



## Development Review Team Comments

**Date:** June 11<sup>th</sup>, 2020

**Project Number:** PLT2020-00018

**Project Name:** JRJK Dreams Final Plat

### Note to Applicant:

The following review comments and information from the Development Review Team is based on the information you submitted for the Final 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](mailto:LBajelan@adcogov.org) / 720-523-6863

### PLN01: REQUEST

Applicant is requesting a Major Subdivision Final Plat to create three lots from three existing parcels.

### PLN02: PUBLIC LAND DEDICATION

1. Public Land Dedication- School District, Neighborhood/ Regional Parks
2. Cash in Lieu being required
3. Included is a calculation sheet of PLD fees, once your case has been scheduled for Public Hearing, you will be expected to pay \$1,358.69, at least 24 hours before your case has been scheduled.
4. Please do not pay this amount until your case has been scheduled for Public Hearing

### PLN03: WATER SUPPLY

1. Department of Water Resources (DWR) has indicated that they will not support this subdivision until the existing wells on the property are re-permitted. Applicant must get approval/support from the DWR before this case will be scheduled for Public Hearing.

**PLN04: CRITERIA FOR APPROVAL**

Section 2-02-19-04-05

The Planning Commission, in making their recommendation, and the Board of County Commissioners, in approving a final plat, shall find.

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

**Commenting Division: Development Services, Engineering:**

**Name of Review:** Matt Emmens

**Email:** [MEmmens@adcogov.org](mailto:MEmmens@adcogov.org) / 720-523-6826

ENG01: Applicant has satisfied all engineer review requirements.

**Commenting Division: Development Services, Right-of-Way Review**

**Name of Review:** Holden Pederson/ Mark Alessi

**Email:** [MAlessi@adcogov.org](mailto:MAlessi@adcogov.org) / 720-523-68

ROW1: Please contact Eden Steele at [ESTeele@adcogov.org](mailto:ESTeele@adcogov.org) for addressing of three newly created lots.

ROW2: Additional comments provided on Plat Redline document

**Commenting Division: Environmental Analyst Review**

**Name of Review:** Katie Keefe

**Email:** [KKeefe@adcogov.org](mailto:KKeefe@adcogov.org) / 720-523-6886

Note: Pursuant to Section 4-06-01-02-01-12, where a new home and/or other permanent structure with plumbing is constructed within three hundred (300) feet of an existing oil and gas well, the property owner shall submit a signed waiver acknowledging the existence of the facility

**Commenting Division:** Development Services Building and Safety, Chief Building Official

**Name of Review:** Justin Blair

**Email:** [jblair@adcogov.org](mailto:jblair@adcogov.org) / 720-523-6843

No Comment

**Commenting Division:** Parks

**Name of Review:** Aaron Clark

**Email:** [aclark@adcogov.org](mailto:aclark@adcogov.org)

No Comment

**Single-Family Residential and A-1 or RE zoning**

Number of Units=	3
Population generated=	9.8340
Student population generated=	2.3250
School Acreage Needed=	0.0605
Regional Park Acreage Needed=	0.0390
<b>Total Acres of PLD Needed=</b>	<b>0.0995</b>
Land Value per acre=	\$13,662.00
<b>PLD Fee in lieu=</b>	<b>\$1,358.69</b>
<b>Deposits:</b>	
School District {    } Account=	\$825.87
Regional Parks Account=	\$532.82

#445

PRC 2018-00025

# JRJK DREAM ACRES

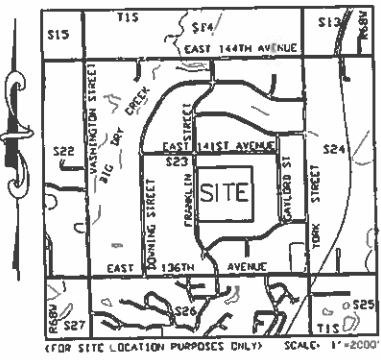
LOTS 1 AND 2, BENINATI SUBDIVISION AND THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.  
SHEET 1 OF 2

PLT2020-00018

CASE NO. PRC2018-00025

## VICINITY MAP

SCALE: 1"=2000'



### 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 SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO DESCRIBED AS:  
BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 23; THENCE SOUTH 89°42'50" EAST ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 23, A DISTANCE OF 1331.67 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 23; THENCE SOUTH 00°29'54" EAST ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 23, A DISTANCE OF 1324.30 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 23; THENCE NORTH 89°29'47" WEST ALONG THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 23, A DISTANCE OF 1320.82 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 23; THENCE NORTH 90°35'27" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF FRANKLIN STREET AND ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 23, A DISTANCE OF 1319.34 FEET TO THE POINT OF BEGINNING. CONTAINS 1,758,675 SQUARE FEET OR 40.374 ACRES MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF JRJK DREAM ACRES. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT 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 ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN ADAMS COUNTY.

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

FOR MOUNTAIN VIEW AT WADLEY FARMS LLC:

JAMES J. HILL, MANAGER

### ACKNOWLEDGMENT:

STATE OF COLORADO  
COUNTY OF ADAMS

THE FOREGOING PLAT AND DEDICATION WERE ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY JAMES J. HILL, MANAGER, MOUNTAIN VIEW AT WADLEY FARMS LLC, AS OWNER OF LOT 3.

NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_  
MY ADDRESS IS: \_\_\_\_\_

JAMES J. HILL KATHLEENA HILL

### ACKNOWLEDGMENT:

STATE OF COLORADO  
COUNTY OF ADAMS

THE FOREGOING PLAT AND DEDICATION WERE ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY JAMES J. HILL AND KATHLEENA HILL, AS OWNER OF LOT 1.

NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_  
MY ADDRESS IS: \_\_\_\_\_

JERRY NELSON RHONDA NELSON

### ACKNOWLEDGMENT:

STATE OF COLORADO  
COUNTY OF ADAMS

THE FOREGOING PLAT AND DEDICATION WERE ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY JERRY NELSON AND RHONDA NELSON, AS OWNER OF LOT 2.

NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_  
MY ADDRESS IS: \_\_\_\_\_

### PLAT NOTES:

1. THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY SUBDIVISION DEVELOPMENT AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.
2. THIS PARCEL OF LAND LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DELINEATED IN THE F.E.M.A., FLOOD INSURANCE RATE MAP, MAP NUMBER 080103004J, MAP REVISED JANUARY 20, 2016).
3. THE LINEAL UNITS USED AND SHOWN HEREON IS U. S. SURVEY FOOT.
4. UTILITY EASEMENTS MAY BE REQUIRED AROUND THE PERIPHERY OF THE LOTS.
5. OIL AND GAS OPERATIONS: EACH BUYER OF A LOT IN THIS SUBDIVISION ACKNOWLEDGES AND AGREES THAT (1) THERE ARE CONTINUING OIL AND GAS OPERATIONS IN AND AROUND THE EXISTING WELLS AND/OR PRODUCTION SITES (2) THERE MAY BE FUTURE WELLS AND PRODUCTION SITES DRILLING ASSOCIATED OIL AGREEMENTS ENTERED INTO WITH ENCANIA CORPORATION AND XP KAUFMAN INC.
6. THE PROPERTY MAY BE SUBJECT TO THE FOLLOWING ITEMS FROM

SCHEDULE B EXCEPTIONS (NOT ALL EXCEPTIONS ARE LISTED):

### NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY R.W. BAYER & ASSOCIATES, INC. OF THE PROPERTY SHOWN AND DESCRIBED HEREIN TO DETERMINE OWNERSHIP OF THE TRACT OF LAND, COMPATIBILITY OF THIS RECORD AFFECTING THIS TRACT OF LAND. R.W. BAYER & ASSOCIATES, INC. HAS RELIED UPON FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. MCS 885521 CO DATED DECEMBER 28, 2017 AT 5:00 P.M., FOR OWNERSHIP AND FOR THE PURPOSE OF SHOWING RECORDED EASEMENTS AND RIGHT-OF-WAY ACROSS THESE PREMISES.

### BASIS FOR BEARINGS:

THE NORTH LINE (THE N.W. COR. IS A 3 1/4" ALUMINUM CAP, P.L.S. 37971, 2007 FLUSH W/ GROUND AND THE N.E. COR. IS A 3 1/4" ALUMINUM CAP, P.L.S. 38285, FLUSH W/ GROUND) OF 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, IS ASSUMED TO BEAR SOUTH 89°42'50" EAST. ALL OTHER BEARINGS ARE RELATIVE THERETO. MONUMENTS ARE AS SHOWN HEREON.

### 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, INFILTRATION DITCHES OR OTHER EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE HEREINBEFORE DESCRIBED PROPERTY, EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING, AND THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON.

RAYMOND W. BAYER  
REG. L.S. 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 PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, IN THE STATE OF COLORADO, AT \_\_\_\_\_ : \_\_\_\_\_ M., ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, AD., 20\_\_\_\_.

BY: \_\_\_\_\_ DEPUTY COUNTY CLERK AND RECORDER

RECEPTION NO: \_\_\_\_\_

Update Title Commitment date to match most recent version used for this Plat

Update date

Prepared By  
R. W. BAYER & ASSOCIATES, INC.  
2090 EAST 104TH AVENUE, SUITE 200  
MORRISON, COLORADO 80233-4316  
(703) 458-4433 rbayer@rwbayer.com  
CAD FILE: H18062/H18062A.DWG  
Date Prepared: APRIL 13, 2019  
08-28-2019 REVISED PER CLIENT

# JRJK DREAM ACRES

PLT2020-00018

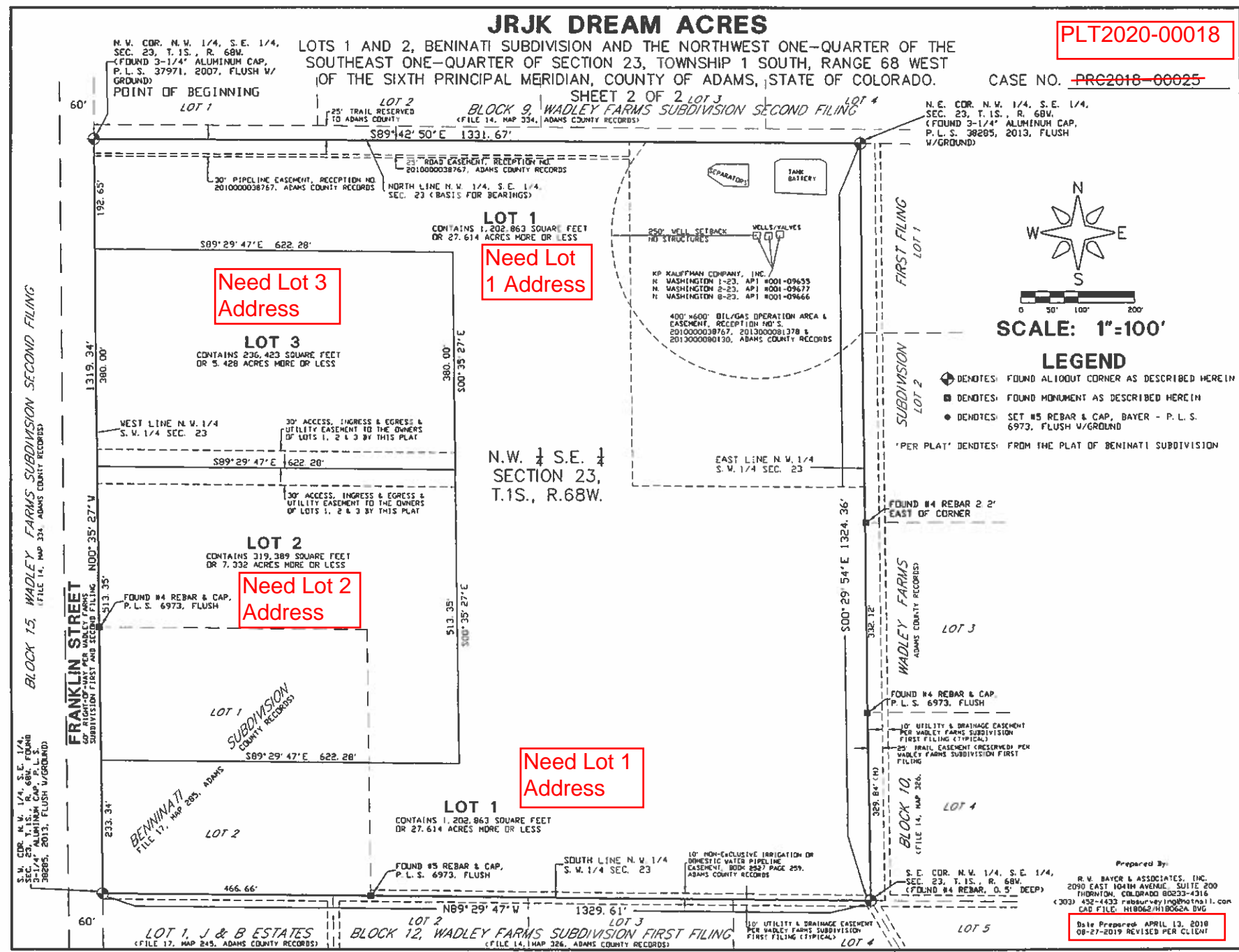
N.W. COR. N.W. 1/4, S.E. 1/4, SEC. 23, T.1S., R. 68W. (FOUND 3-1/4" ALUMINUM CAP, P.L.S. 37971, 2007, FLUSH W/ GROUND) POINT OF BEGINNING

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~~

SHEET 2 OF 2 LOT 3 WADLEY FARMS SUBDIVISION SECOND FILING

N.E. COR. N.W. 1/4, S.E. 1/4, SEC. 23, T.1S., R. 68W. (FOUND 3-1/4" ALUMINUM CAP, P.L.S. 38295, 2013, FLUSH W/GROUND)



Need Lot 3 Address

Need Lot 1 Address

Need Lot 2 Address

Need Lot 1 Address

Update date ↗

Prepared By: R.V. BAYER & ASSOCIATES, INC. 2090 EAST 104TH AVENUE, SUITE 200 FORTRION, COLORADO 80233-4316 (303) 432-4433 rbayerv@rbayerv.com CAD FILE: H18062/H18062A.DWG Date Prepared: APRIL 13, 2019 08-27-2019 REVISED PER CLIENT



May 26, 2020

Layla Bajelan  
Adams County Community & Economic Development Department  
Transmitted via email: [LBajelan@adcogov.org](mailto:LBajelan@adcogov.org)

**Re: Wadley Farms Subdivision (aka JRJK Dream Acres) Final Plat  
Case PRC2020-00018  
Section 23, Township 1 South, Range 68 West, 6<sup>th</sup> P.M.  
Water Division 1, Water District 2**

Dear Ms. Bajelan:

We have reviewed your referral dated May 20, 2020 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). 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 (aka JRJK Dream Acres), by our letters dated January 25, 2019 and October 17, 2019 and December 18, 2019.

The comments from our previous letter dated December 18, 2019 (copy enclosed) regarding the water supply for this subdivision still apply, however as identified in the December 18, 2019 letter, **the Applicant was required to submit well permit applications to the State Engineer's Office to re-permit well nos. 194697 and 199898 prior to subdivision approval. Since well permit applications were not submitted as required by our December 18, 2019 letter, we cannot recommend approval of the final plat for the Wadley Farms Subdivision (aka JRJK Dream Acres) until the Applicant applies to re-permit well nos. 194697 and 199898 in accordance with the Water Supply Plan for this subdivision for the new Lots 1 and 2. In addition, if this requirement is not met, a well permit for a future well on Lot 3 cannot be issued. As previously requested those well permit applications should include a copy of the December 18, 2019 letter.**

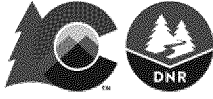
Should you or the Applicant have any questions, please contact Ioana Comaniciu of this office at 303-866-3581 ext. 8246.

Sincerely,

Joanna Williams, P.E.  
Water Resource Engineer

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





December 18, 2019

Layla Bajelan  
Adams County Community & Economic Development Department  
Transmitted via email: [LBajelan@adcogov.org](mailto:LBajelan@adcogov.org)

**Re: Wadley Farms Subdivision (aka JRJK Dream Acres)**  
**Case PRC2018-00025**  
**Section 23, Township 1 South, Range 68 West, 6<sup>th</sup> 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 1

Aquifer	Lot 1 Assuming 100 Year Aquifer Allocation (acre-feet)	Lot 2 Assuming 100 Year Aquifer Allocation (acre-feet)	Lot 3 Assuming 100 Year Aquifer Allocation (acre-feet)	Approximate Aquifer Depth	Type
Laramie-Fox Hills	7.87	2.09	1.55	800-1095	NT

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)(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 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 appropriate for the proposed subdivision. The dynamic analysis shall evaluate whether the appropriate 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

Aquifer	Lot 1 Assuming 300 Year Aquifer Life (acre-feet)	Lot 2 Assuming 300 Year Aquifer Life (acre-feet)	Lot 3 Assuming 300 Year Aquifer Life (acre-feet)
Laramie-Fox Hills	2.62	0.697	0.517

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.

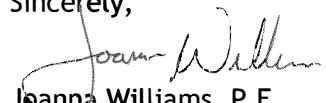
Our opinion that the water supply can be **provided without causing injury** is based on our determination that the amount of water that is legally available on an annual basis, according to the statutory **allocation** approach, for the proposed uses is greater than the annual amount of water required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

**From:** [Kerrie Monti](#)  
**To:** [Layla Bajelan](#)  
**Subject:** Re: Request for Comments: PLT2020-00018; JRJK Dream Acres Major Subdivision Final Plat  
**Date:** Thursday, May 21, 2020 10:46:25 AM  
**Attachments:** [image003.png](#)

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

Good morning Layla,

Thank you for your request. It looks as if it is entirely in Adams 12, so we would have no objection either.

*Kerrie Monti*  
*Planning Manager*



*1850 Egbert Street, Suite 140, Brighton, CO*  
*80601*

*T 303.655.2984 F 303.655.2805*

[\*kmonti@sd27j.net\*](mailto:kmonti@sd27j.net)

[\*www.sd27j.org\*](http://www.sd27j.org)

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On Wed, May 20, 2020 at 11:21 AM Layla Bajelan <[LBajelan@adcogov.org](mailto:LBajelan@adcogov.org)> wrote:

## Request for Comments

Case Name:  
Subdivision- Final Plat

JRJK Dream Acres Major

Case Number:

PLT2020-00018

**From:** [Loeffler - CDOT, Steven](#)  
**To:** [Layla Bajelan](#)  
**Subject:** PLT2020-00018, JRJK Dream Acres Major Subdivision - Final Plat  
**Date:** Friday, May 29, 2020 8:20:26 AM

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

Layla,

I have reviewed the request for comments for a Major Subdivision - Final Plat to create three lots from three existing parcels located at 13830 Franklin Street 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](mailto:steven.loeffler@state.co.us) | [www.codot.gov](http://www.codot.gov) | [www.cotrip.org](http://www.cotrip.org)

**From:** [Woodruff, Clayton](#)  
**To:** [Layla Bajelan](#)  
**Subject:** PLT 2020-00018  
**Date:** Monday, June 08, 2020 11:31:05 AM

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Layla,

The RTD has no comments regarding the plat of this project we would like to see the plans for the development after the replat.

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](mailto:clayton.woodruff@rtd-denver.com)

**From:** [Dan Biro](#)  
**To:** [Layla Bajelan](#)  
**Subject:** RE: Request for Comments: PLT2020-00018; JRJK Dream Acres Major Subdivision Final Plat  
**Date:** Thursday, May 21, 2020 3:18:25 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image006.png](#)  
[image016.png](#)  
[image017.png](#)

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

No comments on this review.



**Dan Biro, P.E.**  
**DEPUTY FIRE MARSHAL**  
**Thornton Fire Department**  
Main: 303-538-7602  
Office: 303-538-7663  
Fax: 303-538-7660  
[dan.biro@ThorntonCO.gov](mailto:dan.biro@ThorntonCO.gov)  
[gocot.net/fire](http://gocot.net/fire)



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**From:** Laurie Davidson <[Laurie.Davidson@thorntonco.gov](mailto:Laurie.Davidson@thorntonco.gov)>  
**Sent:** Wednesday, May 20, 2020 11:47 AM  
**To:** Stephanie Harpring <[Stephanie.Harpring@thorntonco.gov](mailto:Stephanie.Harpring@thorntonco.gov)>; Dan Biro <[Dan.Biro@thorntonco.gov](mailto:Dan.Biro@thorntonco.gov)>  
**Subject:** FW: Request for Comments: PLT2020-00018; JRJK Dream Acres Major Subdivision Final Plat

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**From:** Layla Bajelan <[LBajelan@adcogov.org](mailto:LBajelan@adcogov.org)>  
**Sent:** Wednesday, May 20, 2020 11:21 AM  
**To:** Layla Bajelan <[LBajelan@adcogov.org](mailto:LBajelan@adcogov.org)>  
**Subject:** [EXTERNAL] Request for Comments: PLT2020-00018; JRJK Dream Acres Major Subdivision Final Plat

## Request for Comments

Case Name: JRJK Dream Acres Major Subdivision- Final Plat  
Case Number: PLT2020-00018

May 20, 2020

**From:** [United Power Plat Referral](#)  
**To:** [Layla Bajelan](#)  
**Subject:** RE: Request for Comments: PLT2020-00018; JRJK Dream Acres Major Subdivision Final Plat  
**Date:** Wednesday, June 03, 2020 11:22:39 AM  
**Attachments:** [image003.png](#)

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Hello,

Thank you for inviting United Power, Inc. to review and comment on the JRJK Dream Acres Major Subdivision. Unfortunately, we are not the electric service provider for this area and are unable to comment.

Thank you,

*Samantha*

Right of Way Administrative Assistant  
303-637-1324

*\*Due to COVID-19, United Power has closed its offices to the public indefinitely. During this time, employees are being encouraged to work from home. As a result, turnaround and response times may be slower but we plan to operate as close to business as usual as possible.*

**UNITEDPOWER**

500 Cooperative Way | Brighton, CO 80603

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

[www.unitedpower.com](http://www.unitedpower.com)

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**From:** Layla Bajelan <LBajelan@adcogov.org>  
**Sent:** Wednesday, May 20, 2020 11:21 AM  
**To:** Layla Bajelan <LBajelan@adcogov.org>  
**Subject:** Request for Comments: PLT2020-00018; JRJK Dream Acres Major Subdivision Final Plat

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## Request for Comments

Case Name: JRJK Dream Acres Major Subdivision- Final Plat  
Case Number: PLT2020-00018

May 20, 2020

The Adams County Planning Commission is requesting comments on the following application: Major Subdivision- Final Plat to create three lots from three existing parcels. This request is located at 13830 Franklin St. The Assessor's Parcel Numbers are: 0157323000010, 0157323002018, 0157323002019.



Right of Way & Permits  
1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303.571.3284  
donna.l.george@xcelenergy.com

June 10, 2020

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

Attn: Layla Bajelan

**Re: JRJK Dream Acres Major Subdivision Final Plat, Case # PLT2020-00018**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plat for **JRJK Dream Acres** and has **no apparent conflict**.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service via [xcelenergy.com/InstallAndConnect](http://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