
ADAMS COUNTY, COLORADO
[4430 S. Adams County Parkway, 1st Floor](#), Suite W2000A
Brighton, CO 80601-8216
720.523.6949 LCampbell@adcogov.org
adcogov.org

**** New Schedule:****

Monday: Alternating weeks of: 7 am – 3:30 pm and off (work from home)
Tuesday: 7:00 a.m. – 4:30 p.m. (work from home)
Wednesday: 7:00 a.m. – 4:30 p.m. (in office)
Thursday: 7:00 a.m. – 4:30 p.m. (in office)
Friday: 7:00 a.m. – 4:30 p.m. (in office)

This communication is the property of Lumen Technologies and may contain confidential or privileged information. Unauthorized use of this communication is strictly prohibited and may be unlawful. If you have received this communication in error, please immediately notify the

sender by reply e-mail and destroy all copies of the communication and any attachments.





Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.285.6612**
violeta.ciocanu@xcelenergy.com

December 4, 2023

Adams County Community and Economic Development Department
4430 South Adams County Parkway, 3rd Floor, Suite W2000A
Brighton, CO 80601

Attn: Lia Campbell

**Re: Allart Subdivision, Amendment No. 1 – 2nd Submittal
Case # PLT2023-00038**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plan for **Allart Subdivision, Amendment No. 1** and has **no conflict**. Please be aware PSCo owns and operates existing natural gas distribution facilities along east property line.

The property owner/developer/contractor must complete the application process for any new natural gas service or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements may need to be acquired by separate document – be sure to ask the Designer to contact a Right-of-Way & Permits Agent in this event.

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

Violeta Ciocanu (Chokanu)
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-285-6612 – Email: violeta.ciocanu@xcelenergy.com

From: [Clayton Woodruff](#)
To: [Lia Campbell](#)
Subject: RE: Request for Comments: PLT2023-00038
Date: Tuesday, September 26, 2023 10:02:39 AM

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

Lia,

The RTD engineering review has no exceptions to this project at this time. This review is for Design concepts and to identify any necessary improvements to RTD stops and property affected by the design. This review of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements or permits that may be required by the RTD for any work on or around our facilities and property.

Thank you,



C. Scott Woodruff
Engineer III
Regional Transportation District
1560 Broadway, Suite 700, FAS-73 | Denver, CO 80202
o 303.299.2943 | m 303-720-2025
clayton.woodruff@rtd-denver.com

From: Lia Campbell <LCampbell@adcogov.org>
Sent: Wednesday, September 06, 2023 1:11 PM
To: Lia Campbell <LCampbell@adcogov.org>
Subject: RE: Request for Comments: PLT2023-00038

Forgot to attach. Sorry about that!

Lia Campbell
Planner II, *Community and Economic Development Dept.*
ADAMS COUNTY, COLORADO
[4430 S. Adams County Parkway, 1st Floor](#), Suite W2000A
Brighton, CO 80601-8216
720.523.6949 LCampbell@adcogov.org
adcogov.org

**** New Schedule:****

Monday: Alternating weeks of: 7 am – 3:30 pm and off (work from home)
Tuesday: 7:00 a.m. – 4:30 p.m. (work from home)
Wednesday: 7:00 a.m. – 4:30 p.m. (in office)
Thursday: 7:00 a.m. – 4:30 p.m. (in office)
Friday: 7:00 a.m. – 4:30 p.m. (in office)

From: Lia Campbell
Sent: Wednesday, September 6, 2023 1:10 PM
Subject: Request for Comments: PLT2023-00038

Good afternoon,

The Adams County Planning Commission is requesting comments on the following application: **Subdivision replat to reconfigure three previously platted lots in the Agricultural-1 zone district with Natural Resources Conservation Overlay.** This request is located at 14957 LANEWOOD ST. The Assessor's Parcel Numbers are 0156714202006, 0156714202007, 0156714202008.

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) 523-6949 by **September 29, 2023** in order that your comments may be taken into consideration in the review of this case.

Let me know if you have any questions. I look forward to working with you and thank you for your time.

Lia Campbell
Planner II, *Community and Economic Development Dept.*
ADAMS COUNTY, COLORADO
[4430 S. Adams County Parkway, 1st Floor](#), Suite W2000A
Brighton, CO 80601-8216
720.523.6949 LCampbell@adcogov.org
adcogov.org

**** New Schedule:****

Monday: Alternating weeks of: 7 am – 3:30 pm and off (work from home)
Tuesday: 7:00 a.m. – 4:30 p.m. (work from home)
Wednesday: 7:00 a.m. – 4:30 p.m. (in office)
Thursday: 7:00 a.m. – 4:30 p.m. (in office)
Friday: 7:00 a.m. – 4:30 p.m. (in office)

From: [Samantha Riblett](#)
To: [Lia Campbell](#)
Cc: [Emily Fore](#)
Subject: FW: Request for Comments: PLT2023-00038
Date: Wednesday, November 29, 2023 11:19:29 AM
Attachments: [image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)
[image013.png](#)
[27Sept2023-United Power Comments-Allart Subd A1 -Plat.pdf](#)
[PLT2023-00038-submittal2.pdf](#)

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

Good morning, Lia,

Thank you for sending this over and allowing us to review. Yes, our concerns have been addressed and we have no further comments.

Thank you and I hope you have a wonderful day.



Samantha Riblett, RWA-GN

Right of Way Agent

Office: 303-659-0551 | **Mobile:** 720-695-5040 | sriblett@unitedpower.com

Working Hours: Monday -Friday 7 :00am-3 :30pm



United Power | www.unitedpower.com

500 Cooperative Way Brighton, CO 80603

Powering Lives, Powering Change, Powering the Future—The Cooperative Way

From: Lia Campbell <LCampbell@adcogov.org>
Sent: Wednesday, November 29, 2023 11:12 AM
To: Samantha Riblett <sriblett@UnitedPower.com>
Subject: RE: Request for Comments: PLT2023-00038

CAUTION: This email originated from outside of United Power. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

Please see the attached resubmittal for this project. Has the applicant sufficiently addressed your comments or do you have any outstanding concerns?

Thank you,

Lia Campbell

Planner II, *Community and Economic Development Dept.*

ADAMS COUNTY, COLORADO

[4430 S. Adams County Parkway, 1st Floor](#), Suite W2000A

Brighton, CO 80601-8216
720.523.6949 LCampbell@adcogov.org
adcogov.org

**** New Schedule:****

Monday: Alternating weeks of: 7 am – 3:30 pm and off (work from home)
Tuesday: 7:00 a.m. – 4:30 p.m. (work from home)
Wednesday: 7:00 a.m. – 4:30 p.m. (in office)
Thursday: 7:00 a.m. – 4:30 p.m. (in office)
Friday: 7:00 a.m. – 4:30 p.m. (in office)

From: Samantha Riblett <sriblett@UnitedPower.com>
Sent: Wednesday, September 27, 2023 9:27 AM
To: Lia Campbell <LCampbell@adcogov.org>
Subject: FW: Request for Comments: PLT2023-00038

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

Hello,

Thank you for inviting United Power, Inc. to review and comment on the Allart Subd. A1 replat.
Attached, please find our comments.

Thank you,



Samantha Riblett, RWA-GN

Right of Way Agent

Office: 303-659-0551 | **Mobile:** 720-695-5040 | sriblett@unitedpower.com

Working Hours: Monday -Friday 7 :00am-3 :30pm

United Power | www.unitedpower.com

500 Cooperative Way Brighton, CO 80603

Powering Lives, Powering Change, Powering the Future—The Cooperative Way

From: Lia Campbell <LCampbell@adcogov.org>
Sent: Wednesday, September 6, 2023 1:11 PM
To: Lia Campbell <LCampbell@adcogov.org>
Subject: RE: Request for Comments: PLT2023-00038

CAUTION: This email originated from outside of United Power. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Forgot to attach. Sorry about that!

Lia Campbell
Planner II, *Community and Economic Development Dept.*
ADAMS COUNTY, COLORADO

[4430 S. Adams County Parkway, 1st Floor](#), Suite W2000A
Brighton, CO 80601-8216
720.523.6949 LCampbell@adcogov.org
adcogov.org

**** New Schedule:****

Monday: Alternating weeks of: 7 am – 3:30 pm and off (work from home)
Tuesday: 7:00 a.m. – 4:30 p.m. (work from home)
Wednesday: 7:00 a.m. – 4:30 p.m. (in office)
Thursday: 7:00 a.m. – 4:30 p.m. (in office)
Friday: 7:00 a.m. – 4:30 p.m. (in office)

From: Lia Campbell
Sent: Wednesday, September 6, 2023 1:10 PM
Subject: Request for Comments: PLT2023-00038

Good afternoon,

The Adams County Planning Commission is requesting comments on the following application: **Subdivision replat to reconfigure three previously platted lots in the Agricultural-1 zone district with Natural Resources Conservation Overlay**. This request is located at 14957 LANEWOOD ST. The Assessor's Parcel Numbers are 0156714202006, 0156714202007, 0156714202008.

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) 523-6949 by **September 29, 2023** in order that your comments may be taken into consideration in the review of this case.

Let me know if you have any questions. I look forward to working with you and thank you for your time.

Lia Campbell
Planner II, *Community and Economic Development Dept.*
ADAMS COUNTY, COLORADO
[4430 S. Adams County Parkway, 1st Floor](#), Suite W2000A
Brighton, CO 80601-8216
720.523.6949 LCampbell@adcogov.org
adcogov.org

**** New Schedule:****

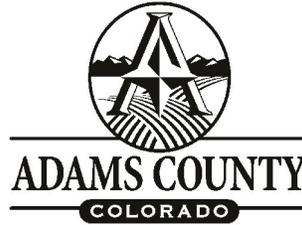
Monday: Alternating weeks of: 7 am – 3:30 pm and off (work from home)
Tuesday: 7:00 a.m. – 4:30 p.m. (work from home)
Wednesday: 7:00 a.m. – 4:30 p.m. (in office)
Thursday: 7:00 a.m. – 4:30 p.m. (in office)
Friday: 7:00 a.m. – 4:30 p.m. (in office)

Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you received this message in error, please contact the sender and delete the message. Any disclosure, copying, review reproduction, or distribution in relation to any of the contents of this information is strictly prohibited.

Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you received this message in error, please contact the sender and delete the message. Any disclosure, copying, review reproduction, or distribution in relation to any of the contents of this information is strictly prohibited.



REQUEST FOR COMMENTS AND PUBLIC HEARING NOTIFICATION

Case Name:	Allart Subdivision, Amendment No. 1
Case Number:	PLT2023-00038
Planning Commission Hearing Date:	Thursday, November 14, 2024, at 6:00 p.m.
Board of County Commissioners Hearing Date:	Tuesday, December 3, 2024, at 9:30 a.m.

October 21, 2024

The Adams County Planning Commission is requesting comments on the following application: **Subdivision replat to reconfigure two previously platted lots in the Agricultural-1 zone district**. The address is 14957 Lanewood Street. The Assessor's Parcel Numbers are 0156714202007 and 0156714202008. The applicant is: The Steve and Sharon S. Trust, 1060 West Leadora Avenue, Glendora, CA 91741.

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) 523-6949 by **November 11, 2024** 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 LCampbell@adcogov.org.

The hearing will be held in the Adams County Hearing Room located at 4430 S. Adams County Pkwy., Brighton CO 80601. This will be a public hearing and any interested parties may attend and be heard. The applicant or representative's presence at these hearings has been 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 prior to the meeting date.

For further information regarding this case, please contact the Community and Economic Development Department, 430 S. Adams County Pkwy., Brighton CO 80601, (720) 523-6800. 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/current-land-use-cases. Thank you for your review of this case.

Lia Campbell
Planner II

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

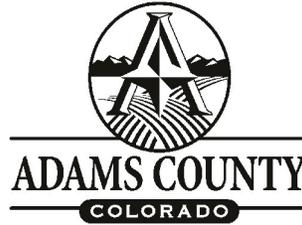
Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5

Community & Economic
Development Department
www.adcogov.org



4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO 80601-8218
PHONE 720.523.6880
FAX 720.523.6967
EMAIL: epermitcenter@adcogov.org

REQUEST FOR COMMENTS AND PUBLIC HEARING NOTIFICATION

Case Name:	Allart Subdivision, Amendment No. 1
Case Number:	PLT2023-00038
Board of County Commissioners Hearing Date:	Tuesday, January 21, 2025, at 9:30 a.m.

December 6, 2024

A public hearing has been set by the Adams County Board of County Commissioners to consider the following request: **Subdivision replat to reconfigure two previously platted lots in the Agricultural-1 zone district.** The address is 14957 Lanewood Street. The Assessor's Parcel Numbers are 0156714202007 and 0156714202008. The applicant is: The Steve and Sharon S. Trust, 1060 West Leadora Avenue, Glendora, CA 91741.

The hearing will be held in the Adams County Hearing Room located at 4430 S. Adams County Pkwy., Brighton CO 80601. This will be a public hearing and any interested parties may attend and be heard. The applicant or representative's presence at these hearings has been 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 prior to the meeting date.

For further information regarding this case, please contact the Community and Economic Development Department, 430 S. Adams County Pkwy., Brighton CO 80601, (720) 523-6800. 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/current-land-use-cases. Thank you for your review of this case.

Lia Campbell
Planner II

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

PUBLISHER'S AFFIDAVIT

STATE OF COLORADO

)SS

COUNTIES OF ADAMS, ARAPAHOE, ELBERT

I, Douglas Claussen, the Publisher & Editor, or Luanne Stang, designated Agent, of the I-70 Scout, a weekly newspaper of general publication distribution to all addresses from Watkins east to Agate, State of Colorado, do hereby certify the foregoing notice as published in said newspaper, published in the regular and entire issue of said newspaper, once each week for 1 successive weeks; that the first publication of said notice was in the issue of said newspaper date:

10/24/24

And the last publication of said notice was in the issue of said newspaper date:

10/24/24

And that copies of each number of said paper in which said notice and/or list(s) were published, and delivered by U.S. Mail to each address contained in the publication area, according to the accustomed mode of business in this office.

[Signature]
Publisher/Editor

The above certificate of publication was subscribed and affirmed to before me, a Notary Public, to be the identical person described in the above certificate, on the

25th day of October 2024.

[Signature]
Notary Public

04-16-2026
(My Notary Public Commission Expiration Date)

Allart Subdivision, Amendment No.1PLT2023-00038

Planning Commission Hearing Date: Thursday, Nov. 14, 2024 at 6:00 p.m.
 Board of County Commissioners Hearing Date: Tuesday, Dec. 3, 2024, 9:30 a.m.
 Case Manager: Lia Campbell, LCampbell@adco.gov 720.523.6949
 Requests: Subdivision replat to reconfigure two previously platted lots in the Agricultural-1 zone district.
 Location: 19457 Lanewood Street
 Parcel Number: 0156714202007 and 0156714202008

Applicant: Steve and Sharon S. Trust, 1060 West Leadora Avenue, Glendora, CA 91741

Public Hearings Location: 4430 S. Adams County Pkwy., Brighton, CO 80601

Published in *The I-70 Scout* on Thursday, Oct. 24, 2024, and the *Eastern Colorado News* on Friday, Oct. 25, 2024.



KEVIN HEMPHILL
 Notary Public
 State of Colorado
 Notary ID # 20184016470
 My Commission Expires 04-16-2026

PUBLISHER'S AFFIDAVIT

STATE OF COLORADO

)SS

COUNTY OF ADAMS

I, Douglas Claussen, do solemnly swear that I am the
Publisher & Editor, or

L. Anne Stanes
Designated Agent, of the Eastern Colorado News, a
weekly newspaper duly qualified for publishing legal
notices within the meaning of the laws of the State of
Colorado, printed and published in the County of Adams
State of Colorado, and has a general circulation therein;
that said newspaper has been published continuously,
without interruption, in said County of Adams for a
period of more than fifty-two consecutive weeks prior to
the first publication of the annexed legal notice and I do
hereby certify that the foregoing notice was published in
said newspaper, published in the regular and entire issue
of said newspaper, once each week for 1 successive
weeks; that the first publication of said notice was in the
issue of said newspaper dated:

10/25/24

and the last publication of said notice was in the issue of
said newspaper dated:

10/25/24

and that copies of each number of said paper in which
said notice and/or list(s) were published, and delivered by
carriers or transmitted by mail to each of the subscribers
of said paper, according to the accustomed mode of
business in this office.

L. Anne Stanes
Agent Publisher/Editor

The above Affidavit of Publication was subscribed and
affirmed to before me, a Notary Public, to be the identical
person described in the above described affidavit, on
the 25th day of October 2024

Kevin Hemphill
Notary Public

04-16-2026
(My Commission Expires — Date)

Allart Subdivision, Amendment No.1PLT2023-00038

Planning Commission Hearing Date: Thursday, Nov. 14, 2024 at 6:00 p.m.
 Board of County Commissioners Hearing Date: Tuesday, Dec. 3, 2024, 9:30 a.m.
 Case Manager: Lia Campbell, L.Campbell@adccogov.org 720.523.6949
 Requests: Subdivision replat to reconfigure two previously platted lots in the Agricultural-1 zone district.
 Location: 19457 Lanewood Street
 Parcel Number: 0156714202007 and 0156714202008

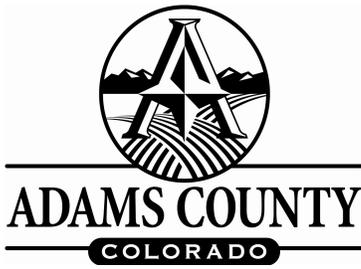
Applicant: Steve and Sharon S. Trust, 1060 West Leadora Avenue, Glendora, CA 91741

Public Hearings Location: 4430 S. Adams County Pkwy., Brighton, CO 80601

Published in *The 1-70 Scout* on Thursday, Oct 24, 2024, and the *Eastern Colorado News* on Friday, Oct 25, 2024



KEVIN HEMPHILL
 Notary Public
 State of Colorado
 Notary ID # 20184016470
 My Commission Expires 04-16-2026



Referral Listing
Case Number PLT2023-00038
Allart Subdivision, Amendment No. 1

Agency

Contact Information

27J Schools

Kerrie Monti
1850 Egbert St
Suite 140, Box 6
Brighton CO 80601
303-655-2984
kmonti@sd27j.net

Adams County Assessor

Margaret Grondalsky
4430 S Adams County Pkwy
C2100
Brighton CO 80601
720.523.6712
MGrondalski@adcogov.org

Adams County CEDD Addressing

David Dittmer
4430 S Adams County Pkwy
Brighton CO 80601
720.523.6800
ddittmer@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 Environmental Services Division

Megan Grant
4430 S Adams County Pkwy
Brighton CO 80601
720-523-6986
mgrant@adcogov.org

Adams County CEDD Right-of-Way

David Dittmer
4430 S Adams County Pkwy.
Brighton CO 80601
720-523-6837
ddittmer@adcogov.org

Adams County Code Compliance Officer

Ryan M Ellis
4430 S. Adams County Parkway
Brighton CO 80601
720-523-6908
rmellis@adcogov.org

Agency

Contact Information

Adams County Constiuent Services	Megan Barela 4430 S. Adams County Pkwy Brighton CO 80220 720.523.6997 mbarela@adcogov.org	
Adams County CSWB Neighborhood Services Division	Gail Moon 4430 S Adams County Pkwy Brighton CO 80601 720-523-6856 gmoon@adcogov.org	
Adams County Government, County Attorney's Office	Christine Fitch 4430 S Adams County Pkwy Brighton CO 80601 720-523-6352 CFitch@adcogov.org	
Adams County POSCA Natural Resource Specialist	Jason Baines 9755 Henderson Rd Brighton CO 80601 (303) 637-8005 JBaines@adcogov.org	
Adams County Public Works Construction Inspection	-- 4430 S Adams County Pkwy Brighton CO 80601 720-523-6965 Send to Case Engineer	
Adams County Sheriff	Community Connections 4430 S Adams County Pkwy Brighton CO 80601 303-655-3283 CommunityConnections@adcogov.org	
Adams County Sheriff	Gene Claps 4430 S Adams County Pkwy Brighton CO 80601 303-655-3295 GClaps@adcogov.org	
Adams County Treasurer	Alex Villagran 4430 S Adams County Pkwy Brighton CO 80601 720.523-6166 ALVillagran@adcogov.org	
Box Elder Estates Home Owners Association	Todd Larson 3190 S. Vaughn Way Suite 550 Aurora CO 8023480014 720.571.1440 tlarson@servicepluscm.com	970.581.8939

AgencyContact Information

BRIGHTON FIRE DISTRICT	Elizabeth Bednarcik 500 S 4th Ave 3rd Floor Brighton CO 80601 (303) 659-4101 planreviews@brightonfire.org
Century Link	Joseph Osbourne 303.518.3360 RCUs only: joseph.osborne@centurylink.com
Century Link	Network Real Estate Team 303.518.3360 VSPs ONLY: relocations@lumen.com
Century Link	NRE Easement 303.518.3360 PLTs ONLY: nre.easement@centurylink.com
Century Link, Inc	Ken Miller 5325 Zuni St, Rm 728 Denver CO 80221 303.518.3360 RCUs ONLY: kenneth.r.miller@lumen.com
Colorado Department of Public Health & Environment (CDPHE)	Sean Hackett 4300 S Cherry Creek Dr Denver CO 80246 303.692.3662 cdphe_localreferral@state.co.us 303.691.7702
Colorado Department of Public Health & Environment (CDPHE) - Solid Waste Unit	Caren Johannes 4300 Cherry Creek South Dr HMWMD-CP-B2 Denver CO 80246-1530 303.692.3347 cdphe_localreferral@state.co.us
Colorado Department of Public Health & Environment (CDPHE) - Water Quality Protection District	Bret Icenogle 4300 Cherry Creek Drive South WQCD-B2 Denver CO 80246-1530 303-692-3278 cdphe_localreferral@state.co.us
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

AgencyContact Information

Colorado Geological Survey	Jill Carlson 1500 Illinois Street Golden CO 80401 303-384-2643 CGS_LUR@mines.edu	303-384-2655
Colorado Geological Survey: CGS_LUR@mines.edu	Jill Carlson Mail CHECK to Jill Carlson 303-384-2643 CGS_LUR@mines.edu	303-384-2655
COMCAST	Miguel Flores 8490 N UMATILLA ST FEDERAL HEIGHTS CO 80260 720-413-0113 Miguel_Flores@comcast.com	
Public Service Company of Colorado (PSCo) dba Xcel Energy	-- 1123 W 3rd Ave Denver CO 80223 303.571.3306 bdrco@xcelenergy.com	
Public Service Company of Colorado (PSCo) dba Xcel Energy	Violeta Ciocanu 1123 West 3rd Denver CO 80223 303-571-3863 Violeta.Ciocanu@xcelenergy.com	
Regional Transportation District (RTD)	Paul Von Fay 1560 Broadway Suite 700 Denver CO 80202 303-299-2317 engineering@rtd-denver.com	
United Power	Zayda Vargas 500 Cooperative Way Brighton CO 80603 303-659-0551 platreferral@unitedpower.com	
United States Postal Service	Jason Eddleman 303-853-6025 Jason.G.Eddleman@usps.gov	

BATES CHRISTOPHER J
14851 N RIDGE ST
BRIGHTON CO 80603-8353

FERM MICHAEL AARON TRUST B 1/2 INT AND
FERM CAROLYN V 1/2 INT
5850 FOX RUN CT
PARKER CO 80134-5445

BODANE MARK A AND
BODANE MARY J
30968 E 151ST AVE
BRIGHTON CO 80603

FOSTER JAMESON AND
GENARDI HEATHER
15055 OVERTON ST
BRIGHTON CO 80603-8355

BOX ELDER ESTATES SUBDIVISION HOMEOWNERS
ASSOCIATION
14800 LANEWOOD STREET
BRIGHTON CO 80603

GALVAN JOSE R
15196 OVERTON ST
BRIGHTON CO 80603-8336

BRAYTON GREGORY
14972 N RIDGE ST
BRIGHTON CO 80603-8353

HENSE BETTY JEAN AND
NEAL JOSHUA BERT
14641 LANEWOOD ST
BRIGHTON CO 80603-8835

CARLEY JOSE
CARLEY JOSEPH R
15006 OVERTON ST
BRIGHTON CO 80603-8354

HERNANDEZ GILBERTO RIVAS
15136 OVERTON ST
BRIGHTON CO 80603-8336

CURTIS DOUGLAS A AND
CURTIS GLORIA K
14971 N RIDGE ST
BRIGHTON CO 80603-8353

HOBBS JAMES AND
HOBBS CARRIE
31166 E 150TH AVE
BRIGHTON CO 80603-8356

DAMIAN VALERIE AND
DAMIAN ALFREDO
31196 1/2 E 150TH AVE
BRIGHTON CO 80603-8356

HUNTER TOD R AND
HUNTER KERRI L
30512 E 148TH AVENUE
BRIGHTON CO 80603

DENBOW DAVID ALLEN AND
REED SUSAN ELAINE
30909 E 150TH AVE
BRIGHTON CO 80603-8357

KADDIE LLC
12331 PEORIA
HENDERSON CO 80640

DILSAVER JONANNA M LIVING TRUST
14601 MEADOW WOODS ST
BRIGHTON CO 80603-8942

KARPOV VLADIMIR
15016 OVERTON ST
BRIGHTON CO 80603-8354

EPIC ESTATES AT BRIGHTON LLC
708 HORIZON ST
FLOWER MOUND TX 75028-1462

KUBISCHTA SHEA JAMES AND
KUBISCHTA JOANNE
14740 MEADOW WOODS ST
BRIGHTON CO 80603

KUNUGI JENNIFER
15086 OVERTON ST
BRIGHTON CO 80603-8354

PORTERFIELD WILLIAM DAVID IV AND
BERLIN BRENDA ANN
14781 MEADOW WOODS STREET
BRIGHTON CO 80603

LANGSTON DANNY G
14871 HAYESMOUNT MILE RD
BRIGHTON CO 80603

QUINN RICHARD H AND
QUINN JOYCE A
14881 N RIDGE ST
BRIGHTON CO 80603-8353

LANGSTON DANNY G
14871 HAYESMOUNT RD
BRIGHTON CO 80603-8846

RYAN DOUG J AND
RYAN JAMIE L
15034 LINDARK ST
BRIGHTON CO 80603-8333

LANGSTON DANNY G
14871 HAYSMOUNT MILE RD
BRIGHTON CO 80603

SMITH STEPHEN A AND
SMITH PAMELA C
15056 OVERTON ST
BRIGHTON CO 80603-8354

MCCULLOUGH ROGER F AND
MCCULLOUGH LISA M
14912 N RIDGE ST
BRIGHTON CO 80603-8353

TACKER DAN J AND
TACKER JULIE L
31088 E 151ST AVE
BRIGHTON CO 80603-8334

MEEKS DONALD DEAN AND
MEEKS JULIE ELLEN
14831 N RIDGE ST
BRIGHTON CO 80603-8353

THE BENTON-COOK FAMILY TRUST
15074 LINDARK ST
BRIGHTON CO 80603-8333

ORNELAS RAUL AND
ORNELAS ADRIANA AVALOS DE
7590 KRAMERIA ST
COMMERCE CITY CO 80022-1340

THE STEVE AND SHARON S TRUST
1060 W LEADORA AVE
GLEN DORA CA 91741-1805

PAINE GREGORY D AND
PAINE KELLY ANNE
30728 E 151ST AVE
BRIGHTON CO 80603-8334

TOUCHTON GERTRUDE AND
TOUCHTON GABRIEL
14788 MAYWOOD COURT
BRIGHTON CO 80601

PAULEY JACK L
14842 N RIDGE ST
BRIGHTON CO 80603-8353

TRUJILLO CRISTOBAL AND
TRUJILLO KRISTIN
31136 E 150TH AVE
BRIGHTON CO 80603-8356

PHAM KINH
6680 W ARKANSAS AVE
LAKEWOOD CO 80232-5602

VALLEY VIEW ESTATES HOMEOWNERS
ASSOCIATION INC
14885 INDIAN HILL CT
BRIGHTON CO 80603-5860

WAGNER FRANKLYN W
2940 ROSE HILL ST
STRASBURG CO 80136-7428

BURHAM RYAN AND
BURHAM CRISTEN
OR CURRENT RESIDENT
30550 E 150TH AVE
BRIGHTON CO 80603-8331

ALMEIDA LUIS OMAR
OR CURRENT RESIDENT
29300 E 152ND AVE
BRIGHTON CO 80603-8837

CARLEY JOSE
CARLEY JOSEPH R
OR CURRENT RESIDENT
15006 OVERTON ST
BRIGHTON CO 80603-8354

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

CHAMEROY TYLER D AND
CHAMEROY HEIDI N AND PIERCE MACHEAL A
OR CURRENT RESIDENT
30848 E 151ST AVE
BRIGHTON CO 80603-8334

BARKER TRUST
OR CURRENT RESIDENT
30829 E 150TH AVE
BRIGHTON CO 80603-8357

CHAMEROY TYLER D AND CHAMEROY HEIDI N
PIERCE MACHEAL A
OR CURRENT RESIDENT
30848 E 151ST AVE
BRIGHTON CO 80603-8334

BARKER TRUST
OR CURRENT RESIDENT
30829 1/2 E 150TH AVE
BRIGHTON CO 80603-8357

COFFIN ROBERT L AND
SANDER JOLENE J
OR CURRENT RESIDENT
15083 LINDARK ST
BRIGHTON CO 80603

BERTRAND CHRISTOPHER AND
BERTRAND REGINA
OR CURRENT RESIDENT
29909 E 149TH CT
BRIGHTON CO 80603-5859

COLE JASON W SR
OR CURRENT RESIDENT
30071 E 149TH CT
BRIGHTON CO 80603-5861

BODANE MARK A AND
BODANE MARY J
OR CURRENT RESIDENT
30968 E 151ST AVE
BRIGHTON CO 80603

COWEN LAURA
OR CURRENT RESIDENT
15040 JALNA CT
BRIGHTON CO 80603-8408

BOWMAN VERNON C AND
BOWMAN LAURA F
OR CURRENT RESIDENT
15023 LINDARK STREET
BRIGHTON CO 80603

CULVER JAMES R JR AND
POWELL JULIE A
OR CURRENT RESIDENT
14766 N MAYWOOD CT
BRIGHTON CO 80603-8891

BROWN ANDY JACKSON AND
BROWN RENO LATRICE
OR CURRENT RESIDENT
14860 INDIAN HILL CT
BRIGHTON CO 80603-5860

DAMIAN VALERIE AND
DAMIAN ALFREDO
OR CURRENT RESIDENT
31196 1/2 E 150TH AVE
BRIGHTON CO 80603-8356

BURCIAGA LOYA JOSE A AND
ARANDA ENRIQUEZ BLANCA NORA
OR CURRENT RESIDENT
15003 LINDARK ST
BRIGHTON CO 80603-8332

DENBOW DAVID ALLEN AND
REED SUSAN ELAINE
OR CURRENT RESIDENT
30909 E 150TH AVE
BRIGHTON CO 80603-8357

DRESSLER TARA A
OR CURRENT RESIDENT
30600 E 150TH AVE
BRIGHTON CO 80603-8331

HANSFORD BENJAMIN R JR AND
HANSFORD NICOLE V
OR CURRENT RESIDENT
30719 E 151ST AVE
BRIGHTON CO 80603-8335

EDLER TYLER
EDLER JENNY
OR CURRENT RESIDENT
15036 OVERTON ST
BRIGHTON CO 80603-8354

HENNI DARWIN J AND
HENNI WYOTA E
OR CURRENT RESIDENT
31199 E 151ST AVE
BRIGHTON CO 80603-8335

EDLER TYLER AND
EDLER JENNY
OR CURRENT RESIDENT
15036 1/2 OVERTON ST
BRIGHTON CO 80603-8354

HENSE BETTY JEAN AND
NEAL JOSHUA BERT
OR CURRENT RESIDENT
14641 LANEWOOD ST
BRIGHTON CO 80603-8835

EISENACH DONALD L AND D JANET
OR CURRENT RESIDENT
14611 LANEWOOD ST
BRIGHTON CO 80603

HERNANDEZ GILBERTO RIVAS
OR CURRENT RESIDENT
15136 OVERTON ST
BRIGHTON CO 80603-8336

EISENACH WAYNE AND SANDRA
OR CURRENT RESIDENT
14725 LANEWOOD ST
BRIGHTON CO 80603

HOBBS JAMES AND
HOBBS CARRIE
OR CURRENT RESIDENT
31166 E 150TH AVE
BRIGHTON CO 80603-8356

FERNANDEZ EDWARD D AND FERNANDEZ BRENDA L
OR CURRENT RESIDENT
15091 HAYESMOUNT RD
BRIGHTON CO 80603-8846

JACKSON MICHAEL D AND
JACKSON INGRID A
OR CURRENT RESIDENT
15085 OVERTON ST
BRIGHTON CO 80603-8355

FOX GREGG WILLIAM AND
FOX STEPHANA M
OR CURRENT RESIDENT
14755 N MAYWOOD CT
BRIGHTON CO 80603-8891

KARPOV VLADIMIR
OR CURRENT RESIDENT
15016 OVERTON ST
BRIGHTON CO 80603-8354

GREEN STEVEN R AND
REESE ANNA
OR CURRENT RESIDENT
14691 N MEADOW WOODS ST
BRIGHTON CO 80603-8942

KELLEY DUSTIN T AND
KELLEY LARA L
OR CURRENT RESIDENT
14830 INDIAN HILL CT
BRIGHTON CO 80603-5860

GUTIERREZ FRANCISCO
OR CURRENT RESIDENT
15060 JALNA CT
BRIGHTON CO 80603-8408

KIRBY LEROY D AND
KIRBY JULIE
OR CURRENT RESIDENT
14622 N MAYWOOD CT
BRIGHTON CO 80603-8891

GUZMAN JOSE AND
GUZMAN ADELA
OR CURRENT RESIDENT
14633 N MAYWOOD CT
BRIGHTON CO 80603

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

KRISKE JOHN AND
KRISKE JENNIFER
OR CURRENT RESIDENT
29950 E 149TH CT
BRIGHTON CO 80603-5859

MCALISTER STACEY A AND
MCALISTER LADONNA L
OR CURRENT RESIDENT
15096 1/2 OVERTON ST
BRIGHTON CO 80603-8354

KROLL STEVEN C AND
KROLL LAURIE A
OR CURRENT RESIDENT
14660 N MEADOW WOODS ST
BRIGHTON CO 80603-8942

MILES DARYL JERELL AND
MILES LIZBETH MARIE
OR CURRENT RESIDENT
29821 E 149TH CT
BRIGHTON CO 80603-5859

KUNUGI JENNIFER
OR CURRENT RESIDENT
15086 OVERTON ST
BRIGHTON CO 80603-8354

MOLINA JOSE DELORES AND
MOLINA MARISOL ZAMORA DE
OR CURRENT RESIDENT
31049 E 150TH AVE
BRIGHTON CO 80603-8357

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

MOLINA JOSE DELORES AND
MOLINA MARISOL ZAMORA DE
OR CURRENT RESIDENT
31049 1/2 E 150TH AVE
BRIGHTON CO 80603-8357

LEBLANC-ESPARZA KYM DAWN
OR CURRENT RESIDENT
30959 E 151ST AVE
BRIGHTON CO 80603-8335

MORENO MARIO AND
MORENO CAROL ANN
OR CURRENT RESIDENT
15101 HAYESMOUNT RD
BRIGHTON CO 80606

LIBHART TIMOTHY R AND
LIBHART KIMBERLY S
OR CURRENT RESIDENT
30522 E 148TH CT
BRIGHTON CO 80603-8330

MORGAN JOHN W
OR CURRENT RESIDENT
14780 N MEADOW WOODS ST
BRIGHTON CO 80603-8942

LOPEZ LISA
OR CURRENT RESIDENT
15093 LINDARK ST
BRIGHTON CO 80603-8332

NARVERUD EARL N
OR CURRENT RESIDENT
15043 LINDARK ST
BRIGHTON CO 80603-8332

LUJAN SAUL JR AND
LUJAN YANIRA
OR CURRENT RESIDENT
15080 JALNA CT
BRIGHTON CO 80603-8408

NELSON TERESA
OR CURRENT RESIDENT
30700 E 150TH AVE
BRIGHTON CO 80603-8352

MAKEPEACE LESTER B III AND
MAKEPEACE ROSEMARY F
OR CURRENT RESIDENT
15063 LINDARK STREET
BRIGHTON CO 80603

NESS RYAN T AND
NESS BREANNE M
OR CURRENT RESIDENT
14825 INDIAN HILL CT
BRIGHTON CO 80603-5860

MCALISTER STACEY A AND
MCALISTER LADONNA L
OR CURRENT RESIDENT
15096 OVERTON ST
BRIGHTON CO 80603-8354

NEVINS PRUDENCE
OR CURRENT RESIDENT
14799 N MAYWOOD CT
BRIGHTON CO 80603-8891

OLSON TANYA AND
SMITH CLAYTON JACOB
OR CURRENT RESIDENT
30850 E 150TH AVE
BRIGHTON CO 80603-8352

SORENSEN TIMOTHY AND
SORENSEN KRISTA
OR CURRENT RESIDENT
14741 N MEADOW WOODS ST
BRIGHTON CO 80603-8942

PAINE GREGORY D AND
PAINE KELLY ANNE
OR CURRENT RESIDENT
30728 E 151ST AVE
BRIGHTON CO 80603-8334

STREET RODS AND TOYS TRUST AND
BARBARA C LETCHER LIVING TRUST
OR CURRENT RESIDENT
14845 INDIAN HILL CT
BRIGHTON CO 80603-5860

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

SWAZO ADELINE M AND
SWAZO LENA
OR CURRENT RESIDENT
14644 N MAYWOOD CT
BRIGHTON CO 80603-8891

R & G TRUCKING
OR CURRENT RESIDENT
14576 HAYESMOUNT RD
BRIGHTON CO 80603-8815

TACKER DAN J AND
TACKER JULIE L
OR CURRENT RESIDENT
31088 E 151ST AVE
BRIGHTON CO 80603-8334

RYAN DOUG J AND
RYAN JAMIE L
OR CURRENT RESIDENT
15034 LINDARK ST
BRIGHTON CO 80603-8333

THE BENTON-COOK FAMILY TRUST
OR CURRENT RESIDENT
15074 LINDARK ST
BRIGHTON CO 80603-8333

SAWALLESH EDWARD AND
SAWALLESH ALISON
OR CURRENT RESIDENT
14611 N MAYWOOD CT
BRIGHTON CO 80603-8891

THE SUSAN VOLLMAR LIVING TRUST
OR CURRENT RESIDENT
29961 E 149TH CT
BRIGHTON CO 80603-5859

SCHAFFER JOSHUA P AND
SCHAFFER BRECHEN M
OR CURRENT RESIDENT
31139 E 150TH AVE
BRIGHTON CO 80603-8357

TOLIVER JOYCE L AND
TOLIVER BRENT W
OR CURRENT RESIDENT
30511 E 148TH CT
BRIGHTON CO 80603-8330

SCHEITLIN DWAYNE
OR CURRENT RESIDENT
30551 E 148TH CT
BRIGHTON CO 80603-8330

TORRES LEONEL NOE AND
TORRES CLAUDIA SELENE
OR CURRENT RESIDENT
15100 JALNA CT
BRIGHTON CO 80603-8486

SCHLIHS RICHARD AND
SCHLIHS MARIE
OR CURRENT RESIDENT
15004 LINDARK STREET
BRIGHTON CO 80603

TOWNSEND ALVINO AND
TOWNSEND RHONDA
OR CURRENT RESIDENT
30050 E 149TH CT
BRIGHTON CO 80603-5861

SMITH STEPHEN A AND
SMITH PAMELA C
OR CURRENT RESIDENT
15056 OVERTON ST
BRIGHTON CO 80603-8354

TRUJILLO CRISTOBAL AND
TRUJILLO KRISTIN
OR CURRENT RESIDENT
31136 E 150TH AVE
BRIGHTON CO 80603-8356

VERINI VINCENT AND
ERBE JODI
OR CURRENT RESIDENT
30609 E 151ST AVE
BRIGHTON CO 80603-8335

CURRENT RESIDENT
30512 E 148TH CT
BRIGHTON CO 80603-8330

VITOLAS REYNALDO GOMEZ
OR CURRENT RESIDENT
15312 GREAT ROCK CT
BRIGHTON CO 80603-8845

CURRENT RESIDENT
14831 NORTH RIDGE ST
BRIGHTON CO 80603-8353

WALTZ THOMAS AND
WALTZ NICOLE
OR CURRENT RESIDENT
14777 N MAYWOOD CT
BRIGHTON CO 80603-8891

CURRENT RESIDENT
14842 NORTH RIDGE ST
BRIGHTON CO 80603-8353

WILLIAMS PAUL D AND
WILLIAMS ANJANETTE M
OR CURRENT RESIDENT
30839 E 151ST AVE
BRIGHTON CO 80603-8335

CURRENT RESIDENT
14851 NORTH RIDGE ST
BRIGHTON CO 80603-8353

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

CURRENT RESIDENT
14881 NORTH RIDGE ST
BRIGHTON CO 80603-8353

WINN KAREN P
OR CURRENT RESIDENT
31079 E 151ST AVE
BRIGHTON CO 80603-8335

CURRENT RESIDENT
14912 NORTH RIDGE ST
BRIGHTON CO 80603-8353

WINSLOW MARK A
OR CURRENT RESIDENT
15081 HAYESMOUNT RD
BRIGHTON CO 80603-8846

CURRENT RESIDENT
14971 NORTH RIDGE ST
BRIGHTON CO 80603-8353

XAVIER CHRISTINE O
OR CURRENT RESIDENT
15076 1/2 OVERTON ST
BRIGHTON CO 80603-8354

CURRENT RESIDENT
14972 NORTH RIDGE ST
BRIGHTON CO 80603-8353

XAVIER CHRISTINE O
OR CURRENT RESIDENT
15076 OVERTON ST
BRIGHTON CO 80603-8354

CURRENT RESIDENT
31196 E 150TH AVE
COMMERCE CITY CO 80603-8356

CURRENT RESIDENT
30601 E 152ND AVE
BRIGHTON CO 80603-6501

CURRENT RESIDENT
14631 LANEWOOD ST
BRIGHTON CO 80603-8835

CURRENT RESIDENT
14955 LANEWOOD ST
BRIGHTON CO 80603-8835

CURRENT RESIDENT
14957 LANEWOOD ST
BRIGHTON CO 80603-8835

CURRENT RESIDENT
14788 N MAYWOOD CT
BRIGHTON CO 80603-8891

CURRENT RESIDENT
32000 E 144TH AVE
BRIGHTON CO 80603-8894

CURRENT RESIDENT
14601 N MEADOW WOODS ST
BRIGHTON CO 80603-8942

CURRENT RESIDENT
14740 N MEADOW WOODS ST
BRIGHTON CO 80603-8942

CURRENT RESIDENT
14781 N MEADOW WOODS ST
BRIGHTON CO 80603-8942

Certificate of Posting



I, Lia Campbell, do hereby certify that I had the property at 14957 Lanewood Street, posted on October 31, 2024, in accordance with the requirements of the Adams County Zoning Regulations.