

Community & Economic  
Development Department  
Development Services Division  
www.adcogov.org



4430 South Adams County Parkway  
1st Floor, Suite W2000B  
Brighton, CO 80601-8218  
PHONE 720.523.6800  
FAX 720.523.6967

## Request for Comments

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

June 10, 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.

Applicant Information: James and Kathleena Hill  
13830 Franklin St  
Brighton, CO 80602

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by 06/25/2020 in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to [LBajelan@adcogov.org](mailto:LBajelan@adcogov.org).

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

Thank you for your review of this case.

Layla Bajelan, Long Range Planner II  
Case Manager

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry  
DISTRICT 1

Charles "Chaz" Tedesco  
DISTRICT 2

Emma Pinter  
DISTRICT 3

Steve O'Dorisio  
DISTRICT 4

Mary Hodge  
DISTRICT 5



### DEVELOPMENT APPLICATION FORM

#### Application Type:

<input type="checkbox"/> Conceptual Review	<input type="checkbox"/> Preliminary PUD	<input type="checkbox"/> Temporary Use
<input type="checkbox"/> Subdivision, Preliminary	<input type="checkbox"/> Final PUD	<input type="checkbox"/> Variance
<input checked="" type="checkbox"/> Subdivision, Final	<input type="checkbox"/> Rezone	<input type="checkbox"/> Conditional Use
<input type="checkbox"/> Plat Correction/ Vacation	<input type="checkbox"/> Special Use	<input type="checkbox"/> Other: _____

PROJECT NAME: JRJK Dream Acres

#### APPLICANT

Name(s): Jay Hill Phone #: 720-301-0547  
Address: 13830 Franklin St  
City, State, Zip: Brighton CO 80602  
2nd Phone #: 303-807-5390 Email: jay.hill@hotmail.com

#### OWNER

Name(s): Mountain View at Wadley Farms LLC Phone #: 720-301-0547  
Address: 13830 Franklin St  
City, State, Zip: Brighton CO 80602  
2nd Phone #: 303-807-5390 Email: jay.hill@hotmail.com

#### TECHNICAL REPRESENTATIVE (Consultant, Engineer, Surveyor, Architect, etc.)

Name: Bayer Associates Phone #: 303-452-4433  
Address: 12170 Tejon St unit 700  
City, State, Zip: Westminster CO 80234  
2nd Phone #: — Email: rwbsurveying@hotmail.com

**DESCRIPTION OF SITE**

Address:

City, State, Zip:

Area (acres or square feet):

Tax Assessor Parcel Number:

Existing Zoning:

Existing Land Use:

Proposed Land Use:

Have you attended a Conceptual Review? YES  NO

If Yes, please list PRE#:

I hereby certify that I am making this application as owner of the above described property or acting under the authority of the owner (attached authorization, if not owner). I am familiar with all pertinent requirements, procedures, and fees of the County. I understand that the Application Review Fee is non-refundable. All statements made on this form and additional application materials are true to the best of my knowledge and belief.

Name:  Date:

Owner's Printed Name

Name:

Owner's Signature



### SUBDIVISION-MAJOR / FINAL

Application submittals must include all documents on this checklist as well as this page. Please use the reference guide (pg. 3) included in this packet for more information on each submittal item.

All submittals shall include one (1) hard copy of all documents and one (1) electronic copy with all documents combined in a single PDF. For hard copies, each document shall be labeled or tabbed with the corresponding checklist number.

- 1. Development Application Form (pg. 5)
- 2. Application Fees (pg. 2) *Letter of request to waive fees*
- 3. Written Explanation of the Project
- 4. Site Plan Showing Proposed Development
- 5. Copy of Plat prepared by Registered Land Surveyor (pg. 7)
- 6. Subdivision Improvement Agreement (SIA) *(Not applicable)*
- 7. School Impact Analysis (contact applicable District) *Adams 12 Five Star*
- 8. Fire Protection Report (contact applicable District) *North Metro Fire District*
- 9. Proof of Ownership
- 10. Proof of Water and Sewer Services
- 11. Proof of Utilities
- 12. Legal Description
- 13. Statement of Taxes Paid
- 14. Certificate of Notice to Mineral Estate Owners/and Lessees (pg. 12)
- 15. Certificate of Surface Development (pg. 13)
- 16. Subdivision Engineering Review application *(2 hard copies) (Not applicable)*

**DEVELOPMENT APPLICATION**

13830 FRANKLIN STREET (35 ACRE TRACT)  
BRIGHTON COLORADO

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

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

**Conceptual Review Application**

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

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

**Zoning**

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

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

**Preliminary Plat.**

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

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

**Development Application**

The Applicant requests a zoning change on the entire 35 acre property from A-3 to A-1 to facilitate the development of the Preliminary Plat. Preliminary Plat to divide the property into 3 lots as shown on the plat.

# 445

PRC2018-00025

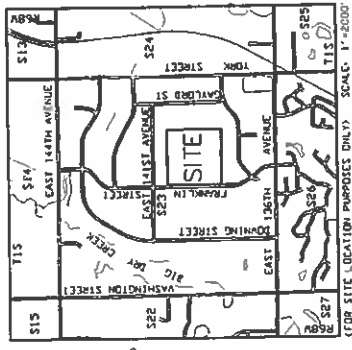
# JRJK DREAM ACRES

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

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:

THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 23, A DISTANCE OF 1321.67 FEET TO THE NORTHWEST CORNER OF SAID SECTION 23, A DISTANCE OF 1321.67 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 SAID SECTION 23, A DISTANCE OF 1321.67 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 23; THENCE NORTH 89°20'47" WEST ALONG THE SOUTH LINE OF THE NORTHWEST 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 89°20'47" WEST ALONG THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 23, A DISTANCE OF 1319.34 FEET TO THE POINT OF BEGINNING, CONTAINS 1,258,075 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 THE ACCOMPANYING MAP AND STYLE OF JRJK DREAM ACRES, THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY THOSE PUBLIC EASEMENTS AS SHOWN ON THIS PLAN 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 WITHDRAW 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: \_\_\_\_\_ DAY )  
 BY ADDRESS IS: \_\_\_\_\_ )

JAMES J. HILL )  
 MABLEENA 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 MABLEENA HILL, AS OWNER OF LOT 1.

NOTARY PUBLIC )  
 MY COMMISSION EXPIRES: \_\_\_\_\_ DAY )  
 BY 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: \_\_\_\_\_ DAY )  
 BY ADDRESS IS: \_\_\_\_\_ )

PLAT NOTES:

1. THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ALLOW FOR THE CONDUCT OF MAINTENANCE OPERATIONS. THE COUNTY ENGINEER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHAMBERS, DITCHES, HYDRAULIC STRUCTURES, AND ORIENTATION BASINS LOCATED ON THEIR LAND UNLESS THE DRAINAGE SYSTEMS FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES. THE COUNTY SHALL HAVE THE RIGHT TO MAINTAIN 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.'S FLOOD INSURANCE RATE MAP, MAP NUMBER 080100304J, MAP REVISED JANUARY 26, 2010.
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 SHALL BE RESPONSIBLE FOR THE COSTS OF ALL LOTS ARE CONTAINING 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 ASSESSMENTS ENTERED INTO WITH ECHOAK CORPORATION AND AP KADRON INC.
6. THE PROPERTY MAY BE SUBJECT TO THE FOLLOWING ITEMS FROM SCHEDULE B EXCEPTIONS (NOT ALL EXCEPTIONS ARE LISTED):

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 \_\_\_\_\_, N., ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

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

NOTICE:  
 ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION DATED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT, IN NO EVENT MAY YOU BRING AN ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMERCE 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 OR RIGHTS OF WAY. EASEMENTS OR ENCUMBRANCES OF ANY KIND, WHETHER KNOWN OR UNKNOWN, ARE NOT SHOWN ON THIS TRACT OF LAND. R.W. BAYER & ASSOCIATES, INC. HAS RELIED UPON FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS 88521 CO, DATED DECEMBER 29, 2017 AT 5:00 P.M., FOR OWNERSHIP AND FOR THE PURPOSE OF SHOWING RECORDED EASEMENTS AND RIGHT-OF-WAY ADDRESS THESE PRECISES.

BASIS FOR BEARINGS:  
 THE NORTH LINE (THE N.M. COR. IS A 3 1/4" ALUMINUM CAP, P. L.S. 31071, 2007, FLUSH BY GROUND AND THE N.E. CORNER IS A 3 1/4" ALUMINUM CAP, P. L.S. 31071, 2007, FLUSH BY GROUND) OF THE NORTHWEST 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, OR ENCUMBRANCES OF ANY KIND, WHETHER KNOWN OR UNKNOWN, WHICH ARE TO BE EXCEPTED FROM THIS SURVEY. THE HEREINBEFORE DESCRIBED EASEMENTS IN EVIDENCE OF MONUMENTS ARE TO BE EXCEPTED FROM THIS SURVEY. THE PROPERTY, EXCEPT AS ORDERED BY 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

Prepared By  
 R. W. BAYER & ASSOCIATES, INC.  
 2050 EAST 10TH AVENUE, SUITE 200  
 FORT COLLINS, COLORADO 80526-4216  
 (970) 226-1100  
 FAX (970) 226-1100  
 WWW.RWBAYER.COM

Date: Prepared: APRIL 13, 2018  
 08-26-2019 REVISED PER CLERK



March 4, 2020

Mr. Jay Hill  
Managing Broker/Property Manger  
James C. Hill Real Estate  
9110 N. Washington Street  
Thornton, CO 80229

RE: Wadley Farms Subdivision

Dear Mr. Hill,

Thank you for inquiring about the impact to the school district as a result of your request to subdivide a 35-acre lot in Wadley Farms subdivision into three tracts and then to merge two of the new tracts with two existing parcels and to leave a vacant lot remaining. This vacant lot is likely to have a single-family detached home built at some point in the future.

The District has reviewed the development proposal in terms of (1) available school capacity, (2) required land dedications and/or cash-in-lieu fees and (3) transportation/access considerations. After reviewing the above proposal, **the School District finds that it has no objections to your subdivision request.** The reason for this position follows:

1. **School Capacity.** The Wadley Farms Subdivision First and Second Filings are currently served by Prairie Hills Elementary School, Rocky Top Middle School and Mountain Range High School. When the a home is built on the remaining vacant lot, we estimate a yield of 1 elementary student, 1 middle school student and 1 high school student. Capacity at these schools is expected to be sufficient for the proposed subdivision.

We appreciate your and the County's cooperation and the opportunity to comment on issues of interest to the County and the District. If you have any further questions or concerns regarding this referral, please contact me via email at [matt.schaefer@adams12.org](mailto:matt.schaefer@adams12.org) or phone at 720-972-4289.

Sincerely,



Matthew D. Schaefer  
Planning Manager

CC: Pat Hamilton, Chief Operating Officer