



## 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  
www.adcogov.org



4430 South Adams County Parkway  
1st Floor, Suite W2000B  
Brighton, CO 80601-8218  
PHONE 720.523.6880  
FAX 720.523.6967  
EMAIL: epermitcenter@adcogov.org

## Development Review Team Comments

**Date:** 2/8/2024

**Project Number:** PLT2023-00055

**Project Name:** Country Club Ranchettes, Filing 1, Amendment 1

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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

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**Commenting Division:** ROW Review

**Name of Reviewer:** David Dittmer

**Date:** 02/08/2024

**Email:**

**Resubmittal Required**

ROW1: There is no dedication taking place on this amendment. Remove all dedication statements and language.

It will read: OWNERSHIP CERTIFICATE **MANHARD RESPONSE: REVISED.**

ROW2: Place case number in the top right-hand corner of all sheets within the header. **MANHARD RESPONSE: REVISED**

ROW3: As the title commitment note has a 12/17/2019 date, cite vesting deed by reception number within the Ownership Certificate **MANHARD RESPONSE: REVISED. A COPY OF THE VESTING DEED HAS BEEN INCLUDED IN THIS SUBMISSION**

ROW4: Owners signature and affirmation need to be revised:

EXCUTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_

OWNER: COUNTRY CLUB RANCHETTES, LLC

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BY: JAY SCOLNICK

NEED A COMPLETE ACKNOWLEDGEMENT AND AFFIRMATION FOR MR. SCOLNICK. Type out name and title **MANHARD RESPONSE: REVISED.**

ROW5: Need to add:

Planning Commission recommendation block

County Attorney's Approved as to Form **MANHARD RESPONSE: REVISED.**

ROW6: No blanks will be allowed for citation statements. Note 9, if not recorded state to be recorded by separate instrument or cite. **MANHARD RESPONSE: NOTE HAS BEEN REMOVED AS IT IS NO LONGER A REQUIREMENT.**

ROW7: This is not a Final Plat. Revise C&R recording block **MANHARD RESPONSE: REVISED AS DISCUSSED.**

ROW8: Add Sheet numbers centered below the title. **MANHARD RESPONSE: REVISED.**

Sheet 2: Can be deleted and all information provided as drawn on Sheet 3. See comments provided on the survey. **MANHARD RESPONSE: ALL SHEET ARE TO REMAIN AS DISCUSSED.**

ROW9: Provide the current lot configuration and designation with the LOT LINE VACATED BY THIS PLAT. Need to ghost or light line weight the original lot numbers. **MANHARD RESPONSE: REVISED.**

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**Commenting Division:** Planner Review

**Name of Reviewer:** Greg Barnes

**Date:** 02/08/2024

**Email:** [gjbarnes@adcogov.org](mailto:gjbarnes@adcogov.org)

**Resubmittal Required**

PLN01: REVISION REQUESTED - Please provide a will serve letter for water and sewer. If individual septic is pursued, please indicate. **MANHARD RESPONSE: NOTE ADDED (SEE NOTE 10).**

PLN02: FYI - If a public water or sewer system will be used, the minimum lot size will be 1 acre, and the proposal does conform. **MANHARD RESPONSE: NOTED.**

PLN03: FYI - If public water and individual septic are used, the minimum lot width will be 150 feet. **MANHARD RESPONSE: NOTED.**

PLN04: FYI - Lot 47A is significantly affected by the drainage easement. Please ensure that all future property owners are aware. **MANHARD RESPONSE: NOTED.**

PLN05: REVISION REQUESTED - There will need to be an approval block for Planning Commission **MANHARD RESPONSE: REVISED.**

PLN06: REVISION REQUESTED - There will need to be a signature block for the County Attorney **MANHARD RESPONSE: REVISED.**

PLN07: REVISION REQUESTED - The correct case number will need to be added. **MANHARD RESPONSE: REVISED.**

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**Commenting Division:** Environmental Analyst Review

**Name of Reviewer:** Megan Grant

**Date:** 02/08/2024

**Email:**

**Resubmittal Required**

ENV1. Please provide proof of water and sewer services for the new lots. **MANHARD RESPONSE: WILL SERVE LETTER FOR 60 LOTS HAS BEEN INCLUDED.**

Regarding water:

Second Amendment to Inclusion Agreement (dated July 17, 2023) with Greatrock North Water and Sanitation District. Indicates 5 added lots (from 56 original lots to 61 lots - but application says 60 lots?) called "New CCR#1 Lots" will have water provided with "CCR#2" (Filing 2) water rights.

Number 5 indicates district will provide will serve letter to Adams County. Please provide this documentation.

The following comments apply to septic systems:

ENV2. If septic systems are planned for the proposed project, the applicant will need to verify the lot size(s) and septic location(s) in the proposed reduced size lots are acceptable to the Adams County Health Department. Please provide this documentation for review. **MANHARD RESPONSE: NOTED. SEPTIC SYSTEM DESIGNS WILL BE SUBMITTED BY THE FUTURE PROPERTY OWNERS.**

ENV3. Adams County Health Department (ACHD) regulates On-Site Wastewater Treatment Systems (OWTS), also known as septic systems, through the issuance of permits to install, repair, expand, use, or operate a system. This includes a plan review, site evaluation before installation, final inspection after installation, and certification before the system is put into use. Per ACHD Regulation O-22, setback distances from septic tanks, pipes, and soil treatment areas (also called leach fields) must be maintained. The regulation, including setback requirements, can be found at <https://adamscountyhealthdepartment.org/septic-system-and-use-permits>. **MANHARD RESPONSE: NOTED.**

**ENV4. OWTS – Proposed Subdivision**

The OWTS system(s) must be permitted, inspected, and operated in accordance with ACHD's current OWTS Regulation. Specific mechanisms for accomplishing this may consist of plat note(s), newsletters, reminder letters, and distribution of ACHD's "On-Site Wastewater Treatment System Homeowner Guidelines," which can be found at <https://adamscountyhealthdepartment.org/septic-system-and-use-permits>. **MANHARD RESPONSE: NOTED.**

An example plat note would read:

"Lots within the [insert name of subdivision] will be served by Onsite Wastewater Treatment Systems. Adams County Health Department requires that septic tanks be pumped and inspected every four years. At least every four years, each property owner shall have their septic tank pumped and inspected by a systems cleaner licensed by Adams County Health Department and shall submit a receipt indicating that the septic system has been pumped and inspected to the Adams County Health Department [EHWaterProgram@adcogov.org](mailto:EHWaterProgram@adcogov.org)."

**MANHARD RESPONSE: NOTE ADDED (SEE NOTE 10).**

The following comments apply to oil and gas wells:

ENV5. The oil and gas well on one of the subject parcels is not shown on the plat.

MANHARD RESPONSE: ABANDONED OIL AND GAS WELL WAS SHOWN ON THE FINAL PLAT FOR FILING 1. A CALLOUT FOR THE ABANDONED WELL HAS BEEN ADDED TO LOT 37, WHICH IS NOT AFFECTED BY THIS REPLAT.

ENV6. There is one (1) plugged and abandoned oil and gas well operated by Extraction Oil and Gas Inc, on one of the subject parcels. Prior to submittal of this subdivision replat, each plugged and abandoned well shall be located and surveyed.

MANHARD RESPONSE: THE ABANDONED OIL AND GAS WELL WAS PREVIOUSLY LOCATED AND A CALLOUT HAS BEEN ADDED ON LOT 37 ON SHEET 2.

ENV7. For this subdivision replat, which contains a plugged and abandoned well, there shall be dedicated a well maintenance and workover setback depicted on the plat, the dimensions of which shall be not less than fifty feet in width and 100 feet in length. No permanent structures shall be located within this setback. The plugged and abandoned well shall be located in the center of the setback. There shall be public access for ingress and egress to the setback of a width of not less than twenty feet. Refer to Section 4-11-02-03-03-05.2c.

MANHARD RESPONSE: A 107'X50' WELL MAINTENANCE AND WORKOVER SETBACK IS SHOWN ON SHEET 2

ENV8. This subdivision replat shall include the following notice to prospective buyers of the location of the oil and gas well and associated easements: "The owner shall disclose to prospective purchasers of lots within a radius of 200 feet of the plugged and abandoned well of (1) the location of the plugged and abandoned well, (2) the location of the maintenance and workover setback, and (3) the purpose for the well maintenance and workover setback."

MANHARD RESPONSE: THE ABANDONED OIL AND GAS WELL WAS PREVIOUSLY LOCATED AND IDENTIFIED ON LOT 37 OF THE FILING 1 PLAT. THE WELL MAINTENANCE AND WORKOVER SETBACK IS SHOWN ON SHEET 2.

ENV9. All known oil and gas well flow lines and/or easements shall be graphically depicted on this subdivision replat. Though the well may be plugged and abandoned, that does not mean that the flowlines were removed. In the interest of public health and safety, Adams County recommends that the applicant verify the status of the flowlines.

MANHARD RESPONSE: PER NOTE 15 ON THE FILING 1 PLAT, THE FLOWLINE WAS ABANDONED IN PLACE AND THE 50' RIGHT OF WAY WAS RELEASED.

ENV10. All wells within 200 feet of the subject parcel(s) must be located and mapped. These may be located off the subject parcel(s), but setback distances may impact the parcel(s). Refer to Section 4-11-02-03-03-05-2b.

MANHARD RESPONSE: THE SUBJECT PARCELS ARE NOT LOCATED WITHIN 200 FEET OF THE ABANDONED WELL.

ENV11. Well details and location, as well as historical aeriels and records, are available through the Colorado Energy and Carbon Management Commission (ECMC), formerly the Colorado Oil & Gas Conservation Commission (COGCC), website and map features: <https://ecmc.state.co.us/maps.html#/gisonline>

MANHARD RESPONSE: NOTED.

The following comments apply to the proximity to the airport:

ENV12. Due to the proximity of the parcel to Denver International Airport (DIA), it is covered by the Airport Height Overlay (AHO), which restricts certain building height and development. More information can be found in Section 3-32 of the Adams County Development Standards and Regulations.

a) Landowners may be required to install, operate, and maintain, at the owner's expense, such markers and lights which may be necessary to indicate to flyers the presence of a hazard which affects the aviation facility. This marking and lighting requirement may also extend to objects of natural growth (trees, primarily) on site.

b) An FAA aeronautical study may be required to determine if the proposed development could be a hazard to air navigation.

The applicant shall communicate with DIA and the FAA regarding the proposed project and provide this information to Adams County for review.

MANHARD RESPONSE: THE FAA DETERMINATION LETTER OF NO HAZARD HAS BEEN INCLUDED.

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**Commenting Division:** Neighborhood Services Review

**Name of Reviewer:** Gail Moon

**Date:** 02/08/2024

**Email:** gmoon@adcogov.org

**Complete**

There are no OPEN violations at these parcels at this time. NO COMMENT

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**Commenting Division:** Development Engineering Review

**Name of Reviewer:** Matthew Emmens

**Date:** 02/07/2024

**Email:** memmens@adcogov.org

**Resubmittal Required**

ENG1: Applicant is required to submit a an updated Traffic Impact Study and Drainage Report that shows the impact of the additional lots to the originally approved infrastructure.

MANHARD RESPONSE: PER SUBSEQUENT DISCUSSIONS, A TRIP GENERATION LETTER HAS BEEN PROVIDED ALONG WITH A LETTER RELATED TO THE MAXIMUM ALLOWABLE IMPERVIOUS AREA PER LOT.

## Greg Barnes

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**From:** Yvonne Thurtell  
**Sent:** Thursday, February 8, 2024 9:06 PM  
**To:** Greg Barnes  
**Cc:** David Dittmer  
**Subject:** RE: For Review: Country Club Ranchettes, Filing 1, Amendment 1

Hello,

This plat looks good from the ASR stand point. Owners good, Sq Ft good. Only suggestion is to move the Notary Block for Owner to 'beneath' Owner signature.

Thank you

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**From:** Greg Barnes <GJBarnes@adcogov.org>  
**Sent:** Thursday, January 18, 2024 12:31 PM  
**To:** Greg Barnes <GJBarnes@adcogov.org>  
**Subject:** For Review: Country Club Ranchettes, Filing 1, Amendment 1

The Adams County Planning Commission is requesting comments on the following application: **Subdivision Replat to amend the original major subdivision creating 56 lots to replat creating 60 total (4 new) lots.** This request is located at 30385 E 161st Ave. The Assessor's Parcel Number is 0156702301027, 0156702304011, 0156702304012, 0156702304013.

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 02/09/2024 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 [GJBarnes@adcogov.org](mailto:GJBarnes@adcogov.org).

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



**Greg Barnes** Pronouns: he/him/his  
Principal Planner, *Community and Economic Development Dept.*  
ADAMS COUNTY, COLORADO  
4430 S. Adams County Parkway, 1st Floor, Suite W2000A  
Brighton, CO 80601-8216  
720.523.6853 [gjbarnes@adcogov.org](mailto:gjbarnes@adcogov.org)  
[adcogov.org](http://adcogov.org)

**My work schedule is:**

Monday: Alternating weeks of: 7 am – 3:30 pm and off (work from home)  
Tuesday: 7:30 am – 5:00 pm (in office)  
Wednesday: 7:00 am – 4:30 pm (work from home)  
Thursday: 7:30 am – 5:00 pm (in office)  
Friday: 7:30 am – 5:00 pm (in office)



# COUNTRY CLUB RANCHETTES FILING NO. 1, AMENDMENT NO. 1

A RESUBDIVISION OF LOTS 12, 45, 46 AND 47, COUNTRY CLUB RANCHETTES, FILING NO. 1  
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2,  
 TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 COUNTY OF ADAMS, STATE OF COLORADO.

MANHARD RESPONSE: UPDATED

## OWNERSHIP CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT COUNTRY CLUB RANCHETTES, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE SOLE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 12, 45, 46 AND 47, COUNTRY CLUB RANCHETTES FILING NO. 1, ACCORDING TO THE PLAT THEREOF, RECORDED ON JANUARY 21, 2020 UNDER , COUNTY OF ADAMS, STATE OF COLORADO.

CONTAINING A CALCULATED AREA OF 431,957 SQUARE FEET OR 9.9165 ACRES MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF COUNTRY CLUB RANCHETTES FILING NO. 1, AMENDMENT NO. 1.

COUNTRY CLUB RANCHETTES, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
 NAME: \_\_\_\_\_  
 TITLE: \_\_\_\_\_

NO NEW DEDICATIONS SO NO DEDICATION STATEMENT OR LANGUAGE

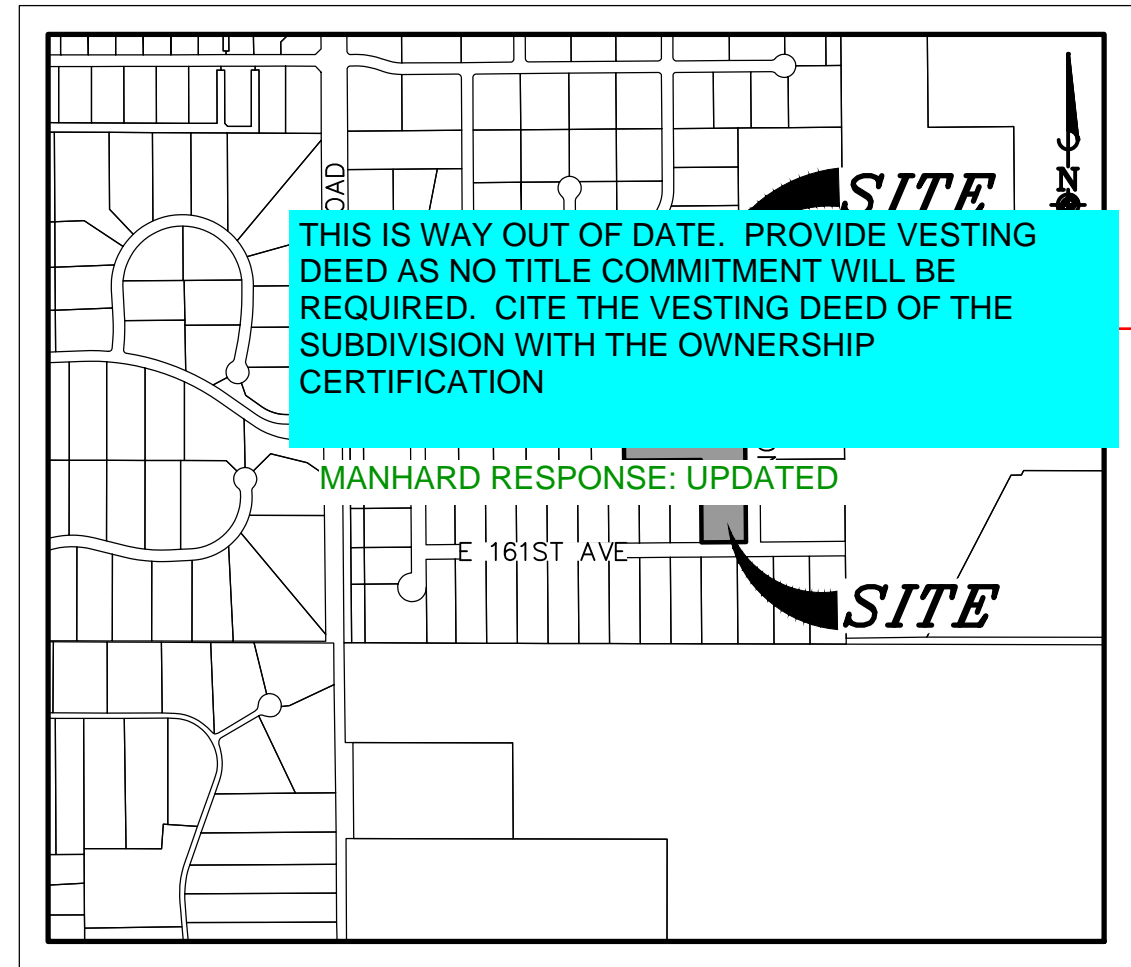
MANHARD RESPONSE: UPDATED

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_  
 OWNER: COUNTRY CLUB RANCHETTES, LLC  
 BY: JAY SCOLNICK  
 NEED A COMPLETE ACKNOWLEDGEMENT AND AFFIRMATION FOR MR. SCOLNICK

MANHARD RESPONSE: UPDATED

TYPE OUT NAME AND TITLE OF MR. SCOLNICK WITHIN THE AFFIRMATION AS PROVIDED IN THE RECORDED SOA FOR COUNTRY CLUB RANCHETTES LLC

MANHARD RESPONSE: UPDATED



**VICINITY MAP**  
 (1" = 1000')

NEED TO PROVIDE A COPY OF THE VESTING DEED TO COUNTRY CLUB RANCHETTES  
 NEED PLANNING COMMISSION RECOMMENDATION BLOCK  
 NEED COUNTY ATTORNEY'S APPROVED AS TO FORM

MANHARD RESPONSE: PROVIDED AND UPDATED

## NOTES

1. 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.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MANHARD CONSULTING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, MANHARD CONSULTING RELIED UPON THE TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, REPORT NO. F0647706-150-KB3 WITH AN EFFECTIVE DATE OF DECEMBER 17, 2019 AT 6:00 P.M.
4. THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
5. BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR NORTH 00°28'57" WEST AS MONUMENTED ON THE SOUTH BY A 2.5" ALUMINUM CAP STAMPED "LS 38307, 2010" AND MONUMENTED ON THE NORTH BY A NO. 6 REBAR WITH A 2" ALUMINUM CAP STAMPED "LS 23027, 2000".
6. FLOODPLAIN: THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE X, OTHER AREAS - DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP (FIRM) - MAP NUMBER 08001C0360J WITH AN EFFECTIVE DATE OF OF SEPTEMBER 28, 2018.
7. THE PROPERTY OWNERS OF LOTS ADJACENT TO OUTLOTS ALONG HAYSMOUNT ROAD SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND OWNERSHIP OF THE CORRESPONDING OUTLOTS.
8. NO BUILDING PERMITS WILL ISSUED FOR ANY LOT IN ANY PHASE OF CONSTRUCTION UNTIL ALL PUBLIC IMPROVEMENTS, IN ANY PHASE, AS REQUIRED BY THE APPROVED CONSTRUCTION PLANS, HAVE BEEN COMPLETED AND ARE UNDER PRELIMINARY ACCEPTANCE OF THE ADAMS COUNTY DEPARTMENT OF PUBLIC WORKS AND THE WATER SYSTEM IMPROVEMENTS BY THE GREATROCK NORTH WATER AND SANITATION DISTRICT.
9. THE APPROVED STORMWATER OPERATIONS AND MAINTENANCE MANUAL IS ON FILE WITH THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION # \_\_\_\_\_

NO BLANKS ALLOWED

## BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. SUBJECT TO THE TERMS AND CONDITIONS OF THE DEVELOPMENT AGREEMENT RECORDED HERewith.

\_\_\_\_\_  
 CHAIR

MANHARD RESPONSE: UPDATED

## SURVEYOR'S CERTI THIS IS NOT A FINAL PLAT

I, MARK A. GABERT, A DULY LICENSED PROFESSIONAL LAND SURVEYOR OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON \_\_\_\_\_ BY ME OR UNDER MY DIRECT SUPERVISION, THAT ALL MONUMENTS EXIST AS SHOWN HEREON AND THAT SAID PLAT ACCURATELY SHOWS THE SUBDIVISION DIMENSIONS AND DETAILS.

I ATTEST THE ABOVE ON \_\_\_\_\_

MARK A. GABERT  
 COLORADO PLS NO. 38567  
 FOR AND ON BEHALF OF MANHARD CONSULTING  
 7600 E. ORCHARD ROAD, SUITE 150-N  
 GREENWOOD VILLAGE, COLORADO 80111  
 (303) 708-0500

## ACKNOWLEDGEMENT

STATE OF COLORADO )  
 ) SS  
 COUNTY OF \_\_\_\_\_ )  
 THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, BY \_\_\_\_\_, AS \_\_\_\_\_ OF COUNTRY CLUB RANCHETTES, A COLORADO LIMITED LIABILITY COMPANY.  
 WITNESS MY HAND AND OFFICIAL SEAL.  
 MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_  
 ADDRESS \_\_\_\_\_

## CLERK & RECORDER'S CERTIFICATE

THIS FINAL PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO AT \_\_\_\_\_ O'CLOCK \_\_\_\_M. ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_ DEPUTY \_\_\_\_\_ CLERK AND RECORDER

FILE NO. \_\_\_\_\_  
 MAP NO. \_\_\_\_\_  
 RECEPTION NO. \_\_\_\_\_

## SHEET INDEX

- SHEET 1: COVER SHEET, LEGAL DESCRIPTION, NOTES
- SHEET 2: OVERALL BOUNDARY
- SHEET 3: DETAILED DESIGN SHEET

FOR REVIEW ONLY

MANHARD CONSULTING 7600 East Orchard Road, Suite 150-N, Greenwood Village, CO 80111, ph:303.708.0500, manhard.com Civil Engineering   Surveying & Geospatial Services   GIS   Water Resource Management   Construction Management	DRAWN BY: _____ DATE: _____ REVISIONS: _____ DATE: _____ 12/01/23 REMOVED LOT 34 11/21/23 REVISED LOTS 46A & 46B PER CLIENT REQUEST MKW SWS
COUNTRY CLUB RANCHETTES FILING NO. 1, AMENDMENT NO. 1 COUNTY OF ADAMS, COLORADO	PROJ MGR: JAF PROJ ASSOC: JAF DRAWN BY: SWS DATE: 10/4/23 SCALE: N/A
REPLAT	SHEET <b>1</b> OF <b>3</b> PCH.ACCO.01.34

Dwg Name: P:\Pchacco01\Drawings\Plat of Subdivision\Filing No. 1 Amendment No. 1\01-PCH.ACCO01.00-PS-A1.dwg Updated By: MWood 12/1/2023 12:28 PM

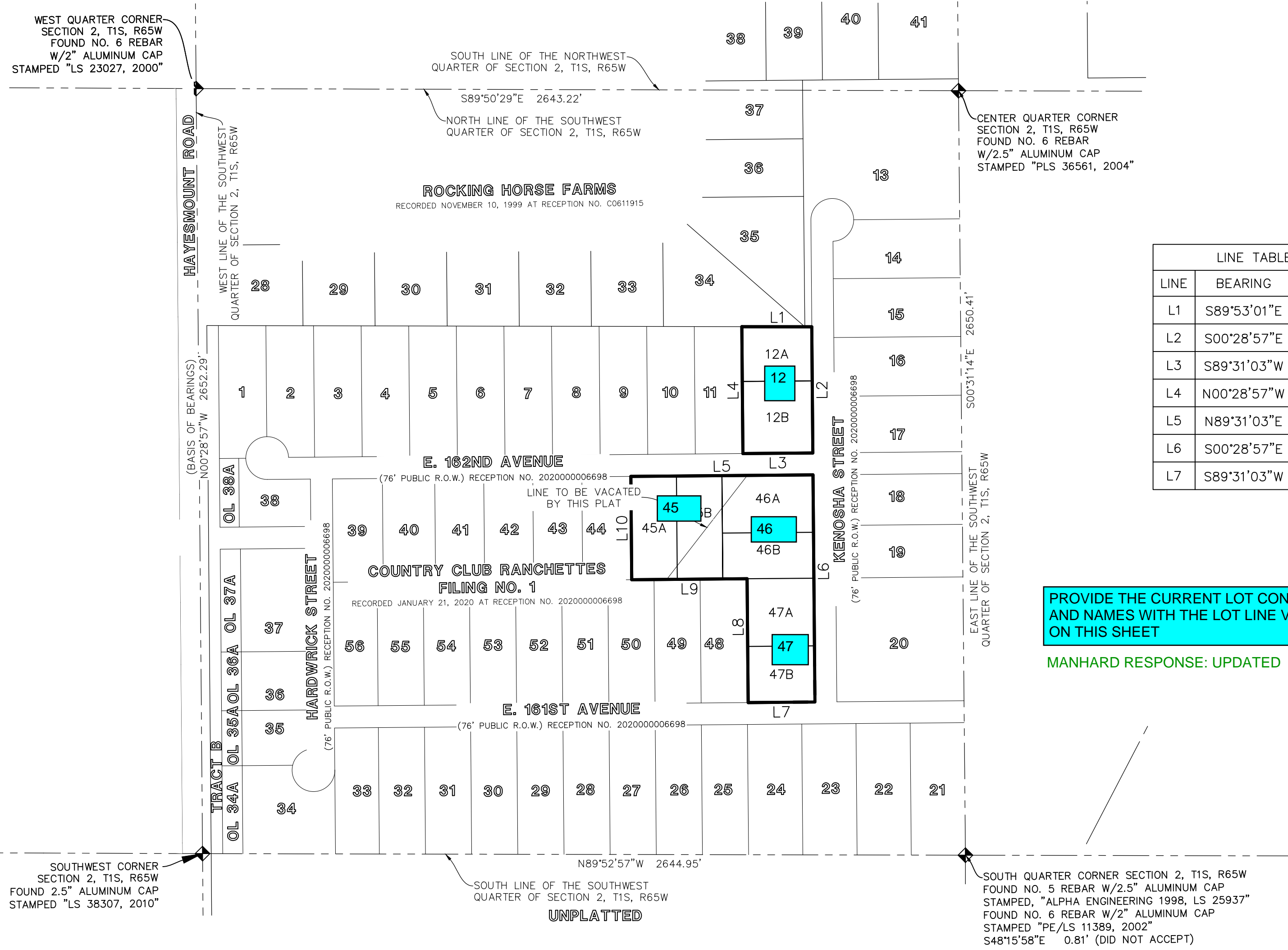
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LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2,  
TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF ADAMS, STATE OF COLORADO.

CASE NO.: PLT20XX-XXXXX

GRAPHIC SCALE  
( IN FEET )  
1 inch = 300 ft.

DATE	REVISIONS	DRAWN BY
12/01/23	REMOVED LOT 34	MKW
11/21/23	REVISED LOTS 46A & 46B PER CLIENT REQUEST	SWS



LINE	BEARING	LENGTH
L1	S89°53'01\"E	242.55'
L2	S00°28'57\"E	437.25'
L3	S89°31'03\"W	242.54'
L4	N00°28'57\"W	439.79'
L5	N89°31'03\"E	631.53'
L6	S00°28'57\"E	787.49'
L7	S89°31'03\"W	231.50'

LINE	BEARING	LENGTH
L8	N00°28'57\"W	429.27'
L9	S89°31'03\"W	400.03'
L10	N00°28'57\"W	358.22'

PROVIDE THE CURRENT LOT CONFIGURATIONS AND NAMES WITH THE LOT LINE VACATION NOTE ON THIS SHEET

MANHARD RESPONSE: UPDATED



COUNTRY CLUB RANCHETTES FILING NO. 1, AMENDMENT NO. 1  
COUNTY OF ADAMS, COLORADO  
REPLAT

PROJ MGR: JAF  
PROJ ASSOC: JAF  
DRAWN BY: SWS  
DATE: 10/4/23  
SCALE: 1"=300'

FOR REVIEW ONLY

SHEET  
**2** OF **3**  
PCH.ACCO.01.34

FOR AND ON BEHALF OF  
MANHARD CONSULTING

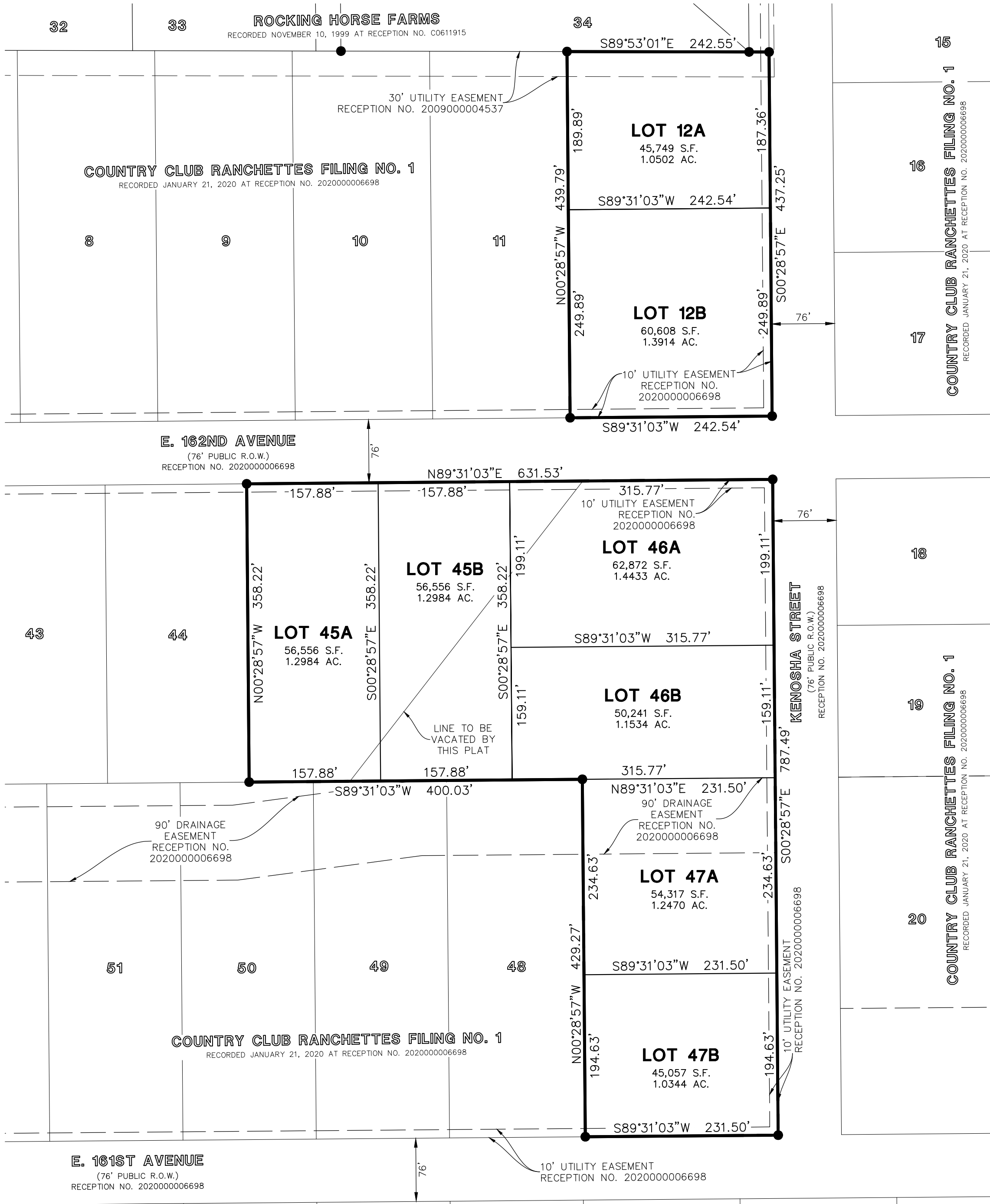
12/1/2023 12:28 PM Dwg Name: P:\patacco01\Drawings\Final Drawings\Plot of Subdivision\Filing No. 1 Amendment No. 1\01-PCH.ACCO01.00-PS-A1.dwg Updated By: MWood

# COUNTRY CLUB RANCHETTES FILING NO. 1, AMENDMENT NO. 1

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TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF ADAMS, STATE OF COLORADO.

**CASE NO.: PLT20XX-XXXXX**

GRAPHIC SCALE  
( IN FEET )  
1 inch = 100 ft.



- LEGEND**
- EX. BOUNDARY LINE
  - - - EX. SECTION LINE
  - - - EX. RIGHT-OF-WAY LINE
  - EX. LOT LINE
  - - - EX. EASEMENT LINE
  - PR. LOT LINE
  - ◆ FOUND SECTION CORNER AS NOTED
  - SET NO. 5 REBAR WITH 1.25" O.P.C. PLS 37898 FLUSH WITH GROUND
  - FOUND NO. 5 REBAR WITH 1.25" O.P.C. PLS 19598

REVISIONS	DATE	DRAWN BY

**Manhard CONSULTING**  
7600 East Orchard Road, Suite 150-N, Greenwood Village, CO 80111, ph:303.708.0500, manhard.com  
Civil Engineering | Surveying & Geospatial Services | GIS  
Water Resource Management | Construction Management

<b>COUNTRY CLUB RANCHETTES FILING NO. 1, AMENDMENT NO. 1</b>	
<b>COUNTY OF ADAMS, COLORADO</b>	
<b>REPLAT</b>	
PROJ MGR:	JAF
PROJ ASSOC:	JAF
DRAWN BY:	SWS
DATE:	10/4/23
SCALE:	1"=100'

*FOR REVIEW ONLY*

FOR AND ON BEHALF OF  
MANHARD CONSULTING

**SHEET 3 OF 3**

PCH.ACCO.01.34

12/1/2023 12:28 PM Dwg Name: P:\Pchacco01\Drawings\Final Drawings\Plot of Subdivision\Filing No. 1 Amendment No. 1\01-PCH.ACCO01.00-PS-A1.dwg Updated By: MWood



**27J Schools**

Kerrie Monti – Planning Manager  
1850 Egbert Street, Suite 140, Brighton, CO 80601  
Superintendent Chris Fiedler, Ed.D.

**27J Schools Board of Education**  
Greg Piotraschke, President  
Lloyd Worth, Vice President  
Ashley Conn, Director  
Tom Green, Director  
Mandy Thomas, Director  
Leon Thornton, Director  
Mary Vigil, Director

DATE: December 12, 2023

**SUBDIVISION NAME: Country Club Ranchettes**

LOCATION: NE corner of 160<sup>th</sup> Avenue and Hayesmount Road

**A. STUDENT GENERATION (see attached Table 1 for methodology)**

Dwelling Units	Students
4 SFD	3.1

(Any discrepancy due to rounding)

**B. LAND DEDICATION/CASH-IN-LIEU REQUIREMENTS (See attached Table 1 for methodology)**

The land dedication requirement is currently 0.0806 acres (or \$1,101.16) cash in lieu of land dedication).

**C. SCHOOL ATTENDANCE AREA**

Students from this proposed development will currently attend:

- Padilla ES – 5505 Longs Peak St, Brighton
- Overland Trail MS – 455 N 19<sup>th</sup> Avenue, Brighton
- Brighton HS – 270 S 8<sup>th</sup> Avenue, Brighton

Each of these schools has adequate capacity for the proposed students.

**D. CAPITAL FACILITY FEE FOUNDATION (see attached Table 2 for methodology)**

The Capital Facility Fee Foundation is a unique public/private nonprofit organization founded in January 2001 to help fund school expansion or new school construction. This program has been developed in partnership with each of the municipalities in the District, developer and builder representatives, and School District 27J. Funding is provided by builders and developers who have agreed to contribute per residential dwelling unit based on the current fee structure.

The current fees negotiated for this program are as follows: \$980 per single family residential unit and \$560 per multi-family unit.

**SCHOOL DISTRICT PLANNING COMMENTS AND RECOMMENDATIONS:**

- 1. The District requests cash in lieu of land dedication to be paid prior to construction.**
- 2. Prior to the approval of the final subdivision plat, we recommend that the developer enter into an agreement with the Capital Facility Fee Foundation to mitigate the impact of this development on District school facilities. Given the four additional residential dwelling units, the tax-deductible capital facility fees are projected to be \$3,920. CFFF fees may be paid in a lump sum or as permits are pulled. The developer is welcome to assign the agreement to builders as they purchase lots.**

We appreciate your continuing cooperation and the opportunity to comment upon issues of interest to both the City and the School District. We look forward to receiving updated referrals on this subdivision. Please let me know if you have questions about these comments.

Sincerely,

*Kerrie Monti*

Kerrie Monti  
Planning Manager

Attachment

<b>Country Club Ranchettes</b>
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**Adams County Student Generation and Facilities Requirements**

Dwelling Unit Type	Number of DUs	Population Rate	Population Generated	Student Generation Rate	Number of Students	Land Area Required per Student	Number of Acres	Land Value per Acre Zone A-1	Total School District Fee	School District Fee per DU
SFD	4	3.278	13.112	0.775	3.1	0.026	0.0806	\$13,662	\$1,101.16	
SFA		2.533	0	0.364	0	0.026	0	\$13,662	\$0.00	
TH/C		2.216	0	0.303	0	0.026	0	\$13,662	\$0.00	
Apartment		2.007	0	0.195	0	0.026	0	\$13,662	\$0.00	
Mobile Home		2.803	0	0.512	0	0.026	0	\$13,662	\$0.00	
<b>Total</b>	<b>4</b>		<b>13.112</b>		<b>3.1</b>		<b>0.0806</b>		<b>\$1,101.16</b>	\$275.29

Land Dedication Provided	0
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February 1, 2024

Greg Barnes  
Adams County Community & Economic Development Department  
Transmitted via email:  
[GBarnes@adcogov.org](mailto:GBarnes@adcogov.org)

RE: Country Club Ranchettes Filing 1, Amendment 1  
Case no. PLT2023-00055  
Part of the E 1/2 of the SW 1/4 of Sec. 2, T1S, R65W, 6<sup>th</sup> P.M.  
Water Division 1, Water District 1

Dear Greg Barnes,

We have reviewed your January 18, 2024 referral concerning the above referenced proposal to subdivide 9.9 acres known as Lots 12, 45, 46 and 47, Country Club Ranchettes Filing 1 into four new lots for a total of 8 lots.

### **Water Supply Demand**

A Water Supply Information Summary Sheet was not submitted, therefore, the water supply demand for this development is unknown.

### **Source of Water Supply**

An Inclusion Agreement was submitted with the referral materials indicating Greatrock North Water and Sanitation District (“District”) would serve the new lots with Country Club Ranchettes, LLC (“Owner”) having sufficient water rights to serve the new lots. It is unclear the water rights the Owner has to serve the additional lots.

### **State Engineer’s Office Opinion**

Regarding the proposed amendment of the Preliminary Development Plan; based on the above and pursuant to Section 30-28-136(1)(h)(I) and C.R.S. Section 30-28-136(1)(h)(II), C.R.S., the State Engineer’s Office has not received enough information to render an opinion regarding the potential for causing material injury to decreed water rights, or the adequacy of the proposed water supply. Prior to further review of the subdivision water supply plan the following information is required:

1. A water supply plan must be included. Details of necessary information to be included in the subdivision water supply plan can be found on Attachments A and C of the Updated Memorandum Regarding Subdivisions, available online at: <https://dnrweblink.state.co.us/dwr/ElectronicFile.aspx?docid=3565889&dbid=0>.
2. The District should clarify if they are committed to serving the additional lots and the source of water to serve the additional lots.



County Club Ranchettes Filing 1, Amendment 1  
February 1, 2024  
Page 2 of 2

Should you have any questions, please contact Ailis Thyne of this office at 303-866-3581 x8216  
or at [ailis.thyne@state.co.us](mailto:ailis.thyne@state.co.us)

Sincerely,



Ioana Comaniciu, P.E.  
Water Resource Engineer

Ec: Subdivision File No. 31169

Thank you for contacting the Colorado Department of Public Health and Environment (CDPHE). Please note that the following requirements and recommendations apply to many but not all projects referred by local governments. Also, they are not intended to be an exhaustive list and it is ultimately the responsibility of the applicant to comply with all applicable rules and regulations. CDPHE's failure to respond to a referral should not be construed as a favorable response.

### **Hazardous and Solid Waste**

The applicant must comply with all applicable hazardous and solid waste rules and regulations.

Hazardous waste regulations are available here:  
<https://www.colorado.gov/pacific/cdphe/hwregs>.

Solid waste regulations are available here:  
<https://www.colorado.gov/pacific/cdphe/swregs>.

Applicable requirements may include, but are not limited to, properly characterizing all wastes generated from this project and ensuring they are properly managed and disposed of in accordance with Colorado's solid and hazardous waste regulations.

If this proposed project processes, reclaims, sorts, or recycles recyclable materials generated from industrial operations (including, but not limited to construction and demolition debris and other recyclable materials), then it must register as an industrial recycling facility in accordance with Section 8 of the Colorado Solid Waste Regulations. The industrial recycling registration form is available here:

<https://www.colorado.gov/pacific/cdphe/sw-recycling-forms-apps>.

If you have any questions regarding hazardous and/or solid waste, please contact CDPHE's Hazardous Materials and Waste Management Division (HMWMD) by emailing [comments.hmwmd@state.co.us](mailto:comments.hmwmd@state.co.us) or calling 303-692-3320.

### **Water Quality**

The applicant must comply with all applicable water quality rules and regulations. The Water Quality Control Division (WQCD) administers regulatory programs that are generally designed to help protect both Colorado's natural water bodies (the clean water program) and built drinking water systems. Applicants must comply with all applicable water quality rules and regulations relating to both clean water and drinking water. All water quality regulations are available here:

<https://cdphe.colorado.gov/water-quality-control-commission-regulations>.





## Clean Water Requirements

### Stormwater

Applicable clean water requirements may include, but are not limited to, obtaining a stormwater discharge permit if construction activities disturb one acre or more of land or if they are part of a larger common plan of development that will disturb one or more acres of land. In determining the area of construction disturbance, WQCD looks at the entire plan, including disturbances associated with utilities, pipelines or roads constructed to serve the facility.

Please use the Colorado Environmental Online Services (CEOS) to apply for new construction stormwater discharge permits, modify or terminate existing permits and change permit contacts.

For CEOS support please see the following WQCD website:

<https://cdphe.colorado.gov/cor400000-stormwater-discharge>

or contact:

Email: [cdphe\\_ceos\\_support@state.co.us](mailto:cdphe_ceos_support@state.co.us) or [cdphe\\_wqcd\\_permits@state.co.us](mailto:cdphe_wqcd_permits@state.co.us)

CEOS Phone: 303-691-7919

Permits Phone: 303-692-3517

### Domestic Wastewater

Some projects with wastewater collection may have domestic wastewater treatment works (i.e., treatment plant, interceptor sewer, or lift station) with a design capacity to receive greater than 2,000 gallons per day (gpd) and are subject to state-wide site location, design, and permitting requirements implemented by the Water Quality Control Division. State review and approval of the site location application and design is required by the Colorado Water Quality Control Act (Act), Section 25-8-702, C.R.S. which states in part that:

*“No person shall commence the construction of any domestic wastewater treatment works or the enlargement of the capacity of an existing domestic wastewater treatment works, unless the site location and the design for the construction or expansion have been approved by the division.”*

State review may also be necessary for projects with multiple on-site wastewater treatment systems (OWTS) on a single property, unless the OWTS meet the requirements of division’s “Site Application Policy 6: Multiple On-Site Wastewater Treatment Systems” (Policy 6).

If applicable, the project would need to meet all applicable regulatory requirements including, but not limited to, site location and design review, discharge permitting, having a certified operator; and routine monitoring and reporting. For questions regarding domestic wastewater regulation applicability or other assistance and resources, visit these websites:

<https://cdphe.colorado.gov/design>

<https://cdphe.colorado.gov/clean-water-permitting-sectors>



## Drinking Water Requirements

The definition of a public water system is self-implementing. It is the responsibility of all water systems in Colorado to assess whether their system is a public water system and to comply with the regulations accordingly. There is not a notification process whereby a system only becomes a public water system if the Department notifies that system. A system becomes subject to regulation as a public water system at the point the system begins operating a system meeting the definition of a public water system under Regulation 11.

Some projects may also need to address drinking water regulations if the proposed project meets the definition of a “Public Water System” per the Colorado Primary Drinking Water Regulations (Regulation 11):

*A Public Water System means a system for the provision to the public of water for human consumption through pipes or other constructed conveyances, if such system has at least fifteen service connections or regularly serves an average of at least 25 individuals daily at least 60 days per year. A public water system is either a community water system or a non-community water system. Such term does not include any special irrigation district. Such term includes:*

*(a) Any collection, treatment, storage, and distribution facilities under control of the supplier of such system and used primarily in connection with such system.*

*(b) Any collection or pretreatment storage facilities not under such control, which are used primarily in connection with such system.*

If applicable, the project would need to meet all applicable requirements of Regulation 11 including, but not limited to, design review and approval; technical, managerial and financial review and approval; having a certified operator; and routine monitoring and reporting. If it is determined that your facility meets the definition of a public water system please submit a drinking water inventory update form to the department. For questions regarding drinking water regulation applicability or other assistance and resources, visit these websites:

<https://cdphe.colorado.gov/drinking-water>

<https://cdphe.colorado.gov/dwtrain>

If you have any other questions regarding either clean or drinking water quality, please contact CDPHE’s WQCD by emailing [cdphe.commentswqcd@state.co.us](mailto:cdphe.commentswqcd@state.co.us) or calling 303-692-3500.

## Air Quality

The applicant must comply with all relevant state and federal air quality rules and regulations. Air quality regulations are available here:

<https://www.colorado.gov/pacific/cdphe/aqcc-regs>.



## Air Pollutant Emissions Notices (APENs) and Permits

Applicable requirements may include, but are not limited to, reporting emissions to the Air Pollution Control Division (APCD) by completing an APEN. An APEN is a two in one form for reporting air emissions and obtaining an air permit, if a permit will be required. While only businesses that exceed the Air Quality Control Commission (AQCC) reporting thresholds are required to report their emissions, all businesses - regardless of emission amount - must always comply with applicable AQCC regulations.

In general, an APEN is required when uncontrolled actual emissions for an emission point or group of emission points exceed the following defined emission thresholds:

Table 1 APEN Thresholds		
Pollutant Category	UNCONTROLLED ACTUAL EMISSIONS	
	Attainment Area	Non-attainment Area
Criteria Pollutant	2 tons per year	1 ton per year
Lead	100 pounds per year	100 pounds per year
Non-Criteria Pollutant	250 pounds per year	250 pounds per year

Uncontrolled actual emissions do not take into account any pollution control equipment that may exist. A map of the Denver Metropolitan Ozone Non-attainment area can be found on the following website: [http://www.colorado.gov/airquality/ss\\_map\\_wm.aspx](http://www.colorado.gov/airquality/ss_map_wm.aspx).

In addition to these reporting thresholds, a Land Development APEN (Form APCD-223) may be required for land development. Under Colorado air quality regulations, land development refers to all land clearing activities, including but not limited to land preparation such as excavating or grading, for residential, commercial or industrial development. Land development activities release fugitive dust, a pollutant regulation by APCD. Small land development activities are not subject to the same reporting and permitting requirements as large land activities. Specifically, land development activities that are less than 25 contiguous acres and less than 6 months in duration do not need to report air emissions to APCD.

It is important to note that even if a permit is not required, fugitive dust control measures included the Land Development APEN Form APCD-223 must be followed at the site. Fugitive dust control techniques commonly included in the plan are included in the table below.

Control Options for Unpaved Roadways	
Watering	Use of chemical stabilizer
Paving	Controlling vehicle speed
Graveling	
Control Options for Mud and Dirt Carry-Out Onto Paved Surfaces	
Gravel entry ways	Washing vehicle wheels
Covering the load	Not overfilling trucks
Control Options for Disturbed Areas	



Watering	Application of a chemical stabilizer
Revegetation	Controlling vehicle speed
Compaction	Furrowing the soil
Wind Breaks	Minimizing the areas of disturbance
	Synthetic or Natural Cover for Slopes

Additional information on APENs and air permits can be found on the following website: <https://www.colorado.gov/pacific/cdphe/air/do-you-need-an-apen>. This site explains the process to obtain APENs and air quality permits, as well as information on calculating emissions, exemptions, and additional requirements. You may also view AQCC Regulation Number 3 at <https://www.colorado.gov/pacific/cdphe/aqcc-regs> for the complete regulatory language.

If you have any questions regarding Colorado’s APEN or air permitting requirements or are unsure whether your business operations emit air pollutants, please call the Small Business Assistance Program (SBAP) at 303- 692-3175 or 303-692-3148.

### **Asbestos and Lead-Based Paint**

In Colorado there are regulations regarding the appropriate removal and handling of asbestos and lead-based paint as part of a demolition, renovation, or remodeling project. These regulations are presented in AQCC Number 8 (asbestos) and Number 19 (lead-based paint) which can be found on the following website: <https://www.colorado.gov/cdphe/aqcc-regs>.

These regulations may require the use of, or inspection by, companies or individuals that are certified to inspect or remove these hazards **prior to renovation or demolition**. APCD must also be notified of abatement or demolition activities prior to beginning any work in the case of asbestos. For additional guidance on these regulations and lists of certified companies and individuals please visit the following website for asbestos: <https://www.colorado.gov/cdphe/categories/services-and-information/environment/asbestos> and the following website for lead-based paint: <https://www.colorado.gov/pacific/cdphe/categories/services-and-information/lead>.

If you have any questions about Colorado’s asbestos and lead-based paint regulations or are unsure whether you are subject to them please call the Indoor Environment Program at 303-692-3100.

If you have more general questions about air quality, please contact CDPHE’s APCD by emailing [cdphe.commentsapcd@state.co.us](mailto:cdphe.commentsapcd@state.co.us) or calling 303-692-3100.

### **Environmental Justice and Health Equity**

CDPHE is dedicated to promoting and protecting the health and environment for all Coloradans. As part of those efforts, we strive to achieve health equity and environmental justice.



ENVIRONMENTAL JUSTICE is the fair treatment and meaningful involvement of all people regardless of race, color, national origin or income. Environmental justice recognizes that all people have a right to breathe clean air, drink clean water, participate freely in decisions that affect their environment, live free of dangerous levels of toxic pollution, experience equal protection of environmental policies, and share the benefits of a prosperous and vibrant pollution-free economy.

HEALTH EQUITY is when all people, regardless of who they are or what they believe, have the opportunity to attain their full health potential. Achieving health equity requires valuing all people equally with focused and ongoing efforts to address inequalities.

The Environmental Justice Act (HB21-1266) builds upon these efforts by declaring a statewide policy to advance environmental justice, defining disproportionately impacted communities, and creating an Environmental Justice Action Task Force, Environmental Justice Ombudsperson, and Environmental Justice Advisory Board. The Environmental Justice Act also directs the Air Quality Control Commission to promulgate certain rules to reduce emissions in disproportionately impacted communities, and to revise its approach to permitting actions in disproportionately impacted communities. The Environmental Justice Act further requires the Air Quality Control Commission to conduct enhanced outreach in disproportionately impacted communities for rulemakings and contested permitting actions.

The Environmental Justice Act's definition of disproportionately impacted communities includes low-income communities, communities of color, and housing cost-burdened communities, as well as communities that experience cumulative impacts and with a history of environmental racism. CDPHE's [Climate Equity Data Viewer](#) can be used to identify census block groups that meet those three criteria.

CDPHE notes that certain projects have potential to impact communities of color and low-income communities that are already disproportionately impacted by cumulative impacts across environmental media and challenges outside the environmental context. It is our strong recommendation that your organization consider the potential for disproportionate environmental and health impacts on specific communities within the project scope and take action to avoid, mitigate, and minimize those impacts.

To ensure the meaningful involvement of disproportionately impacted communities, we recommend that you interface directly with the communities in the project area to better understand community perspectives on the project to receive feedback on how it may impact them during development and construction as well as after completion. This feedback should be taken into account wherever possible, and reflected in changes made to the project plan to implement the feedback.

Additionally, to ensure the fair treatment of disproportionately impacted communities, we recommend that you consider substantive measures to avoid, minimize, and mitigate impacts to disproportionately impacted communities. This may include considering alternative facility siting locations, using best management practices to reduce impacts to air, water, soil, noise, light, or odor, or offsetting impacts by reducing impacts from other nearby facilities as appropriate.



We have included some general resources for your reference.

**Resources:**

[CDPHE Environmental Justice Website](#)

[CDPHE's Health Equity Resources](#)

[CDPHE's "Sweet" Tools to Advance Equity](#)

[EPA's Environmental Justice and NEPA Resources](#)



## Greg Barnes

---

**From:** Kurz - CDPHE, David <david.kurz@state.co.us>  
**Sent:** Tuesday, January 23, 2024 11:16 AM  
**To:** Greg Barnes  
**Subject:** Re: Country Club Ranchettes, Filing 1, PLT2023-00055

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

Great, thank you

If it is an existing drinking water system and individual septics (county permits), we would not have more comments.

If it is a new drinking water system, I need to alert our drinking water group.

If it is combined sewer (not septics), I need to alert the applicant about state wastewater requirements.

Thanks again, David

**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](mailto:david.kurz@state.co.us) | <https://cdphe.colorado.gov/water-quality>

24-hr Environmental Release/Incident Report Line: 1.877.518.5608

On Tue, Jan 23, 2024 at 11:12 AM Greg Barnes <[GJBarnes@adcogov.org](mailto:GJBarnes@adcogov.org)> wrote:

David,

Although it is a requirement of the application packet, they did not provide that information in their submittal. It is something that I plan to comment on and ask for.



**Greg Barnes** Pronouns: he/him/his

Principal Planner, *Community and Economic Development Dept.*

ADAMS COUNTY, COLORADO

4430 S. Adams County Parkway, 1st Floor, Suite W2000A

Brighton, CO 80601-8216

720.523.6853 [gjbarnes@adcogov.org](mailto:gjbarnes@adcogov.org)

[adcogov.org](http://adcogov.org)

**My work schedule is:**

Monday: Alternating weeks of: 7 am – 3:30 pm and off (work from home)

Tuesday: 7:30 am – 5:00 pm (in office)

Wednesday: 7:00 am – 4:30 pm (work from home)

Thursday: 7:30 am – 5:00 pm (in office)

Friday: 7:30 am – 5:00 pm (in office)

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**From:** Kurz - CDPHE, David <[david.kurz@state.co.us](mailto:david.kurz@state.co.us)>

**Sent:** Tuesday, January 23, 2024 11:03 AM

**To:** Greg Barnes <[GJBarnes@adcogov.org](mailto:GJBarnes@adcogov.org)>

**Subject:** Re: Country Club Ranchettes, Filing 1, PLT2023-00055

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

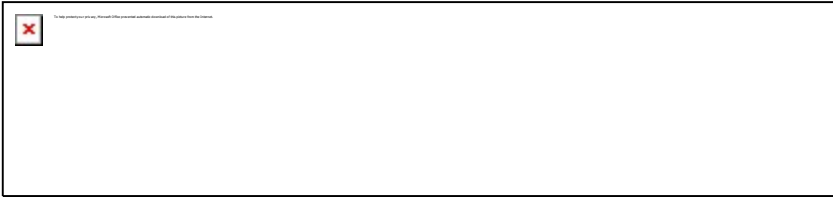
So this change will also have the common drinking water system and individual septic permitted through the county, correct?

**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](mailto:david.kurz@state.co.us) | <https://cdphe.colorado.gov/water-quality>

24-hr Environmental Release/Incident Report Line: 1.877.518.5608

On Tue, Jan 23, 2024 at 10:59 AM Greg Barnes <[GJBarnes@adcogov.org](mailto:GJBarnes@adcogov.org)> wrote:

Hi David,

The original subdivision is served with water by the Greatrock North Water District. Each lot has individual septic.



**Greg Barnes** Pronouns: he/him/his

Principal Planner, *Community and Economic Development Dept.*

ADAMS COUNTY, COLORADO

4430 S. Adams County Parkway, 1st Floor, Suite W2000A

Brighton, CO 80601-8216

720.523.6853 [gjbarnes@adcogov.org](mailto:gjbarnes@adcogov.org)

[adcogov.org](http://adcogov.org)

**My work schedule is:**

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Wednesday: 7:00 am – 4:30 pm (work from home)

Thursday: 7:30 am – 5:00 pm (in office)

Friday: 7:30 am – 5:00 pm (in office)

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**From:** Kurz - CDPHE, David <[david.kurz@state.co.us](mailto:david.kurz@state.co.us)>

**Sent:** Monday, January 22, 2024 1:30 PM

**To:** Greg Barnes <[GJBarnes@adcogov.org](mailto:GJBarnes@adcogov.org)>

**Subject:** Country Club Ranchettes, Filing 1, PLT2023-00055

You don't often get email from [david.kurz@state.co.us](mailto:david.kurz@state.co.us). [Learn why this is important](#)

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

Greg,

Country Club Ranchettes, Filing 1, Amendment 1  
Request for Comments, PLT2023-00055

I do not recall the proposed drinking water and wastewater plan from the original filing.

Do you know the plan?

Thanks for your assistance. David

David Kurz, P.E.

## Greg Barnes

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**From:** CGS\_LUR <CGS\_LUR@mines.edu>  
**Sent:** Wednesday, February 7, 2024 2:23 PM  
**To:** Greg Barnes  
**Subject:** Re: [EXTERNAL] For Review: Country Club Ranchettes, Filing 1, Amendment 1

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

Hi Greg,

The Colorado Geological Survey has no objection to approval of PLT2023-00055, a replat/plat amendment to divide four existing lots within Country Club Ranchettes Filing 1, creating four additional lots.

Please call or email if you have questions or need a more formal review letter.

Thanks,  
Jill

---

Land Use Review Program  
Colorado Geological Survey  
1801 Moly Road  
Golden, CO 80401  
cgs\_lur@mines.edu  
303-384-2655

---

**From:** Greg Barnes <GJBarnes@adcogov.org>  
**Sent:** Thursday, January 18, 2024 12:31 PM  
**To:** Greg Barnes <GJBarnes@adcogov.org>  
**Subject:** [EXTERNAL] For Review: Country Club Ranchettes, Filing 1, Amendment 1

**CAUTION:** This email originated from outside of the Colorado School of Mines organization. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

The Adams County Planning Commission is requesting comments on the following application: **Subdivision Replat to amend the original major subdivision creating 56 lots to replat creating 60 total (4 new) lots.** This request is located at 30385 E 161st Ave. The Assessor's Parcel Number is 0156702301027, 0156702304011, 0156702304012, 0156702304013.

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 02/09/2024 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 [GJBarnes@adcogov.org](mailto:GJBarnes@adcogov.org).

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



1/22/2024

Country Club Ranchettes LLC  
1635 E Layton DR  
Englewood, CO 80113-7000

No Reservations/No Objection

**SUBJECT: Plat amendment – create 4 new lots/ Vacate lot line between lots 45 and 46**

**30385 E 161<sup>st</sup> Ave, Brighton, CO 80603**

**County Club Ranchettes, Filing No. 1 – Lots 45 and 46 / 45A, 45B, 45A, 46B; Lot 12/ Lots 12A and 12B; Lot 47/ Lots 47A and 47B**

**Sec: 2 Twn: 1S/ Rng: 65W**

**Adams County Parcels 0156702301027, 0156702304011, 0156702304012, 0156702304013**

To Whom it May Concern:

Qwest Corporation d/b/a CENTURYLINK, QC (“CenturyLink”) has reviewed the request for the subject vacation and has determined there are no CenturyLink facilities within the easement areas as shown and/or described on Exhibit “A”, said Exhibit “A” attached hereto and incorporated by this reference

It is the intent and understanding of CenturyLink that this vacation shall not reduce our rights to any other existing easements or rights we have on this site or in the area.

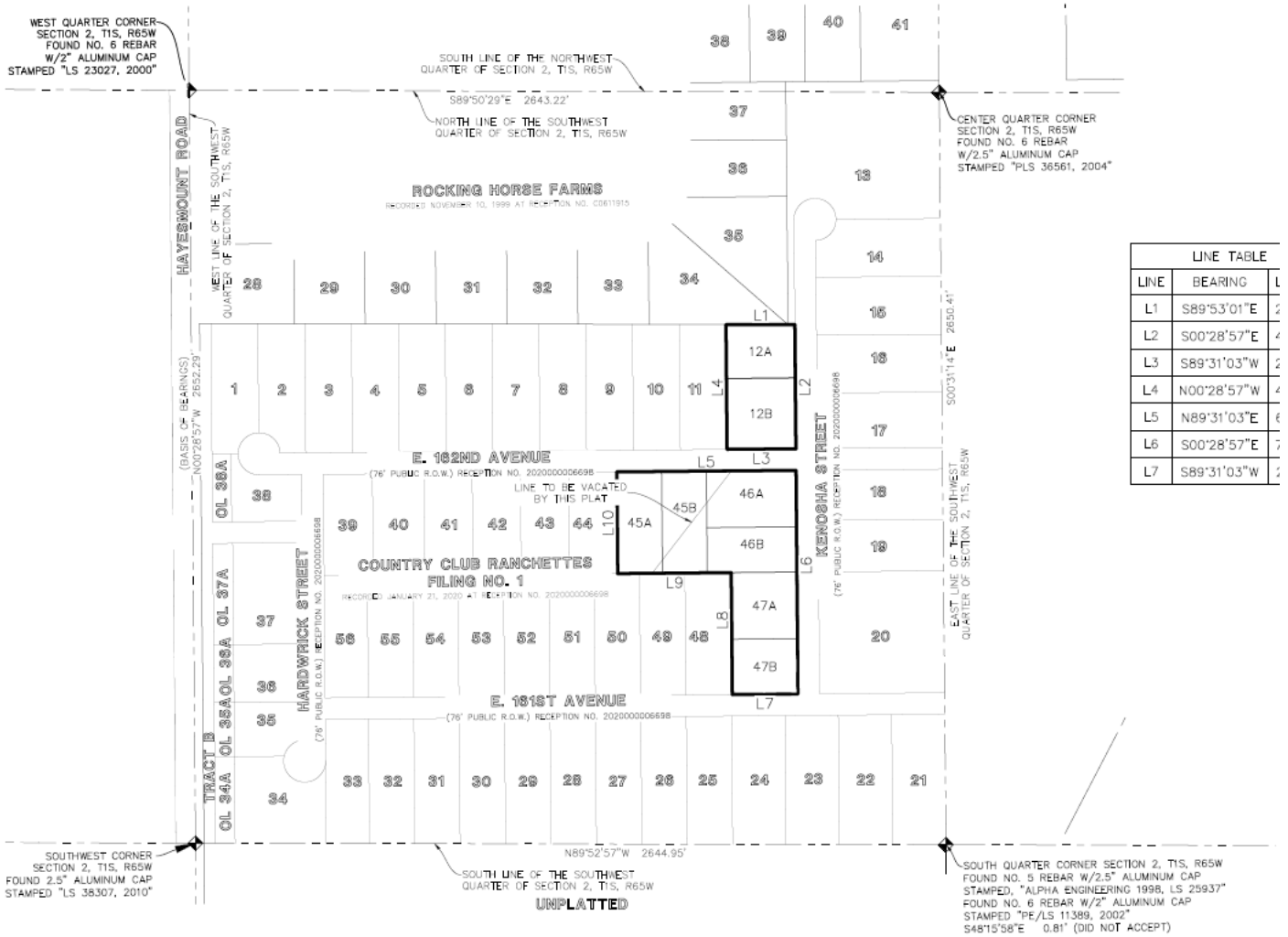
This No objection response is submitted WITH THE STIPULATION that IF CenturyLink facilities are found and/or damaged within the area as described, the Applicant will bear the cost of relocation ([relocations@centurylink.com](mailto:relocations@centurylink.com)) and repair of said facilities.

POC - VeShon Sheridan  
NIS| Right-of-Way Agent II | Contractor - Faulk & Foster  
804-234-6825 / [VeShon.Sheridan@Lumen.com](mailto:VeShon.Sheridan@Lumen.com)

Sincerely yours,

ROW Team  
Network Infrastructure Services  
CenturyLink  
P860340

# Exhibit A



LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°53'01\"E	2644.22'
L2	S00°28'57\"E	2650.41'
L3	S89°31'03\"W	2650.41'
L4	N00°28'57\"W	2650.41'
L5	N89°31'03\"E	2650.41'
L6	S00°28'57\"E	2650.41'
L7	S89°31'03\"W	2650.41'

## Greg Barnes

---

**From:** Clayton Woodruff <Clayton.Woodruff@RTD-Denver.com>  
**Sent:** Tuesday, February 6, 2024 10:37 AM  
**To:** Greg Barnes  
**Subject:** RE: For Review: Country Club Ranchettes, Filing 1, Amendment 1

You don't often get email from clayton.woodruff@rtd-denver.com. [Learn why this is important](#)

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

Greg,

The RTD has no exceptions to this project at this time.

This review is for Design concepts and to identify any necessary improvements to RTD stops and property affected by the design. This review of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements or permits that may be required by the RTD for any work on or around our facilities and property.



**C. Scott Woodruff**  
**Engineer III**

Regional Transportation District  
1560 Broadway, Suite 700, FAS-73 | Denver, CO 80202

o 303.299.2943 | m 303-720-2025  
[clayton.woodruff@rtd-denver.com](mailto:clayton.woodruff@rtd-denver.com)

---

**From:** Greg Barnes <GJBarnes@adcogov.org>  
**Sent:** Thursday, January 18, 2024 12:31 PM  
**To:** Greg Barnes <GJBarnes@adcogov.org>  
**Subject:** For Review: Country Club Ranchettes, Filing 1, Amendment 1

The Adams County Planning Commission is requesting comments on the following application: **Subdivision Replat to amend the original major subdivision creating 56 lots to replat creating 60 total (4 new) lots.** This request is located at 30385 E 161st Ave. The Assessor's Parcel Number is 0156702301027, 0156702304011, 0156702304012, 0156702304013.

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 02/09/2024 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 [GJBarnes@adcogov.org](mailto:GJBarnes@adcogov.org).

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



February 1, 2024

Adams County | Community & Economic Development  
4430 South Adams County Parkway  
Brighton, CO 80601

Re: PLT2023-00055 Country Club Ranchettes, Filing 1, Amendment 1

Dear Greg:

On behalf of United Power, Inc., thank you for inviting us to review and comment on the Subdivision Replat for Country Club Ranchettes, Filing 1, Amendment 1. The following comments are subject to change as information is received or if there are changes to the plans during additional reviews. Any comments/requirements provided are not all inclusive and are provided with the intention to aid you in your process.

United Power has existing electrical distribution in the area that may or may not need to be upgraded depending on the requirements of your site. We have no objection to the replat; contingent upon United Power's ability to maintain all existing rights, facilities/equipment, and existing easements. This request should not hinder our ability for future expansion, including all present and any future accommodations for electrical distribution.

Please have the property owner/developer/contractor submit an application for new electric service, along with CAD data via <https://www.unitedpower.com/construction>. United Power would like to work early with the applicant in the construction process to get an electric design prepared so that we can request any additional easements. When possible, we prefer these easements are dedicated on the plat rather than obtaining by separate instrument. Obtaining easements via a separate instrument can be time consuming and could cause delays.

***As a Reminder:*** No permanent structures are acceptable within the dry utility easement(s); such as, window wells, wing walls, retaining walls, basement walls, roof overhang, anything affixed to the house like decks, etc. United Power considers any structure that impedes the access, maintenance, and safety of our facilities a permanent structure. No exceptions can be allowed, and any encroachments could result in penalties.

Service will be provided according to the rules, regulations, and policies in effect by United Power at the time service is requested. We would like to remind the developer to call the Utility Notification Center

by dialing 811 to have all utilities located prior to construction. We look forward to safely and efficiently providing reliable electric power and outstanding service.

Thank you,

A handwritten signature in black ink that reads "Emily Fore". The signature is written in a cursive, flowing style.

Emily Fore  
United Power, Inc.  
Right of Way Agent  
M: 970-515-0128 | Email: [platreferral@unitedpower.com](mailto:platreferral@unitedpower.com)





**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: 303.285.6612  
[violeta.ciocanu@xcelenergy.com](mailto:violeta.ciocanu@xcelenergy.com)

January 29, 2024

Adams County Community and Economic Development Department  
4430 South Adams County Parkway, 1<sup>st</sup> Floor, Suite W2000A  
Brighton, CO 80601

Attn: Greg Barnes

**Re: Country Club Ranchettes, Filing 1, Amendment 1, Case # PLT2023-00055**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans **for Country Club Ranchettes, Filing 1, Amendment 1** and has **no apparent conflict**.

The property owner/developer/contractor must complete the application process for any new natural gas service, or modification to existing facilities via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Violeta Ciocanu (Chokanu)  
Right of Way and Permits  
Public Service Company of Colorado dba Xcel Energy  
Office: 303-285-6612 – Email: [violeta.ciocanu@xcelenergy.com](mailto:violeta.ciocanu@xcelenergy.com)

# COUNTRY CLUB RANCHETTES FILING NO. 1, AMENDMENT NO. 1

A RESUBDIVISION OF LOTS 12, 45, 46 AND 47, COUNTRY CLUB RANCHETTES, FILING NO. 1  
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2,  
TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 1 OF 3

### OWNERSHIP CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT COUNTRY CLUB RANCHETTES, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE SOLE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 12, 45, 46 AND 47, COUNTRY CLUB RANCHETTES FILING NO. 1, ACCORDING TO THE PLAT THEREOF, RECORDED ON JANUARY 21, 2020 UNDER , COUNTY OF ADAMS, STATE OF COLORADO.

CONTAINING A CALCULATED AREA OF 431,957 SQUARE FEET OR 9.9165 ACRES MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF COUNTRY CLUB RANCHETTES FILING NO. 1, AMENDMENT NO. 1.

EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

OWNER: COUNTRY CLUB RANCHETTES, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_

NAME: JAY B. SCOLNICK

TITLE: MANAGER

### ACKNOWLEDGEMENT

STATE OF COLORADO )  
                                  ) SS  
COUNTY OF \_\_\_\_\_)

THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY

OF \_\_\_\_\_, 20\_\_\_\_, BY JAY B. SCOLNICK, AS MANAGER OF COUNTRY CLUB RANCHETTES, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES \_\_\_\_\_ . NOTARY PUBLIC

ADDRESS \_\_\_\_\_

### ADAMS COUNTY ATTORNEY'S OFFICE

APPROVED \_\_\_\_\_

### PLANNING COMMISSION APPROVAL

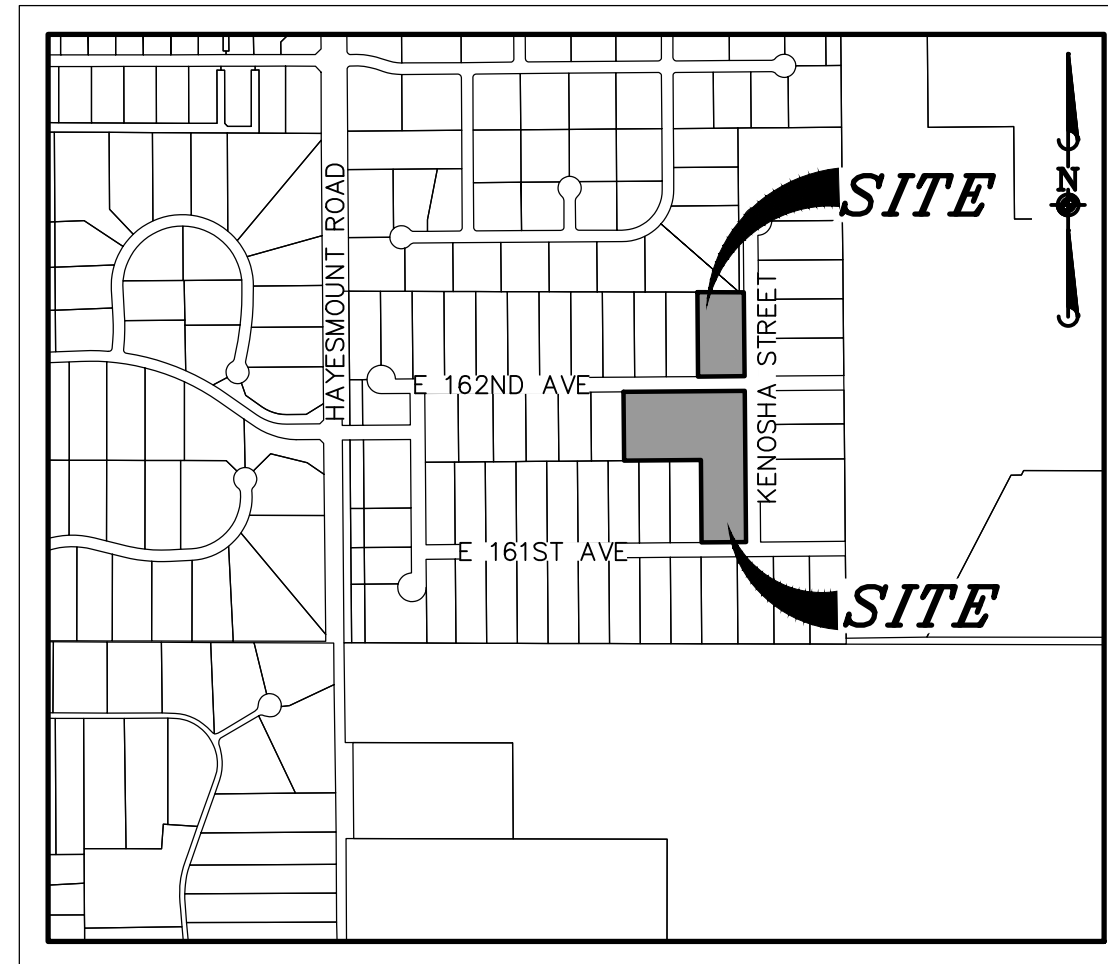
RECOMMENDED FOR APPROVAL BY THE ADAMS COUNTY PLANNING COMMISSION THIS  
DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_.

CHAIR \_\_\_\_\_

### BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 20\_\_\_\_, SUBJECT TO THE TERMS AND CONDITIONS OF THE  
DEVELOPMENT AGREEMENT RECORDED HERewith.

CHAIR \_\_\_\_\_



### VICINITY MAP

(1" = 1000')

### SURVEYOR'S CERTIFICATION

I, STACY LYNN JACOBS, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON \_\_\_\_\_ BY ME OR UNDER MY DIRECT SUPERVISION, THAT ALL MONUMENTS EXIST AS SHOWN HEREON AND THAT SAID PLAT ACCURATELY SHOWS THE SUBDIVISION DIMENSIONS AND DETAILS.

I ATTEST THE ABOVE ON \_\_\_\_\_

STACY LYNN JACOBS, PLS  
COLORADO PLS NO. 38495  
FOR AND ON BEHALF OF MANHARD CONSULTING  
7600 E. ORCHARD ROAD, SUITE 150-N  
GREENWOOD VILLAGE, COLORADO 80111  
303.531.3210

FOR REVIEW ONLY

### NOTES

- 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.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MANHARD CONSULTING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, MANHARD CONSULTING RELIED UPON THE TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, REPORT NO. F0647706-150-KB3 WITH AN EFFECTIVE DATE OF DECEMBER 17, 2019 AT 6:00 P.M.
- THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- BASIS OF BEARINGS:** THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR NORTH 00°28'57" WEST AS MONUMENTED ON THE SOUTH BY A 2.5" ALUMINUM CAP STAMPED "LS 38307, 2010" AND MONUMENTED ON THE NORTH BY A NO. 6 REBAR WITH A 2" ALUMINUM CAP STAMPED "LS 23027, 2000".
- FLOODPLAIN:** THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE X, OTHER AREAS - DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP (FIRM) - MAP NUMBER 08001C0360J WITH AN EFFECTIVE DATE OF OF SEPTEMBER 28, 2018.
- THE PROPERTY OWNERS OF LOTS ADJACENT TO OUTLOTS ALONG HAYESMOUNT ROAD SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND OWNERSHIP OF THE CORRESPONDING OUTLOTS.
- NO BUILDING PERMITS WILL ISSUED FOR ANY LOT IN ANY PHASE OF CONSTRUCTION UNTIL ALL PUBLIC IMPROVEMENTS, IN ANY PHASE, AS REQUIRED BY THE APPROVED CONSTRUCTION PLANS, HAVE BEEN COMPLETED AND ARE UNDER PRELIMINARY ACCEPTANCE OF THE ADAMS COUNTY DEPARTMENT OF PUBLIC WORKS AND THE WATER SYSTEM IMPROVEMENTS BY THE GREATROCK NORTH WATER AND SANITATION DISTRICT.
- THE CURRENT VESTING DEED FOR THIS PROPERTY IS SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 2019000041717, OFFICIAL RECORDS, ADAMS COUNTY CLERK AND RECORDER, ADAMS COUNTY, COLORADO.
- LOTS WITHIN THE COUNTRY CLUB RANCHETTES FILING NO. 1, AMENDMENT NO. 1 WILL BE SERVED BY ONSITE WASTEWATER TREATMENT SYSTEMS. ADAMS COUNTY HEALTH DEPARTMENT REQUIRES THAT SEPTIC TANKS BE PUMPED AND INSPECTED EVERY FOUR YEARS. AT LEAST EVERY FOUR YEARS, EACH PROPERTY OWNER SHALL HAVE THEIR SEPTIC TANK PUMPED AN INSPECTED BY A SYSTEM CLEANER LICENSED BY ADAMS COUNTY HEALTH DEPARTMENT AND SHALL SUBMIT A RECEIPT INDICATING THAT THE SEPTIC HAS BEEN PUMPED AND INSPECTED TO THE ADAMS COUNTY HEALTH DEPARTMENT EHWATERPROGRAM@ADCOGOV.ORG.
- THE OWNER SHALL DISCLOSE TO PROSPECTIVE PURCHASERS OF LOTS WITHIN A RADIUS OF 200 FEET OF THE PLUGGED AND ABANDONED WELL OF (1) THE LOCATION OF THE PLUGGED AND ABANDONED WELL, (2) THE LOCATION OF THE MAINTENANCE AND WORKOVER SETBACK, AND (3) THE PURPOSE FOR THE WELL MAINTENANCE AND WORKOVER SETBACK.

### SHEET INDEX

- SHEET 1: COVER SHEET, LEGAL DESCRIPTION, NOTES
- SHEET 2: OVERALL BOUNDARY
- SHEET 3: DETAILED DESIGN SHEET

### CLERK & RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO AT \_\_\_\_\_ O'CLOCK \_\_\_\_M. ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_ DEPUTY \_\_\_\_\_ CLERK AND RECORDER

FILE NO. \_\_\_\_\_

MAP NO. \_\_\_\_\_

RECEPTION NO. \_\_\_\_\_

DATE	REVISIONS	DRAWN BY
3/15/24	PLAT COMMENTS	MKW
1/11/24	RENUMBERED LOTS 12A, 12B, 45A-47B	SWS
12/01/23	REMOVED LOT 34	MKW
11/21/23	REVISED LOTS 46A & 46B PER CLIENT REQUEST	SWS

**Manhard CONSULTING**  
7600 East Orchard Road, Suite 150-N, Greenwood Village, CO 80111, ph:303.708.0500, manhard.com  
Civil Engineering | Surveying & Geospatial Services | GIS | Water Resource Management | Construction Management

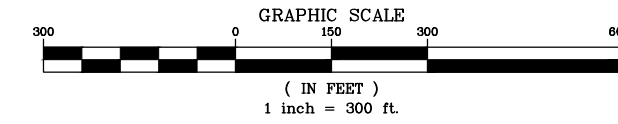
COUNTRY CLUB RANCHETTES FILING NO. 1, AMENDMENT NO. 1  
COUNTY OF ADAMS, COLORADO  
REPLAT

PROJ MGR: JAF  
PROJ ASSOC: JAF  
DRAWN BY: SWS  
DATE: 10/4/23  
SCALE: N/A

SHEET  
**1** OF **3**  
PCH.ACCO.01.34

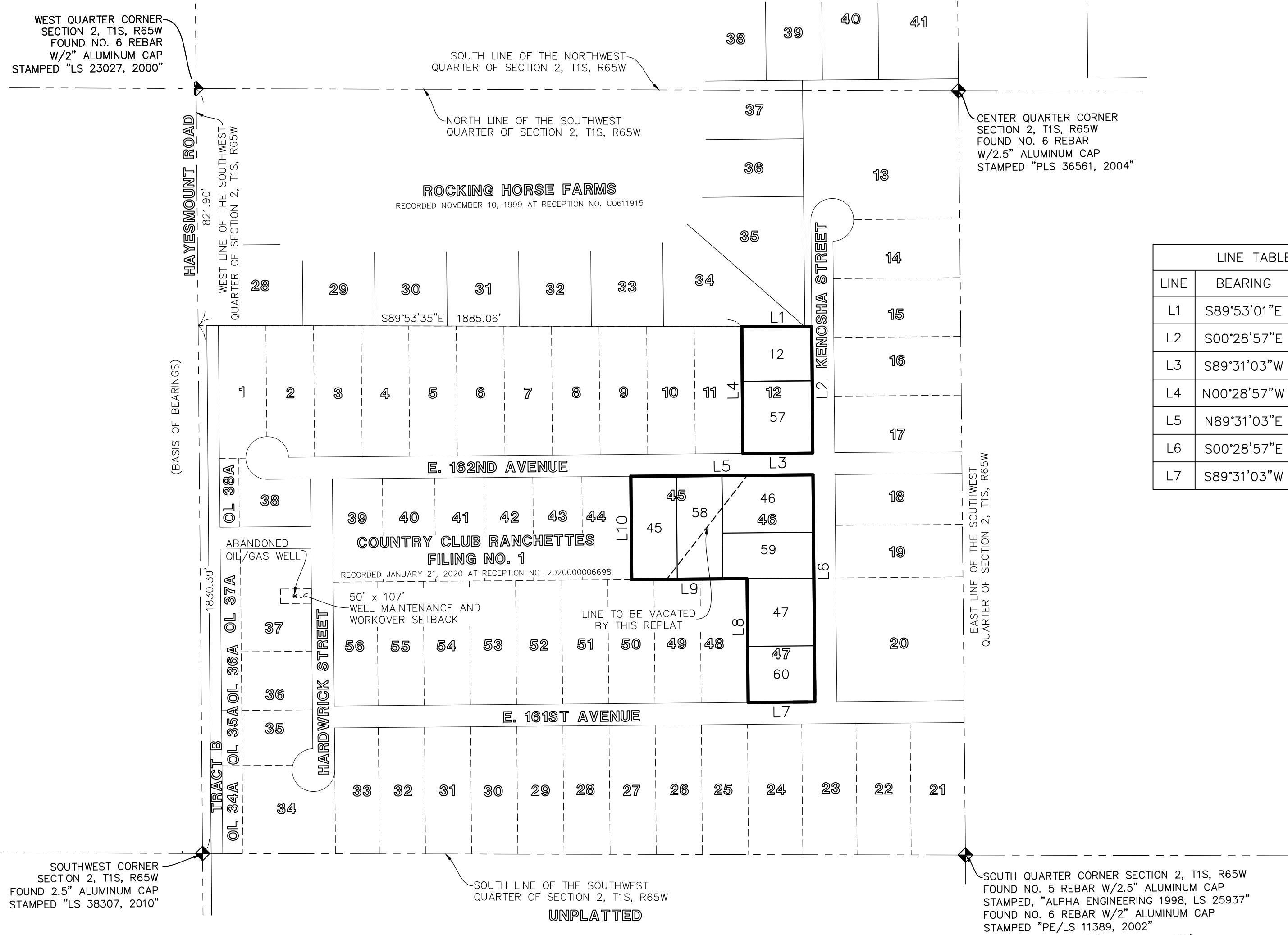
# COUNTRY CLUB RANCHETTES FILING NO. 1, AMENDMENT NO. 1

A RESUBDIVISION OF LOTS 12, 45, 46 AND 47, COUNTRY CLUB RANCHETTES, FILING NO. 1  
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2,  
 TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 COUNTY OF ADAMS, STATE OF COLORADO  
 SHEET 2 OF 3



DATE	REVISIONS	DRAWN BY
3/15/24	PLAT COMMENTS	MKW
1/11/24	RENUMBERED LOTS 12A, 12B, 45A-47B	SWS
12/01/23	REMOVED LOT 34	MKW
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 7600 East Orchard Road, Suite 150-N, Greenwood Village, CO 80111, ph:303.708.0500, manhard.com  
 Civil Engineering | Surveying & Geospatial Services | GIS | Construction Management | Water Resource Management



LINE	BEARING	LENGTH
L1	S89°53'01"E	242.55'
L2	S00°28'57"E	437.25'
L3	S89°31'03"W	242.54'
L4	N00°28'57"W	439.79'
L5	N89°31'03"E	631.53'
L6	S00°28'57"E	787.49'
L7	S89°31'03"W	231.50'

LINE	BEARING	LENGTH
L8	N00°28'57"W	429.27'
L9	S89°31'03"W	400.03'
L10	N00°28'57"W	358.22'

8/22/2024 7:46 AM Dwg Name: P:\Pch\Acco\1.dwg\Drawings\Plot of Subdivision\Filing No. 1\_Amendment No. 1\_V1-FCH.ACCO01.00-PS-A1.dwg Updated By: jRenz

**COUNTRY CLUB RANCHETTES FILING NO. 1, AMENDMENT NO. 1**  
 COUNTY OF ADAMS, COLORADO  
 REPLAT

PROJ MGR: JAF  
 PROJ ASSOC: JAF  
 DRAWN BY: SWS  
 DATE: 10/4/23  
 SCALE: 1"=300'

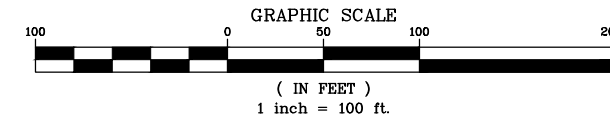
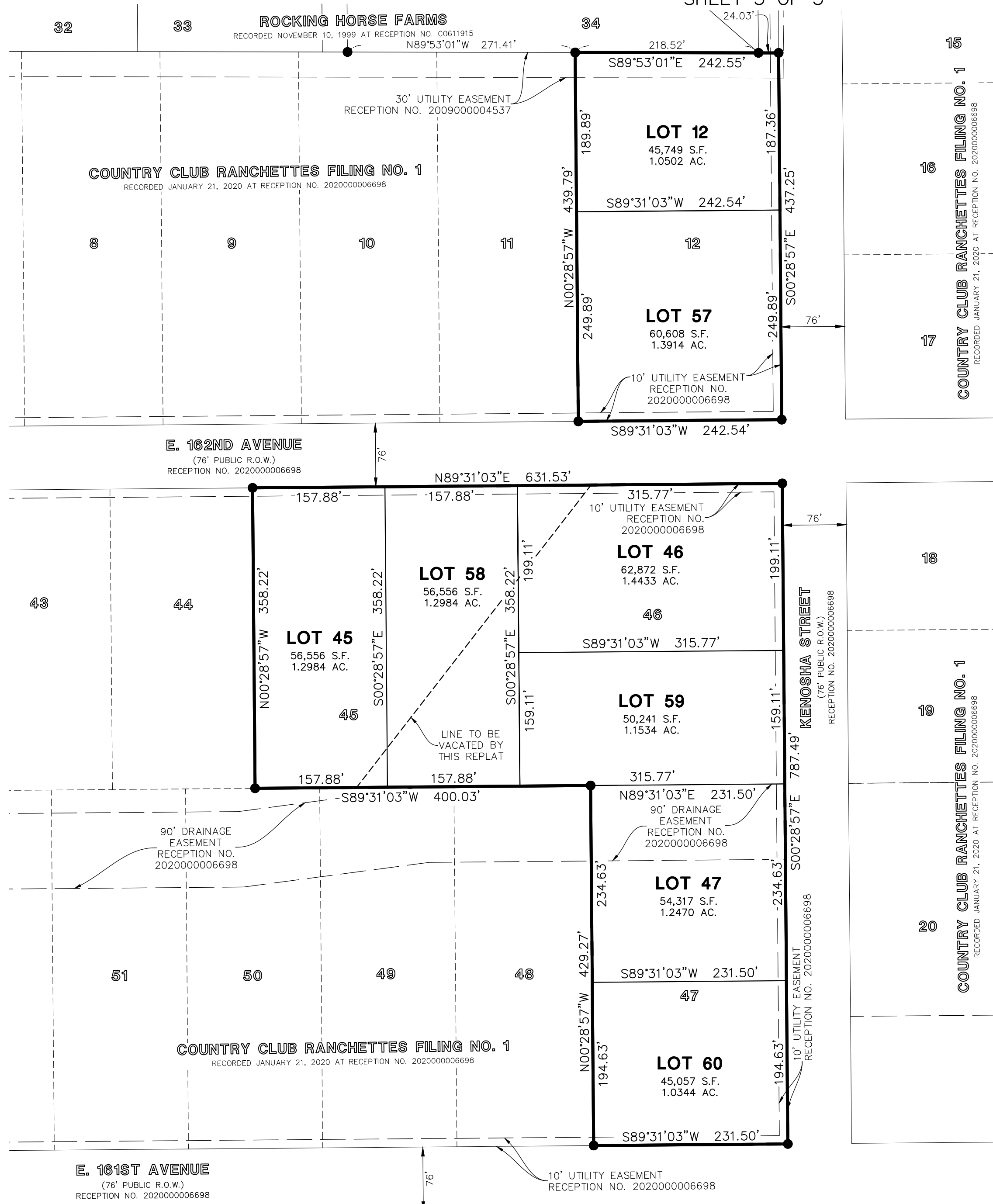
FOR REVIEW ONLY

SHEET  
**2** OF **3**  
 PCH.ACCO.01.34

FOR AND ON BEHALF OF  
 MANHARD CONSULTING

# COUNTRY CLUB RANCHETTES FILING NO. 1, AMENDMENT NO. 1

A RESUBDIVISION OF LOTS 12, 45, 46 AND 47, COUNTRY CLUB RANCHETTES, FILING NO. 1  
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2,  
 TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 COUNTY OF ADAMS, STATE OF COLORADO  
 SHEET 3 OF 3



## LEGEND

- = SUBDIVISION BOUNDARY LINE
- = SECTION LINE
- = RIGHT-OF-WAY LINE
- = FORMER LOT LINE, VACATED PER THIS REPLAT
- = ADJACENT PROPERTY LINE
- = EASEMENT LINE (AS NOTED)
- = LOT LINE
- = FOUND SECTION CORNER AS NOTED
- = SET NO. 5 REBAR WITH 1.25" YELLOW PLASTIC CAP STAMPED, "PLS 37567"
- = FOUND NO. 5 REBAR WITH 1.25" ORANGE PLASTIC CAP STAMPED, "PLS 19598"
- = 10' UTILITY EASEMENT PER RECEPTION NO. 2020000006698
- = SQUARE FEET
- = ACRES
- = LOT NUMBERS - COUNTRY CLUB RANCHETTES FILING NO. 1, AMENDMENT NO. 1, RECEPTION NO. 2020000006698

DATE	REVISIONS	DRAWN BY
3/15/24	PLAT COMMENTS	MKW
1/11/24	RENUMBERED LOTS 12A, 12B, 45A-47B	SWS
12/01/23	REMOVED LOT 34	MKW
11/21/23	REVISED LOTS 46A & 46B PER CLIENT REQUEST	SWS

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 Civil Engineering | Surveying & Geospatial Services | GIS  
 Water Resource Management | Construction Management

**COUNTRY CLUB RANCHETTES FILING NO. 1, AMENDMENT NO. 1**  
**COUNTY OF ADAMS, COLORADO**  
**REPLAT**

PROJ MGR: JAF  
 PROJ ASSOC: JAF  
 DRAWN BY: SWS  
 DATE: 10/4/23  
 SCALE: 1"=100'

FOR REVIEW ONLY

FOR AND ON BEHALF OF  
 MANHARD CONSULTING

SHEET  
**3** OF **3**  
 PCH.ACCO.01.34

8/22/2024 7:46 AM Dwg Name: P:\Pchacco01\dwg\Drawings\Plot of Subdivision\Filing No. 1\01-PCH.ACCO01.00-PS-A1.dwg Updated By: jRantz



August 20, 2024

Country Club Ranchettes, LLC  
1635 East Layton Drive  
Englewood, Colorado 80113-7000  
Attention: Jay Scolnick

**Re: Country Club Ranchettes Filing No. 1 – 60 Single-Family Residential Lots (the “Property”) Will Serve Letter**

Dear Mr. Scolnick:

This letter is in response to your request for confirmation of the availability of service from the Greatrock North Water and Sanitation District (the “**District**”) regarding 4 additional single-family residential lots within the Country Club Ranchettes Riling No. 1 for a total of 60 single-family residential lots. Based upon the Country Club Ranchette’s (the “**Owner**”) representation that the Property will be developed for 60 single-family detached residential lots, the District has the ability and capacity to serve the Property with water service, subject to the following requirements being satisfied:

1. Full and complete execution of an Inclusion Agreement between the District and Premier Community Developments Ltd. For the Country Club Ranchettes Filing No. 2 (the “**Inclusion Agreement**”) and subsequent inclusion of the Property into the boundaries of the District.
2. Full compliance with the terms, conditions and requirements set forth in the Inclusion Agreement.
3. The Owner shall enter into such other agreements as may be required by the District to facilitate the provision of service.

In the event the number of single-family residential lots for the Property changes, these requirements will need to be revisited and updated accordingly. This letter is provided to the Owner and is specific to the Property. This letter is not assignable without the consent of the District.

Very Truly Yours,  
GREATROCK NORTH WATER & SANITATION  
DISTRICT

Lisa A. Johnson, District Manager

Country Club Ranchettes, LLC  
Country Club Ranchettes Filing No. 1  
Will Serve Letter  
August 20, 2024  
Page 2

cc: Board of Directors, Greatrock North Water and Sanitation District  
Jennifer Gruber Tanaka, Esq., District General Counsel  
Matt Poznanovic, Esq., District Water Counsel  
Mr. Chris Sanchez, P.E., District Water Engineer

**SPECIAL WARRANTY DEED**

**THIS DEED**, Made this 29 day of **May, 2019** between

**Homestead Heights, LLC, a Colorado limited liability company**  
of the County of Adams and State of COLORADO, grantor(s), and  
**Country Club Ranchettes, LLC, a Colorado limited liability company**  
whose legal address is 1635 E. Layton Dr., Englewood, CO 80113  
of the County of Adams, State of Colorado, grantee(s):

**WITNESS**, That the grantor(s), for and in consideration of the sum of Nine Hundred Seventy-Five Thousand Dollars and No/100's (\$975,000.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee(s), his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Adams, State of COLORADO, described as follows:

See Exhibit A attached hereto and made a part hereof.

Doc Fee  
\$ 97.50

also known by street and number as Vacant Land , CO

**TOGETHER with all oil, coal and other mineral rights owned by Grantor and appurtenant to same; all water rights owned by Grantor, if any, and appurtenant to same including, without limitation, all subterranean water and water rights, all surface water and ditch company stock, all water tap rights and credits, and water fees paid by Grantor; all interest of Grantor, if any, in vacated and existing streets and alleys adjacent thereto, all easements and appurtenances thereto, all improvements thereon, if any, all attached fixtures thereon, if any; and any and all other rights or claims appurtenant to the subject real property now owned or hereafter acquired by Grantor, if any.**

**And**

**TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances except for taxes for the current year, a lien but not yet due and payable, subject to statutory exceptions as defined in CRS 38-30-113 and subject those specific exceptions attached.**

**TO HAVE AND TO HOLD** the said premises above bargained and described, with the appurtenances, unto the grantee(s), his heirs, and assigns forever. The grantor(s), for himself, his heirs and personal representatives or successors, does covenant and agree that he shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantee(s), his heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s).

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, the grantor(s) has executed this deed on the date set forth above.

**SELLER:**

By: Rodney R. Tompkins, Sole Member and Manager  
Homestead Heights, LLC

Rodney R. Tompkins  
Rodney R. Tompkins, sole Member and Manager

STATE OF NEBRASKA } ss:  
COUNTY OF Wayne

The foregoing instrument was acknowledged before me this 29 day of **May, 2019** by Rodney R. Tompkins as sole Member and Manager for **Rodney R. Tompkins as Sole Member and Manager of Homestead Heights, LLC**



Miah Blohm  
Notary Public

Witness my hand and official seal.  
My Commission Expires: November 21, 2022



Exhibit A

A parcel of land located in the Southwest quarter of Section 2, Township 1 South, Range 65 West of the 6<sup>th</sup> Principal Meridian, County of Adams, State of Colorado, being more particularly described as follows:

Commencing at the Southwest corner of said Section 2; thence S 89°12'04" E along the South line of said Section 2, 30.00 feet to the true Point of Beginning;

Thence N 00°11'20" E along the West line of said parcel, and parallel to the West line of said Southwest quarter of Section 2; 1830.61 feet to the Northwest corner of said parcel;

Thence S 89°12'34" E, along the North line of said parcel, also being the South line of Rocking Horse Farms Subdivision and its dedicated right-of-way described at Reception No. C06116915 of the Adams County records, 2073.54 feet to a point on the West line of said parcel, also being on the East line of said subdivision;

Thence N 00°07'27" E along said line 855.37 feet to a point on the North line of said parcel, also being on the South line of said subdivision;

Thence S 89°48'36" E, along said line 540.04 feet to the Northeast corner of said parcel, also being the Southeast corner of said subdivision;

Thence S 00°24'17" E, 41.14 feet to the center quarter corner of said Section 2;

Thence S 00°08'05" W, along the North/South centerline of said Section 2, 2850.90 feet to the Southeast corner of said parcel, also being the South quarter corner of said Section 2;

Thence N 89°12'04" W, along the South line of said parcel, also being the South line of the Southwest quarter of said Section 2, 2615.58 feet to the true Point of Beginning;

Basis of Bearing (record description): Basis of bearing is assuming the West line of the Southwest ¼ of Section 2, Township 1 South, Range 65 West of the 6<sup>th</sup> P.M. bears N 00°11'20" E.



#### Deed Exceptions

The right of proprietor of a vein or lode to extract or remove his ore should the same be found to penetrate or intersect the premises thereby granted as reserved in United States patent recorded June 29, 1904 in Book 16 at Page 183; and any and all assignments thereof or interest therein.

The right of proprietor of a vein or lode to extract or remove his ore should the same be found to penetrate or intersect the premises thereby granted as reserved in United States patent recorded June 28, 1899 in Book 1111 at Page 70; and any and all assignments thereof or interest therein.

Right of way for ditches or canals as constructed by the authority of the United States as reserved in United States Patent recorded June 28, 1899 in Book 1111 at Page 70.

Right of way as granted to Panhandle Eastern Pipe Line Company, a Delaware Corporation by the instrument recorded August 3, 1982 in Book 2665 at Page 812.

The effect of Notice of General Description of Area served by Panhandle Eastern Pipeline Company concerning underground facilities recorded June 25, 1986 in Book 3162 at Page 961.

An easement for right-of-way and incidental purposes granted to United Power, Inc. by the instrument recorded April 15, 1998 in Book 5297 at Page 806.

An easement for right-of-way and incidental purposes granted to United Power, Inc. by the instrument recorded December 6, 1999 in Book 5973 at Page 778.

An easement for right-of-way and incidental purposes granted to United Power, Inc. by the instrument recorded January 9, 2001 at Reception No. C0749617.

Any interest in any oil, gas and/or minerals, as disclosed by document set forth below, and any and all assignments thereof or interests therein.

Entitled: Quit Claim Deed

Recording Date: April 17, 2006

Recording No: Reception No. 20060417000390610

The present ownership or any other matters affecting said oil, gas and/or minerals are not shown herein.

Any tax, lien, fee, or assessment by reason of inclusion of the Land in the GreatRock North Water and Sanitation District, as evidenced by instrument(s) recorded May 1, 2007 at Reception No. 2007000042726.

Terms, conditions, provisions, agreements and obligations contained in the Utility Easement Agreement recorded January 22, 2009 at Reception No. 2009000004537.

Any interest in any oil, gas and/or minerals, as disclosed by document set forth below, and any and all assignments thereof or interests therein.

Entitled: Warranty Deed

Recording Date: September 11, 2009

Recording No: Reception No. 2009000068034

The present ownership or any other matters affecting said oil, gas and/or minerals are not shown herein.

Terms, conditions, provisions, agreements and obligations contained in the Summary of Collections Resolution of GreatRock North Water and Sanitation District as set forth below:

Recording Date: July 9, 2010

Recording No.: Reception No. 2010000045598

Note: Summary of Amended and Restated Collection Resolution recorded March 7, 2011 at Reception No. 2011000015061.

Terms, conditions, provisions, agreements and obligations contained in the GreatRock North Water and Sanitation District Summary Description as set forth below:

Recording Date: December 8, 2010

Recording No.: Reception No. 201000085441

Terms, conditions, provisions, agreements and obligations contained in the GreatRock North Water and Sanitation District Summary Description as set forth below:

Recording Date: February 16, 2012

Recording No.: Reception No. 2012000011846

Terms, conditions, provisions, agreements and obligations contained in the GreatRock North Water and Sanitation District Summary Description as set forth below:

Recording Date: April 4, 2013

Recording No.: Reception No. 2013000028533

Terms, conditions, provisions, agreements and obligations contained in the GreatRock North Water and Sanitation District Summary Description as set forth below:

Recording Date: April 8, 2014

Recording No.: Reception No. 2014000021127

Terms, conditions, provisions, agreements and obligations contained in the GreatRock North Water and Sanitation District Summary Description as set forth below:

Recording Date: January 22, 2015

Recording No.: Reception No. 2015000004879

Terms, conditions, provisions, agreements and obligations contained in the Resolution No. 2015-11-04 Resolution of the Board of Directors of the Greatrock North Water and Sanitation District Concerning the Imposition of Various Fees, Rates, Penalties and Charges for Water Services and Facilities as set forth below:

Recording Date: November 5, 2015

Recording No.: Reception No. 2015000093051

Terms, conditions, provisions, agreements and obligations contained in the Inclusion Agreement as set forth below:

Recording Date: April 28, 2016

Recording No.: Reception No. 2016000032558



## Sustainable Traffic Solutions

Joseph L. Henderson PE, PTOE  
Traffic Engineer / Principal

April 1, 2024

Jay B. Scolnick  
Chief Executive Officer  
Premier Community Holmes, Ltd.  
1635 East Layton Drive  
Englewood, CO 80113-7000

RE: Trip Generation Comparison for the Country Club Ranchettes Development in Adams County

Dear Jay,

Based on your request, I have prepared this trip generation comparison for the Country Club Ranchettes housing development east of Hayescourt Road in Adams County. The project was originally conceived in 2017 with 56 single family dwelling units, and the layout has been updated with 60 single family dwelling units. Figure 1 contains the vicinity map and Figure 2 contains the site plan for the proposed 60 dwelling unit plan. As shown in Figure 2, access to the facility is from Hayescourt Road at 162<sup>nd</sup> Avenue.

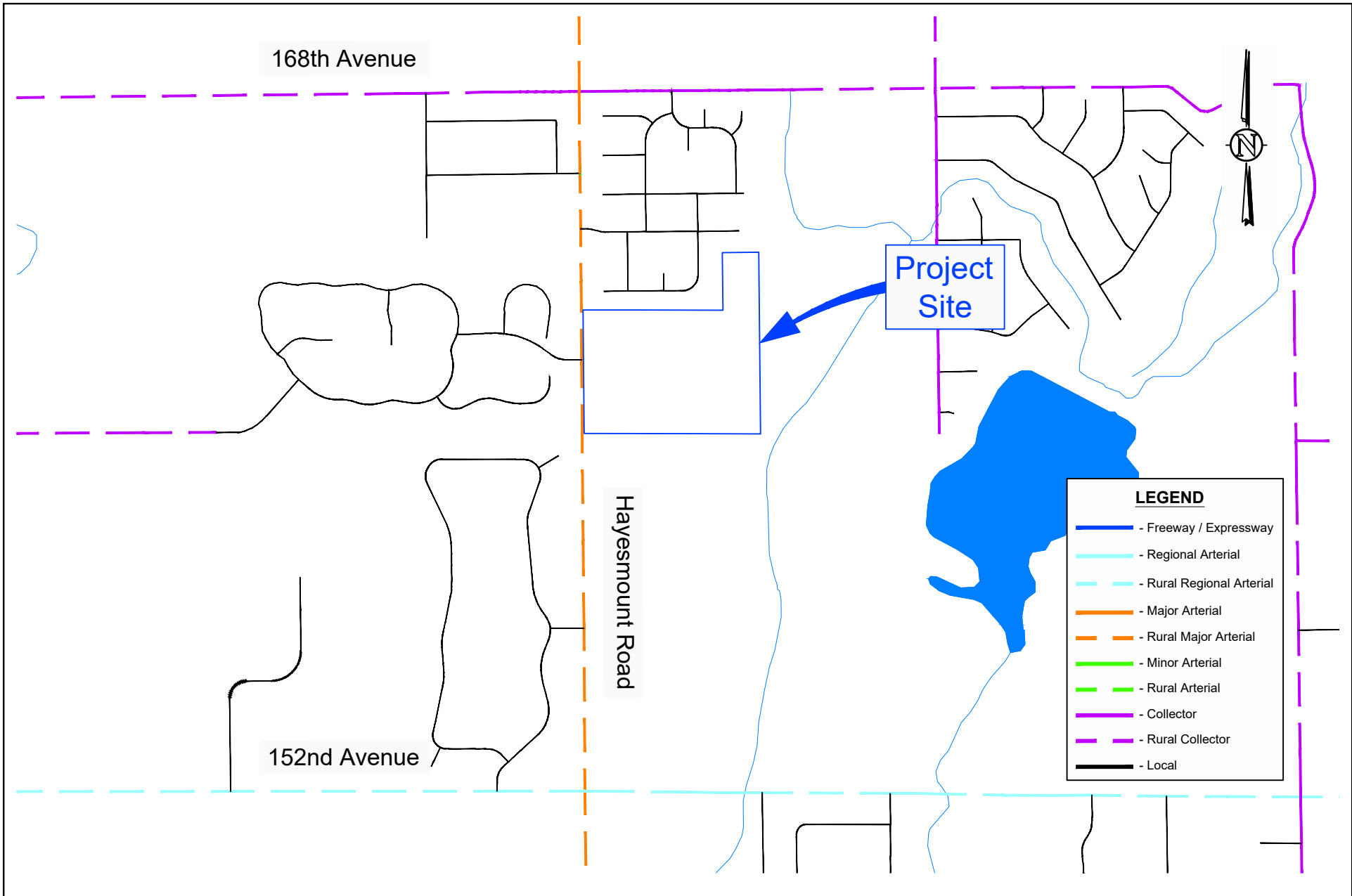
A comparison of the trip generation was prepared for the 60 and 56 dwelling unit plans. Table 1 contains the trip generation comparison that shows the 60 dwelling unit proposal is expected to generate 32 additional trips on an average weekday, however, no additional trips are expected during the morning or evening peak hours.

Feel free to contact me to discuss the contents of this report.

Sincerely,

Joseph L. Henderson, PE, PTOE  
Project Manager / Principal  
Country Club Ranchettes 2024 Trip Gen Letter

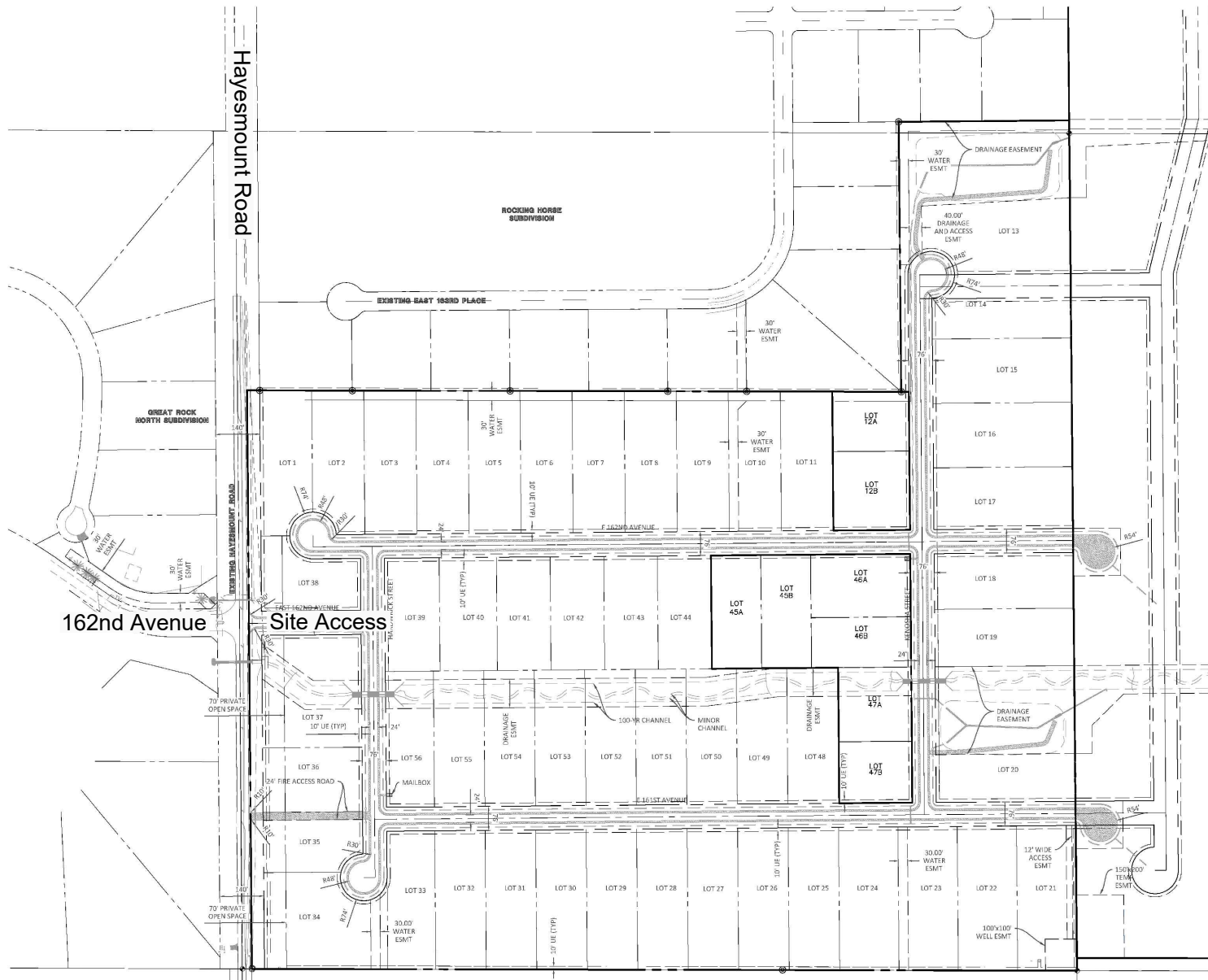




**Country Club Ranchettes Trip Generation Letter  
VICINITY MAP**



Scale	1" = 2,000'	Date	April 1, 2024	Drawn by	JBH	Job #	Jay Scolnick	Figure	1
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1. Date: 11/15/2023  
 2. User: JSC  
 3. Project: Country Club Ranchettes Trip Generation Letter  
 4. Location: 162nd Avenue, Hayesmount Road, Rocking Horse Subdivision, Great Rock North Subdivision  
 5. Scale: 1"=151'

## Country Club Ranchettes Trip Generation Letter SITE PLAN



Scale	NTS	Date	April 1, 2024	Drawn by	JBH	Job #	Jay Scolnick	Figure	2
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**Table 1. Trip Generation Comparison**

Land Use	ITE Code	Size	Unit	Average Daily Trips				Morning Peak Hour Trips				Evening Peak Hour Trips			
				Rate	Total	In	Out	Rate	Total	In	Out	Rate	Total	In	Out
<b>Proposed 60 Lot Plan</b>															
Single Family Detached Housing <sup>1</sup>	210	60	Dwelling Units	9.43	565	283	283	0.7	42	11	32	0.94	56	35	21
<b>Previous 56 Lot Plan</b>															
Single Family Detached Housing <sup>2</sup>	210	56	Dwelling Units	9.52	533	267	267	0.75	42	11	32	1	56	35	21
<b>Additional Trips <sup>3</sup></b>	---	---	---	---	<b>32</b>	<b>16</b>	<b>16</b>	---	<b>0</b>	<b>0</b>	<b>0</b>	---	<b>0</b>	<b>0</b>	<b>0</b>

**Notes:**

1. The trip generation estimate is based on rates contained in [Trip Generation, 11th Edition](#) (Institute of Transportation Engineers, September 2021).
2. Trip generation estimates are based on rates contained in [Trip Generation, 9th Edition](#) (Institute of Transportation Engineers, 2012).
3. The number of new trips that are estimated to be generated by adding four dwelling units to the project.



Mail Processing Center  
Federal Aviation Administration  
Southwest Regional Office  
Obstruction Evaluation Group  
10101 Hillwood Parkway  
Fort Worth, TX 76177

Aeronautical Study No.  
2017-ANM-5313-OE

Issued Date: 04/11/2018

Jay Scolnick  
Premier Community Homes  
1635 East Layton Drive  
Englewood, CO 80113

**\*\* DETERMINATION OF NO HAZARD TO AIR NAVIGATION \*\***

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Building Homes
Location:	Brighton, CO
Latitude:	39-59-20.65N NAD 83
Longitude:	104-38-09.31W
Heights:	5168 feet site elevation (SE) 65 feet above ground level (AGL) 5233 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 1.

This determination expires on 10/11/2019 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

**NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.**

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (907) 271-5491, or Gayle.Ellsworth@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2017-ANM-5313-OE.

**Signature Control No: 350066374-362341666**

( DNE )

Gayle Ellsworth  
Technician

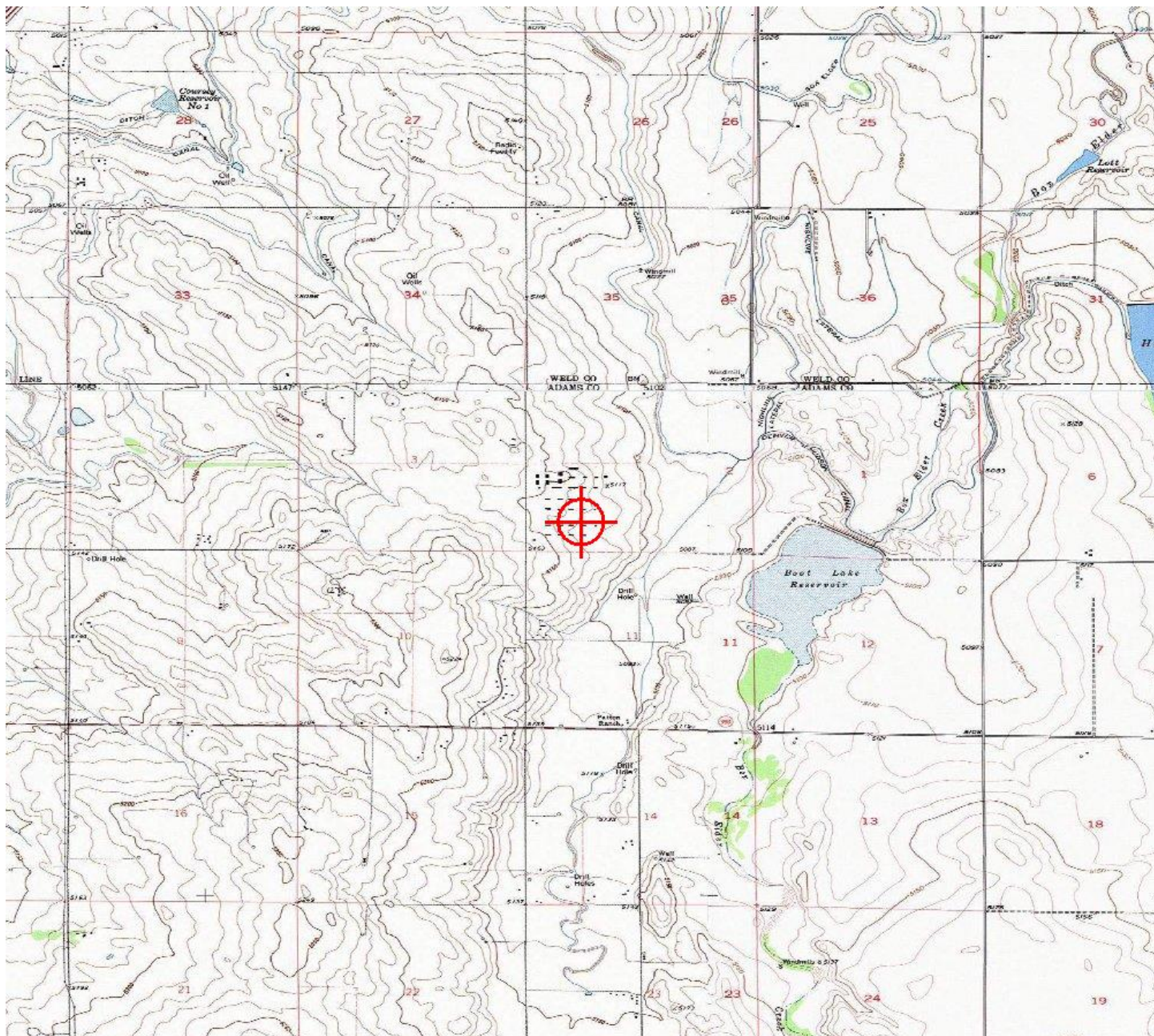
Attachment(s)  
Case Description  
Map(s)

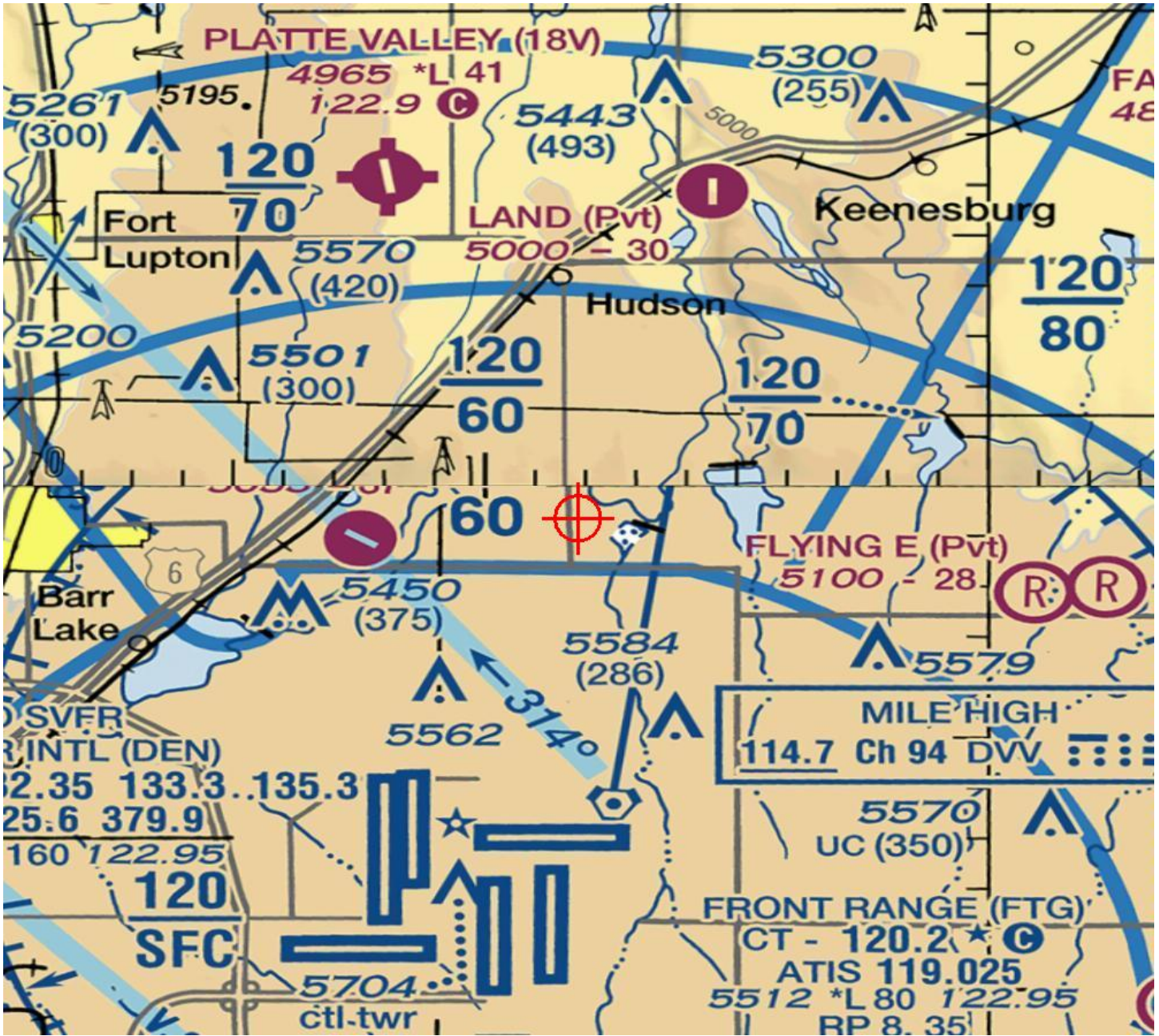


## **Case Description for ASN 2017-ANM-5313-OE**

The applicant proposes to construct 56 single-family homes on the 120.5 acre property. Homes will be custom homes constructed by each individual home owner, therefore our application conservatively allows for the maximum building height allowed by building code.

TOPO Map for ASN 2017-ANM-5313-OE





March 1, 2024

Mr. Jay Scolnick  
Premier Community Homes, Ltd.  
1635 East Layton Drive  
Englewood, Colorado 80113

**COUNTRY CLUB RANCHETTES, FILING 1  
MAXIMUM ALLOWABLE LOT IMPERVIOUSNESS**

Dear Mr. Scolnick:

This letter is intended to address the allowable impervious area for the individual lots located within the Country Club Ranchettes, Filing 1 development. We understand that Table 9.1 of Adams County Development Standards and Regulations (ACDSR) indicates that a Level 2 Drainage Study is required for an expected increase in impervious area greater than 3,000 square feet. That being said, the Country Club Ranchettes – Filing No. 1 Level 3 Drainage Report, (CCR 1 Report) was previously prepared by Manhard Consulting for this development and approved by Adams County on May 6, 2021. The information provided below is a summary of the anticipated impervious coverage used to design the existing detention facilities for the Country Club Ranchettes subdivision.

The recommended percentage of imperviousness values shown in Table 6-3 of the UDFCD Urban Storm Drainage Criteria Manual were used as a basis for the Country Club Ranchettes subdivision storm water design. The lots within a range of 0.75 acres to 2.5 acres were assigned an imperviousness of 20% of the lot area. The lots that were larger than 2.5 acres were assigned an imperviousness of 12% of the lot area. This is shown on the Runoff Coefficients and Imperviousness worksheet located in Appendix B of the CCR 1 Report and summarized below.

The breakdown of the allowable impervious coverage for this site is as follows:

- Lots 2.5 acres and less: 95.10 acres @ 20% = 19.0 acres of impervious coverage.
- Lots greater than 2.5 acres: 18.33 acres @ 12% = 2.2 acres of impervious coverage.

Therefore, the allowable impervious coverage for the development is 21.2 acres.

Excluding the asphalt and gravel areas associated with the proposed roads from the total development area of 120.06 acres, approximately 113.43 acres of total lot area remains.

Dividing the allowable impervious area for the entire development of 21.2 acres by the total lot area of 113.43 acres yields the average maximum allowable impervious area per lot is approximately 18.7% of the buildable lot area.

Please do not hesitate to contact me at 303-531-3222 if you have any questions regarding the information presented above.

Sincerely,  
MANHARD CONSULTING, LTD.



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Julie Rentz, P.E.  
Project Manager