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Case No.: PRC2018-00025  Case Name: JRJK Dream Acres

Owner’s Name: James and Kathleen Hill, Rhonda and Nelson Jerry

Applicant's Name: James and Kathleen Hill

Applicant's Address: 13830 Franklin Street Brighton, Colorado 80602

Location of Requests: 13830 and 13850 Franklin Street

Parcel Numbers: 0157323000010, 0157323002019, 0157323002018

Nature of Requests: 1) Major subdivision preliminary plat to create three lots;
2) Zoning map amendment (rezone);

Current Zone Districts: Agricultural-1, Agricultural-3

Proposed Zone District: Agricultural-1

Future Land Use: Estate Residential

Total Site Area: Lot 1: 2.5-acres, Lot 2: 2.5-acres, Lot 10: 35 acres

Hearing Date(s): PC: February 13, 2020 / 6:00 pm
BoCC: February 25, 2020 / 9:30 am

Report Date: February 14, 2020

Case Manager: Layla Bajelan

Staff Recommendation: APPROVAL with 13 Findings-of-Fact and 5 Notes

SUMMARY OF APPLICATIONS

Background:
The applicants, James and Kathleen Hill, are requesting a rezone and major subdivision preliminary plat. The plat request encompasses three existing parcels in the vicinity of 13830 and 13850 Franklin Street. The rezoning request includes just one of the three parcels. Two of the parcels are currently zoned as Agricultural-1 and one is zoned as Agricultural-3. Due to the relocating of lot lines, the A-3 property would no longer meet the minimum size of 35-acres that is required in the A-3 zone district. The subdivision application will allow for the two existing property owners to incorporate acreage from the large A-3 parcel into their established lots. There would be one A-1 lot established with this request, however the total number of parcels would remain the same. This newly created lot could be developed with one single-family dwelling.
As proposed, the majority of the land would be incorporated into the applicant’s parcel, which would be Lot 1 and consist of 27.6 acres. In addition, the property to the north would also incorporate a portion of the land from the 35-acre parcel, which would become Lot 2 and consist of 7.3 acres. There would be a third lot, Lot 3, that would be created and consist of 5.4 acres. Easements and setback buffers are in place for the existing oil and gas wells on the 35-acre parcel.

Several years ago, in 2015, the 35-acre A-3 property was the proposed location of the Wadley Farms well pad. Synergy Resources Corp. proposed to construct a 20-well well pad on this parcel, which would have been the first large urban mitigation facility within the County, within 500-ft from at least 22 homes. Due to the significant amount of pushback the operator received, the well pad was relocated to a parcel north of Wadley Farms and away from residents. This new site, named the Ivey well pad, was permitted in 2017 by the Board of County Commissioners with the condition that the operator never allow the Wadley Farms property to be drilled for oil and gas. After the approval of the Ivey well pad, Ward Petroleum sold the surface development rights to the applicant. This relocation of the well pad protected the neighborhood from being within a couple hundred feet of a large oil and gas facility and was the first major success story where citizens came together to pressure operators to find a more appropriate location.

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

The proposed zone district for this parcel is the A-1 zone district. Per Section 3-08-01 of the County’s Development Standards and Regulations, the purpose of the A-1 zone district is to provide a rural single-family dwelling district where the minimum lot area for a home site is intended to provide for a rural living experience. Limited farming uses are permitted, including the keeping of a limited number of animals for the utilization and enjoyment of the County’s rural environment. Primary uses within the A-1 zone district include single-family residential, farming, and nurseries. The dimensional requirements for the A-1 zone district include a minimum of 2.5-acre lot size and a minimum lot width of 150-feet for lots with individual well and septic systems.

The proposed plat will create one new lot, Lot 3, consisting of approximately 5.4 acres and 380 feet of lot width. Lot 2 will incorporate additional acreage into the existing lot and will consist of 7.3 acres and have 513 feet of lot width. Lot 1, the subject of this rezone request will consist of 27 acres and have 233 feet of lot width. Therefore, the request to rezone this parcel is in conformance to the dimensional requirements for the proposed A-1 zone district of Section 3-08-07 of the County’s Development Standards.

**Subdivision Design and Improvements**
The proposed preliminary plat has been reviewed by County staff for consistency with the County’s Subdivision Design Standards (Section 5-03). The proposed plat has been designed to be appropriate for development, and the lot configuration is suitable for access and emergency
services. The proposed subdivision will be served by individual well and septic systems. The Colorado Division of Water Resources and Tri-County Health Department have both sent letters indicating adequate supply and services. All documentation has been provided to ensure conformance with the County’s water supply requirements.

Per Section 5-02-05 of the County’s Development Standards and Regulations, an SIA will be required with a final plat. The SIA allows for construction of infrastructure, such as public streets, curbs, gutters, sidewalks, and storm sewers to be constructed on the property. In addition, residential subdivisions, public land dedication is required to support regional parks and school districts. Section 5-05-05-04 of the County’s Development Standards allows for cash-in-lieu of land dedication. These cash-in-lieu fees will be expected to be paid prior to scheduling the final plat application for public hearings.

**Future Land Use Designation/Comprehensive Plan:**
The future land use designation on the properties is Estate Residential. Per Chapter 5 of the Adams County Comprehensive Plan, the purpose of the Estate Residential future land use designation is to provide limited opportunities for ex-urban or rural lifestyles in the County. Estate Residential areas are designated for single-family housing at lower densities, typically no greater than 1 unit per acre, and compatible uses such as schools and parks. Agricultural-3 zoning is not consistent with the future land use designation of Estate Residential. Zoning requests that would be supported by the Estate Residential future land use designation include Agriculture-1, Agriculture-2, and Residential Estate (RE).

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

This request would also be supported by the Comprehensive Plan, as Policy 11.1 * Permit Estate Residential Development in targeted locations* aims to allow Estate Residential development only where a similar land use pattern is already established or where such patterns may be appropriately extended. Policy 11.1.a. *Established Areas* allows for Estate Residential development as an appropriate land use only in areas established for such development in area designated on the Future Land Use map.

**Site Characteristics:**
The subject properties have street frontage along Franklin Street to the west. The subject request contains three existing parcels. The subdivision request will shift lot lines to create three newly configured parcels. The existing properties are home to two single-family residential dwellings, each on their own individual parcels, and an undeveloped 35-acre parcel. The properties containing the single-family dwellings are in the Benninati Subdivision, however the vacant, A-3 property in not within a platted subdivision. All parcels surrounding the subject parcels are within the Wadley Farms subdivision. The Wadley Farms subdivision consists of several single-family lots that provide for a rural lifestyle. No existing buildings will be removed as a result of the subdivision application.
Surrounding Zoning Designations and Existing Use Activity:

<table>
<thead>
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<th>Northeast</th>
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<tr>
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<table>
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<th>East</th>
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<tr>
<td>A-1</td>
<td>A-1/A-3</td>
<td>A-1</td>
</tr>
<tr>
<td>Single-family dwelling</td>
<td>SF Dwellings/vacant</td>
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<tr>
<td>A-1</td>
<td>A-1</td>
<td>A-1</td>
</tr>
<tr>
<td>Single-family dwelling</td>
<td>Single-family dwelling</td>
<td>Single-family dwelling</td>
</tr>
</tbody>
</table>

Compatibility with the Surrounding Area:
The surrounding properties are all zoned as A-1 and are developed with single-family dwellings and associated accessory structures. Rezoning the A-3 property to A-1 would make this parcel compatible to the surrounding area and allow for an additional single-family home to be developed.

Per Section 8-02-02 of the County’s Development Standards and Regulations, a traffic study is required with these applications. Staff reviewed the traffic study and has no outstanding concerns with potential traffic generation from the site. Although the surrounding roads are gravel, they are beloved by the residents and help to preserve the rural character within the square mile enclave that is surrounded by the City of Thornton. A new traffic study may be required during review of any building permit for new development on the property.

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

Planning Commission Update
The Planning Commission (PC) considered this case on February 13, 2020 and voted (6-0) to recommend approval of the request. The applicant’s representative spoke at the meeting and had no concerns with the staff report or presentation. There was no one from the public to speak in favor or in opposition to the request.

Staff Recommendation:
Based upon the application, the criteria for approval, and a recent site visit, staff recommends approval of these requests (major subdivision preliminary plat) and rezoning with 13 findings-of-fact and 5 notes:
RECOMMENDED FINDINGS-OF-FACT

1. The preliminary plat is consistent with the Adams County Comprehensive Plan and any available area plan.
2. The preliminary plat is consistent with the purposes of these standards and regulations.
3. The preliminary plat is in conformance with the subdivision design standards and any approved sketch plan.
4. The applicant has provided evidence that a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards.
5. The applicant has provided evidence that a public sewage disposal system has been established and, if other methods of sewage disposal are proposed, adequate evidence indicating that such system complies with state and local laws and regulations.
6. The applicant has provided evidence to show all areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified by the applicant and the proposed uses of these areas are compatible with such conditions.
7. The applicant has provided evidence that adequate drainage improvements comply with these standards and regulations.
8. The overall density of development within the proposed subdivision conforms to the zone district density allowances.
9. The proposed subdivision is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County. The proposed subdivision has established an adequate level of compatibility by: a. Incorporating natural physical features into the development design and providing sufficient open spaces considering the type and intensity of use; b. Incorporating site planning techniques to foster the implementation of the County’s plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County; c. Incorporating physical design features in the subdivision to provide a transition between the project and adjacent land uses through the provision of an attractive entryway, edges along public streets, architectural design, and appropriate height and bulk restrictions on structures; d. Incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the project design; and e. Incorporating public facilities or infrastructure, or cash-in-lieu, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of the County services and facilities.
10. The Zoning Map amendment is consistent with the Adams County Comprehensive Plan.
11. The Zoning Map amendment is consistent with the purposes of these standards and regulations.
12. The Zoning Map amendment will comply with the requirements of these standards and regulations.
13. The Zoning Map amendment is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental
to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.

**Recommended Notes to the Applicant:**
1. The applicant shall comply with all building, zoning, fire, engineering, and health codes and regulations during the development of the subject site.
2. The preliminary plat approval shall expire on February 25, 2022 if a final plat application is not submitted to the Adams County Community and Economic Development Department.
3. If any earth-moving will occur between March 15th and October 31st, a burrowing owl survey should be performed per the Colorado Parks and Wildlife requirements.
4. Lot-specific geotechnical investigation, testing, and analysis will be needed, once building locations are identified and prior to building permit application, to determine depths to bedrock and seasonal groundwater levels, and to characterize soil and bedrock engineering properties such as expansion/consolidation potential, density, strength, water content, and allowable bearing pressures.
5. According to NRCS soil survey data, the site soils are moderately corrosive to uncoated steel. On lots where basements are planned and groundwater levels are sufficiently deep to allow below-grade construction, epoxy-coated, vinyl/composite/fiberglass, concrete, or otherwise corrosion-resistant basement window wells are recommended, rather than uncoated or galvanized steel.

### CITIZEN COMMENTS

<table>
<thead>
<tr>
<th>Notifications Sent</th>
<th>Comments Received</th>
</tr>
</thead>
<tbody>
<tr>
<td>90</td>
<td>6</td>
</tr>
</tbody>
</table>

All property owners and occupants within 1000 feet of the subject property were notified of the request. Five of the letters were in support of the subject request. One public comment was not opposed to the rezone or preliminary plat, but had concerns over water availability for the subdivision.

**COUNTY AGENCY COMMENTS**

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

**REFERRAL AGENCY COMMENTS**

**Responding with Concerns:**
None

**Responding without Concerns:**
Colorado Department of Transportation (CDOT)
Colorado Division of Water Resources (CDNR-DWR)
Colorado Division of Wildlife
Colorado Geological Survey (CGS)
Tri County Health Department (TCHD)
Xcel Energy
Notified but not Responding / Considered a Favorable Response:
Adams County Sheriff
Adams County Parks and Open Space
Century Link
Colorado Div. of Mining Reclamation and Safety
Comcast
North Metro Fire District
Regional Transportation District (RTD)
U.S. Environmental Protection Agency
U.S. Post Office
Wadley Farms HOA
Current Zoning Map

PRC2018-00025; JRJK Dream Acres (Wadley Farms)

Legend
- Railroad
- Major Water
- Zoning Line
- Sections

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

For display purposes only. This map is made possible by the Adams County GIS group, which assumes no responsibility for its accuracy.
PRC2018-00025; JRJK Dream Acres (Wadley Farms)

Future Land Use Map
DEVELOPMENT APPLICATION
13830 FRANKLIN STREET (35 ACRE TRACT)
BRIGHTON COLORADO

The 35 acre Tract of land is located in the Wadley Farms Subdivision in Adams County. The property is vacant land except for an oil/gas facility at the northeast corner. That operation is located on a 400’ X 600’ surface easement. The 35 acres is zoned A-3 Agricultural and has direct access to Franklin Street.

James J. Hill and Kathleen Hill purchased the 35 acres in order to add land to their Lot 2 in the Benninini Subdivision. Neighbors Terry and Rhonda Nelson agreed to purchase some of the land to add to their Lot 1 in the Benninini Subdivision. The Hills decided to add a 5 acre site for home that could have been built on the 35 acres. This plan divides the 35 acre into 3 lots.

Conceptual Review Application

The Applicant filed a Conceptual Review Application that was reviewed by the Development Review Team. Following the Conceptual Review Meeting the Review Team provided written comments to the Applicant dated 5/1/2018. Comments were reviewed by the Applicant and his Consultants as to County Regulations and design criteria.

As part of the Conceptual Review the Applicant is required to hold a Neighborhood Meeting. This meeting was held on August 3, 2018 from 6:30 to 7:00 on the franklin Street property. The Applicant mailed out letters to 106 property owners and associated organizations. This list was provided by the County. Eleven neighbors attended the meeting including Jay and Kathy Hill and Rhonda Nelson. There was one person that requested information via email from the consultants and a neighbor that contacted the Hills after the meeting. A detailed account of Neighborhood Meeting is attached to this Application.

Zoning

The A-3 Zoning District has a minimum lot size of 35 acres. Under that zoning restriction the Hills are not able to divide the property as shown on the Preliminary Plat. Since the surrounding Wadley Farms Subdivision is zoned A-1, the rezoning of the 35 acre Tract to A-1 would be the best zone to implement the Preliminary plat.

The County Future Land Use Plan shows the 35 acres in the same Estate Residential classification as Wadley Farms. A review of the surrounding land use supports this zoning request from A-3 to A-1. The Wadley Farms Subdivision was developed as an Estate Residential area under the A-1 zoning district with a minimum lot size of 2.5 acres. The Preliminary Plat with 3 lots is a much lower density than Wadley Farms, so will have little or no impact on the adjoining Wadley farms neighborhood.

Preliminary Plat.

The zoning change to A-1 will allow the division of the property into 3 lots. The Preliminary Plat maintains the same density that’s available under the existing zoning. The difference is that you have two expanded lots and one 5 acre lot instead of two 2.5 acre lots and one 35 acre lot.

The property has direct access to Franklin Street for all three lots. Adding a one home to this Preliminary Plat should not have any appreciable impact on Franklin Street.

Development Application

The Applicant requests a zoning change on the entire 35 acre property from A-3 to A-1 to facilitate the development of the Preliminary Plat. Preliminary Plat to divide the property into 3 lots as shown on theplat.
JRJK DREAM ACRES
LOTS 1 AND 2, BENINATI SUBDIVISION AND THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

CASE NO. PRC2018-00025

DEDICATION AND OWNERSHIP:
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNER(S) OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 1 AND 2, BENINATI SUBDIVISION AND ALL OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO DESCRIBED AS:


CONTAINS 1,754,675 SQUARE FEET OR 40.374 ACRES MORE OR LESS.

HAVE BY THESE PRESENTS LAYED OUT, PLATTED AND SUBDIVIDED THE ABOVE NAMED LOTS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF JRJK DREAM ACRES. THE UNDERSIGNED DOES HERBY ACKNOWLEDGE, CONSENT AND CONVEY TO ADAMS COUNTY THOSE PUBLIC EASEMENTS AS SHOWN ON THIS PLAT, AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO ADAMS COUNTY AND/OR ITS AGENTS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR SUSPEND ALL OR ANY PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN ADAMS COUNTY.

EXECUTED THIS ______ DAY OF ______ 20______.
FOR MOUNTAIN VIEW AT NADLEY FARMS LLC:

JAMES J. HILL, MANAGER

ACKNOWLEDGMENT:
STATE OF COLORADO
COUNTY OF ADAMS
THE FOREGOING PLAT AND ACKNOWLEDGMENT WERE ACKNOWLEDGED BEFORE ME THIS ______ DAY OF ______ 20______ BY JAMES J. HILL, MANAGER, MOUNTAIN VIEW AT NADLEY FARMS LLC, AS OWNER OF LOT 3.

NOTARY PUBLIC
MY COMMISSION EXPIRES:
MY ADDRESS IS:

JAMES J. HILL

KATHLEEN M. HECH

ACKNOWLEDGMENT:
STATE OF COLORADO
COUNTY OF ADAMS
THE FOREGOING PLAT AND ACKNOWLEDGMENT WERE ACKNOWLEDGED BEFORE ME THIS ______ DAY OF ______ 20______ BY JAMES J. HILL AND KATHLEEN M. HECH, AS OWNER OF LOT 1.

NOTARY PUBLIC
MY COMMISSION EXPIRES:
MY ADDRESS IS:

JERRY NELSON

ROXANNA NELSON

ACKNOWLEDGMENT:
STATE OF COLORADO
COUNTY OF ADAMS
THE FOREGOING PLAT AND ACKNOWLEDGMENT WERE ACKNOWLEDGED BEFORE ME THIS ______ DAY OF ______ 20______ BY JERRY NELSON AND ROXANNA NELSON, AS OWNER OF LOT 2.

NOTARY PUBLIC
MY COMMISSION EXPIRES:
MY ADDRESS IS:

PREPARED BY:
R. V. BAYER & ASSOCIATES, INC.
2800 EAST 10TH AVENUE, SUITE 200
THORNTON, COLORADO 80229-8436
(303) 456-4433 rbayer@rmcorporation.com

SITE PREPARED: APRIL 13, 2018
08-89-3518 REVISED PER CLIENT

NOTICE:
TO OWNERS: THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING, AND THAT THIS SURVEY ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREBY.

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

RAYMOND W. BAYER
REG. L. B. NO. 6973

APPROVALS:
PLANNING COMMISSION APPROVAL:
APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION THIS ______ DAY OF ______, 20______.

CHAIR
BOARD OF COUNTY COMMISSIONERS APPROVAL:
APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS THIS ______ DAY OF ______, 20______.

CHAIR
CERTIFICATE OF THE CLERK AND RECORDER:
THIS SURVEY WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, IN THE STATE OF COLORADO, AT ______, ON THE ______ DAY OF ______, 20______.

BY: DEPUTY COUNTY CLERK AND RECORDER

RECEIPT NO.:
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<tr>
<td>Lot 1</td>
<td>Contains 1,003.63 square feet or 0.09 acres more or less</td>
</tr>
<tr>
<td>Lot 2</td>
<td>Contains 2,293 square feet or 0.5 acres more or less</td>
</tr>
<tr>
<td>Lot 3</td>
<td>Contains 236,403 square feet or 5.429 acres more or less</td>
</tr>
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</table>

**Legend**
- **DENOTES**: Found allot corner as described herein
- **DENOTES**: Found monument as described herein
- **DENOTES**: Set #5 rebar & cap. Bayer - P.L.S. 6973, flush w/ground

**Scale:** 1"=100'

**Prepared by:**
- R.W. BAVER & ASSOCIATES, INC.
- 1120 S. BROADWAY, SUITE 200
- DENVER, CO 80204
- 303-222-7337
- rwbaver@rwbaver.com
- DGS FILE: 010602-00533

Date Prepared: APRIL 13, 2010
02:21:2019 Revised Per Client
Development Review Team Comments

Date: October 25, 2019
Project Number: PLT2018-00025
Project Name: Wadley Farms Subdivision- JRJK Dreams

Note to Applicant:
The following review comments and information from the Development Review Team is based on the information you submitted for the rezone/ preliminary plat request application. The Development Review Team review comments may change if you provide different information during the Resubmittal. Please contact the case manager if you have any questions.

Also, please note where “Section” is referenced, it is referring to the appropriate section of the Adams County Development Standards and Regulations.

Commenting Division: Development Services, Planning
Name of Reviewer: Layla Bajelan
Email: LBajelan@adcogov.org / 720-523-6863

PLN01: REQUEST
a. Applicant is requesting a rezone from A-3 to A-1 and a preliminary plant to subdivide the existing 35-acre parcel into three lots. Lot 1 will consist of 27.614 acres, Lot 2 will consist of 7.332 acres, and Lot 3 will consist of 5.428 acres. An existing oil and gas easement is located on Lot 1.
b. No further comments on the rezone or preliminary plat

Commenting Division: Development Services, Engineering:
Name of Reviewer: Matt Emmens
Email: MEmmens@adcogov.org / 720-523-6826

10/25/2019 - Applicant did not respond to comments made on previous submittals. However, all the comments below have been addressed. There are no further engineering concerns.

ENG1: Flood Insurance Rate Map – FIRM Panel # (08001C0304H & 08001C0303), Federal Emergency Management Agency, March 5, 2007. According to the above reference, the project
site is NOT located within a delineated 100-year flood hazard zone; A floodplain use permit will not be required.
Applicant Response: none
County Response: No response needed.

ENG2: The applicant shall be responsible to ensure compliance with all Federal, State, and Local water quality construction requirements. The project site is within the County's MS4 Stormwater Permit area. In the event that the construction activities disturb an area of 1 or more acre, or disturbing less than 1 acre but belonging to a larger subdivision (over 1 acre), the applicant shall be responsible to prepare the SWMP plan using the Adams County ESC Template, and obtain both a County SWQ Permit and State Permit COR-030000.

These lots are part of a larger common development. A SWQ permit will be required for construction of a single-family home on the newly created parcel.
Applicant Response: none
County Response: The applicant should be aware of this requirement as it is a requirement for any future improvements to the properties.

ENG3: If the applicant is proposing to install over 3,000 square feet of impervious area on the project site, a drainage report and drainage plans in accordance to Chapter 9 of the Adams County Development Review Manual, are required to be completed by a registered professional engineer and submitted to Adams County for review and final approval.
Applicant Response: none
County Response: Applicant has provided a letter from a licensed engineer stating that there will be no increase in impervious area.

ENG4: If the proposed development generates over 20 vehicles per day a traffic impact study is required to be submitted to Adams County for review and approval.
Applicant Response: none
County Response: Applicant has provided a letter from a licensed engineer stating that there will be no increase in vehicle trips due to this development.

ENG5: Prior to scheduling the final plat/FDP BOCC hearing, the developer is required to submit for review and receive approval of all construction documents (construction plans and reports). Construction documents shall include, at a minimum, onsite and public improvements construction plans, drainage report, traffic impact study. All construction documents must meet the requirements of the Adams County Development Standards and Regulations. The developer shall submit to the Adams County Development Review Engineering division the following: Engineering Review Application, Engineering Review Fee, two (2) copies of all construction documents. The development review fee for an Engineering Review is dependent on the type
of project and/or the size of the project. The Development Review fees can be found in the Development Services Fee Schedule, located on the following web page: http://www.adcogov.org/one-stop-customer-center.

Although the size and scope of this subdivision may not require extensive or full engineering reports and construction drawings, the applicant must submit the items listed above and, they are required to be stamped and signed by a licensed engineer.
Applicant Response: none
County Response: There are no required or proposed improvements with this subdivision. Construction documents are not required. See response to ENG3 and ENG4.

ENG6: Franklin Street is an existing roadway that is owned and maintained by Adams County. No roadway improvements are required for this subdivision.
Applicant Response: none
County Response: No response needed.

ENG7: If any public improvements are required, the developer shall enter into a Subdivision Improvements Agreement (SIA) with the County and provide a security bond for all public improvements. No building or construction permits will be issued until the BoCC has approved the SIA and the County has accepted the security bond.
Applicant Response: none
County Response: There are no public or private improvements proposed as part of this subdivision. No SIA is needed.

ENG8: No building permits will be issued until all public improvements have been constructed, inspected and preliminarily accepted by the County's Transportation Dept.
Applicant Response: none
County Response: There are no public or private improvements, including proposed buildings, proposed with this subdivision.

Commenting Division: Development Services, Right-of-Way
Name of Review: Marissa Hillje
Email. mhillje@adcogov.org / 720-523-6837

ROW1: Additional comments and redlines may be required during the final plat review
ROW2: Updated deeds with new legals will be need to recorded if final plat is approved.
Layla,

I have reviewed the referral for a zoning change from A-3 to A-1 and 2 and a preliminary plat to subdivide existing 35 acres into three lots on property located at 13830 Franklin St. and have no objections.

Thank you for the opportunity to review this referral.

Steve Loeffler  
Permits Unit- Region 1

P 303.757.9891 | F 303.757.9886  
2829 W. Howard Pl. 2nd Floor, Denver, CO 80204  
steven.loeffler@state.co.us | www.codot.gov | www.cotrip.org

On Thu, Oct 17, 2019 at 11:03 AM Layla Bajelan <LBajelan@adcogov.org> wrote:

Good Morning,

I have been recently assigned to this case and do not have documentation that the Request for Comments was emailed out by the previous Planner. I apologize if you have seen this case already. The referral period ends 10/24.

Request for Comments

Case Name: Wadley Farms Subdivision - JRJK  
Dream Acres, 3rd Submittal

Case Number: PRC2018-00025

October 17, 2019
January 31, 2019

Libby Tart, AICP
Adams County Community & Economic Development
4430 S. Adams County Parkway, Suite W2000B
Brighton, CO 80601

Subject: Wadley Farms Zone Change and Preliminary Plat
Project Number PRC2018-00025; Adams County, CO; CGS Unique No. AD-19-0016

Dear Ms. Tart:

Colorado Geological Survey has reviewed the Wadley Farms zone change and preliminary plat referral. I understand the applicant proposes three residential lots, zoned A-1, on 35 acres located at 13830 Franklin Street. The available referral documents include a development application narrative, a set of two plat sheets (R.W. Bayer & Associates, April 13, 2018), and other documents.

The site is located in an “Area of Minimal Flood Hazard,” is not undermined, does not contain steep slopes, and is not exposed to any geologic hazards that would preclude the existing and proposed residential/agricultural use and slight increase in density. **CGS therefore has no objection to approval of the three-lot subdivision and zone change from A-3 to A-1.**

**Mineral resource potential.** According to the Atlas of Sand, Gravel, and Quarry Aggregate Resources, Colorado Front Range Counties (Schwochow et al, Colorado Geological Survey Special Publication 5-B, 1974, Eastlake Quadrangle), the property is not mapped as containing a sand, gravel, or aggregate resource.

Potential development constraints include:

**Expansive and compressible soils, and expansive shale bedrock.** According to available geologic mapping (Trimble and Machette, 1979, Geologic map of the greater Denver area, Front Range Urban Corridor, Colorado: U.S. Geological Survey, Miscellaneous Investigations Series Map I-856-H, scale 1:100,000), the site is underlain by loess (wind-deposited silt with clay and sand). Loess deposits commonly exhibit compression or collapse under wetting and loading but, depending on the clay content, can also exhibit shrink/swell (volume changes in response to wetting and drying cycles). The surficial soils are underlain at relatively shallow depth (approx. 30 feet according to the driller’s log for well permit number 194697) by Denver formation interbedded sandstone, claystone, siltstone, shale and conglomerate. Shale and claystone can exhibit low strength at high water content, very high swell potential and, if present at or near foundation depths, can cause damage to foundations and homes if not properly identified and mitigated.

Lot-specific geotechnical investigation, testing, and analysis will be needed, once building locations are identified and prior to building permit application, to determine depths to bedrock and seasonal groundwater levels, and to characterize soil and bedrock engineering properties such as expansion/consolidation potential, density, strength, water content, and allowable bearing pressures. This information is needed to determine whether overexcavation is needed to provide a separation distance between potentially highly expansive...
claystone bedrock and foundation elements, to design foundations, floor systems, subsurface drainage, and pavements, and to determine each lot’s suitability for below-grade (basement) construction, if planned.

**Corrosive soils.** According to NRCS soil survey data, the site soils are moderately corrosive to uncoated steel. On lots where basements are planned and groundwater levels are sufficiently deep to allow below-grade construction, epoxy-coated, vinyl/composite/fiberglass, concrete, or otherwise corrosion-resistant basement window wells are recommended, rather than uncoated or galvanized steel.

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

Sincerely,

Jill Carlson, C.E.G.
Engineering Geologist
October 23, 2019

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

Re: Wadley Farms Subdivision (aka JRJK Dream Acres)
  Case PRC2018-00025
  Section 23, Township 1 South, Range 68 West, 6th P.M.
  Water Division 1, Water District 2

Dear Ms. Bajelan:

We have reviewed your referral dated October 17, 2019 regarding the above-referenced request to subdivide approximately 40 acres, comprised of Lots 1 and 2, Beninati Subdivision and a 35 acre tract, into three residential lots of approximately 27.614 acres (Lot 1), 7.332 acres (Lot 2) and 5.428 acres (Lot 3). Lot 2 of Beninati Subdivision will be incorporated into Lot 1 of Wadley Farms Subdivision and Lot 1 of Beninati Subdivision will be incorporated into Lot 2 of Wadley Farms Subdivision. The application is also requesting to change the zoning of the 35 acre tract from A-3 to A-1. Two existing wells operated under permit nos. 194697 and 199898 are located on Lot 1 and Lot 2 respectively, of Beninati Subdivision. The State Engineer’s Office previously provided comments to the Wadley Farms Subdivision, by our letter dated January 25, 2019 (attached).

In our previous letter we requested that a water supply plan be provided to this office that identifies the estimated water demands and proposed source of water supply for each lot of the subdivision and whether the existing wells, permit nos. 194697 and 199898 will be used to supply the new Lot 1 and 2, Wadley Farms Subdivision. We also indicated that if the wells will be used in the subdivision they must be re-permitted pursuant to the new water supply approved for the subdivision.

Since the requested information was not provided in this referral, we reiterate that pursuant to Section 30-28-136(1)(h)(i), C.R.S., the State Engineer’s Office has not received enough information to render an opinion regarding the adequacy of the proposed water supply. Prior to further review of the subdivision water supply plan the following information is required:

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

2. Provide information if the existing well permit nos. 194697 and 199898 will be used to supply the new Lot 1 and 2, Wadley Farms Subdivision.

Should you or the Applicant have any questions, please contact Ioana Comaniciu of this office at 303-866-3581 ext. 8246.

Sincerely,

Joanna Williams, P.E.
Water Resource Engineer

Ec: Subdivision File 25661
File for permit nos. 194697 and 199898
December 18, 2019

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

Re: Wadley Farms Subdivision (aka JRJK Dream Acres)
Case PRC2018-00025
Section 23, Township 1 South, Range 68 West, 6th P.M.
Water Division 1, Water District 2

Dear Ms. Bajelan:

We have reviewed your referral dated December 17, 2019 regarding the above-referenced request to subdivide approximately 40 acres, comprised of Lots 1 and 2, Beninati Subdivision and a 35 acre tract, into three residential lots of approximately 27.614 acres (Lot 1), 7.332 acres (Lot 2) and 5.428 acres (Lot 3). Lot 2 of Beninati Subdivision will be incorporated into Lot 1 of Wadley Farms Subdivision and Lot 1 of Beninati Subdivision will be incorporated into Lot 2 of Wadley Farms Subdivision. The application is also requesting to change the zoning of the 35 acre tract from A-3 to A-1. Two existing wells operated under permit nos. 194697 and 199898 are located on Lot 1 and Lot 2 respectively, of Beninati Subdivision. The State Engineer’s Office previously provided comments to the Wadley Farms Subdivision, by our letters dated January 25, 2019 and October 17, 2019.

Water Supply Demand

The estimated water demand for the new Lot 1 (27.617 acres) is 1.61 acre-feet/year. The ground water will be used inside one single family dwelling, irrigation of up to 15,000 square-feet of lawn and garden and the watering of not more than 20 large noncommercial domestic animals.

The estimated water demand for the new Lot 2 (7.332 acres) is 0.697 acre-feet/year. The ground water will be used inside one single family dwelling, irrigation of up to 5,800 square-feet of lawn and garden and the watering of not more than 8 large noncommercial domestic animals.

The estimated water requirement for the new Lot 3 (5.428 acres) is 0.517 acre-feet, for use inside one single family dwelling, irrigation of not more than 3,300 square-feet of lawn and garden and the watering of four large noncommercial domestic animals.

Water Supply Source

According to a Water Supply Plan provided the existing well, permit no. 199898, will be used to supply the new Lot 1 (27.617 acres) and the existing well, permit no. 194697, will be used to supply the new Lot 2 (7.332 acres). Both wells were constructed into the nontributary Laramie-Fox Hills aquifer. Further the Water Supply Plan indicates that Lot 3 (5.428 acres) will be supplied by a new well to be constructed into the nontributary Laramie-fox Hills aquifer. The Applicant proposes to re-permit the existing well permit nos. 199898 and 194697 for the newly created lots.
In our previous letter from January 25, 2019 we indicated that based on the Denver Basin Rules and site specific information the amounts of water available in the Laramie-Fox Hills aquifer underlying the 27.614 acres (Lot 1), 7.332 acres (Lot 2) and 5.428 acres (Lot 3), are as shown in Table 1 below.

<table>
<thead>
<tr>
<th>Aquifer</th>
<th>Lot 1 Assuming 100 Year Aquifer Allocation (acre-feet)</th>
<th>Lot 2 Assuming 100 Year Aquifer Allocation (acre-feet)</th>
<th>Lot 3 Assuming 100 Year Aquifer Allocation (acre-feet)</th>
<th>Approximate Aquifer Depth</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Laramie-Fox Hills</td>
<td>7.87</td>
<td>2.09</td>
<td>1.55</td>
<td>800-1095</td>
<td>NT</td>
</tr>
</tbody>
</table>

NT=Nontributary

We also mentioned that, unless the water underlying the property is decreed in water court, well permits would ultimately be issued pursuant to C.R.S. 37-92-602(3)(b)(I) and the policy of the State Engineer. Under those provisions only the quantity of water underlying the individual lots could be considered available for withdrawal by the existing wells and proposed well. To the extent that the parcel sizes change from those currently proposed the amount of water available to the lots will also change.

The proposed source of water for this subdivision is a bedrock aquifer in the Denver Basin. The State Engineer’s Office does not have evidence regarding the length of time for which Laramie-Fox Hills aquifer will be a physically and economically viable source of water. According to 37-90-137(4)(b)(l), C.R.S., “Permits issued pursuant to this subsection (4) shall allow withdrawals on the basis of an aquifer life of one hundred years.” Based on this allocation approach, the annual amounts of water shown in Table 1 are equal to one percent of the total amount, as determined by rules 8.A and 8.B of the Statewide Nontributary Ground Water Rules, 2 CCR 402-7. Therefore, the water may be withdrawn in those annual amounts for a maximum of 100 years.

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

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

The State Engineer’s Office does not have evidence regarding the length of time for which this source will be “dependable in quantity and quality.” However, treating Adams County’s requirement as an allocation approach based on three hundred years, the allowed average annual amount of withdrawal from the Laramie-Fox Hills aquifer shown in Table 1 above would be reduced to one third of those amounts as shown in Table 2 below:
Table 2

<table>
<thead>
<tr>
<th>Aquifer</th>
<th>Lot 1 Assuming 300 Year Aquifer Life (acre-feet)</th>
<th>Lot 2 Assuming 300 Year Aquifer Life (acre-feet)</th>
<th>Lot 2 Assuming 300 Year Aquifer Life (acre-feet)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Laramie-Fox Hills</td>
<td>2.62</td>
<td>0.697</td>
<td>0.517</td>
</tr>
</tbody>
</table>

The estimated water demand for the new lots are within the limitation of the amount of water available underlying each individual lot listed in Table 2 above. However, the amounts available and allowed uses could change if the lots sizes vary from those specified in this letter.

**State Engineer’s Office Opinion**

Based upon the above and pursuant to Section 30-28-136(1)(h)(II), C.R.S., it is our opinion that the proposed revised water supply will be adequate and can be provided without causing injury to decreed water rights, provided well permit nos. 194697 and 199898 are re-permitted in accordance with the Water Supply Plan for this subdivision as soon as the subdivision is approved. To assure that the wells are re-permitted upon subdivision approval the Applicant should submit well permit applications to the State Engineer’s Office to re-permit well nos. 194697 and 199898 prior to subdivision approval. Those well permit applications should include a copy of this letter.

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 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 amounts of water in the Denver Basin aquifers, and identified in this letter, 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 300 years used for allocation due to anticipated water level declines. We recommend that the county determine whether it is appropriate to require development of renewable water resources for this subdivision to provide for a long-term water supply.**

Should you or the Applicant have any questions, please contact Ioana Comaniciu of this office at 303-866-3581 ext. 8246.

Sincerely,

Joanna Williams, P.E.
Water Resource Engineer

Ec: Subdivision File 25661
File for permit nos. 194697 and 199898
Applicant-Mr. James Hill
January 29, 2019

Ms. Libby Tart
Community & Economic Development Department
4430 South Adams County Parkway, 1st Floor, Suite W2000A
Brighton, CO 80601-8218

Re: Wadley Farms, PRC2018-00025

Dear Ms. Tart:

Thank you for the opportunity to comment on the proposed rezoning and subdividing of a 35-acre parcel into three lots. The parcels of land will be rezoned from A-3 to A-1. The existing parcel of land is owned by Mountain View at Wadley Farms, LLC. and will be subdivided into a 27.614-acre lot, a 7.332-acre lot, and a 5.428-acre lot, with the eventual intention to build a residential estate on at least one of the lots. The parcels are bounded on the west by Franklin Street, the Hill property, and the Nelson property, and on the north, east and south by various parcels of private property.

The mission of Colorado Parks and Wildlife (CPW) is to perpetuate the wildlife resources of the state, to provide a quality state parks system, and to provide enjoyable and sustainable outdoor recreation opportunities that educate and inspire current and future generations to serve as active stewards of Colorado’s natural resources. Our goal in responding to land use proposals such as this is to provide complete, consistent, and timely information to all entities who request comment on matters within our statutory authority.

Current CPW policy directs our efforts towards proposals that will potentially have high impacts to wildlife and wildlife habitat. The emphasis of CPW’s concerns is on large acreages, critical habitats, wildlife diversity, and impacts to species of special concern, or those that are state or federally endangered.

CPW would expect to find small passerine birds and small to medium sized ground dwelling mammals, including black-tailed prairie dogs, at the project site. Due to the low availability of undeveloped habitat surrounding the site, impacts of the development, as proposed, may be characterized as minimal.

If prairie dog towns are present on the site or if prairie dogs establish themselves on the property prior to any development - CPW recommends that a burrowing owl survey be conducted prior to earth moving. Burrowing owls live on flat, treeless land with short vegetation, and nest underground in burrows dug by prairie dogs, badgers, and foxes. These raptors are classified as a state threatened species and are protected by state and federal laws, including the Migratory Bird Treaty Act.
These laws prohibit the killing of burrowing owls or disturbance of their nests. Therefore, if any earth-moving will occur between March 15th and October 31st, a burrowing owl survey should be performed. Guidelines for performing a burrowing owl survey may be obtained from District Wildlife Manager Jordan Likes, by visiting the CPW website at http://cpw.state.co.us, or by calling the CPW Northeast Region Office at (303) 291-7227.

Thank you again for the opportunity to comment on this project. Please contact us if we can be of assistance in implementing your proposal to minimize negative impacts and maximizing potential enhancements to support living with wildlife in our community. If you have any further questions, please contact District Wildlife Manager Jordan Likes at (303) 291-7135.

Sincerely,

[Signature]

Crystal Chick
Area Wildlife Manager

Cc: M. Leslie, T. Kroening, J. Likes
October 28, 2019

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

RE: Wadley Farms, PRC2018-00025
   TCHD Case No. TBD

Dear Ms. Bajelan,

Thank you for the opportunity to review and comment on the third submittal of a Zoning Change and Preliminary Plat to subdivide a 35-acre parcel into a 27.6-acre parcel containing an oil and gas easement, a 7.33-acre parcel, and a 5.42-acre parcel, located at 13830 Franklin Street. Tri-County Health Department (TCHD) staff previously reviewed the application and provided comments in a letter dated January 28, 2019. After reviewing the resubmittal, TCHD has the following comments.

Onsite Wastewater Treatment Systems (OWTS) - Proposed Subdivision
Proper wastewater management promotes effective and responsible water use, protects potable water from contaminants, and provides appropriate collection, treatment, and disposal of waste, which protects public health and the environment. TCHD has no objection to the proposed subdivision being served by Onsite Wastewater Treatment Systems (OWTS), provided the systems are permitted, installed, and operated in compliance with our current OWTS regulation.

Oil and Gas
Adams County and the Colorado Oil and Gas Conservation Commission (COGCC) regulate the setback requirements of oil and gas wells and production facilities in order to eliminate, minimize, or mitigate potential adverse impacts to public health. Adams County requires a setback of 1000 feet from a new well to a residential property line. An existing oil and gas well is located within the subject property. TCHD recommends the applicant adhere to the setbacks outlined above, at a minimum.

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

Sincerely,

Kathy Boyer, REHS
Land Use and Built Environment Specialist III

cc: Sheila Lynch, Monte Deatrich, TCHD
October 24, 2019

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

Attn: Layla Bajelan

Re: Wadley Farms - JRJK Dream Acres Rezone and Preliminary Plat – 2nd referral, Case # PRC2018-00025

Public Service Company of Colorado’s (PSCo) Right of Way & Permits Referral Desk has reviewed the second referral request for the Wadley Farms - JRJK Dream Acres Rezone and Preliminary Plat. Please be advised that Public Service Company has existing electric distribution facilities including a transformer within the areas indicated in this proposed rezone. Public Service Company has no objection to this proposed rezone, contingent upon PSCo’s ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

PSCo requests a 10-foot wide dry utility easement within all lots abutting Franklin Street.

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

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com
Layla Bajean,

I am writing this letter in regards to the JRJK Dream Acres Subdivision and Rezone which was submitted by James Hill. I am in favor of approving this rezone and also in favor of approving the new Plat to create three parcels. I understand there will be one more house being built on one of the new parcels. The other 2 parcels will be owned and used by 2 residents who already own property adjoining the new parcels to increase the size of their properties. I feel this usage of this property fits very well with the “country” feel of the Wadley Farms neighborhood and does not interfere with the lifestyle of the community.

Thank you,
Dave Eatherton
13729 Franklin Street
Brighton, CO 80602
Cell 303-901-0028
Layla Baselan,
Case Mgr.

I have reviewed this application to the best of my ability - my only concern is - where will the water come from and how will this affect my well!

Thank you,
Christina Herz
13901 Franklin St.
303-451-8559
Dear Ms. Bajelan,

My husband Dave Mahon and I have resided in Wadley Farms for 26 years. Our home is located at 13839 Franklin Street.

This communication is to let you and the Adams County Planning Commission know that we support the consideration and approval of the rezone and major subdivision requests filed by Mr. James Hill under Case Number PRC2018-00025. We believe this subdivision will preserve the enjoyable rural environment of our community as well as the value of our properties.

My contact information is below. Please do not hesitate to contact me via email or phone if you have questions or need additional information.

Best regards,

Nilsa G. Mahon, CPA, CFE, MBA
Corporate Director

Cell (720) 255-9550
Skype-Nilsamahon
Nilsa.g.mahon@ngmbusinessconsulting.com
linkedin.com/in/nilsa-guerrero-mahon

This email and the information contained in it and in any attachment are confidential and may be privileged. If you have received this email in error please notify us immediately. If you are not the intended recipient, you are not authorized to, and must not use, disclose, copy, distribute, retain or rely on this email or any part of it.
Please be cautious: This email was sent from outside Adams County

I strongly support Mr. Hill's proposed zoning changes for Wadley Farms. Mr Hill has always been a good neighbor and always interested in what is best for our neighborhood. Stewart Nyholm
Hello Ms. Bajelan,

We are the Pronto family and we reside adjacent to the 35 acre property that is up for rezone on the north end at 1788 E 141st Ave. I wanted to write to say that we FULLY SUPPORT this re-zoning (which is really just a lot line adjustment). I hate that it is being termed a "major subdivision" and truly hope that anyone in opposition is not taken into account unless they completely understand that this is not making any NEW lots, only adjusting the size of 3 already existing lots. This verbiage really suggests something completely different and can instantly raise people's hackles in this neighborhood. I appreciate that a map was sent, but ask that you please reach out to those in opposition to understand WHY they are opposed in case it is their misunderstanding as to what is actually happening. This change will be good for our neighborhood as it will actually AVOID a "major subdivision" going into that lot which has been a fear of all of our neighborhood and anyone not looking closely and just reading "major subdivision" is highly likely to jump on a negative band wagon. 

Thank you and please feel free to reach out to me if you have any questions, concerns, or more information from us could be helpful to support this change.

Best regards,
Erin and Jared Pronto
Hello, Layla,

I live in Wadley Farms I and am a neighbor to Jay and Kathy Hill. I haven’t been able to attend any of the meetings and I’m late in giving my feedback. I just wanted to let you know that I am not at all opposed to the rezoning of Jay and Kathy’s land. I know they’ve fought for a very long time to make sure that 35 acre plot of land was not owned by an oil well company and they have the neighborhood’s best interest at heart. I am 100% in support of their proposal.

Have a great day!

Marna Deines
303-594-9861
13731 Franklin Street
Brighton, CO 80602
Request for Comments

Case Name: JRJK Dreams Acres Subdivision
Project Number: PRC2018-00025

January 13, 2020

The Adams County Planning Commission is requesting comments on the following application: The applicant is requesting the following: 1) a zoning change from A-3 to A-1 and 2) a Major Subdivision Preliminary Plat to create 3 parcels from the 3 existing parcels. This request is located at 13830 FRANKLIN ST. The Assessor’s Parcel Number is 0157323000010, 0157323002018, 0157323002019.

Applicant Information:

JAMES HILL
13830 FRANKLIN ST.
BRIGHTON, CO 80602

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by 02/03/2020 in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to LBajelan@adcogov.org.

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

Thank you for your review of this case.

Layla Bajelan, Long Range Planner I
Case Manager
Public Hearing Notification

<table>
<thead>
<tr>
<th>Case Name:</th>
<th>JRJK Dream Acres Subdivision and Rezone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Case Number:</td>
<td>PRC2018-00025</td>
</tr>
<tr>
<td>Planning Commission Hearing Date:</td>
<td>01/23/2020 at 6:00 p.m.</td>
</tr>
<tr>
<td>Board of County Commissioners Hearing Date:</td>
<td>02/11/2020 at 9:30 a.m.</td>
</tr>
</tbody>
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December 30, 2019

A public hearing has been set by the Adams County Planning Commission and the Board of County Commissioners to consider the following request: 1) a rezone request from A-3 to A-1 and 2) a Major Subdivision- Preliminary Plat to create three parcels. Lot 1 will consist of 27.614 acres, Lot 2 will consist of 7.332 acres, and Lot 3 will consist of 5.428 acres. An existing oil and gas easement is located on Lot 1.

The Assessor's Parcel Number(s) 0157323000010, 0157323002018, 0157323002019

Applicant Information: JAMES HILL
13830 FRANKLIN ST.
BRIGHTON, CO 80602

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

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

The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases.

Thank you for your review of this case.

Layla Bajelan, Planner I, Case Manager
JRJK Dream Acres Subdivision and Rezone

Case Number: PRC2018-00025
Planning Commission Hearing Date: 01/23/2020 at 6:00 p.m.
Board of County Commissioners Hearing Date: 02/11/2020 at 9:30 a.m.
Public Hearings Location: 4430 S. Adams County Pkwy., Brighton, CO 80602

Request: Major Subdivision-Preliminary Plat and Rezone request from A-3 to A-1.
Location: 13830 Franklin Street
Parcel Number: 0157323000010, 0157323002018, 0157323002019
Case Manager: Layla Bajelan
Applicant/Owner: James Hill
13830 Franklin Street
Brighton, CO 806026358

Legal Description:

LOTS 1 AND 2, BENINATI SUBDIVISION AND ALL OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO DESCRIBED AS:
<table>
<thead>
<tr>
<th>Agency</th>
<th>Contact Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>ADAMS 12 FIVE STAR SCHOOLS</td>
<td>MATT SCHAEFER - PLANNING MANAGER</td>
</tr>
<tr>
<td></td>
<td>1500 E. 128TH AVENUE</td>
</tr>
<tr>
<td></td>
<td>THORNTON CO 80241</td>
</tr>
<tr>
<td></td>
<td>720-972-4289</td>
</tr>
<tr>
<td></td>
<td><a href="mailto:matt.schaefer@adams12.org">matt.schaefer@adams12.org</a></td>
</tr>
<tr>
<td>Adams County CEDD Addressing</td>
<td>Marissa Hillje</td>
</tr>
<tr>
<td></td>
<td>PLN</td>
</tr>
<tr>
<td></td>
<td>720.523.6837</td>
</tr>
<tr>
<td></td>
<td><a href="mailto:mhillje@adcogov.org">mhillje@adcogov.org</a></td>
</tr>
<tr>
<td>Adams County CEDD Development Services Engineer</td>
<td>Devt. Services Engineering</td>
</tr>
<tr>
<td></td>
<td>4430 S. Adams County Pkwy.</td>
</tr>
<tr>
<td></td>
<td>Brighton CO 80601</td>
</tr>
<tr>
<td></td>
<td>720-523-6800</td>
</tr>
<tr>
<td>Adams County CEDD Right-of-Way</td>
<td>Marissa Hillje</td>
</tr>
<tr>
<td></td>
<td>4430 S. Adams County Pkwy.</td>
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<td>Brighton CO 80601</td>
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<td></td>
<td>720-523-6837</td>
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<tr>
<td></td>
<td><a href="mailto:mhillje@adcogov.org">mhillje@adcogov.org</a></td>
</tr>
<tr>
<td>Adams County Construction Inspection</td>
<td>Gordon .Stevens</td>
</tr>
<tr>
<td></td>
<td>4430 S. Adams County Pkwy</td>
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<tr>
<td></td>
<td>Brighton CO 80601</td>
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<td></td>
<td>720-523-6965</td>
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<td></td>
<td><a href="mailto:gstevens@adcogov.org">gstevens@adcogov.org</a></td>
</tr>
<tr>
<td>Adams County Development Services - Building</td>
<td>Justin Blair</td>
</tr>
<tr>
<td></td>
<td>4430 S Adams County Pkwy</td>
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<tr>
<td></td>
<td>Brighton CO 80601</td>
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<td></td>
<td>720-523-6825</td>
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<td></td>
<td><a href="mailto:JBlair@adcogov.org">JBlair@adcogov.org</a></td>
</tr>
<tr>
<td>Adams County Parks and Open Space Department</td>
<td>Aaron Clark</td>
</tr>
<tr>
<td></td>
<td><a href="mailto:mpedrucci@adcogov.org">mpedrucci@adcogov.org</a></td>
</tr>
<tr>
<td></td>
<td>(303) 637-8005</td>
</tr>
<tr>
<td></td>
<td><a href="mailto:aclark@adcogov.org">aclark@adcogov.org</a></td>
</tr>
<tr>
<td>Adams County Sheriff's Office: SO-HQ</td>
<td>Rick Reigenborn</td>
</tr>
<tr>
<td></td>
<td>(303) 654-1850</td>
</tr>
<tr>
<td></td>
<td><a href="mailto:rreigenborn@adcogov.org">rreigenborn@adcogov.org</a></td>
</tr>
<tr>
<td>Adams County Sheriff's Office: SO-SUB</td>
<td>SCOTT MILLER</td>
</tr>
<tr>
<td></td>
<td>720-322-1115</td>
</tr>
<tr>
<td></td>
<td><a href="mailto:smiller@adcogov.org">smiller@adcogov.org</a></td>
</tr>
<tr>
<td>Agency</td>
<td>Contact Information</td>
</tr>
<tr>
<td>------------------------------------------------------</td>
<td>-----------------------------------------------------------------</td>
</tr>
</tbody>
</table>
| Adams County Treasurer                                | Lisa Culpepper  
4430 S Adams County Pkwy  
Brighton CO 80601  
720.523.6166  
leulpepper@adcogov.org |
| CDOT Colorado Department of Transportation            | Bradley Sheehan  
2829 W. Howard Pl.  
2nd Floor  
Denver CO 80204  
303.757.9891  
bradley.sheehan@state.co.us |
| Century Link, Inc                                     | Brandyn Wiedreich  
5325 Zuni St, Rm 728  
Denver CO 80221  
720-578-3724  
720-245-0029  
brandyn.wiedrich@centurylink.com |
| Code Compliance Supervisor                            | Eric Guenther  
eguenther@adcogov.org  
720-523-6856  
eguenther@adcogov.org |
| COLO DIV OF MINING RECLAMATION AND SAFETY             | ANTHONY J. WALDRON - SENIOR ENV DEPT. OF NATURAL RESOURCES  
1313 SHERMAN ST, #215  
DENVER CO 80203  
303-866-4926  
tony.waldron@state.co.us |
| COLO DIV OF WATER RESOURCES                          | Joanna Williams  
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DENVER CO 80203  
303-866-3581  
joanna.williams@state.co.us |
| COLO DIV OF WATER RESOURCES                          | Joanna Williams  
OFFICE OF STATE ENGINEER  
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303-866-3581  
joanna.williams@state.co.us |
| COLORADO DEPT OF TRANSPORTATION                       | Steve Loeffler  
2000 S. Holly St.  
Region 1  
Denver CO 80222  
303-757-9891  
steven.loeffler@state.co.us |
| COLORADO DIVISION OF WILDLIFE                         | Eliza Hunholz  
Northeast Regional Engineer  
6060 BROADWAY  
DENVER CO 80216-1000  
303-291-7454  
eliza.hunholz@state.co.us |
Agency | Contact Information
--- | ---
COLORADO DIVISION OF WILDLIFE | Serena Rocksund  
6060 BROADWAY  
DENVER CO 80216  
3039471798  
serena.rocksund@state.co.us
COLORADO GEOLOGICAL SURVEY | Jill Carlson  
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Golden CO 80401  
303-384-2643  
303-384-2655  
CGS_LUR@mines.edu
Colorado Geological Survey: CGS_LUR@mines.edu | Jill Carlson  
Mail CHECK to Jill Carlson  
303-384-2643  
303-384-2655  
CGS_LUR@mines.edu
COMCAST | JOE LOWE  
8490 N UMITILLA ST  
FEDERAL HEIGHTS CO 80260  
303-603-5039  
thomas_lowe@cable.comcast.com
COUNTY ATTORNEY- Email | Christine Fitch  
CFitch@adcogov.org  
6352
NORTH METRO FIRE DISTRICT | Steve Gosselin  
101 Lamar Street  
Broomfield CO 80020  
(303) 452-9910  
sgosselin@northmetrofire.org
NS - Code Compliance | Joaquin Flores  
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jflores@adcogov.org
REGIONAL TRANSPORTATION DIST. | CHRIS QUINN  
1560 BROADWAY SUITE 700  
DENVER CO 80202  
303-299-2439  
chris.quinn@rtd-denver.com
TRI-COUNTY HEALTH DEPARTMENT | MONTE DEATRICH  
4201 E. 72ND AVENUE SUITE D  
COMMERCE CITY CO 80022  
(303) 288-6816  
mdeatrich@tchd.org
TRI-COUNTY HEALTH DEPARTMENT | Sheila Lynch  
6162 S WILLOW DR, SUITE 100  
GREENWOOD VILLAGE CO 80111  
720-200-1571  
landuse@tchd.org
Tri-County Health: Mail CHECK to Sheila Lynch | Tri-County Health  
landuse@tchd.org
<table>
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<tr>
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<tbody>
<tr>
<td>UNITED STATES POST OFFICE</td>
<td>MARY C. DOBYNS</td>
</tr>
<tr>
<td></td>
<td>56691 E COLFAK AVENUE</td>
</tr>
<tr>
<td></td>
<td>STRASBURG CO 80136-8115</td>
</tr>
<tr>
<td></td>
<td>303-622-9867</td>
</tr>
<tr>
<td></td>
<td><a href="mailto:mary.c.dobyns@usps.gov">mary.c.dobyns@usps.gov</a></td>
</tr>
<tr>
<td>US EPA</td>
<td>Stan Christensen</td>
</tr>
<tr>
<td></td>
<td>1595 Wynkoop Street</td>
</tr>
<tr>
<td></td>
<td>DENVER CO 80202</td>
</tr>
<tr>
<td></td>
<td>1-800-227-8917</td>
</tr>
<tr>
<td></td>
<td><a href="mailto:christensen.stanley@epa.gov">christensen.stanley@epa.gov</a></td>
</tr>
<tr>
<td>WADLEY FARMS HOA</td>
<td>Bob Olivier</td>
</tr>
<tr>
<td></td>
<td>PO BOX 1208</td>
</tr>
<tr>
<td></td>
<td>EASTLAKE CO 80614</td>
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<tr>
<td></td>
<td>303.457.9789</td>
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<td></td>
<td>303.550.9682</td>
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<tr>
<td></td>
<td><a href="mailto:wadleyfarmshoa@msn.com">wadleyfarmshoa@msn.com</a></td>
</tr>
<tr>
<td>Xcel Energy</td>
<td>Donna George</td>
</tr>
<tr>
<td></td>
<td>1123 W 3rd Ave</td>
</tr>
<tr>
<td></td>
<td>DENVER CO 80223</td>
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<tr>
<td></td>
<td>303-571-3306</td>
</tr>
<tr>
<td></td>
<td><a href="mailto:Donna.L.George@xcelenergy.com">Donna.L.George@xcelenergy.com</a></td>
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<td><a href="mailto:Donna.L.George@xcelenergy.com">Donna.L.George@xcelenergy.com</a></td>
</tr>
</tbody>
</table>
UNDERLY MATTHEW J AND
UNDERLY MOLLY M
OR CURRENT RESIDENT
2150 E 138TH AVE
BRIGHTON CO 80602-6308

WILLIAMS HAROLD W AND
WILLIAMS PATRICIA L
OR CURRENT RESIDENT
1782 E 142ND AVE
BRIGHTON CO 80602

CURRENT RESIDENT
14022 GAYLORD ST
BRIGHTON CO 80602-5908

CURRENT RESIDENT
1742 E 142ND AVE UNIT MAIN
BRIGHTON CO 80602-6300

CURRENT RESIDENT
1781 E 141ST AVE
BRIGHTON CO 80602-6311

CURRENT RESIDENT
1642 E 142ND AVE
BRIGHTON CO 80602-6324

CURRENT RESIDENT
1742 E 142ND AVE UNIT A
BRIGHTON CO 80602-6359

CURRENT RESIDENT
14140 FRANKLIN ST
BRIGHTON CO 80602-6364

CURRENT RESIDENT
13821 GAYLORD ST
BRIGHTON CO 80602-6367

CURRENT RESIDENT
13882 GAYLORD ST
BRIGHTON CO 80602-6368
I, Layla Bajelan, do hereby certify that I had the property posted at

13830 Franklin Street

on January 8, 2020

In accordance with the requirements of the Adams County Zoning Regulations

Layla Bajelan