



Request for Comments

Case Name:	Box Elder Creek Golf Course Amendment
Case Number:	PUD2017-00005

July 11, 2017

Adams County Planning Commission is requesting comments on the following request:

Request an amendment to the Box Elder Creek Golf Course PUD to convert from commercial (golf course) to residential and agricultural uses pursuant to Section 2-01-10.

This request is located at **32000 E 144TH AVE**

The Assessor's Parcel Number is **0156714401006 and 0156724200003**

Applicant Information **ROLLINS PLAINS (TODD WENSLER)**

14800 LANEWOOD STREET

BRIGHTON, CO 80603

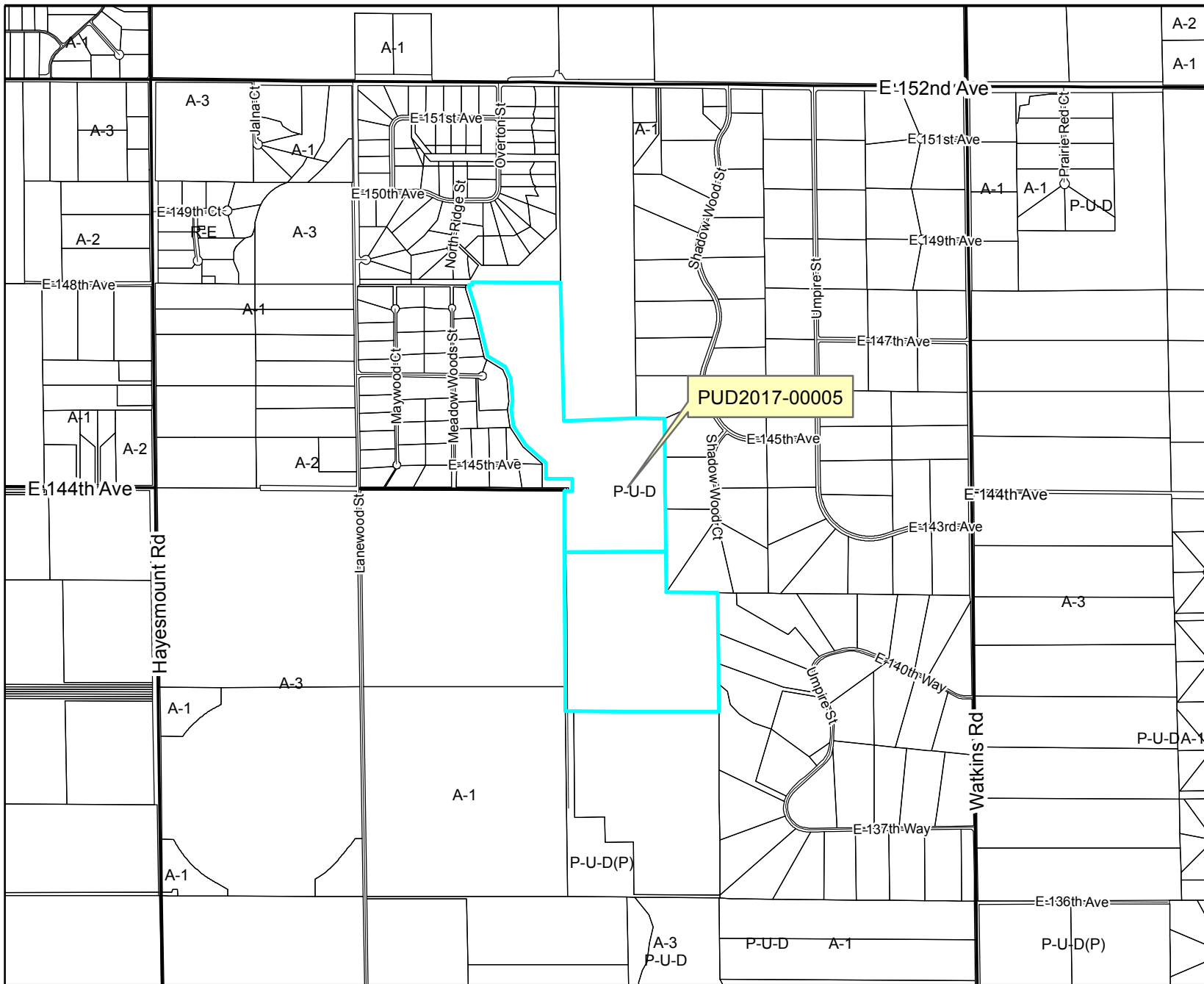
Please forward any written comments on this application to the Department of Community and Economic Development at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216. (720) 523-6820 by **July 26, 2017** in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to ECollins@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates will be forwarded to you for your information. 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.

Emily Collins

Emily Collins, AICP
Case Manager



LEGEND

- ★ Special Zoning Conditions
 - 3 Section Numbers
 - 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)
 - Airport Noise Overlay

PUD2017-00005

Box Elder Creek Ranch Golf Course Amendment



For display purposes only.



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

To: Community & Economic Development Department

Adams County

From: Kaddie Llc.

12331 N. Peoria St.

Henderson Co. 80640

In Regards to Property @ 32000 E 144th Ave.

Tax Assessor Parcel # 0156714401006

Tax Assessor Parcel # 0156724200003


We are wanting to turn the golf course / A3 back to an A/3 zoning and turn club house into a caretakers quarters.

Land will be used to graze cattle/horses. Also personal use of riding our horses.

Parcel #0156714401006 Legal Desc.Sub:Boxelder Creek Golf Course Flg 1 AMD 1 BLK:1 Lot:1

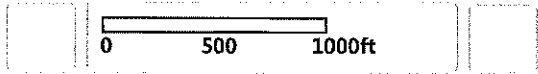
Parcel #0156724200003 Legal Desc.Sect,Twn,Rng:24-1-65 Desc: Tog With A Parc Of Land Being PT Of The W2 Of Sec 24 Desc As Flos Beg At The Sw Cor Of The NW4 Of Sec 24 Th N 1919/04 FT The Sw Cor The Lot 1 Box Elder Golf Course Filling No I Th S 88D 14M E 1328/45 FT Th S 596/73 FTTh S 88D 42M E 664/60 FT To The NE Cor Of Lot 1 Box Elder Estates Target Sporting Clay Club Subd TH W 1883/46 FT Th Cont W 110 FT TH N 237/15 FT To The Pob 88/6070A.

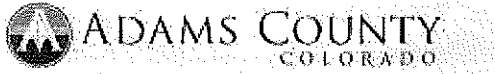
Cannon Shippy

 Date 7/5/17



Search...

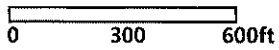
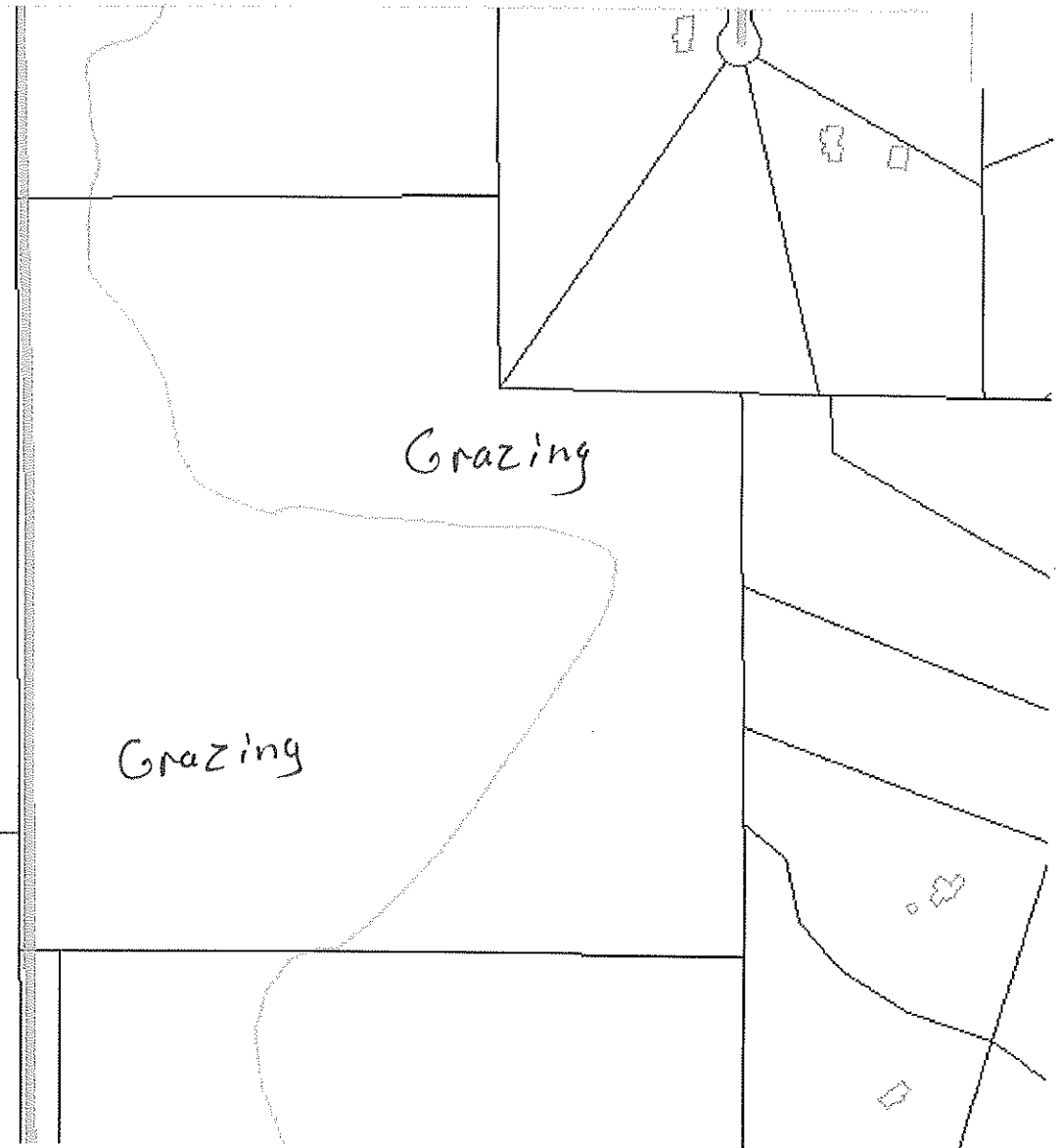




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I want to...

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WELL PERMIT NUMBER	<u>050382</u>	<u>F</u>
DIV. 1	CNTY. 1	WD 1 DES. BASIN MD

APPLICANT

W L KRAFT & CO
14800 LANEWOOD ST
BRIGHTON CO 80601-

(303)659-6858

Lot: Block: Filing: Subdiv:

APPROVED WELL LOCATION
ADAMS COUNTY

NW 1/4 NW 1/4 Section 24
Twp 1 S RANGE 65 W 6th P.M.

DISTANCES FROM SECTION LINES

30 Ft. from North Section Line
300 Ft. from West Section Line

PERMIT TO CONSTRUCT A WELL

ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT
CONDITIONS OF APPROVAL

- 1) This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of the permit does not assure the applicant that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.
- 2) The construction of this well shall be in compliance with the Water Well Construction Rules 2 CCR 402-2, unless approval of a variance has been granted by the State Board of Examiners of Water Well Construction and Pump Installation Contractors in accordance with Rule 18.
- 3) Approved pursuant to CRS 37-90-137(4) and the findings of the State Engineer dated July 29, 1998.
- 4) Production is limited to the Upper Arapahoe aquifer which is located 165 feet below land surface and extends to a depth of 375 feet. Plain casing must be installed and sealed to prevent the withdrawal of ground water from other aquifers and the movement of ground water between aquifers.
- 5) The maximum pumping rate shall not exceed 15 GPM.
- 6) The allowed average annual amount of ground water to be withdrawn is 5 acre-feet.
- 7) This well shall be constructed at least 600 feet from any existing well completed in the same aquifer that is not owned by the applicant.
- 8) This well shall be constructed not more than 200 feet from the location specified on this permit.
- 9) The entire length of the hole shall be geophysically logged as required by the Statewide Nontributary Ground Water Rules prior to installing casing.
- 10) A totalizing flow meter must be installed on the well and maintained in good working order. Permanent records of all diversions must be maintained by the well owner (recorded at least monthly) and submitted to the Division Engineer upon request.
- 11) The owner shall mark the well in a conspicuous place with well permit number(s), name of the aquifer, and court case number(s) as appropriate. The owner shall take necessary means and precautions to preserve these markings.
- 12) Pursuant to CRS 37-90-137(9)(b) and the Denver Basin Rules, no more than 98% of the nontributary ground water withdrawn annually shall be consumed and the well owner shall demonstrate to the reasonable satisfaction of the State Engineer that no more than 98% of the water withdrawn will be consumed.
- 13) This well is subject to administration by the Division Engineer in accordance with applicable decrees, statutes, rules, and regulations.

Note: The ability of this well to withdraw its authorized amount of water from this non-renewable aquifer may be less than the 100 years upon which the amount of water in the aquifer is allocated, due to anticipated water level declines. XLR 7-28-98

APPROVED
KGR

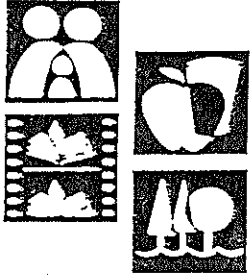
Hal D. Simpson
State Engineer

Paul Case
By

Receipt No. 0431087

DATE ISSUED **AUG 06 1998**

EXPIRATION DATE **AUG 06 1999**



Tri-County Health Department

Serving Adams, Arapahoe and Douglas Counties

Chris J. Want, M.P.H., Ph.D.
Executive Director

ENVIRONMENTAL HEALTH DIVISION

PERMIT NO. 00028764-1

PERMIT TO CONSTRUCT AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM

OWNER: W. L. KRAFT

LOCATION: 32000 EAST 144TH AVENUE, SECTION 13, T1S, R65W, ADAMS COUNTY, COLORADO

COMPOSED OF *TWO 1,500 GALLON SEPTIC TANKS AND MINIMUM ABSORPTION DISPOSAL AREA OF *1,800 SQUARE FOOT BED. *DESIGN PER ALPHA ENGINEERING, FILE NO. 13-1S5-07.

A PERMIT TO CONSTRUCT SHALL EXPIRE ONE YEAR FROM THE DATE OF ISSUANCE UNLESS EXTENDED TO A FIXED DATE UPON REQUEST BY THE APPLICANT AND APPROVAL BY TRI-COUNTY HEALTH DEPARTMENT. A PERMIT TO REMODEL EXPIRES TWO WEEKS FROM THE DATE OF ISSUANCE.

THIS PERMIT EXPIRES ON AUGUST 4, 1999.

NOTE: Construction requirements and special conditions relative to this permit are presented on the accompanying application. This permit shall not be valid unless a copy of the application is attached to it.

ISSUED BY Marc Wancus OF TRI-COUNTY HEALTH DEPARTMENT ON AUGUST 4, 1998. *by bh*

OWNER MUST MAKE SURE THAT THIS ENTIRE WASTE DISPOSAL SYSTEM REMAINS OPEN FOR INSPECTION UNTIL IT HAS RECEIVED APPROVAL BY TRI-COUNTY HEALTH DEPARTMENT. TRI-COUNTY HEALTH DEPARTMENT CANNOT ASSUME RESPONSIBILITY IN CASE OF FAILURE OR INADEQUACY OF A WASTE DISPOSAL SYSTEM BEYOND CONSULTING IN GOOD FAITH WITH THE PROPERTY OWNER.

PERMIT FEE OF \$300.00 CHECK #2093

RECEIVED BY BETTY HERMAN ON JUNE 19, 1998

() Owner Copy () Bldg. Dept. Copy () Installer Copy () H.D.