PLN04: Colorado Division of Water Resources commented on the case that they would like to see additional information. Please resubmit with the responses to the questions.

PLN04: We have addressed the questions and you can also find our answers below

1. The usage for each 5.18 acre lot will be: One single family dwelling, 500 Square Feet of Lawn and Garden, and 2 domestic animals. The proposed water requirement would be .35

2. The well pertaining to permit 23414 was not located. We searched the property based on the maps we received from the Division of Water Resources and Adams County.

ROW1: Submit a title commitment which should be used to depict the applicable recordings on the plat. Send Adams County a copy of the title commitment with your application dated no later than 30 days to review in order to ensure that any other party's interests are not encroached upon.

ROW1: Title Commitment has now been included.
ROW2: Add the following as a note to the plat:

“Six-foot (6’) wide utility easements are hereby dedicated on private property adjacent to the front lot lines of each lot in the subdivision. In addition, eight-foot (8’) wide dry utility easements are hereby dedicated around the perimeter of tracts, parcels and/or open space areas. These easements are dedicated to Adams County for the benefit of the applicable utility providers for the installation, maintenance, and replacement of utilities. Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation.”

ROW2: Brian the surveyor has now made this note.

ROW3: Adjacent Subdivision: Names of adjacent platted areas along with the reception and/or plat book and page number shall be shown. If unplatted, so indicate. Existing street rights of way that intersect the subdivision boundary or are adjacent to said boundary lines shall be clearly labeled with the street name, right of way width and appropriate deed or plat recording information wherein the right of way is defined. Show and label all existing lots and blocks that are immediately adjacent to the subdivision boundary.

ROW3: Brian has made sure adjacent properties are correctly labeled with Reception numbers. Page 26 and also attached separately on USB as “revisedplat”

ROW4: Please see additional redlines on plat attached.

ROW4: Brian has made changes according to the redlines that were on plat.
ENG6: The developer is required to construct roadway improvements adjacent to the proposed site. Roadway improvements will consist of reshaping of the roadside ditch and reconstruction (if necessary) of the roadway section adjacent to the property and, any roadway improvements as required by the approved traffic impact study. The applicant will need to include roadway improvement plans with the next submittal.

ENG6: Roadside Certification letter has been done and attached by Richard the engineer. Pages 31-35

ENG7: Prior to the issuance of any construction or building permits, the developer shall enter into a Subdivision Improvements Agreement (SIA) with the County and provide a security bond for all public improvements.

ENG7: SIA deemed unnecessary because the Roadside has been certified as it is. The roadside certification letter from Richard shows this and we have attached photos of the lot itself. Pages 31-35

ENG11: The applicant is proposing to install 3,000 square feet of impervious area with this development. The County Development Standards and Regulations requires that drainage mitigation measures be constructed when 3,000 square feet or more impervious area is installed with a development. However, Section 9-01-11 of the DSR allows for an exemption to the requirement to provide storm water detention if the proposed subdivision is considered a rural lot split. To qualify for this exemption, the applicant must submit a request for the exemption, stamped and signed by an engineer licensed in the State of Colorado. The request must include an explanation as to how this development meets the criteria for granting the exemption. If the exemption is granted, the requirement to submit a complete storm drainage study will be waived.

ENG11: We do not need to do this because we are doing a rural lot split and Richard’s roadside certification letter addresses this. Pages 31-35
Development Team Review Comments

The following comments have been provided by reviewers of your land use application. At this time, a resubmittal of your application is required before this case is ready to be scheduled for public hearing.

To prepare your resubmittal, you will be expected to provide:

- A response to each comment with a description of the revisions and the page of the response on the site plan;
- Any revised plans or renderings; and
- A list identifying any additional changes made to the original submission other than those required by staff.

Resubmittal documents must be provided in person to the One-Stop Customer Service Center of the Community and Economic Development Department. The following items will be expected by our One-Stop Customer Service Center:

- One paper copy of all new materials
  - Paper copies shall not exceed 11”x17” (exception shall be made only for construction drawings or engineering plan review)
  - All paper copies shall be accompanied by the attached Resubmittal Form
- One digital copy of all new materials
  - All digital materials shall be in a single PDF document
  - The single PDF document shall be bookmarked
  - If a Subdivision Improvements Agreement, Legal Description, or Development Agreement is required, then an additional Microsoft Word version of these documents shall also be provided
Re-submittal Form

Case Name/ Number: PRC2020-00001

Case Manager: Maggie Barringer

Re-submitted Items:

☐ Development Plan/ Site Plan
☐ Plat
☐ Parking/ Landscape Plan
☐ Engineering Documents
☐ Subdivision Improvements Agreement
☐ Other: ____________________________

* All re-submittals must have this cover sheet and a cover letter addressing review comments.

Please note the re-submittal review period is 21 days.

The cover letter must include the following information:
- Restate each comment that requires a response
- Provide a response below the comment with a description of the revisions
- Identify any additional changes made to the original document

For County Use Only:

Date Accepted:

Staff (accepting intake):

Resubmittal Active: Addressing, Building Safety, Neighborhood Services,
Engineering, Environmental, Parks, Planner, ROW, SIA – Finance, SIA – Attorney
Development Review Team Comments

Date: 2/12/2020
Project Number: PRC2020-00001
Project Name: LARA MINOR SUBDIVISION AND REZONE REQUEST

Commenting Division: Planner Review
Name of Reviewer: Maggie Barringer
Date: 02/12/2020
Email:

Resubmittal Required
PLN01: The applicant is proposing to rezone an A-2 parcel to A-1 and to subdivide this parcel into two 2 lots. Each lot is being proposed to be 5.180 acres each. The lot depth is 960 feet and the width is 470 feet.
PLN02: The subject property is located at 29500 E 148th Ave. and is 10.36 acres. This property is platted in the Hayesmount Acres subdivision plat and is lot 2.
PLN03: The future land use of this property is Estate Residential.
PLN04: Colorado Division of Water Resources commented on the case that they would like to see additional information. Please resubmit with the responses to the questions.
PLN03: LONG RANGE PLANS
a. Imagine Adams Comp Plan-
   - Policy 10.2 Address Transitions from Agricultural Land
10.2.a. Reclassification- Allow flexibility for reclassifying agricultural and agricultural production areas that are not high quality to other appropriate uses.
11.1.a Established Areas- Allow Estate Residential development as an appropriate land use only in areas established for such development in designated TDR receiving areas and other areas designated on the Future Land Use map.
PLN05: The estimated PLD fees are $905.79.
PLN04: We have addressed the questions and you can also find our answers below

1. The usage for each 5.18 acre lot will be: One single family dwelling, 500 Square Feet of Lawn and Garden, and 2 domestic animals. The proposed water requirement would be .35

2. The well pertaining to permit 23414 was not located. We searched the property based on the maps we received from the Division of Water Resources and Adams County.
Resubmittal Required

ROW1: Submit a title commitment which should be used to depict the applicable recordings on the plat. Send Adams County a copy of the title commitment with your application dated no later than 30 days to review in order to ensure that any other party's interests are not encroached upon.

ROW2: Add the following as a note to the plat: “Six-foot (6’) wide utility easements are hereby dedicated on private property adjacent to the front lot lines of each lot in the subdivision. In addition, eight-foot (8’) wide dry utility easements are hereby dedicated around the perimeter of tracts, parcels and/or open space areas. These easements are dedicated to Adams County for the benefit of the applicable utility providers for the installation, maintenance, and replacement of utilities. Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation.”

ROW3: Adjacent Subdivision: Names of adjacent platted areas along with the reception and/or plat book and page number shall be shown. If unplatted, so indicate. Existing street rights of way that intersect the subdivision boundary or are adjacent to said boundary lines shall be clearly labeled with the street name, right of way width and appropriate deed or plat recording information wherein the right of way is defined. Show and label all existing lots and blocks that are immediately adjacent to the subdivision boundary.

ROW4: Please see additional redlines on plat attached.

Complete

New addresses will be assigned and shown as redlines on the plat

Resubmittal Required

Review complete with comments. See doc #6026479. Applicant must respond to all comments.
ROW1: Title Commitment has now been included

ROW2: Brian the surveyor has made this note.

ROW3: Brian has made this change

ROW4: Brian has made changes according to the red lines
Delivery Transmittal

Date: November 13, 2019
Agency License #: 181790
File No.: CO-19-21542 Closer: Christi Johnson
Property Address: 29500 EAST 148TH AVENUE, BRIGHTON, CO 80603
Owner/Buyer: PURCHASE TO BE DETERMINED

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Wire Fraud is on the rise. Before wiring funds to any party of your transaction, including Ascendant Title, please call to verify any wiring instructions you may have received. Beware of any changes to the wiring instructions, no matter who you may believe has sent them or who may be requesting funds and verify any changes by using contact information received prior to the change request. Protect yourself from fraud. Always call to verify, change your passwords regularly, be suspicious of links or attachments in email correspondence, use encrypted communication methods where available and be alert for any changes in email contacts.
ALTA COMMITMENT FOR TITLE INSURANCE

ISSUED BY
STEWART TITLE GUARANTY COMPANY

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and the Commitment Conditions, STEWART TITLE GUARANTY COMPANY, a Texas corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I - Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Ascendant Title Inc.

David Miller

For purposes of this form the "Stewart Title" logo featured above is the represented logo for the underwriter, Stewart Title Guaranty Company.
COMMITMENT CONDITIONS

1. DEFINITIONS
   (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
   (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
   (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
   (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
   (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
   (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
   (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
   (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I - Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:
   (a) the Notice;
   (b) the Commitment to Issue Policy;
   (c) the Commitment Conditions;
   (d) Schedule A;
   (e) Schedule B, Part I - Requirements;
   (f) Schedule B, Part II - Exceptions; and
   (g) a countersignature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND
   The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY
   (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
      (i) comply with the Schedule B, Part I - Requirements;
      (ii) eliminate, with the Company's written consent, any Schedule B, Part II - Exceptions; or
      (iii) acquire the Title or create the Mortgage covered by this Commitment.
   (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
(c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

(d) The Company’s liability shall not exceed the lesser of the Proposed Insured’s actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.

(e) The Company shall not be liable for the content of the Transaction Identification Data, if any.

(f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I - Requirements have been met to the satisfaction of the Company.

(g) In any event, the Company’s liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT
   (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
   (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
   (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
   (d) The deletion or modification of any Schedule B, Part II - Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
   (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
   (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT
   The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company’s agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY
   The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION
   The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is $2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

STEWART TITLE GUARANTY COMPANY

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at 55 Madison Street, Suite 400, Denver, CO 80206.
ASCENDANT TITLE INC.  
215 Union Boulevard, Suite 315  
LAKEWOOD, CO 80228  
Phone: (303) 801-0530  Fax: (303) 801-0532

COMMITMENT FOR TITLE INSURANCE

SCHEDULE A

Commitment Order No.: CO-19-21542  
Property Address (for informational purposes only):  
29500 EAST 148TH AVENUE  
BRIGHTON, CO 80603

1. Effective Date: November 7, 2019 at 12:00 AM

2. Policy or Policies to be issued:  
a. ALTA Owners Policy (06/17/06) - OEC  
   Amount: TBD  Premium: $0.00
   Proposed Insured: PURCHASE TO BE DETERMINED
   Endorsements  
   $0
   Owner’s Extended Coverage Fee  
   $0.00
   Tax Certificate (Included in Bundled Rate)  
   $0.00
   TOTAL  
   $0.00

3. The estate or interest in the land described or referred to in this Commitment and covered herein is Fee Simple and title thereto is at the effective date hereof vested in:

   LUIS LARA AND LUIS ALEJANDRO LARA

4. The land referred to in the Commitment is described as follows:

   LOT 2,  
   HAYESMOUNT ACRES,  
   COUNTY OF ADAMS,  
   STATE OF COLORADO.

   PARCEL ID: 0156715401002
SCHEDULE B-1

REQUIREMENTS

Commitment Order Number: **CO-19-21542**

The following are to be complied with:

A. Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.

B. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.

C. Pay us the premiums fees and charges for the policy.

D. You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then take additional requirements or exceptions.

E. Payment of all taxes, charges and assessments, levied and assessed against the subject premises which are not yet due and payable

F. A Certificate of Taxes due listing each taxing jurisdiction shall be obtained from the County Treasurer or an authorized agent (pursuant to Senate Bill 92-143, CRS § 10-11-122).

G. If the property to be insured is located in a Subdivision with Home Owners Association assessments, the title company requires a satisfactory statement from the Association or its agent stating the amount, if any, of the unpaid common or maintenance charges against the land to the date of closing and that no liens or rights to a lien for unpaid common or maintenance charges have been sold, assigned or transferred to other parties. At that time, the title company may make additional requirements or exceptions.

H. Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to-wit:

1. **WARRANTY DEED FROM LUIS LARA AND LUIS ALEJANDRO LARA TO (A BUYER TO BE DETERMINED) SUFFICIENT TO CONVEY THE FEE SIMPLE ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED TO HEREIN.**

I. **RECEIPT BY THE COMPANY OF THE COMPANY’S FINAL AFFIDAVIT AND AGREEMENT INDEMNIFYING IT AGAINST UNFILED MECHANIC’S AND MATERIALMEN’S LIENS.**
J. RELEASE BY THE PUBLIC TRUSTEE OF ADAMS COUNTY OF DEED OF TRUST FROM LUIS LARA AND LUIS ALEJANDRO LARA FOR THE USE OF DANNY G. LANGSTON TO SECURE $120,000.00, DATED JUNE 30, 2016 AND RECORDED JUNE 30, 2016 AT RECEPTION NO. 2016000052400.
The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

1. Rights or claims of parties in possession not shown by the public records.
2. Easements or claims of easements, not shown by the public records.
3. Discrepancies, conflicts in boundary lines, shortages in area, encroachments, and any facts which a correct survey and inspections of the premises would disclose and which are not shown by the public records.
4. Any lien, or right to a lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Defects, liens, encumbrances, adverse claims, or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for the value the estate or interest or mortgage thereon covered by this Commitment.
6. Unpatented mining claims: reservations or exceptions in Patents or in Acts authorizing the issuance thereof, water rights, claims or title to water; Minerals of whatsoever kind, subsurface and surface substances, in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not the excepted matters are shown by the Public Records or listed in Schedule B. NOTE: Item will not appear on the Lender’s Policy (if any) to be issued hereunder.
7. Taxes and assessments which are a lien or are now due and payable; any tax, special assessment, charge or lien imposed for or by any special taxing district or for water or sewer service; any unredeemed tax sales.
8. ANY AND ALL UNPAID TAXES AND ASSESSMENTS. A TAX CERTIFICATE HAS BEEN ORDERED.

9. EASEMENT AND RIGHT OF WAY FOR UTILITIES AND INCIDENTAL PURPOSES GRANTED TO UNION RURAL ELECTRIC ASSOCIATION, INC., BY INSTRUMENT RECORDED MAY 13, 1982, IN BOOK 2644 AT PAGE 20.

Commitment Order Number: **CO-19-21542**

**BUNDLED RATES ENDORSEMENT ATTACHMENT FOR LOAN POLICY**

**NOTE:** UNLESS STATED TO THE CONTRARY, THE COMPANY INCORPORATES THE FOLLOWING

ALTA/COLORADO ENDORSEMENTS, INTO THE POLICY TO BE ISSUED, BY THIS REFERENCE AS IF THESE ENDORSEMENTS HAD BEEN ATTACHED THERETO:

**FORM 100** – COMPREHENSIVE – CCR’S AND ENCROACHMENTS

**FORM 110.7** – VARIABLE RATE MORTGAGE OR DEED OF TRUST ENDORSEMENT – NO NEGATIVE AMORTIZATION

**FORM 111.9** – BALLOON PAYMENT PROVISIONS

**FORM 115.1** – ESTATE INSURED IS A CONDOMINIUM – COMPREHENSIVE – LOAN POLICY

**FORM 115.2** – PLANNED UNIT DEVELOPMENT – COMPREHENSIVE – LOAN POLICY

**FORM 116** – IMPROVEMENTS UPON LAND ALTA ENDORSEMENT

**FORM 6** – (VARIABLE RATE MORTGAGE) ALTA ENDORSEMENT

**FORM 6.2** – (VARIABLE RATE MORTGAGE – NEGATIVE AMORTIZATION)

**ALTA ENDORSEMENT FORM 7** – (MANUFACTURED HOUSING UNIT)

**ALTA ENDORSEMENT FORM 8.1** – (ENVIRONMENTAL LIEN – RESIDENTIAL LOAN)
DISCLOSURES

Order No.: CO-19-21542

Note: Pursuant to C.R.S. 10-11-122, notice is hereby given that:

A. The subject real property may be located in a special taxing district;

B. A certificate of taxes due listing each taxing jurisdiction shall be obtained from the county treasurer or the county treasurer’s authorized agent;

C. Information regarding special districts and the boundaries of such districts may be obtained from the board of county commissioners, the county clerk and recorder, or the county assessor.

Note: Colorado Division of Insurance Regulations 3-5-1, Subparagraph (7) (E) requires that "Every title entity shall be responsible for all matters which appear of record prior to the time of recording whenever the title entity conducts the closing and is responsible for recording or filing of legal documents resulting from the transaction which was closed." Provided that Stewart Title Guaranty Company conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception number 5 will not appear on the Owner’s Title Policy and the Lender’s Title Policy when issued.

Note: Affirmative Mechanic’s Lien Protection for the Owner may be available (typically by deletion of Exception No. 4 of Schedule B, Section 2 of the Commitment from the Owner’s Policy to be issued) upon compliance with the following conditions:

A. The land described in Schedule A of this commitment must be a single-family residence, which includes a condominium or townhouse unit.

B. No labor or materials have been furnished by mechanics or materialmen for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.

C. The Company must receive an appropriate affidavit indemnifying the Company against unfiled mechanic’s and Materialmen’s Liens.

D. The Company must receive payment of the appropriate premium.

E. If there has been construction, improvements or major repairs undertaken on the property to be purchased, within six months prior to the Date of the Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and/or the contractor; payment of the appropriate premium; fully executed Indemnity agreements satisfactory to the company; and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay.

Note: Pursuant to C.R.S. 10-11-123, notice is hereby given:

A. That there is recorded evidence that a mineral estate has been severed, leased or otherwise conveyed from the surface estate and that there is a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and

B. That such mineral estate may include the right to enter and use the property without the surface owner’s permission.

This notice applies to owner’s policy commitments containing a mineral severance instrument exception, or exceptions, in Schedule B, Section 2.

Note: Pursuant to Colorado Division of Insurance Regulations 8-1-3, notice is hereby given of the availability of an ALTA Closing Protection Letter which may, upon request, be provided to certain parties to the transaction identified in the commitment.

NOTHING HEREIN CONTAINED WILL BE DEEMED TO OBLIGATE THE COMPANY TO PROVIDE ANY OF THE COVERAGES REFERRED TO HEREIN UNLESS THE ABOVE CONDITIONS ARE FULLY SATISFIED.
Federal and applicable state law and regulations give consumers the right to limit some but not all sharing. Federal and applicable state law regulations also require us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand how we use your personal information. This privacy notice is distributed on behalf of Ascendant Title Inc. and its affiliates ("Ascendant Title Inc."), pursuant to Title V of the Gramm-Leach-Bliley Act (GLBA).

The types of personal information we collect and share depend on the product or service that you have sought through us. This information can include social security numbers and driver's license number.

All financial companies, such as Ascendant Title Inc. need to share customers' personal information to run their everyday business—to process transactions and maintain customer accounts. In the section below, we list the reasons that we can share customers' personal information; the reasons that we choose to share; and whether you can limit this sharing.

<table>
<thead>
<tr>
<th>Reasons we can share your personal information</th>
<th>Do we share?</th>
<th>Can you limit this sharing?</th>
</tr>
</thead>
<tbody>
<tr>
<td>For our everyday business purposes - to process your transactions and maintain your account. This may include running the business and managing customer accounts, such as processing transactions, mailing, and auditing services, and responding to court orders and legal investigations.</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>For our marketing purposes - to offer our products and services to you.</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>For joint marketing with other financial companies</td>
<td>No</td>
<td>We don't share</td>
</tr>
<tr>
<td>For our affiliates' everyday business purposes - information about your transactions and experiences. Affiliates are companies related by common ownership or control. They can be financial and nonfinancial companies.</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>For our affiliates' everyday business purposes - information about your creditworthiness.</td>
<td>No</td>
<td>We don't share</td>
</tr>
<tr>
<td>For our affiliates to market to you</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>For nonaffiliates to market to you. Nonaffiliates are companies not related by common ownership or control. They can be financial and nonfinancial companies.</td>
<td>No</td>
<td>We don't share</td>
</tr>
</tbody>
</table>

We may disclose your personal information to our affiliates or to nonaffiliates as permitted by law. If you request a transaction with a nonaffiliate, such as a third party insurance company, we will disclose your personal information to that nonaffiliate. [We do not control their subsequent use of information, and suggest you refer to their privacy notices.]

### Sharing practices

<table>
<thead>
<tr>
<th>How often do/does Ascendant Title Inc. notify me about their practices?</th>
<th>We must notify you about our sharing practices when you request a transaction.</th>
</tr>
</thead>
<tbody>
<tr>
<td>How do/does Ascendant Title Inc. protect my personal information?</td>
<td>To protect your personal information from unauthorized access and use, we use security measures that comply with federal and state law. These measures include computer, file, and building safeguards.</td>
</tr>
<tr>
<td>How do/does Ascendant Title Inc. collect my personal information?</td>
<td>We collect your personal information, for example, when you • request insurance-related services • provide such information to us We also collect your personal information from others, such as the real estate agent or lender involved in your transaction, credit reporting agencies, affiliates or other companies.</td>
</tr>
<tr>
<td>What sharing can I limit?</td>
<td>Although federal and state law give you the right to limit sharing (e.g., opt out) in certain instances, we do not share your personal information in those instances.</td>
</tr>
</tbody>
</table>

---

**Contact Us**

If you have any questions about this privacy notice, please contact us at Ascendant Title Inc., 215 Union Boulevard, Suite 315, LAKEWOOD, CO 80228 - (303) 801-0530
# ADAMS COUNTY TREASURER
## Certificate Of Taxes Due

<table>
<thead>
<tr>
<th>Year</th>
<th>Tax</th>
<th>Interest</th>
<th>Fees</th>
<th>Payments</th>
<th>Balance</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018</td>
<td>$3,744.82</td>
<td>$112.34</td>
<td>$0.00</td>
<td>($3,857.16)</td>
<td>$0.00</td>
</tr>
<tr>
<td>Total Tax Charge</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$0.00</td>
</tr>
</tbody>
</table>

### Grand Total Due as of 11/12/2019
$0.00

Tax Billed at 2018 Rates for Tax Area 290 - 290

<table>
<thead>
<tr>
<th>Authority</th>
<th>Mill Levy</th>
<th>Amount</th>
<th>Values</th>
<th>Actual</th>
<th>Assessed</th>
</tr>
</thead>
<tbody>
<tr>
<td>RANGEVIEW LIBRARY DISTRICT</td>
<td>3.6660000</td>
<td>$148.84</td>
<td>VACANT RESIDENTIAL</td>
<td>$140,000</td>
<td>$40,600</td>
</tr>
<tr>
<td>FIRE DISTRICT 6</td>
<td>11.7950000</td>
<td>$478.88</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ADAMS COUNTY</td>
<td>26.8640000</td>
<td>$1,090.67</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SD 27</td>
<td>49.0920000</td>
<td>$1,993.13</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>URBAN DRAINAGE SOUTH PLATTE</td>
<td>0.0940000*</td>
<td>$3.82</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>URBAN DRAINAGE &amp; FLOOD CONT</td>
<td>0.7260000*</td>
<td>$29.48</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Taxes Billed 2018</td>
<td>92.2370000</td>
<td>$3,744.82</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

* Credit Levy

---

ALL TAX SALE AMOUNTS ARE SUBJECT TO CHANGE DUE TO ENDOREMENT OF CURRENT TAXES BY THE LIENHOLDER OR TO ADVERTISING AND DISTRAINT WARRANT FEES. CHANGES MAY OCCUR AND THE TREASURER'S OFFICE WILL NEED TO BE CONTACTED PRIOR TO REMITTANCE AFTER AUGUST 1. TAX LIEN SALE REDEMPTION AMOUNTS MUST BE PAID BY CASH OR CASHIERS CHECK.

SPECIAL TAXING DISTRICTS AND THE BOUNDARIES OF SUCH DISTRICTS MAY BE ON FILE WITH THE BOARD OF COUNTY COMMISSIONERS, THE COUNTY CLERK, OR THE COUNTY ASSESSOR.

This certificate does not include land or improvements assessed under a separate account number, personal property taxes, transfer tax or misc. tax collected on behalf of other entities, special or local improvement district assessments or mobile homes, unless specifically mentioned.

I, the undersigned, do hereby certify that the entire amount of taxes due upon the above described parcels of real property and all outstanding sales for unpaid taxes as shown by the records in my office from which the same may still be redeemed with the amount required for redemption are as noted herein.

In witness whereof, I have hereunto set my hand and seal.

**TREASURER, ADAMS COUNTY, Lisa L. Culpepper J.D.**

4430 S. Adams County Parkway
Brighton, CO 80601

nullNov 12, 2019 3:50:58 PM
Commenting Division: Addressing Review
Name of Reviewer: Maggie Barringer
Date: 01/21/2020
Email: 

Complete

Commenting Division: Building Safety Review
Name of Reviewer: Justin Blair
Date: 01/21/2020
Email: jblair@adcogov.org

Complete

No comments
ENG1: Flood Insurance Rate Map – FIRM Panel # (08001C0360H), Federal Emergency Management Agency, January 20, 2016. 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.

ENG2: The applicant shall be responsible to ensure compliance with all Federal, State, and Local water quality construction requirements. The project site is not within the County's MS4 Stormwater Permit area; an Adams County Stormwater Quality Permit (SWQ) is NOT required. The installation of erosion and sediment control BMPs are expected.

ENG3: LOW IMPACT DEVELOPMENT (LID) STANDARDS AND REQUIREMENTS Section 9-01-03-14:
All construction projects shall reduce drainage impacts to the maximum extent practicable, and implement practices such as:
1. On-site structural and non-structural BMPs to promote infiltration, evapo-transpiration or use of stormwater,
2. Minimization of Directly Connected Impervious Area (MDCIA),
3. Green Infrastructure (GI),
4. Preservation of natural drainage systems that result in the infiltration, evapo-transpiration or use of stormwater in order to protect water quality and aquatic habitat.
5. Use of vegetation, soils, and roots to slow and filter stormwater runoff.
7. Treatment of stormwater flows as close to the impervious area as possible.

LID shall be designed and maintained to meet the standards of these Regulations and the Urban Drainage and Flood Control District's Urban Storm Drainage Criteria Manual, Volume 3.

ENG4: Sustainable Development Practices Section 3-27-06-05-07-08:
To the maximum extent practicable, new buildings are encouraged to incorporate one or more of the following features:
1. Opportunities for the integration of renewable energy features in the design of buildings or sites, such as: solar, wind, geothermal, biomass, or low-impact hydro sources;
2. Energy-efficient materials, including recycled materials that meet the requirements of these regulations;
3. Materials that are produced from renewable resources;
4. Low-Impact Development (LID) stormwater management features;
5. A green roof, such as a vegetated roof, or a cool roof;
6. Materials and design meeting the U.S. Green Building Council’s LEED-NC certification requirements;
7. A greywater recycling system.
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 fee can be found in the Development Services Fee Schedule, located on the following web page: http://www.adcogov.org/one-stop-customer-center.

ENG6: The developer is required to construct roadway improvements adjacent to the proposed site. Roadway improvements will consist of reshaping of the roadside ditch and reconstruction (if necessary) of the roadway section adjacent to the property and, any roadway improvements as required by the approved traffic impact study. The applicant will need to include roadway improvement plans with the next submittal.

ENG7: Prior to the issuance of any construction or building permits, the developer shall enter into a Subdivision Improvements Agreement (SIA) with the County and provide a security bond for all public improvements.

ENG8: No building permits will be issued until all public improvements have been constructed, inspected and preliminarily accepted by the County's Transportation Dept.

ENG9: The developer is responsible for the repair or replacement of any broken or damaged County infrastructure.

ENG10: The applicant has submitted a letter, stamped and signed by a licensed engineer, stating that the proposed development will not generate 20 or more vehicle trips per day. County staff have reviewed this letter and are in agreement. A Traffic impact study is not required for this development.

ENG11: The applicant is proposing to install 3,000 square feet of impervious area with this development. The County Development Standards and Regulations requires that drainage mitigation measures be constructed when 3,000 square feet or more impervious area in installed with a development. However, Section 9-01-11 of the DSR allows for an exemption to the requirement to provide storm water detention if the proposed subdivision is considered a rural lot split. To qualify for this exemption, the applicant must submit a request for the exemption, stamped and signed by an engineer licensed in the State of Colorado. The request must include an explanation as to how this development meets the criteria for granting the exemption. If the exemption is granted, the requirement to submit a complete storm drainage study will be waived.

ENG12: The proposed development will have a driveway in access of 150 feet in length. The applicant should be aware that the fire district might not approve any building permits until the driveway has been constructed and allows for emergency access. The applicant should coordinate this issue with the fire district prior to submission of building permits to the County.
ENG6: Roadside Certification letter has been done and attached by Richard the engineer.
ENG7: SIA deemed unnecessary because the Roadside has been certified as it is. The letter from Richard shows this and we have attached photos.
ENG11: We do not need to do this because we are doing a rural lot split and Richard’s letter addresses this.
To: Maggie Barringer, Adams County - Long Range Planning

Date: February 27, 2020

Project Number: PRE2019-00068

Project Name: Lara Rezone

Letter request for exemption to the requirement to provide storm water detention

This project received Adams County Development Review Team comments regarding the initial submittal recently. Part of the Adams County Development Review Team comments received by the applicant, was the comment (ENG11) pertaining to the requirement to provide storm water detention. However, since the project proposed for this site is to split an existing 10-acre parcel into two 5-acre parcels in a rural area of Adams County, the County Code provides for an exception. Section 9-01-11 of the DSR allows for an exemption to the requirement to provide storm water detention if the proposed subdivision is considered a rural lot split.

We believe that the Lara Rezone fits the criteria for granting the exemption because the project, as described above, can only be classified as a rural lot split. Therefore, we request that an exemption to the requirement to provide storm water detention be granted as well as the requirement to submit a complete storm drainage study.

Richard White, PE
To: Maggie Barringer, Adams County - Long Range Planning

Date: February 27, 2020

Project Number: PRE2019-00068

Project Name: Lara Rezone

RE: Certification of the existing roadside ditch adjacent to the property at E. 148th Ave.

This project received Adams County Development Review Team comments regarding the initial submittal recently. As part of the Adams County Development Review Team comments received by the applicant, were comments from Engineering (ENG6/7) which included a comment from regarding possible improvements required along the property frontage adjacent to East 148th Avenue. One of the comments specified that “improvements will consist of reshaping of the roadside ditch and reconstruction (if necessary).”

As the Site Plan and Plat were being prepared for the initial submittal, a topo survey was done of the property including the East 148th Avenue Right-of-Way to the center of the road. A copy of the contours from the Survey is attached. The contours indicate that the existing roadside ditch within the area of the existing driveway culvert have side slopes of approximately 3:1. The side slopes of the ditch then flatten out to a grade of 4:1 for the rest of the property frontage. The topo survey also indicates that the road half-width is 12’ with a 6’shoulder. The Survey, done on November 22nd, 2019, indicates that the East 148th Avenue adjacent to the property at this location is currently to Adams County Standards for a Local, Residential, Rural Street.

Richard White, PE

[Signature]

[Stamp: Colorado Certified Professional Engineer]
Please be cautious: This email was sent from outside Adams County

I will comment on this request. I am against the proposal.

Sincerely

Patrick Day
28300 e 144th ave
Brighton, CO. 80603
February 6, 2020

Maggie Barringer  
Adams County  
Community & Economic Development  
4430 S. Adams County Parkway  
Brighton, CO 80601

Subject: Lara Minor Subdivision and Rezone (PRC2020-00001)  
Adams County, CO; CGS Unique No. AD-20-0013

Dear Ms. Barringer:

Colorado Geological Survey has reviewed the Lara Minor Subdivision and Rezone referral for two residential lots of 5.18 acres each on 10.36 acres located on the south side of E. 148th Avenue, approximately 500 feet west of Hayesmount Mile Road.

The site does not contain steep slopes, is not undermined, is located within an “area of minimal flood hazard,” and is not exposed to any identified geologic hazards that would preclude the proposed residential use and additional density. CGS therefore has no objection to approval.

No mapped mineral resource potential. According to the Atlas of Sand, Gravel, and Quarry Aggregate Resources, Colorado Front Range Counties (Schwochow et al, Colorado Geological Survey Special Publications 5-A and 5-B, 1974, Plate 2 and Mile High Lakes Quadrangle, respectively), proposed new lots 1 and 2 as shown on the Hayesmount Acres - Fourth Amendment plat (Laramie Land Surveying, December 12, 2019) do not contain a mapped aggregate resource.

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
January 27, 2020

Maggie Barringer, Planner I
Adams County Community & Economic Development
Transmission via email: MBarringer@adcogov.org

Re: Lara Minor Subdivision
Case No. PRC2020-00001
Part of the NE ¼ of the SE ¼ of Sec. 15, T 1S, R 65W, 6th P.M.
Water Division 1, Water District 1

Dear Maggie Barringer:

We have reviewed the January 16, 2020 proposal to subdivide a 10.36-acre parcel currently known as Lot 2, Hayesmount Acres. The parcel will be subdivided into two 5.18-acre residential lots.

Water Supply Demand

The proposed uses for this development are household use in two residences, irrigation, and stock watering. The estimated water demand is 0.6 acre-feet per year for household use, 0.05 acre-feet per year for irrigation, and 0.05 acre-feet per year for stock watering, for a total demand of 0.7 acre-feet per year for the development. Prior to further review of the water supply plan the applicant must specify the water requirement and proposed uses for each lot.

Source of Water Supply

The water supply is proposed wells in the nontributary Upper Arapahoe aquifer. If the applicant chooses to utilize groundwater from a nontributary source, and the water is not first decreed in water court, well permits will ultimately be issued pursuant to section 37-92-602(3)(b)(I), C.R.S. and the policy of the State Engineer. Under these provisions, only the quantity of water underlying the parcels shall be considered available for withdrawal. According to the records available in the State Engineers office, the following amounts of water are legally available underlying each proposed lot in the Upper Arapahoe aquifer, based on the assumption that each lot will be 5.18 acres. If the lot sizes change, so will the amount of water legally available underlying the lot.

<table>
<thead>
<tr>
<th>Aquifer</th>
<th>Lot 1 Assuming 100 Year Aquifer Allocation (acre-feet/year)</th>
<th>Lot 1 Assuming 300 Year Aquifer Allocation (acre-feet/year)</th>
<th>Lot 2 Assuming 100 Year Aquifer Allocation (acre-feet/year)</th>
<th>Lot 2 Assuming 300 Year Aquifer Allocation (acre-feet/year)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Upper Arapahoe</td>
<td>1.23</td>
<td>0.41</td>
<td>1.23</td>
<td>0.41</td>
</tr>
</tbody>
</table>
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 Upper Arapahoe aquifer will be a physically and economically viable source of water. According to section 37-90-137(4)(b)(I), 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 (100-year Aquifer Allocation) 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 Upper Arapahoe aquifer would be reduced to one third of those amounts as shown in Table 1 (300-year Aquifer Allocation).

A review of the area showed well permit no. 23414 may be located on the subject property on proposed Lot 2. Well permit no. 23414 was issued April 20, 1965 for domestic use. Based on the depth of the well specified in the well permit file, the well produces from the alluvium.

Section 37-92-602(3)(b)(III), C.R.S. requires that the cumulative effect of all wells in a subdivision be considered when evaluating material injury to decreed water rights. Therefore, if any well within the subdivision, including existing wells, withdraws water from a not-nontubiterary source such as the Denver aquifer or alluvium, section 37-90-137(9)(c), C.R.S. requires a court approved plan for augmentation for the well. Prior to further evaluation of the water supply plan, the applicant must clarify if well 23414 is located on the 10.36-acre property that is the subject of this referral. If the well is located on the subject property, the Applicant must clarify if the well 23414 will be used within the subdivision or if the well will be plugged and abandoned. If well 23414 will be used within the subdivision, the proposed uses must be specified and the applicant must demonstrate that a court approved augmentation plan has been obtained for the well prior to subdivision approval.

State Engineer’s Office Opinion

Pursuant to section 30-28-136(1)(h)(II), 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. The applicant should specify the proposed water requirement and proposed uses (including the number of single-family dwellings, square-feet of home lawn and garden, and number of domestic animals) for each lot.

2. The applicant must clarify if the existing well under permit 23414 is located on the 10.36-acre property. If the well is located on the subject property the Applicant must clarify if the well will be plugged and abandoned or if the well will be included in a Water Court approved augmentation plan prior to subdivision approval.

If you, or the applicant, have any questions please contact Wenli Dickinson at 303-866-3581 ext. 8206 or at wenli.dickinson@state.co.us.

Sincerely,

Joanna Williams, P.E.
Water Resources Engineer

Ec: Subdivision file no. 26951
    Water well permit no. 23414
1. The usage for each 5.18 acre lot will be: One single family dwelling, 500 Square Feet of Lawn and Garden, and 2 domestic animals. The proposed water requirement would be .35 per lot. The original .7 is the total for both 5.18 acre lots together.

2. The well pertaining to permit 23414 was not located. We searched the property based on the maps we received from the Division of Water Resources and Adams County.
Good afternoon Maggie,

At this time the fire district has no questions or concerns.

Thank you,

Matt Wood
Fire Inspector
Brighton Fire Rescue District
500 S. 4th Ave – 3rd Floor
Brighton CO 80601
Office: 303.654.8041
www.brightonfire.org

From: Maggie M. Barringer <MBarringer@adcogov.org>
Sent: Tuesday, January 21, 2020 4:18 PM
To: Christine Fitch <CFitch@adcogov.org>; Marissa Hillje <MHillje@adcogov.org>; Greg Labrie <GLabrie@adcogov.org>; Matthew Emmens <MEmmens@adcogov.org>; Eden Steele <ESteele@adcogov.org>; Gina Maldonado <GMaldonado@adcogov.org>; Gail Moon <GMoon@adcogov.org>; Gordon Stevens <GStevens@adcogov.org>; Justin Blair <jblair@adcogov.org>; Aaron Clark <AClark@adcogov.org>; Marc Pedrucci <MPedrucci@adcogov.org>; Rick Reigenborn <RReigenborn@adcogov.org>; Lisa Culpepper <LCulpepper@adcogov.org>; BFR Plan Reviews <planreviews@brightonfire.org>; kmonti@sd27j.net; Land Use <LandUse@tchd.org>; brandyn.wiedrich@centurylink.com; tony.waldron@state.co.us; joanna.williams@state.co.us; matt.martinez@state.co.us; serena.rocksund@state.co.us; CGS_LUR@mines.edu; thomas_lowe@cable.comcast.com; 1johnson@sdmsi.com; engineering@rtd-denver.com; plaurenti@acfpd.org; Jason.G.Eddleman@usps.gov; Arlene.A.Vickrey@usps.gov; christensen.stanley@epa.gov; Donna.L.George@xcelenergy.com
Subject: For Review: Lara Minor Subdivision and Rezone (PRC2020-0001)

Adams County has received an application for a Minor Subdivision and Rezoning, please review the attached information. If you have comments on this case, we will need them by February 7, 2020. The full application packet will be posted to our website by the end of the day on January 24, 2020.

Thank you,
Maggie Barringer
Planner I, Community and Economic Development
ADAMS COUNTY, COLORADO
4430 S. Adams County Parkway, 1st Floor
Brighton, CO 80601
o: 720.523.6800 | D: 720-523-6855
MBarringer@adcogov.org | www.adcogov.org
From: Woodruff, Clayton
To: Maggie M. Barringer
Subject: RE-PRC 2020 - 00001
Date: Thursday, February 6, 2020 7:59:22 AM

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

Maggie,

The RTD has no comments on this project

Thank you

C. Scott Woodruff  
Engineer III  
Regional Transportation District  
1560 Broadway, Suite 700, FAS-73 | Denver, CO 80202  
o 303.299.2943 | m 303-720-2025  
clayton.woodruff@rtd-denver.com
February 6, 2020

Maggie Barringer
Adams County Community and Economic Development
4430 South Adams County Parkway, Suite W2000A
Brighton, CO 80601

RE: Lara Minor Subdivision and Rezone Request, PRC2020-00001
TCHD Case No. 6109 and 6110

Dear Ms. Barringer,

Thank you for the opportunity to review and comment on the requests to rezone an A-2 zoned parcel to an A-1 parcel and to subdivide an approximately 10.36-acre parcel into two parcels located at 29500 E 148th Ave. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has the following comments.

**Domestic Well**
Individual well owners have primary responsibility for the safety of the water drawn from their own wells. Well owners with questions about wells or well water can call the Wellcare® Hotline operated by the Water Systems Council, a national organization focused on well systems not regulated under the Safe Drinking Water Act., at 888-395-1033 or online at www.wellcarehotline.org. Well owners may also contact Elaine Hassinger, Water Quality Specialist, at (720) 200-1583 with water quality questions.

The applicant may want to consider having the well water analyzed for a number of contaminants as a baseline of the water quality. A baseline water quality analysis is valuable for future reference in the case of possible contamination. Certain parameters such as coliform bacteria and nitrate, pH and Total Dissolved Solids (TDS) are recommended to be analyzed annually as these can indicate possible breaches in the well. The Colorado Department of Public Health and Environment (CDPHE), Laboratory Services Division can assist you with water analyses. The CDPHE offers individual water tests as well as testing packages to choose from depending on your needs. The CDPHE laboratory web site is located at: https://www.colorado.gov/pacific/cdphe/water-testing.

**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.

Please feel free to contact me at 720-200-1537 or pmoua@tchd.org if you have any questions about TCHD’s comments.

Sincerely,

[Signature]

Pang Moua, MPP
Land Use and Built Environment Specialist

cc: Sheila Lynch, Monte Deatrich, TCHD
February 6, 2020

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

Attn: Maggie Barringer

Re: Lara Minor Subdivision – Hayesmount Acres A4 – and Rezone
   Case # PRC2020-00001

Public Service Company of Colorado’s (PSCo) Right of Way & Permits Referral Desk has reviewed the request for the Lara Minor Subdivision – Hayesmount Acres A4 – and Rezone and has no objection to this proposed rezone, contingent upon PSCo’s ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

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

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

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

I will comment on this request. I am against the proposal.

Sincerely

Patrick Day
28300 e 144th ave
Brighton, CO. 80603
RE:  Project Number PRC2020-00001  
Lara Minor Subdivision and Rezone Request

Dear Ms. Barringer,

On January 16, 2020, we received a request for comments on the above referenced project. Below are our comments and concerns involving the change to the zoning for Parcel Number 0156715401002 located at 29500 E 148th Avenue.

When we purchased our land in 2001 and built our residence, we were indeed in a “country living” environment. There were few homes in the area and we could look to the East and see nothing but farmland. Today, when we look to the East there is nothing but homes and subdivisions as far as we can see. This is no longer a “country living” environment. Further reducing the size of lots to invoke a “country living” experience only serves to put more people in smaller spaces. Agreed, it is not city living but it definitely is not country living anymore.

Secondly, over the years with the increased housing in the area, Hayesmount Road is now a very busy road with commuters travelling the road daily. I understand that this particular parcel is not directly connected to Hayesmount Road but it will feed into it. Our concern is with 148th Avenue, currently there are 4 homes that use 148th Avenue and Adams County can not even maintain this road adequately. Whenever there is precipitation, the first vehicle to use the road creates ruts and it only gets worse with each vehicle using the road. Once the county does come to maintain the road, instead of putting down road base or gravel so that the road will drain properly, the road is graded to smooth the ruts but in doing further degrades the integrity on the road. Road base or gravel has not been put on the road for years.

Third, when we built our home, Adams County would not sign off on our home until we removed a culvert at the entrance to the property from 148th Avenue. Their reason was that “the culvert impended the natural flow of the rainwater shedding”. Now every time it rains, our driveway is compromised. According to the plans submitted, the driveways for both properties will be on the East side of our property line which could further hamper “the natural flow of rainwater” and cause the rainwater pool on our property.

In addition to the rainwater shedding issues, Adams county now imposes a “Rain Fee” based on the amount of square footage covering the land that should absorb the rainwater. Instead of having one home on 10 acres, subdividing the acreage would double the loss of area to absorb the rainwater.

Thank you for your consideration.

Respectfully,

[Signature]

David & Laura Derby
Maggie,

We have lived in Box Elder Estates since 2001 and have a clear view of the homes in Hayesmount Acres from our Kitchen windows. Neither my wife nor I see any impact to property values or the quality of life to the homes or Residence in the surrounding area that could be attributed to granting this request.

Sincerely,

Leo Berz
14595 N Maywood Ct.
Brighton, CO 80603
303-886-0210 (M)
lberz@outlook.com
Adams County

Community and Economic Development

4430 Souty Adams County Prky, Suite W20000A

Brighton, CO 80601-8216

Re: Lara Minor Subdivision and Rezone Request – PRC2020-00001

To Whom it May Concern,

I am Josh Gaines, the homeowner at 14641 Hayesmount Road, Brighton, CO. My property neighbors the property proposed to be rezoned in this project on one corner. I am opposed to this rezoning and subdivision proposal. My family and I purchased our property one year ago with the understanding that we were moving to the country to enjoy peaceful, quiet country living. It was my understanding when we purchased our property that there were two 10 acre lots adjacent to the North of my property and that, at most, I would have two new neighbors in the future if homes were built on those parcels. This was a factor in the decision we made to purchase our country property. With this rezone proposal, it would create at least three building parcels next to us, and provide a precedent for the other 10 acre parcel next to our property to be rezoned and divided as well. This would decrease the enjoyment my family has from living in a peaceful country environment. Rezoning and subdividing this parcel will create additional traffic, noise, and potentially an eye sore to our living environment. I fear that this proposed subdivision will decrease my property value by detracting from the country appeal.

In our one year living on Hayesmount Road, we have seen a deer struck by traffic in front of our home, several near-miss accidents with semi-trucks, cars, and escaped livestock, and I worry everyday about my 5 year old daughter getting off of the school buss in front of our house on Hayesmount Road while cars speed past our property. More residences that ingress/egress from Hayesmount Road will only add to this problem. I ask that if you approve or deny this rezone proposal, please investigate lowering the speed limit on Hayesmount Road between Bromely Lane and E. 144th Avenue to 45 m.p.h. The speed limit is posted at 45 m.p.h on Hayesmount Road for the properties located on Hayesmount Road between E 131st Avenue and E 128th Avenue and it seems to a very logical and common sense safety move to lower the speed limit in front of the properties that are fairly close to each other near Bromely Lane, as well.

Sincerely,

Josh Gaines on behalf of the Gaines Family
**NEIGHBORHOOD SERVICES**  
**Code Compliance**  
720-523-6800

**Reporting Party Information**

<table>
<thead>
<tr>
<th>Name</th>
<th>Richard Trujillo</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>29235 E 148th</td>
</tr>
<tr>
<td>Phone</td>
<td>720</td>
</tr>
</tbody>
</table>

**Complaint / Violation Address**

| Street Address | 148th Haysmont - 295 E 148th Av |

**Complaint / Concern** (Please be specific, i.e., weeds, junk, inoperable vehicle, trash, front/back yard)

- No Breeding  
- No Breeding of hot oven  
- Area Does Not Need More Lots Breeding Up  
- 10.36 acre parcel into two lots  
- By Lucas Hara! (water has dropped - 17 ft)  
- 29500 E 148th Ave  
- PRC 2020 - 000001 
- magic