



Development Review Team Comments

Date: December 2, 2020

Project Number: PLT2020-00038

Project Name: Evelyn Acres Major Subdivision Preliminary Plat

Note to Applicant:

The following review comments and information from the Development Review Team is based on the information you submitted for the Major Subdivision-Preliminary Plat Application. The Development Review Team review comments may change if you provide different information during the Resubmittal.

At this time, a resubmittal is being required.

Commenting Division: Development Services, Planning

Name of Reviewer: Layla Bajelan

Email: LBajelan@adcogov.org / 720-523-6863

PLN01: Request: Major Subdivision Preliminary Plat to create two lots. Lot one is proposed to be roughly 31 acres and lot two is proposed to be roughly 5 acres.

PLN02: Site Characteristics

Current zoning is A-1, both lots would meet the minimum lot size and lot width of the zone district

Future Land Use: Urban Residential

PLN03: A-1 Zone District

Minimum lot size: 2.5 acres

Minimum lot width: 150 feet

Maximum lot coverage: The maximum structure coverage on a lot served by a well and individual sewage disposal system in an Agricultural-1 District shall be 6% of lot area.

PLN04: Department of Water Resources

Applicant must provide a subdivision water supply plan for the water requirements for the subdivision.

Please see attached letter from the DWR for more information.

PLN05: Xcel Energy

Xcel Energy submitted a letter indicating that there is a conflict with the plat as proposed. "The 6-foot wide utility easements in Note 7 do not apply to this plat at this time. PSCO instead requests 10-foot wide dry utility easements along all rights-of-way for the use of all dry utilities. These areas will be utility corridors for these facilities." Please see the attached letter from the DWR for more information.

PLN06: United Power

United Power is requesting an 8' to 10' wide dry utility easement around the perimeter of each lot. Please see the attached letter from United Power for more information.

PLN07: Criteria of Approval

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

Commenting Division: Development Services, Engineering:

Name of Review: Greg Labrie

Email: GLabrie@adcogov.org / 720-523-6824

ENG1: The developer will subdivide the property and annex a major portion of the property into the City of Brighton's jurisdiction. The developer will be required to meet the subdivision development standards established by the City of Brighton.

Commenting Division: Development Services, Planning (RIGHT-OF-WAY Review)

Name of Review: Holden Pederson

Email: HPederson@adcogov.org / 720-523-6847

ROW1: Change title to read "Evelyn Acres Subdivision – Preliminary Plat".

ROW2: Include case number PLT2020-00038 at top right-hand corner of each sheet.

ROW3: Title provided states the ownership as the Lammers Family Trust. Update Dedication and Legal Description, as well as the owner signature block, so that ownership information matches the Title.

ROW4: All plats with public easements and/or tracts must have the following sentence in the dedication statement: The undersigned does hereby dedicate, grant and convey to Adams County those Public Easements as shown on the plat; and further restricts the use of all Public Easement 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.

ROW5: Access Provisions:

Statement Restricting Access: A statement restricting access rights across the right-of-way lines of major highways, parkways, streets or freeways, where required as a provision of approval.

ROW6: Applicant should add a new Sheet 2 that depicts the overall subdivision. Subsequent sheets that show each portion of the overall subdivision should be included after the new Sheet 2.

ROW7: 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.

ROW8: Point of commencement and/or point of beginning shall be clearly labeled on the plat drawing.

ROW9: Applicant should include street centerline and lot line/subdivision line weights in the legend in order to clearly distinguish the two.

ROW10: Label the location of each proposed lot on the vicinity map that is included for each page. This will help show which portion of the overall subdivision each sheet is depicting.

ROW11: All easements and Right-of-Way Agreements from the submitted title appear to be depicted on the Plat.

From: [Rick Reigenborn](#)
To: [Layla Bajelan](#)
Subject: RE: Request for Comments: PLT2020-00038; Evelyn Acres Subdivision
Date: Wednesday, November 04, 2020 1:36:46 PM
Attachments: [image001.wmz](#)
[image003.png](#)
[image005.png](#)

The Sheriff's Office would oppose this request at this time, we are unable to provide sufficient law enforcement services with the current staffing.

Sincerely,

Richard A. Reigenborn
Sheriff
Adams County Sheriff's Office
4430 S. Adams County Parkway,
1st Floor, Suite W5400
Brighton, CO 80601
303-655-3218 | RReigenborn@adcogov.org

Character • Integrity • Transparency

From: Layla Bajelan
Sent: Tuesday, November 3, 2020 10:51 AM
To: Layla Bajelan <LBajelan@adcogov.org>
Subject: Request for Comments: PLT2020-00038; Evelyn Acres Subdivision

Request for Comments

Case Name: Evelyn Acres Subdivision
Case Number: PLT2020-00038

November 3rd, 2020

The Adams County Planning Commission is requesting comments on the following application: Major Subdivision Preliminary Plat to create two lots. Lot one is proposed to be roughly 31-acres and lot two is proposed to be roughly 5-acres. This request is located at 14831 Chambers Road. The Assessor's Parcel Number is 0156918000010.

Applicant Information:
Maiker Housing Partners
STEVE KUNSHIER

From: [Lisa Culpepper](#)
To: [Layla Bajelan](#)
Subject: RE: Request for Comments: PLT2020-00038; Evelyn Acres Subdivision
Date: Tuesday, November 03, 2020 10:53:56 AM
Attachments: [image001.png](#)
[image003.png](#)

-0- due, until 01/2021. Thank you, Layla!

Very truly yours,

LISA L. CULPEPPER, JD
TREASURER & PUBLIC TRUSTEE

“DOING ONLY THAT WHICH THE LAW REQUIRES IS BARELY DOING THE MINIMUM. DO MORE.”

PLEASE NOTE: I'm not at my desk for much of the day due to operational requirements in other areas of the office and building. IF I DO NOT RESPOND WITHIN TWO (2) HOURS, PLEASE CALL THE OFFICE. THANK YOU!

Adams County Treasurer & Public Trustee
4430 S. Adams County Pkwy.
Brighton, CO 80601
Direct: 720.523.6162 | Office: 720-523-6160
www.adcotax.com
Mon. – Fri. 7am-5pm



Adams County Mission

To responsibly serve the Adams County Community with integrity and innovation.

From: Layla Bajelan <LBajelan@adcogov.org>
Sent: Tuesday, November 3, 2020 10:51 AM
To: Layla Bajelan <LBajelan@adcogov.org>
Subject: Request for Comments: PLT2020-00038; Evelyn Acres Subdivision

Request for Comments

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From: [Bednarcik, Elizabeth](#)
To: [Layla Bajelan](#)
Subject: RE: Request for Comments: PLT2020-00038; Evelyn Acres Subdivision
Date: Wednesday, December 2, 2020 6:24:03 PM
Attachments: [image001.png](#)
[image004.png](#)

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

Layla,

At this time the Brighton Fire Rescue District has no comments on the dividing of this agricultural land. Please let me know if you need any more documentation than this email.

Thank you,

Elizabeth



Elizabeth Bednarcik

Division Chief of Community Risk Reduction
Brighton Fire Rescue District
500 S. 4th Ave – 3rd Floor
Brighton CO 80601
Office: 303.654.8040 | Mobile: 720.951.5951
www.brightonfire.org

From: Layla Bajelan <LBajelan@adcogov.org>
Sent: Tuesday, November 3, 2020 10:51 AM
To: Layla Bajelan <LBajelan@adcogov.org>
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From: [Loeffler - CDOT, Steven](#)
To: [Layla Bajelan](#)
Cc: [David Dixon - CDOT](#)
Subject: Re: Request for Comments: PLT2020-00038; Evelyn Acres Subdivision
Date: Thursday, November 19, 2020 10:29:14 AM
Attachments: [image005.png](#)

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

Layla,

I have reviewed the referral for the Evelyn Acres Subdivision which involves a major subdivision preliminary Plat to create two lots (one lot of 31 acres and 1 lot of 5 acres) located at 14831 Chambers Road and have no objections. This property is off the state highway system.

Thank you for the opportunity to review this referral.

Steve Loeffler
Permits Unit- Region 1



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

On Tue, Nov 3, 2020 at 10:51 AM Layla Bajelan <LBajelan@adcogov.org> wrote:

Request for Comments

Case Name: Evelyn Acres Subdivision

Case Number: PLT2020-00038

November 3rd, 2020

The Adams County Planning Commission is requesting comments on the following application: Major Subdivision Preliminary Plat to create two lots. Lot one is proposed to be roughly 31-acres and lot two is proposed to be roughly 5-acres. This request is located at 14831 Chambers Road. The Assessor's Parcel Number is 0156918000010.

COLORADO GEOLOGICAL SURVEY

1801 Moly Road
Golden, Colorado 80401



Karen Berry
State Geologist

November 23, 2020

Layla Bajelan
Adams County Community & Economic Development
LBajelan@adco.gov.org

Location:
E NE Section 18,
T1S, R66W, 6th P.M.
39.9682, -104.81

Subject: Evelyn Acres – Major Subdivision Preliminary Plat PLT2020-00038
Adams County, CO; CGS Unique No. AD-21-0006

Dear Ms. Bajelan:

Colorado Geological Survey has reviewed the Evelyn Acres Subdivision preliminary plat referral. I understand the applicant proposes two lots on approximately 36.9 acres located southwest of Bromley Lane and Chambers Road. Proposed Lot 2, five acres, contains an existing residence (14831 Chambers Road). Proposed Lot 1 may be the subject of future annexation, rezoning, and subdivision applications.

The site does not contain steep slopes, is not undermined, is located within an “Area of Minimal Flood Hazard,” and no geologic hazards or unusual geotechnical constraints are present that would preclude the proposed two-lot subdivision. **CGS therefore has no objection to approval of PLT2020-00038.**

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, Plate 2, and 5-B, Brighton Quadrangle, 1974), the subject property is partially within a mapped “T3” resource area. T3 is described as a stream terrace deposit potentially containing a fine aggregate (sand) resource. The NRCS Soil Survey (typically valid for only the uppermost five feet below the ground surface) rates the site soils as a poor to fair source of sand and roadfill.

A determination of whether the property contains an economically viable mineral resource is outside the scope of CGS review. A site-specific investigation would be required to verify the presence or absence of a mineral resource. However, the site’s location at the edge of a mapped resource area indicates that any aggregate resource would likely be thin, and the site’s close proximity to existing residential development likely precludes economic extraction due to dust, fume, and noise concerns.

Geotechnical constraints. The site is underlain by Broadway alluvium (river deposits consisting of sand, silt, and clay), and windblown sand. Potential development constraints that will need to be evaluated as part of a geotechnical investigation for any future improvements include, but are not necessarily limited to 1) loose, low-strength sands and silts, 2) hydrocompaction, or collapse under loading and wetting, 3) swelling soils, depending on the clay content of the alluvium, and 4) soils that are corrosive to uncoated steel (this includes basement window wells).

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

Sincerely,

Jill Carlson, C.E.G.
Engineering Geologist

A handwritten signature in black ink, appearing to read "Jill Carlson".



November 30, 2020

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

RE: Evelyn Acres
Case no. PRC2020-00011
Part of the E ½ of the NE ¼ of Sec. 18, T1S, R66W, 6th P.M.
Water Division 1, Water District 2

Dear Lelay Bajelan,

We have reviewed the information submitted on November 3, 2020 for the referral concerning the above referenced proposal to subdivide approximately 36.885 acres into two lots.

Water Supply Demand

A Water Supply Information Summary Sheet was not submitted; therefore, the water supply demand for this subdivision is unknown.

Source of Water Supply

The proposed water source for the property is water taps provided by the City of Brighton (“City”). According to the letter dated September 11, 2020 from the City (“letter”), the City currently has sufficient water and sanitary sewer treatment capacity to serve the subject development, however the city has requirements for the right to development and it is unknown if the applicant has met these requirements.

A review of our records found well permit nos. 26358, 50630 and 46405 located on the subject property. 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, the existing exempt wells must be re-permitted pursuant to a decreed augmentation plan, or the existing wells must be plugged and abandoned in accordance with the Water Well Construction Rules 2-CCR-402-2, prior to subdivision approval.

State Engineer’s Office Opinion

Based upon the above and pursuant to Section 30-28-136(1)(h)(I) and 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 the following information must be provided:**

1. A subdivision water supply plan that specifies the water requirements for the subdivision.



2. As required by C.R.S. 30-28-136(1)(h)(II), a report from the City documenting the amount of water that can be supplied to the subdivision, containing the following must be provided:
 - a. A summary of the water rights owned and controlled by the City.
 - b. The anticipated yield of these rights in both an average and dry year.
 - c. The present demand on the City, and the anticipated demand due to commitments for service entered into by the City that are not yet supplied.
 - d. The amount of uncommitted firm supply the City has available for future commitment and development.
 - e. A map of the municipality's service area.

The above information should be provided in a manner that demonstrates that the City has sufficient water resources to meet its commitments in terms of an overall annual water supply and daily availability.

3. The applicant should indicate if the existing wells, permit nos. 26358, 50630 and 46405, will be used within the subdivision or if the wells will be plugged and abandoned prior to subdivision approval. If the wells 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 wells.

Should you, or the Applicant, have any questions please contact Ailis Thyne in this office at 303-866-3581 x8216.

Sincerely,



Joanna Williams, P.E.
Water Resource Engineer

Ec: Well Permit Nos. 26358, 50630 and 46405
File for subdivision no. 27434

From: [Gordon Stevens](#)
To: [Layla Bajelan](#)
Cc: [David Rausch](#); [CIP Team](#); [Chris Chovan](#)
Subject: PLT2020-00038, Evelyn Acres Subdivision, 14831 Chambers Rd.
Date: Wednesday, November 04, 2020 11:35:05 AM
Attachments: [Request for Comments- PLT2020-00038: Evelyn Acres Subdivision.pdf](#)

Good Morning Layla,

The Public Works Dept. would like to thank you for the opportunity to review and comment on this submittal. This case will be offered to other members of the Public Works Dept. for review and comment as well. We offer the following comments. Other comments from other staff members may follow:

1. Due to the proposed lot sizes, this site may have to be designated as a subdivision. This will require that the subdivision regulations mentioned in the Development Standards and Regulations will have to be imposed on this site.
2. Because of the requirements imposed by the Subdivision Regulations, a Subdivision Improvement Agreement (SIA) or Cash in Lieu may be required for future roadway construction along the adjacent roadways at this site.
3. Because of the requirements imposed by the Subdivision Regulations, construction plans may be required for future roadway construction along the adjacent roadways at this site.
4. If construction plans are required, Construction Plans must be submitted and approved by the Community and Economic Dept. No work will be allowed until a construction permit has been obtained for this work.
5. Because of the requirements imposed by the Subdivision Regulations, additional Right of Way may be required along the roadways adjacent to this site.
6. No Building Permit/Certificate of Occupancy can be issued for any home constructed at this location until all of the requirements of the SIA have been met.

Again, thank you for the opportunity to review this submittal. If I can be of any further assistance, please do not hesitate to ask.

Gordon Stevens

Construction Inspection Supervisor,
Department of Public Works
Infrastructure Management Division
ADAMS COUNTY, COLORADO
4430 So, Adams County Parkway,
1st Floor, Suite W2000B
Brighton, CO 80601-8218

O: 720-523-6965 | gstevens@adcogov.org, www.adcogov.org

C: 303-947-9633



November 24, 2020

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

RE: Evelyn Acres Subdivision, PLT2020-00038
TCHD Case No. 6611

Dear Ms. Bajelan,

Thank you for the opportunity to review and comment on the major subdivision preliminary plat to create a 31-acre and a 5-acre lot for future annexation to the City of Brighton and development of the larger parcel located at 14831 Chambers Road. 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 no comments.

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


Sincerely,

A handwritten signature in black ink, appearing to read "K Boyer", with a horizontal line extending to the right.

Kathy Boyer, REHS
Land Use and Built Environment Specialist III

cc: Sheila Lynch, Monte Deatrich, TCHD



Your Touchstone Energy® Cooperative 

November 24, 2020

Community & Economic Development Department
4430 South Adams County Parkway
1st Floor, Suite W2000
Brighton, CO 80601-8204

Re: PLT2020-00038 - Evelyn Acres Subdivision

Dear Layla Bajelan:

On behalf of United Power, Inc., thank you for inviting us to review and comment on the PLT2020-00038 - Evelyn Acres Subdivision. After review of the information, we have the following comments:

- **Perimeter Lot Distribution** – United Power requires continuous dry utility easements for reliable electric facility installation. This allows us to install electric facilities in a continuous manner for our loop feed which provides reliability. We prefer the separation of gas and electric. With not knowing exactly where these individual lots would be fed regarding the distribution line, we will need 8' to 10' wide dry utility easements around the perimeter of each lot.

Please note, the property owner/developer/contractor must submit an application along with CAD data for new electric service via <https://www.unitedpower.com/construction>. United Power would like to work with these persons early in the construction process on getting an electric design prepared so that we can request any additional easements needed and hopefully have those easements dedicated on the plat rather than obtaining separate document(s). Obtaining easements via a separate document can be time consuming and could cause delays.

As a Reminder: No permanent structures are acceptable within the dry utility easement(s); such as, window wells, wing walls, retaining walls, basement walls, roof overhang, anything affixed to the house like decks, etc. United Power considers any structure that impedes the access, maintenance, and safety of our facilities a permanent structure. No exceptions will be allowed, and any encroachments could result in penalties.

Service will be provided according to the rules, regulations, and policies in effect by United Power at the time service is requested. We look forward to safely and efficiently providing reliable electric power and outstanding service.

Thank you,

Amber Mendoza

Amber Mendoza
ROW Agent
720.249.9315 | platreferral@unitedpower.com