

Community & Economic  
Development Department  
adcogov.org



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

PHONE 720.523.6800

EMAIL [epermitcenter@adcogov.org](mailto:epermitcenter@adcogov.org)

## Request for Comments

Case Name: Allart Subdivision, Amendment No. 1

Case Number: PLT2023-00038

September 8, 2023

The Adams County Planning Commission is requesting comments on the following application:  
**Subdivision replat to reconfigure three previously platted lots in the Agricultural-1 zone district with Natural Resources Conservation Overlay.** This request is located at 14957 LANEWOOD ST. The Assessor's Parcel Numbers are 0156714202006, 0156714202007, 0156714202008.

Applicant Information:

JAYLYNN ALLART  
6726 SBILOXI CT  
AURORA, CO 80016

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6949 by **September 29, 2023** in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to [LCampbell@adcogov.org](mailto:LCampbell@adcogov.org).

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

Thank you for your review of this case.

A handwritten signature in cursive script that reads 'Lia Campbell'.

Lia Campbell  
Planner II

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry  
DISTRICT 1

Charles "Chaz" Tedesco  
DISTRICT 2

Emma Pinter  
DISTRICT 3

Steve O'Dorisio  
DISTRICT 4

Lynn Baca  
DISTRICT 5

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:**  
 THIS MAP IS SHOWN FOR PURPOSES OF VARIANCE APPLICATION. ALL OTHER SITE IMPROVEMENTS ARE CONCEPTUAL AND ARE NOT PART OF THE LEGAL DESCRIPTION.  
 LOT 1A, ALAMAT SUBDIVISION

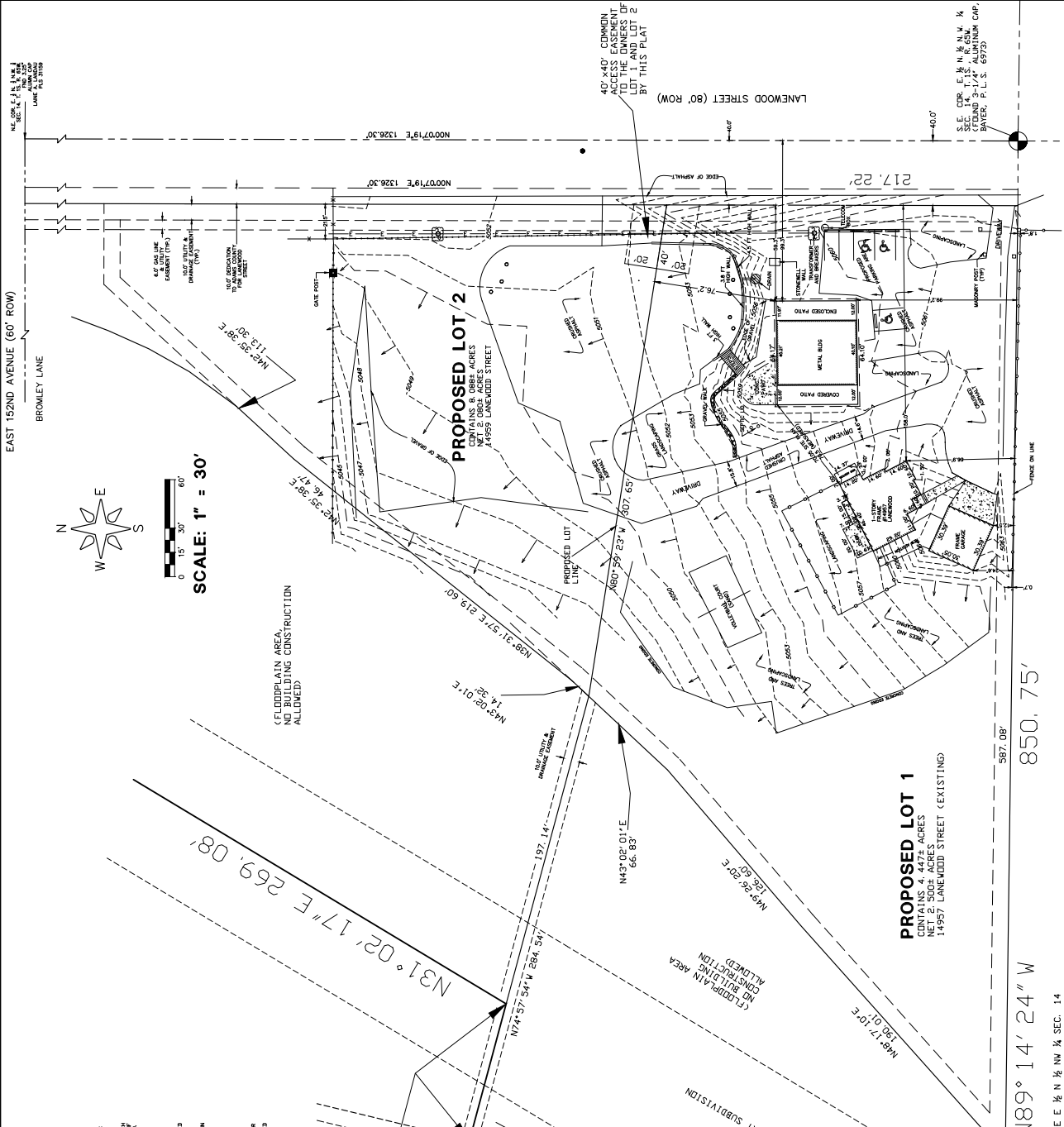
**NOTES:**  
 1. THIS MAP IS SHOWN FOR PURPOSES OF VARIANCE APPLICATION. ALL OTHER SITE IMPROVEMENTS ARE CONCEPTUAL AND ARE NOT PART OF THE LEGAL DESCRIPTION.  
 2. THIS MAP IS SHOWN FOR PURPOSES OF VARIANCE APPLICATION. ALL OTHER SITE IMPROVEMENTS ARE CONCEPTUAL AND ARE NOT PART OF THE LEGAL DESCRIPTION.  
 3. THIS MAP IS SHOWN FOR PURPOSES OF VARIANCE APPLICATION. ALL OTHER SITE IMPROVEMENTS ARE CONCEPTUAL AND ARE NOT PART OF THE LEGAL DESCRIPTION.  
 4. THIS MAP IS SHOWN FOR PURPOSES OF VARIANCE APPLICATION. ALL OTHER SITE IMPROVEMENTS ARE CONCEPTUAL AND ARE NOT PART OF THE LEGAL DESCRIPTION.

**THE LEGAL UNITS USED AND SHOWN HEREON ARE U.S. SURVEY FEET. CONTAINING INTERNAL:**  
 THIS IMPROVED LOCATION CERTIFICATE/PERMITS MAP CAN BE USED IN ITS ENTIRETY FROM AS THERE ARE ADDITIONAL SPOT ELEVATIONS CONTAINED THEREON.  
 THE POINT OF BEGINNING FOR THE SURVEY IS AT THE INTERSECTION OF PEARL STREET AND EAST BETH AVENUE. ELEVATION 387.84' AS SHOWN ON THE SURVEY MAP.

**CERTIFICATION OF SURVEY:**  
 I, R.W. BAYER, CERTIFY THAT THIS IMPROVED LOCATION CERTIFICATE/PERMITS MAP WAS PREPARED FOR THE STATE OF COLORADO, AND THAT IT IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY AS SHOWN THEREON. I HAVE PERSONALLY CONDUCTED THE SURVEY AND THE RESULTS THEREOF ARE SHOWN ON THIS MAP. I HAVE ALSO CONDUCTED A REASONABLE INVESTIGATION OF THE RECORDS OF THE PUBLIC RECORDS AND HAVE FOUND THAT THE SURVEY IS CORRECT AND THAT THERE IS NO APPARENT EVIDENCE OF ERROR OR FRAUD IN ANY PART OF THE SURVEY RECORDS.

R.W. BAYER  
 REG. P.L.S. NO. 8933

- LEGEND**
- DENOTES: TREE (DECIDUOUS)
  - DENOTES: SHRUB
  - DENOTES: POWER POLE
  - DENOTES: OVERHEAD ELECTRIC LINE
  - DENOTES: BARB WIRE FENCE
  - DENOTES: WOOD FENCE
  - DENOTES: SPIKE RAIL FENCE
  - DENOTES: DIRECTION OF STORM WATER FLOW
  - DENOTES: CONCRETE



SCALE: 1" = 30'

FLOODPLAIN AREA  
 NO BUILDING CONSTRUCTION ALLOWED

PROPOSED LOT 2  
 CONTAINS 8.088+ ACRES  
 4495S LANEWOOD STREET

PROPOSED LOT 1  
 CONTAINS 4.447+ ACRES  
 NE 2.500E ACRES  
 14957 LANEWOOD STREET (EXISTING)

850.75'

N89° 14' 24" W

(UNPLATTED)

**R.W. BAYER & ASSOCIATES, INC.**  
 1001 W. WASHINGTON STREET, SUITE 200  
 WESTMINSTER, COLORADO 80234  
 (303) 452-4433 rwsurveying@aol.com

**SITE PLAN - 14957 LANEWOOD STREET**  
 BEING A PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

SCALE: 1" = 30'  
 DATE: JAN. 22, 2019  
 SHEET NO: 704  
 FILE NO: 14-15-131L  
 REG. NO: 2019-014  
 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 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. \_\_\_\_\_

- PLAY 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 LOT 2A WILL SHARE THE WATER WELL LOCATED ON LOT 1).
  2. SEWER SERVICE - SEWER WILL BE ON-SITE WASTEWATER SYSTEM (OWS) ON EACH LOT WITH LEACH FIELDS LOCATED TO THE WEST OF EACH LOT. A PERMIT FOR INSTALLATION OF AN OWS AS PART OF A BUILDING PERMIT PROCESS WILL BE OBTAINED.) 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 RUMED 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 INCLUDING DRAINAGE TANK SYSTEM HAS BEEN PUMPED AND INSPECTED. THE TRI-COUNTY HEALTH DEPARTMENT HAS BEEN ADVISED AND APPROVED THAT THE SEPTIC TANKS HAVE BEEN MAINTAINED 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 OWS 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 COMMERCIAL 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 WITHSTANDING FIRE PROTECTION. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY FIRE PROTECTION PERMIT APPLICATION, WERS SHALL BE CONSULTED ON THESE AND OTHER APPLICABLE REQUIRED WITH PROTECTION MEASURES.
  6. GEOLOGIC CONDITIONS AND FOUNDATION DESIGN - SOILS ON THE SITE MAY HAVE EXPANSIVE (SWELLING) POTENTIAL AND MAY EXHIBIT HYDRO-COMPACTON 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 OBTAINED FROM THE CDPS. CONTACT THE CDPS AT 303-692-3500, OR AT <http://www.cdps.state.co.us/water/permitsunit/wqcdpnet.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 SEVEN-FOOT WIDE GRASS BUFFER IS HEREBY GRANTED AS SHOWN ON THIS PLAT. UTILITIES SHALL ALSO BE SEPARATED FROM ACCESS EASEMENTS WITHIN 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 AND DEFENSE OF FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS OTHERWISE SPECIFIED. 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 SUBSEQUENT 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 ISSS 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 NFPA 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.

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 JAVELYN 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. 200501400480, 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 RESERVED. THE RESERVED PORTIONS OF REAL PROPERTY ARE RESERVED FOR THE USE OF THE PUBLIC FOR WATER LINES, 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 RIGHTS TO BEYOND THE DATE OF \_\_\_\_\_, 2022.

JAVELYN ALLART \_\_\_\_\_  
 ACKNOWLEDGEMENT: COUNTY OF ADAMS } ss  
 STATE OF COLORADO }  
 THE FOREGOING WAS ACKNOWLEDGED BY ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BY JAVELYN ALLART.

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

SURVEYOR'S CERTIFICATE:  
 I, RAYMOND W. BAYER, A REGISTERED LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THERE ARE NO ROADS, PIPELINES, IRRIGATION DITCHES OR OTHER EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE HEREBY DESCRIBED PROPERTY, EXCEPT AS SHOWN ON THIS PLAT, AND THAT THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACTS OF 1971, SUPERVISION AND CHECKING, AND THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON.

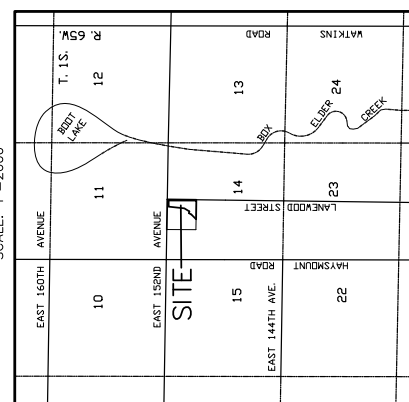
RAYMOND W. BAYER,  
 P.L.S. NO. 6973

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.

BY: \_\_\_\_\_ DEPUTY  
 COUNTY CLERK AND RECORDER  
 RECEPTION NO.: \_\_\_\_\_



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, IS ASSUMED TO BEAR S00°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. THE COMMENCEMENT OF ANY LEGAL ACTION SHALL BE DEEMED TO HAVE 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.

Prepared By:

R. W. BAYER & ASSOCIATES, INC.  
 12170 TEJON STREET, SUITE 700  
 WESTMINSTER, COLORADO 80534  
 (303) 452-4433 CAD - 19014P-IMG

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

# 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 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

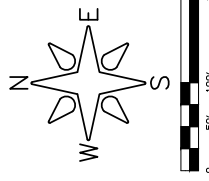
CASE NO. \_\_\_\_\_

N.W. COR. E. 1/2 N. 1/2 N.W. 1/4  
SEC. 14, T. 15S., R. 65W.  
(SET WITNESS CORNER 30" SOUTH,  
3'-3/4" ALUM. CAP. BAYER, P.L.S. 6973)

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

**EAST 152ND AVENUE (BROMLEY LANE)**

N.E. COR. E. 1/2 N. 1/2 N.W. 1/4  
SEC. 14, T. 15S., R. 65W.  
(EXISTING 3/4" CAPPED PIPED  
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

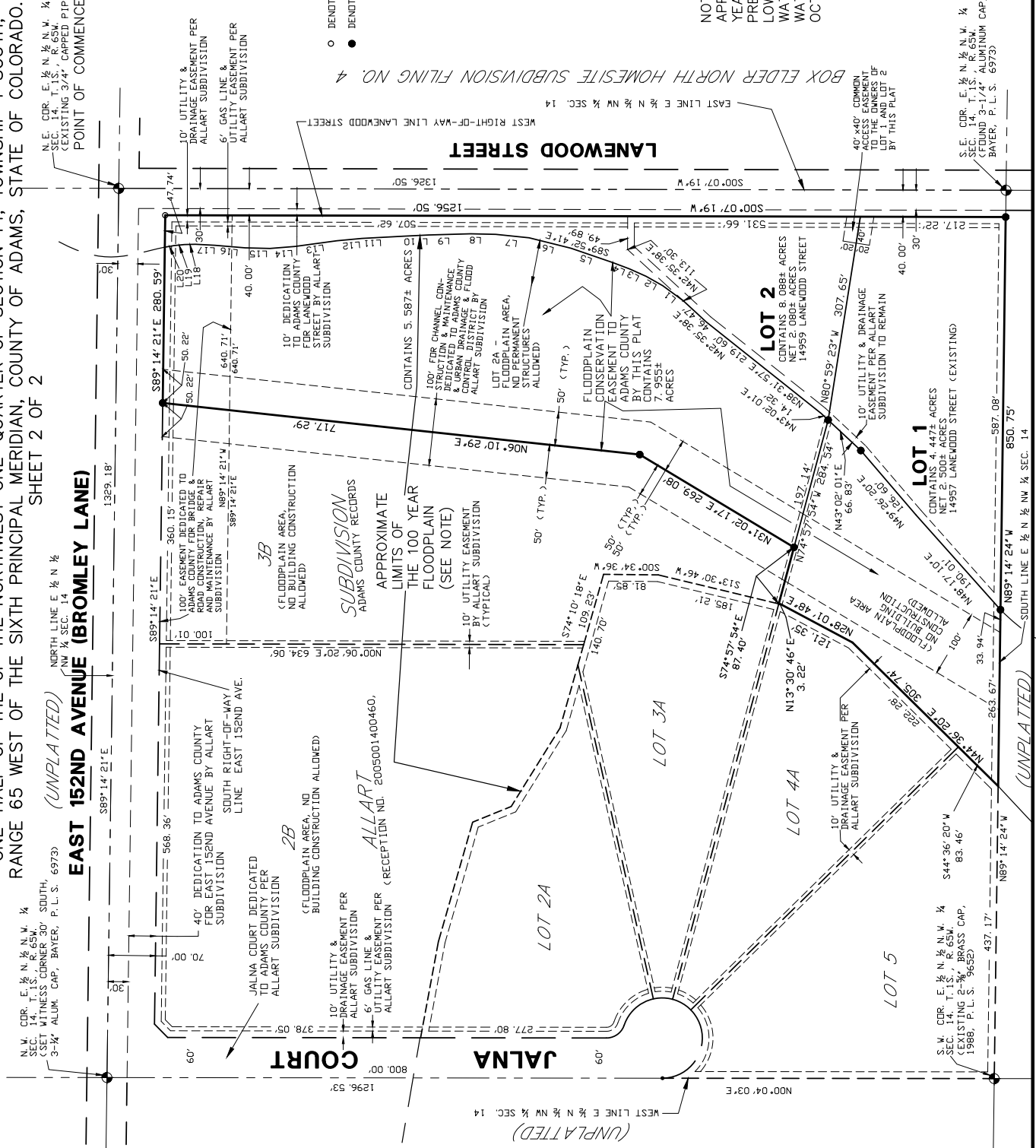
FLOODPLAIN CONSERVATION EASEMENT

LINE #	BEARING	DISTANCE
L1	N36°20'26"E	38.10'
L2	N59°59'18"E	59.69'
L3	N80°41'21"E	62.70'
L4	N80°41'21"E	62.70'
L5	N18°54'42"E	66.02'
L6	N13°57'10"E	64.37'
L7	N05°59'07"E	50.26'
L8	N01°33'30"E	27.51'
L9	N02°47'20"W	37.55'
L10	N03°03'41"W	62.60'
L11	N05°16'08"W	37.67'
L12	N07°42'45"W	63.09'
L13	N04°31'43"W	37.13'
L14	N04°50'55"E	45.73'
L15	N02°59'07"E	28.63'
L16	N01°27'10"W	16.65'
L17	N05°44'24"W	15.80'
L18	N05°44'24"W	15.80'
L19	N05°44'24"W	15.80'
L20	N05°44'24"W	15.73'

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 TEJUN STREET, SUITE 700  
WESTMINSTER, COLORADO 80234  
(303)452-4433 CAD: 1901491.DWG  
Date Prepared: JULY 25, 2022  
REVISED: 09-09-22 LOT CONFL.



BOX ELDER NORTH HOMESITE SUBDIVISION FILING NO. 4

(UNPLATTED)

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

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

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

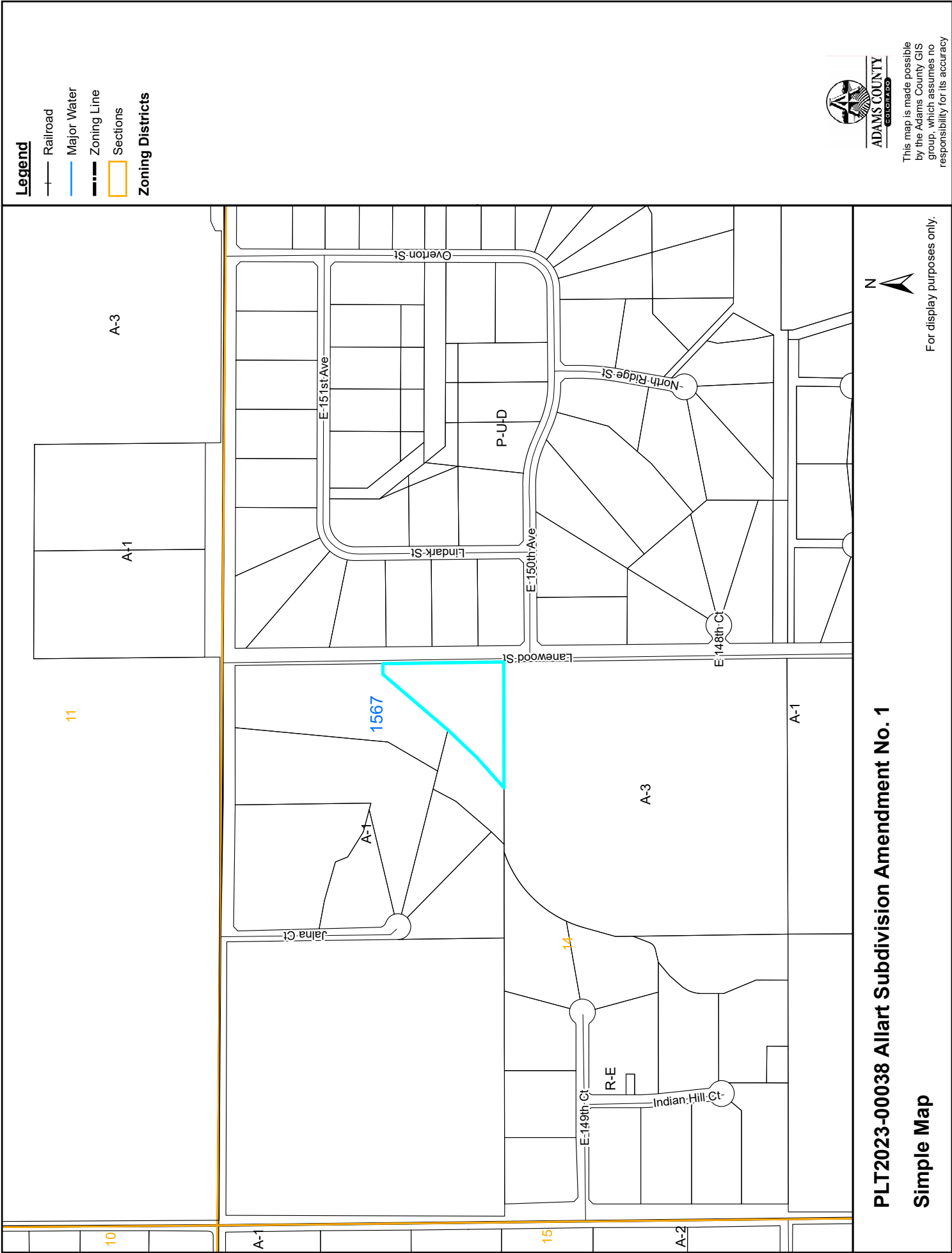
**Legend**

- +— Railroad
- Major Water
- Zoning Line
- Sections

**Zoning Districts**



This map is made possible by the Adams County GIS group, which assumes no responsibility for its accuracy



For display purposes only.

**PLT2023-00038 Allart Subdivision Amendment No. 1**  
**Simple Map**