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Comment Team Review Comments

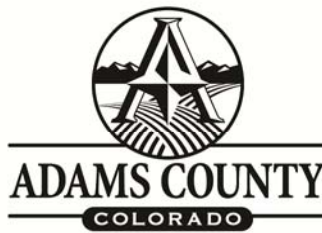
provided by reviewers of your land use application. At this time, a resubmittal of your application is required before this case is ready to be scheduled for public hearing.

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.



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

Community & Economic
Development Department
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Development Review Team Comments

Date: 12/22/2023

Project Number: RCU2023-00059

Project Name: Buckley Parallel RV Storage

Commenting Division: Planner Review

Name of Reviewer: David DeBoskey

Date: 12/22/2023

Email:

Resubmittal Required

Please see attached Planning Comment PDF.

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

Commenting Division: Building Safety Review

Name of Reviewer: Heather Whitaker

Date: 12/21/2023

Email:

Complete

BSD1- Building permits would be required for each structure and/or for any exterior lighting. Engineered plans will be required to obtain permits.

BSD2- Applicant should refer to commercial and industrial submittal requirements. Here is a link for your reference: https://epermits.adcogov.org/sites/default/files/Commercial_Industrial%20Submittal%20Requirements_20_0.pdf

BSD3- Current adopted codes are the 2018 International Building Codes and the 2017 National Electrical Code.

BSD4- Applicant should contact Fire Department for their requirements. This is a separate permit, review, and inspection with your local fire department. Plan review approval from the fire department will be required at time of building permit.

BSD5- Building height, number of stories, and building area are limited based on type of construction, occupancy, and whether fire sprinklers will be installed. A complete building safety review will be required to determine these limitations with the application of a building permit.

Building Safety Review Responses:

BSD1 - Acknowledged.

BSD2 - Acknowledged.

BSD3 - Acknowledged.

BSD4 - Acknowledged.

BSD5 - Acknowledged. No new buildings are proposed for the development

Commenting Division: Development Engineering Review

Name of Reviewer: Hugo Labouriau-Lacerda

Date: 12/21/2023

Email:

Resubmittal Required

ENG1: The development of this site appears to generate more than twenty (20) Vehicle Trips Per Day. The developer will be required to submit a Traffic Impact Study (TIS) and will be responsible for roadway improvements. A Level 3 TIS will be required as per Table 8.15 within section 08-02-02 of Chapter 8 of the Adams County Development Standards and Regulations (DSR).

An updated Traffic Impact Study has been included in this submittal.

ENG2: Proposed improvements appear to disturb more than one (1) acre of ground, but site is not within Adams County MS4 Stormwater Permit area. However, a State Permit COR400000 WILL be required as long as one (1) acre or more of ground is disturbed. Developer is responsible for installation and maintenance of Erosion and Sediment Control BMPs. Developer is responsible for adhering to all the regulations of Adams County Ordinance 11 regarding illicit discharge. **Acknowledged. A state permit will be obtained before construction begins.**

ENG3: Improvements to Buckley Road must be designed and built to Adams County standards. Developer should reference the County's typical cross-section for a section line arterial roadway.

As discussed with Adams county on Jan 3 Buckley road will be improved on the west half to match the current section that is north of the project.

ENG4: Developer must clearly state total proposed increase of impervious area on the project site. This will likely trigger a Level 3 Storm Drainage Study (SDS). The SDS should be developed in accordance with Chapter 9 of the DSR, and will be required to be completed, signed, and stamped by a Professional Engineer (P.E.) licensed in the State of Colorado and submitted to Adams County for review and final approval. See Section 9-01-11 of the DSR for details regarding detention. Study must also show the locations of all Erosion and Sediment Control BMPs that will be installed and all other materials listed in the SDS requirements.

Acknowledged. A level 3 drainage report will be provided during construction document review.

ENG5: Developer is proposing detention pond adjacent to Brighton Lateral ditch. Where is proposed spillway for pond? Developer will likely not be able to outfall into Brighton Lateral ditch and should contact owner for potential impacts and potential for directional drilling under ditch. Applicant will likely need to move pond to elsewhere on property. **Applicant is currently coordinating with FRICO on the design of the detention pond.**

ENG6: If the developer proposes to import greater than 10 CY of soil to this site, additional permitting is required. Per Section 4-04-02-02, of the Adams County Development Standards and Regulations, a Temporary or Special Use Permit is required to ensure that only clean, inert soil is imported into any site within un-incorporated Adams County. A Conditional Use Permit will be required if the importation exceeds 500,000 CY. **Noted. Import of fill is not currently proposed for the site.**

EGR7: The proposed site improvements are required to go through an engineering review process. The developer is required to submit for review and receive approval of all civil site construction plans and reports. Construction documents shall include, at a minimum, onsite and public improvements construction plans, drainage report, traffic impact study. All construction documents must meet the requirements of the Adams County Development Standards and Regulations. The developer shall submit to the Adams County One Stop Customer Center the following: Engineering Review Application, Engineering Review Fee, a copy of all construction documents, plans and reports in PDF format. **Acknowledged.**

ENG8: All public improvements will require an Improvements Agreement.

Acknowledged.

Commenting Division: Development Engineering Review

Name of Reviewer: Hugo Labouriau-Lacerda

Date: 12/21/2023

Email:

Comment

Additional comment

Acknowledged. As discussed with Adams county. Parking lot landscaping standards would have negative impacts on site layout as the lot would not have regular maintained landscape and requested landscape islands are subject to be run over by vehicles & trailers. Berms and landscaping will be provided around the perimeter of the project to satisfy landscape and buffer requirements.

1. Developer should use Low Impact Development (LID) design practices and reference DSR. More vegetation areas will be required for infiltration.

2. Developer should reach out to City of Brighton for potential annexation of property.

Acknowledged. Brighton does not wish to annex the property.

3. Developer should reach out to railroad company adjacent to property for comment on proposal for outfall to nearby roadside ditch. **Acknowledged. Outfall is contained within county ROW.**

4. Developer should reach out to owner of Third Creek for potential impacts. Added runoff should be in line with Third Creek Master Drainage Plan and may not be permitted. **Acknowledged. Historic drainage patterns are to be maintained.**

5. Developer should be aware of potential high groundwater in the area. Mitigation efforts will likely be necessary. **Acknowledged.**

Commenting Division: Parks Review

Name of Reviewer: Allan Gill

Date: 12/22/2023

Email:

Complete

PKS 1. Provide an eight foot (8') tall fence to screen the development.

8' fence is now called out on the plans.

PKS 2. Meet or exceed all County landscape requirements for screening and buffering.

Acknowledged.

PKS 3. Development impacts to wildlife corridors negatively affects resident and migratory bird species including bald eagles, deer, and other animals. This is of concern as Barr Lake State Park is a regional destination for those wanting to interact with nature. **Acknowledged.**

PKS 4. Accidents involving wildlife and vehicles will increase as traffic increases.

Acknowledged.

PKS 4. The development is within the Natural Resource Conservation Overlay.

Acknowledged.

Commenting Division: ROW Review

Name of Reviewer: David Dittmer

Date: 12/21/2023

Email:

Complete

ROW1: Pending engineering review of the traffic impact study, additional ROW and infrastructure will be required for Buckley Road that is adjacent to the property. **Acknowledged.**

ROW2: Buckley Road is classified as a Section Line Arterial. As such a half width of 60' is required. Currently the right of way appears to taper from approximately 50' to 30' along a portion of the northeast corner and stays at 30' for the remainder south of this location. the Section line is not the centerline of Buckley Road, and any area necessary for dedication will need to address this offset. **Acknowledged. We believe adequate ROW width has**

ROW3: Upon review of the grading permit necessary to **been dedicated.** access to the same must be dedicated to the county. The owner(s) and successors in interest will be responsible to maintain these facilities. **Acknowledged.**

ROW4: The owners of the Brighton Lateral must be consulted for all possible impacts to their rights. A letter of Acceptance will be required for the record. **Acknowledged.**

ROW5: No Access to Cameron Drive will be approved. **Acknowledged.**

ROW6: CDOT and the Union Pacific Railroad should be consulted as well due to impact to their use and traffic flow. **Acknowledged. It is expected CDOT is a referral agency and no traffic impacts to rail road are anticipated.**

ROW7: The Site Plan must provide the location and limits of the leach field located on the property. If it is to continue in use, no parking, driving, irrigated lands, or other uses within the limits is allowed by regulations. The limits must be provided as X' x Y'. **Efforts to locate the leach field are in progress and limits will be provided**

ROW8: A Title Commitment and **when available. If durring construction leach field is found to conflict with improvemnets design will be ammended to avoid leach field.**

Acknowledged.

Commenting Division: Environmental Analyst Review

Name of Reviewer: Megan Grant

Date: 12/21/2023

Email:

Resubmittal Required

ENV1. The subject parcel is transected by the Brighton Lateral Ditch. The applicant will need to work with the ditch authority as the ditch appears to be impacted by the proposed project (and if detention water will be discharged to the ditch) **Acknowledged. Applicant is coordinating with FRICO ditch to provide acceptable design.**

ENV2. The parcel is located within the Natural Resource Conservation Overlay (NRCO), which aims to protect important wildlife areas, designated floodplains, riparian corridors, and cultural resources. **Acknowledged. Environmental resource report is included in this submittal.** 4-14-02 of the Adams County Development Standards and Regulations for more details.

ENV3. If disturbance of land not previously developed within the NRCO is greater than one combined (1) acre, then a Resources Review must be completed by a qualified professional consultant prior to application submittal so that it may be taken into consideration. See Section 4-11-02-03-04 for Resources Review methodology.

Acknowledged.

ENV4. Natural drainage and water areas are visible across the subject parcel. These drainage areas and wildlife habitat should be developed in an environmentally sensitive manner in order to protect natural features and processes, protect and enhance important wildlife corridors, and generally sustain a high quality natural environment. **Acknowledged.**

The following comments apply to water wells:

ENV5. The Colorado Division of Water Resources (DWR) is the agency that regulates well permitting. There does not appear to be a commercial well on the property. The applicant shall contact DWR to determine the needed water supply and well designation requirements for the proposed project, and provide this information to Adams County for review. More information can be found here <https://dwr.colorado.gov/>. **Acknowledged.**

ENV6. Please provide proof of water supply for the proposed project. **Acknowledged.**

Commenting Division: Parks Review

Name of Reviewer: Allan Gill

Date: 12/18/2023

Email:

Comment

PKS 1. Fencing to be six foot minimum and provide screening.

8' privacy fence will be provided.

Commenting Division: Parks Review

Name of Reviewer: Allan Gill

Date: 12/18/2023

Email:

Comment

PKS 1. Fencing to be a minimum of six feet tall and provide screening.

8' privacy fence will be provided.

Commenting Division: Neighborhood Services Review

Name of Reviewer: Cornelia Warnke

Date: 12/14/2023

Email:

Complete

No violations at this property. NO comment.

Acknowledged.

PLN1: Request to conditionally allow recreational vehicle storage in the Agricultural-3 zone district and the Natural Resources Conservation Overlay District. RV storage is considered a Light Industrial Use. Please see the Environmental Comments for comments about the Natural Resource Conservation Overlay District. **Acknowledged.**

PLN2: Brighton has expressed their desire for the applicants to annex into Brighton. Their buy-in to this project is critical as this parcel is in Brighton's Future Growth Area (FLU: Agriculture) and the Board of County Commissioners will know this. See the attached comment letter.

Acknowledged.

PLN3: CDOT wants to review the required drainage report because of CDOT ROW proximity. If development were to occur in CDOT ROW, they require special permitting. Please see their letter.

Acknowledged.

PLN4: The existing single-family home and other structures must be converted completely to an office and management space.

-----Change in Occupancy Building permit would be required for this. This process can take place after this Conditional Use process. There will be additional specific comments regarding the Change-In-Use during that review period if that is applied for.

Acknowledged.

PLN5: 4-11-02-05-01 Light Industry GENERAL

1. Outdoor Storage: Materials may be stored outdoors, provided the storage area is consistent with the zone district allowances. All outdoor storage shall be screened in accordance with the Fencing, Walls, and Screening section (See Section 4-11-01-03) of these standards and regulations.

Acknowledged.

2. Garbage Storage: Any garbage storage area shall be enclosed by a sight-obscuring fence made of wood or masonry material. Garbage area screening shall consist of a six (6) foot high minimum screen fence made of wood or masonry material. Fencing materials should be cleaned and maintained must be clean and maintained at all times to present an orderly appearance. No garbage storage area shall be located within twenty (20) feet of a public sidewalk.

Acknowledged.

3. Smoke and Odor Control: Smoke and odor shall be controlled by filter, scrubbers, fans, or other means.

--- What is the plan to control odors from dump station? Or from all other waste stations?

Proper RV dump station will be provided and will have a cap to help contain odors.

PLN6: 4-11-02-05-06 RECREATIONAL VEHICLE AND BOAT STORAGE FACILITY

1. Minimum Lot Size: two (2) acres

Acknowledged.

2. Fencing: All storage of vehicles and boats shall be within the enclosed structure or within a compound yard enclosed by an eight (8) foot high solid fence or wall, except for driveway openings. Fencing shall be made of wood or masonry materials. No fencing shall be allowed within a required landscape bufferyard.

----- Fencing will be built on the inside of the property at the edge of the bufferyard.

Acknowledged. 8' privacy fence will be provided.

3. Surface material: All vehicles shall be stored on a hard-surfaced material.

----This must be Concrete or Asphalt.

Acknowledged.

4. Emergency Access: Vehicles shall be arranged in a neat and orderly manner so that emergency vehicles, such as fire trucks and ambulances, may be able to access within one hundred (100) feet of any portion of the property. In addition to this requirement, all operations shall comply to the requirements of the local fire district.

Acknowledged.

5. Wastewater Dumping Station: All facilities designated for recreational vehicle storage shall be required to include a wastewater dumping station. These facilities are required to be permitted by the Adams County Health Department. Wastewater Dumping Station shall be located a minimum of one hundred (100) feet from any property line.

-----Please see Environmental Comments regarding to this as well.

Acknowledged.

PLN7:Landscaping

1. 4-19-06-01 BUFFERYARDS

The exterior boundaries of the lot which do not abut a public road right-of-way shall meet the bufferyard requirements shown below, depending upon the adjacent land use. All lesser intensity uses shall be buffered from higher intensity uses with a plant material bufferyard. If the adjacent land use is a vacant building or ground, then the zoning shall be used in place of the land use. Plant material used for bufferyards between uses differing in intensity is in addition to the total landscaping requirement.

a1. The property line abutting the the Utility Substation requires Bufferyard D: Fifteen (15) foot minimum bufferyard width with three (3) trees per sixty (60) linear feet and six (6) foot sight obscuring fence or wall located on the interior line of the bufferyard. *

*A continuous hedge may be substituted for the required fence or wall in Bufferyards C and D, as long as it has a minimum height at installation of three (3) feet and will reach six (6) feet or more at maturity.

Acknowledged.

a2. The property line directly abutting the southern portion of the property requires Bufferyard D: Fifteen (15) foot minimum bufferyard width with three (3) trees per sixty (60) linear feet and six (6) foot sight obscuring fence or wall located on the interior line of the bufferyard. *

*A continuous hedge may be substituted for the required fence or wall in Bufferyards C and D, as long as it has a minimum height at installation of three (3) feet and will reach six (6) feet or more at maturity.

Acknowledged.

The Brighton Lateral, which is adjacent to the west of this proposed use, will be a point of concern for the Board of County Commissioners and Planning Commission. They would be concerned about the protection of it. It would be behoove your odds to provide more than minimum required landscaping buffer all along the ditch.

Acknowledged.

2. 4-19-07 REQUIRED LOT LANDSCAPING

In addition to the required bufferyards and bufferyard landscaping, the following site landscaping shall also be required:

As discussed with adams county. Parking lot landscaping standards would have negative impacts on site layout as the lot would not have regular maintained landscape and requested landscape islands are subject to be run over by vehicles & trailers. Berms and landscaping will be provided around the perimeter of the project to satisfy landscape and buffer requirements.

a1. Minimum Landscape Area: All developments shall be required to landscape a minimum of ten (10) percent of the lot area. At least fifty (50) percent of the required landscape area shall be placed so it abuts adjoining public rights-of-way, excluding alleys and drives.

As discussed with adams county. Parking lot landscaping standards would have negative impacts on site layout as the lot would not have regular maintained landscape and requested landscape islands are subject to be run over by vehicles & trailers. Berms and landscaping will be provided around the perimeter of the project to satisfy landscape and buffer requirements.

a2. Other Requirements: The placement and design of the landscaping shall be at the discretion of the developer but shall be approved by the Director of Community and Economic Development. In addition to the plantings required under this Section, both Section 4-16-08, Off-Road Parking Lot Landscaping, and Section 4-16-06, Bufferyards, shall apply. The bufferyard landscaping requirements and the required landscaping adjacent to the front of a lot are required even if the 10% lot coverage is exceeded. The landscape area depth is measured from the property line (generally, the right-of-way line) inward. In eastern Adams County, no shrubs shall be required.

As discussed with adams county. Parking lot landscaping standards would have negative impacts on site layout as the lot would not have regular maintained landscape and requested landscape islands are subject to be run over by vehicles & trailers. Berms and landscaping will be provided around the perimeter of the project to satisfy landscape and buffer requirements.

a3. All applicants not able to meet the landscaping requirements may submit an Appeal from Administrative Decision.

As discussed with adams county. Parking lot landscaping standards would have negative impacts on site layout as the lot would not have regular maintained landscape and requested landscape islands are subject to be run over by vehicles & trailers. Berms and landscaping will be provided around the perimeter of the project to satisfy landscape and buffer requirements.

a4. The applicant/owner of land where landscaping is placed with or without County approval is responsible for relocation, alteration, and/or removal if required by the County at the owner's expense. Any landscaping within the right-of-way will not be used in the assessment of the land as part of right-of-way acquisition.

As discussed with adams county. Parking lot landscaping standards would have negative impacts on site layout as the lot would not have regular maintained landscape and requested landscape islands are subject to be run over by vehicles & trailers. Berms and landscaping will be provided around the perimeter of the project to satisfy landscape and buffer requirements.

b. 4-19-07-01 STREET FRONTAGE LANDSCAPING

The area along any property line abutting a public road right-of-way shall be landscaped using one (1) or any combination of the following landscape options:

As discussed with adams county. Parking lot landscaping standards would have negative impacts on site layout as the lot would not have regular maintained landscape and requested landscape islands are subject to be run over by vehicles & trailers. Berms and landscaping will be provided around the perimeter of the project to satisfy landscape and buffer requirements.

b1.Option 1: Install a twenty-five (25) foot wide area along the road right-of-way. Within the landscape area, one (1) tree and two (2) shrubs shall be planted per forty (40) linear feet of frontage. Drive aisles shall be counted as zero (0) feet in depth.

As discussed with adams county. Parking lot landscaping standards would have negative impacts on site layout as the lot would not have regular maintained landscape and requested landscape islands are subject to be run over by vehicles & trailers. Berms and landscaping will be provided around the perimeter of the project to satisfy landscape and buffer requirements.

b.2 Option 2: Install a twenty (20) foot landscape area along the road right-of-way. Within the landscape area, one (1) tree and two (2) shrubs shall be planted per forty (40) linear feet of frontage. Drive aisles shall be counted as zero (0) feet in depth.

As discussed with adams county. Parking lot landscaping standards would have negative impacts on site layout as the lot would not have regular maintained landscape and requested landscape islands are subject to be run over by vehicles & trailers. Berms and landscaping will be provided around the perimeter of the project to satisfy landscape and buffer requirements.

b3.Option 3: Install a ten (10) foot landscape area along the road right-of-way. Within the landscape area, two (2) trees and five (5) shrubs shall be planted per forty (40) linear feet of frontage. Drive aisles shall be counted as zero (0) feet in depth.

As discussed with adams county. Parking lot landscaping standards would have negative impacts on site layout as the lot would not have regular maintained landscape and requested landscape islands are subject to be run over by vehicles & trailers. Berms and landscaping will be provided around the perimeter of the project to satisfy landscape and buffer requirements.

b4 Option 4: Install a five (5) foot landscape area along the road right-of-way. Within the landscape area, one (1) tree and two (2) shrubs shall be placed per forty (40) linear feet of frontage. A thirty (30) inch high decorative wall or the building shall be located between the parking area and the road frontage. Drive aisles shall be counted as zero (0) feet in depth.

As discussed with adams county. Parking lot landscaping standards would have negative impacts on site layout as the lot would not have regular maintained landscape and requested landscape islands are subject to be run over by vehicles & trailers. Berms and landscaping will be provided around the perimeter of the project to satisfy landscape and buffer requirements.

b5. Option 5: Install a landscape berm with a two (2) foot minimum average height. The berm shall have a slope of no greater than one (1) foot of rise to every four (4) feet of run. Within the landscape area, one (1) tree and five (5) shrubs shall be planted per sixty (60) linear feet of frontage.

As discussed with adams county. Parking lot landscaping standards would have negative impacts on site layout as the lot would not have regular maintained landscape and requested landscape islands are subject to be run over by vehicles & trailers. Berms and landscaping will be provided around the perimeter of the project to satisfy landscape and buffer requirements.

c. 4-19-07-02 OFF-ROAD PARKING LOT LANDSCAPING

The following landscaping requirements can be used to satisfy the 10% total lot landscaping requirement and shall be consistent with the following:

As discussed with adams county. Parking lot landscaping standards would have negative impacts on site layout as the lot would not have regular maintained landscape and requested landscape islands are subject to be run over by vehicles & trailers. Berms and landscaping will be provided around the perimeter of the project to satisfy landscape and buffer requirements.

c1. Trees: There shall be one (1) tree provided for every ten (10) parking stalls.

As discussed with adams county. Parking lot landscaping standards would have negative impacts on site layout as the lot would not have regular maintained landscape and requested landscape islands are subject to be run over by vehicles & trailers. Berms and landscaping will be provided around the perimeter of the project to satisfy landscape and buffer requirements.

c2. Internal Landscape Area: Depending on the number of spaces, the following square feet of landscaped area must be placed within the vehicle use areas. The required landscaped area shall be "stepped" up based on the number of stalls, which will be provided. For example, a parking lot with fifty-two (52) stalls shall provide twenty-five (25) square feet per stall.

As discussed with adams county. Parking lot landscaping standards would have negative impacts on site layout as the lot would not have regular maintained landscape and requested landscape islands are subject to be run over by vehicles & trailers. Berms and landscaping will be provided around the perimeter of the project to satisfy landscape and buffer requirements.

Number of Parking Stalls

Required Landscaped Area

0-9 None required

10-25 15 sq. ft. per stall

26-50 18 sq. ft. per stall

51-99 25 sq. ft. per stall

100 or more 35 sq. ft. per stall

As discussed with adams county. Parking lot landscaping standards would have negative impacts on site layout as the lot would not have regular maintained landscape and requested landscape islands are subject to be run over by vehicles & trailers. Berms and landscaping will be provided around the perimeter of the project to satisfy landscape and buffer requirements.

c3. Distance to Landscaping: No parking stall shall be more than one-hundred-twenty (120) feet from a required internal landscaped area.

As discussed with adams county. Parking lot landscaping standards would have negative impacts on site layout as the lot would not have regular maintained landscape and requested landscape islands are subject to be run over by vehicles & trailers. Berms and landscaping will be provided around the perimeter of the project to satisfy landscape and buffer requirements.

c4. Terminal Islands: The developer is encouraged to utilize landscaped terminal islands at the end of parking rows and/or divider strips between parking rows to help disperse the required landscaping throughout the entire parking lot.

As discussed with adams county. Parking lot landscaping standards would have negative impacts on site layout as the lot would not have regular maintained landscape and requested landscape islands are subject to be run over by vehicles & trailers. Berms and landscaping will be provided around the perimeter of the project to satisfy landscape and buffer requirements.

c5. Curbs: Landscaped areas within parking lots or along the perimeter of the property must be protected from vehicular traffic through the use of continuous concrete curbs, extruded asphalt or other approved permanent barriers.

As discussed with adams county. Parking lot landscaping standards would have negative impacts on site layout as the lot would not have regular maintained landscape and requested landscape islands are subject to be run over by vehicles & trailers. Berms and landscaping will be provided around the perimeter of the project to satisfy landscape and buffer requirements.

c6. Clear Vision Area: Clear vision areas within the off-road parking area must be established at road intersections by maintaining a maximum height for shrubs and ground cover of thirty (30) inches. Within a clear vision area, tree branches must be trimmed up eight (8) feet from the ground.

As discussed with adams county. Parking lot landscaping standards would have negative impacts on site layout as the lot would not have regular maintained landscape and requested landscape islands are subject to be run over by vehicles & trailers. Berms and landscaping will be provided around the perimeter of the project to satisfy landscape and buffer requirements.

c7. Minimum Landscape Islands: The minimum width or length of any landscaped area shall be five (5) feet; however the recommended minimum size is eight (8) feet. All of the required landscaped areas must contain a minimum of seventy-five (75) percent living landscaping material, with a maximum of

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twenty-five (25) percent nonliving landscaping material. In eastern Adams County, the percentages of living landscaping material may be reduced to fifty (50) percent. Sidewalks abutting public rights-of-way are not counted toward the nonliving landscape material percentage.

As discussed with adams county. Parking lot landscaping standards would have negative impacts on site layout as the lot would not have regular maintained landscape and requested landscape islands are subject to be run over by vehicles & trailers. Berms and landscaping will be provided around the perimeter of the project to satisfy landscape and buffer requirements.

c8. Splitting Parking Lots: Parking lots containing between 200-750 parking stalls are required to be divided into two (2) or more lots, separated by a landscaped strip which may be counted toward the required off-road parking landscaping area. Parking lots with more than 750 stalls are required to divide the lot into at least two parking lots with a landscaped strip separating them. The minimum width of these landscaping strips shall be ten (10) feet.

As discussed with adams county. Parking lot landscaping standards would have negative impacts on site layout as the lot would not have regular maintained landscape and requested landscape islands are subject to be run over by vehicles & trailers. Berms and landscaping will be provided around the perimeter of the project to satisfy landscape and buffer requirements.

c9. Sidewalks Counted: A landscaped divider strip within a parking lot which separates either parking rows or parking lots shall be allowed to count a sidewalk located within this divider strip toward a part of the required off-road parking lot landscaping. The intent of this sidewalk is to help facilitate safe pedestrian movement. This sidewalk must meet the following criteria if it is to be counted toward the required landscaping:

The sidewalk has a five (5) foot wide walking path and shall add two (2) feet for vehicle overhang if the sidewalk abuts a parking stall.

The sidewalk runs the entire length of the divider strip.

The sidewalk is bordered on at least one (1) side by landscaping, of which the sidewalk cannot account for more than fifty percent (50%) of the area of the divider strip.

As discussed with adams county. Parking lot landscaping standards would have negative impacts on site layout as the lot would not have regular maintained landscape and requested landscape islands are subject to be run over by vehicles & trailers. Berms and landscaping will be provided around the perimeter of the project to satisfy landscape and buffer requirements.

c10. Other Vehicle Areas: Areas used for vehicle service, parking, and business transactions such as areas adjacent to gasoline pumps (even if under a canopy) and areas for drive up service, shall be considered parking areas and shall comply with the parking lot landscaping requirements. Drive areas shall be calculated at a rate of one (1) parking space per two hundred (200) square feet of vehicle service area.

As discussed with adams county. Parking lot landscaping standards would have negative impacts on site layout as the lot would not have regular maintained landscape and requested landscape islands are subject to be run over by vehicles & trailers. Berms and landscaping will be provided around the perimeter of the project to satisfy landscape and buffer requirements.

PLN8: 4-11-01 General Industrial Performance Standards

a.4-11-01-03-01 FENCING MAXIMUM HEIGHT

Ninety-six (96) inches, which may include more than four (4) strands of barbed wire forming the top eighteen (18) inches or less of the fence, placed at a forty-five (45) degree angle.

-----How tall is the proposed fencing around the proposed use?

----- Fencing requires separate permits to this application.

8' Privacy fence will be provided around the proposed improvements.

b.4-11-01-03-02 FENCE BOTTOM

The bottom of the fence shall be no more than six (6) inches above grade at any point.

Acknowledged.

4-11-01-03-03 FENCES PROHIBITED IN LANDSCAPED AREA

No fence shall be permitted within any required landscaped area.

Acknowledged.

4-11-01-03-04 ELECTRIC AND BARBED WIRE FENCING PROHIBITED

Electric fencing and fencing consisting only of barbed wire are prohibited as an external boundary fence.

Acknowledged.

4-11-01-03-07 SCREEN FENCING

Screen fencing is required to conceal outside storage from all adjacent road right-of-way and lesser intensity uses. Screening is not required between storage yards provided neither yard is visible from an adjacent road right-of-way. This section does not affect required landscaping along street frontages or buffering requirements contained in these regulations. In all practicable cases, the screen fencing addressed below shall be behind the required landscaping. The following criteria shall be followed in determining what form of screening is appropriate to accomplish visual buffering of outside storage yards in the County.

Acknowledged.

4-11-01-03-08 GARBAGE AREA SCREENING

Garbage area screening shall consist of a six (6) foot high minimum screen fence made of wood or masonry material. Fencing materials should be cleaned and maintained must be clean and maintained at all times to present an orderly appearance. No garbage storage area shall be located within twenty (20) feet of a public sidewalk.

-----Where are garbage areas on site plan?

If a trash area for customers is provided it will be screened as requested above.

4-11-01-03-10 MASONRY WALL

All walls specified to be masonry shall be solid and constructed out of a brick or stone material. The wall shall not permit the contents within the wall to be seen from the outside.

Acknowledged.

4-11-01-03-11 NOISE BARRIER FENCING

Where existing and proposed arterial roads or state highways traverse, or are adjacent to areas of proposed commercial development, the Director of Community and Economic Development may require noise barrier fencing be installed by the developer. Such fencing shall meet the minimum standards of the Colorado Department of Transportation and these standards and regulations.

Acknowledged.

4-11-01-03-12 RETAINING WALLS

Any retaining wall over four (4) feet in height shall require plans prepared by a professional engineer as a condition for a building permit except where waived by the Director of Community and Economic Development. As determined by the Director of Community and Economic Development, any retaining wall over thirty-six (36) inches in height may require a guard rail up to five (5) feet in height and placed at the top of grade.

Acknowledged.

4-11-01-03-13 TRAFFIC VIEW OBSTRUCTION

Traffic view obstruction as outlined in these standards and regulations, by any fence, wall, or screen, is prohibited.

Acknowledged.

4-11-01-04 OPERATIONAL/PHYSICAL COMPATIBILITY STANDARDS

The following conditions may be imposed upon the approval of development applications when industrial uses are proposed adjacent to residentially zoned or used property to ensure new development will be compatible with existing neighborhoods and uses, including, but not limited to, restrictions on:

Hours of operations and deliveries;

----- What will the hours of operations be?

There will be regular business hours for office staff. The site will be accessible to members 24 hours a day via key card or access code gate.

Location of activities generating potential adverse impacts on adjacent uses such as noise and glare;

Placement of trash receptacles;

-----See above about garbage area.

If a garbage area is provided to customers it will be properly screened.

Light intensity and hours of full illumination; and

----Will the use have lighting on site? Please refer to 4-16 in the DSR for standards regarding lighting.

Acknowledged. Any proposed site lighting will follow the above standards.

PLN9: There is no water and sanitation for the use on site. These are required. Please see Environmental Comments and CDPHE letter.

The current home to be converted to office space is serviced by an existing water well, septic tank, and leach field. The water well will also provide rinse water to the proposed RV dump station. The dump station will utilize an underground tank that will have regular service intervals for sewage removal.

PLN10: Colorado Department of Public Health and Environment requires their be proper water and sanitation facilities. Please see their attached letter.

Acknowledged.

PLN11: Colorado Parks and Wildlife is concerned about this development given the nearby wildlife and proximity to Barr Lake State Park. Please see their attached letter.

Acknowledged.

PLN12: Will there be any signs on site? They are separate permits each and must follow these regulations: 4-17 SIGNS AND OUTDOOR COMMERCIAL ADVERTISING DEVICES

Acknowledged.

PLN13: Required parking for offices must meet this standard: 1 space for each 300 sq. ft. of gross floor area.

-----Please respond here with the total square footage of all existing structures that are being proposed to being an office. Adjust parking spaces if appropriate.

Proposed office space is approximately 1400 sqft

-----The office parking must include at least 1 ADA accessible space.

6 regular parking stalls and 1 ADA van space will be provided.

PLN14: How many stalls are you proposing this site to have?

6 regular parking stalls and 1 ADA van space will be provided.

PLN15: Are all the stalls the same or different dimensions in size? Please label the dimensions on the site plan.

Standard stalls will be 10' width. ADA stall will be 8' wide with 8' isle.

PLN16: Because this request is essentially for a parking lot, it would help your chances to create significant landscaping on site.

As discussed with adams county. Parking lot landscaping standards would have negative impacts on site layout as the lot would not have regular maintained landscape and requested landscape islands are subject to be run over by vehicles & trailers. Berms and landscaping will be provided around the perimeter of the project to satisfy landscape and buffer requirements.

PLN17: Please see Commerce City's comment letter attached

Acknowledged.

PLN18: The integrity and preservation of the ditch on site is an important consideration for this site. I have asked the ditch company to review this proposal and will send their comments when I get them. Our comprehensive plan relates to this idea as a goal (NRE2) [to] "Preserve and enhance surface and groundwater quality and ensure the long-term viability of groundwater supplies." Moreover, Barr Lake State Park is a very important natural area to the county as evidenced in the comprehensive plan as well: "Goal NRE 1: Facilitate the protection and restoration of natural areas and ecosystems to improve habitat connectivity, sensitive lands, and natural habitats while enhancing the quality of life and shaping urban areas."

Acknowledged.



Community Development

500 South 4th Avenue
Brighton, Colorado 80601
303-655-2059 (Phone and Facsimile)
www.brightonco.gov

December 4, 2023

David DeBoskey, Planner II
Adams County Community & Economic Development
4430 S Adams County Parkway
Brighton, CO 80601

Re: RCU2023-00059 / Buckley Parallel RV Storage

Dear Mr. DeBoskey,

We received the referral for the Buckley Parallel RV Storage project, case number RCU2023-00059. The City of Brighton is committed to maintaining a quality community for the enjoyment and benefit of all who live and work in Brighton and for all who visit. In reviewing this project, we consulted our Comprehensive Plan, which shows this property in Brighton's growth area. While the City does not have utility service readily available to serve this property, we are interested in ensuring that development of this property integrates into Brighton now and in the future.

The proposed RV storage use is an acceptable interim use of the property until public services become available. However, we respectfully request that the storage be screened from view of both Interstate-76 and Buckley Road. Both of these roads are heavily traveled. With the property so close to the Brighton boundary, this property contributes to the visual entry into Brighton. Please consider requiring fencing and vegetative buffering comprised of both deciduous and evergreen trees to screen the storage from I-76 and Buckley Road. In addition, Brighton includes Buckley Road as a major arterial on our Transportation Master Plan, so please ensure any landscaping installed is located outside of the expected right-of-way necessary for a major arterial. Currently, that would be a 140' wide right-of-way.

Should you have any questions or concerns, or should you wish to provide further information regarding this matter, please feel free to call me at 303.655.2015, or email me at smcdowell@brightonco.gov. Thank you for your referral and the opportunity to comment on this matter.

Best Regards,

Shannon McDowell
Interim Assistant Director

Fwd: For Review: RCU2023-00059 Buckley Parallel RV Storage

Localreferral - CDPHE, CDPHE <cdphe_localreferral@state.co.us>

Fri 12/15/2023 9:11 AM

To: David DeBoskey <DDeboskey@adcogov.org>

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

Hello,

Please see the email below.

Kind regards,

----- Forwarded message -----

From: **Kurz - CDPHE, David** <david.kurz@state.co.us>

Date: Tue, Dec 5, 2023 at 9:12 AM

Subject: Re: For Review: RCU2023-00059 Buckley Parallel RV Storage

To: Localreferral - CDPHE, CDPHE <cdphe_localreferral@state.co.us>

Cc: Tyson Ingels - CDPHE <tyson.ingels@state.co.us>, Jorge Delgado <jorge.a.delgado@state.co.us>

The proposal is to create a large scale RV storage facility in Adams County. Drinking water and wastewater needs and plans are not described. The description in the attachment to the application form does indicate:

The local water and sanitation districts are also not close enough to serve the property. A propane tank onsite provides gas. The existing utilities onsite will continue to serve the property. Studies are in process to determine if the existing well can serve the needs of the waste dump station (to be a fully contained unit, pumped as necessary). If an additional (or replacement) well is required, the site has the ability to support this.

It is unclear, but appears that the "serve the property" means the existing residence and RV storage customers will not have drinking water and wastewater facilities available to them, other than a RV wastewater dump station. If this is incorrect regarding providing drinking water to customers, the project will need to determine if water service constitutes a public water system consistent with Regulation 11 - Colorado Primary Drinking Water Regulations (e.g., drinking water provided to customers). Regarding the RV wastewater dump station, the dump station facility must be permitted by the Adams County Health Department, Environmental Health program. If additional wastewater facilities are provided to customers, the project will need to determine if the wastewater service can be permitted under the Adams County Health Department, Environmental Health program or if the facility constitutes a domestic wastewater treatment works consistent with the Colorado Water Quality Control Act and Regulation 22 - Site Location and Design Regulations for Domestic Wastewater Treatment Works.

Please let us know if you have questions or need additional information. Thanks, David

The current home to be converted to office space is serviced by an existing water well, septic tank, and leach field. The water well will also provide rinse water to the proposed RV dump station. The dump station will utilize an underground tank that will have regular service intervals for sewage removal. Fresh drinking water to fill RV domestic tanks will not be provided.

David Kurz, P.E.

Lead Wastewater Engineer

Engineering Section



P 303.692.3552 | F 303.758.1398

4300 Cherry Creek Drive South, Denver, CO 80246

david.kurz@state.co.us | <https://cdphe.colorado.gov/water-quality>

24-hr Environmental Release/Incident Report Line: 1.877.518.5608

On Tue, Dec 5, 2023 at 8:17 AM Localreferral - CDPHE, CDPHE <cdphe_localreferral@state.co.us> wrote:

Hello,

Please see the email below. Please let me know if you have any comments by Dec 19th.

Thank you!

----- Forwarded message -----

From: **David DeBoskey** <DDeboskey@adcogov.org>

Date: Fri, Dec 1, 2023 at 5:00 PM

Subject: For Review: RCU2023-00059 Buckley Parallel RV Storage

To: David DeBoskey <DDeboskey@adcogov.org>

The Adams County Planning Commission is requesting comments on the following application: Conditional use permit to allow recreational vehicle storage in the Agricultural-3 zone district and the Natural Resources Conservation Overlay District. This request is located at 12895 BUCKLEY RD. The Assessor's Parcel Number is 0156929000006.

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) 523-6800 by 12/21/2023 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 DDeboskey@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.

Thank you for your review of this case.

Current Land Use Cases | Adams County Government

View case information for Current Land Use Cases

www.adcogov.org

David DeBoskey he/him/his

Planner II, *Community & Economic Development*

ADAMS COUNTY, COLORADO

4430 South Adams County Parkway, 1st Floor, Suite W2000A

Brighton, CO 80601

O: 720.523.6847 ddeboskey@adcogov.org / www.adcogov.org

My current work schedule is Tuesday – Friday 7:30 - 5PM

Alternating Mondays 7:30 – 4PM

Monday and Tuesday (work from home)

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cdphe_localreferral@state.co.us | colorado.gov/cdphe

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cdphe_localreferral@state.co.us | colorado.gov/cdphe



COLORADO

Parks and Wildlife

Department of Natural Resources
Northeast Regional Office
6060 Broadway
Denver, CO 80216
P 303.291.7227

December 19th, 2023

David DeBoskey
Planner II, Community & Economic Development
Adams County
4430 South Adams County Parkway, 1st Floor, Suite W2000A

RE: RCU2023-00059 Buckley Parallel RV Storage

Dear Mr. DeBoskey,

Thank you for the opportunity for Colorado Parks and Wildlife (CPW) to comment on the proposed Buckley Parallel RV Storage project. The mission of CPW is to perpetuate the wildlife resources of the state, to provide a quality state parks system, and to provide enjoyable and sustainable outdoor recreation opportunities that educate and inspire current and future generations to serve as active stewards of Colorado's natural resources. CPW has a statutory responsibility to manage all wildlife species in Colorado, and to promote a variety of recreational opportunities throughout Colorado. One way we achieve this goal is by responding to referral comment requests, as is the case for this project.

It is our understanding that this project proposal is to allow for Recreational Vehicle Storage at the 41 acre site located at 12895 Buckley Road. The project will consist of retaining the already existing fenced-in area and residence as the office, as well as widening Buckley Road to provide access on the west side, and asphalt paving.

CPW would expect a variety of wildlife species to utilize this site on a regular basis, most notably, bald eagles and other raptors, mule deer, whitetail deer, and small to mid-size mammals. These species frequent the adjacent property, Barr Lake State Park.

Bald Eagles

CPW has established recommended buffer zones and seasonal restrictions for raptors in Colorado, including bald eagles¹. CPW developed these raptor guidelines to assist with

¹ chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://cpw.state.co.us/Documents/WildlifeSpecies/LivingWithWildlife/Raptor-Buffer-Guidelines.pdf



compliance with the Federal Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act to avoid impacts to bald eagles. This area falls within the ½ mile buffer zone that CPW recommends for bald eagle roost sites at Barr Lake State Park. If there is a direct line of site between the roost and the development, CPW recommends no human encroachment activities within ½ mile radius of the roost from November 15 through March 15. If periodic visits to preexisting facilities are required within the buffer zones, activity should be restricted to the period between 10 am and 2 pm during the seasonal restrictions. If heavy equipment or construction is required for the proposed project, this activity should occur outside of the seasonal restrictions. **Acknowledged.**

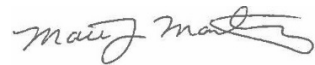
CPW recommends landscape buffers (e.g. evergreen trees and/or dirt mounds) and observing seasonal restrictions to minimize disturbance. To minimize disturbance for all birds, CPW recommends all security lighting for on-ground structures and equipment during and after construction be motion- sensitive, down shielded, and of a minimum intensity to reduce nighttime bird attraction and eliminate constant nighttime illumination. **Acknowledged.**

Mule Deer and Whitetail Deer

The proposed project site is within mule deer and whitetail deer overall range. Deer, as well as many small mammals, frequent this area as they move on and off of Barr Lake State Park. District Wildlife Manager, Hannah Posey, has frequently observed and recorded wildlife-vehicle collisions on Buckley Road. With an increase in traffic and larger recreational vehicles using Buckley Road, drivers should take care to observe the speed limit and stay alert at dusk and evening hours. Additional street lighting and wildlife crossing signs could help decrease the chances of collisions. **Acknowledged.**

Thank you again for the opportunity to comment on the Buckley Parallel RV Storage project. Please do not hesitate to contact us about ways to continue managing the property in order to maximize wildlife value while minimizing potential conflicts. If you have any further questions, please contact District Wildlife Manager Hannah Posey at (303) 291-7132 or hannah.posey@state.co.us.

Sincerely,



Matt Martinez
Area Wildlife Manager

Cc: M. Leslie, S. Schaller, H. Posey

Re: For Review: RCU2023-00059 Buckley Parallel RV Storage

Aaron Eyl - CDOT <aaron.eyl@state.co.us>

Tue 12/5/2023 10:20 AM

To: David DeBoskey <DDeboskey@adcogov.org>

Cc: steven.loeffler <steven.loeffler@state.co.us>

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

David,

CDOT has reviewed the Request for Comments for case number RCU2023-00059, Buckley Parallel RV Storage, and has the following comments:

- No objection to the conditional use permit.
- Because of the location of this development and the State High/CDOT ROW we request to review a drainage report.
- We ask that Adams County continue to track and address the cumulative impact of increased development in this area and its impact to the State Highway.
- Working from or within CDOT ROW will require a utility/special use permit. This includes, but is not limited to survey, landscaping, or utility work. Application is made online at the following link: <https://cdotpermits.force.com/portal/s/login/?ec=302&startURL=%2Fportal%2Fs%2F>

Thank you for the opportunity to review this referral.

On Fri, Dec 1, 2023 at 5:00 PM 'David DeBoskey' via CDOT_R1_AccessPermitting_GroupF <cdot_r1access_groupf@state.co.us> wrote:

The Adams County Planning Commission is requesting comments on the following application: Conditional use permit to allow recreational vehicle storage in the Agricultural-3 zone district and the Natural Resources Conservation Overlay District. This request is located at 12895 BUCKLEY RD. The Assessor's Parcel Number is 0156929000006.

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) 523-6800 by 12/21/2023 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 DDeboskey@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.

Thank you for your review of this case.

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www.adcogov.org



David DeBoskey he/him/his

Planner II, *Community & Economic Development*

ADAMS COUNTY, COLORADO

4430 South Adams County Parkway, 1st Floor, Suite W2000A

Brighton, CO 80601

O: 720.523.6847 ddeboskey@adcogov.org | www.adcogov.org

My current work schedule is Tuesday – Friday 7:30 - 5PM

Alternating Mondays 7:30 – 4PM

Monday and Tuesday (work from home)

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You received this message because you are subscribed to the Google Groups "CDOT_R1_AccessPermitting_GroupF" group.

To unsubscribe from this group and stop receiving emails from it, send an email to cdot_r1access_groupf+unsubscribe@state.co.us.

To view this discussion on the web visit

https://groups.google.com/a/state.co.us/d/msgid/cdot_r1access_groupf/PH0PR09MB86841C2BFD21243C539F7806B582A%40PH0PR09MB8684.namprd09.prod.outlook.com.

For more options, visit <https://groups.google.com/a/state.co.us/d/optout>.

--

Aaron Eyl

Permit Unit - Region 1



COLORADO
Department of Transportation

P 720.703.5737

2829 W. Howard Place, Denver CO 80204

aaron.eyl@state.co.us | codot.gov | cotrip.org

MEMO

To: David DeBoskey, Planner II
From: Omar Yusuf, City Planner
Subject: Buckley Parallel RV Storage
Date: December 22, 2023

To the Adams County Planning Commission

Thank you for allowing Commerce City Planning to comment on the conditional use permit for the location at 12895 BUCKLEY RD that may have an impact on our jurisdiction. The city has the following comments:

Christopher Hodyl, P.E., CFM
Development Review Manager - Engineering

Drainage (many of these are AdCo and State criteria):

- Drainage report should provide basin characteristics for **existing and proposed** conditions including area, existing and proposed land uses, and imperviousness, hydrologic soil groups, overland and channelized slopes and other physical parameters used for drainage calculations or analyses.*
- The proximity of the detention pond to the Brighton Ditch is a concern. Irrigation companies have objected to ponds being located adjacent to ditches. Impacts of seepage to/from the ditch should be taken into account.*
- Colorado water law requires that 97% of the 5-year or less event drain within 72 hours and that 99% of the 100-year event drain within 120 hours.*
- To comply with the Colorado Revised Status §37-92-602(8)(b)(I)(A), water rights holders in the South Platte River Basin should be notified of any new detention and/or water quality facilities that come online as of August 5, 2015. The applicant/developer is required to complete the Storm water Detention and Infiltration Facility Notification, which can be found at this link:
<https://maperture.digitaldataservices.com/gvh/?viewer=cswdif>; submitting the information to the City once it is complete.*

Drainage Report will provide requested info during Construction Plan review.

Applicant is coordinating with FRICO to provide acceptable drainage/pond design.

Acknowledged.

Acknowledged.

MEMO CONTINUED

Acknowledged.

5. *Describe how the project will satisfy MS4 permit during and post-construction.*

Acknowledged.

6. *Downstream outfall system capacity is a concern. The downstream conveyance system should be evaluated to ensure that it has sufficient capacity to accept design discharges without adverse upstream or downstream impacts such as flooding, stream bank erosion, and sediment deposition. Additionally, the design of a drainage system should take into account the runoff from upstream sites, recognizing their future development runoff potential (e.g., imperviousness).*

Acknowledged.

7. *Development and redevelopment projects must avoid discharging into irrigation canals and ditches, except as required by water rights, and should instead direct runoff into historic and natural drainage ways. As a general rule, the flat slopes, limited carrying capacities, and potential for abandonment of ditches make them inappropriate for storm drainage usage.*

Acknowledged.

8. *Whenever irrigation ditches cross major drainage ways within a developing area, the developer should design and construct appropriate structures to separate storm runoff from ditch flows.*

Acknowledged.

9. *Any modifications to existing topography or placement of drainage structures that affect water quality or drainage patterns to ditches or other utilities should comply with applicable criteria.*

Acknowledged.

10. *Storm drainage facilities, including channels, flood detention and water quality facilities, storm drains, and related appurtenances require on-going maintenance and periodic repair and restoration to ensure proper functioning. Safe and adequate maintenance access should be provided in designs for all storm drainage facilities. Maintenance requirements and access provisions should be clearly defined in the drainage plan, storm drain construction plan and site plan submittals.*

Traffic

Updated traffic study provided.

1. *An updated traffic study showing impacts to CCC and surrounding communities' is recommended and the intersection of 120th & Buckley Road specifically.*

2. *Include sight triangle analysis for the large vehicles accessing the property.*

MEMO CONTINUED

Community Development – Planning

1. The zoning designation for the parcel to the south is Agricultural (AG) with an underlying Future Land Use of Open Space. Since the proposed use for the subject property is more intense than the current use to the south, staff supports that adequate screening be placed along the southern property line that is adjacent to our city limits.

Acknowledged.

If you have any questions, please contact me at oyusuf@c3gov.com or (303) 227-7187



Traffic Impact Study

To: Ryan Carlson

From: Kevin Lovelace, PE; Scott Booth, PE, PTOE, RSP₁

Date: April 5, 2024

Re: Traffic Study for the Buckley Parallel Development in Adams County, Colorado

Per the Adams County development requirements, LJA has prepared the following Level 2 Traffic Impact Study providing a summary of the traffic study for the Buckley Parallel Development in Adams County, Colorado.

Site Information

The proposed site is on approximately 41.3 acres located east of Buckley Road and south of Cameron Drive. The site is shown in Figure 1 below.

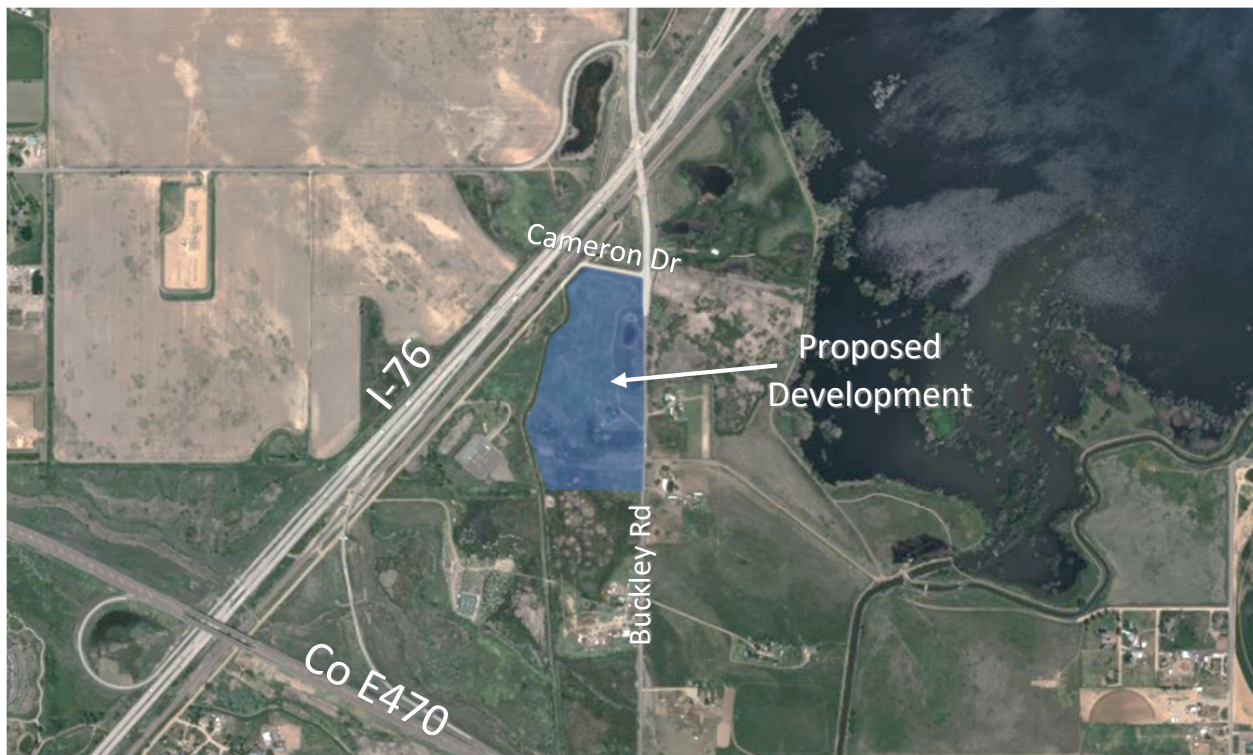


Figure 1 – Proposed Development Location

The proposed development consists of an RV storage facility with a proposed approximate total of 600 spaces along with support buildings for office use. The site will be served by a single driveway located on Buckley Road along the eastern edge of the development.

Existing Roadways and Traffic Volumes

East of the proposed development is Buckley Road, which is a rural (no curb) 2-lane roadway approximately 25 feet wide except at the north end of the site, where it widens to a 65-foot wide 4-lane undivided roadway with shoulders. The posted speed limit is 40 miles per hour. Along the north of the site is Cameron Drive, which is a 32-foot wide 2-lane roadway with shoulders at the connection to Buckley Road. Cameron Drive turns to the south to run parallel to I-76 and becomes a gravel road. For the most part, there are no roadways adjacent to the site along the south or west edges.

North of the proposed site, data from the Denver Regional Council of Governments shows an ADT volume of 8,796 vehicles per day on Buckley Road in the year 2017. South of E470, there is an ADT volume of 12,983 vehicles per day on Buckley Road. Given that Buckley Road does not have an interchange with E470 or I-76 and there are minimal cross-streets in between the count locations, it was assumed that the higher volumes from the more recent count would also be reflected at the north count location. Thus, since 2017 there has been an approximate increase of 4,200 vehicles per day, or an annual increase of 6.7 percent. It is anticipated that this growth will continue in the short term, thus, in five years, Buckley Road is projected to have 17,950 vehicles per day. South of the proposed site, Adam County has counts that show an ADT volume of 126 vehicles per day on Cameron Drive in the year 2023. Using the same 6.7% growth rate as above, the projected ADT in 5 years would be 175 vehicles per day.

Trip Generation and Distribution

Preparation of trip generation/distribution for development related trips was done using trip generation rates from the *ITE Trip Generation Manual – 11th Edition*. The proposed use does not have a Land Use Category listed in the manual, however, self-storage mini-warehouse (land use code 151) is a similar use. Trip totals are shown in the table below.

Table 1 - Vehicle Trip Generation Totals

Land Use (ITE Code)	Units	AM Peak Trips (vph)			PM Peak Trips (vph)			Weekday 24-hour Trips
		In	Out	Total	In	Out	Total	
Mini-Warehousing	600	4	3	7	5	5	10	109
	Total	4	3	7	5	5	10	109

As can be seen in the above table, the proposed development will generate minimal additional traffic for the area.

With the proposed development being south of Fort Lupton and Brighton and east of the Denver area, projected distribution of the trips will favor the north and west via I-76. It is estimated that 80 percent of the development traffic will be to and from I-76 and will access the site from the north on Buckley Road. The remaining 20 percent will be to and from the south on Buckley Road. Projected distribution for the development and the driveways is shown in Figure 2 on the next page. The existing traffic is shown in Figure 3. Proposed development trips on shown in Figure 4, and the development with background trips are shown in Figure 5.



Figure 2 – Proposed Trip Distribution



Figure 3 – Projected Background Traffic

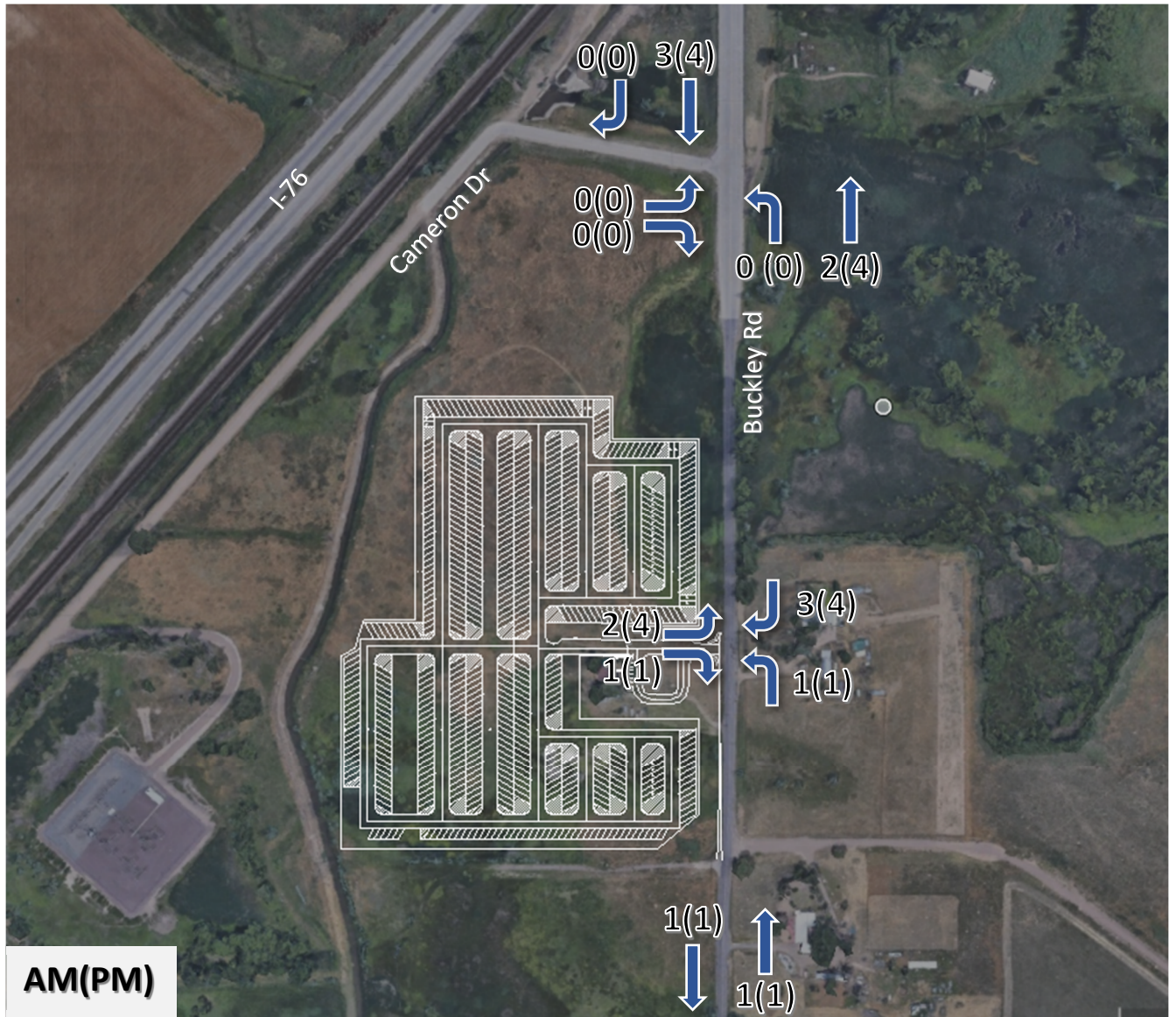


Figure 4 – Projected Development Traffic

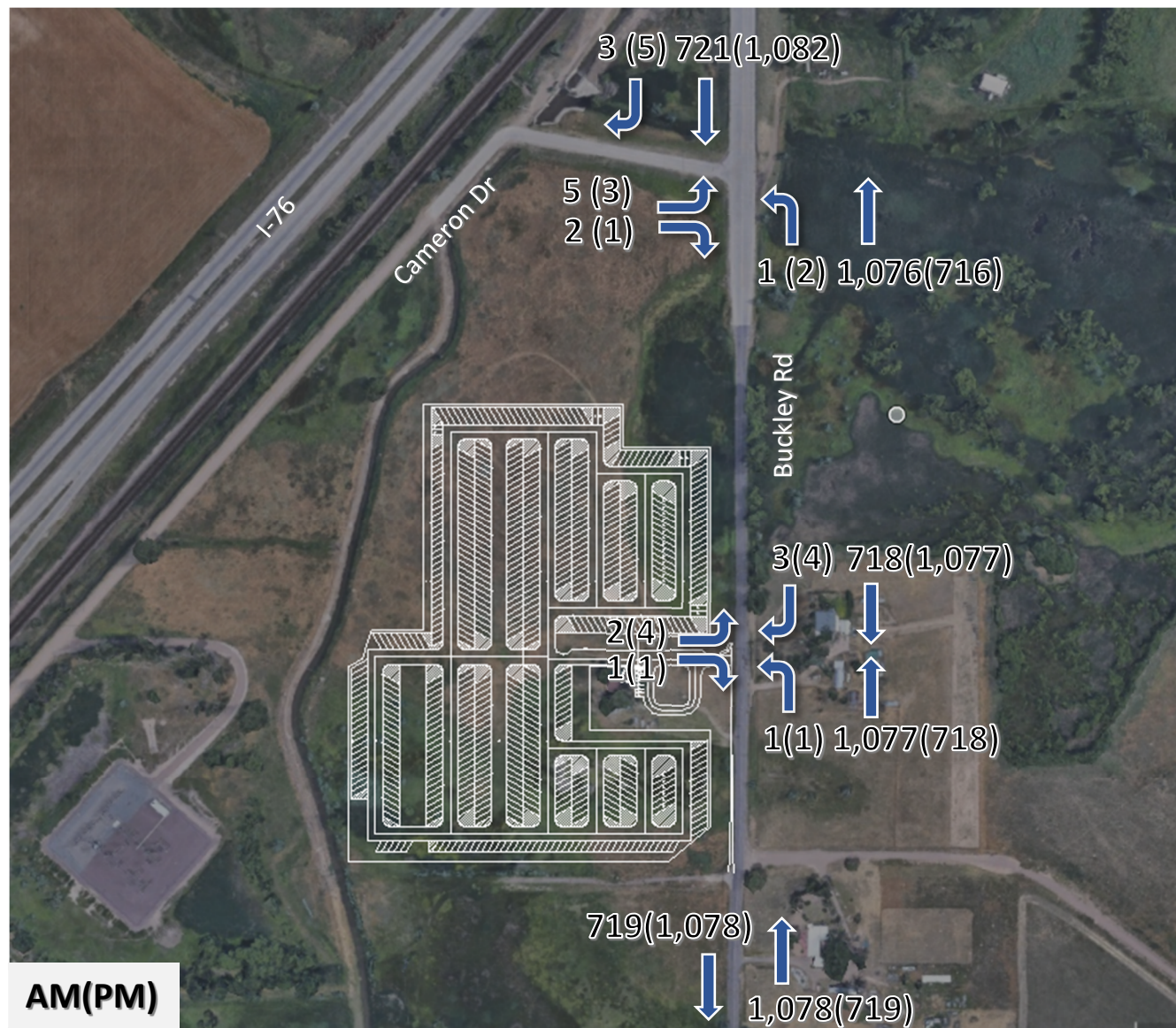


Figure 5 – Projected Background plus Development Traffic

Level of Service Analysis

Per conversations with the County Engineer, only the intersections of Cameron Drive at Buckley Road and the Development Drive (Drive A) at Buckley Road are being analyzed for their Level of Service (LOS). Synchro 11 was used for the analysis. Please see Appendix A for the Synchro reports. During the AM peak hour, it is projected that the LOS for the eastbound approach of Cameron Drive has an LOS of D (26.4 second delay) with a 95th percentile queue of less than one vehicle. The eastbound approach of Drive A at Buckley Road has an LOS of C (24.8 second delay) with a 95th percentile queue of less than one vehicle. During the PM peak hour it is projected that the LOS for the eastbound approach of Cameron Drive has an LOS of E (35.1 second delay) with a 95th percentile queue of less than one vehicle. The eastbound approach of Drive A at Buckley Road also has an LOS of E (36.1 second delay) with a 95th

percentile queue of less than one vehicle. Having a higher LOS at a TWSC intersection is not uncommon during peak periods and given the minimal queue, no mitigation is recommended.

Roadway Improvements

Adjacent to the site, the southbound side of Buckley Road will be widened to provide 24 feet of pavement from the existing centerline of the roadway and a 6-foot shoulder. The northbound lane would remain as the existing 13-foot wide lane. The proposed widening would extend to the north to the existing four-lane section and transition back to the existing two-lane section just south of the site. In addition, per the Adams County Transportation Master Plan (TMP), Buckley Road will be increased to a 4-lane cross section between 120th Avenue and 136th Avenue by 2030 since it is a Tier 1 Priority item.

Site Driveway Improvements

The highest turning volume into the site would be the southbound right-turn from Buckley Road into the site. Based on the projected development trips, this would be four vehicles in the PM peak hour. Given the low volumes at the site driveway, no additional improvements are recommended as part of the site.

Summary

The proposed development has minimal impacts on the overall operations of the adjacent roadway system. At full build-out, the added volume on the system during the peak hours is negligible with the increase to the daily volume only representing one percent of the existing total volumes on Buckley Road and less than one percent of the projected traffic volumes in five years.

APPENDIX A: Synchro Reports

Intersection						
Int Delay, s/veh	0.1					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	T			T		
Traffic Vol, veh/h	5	2	1	1076	721	3
Future Vol, veh/h	5	2	1	1076	721	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	5	2	1	1170	784	3

Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	1373	394	787	0	-	0
Stage 1	786	-	-	-	-	-
Stage 2	587	-	-	-	-	-
Critical Hdwy	6.84	6.94	4.14	-	-	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	2.22	-	-	-
Pot Cap-1 Maneuver	137	605	828	-	-	-
Stage 1	410	-	-	-	-	-
Stage 2	519	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	137	605	828	-	-	-
Mov Cap-2 Maneuver	137	-	-	-	-	-
Stage 1	409	-	-	-	-	-
Stage 2	519	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	26.4	0	0
HCM LOS	D		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	828	-	176	-	-
HCM Lane V/C Ratio	0.001	-	0.043	-	-
HCM Control Delay (s)	9.4	0	26.4	-	-
HCM Lane LOS	A	A	D	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

2: Buckley Road & Drive A

AM Peak Buildout

Intersection						
Int Delay, s/veh	0					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	T			T		
Traffic Vol, veh/h	2	1	1	1077	718	3
Future Vol, veh/h	2	1	1	1077	718	3
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	1	1	1171	780	3

Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	1370	392	783	0	-	0
Stage 1	782	-	-	-	-	-
Stage 2	588	-	-	-	-	-
Critical Hdwy	6.84	6.94	4.14	-	-	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	2.22	-	-	-
Pot Cap-1 Maneuver	137	607	831	-	-	-
Stage 1	411	-	-	-	-	-
Stage 2	518	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	137	607	831	-	-	-
Mov Cap-2 Maneuver	137	-	-	-	-	-
Stage 1	410	-	-	-	-	-
Stage 2	518	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	24.8	0	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	831	-	185	-	-
HCM Lane V/C Ratio	0.001	-	0.018	-	-
HCM Control Delay (s)	9.3	0	24.8	-	-
HCM Lane LOS	A	A	C	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Intersection						
Int Delay, s/veh	0.1					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	T			T		
Traffic Vol, veh/h	3	1	2	716	1082	5
Future Vol, veh/h	3	1	2	716	1082	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	3	1	2	778	1176	5

Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	1572	591	1181	0	-	0
Stage 1	1179	-	-	-	-	-
Stage 2	393	-	-	-	-	-
Critical Hdwy	6.84	6.94	4.14	-	-	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	2.22	-	-	-
Pot Cap-1 Maneuver	101	450	587	-	-	-
Stage 1	254	-	-	-	-	-
Stage 2	651	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	100	450	587	-	-	-
Mov Cap-2 Maneuver	100	-	-	-	-	-
Stage 1	252	-	-	-	-	-
Stage 2	651	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	35.1	0	0
HCM LOS	E		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	587	-	124	-	-
HCM Lane V/C Ratio	0.004	-	0.035	-	-
HCM Control Delay (s)	11.2	0	35.1	-	-
HCM Lane LOS	B	A	E	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Intersection						
Int Delay, s/veh	0.1					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations	T			T		
Traffic Vol, veh/h	4	1	1	718	1077	4
Future Vol, veh/h	4	1	1	718	1077	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	4	1	1	780	1171	4

Major/Minor	Minor2	Major1	Major2			
Conflicting Flow All	1565	588	1175	0	-	0
Stage 1	1173	-	-	-	-	-
Stage 2	392	-	-	-	-	-
Critical Hdwy	6.84	6.94	4.14	-	-	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	2.22	-	-	-
Pot Cap-1 Maneuver	102	452	590	-	-	-
Stage 1	256	-	-	-	-	-
Stage 2	652	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	102	452	590	-	-	-
Mov Cap-2 Maneuver	102	-	-	-	-	-
Stage 1	255	-	-	-	-	-
Stage 2	652	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	36.1	0	0
HCM LOS	E		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	590	-	121	-	-
HCM Lane V/C Ratio	0.002	-	0.045	-	-
HCM Control Delay (s)	11.1	0	36.1	-	-
HCM Lane LOS	B	A	E	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

General Ecological and Cultural Resources Survey

12895 Buckley Road
Adams County, Colorado 80603



Prepared for:

CARLSON

12460 1st Street
Eastlake, Colorado 80614

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General Ecological and Cultural Resources Survey

**12895 Buckley Road
Adams County, Colorado 80603**

**Western Environment and Ecology, Inc.
Project Number: 82-085-01**

May 8th, 2024

Prepared for:

CARLSON

12460 1st Street
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1.0 INTRODUCTION

Western Environment and Ecology, Inc. (Western Environment) was retained by Mr. Bradley Penwell of Carlson and Associates, to conduct a general survey of ecological resources, including threatened and endangered species, wetlands, and other significant habitats, on approximately 41.353 acres addressed 12895 Buckley Road, unincorporated Adams County, Colorado. Mr. Penwell indicated that this report is a requirement of the Development Standards and Regulations for development of a property within the Adams County Natural Resources Conservation Overlay (NRCO) District. The planned development of the property is the construction of a self storage facility.

The objectives of this study were to (1) establish presence/absence and potential habitat of any federal or state threatened and endangered species on the property, (2) identify any wetlands or other ecologically sensitive areas on and adjacent to the property, and (3) make practical recommendations based on the results of the study.



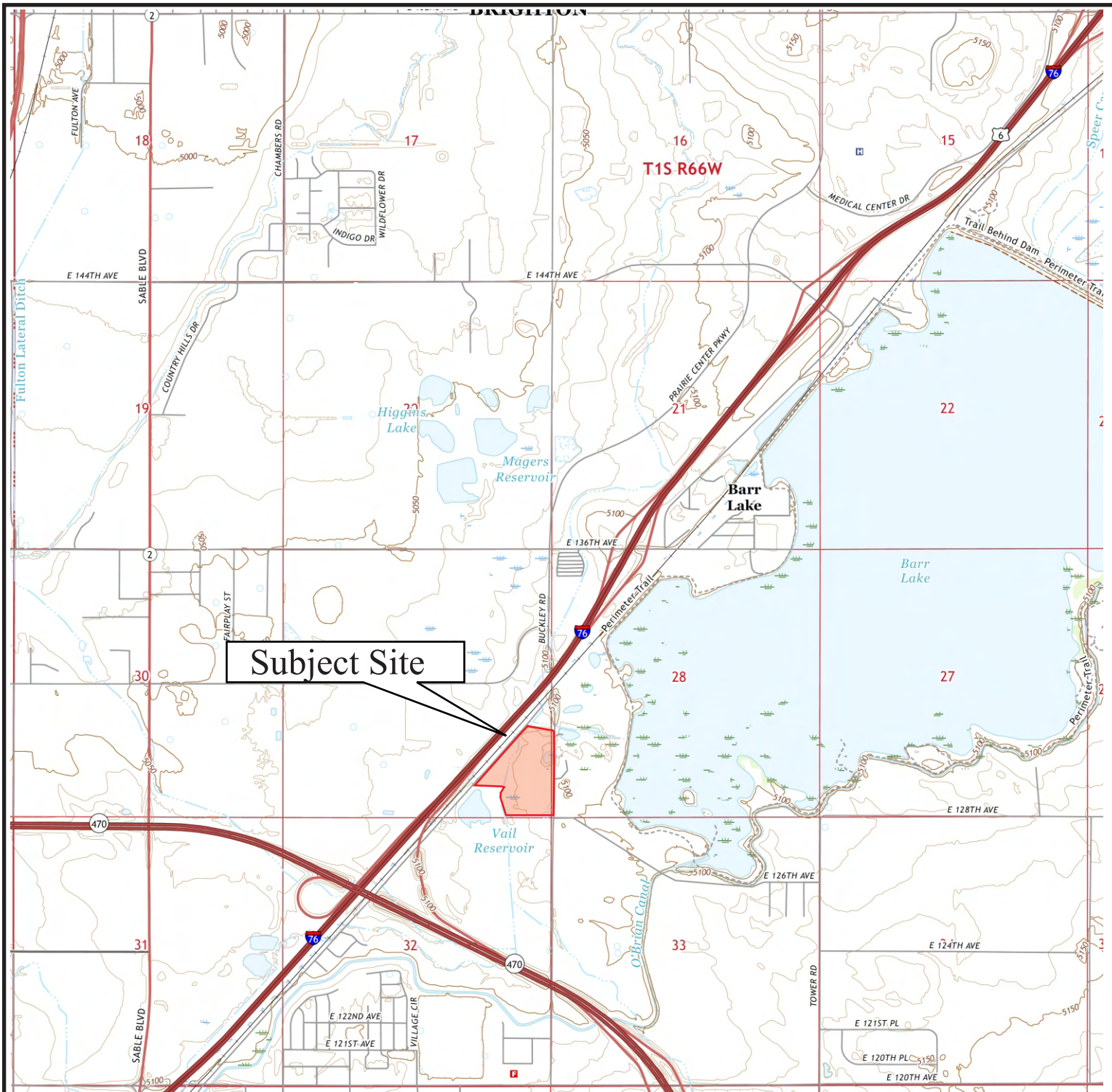
View of Burlington Ditch

2.0 STUDY AREA

This General Ecological Resource Survey was conducted for approximately 41.353 acres within Section 29, Township 1 South, Range 66 West, Adams County, Colorado (Figure 1). The site occurs northwest of the intersection of East 128th Avenue and Buckley Road (Figure 2). According to the Adams County Assessor's Office, the 41.353 acre parcel (Adams County Parcel # 156929000006) is occupied by a 1,404 square foot residence constructed in 1989 and a 2,016 square foot out building constructed in 2018. The Burlington Ditch bisects the property from south to north. Surrounding properties consist of rural residences to the east and south. The Union Pacific Railroad and Interstate Highway 76 border the site to the west, with Buckley Road along the eastern border. An electric substation is present adjacent to the southwest. Barr lake occurs approximately 1,560 feet to the east. The property is zoned for agricultural use within the Adams County Natural Resources Conservation Overlay (NRCO) District. Water and sewer are provided by an onsite commercial well and septic system. The commercial well is registered with the Colorado Division of Water Resources (DWR); however, no record of the septic system were available from the Adams County Health Department. The property is located within the United Power electric service area.

The project occurs at an elevation of approximately 5,090 feet above sea level (USGS Brighton 7.5 Minute Quadrangle, 2019). Site topography is generally flat, with a slight slope to the west-northwest. The USDA Natural Resources Conservation Service (NRCS), classified site soils as Vona loamy sand on 1 to 3 and 3 to 9 percent slopes, Vona sandy loam on 1 to 3 percent slopes, loamy alluvial land, moderately wet, and wet alluvial land. Site geology consists of the Quaternary Age Eolian deposits, including dune sand and silt and Peoria Loess (Tweto, 1979). Review of the Federal Emergency Management Agency (FEMA) Flood Insurance Maps (attached) indicated the project is not within a recognized 100-year flood zone.

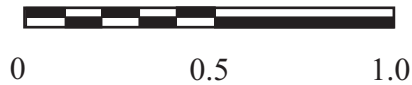
Western Environment reviewed the records maintained at the DWR, which identified a commercial water well on the subject property (DWR Well #331599 (formerly #150905)). Lithologic logs (attached) identified overburden from the surface to 7 feet below grade, where clay was encountered. Gravel was penetrated from 25 to 28 feet, with shale present from 28 to 160 feet. Shale with sand was described from 160 feet to the total depth of 355 feet. Static groundwater was encountered at 60 feet below grade, with a sustained yield of 15 gallons per minute. The property



USGS Brighton 7.5' Quadrangle, 2016

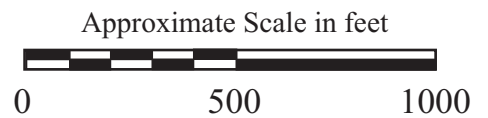


Approximate Scale in Miles



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Littleton, Colorado 80210

Figure 1 - Site Location
12895 Buckley Road
Adams County, Colorado 80015



Western Environment
and ecology, inc.
2217 West Powers Avenue
Littleton, Colorado 80210

Figure 2 - Site Map
12895 Buckle y Road
Adams County, Colorado 80015

retains water rights for the Burlington Ditch, with an irrigation structure and lateral to the west of the ditch. However, the property is non-irrigated and the water rights are currently leased to an adjacent landowner.

3.0 METHODS

Species that are federally or state listed as threatened or endangered, including federally proposed and candidate species, occurring or having historically occurred in Adams County were considered for this study (Table 1). The County classification was determined by following the Colorado Field Office of the U.S. Fish and Wildlife Service's county checklist (USFWS, 2018). The list was narrowed based on habitat requirements of the species relative to existing habitats on the project.

The property was surveyed on March 22nd, 2024. Information was collected on topography, ecosystems, and species of flora and fauna found on and adjacent to the property. Photographs were taken, and emphasis was placed on potential habitat of threatened and endangered species, and the presence of wetlands. At the time of the inspection, the property was occupied by a single family residence. The remainder of the site was non irrigated grazing land, with vegetation dominated by unmanaged grasses and weeds, including Russian thistle, sunflower, and goathead. The Burlington Ditch bisected the western portion of the site. No wetland vegetation was observed adjacent to the Ditch. However, wetland vegetation was observed in the southwestern and northeastern corners of the site (Figure 2). Union Pacific Railroad and Interstate Highway 76 bordered the site to the west. Overhead powerlines were present along the north, east, and western property borders.

Table 1. Common name, scientific name, and status of federal and state threatened and endangered species that could occur or historically occurred in the Colorado Piedmont (CPW, 2018; USFWS, 2018).

Common Name	Scientific Name	Status¹
Birds		
Bald eagle	<i>Haliaeetus leucocephalus</i>	ST
Whooping crane	<i>Grus americana tabida</i>	FE, SE
Least Tern	<i>Sterna antillarum</i>	FE, SE
Mountain plover	<i>Charadrius montanus</i>	FPT, SC
Piping plover	<i>Charadrius melodus</i>	FT, ST
Mexican spotted owl	<i>Strix occidentalis lucida</i>	FT, ST
Plains Sharp-Tailed Grouse	<i>Tympanuchus phasianellus jamesii</i>	SE
Western burrowing owl	<i>Athene cunicularia</i>	ST
Lesser Prairie Chicken	<i>Tympanuchus pallidicinctus</i>	ST
Ferruginous Hawk	<i>Buteo regalis</i>	SC
Mammals		
Black-footed ferret	<i>Mustela nigripes</i>	FE, SE
Preble’s meadow jumping mouse	<i>Zapus hudsonius preblei</i>	FT, ST
Black-tailed prairie dog	<i>Cynomys ludovicianus</i>	SC
Plants		
Ute ladies’-tresses	<i>Spiranthes diluvialis</i>	FT
Western prairie fringed orchid	<i>Platanthera praeclara</i>	FT

¹**Status Codes:** FE = Federally Endangered, FT = Federally Threatened, FPT = Federally Proposed as Threatened, FC = Federal Candidate, SE = State Endangered, ST = State Threatened, SC = State Concerned

4.0 RESULTS AND DISCUSSION

4.1 Wetlands

The Burlington Ditch bisected the western portion of the site. No wetland vegetation was observed adjacent to the Ditch. However, wetland vegetation was observed in the southwestern and northeastern corners of the site (Figure 2).

The U.S. Army Corps of Engineers (Corps) regulates the discharge of dredged or fill materials into Waters of the U.S. or within the 100-year flood plain, under the authority of Section 404 of the Clean Water Act. Waters of the U.S. include ephemeral, intermittent and perennial streams, their surface connected wetlands and adjacent wetlands, certain lakes, ponds, drainage ditches and irrigation ditches that have a nexus to interstate commerce.

Western Environment evaluated, to the best of our ability based upon site conditions at the time of the survey, the three components of a jurisdictional wetland as defined in the US Army Corp of Engineers, (ACOE) Wetland Delineation Manual (1987). These components are: 1) Vegetation, 2) Soil and 3) Hydrology. The ACOE Manual defines *Wetlands* as “areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.”

It is the opinion of Western Environment that Burlington Ditch is likely considered Waters of the U.S. subject to Corps regulations under Section 404 of the Clean Water Act.



View of Northeastern Wetland

Vegetation in the southwestern wetland consisted of bunchgrass and rush. Woody vegetation included willow, hawthorn, Russian olive, and cottonwood. This wetland appeared to connect to wetlands adjacent to the south and west; however, no surface connection to a jurisdictional Waters of the U.S. was identified. **It is the opinion of Western Environment that the southwestern wetland is not considered Waters of the U.S. subject to Corps regulations under Section 404 of the Clean Water Act.**

Vegetation in the northeastern wetland was dominated by cattail. This wetland appeared to connect to wetlands adjacent to the east, across Buckley Road with a direct surface connection to Barr Lake. **It is the opinion of Western Environment that the northeastern wetland is likely considered Waters of the U.S. subject to Corps regulations under Section 404 of the Clean Water Act.**

Based upon the current project plan, no impacts to these aquatic resources are expected. Therefore, it is the opinion of Western Environment that no additional consultation is required.



View of Southwestern Wetland

4.2 Cultural Resources Survey

Western Environment reviewed the National Register of Historic Places, Colorado Historical Society, and the Historic Preservation Database revealed no evidence of historical significance associated with the site.

4.3 Wildlife Species Eliminated from Consideration as Occurring on the Project

The following threatened and endangered species that have historically been thought to occur in Adams County were immediately ruled out of serious consideration for this project based on available habitat: Mexican spotted owl, whooping crane, least tern, black-footed ferret, and western prairie fringed orchid.

The Mexican spotted owl was eliminated because it requires forests that are not present on the project. The whooping crane was also eliminated due to rarity in Colorado, and no known nesting or feeding habitat exists on or adjacent to the property. Less than 20 sightings of whooping cranes along the eastern plains and mountainous regions of Colorado have been recorded since 1931 (Andrews and Righter, 1992). The least tern inhabits sandy shorelines of reservoirs, lakes, and rivers with bare sandy shorelines. This shore bird is a casual to very rare spring and fall migrant on the northeastern plains of Colorado, and is unlikely to occur on the subject project.

The black-footed ferret, which was eradicated from the Colorado Piedmont, has only been recently reintroduced in small numbers in northern Larimer and Weld Counties. These are experimental populations under study by the US Fish and Wildlife Service.

The western prairie fringed orchid is restricted to west of the Mississippi River, however only currently occurs in Iowa, Kansas, Minnesota, Nebraska, North Dakota and in Manitoba, Canada (USFWS, 2001).

4.4 Species Included in Survey

Western Burrowing Owl (*Athene cunicularia*)

State Threatened

The burrowing owl is found primarily in eastern Colorado as a summer resident. Two aspects of the biology of the western burrowing owl appear to influence both its regional and local abundance: 1) it prefers areas of short vegetation, and 2) it rarely, if ever, digs its own burrows. Historically, burrowing owls were common wherever there were prairie dog colonies in northeastern Colorado. **No burrowing owls or prairie dog burrows were observed on or adjacent to the property.**



Western Burrowing Owl.

Photo acquired from wildearthguardians.org

Bald Eagle (*Haliaeetus leucocephalus*)

State Threatened

The bald eagle was removed from the Federal Endangered and Threatened Species List on July 9th, 2007. In winter, bald eagles are transient and use areas that provide feeding and roosting opportunities. Western Environment reviewed data maintained by the Colorado Division of Parks and Wildlife (CPW 2018) which indicated two active nests present approximately 0.51 miles east of the property. Additionally, four destroyed nests were identified between 0.45 and 0.55 miles east of the subject property. The active nests are outside of the CPW recommended 0.5 mile buffer. **During the inspection no bald eagles were observed on or adjacent to the site.**

Mountain Plover (*Charadrius montanus*)

State Concerned Species

Typical habitat characteristics of the mountain plover are a mixture of short vegetation, bare ground, and a flat topography at both breeding and wintering locations. This small shorebird breeds in Colorado, and in parts of its breeding range the species commonly shows a preference for prairie dog towns and sites that are heavily grazed by domestic livestock. Prairie

dog grazing promotes the short grasses that the plover prefers, and their digging creates areas of bare soil important for plover nesting. Mountain plovers were proposed for federal listing as threatened on February 16th, 1999 (USFWS, 1999), however the U.S. Fish and Wildlife Service withdrew the proposal on September 8th, 2003. Mountain plovers breed in Eastern Colorado from approximately April 1st through August 1st. **No habitat conducive to Mountain Plovers was observed on the project.**

Piping Plover (*Charadrius melodus*)

Federally Threatened, State Threatened

This small shorebird can be found on very sparsely vegetated beaches, mudflats and sandy areas near water on shores and islands. Piping Plovers usually arrive in Colorado in late April or early May, and leave when the nesting cycle is completed, or by late August. Nesting populations have been documented in eastern Colorado along the South Platte and Arkansas River drainages. Food sources for Piping Plovers include insects, crustaceans and other small aquatic animals. Plovers feed along beaches, especially in areas where waves have washed up debris (CPW, 1994). **Due to the lack of sandbars or mud-flats in the vicinity of the project, Piping Plover are unlikely to occur.**

Plains Sharp-Tailed Grouse (*Tympanuchus phasianellus jamesii*)

State Endangered

The Plains Sharp-Tailed Grouse historically occurred on Colorado's eastern grasslands. Grouse habitat is characterized by rolling hills with Gambles oak, sage brush, service berries and grassy glades. This grouse is a resident from Alaska east to the Hudson Bay, and south to northern New Mexico. Currently, Colorado populations occur in Douglas County, northern and eastern Weld County, and Logan County east of Sterling. **No known populations of the Plains Sharp-Tailed Grouse are known to occur in proximity to the subject project (CPW, 2018).**

Lesser Prairie Chicken (*Tympanuchus pallidicinctus*)*State Threatened*

Historically, this bird occupied the grasslands of Texas, Oklahoma, New Mexico, Kansas and southeastern Colorado. It prefers sandy grassland areas abundant in midgrasses, sandsage and yucca. The majority of Colorado breeding pairs occur in the southeastern portion of the state in Baca, Prowers, Kiowa and Cheyenne Counties, and for the most part, on the Comanche National Grasslands near Campo. **No known populations of the Lesser Prairie Chicken are known to occur in proximity to the subject project (CPW, 2018).**

Preble's Meadow Jumping Mouse (*Zapus hudsonius preblei*)*Federally Threatened, State Threatened*

Typical Preble's habitat has been described as "well-developed plains riparian vegetation with relatively undisturbed grassland and a water source in close proximity," and "dense herbaceous vegetation consisting of a variety of grasses, forbs and thick shrubs" (Armstrong et al., 1997).

Although any vegetation could offer cover and hibernacula for Preble's, the species is mostly known from habitat containing shrub cover, such as willow or narrow-leaf cottonwood.

Preble's are known to regularly range outward into adjacent uplands to feed and hibernate. For this reason, the U.S. Fish and Wildlife Service generally requires a 300 foot development buffer from the edge of the 100 year flood plain. The subject property is not located within the 100 year floodplain. However, riparian habitat, potentially suitable for Preble's, was observed adjacent to the southwestern wetland. However, no designated Critical Habitat occurs in proximity to the subject property. **Western Environment recommends requesting a "Finding of No Significant Impact" from the U.S. Fish and Wildlife Service confirming that development will not impact Preble's.**



Preble's meadow jumping mouse
Photo acquired from usafa.isportsman.net

Ferruginous Hawk (*Buteo regalis*)*State Concerned*

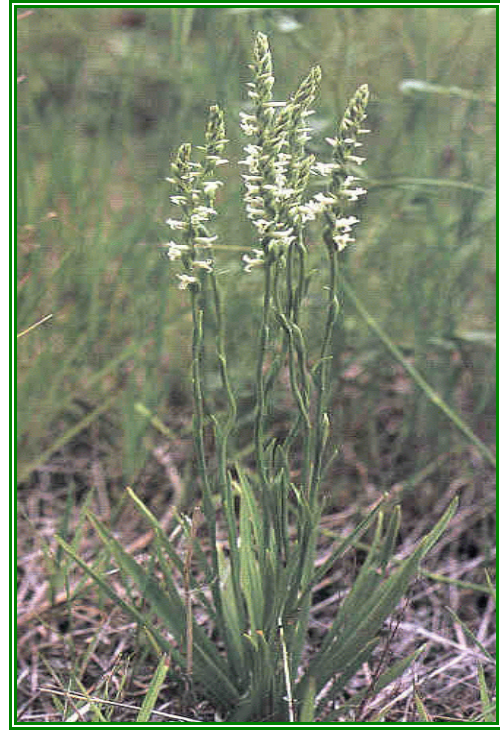
This hawk is known to occur throughout eastern Colorado and in northwestern Colorado. In Colorado, the species is a common winter resident, but is considered an uncommon summer resident on the eastern plains (Andrews and Righter, 1992). Areas that could be potential nesting sites include large trees, rock outcrops, manmade structures such as windmills and power poles, or the ground. These birds often can be seen associated with prairie dog colonies, which they utilize for foraging. This hawk, as are all birds of prey, is federally protected under the Migratory Bird Species Act. **No Ferruginous Hawk habitat was observed on or near the site.**

Black-tailed Prairie Dog (*Cynomys ludovicianus*)*Former Candidate for Federal Listing, State Concerned*

The U.S. Fish and Wildlife Service was petitioned to list the black-tailed prairie dog as a threatened species in July of 1998. The agency determined on February 3rd, 2000, that listing the species was warranted, but it is precluded by other species in greater need of protection (USFWS, 2000). The black-tailed prairie dog was added to the candidate list, and the species' status was reviewed annually. On August 12th, 2004 the USFWS determined that the black-tailed prairie dog no longer meets the Endangered Species Act definition as threatened, and was removed as a candidate for federal listing. **No prairie dogs were observed on or adjacent to the property.**

Ute Ladies'-Tresses Orchid (*Spiranthes diluvialis*)*Federally Threatened*

This orchid usually occurs in "...old stream channels, alluvial terraces, wet meadows, and other sites where the soil is saturated to within 18" of the surface at least temporarily during the growing seasons" (USFWS, 1992). The eastern Colorado populations of species are located in mesic riparian meadows in relict tall grass prairie areas near Boulder Creek, South Boulder Creek, and Saint Vrain Creek in Boulder County, Colorado, and in mesic meadows in the riparian woodland under story along Clear Creek in Jefferson County, Colorado (USFWS 50 CFR Part 17). One population was historically identified in Weld County east of Greeley near Crow Creek in 1856, but is now considered extirpated.



Ute Ladies'-Tresses Orchid

Soil conditions and vegetation composition of known *Spiranthes* sites suggest that wetlands regulated by the Corps under the Clean Water Act qualify as potential *Spiranthes* habitat. The property is not within *Spiranthes* designated Critical Habitat. **It is the opinion of Western Environment that *Spiranthes* does not inhabit the project.**

Other Wildlife

During the site visit two red tailed hawks (*Buteo jamaicensis*) were observed traveling over the site. No other wildlife was observed on or adjacent to the property.

5.0 CONCLUSIONS AND RECOMMENDATIONS

At the time of the survey, no threatened or endangered species or their obvious habitat were seen on the subject site. Also, review of the National Register of Historic Places, Colorado Historical Society, and the Historic Preservation Database revealed no evidence of historical significance associated with the site.

- Habitat marginally suitable for Preble's was observed on the southwestern border of the site. However, property is not located within 300 feet of the 100 year flood plain nor is it listed Critical Habitat. Western Environment recommends requesting a "Finding of No Significant Impact" from the U.S. Fish and Wildlife Service confirming that development will not impact Preble's.
- It is the opinion of Western Environment that the Burlington Ditch and northeastern wetland are likely considered Waters of the U.S. subject to Corps regulations under Section 404 of the Clean Water Act. Additionally, it is the opinion of Western Environment that the southwestern wetland is likely not considered Waters of the U.S. However, based upon the current project plan, no impacts to these aquatic resources are expected. Therefore, it is the opinion of Western Environment that no additional consultation is required.

6.0 LITERATURE CITED

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Adams County Residential Property Profile

Parcel Number: 0156929000006

Owners Name and Address:	Property Address:
BUCKLEY PARALLEL LLC PO BOX 247 EASTLAKE CO 80614-0247	12895 BUCKLEY RD

Account Summary

Legal Description

SECT,TWN,RNG:29-1-66 DESC: ALL SE4 E OF B AND M RR EXC RESV RDS AND ROW EXC HWY 49/259A

Subdivision Plat

N/A

Account Summary

Account Numbers	Date Added	Tax District	Mill Levy
R0007032	On or Before 01/01/1996	294	106.713

Permits

Permit Cases

BDP19-0629 CLV2017-00032 INF2024-00013 PLN2013-00001 PRE2023-00026 RCU2016-00016 RCU2023-00059 UTL2022-00612 ZVR2022-00041
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Sales Summary

Sale Date	Sale Price	Deed Type	Reception Number	Book	Page	Grantor	Grantee	Doc. Fee	Doc. Date
03/16/2007	\$0	QC	2007000027220	2007		MOWERY IRMA	MOWERY IRMA/EARL F/VERNON I AND	\$0	03/16/2007
09/27/2010	\$0	AFF	2010000064589	2010		MOWERY EARL F JR AND MOWERY TIMOTHY	MOWERY TIMOTHY	\$0	09/27/2010
11/05/2010	\$0	SWD	2011000003964	2011		JONES MILDRED P	BUCKLEY ROAD LLC	\$0	01/18/2011
11/12/2010	\$0	PRD	2011000003962	2011		MOWERY IRMA/VERNON I AND JONES MILDRED P AND CHASTEEN JUDY L	JONES MILDRED P/CHASTEEN JUDY L/MOWERY VERNON AND MOWERY TIMOTHY	\$0	01/18/2011
11/17/2010	\$0	SWD	2011000003965	2011		MOWERY VERNON	BUCKLEY ROAD LLC	\$0	01/18/2011
11/17/2010	\$0	SWD	2011000003966	2011		MOWERY TIMOTHY	BUCKLEY ROAD LLC C/O MILDRED P JONES	\$0	01/18/2011
11/29/2010	\$0	SWD	2011000003963	2011		CHASTEEN JUDY L	BUCKLEY ROAD LLC C/O MILDRED P JONES	\$0	01/18/2011
08/26/2016	\$500,000.00	SWD	2016000072007			BUCKLEY ROAD LLC, C/O MILDRED P JONES	MOWERY TIMOTHY	\$50	08/30/2016
11/10/2016	\$0	QC	2016000098856			MOWERY TIMOTHY	MOWERY TIMOTHY AND , DRANGE JORDAN K	\$0	11/16/2016
07/27/2022	\$1,800,000.00	SWD	2022000064450			MOWERY TIMOTHY AND , DRANGE JORDAN K	BUCKLEY PARALLEL LLC	\$180	07/27/2022

Click [here](#) to go to Clerk / Recorder search page

Valuation Summary

Land Valuation Summary

Account Number	Land Type	Unit of Measure	Number of Units	Fire District	School District	Vacant/Improved	Actual Value	Assessed Value
R0007032	Residential	Acres	49.2590	GREATER BRIGHTON FIRE PROTECTION DISTRICT 6	School District 27-Brighton	I	\$145,314.00	\$9,830.00
Land Subtotal:							\$145,314.00	\$9,830.00

Improvements Valuation Summary

Account Number	Actual Value	Assessed Value
R0007032	\$830,895.00	\$56,210.00
Improvements Subtotal:	\$830,895.00	\$56,210.00

Total Property Value	\$976,209.00	\$66,040.00
-----------------------------	---------------------	--------------------

Building Summary

Building Number: 1.00

Individual Built As Detail

Built As:	Ranch 1 Story
Year Built:	1989
Building Type:	Residential
Construction Type:	Frame Siding
Built As SQ Ft:	1404
Number of Rooms:	6
Number of Baths:	2.00
Number of Bedrooms:	3
Attached Garage SQ Ft:	
Detached Garage Square Ft:	
Basement SQ Ft:	
Finished Basement SQ Ft:	

Building Number: 2.00

Individual Built As Detail

Built As:	Farm Implement-Equip Shop
Year Built:	2018
Building Type:	Out Building
Construction Type:	
Built As SQ Ft:	2016
Number of Rooms:	
Number of Baths:	
Number of Bedrooms:	
Attached Garage SQ Ft:	
Detached Garage Square Ft:	
Basement SQ Ft:	
Finished Basement SQ Ft:	

Tax Summary

Click [here](#) to go to Treasurer's search page

Enterprise Zone Summary

Property within Enterprise Zone

True

Precincts and Legislative Representatives Summary

Precinct

198 199 226

Commissioner Representative

Commissioner District	Link to Representative
5	Click Here

State House Representative

House District	Link to Representative
32	Click Here
48	Click Here

State Senate Representative

Senate District	Link to Representative
13	Click Here
21	Click Here

US Congress Representative

Congressional District	Link to Representative
8	Click Here

Zoning Summary

Zoning Summary

Zoning Authority	Zoning
Adams County	A-3

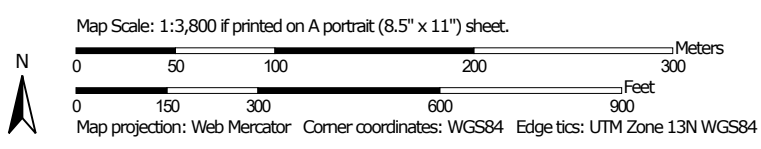
Note: Data is updated daily. Above data was updated as of: 05/03/24

Legal Disclaimer: Although every reasonable effort has been made to ensure the accuracy of the public information data and graphic representations, Adams County cannot be responsible for consequences resulting from any omissions or errors contained herein. Adams County assumes no liability whatsoever associated with the use or misuse of this data

Soil Map—Adams County Area, Parts of Adams and Denver Counties, Colorado



Soil Map may not be valid at this scale.



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Adams County Area, Parts of Adams and Denver Counties, Colorado

Survey Area Data: Version 20, Aug 24, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 1, 2023—Sep 1, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

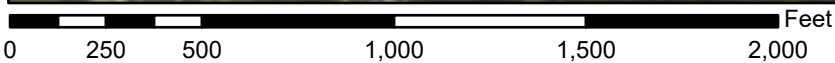
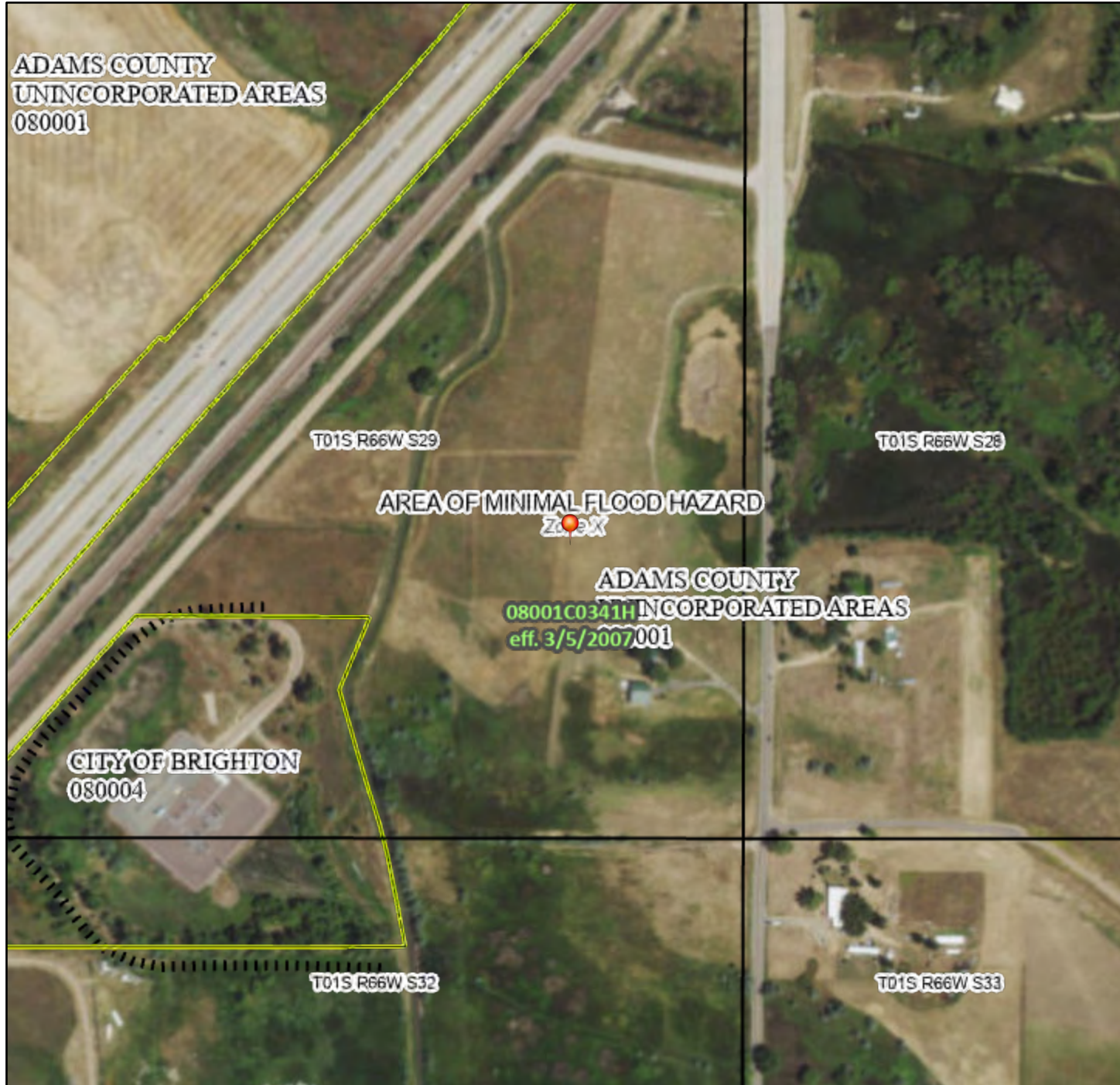
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Lw	Loamy alluvial land, moderately wet	0.2	0.6%
VnB	Vona loamy sand, 0 to 3 percent slopes	18.3	44.6%
VnD	Vona loamy sand, 3 to 9 percent slopes	18.0	43.8%
VoB	Vona sandy loam, 1 to 3 percent slopes	0.6	1.6%
Wt	Wet alluvial land	3.9	9.4%
Totals for Area of Interest		41.1	100.0%



National Flood Hazard Layer FIRMette



104°47'49"W 39°56'5"N



1:6,000

104°47'11"W 39°55'37"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation 17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Profile Baseline Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/8/2024 at 12:38 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

WATERHEAD

COLORADO DIVISION OF WATER RESOURCES

1313 Sherman Street - Room 818
Denver, Colorado 80203

RECEIVED

MAY 31 1988

THIS FORM MUST BE SUBMITTED
WITHIN 60 DAYS OF COMPLETION
OF THE WORK DESCRIBED HERE.
ON. TYPE OR PRINT IN BLACK
INK.

WELL COMPLETION AND PUMP INSTALLATION REPORT

PERMIT NUMBER ~~150005~~ 331599

WATER RESOURCES
ENGINEERING
COLO.

WELL OWNER Irma Mowery SE 1/4 of the SE 1/4 of Sec. 29

ADDRESS 13100 Cameron Dr Brighton CO 80001 1 S, R. 16th W, 6th P.M.

DATE COMPLETED May 13, 1988 HOLE DIAMETER

6 in. from 0 to 355 ft.

_____ in. from _____ to _____ ft.

_____ in. from _____ to _____ ft.

DRILLING METHOD Rotary

CASING RECORD: Plain Casing

Size 4" & kind Plastic from 0 to 170 ft.

Size _____ & kind _____ from _____ to _____ ft.

Size _____ & kind _____ from _____ to _____ ft.

Perforated Casing

Size 4" & kind Plastic from 170 to 355 ft.

Size _____ & kind _____ from _____ to _____ ft.

Size _____ & kind _____ from _____ to _____ ft.

GROUTING RECORD

Material Cement

Intervals Packer

Placement Method Poured

GRAVEL PACK: Size None

Interval _____

TEST DATA

Date Tested May 13, 1988

Static Water Level Prior to Test 60 ft.

Type of Test Pump Air

Length of Test 3 hrs

Sustained Yield (Metered) 15 GPM

Final Pumping Water Level 180'

WELL LOG

From	To	Type and Color of Material	Water Loc.
0	7	Top	
7	25	Clay	
25	28	Gravel	
28	52	Shale	
52	80	Sand	
80	160	Shale	
160	355	Sand w/ Shale	

TOTAL DEPTH 355'

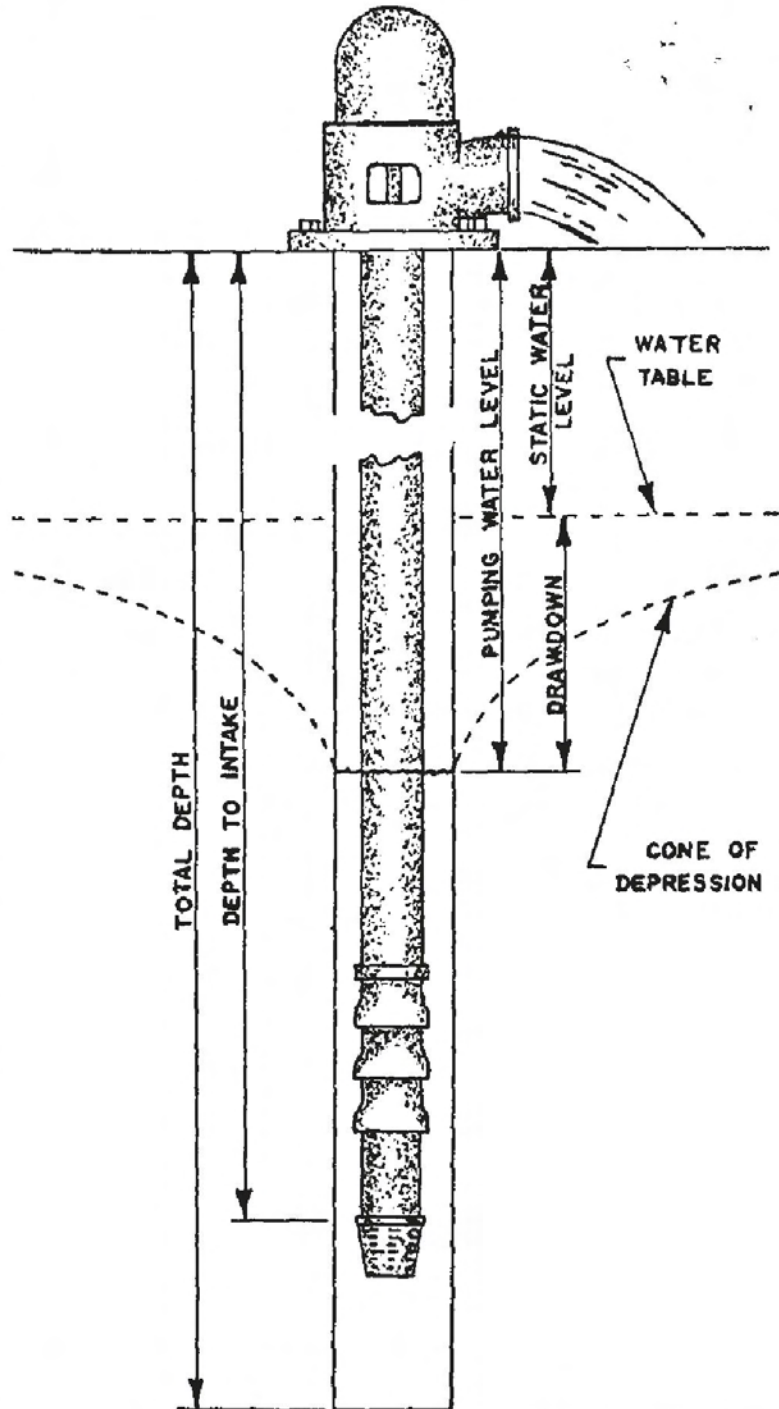
Use additional pages necessary to complete log.

PUMP INSTALLATION REPORT

Pump Make Red Jacket
 Type Sub
 Powered by Elec HP 3/4
 Pump Serial No. _____
 Motor Serial No. _____
 Date Installed May 13, 1988
 Pump Intake Depth 210'
 Remarks _____

WELL TEST DATA WITH PERMANENT PUMP

Date Tested _____
 Static Water Level Prior to Test _____
 Length of Test _____ Hours
 Sustained yield (Metered) _____ GPM
 Pumping Water Level _____
 Remarks _____



CONTRACTORS STATEMENT

The undersigned, being duly sworn upon oath, deposes and says that he is the contractor of the well or pump installation described hereon; that he has read the statement made hereon; knows the content thereof, and that the same is true of his own knowledge.

Signature Don Eastwood License No. 489
 State of Colorado, County of Arapahoe SS
 Subscribed and sworn to before me this 13 day of May, 1988.
 My Commission expires: 2-26, 1990.
 Notary Public Linda S. Eastwood



ORIGINAL PERMIT APPLICANT(S)

BUCKLEY PARALLEL LLC (RYAN CARLSON)

APPROVED WELL LOCATION

Water Division: 1 Water District: 2
 Designated Basin: N/A
 Management District: N/A
 County: ADAMS
 Parcel Name: N/A
 Physical Address: 12895 BUCKLEY ROAD COMMERCE CITY,
 CO 80603

SE 1/4 SE 1/4 Section 29 Township 1.0 S Range 66.0 W Sixth P.M.

UTM COORDINATES (Meters, Zone: 13, NAD83)

Easting: 517748.2 Northing: 4420082.0

PERMIT TO USE 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 pursuant to CRS 37-92-602(3)(b)(I) and the policy of the State Engineer dated April 23, 1986 under the following conditions.
- 4) Approved as the only well on a tract of land of 41.353 acres described as a portion of the SE 1/4 of Sec. 29, Twp. 1 South, Rng. 66 West, Sixth P.M., Adams County, more particularly described on Exhibit A in the well permit file.
- 5) Approved for the change in use of an existing well constructed under permit no. 150905. The issuance of this permit hereby cancels permit no. 150905.
- 6) The use of groundwater from this well is limited to drinking and sanitary facilities as described in CRS 37-92-602(1)(c), for a commercial business. Water from this well shall not be used for lawn/landscape/greenhouse irrigation, domestic animal/livestock watering, or for any other purpose outside the business building structure(s).
- 7) Production from this well is restricted to the Upper Arapahoe aquifer.
- 8) The pumping rate of this well shall not exceed 15 GPM.
- 9) The annual amount of groundwater to be withdrawn shall not exceed 0.078 acre-feet (25,459 gallons), as applied for.
- 10) The return flow from the use of this well must be through an individual wastewater disposal system of the type so that not less than 4% of the total amount of water withdrawn is returned to the same stream system in which the well is located.
- 11) A totalizing flow meter must be installed on this well and maintained in good working order. Permanent records of all diversions must be maintained by the well owner (recorded at least annually) and submitted to the Division Engineer upon request.
- 12) This well shall be located not more than 200 feet from the location specified on this permit.

NOTE: This well is withdrawing water from a non-renewable aquifer. While the withdrawals from this aquifer are administered based on a 100 year aquifer life, water level declines may prevent this well from diverting the permitted amounts for that 100 years.

Wenli Dickinson

Issued By WENLI DICKINSON

Date Issued: 8/21/2023

Expiration Date: N/A

WELL PERMIT NUMBER 331599-

RECEIPT NUMBER 10030752

ALTA/NSPS LAND TITLE SURVEY

A PARCEL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29,
TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

RCVD DWR
08/17/2023

SCALE	MT.S.	DATE
BY	JFT	08/10/22
BY	JRW	
BY		

LEGAL DESCRIPTION

PER LAND TITLE GUARANTEE COMPANY COMMITMENT NO. ABZ70771449-2, WITH AN EFFECTIVE DATE OF APRIL 29, 2022 AT 5:00 P.M.
THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, LYING AND BEING EAST OF THE B&M RAILWAY,
EXCEPT LAND BEING USED FOR RESERVOIR PURPOSES,
AND
EXCEPT A RIGHT OF WAY FOR A DITCH FROM THE BURLINGTON DITCH TO THE RAILWAY ON THE WEST,
AND
EXCEPT ANY PORTION THEREOF CONTAINED IN RULE AND ORDER RECORDED DECEMBER 17, 1993 IN BOOK 4218 AT PAGE 297.

TITLE COMMITMENT NOTES

LAND TITLE GUARANTEE COMPANY COMMITMENT NO. ABZ70771449-2, WITH AN EFFECTIVE DATE OF APRIL 29, 2022 AT 5:00 P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS, INC. TO DETERMINE OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.

NOTE: THE WORD "AFFECTS" AS USED BELOW, IS HEREBY DEFINED AS: "A DETERMINATION THAT THE PROPERTY OR INTERESTS DESCRIBED, WITHIN THE ITEMS LISTED AMONG THE SCHEDULE B - SECTION 2 PROVIDED, FALLS WITHIN OR TOUCHES THE SURVEYED PROPERTY".

ITEM NUMBERS BELOW REFER TO THOSE ITEMS AS LISTED IN SCHEDULE B - SECTION 2 OF SAID TITLE COMMITMENT.

ITEM NUMBERS 1-8 ARE STANDARD EXCEPTIONS NOT TO BE ADDRESSED AS A PART OF THIS SURVEY.

9. RESERVATION MADE BY THE UNION PACIFIC RAILROAD COMPANY IN DEED RECORDED JULY 13, 1899 IN BOOK 454 AT PAGE 242, PROVIDING SUBSTANTIALLY AS FOLLOWS: RESERVING ALL COAL AND OTHER MINERALS WITHIN OR UNDERLYING SAID LANDS, TOGETHER WITH THE RIGHT TO PROSPECT AND THE RIGHT OF INGRESS, EGRESS AND REGRESS UPON SAID LANDS. QUIT CLAIM DEED TO UNION PACIFIC LAND RESOURCES CORPORATION RECORDED APRIL 14, 1971 IN BOOK 1684 AT PAGE 281 AND RECORDED JANUARY 8, 1996 IN BOOK 4659 AT PAGE 485. RELEASE AND QUIT CLAIM DEED RECORDED NOVEMBER 23, 1998 IN BOOK 5547 AT PAGE 272. AFFECTS THE SURVEYED PROPERTY, BUT IS NOT A PLOTTABLE ITEM.

10. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN EASEMENT RECORDED JANUARY 31, 1939 IN BOOK 229 AT PAGE 300. INDETERMINATE IN NATURE DUE TO INSUFFICIENT DESCRIPTION OF THE LAND DESCRIBED IN SAID DOCUMENT.

11. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN RIGHT OF WAY AGREEMENT RECORDED JULY 06, 1955 IN BOOK 557 AT PAGE 238. AFFECTS THE SURVEYED PROPERTY, BUT IS BLANKET IN NATURE AND THEREFORE IS NOT SHOWN HEREON.

12. THE EFFECT OF RESOLUTION BY COMMISSIONERS, REGARDING ZONING, RECORDED APRIL 5, 1956 IN BOOK 602 AT PAGE 434. AFFECTS THE SURVEYED PROPERTY, BUT IS BLANKET IN NATURE AND THEREFORE IS NOT SHOWN HEREON.

13. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN MEMORANDUM OF AGREEMENT RECORDED JUNE 17, 1957 IN BOOK 652 AT PAGE 273. INDETERMINATE IN NATURE DUE TO INSUFFICIENT DESCRIPTION OF THE LAND DESCRIBED IN SAID DOCUMENT.

14. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN AGREEMENT RECORDED JUNE 23, 1966 IN BOOK 1303 AT PAGE 113. INDETERMINATE IN NATURE DUE TO INSUFFICIENT DESCRIPTION OF THE LAND DESCRIBED IN SAID DOCUMENT.

15. ANY TAX OR ASSESSMENT BY REASON OF THE INCLUSION OF A PORTION OF SUBJECT PROPERTY WITHIN THE CENTRAL COLORADO COLORADO WATER CONSERVANCY DISTRICT AS DISCLOSED IN ORDER FOR INCLUSION OF LANDS RECORDED SEPTEMBER 18, 1988 IN BOOK 3203 AT PAGE 348. AFFECTS THE SURVEYED PROPERTY, BUT IS NOT A PLOTTABLE ITEM.

16. ANY TAX, LIEN, FEE, OR ASSESSMENT BY REASON OF INCLUSION OF SUBJECT PROPERTY IN THE E-470 PUBLIC HIGHWAY AS EVIDENCED BY INSTRUMENT RECORDED DECEMBER 19, 1995, IN BOOK 4848 AT PAGE 879. AFFECTS THE SURVEYED PROPERTY, BUT IS NOT A PLOTTABLE ITEM.

17. REQUEST FOR NOTIFICATION OF SURFACE DEVELOPMENT AS EVIDENCED BY INSTRUMENT RECORDED MAY 20, 2002 UNDER RECEPTION NO. CD971703. AFFECTS THE SURVEYED PROPERTY, BUT IS NOT A PLOTTABLE ITEM.

18. TERMS, CONDITIONS AND PROVISIONS OF PETITION RECORDED MARCH 17, 2011 AT RECEPTION NO. 2011000017601. AFFECTS THE SURVEYED PROPERTY, BUT IS NOT A PLOTTABLE ITEM.

19. TERMS, CONDITIONS AND PROVISIONS OF EASEMENT RECORDED MARCH 30, 2015 AT RECEPTION NO. 2015000021671. AFFECTS THE SURVEYED PROPERTY AND IS SHOWN HEREON.

20. REQUEST FOR NOTIFICATION OF APPLICATION FOR DEVELOPMENT AS EVIDENCED BY INSTRUMENT RECORDED JULY 13, 2016 UNDER RECEPTION NO. 2016000055794. AFFECTS THE SURVEYED PROPERTY, BUT IS NOT A PLOTTABLE ITEM.

21. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN MEMORANDUM OF RIGHT OF WAY AGREEMENT RECORDED DECEMBER 05, 2016 UNDER RECEPTION NO. 2016000105207. AFFECTS THE SURVEYED PROPERTY AND IS SHOWN HEREON.

22. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN RESOLUTION RECORDED DECEMBER 16, 2019 UNDER RECEPTION NO. 2019000009665. INDETERMINATE IN NATURE DUE TO INSUFFICIENT DESCRIPTION OF THE LAND DESCRIBED IN SAID DOCUMENT.

23. TERMS, CONDITIONS AND PROVISIONS OF PETITION FOR CLASS D IRRIGATION WATER ALLOTMENT CONTRACT RECORDED JANUARY 23, 2017 UNDER RECEPTION NO. 2017000005578 AND RECORDED SEPTEMBER 10, 2018 UNDER RECEPTION NO. 2018000073488. AFFECTS THE SURVEYED PROPERTY, BUT IS NOT A PLOTTABLE ITEM.



VICINITY MAP
SCALE 1" = 2000'

TITLE COMMITMENT NOTES-CONTINUED

23. TERMS, CONDITIONS AND PROVISIONS OF PETITION FOR CLASS D IRRIGATION WATER ALLOTMENT CONTRACT RECORDED JANUARY 23, 2017 UNDER RECEPTION NO. 2017000005578 AND RECORDED SEPTEMBER 10, 2018 UNDER RECEPTION NO. 2018000073488. AFFECTS THE SURVEYED PROPERTY, BUT IS NOT A PLOTTABLE ITEM.

24. OIL AND GAS LEASE RECORDED SEPTEMBER 22, 2017 UNDER RECEPTION NO. 2017000083214 AND RECORDED JANUARY 30, 2018 UNDER RECEPTION NO. 2018000089918 AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN. AFFECTS THE SURVEYED PROPERTY, BUT IS NOT A PLOTTABLE ITEM.

25. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DECLARATION OF POOLING RECORDED AUGUST 21, 2019 UNDER RECEPTION NO. 2019000008185. AFFECTS THE SURVEYED PROPERTY, BUT IS NOT A PLOTTABLE ITEM.

GENERAL NOTES

- THE FIELD WORK FOR THIS SURVEY WAS PERFORMED BY AN AZTEC CONSULTANTS, INC. SURVEY CREW AND COMPLETED ON JUNE 6, 2022.
- PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY."
- AS TO TABLE A ITEM NO. 2: PER LAND TITLE GUARANTEE COMPANY COMMITMENT NO. ABZ70771449-2, WITH AN EFFECTIVE DATE OF APRIL 29, 2022 AT 5:00 P.M., THE SURVEYED PROPERTY ADDRESS IS 12895 BUCKLEY ROAD, COMMERCE CITY, CO 80603.
- AS TO TABLE A ITEM NO. 4: THE SURVEYED PARCEL CONTAINS A TOTAL OF 41,353 ACRES OR 1,801,356 SQUARE FEET, MORE OR LESS.
- AS TO TABLE A ITEM NO. 5(A)(B): THERE WAS NO ZONING LETTER OR REPORT PROVIDED BY THE CLIENT AT THE TIME OF THIS SURVEY.
- AS TO TABLE A ITEM NO. 10: THERE WAS NO PARTY WALLS OR LOCATION OF CERTAIN DIVISION DESIGNATION BY THE CLIENT AT THE TIME OF THIS SURVEY.
- AS TO TABLE A ITEM NO. 11: THIS SURVEY DOES NOT CERTIFY TO SUBSURFACE FEATURES, IMPROVEMENTS, UTILITIES OR BURIED LINES OF ANY TYPE, LOCATION DEPICTED HEREON ARE DERIVED FROM FIELD SURVEY OF UTILITY FLAGGING / PAINT MARKINGS, PERFORMED BY AZTEC CONSULTANTS INC. UTILITY LOCATES DEPARTMENT ON MAY 24, 2022.
- AS TO TABLE A ITEM NO. 15: THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF THIS SURVEY.
- AS TO TABLE A ITEM NO. 17: NO INFORMATION WAS MADE AVAILABLE ABOUT PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES. THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- AS TO TABLE A ITEM NO. 18: ANY PLOTTABLE OFFSITE EASEMENTS THAT WERE PROVIDED WITHIN THE TITLE COMMITMENT REFERENCED HEREIN ARE SHOWN HEREON.
- THE PROPERTY HAS DIRECT PHYSICAL ACCESS TO BUCKLEY ROAD, A DEDICATED PUBLIC STREET.
- THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN LAND TITLE GUARANTEE COMPANY COMMITMENT NO. ABZ70771449-2, WITH AN EFFECTIVE DATE OF APRIL 29, 2022 AT 5:00 P.M. AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SURVEYED PROPERTY.

GENERAL NOTES CONT.

- THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; THERE ARE NO VISIBLE ENCROACHMENTS ON THE SURVEYED PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON AND WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF COLORADO.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMPLETS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THE BURLINGTON DITCH CORRIDOR, DEPICTED HEREON, WAS PROVIDED BY BURLINGTON DITCH COMPANY ON JUNE 15TH, 2022, AND ARE SHOWN HEREON AS 35' FROM CENTER OF DITCH TO WEST LINE, AND 25' FROM CENTER TO EAST LINE, FOR MAINTENANCE PURPOSES.
- DURING THE FIELD WORK FOR THIS SURVEY ON JUNE 6, 2022, NO LAND APPEARED TO HOLD WATER FOR RESERVOIR PURPOSES.

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 66 WEST, SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR SOUTH 89°45'07" WEST, A DISTANCE OF 2,667.59 FEET.

FLOOD ZONE

THE SURVEYED PROPERTY SHOWN HEREIN LIES WITHIN OTHER AREAS - ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP INDEX NO. 08001CD341H. MAP REVISED MARCH 5, 2007.

BENCHMARK

ADAMS COUNTY BENCHMARK NUMBER 175 BEING A 3-1/4" ALUMINUM ALLOY CAP STAMPED "STATE HWY 1-78 GPS #JSA 11 MILE POST 17.8" LOCATED NORTHWEST OF THE INTERSECTION OF CAMERON STREET AND O'Brien WAY, 47 FEET NORTHWEST OF THE CENTER LINE OF CAMERON STREET, ON THE PROJECTED CENTER LINE OF O'Brien WAY, AND 39.7 FEET SOUTHWEST OF THE BURLINGTON NORTHERN RAILROAD TRACKS.

ELEVATION=5094.38' (NAVD88)

SURVEYOR'S STATEMENT

TO: BUCKLEY PARALLEL, LLC, A COLORADO LIMITED LIABILITY COMPANY
TIMOTHY MOWERY AND JORDAN K. DRANGE
LAND TITLE GUARANTEE COMPANY
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 6(a)(6), 7(a), 8, 10, 11, 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 6, 2022.

DATE OF PLAT OR MAP: 06/20/22

MICHAEL J. NOFFSINGER, PLS NO. 38367
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

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 ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS, RULE 1.6.B.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

ADAMS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS ALTA WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ADAMS COUNTY AT _____ M. ON THE _____ DAY OF _____, 2022,
RECEPTION NO. _____

ADAMS COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

BY	DATE	COMMENT

300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AZTEC
CONSULTANTS, INC.

ALTA/NSPS LAND TITLE SURVEY
SE 1/4 SEC. 29, T.1S., R.66W., 6TH P.M.
ADAMS COUNTY, COLORADO
PREPARED FOR
CARLSON
12460 1ST STREET, EASTLAKE, CO 80814

SHEET	ONE
OF	2 SHEETS
JOB NO.	130722-03

FOR REVIEW

ALTA/NSPS LAND TITLE SURVEY

A PARCEL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29,
TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF COMMERCE CITY, COUNTY OF ADAMS, STATE OF COLORADO

RCVD DWR
08/17/2023

FOR REVIEW

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.

SCALE	1" = 120'
DATE	08/10/22
BY	
DATE	
COMMENT	

300 East Mineral Ave., Suite 1
Lafayette, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com



ALTA/NSPS LAND TITLE SURVEY
SE 1/4 SEC. 29, T.1S., R.66W., 6TH P.M.
ADAMS COUNTY, COLORADO

PREPARED FOR
CARLSON

12460 1ST STREET, EASTLAKE, CO 80814

SHEET
TWO

OF 2 SHEETS

JOB NO. 130722-03

LEGEND

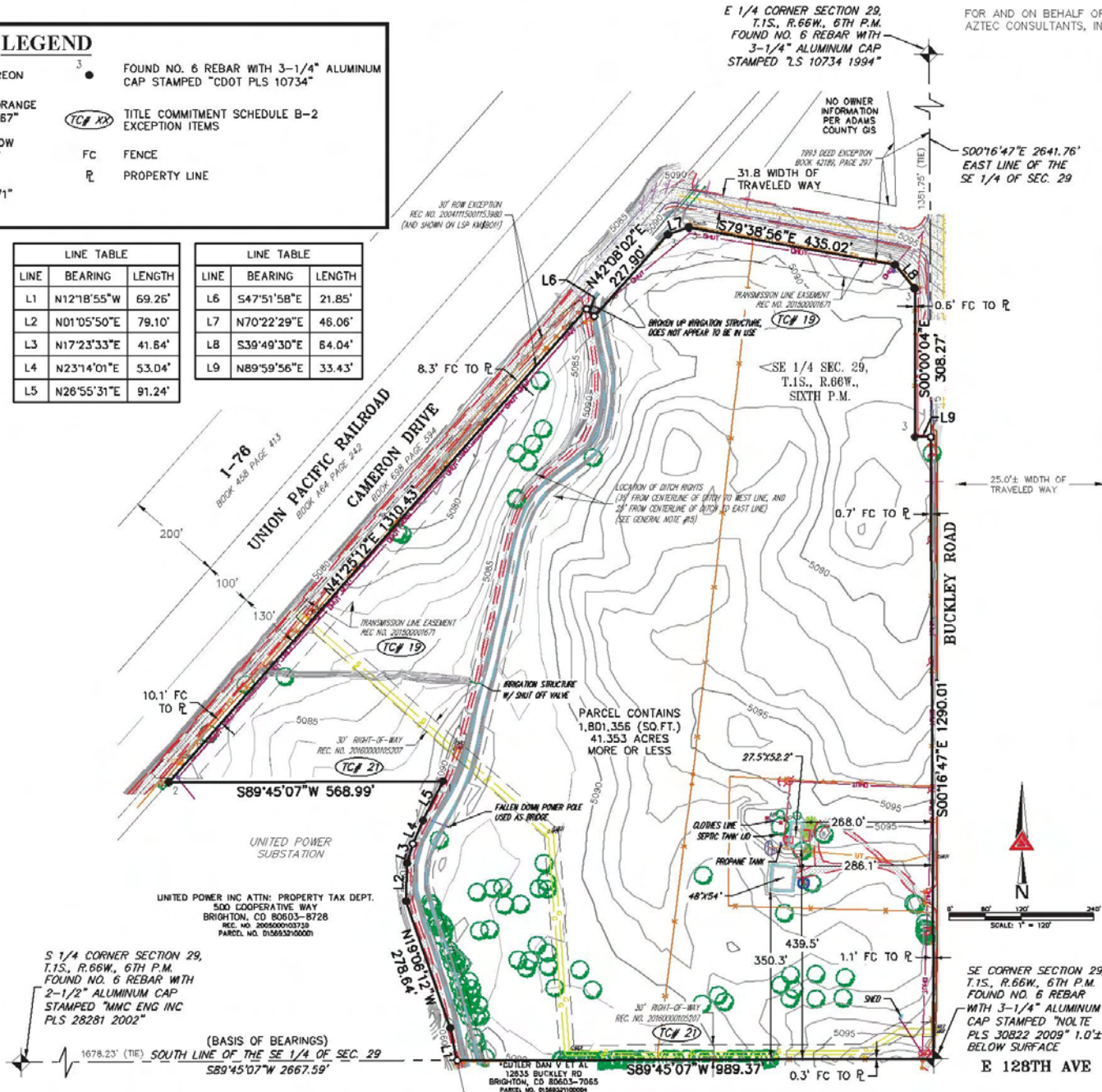
	FOUND SECTION CORNER AS SHOWN HEREON		FOUND NO. 6 REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "CDOOT PLS 10734"
	SET NO. 5 X 18" REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38367"		TITLE COMMITMENT SCHEDULE B-2 EXCEPTION ITEMS
	FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "C&B LS 24942"	FC	FENCE
	FOUND NO. 5 REBAR WITH 1-1/4" RED PLASTIC CAP STAMPED "HOOS PLS 37971"	PL	PROPERTY LINE

LEGEND

- STORM BOX CULVERT
- STORM LINE UNDERGROUND
- STORM FES
- WATER LINE UNDERGROUND
- ELECTRIC METER
- ELECTRIC POLE
- ELECTRIC TRANSFORMER
- ELECTRIC UNDERGROUND
- OVERHEAD UTILITY
- GUY WIRE
- TELEPHONE LINE UNDERGROUND
- FIBER OPTIC UNDERGROUND
- FIBER OPTIC MKR
- FIBER OPTICS PEDESTAL
- CABLE TV UNDERGROUND
- GAS LINE UNDERGROUND
- GAS MKR POST
- WELL
- EX CONT-MJR
- EX CDNT-MNR
- BUSH DECIDUOUS
- TREE CONIFER
- TREE DECIDUOUS
- FENCE POST
- FENCE
- GATE
- METAL POST
- WOOD POST
- SATELLITE DISH
- SHORE LINE
- EDGE ASPHALT
- EDGE CONCRETE
- EDGE ROAD
- SHOULDER
- LINEMARKING WHITE STRIPE DASHED
- LINEMARKING WHITE STRIPE SOLID
- LINEMARKING YELLOW STRIPE SOLID
- SIGN
- BUILDING
- DECK
- MISC
- STEPS
- STRUCTURE
- HANDRAIL
- WALL
- CONCRETE
- ASPHALT PAVEMENT
- EDGE ROAD
- SHOULDER
- WALL

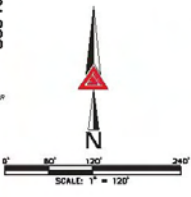
LINE	BEARING	LENGTH
L1	N12°18'55"W	69.25'
L2	N01°05'50"E	79.10'
L3	N17°23'33"E	41.84'
L4	N23°14'01"E	53.04'
L5	N26°55'31"E	91.24'

LINE	BEARING	LENGTH
L6	S47°51'58"E	21.85'
L7	N70°22'29"E	46.06'
L8	S39°49'30"E	64.04'
L9	N89°59'56"E	33.43'



S 1/4 CORNER SECTION 29,
T.1S., R.66W., 6TH P.M.
FOUND NO. 6 REBAR WITH
2-1/2" ALUMINUM CAP
STAMPED "MNC ENG INC
PLS 28281 2002"

(BASIS OF BEARINGS)
1678.23' (TIE) SOUTH LINE OF THE SE 1/4 OF SEC. 29
S89°45'07" W 2667.59'



DELLER DAN V ET AL
12633 BUCKLEY RD
BRIGHTON, CO 80603-7065
PARCEL NO. D15683210004

RCVD DWR
 08/16/2023

GENERAL PURPOSE
Water Well Permit Application
 Review instructions on reverse side prior to completing form.
 The form must be computer generated, typed or in black or blue ink.

1. Applicant Information
 Name of applicant
 BUCKLEY PARALLEL LLC

Mailing address
 PO BOX 247

City State Zip code
 EASTLAKE CO 80614

Telephone # (area code & number) E-mail (online filing required)
 303-467-2966 BRAD@CARLSONLAND.NET

6. Use Of Well (check applicable boxes)
 Attach a detailed description of uses applied for.

Industrial Dewatering System
 Municipal Geothermal (production or reinjection)
 Irrigation Other (describe): _____
 Commercial

2. Type Of Application (check applicable boxes)

Construct new well Use existing well
 Replace existing well Change or increase use
 Change source (aquifer) Reapplication (expired permit)
 COGCC Well Other: _____

7. Well Data (proposed)

Maximum pumping rate	gpm	Annual amount to be withdrawn	acre-feet
15		.78	
Total depth	feet	Aquifer	
355'		UPPER ARAPAHOE	

3. Refer To (if applicable)

Well permit #	Water Court case #
150095	
Designated Basin Determination #	Well name or #

8. Land On Which Ground Water Will Be Used
 Legal Description of Land (may be provided as an attachment):
 N/A WELL IS FOR DOMESTIC HOUSEHOLD USE

(If used for crop irrigation, attach a scaled map that shows irrigated area.)

A. # Acres	B. Owner

C. List any other wells or water rights used on this land:

4. Location Of Proposed Well

County _____

1/4 of the _____ 1/4

Section	Township	N or S	Range	E or W	Principal Meridian
		<input type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/> <input type="checkbox"/>	

Distance of well from section lines (section lines are typically not property lines)
 Ft. from N S Ft. from E W

For replacement wells only - distance and direction from old well to new well
 feet direction

9. Proposed Well Driller License #(optional):

10. Sign or Entered Name Of Applicant(s) Or Authorized Agent
 The making of false statements herein constitutes perjury in the second degree, which is punishable as a class 1 misdemeanor pursuant to C.R.S. 24-4-104 (13)(a). I have read the statements herein, know the contents thereof and state that they are true to my knowledge.

Sign or enter name(s) of person(s) submitting application	Date (mm/dd/yyyy)
RYAN CARLSON	07/27/2023

If signing print name and title

Well location address (Include City, State, Zip) Check if well address is same as in Item 1.
 12895 BUCKLEY RD, COMMERCE CITY, CO 80603

Optional: GPS well location information in UTM format You must check GPS unit for required settings as follows:

Format must be UTM
 Zone 12 or Zone 13
 Units must be Meters
 Datum must be NAD83
 Unit must be set to true north
 Was GPS unit checked for above? YES NO **Remember to set Datum to NAD83**

Office Use Only

USGS map name	DWR map no.	Surface elev.

5. Parcel On Which Well Will Be Located (PLEASE ATTACH A CURRENT DEED FOR THE SUBJECT PARCEL)

A. Legal Description (may be provided as an attachment):
 SEE ATTACHED LEGAL DESCRIPTION

B. # of acres in parcel	C. Owner
40	BUCKLEY PARALLEL LLC

D. Will this be the only well on this parcel? YES NO (if no list other wells)

Current Existing Irrigation Well Onsite

E. State Parcel ID# (optional):

Receipt area only

10030752 (AMENDED)

AQUAMAP
 WE
 WR
 CWCB
 TOPO
 MYLAR
 SB5

DIV ____ WD ____ BA ____ MD ____

Application Receipt No. _____

Applicant's Name: BUCKLEY PARALLEL LLC

COMMERCIAL DRINKING AND SANITARY WELL WORKSHEET

Review instructions on reverse side prior to completing form. The form must be completed in black or blue ink or typed.

1. Name and Type of Business: BUCKLEY RV STORAGE (RV STORAGE FACILITY)

2. Is this application for a new well?

Yes

No

If no, is this application for a change of use for an existing well?

Yes Permit Number of well (if applicable) 150095

No For wells used for drinking and sanitary purposes prior to May 8, 1972, a field inspection of the well to verify historical uses may be required. See form [GWS-12 Registration of Existing Well](#) and form [GWS-12A Statement of Historical Use](#) for further information.

3. Is the parcel the well is located on (or will be located on) within the boundaries of a water service area (water district, municipality, water company, etc.) or is water available from another source (such as a well)?

Yes If yes, indicate what this other source is _____

No (name of water district/supplier, or well permit number)

4. Proposed type of disposal system to be used:

Septic tank / absorption leach field

Central System (district name:) _____

Vault (location sewage hauled to:) _____

Other (attach copy of engineering design)

5. Water Demand Calculations (for average factors for water demand see below)

Employees

Number of Employees	X	Number of Gallons per Employee per Day	X	Number of Days Employee Works per Year	=	Gallons per Year
	X		X		=	

A

Customers

Number of Customers per Day	X	Number of Gallons per Customer	X	Number of Days Business is Open per Year	=	Gallons per Year
4	X	1.6	X	312	=	499

B

Other Uses (Note: No uses outside of the building would be permitted for this type of well.)

Type of Use	X	Gallons per Use per Day	X	Days per Year	=	Gallons per Year
ONSITE PROPRIETOR	X	80	X	312	=	24,960

C

Total amount of water required:

=	Gallons per Year (A + B + C)
=	25,459

For wells used for commercial drinking and sanitary purposes on or after May 8, 1972, the total water demand cannot exceed 108,600 gallons (1/3 of an acre-foot) per year.

For wells used for commercial drinking and sanitary purposes prior to May 8, 1972, the total water demand cannot exceed 325,900 gallons (1 acre-foot) per year.

General Guidelines for Water Demand in Gallons per Day

Day Workers at Offices – 15 gallons/person/day

Food Service Establishments (with toilet and kitchen wastes) – 10 gallons/patron/day

Churches (does not include food service) – 5 gallons/seat/day

Overnight Lodging – 50 gallons/customer/day

On-Site Proprietor of Overnight Lodging (i.e. on-site owner of a Bed & Breakfast) – 80 gallons/person/day

Additional water demand figures may be obtained from a private water consultant or from a technical reference on this subject.

LEGAL DESCRIPTION

PER LAND TITLE GUARANTEE COMPANY COMMITMENT NO. ABZ70771449-2, WITH AN EFFECTIVE DATE OF APRIL 29, 2022 AT 5:00 P.M.

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, LYING AND BEING EAST OF THE B&M RAILWAY,
EXCEPT LAND BEING USED FOR RESERVOIR PURPOSES,
AND
EXCEPT A RIGHT OF WAY FOR A DITCH FROM THE BURLINGTON DITCH TO THE RAILWAY ON THE WEST,
AND
EXCEPT ANY PORTION THEREOF CONTAINED IN RULE AND ORDER RECORDED DECEMBER 17, 1993 IN BOOK 4218 AT PAGE 297.



**Out of Office RE: Carlson, 12895 Buckley Road - Water Well Permit Application
(receipt no. 10030752)**

2 messages

Dickinson - DNR, Wenli <wenli.dickinson@state.co.us>
To: bradpenwell@carlsonland.net

Thu, Aug 17, 2023 at 11:02 AM

I will be out of the office until Monday.

If you need immediate assistance during normal business hours, please call (303) 866-3581 x0 or Groundwater Information at (303) 866-3587, or submit a question online at <https://dwr.state.co.us/Portal/dwr/AskDWR>.

Otherwise I will respond to your email when I return. Thank you for your patience.

--

Wenli Dickinson, P.E.
Water Resource Engineer



COLORADO
Division of Water Resources
Department of Natural Resources

P 303.866.3581 x8206
1313 Sherman St, Suite 821, Denver, CO 80203
wenli.dickinson@state.co.us | dwr.colorado.gov

Brad Penwell <bradpenwell@carlsonland.net>
To: "Dickinson - DNR, Wenli" <wenli.dickinson@state.co.us>
Cc: Clay Carlson <claycarlson@carlsonland.net>, Ryan Carlson <ryancarlson@carlsonland.net>

Thu, Aug 17, 2023 at 12:17 PM

Wenli

I just checked the ALTA. It's showing 41.353 Acres. Looks like the county website is incorrect.

Thank you

Bradley Penwell

CARLSON

12460 1st Street, Eastlake CO 80614-0247

Office 303-457-2966

Mobile 509-499-5717

bradpenwell@carlsonland.net

[Quoted text hidden]



Carlson, 12895 Buckley Road - Water Well Permit Application (receipt no. 10030752)

4 messages

Dickinson - DNR, Wenli <wenli.dickinson@state.co.us>
To: BRAD@carlsonland.net

Thu, Aug 10, 2023 at 4:28 PM

Dear Ryan Carlson,

After preliminary review the water well permit application, receipt no. 10030752, cannot be further evaluated **until the following information is provided/clarified:**

1. If the property is owned by Buckley Parallel LLC, and you are an agent/owner of the LLC, the permit forms must be in the name of the LLC but can be signed by you.
2. Please complete Sections 5, 7 and 8 of the GWS-45 form. You can either amend the existing form or re-fill out the form.
3. Please complete question 2 on the GWS-57 form. You can either amend the existing form or re-fill out the form.
4. If the residence on the property will be used for an onsite proprietor, please include that use on the GWS-57 worksheet. You can either amend the existing form or re-fill out the form.

Please submit the above requested information to me via email and let me know if you have any questions or concerns.

Sincerely,

Wenli Dickinson, P.E.
Water Resource Engineer



COLORADO
Division of Water Resources
Department of Natural Resources

P 303.866.3581 x8206
1313 Sherman St, Suite 821, Denver, CO 80203
wenli.dickinson@state.co.us | dwr.colorado.gov

4 attachments

- 10030752 Carlson Permit App 2023-07-28.pdf**
355K
- GWS-45 General Purpose Water Well Permit Application.pdf**
167K
- GWS-57 Commercial Drinking And Sanitary Well Worksheet.pdf**
92K
- 150905.pdf**
5813K

Brad Penwell <bradpenwell@carlsonland.net>
To: "Dickinson - DNR, Wenli" <wenli.dickinson@state.co.us>
Cc: Clay Carlson <claycarlson@carlsonland.net>, Ryan Carlson <ryancarlson@carlsonland.net>

Wed, Aug 16, 2023 at 4:06 PM

Wenli Dickinson

Thank you for your assistance. Please see attached revised GWS-45, GWS-57, Original Well Permit, and Legal Description. Please feel free to reach out if I can provide further information or assistance.

Thank you

Bradley Penwell

CARLSON

12460 1st Street, Eastlake CO 80614-0247

Office 303-457-2966

Mobile 509-499-5717

bradpenwell@carlsonland.net


From: Dickinson - DNR, Wenli <wenli.dickinson@state.co.us>
Sent: Thursday, August 10, 2023 3:29 PM
To: Brad Penwell <bradpenwell@carlsonland.net>
Subject: Carlson, 12895 Buckley Road - Water Well Permit Application (receipt no. 10030752)

You don't often get email from wenli.dickinson@state.co.us. [Learn why this is important](#)

[Quoted text hidden]

4 attachments

 **150905.pdf**
5813K

 **Completed GWS-45 General Purpose Water Well Permit Application.pdf**
168K

 **Completed GWS-57 Commercial Drinking And Sanitary Well Worksheet.pdf**
95K

 **Legal Description.pdf**
23K

Dickinson - DNR, Wenli <wenli.dickinson@state.co.us> Thu, Aug 17, 2023 at 7:25 AM
To: Brad Penwell <bradpenwell@carlsonland.net>
Cc: Clay Carlson <claycarlson@carlsonland.net>, Ryan Carlson <ryancarlson@carlsonland.net>

Hi Brad,

Thank you for sending the amended forms. I have the below follow-up questions:

1. The application states the property is 40 acres, however county records show it is 49.259 acres. Is 49.259 acres correct?
2. Could you please provide a metes/bounds description or survey of the property? From the legal description, there is not enough information to plot the parcel.

3. Is the property within the boundaries of a water service area (water district, municipality, water company) or is water available from another source such as another well?

Thank you,

Wenli Dickinson, P.E.
Water Resource Engineer



COLORADO
Division of Water Resources
Department of Natural Resources

P 303.866.3581 x8206
1313 Sherman St, Suite 821, Denver, CO 80203
wenli.dickinson@state.co.us | dwr.colorado.gov

[Quoted text hidden]

Adams 0156929000006.pdf
180K

Brad Penwell <bradpenwell@carlsonland.net> Thu, Aug 17, 2023 at 11:02 AM
To: "Dickinson - DNR, Wenli" <wenli.dickinson@state.co.us>
Cc: Clay Carlson <claycarlson@carlsonland.net>, Ryan Carlson <ryancarlson@carlsonland.net>

Wenli

Thank you for your continued assistance. Please see our responses below.

1. The application states the property is 40 acres, however county records show it is 49.259 acres. Is 49.259 acres correct?

You are correct. 49.259 acres.

2. Could you please provide a metes/bounds description or survey of the property? From the legal description, there is not enough information to plot the parcel.

Please see the attached survey.

3. Is the property within the boundaries of a water service area (water district, municipality, water company) or is water available from another source such as another well?

The property has an irrigation well and the rights to 4.71 Acre feet of Colorado Water Conservancy water. This right is currently being leased to a neighboring farmer.

Thanks again for your assistance

[Quoted text hidden]

12895 Buckley Road - ALTA (2022-06-21).pdf
1162K

RECEIVED
07/28/2023
 Water Resources
 State Engineer
 COLO

GENERAL PURPOSE
Water Well Permit Application

Review instructions on reverse side prior to completing form.
 The form must be computer generated, typed or in black or blue ink.

1. Applicant Information

Name of applicant
RYAN CARLSON

Mailing address
PO BOX 247

City **EASTLAKE** State **CO** Zip code **80614**

Telephone # (area code & number) **303-467-2966** E-mail (online filing required) **BRAD@CARLSONLAND.NET**

6. Use Of Well (check applicable boxes)

Attach a detailed description of uses applied for.

Industrial Dewatering System
 Municipal Geothermal (production or reinjection)
 Irrigation Other (describe): _____
 Commercial

2. Type Of Application (check applicable boxes)

Construct new well Use existing well
 Replace existing well Change or increase use
 Change source (aquifer) Reapplication (expired permit)
 COGCC Well Other: _____

7. Well Data (proposed)

Maximum pumping rate	gpm	Annual amount to be withdrawn	acre-feet
Total depth	feet	Aquifer	

3. Refer To (if applicable)

Well permit # 150095	Water Court case #
Designated Basin Determination #	Well name or #

8. Land On Which Ground Water Will Be Used

Legal Description of Land (may be provided as an attachment):

(If used for crop irrigation, attach a scaled map that shows irrigated area.)

A. # Acres _____ B. Owner _____

C. List any other wells or water rights used on this land:

4. Location Of Proposed Well

County _____ 1/4 of the _____ 1/4

Section _____ Township N or S Range E or W Principal Meridian _____

Distance of well from section lines (section lines are typically not property lines)
 Ft. from N S Ft. from E W

For replacement wells only – distance and direction from old well to new well
 feet _____ direction _____

Well location address (Include City, State, Zip) Check if well address is same as in Item 1.
12895 BUCKLEY RD, COMMERCE CITY, CO 80603

9. Proposed Well Driller License #(optional):

10. Sign or Entered Name Of Applicant(s) Or Authorized Agent

The making of false statements herein constitutes perjury in the second degree, which is punishable as a class 1 misdemeanor pursuant to C.R.S. 24-4-104 (13)(a). I have read the statements herein, know the contents thereof and state that they are true to my knowledge.

Sign or enter name(s) of person(s) submitting application **RYAN CARLSON** Date (mm/dd/yyyy) **07/27/2023**

If signing print name and title _____

Optional: GPS well location information in UTM format You must check GPS unit for required settings as follows:

Format must be UTM
 Zone 12 or Zone 13
 Units must be Meters
 Datum must be NAD83
 Unit must be set to true north
 Was GPS unit checked for above? YES NO
 Remember to set Datum to NAD83

Office Use Only

USGS map name	DWR map no.	Surface elev.
---------------	-------------	---------------

5. Parcel On Which Well Will Be Located

(PLEASE ATTACH A CURRENT DEED FOR THE SUBJECT PARCEL)

A. Legal Description (may be provided as an attachment):

B. # of acres in parcel _____ C. Owner _____

D. Will this be the only well on this parcel? YES NO (if no list other wells)

E. State Parcel ID# (optional):

Receipt area only

10030752

AQUAMAP
 WE
 WR
 CWCB
 TOPO
 MYLAR
 SB5

DIV ____ WD ____ BA ____ MD ____

Application Receipt No. _____

Applicant's Name: _____

COMMERCIAL DRINKING AND SANITARY WELL WORKSHEET

Review instructions on reverse side prior to completing form. The form must be completed in black or blue ink or typed.

1. Name and Type of Business: BUCKLEY RV STORAGE (RV STORAGE FACILITY)

2. Is this application for a new well?

Yes

No

If no, is this application for a change of use for an existing well?

Yes Permit Number of well (if applicable) 150095

No For wells used for drinking and sanitary purposes prior to May 8, 1972, a field inspection of the well to verify historical uses may be required. See form [GWS-12 Registration of Existing Well](#) and form [GWS-12A Statement of Historical Use](#) for further information.

3. Is the parcel the well is located on (or will be located on) within the boundaries of a water service area (water district, municipality, water company, etc.) or is water available from another source (such as a well)?

Yes If yes, indicate what this other source is _____

No (name of water district/supplier, or well permit number)

4. Proposed type of disposal system to be used:

Septic tank / absorption leach field

Central System (district name:) _____

Vault (location sewage hauled to:) _____

Other (attach copy of engineering design)

5. Water Demand Calculations (for average factors for water demand see below)

Employees

Number of Employees	X	Number of Gallons per Employee per Day	X	Number of Days Employee Works per Year	=	Gallons per Year
1	X	80	X	312	=	24,960

A

Customers

Number of Customers per Day	X	Number of Gallons per Customer	X	Number of Days Business is Open per Year	=	Gallons per Year
4	X	1.6	X	312	=	499

B

Other Uses (Note: No uses outside of the building would be permitted for this type of well.)

Type of Use	X	Gallons per Use per Day	X	Days per Year	=	Gallons per Year
	X		X		=	

C

Total amount of water required:

=	Gallons per Year (A + B + C)
=	25,459

For wells used for commercial drinking and sanitary purposes on or after May 8, 1972, the total water demand cannot exceed 108,600 gallons (1/3 of an acre-foot) per year.

For wells used for commercial drinking and sanitary purposes prior to May 8, 1972, the total water demand cannot exceed 325,900 gallons (1 acre-foot) per year.

General Guidelines for Water Demand in Gallons per Day

Day Workers at Offices – 15 gallons/person/day

Food Service Establishments (with toilet and kitchen wastes) – 10 gallons/patron/day

Churches (does not include food service) – 5 gallons/seat/day

Overnight Lodging – 50 gallons/customer/day

On-Site Proprietor of Overnight Lodging (i.e. on-site owner of a Bed & Breakfast) – 80 gallons/person/day

Additional water demand figures may be obtained from a private water consultant or from a technical reference on this subject.

STATE OF
COLORADO

DWR - DNR, Permitsonline <dnr_dwrpermitsonline@state.co.us>

12895 Buckley Rd. Commercial Well Permit Application

1 message

Brad Penwell <bradpenwell@carlsonland.net>
To: "DWRPermitsOnline@state.co.us" <DWRPermitsOnline@state.co.us>

Fri, Jul 28, 2023 at 10:03 AM

To Whom it May Concern

Please find the attached completed GWS 45 and GWS 57 forms. Our intent is to convert our existing well permit to a commercial well permit. This is to accommodate development of our property from a rural residential property to an RV storage facility.

Thank you for your assistance.

*Bradley Penwell***CARLSON**12460 1st Street, Eastlake CO 80614-0247

Office 303-457-2966

Mobile 509-499-5717

bradpenwell@carlsonland.net

2 attachments**Completed GWS-45 General Purpose Water Well Permit Application.pdf**

164K

**Completed GWS-57 Commercial Drinking And Sanitary Well Worksheet.pdf**

93K

Adams County Residential Property Profile

Parcel Number: 0156929000006

Owners Name and Address:	Property Address:
BUCKLEY PARALLEL LLC PO BOX 247 EASTLAKE CO 80614-0247	12895 BUCKLEY RD

Account Summary

Legal Description

SECT,TWN,RNG:29-1-66 DESC: ALL SE4 E OF B AND M RR EXC RESV RDS AND ROW EXC HWY 49/259A

Subdivision Plat

N/A

Account Summary

Account Numbers	Date Added	Tax District	Mill Levy
R0007032	On or Before 01/01/1996	294	105.842

Permits

Permit Cases

[BDP19-0629](#)
[CLV2017-00032](#)
[PLN2013-00001](#)
[PRE2023-00026](#)
[RCU2016-00016](#)
[UTL2022-00612](#)
[ZVR2022-00041](#)

Sales Summary

Sale Date	Sale Price	Deed Type	Reception Number	Book	Page	Grantor	Grantee	Doc. Fee	Doc. Date
03/16/2007	\$0	QC	2007000027220	2007		MOWERY IRMA	MOWERY IRMA/EARL F/VERNON I AND	\$0	03/16/2007
09/27/2010	\$0	AFF	2010000064589	2010		MOWERY EARL F JR AND MOWERY TIMOTHY	MOWERY TIMOTHY	\$0	09/27/2010
11/05/2010	\$0	SWD	2011000003964	2011		JONES MILDRED P	BUCKLEY ROAD LLC	\$0	01/18/2011
11/12/2010	\$0	PRD	2011000003962	2011		MOWERY IRMA/VERNON I AND JONES MILDRED P AND CHASTEEN JUDY L	JONES MILDRED P/CHASTEEN JUDY L/MOWERY VERNON AND MOWERY TIMOTHY	\$0	01/18/2011
11/17/2010	\$0	SWD	2011000003965	2011		MOWERY VERNON	BUCKLEY ROAD LLC	\$0	01/18/2011
11/17/2010	\$0	SWD	2011000003966	2011		MOWERY TIMOTHY	BUCKLEY ROAD LLC C/O MILDRED P JONES	\$0	01/18/2011
11/29/2010	\$0	SWD	2011000003963	2011		CHASTEEN JUDY L	BUCKLEY ROAD LLC C/O MILDRED P JONES	\$0	01/18/2011
08/26/2016	\$500,000.00	SWD	2016000072007			BUCKLEY ROAD LLC, C/O MILDRED P JONES	MOWERY TIMOTHY	\$50	08/30/2016
11/10/2016	\$0	QC	2016000098856			MOWERY TIMOTHY	MOWERY TIMOTHY AND , DRANGE JORDAN K	\$0	11/16/2016
07/27/2022	\$1,800,000.00	SWD	2022000064450			MOWERY TIMOTHY AND , DRANGE JORDAN K	BUCKLEY PARALLEL LLC	\$180	07/27/2022

Click [here](#) to go to Clerk / Recorder search page

Valuation Summary

Land Valuation Summary

Account Number	Land Type	Unit of Measure	Number of Units	Fire District	School District	Vacant/Improved	Actual Value	Assessed Value
R0007032	Residential	Acres	49.2590	FIRE DISTRICT 6 GREATER BRIGHTON	School District 27- Brighton	I	\$145,314.00	\$9,830.00
Land Subtotal:							\$145,314.00	\$9,830.00

Improvements Valuation Summary

Account Number	Actual Value	Assessed Value
R0007032	\$830,895.00	\$56,210.00
Improvements Subtotal:	\$830,895.00	\$56,210.00

Total Property Value	\$976,209.00	\$66,040.00
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Building Summary

Building Number: 1.00

Individual Built As Detail

Built As:	Ranch 1 Story
Year Built:	1989
Building Type:	Residential
Construction Type:	Frame Siding
Built As SQ Ft:	1404
Number of Rooms:	6
Number of Baths:	2.00
Number of Bedrooms:	3
Attached Garage SQ Ft:	
Detached Garage Square Ft:	
Basement SQ Ft:	
Finished Basement SQ Ft:	

Building Number: 2.00

Individual Built As Detail

Built As:	Farm Implement-Equip Shop
Year Built:	2018
Building Type:	Out Building
Construction Type:	
Built As SQ Ft:	2016
Number of Rooms:	
Number of Baths:	
Number of Bedrooms:	
Attached Garage SQ Ft:	

Detached Garage Square Ft:	
Basement SQ Ft:	
Finished Basement SQ Ft:	

Tax Summary

Click [here](#) to go to Treasurer's search page

Enterprise Zone Summary

Property within Enterprise Zone

True

Precincts and Legislative Representatives Summary

Precinct

198 199 226

Commissioner Representative

Commissioner District	Link to Representative
5	Click Here

State House Representative

House District	Link to Representative
32	Click Here
48	Click Here

State Senate Representative

Senate District	Link to Representative
13	Click Here
21	Click Here

US Congress Representative

Congressional District	Link to Representative
8	Click Here

Zoning Summary

Zoning Summary

Zoning Authority	Zoning
Adams County	A-3

Note: Data is updated daily. Above data was updated as of: 08/09/23

Legal Disclaimer: Although every reasonable effort has been made to ensure the accuracy of the public information data and graphic representations, Adams County cannot be responsible for consequences resulting from any omissions or errors contained herein. Adams County assumes no liability whatsoever associated with the use or misuse of this data

