

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

**RESOLUTION FOR LAND USE CASE DECISION - CASE #PLT2013-00013 COYOTE
RIDGE FILING NO. 8**

Resolution 2014-158

WHEREAS, on the 31st day of March, 2014, the Board of County Commissioners, held a public hearing on the application of Pauls Development East, Case #PLT2013-00013; and,

WHEREAS, this case involved an application for: Major Subdivision (Final Plat) to create 46 lots on approximately 12.98 acres in the R-1-C, Residential zone district on the following described property:

PARCEL NUMBER: 0181334300033

APPROXIMATE LOCATION: Basil Street between East 18th Avenue and East 21st Avenue

LEGAL DESCRIPTION: SECT,TWN,RNG:34-3-62 DESC: BEG AT NW COR OF STRASBURG EAST SUBD THIRD FLG TH N 1598/40 FT TO A PT ON S LN OF BLK 3 STRASBURG EAST SUBD FIRST FLG TH E 1040/11 FT TH S 290 FT TH E 68/10 FT TO SE COR SD BLK 3 TH S 3026/15 FT TH W 343/99 FT TO A PT ON ELY LN OF LOT 1 STRASBURG EAST SUBD SECOND FLG TH N 25/11 FT TH W 101/92 FT TO SE COR OF STRASBURG EAST SUBD THIRD FLG TH N 1688/94 FT TO NE COR SD SUBD TH W 661/59 FT M/L TO THE POB EXC WLY 40 FT THEREOF AND EXC PT PLATTED 12/9817A

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

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that based upon the evidence presented at the hearing and the recommendations of the Department of Planning and Development and the Planning Commission, the application in this case be hereby **APPROVED** based upon the following findings of fact and subject to the fulfillment of the following conditions precedent and stipulations by the applicant:

1. The final plat is consistent and conforms to the approved preliminary plat.
2. The final plat is in conformance with the subdivision design standards.

3. The applicant has provided evidence that a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards.
4. The applicant has provided evidence that a public sewage disposal system has been established and, if other methods of sewage disposal are proposed, adequate evidence indicating that such system complies with state and local laws and regulations.
5. The applicant has provided evidence to show all areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified by the applicant and the proposed uses of these areas are compatible with such conditions.
6. The proposed or constructed drainage improvements are adequate and comply with these standards and regulations.
7. Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or financially guaranteed through cash-in-lieu or a subdivision improvements agreement so the proposed subdivision will not negatively impact the levels of service of the County.

Notes to the Applicant:

1. The applicant shall comply with all building, zoning, fire, engineering, and health codes and regulations during the development of the project area.
2. The applicant shall pay the school portion of the public land dedication fees directly to School District #31J in the amount of \$1,706.72 per lot in accordance with the BOCC resolution in Case # PRJ2001-00047. This fee shall be paid, and a receipt from the School District shall be submitted to the County, prior to issuance of any building permits for Strasburg East (Coyote Ridge) Filing #8.
3. The applicant shall comply with the letter dated November 7, 2013 from the Strasburg Fire Protection District #8.

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

Henry	_____	Aye
Tedesco	_____	Aye
Hansen	_____	Excused

Commissioners

STATE OF COLORADO)
County of Adams)

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County, at Brighton, Colorado this 31st day of March, A.D. 2014.

County Clerk and ex-officio Clerk of the Board of County Commissioners
Karen Long:



By:



Deputy

Coyote Ridge Filing No. 8

Case Number:	PLT2013-00013
Planning Commission Hearing Date:	
Board of County Commissioners Hearing Date:	03/31/2014 at 10:00 a.m.

Case Manager: Michael Weaver

Case Technician: Genevieve Pizinger

Applicant: Pauls Development East
MIKE SERRA 303-371-9000
270 SAINT PAUL STREET
SUITE 300
DENVER, CO 80206

Owner: PAULS DEVELOPMENT EAST
CO

Representative:

Location: CO

Parcel Number: 0181334300033

Size of Property: undetermined parcel size

Proposed Use: Residential

Request: Major Subdivision (Final Plat) to create 46 lots on approximately 12.98 acres in the R-1-C, Residential zone district.

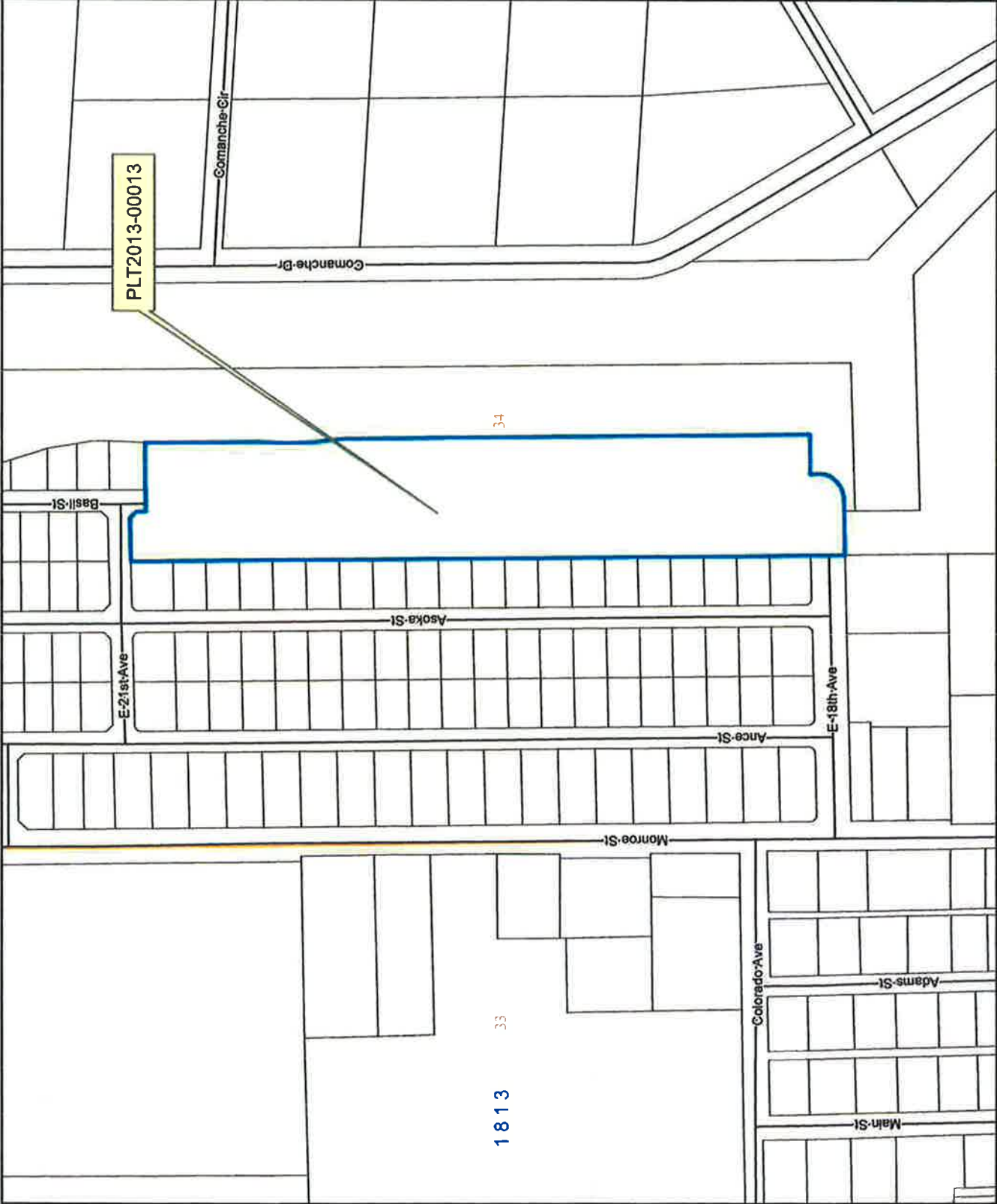
	HEARINGS	
	Planning Commission	Board of County Commissioners
Date:		Date: 03/31/2014
Action:		Action:
Date:		Date:
Action:		Action:
Review for Tracking:		Date:
Map Updated by:		Date:
Approved By:		Date:

LEGEND

- ★ Special Zoning Conditions
- 3 Section Numbers
- Railroad
- Major Water
- Zoning Line
- Sections
- Airport Noise Overlay
- Incorporated Areas



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



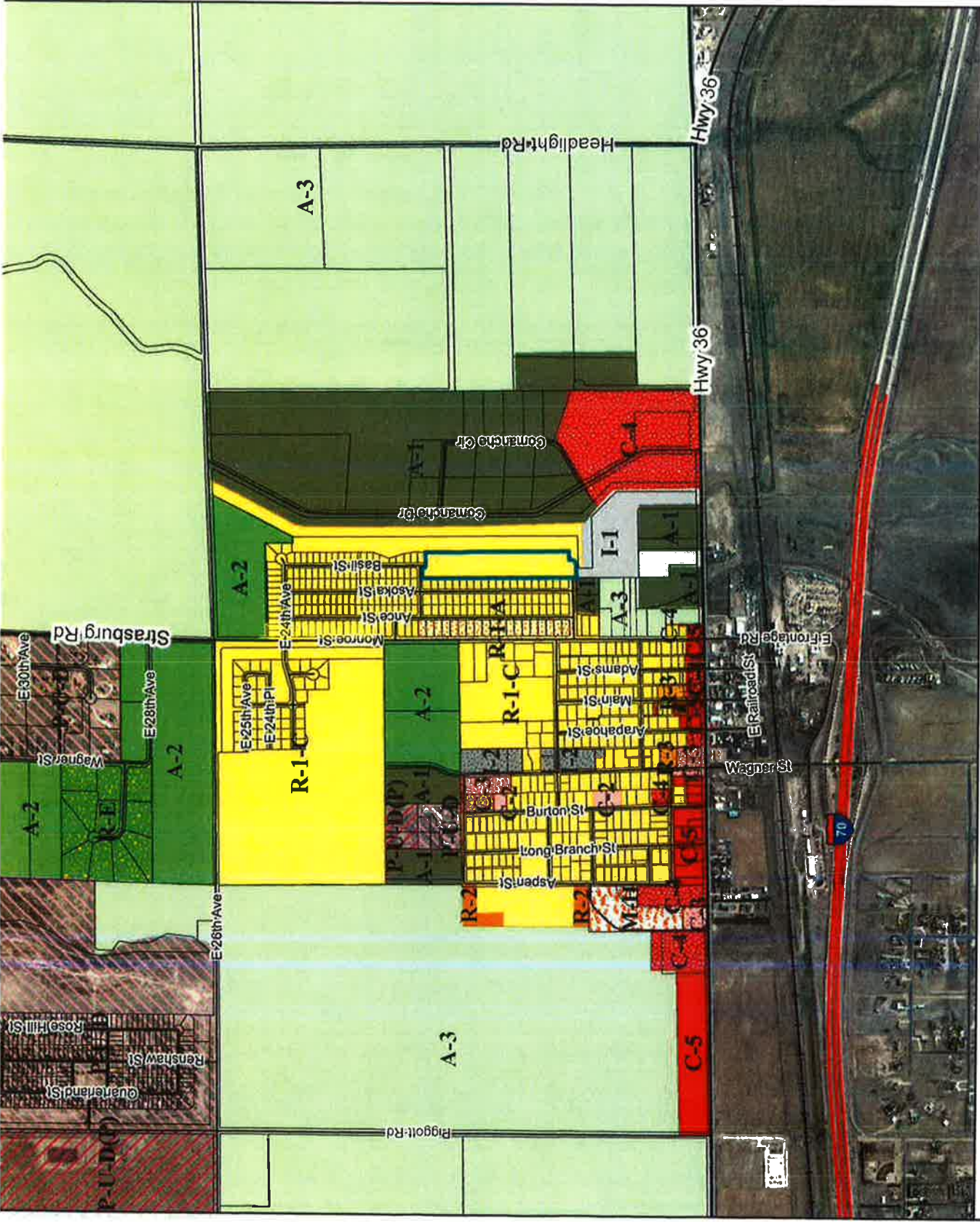
Coyote Ridge Filing No. 8
PLT2013-00013

For display purposes only.

LEGEND

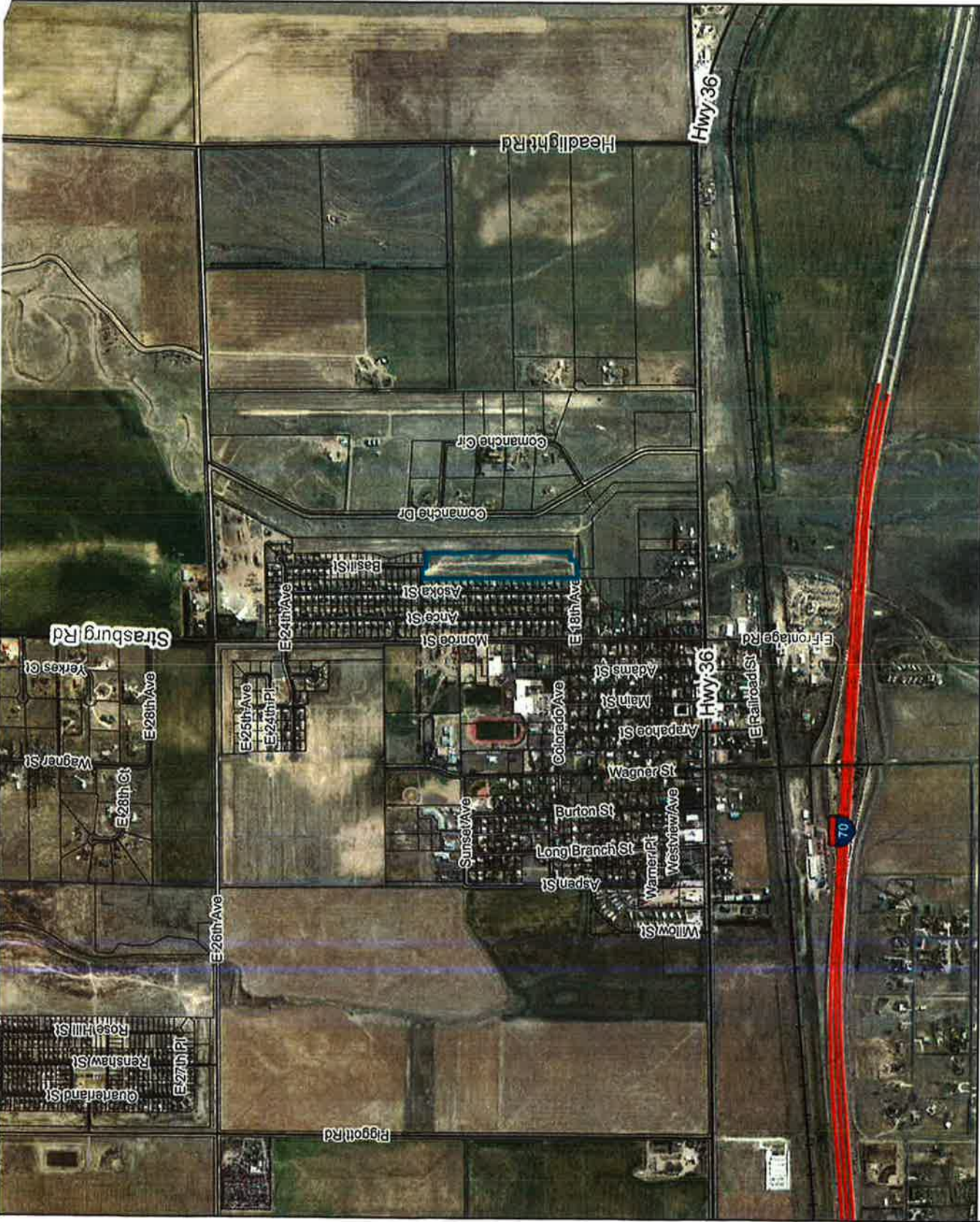
- Special Zoning Conditions
 - Section Numbers
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 - Sections
- Zoning Districts**
- | | | | | | | | | | | | | | | | | | | | | | | | | | |
|-----|-----|-----|-----|-------|-------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|----|----|----|-----|-------|----------|-----------------------|
| 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) | Airport Noise Overlay |
| | | | | | | | | | | | | | | | | | | | | | | | | | |

ADAMS COUNTY
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Case Name: Coyote Ridge Final Plat
Case Number

For display purposes only.



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Case Number

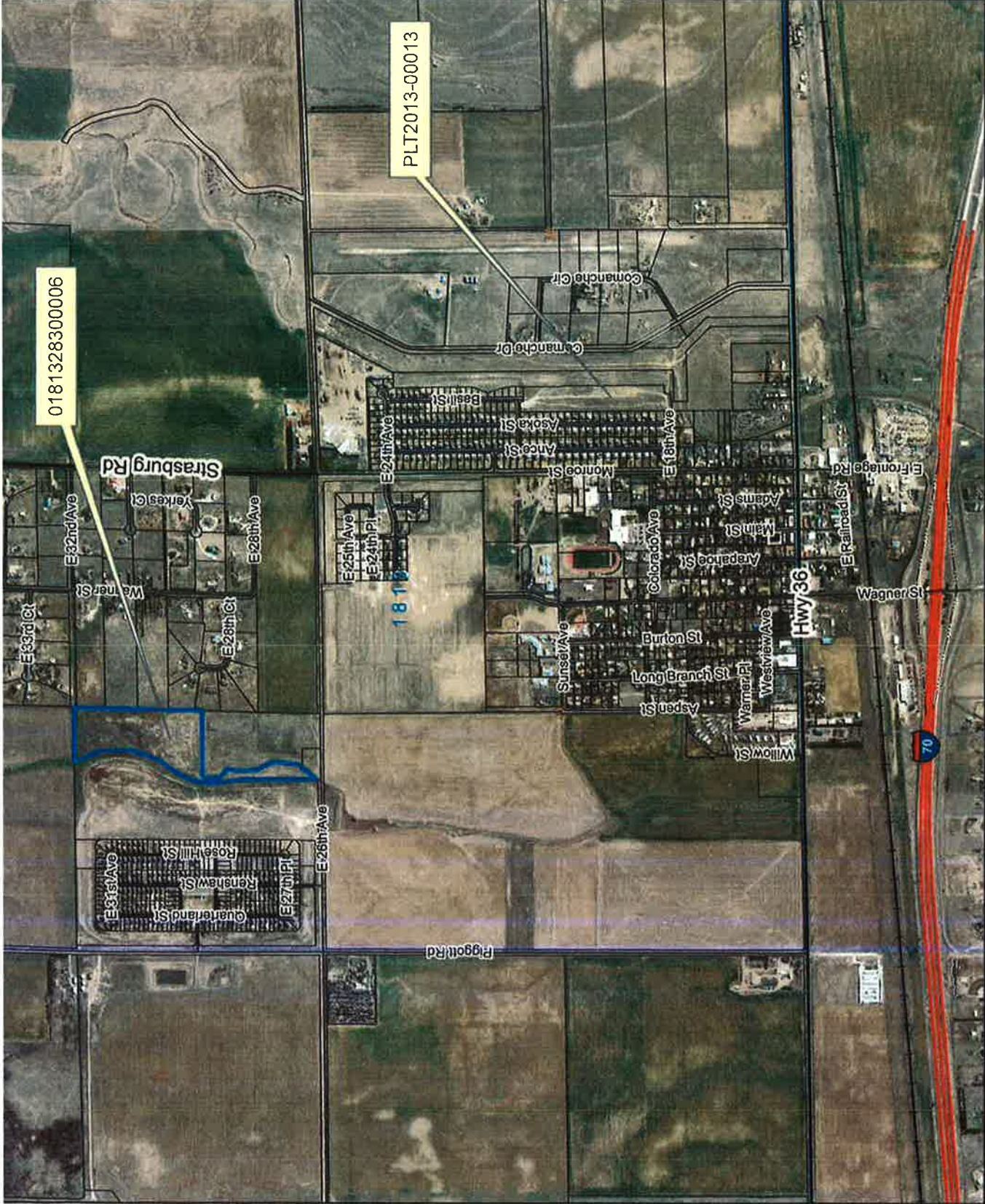
For display purposes only.

- ★ Section Number
- 3 Railroad
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- 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
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- P-U-D(P)
- Airport Noise Overlay

ADAMS COUNTY
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LEGEND

- ★ Special Zoning Conditions
- 3 Section Numbers
- Railroad
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- Sections
- Airport Noise Overlay
- Incorporated Areas



**Parcel conveyed to Strasburg Park District
PLT2013-00013 Coyote Ridge Filing No. 8**

For display purposes only.



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Planning and Development Department
4430 South Adams County Parkway, 1st Floor, Suite W2000A
Brighton, CO 80601-8216
PHONE 720.523.6800 FAX 720.523.6998

MEMORANDUM

To: Board of County Commissioners

From: Michael Weaver, Planner II – Economic Development

Subject: Coyote Ridge Filing No. 8 (*Strasburg East*) / Case #PLT2013-00013

Date: March 11, 2014

According to Section 2-02-17-04-04 #7, *Final Plat Review Procedures*, this item would be listed on the consent calendar. The Board of County Commissioners, however, may take testimony from the public at the public hearing. In this case, Staff does not anticipate any public comment from the applicant, citizens, or referral agencies; therefore, Staff does not make a formal presentation at the hearing.

The Final Plat is in conformance with the General Development Plan approved in 2001 (Case # PRJ2001-00047, Strasburg East GDP), and all previous conditions of approval have been satisfied. Per BOCC resolution in Case # PRJ2001-00047, the applicants will pay the school portion of the public land dedication fees directly to School District #31J in the amount of \$1,706.72 per lot. Proof of this payment will be required prior to issuance of any building permits. The applicants paid in full, on February 18, 2005, the park portions of the PLD fees pursuant to the May 14, 2002 Agreement (Reception # CO981594, 6/10/2002) between the Strasburg Park and Recreation District and Pauls Development East, LLC, and also dedicated a 20-acre site, located at 1932 Burton Street, Strasburg, to the Strasburg Park and Recreation District, on August 9, 2010 (Reception # 2010000053760, 08/12/2010). Construction plans were approved by the Transportation Department.

As part of this project, a Subdivision Improvement Agreement (SIA) is required. The SIA describes the components of the proposed Subdivision, the construction and dedication of public improvements, the certification of sufficient funds to carry out the improvements, and mechanisms for repairing defective improvements during the one-year warranty period. The SIA has been reviewed by the Planning and Development, Transportation, Parks and Community Resources, Attorney, and Finance Departments, and is attached to this report.

Overall, the proposal meets the intent of the 2012 Comprehensive Plan, complies with the requirements of the Adams County Development Standards and Regulations, is compatible with the surrounding area, and will not adversely impact the health, safety, and welfare of the area or the County as long as all the recommended conditions of approval are followed. The project area is designated as Urban Residential in the Comprehensive Plan and is consistent with the character of the area. Staff recommends approval of both the Final Plat and the SIA.



**PLANNING AND DEVELOPMENT DEPARTMENT
STAFF REPORT**

Board of County Commissioners

March 31, 2014

CASE NO.: PLT2013-00013 CASE NAME: Coyote Ridge Filing No. 8 (Strasburg East)

Owners' Names:	Pauls Development East
Applicant's Name	Pauls Development East
Applicant's Address:	270 Saint Paul Street, Suite 300, Denver, CO 80206
Location of Request:	Basil St. between E. 18 th Ave. and E. 21 st Ave., Strasburg
Nature of Request:	Major Subdivision (Final Plat) to create 46 lots on approximately 12.98 acres in the R-1-C, Residential zone district.
Site Size:	+/- 12.98 acres
Zone District:	R-1-C, Residential
Proposed Use:	Residential
Existing Use:	Vacant
Hearing Date(s):	BoCC: March 31, 2014 / 9:30am
Report Date:	March 11, 2014
Case Manager:	Michael Weaver <i>MW A.M.</i>
Staff Recommendation:	APPROVAL with 7 Findings of Fact and 3 Notes

CONSENT CALENDAR

According to Section 2-02-17-04-04 #7, *Final Plat Review Procedures*, this item would be listed on the consent calendar. The Board of County Commissioners, however, may take testimony from the public at the public hearing. In this case, Staff does not anticipate any public comment from the applicant, citizens, or referral agencies; therefore, Staff does not make a formal presentation at the hearing.

SUMMARY OF PREVIOUS APPLICATIONS

- **2001:** Case # *PRJ2001-00047*, Strasburg East GDP: 1) General Development Plan for 183 lots on 57.8 acres and 2) Rezoning 11.0 acres from R-1-A and R-2 to R-1-C. Approved by BOCC on November 26, 2001.

SUMMARY OF APPLICATION

This request is for a Major Subdivision (Final Plat) to create 46 lots on approximately 12.98 acres in the R-1-C, Residential zone district. The purpose of this application is to complete the final phase of development (8th filing) within the 183-lot Coyote Ridge subdivision.

The subject site is located along Basil Street between East 18th Avenue and East 21st Avenue in Strasburg. The site is north of U.S. Highway 36, east of Strasburg Road, south of East 26th Avenue, and west of Comanche Creek. The site is currently vacant land. All of the lots will be provided water and sewer service by the Eastern Adams County Metropolitan District.

The surrounding area is composed of properties zoned R-1-C, Residential, A-1, Agricultural, and I-1, Industrial. The site itself is zoned R-1-C, Residential. The purpose of the R-1-C, Residential zone district is to serve exclusively as a single-family district for smaller home sites and smaller homes. The minimum lot size for internal lots in the R-1-C, Residential zone district is 7,000 square feet, and the minimum lot size for corner lots is 7,500 square feet. All of the proposed 46 lots in Coyote Ridge Filing No. 8 meet these minimum size requirements. The minimum lot width for internal lots in the R-1-C, Residential zone district is 65 feet, and the minimum lot width for corner lots is 70 feet. All of the proposed 46 lots meet these minimum lot width requirements.

The Comprehensive Plan designates the site for Urban Residential uses. Urban Residential areas are designated for single- and multiple-family housing, typically at urban densities of one dwelling per acre or greater. These areas are intended to provide for development of residential neighborhoods with a variety of housing types, with adequate urban services and transportation facilities. Urban Residential areas may also include supporting neighborhood commercial uses designed to serve the needs of nearby residents. Coyote Ridge Filing No. 8 is in conformance with the County's Comprehensive Plan.

The Final Plat is in conformance with the General Development Plan approved in 2001 (Case # PRJ2001-00047, Strasburg East GDP), and all previous conditions of approval have been satisfied. Per BOCC resolution in Case # PRJ2001-00047, the applicants will pay the school portion of the public land dedication fees directly to School District #31J in the amount of \$1,706.72 per lot. Proof of this payment will be required prior to issuance of any building permits. The applicants paid in full, on February 18, 2005, the park portions of the PLD fees for all of Strasburg East pursuant to the May 14, 2002 Agreement (Reception # CO981594, 6/10/2002) between the Strasburg Park and Recreation District and Pauls Development East, LLC, and also dedicated a 20-acre site, located at 1932 Burton Street, Strasburg, to the Strasburg Park and Recreation District, on August 9, 2010 (Reception # 2010000053760, 08/12/2010).

The Final Plat is in conformance with the County's subdivision and zoning design standards and regulations and has been approved by the Transportation Department.

The County has approved the applicants' construction documents and drainage compliance letter associated with this 8th and final phase of the Coyote Ridge (*Strasburg East*) subdivision.

Subdivision Improvement Agreement

As part of this project, a Subdivision Improvement Agreement (SIA) is required. The SIA describes the components of the proposed Subdivision, the construction and dedication of public improvements, the certification of sufficient funds to carry out the improvements, and mechanisms for repairing defective improvements during the one-year warranty period. The SIA has been reviewed by the County's Planning and Development, Transportation, Parks and Community Resources, Attorney, and Finance Departments. The SIA is attached to this report.

REFERRAL AGENCY COMMENTS

In a letter dated November 1, 2013, the Intermountain Rural Electric Association notes that it has reviewed the project for maintaining its existing facilities, utility easements, electric loading, service requirements and environmental impact, and has no additional comments at this time.

In a letter dated November 5, 2013, the Tri-County Health Departments notes that it has reviewed the application for compliance with applicable environmental and public health regulations, and has no comments on the project.

In a letter dated November 6, 2013, Xcel Energy notes that it has no apparent conflict with the project.

In a letter dated November 7, 2013, the Strasburg Fire Protection District #8 notes that it has an agreement in place for the subdivision at Coyote Ridge Filing No. 8, which was filed on January 23, 2003. Per the agreement, Pauls Development East, LLC is to follow the requirements of the fire protection district, and development fees in the amount of \$750 per unit will be due upon issuance of a building permit.

In a letter dated November 11, 2013, the Colorado Department of Transportation notes that the new lots do not directly access a state highway and that CDOT does not anticipate any immediate impacts to a state highway associated with the site plan. CDOT has no objections to the final plat.

In a letter dated December 3, 2013 the Colorado Division of Water Resources notes that it needs an estimated water supply demand amount for the 46 single-family lots and for any additional irrigated areas, which can be provided by completing the Water Supply Information Summary form or an equivalent report providing an estimate of the water requirements of the subdivision. Colorado Division of Water Resources records indicate that due to over commitment it appears that the proposed water supply may not be adequate and may not be able to be provided without causing injury to decreed water rights. The State Engineer has not received enough information on the water requirements of and proposed water supply to this subdivision to render an opinion regarding the adequacy of the water supply and the material injury likely occur to decreed water rights.

In an updated letter dated February 13, 2014, the Colorado Division of Water Resources notes that the Eastern Adams County Metropolitan District responded to the Division's previous letter and submitted additional information to the Division for review. The estimated water requirements are 0.45 acre-feet annually per single-family lot, for a total water demand of 20.7 acre-feet annually. The proposed water supplier is the Eastern Adams County Metropolitan District. It is the opinion of the Colorado Division of Water Resources that the proposed water supply is adequate and can be provided without causing injury to decreed water rights. The Division further states that "The amounts of water in the Denver Basin aquifer are calculated based on estimated current aquifer conditions. For planning purposes the County should be aware that the economic life of a water supply based on wells in a given Denver Basin aquifer may be less than the 100 years (or 300 years) used for allocation due to anticipated water level declines. We recommend that the County determine whether it is appropriate to require development of renewable water resources for subdivisions to provide for a long-term water supply."

STAFF RECOMMENDATION

Overall, the proposal meets the intent of the 2012 Comprehensive Plan, complies with the requirements of the Adams County Development Standards and Regulations, is compatible with the surrounding area, and will not adversely impact the health, safety, and welfare of the area or the County as long as all the recommended conditions of approval are followed. The project area is designated as Urban Residential in the Comprehensive Plan and is consistent with the character of the area. Staff recommends approval based on 7 Findings of Fact.

RECOMMENDED FINDINGS OF FACT FOR APPROVAL

1. The final plat is consistent and conforms to the approved preliminary plat.
2. The final plat is in conformance with the subdivision design standards.
3. The applicant has provided evidence that a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards.
4. The applicant has provided evidence that a public sewage disposal system has been established and, if other methods of sewage disposal are proposed, adequate evidence indicating that such system complies with state and local laws and regulations.
5. The applicant has provided evidence to show all areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified by the applicant and the proposed uses of these areas are compatible with such conditions.
6. The proposed or constructed drainage improvements are adequate and comply with these standards and regulations.

7. Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or financially guaranteed through cash-in-lieu or a subdivision improvements agreement so the proposed subdivision will not negatively impact the levels of service of the County.

Staff Recommendation:	APPROVAL, with 7 Findings of Fact and 3 Notes
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Recommended Notes to the Applicant:

1. The applicant shall comply with all building, zoning, fire, engineering, and health codes and regulations during the development of the project area.
2. The applicant shall pay the school portion of the public land dedication fees directly to School District #31J in the amount of \$1,706.72 per lot in accordance with the BOCC resolution in Case # PRJ2001-00047. This fee shall be paid, and a receipt from the School District shall be submitted to the County, prior to issuance of any building permits for Strasburg East (Coyote Ridge) Filing #8.
3. The applicant shall comply with the letter dated November 7, 2013 from the Strasburg Fire Protection District #8.

CASE ANALYSIS

1. The final plat is consistent and conforms to the approved preliminary plat. Yes.
2. The final plat is in conformance with the subdivision design standards. Yes.
3. The applicant has provided evidence that a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards. Yes.
4. The applicant has provided evidence that a public sewage disposal system has been established and, if other methods of sewage disposal are proposed, adequate evidence indicating that such system complies with state and local laws and regulations. Yes.
5. The applicant has provided evidence to show all areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified by the applicant and the proposed uses of these areas are compatible with such conditions. Yes.
6. The proposed or constructed drainage improvements are adequate and comply with these standards and regulations. Yes.
7. Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or financially guaranteed through cash-in-lieu

or a subdivision improvements agreement so the proposed subdivision will not negatively impact the levels of service of the County. Yes.

CITIZEN COMMENTS

Jeremy Gurley
thegurleys@gmail.com

Jeremy Gurley urges caution and reluctance in considering this proposal. He notes the high number of foreclosures in the area, and is concerned that adding to the supply of new homes will impact the value of existing homes in the area.

COUNTY AGENCY COMMENTS

Adams County Building Safety Division:

None

Adams County Code Compliance Division:

None

Adams County Parks & Community Resources Department:

None

Adams County Sheriff's Office:

None

Adams County Transportation Department:

The subdivision construction plans, including drainage and street construction, have been reviewed and approved by the Adams County Transportation Department (Case # SUB2013-00003).

Adams County Treasurer's Office

Taxes on the subject property are current.

REFERRAL AGENCY COMMENTS

Responding with concerns

Colorado Division of Water Resources

Responding without concerns:

**Colorado Department of Transportation
Intermountain Rural Electric Association
Strasburg Fire Protection District #8
Tri-County Health Department
Xcel Energy**

Notified but not responding / Considered a Favorable Response:

Colorado Division of Wildlife

Comcast

Qwest Communications

Strasburg Parks and Recreation District

Strasburg School District 31J

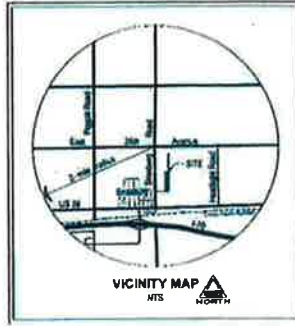
U.S. Post Office

STRASBURG EAST SUBDIVISION EIGHTH FILING (COYOTE RIDGE)

PUBLIC IMPROVEMENTS PACKAGE

GENERAL NOTES FOR CONTRACTOR:

1. THE FOLLOWING NOTES ARE REFERRED TO THE CONTRACTOR FROM THE ENGINEER OF THE PLANS. THE COUNTY ENGINEER'S SIGNATURE OR SEAL SHALL BE VALID AND CONSIDERED VALID FOR THE COUNTY OF MOBILE ONLY.
2. CONTRACTOR AGREES THAT HE/SHE SHALL ASSUME FULL AND COMPLETE RESPONSIBILITY FOR ALL CONSTRUCTION CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING, BUT NOT LIMITED TO, THE NECESSARY PERMITS, THE NECESSARY UTILITIES, AND THE NECESSARY CONNECTIONS TO ANY PUBLIC UTILITIES, AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND CONNECTIONS TO ANY PUBLIC UTILITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN ALL EXISTING UTILITIES, STRUCTURES AND TRIMMED AREAS AND SHALL BE RESPONSIBLE FOR THE REPAIR AND MAINTENANCE OF ALL UTILITIES, STRUCTURES AND TRIMMED AREAS DURING THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES, STRUCTURES AND TRIMMED AREAS IN ACCORDANCE WITH THE PLANS. IF THERE ARE ANY EXISTING UTILITIES, STRUCTURES OR TRIMMED AREAS, THE CONTRACTOR SHALL MAINTAIN THEM IN ACCORDANCE WITH THE PLANS AND SHALL BE RESPONSIBLE FOR THE REPAIR AND MAINTENANCE OF ALL UTILITIES, STRUCTURES AND TRIMMED AREAS DURING THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES, STRUCTURES AND TRIMMED AREAS IN ACCORDANCE WITH THE PLANS AND SHALL BE RESPONSIBLE FOR THE REPAIR AND MAINTENANCE OF ALL UTILITIES, STRUCTURES AND TRIMMED AREAS DURING THE CONSTRUCTION OF THIS PROJECT.
4. CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES, STRUCTURES AND TRIMMED AREAS IN ACCORDANCE WITH THE PLANS AND SHALL BE RESPONSIBLE FOR THE REPAIR AND MAINTENANCE OF ALL UTILITIES, STRUCTURES AND TRIMMED AREAS DURING THE CONSTRUCTION OF THIS PROJECT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN ALL EXISTING UTILITIES, STRUCTURES AND TRIMMED AREAS AND SHALL BE RESPONSIBLE FOR THE REPAIR AND MAINTENANCE OF ALL UTILITIES, STRUCTURES AND TRIMMED AREAS DURING THE CONSTRUCTION OF THIS PROJECT.
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11. CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES, STRUCTURES AND TRIMMED AREAS IN ACCORDANCE WITH THE PLANS AND SHALL BE RESPONSIBLE FOR THE REPAIR AND MAINTENANCE OF ALL UTILITIES, STRUCTURES AND TRIMMED AREAS DURING THE CONSTRUCTION OF THIS PROJECT.
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16. CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES, STRUCTURES AND TRIMMED AREAS IN ACCORDANCE WITH THE PLANS AND SHALL BE RESPONSIBLE FOR THE REPAIR AND MAINTENANCE OF ALL UTILITIES, STRUCTURES AND TRIMMED AREAS DURING THE CONSTRUCTION OF THIS PROJECT.
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LEGEND

PROPOSED	EXISTING

SHEET INDEX

NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION	NO.	DESCRIPTION
000	CITY	001	GRAINAGE	002	ROADWAY	003	VULNERABILITY
004	GRAINAGE	005	ROADWAY	006	VULNERABILITY	007	BASIS OF BEARINGS
008	BENCHMARK AND DATUM	009	NOTES	010		011	

BASIS OF BEARINGS

BEARINGS AND DISTANCES ARE GIVEN IN THE PLANS AND SHALL BE CONSIDERED CORRECT UNLESS OTHERWISE SPECIFIED BY THE CONTRACTOR.

BENCHMARK AND DATUM

3/4\"/> BENCHMARK BEARING CAP STAMPEDE TO BE INSTALLED AT THE INTERSECTION OF THE PROPERTY AND THE TOP OF THE ALLIANCE TRUCK AND TO BEYOND THE PROPERTY OF THE CONTRACTOR AT THE INTERSECTION OF THE PROPERTY AND THE TOP OF THE ALLIANCE TRUCK.

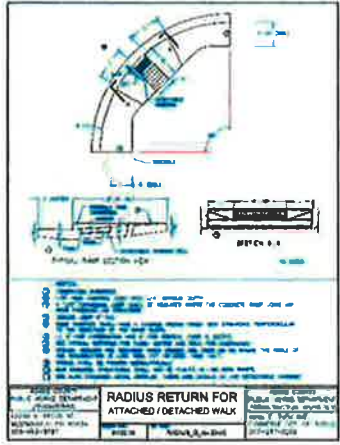
NOTES

ALL DIMENSIONS SHOWN ON THESE PLANS SHALL BE CONSIDERED CORRECT UNLESS OTHERWISE SPECIFIED BY THE CONTRACTOR.

PROJECT SPECIFIC NOTES TO THE CONTRACTOR:

1. THIS PROJECT IS TO BE PERFORMED IN ACCORDANCE WITH THE PLANS AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND MAINTENANCE OF ALL UTILITIES, STRUCTURES AND TRIMMED AREAS DURING THE CONSTRUCTION OF THIS PROJECT.
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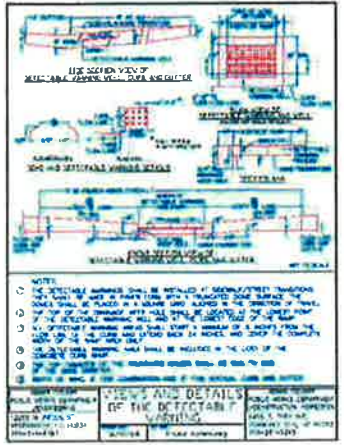
Moseley-Horn
 and Associates, Inc.
 1001 North 10th Street, Suite 200
 Montgomery, AL 36103
 (205) 263-4444
STRASBURG EAST SUBDIVISION EIGHTH FILING
(COYOTE RIDGE)
STRASBURG, COVADON
COVER SHEET
 SHEET NO. 010
 PROJECT NO. 2010-010
 DATE: 08/10/10



RADIUS RETURN FOR ATTACHED / DETACHED WALK

NOTE: 1. THE DETACHED SIDEWALK SHALL BE DETACHED AT MINIMUM 10' FROM THE END OF THE ATTACHED SIDEWALK. THE DETACHED SIDEWALK SHALL BE DETACHED TO THE CENTERLINE OF THE ATTACHED SIDEWALK. THE DETACHED SIDEWALK SHALL BE DETACHED TO THE CENTERLINE OF THE ATTACHED SIDEWALK.

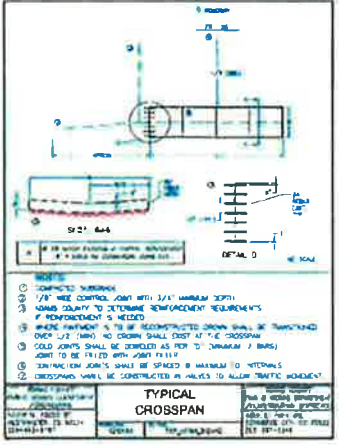
DATE: 08/14/14	SCALE: 1/8" = 1'-0"	PROJECT: 14-0153
DESIGNED BY: J. H. HARRIS	CHECKED BY: J. H. HARRIS	DATE: 08/14/14



TYPICAL CROSSSPAN

NOTE: 1. COMPACTED SUBGRADE SHALL BE PROVIDED FOR ALL LOCATIONS IN THE VICINITY OF SIDEWALK, CURB, GUTTER, GUTTER AND WALK, AND AT ALL INTERSECTIONS. 2. THE SIDEWALK SHALL BE DETACHED AT MINIMUM 10' FROM THE END OF THE ATTACHED SIDEWALK. THE DETACHED SIDEWALK SHALL BE DETACHED TO THE CENTERLINE OF THE ATTACHED SIDEWALK.

DATE: 08/14/14	SCALE: 1/8" = 1'-0"	PROJECT: 14-0153
DESIGNED BY: J. H. HARRIS	CHECKED BY: J. H. HARRIS	DATE: 08/14/14

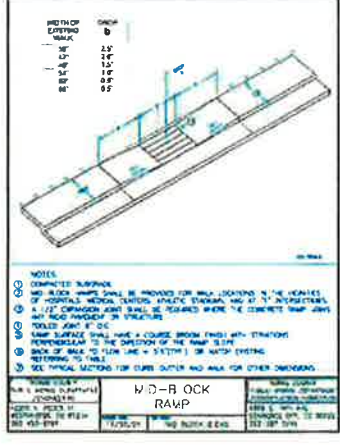


TYPICAL CROSSSPAN

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DATE: 08/14/14	SCALE: 1/8" = 1'-0"	PROJECT: 14-0153
DESIGNED BY: J. H. HARRIS	CHECKED BY: J. H. HARRIS	DATE: 08/14/14

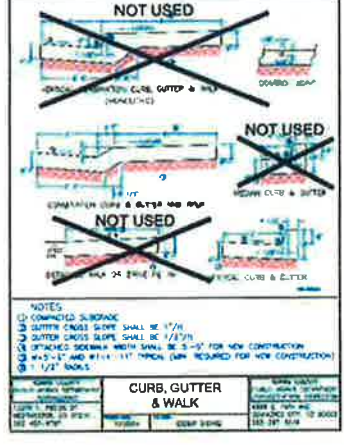
CURB & WALK
1. THE CURB SHALL BE DETACHED AT MINIMUM 10' FROM THE END OF THE ATTACHED CURB. THE DETACHED CURB SHALL BE DETACHED TO THE CENTERLINE OF THE ATTACHED CURB.



M/D-B OCK RAMP

NOTE: 1. COMPACTED SUBGRADE SHALL BE PROVIDED FOR ALL LOCATIONS IN THE VICINITY OF SIDEWALK, CURB, GUTTER, GUTTER AND WALK, AND AT ALL INTERSECTIONS. 2. THE SIDEWALK SHALL BE DETACHED AT MINIMUM 10' FROM THE END OF THE ATTACHED SIDEWALK. THE DETACHED SIDEWALK SHALL BE DETACHED TO THE CENTERLINE OF THE ATTACHED SIDEWALK.

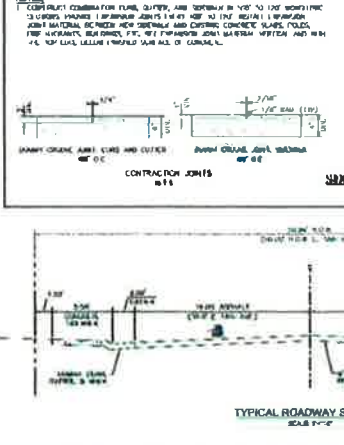
DATE: 08/14/14	SCALE: 1/8" = 1'-0"	PROJECT: 14-0153
DESIGNED BY: J. H. HARRIS	CHECKED BY: J. H. HARRIS	DATE: 08/14/14



CURB, GUTTER & WALK

NOTE: 1. COMPACTED SUBGRADE SHALL BE PROVIDED FOR ALL LOCATIONS IN THE VICINITY OF SIDEWALK, CURB, GUTTER, GUTTER AND WALK, AND AT ALL INTERSECTIONS. 2. THE SIDEWALK SHALL BE DETACHED AT MINIMUM 10' FROM THE END OF THE ATTACHED SIDEWALK. THE DETACHED SIDEWALK SHALL BE DETACHED TO THE CENTERLINE OF THE ATTACHED SIDEWALK.

DATE: 08/14/14	SCALE: 1/8" = 1'-0"	PROJECT: 14-0153
DESIGNED BY: J. H. HARRIS	CHECKED BY: J. H. HARRIS	DATE: 08/14/14



TYPICAL ROADWAY SECTION

NOTE: 1. COMPACTED SUBGRADE SHALL BE PROVIDED FOR ALL LOCATIONS IN THE VICINITY OF SIDEWALK, CURB, GUTTER, GUTTER AND WALK, AND AT ALL INTERSECTIONS. 2. THE SIDEWALK SHALL BE DETACHED AT MINIMUM 10' FROM THE END OF THE ATTACHED SIDEWALK. THE DETACHED SIDEWALK SHALL BE DETACHED TO THE CENTERLINE OF THE ATTACHED SIDEWALK.

DATE: 08/14/14	SCALE: 1/8" = 1'-0"	PROJECT: 14-0153
DESIGNED BY: J. H. HARRIS	CHECKED BY: J. H. HARRIS	DATE: 08/14/14

STRASBURG EAST SUBDIVISION EIGHTH FILING (COYOTE RIDGE) STRASBURG, COLORADO

DETAIL SHEET

C1.1

Kinsley-Horn and Associates, Inc.

PROJECT NO. 14-0153

DATE: 08/14/14

SCALE: 1/8" = 1'-0"

ADAMS COUNTY GENERAL NOTES:

1. GENERAL NOTES FOR LAYOUT AND SURVEIL CONTROL SHALL BE AS FOLLOWS:
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A STATE OF COLORADO LICENSED SURVEYOR OF PUBLIC HEALTH AND ENVIRONMENT (CPHE) GENERAL PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY FOR THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A STATE OF COLORADO LICENSED SURVEYOR OF PUBLIC HEALTH AND ENVIRONMENT (CPHE) GENERAL PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY FOR THE PROJECT.
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4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A STATE OF COLORADO LICENSED SURVEYOR OF PUBLIC HEALTH AND ENVIRONMENT (CPHE) GENERAL PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY FOR THE PROJECT.
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8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A STATE OF COLORADO LICENSED SURVEYOR OF PUBLIC HEALTH AND ENVIRONMENT (CPHE) GENERAL PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY FOR THE PROJECT.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A STATE OF COLORADO LICENSED SURVEYOR OF PUBLIC HEALTH AND ENVIRONMENT (CPHE) GENERAL PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY FOR THE PROJECT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A STATE OF COLORADO LICENSED SURVEYOR OF PUBLIC HEALTH AND ENVIRONMENT (CPHE) GENERAL PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY FOR THE PROJECT.

PERFORMANCE STANDARDS:

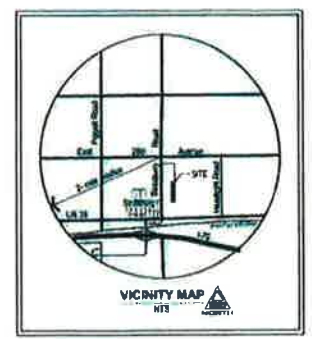
1. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
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MINIMUM SOIL SETTING RATES FOR PTERIDACEAE GRASSES

Grass Species	Soil Type	Setting Rate
Bluegrass	Loam	1.00
Bluegrass	Sandy	0.75
Bluegrass	Clay	0.50
Bluegrass	Rocky	0.25
Bluegrass	Shaded	0.10
Bluegrass	Exposed	0.05

IMP. MAINTENANCE NOTES:

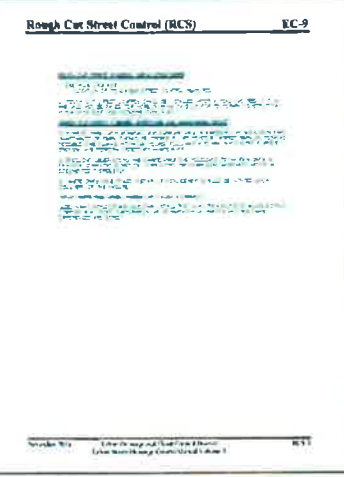
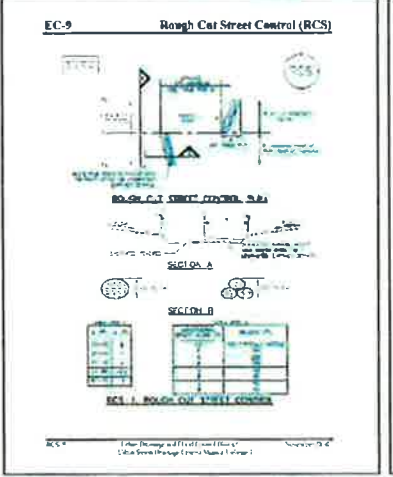
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE VEHICLE TRACKING CONTROL DURING CONSTRUCTION. THE VEHICLE TRACKING CONTROL SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE VEHICLE TRACKING CONTROL DURING CONSTRUCTION.
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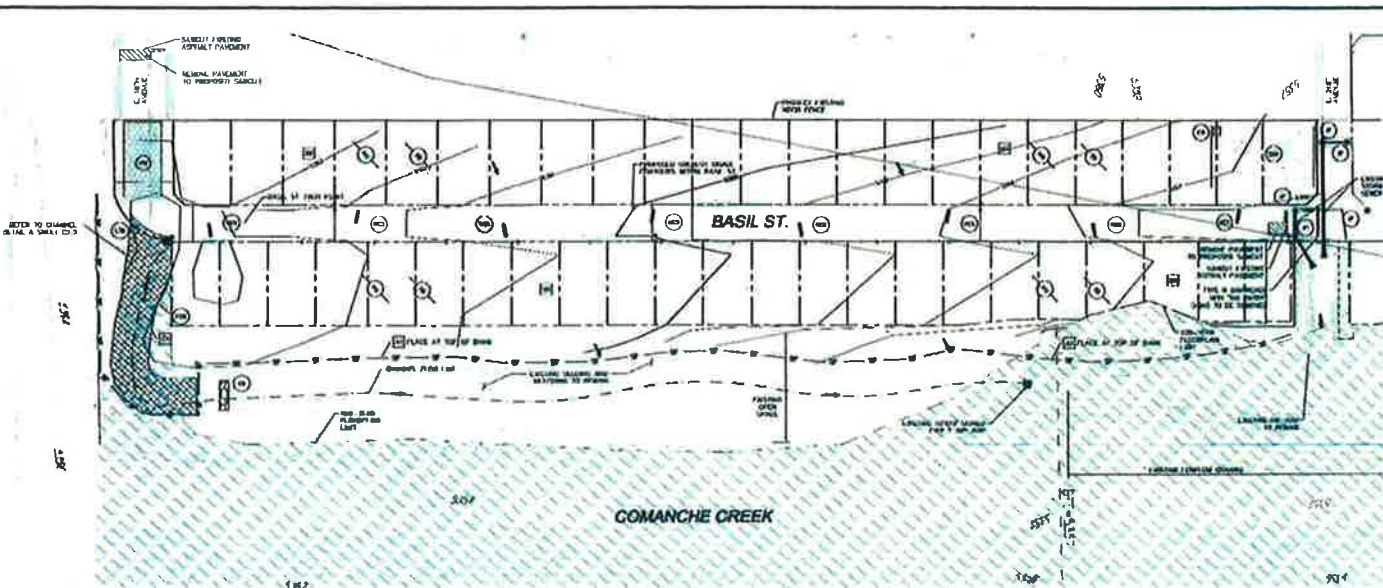


BASES OF BEARINGS:
 ALL BEARINGS ARE GIVEN AS TRUE BEARINGS.
 ALL DISTANCES ARE GIVEN AS HORIZONTAL DISTANCES.
 ALL ANGLES ARE GIVEN AS INTERIOR ANGLES.

GENERAL NOTES:

1. CONTRACTOR TO MAKE EVERY EFFORT TO REDUCE FUGITIVE DUST, BOTH DURING CONSTRUCTION ACTIVITIES AND DURING NON-ACTIVE TIMES (WEEKENDS). IMPACTED AREAS DUE TO BLOWING DUST SUBJECT TO CLEANING NOT LIMITED TO STREET SWEEPING AND PRESSURE WASHING OF HOMES.
2. REFER TO THE PROJECT STORMWATER MANAGEMENT REPORT FOR TYPING OF CONTROLS AND MEASURES, SPECIFICALLY AS IT RELATES TO THE CONTRACTOR'S ACTIVITIES AND TIME BETWEEN PHASES OF WORK.





- BEFORE CONSTRUCTION ACTIVITY**
- (1) ALL FENCES MAINTAINED OR REPAIRED AND NOT REMOVED UNLESS NECESSARY PRIOR TO START OF ANY OVERLAP DEMOLITION.
- DURING CONSTRUCTION ACTIVITY**
- (2) 8 FT TO 10 FT HIGH CONCRETE WALLS SHALL BE CONSTRUCTED TO PREVENT ADJACENT PROPERTY DAMAGE.
- AFTER CONSTRUCTION ACTIVITY**
- (3) EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION PERIOD ON ALL EXPOSED SOILS.
 - (4) SLOPE AND DRAINAGE CHANNELS SHALL BE MAINTAINED.

CONSTRUCTION NOTES

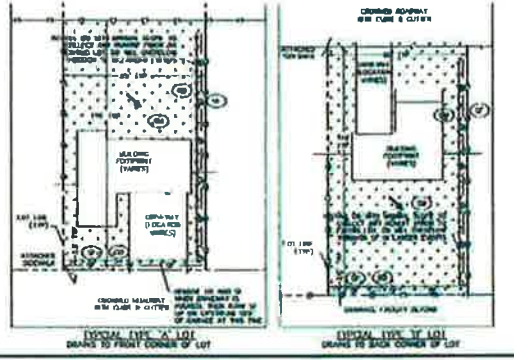
- IN ADDITION TO THE SARCELLE AND REMOVAL OF EXISTING ASPHALT ON EAST SIDE AVENUE AND PLUMB STREET TO SHOW IN THE PLAN, THE EXISTING CURBS AND GUTTERS MAY ALSO NEED TO BE SARCELLED TO PREVENT A FURROW FORM TO BE DRIVEN INTO CONCRETE. LOCAL COUNTY HIGHWAY DEPT. MAY WANT TO REMOVE EXISTING ASPHALT AND REPAIR WITH CONCRETE.
- ADDITIONAL PARALLEL WALLS SHALL BE THE NEAREST TO THE NEAREST VERTICAL LINE TO THE TOP OF THE CURB, A SARCELLE 18" BY 18" INTO EXISTING PAVEMENT FOR THE 18" X 18" PATCH.

FUGITIVE DUST NOTE
 CONTRACTOR TO MAKE EVERY EFFORT TO REDUCE FUGITIVE DUST BOTH DURING CONSTRUCTION ACTIVITIES AND DURING NON-ACTIVE TIMES (WEEKENDS). IMPACTED AREAS DUE TO BLOWING DUST SUBJECT TO CLEANING NOT LIMITED TO STREET SWEEPING AND PRESSURE WASHING OF PAVEMENT.

GRAPHIC SCALE
 1" = 100' ±

LEGEND

- (1) 8 FT TO 10 FT HIGH CONCRETE WALLS
- (2) 8 FT TO 10 FT HIGH CONCRETE WALLS
- (3) 8 FT TO 10 FT HIGH CONCRETE WALLS
- (4) 8 FT TO 10 FT HIGH CONCRETE WALLS
- (5) 8 FT TO 10 FT HIGH CONCRETE WALLS
- (6) 8 FT TO 10 FT HIGH CONCRETE WALLS
- (7) 8 FT TO 10 FT HIGH CONCRETE WALLS
- (8) 8 FT TO 10 FT HIGH CONCRETE WALLS
- (9) 8 FT TO 10 FT HIGH CONCRETE WALLS
- (10) 8 FT TO 10 FT HIGH CONCRETE WALLS
- (11) 8 FT TO 10 FT HIGH CONCRETE WALLS
- (12) 8 FT TO 10 FT HIGH CONCRETE WALLS
- (13) 8 FT TO 10 FT HIGH CONCRETE WALLS
- (14) 8 FT TO 10 FT HIGH CONCRETE WALLS
- (15) 8 FT TO 10 FT HIGH CONCRETE WALLS
- (16) 8 FT TO 10 FT HIGH CONCRETE WALLS
- (17) 8 FT TO 10 FT HIGH CONCRETE WALLS
- (18) 8 FT TO 10 FT HIGH CONCRETE WALLS
- (19) 8 FT TO 10 FT HIGH CONCRETE WALLS
- (20) 8 FT TO 10 FT HIGH CONCRETE WALLS



**STRASBURG EAST SUBDIVISION EIGHTH FILING
 COYOTE TRACE
 ATMANIA, COLORADO**

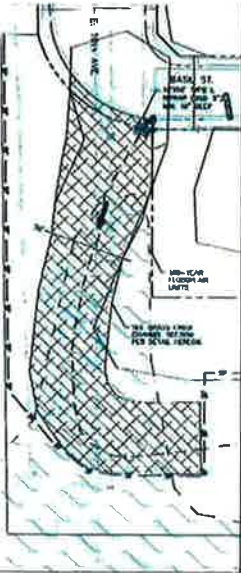
DEMOLITION, OVERLOT GRADING & EROSION CONTROL PLAN

Kenley-Horn and Associates, Inc.
 1000 14th Street, Suite 100, Fort Collins, CO 80502
 Phone: 970.221.1111 Fax: 970.221.1112
 www.kenleyhorn.com

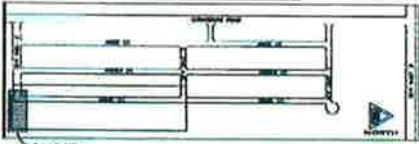
DATE: 08/15/2011
PROJECT NO.: 11-001
SCALE: AS SHOWN

C2.1

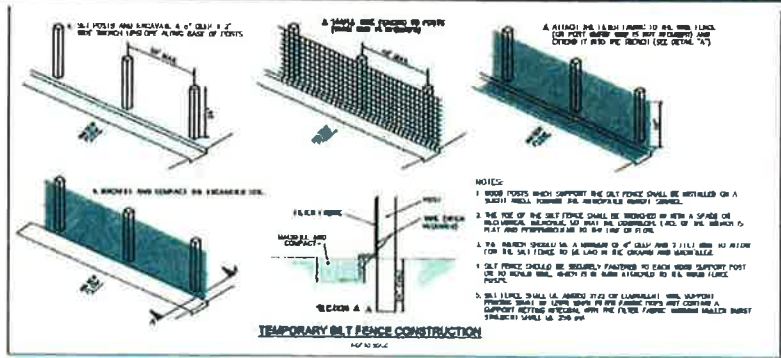
5364



CHANNEL DETAIL A
SCALE 1/8" = 1'-0"



KEYMAP

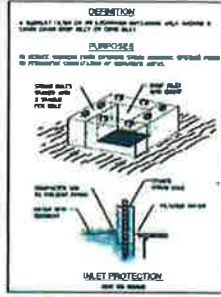


TEMPORARY SILT FENCE CONSTRUCTION
SCALE 1/4" = 1'-0"

- NOTES:
1. BRUSH PILES WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A 36"X11" HELL, TOWER OR WOODPILE (REFER TO SPEC.)
 2. THE TOP OF THE SILT FENCE SHALL BE FINISHED AT A GRADE OF 18" ABOVE THE FINISHED GRADE. THE TOP OF THE BRUSH PILE SHALL BE FINISHED AT A GRADE OF 18" ABOVE THE FINISHED GRADE.
 3. THE BRUSH PILES SHALL BE A MINIMUM OF 4" CLAY AND 2" LIME TO BE LIME FOR THE SILT FENCE TO BE LIME IN THE CHANNEL AND BRUSHPILE.
 4. SILT FENCE SHALL BE SECURELY FASTENED TO EACH BRUSH SUPPORT POST OR TO BRUSH BUSH, WHICH IS TO BE ATTACHED TO THE BRUSH PILE.
 5. ALL LIME SHALL BE APPLIED IN A MANNER TO BE SUFFICIENT TO SUPPORT THE SILT FENCE. THE SILT FENCE SHALL BE INSTALLED WITH STRAIGHTENING STRIPS, WITH THE SILT FENCE FABRIC STRETCHED TIGHT STRAIGHTENING STRIPS SHALL BE 2" DIA.



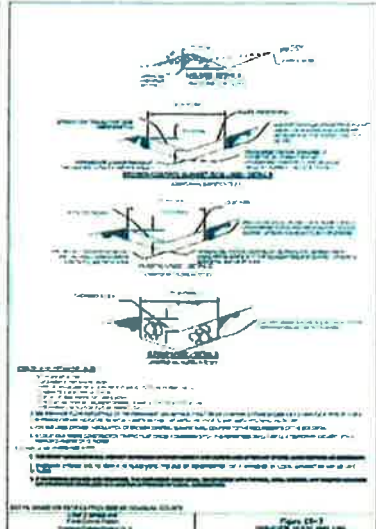
VEHICLE TRACKING CONTROL
SCALE 1/4" = 1'-0"



HALLET PROTECTION
SCALE 1/4" = 1'-0"



GRASS LINED CHANNEL SECTION
SCALE 1/4" = 1'-0"



EROSION CONTROL DETAILS

SCALE 1/4" = 1'-0"

PROJECT NO. 15-000000-0000

DATE: 11/21/11

STRASBURG EAST SUBDIVISION EIGHTH FILING (COTYOTE RIDGE) STRASBURG, COLORADO

DRAINAGE CHANNEL IMPROVEMENTS & EROSION CONTROL DETAILS

FIGURE C2-3 (SHEET 1 OF 2)

KAHY-HORN AND ASSOCIATES, INC.

 1500 N. 10TH ST., SUITE 100

 DENVER, CO 80202

 PHONE: (303) 733-1111

 FAX: (303) 733-1112

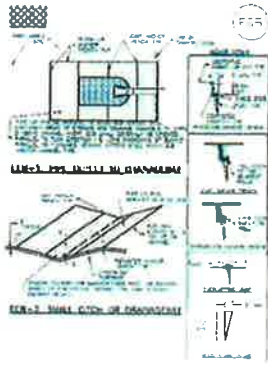
 WWW.KOHY-HORN.COM

 ENGINEER: JOHN W. HORN

 PROJECT NO. 15-000000-0000

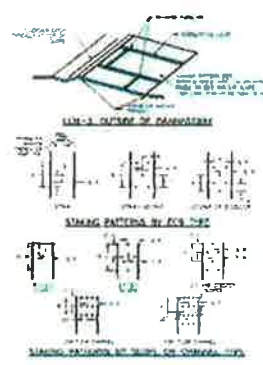
 SHEET NO. C2-2

EC-6 Rolled Erosion Control Products (RECP)



RECP-1.0 RECP-1.1 RECP-1.2 RECP-1.3 RECP-1.4 RECP-1.5 RECP-1.6 RECP-1.7 RECP-1.8 RECP-1.9 RECP-1.10 RECP-1.11 RECP-1.12 RECP-1.13 RECP-1.14 RECP-1.15 RECP-1.16 RECP-1.17 RECP-1.18 RECP-1.19 RECP-1.20
 RECP-2.0 RECP-2.1 RECP-2.2 RECP-2.3 RECP-2.4 RECP-2.5 RECP-2.6 RECP-2.7 RECP-2.8 RECP-2.9 RECP-2.10 RECP-2.11 RECP-2.12 RECP-2.13 RECP-2.14 RECP-2.15 RECP-2.16 RECP-2.17 RECP-2.18 RECP-2.19 RECP-2.20

Roller Erosion Control Products (RECP) EC-6



RECP-1.0 RECP-1.1 RECP-1.2 RECP-1.3 RECP-1.4 RECP-1.5 RECP-1.6 RECP-1.7 RECP-1.8 RECP-1.9 RECP-1.10 RECP-1.11 RECP-1.12 RECP-1.13 RECP-1.14 RECP-1.15 RECP-1.16 RECP-1.17 RECP-1.18 RECP-1.19 RECP-1.20
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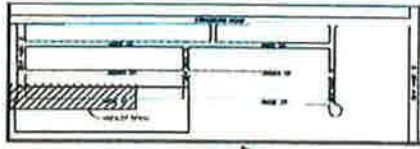
Keller-Horn
 and Associates, Inc.
 1000 West 10th Street
 Oklahoma City, Oklahoma 73106
 (405) 521-1111
 FAX (405) 521-1112
 www.kellerhorn.com

DRAWN BY: JH
 CHECKED BY: JH
 DESIGNED BY: JH
 DATE: 05/17/17

STRASBURG EAST SUBDIVISION EIGHTH FILING
 EROSION CONTROL PLAN
 STRASBURG, OKLAHOMA
 EROSION CONTROL DETAILS

J. H. HORN
 PROFESSIONAL ENGINEER
 STATE OF OKLAHOMA
 NO. 10000

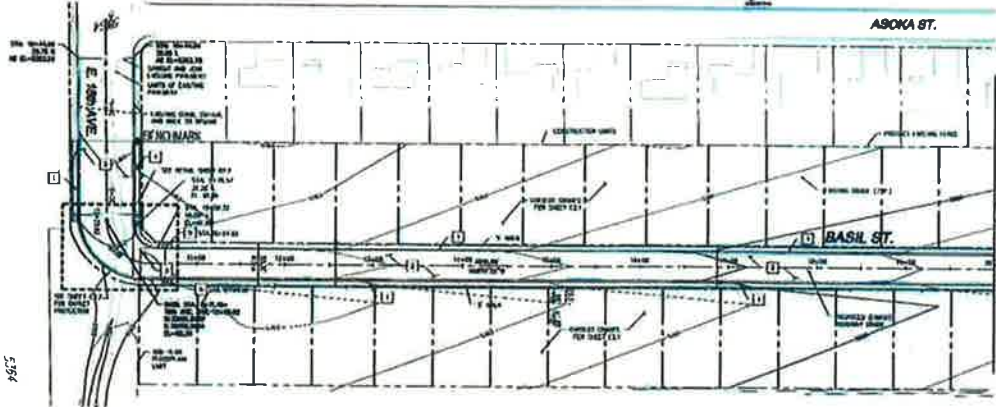
C23



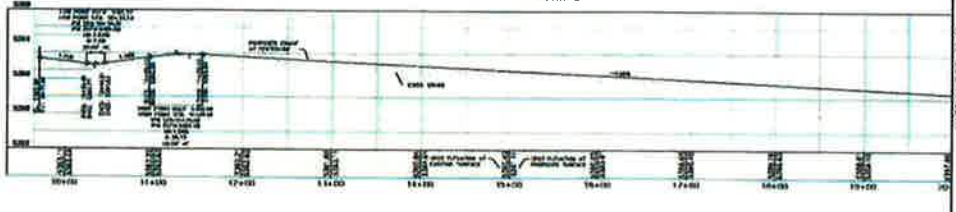
CONSTRUCTION NOTES

- 1) CONFORM TO STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS AND BRIDGES, 1997 EDITION, WITH 2002 AND 2005 SUPPLEMENTS, AS APPLICABLE.
- 2) CONCRETE SHALL BE TYPE I/II PORTLAND CEMENT CONCRETE, 4000 PSI STRENGTH, WITH 3% AIR ENTRAINMENT, UNLESS OTHERWISE SPECIFIED.
- 3) CURB SHALL BE TYPE I/II PORTLAND CEMENT CONCRETE, 4000 PSI STRENGTH, WITH 3% AIR ENTRAINMENT, UNLESS OTHERWISE SPECIFIED.
- 4) CONFORM TO STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS AND BRIDGES, 1997 EDITION, WITH 2002 AND 2005 SUPPLEMENTS, AS APPLICABLE.
- 5) CONFORM TO STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS AND BRIDGES, 1997 EDITION, WITH 2002 AND 2005 SUPPLEMENTS, AS APPLICABLE.

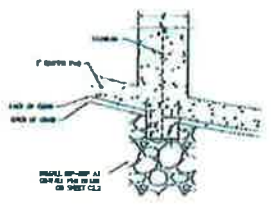
GENERAL CONSTRUCTION NOTE:
 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS AND BRIDGES, 1997 EDITION, WITH 2002 AND 2005 SUPPLEMENTS, AS APPLICABLE.



SCALE: 1"=50' HORIZONTAL
 1"=5' VERTICAL



BASIL STREET



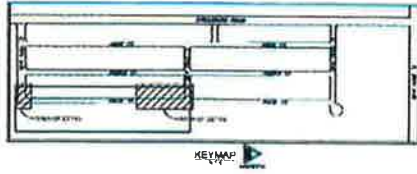
CURB CHASE DETAIL
 NOT TO SCALE



CURB CHASE SECTION
 NOT TO SCALE

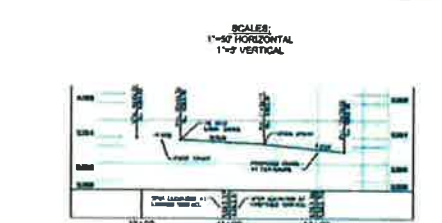
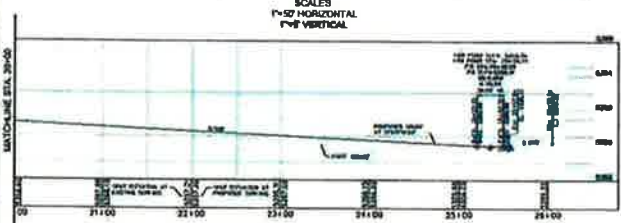
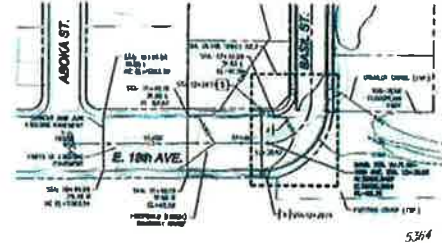
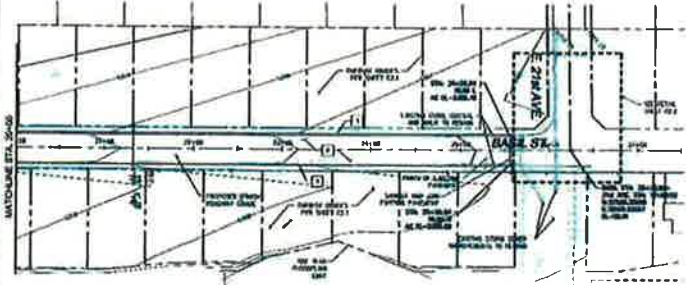
LOCAL BENCHMARK:
 CORNER OF 10th AND BROAD STS. IN THE WEST END OF 10th AVENUE EAST OF ASOKA STREET AS SHOWN HEREIN. ELEVATION 5200.76 (MVD 10/04/05)

STRAUBURG EAST SUBDIVISION EIGHTH FLUNG
 COUNTY ROAD DISTRICT
 STRAUBURG, COLORADO
Amey-Horn and Associates, Inc.
 1000 10th Street, Suite 100
 Denver, CO 80202
 Phone: (303) 733-1100
 Fax: (303) 733-1101
 www.amey-horn.com
 PROJECT NO. 1000100000
 SHEET NO. 200
 DATE: 10/01/05
 R20



- CONSTRUCTION NOTES**
- 1) CONSTRUCT CURB AND GUTTER PER ARIZONA COUNTY STANDARD DETAIL OR 2011 (2)
 - 2) CONSTRUCT SIDEWALK CONCRET/ ASP/GR BASE PER COUNTY STANDARD DETAIL OR 2011 (2)
 - 3) CONSTRUCT FURCA CURB AND GUTTER PER ARIZONA COUNTY STANDARD DETAIL OR 2011 (2)
 - 4) CONSTRUCT CURB AND GUTTER PER ARIZONA COUNTY STANDARD DETAIL OR 2011 (2)
 - 5) CONSTRUCT AND CURB AND GUTTER PER ARIZONA COUNTY STANDARD DETAIL OR 2011 (2)

GENERAL CONSTRUCTION NOTE
 ALL WORK SHALL BE IN ACCORDANCE WITH THE ARIZONA COUNTY STANDARD DETAIL OR 2011 (2) UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE IN FEET AND INCHES. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.



SCALES:
 1"=50' HORIZONTAL
 1"=2' VERTICAL

SCALES:
 1"=50' HORIZONTAL
 1"=2' VERTICAL

BASIL STREET

E. 18TH AVE.



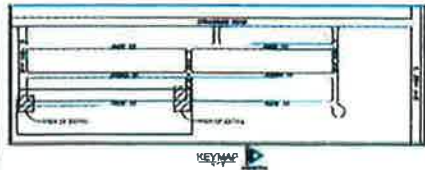
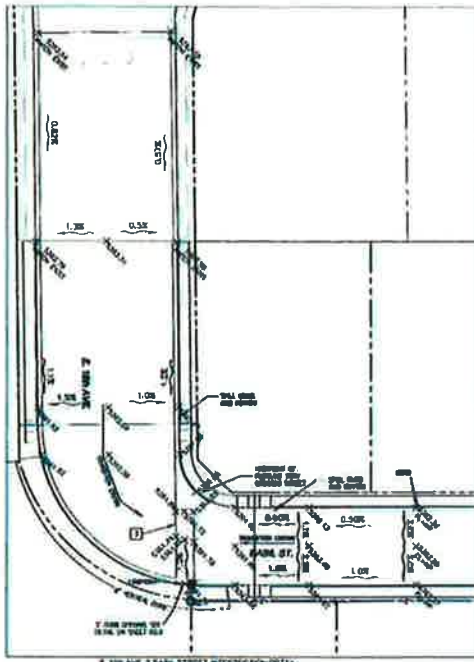
STRASBURG EAST SUBDIVISION EIGHTH FILING
 (COOTIE RIDGE)
 STRASBURG, COLORADO

Prepared by: [Signature]
 Checked by: [Signature]
 Date: 03/23/03

City of Strasburg
 Planning Department
 100 West Main Street
 Strasburg, CO 80858

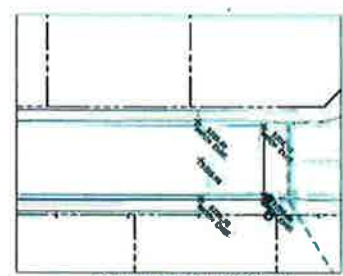
City of Strasburg
 Planning Department
 100 West Main Street
 Strasburg, CO 80858

R 2.1



- CONSTRUCTION NOTES**
- 1) CONSTRUCT CURB AND RAMP PER ARIZONA COUNTY STANDARD DETAIL OR SPEC. 101.
 - 2) CONSTRUCT ASPHALT CONCRETE AND/OR BASE PER COUNTY TYPICAL RECOMMENDATION.
 - 3) CONSTRUCT TYPICAL CURB AND RAMP PER ARIZONA COUNTY STANDARD DETAIL OR SPEC. 101 OR 102.
 - 4) CONSTRUCT CURB RAMP PER ARIZONA COUNTY STANDARD DETAIL OR SPEC. 101 OR 102.
 - 5) CONSTRUCT RAMP CURB RAMP PER ARIZONA COUNTY STANDARD DETAIL OR SPEC. 101 OR 102.

GENERAL CONSTRUCTION NOTE
 ASPHALT PAVING SHALL BE THE MINIMUM OF ASPHALT FROM THE PROPERTY LINE TO THE END OF THE CURB, A MINIMUM OF 10' AND 10' BOUNDING PARALLEL TO THE 10' PARCELS.



STRASBURG EAST SUBDIVISION EIGHTH FILING
 (COYOTE RIDGE)
 SITTINGBARK, COLORADO
 E. 18TH AVE. & E. 21ST AVE. PLAN & PROFILE
 PROJECT NO. 2008000000
 PREPARED BY
 KIMLEY-HORN AND ASSOCIATES, INC.
 10000 E. WILLOW AVE., SUITE 100
 DENVER, COLORADO 80231
 PHONE: 303.751.4000
 FAX: 303.751.4001
 WWW.KIMLEY-HORN.COM
 PROJECT DATE: 08/11/2008
 DRAWING NO.: 2008000000-01
 SHEET NO.: P2.2

CERTIFICATE OF POSTING




I, Michael Weaver, do hereby certify that I posted the property at

Basil Street and 21st Avenue

on March 14, 2014

in accordance with the requirements of the Adams County Zoning Regulations



Michael Weaver

Michael Weaver

From: Nate Lucero
Sent: Wednesday, March 05, 2014 9:25 AM
To: Michael Weaver
Subject: RE: Status Update: Strasburg East/Coyote Ridge Filing 8

Michael, I assume I gave the legal okay prior to the applicant signing. Correct me if I'm wrong, but I assume nothing has changed? If that's the case, I have no further comment. Thanks.

Nate Lucero | Assistant County Attorney | Adams County Attorney's Office | Phone (720) 523-6116

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From: Michael Weaver
Sent: Wednesday, March 05, 2014 8:44 AM
To: Denise Miller; Matthew Emmens; Nate Lucero; Roger Harvey
Cc: Marc Pedrucci; Ben Dahlman
Subject: FW: Status Update: Strasburg East/Coyote Ridge Filing 8

Please review the final SIA submitted for the Strasburg East (Coyote Ridge) Filing No. 8, along with the Irrevocable Standby Letter of Credit (also attached) and let me know if you have any comments or concerns. **Even if everything looks ok to you, please reply to my message and say so.** Many thanks!

Michael

Michael Weaver, AICP | Planner II - Economic Development
Adams County Planning and Development Department
4430 South Adams County Parkway | 1st Floor, Suite W2000A | Brighton, CO 80601 720.523.6853

From: Rita M. Connerly [<mailto:rconnerly@fwlaw.com>]
Sent: Tuesday, March 04, 2014 2:13 PM
To: Michael Weaver
Subject: RE: Status Update: Strasburg East/Coyote Ridge Filing 8

Michael, I am attempting to resend the SIA with all three exhibits attached in a single pdf document. Please confirm receipt. Thanks,

Rita

From: Rita M. Connerly
Sent: Tuesday, March 04, 2014 2:09 PM
To: 'Michael Weaver'
Subject: RE: Status Update: Strasburg East/Coyote Ridge Filing 8

Michael,

Attached is a final executed copy of the SIA with all three exhibits attached in a single pdf document. Due to the size, please confirm receipt. The original letter of credit from International Bank was personally delivered to your office this afternoon. Thanks,

Rita M. Connerly
Director
Fairfield and Woods, P.C.
1801 California Street, Suite 2600
Denver, Colorado 80202-2645
Telephone: (303) 830-2400
Direct Dial: (303) 894-4411
E-Mail: rconnerly@fwlaw.com
Web: <http://www.fwlaw.com>

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We have moved!



Monday, January 27 we started our 80th year in business at our new location.
1801 California Street, Suite 2600, Denver, Colorado 80202-2645

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From: Michael Weaver [<mailto:MWeaver@adcogov.org>]
Sent: Monday, February 24, 2014 12:02 PM
To: Rita M. Connerly
Subject: RE: Status Update: Strasburg East/Coyote Ridge Filing 8

Hi Rita,

Michael Weaver


From: Matthew Emmens
Sent: Thursday, March 06, 2014 10:34 AM
To: Michael Weaver
Subject: RE: Status Update: Strasburg East/Coyote Ridge Filing 8

Michael,

I have reviewed the final SIA and everything looked good to me.

Sincerely,
Matt Emmens

Adams County Government | Transportation Department | 4430 South Adams County Parkway | 1st floor, Suite W2000B
| Brighton, CO 80601 | 720-523-6826

 Please consider the environment before printing this email.

From: Michael Weaver
Sent: Wednesday, March 05, 2014 8:44 AM
To: Denise Miller; Matthew Emmens; Nate Lucero; Roger Harvey
Cc: Marc Pedrucci; Ben Dahlman
Subject: FW: Status Update: Strasburg East/Coyote Ridge Filing 8

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Michael

Michael Weaver, AICP | Planner II - Economic Development
Adams County Planning and Development Department
4430 South Adams County Parkway | 1st Floor, Suite W2000A | Brighton, CO 80601 720.523.6853

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Sent: Tuesday, March 04, 2014 2:13 PM
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Subject: RE: Status Update: Strasburg East/Coyote Ridge Filing 8

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Director
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1801 California Street, Suite 2600
Denver, Colorado 80202-2645
Telephone: (303) 830-2400
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From: Michael Weaver [<mailto:MWeaver@adcogov.org>]
Sent: Monday, February 24, 2014 12:02 PM
To: Rita M. Connerly
Subject: RE: Status Update: Strasburg East/Coyote Ridge Filing 8

Michael Weaver

From: Roger Harvey
Sent: Friday, March 07, 2014 4:02 PM
To: Michael Weaver
Cc: Marc Pedrucci
Subject: RE: Status Update: Strasburg East/Coyote Ridge Filing 8

Michael, the Parks Dept. has reviewed the final SIA and has no comments or concerns. Thanks

Roger Harvey | Natural Resource Specialist
Parks & Community Resources Department | **Adams County**
9755 Henderson Road | Brighton, CO 80601
303.637.8005 | 303.637.8015 fax | rharvey@adcogov.org

From: Michael Weaver
Sent: Wednesday, March 05, 2014 8:44 AM
To: Denise Miller; Matthew Emmens; Nate Lucero; Roger Harvey
Cc: Marc Pedrucci; Ben Dahlman
Subject: FW: Status Update: Strasburg East/Coyote Ridge Filing 8

Please review the final SIA submitted for the Strasburg East (Coyote Ridge) Filing No. 8, along with the Irrevocable Standby Letter of Credit (also attached) and let me know if you have any comments or concerns. **Even if everything looks ok to you, please reply to my message and say so.** Many thanks!

Michael

Michael Weaver, AICP | **Planner II - Economic Development**
Adams County Planning and Development Department
4430 South Adams County Parkway | 1st Floor, Suite W2000A | Brighton, CO 80601 720.523.6853

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To: Michael Weaver
Subject: RE: Status Update: Strasburg East/Coyote Ridge Filing 8

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Rita

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Sent: Tuesday, March 04, 2014 2:09 PM
To: 'Michael Weaver'
Subject: RE: Status Update: Strasburg East/Coyote Ridge Filing 8

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Rita M. Connerly

Director

Fairfield and Woods, P.C.

1801 California Street, Suite 2600

Denver, Colorado 80202-2645

Telephone: (303) 830-2400

Direct Dial: (303) 894-4411

E-Mail: rconnerly@fwlaw.com

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From: Michael Weaver [<mailto:MWeaver@adcogov.org>]

Sent: Monday, February 24, 2014 12:02 PM

To: Rita M. Connerly

Subject: RE: Status Update: Strasburg East/Coyote Ridge Filing 8

Hi Rita,

Michael Weaver

From: Denise Miller
Sent: Thursday, December 05, 2013 3:20 PM
To: Michael Weaver
Subject: RE: SIA Comments - Coyote Ridge

Michael,

Finance does not have any additional comments.

Thanks.
Denise

From: Michael Weaver
Sent: Monday, December 02, 2013 11:45 AM
To: Denise Miller; Matthew Emmens; Mark Omoto; Rick Anderson; Marc Pedrucci; Nate Lucero
Subject: FW: SIA Comments - Coyote Ridge

Please review the final SIA submitted for Coyote Ridge Filing No. 8 (attached) and let me know this week if you have any final comments or if you do not have any additional comments. Thanks!

Michael

Michael Weaver, AICP | Planner II - Economic Development
Adams County Planning and Development Department
4430 South Adams County Parkway | 1st Floor, Suite W2000A | Brighton, CO 80601 720.523.6853

From: Rita M. Connerly [<mailto:rconnerly@fwlaw.com>]
Sent: Tuesday, November 26, 2013 3:35 PM
To: Michael Weaver
Subject: RE: SIA Comments - Coyote Ridge

Michael, Attached is a copy of the fully executed and revised SIA for Coyote Ridge/Strasburg East Filing 8. Thank you,

Rita M. Connerly
Director

Fairfield and Woods, P.C.
Wells Fargo Center, Suite 2400
1700 Lincoln Street
Denver, Colorado 80203-4524

Telephone: (303) 830-2400
Direct Dial: (303) 894-4411
E-Mail: rconnerly@fwlaw.com
Web: <http://www.fwlaw.com>



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From: Michael Weaver [<mailto:MWeaver@adcogov.org>]
Sent: Monday, November 25, 2013 4:36 PM
To: Rita M. Connerly
Subject: SIA Comments - Coyote Ridge

Hi Rita,

Below please find comments on the revised SIA:

- The quantities in the engineers' cost for Basil Street and 18th Avenue need to be separated instead of combined.
- Add the Case # to the SIA (Case # PLT2013-00013).
- Section 5, Guarantee of Compliance: regarding the 5% for inflation, reinsert the words "per year" after 5%.
- Section 6, Acceptance and Maintenance of Public Improvements: Change the 3rd sentence "...within 30 days of written notice..." back to the original "within 10 days of written notice..."
- Section 7, Notice: Replace "Laurie Clark" with "Matt Emmens".
- Section 9.A: Change "Public Roadway Improvements" back to the original "Public Improvements".

Michael Weaver

From: Roger Harvey
Sent: Tuesday, January 21, 2014 3:31 PM
To: Michael Weaver
Cc: Marc Pedrucci; Rick Anderson
Subject: RE: SIA Comments - Coyote Ridge
Attachments: PLT2013-00013_CoyoteRidge_Rick_Comments.pdf

Greetings Michael, comments that were made on October 18th by Parks Director Rick Anderson (email is attached) are still the only comments Parks has regarding the final SIA. Thank you

Roger Harvey | Natural Resource Specialist
Parks & Community Resources Department | **Adams County**
9755 Henderson Road | Brighton, CO 80601
303.637.8005 | 303.637.8015 fax | rharvey@adcogov.org

From: Michael Weaver
Sent: Friday, January 17, 2014 10:31 AM
To: Matthew Emmens; Mark Omoto; Nate Lucero; Roger Harvey
Cc: Marc Pedrucci
Subject: FW: SIA Comments - Coyote Ridge

Good morning,

I am following up on my email message from December 2, 2013. If you are receiving this message, then it means I am still awaiting a reply message from you! I have received comments from all of you on previous drafts of this SIA (*thanks!*), just not on the final draft. Please review the final SIA submitted for the Strasburg East (Coyote Ridge) Filing No. 8, and let me know if you have any comments or concerns by Friday, January 24, 2014. Even if everything looks ok to you, please reply to my message and say so. Many thanks!

Respectfully,
Michael

Michael Weaver, AICP | **Planner II - Economic Development**
Adams County Planning and Development Department
4430 South Adams County Parkway | 1st Floor, Suite W2000A | Brighton, CO 80601 720.523.6853

From: Michael Weaver
Sent: Monday, December 02, 2013 11:45 AM
To: Denise Miller; Matthew Emmens; Mark Omoto; Rick Anderson; Marc Pedrucci; Nate Lucero
Subject: FW: SIA Comments - Coyote Ridge

Please review the final SIA submitted for Coyote Ridge Filing No. 8 (attached) and let me know this week if you have any final comments or if you do not have any additional comments. Thanks!

Michael

Michael Weaver, AICP | Planner II - Economic Development

Adams County Planning and Development Department

4430 South Adams County Parkway | 1st Floor, Suite W2000A | Brighton, CO 80601 720.523.6853

From: Rita M. Connerly [<mailto:rconnerly@fwlaw.com>]

Sent: Tuesday, November 26, 2013 3:35 PM

To: Michael Weaver

Subject: RE: SIA Comments - Coyote Ridge

Michael, Attached is a copy of the fully executed and revised SIA for Coyote Ridge/Strasburg East Filing 8. Thank you,

Rita M. Connerly

Director

Fairfield and Woods, P.C.

Wells Fargo Center, Suite 2400

1700 Lincoln Street

Denver, Colorado 80203-4524

Telephone: (303) 830-2400

Direct Dial: (303) 894-4411

E-Mail: rconnerly@fwlaw.com

Web: <http://www.fwlaw.com>



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Michael Weaver

From: Nate Lucero
Sent: Tuesday, January 21, 2014 11:07 AM
To: Michael Weaver
Subject: RE: SIA Comments - Coyote Ridge

Michael, this looks okay to me.

Nate

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From: Michael Weaver
Sent: Friday, January 17, 2014 10:31 AM
To: Matthew Emmens; Mark Omoto; Nate Lucero; Roger Harvey
Cc: Marc Pedrucci
Subject: FW: SIA Comments - Coyote Ridge

Good morning,

I am following up on my email message from December 2, 2013. If you are receiving this message, then it means I am still awaiting a reply message from you! I have received comments from all of you on previous drafts of this SIA (*thanks!*), just not on the final draft. Please review the final SIA submitted for the Strasburg East (Coyote Ridge) Filing No. 8, and let me know if you have any comments or concerns by Friday, January 24, 2014. Even if everything looks ok to you, please reply to my message and say so. Many thanks!

Respectfully,
Michael

Michael Weaver, AICP | Planner II - Economic Development
Adams County Planning and Development Department
4430 South Adams County Parkway | 1st Floor, Suite W2000A | Brighton, CO 80601 720.523.6853

From: Michael Weaver
Sent: Monday, December 02, 2013 11:45 AM
To: Denise Miller; Matthew Emmens; Mark Omoto; Rick Anderson; Marc Pedrucci; Nate Lucero
Subject: FW: SIA Comments - Coyote Ridge

Please review the final SIA submitted for Coyote Ridge Filing No. 8 (attached) and let me know this week if you have any final comments or if you do not have any additional comments. Thanks!

Michael

Michael Weaver, AICP | Planner II - Economic Development
Adams County Planning and Development Department
4430 South Adams County Parkway | 1st Floor, Suite W2000A | Brighton, CO 80601 720.523.6853

From: Rita M. Connerly [<mailto:rconnerly@fwlaw.com>]
Sent: Tuesday, November 26, 2013 3:35 PM
To: Michael Weaver
Subject: RE: SIA Comments - Coyote Ridge

Michael, Attached is a copy of the fully executed and revised SIA for Coyote Ridge/Strasburg East Filing 8. Thank you,

Rita M. Connerly
Director

Fairfield and Woods, P.C.
Wells Fargo Center, Suite 2400
1700 Lincoln Street
Denver, Colorado 80203-4524

Telephone: (303) 830-2400
Direct Dial: (303) 894-4411
E-Mail: rconnerly@fwlaw.com
Web: <http://www.fwlaw.com>



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Michael Weaver

From: Matthew Emmens
Sent: Thursday, January 30, 2014 9:11 AM
To: Michael Weaver; Mark Omoto
Subject: RE: SIA Comments - Coyote Ridge

Good morning Michael,

The Transportation department has reviewed the Coyote Ridge SIA and offers the following comments:

- Page 1/2, Section 5 – Guarantee of Compliance


The last sentence of this section is in violation of section 5-02-07 of the Adams County Development Standards and Regulations. This last sentence would allow for building permits (for houses) to be issued as soon as the County has received the SIA collateral. Chapter 5 requires that all of the infrastructure described in the SIA be constructed and accepted by the County prior to issuance of building permits. The Transportation Department suggests that this sentence be removed from the SIA prior to acceptance. Below is a suggested edit to this section.

5. **Guarantee of Compliance.** Developer shall furnish to the County a cash escrow deposit or other acceptable collateral, releasable only by the County, to guarantee compliance with this agreement. Upon completion of said improvements constructed according to the terms of this agreement, the collateral shall be released. Completion of said improvements shall be determined solely by the County, and a reasonable part of said collateral may be retained to guarantee maintenance of public improvements for a period of one year from the date of completion. Collateral to guarantee compliance with this agreement and construction of public improvements shall be required in the amount of \$468,641.25, which represents \$374,913.00 plus twenty percent (20%) to cover administration and five percent (5%) per year for the term of the Agreement to cover inflation. ~~No building permits shall be issued until said collateral is furnished in the amount required and in the form of a letter of credit acceptable to the County.~~

- The Exhibit B quantities and cost estimate appear to be in conformance with the plan set and current construction costs.

Sincerely,
Matt Emmens

Adams County Government | Transportation Department | 4430 South Adams County Parkway | 1st floor, Suite W2000B
| Brighton, CO 80601 | 720-523-6826

 Please consider the environment before printing this email.

From: Michael Weaver
Sent: Wednesday, January 29, 2014 5:11 PM
To: Matthew Emmens; Mark Omoto
Subject: FW: SIA Comments - Coyote Ridge
Importance: High

Matt and/or Mark,

I still haven't received a response from either of you. I only need one of you to respond. Please let me know ASAP.

Thanks much!

Michael

From: Michael Weaver
Sent: Friday, January 17, 2014 10:31 AM
To: Matthew Emmens; Mark Omoto; Nate Lucero; Roger Harvey
Cc: Marc Pedrucci
Subject: FW: SIA Comments - Coyote Ridge

Good morning,

I am following up on my email message from December 2, 2013. If you are receiving this message, then it means I am still awaiting a reply message from you! I have received comments from all of you on previous drafts of this SIA (*thanks!*), just not on the final draft. Please review the final SIA submitted for the Strasburg East (Coyote Ridge) Filing No. 8, and let me know if you have any comments or concerns by Friday, January 24, 2014. Even if everything looks ok to you, please reply to my message and say so. Many thanks!

Respectfully,
Michael

Michael Weaver, AICP | Planner II - Economic Development
Adams County Planning and Development Department
4430 South Adams County Parkway | 1st Floor, Suite W2000A | Brighton, CO 80601 720.523.6853

From: Michael Weaver
Sent: Monday, December 02, 2013 11:45 AM
To: Denise Miller; Matthew Emmens; Mark Omoto; Rick Anderson; Marc Pedrucci; Nate Lucero
Subject: FW: SIA Comments - Coyote Ridge

Please review the final SIA submitted for Coyote Ridge Filing No. 8 (attached) and let me know this week if you have any final comments or if you do not have any additional comments. Thanks!

Michael

Michael Weaver, AICP | Planner II - Economic Development
Adams County Planning and Development Department
4430 South Adams County Parkway | 1st Floor, Suite W2000A | Brighton, CO 80601 720.523.6853

From: Rita M. Connerly [mailto:rconnerly@fwlaw.com]
Sent: Tuesday, November 26, 2013 3:35 PM
To: Michael Weaver
Subject: RE: SIA Comments - Coyote Ridge

Michael, Attached is a copy of the fully executed and revised SIA for Coyote Ridge/Strasburg East Filing 8. Thank you,

Rita M. Connerly

EXHIBIT F
TAB 19

The Final Plat meets the criteria for approval as follows:

1. The final plat is consistent with and conforms to the approved preliminary plat/general development plan approved November 26, 2001. This application for final plat is for the 46 single-family lots. The lots are located on Basil Street between East 21st Avenue and East 18th Avenue. All lots are entirely outside the existing floodplain limits of Comanche Creek. The lots are laid out in the exact configuration as shown on the General Development and are in conformance with R-1-C zoning.
2. The final plat is in conformance with the Adams County Subdivision Regulations. The construction plans for this Filing 8 have been approved.
3. The final plat is consistent with the Adams County Comprehensive Plan and any available area plan. The comprehensive plan shows this area as residential.
4. The subdivision is being served by an existing water system approved by the Colorado Department of Public Health and Environment. The subdivision is currently being served with public water and the “will serve letter” from Eastern Adams County Metropolitan District agreeing to serve all of the property within this eighth filing is included with this application under Tab 12.
5. The subdivision is being served with public sewer. The subdivision is currently being served with public sewer by Eastern Adams County Metropolitan District. The Wastewater Treatment Plant was approved by the Colorado Department of Public Health and is certified and operating under Permit No. COG-582000. A “will serve letter” from Eastern Adams County Metropolitan District is included with this application.
6. The proposed drainage improvements are adequate and comply with the County’s standards and regulations. Eight copies of the final drainage report, approved by the County, are included with this application under Tab 23.
7. The proposed subdivision will not negatively impact the levels of service of the County. All obligations arising under the agreement with Strasburg Park & Recreation District pertaining to Strasburg East/Coyote Ridge have been satisfied. Upon recordation of the final plat, school fees in the amount of \$77,464.80 will be due to, and paid directly to, the school district under the terms of the Resolution approving the General Development Plan.

Michael Weaver

From: Rita M. Connerly [rconnerly@fwlaw.com]
Sent: Tuesday, November 26, 2013 5:12 PM
To: Michael Weaver
Subject: RE: SIA Comments - Coyote Ridge

For your records, the meeting with the HOA that Mike Serra attended, on behalf of Pauls Development East, occurred Tuesday, October 22. Pauls Development wanted to let the homeowners know of the planned development as a courtesy before they received notice of the application from the County. Thanks, such outreach is always a good idea.

Rita

From: Michael Weaver [mailto:MWeaver@adcogov.org]
Sent: Tuesday, November 26, 2013 4:41 PM
To: Rita M. Connerly
Subject: RE: SIA Comments - Coyote Ridge

I think a notice from the Developer would be a good step to take. But it sounds like this may have been communicated already at a meeting as you said. Just a recommendation to consider...

From: Rita M. Connerly [mailto:rconnerly@fwlaw.com]
Sent: Tuesday, November 26, 2013 4:38 PM
To: Michael Weaver
Subject: RE: SIA Comments - Coyote Ridge

Mike Serra has already attended a meeting with the HOA. The County sent out notice to homeowners, as well. Is another notice really necessary?

From: Michael Weaver [mailto:MWeaver@adcogov.org]
Sent: Tuesday, November 26, 2013 4:37 PM
To: Rita M. Connerly
Subject: RE: SIA Comments - Coyote Ridge

Thank you, Rita. We will review the newly revised SIA.

Please ask the Developer to notify (perhaps via postcard?) the surrounding property owners to make them aware that the next phase of the subdivision is likely to commence soon once the BOCC has approved the Final Plat.

I will be out of the office tomorrow and back on Monday. Have a great Thanksgiving holiday!

Best,
Michael

From: Rita M. Connerly [mailto:rconnerly@fwlaw.com]
Sent: Tuesday, November 26, 2013 3:35 PM
To: Michael Weaver
Subject: RE: SIA Comments - Coyote Ridge

Michael, Attached is a copy of the fully executed and revised SIA for Coyote Ridge/Strasburg East Filing 8. Thank you,

Rita M. Connerly
Director

Fairfield and Woods, P.C.
Wells Fargo Center, Suite 2400
1700 Lincoln Street
Denver, Colorado 80203-4524

Telephone: (303) 830-2400
Direct Dial: (303) 894-4411
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From: Michael Weaver [<mailto:MWeaver@adcogov.org>]
Sent: Monday, November 25, 2013 4:36 PM
To: Rita M. Connerly
Subject: SIA Comments - Coyote Ridge

Hi Rita,

Below please find comments on the revised SIA:

- The quantities in the engineers' cost for Basil Street and 18th Avenue need to be separated instead of combined.
- Add the Case # to the SIA (Case # PLT2013-00013).
- Section 5, Guarantee of Compliance: regarding the 5% for inflation, reinsert the words "per year" after 5%.

February 28, 2014

International Bank
200 S 2nd Street
PO Drawer 1028
Raton, NM 87740-1028

Beneficiary:
The Board of County Commissioners
of the County of Adams
4430 S Adams County Parkway
Brighton, CO 80601

RE: IRREVOCABLE STANDBY LETTER OF CREDIT
Case No.: PLT 2013-00013
Strasburg East Subdivision Filing No. 8

We authorize you to draw on International Bank, 200 S 2nd Street, Raton, NM for the account of Pauls Development East LLC, 270 St Paul Street Suite 300, Denver, CO 80206, up to an aggregate amount of \$468,641.25 (Four Hundred Sixty Eight Thousand Six Hundred Forty One and 25/100) available by your drafts at sight accompanied by a certificate purportedly signed by the Chairman or the Acting Chairman of the Board of County Commissioners of Adams County stating:

- 1) That Adams County is entitled to draw under this Letter of Credit pursuant to that certain Subdivision Improvement Agreement between the Board of County Commissioners of the County of Adams and Pauls Development East, LLC for completion of those public improvements identified on Exhibit B to the Subdivision Improvement Agreement pertaining to Strasburg East Subdivision Filing No. 8, Case No. PLT 2013-00013.
- 2) The amount of money to be drawn on this Letter of Credit.

This Letter of Credit shall expire on February 28, 2015. The Letter shall expire prior to said date if International Bank receives a release purportedly signed by the Chairman or Acting Chairman of the Board of County Commissioners stating that all or a portion of the Letter of Credit is to be released.

Drafts under this Letter of Credit must state "drawn under International Bank, 200 S 2nd Street, PO Drawer 1028, Raton, NM 87740-1028, Letter of Credit dated February 28, 2014 and Letter of Credit Number 0228-02282015.

This Credit is subject to the Uniform Customs and Practice for Documentary Credits (1993 Revision), International Chamber of Commerce, Publication No. 500 (or Latest Revision).

Sincerely,

By: 
Daniel J Barnes/SVP - Southlands

By: 
Ronald L Schmeits/President and CEO

PUBLIC LAND DEDICATION FEES

Public Land Dedication Fees will be paid in accordance with terms of various service agreements.

Park Fee has been paid in full per Agreement recorded at Reception No.C0981594.

School Fees will be paid directly to Strasburg School District 31-J per terms of Resolution approving General Development Plan and Adams County Public Land Dedication worksheet under Tab 20.

Michael Weaver

From: Rita M. Connerly [rconnerly@fwlaw.com]
Sent: Tuesday, March 04, 2014 9:21 PM
To: Michael Weaver
Subject: FW: PLT2013-00013 Coyote Ridge Filing No. 8
Attachments: Quarantined Attachment.txt; Ltr Parks regarding filing 6 fee (00230200).pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Michael, Below is the correspondence regarding the park fees. Payment is made directly to the School District per the Resolution adopted by the Board of County Commissioner and is paid after final plat approval and prior to recordation of the Final Plat per the agreement with the School District. A receipt is provided by the School District and will be delivered to the County after approval of the final plat.

Today, the original Letter of Credit, mylars, and the original subdivision improvement agreement were delivered to your office. I am hopeful that a hearing on the Final Plat can now be scheduled. Please let me know if the final plat can be scheduled for hearing before the end of the month.

Thanks,

Rita M. Connerly
Director
Fairfield and Woods, P.C.
1801 California Street, Suite 2600
Denver, Colorado 80202-2645
Telephone: (303) 830-2400
Direct Dial: (303) 894-4411
E-Mail: rconnerly@fwlaw.com
Web: <http://www.fwlaw.com>

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From: Rita M. Connerly
Sent: Tuesday, October 22, 2013 4:11 PM
To: 'Michael Weaver'
Subject: RE: PLT2013-00013 Coyote Ridge Filing No. 8

Michael,

Attached please find a copy of the Recorded deed conveying 21 acres of land to the Strasburg Park District and a copy of the February 22, 2005 letter to the District confirming that "no further payments" for development within the Coyote Ridge subdivision are due. Let me know if this satisfies your inquiries regarding completion of the obligations arising under the Park Agreement. Thanks,

Rita M. Connerly
Director

Fairfield and Woods, P.C.
Wells Fargo Center, Suite 2400
1700 Lincoln Street
Denver, Colorado 80203-4524

Telephone: (303) 830-2400
Direct Dial: (303) 894-4411
E-Mail: rconnerly@fwlaw.com
Web: <http://www.fwlaw.com>



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№ 4507

Feb 18 2005

RECEIVED OF Paulo Development

DOLLARS \$40,423.⁰⁰/₁₀₀

FOR PLD fee - Strasburg East #1, #2, #3

Cash	Check
	1356
Amt. Paid	\$40,423. ⁰⁰ / ₁₀₀
Balance Due	00

BY Dominic SCS

Department of Planning & Development
12200 N Pecos Street
Westminster, CO 80234

NO 1507

Nov 18 2005

RECEIVED OF Paulo Development

DOLLARS \$40,423.⁰⁰ XX

FOR PLD fee - Strasburg East 4/1/06

Cash	Check
	1356
Amt. Paid	\$40,423. ⁰⁰ XX
Balance Due	00

BY Dennis Bell
A Department of Planning & Development

12200 N Pecos Street
Westminster, CO 80234

Michael Weaver

From: Rita M. Connerly [rconnerly@fwlaw.com]
Sent: Thursday, October 24, 2013 12:43 PM
To: Michael Weaver
Subject: FW: 7494.002
Attachments: SCAN2013-10-23-085655.pdf; SCAN2013-10-23-083749.pdf

Michael,

Attached is the executed letter to the Park District dated 2.22.05 as well as an email to Abel Montoya on 08.17.05 confirming to him that no further monetary payments are due and owing to the Park District for development within Strasburg East. I trust this documentation, in addition to the deed transferring the 20+ acres and the park agreement will provide the information you need to finalize your investigation into the public land dedication fees. Thanks,

Rita M. Connerly
Director

Fairfield and Woods, P.C.
Wells Fargo Center, Suite 2400
1700 Lincoln Street
Denver, Colorado 80203-4524

Telephone: (303) 830-2400
Direct Dial: (303) 894-4411
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Rita M. Connerly

From: Rita M. Connerly
Sent: Wednesday, August 17, 2005 3:35 PM
To: 'amontoya@co.adams.co.us'
Subject: Strasburg East



pdfdd660.pdf (275 Ltr Parks regarding
KB) filling 6 f...

Abel,

Thanks for taking the time to speak with me this afternoon about the public land dedications for Strasburg East.

In regard to the Park District, I am attaching a letter from the Park District addressing their acceptance of a 20 acre parcel of land. I have also attached a copy of the February, 2005 letter confirming that no further monetary payments are due and owing to the Park District for development within Strasburg East.

As to school fees, paragraph 10 of the resolution adopted by the Commissioners approving the Strasburg East GDP required the school fees to be paid directly to the school district. Pauls has and will continue to make payments directly to the school district in the amount of \$1,706.72/lot.

Per our discussion, Pauls will disregard the August 15, 2005 letter. It is my understanding that the plat for filing no. 7 will be submitted to Mr. Dunn for review and comment. Pauls will make any corrections required by Mr. Dunn and submit the final mylar to Adams County prior to the date this matter is scheduled for the Commissioner's consent calendar.

Should you have any questions, please don't hesitate to call.

Rita M. Connerly
Fairfield and Woods, P.C.
Wells Fargo Center, Suite 2400
1700 Lincoln Street
Denver, Colorado 80203-4524
Telephone: (303) 830-2400
Direct Dial: (303) 894-4411
Fax: (303) 830-1033
E-Mail: rconnerly@fwlaw.com
Web: <http://www.fwlaw.com>

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-----Original Message-----

From: Front Desk
Sent: Wednesday, August 17, 2005 3:01 PM
To: Rita M. Connerly; Sharon Bloomer
Subject: FW: FWD RMC/Sharon B fax from Janet

7494-2

FAIRFIELD AND WOODS, P.C.
ATTORNEYS AND COUNSELORS AT LAW

Wells Fargo Center, Suite 2400
1700 Lincoln Street
Denver, Colorado 80203-4524
Telephone: (303) 830-2400
Facsimile: (303) 830-1033
www.fwlaw.com

Rita M. Connerly
303-894-4411
rconnerly@fwlaw.com

February 22, 2005

Strasburg Park and Recreation District
P.O. Box 118
Strasburg, CO 80136

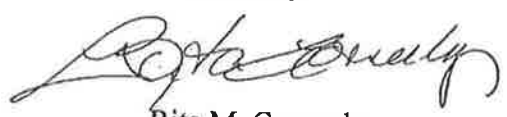
RE: Coyote Ridge, Filing No. 6
Payment of park fees

Dear Chairman:

As counsel for Pauls Development East, LLC, we wanted to let you know that Pauls Development East has filed a final plat application with Adams County for 45 homes in the Coyote Ridge subdivision. In accordance with the terms of our agreement, a check in the amount of \$40,423 was deposited with Adams County, for the benefit of Strasburg Park and Recreation District, on February 18, 2005. The hearing on the final plat is scheduled for April 11, 2005.

Pauls Development East will be making no further payments under the terms of the May 14, 2002 agreement for development within the Coyote Ridge subdivision.

Sincerely,



Rita M. Connerly
of
FAIRFIELD AND WOODS, P.C.

RMC: Mike Serra III

AGREEMENT

This Agreement is made and entered into this 14th day of May, 2002 by and between the Strasburg Park & Recreation District (the "District") and Pauls Development East, LLC ("Developer"), collectively the "Parties".

WHEREAS, the Developer is the owner of certain real property, described in Exhibit A, which is within the boundaries of the District (the "Property"); and

WHEREAS, the Developer desires to develop the Property and has submitted applications for development to the County; and

WHEREAS, Case No. PRJ2001-00047 relates to the potential development of 183 lots to the east of Strasburg Mile Road between 18th Avenue and 23rd Avenue (Strasburg East) and PUD2001-00031 relates to the construction of 660 lots north of 26th Avenue on the east and west side of Piggott Road ("Wolf Creek Run") (the "Projects"); and

WHEREAS, the Developer desires to satisfy all obligations to the District arising from the Projects by dedicating land and paying fees to mitigate the impacts incurred by the District from these Projects; and

WHEREAS, the District, in reliance upon the Developer's agreements hereunder, agrees not to oppose the Projects and agrees that the Developer has fully satisfied any and all obligations to the District arising from the impacts generated by the Projects, including the public land dedication requirements and impact fee obligations.

NOW, THEREFORE, in consideration of the foregoing recitals and the mutual promises contained in this Agreement, the Parties voluntarily agree as follows:

1. For development within Strasburg East, the Developer shall make cash payments to Adams County for the benefit of the District in the total amount of \$91,243. The \$91,243 shall be paid prior to recording a final plat for each phase of development based upon a fee of \$1,155 per lot for the first 79 lots platted within Strasburg East. For example, if the first final plat consists of 50 lots, then \$57,750 shall be paid to Adams County for the benefit of the District prior to recording of the first final plat. If the second plat consists of 50 lots, then \$33,493 shall be paid to Adams County for the benefit of the District prior to recording of the second final plat.
2. For Wolf Creek Run, the Developer shall make cash payments to Adams County for the benefit of the District in the total amount of \$120,120. The \$120,120 shall be paid prior to recording a final plat for each phase of development based upon a fee of \$182 per lot.
3. The Developer shall dedicate, by Quit Claim Deed, a twenty (20) acre site within Planning Area No. 4 to the District within 60 days of request from the District (the "Site"). Planning Area No. 4 is described and illustrated in

Exhibit B. The location of the Site shall be mutually determined by the District and the Developer within two years of the effective date of this Agreement. The Deed shall restrict use of the 20 acre site to use by the District for passive or active, indoor or outdoor recreational purposes. The District shall, in its request for conveyance of the Site, define the recreational activity for which the Site will be used and shall afford the Developer an opportunity to comment upon such plans prior to conveyance.

In the event that the District does not request conveyance of the Site prior to January 1, 2014, the District's rights to the Site shall expire and all obligations arising under this paragraph 3 shall terminate.

- 4. Maintenance of the neighborhood and regional parks and open space areas within Planning Areas 1, 2 and 3 of Wolf Creek Run and Strasburg East shall not be or become the responsibility of the District.**
- 5. So long as the Developer is in compliance with this Agreement, the District agrees that the Developer has mitigated the impacts of the Projects, has satisfied the public land dedication requirements for the Projects and that no further fees or land dedications shall be required.**
- 6. This Agreement and each term, provision, covenant, restriction, and condition hereof shall be binding upon, and inure to the benefit of the Parties, their successors, transferees, trustees, and assigns.**
- 7. No change, amendment, or waiver of any of the terms or provisions of this Agreement shall be valid or binding unless the change, amendment or waiver is in writing signed by the Parties.**
- 8. Any notice required or permitted by this Agreement shall be in writing. If such notice is hand delivered or personally served, it shall be effective immediately upon such delivery or service. If given by mail, notice shall be effective three days after it has been deposited in the United States mail depository, certified with return receipt requested with sufficient postage for delivery and, unless a new address is designated in writing hereafter, addressed as follows:**

To District:

Strasburg Park and Recreation District


To Developer:

Pauls Development East, LLC

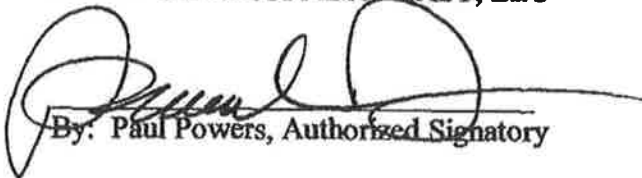
Attention: Mike Serra, III
3855 Lewiston, Suite 100
Aurora, Colorado 80011

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date written above.

STRASBURG PARK AND RECREATION DISTRICT

BY: 
ITS: President

PAULS DEVELOPMENT EAST, LLC


By: Paul Powers, Authorized Signatory

RECORDED TO
INCLUDE EXHIBITS

CU981594
6/10/2002 13:18:09
PG: 0001-003
15.00 DOC FEE:
CAROL SNYDER
ADAMS COUNTY

0.00

RECORDED

RECORDED

AGREEMENT

This Agreement is made and entered into this 14th day of May, 2002 by and between the Strasburg Park & Recreation District (the "District") and Pauls Development East, LLC ("Developer"), collectively the "Parties".

WHEREAS, the Developer is the owner of certain real property, described in Exhibit A, which is within the boundaries of the District (the "Property"); and

WHEREAS, the Developer desires to develop the Property and has submitted applications for development to the County; and

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2. For Wolf Creek Run, the Developer shall make cash payments to Adams County for the benefit of the District in the total amount of \$120,120. The \$120,120 shall be paid prior to recording a final plat for each phase of development based upon a fee of \$182 per lot.
3. The Developer shall dedicate, by Quit Claim Deed, a twenty (20) acre site within Planning Area No. 4 to the District within 60 days of request from the District (the "Site"). Planning Area No. 4 is described and illustrated in

CU981594
7/25/2002 14:15:01
PG: 0001-015
75.00 DOC FEE:
CAROL SNYDER
ADAMS COUNTY

0.00

15

B

Exhibit B. The location of the Site shall be mutually determined by the District and the Developer within two years of the effective date of this Agreement. The Deed shall restrict use of the 20 acre site to use by the District for passive or active, indoor or outdoor recreational purposes. The District shall, in its request for conveyance of the Site, define the recreational activity for which the Site will be used and shall afford the Developer an opportunity to comment upon such plans prior to conveyance.

In the event that the District does not request conveyance of the Site prior to January 1, 2014, the District's rights to the Site shall expire and all obligations arising under this paragraph 3 shall terminate.

- 4. Maintenance of the neighborhood and regional parks and open space areas within Planning Areas 1, 2 and 3 of Wolf Creek Run and Strasburg East shall not be or become the responsibility of the District.**
- 5. So long as the Developer is in compliance with this Agreement, the District agrees that the Developer has mitigated the impacts of the Projects, has satisfied the public land dedication requirements for the Projects and that no further fees or land dedications shall be required.**
- 6. This Agreement and each term, provision, covenant, restriction, and condition hereof shall be binding upon, and inure to the benefit of the Parties, their successors, transferees, trustees, and assigns.**
- 7. No change, amendment, or waiver of any of the terms or provisions of this Agreement shall be valid or binding unless the change, amendment or waiver is in writing signed by the Parties.**
- 8. Any notice required or permitted by this Agreement shall be in writing. If such notice is hand delivered or personally served, it shall be effective immediately upon such delivery or service. If given by mail, notice shall be effective three days after it has been deposited in the United States mail depository, certified with return receipt requested with sufficient postage for delivery and, unless a new address is designated in writing hereafter, addressed as follows:**

To District:

Strasburg Park and Recreation District


To Developer:

Pauls Development East, LLC


Attention: Mike Serra, III
3855 Lewiston, Suite 100
Aurora, Colorado 80011

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the
date written above.

STRASBURG PARK AND RECREATION DISTRICT

BY: 
ITS: President

PAULS DEVELOPMENT EAST, LLC


By: Paul Powers, Authorized Signatory

LEGAL DESCRIPTION - PARCEL 2

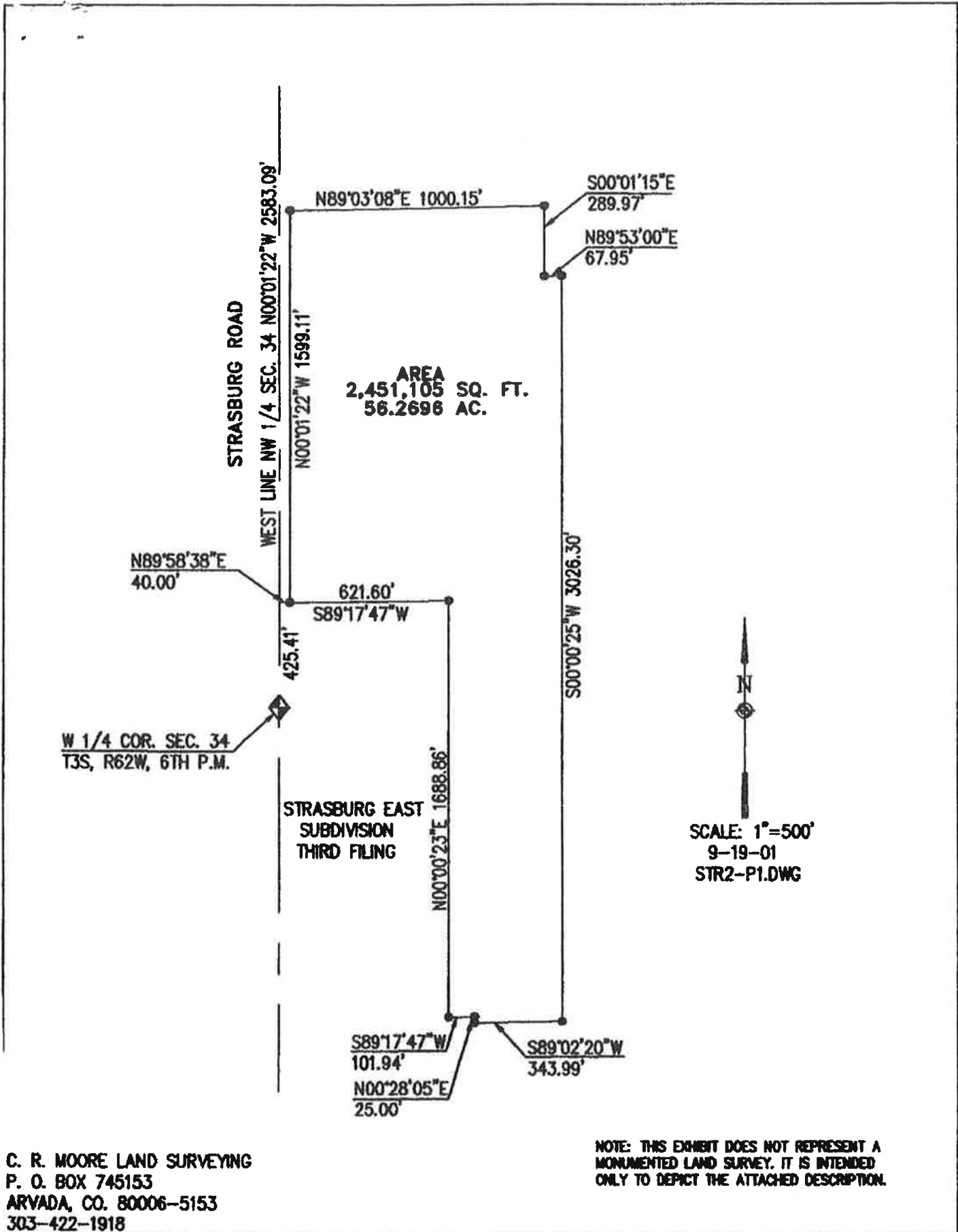
A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 34; THENCE NORTH 00°01'22" WEST ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 34 A DISTANCE OF 425.41 FEET; THENCE NORTH 89°58'38" EAST A DISTANCE OF 40.00 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF STRASBURG ROAD; THENCE NORTH 00°01'22" WEST, 40.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 34, AND ALONG THE EAST RIGHT-OF-WAY LINE OF SAID STRASBURG ROAD A DISTANCE OF 1599.11 FEET; THENCE NORTH 89°03'08" EAST A DISTANCE OF 1000.15 FEET; THENCE SOUTH 00°01'15" EAST A DISTANCE OF 289.97 FEET; THENCE NORTH 89°53'00" EAST A DISTANCE OF 67.95 FEET; THENCE SOUTH 00°00'25" WEST A DISTANCE OF 3026.30 FEET; THENCE SOUTH 89°02'20" WEST A DISTANCE OF 343.98 FEET; THENCE NORTH 00°28'05" EAST A DISTANCE OF 25.00 FEET; THENCE SOUTH 89°17'47" WEST A DISTANCE OF 101.94 FEET; THENCE NORTH 00°00'23" EAST A DISTANCE OF 1888.86 FEET; THENCE SOUTH 89°17'47" WEST A DISTANCE OF 621.60 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 2,451,105 SQUARE FEET OR 56.2698 ACRES.

**SEPTEMBER 19, 2001
C. R. MOORE LAND SURVEYING
P. O. BOX 745153
ARVADA, CO. 80006-5153
303-422-1918**

FILE:STR2-P1.WPD



C. R. MOORE LAND SURVEYING
 P. O. BOX 745153
 ARVADA, CO. 80006-5153
 303-422-1918

NOTE: THIS EXHIBIT DOES NOT REPRESENT A
 MONUMENTED LAND SURVEY. IT IS INTENDED
 ONLY TO DEPICT THE ATTACHED DESCRIPTION.

LEGAL DESCRIPTION - PARCEL 4

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 30.00 FEET EAST OF AND 30.00 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SECTION 28, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF 26TH AVENUE AS DESCRIBED BY DEED RECORDED IN BOOK 7 AT PAGE 581 OF SAID ADAMS COUNTY RECORDS AND A POINT ON THE EAST RIGHT-OF-WAY LINE OF ROAD PETITION #538 (PIGGOTT ROAD), SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 00°33'44" EAST, 30.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 28 AND ALONG THE EAST RIGHT-OF-WAY LINE OF SAID ROAD PETITION #538 A DISTANCE OF 2616.09 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 28; THENCE NORTH 89°47'59" EAST ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 28 A DISTANCE OF 2649.99 FEET TO THE CENTER ONE-QUARTER CORNER OF SAID SECTION 28; THENCE SOUTH 01°59'30" WEST ALONG THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 28 A DISTANCE OF 1378.08 FEET TO A POINT ON THE NORTH LINE OF THE STRASBURG SANITATION AND WATER DISTRICT PARCEL AS DESCRIBED BY DEED RECORDED IN BOOK 544 AT PAGE 559 OF SAID ADAMS COUNTY RECORDS; THENCE NORTH 89°59'39" WEST ALONG THE NORTH LINE OF SAID BOOK 544 PAGE 559 A DISTANCE OF 720.06 FEET TO THE WEST LINE OF SAID BOOK 544 PAGE 559, SAID LINE ALSO REFERENCED AS THE WATER COURSE LINE IN SAID DOCUMENT; THENCE THE FOLLOWING ELEVEN (11) COURSES ALONG THE WEST LINE OF SAID BOOK 544 PAGE 559 AND THE WATER COURSE LINE:

- 1. THENCE SOUTH 01°49'56" EAST A DISTANCE OF 15.33 FEET;**
- 2. THENCE SOUTH 38°22'30" WEST A DISTANCE OF 26.33 FEET;**
- 3. THENCE SOUTH 01°08'23" WEST A DISTANCE OF 147.40 FEET;**
- 4. THENCE SOUTH 53°32'09" EAST A DISTANCE OF 122.38 FEET;**
- 5. THENCE SOUTH 10°08'38" WEST A DISTANCE OF 133.58 FEET;**
- 6. THENCE SOUTH 02°57'37" EAST A DISTANCE OF 196.05 FEET;**
- 7. THENCE SOUTH 26°30'00" EAST A DISTANCE OF 199.66 FEET;**
- 8. THENCE SOUTH 06°35'22" WEST A DISTANCE OF 280.13 FEET;**
- 9. THENCE SOUTH 40°51'32" WEST A DISTANCE OF 186.00 FEET;**
- 10. THENCE SOUTH 42°35'48" WEST A DISTANCE OF 90.21 FEET;**
- 11. THENCE SOUTH 23°18'02" WEST A DISTANCE OF 0.93 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID 26TH AVENUE;**

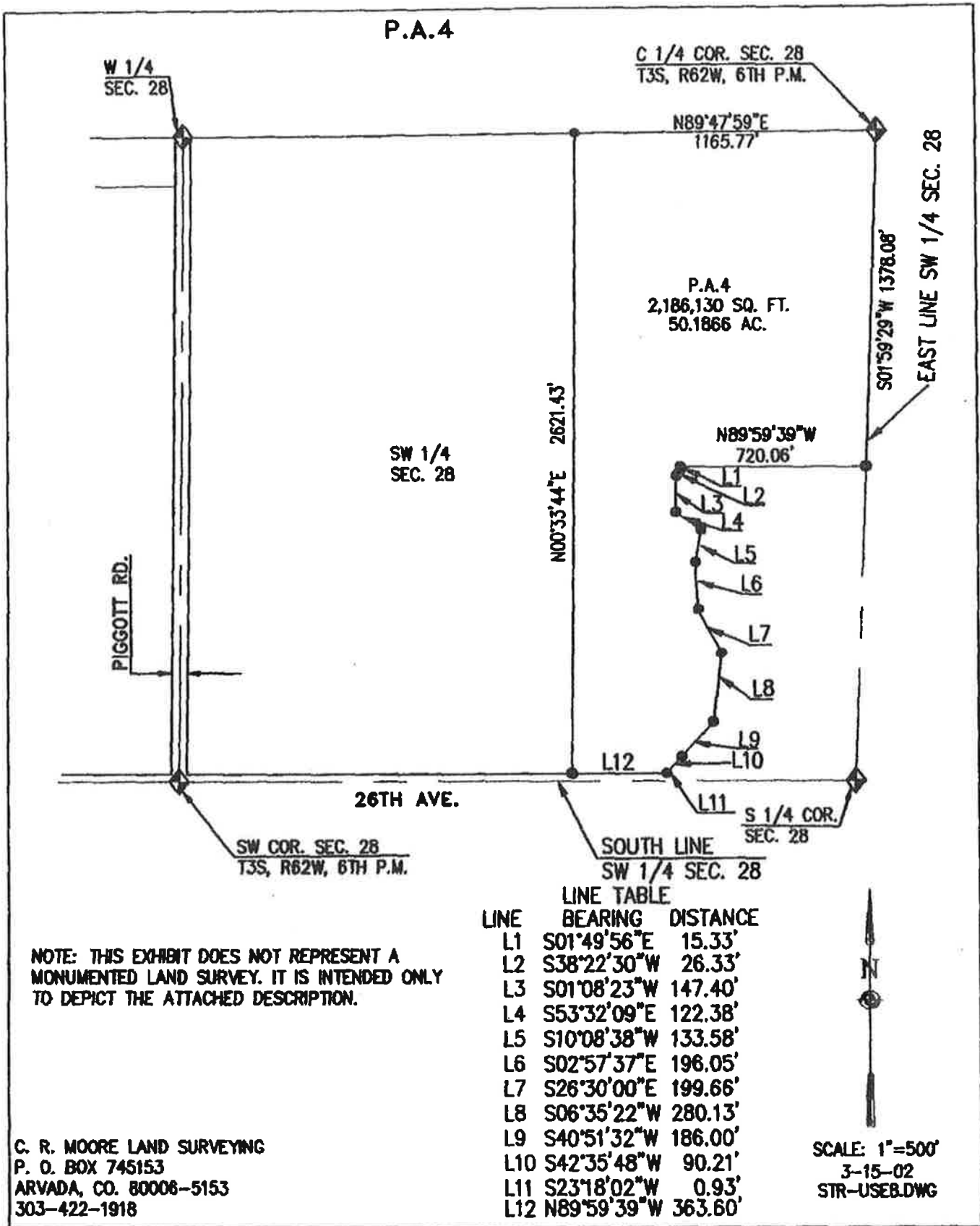
THENCE NORTH 89°59'39" WEST, 30.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 28 AND ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID 26TH AVENUE A DISTANCE OF 1847.78 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 6,072,614 SQUARE FEET OR 139.4080 ACRES.

THE ABOVE DESCRIBED PARCEL INCLUDES THE AREA OF DESCRIPTION CONFLICT.

**JUNE 18, 2001
C. R. MOORE LAND SURVEYING
P. O. BOX 745153
ARVADA, CO. 80006-5153
303-422-1918**

FILE: STRAS4.WPD



LEGAL DESCRIPTION - PARCEL 5

A PARCEL OF LAND BEING A PORTION OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 30.00 FEET EAST OF AND 30.00 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 29, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF ROAD PETITION #538 AND THE EAST RIGHT-OF-WAY LINE OF ROAD PETITION #675 (WOLF CREEK ROAD) AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 89°53'10" EAST, 30.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 29 AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID ROAD PETITION #538 A DISTANCE OF 2829.32 FEET TO A POINT ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 29; THENCE SOUTH 00°48'52" WEST ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 29 A DISTANCE OF 2636.50 FEET TO THE CENTER ONE-QUARTER CORNER OF SAID SECTION 29; THENCE NORTH 89°41'47" EAST ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 29 A DISTANCE OF 2543.36 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID ROAD PETITION #538 (PIGGOTT ROAD); THENCE SOUTH 00°33'44" WEST, 30.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 29 AND ALONG THE WEST RIGHT-OF-WAY LINE OF SAID ROAD PETITION #538 A DISTANCE OF 2815.81 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID ROAD PETITION #675 (26TH AVENUE); THENCE NORTH 89°59'43" WEST, 30.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 29 AND ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ROAD PETITION #675 A DISTANCE OF 2554.86 FEET TO A POINT ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 29; THENCE NORTH 89°59'43" WEST, 30.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 29 AND ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ROAD PETITION #675 A DISTANCE OF 2490.07 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF A 60.00 FOOT WIDE ROADWAY AS DESCRIBED BY DEED RECORDED IN BOOK 173 AT PAGE 67 OF SAID ADAMS COUNTY RECORDS; THENCE THE FOLLOWING THREE (3) COURSES ALONG THE EAST RIGHT-OF-WAY LINE OF SAID BOOK 173 PAGE 67:

- 1. THENCE NORTH 03°19'52" EAST A DISTANCE OF 727.26 FEET TO A POINT OF CURVE;**
- 2. THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 09°35'41", A RADIUS OF 1504.00 FEET AND AN ARC LENGTH OF 251.86 FEET, WHOSE CHORD BEARS NORTH 01°27'58" WEST A DISTANCE OF 251.56 FEET;**
- 3. THENCE NORTH 06°15'49" WEST A DISTANCE OF 303.50 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 29;**

THENCE NORTH 89°50'58" EAST ALONG THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 29 A DISTANCE OF 1203.91 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 29; THENCE NORTH 00°24'31" EAST ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 29 A DISTANCE OF 1312.50 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 29; THENCE SOUTH 89°41'47" WEST ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 29 A DISTANCE OF 1281.12 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID ROAD PETITION #675 (WOLF CREEK ROAD); THENCE NORTH 00°00'28" EAST, 30.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 29 AND ALONG THE EAST RIGHT-OF-WAY LINE OF SAID ROAD PETITION #675 A DISTANCE OF 2655.19 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 18,447,419 SQUARE FEET OR 423.4945 ACRES.

TOGETHER WITH A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 30.00 FEET EAST OF AND 30.00 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SECTION 29, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF ROAD PETITION #675 AND THE NORTH RIGHT-OF-WAY LINE OF ROAD PETITION #675 (26TH AVENUE) AND THE TRUE POINT OF BEGINNING; THENCE NORTH 00°00'02" EAST, 30.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 29 AND ALONG THE EAST RIGHT-OF-WAY LINE OF SAID ROAD PETITION #675 A DISTANCE OF 1347.38 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF A 60.00 FOOT WIDE ROADWAY AS DESCRIBED BY DEED RECORDED IN BOOK 173 AT PAGE 67 OF SAID ADAMS COUNTY RECORDS; THENCE THE FOLLOWING THREE (3) COURSES ALONG THE WEST LINE OF SAID BOOK 173 PAGE 67:

1. THENCE SOUTH 06°15'49" EAST A DISTANCE OF 378.68 FEET TO A POINT OF CURVE;
2. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 09°35'41", A RADIUS OF 1444.00 FEET AND AN ARC LENGTH OF 241.81 FEET;
3. THENCE SOUTH 03°19'52" WEST A DISTANCE OF 730.75 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID ROAD PETITION #675;

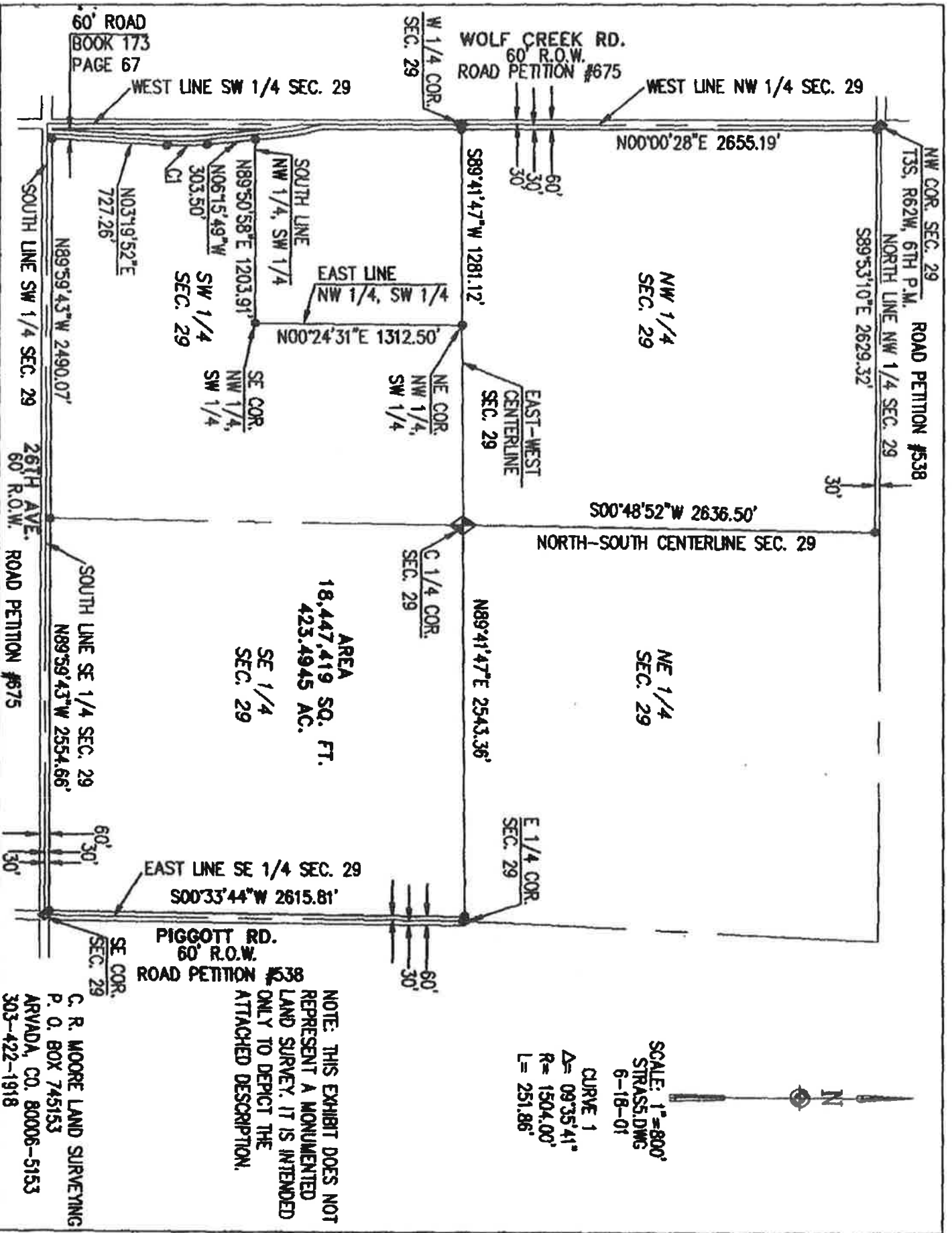
THENCE NORTH 89°59'26" WEST, 30.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 29 AND ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID ROAD PETITION #675 A DISTANCE OF 5.05 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 38,481 SQUARE FEET OR 0.8834 ACRES.

TOTAL AREA = 18,485,900 SQUARE FEET OR 424.3779 ACRES.

JUNE 18, 2001
C. R. MOORE LAND SURVEYING
P. O. BOX 745153
ARVADA, CO. 80006-5153
303-422-1918

FILE: STRAS5.WPD



60' ROAD
BOOK 173
PAGE 67

WOLF CREEK RD.
60' R.O.W.
ROAD PETITION #675

NW COR. SEC. 29
T3S, R62W, 6TH P.M.
ROAD PETITION #538
NORTH LINE NW 1/4 SEC. 29

N00°00'28"E 2655.19'

S89°53'10"E 2629.32'

NW 1/4
SEC. 29

S89°41'47"W 1281.12'

EAST LINE
NW 1/4, SW 1/4

SOUTH LINE
NW 1/4, SW 1/4

N89°50'58"E 1203.91'
N06°15'49"W 303.50'
N03°19'52"E 727.26'

SW 1/4
SEC. 29

SE COR.
NW 1/4,
SW 1/4

NE COR.
NW 1/4,
SW 1/4

EAST-WEST
CENTERLINE
SEC. 29

N00°24'31"E 1312.50'

S00°48'52"W 2636.50'

NORTH-SOUTH CENTERLINE SEC. 29

NE 1/4
SEC. 29

N89°41'47"E 2543.36'

C 1/4 COR.
SEC. 29

AREA
18,447.419 SQ. FT.
423.4945 AC.

SE 1/4
SEC. 29

E 1/4 COR.
SEC. 29

EAST LINE SE 1/4 SEC. 29
S00°33'44"W 2615.81'

PIGGOTT RD.
60' R.O.W.
ROAD PETITION #538

SE COR.
SEC. 29

SOUTH LINE SW 1/4 SEC. 29
N89°59'43"W 2490.07'

26TH AVE.
60' R.O.W.

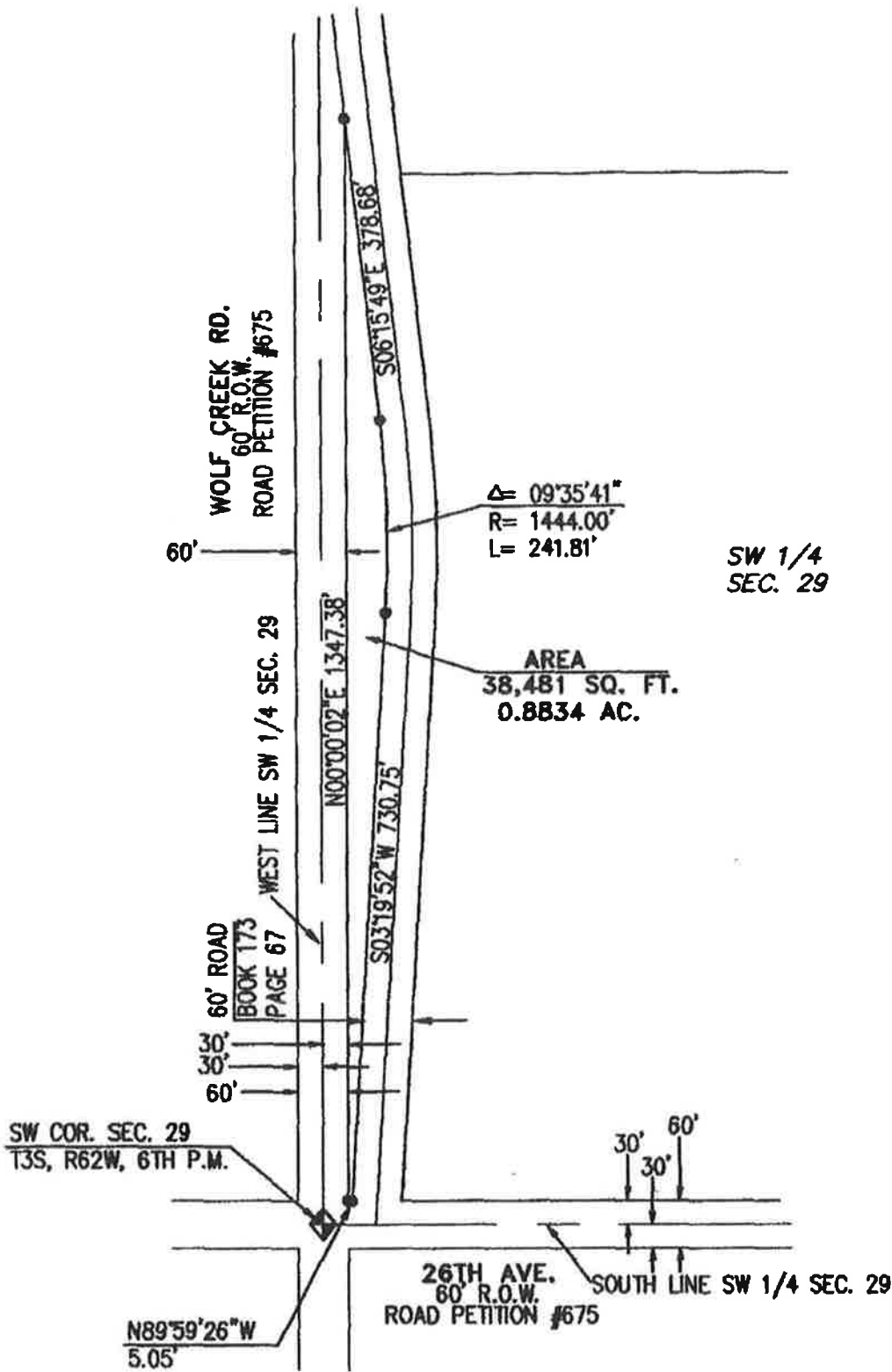
ROAD PETITION #675

SOUTH LINE SE 1/4 SEC. 29
N89°59'43"W 2554.66'

SCALE: 1"=800'
STRASS.DWG
6-18-01
CURVE 1
Δ= 09°35'41"
R= 1504.00'
L= 251.86'

NOTE: THIS EXHIBIT DOES NOT
REPRESENT A MONUMENTED
LAND SURVEY. IT IS INTENDED
ONLY TO DEPICT THE
ATTACHED DESCRIPTION.

C. R. MOORE LAND SURVEYING
P. O. BOX 745153
ARVADA, CO. 80006-5153
303-422-1918



N

SCALE: 1"=200'
STRAS5B.DWG
6-18-01

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.

C. R. MOORE LAND SURVEYING
P. O. BOX 745153
ARVADA, CO. 80006-5153
303-422-1918

EXHIBIT B
PLANNING AREA No. 4

P.A.4

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

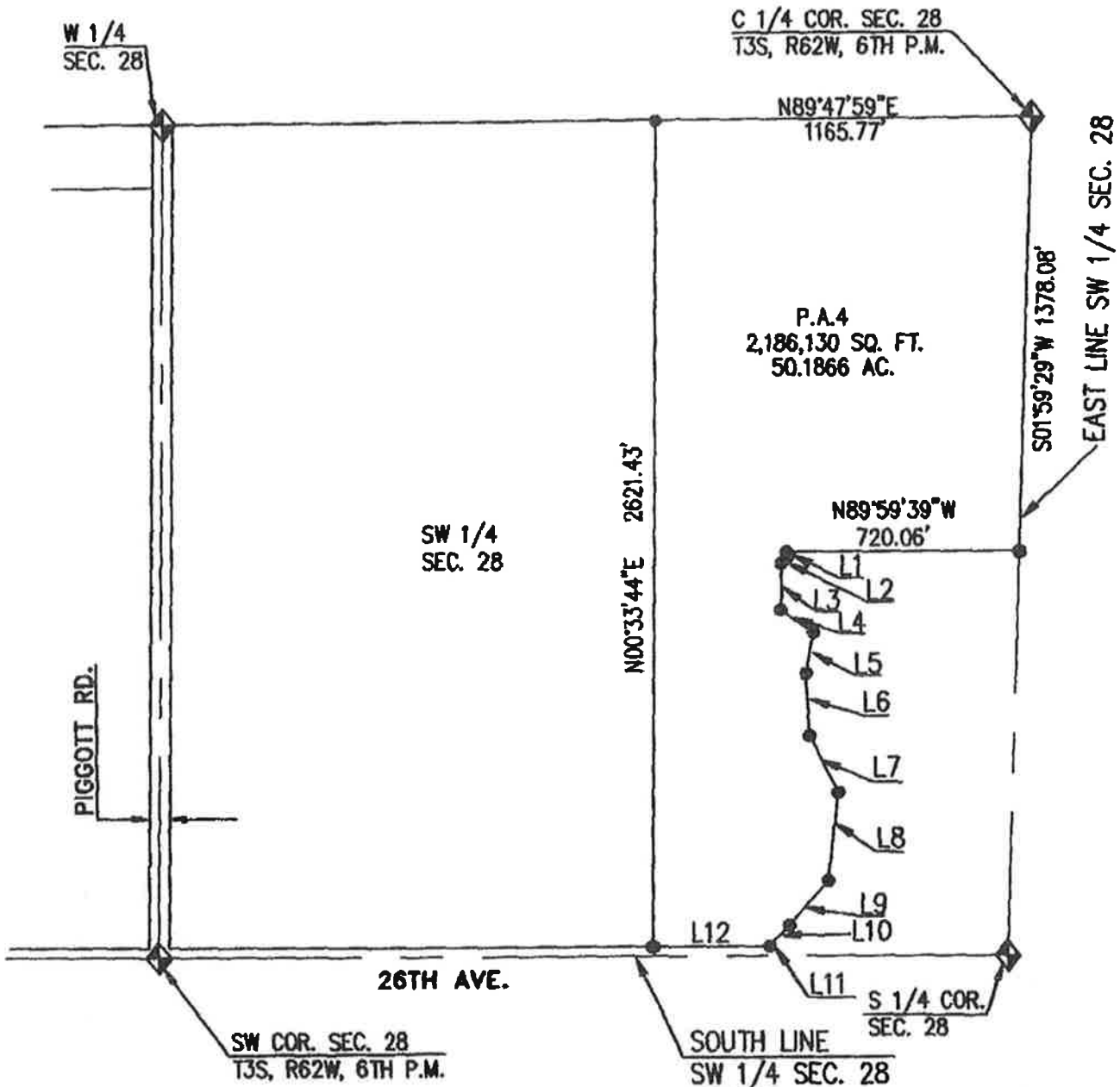
COMMENCING AT THE CENTER ONE-QUARTER CORNER OF SAID SECTION 28, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 01°59'29" WEST ALONG THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 28 A DISTANCE OF 1378.08 FEET; THENCE NORTH 89°59'38" WEST A DISTANCE OF 720.08 FEET; THENCE SOUTH 01°49'56" EAST A DISTANCE OF 15.33 FEET; THENCE SOUTH 38°22'30" WEST A DISTANCE OF 26.33 FEET; THENCE SOUTH 01°08'23" WEST A DISTANCE OF 147.40 FEET; THENCE SOUTH 53°32'09" EAST A DISTANCE OF 122.38 FEET; THENCE SOUTH 10°08'38" WEST A DISTANCE OF 133.58 FEET; THENCE SOUTH 02°57'37" EAST A DISTANCE OF 196.05 FEET; THENCE SOUTH 26°30'00" EAST A DISTANCE OF 199.66 FEET; THENCE SOUTH 06°35'22" WEST A DISTANCE OF 280.13 FEET; THENCE SOUTH 40°51'32" WEST A DISTANCE OF 188.00 FEET; THENCE SOUTH 42°35'48" WEST A DISTANCE OF 90.21 FEET; THENCE SOUTH 23°18'02" WEST A DISTANCE OF 0.93 FEET TO A POINT 30.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 28, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF 26TH AVENUE (PER ROAD PETITION #538); THENCE NORTH 89°59'39" WEST, 30.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 28 AND ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID 26TH AVENUE A DISTANCE OF 363.60 FEET; THENCE NORTH 00°33'44" EAST A DISTANCE OF 2621.43 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 28; THENCE NORTH 89°47'59" EAST ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 28 A DISTANCE OF 1165.77 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 2,186,130 SQUARE FEET OR 50.1866 ACRES.

MARCH 15, 2002
C. R. MOORE LAND SURVEYING
P. O. BOX 745153
ARVADA, CO. 80006-5153
303-422-1918

FILE: STR-USE8.WPD

P.A.4



P.A.4
2,186,130 SQ. FT.
50.1866 AC.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S01°49'56"E	15.33'
L2	S38°22'30"W	26.33'
L3	S01°08'23"W	147.40'
L4	S53°32'09"E	122.38'
L5	S10°08'38"W	133.58'
L6	S02°57'37"E	196.05'
L7	S26°30'00"E	199.66'
L8	S06°35'22"W	280.13'
L9	S40°51'32"W	186.00'
L10	S42°35'48"W	90.21'
L11	S23°18'02"W	0.93'
L12	N89°59'39"W	363.60'

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.

C. R. MOORE LAND SURVEYING
P. O. BOX 745153
ARVADA, CO. 80006-5153
303-422-1918

SCALE: 1"=500'
3-15-02
STR-USEB.DWG

WHEN RECORDED, RETURN TO:

Strasburg Metropolitan Park & Recreation District
PO Box 118
Strasburg, CO 80136

RECEPTION# 251000955250
08/11/2010 at 01:54:08 PM 1 of 4
FD Pgs: 0 Doc Type QCLD
Karen Long Adams County CO

QUITCLAIM DEED

THIS DEED is dated August 9, 2010, and is made between Pauls Development East, LLC, a Colorado limited liability company, the "Grantor", and Strasburg Park and Recreation District, a political subdivision of the State of Colorado, the "Grantee," whose legal address is 1932 Burton Street, Strasburg, Colorado 80136.

WITNESS, that the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release, sell and QUITCLAIM unto the Grantee, and the Grantee's heirs and assigns, forever, all the right, title, interest, claim and demand which the Grantor has in and to the real property, together with any improvements thereon, located in Adams County, and State of Colorado, as described on Exhibit A attached hereto (the "Property"), exclusive of any mineral rights and all right, title and interest in any surface water rights and groundwater rights, whether adjudicated or unadjudicated, ditch rights, water stock rights, well permits and wells.

A
1
3

For the sole purpose of providing such recreational uses on the Property as are consistent with the terms, conditions, provisions, agreements and obligations contained in the Wolf Creek Run Planned Unit Development Final Development Plan-First Filing recorded on December 11, 2003 at Reception No. C1251656; and, the Agreement with Strasburg Park & Recreation District recorded on June 10, 2002 at Reception No. C0981594 and re-recorded July 25, 2002 at Reception No. C1001612.

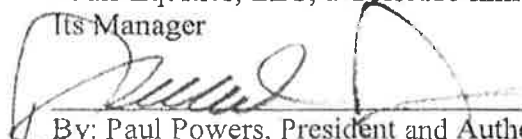
TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee, and the Grantee's heirs and assigns, forever.

IN WITNESS WHEREOF, the Grantor has executed this deed on the date set forth above.

PAULS DEVELOPMENT EAST, LLC
A Colorado limited liability company

By: Kiowa Land, LLC, a Colorado limited liability company
Its Manager and sole Member

By: Pauls Equities, LLC, a Colorado limited liability company
Its Manager


By: Paul Powers, President and Authorized Signatory

QUITCLAIM DEED (Page 1 of 4)
754229

X
Law
FAIRFIELD AND WOODS PC
JEANETTE BROWN
1700 LINCOLN ST STE 2400
DENVER, CO 80203

Trans# 9

13

STATE OF COLORADO)
) ss.
CITY AND COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 9th day of August, 2010, by Paul Powers, as President and Authorized Signatory for Pauls Equities, LLC, a Colorado limited liability company, as Manager of Kiowa Land, LLC, a Colorado limited liability company, as Manager and sole Member of Pauls Development East, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: June 25, 2011



Notary Public

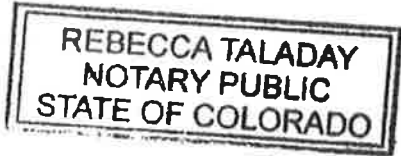


Exhibit A

Legal Description

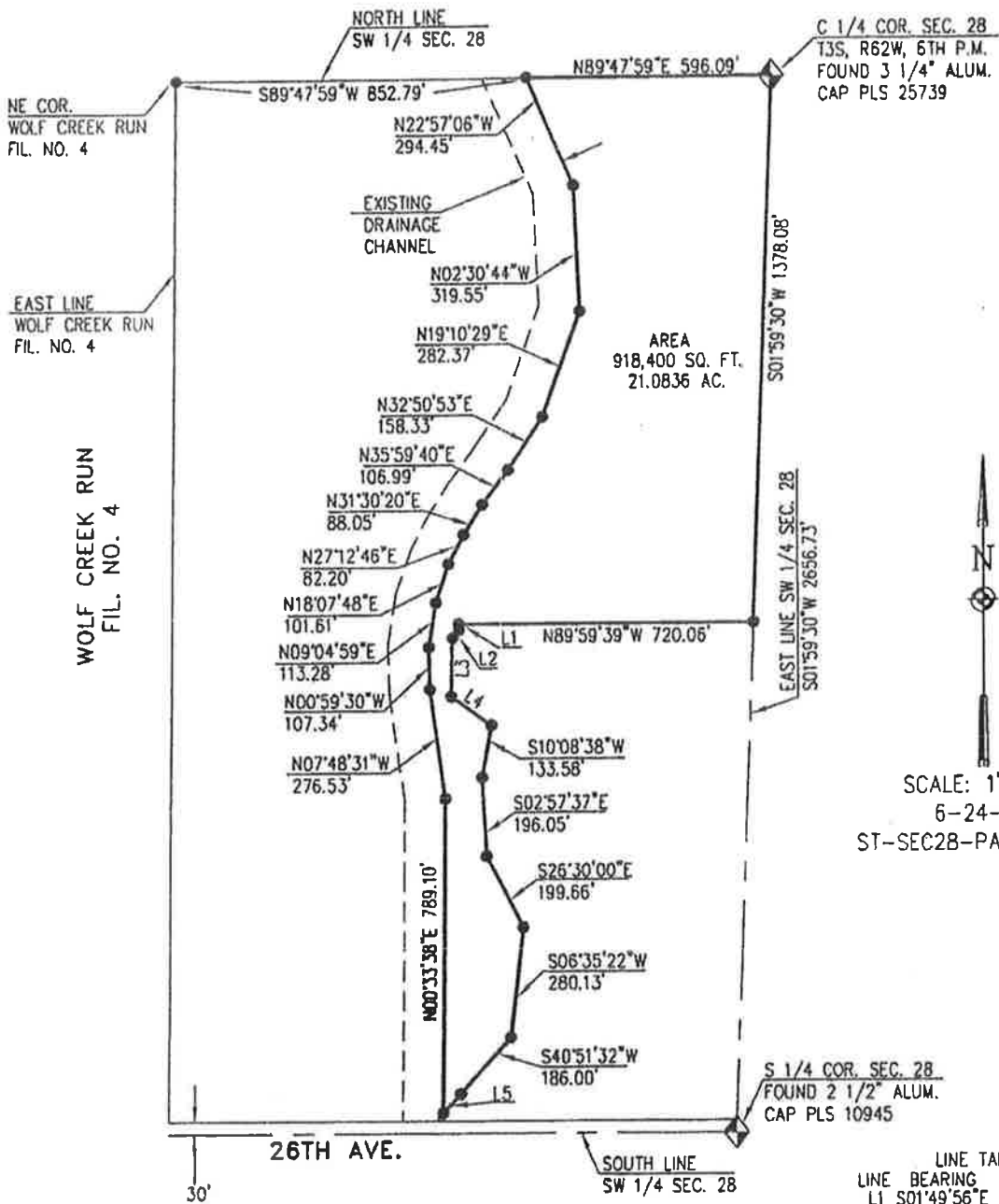
A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER ONE-QUARTER CORNER OF SAID SECTION 28; THENCE SOUTH 01°59'30" WEST ALONG THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 28 A DISTANCE OF 1378.08 FEET; THENCE NORTH 89°59'39" WEST A DISTANCE OF 720.06 FEET; THENCE SOUTH 01°49'56" EAST A DISTANCE OF 15.33 FEET; THENCE SOUTH 38°22'30" WEST A DISTANCE OF 26.33 FEET; THENCE SOUTH 01°08'23" WEST A DISTANCE OF 147.40 FEET; THENCE SOUTH 53°32'09" EAST A DISTANCE OF 122.38 FEET; THENCE SOUTH 10°08'38" WEST A DISTANCE OF 133.58 FEET; THENCE SOUTH 02°57'37" EAST A DISTANCE OF 196.05 FEET; THENCE SOUTH 26°30'00" EAST A DISTANCE OF 199.66 FEET; THENCE SOUTH 06°35'22" WEST A DISTANCE OF 280.13 FEET; THENCE SOUTH 40°51'32" WEST A DISTANCE OF 186.00 FEET; THENCE SOUTH 42°35'48" WEST A DISTANCE OF 64.56 FEET; THENCE NORTH 00°33'38" EAST A DISTANCE OF 789.10 FEET; THENCE NORTH 07°48'31" WEST A DISTANCE OF 276.53 FEET; THENCE NORTH 00°59'30" WEST A DISTANCE OF 107.34 FEET; THENCE NORTH 09°04'59" EAST A DISTANCE OF 113.28 FEET; THENCE NORTH 18°07'48" EAST A DISTANCE OF 101.61 FEET; THENCE NORTH 27°12'46" EAST A DISTANCE OF 82.20 FEET; THENCE NORTH 31°30'20" EAST A DISTANCE OF 88.05 FEET; THENCE NORTH 35°59'40" EAST A DISTANCE OF 106.99 FEET; THENCE NORTH 32°50'53" EAST A DISTANCE OF 158.33 FEET; THENCE NORTH 19°10'29" EAST A DISTANCE OF 282.37 FEET; THENCE NORTH 02°30'44" WEST A DISTANCE OF 319.55 FEET; THENCE NORTH 22°57'06" WEST A DISTANCE OF 294.45 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 28; THENCE NORTH 89°47'59" EAST A DISTANCE OF 596.09 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 918,400 SQUARE FEET OR 21.0836 ACRES.

BASIS OF BEARINGS - ASSUMED ALONG THE EAST LINE SW 1/4 SEC. 28, T3S, R62W, 6TH P.M. BETWEEN THE C 1/4 COR., BEING A 3 1/4" ALUM. CAP PLS 25739, AND THE S 1/4 COR., BEING A 2 1/2" ALUM. CAP PLS 10945. S01°59'30"W 2656.73'

JUNE 25, 2010
C. R. MOORE LAND SURVEYING
P. O. BOX 745153
ARVADA, CO. 80006-5153
303-422-1918



SCALE: 1"=400'
6-24-10
ST-SEC2B-PARK-EXH.DWG

LINE TABLE

LINE	BEARING	DISTANCE
L1	S01°49'56"E	15.33'
L2	S38°22'30"W	26.33'
L3	S01°08'23"W	147.40'
L4	S53°32'09"E	122.38'
L5	S42°35'48"W	64.56'

C. R. MOORE LAND SURVEYING
P. O. BOX 745153
ARVADA, CO. 80006-5153
303-422-1918

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.



DEPARTMENT OF NATURAL RESOURCES

DIVISION OF WATER RESOURCES

John W. Hickenlooper
Governor

Mike King
Executive Director

Dick Wolfe, P.E.
Director/State Engineer

February 13, 2014

Michael Weaver
Adams County Planning & Development Department
MWeaver@adcogov.org

Re: Coyote Ridge, Filing 8, Major Subdivision (Final Plat) PLT2013-00013
Part W1/2 Section 34, T3S, R62W, 6th PM
Kiowa-Bijou Designated Ground Water Basin
Water Division 8, Water District 1

Dear Mr. Weaver:

A previous submittal for Coyote Ridge, Filing 8 was submitted on October 22, 2013 and this office responded in a letter dated December 3, 2013. Eastern Adams County Metropolitan District responded to the December 3, 2013 letter regarding the sufficiency of the District's water supply and also submitted to this office additional information. The above referenced proposal is to subdivide an approximately 12.98-acre site into 46 single family residential lots.

Water Supply Demand

According to the submittal, the estimated water requirements are 0.45 acre-feet annually per single family lot, for a total water demand of 20.7 acre-feet annually.

Source of Water Supply

The proposed water supplier is the Eastern Adams County Metropolitan District (District). The District provided a letter dated September 25, 2013 committing to serve the subdivision.

Information in our files currently indicates the District has a total of approximately 1,330.8 acre-feet per year of ground water available for supplying its commitments, consisting of approximately 951.6 acre-feet per year of Denver Basin bedrock ground water (on a 100 year availability basis) and approximately 379.2 acre-feet per year of renewable alluvial ground water.

The subdivision lies within the allowed place of use (District Service area) of the District's water supplies, and the proposed uses are uses allowed for in the various water rights that make up the available supply.

Office of the State Engineer

1313 Sherman Street, Suite 818 • Denver, CO 80203 • Phone: 303-866-3581 • Fax: 303-866-2223
www.water.state.co.us

Information in our files indicates the District has commitments totaling approximately 335.1 acre-feet per year (including Coyote Ridge Filing 8), approximately 113.4 acre-feet per year of which are for a period of 100 year and approximately 221.7 acre-feet per year of which are for a period of 300 years. According to a letter dated May 2, 2000, Adams County recognizes that developments within Parcels 1, 2 and 3 of the Strasburg East subdivision pre-date the County's 300-year water supply requirement, so that the 100-year water supply plan applies. Coyote Ridge Filing No. 8 development is within Parcel 2.

The District's sources of water are a combination of bedrock aquifer allocations from the Denver Basin as well as alluvial sources. The State Engineer's Office does not have evidence regarding the length of time for which the bedrock aquifer sources will be a physically and economically viable source of water. According to 37-90-107(7)(a), C.R.S., "Permits issued pursuant to this subsection (7) shall allow withdrawals on the basis of an aquifer life of 100 years." Based on this allocation approach, the annual amounts of water determined to be available are equal to one percent of the total amount, as determined by rule 5.3.2.1 of the Designated Basin Rules, 2 CCR 410-1. Therefore, the water may be withdrawn in those annual amounts for a maximum of 100 years.

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

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

The State Engineer's Office does not have evidence regarding the length of time for which this source will be "dependable in quantity and quality." However, treating Adams County's requirement as an allocation approach based on three hundred years, the amount of Denver Basin bedrock water required to be reserved for supplying those commitments served by Denver Basin bedrock sources requires multiplying by a factor of three the volume that would be required to be reserved based on the 100 year allocation approach.

Assuming the District's 300 year commitments of 221.7 acre-feet per year are supplied by Denver Basin bedrock sources, the District would have to reserve a total of 665.1 acre-feet per year of 100 year availability water. Adding the required reservation of 665.1 acre-feet per year of 100 year equivalent water for the 300 year commitments to the District's 113.4 acre-feet per year of 100 year commitments requires a 100 year equivalent supply of 778.5 acre-feet per year of water.

The District's available rights (951.6 acre-feet per year of Denver Basin bedrock ground water on a 100 year availability basis and 379.2 acre-feet per year of renewable alluvial ground water) are more than its 100 year equivalent demand (778.5 acre-feet per year).

The State Engineer's Office has no comment on the County's requirement regarding quality of the water supply or the required 'dynamic analysis' to evaluate whether the appropriable water supply is sustainable for three hundred years.

State Engineer's Office Opinion

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

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

Our opinion that the water supply can be provided without causing injury is based on our determination that the amount of water that is legally available on an annual basis, according to the statutory allocation approach, for the proposed uses on the subdivided land is greater than the annual amount of water required to supply existing water commitments and the demands of the proposed subdivision.

Our opinion is qualified by the following:

The Ground Water Commission has retained jurisdiction over the final amount of water available pursuant to the relevant determinations and well permits, pending actual geophysical data from the aquifer.

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

Should you have any questions, please contact Justina P. Mickelson of this Office.

Sincerely,



Keith Vander Horst, P.E.
Designated Basins Team Leader

cc: Division 1 Division Engineer
District 1 Water Commissioner

JPM/KVH: CoyoteRidgeF8_suppFeb2013.doc



DEPARTMENT OF NATURAL RESOURCES

DIVISION OF WATER RESOURCES

John W. Hickenlooper
Governor

Mike King
Executive Director

Dick Wolfe, P.E.
Director/State Engineer

December 3, 2013

Michael Weaver
Adams County Planning & Development Department
MWeaver@adcogov.org

Re: Coyote Ridge, Filing 8, Major Subdivision (Final Plat) PLT2013-00013
Part W1/2 Section 34, T3S, R62W, 6th PM
Kiowa-Bijou Designated Ground Water Basin
Water Division 8, Water District 1

Dear Mr. Weaver:

We received your October 22, 2013 submittal concerning the above referenced proposal to subdivide an approximately 12.98-acre site into 46 single-family lots.

The estimated water supply demand amount for the 46 single-family lots and for any additional irrigated areas is needed. This can be provided by completing the Water Supply Information Summary form or an equivalent report providing an estimate of the water requirements of the subdivision.

The proposed water supplier is East Adams County Metropolitan District ("EACMD"). In order for this office to comment favorably, a copy of the commitment letter from EACMD agreeing to service the subdivision is needed. The commitment letter needs to reference the name of the subdivision as submitted to the County and a level of commitment in terms of uses to be served and/or water requirement.

A report is needed from EACMD summarizing its supplies and commitments. As required by C.R.S. 30-28-136(1)(h)(II), a report from the municipality or quasi-municipality documenting the amount of water that can be supplied to the subdivision must be provided. The report should contain the following:

- i. A summary of the water rights owned and controlled by the District including documentation of ownership or control of those rights. The District should provide a copy of the deed transferring ownership of the rights claimed, or a copy of the agreement with owner for those rights for which ownership has not already been provided. (water rights already provided are on attached spreadsheet)
- ii. The anticipated yield of these rights in both an average and dry year.
- iii. The area on which each of the rights may be used.

Office of the State Engineer

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www.water.state.co.us

- iv. The present demand on the District for each right, and the anticipated demand due to commitments for service entered into by the District that are not yet supplied by each right.
- v. The amount of uncommitted firm supply the District has available for future commitment and development for each right.
- vi. A map of the District's service area.

The above information should be provided in a manner that demonstrates that the District has sufficient water resources to meet its commitments in terms of an overall water supply, considering daily, annual, and longer term availability.

Attached is the most current water supply breakdown for EACMD (based on the current information available to us) for review by you and the applicant. Based on these calculations, EACMD is over committed by 73.4 af/yr. Because of the over commitment it appears that the proposed water supply may not be adequate and may not be able to be provided without causing injury to decreed water rights.

The State Engineer has not received enough information on the water requirements of and proposed water supply to this subdivision to render an opinion pursuant to C.R.S. 30-28-136(1)(h)(l) regarding the adequacy of the water supply and the material injury likely to occur to decreed water rights. In order for our office to provide an opinion, a completed Water Supply Information Summary form or equivalent report must be provided by the developer, a written commitment for service from the water provider, and a report from the water provider documenting the amount of water available for additional commitment.

Should you have any questions, please contact Justina P. Mickelson of this Office.

Sincerely,



Keith Vander Horst, P.E.
Designated Basins Team Leader

cc: Division 1 Division Engineer
District 1 Water Commissioner

JPM/KVH: CoyoteRidgeF8_Oct2013.doc

22-Nov-2013 Eastern Adams County Metropolitan District

SUPPLIES									
Determination no.	Aquifer	NT / NNT Status	Repl. Plan Status	Annual Quantification (af/yr)	EACMD portion (af/yr)	100-yr Availability (af/yr)	Comments	Allowed Place of Use	Allowed Type of Use
52-BD	Kf	NT	na	108.3	90.10	90.10	Per Gary WRI letter of Oct. 29, 2004 to EACMD, EACMD only has 90.1 af/yr available from this determination under parcels 4 & 5.	For parcels 1, 2, 4, 5; Parcels 1-9; For Parcel 6; Parcels 1-5	Central water supply system for domestic, irrigation, commercial, industrial, fire protection, recreation, livestock watering, dust control, fish and wildlife, augmentation, irrigation.
53-BD	Ka	NT	na	253.2	199.80	199.80	Per Gary WRI letter of Oct. 29, 2004 to EACMD, EACMD only has 199.8 af/yr available from this determination under parcels 4 & 5.	For parcels 4, 5; Parcels 1-10; For Parcel 6; Parcels 1-6, 10	Central water supply system for domestic, irrigation, commercial, industrial, fire protection, recreation, livestock watering, dust control, fish and wildlife, augmentation, irrigation.
54-BD	Tkd	NNT-Actual	none yet	46.5	33.60	0	Per Gary WRI letter of Oct. 29, 2004 to EACMD, EACMD only has 33.6 af/yr available from this determination under parcels 4 & 5.	For parcels 4, 5; Parcels 1-9; For Parcel 6; Parcels 1-6	Central water supply system for domestic, irrigation, commercial, industrial, fire protection, recreation, livestock watering, dust control, fish and wildlife, augmentation, irrigation.
274-BD	Kf	NT	na	504.5	504.5	504.50		Parcels 1, 2, 4, 9	domestic, irrigation, municipal by EACMD, commercial, industrial, fire protection, recreation, livestock watering, dust control, fish and wildlife, and augmentation purposes
275-BD	Kal	NT	na	43.3	43.3	43.30		Parcels 1, 2, 4, 9	domestic, irrigation, municipal by EACMD, commercial, industrial, fire protection, recreation, livestock watering, dust control, fish and wildlife, and augmentation purposes
278-BD	KadU	NNT-4%	na	66.4	66.4	66.40		Parcels 1, 2, 4, 9	domestic, irrigation, municipal by EACMD, commercial, industrial, fire protection, recreation, livestock watering, dust control, fish and wildlife, and augmentation purposes
277-BD	Ka	NNT-4%	na	621.6	621.6	621.60		Parcels 1, 2, 4, 9	domestic, irrigation, municipal by EACMD, commercial, industrial, fire protection, recreation, livestock watering, dust control, fish and wildlife, and augmentation purposes
278-BD	Tkd	NNT-Actual	none yet	392.5	392.5	0		Parcels 1, 2, 4, 9	domestic, irrigation, municipal by EACMD, commercial, industrial, fire protection, recreation, livestock watering, dust control, fish and wildlife, and augmentation purposes
Total Supply (af/yr)				2036.3	1947.8	1521.7			
COMMITMENTS									
Subdivision	Filing	# of lots	# of acres	Annual Demand (af/yr)	Date of SEC opinion	Required reservation of 100-yr availability water (af/yr)	Comments		
Adams County									
Strasburg East (aka Coyote Ridge)	5	50	18.82	23.9	5-Nov-2001	71.7	Adams County requires a 300-year water supply, which effectively requires a tripling of the amount of water to be reserved under the 100-year aquifer life supply.		
Strasburg East (aka Coyote Ridge)	4	79	57.75	35.6	5-Nov-2001	106.8			
Wolf Creek Run PUD		660	192.5	333	9-May-2002	999			
Blackstone Ranch		234	108	109	8-Feb-2005	327			
Subtotal				501.5		1504.5			
Arapahoe County									
The Trails at Strasburg		74	1566	45.3			Arapahoe County requires nontributary supplies that assume a 100-year aquifer life to assume a 50% recovery factor, which effectively requires a doubling of the amount of water to be reserved under the 100-year aquifer life supply.		
Subtotal				45.3	2-Nov-2006	90.6			
Total Commitments				546.8		1595.1			
UNCOMMITTED SUPPLY						73.4			

The Trails at Strasburg is supplied by on-kt Arapahoe aquifer wells pursuant to 227-BD. While not supplied directly from EACMD's distribution system, the water supplying this subdivision is a deduction against EACMD's supplies.

Michael Weaver

From: Cross - CDOT, Marilyn [marilyn.cross@state.co.us]
Sent: Monday, November 11, 2013 4:32 PM
To: Michael Weaver
Subject: CDOT Referral Comments PLT2013-00013, Final Plat - Paul's Development East

CDOT examined the materials sent to us for review re: PLT2013-00013, Final Plat - Paul's Development East to create 46 lots on 12.98 acres in Strasburg.

CDOT has no objections to this final plat. These new lots do not directly access a state highway and we do not anticipate any immediate impacts to a state highway associated with the site plan.

Thank you for allowing us the opportunity to review this submittal. If you have any questions, please contact me.

Marilyn Cross, AICP
Access Manager
CDOT Region 1 - Traffic Section
2000 S Holly
Denver, CO 80222

303-512-4266 Office
303-317-7755 Cell
303-757-9886 Fax

marilyn.cross@state.co.us

<http://www.coloradodot.info/business/permits/accesspermits>

Michael Weaver

From: Jeremy and Debbie Gurley [thegurleys@gmail.com]
Sent: Thursday, November 07, 2013 9:04 PM
To: Michael Weaver
Subject: Coyote Ridge Filing No. 8, Case Number PLT2013-00013

Mr. Weaver,

I am submitting these comments in response to the request for comments regarding the case number referenced in the subject, Paul's Development East's planned expansion of the Coyote Ridge Subdivision in Strasburg, CO. I would urge caution and reluctance in considering this proposal. I am currently a homeowner in the subdivision, having purchased a house there in 2005. Circumstances led to my family moving from the area last year, but we continue to be homeowners, due in no small part to market conditions fostered by Paul's. In my opinion, a series of irresponsible lending decisions by Paul's and their lending partners led to a glut of foreclosures in the area, which consistently drove down the price of housing in the area, even as other areas recovered from the downturn in the housing market. While responsible homeowners watched their equity steadily deplete, Paul's continued to build and further dampen the market for homes. If you look at the sales prices on homes in the Coyote Ridge subdivision over the past couple of years, you will notice that the only houses that sold for any reasonable value happened to be the new builds by Paul's. Reselling a house through conventional methods met a soft market, and as those who tried to refinance could tell you, appraisals were well short of expectation.

Paul's is a business, and I fully understand and respect that their loyalty must lie with what is best for their business. I have no particular animus towards Paul's. However, I do question whether this expansion is best for the homeowners in the community, and believe that the impact should be considered. A scenario that is likely to lead to another wave of foreclosures and lost equity is certainly not in my best interests as a homeowner. I would respectfully ask that you question Paul's as to their tangible plan to prevent such a scenario from repeating, and how they feel this expansion serves the interest of the many homeowners who are already in the community. Is there the demand, or will the increased supply simply degrade the price of existing residents? Will they have a lending partner that heightens the risk of foreclosure, and the corresponding negative impacts in a community? What steps are they taking to preserve and enhance the value of those they have already sold to?

Thank you for taking the time to review my concerns. I appreciate the consideration and careful review of this proposal.

Regards,

Jeremy Gurley

STRASBURG FIRE PROTECTION DISTRICT #

Post Office Box 241
56281 E Colfax Avenue
Strasburg, Colorado 80136-0241

Phone : 303-622-4814
Fax: 303-622-4833
Email: kduryea@svfd8.org

November 7, 2013

Michael Weaver, Case Manager
Adams County Planning and Development
4430 S Adams County Parkway Ste. W2000A
Brighton, CO 80601-8216

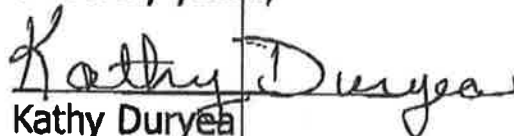
To Whom it may concern:

This letter is to inform you that Strasburg Fire Protection District No. 8 has an agreement in place for the subdivision at Coyote Ridge Filing No. 8, Case # PLT2013-00013.

The agreement in question is B3016229 and was filed 1/23/2003. In this agreement Pauls Development East, LLC is to follow our requirements and per the Agreement development fees in the amount of \$750 per unit will be due upon issuance of a building permit.

Thank you very much for your cooperation and assistance in this matter, and if you have any questions, or need additional information, please do not hesitate to contact me.

Sincerely yours,


Kathy Duryea

District Administrator



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.571.3306
Facsimile: 303. 571.3660
donna.l.george@xcelenergy.com

November 6, 2013

Adams County
Department of Planning and Development
4430 South Adams County Parkway
1st Floor, Suite W2000A
Brighton, CO 80601-8216

Attn: Michael Weaver

Re: Coyote Ridge Filing No. 8, Case # PLT2013-00013

Public Service Company of Colorado (PSCo) has reviewed the plans for **Coyote Ridge Filing No. 8** and has **no apparent conflict**.

As a safety precaution, PSCo would like to remind the developer to call the **Utility Notification Center at 1-800-922-1987** to have all utilities located prior to any construction.

If you have any questions about this referral response, please contact me at (303) 571-3306.

Sincerely,

Donna George
Contract Right of Way Referral Processor
Public Service Company of Colorado



November 5, 2013

Michael Weaver
Department of Planning and Development
4430 South Adams County Parkway
Suite W200A
Brighton, CO 80601-8216

RE: Case Number: PLT2013-00013
Case Name: Coyote Ridge Filing No. 8
Major Subdivision (Final Plat) to create 46 lots on approximately 12.98 acres in
R-1-C, Residential Zone District
TCHD Case No. 2998

Dear Mr. Weaver:

Thank you for the opportunity to review and comment on the proposed subdivision Coyote Ridge. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations. After reviewing the application, TCHD has no comments.

Please feel free to contact me at (720) 200-1592 or triggle@tchd.org if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "TRIGGLE", is written over a light blue horizontal line.

Thomas Riggle
Environmental Health Specialist

CC: Sheila Lynch, Monte Deatrich, TCHD



Brooks Kaufman
Director of Lands and Rights of Way

November 1, 2013

Michael Weaver
Adams County
Department of Planning & Development
4430 South Adams County Pkwy
1st Floor Suite W200A
Brighton, CO 80601-8216

Re: COYOTE RIDGE F8
Case No.: PLT2013-00013

Dear Mr. Weaver:

The Association has reviewed the contents in the above-referenced referral response packet. We reviewed the project for maintaining our existing facilities, utility easements, electric loading, service requirements and environmental impact.

The Association has no additional comments at this time.

Sincerely,

A handwritten signature in black ink, appearing to read 'Brooks Kaufman', is written in a cursive style.

Brooks Kaufman
Director of Lands and Rights-of-Way

INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION

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

Adams County Transportation Department

Referral Case Comments

Date: October 31, 2013
Referral Case: Coyote Ridge Filing No. 8
Case Number: PLT2013-00013
Document Number: 4797751

The subdivision construction plans have been reviewed and approved by the Adams County Transportation Department (Case # SUB2013-00003).

Michael Weaver


From: Mark Omoto
Sent: Thursday, October 31, 2013 10:23 AM
To: Michael Weaver
Subject: RE: DOCS-#4797751-v1-coyote_ridge_filing_no__8_plt2013-00013.DOC

Michael;

The subdivision construction plans are for both drainage and street construction.

Sincerely,

Mark Omoto | Adams County Government |Transportation | 4430 South Adams County Parkway | 1st floor,
Suite W2000B | Brighton, CO 80601 | 720-523-6859

 Please consider the environment before printing this email.

From: Michael Weaver
Sent: Thursday, October 31, 2013 10:22 AM
To: Mark Omoto
Subject: RE: DOCS-#4797751-v1-coyote_ridge_filing_no__8_plt2013-00013.DOC

Thank you, Mark. Would you confirm for me that the Drainage Plan has also been approved by the County? Gracias.


From: Mark Omoto
Sent: Thursday, October 31, 2013 10:16 AM
To: Michael Weaver
Subject: DOCS-#4797751-v1-coyote_ridge_filing_no__8_plt2013-00013.DOC

Hello Michael;

Comments for PLT2013-00013,

Sincerely,

Mark Omoto | Adams County Government |Transportation | 4430 South Adams County Parkway | 1st floor,
Suite W2000B | Brighton, CO 80601 | 720-523-6859

 Please consider the environment before printing this email.

Michael Weaver

From: Kenneth Sigley
Sent: Tuesday, October 22, 2013 9:48 AM
To: Michael Weaver
Cc: Brigitte Grimm; Sandy Baker
Subject: EPIInvestVSP2013-00011.doc
Attachments: PAULSDEV.pdf

October 22, 2013

To: Michael Weaver
Case Manager on Case for PLT2013-00013

Re: Parcel No. 0183334300033

Sir:

Taxes on the above property are current.

Therefore, the Adams County Treasurer's Office has no negative concerns regarding this request from the point of view of taxation.

Thank you for checking with us.

Kenneth Sigley
Tax Sale and Redemptions
Adams County Treasurer's Office
4430 South Adams County Parkway Suite C2436
Brighton CO 80601
Phone: (720) 523-6376
E-Mail: ksigley@adcogov.org

Michael Weaver

From: Ben Dahlman
Sent: Tuesday, March 11, 2014 3:10 PM
To: Michael Weaver
Subject: RE: Status Update: Strasburg East/Coyote Ridge Filing 8

Hi Michael, I reviewed the collateral. It covers the required amount in the SIA. Please note that the SIA requires the construction of specific elements by December 31st, 2014. The collateral ends on February 28th, 2015. If the construction were not completed prior to this time, we would need to address the non-compliance. The collateral comes from International Bank which is based in New Mexico and has branches in Colorado. The Bank has a three star rating from Bankrate.com. That rating is indicative of a generally satisfactory financial condition. With that, this collateral is acceptable for Adams County purposes in my opinion. Ben

From: Michael Weaver
Sent: Monday, March 10, 2014 10:58 AM
To: Ben Dahlman
Subject: FW: Status Update: Strasburg East/Coyote Ridge Filing 8

Hi Ben,

When you get the chance, please let me know if you approve of the collateral for Strasburg East (Coyote Ridge) Filing #8.

Thanks,
Michael

From: Michael Weaver
Sent: Wednesday, March 05, 2014 8:44 AM
To: Denise Miller; Matthew Emmens; Nate Lucero; Roger Harvey
Cc: Marc Pedrucci; Ben Dahlman
Subject: FW: Status Update: Strasburg East/Coyote Ridge Filing 8

Please review the final SIA submitted for the Strasburg East (Coyote Ridge) Filing No. 8, along with the Irrevocable Standby Letter of Credit (also attached) and let me know if you have any comments or concerns. **Even if everything looks ok to you, please reply to my message and say so.** Many thanks!

Michael

Michael Weaver, AICP | Planner II - Economic Development
Adams County Planning and Development Department
4430 South Adams County Parkway | 1st Floor, Suite W2000A | Brighton, CO 80601 720.523.6853

From: Rita M. Connerly [<mailto:rconnerly@fwlaw.com>]
Sent: Tuesday, March 04, 2014 2:13 PM
To: Michael Weaver
Subject: RE: Status Update: Strasburg East/Coyote Ridge Filing 8

Michael, I am attempting to resend the SIA with all three exhibits attached in a single pdf document. Please confirm receipt. Thanks,