



### Development Review Team Comments- 2<sup>nd</sup> Review

**Date:** October 8, 2021

**Project Number:** PLT2021-00012

**Project Name:** Lefor 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 a land use submittal/ building permit. 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, Planner II- Long Range Planning

**Email:** [LBajelan@adcogov.org](mailto:LBajelan@adcogov.org) / 720-523-6863

**No Comment**

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

**Name of Reviewer:** Greg Labrie, Senior Engineer

**Email:** [GLabrie@adcogov.org](mailto:GLabrie@adcogov.org) / 720-523-6824

**No Comment**

**Commenting Division:** Environmental Programs Manager

**Name of Reviewer:** Katie Keefe

**Email:** [KKeefe@adcogov.org](mailto:KKeefe@adcogov.org) / 720-523-6986

**Resubmittal Required**

ENV1. The plugged and abandoned well buffer of 50-ft radius as delineated on the plat does not comply with the County's development standards and regulations as clearly stated and provided to the applicant within staff's first submittal comments.

ENV2. In accordance with ACDSR section 4-11-02-03-03-5-2.c there shall be dedicated a well maintenance and workover setback depicted on the plat, the dimensions of which shall be not less than fifty feet in width and 100 feet in length. No structures shall be located within this setback. The plugged and abandoned well shall be located in the center of the setback.

ENV3. The Final Plat shall include the following notice to prospective buyers of the location of the oil and gas well and associated easements: "The owner shall disclose to prospective purchasers of lots within a radius of 200 feet of the plugged and abandoned well of (1) the location of the plugged and abandoned well, (2) the location of the maintenance and workover setback, and (3) the purpose for the well maintenance and workover setback."

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

**Name of Review: David Dittmer**

**Email:** [DDittmer@adcogov.org](mailto:DDittmer@adcogov.org) / 720-523-6811

**Resubmittal Required**

ROW1: Need to add year to Notary Affirmation

ROW2: Cannot record Final Plat with blanks. Have surveyor complete their statement.

ROW3: Need Flood Plain or MS4 note

ROW4: Notice to Prospective Buyers note due to plugged and abandoned oil and gas wells. See plat note