



Community & Economic Development Department
Planning & Development
4430 S. Adams County Pkwy.
1st Floor, Suite W2000B
Brighton, CO 80601-8218
PHONE 720.523.6800 | FAX 720.523.6967
adcogov.org

Development Team Review Comments

The following comments have been provided by reviewers of your land use application. At this time, a resubmittal of your application is required before this case is ready to be scheduled for public hearing.

To prepare your resubmittal, you will be expected to provide:

- A response to each comment with a description of the revisions and the page of the response on the site plan;
- Any revised plans or renderings; and
- A list identifying any additional changes made to the original submission other than those required by staff.

Resubmittal documents must be provided electronically through e-mail or a flash drive delivered to the One-Stop Customer Service Center. The following items will be expected by our One-Stop Customer Service Center:

- One digital copy of all new materials
 - All digital materials shall be in a single PDF document
 - The single PDF document shall be bookmarked
 - If a Subdivision Improvements Agreement, Legal Description, or Development Agreement is required, then an additional Microsoft Word version of these documents shall also be provided
 - Electronic copies can be emailed to epermitcenter@adcogov.org as a PDF attachment. If the files are too large to attach, the email should include an unlocked Microsoft OneDrive link. Alternatively, the resubmittal can be delivered to the One-Stop counter on a flash drive.

BOARD OF COUNTY COMMISSIONERS

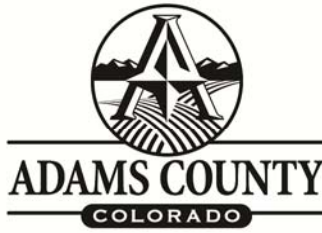
Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve J. O'Dorisio
DISTRICT 4

Lynn E. Baca
DISTRICT 5



Re-submittal Form

Case Name/ Number: _____

Case Manager: _____

Re-submitted Items:

- ☐ Development Plan/ Site Plan
- ☐ Plat
- ☐ Parking/ Landscape Plan
- ☐ Engineering Documents
- ☐ Subdivision Improvements Agreement (Microsoft Word version)
- ☐ Other: _____

*** All re-submittals must have this cover sheet and a cover letter addressing review comments.**

Please note the re-submittal review period is 21 days.

The cover letter must include the following information:

- Restate each comment that requires a response
- Provide a response below the comment with a description of the revisions
- Identify any additional changes made to the original document

For County Use Only:

Date Accepted:

Staff (accepting intake):

Resubmittal Active: ~~Engineering; Planner; Right-of-Way; Addressing; Building Safety;~~

~~Neighborhood Services; Environmental; Parks; Attorney; Finance; Plan Coordination~~

**Cover Letter Regarding Rezone Resubmittal of Parcel # 0156513300003
Lost Creek Subdivision Lot 3**

(Property Owners: David and Angela Andersen)
Prepared by David Andersen, P.E. #0061720 Colorado

ENV2. There is one (1) plugged and abandoned oil and gas well, operated by Amoco Production Company, on the subject parcel. Prior to submittal of a final plat or site-specific development plan, each plugged and abandoned well shall be located and surveyed. The oil and gas well located and setbacks need to be added to the site plan at this time.

Response: The abandoned oil and gas well was added to the preliminary site plan. The well survey coordinates were found on the ECMC website and map.

ENV3. On every final plat or site-specific development plan which contains a plugged and abandoned well, there shall be dedicated a well maintenance and workover setback depicted on the plat, the dimensions of which shall be not less than fifty foot in width and 100 feet in length. No permanent structures shall be located within the setback. The plugged and abandoned well shall be located in the center of the setback. There shall be public access for ingress and egress to the setback of the width of not less than twenty feet. Refer to Adams County Development Standards and Regulations (ACDRS) Section 4-11-02-03-03-05.2c.

Response: The abandoned oil and gas well, a 50' radius around the well, and a 20' public access for ingress and egress setback were added to the preliminary site plan and plat. During the meeting on February 21, 2024 with Lia Campbell and development review team with Adams County, I was told that a 50' radius workover setback around the abandoned well could be used.

ENV4. 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 the prospective purchasers of the 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."

Response: This statement will be placed on the final plat.

ENV5. All known oil and gas well flow lines and/or easement shall be graphically depicted on the Final Plat. Though the well may be plugged and abandoned, that does not mean that the flowlines were removed. In the interest of the public health and safety, Adams County recommends that the applicant verify the status of the flowlines.

Response: In November of 2021, DCP Midstream Company removed the abandoned oil and gas lines from Lot 3. There are no oil or gas flow lines on the property.

ENV6: All wells within 200 feet of the subject parcel(s) must be located and mapped. These may be located off the subject parcel(s), but setback distances may impact the parcel(s). Refer to ACDSR Section 4-11-02-03-03-05-2b.

Response. All wells within 200 feet of the parcel are shown on the preliminary plat and site plan.

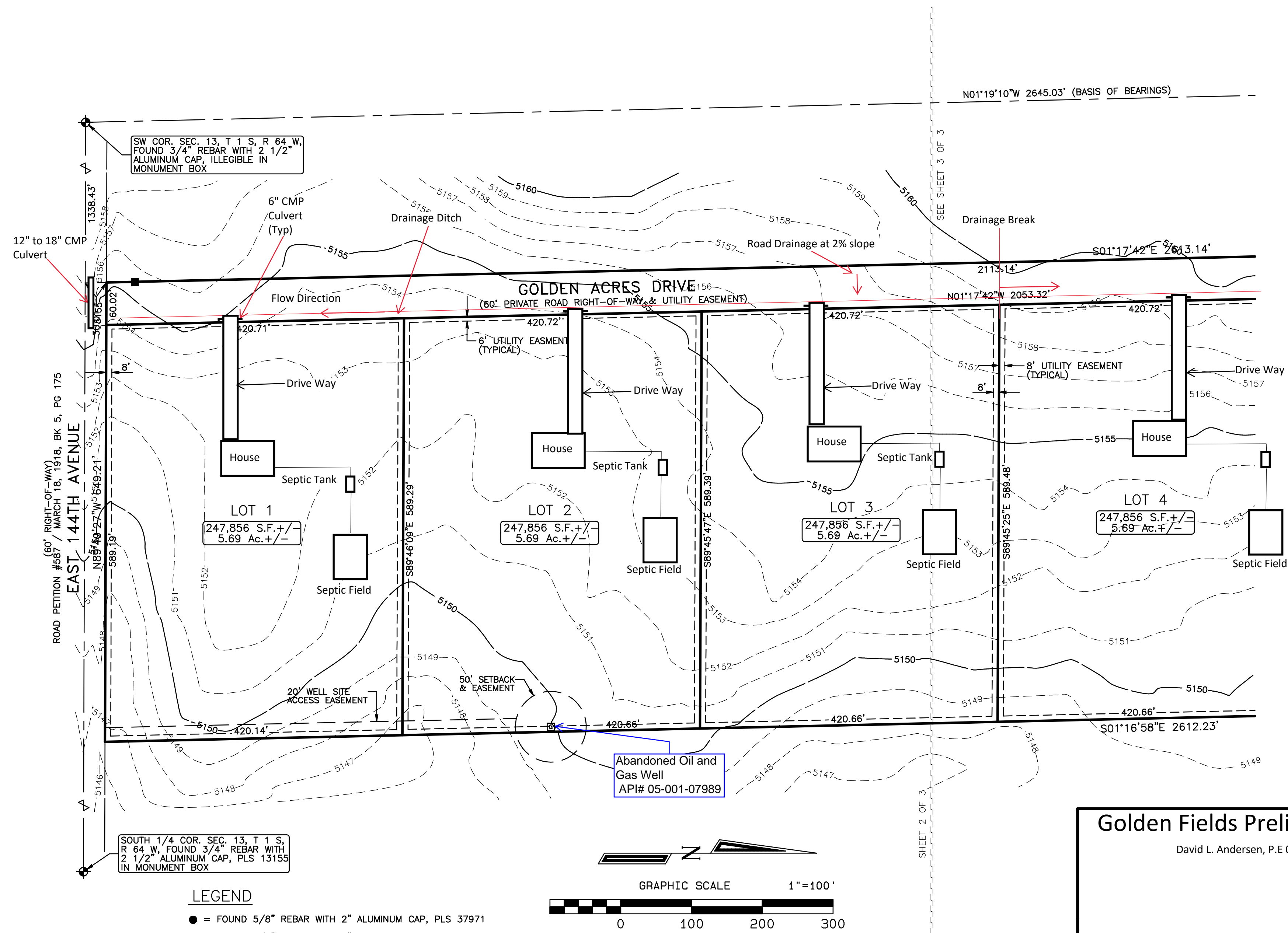
Summary of Changes to the Preliminary Plat and Site Plan

1. Abandoned Well 05-001-07989 was located and placed on the drawings.
2. A 50' radius workover setback is shown on the Plat and site plan with the well in the center of the 50' setback.
3. A 20' ingress and egress setback from East 144th Avenue to the well is shown on the Plat and site plan.

GOLDEN FIELDS SUBDIVISON, FILING NO. 1

Part of the Southwest 1/4 of Section 13,
Township 1 South, Range 64 West of the 6th P.M.,
County of Adams, State of Colorado

Sheet 2 of 3



LEGEND

- = FOUND 5/8" REBAR WITH 2" ALUMINUM CAP, PLS 37971
- = FOUND 5/8" REBAR WITH 2" ALUMINUM CAP, PLS 37971
40.00' NORTH AS WITNESS CORNER
- = PLUGGED & ABANDONED OIL/GAS WELL, UPR PAN AM H #1, API #05-001-07989
LOCATION INFORMATION TAKEN FROM STATE OF COLORADO ECMC ONLINE RECORDS

Golden Fields Preliminary Site Plan

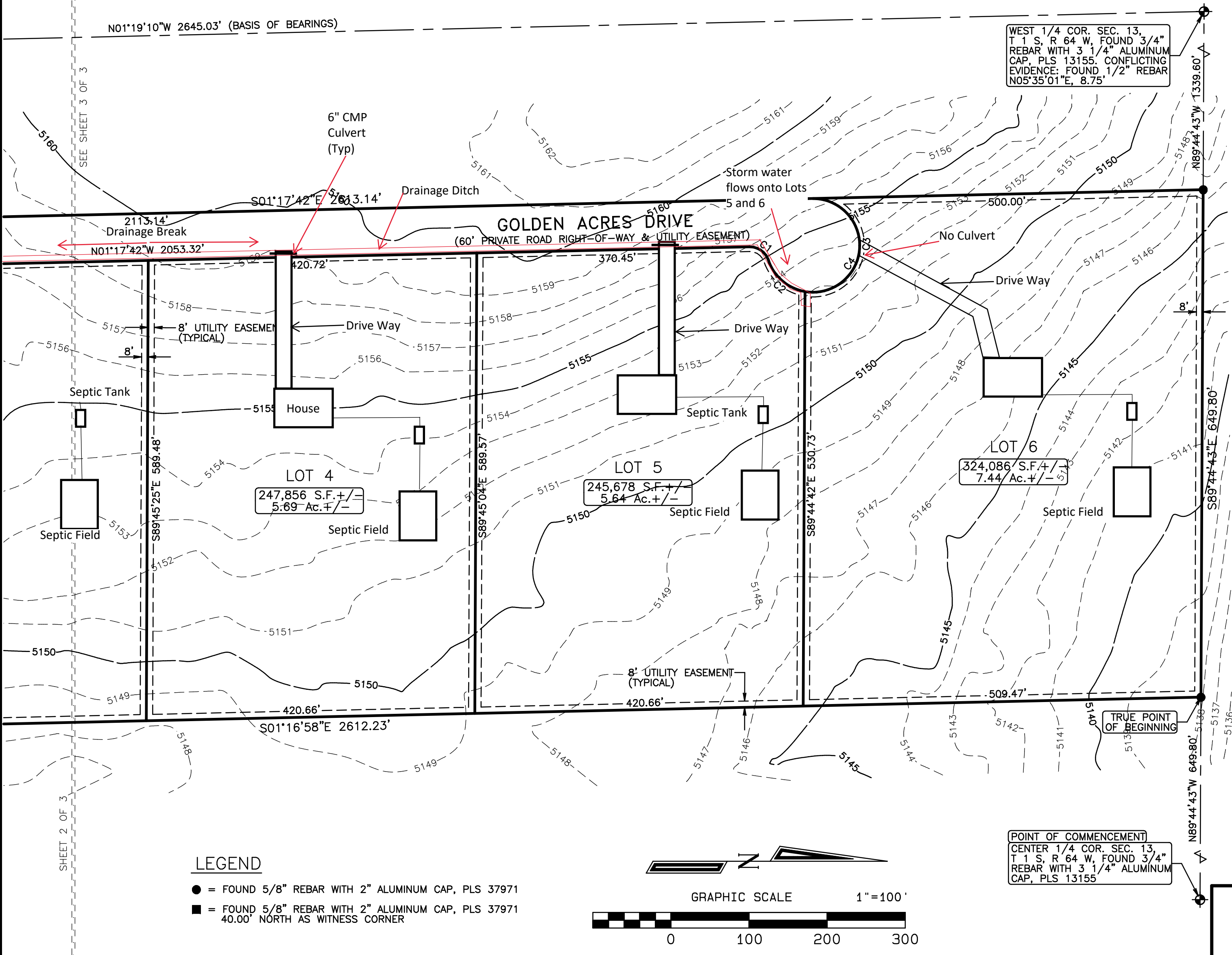
David L. Andersen, P.E 0061720

GOLDEN FIELDS SUBDIVISON, FILING NO. 1

Part of the Southwest 1/4 of Section 13,
Township 1 South, Range 64 West of the 6th P.M.,
County of Adams, State of Colorado

Sheet 2 of 3

LINE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	25.00'	31.80'	72°53'05"	N35°08'50"E	29.70'
C2	60.00'	64.93'	62°00'09"	N40°35'18"E	61.81'
C3	60.00'	198.54'	180°35'13"	N85°12'23"W	119.58'
C4	60.00'	263.47'	242°35'22"	S54°12'19"E	97.33'



GOLDEN FIELDS SUBDIVISON, FILING NO. 1

Part of the Southwest 1/4 of Section 13,
Township 1 South, Range 64 West of the 6th P.M.,
County of Adams, State of Colorado

OWNERSHIP CERTIFICATE & DEDICATION STATEMENT

KNOW ALL MEN BY THESE PRESENTS THAT DAVID ANDERSEN AND ANGELA ANDERSEN,
BEING THE SOLE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 1 SOUTH,
RANGE 64 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED
AS FOLLOWS:

CONSIDERING THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 1 SOUTH,
RANGE 64 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO IS ASSUMED TO
BEAR NORTH 01°19'10" WEST, BEING MONUMENTED ON THE SOUTH END BY A 3/4" REBAR
WITH 2 1/2" ALUMIUM CAP, (ILLEGIBLE) IN MONUMENT BOX, AND ON THE NORTH END BY A 3/4"
REBAR WITH 3 1/4" ALUMINUM CAP, PLS 13155, AND WITH ALL BEARINGS CONTAINED HEREIN
RELATIVE THERETO;

COMMENCING AT THE CENTER 1/4 CORNER OF SAID SECTION 13; THENCE NORTH 89°44'43" WEST,
COINCIDENT WITH THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 13, A DISTANCE OF
649.80 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 01°16'58" EAST, A DISTANCE OF
2612.23 FEET TO THE NORTH RIGHT-OF-WAY LINE OF EAST 144TH AVENUE AS DESCRIBED IN ROAD
PETITION NO. 587 RECORDED MARCH 18, 1918 IN BOOK 5 AT PAGE 175 OF THE RECORDS OF THE
CLERK AND RECORDER FOR ADAMS COUNTY, COLORADO; THENCE NORTH 89°49'27" WEST, COINCIDENT
WITH SAID NORTH RIGHT-OF-WAY LINE BEING 30.00 FEET NORTHERLY FROM AND PARALLEL WITH
THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 13, A DISTANCE OF 649.21 FEET; THENCE
NORTH 01°17'42" WEST, A DISTANCE OF 2613.14 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4
OF SAID SECTION 13; THENCE SOUTH 89°44'43" EAST, COINCIDENT WITH SAID NORTH LINE, A DISTANCE
OF 649.80 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 38.94 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, STREETS
AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF GOLDEN FIELDS
SUBDIVISON, FILING NO. 1 AND DO HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY
THOSE PUBLIC EASEMENTS AS SHOWN ON THIS PLAT; AND FURTHER RESTRICTS THE USE OF ALL
PUBLIC EASEMENT TO ADAMS COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE
RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL
REMAIN EXCLUSIVELY VESTED IN ADAMS COUNTY. FURTHERMORE, GOLDEN ACRES DRIVE AS SHOWN
HEREON IS PRIVATELY OWNED AND MAINTAINED BY THE GOLDEN FIELDS HOMEOWNER'S ASSOCIATION.

DAVID ANDERSEN

ANGELA ANDERSEN

ACKNOWLEDGEMENT

COUNTY OF ADAMS)
STATE OF COLORADO) SS

THE FOREGOING PLAT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME
BY: DAVID AND ANGELA ANDERSEN

THIS ____ DAY OF _____, 20____

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

MY ADDRESS IS: _____

SURVEYOR'S STATEMENT

I, CURTIS D. HOOS, A PROFESSIONAL LAND SURVEYOR IN THE STATE
OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED
BY THIS PLAT WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION,
AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY TO THE BEST
OF MY KNOWLEDGE AND BELIEF. THIS SURVEY DOES NOT CONSTITUTE
A TITLE SEARCH BY ME TO DETERMINE OWNERSHIP

CURTIS D. HOOS, PLS 37971
FOR AND ON BEHALF OF:
AMERICAN WEST LAND SURVEYING CO.
A COLORADO CORPORATION

PLANNING COMMISSION APPROVAL

APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION THIS ____ DAY
OF _____, 20____

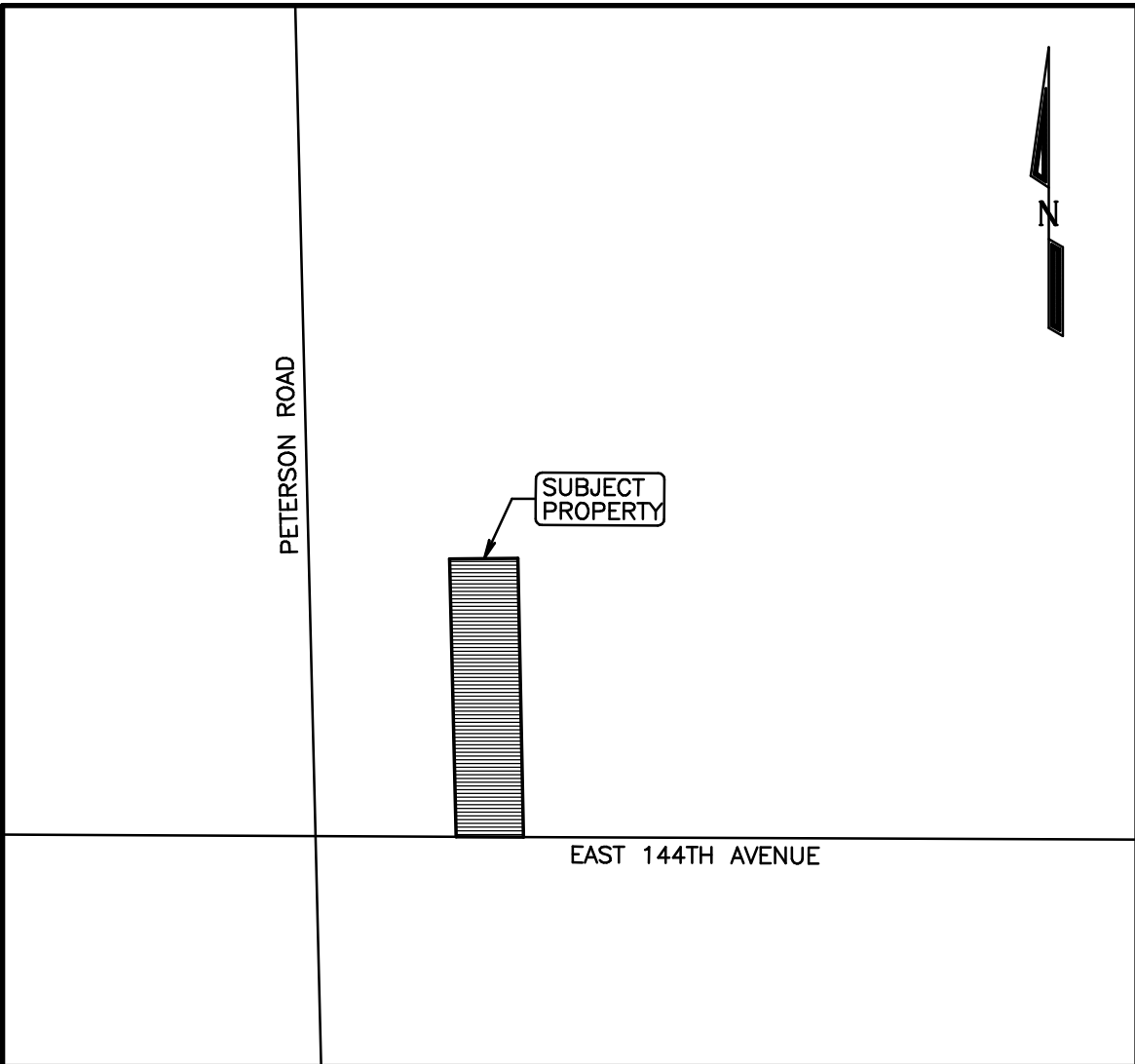
CHAIRMAN

BOARD OF COUNTY COMMISSIONER'S APPROVAL

APPROVED BY THE ADAMS COUNTY BOARD OF COMMISSIONERS THIS ____ DAY
OF _____, 20____

CHAIRMAN

Sheet 1 of 3



VICINITY MAP: 1" = 2000'

EASEMENT STATEMENT

SIX-FOOT (6') WIDE UTILITY EASEMENTS ARE HEREBY DEDICATED ON PRIVATE PROPERTY
ADJACENT TO THE FRONT LOT LINES OF EACH LOT IN THE SUBDIVISION. IN ADDITION, EIGHT-
FOOT (8.) WIDE DRY UTILITY EASEMENTS ARE HEREBY DEDICATED AROUND THE PERIMETER
OF TRACTS, PARCELS AND/OR OPEN SPACE AREAS. THESE EASEMENTS ARE DEDICATED TO
ADAMS COUNTY FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE
INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITIES.

UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE
STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS,
WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES
OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY
EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEES, MAY REMOVE ANY INTERFERING OBJECTS
AT NO COST TO SUCH GRANTEES, INCLUDING, WITHOUT LIMITATION, VEGETATION.

STORM DRAINAGE FACILITIES STATEMENT

THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS SHALL 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 THE SUBDIVISION DEVELOPMENT AGREEMENT. SHOULD THE OWNER
FAIL TO MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE
SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COST WILL BE ASSESSED
TO THE PROPERTY OWNERS.

NOTES

- 1) BASIS OF BEARING: THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 10,
TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH P.M., IN ADAMS COUNTY,
COLORADO, BEING MONUMENTED ON THE NORTH AND SOUTH END BY A 2"
ALUMINUM CAP, PLS 25937 IN MONUMENT BOX, IS ASSUMED TO BEAR NORTH
00°33'42" WEST, WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO.
- 2) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND
SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A
CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- 3) CERTIFICATION DEFINED: THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION"
BY A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE PRACTICE OF LAND
SURVEYING, CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING
THOSE FACTS OF FINDINGS WHICH ARE SUBJECT OF THE CERTIFICATION, AND DOES
NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.
- 4) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTIONS BASED
UPON A DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER
SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY
BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN
HEREON.
- 5) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AMERICAN WEST LAND
SURVEYING CO. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD.
- 6) DISTANCES ON THIS DRAWING ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS
THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.

CLERK AND RECORDER'S CERTIFICATE

THIS MAP WAS FILED FOR RECORD IN THE OFFICE OF ADAMS COUNTY CLERK AND
RECORDER, IN THE STATE OF COLORADO,

AT ____ M. ON THE ____ DAY OF _____, A.D. 20____.

BY: _____
DEPUTY COUNTY CLERK AND RECORDER

RECEPTION NO. _____

LIENHOLDER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENT(S) TO THE DEDICATION AND EASEMENTS
SHOWN ON THIS PLAT.

NAME _____ TITLE _____

FOR: POINT WEST COMMUNITY BANK

ACKNOWLEDGEMENT

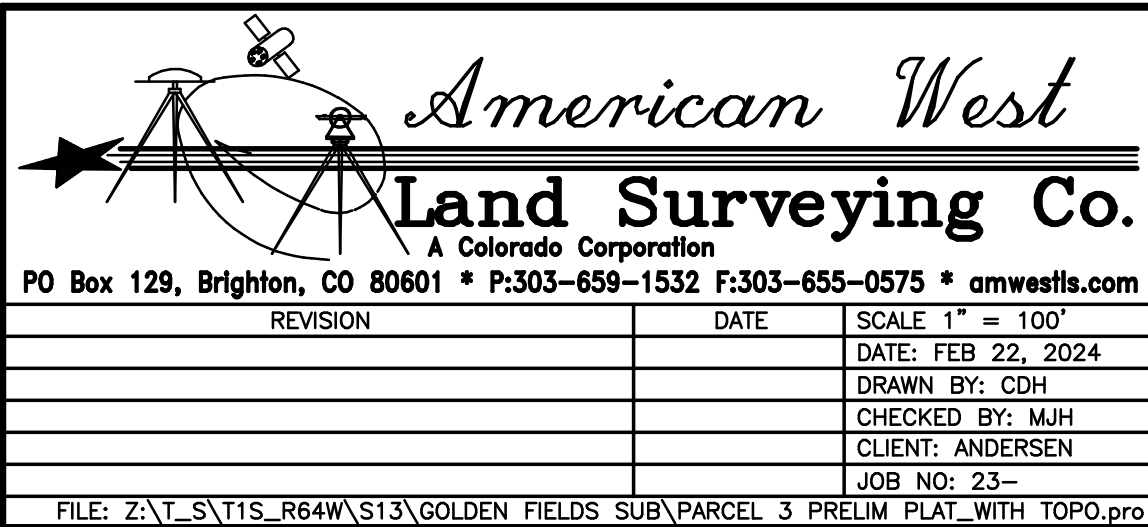
COUNTY OF ADAMS)
STATE OF COLORADO) SS

THE FOREGOING LIENHOLDER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS
____ DAY OF _____, 20____ BY _____

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

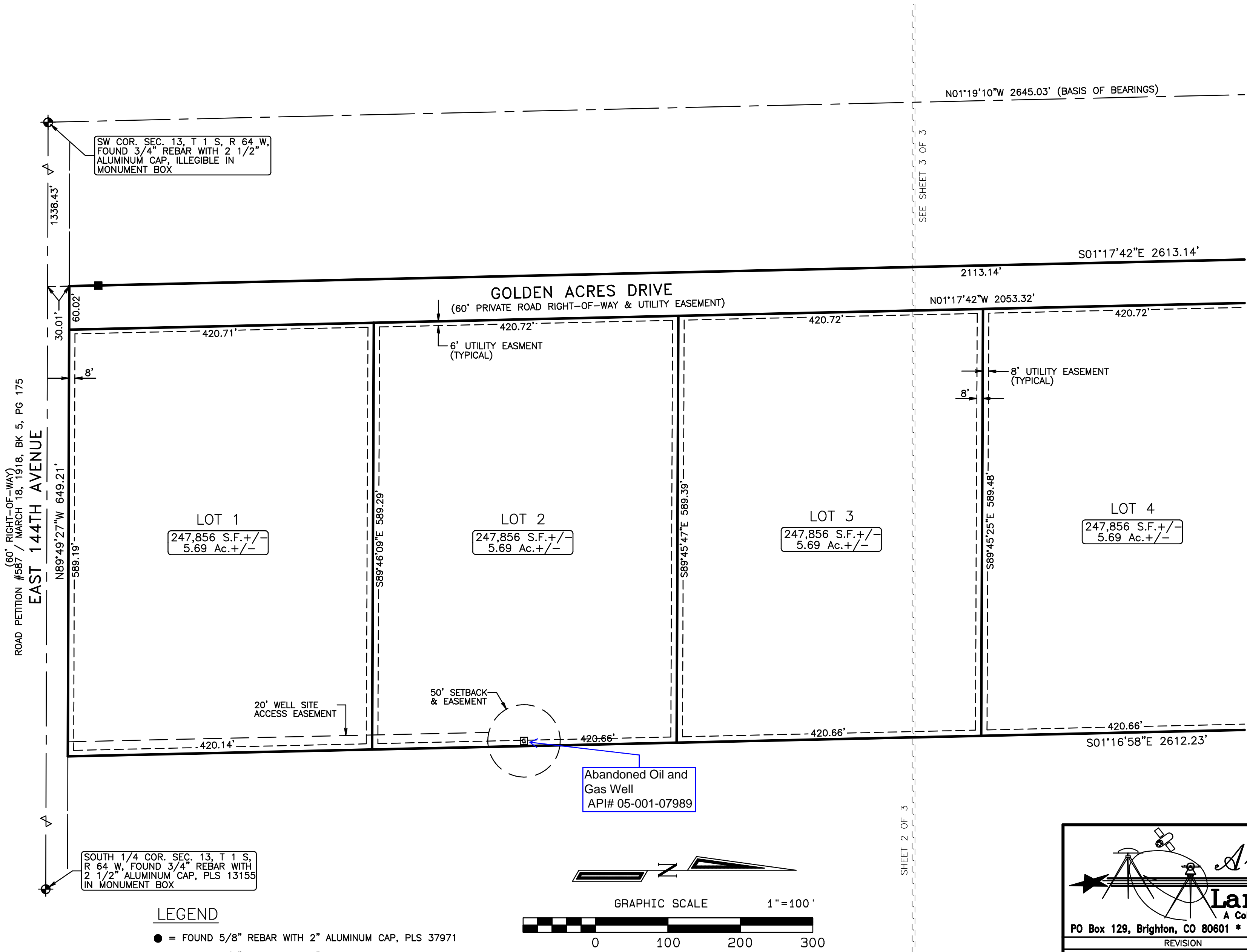
MY ADDRESS IS: _____



GOLDEN FIELDS SUBDIVISON, FILING NO. 1

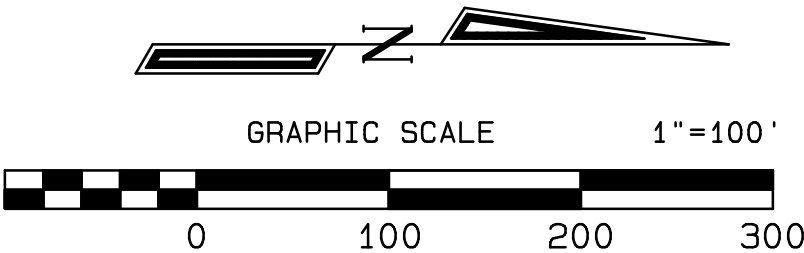
Part of the Southwest 1/4 of Section 13,
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County of Adams, State of Colorado

Sheet 2 of 3



LEGEND

- = FOUND 5/8" REBAR WITH 2" ALUMINUM CAP, PLS 37971
- = FOUND 5/8" REBAR WITH 2" ALUMINUM CAP, PLS 37971
40.00' NORTH AS WITNESS CORNER
- ⊠ = PLUGGED & ABANDONED OIL/GAS WELL, UPR PAN AM H #1, API #05-001-07989
LOCATION INFORMATION TAKEN FROM STATE OF COLORADO ECMC ONLINE RECORDS



American West
Land Surveying Co.
A Colorado Corporation
PO Box 129, Brighton, CO 80601 * P:303-659-1532 F:303-655-0575 * amwestls.com

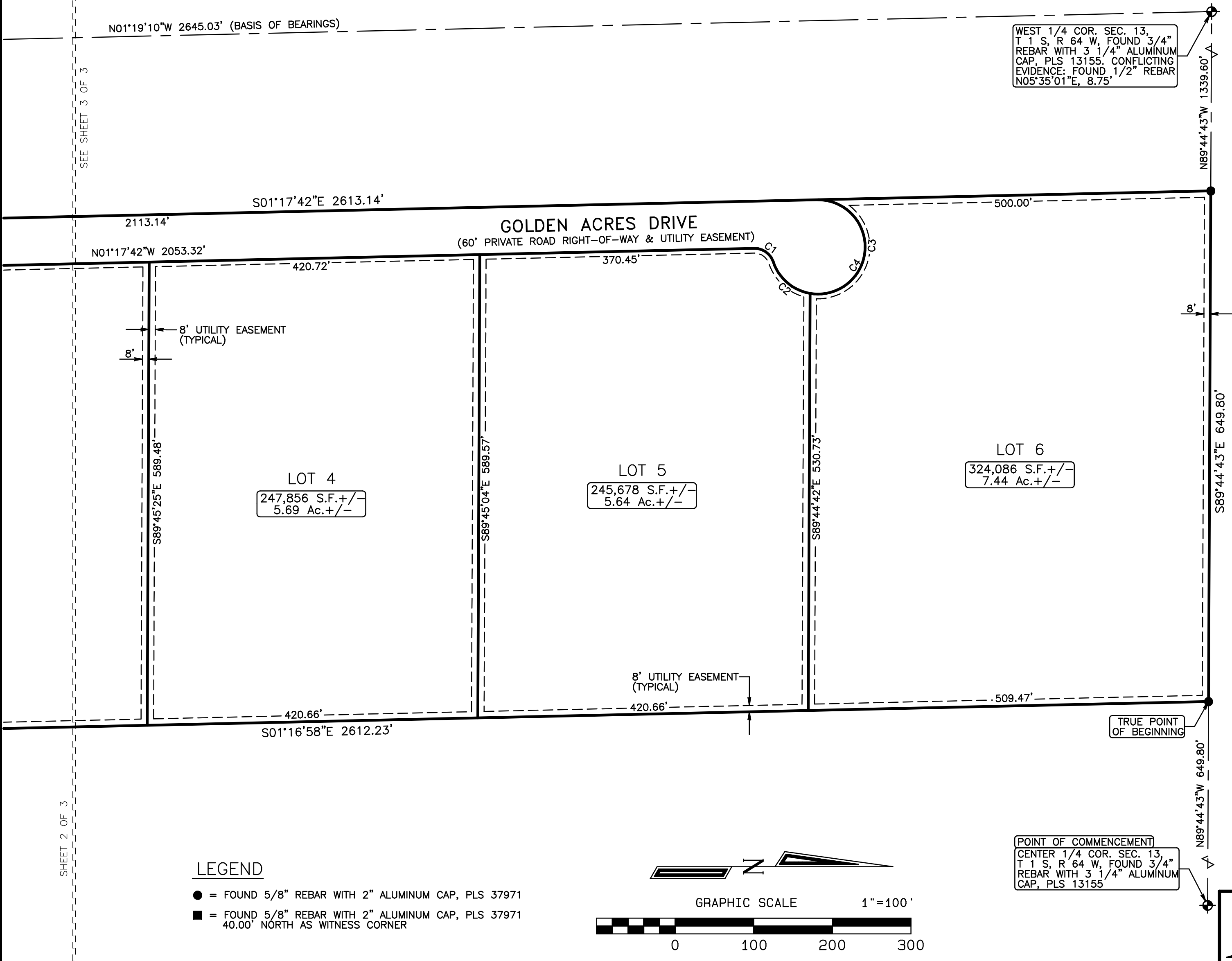
REVISION	DATE	SCALE 1" = 100'
		DATE: FEB 22, 2024
		DRAWN BY: CDH
		CHECKED BY: MJH
		CLIENT: ANDERSEN
		JOB NO: 23-
FILE: Z:\T_S\T1S_R64W\S13\GOLDEN FIELDS SUB\PARCEL 3 PRELIM PLAT_WITH TOPO.pro		

GOLDEN FIELDS SUBDIVISON, FILING NO. 1

Part of the Southwest 1/4 of Section 13,
Township 1 South, Range 64 West of the 6th P.M.,
County of Adams, State of Colorado

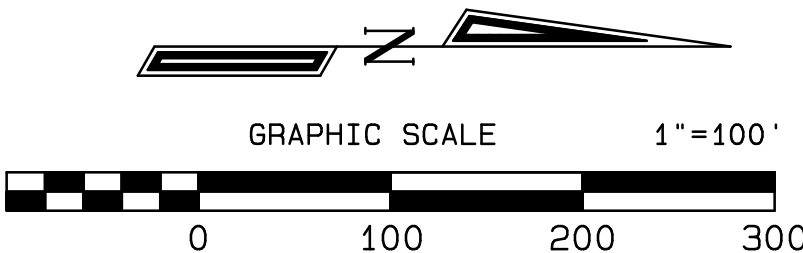
Sheet 2 of 3

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40.00' NORTH AS WITNESS CORNER



WEST 1/4 COR. SEC. 13,
T 1 S, R 64 W, FOUND 3/4"
REBAR WITH 3 1/4" ALUMINUM
CAP, PLS 13155. CONFLICTING
EVIDENCE: FOUND 1/2" REBAR
N05°35'01"E, 8.75'

(POINT OF COMMENCEMENT)
CENTER 1/4 COR. SEC. 13,
T 1 S, R 64 W, FOUND 3/4"
REBAR WITH 3 1/4" ALUMINUM
CAP, PLS 13155

American West
Land Surveying Co.
A Colorado Corporation
PO Box 129, Brighton, CO 80601 * P:303-659-1532 F:303-655-0575 * amwestls.com

REVISION	DATE	SCALE 1" = 100'
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	DRAWN BY: CDH	
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	JOB NO: 23-	

FILE: Z:\T_S\T1S_R64W\S13\GOLDEN FIELDS SUB\PARCEL 3 PRELIM PLAT_WITH TOPO.pro