

SUBDIVISION-MINOR / FINAL

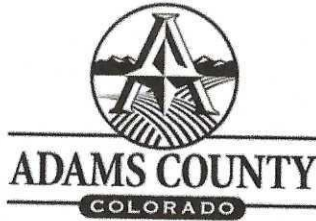
Application submittals must include all documents on this checklist as well as this page. Please use the reference guide (pg. 3) included in this packet for more information on each submittal item.

All applications shall be submitted electronically to epermitcenter@adcogov.org. If the submittal is too large to email as an attachment, the application may be sent as an unlocked OneDrive link. Alternatively, the application may be delivered on a flash drive to the One-Stop Customer Service Center. All documents should be combined in a single PDF. Once a complete application has been received, fees will be invoiced and payable online at <https://permits.adcogov.org/CitizenAccess/>.

- 1. Development Application Form (pg. 5) ✓
- 2. Application Fees (pg. 2)
- 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) Application
- 7. School Impact Analysis (contact applicable District) ✓
- 8. Fire Protection Report (required prior to public hearing) ✓
- 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*)

continued on next page...

*Drawings Study
Traffic Impact
Construction Plans
Site plan*



DEVELOPMENT APPLICATION FORM

Application Type:

<input type="checkbox"/> Conceptual Review	<input type="checkbox"/> Preliminary PUD	<input type="checkbox"/> Temporary Use
<input checked="" 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: <u>Subdivision minor</u>

PROJECT NAME: Allart Subdivision Re-plat

APPLICANT

Name(s): JayLynn Allart Phone #: 303-249-9006
Address: 6726 S. Biloxi Ct.
City, State, Zip: Aurora, CO 80016
2nd Phone #: Email: jaylynn.allart@genexservices.com

OWNER

Name(s): Steve + Sharon Brunett Phone #: 626-393-5569
Address: 1060 W. Leadora Ave
City, State, Zip: Glendora, CA 91741
2nd Phone #: Email: brunett_s@hotmail.com

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

Name: JayLynn Allart Phone #: 303-249-9006
Address: 6726 S. Biloxi Ct.
City, State, Zip: Aurora CO 80016
2nd Phone #: Email: jaylynn.allart@genexservices.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

Written Explanation of Project for 14957 Lanewood St. Brighton, CO 80603, Allart Subdivision re-plat.

Owners Steve and Sharon Brunett are requesting approval of a re-plat of the existing Allart Subdivision Lot 1 A, 1B and 4 B. The re-platting would combine a portion of 1A and 1B to create a new residential buildable lot for one of their children. This new lot would adhere to Adams County A-1 residential development requirements.

The remaining floodplain area of 1B and 4B would be converted into a conservative easement to Adams County.

Steve and Sharon Brunett will use existing driveway for Lot 1 as a shared driveway/access to the new proposed lot 2.

Steve and Sharon Brunett will also use the existing well on lot 1, permit number, 266880, as a shared well for the new proposed lot 2. The existing well permit does allow up to 3 single family dwellings. Steve and Sharon Brunett also own the ground water rights to this land.

VARIANCE APPLICATION:

DRIVEWAY LOCATION IS SHOWN FOR PURPOSES OF VARIANCE APPLICATION. ALL OTHER SITE IMPROVEMENTS ARE CONCEPTUAL AND ARE NOT PART OF THE VARIANCE APPLICATION.

LEGAL DESCRIPTION:

LOT 1A, ALLART SUBDIVISION

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 DATED OF THE CERTIFICATION SHOWN HEREIN.

EXCEPT AS SHOWN OR SPECIFICALLY STATED, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND OR RIGHT-OF-WAY, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND USE REGULATIONS, ANY OTHER FACTS, WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY REVEAL.

THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY, LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT. 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 THIS TRACT OF LAND, COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND OR RIGHTS-OF-WAY, EASEMENTS OR ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND.

THERE MAY BE BURIED UTILITIES ON OR ADJACENT TO THIS PROPERTY THAT ARE NOT SHOWN DUE TO INSUFFICIENT SURFACE EVIDENCE. NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS OR THE EXISTENCE OF OVERHEAD OR UNDERGROUND CONTAINERS OR FACILITIES WHICH MAY AFFECT THE DEVELOPMENT OF THIS TRACT.

THE LINEAL UNITS USED AND SHOWN HEREIN IS U.S. SURVEY FOOT. CONTOUR INTERVAL 1'.

THIS IMPROVEMENT LOCATION CERTIFICATE/TOPOGRAPHIC MAP CAN BE USED IN ITS ELECTRONIC FORM AS THERE ARE ADDITIONAL SPOT ELEVATIONS CONTAINED IN DRAWING (LAYER PTS).

TDP NORTHWEST BONNET BOLT OF THE FIRE HYDRANT AT THE NORTHEAST CORNER OF THE INTERSECTION OF PEARL STREET AND EAST 86TH AVENUE. ELEVATION 5278.24 - CITY OF THORNTON DATUM.

CERTIFICATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

CERTIFICATE OF SURVEY:

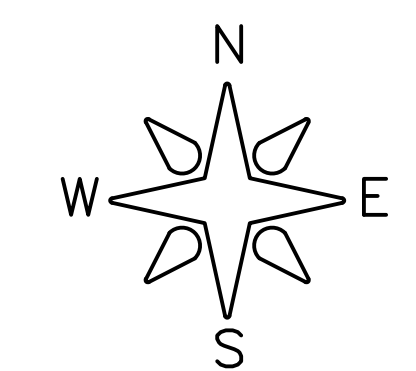
I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE/TOPOGRAPHIC MAP WAS PREPARED FOR ESTATE OF RICHARD A. MAZON AND THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER IMPROVEMENT LINES. I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL OF LAND ON THIS DATE, AUGUST 28, 2014, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED OR SHOWN.

RAYMOND W. BAYER
REG. P.L.S. NO. 6973

EAST 152ND AVENUE (60' ROW)

BROMLEY LANE

N.E. COR. E. 1/2 N. 1/2 NW 1/4
SEC. 14, T. 15, R. 65W.
FND 3.25"
ALUMINUM CAP
LAINE A. LANDAU
PLS 31159



SCALE: 1" = 30'

(FLOODPLAIN AREA,
NO BUILDING CONSTRUCTION
ALLOWED)

LEGEND

- DENOTES: TREE (DECIDUOUS)
- DENOTES: SHRUB
- DENOTES: POWER POLE
- E— DENOTES: OVERHEAD ELECTRIC LINE
- |— DENOTES: BARB WIRE FENCE
- DENOTES: WOOD FENCE
- DENOTES: SPLIT RAIL FENCE
- >— DENOTES: DIRECTION OF STORM WATER FLOW
- ▭ DENOTES: CONCRETE

N13° 30' 46" E
3.22'

S74° 57' 54" E
87.40'

N31° 02' 17" E 269.08'

N28° 01' 48" E
121.35'

N44° 36' 20" E 305.74'

N48° 17' 10" E
190.01'

PROPOSED LOT 1
CONTAINS 4.447± ACRES
NET 2.500± ACRES
14957 LANEWOOD STREET (EXISTING)

PROPOSED LOT 2
CONTAINS 8.088± ACRES
NET 2.080± ACRES
14959 LANEWOOD STREET

N89° 14' 24" W
850.75'

N49° 26' 20" E
126.60'

N43° 02' 01" E
66.83'

N80° 59' 23" W
307.65'

N74° 57' 54" W 284.54'

197.14'

N42° 02' 01" E
14.32'

N38° 31' 57" E 219.60'

N42° 35' 38" E
46.47'

N42° 35' 38" E
113.30'

N00° 07' 19" E 1326.30'

N00° 07' 19" E 1326.30'

LANEWOOD STREET (80' ROW)

S.E. COR. E. 1/2 N. 1/2 NW 1/4
SEC. 14, T. 15, R. 65W.
< FOUND 3-1/4" ALUMINUM CAP,
BAYER, P.L.S. 6973 >

(UNPLATTED)

SOUTH LINE E 1/2 N 1/2 NW 1/4 SEC. 14

R.W. BAYER & ASSOCIATES, INC.

12170 TEJON STREET, UNIT 700
WESTMINSTER, COLORADO 80234
(303) 452-4433 rwbosurveying@hotmail.com

CAD FILE: 19014/19014A.DWG REVISIONS: 09-23-2022 REVISED BOUNDARY FOR PROPOSED NEW LOT

SITE PLAN - 14957 LANEWOOD STREET

LOTS 1A AND 4B, ALLART SUBDIVISION, BEING A PART OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

SCALE: 1"=30'	DATE: JAN. 22, 2019	DRW BY: G.A.B.	CKD BY: R.B.	PROJ. NO: 2019-014
BOOK: 704	PAGE: 51	FILE NO: 14-15-131L	SHEET: 1 OF 1	

ALLART SUBDIVISION AMENDMENT NO. 1

A REPLAT OF LOTS 1A, 1B AND 4B, ALLART SUBDIVISION, BEING A PART OF THE NORTH ONE-HALF OF THE OF THE NORTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.
SHEET 1 OF 2

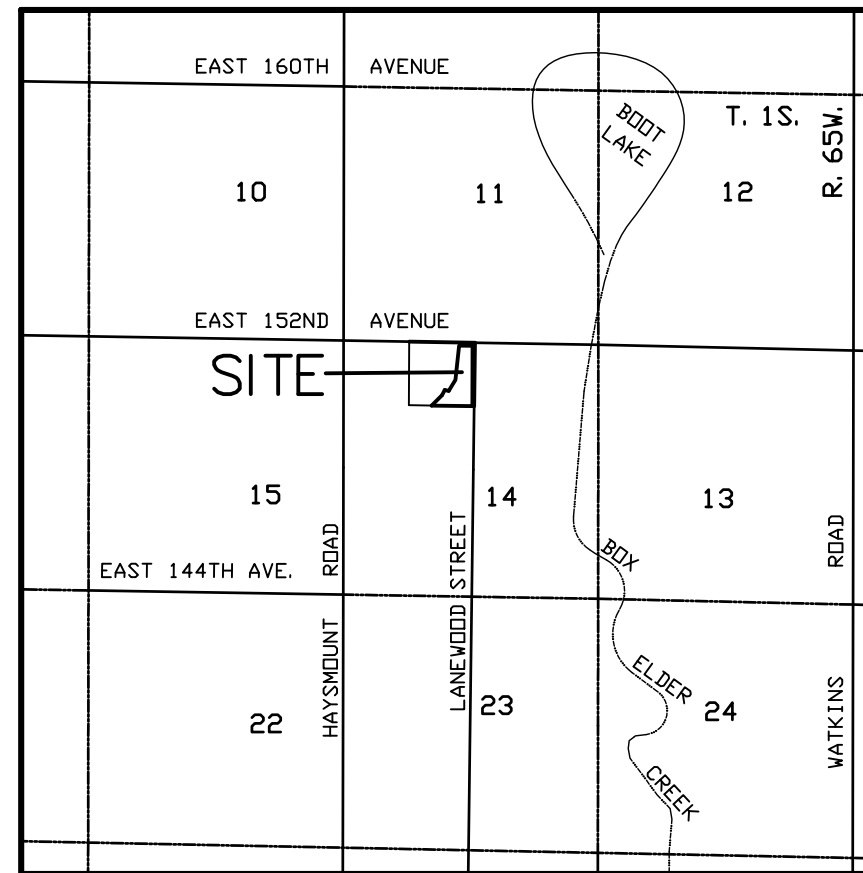
CASE NO. _____

PLAT NOTES: FROM ALLART SUBDIVISION AND AMENDED FOR THIS PLAT CORRECTION (IN PARENTHESES)

1. WATER SUPPLY - EACH LOT SHALL BE ALLOWED TO CONSTRUCT CONSECUTIVE INDIVIDUAL WELLS INTO THE UPPER ARAPAHOE, LOWER ARAPAHOE, AND LARAMIE-FOX HILLS AQUIFERS. DEED AND COVENANT RESTRICTIONS WILL BE PROVIDED TO LIMIT THE AREA IRRIGATED AS FOLLOWS FROM EACH AQUIFER: - * IN EACH CASE, THE IRRIGATED AREA SHALL BE REDUCED 500 SQ.FT. FOR EACH TWO LARGE ANIMALS WATERED ONSITE. (LOT 1 AND LOT 2A WILL SHARE THE WATER WELL LOCATED ON LOT 1)
2. SEWER SERVICE - SEWER WILL BE ONSITE WASTEWATER SYSTEMS (OWS) ON EACH LOT WITH LEACH FIELDS AND SEPTIC TANK. LOT 1'S OWS WAS INSTALLED IN APRIL, 2004. (FOR LOT 2A PERCOLATION TESTS WILL BE UNDERTAKEN AND A PERMIT FOR INSTALLATION OF AN OWS AS PART OF A BUILDING PERMIT PROCESS WILL BE OBTAINED.)
3. TRI-COUNTY HEALTH DEPARTMENT REQUIRES THAT SEPTIC TANKS BE PUMPED AND INSPECTED EVERY FOUR YEARS. AT LEAST EVERY FOUR YEARS, EACH PROPERTY OWNER SHALL HAVE THEIR TANK PUMPED AND INSPECTED BY A SYSTEMS CLEANER LICENSED BY TRI-COUNTY HEALTH DEPARTMENT AND SHALL SUBMIT A RECEIPT INDICATING THAT THE SEPTIC SYSTEM HAS BEEN PUMPED AND INSPECTED TO THE TRI-COUNTY HEALTH DEPARTMENT COMMERCE CITY OFFICE. IN ADDITION TO PUMPING THE SEPTIC TANK, OWS HAVE OTHER MAINTENANCE AND USE REQUIREMENTS THAT CAN PREVENT FAILURE OF THE SYSTEM. TRI-COUNTY HEALTH DEPARTMENT HAS PREPARED "SEPTIC SYSTEM GUIDELINES AND RECORDS" TO EDUCATE AND ADVISE OWNERS OF HOW ABOUT USE AND MAINTENANCE OF THEIR OWS. PROPERTY OWNERS CAN OBTAIN COPIES OF THE GUIDE, AS WELL AS ADDITIONAL INFORMATION ABOUT OWS FROM TRI-COUNTY HEALTH DEPARTMENT'S COMMERCE CITY OFFICE.
4. A COPY OF THE PERMIT FOR THE OWS SHALL BE SUBMITTED WITH EACH HOME'S BUILDING PERMIT APPLICATION.
5. FIRE PROTECTION REQUIREMENTS - THE PROPERTY IS WITHIN THE GREATER BRIGHTON FIRE PROTECTION DISTRICT. ALL NEW HOMES SHALL HAVE NFPA SPRINKLER SYSTEMS, AND INTERNAL DRIVEWAYS SHALL BE CAPABLE OF HANDLING FIRE PROTECTION EQUIPMENT AND SHALL BE CONNECTED TO (LANEWOOD STREET). PRIOR TO OR WITH BUILDING PERMIT APPLICATION, NMRD SHALL BE CONSULTED ON THESE AND OTHER APPLICABLE REQUIRED FIRE PROTECTION MEASURES.
6. GEOLOGIC CONDITIONS AND FOUNDATION DESIGN - SOILS ON THE SITE MAY HAVE EXPANSIVE (SWELLING) POTENTIAL, AND MAY EXHIBIT HYDRO-COMPACTION WHEN WETTED. MITIGATION MAY BE NECESSARY FOR ANY CONSTRUCTION ON THESE SOILS, AND SHOULD INCLUDE MEASURES TO PREVENT BOTH COMPACTIVE SWELLING SOILS. SPECIFIC SOIL TESTING AND FOUNDATION DESIGN SHALL BE UNDERTAKEN FOR BUILDING PERMIT APPLICATIONS.
7. NOISE - NOISE IMPACTS ASSOCIATED WITH DENVER INTERNATIONAL AIRPORT MAY BE PREVALENT FROM TIME TO TIME.
8. IF GRADING WILL RESULT IN THE DISTURBANCE OF ONE OR MORE ACRES, A COLORADO DISCHARGE PERMIT SYSTEM (CDPS) PERMIT WILL BE REQUIRED FOR CONSTRUCTION FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE). THE PERMIT WILL REQUIRE THAT EROSION CONTROL MEASURES BE IMPLEMENTED DURING CONSTRUCTION. THE APPLICANT SHOULD CONTACT CDPHE'S WATER QUALITY CONTROL DIVISION, PERMITS UNIT, AT 303-692-3500, OR AT <http://www.cdphe.state.co.us/wp/permitsunit/wqcdpmt.html>
9. TEN-FOOT (10') WIDE UTILITY & DRAINAGE EASEMENTS ARE HEREBY GRANTED ON PRIVATE PROPERTY AS SHOWN ON THIS PLAT. THESE EASEMENTS ARE DEDICATED FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION CABLE, AND TELECOMMUNICATIONS FACILITIES. IN ADDITION, A SIX FOOT WIDE GAS LINE EASEMENT IS HEREBY GRANTED AS SHOWN ON THIS PLAT. UTILITIES SHALL ALSO BE PERMITTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES AND WATER METERS SHALL NOT BE PERMITTED WITHIN SAID EASEMENTS.
10. 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.
11. THIS PLAN HAS BEEN APPROVED BY ADAMS COUNTY AND CREATES A VESTED PROPERTY RIGHT PURSUANT TO C.R.S. 24-68-101, ET SEQ., AS AMENDED, AND THE ADAMS COUNTY DEVELOPMENT STANDARDS AND REGULATIONS.
13. NO DIRECT ACCESS FROM ANY LOT SHALL BE ALLOWED ONTO BROMLEY LANE.
14. NO BUILDING CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN CONSERVATION EASEMENT. UP TO A 4 STRAND WIRE FENCE, A MAXIMUM OF 42 INCHES IN HEIGHT, IN ORDER NOT TO IMPEDE FLOOD EVENTS, MAY BE ALLOWED BY FLOODPLAIN USE PERMIT.
15. NO ISDS CONSTRUCTION SHALL BE ALLOWED IN THE FLOODPLAIN CONSERVATION EASEMENT.
16. NO INDIVIDUAL WELLS SHALL BE ALLOWED IN THE FLOODPLAIN CONSERVATION EASEMENT.
17. ALL HOMES SHALL BE REQUIRED TO INCLUDE A NPFA 13D, FIRE SUPPRESSION SPRINKLER SYSTEM, AS APPROVED BY THE BRIGHTON FIRE PROTECTION DISTRICT.
18. A PORTION OF LOTS 1 AND 2 IS IN THE 100-YEAR FLOODPLAIN AND IS GRANTED TO THE COUNTY OF ADAMS AS A FLOODPLAIN CONSERVATION EASEMENT AS SHOWN HEREON. THERE ARE NUMEROUS RESTRICTIONS ON THE CONSTRUCTION OF ANY STRUCTURES WITHIN THE 100-YEAR FLOODPLAIN THAT WILL REQUIRE THE APPROPRIATE PERMIT(S) BE ISSUED PRIOR TO ANY SUCH CONSTRUCTION.

VICINITY MAP

SCALE: 1"=2000'



BASIS FOR BEARINGS:

THE EAST LINE OF THE EAST 1/2 OF THE NORTH 1/2 OF THE NORTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MONUMENTED AS SHOWN HEREON, IS ASSUMED TO BEAR 500°07'19"W.

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 DATED 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 DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND OR RIGHTS-OF-WAY, EASEMENTS OR ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND.

DISTANCES ON THIS DRAWING ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS 1200/3937 METERS.

PURPOSE:

THE PURPOSE OF THIS PLAT AMENDMENT IS TO AMEND THE EXISTING LOTS 1A, 1B, AND 4B INTO TWO BUILDABLE LOTS AND PROVIDE A FLOODPLAIN CONSERVATION EASEMENT FOR THE 100-YEAR FLOODPLAIN.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT JAYLYNN ALLART, BEING THE SOLE OWNER OF THAT PART OF THE EAST 1/2 OF THE NORTH 1/2 OF THE NORTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

LOTS 1A, 1B, AND 4B, ALLART SUBDIVISION AS RECORDED IN RECEPTION NO. 2005001400460, ADAMS COUNTY RECORDS. CONTAINS 10.589 ACRES MORE OR LESS.

HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF ALLART SUBDIVISION AMENDMENT NO. 1 AND DO HEREBY GRANT TO THE COUNTY OF ADAMS, STATE OF COLORADO, FOR THE USE OF THE PUBLIC, ALL STREETS, AND OTHER PUBLIC WAYS AND LANDS AS SHOWN ON THIS PLAT, FOREVER, AND ALSO RESERVE THOSE PORTIONS OF REAL PROPERTY WHICH ARE LABELED AS UTILITY EASEMENTS ON THIS PLAT, FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO ELECTRIC LINES, GAS LINES, TELEPHONE LINES, SEWER LINES, WATER LINES; TOGETHER WITH A RIGHT TO TRIM INTERFERING TREES AND BRUSH, TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES; SAID EASEMENTS AND RIGHTS TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER. EXECUTED THIS _____ DAY OF _____, 2022.

JAYLYNN ALLART _____

ACKNOWLEDGEMENT:

COUNTY ADAMS)
STATE OF COLORADO)ss

THE FOREGOING WAS ACKNOWLEDGED BY ME THIS _____ DAY OF _____, 2022, BY JAYLYNN ALLART.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE:

I, RAYMOND W. BAYER, A REGISTERED LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO, DO HERBY CERTIFY THAT THERE ARE NO ROADS, PIPELINES, IRRIGATION 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,
P.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 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 _____, A.D., 2022.

Prepared By:

R. W. BAYER & ASSOCIATES, INC.
12170 TEJON STREET, SUITE 700
WESTMINSTER, COLORADO 80234
(303) 452-4433 CAD: 19014P. DWG

Date Prepared: JULY 25, 2022
REVISED: 09-09-22 LOT CONFIG.

By: _____
DEPUTY

COUNTY CLERK AND RECORDER

RECEPTION NO: _____

ALLART SUBDIVISION AMENDMENT NO. 1

A REPLAT OF LOTS 1A, 1B AND 4B, ALLART SUBDIVISION, BEING A PART OF THE NORTH ONE-HALF OF THE OF THE NORTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.
SHEET 2 OF 2

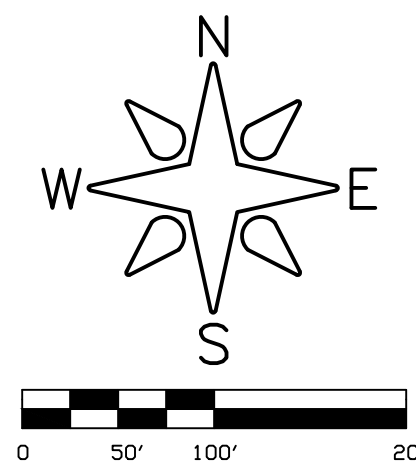
CASE NO. _____

N.W. COR. E. 1/2 N. 1/2 N.W. 1/4 SEC. 14, T. 1S., R. 65W. (SET WITNESS CORNER 30" SOUTH, 3-1/4" ALUM. CAP, BAYER, P. L. S. 6973)

EAST 152ND AVENUE (BROMLEY LANE)

NORTH LINE E 1/2 N 1/2 NW 1/4 SEC. 14

N.E. COR. E. 1/2 N. 1/2 N.W. 1/4 SEC. 14, T. 1S., R. 65W. (EXISTING 3/4" CAPPED PIPE) POINT OF COMMENCEMENT



SCALE: 1"=100'
LEGEND

- DENOTES: FOUND P. K. NAIL & SHINNER, P. L. S. 6973
- DENOTES: FOUND #5 REBAR & CAP, BAYER, P. L. S. 6973

FLOODPLAIN CONSERVATION EASEMENT LINE TABLE

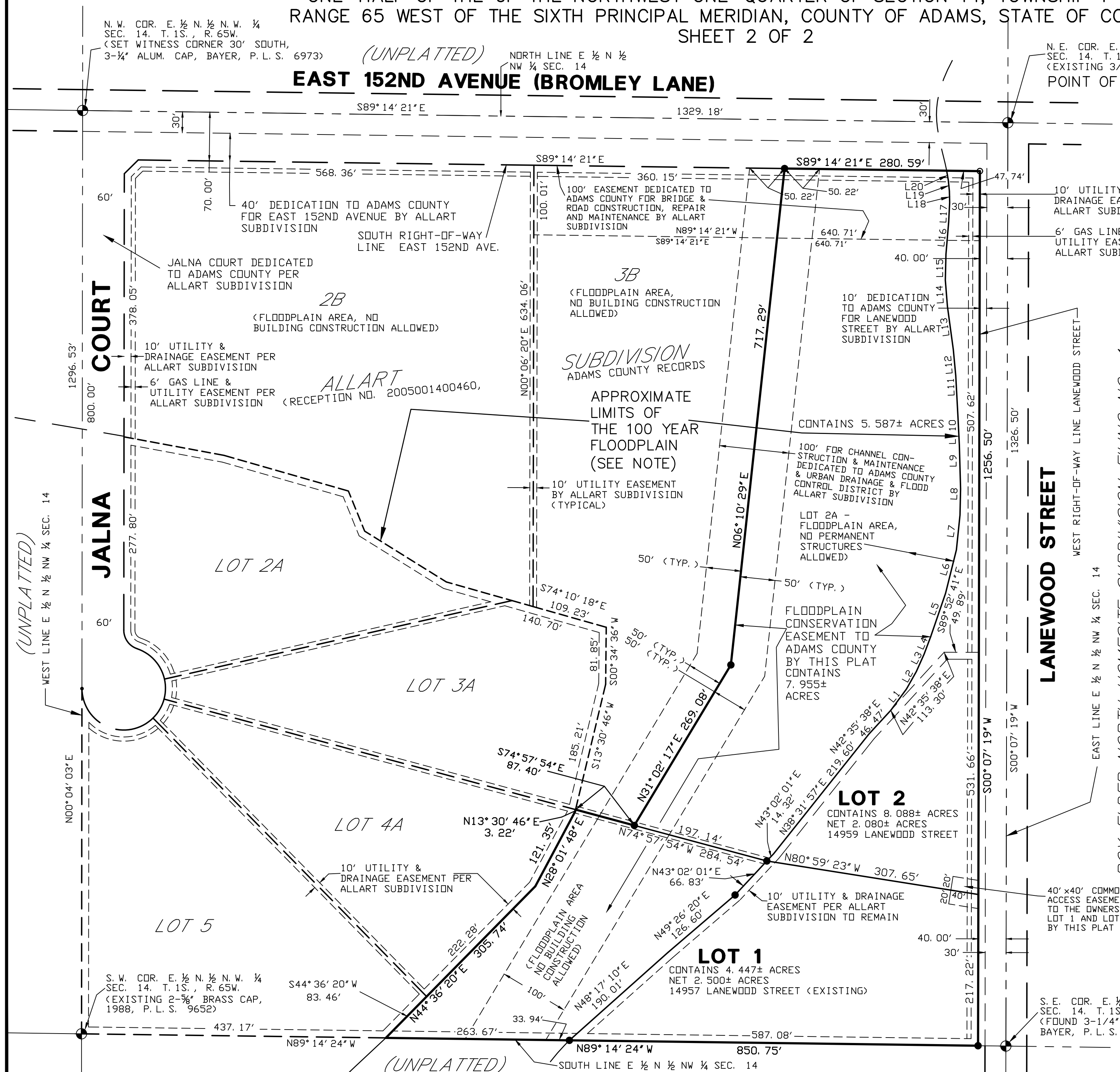
LINE #	BEARING	DISTANCE
L1	N36° 20' 26" E	38.10'
L2	N29° 29' 18" E	28.69'
L3	N24° 08' 11" E	27.37'
L4	N20° 41' 21" E	26.70'
L5	N18° 54' 42" E	66.02'
L6	N13° 57' 10" E	64.37'
L7	N05° 59' 07" E	50.26'
L8	N01° 15' 50" E	37.51'
L9	N01° 39' 25" W	62.53'
L10	N02° 47' 20" W	37.55'
L11	N03° 03' 41" W	62.60'
L12	N05° 16' 08" W	37.67'
L13	N07° 42' 45" W	63.09'
L14	N04° 34' 33" W	37.63'
L15	N01° 21' 41" E	37.13'
L16	N04° 50' 55" E	45.75'
L17	N02° 59' 07" E	28.63'
L18	N01° 27' 10" W	16.65'
L19	N05° 44' 24" W	15.80'
L20	N09° 48' 27" W	13.73'

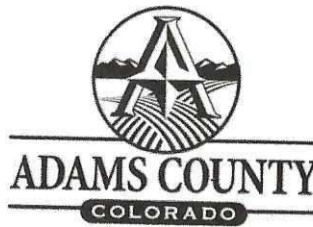
NOTE: APPROXIMATE LIMITS OF THE 100 YEAR FLOODPLAIN FROM THE PRELIMINARY DESIGN REPORT FOR LOWER BOX ELDER CREEK WATERSHED PREPARED BY WRIGHT WATER ENGINEERS, INC. DATED OCTOBER 2001

Prepared By:

R. W. BAYER & ASSOCIATES, INC.
12170 TEJON STREET, SUITE 700
WESTMINSTER, COLORADO 80234
(303) 452-4433 CAD: 19014P1.DWG

Date Prepared: JULY 25, 2022
REVISED: 09-09-22 LOT CONFIG.





Application Type:

<input type="checkbox"/> Conceptual Review	<input type="checkbox"/> Preliminary PUD	<input type="checkbox"/> Temporary Use
<input checked="" type="checkbox"/> Subdivision, Preliminary	<input type="checkbox"/> Final PUD	<input type="checkbox"/> Variance
<input 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 checked="" type="checkbox"/> Other: <u>STA</u>

PROJECT NAME: Allart Subdivision Re-plat

APPLICANT

Name(s): JayLynn Allart Phone #: 303-249-9006
Address: 6726 S. Biloxi Ct.
City, State, Zip: Aurora, CO 80016
2nd Phone #: Email: jaylynn.allart@genexservices.com

OWNER

Name(s): Steve + Sharon Brunett Phone #: 626-393-5569
Address: 10620 W. Leadora Ave.
City, State, Zip: Glendora, CA 91741
2nd Phone #: Email: brunett_s@hotmail.com

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

Name: JayLynn Allart Phone #: 303-249-9006
Address: 6726 S. Biloxi Ct
City, State, Zip: Aurora, CO 80016
2nd Phone #: Email: jaylynn.allart@genexservices.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



**CAPITAL
FACILITY FEE
FOUNDATION**

1850 Egbert Street, Suite #140
Brighton, CO 80601
Phone 303-655-2984 Fax 303-655-2805

Date: October 14, 2022

Bill To:

Allart Subdivision
attn: Jaylynn Allart

DESCRIPTION	AMOUNT
Capital Facility Fee 1 SFD units @ \$865	\$865.00
Fee payments may be made as permits are pulled.	
Thank you for your support of our students, schools, and community!	

Please make check payable to **School District 27J Capital Facility Fee Foundation or (SD27J CFFF)**
and mail or deliver to: 1850 Egbert Street, Suite #140, Brighton, CO 80601 Attn: Kerrie Monti

If you have any questions concerning this invoice, contact Kerrie Monti at (303) 655-2984 or kmonti@sd27j.net.

BUILDING SCHOOLS | BUILDING OUR FUTURE



Allart

Table 1 - School District Enrollment and Site Implications

A. Student Generation Estimates

Dwelling Unit Type	Number of DUs	Elementary		Middle		Senior		Total	
		Student Generation Rate	Number of Students	Student Generation Rate	Number of Students	Student Generation Rate	Number of Students	Student Generation Rate	Total Students
SFD	1	0.283	0	0.119	0	0.14	0	0.542	1
SFA/TH/C	0	0.148	0	0.093	0	0.085	0	0.326	0
Apartment	0	0.186	0	0.083	0	0.096	0	0.365	0
Mobile Home	0	0.457	0	0.375	0	0.322	0	1.154	0
Total	1		0		0		0		1

B. Facilities Requirements

School Type	Students (Part A)	Project Requirements		Proportion of Facility Capacity	Acreage	Estimated Appraised Value per Acre	Total Cash-in-lieu
		Facility Capacity	Site Size (acres)				
Elementary	0	675	12	0.00	0.01		
Middle	0	850	25	0.00	0.00		
Senior	0	1800	60	0.00	0.00		
Total	1				0.01	\$101,600	\$1,340.89

Land Dedication Provided	0.00		
Remaining Land Needed/Cash-in-Lieu of Land	0.01	\$101,600	\$1,340.89

Payable to 27J Schools prior to construction

Table 2 - Capital Facility Fee Foundation Contributions

Dwelling Unit Type	Number of DUs	Rate per Unit *	Total Contribution	Rate per Unit **	Total Contribution
SFD	1	\$865.00	\$865.00	\$980.00	\$980.00
SFA	0	\$865.00	\$0.00	\$980.00	\$0.00
TH/C	0	\$494.00	\$0.00	\$560.00	\$0.00
Apartment	0	\$494.00	\$0.00	\$560.00	\$0.00
Mobile Home	0	\$865.00	\$0.00	\$980.00	\$0.00
Total	1		\$865.00		\$980.00

Payable to SD27J Capital Facility Fee Foundation at time of permit

May assign to builders purchasing lots

* effective for fees paid through December 31, 2022

** effective January 1, 2023



1850 Egbert Street, Suite #140
Brighton, CO 80601
Phone 303-655-2984 Fax 303-655-2805

Date: October 14, 2022

Bill To:

Allart Subdivision
attn: Jaylynn Allart

DESCRIPTION	AMOUNT
Cash in Lieu of Land Dedication 1 unit, 0.01 acres	\$1,340.89
Thank you for your support of our students, schools, and community.	
Total	\$1,340.89

Please make check payable to **School District 27J**
and mail or deliver to: 1850 Egbert Street, Suite 140, Brighton, CO 80601 Attn: Kerrie Monti

If you have any questions concerning this invoice, contact Kerrie Monti at (303) 655-2984 or kmonti@sd27j.net

Allart

Table 1 - School District Enrollment and Site Implications

A. Student Generation Estimates

Dwelling Unit Type	Number of DUs	Elementary		Middle		Senior		Total	
		Student Generation Rate	Number of Students	Student Generation Rate	Number of Students	Student Generation Rate	Number of Students	Student Generation Rate	Total Students
SFD	1	0.283	0	0.119	0	0.14	0	0.542	1
SFA/TH/C	0	0.148	0	0.093	0	0.085	0	0.326	0
Apartment	0	0.186	0	0.083	0	0.096	0	0.365	0
Mobile Home	0	0.457	0	0.375	0	0.322	0	1.154	0
Total	1		0		0		0		1

B. Facilities Requirements

School Type	Project Requirements				Acreage	Estimated Appraised Value per Acre	Total Cash-in-lieu
	Students (Part A)	Facility Capacity	Site Size (acres)	Proportion of Facility Capacity			
Elementary	0	675	12	0.00	0.01		
Middle	0	850	25	0.00	0.00		
Senior	0	1800	60	0.00	0.00		
Total	1				0.01	\$101,600	\$1,340.89
Land Dedication Provided					0.00		
Remaining Land Needed/Cash-in-Lieu of Land					0.01	\$101,600	\$1,340.89

Payable to 27J Schools prior to construction



State Documentary Fee
Date: November 14, 2022
\$114.00

General Warranty Deed
(Pursuant to C.R.S. 38-30-113(1)(a))

Grantor(s), **JAYLYNN ALLART ALSO KNOWN AS JAY LYNN ALLART**, whose street address is **14957 LANEWOOD STREET, BRIGHTON, CO 80603**, City or Town of **BRIGHTON**, County of **Adams** and State of **Colorado**, for the consideration of **(\$1,140,000.00) ***One Million One Hundred Forty Thousand and 00/100***** dollars, in hand paid, hereby sell(s) and convey(s) to **THE STEVE AND SHARON'S TRUST DATED JULY 21, 2010**, whose street address is **1060 W LEADORA AVE, Glendora, CA 91741**, City or Town of **Glendora**, County of **Los Angeles** and State of **California**, the following real property in the County of **Adams** and State of Colorado, to wit:

LOTS 1A, 1B AND 4B, ALLART SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO

also known by street and number as: **14957 LANEWOOD STREET, BRIGHTON, CO 80603**

with all its appurtenances and warrant(s) the title to the same, subject to Statutory Exceptions.

Signed this day of **November 14, 2022**.

JAYLYNN ALLART ALSO KNOWN AS JAY LYNN ALLART

State of **Colorado**)
)
County of **Adams**)
)

The foregoing instrument was acknowledged before me on this day of **November 14th, 2022** by **JAYLYNN ALLART ALSO KNOWN AS JAY LYNN ALLART**

Witness my hand and official seal

My Commission expires: 5-27-2026

Notary Public

WENDY W. HANSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19944008271
MY COMMISSION EXPIRES 05/27/2026

When recorded return to: **THE STEVE AND SHARON'S TRUST DATED JULY 21, 2010**
1060 W LEADORA AVE, Glendora, CA 91741



Allart, Jaylynn

From: Steve Brunett <brunett_s@hotmail.com>
Sent: Thursday, February 2, 2023 2:18 PM
To: Allart, Jaylynn
Subject: Re: lot info.

Adams County,

Jaylynn Allart is our consultant and working to complete the minor subdivision application for our property at 14957 Lanewood St. in Brighton.

Thanks for working with her to complete this project.

Steve and Sharon Brunett

From: Allart, Jaylynn <Jaylynn.Allart@genexservices.com>
Sent: Wednesday, February 1, 2023 10:25 AM
To: Steve Brunett <brunett_s@hotmail.com>
Subject: RE: lot info.

I think an email will suffice. Thanks Steve, I will send payment today to LSC.

Jaylynn Allart, BS, CCM, QRC
Senior Case Manager Denver Branch
C 303-249-9006 | O 303-759-0338 | F 877-747-9662
Jaylynn.Allart@genexservices.com



Mitchell, Genex and Coventry have aligned as Enlyte, a family of businesses with one shared vision. Transform Today. Navigate Next.

genexservices.com | [LinkedIn](#) | [Facebook](#) | [Twitter](#)



From: Steve Brunett <brunett_s@hotmail.com>
Sent: Wednesday, February 1, 2023 10:30 AM
To: Allart, Jaylynn <Jaylynn.Allart@genexservices.com>
Subject: Re: lot info.

Jaylynn,

WELL PERMIT NUMBER		266880	
DIV. 1	WD 1	DES. BASIN	MD

APPLICANT

JAYLYNN ALLART
14957 LANWOOD STREET
BRIGHTON, CO 80603-

(303) 710-0626

APPROVED WELL LOCATION

ADAMS COUNTY
NE 1/4 NW 1/4 Section 14
Township 1 S Range 65 W Sixth P.M.

DISTANCES FROM SECTION LINES

54 Ft. from North Section Line
1374 Ft. from West Section Line

UTM COORDINATES (Meters, Zone: 13, NAD83)

Easting: Northing:

CHANGE/EXPANSION OF USE OF AN EXISTING WELL

ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT

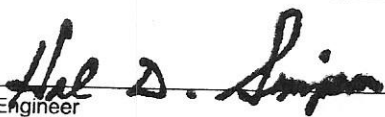
CONDITIONS OF APPROVAL

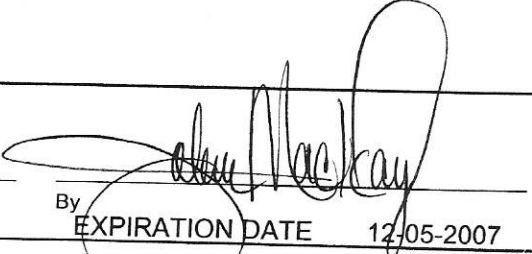
- 1) This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of this permit does not ensure that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.
- 2) The 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 for the change in use of an existing well registered under permit no. 17884-S.
- 4) Approved pursuant to CRS 37-92-602(3)(b)(II)(A) as the only well on a tract of land of 40 acre(s) described as the NE 1/4 of the NW 1/4, Sec. 14, Twp. 1 North, Rng. 65 West, 6th P.M., Adams County, more particularly described on the attached exhibit A.
- 5) The use of ground water from this well is limited to fire protection, ordinary household purposes inside not more than three (3) single family dwellings, the watering of poultry, domestic animals and livestock on a farm or ranch and the irrigation of not more than one (1) acre of home gardens and lawns.
- 6) Production from this well is limited to the Alluvium aquifer.
- 7) The pumping rate of this well shall not exceed 15 GPM.
- 8) The return flow from the use of this well must be through an individual waste water disposal system of the non-evaporative type where the water is returned to the same stream system in which the well is located.
- 9) This well shall be located not more than 200 feet from the location specified on this permit.
- 10) The issuance of this permit hereby cancels permit no. 17884-S.

NOTE: To ensure a maximum productive life of this well, perforated casing should be set through the entire producing interval of the approved zone or aquifer indicated above.

NOTICE: This permit has been approved for a location other than applied for. The legal description submitted with the application confirms this parcel is in section 14 and not 11 as applied for. You are hereby notified that you have the right to appeal the issuance of this permit, by filing a written request with this office within sixty (60) days of the date of issuance, pursuant to the State Administrative Procedures Act. (See Section 24-4-104 through 106, C.R.S.)

APPROVED
JLV

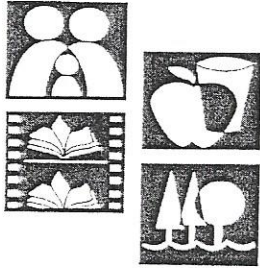

State Engineer


By

Receipt No. 0544818

DATE ISSUED 12-05-2005

EXPIRATION DATE 12/05-2007



Tri-County Health Department
Serving Adams, Arapahoe and Douglas Counties

CERTIFICATION OF AN ONSITE WASTEWATER SYSTEM

This certifies that the Onsite Wastewater System installed at

Property Location: 14957 N Lanewood Street
Brighton, CO

Legal Description: S14 T1s R65w Lot/Block:

Subdivision E 1/2 NW 1/4 S14 Tshpls R 6 County: Adams

SUMMARY OF INFORMATION

The permit number for the system is: 20054501

The soils and percolation test was performed by:

The design engineer for the system was:

The system was installed by: JAYLYNN ALLART

The system consists of:

1038 square foot absorption area

1000 gallon Treatment tank

The system is sized for 3 bedrooms

If additional bedrooms are added, an expansion may be necessary.

Maintenance Requirements:

The septic tank must be pumped and inspected every 4 years.

If the septic or dosing tank is equipped with an effluent filter, the filter must be cleaned annually.

If the system has alternating beds or is a drip irrigation system, beds or zones must be rotated annually.

Additional maintenance requirements may apply. Refer to the operations manual or the engineer's report for specific requirements.

Signature

Jessica Cameron

Date:

04/21/04

Allart, Jaylynn

From: Jeff McCarron <jmccarron@tchd.org>
Sent: Wednesday, October 19, 2022 7:10 AM
To: Allart, Jaylynn
Subject: Subdivision name change

EXTERNAL: This email was received from outside of Genex Services. Please do not click links or open attachments unless you know the content is safe.

Hi Jaylynn,

I have corrected the subdivision name to Allart subdivision as you requested.

Dear Applicant,

Thank you for contacting Tri-County Health Department regarding your proposed subdivision of LOT 1 Allart Subdivision located at 14957 Lanewood Street, to create Lot 2 Allart Subdivision at 14959 Lanewood street . TCHD will approve an Onsite Wastewater Treatment System at 14959 Lanewood Street, provided all requirements for OWTS permitting, design, and inspections are met. Additional concerns to be aware of include the presence of a flood plain and utility and drainage easement on the property. TCHD's O-17 Onsite Wastewater Treatment Systems Regulations allow construction of OWTS in floodplains, but they must be designed and constructed to meet or exceed the requirements of the Federal Emergency Management Agency and the local emergency agency. The system as approved must be designed to minimize or eliminate infiltration of floodwaters into the system and discharge from the system into floodwaters. Please note that TCHD may provide additional water and wastewater referral comments as part of the comprehensive TCHD Land Use referral response. Additional comments may arise from the Land Use Review that may require modifications to the proposed OWTS plans.

Sincerely,

Jeff

Jeffrey K. McCarron, B.S. REHS
Environmental Health Advanced Professional
Tri-County Health Department
7190 Colorado Blvd., Suite 200
Commerce City, CO 80022
720-340-7215
jmccarron@tchd.org

*****Please update my phone number and new address in your records. We have moved offices effective February 24th.**

*****Please Note Our New Environmental Health Public Counter Assistance Hours*****

Walk-ins are welcome Tuesdays & Thursdays only – 8:00am to 5:00pm

We are closed for lunch from 12:00pm – 1:00pm



WILL SERVE LETTER

October 18, 2022

Jaylynn Allart
14957 Lanewood St.
Brighton, CO 80603

Re: 14957 Lanewood St. Brighton, CO, minor subdivision & subdivision improvement

Dear Jaylynn,

This letter is to confirm that Xcel Energy is your utility provider for natural gas. In accordance with our tariffs, on file with and approved by the Colorado Public Utilities Commission, gas facilities can be made available to serve the project at 14957 Lanewood St. Brighton, CO, minor subdivision & subdivision improvement. The cost, and whether any reinforcements or extensions are required, for the Company to provide those facilities will be determined by your designer upon receipt of application and project plans.

Your utility service(s) will be provided after the following steps are completed:

- ***Application submitted to Xcel Energy's "Builders Call Line (BCL)"*** – once your application is accepted you will be assigned a design department representative who will be your primary point of contact
- ***Utility design is completed*** – you must provide your design representative with the site plan, the one - line diagrams, and panel schedules for electric and gas loads if applicable
- ***All documents provided by design representative are signed and returned***
- ***Payment is received*** (Residential Service Laterals if applicable)
- ***Required easements are granted*** - you must sign and return applicable easement documents to your Right-of-Way agent
- ***Site is ready for utility construction*** - the site ready information can be found on our website at may be viewed at [Construction and Inspection | Xcel Energy](https://www.xcelenergy.com/ConstructionAndInspection).

An estimated scheduled in-service date will be provided once these requirements have been met. It is important to keep in mind that the terms and conditions of utility service, per our tariffs, require that you provide adequate space and an easement on your property for all gas and electric facilities required to serve your project, including but not limited to gas and electrical lines and meters, transformers, and pedestals. General guidelines for requirements can be found on our website at [xcelenergy.com/InstallAndConnect](https://www.xcelenergy.com/InstallAndConnect).

Xcel Energy looks forward to working with you on your project and if I can be of further assistance, please contact me at the phone number or email listed below.

Sincerely,

Jason Bersano
Xcel Energy Builder and Developer Representative

Mailing address: Public Service Company of Colorado
1123 W 3rd Ave
Denver, CO 80231

November 8, 2022



Attn: JayLynn Allart
Allart Subdivision
14957 Lanewood St
Brighton, Co 80603

Dear Ms Allart:

United Power is the provider of electric service in the area to the proposed new plot, located at 14959 Lanewood St. in Brighton, Colorado. There is electrical distribution in the area that may or may not need to be upgraded, depending on the requirements of the site, in order to provide capacity and safe reliable power to the area.

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 this opportunity to provide electric service. If you have any questions, please give me a call at 720-685-5623.

Sincerely,

Hector Avendano

Project Manager I

HAC:ms

Legal Description: E 1/2 , N1/2, NW ¼ section, Section 14, TSHPI R 65 W

Allart Subdivision Lot 1 A, 1B and 4 B.



RECEIPT OF PAYMENT (Tax, Fees, Costs, Interests, Penalties)

Account	Parcel Number	Receipt Date	Effective Date	Receipt Number
R0167034	0156714202007	Jun 12, 2023	Jun 6, 2023	2023-06-12-99-5224

THE STEVE AND SHARON S TRUST
1060 W LEADORA AVE
GLENDDORA, CA 91741-1805

Situs Address	Payor
14957 LANEWOOD ST	Wells Fargo RETS P. O. BOX 14506 DES MOINES, IA 50306-9395

Legal Description
SUB:ALLART SUBDIVISION LOT:1A

Property Code	Actual	Assessed	Year	Area	Mill Levy
RES IMPRV LAND - 1112	85,000	5,910	2022	290	103.192
SINGLE FAMILY RES - 1212	432,375	30,050	2022	290	103.192
1217 - 1217	35,103	2,440	2022	290	103.192

Payments Received
Direct Deposit Multi-Account Payment
Bank Account 1

Payments Applied					
Year	Charges	Billed	Prior Payments	New Payments	Balance
2022	Tax Charge	\$3,962.58	\$1,981.29	\$1,981.29	\$0.00
				\$1,981.29	\$0.00
Balance Due as of Jun 6, 2023					\$0.00

4430 S ADAMS COUNTY PKWY C2436
BRIGHTON CO 80601
[Stay Safe! Please use website payment services www.adcotax.com]

Email: treasurer@adcogov.org
Telephone: 720-523-6160

ALL CHECKS ARE SUBJECT TO FINAL COLLECTION. THANK YOU FOR YOUR PAYMENT!

CERTIFICATION OF TRUST

To All Concerned Parties

**Re: Certification of THE STEVE AND SHARON'S TRUST DATED JULY 21, 2010,
pursuant to California Probate Code Section 18100.5**

We, the undersigned, being the Trustees of THE STEVE AND SHARON'S TRUST DATED JULY 21, 2010, hereby certify the following:

THE STEVE AND SHARON'S TRUST DATED JULY 21, 2010, was made under the laws of the State of California, and is in full force and effect.

We, STEVE BRUNETT and SHARON BRUNETT, are the Original Trustees and Settlers of the Trust. The Trust is currently revocable, and we jointly retain the power to completely revoke and/or amend the Trust.

The only Trustees currently qualified and now acting are: STEVE BRUNETT and SHARON BRUNETT, whose signatures are required to exercise the Trustee's powers.


The trustee has the powers set forth in the attached pages of the Trust instrument, incorporated herein by this reference, and certified by the undersigned to be true and correct copies of those pages. The powers include, but are not limited to, the power to buy, sell, hypothecate, encumber, mortgage, lease, improve, dedicate or donate real estate; do all acts and exercise all rights and privileges in the management of Trust property; and the power to open and maintain bank accounts and financial or brokerage accounts of all types and kinds. The Trust's tax identification number is the Social Security Number of STEVE BRUNETT .

Title to Trust assets should be taken as STEVE BRUNETT and SHARON BRUNETT, Trustees of THE STEVE AND SHARON'S TRUST DATED JULY 21, 2010.


The Trust has not been revoked, modified or amended in any manner which would cause the representations contained in this Certification of Trust to be incorrect; further, this Certification is being signed by all the currently acting Trustees of the Trust.

The Trustee requests that you familiarize yourself with the provisions of California Probate Code section 18100.5(h), and allow your actions to be governed by said section's instructions and requirements.

Date: 090019



STEVE BRUNETT , Co-Trustee



SHARON BRUNETT, Co-Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

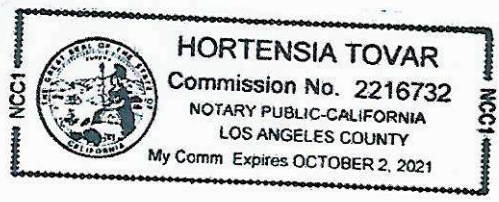
NOTARY PUBLIC)
STATE OF CALIFORNIA)SS
COUNTY OF Los Angeles)

On SEPTEMBER 3, 2019 before me HORTENSIA TOVAR, Notary Public, personally appeared STEVE BRUNETT and SHARON BRUNETT, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal:

Signature Hortensia Tovar



TRUST PARTICULARS

Settlor(s): STEVE BRUNETT and SHARON BRUNETT
Address: 1060 WEST LEADORA AVENUE, GLENDORA, CA 91741
County: LOS ANGELES

Trust Name: THE STEVE AND SHARON'S TRUST DATED JULY 21, 2010
Restated in its entirety on: SEPTEMBER 3, 2019
Type of Trust: Probate Avoidance Revocable Disclaimer

Initial Trustee(s):
STEVE BRUNETT
SHARON BRUNETT

Successor Trustee(s):
1. MICHAEL KELLY and EARLENE KELLY, Co-Trustees
2. PAUL BRUNETT and ROSS BRUNETT, Co-Trustees
3. TOM COLE

Successor Beneficiaries:
ONE SHARE FOR EACH LIVING CHILD OF THE SETTLORS, AND ONE SHARE FOR EACH GROUP COMPOSED OF THE LIVING ISSUE OF A DECEASED CHILD OF THE SETTLORS

Children:
PAUL RYAN BRUNETT, born JULY 1, 1988
ROSS RICHARD BRUNETT, born JANUARY 30, 1994

Executors for Pour Over Wills:
1. Spouse for each other
2. MICHAEL KELLY and EARLENE KELLY, Co-Executors
3. PAUL BRUNETT and ROSS BRUNETT, Co-Executors
4. TOM COLE

Durable Power of Attorney for Asset Management and Personal Affairs
1. Spouse for each other
2. MICHAEL KELLY and EARLENE KELLY, Co-Agents
3. PAUL BRUNETT and ROSS BRUNETT, Co-Agents
4. TOM COLE

Advance Health Care Directives/HIPAA Authorizations:

for STEVE BRUNETT:

1. SHARON BRUNETT (Spouse)
2. JEFF BRUNETT
3. HOLLY SMITH

for SHARON BRUNETT:

1. STEVE BRUNETT (Spouse)
2. JOHN MICHAEL ELLIOTT
3. ROSS BRUNETT
4. LINDA RUBOW

APPLICANT'S CERTIFICATION CONCERNING QUALIFYING SURFACE DEVELOPMENT,
PURSUANT TO C.R.S. §24-65.5-103.3 (1)(b)

I/We STEVEN & SHARON BRUNETT

_____, (the "Applicant") by signing below, hereby declare and certify as follows:

Concerning the property located at:

Physical Address: 14957 LANEWOOD ST BRIBHTON CO 80603
Legal Description: SUB: ALLART SUBDIVISION LOT: 1A

Parcel #(s): 0156714202007

With respect to qualifying surface developments, that (PLEASE CHECK ONE):

Not Applicable

N/A

No mineral estate owner has entered an appearance or filed an objection to the proposed application for development within thirty days after the initial public hearing on the application; or

N/A

The Applicant and any mineral estate owners who have filed an objection to the proposed application for development or have otherwise filed an entry of appearance in the initial public hearing regarding such application no later than thirty days following the initial public hearing on the application have executed a surface use agreement related to the property included in the application for development, the provisions of which have been incorporated into the application for development or are evidenced by a memorandum or otherwise recorded in the records of the clerk and recorder of the county in which the property is located so as to provide notice to transferees of the Applicant, who shall be bound by such surface use agreements; or

N/A

The application for development provides:

- (i) Access to mineral operations, surface facilities, flowlines, and pipelines in support of such operations existing when the final public hearing on the application for development is held by means of public roads sufficient to withstand trucks and drilling equipment or thirty-foot-wide access easements;
- (ii) An oil and gas operations area and existing well site locations in accordance with section 24-65.5-103.5 of the Colorado Revised Statutes; and
- (iii) That the deposit for incremental drilling costs described in section 24-65.5-103.7 of the Colorado Revised Statutes has been made.

Date: July 6 2023 Applicant: _____

[Signature]

After Recording Return To:

By:

Print Name: STEVEN + SHARON BRUNETT
Address: 1060 West Leadora Ave
Blendora CA 91741

STATE OF COLORADO)
)
COUNTY OF ADAMS)

See attached Notarization

Subscribed and sworn to before me this _____ day of _____, 20____, by
_____.

Witness my hand and official seal.

My Commission expires: _____
Notary Public

Name and Address of Person Preparing Legal Description:

A recorded copy of this Certification shall be submitted to the Adams County Community and Economic Development Department within thirty days after the initial public hearing on all applicable land use applications.

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], *not* Notary)

1 _____

2 _____

3 _____

4 _____

5 _____

6 _____

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

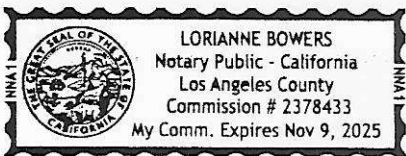
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
 County of LOS ANGELES

Subscribed and sworn to (or affirmed) before me
 on this 6th day of July, 2023,
 by Date Month Year

(1) Steven Brunett

(and (2) Sharon Brunett),
Name(s) of Signer(s)



proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature Lorianne Bowers
 Signature of Notary Public

Seal
 Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
 Title or Type of Document: APPLICANT'S CERT CONCERNING QUALIFYING SURFACE DEVELOPMENT Document Date: 7/6/2023
 Number of Pages: Signer(s) Other Than Named Above: None

CERTIFICATION OF NOTICE TO MINERAL ESTATE OWNERS

(We) STEVEN & SHARON BRUNETT
(the "Applicant") by signing below, hereby declare and certify as follows:

With respect to the property located at:

Physical Address: 14957 LANEWOOD ST BRIGHTON CO 80603

Legal Description: SUB: ALLART SUBDIVISION LOT 1A

Parcel #(s): 0156714202007

(PLEASE CHECK ONE):

On the 6th day of July, 2023, which is not less than thirty days before the initial public hearing, notice of application for surface development was provided to mineral estate owners pursuant to section 24-65.5-103 of the Colorado Revised Statutes;

or

I/We have searched the records of the Adams County Tax Assessor and the Adams County Clerk and Recorder for the above identified parcel and have found that no mineral estate owner is identified therein.

Date: July 6 2023 Applicant: [Signatures]

By:
Print Name: STEVEN + SHARON BRUNETT
Address: 1060 West Leadora Ave
BLENDORA CA 91741

STATE OF COLORADO)
)
COUNTY OF ADAMS)

See attached Notarization

Subscribed and sworn to before me this _____ day of _____, 20____, by _____.

Witness my hand and official seal.

My Commission expires: _____

Notary Public

After Recording Return To:

Name and Address of Person Preparing Legal Description:

A recorded copy of this Certification shall be submitted to the Adams County Community and Economic Development Department with all applicable land use applications.

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], *not* Notary)

1 _____

2 _____

3 _____

4 _____

5 _____

6 _____

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of LOS ANGELES

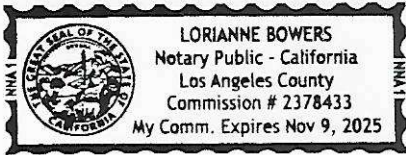
Subscribed and sworn to (or affirmed) before me

on this 6th day of July, 2023,
by Date Month Year

(1) Steven Brunett

(and (2) Sharon Brunett),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



Signature Lorianne Bowers
Signature of Notary Public

Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Cost of Notice to Mineral Estate Owners Document Date: 7/6/2023

Number of Pages: Signer(s) Other Than Named Above: None

APPLICANT'S CERTIFICATION CONCERNING QUALIFYING SURFACE DEVELOPMENT,
PURSUANT TO C.R.S. §24-65.5-103.3 (1)(b)

I, STEVEN BRUNETT (the "Applicant") by signing below, hereby declare and certify as follows concerning the property located at:

Physical Address: 14957 LANEWOOD ST. BRIGHTON CO 80603

Legal Description: SUB: ALLART SUBDIVISION LOT: 1A

Parcel # (s): 0156714202007

With respect to qualifying surface developments:

Access to existing and proposed mineral operations, surface facilities, flowlines, and pipelines in support of such existing and proposed operations for oil and gas exploration and production, including provisions for public roads sufficient to withstand trucks and drilling equipment or thirty-foot-wide access easements, were provided for in a "_____" area as recorded in Reception # _____ on _____.

Not Applicable

Date: July 6 2023 Applicant: [Signature]
By: STEVEN BRUNETT
Address: 1060 WEST LEADORA AVE
614202A CA 91741

STATE OF COLORADO)
)
COUNTY OF ADAMS)

See attached Notarization

Subscribed and sworn to before me this _____ day of _____, 20____, by _____.

Witness my hand and official seal.

My Commission expires: _____ Notary Public

After Recording Return To:

Name and Address of Person Preparing Legal Description:

A recorded copy of this Certification shall be submitted to the Adams County Community and Economic Development Department with all applicable land use applications.

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], *not* Notary)

1 _____
 2 _____
 3 _____
 4 _____
 5 _____
 6 _____

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of LOS ANGELES

Subscribed and sworn to (or affirmed) before me

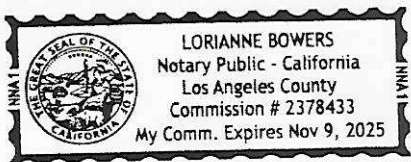
on this 6th day of July, 2023,
by Date Month Year

(1) Steven Brunett

(and (2) Sharon Brunett),
Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature Lorianne Bowers
Signature of Notary Public



Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: APPLICANT'S CERT CONCERNING QUALIFYING SURFACE DEVELOPMENT Document Date: 7/6/2023

Number of Pages: — Signer(s) Other Than Named Above: None



BUILDING PERMIT APPLICATION

COUNTY OF ADAMS

4955 EAST 74TH AVENUE COMMERCE CITY, COLORADO 80022

BDL0300962

PLEASE PRINT

JOB ADDRESS
1 14957 North Lanewood Street Brighton CO 80603

LEGAL DESCRIPTION: INCLUDE SUBDIVISION, FILING NO., BLOCK, LOT IF APPLICABLE
E/2, N/2, NW/4, Section 14, T34P1S R65W

OWNER
2 Allart Jay Lynn 303-929-6866
LAST NAME FIRST NAME PHONE #

SETBACKS FROM PROPERTY LINES
3 N 500ft S 65ft E 250ft W 500ft

ARCHITECT OR DESIGNER OR ENGINEER
4 [Blank] MAIL ADDRESS PHONE LICENSE NO.

CONTRACTOR
5 North Star Homes Inc 3814 S. C. R. 5 970-667-8830
MAIL ADDRESS PHONE REGISTRATION NO.

PLUMBING CONTRACTOR
6 Homeowner - Barwista - Loveland, CO 80537
MAIL ADDRESS PHONE REGISTRATION NO.

7 Homeowner

8 RESIDENTIAL COMMERCIAL

9 NEW ADDITION ALTERATION REPAIR MOVE DEMOLISH CHANGE IN USE

10 Moving modular home on a foundation HUD/V.I.S.C. #5?
11 Maximum height shall be 35 ft. SEE I.D. Report 501
Culvert may be required. If culvert is necessary, permit and inspection must be obtained from Engineering prior to CO.

12 VALUATION OF WORK: \$19,821.00 (COST OF LABOR AND MATERIALS)

TYPE OF HEATING FUEL: Propane

TYPE OF SEWAGE DISPOSAL: PUBLIC PRIVATE

TYPE OF WATER SUPPLY: PUBLIC PRIVATE

BELOW AREA FOR OFFICE USE ONLY

TYPE OF CONST.	V-N	OCCUPANCY GROUP	R-3	SIZE OF BLDG. (TOTAL) SQ. FT.	1,600
FIRE ZONE	6	NO. OF STORIES	1	MAX OCC. LOAD	
NO. OF DWELLING UNITS	1	NO. OF BEDROOMS	3	NO. OF BATHROOMS	2
FIRE SPRINKLERS REQ. YES NO		OFFSTREET PARKING SPACES COVERED UNCOVERED			

NOTICE: THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS COMMENCED.

WARNING: THE ISSUANCE OF THIS BUILDING PERMIT DOES NOT ABRIDGE, CANCEL OR AUTHORIZE VIOLATION OF PRIVATE RIGHTS, COVENANTS OR RESERVATIONS WHICH MAY BE ASSOCIATED WITH THE BUILDING SITE. NOR DOES THIS PERMIT CERTIFY COMPLIANCE WITH ANY APPLICABLE STATE OR FEDERAL LAWS.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND REGULATION GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME OR GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

SIGNATURE OF CONTRACTOR OR AUTHORIZED AGENT DATE

SIGNATURE OF OWNER DATE 10-2-03

PERMIT VALIDATION APPROVED BY: T. JAGAR DATE 12/16/03 **PERMIT NUMBER** BDP03-2659

WHITE-BUILDING DEPT. PINK-APPLICANT GOLDENROD-ASSESSOR

SECTION 14957 Lanewood St
S.R. 65
W. USE

015670000164

To schedule an inspection, notify the Building Department, telephone 303-654-6320, one day in advance of requested inspection.

Permit # BDP03-2659

Issued without fee

CERTIFICATE OF OCCUPANCY

DATE: 4/28/2004

Permission is hereby granted to Jay Lynn Allart

(owner or lessee) to use the Entire Structure

1 story building, situated at 14957 North Lanewood Street

Lot _____ Block _____ Addition _____

(_____ Section 11 Township 1 South, Range 65

West) for the following purpose Modular R-3

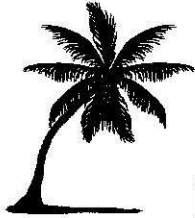
TAKE NOTICE

No change shall be made in the use of this building without prior notice and certificate from Adams County.

This certificate shall, except in the case of dwellings or churches, be so conspicuously posted in or upon the premises to which it applies that it may readily be seen by anyone entering such premises.

TERRY INGRAFF

Chief Building Inspector
Adams County, Colorado



Ed Jennings

PO Box 200662, Denver, Co. 80220
Phone (303)388-1867 Cell (303)929-0833
edjennings@comcast.net

Date: 11/04/22
File: VR122105

Matt Emmens
Development Services Engineering
4430 South Adams County Parkway
Brighton, Colorado 80601

Request of Waiver

Dear Matt:

This is a request for a waiver of Adams County's requirement for a storm detention pond design and its construction. It is the intention of the property owner of Lots 1A and 1B, Allart Subdivision, to submit a minor subdivision plat to subdivide these 2 existing lots into Lot 1, Lot 2 and Outlot 1. There is an existing house on proposed Lot 1. Proposed Lot 2 will be buildable according to the property's current zoning of A1. Proposed Outlot 1 lies within a floodplain and no building construction will be permitted. Attached is a plan illustrating this proposed subdivision.

It is requested that Adams County's storm detention pond requirements for these lots be waived for the following reasons.

1. According to Section 9-01-02 of the Storm Drainage Design and Stormwater Quality Regulations of Adams County, "The County may grant administrative relief from the criteria if the increase in impervious area is less than 5% of the overall development". Since the proposed Lot 1 is already developed and the proposed Outlot is not buildable, the only proposed construction will be on Lot 2. It is anticipated that the proposed construction would be a single family residence with drives and walks which will consist of less than 5,000 square feet of impervious area. This impervious area is only 4.6% of the Lot's proposed 2.501 acres. The existing impervious area of proposed Lot 1 is also estimated to be less than 5,000 square feet.
2. According to Section 9-01-11 of the Storm Drainage Design and Stormwater Quality Regulations of Adams County, "Exemption from flood control detention requirements may be granted by the County based on the following criteria".
 1. "The total change in impervious area covers approximately 10,000 square feet or less". As described in reason 1, the total change in impervious area is anticipated to be less than 5,000 square feet.
 2. "The site for which detention would be required is adjacent to a major drainageway where the ratio of major drainage basin area to the site area is 1,000:1 or more". Lower Hayesmout Creek is adjacent to the West lines of proposed Lots 1 and 2. It is believed that the drainage basin area for this creek may be large enough to meet this criteria.
 3. "Rural residential subdivisions that consist of a lot split without the construction of roadways". There is no roadway construction proposed for this minor subdivision.
 4. "Onsite flood control detention requirements for the control of runoff rates may be exempted where regional detention facilities are sized and constructed with the capacity to accommodate 100-year storm event flows from a fully developed basin and are publicly owned and maintained". This criteria does not apply to this minor subdivision.
 5. "Public Roads". This criteria does not apply to this minor subdivision.

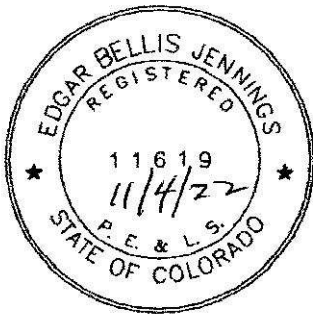
In regard to water quality improvements, the buildable lots currently drain over landscaped or undeveloped ground to Hayesmout Creek. This drainage plan is a "low impact development technique" which provides water quality enhancement. Since the existing and proposed development has a low density with a very low value for imperviousness, it is proposed to utilize this method for future construction on proposed Lot 2 in lieu of water quality ponding.

Since there are no drainage nor water quality improvements proposed for this project and since the proposed changes to the original subdivision are minimal, it is also requested that the County's requirement for a new drainage study submittal to accompany the minor subdivision plat submittal be waived. The existing drainage study for this overall subdivision includes the subject property and a new drainage study will not provide any additional useful information.

Sincerely,



Ed Jennings PE&PLS



ALLART SUBDIVISION AMENDMENT NO. 1

A REPLAT OF LOTS 1A AND 1B, ALLART SUBDIVISION, BEING A PART OF THE NORTH ONE-HALF OF THE OF THE NORTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO. SHEET 2 OF 2

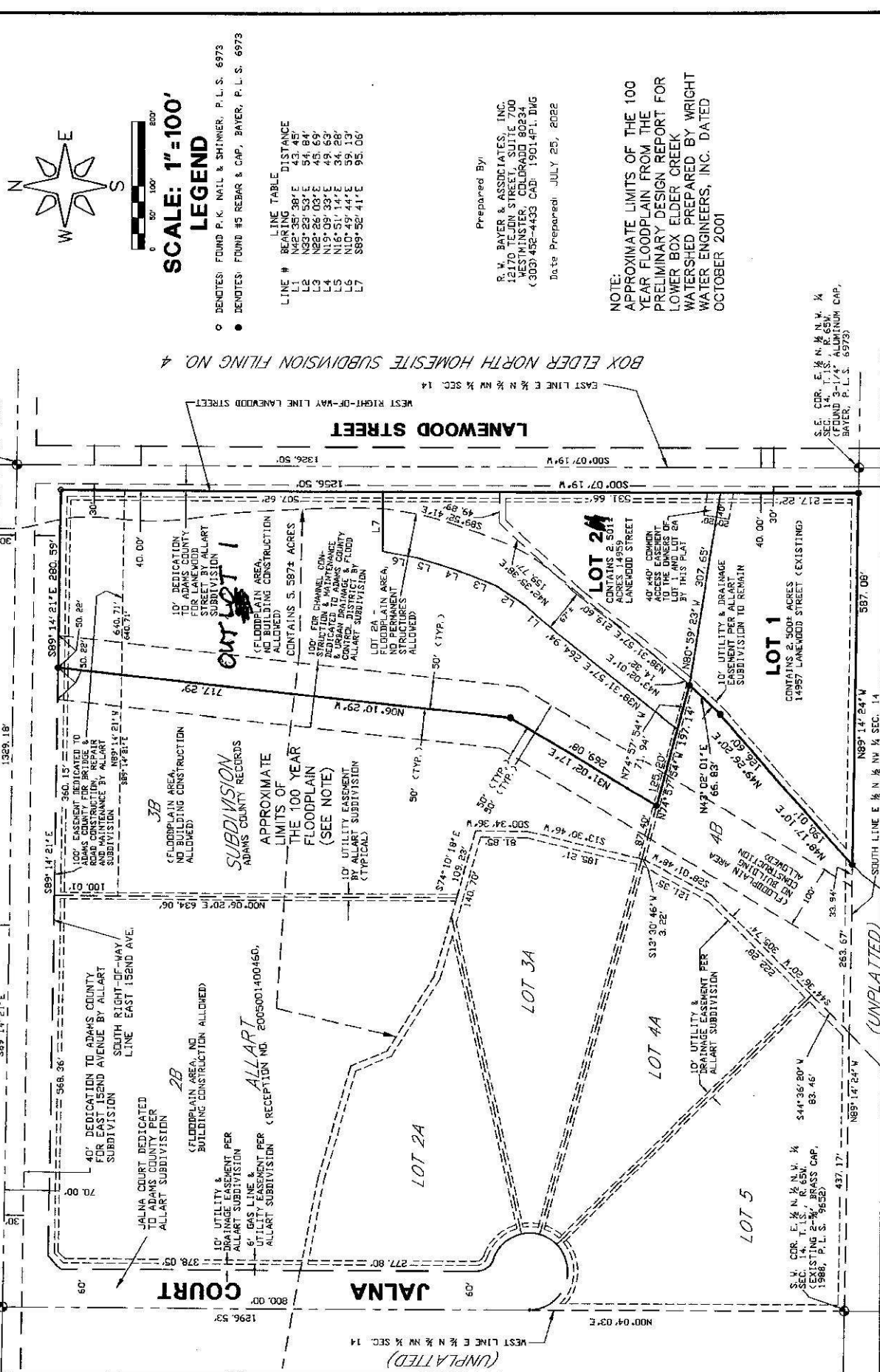
N. V. COR. E. 1/4 N. 1/4 N.W. 1/4 SEC. 14, T. 1 S., R. 65 W. (EXISTING 3/4" CAPPED PIPE) POINT OF COMMENCEMENT

N.E. COR. E. 1/4 N. 1/4 N.W. 1/4 SEC. 14, T. 1 S., R. 65 W. (EXISTING 3/4" CAPPED PIPE) POINT OF COMMENCEMENT

NORTH LINE E 1/2 N 1/4 NW 1/4 SEC. 14 (UNPLATTED)

EAST 152ND AVENUE (BROMLEY LANE)

N. V. COR. E. 1/4 N. 1/4 N.W. 1/4 SEC. 14, T. 1 S., R. 65 W. (EXISTING 3/4" CAPPED PIPE) POINT OF COMMENCEMENT



SCALE: 1"=100'
LEGEND

- DENOTES: FOUND P.K. NAIL & SHIMMER, P.L.S. 6973
- DENOTES: FOUND #5 REBAR & CAP, BAYER, P.L.S. 6973

LINE #	BEARING	DISTANCE
L1	N42°35'38"E	43.45'
L2	N33°23'53"E	54.84'
L3	N22°26'03"E	45.69'
L4	N12°59'33"E	42.98'
L5	N10°49'44"E	59.13'
L6	N89°52'41"E	95.06'

Prepared By:
R. W. BAYER & ASSOCIATES, INC.
12170 TELON STREET, SUITE 700
WESTMINSTER, COLORADO 80234
(303) 452-4433 CAD: 19014PI.DWG
Date Prepared: JULY 25, 2022

NOTE: APPROXIMATE LIMITS OF THE 100 YEAR FLOODPLAIN FROM THE PRELIMINARY DESIGN REPORT FOR LOWER BOX ELDER CREEK WATERSHED PREPARED BY WRIGHT WATER ENGINEERS, INC. DATED OCTOBER 2001

BOX ELDER NORTH HOMESITE SUBDIVISION FILING NO. 4

S. E. COR. E. 1/4 N. 1/4 N.W. 1/4 SEC. 14, T. 1 S., R. 65 W. (FOUND 3/4" ALUMINUM CAP, BAYER, P.L.S. 6973)

SOUTH LINE E 1/2 N 1/4 NW 1/4 SEC. 14 (UNPLATTED)

(UNPLATTED)

Regarding driveway/access permit please find attached building permit no. BDP03-2659 with driveway explanation per Terry Ingalls, chief building inspector. Under special conditions #11; Culvert may be required. If culvert is necessary, permit and inspection must be obtained from engineer prior to CO. see ID report 507.

I have also attached the CO as a culvert was not required. Assuming the county can access the report for further documentation regarding this matter.

Allart, Jaylynn

From: ED JENNINGS <edjennings@comcast.net>
Sent: Thursday, November 10, 2022 4:09 PM
To: memmens@adcogov.org; Allart, Jaylynn
Subject: File no 1 of photos of Lanewood Street
Attachments: IMG_2084.JPG; IMG_2083.JPG; IMG_2082.JPG

EXTERNAL: This email was received from outside of Genex Services. Please do not click links or open attachments unless you know the content is safe.

Hi Matt:

Due to the size of the files, these are being sent in 3 e-mails.

Per our recent conversation, attached are some photos of the roadway, shoulder and drainage swale for the West side of Lanewood Street adjacent to Allart Subdivision. Photos 1182 and 1183 are taken near the south line of Allart Subdivision. Subsequent photos are taken moving North. On most of the locations of the photos, there was a picture of the overall road followed by a picture of the shoulder and roadside ditch. The last two photos are taken near the intersection with Bromley Lane.

As you can see, the constructed roadway section is fairly consistent at all locations.

Let me know if you need any additional information in order to evaluate the existing condition of the roadway.

Ed Jennings PE&PLS
303-388-1867
303-929-0833 cell

Ed Jennings
303-388-1867
303-929-0833 cell



LSC TRANSPORTATION CONSULTANTS, INC.

1889 York Street
Denver, CO 80206
(303) 333-1105
FAX (303) 333-1107
E-mail: lsc@lscdenver.com

December 1, 2022

Ms. JayLynn Allart
6726 S. Biloxi Court
Aurora, CO 80016

Re: Allart Subdivision
Adams County, CO
LSC #190551

Dear Ms. Allart:

Per your request, we have completed this trip generation letter for the proposed Allart Subdivision development in Adams County, Colorado.

INTRODUCTION

The purpose of this letter is to estimate the trip generation potential of the currently proposed land use.

LAND USE

The site currently includes one single-family detached dwelling unit and is proposed to include two single-family detached dwelling units.

TRIP GENERATION

Table 1 shows the estimated average weekday, morning peak-hour, and afternoon peak-hour trip generation assumed for the currently proposed land use based on rates from *Trip Generation, 11th Edition, 2021* by the Institute of Transportation Engineers (ITE) as well as for the existing land use.

The currently proposed land use is projected to generate about 9 additional vehicle-trips on the average weekday, with about half entering and half exiting during a 24-hour period. During the morning peak-hour, which generally occurs for one hour between 6:30 and 8:30 a.m., no additional vehicles would enter and about 1 additional vehicle would exit the site. During the afternoon peak-hour, which generally occurs for one hour between 4:00 and 6:00 p.m., about 1 additional vehicle would enter and no additional vehicles would exit the site.

CONCLUSION

The daily peak-hour trip generation potential of the proposed Allart Subdivision development is less than 21 vehicles so no further analysis should be necessary.

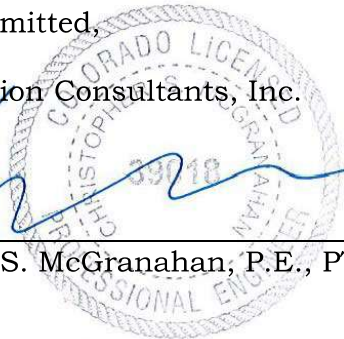
* * *

We trust this information will assist you in planning for the proposed Allart Subdivision development.

Respectfully submitted,

LSC Transportation Consultants, Inc.

By:  _____
Christopher S. McGranahan, P.E., PTOE



CSM/wc

12-1-22

Enclosure: Table 1

Table 1
ESTIMATED TRAFFIC GENERATION
Allart Subdivision
Adams County, CO
LSC #190551; December, 2022

Trip Generating Category	Quantity	Trip Generation Rates ⁽¹⁾				Vehicle-Trips Generated					
		Average Weekday		PM Peak-Hour		Average Weekday		PM Peak-Hour			
		In	Out	In	Out	In	Out	In	Out		
PROPOSED NEW LAND USE Single-Family Detached ⁽²⁾	1 DU ⁽³⁾	9.43	0.182	0.518	0.592	0.348	9	0	1	1	0

Notes:

- (1) Source: *Trip Generation*, Institute of Transportation Engineers, 11th Edition, 2021
- (2) ITE Land Use No. 210 - Single-Family Detached Housing
- (3) DU = Dwelling Units