Community & Economic Development Department

adcogov.org



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

phone 720.523.6800

EMAIL epermitcenter@adcogov.org

Request for Comments

Case Name: Dorado Imboden Comprehensive Plan Amendment

Case Number: PLN2024-00006

October 18, 2024

The Adams County Planning Commission is requesting comments on the following application: **Comprehensive Plan Amendment to change the future land use designation to Residential Low on 40.3-acres.** This request is located at 14551 IMBODEN RD. The Assessor's Parcel Number is 0156518400003.

Applicant Information: Captain Constuction CARLOS GANDARA 8141 WELBY RD DENVER, CO 80229

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 11/06/2024 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 JCStoll@adcogov.org.

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

Thank you for your review of this case.

John Stoll Planner - Principal

Community & Economic Development Department www.adcogov.org



4430 South Adams County Parkway 1st Floor, Suite W2000 Brighton, CO 80601-8204 PHONE 720.523.6800 FAX 720.523.6998

COMPREHENSIVE PLAN AMENDMENT

Application submittals must include all documents on this checklist as well as this page. Please use the reference guide (pg. 2) included in this packet for more information on each submittal item.

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

- ✓ 1. Development Application Form (pg. 3)
- ✓2. Application Fees (see table)
- \checkmark 3. Written Explanation of the Proposed Amendment, including:
 - Proposed Text Changes
 - Proposed Map Changes
- ✓ 4. Site Plan Showing Proposed Development
- ✓ 5. Regional Traffic Study
- ✓ 6. Neighborhood Meeting Summary
- ✓ 7. Legal Description
- ✓ 8. Certificate of Taxes Paid
- ✓ 9. Certificate of Notice to Mineral Estate Owners/and Lessees(pg. 5)
- ✓ 10.Certificate of Surface Development (pg. 6)

| Application Fees | Amount | Due |
|--------------------|---------|----------------------------|
| Comprehensive Plan | \$1,600 | After complete application |
| Amendment | | received |

Community & Economic Development Department

www.adcogov.org



1430 South Adams County Parkway 1st Hoor, Suite W 2000 Brighton, CO 80601 8204 2003/06 - 20 523 6800 34 (720 523 6998

Application Type:

| Sub | ceptual Review Preliminary PUD division, Preliminary Final PUD division, Final Rezone Correction/ Vacation Special Use | Variance | e |
|-------------------|--|-------------|--------------------------------|
| PROJECT NAME | Imboden Rd Rezoning and Subdivision | | |
| APPLICANT | | | |
| Name(s): | Dorado Angelica | Phone #: | 303-999-8451 |
| Address: | 14551 Imboden Rd | | |
| City, State, Zip: | Hudson, CO 80642 | | |
| 2nd Phone #: | | Email: | captaincollc@gmail.com |
| OWNER | | | |
| Name(s): | Dorado Angelica | Phone #: | 303-999-8451 |
| Address: | 14551 Imboden Rd | | |
| City, State, Zip: | Hudson, CO 80642 | | |
| 2nd Phone #: | and the second sec | Email: | captaincollc@gmail.com |
| TECHNICAL REI | PRESENTATIVE (Consultant, Engi | neer, Surve | yor, Architect, etc.) |
| Name: | Bing Wang | Phone #: | 720-238-9094 |
| Address: | 6302 E 142nd Pl | | |
| City, State, Zip: | Thornton, CO 80602 | | |
| 2nd Phone #: | 312-928-9985 | Email: | wangtasticarchdesign@gmail.com |

DESCRIPTION OF SITE

| Address: | 14551 Imboden Rd |
|-------------------------------|---------------------------------|
| City, State, Zip: | Hudson, CO 80642 |
| Area (acres or square feet): | 40.3 ac |
| Tax Assessor Parcel Number | 0156518400003 |
| Existing Zoning: | A-3 |
| Existing Land Use: | Agricultural / undevelopment |
| Proposed Land Use: | A-1 or Residential how |
| Have you attende | d a Conceptual Review? YES × NO |
| If Yes, please list | PRE#: 2024-00011 |

I hereby certify that I am making this application as owner of the above described property or acting under the authority of the owner (attached authorization, if not owner). I am familiar with all pertinent requirements, procedures, and fees of the County. I understand that the Application Review Fee is non-refundable. All statements made on this form and additional application materials are true to the best of my knowledge and belief.

Name:

Dorado Angelica

Date: 09/17/2024

Owner's Printed Name

Name:

Angélica T)orado. **Owner's Signature**



February 23, 2024

Adams County Community & Economic Development 4430 S. Adams County Pkwy, Suite W2000A Brighton, CO 80601

RE: Project Explanation Captain Construction LLC Imboden Rd Rezoning and Subdivision

This letter serves to explain the proposed project located at 14551 Imboden Rd, Hudson, CO 80642. The legal description of the lot is SECT,TWN,RNG:18-1-64 DESC: PARCEL 3 N2 S2 SE4 40/30A. The parcel number is 0156518400003.

The existing 40.3-acre site is currently vacant land consisting of native grasses. It is currently zoned A-3, with the intent to rezone to A-1.

The proposed design is to subdivide the parcel into 13 separate single-family lots. Each consisting of a minimum of 2.5 acres. Each proposed subdivided lot's minimum width will be Adams County Zoning District Regulations. Houses and driveways will eventually be built on each of the 12 lots. Each home will be served by on-site well and septic. It is possible that future accessory buildings will be added.

The project is set to begin early-2024 and conclude with all approvals by early 2025. It is anticipated that the first home will be built in mid-2025.

Conclusion:

The property will be rezoned and subdivided. Single-family homes will be constructed once the rezoning and subdivision have been approved.

Respectfully

Bing Weng

Wangtastic ArchDesign LLC

Wangtastic ArchDesign LLC | wangtasticarchdesign@gmail.com 720-238-9094

IMBODEN SUBDIVISION - COMPREHENSIVE PLAN AMENDMENT

THE NORTH ONE-HALF OF THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF ADAMS, STATE OF COLORADO SHEET 1 OF 1

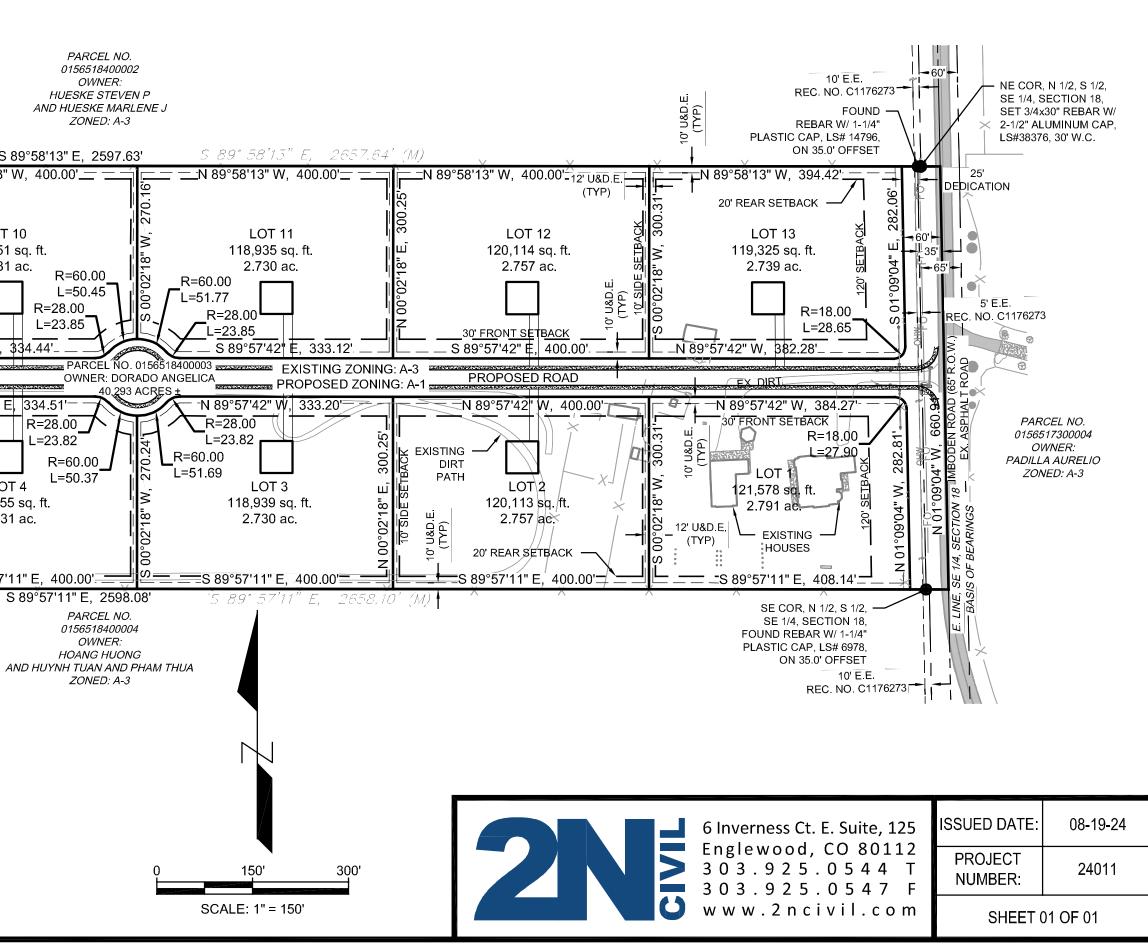
E 152ND AVE. E 152ND AVE. PROJECT SITE N WATKINS MILE E 144TH AVE. IMBODEN RD **VICINITY MAP** SCALE 1" = 2,000' - NW COR, N 1/2, S 1/2, , U&D. (ТҮР) SE 1/4, SECTION 18, FOUND 3/4" REBAR, REPLACED ò W/ 3/4" x 30" REBAR W/ 2-1/2" ALUMINUM CAP, LS# 38376 S 89°58'13" E, 2597.63 N 89°58'13" W, 400.00'-12' U&D.E. <u> −</u>Ń 89°58'13" W, `400.00'<u> </u> (TYP) N 89°58'13" W 20' REAR SETBACK 203.21' LOT 7 LOT 8 LOT 9 LOT 10 124,112 sq. ft. 118,884 sq. ft. 120,042 sq. ft. 118,951 sq. ft. 2.849 ac. 2.729 ac. 2.756 ac. 2.731 ac. R=60.00 PARCEL NO. R=60.00 R=60.00 L=50.45 0156518300001 _____L=51.11 L=188.50 R=28.00 OWNER: R=28.00 CARDENAS MIGUAL L=23.85 L=23.83 30' FRONT SETBACK ZONED: A-3 _S 89°57'42" E, 334.44'_ _S 89°57'42" E, 333.78'. _S 89°57'42' E, 400.00' PROPOSED ROAD 60' R O W —N 89°57'42" ₩, 333.78' -S 89°57'42"|E, 400.00'--S 89°57'42" E, 334.51' 30' FRONT SETBACK R=28.00 R=28.00 L=23.83 L=23.82 UÅ (TYF 30r 30r R=60.00 R=60.00 L=51.03 L=50.37 LOT 5 LOT 4 LOT 6 10' U&D.E. 118,862 sq. ft. 120,041 sq. ft. 118,955 sq. ft. (TYP) 2.729 ac. S 89°57'11" E 2.756 ac. 2.731 ac. U&D (TYP) 190.03 20' REAR SETBACK -12' U&D.E. (TYP) ____S 89°57'11" E. 399.92'≛ PARCEL NO. S 89°57'11" E, 2598.08 0156518300002 - SW COR, N 1/2, S 1/2, OWNER: SE 1/4, SECTION 18, WATKINS ROAD LLC SET 5/8x18" REBAR W/ 1-1/4" ZONED: A-3 ORANGE PLASTIC CAP, LS# 38376 **BASIS OF BEARINGS:** THE BASIS OF BEARINGS FOR THIS PLAN ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 18 TO HAVING A BEARING OF S01°09'04"E.

SITE ADDRESS:

14551 IMBODEN ROAD HUDSON, COLORADO 80642

PROPERTY DESCRIPTION:

THE NORTH ONE-HALF OF THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 64 WEST, COUNTY OF ADAMS, COLORADO:





August 21, 2024

David DeBoskey, AICP, Planner II Adams County Community & Economic Development 4430 S. Adams County Pkwy, Suite W2000A Brighton, CO 80601

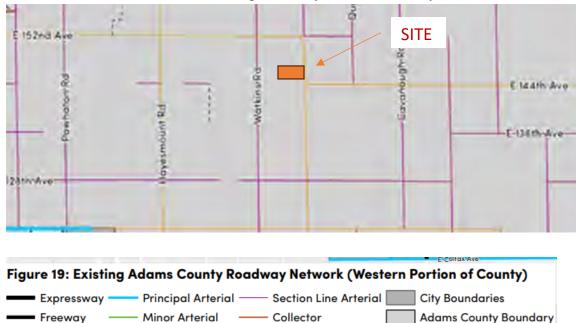
RE: Traffic Impact Letter Imboden Subdivision 2N Civil Project No: 24011

This letter serves to outline the traffic impact of the proposed Imboden Subdivision, located in Adams County. The site lies to the west of Imboden Rd. just north of the curve before the roadway turns into E 144th Ave. The subject parcel is the north one-half of the south one-half of the southeast one-quarter of Section 18, Township 1 South, Range 64 West of the 6th Principal Meridian, County of Adams, State of Colorado.

Imboden Road (CR 25 N)

Tollway

The existing public Imboden Rd., which this project will gain driveway accesses from, is categorized in the Adams County Transportation Master Plan (TMP) as a Rural Arterial. The roadway is currently paved two-lane roads with approximately 12-foot-wide travel lanes with 2-4-foot-wide shoulders. The current Right-of-Way for both roadways is 60 feet wide.



----- Private

Figure 1 – Figure 19 of Adams County Transportation Master Plan

Rural Arterial

The TMP does not designate any future improvements to this road.

Private driveways will be accessed off of a new roadway interior to the project site. This roadway will be accessed off of Imboden Rd. The driveways will serve single- family residences.

Trip Generation

The Master Plan does not include existing traffic volumes for this roadway.

Trip generation rates for this development were obtained from the <u>ITE Trip Generation Manual</u>, <u>7th Edition</u> for Land Use 210 (Single-Family Detached Housing). Table 1 shows the Daily, AM peak, and PM peak hour trip generation estimates. The estimated trips generated by this development are 124 two-way trips out of which 10 two-way trips occur in the AM peak hour and 13 two-way trips occur in the PM peak hour. Please see the following table:

| Time of Day | Description | ITE Land Use Category | Land Use Code | New Lots | Daily Trip Rate | Daily 2- Way Trips | Directional Distribution IN | Directional Distribution OUT | Daily Trips In (vpd) | Daily Trips Out (vpd) |
|-------------------|-------------|-----------------------------|---------------------|-------------|-----------------------|-----------------------------|-----------------------------------|------------------------------------|-------------------------------|--------------------------------|
| Daily | SF Housing | SF Housing | 210 | 13 | 9.57 | 124 | 50% | 50% | 62 | 62 |
| AM Peak | SF Housing | SF Housing | 210 | 13 | 0.77 | 10 | 26% | 74% | 3 | 7 |
| PM Peak | SF Housing | SF Housing | 210 | 13 | 1.02 | 13 | 64% | 36% | 8 | 5 |

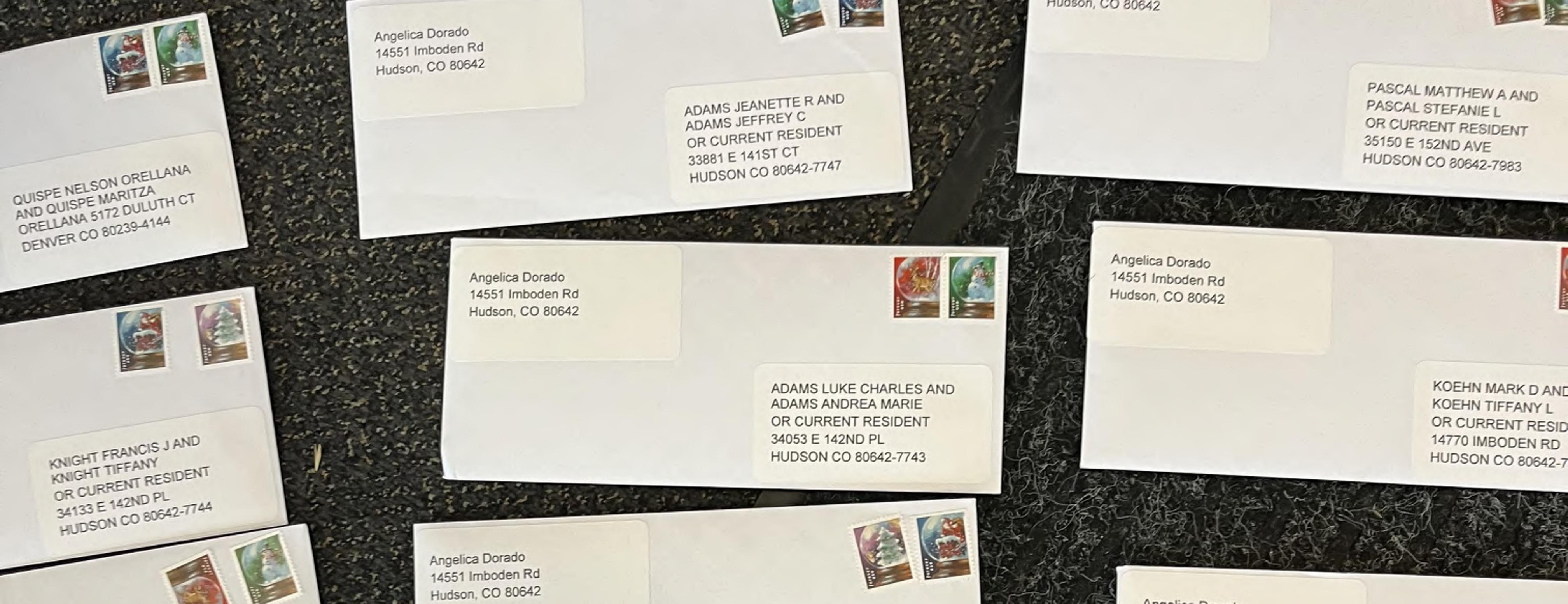
Conclusion

The assumed proposed trips generated should not adversely impact the traffic on Imboden Rd.

Respectfully,

Ell

Ryan Eichele, PE Project Manager 2N Civil, LLC





SKRBINA JAMES ALLEN AND

LOPEZ JESSICA MARIE

33991 E 141ST CT

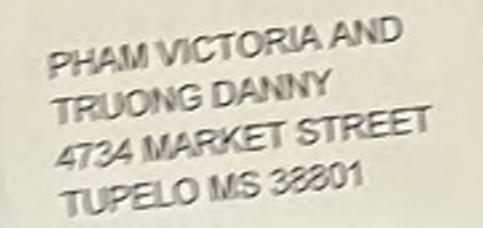
OR CURRENT RESIDENT

HUDSON CO 80642-7747

Angelica Dorado 14551 Imboden Rd Hudson, CO 80642



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14700 WATKINS ROAD LLC 8072 LAKEVIEW DR PARKER CO 80134-5908

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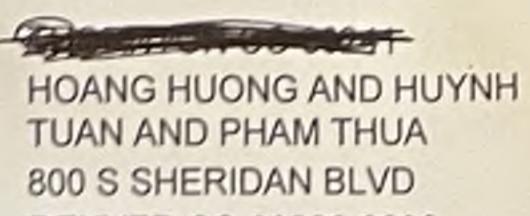


CURRENT RESIDENT 14941 PRAIRIE RED CT BRIGHTON CO 80603-6518

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Angelica Dorado 14551 Imboden Rd Hudson, CO 80642





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OR CURRENT RESIDENT

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Angelica Dorado 14551 Imboden Rd Hudson, CO 80642

> CURRENT RESIDENT 33600 E 152ND AVE BRIGHTON CO 80603-6505



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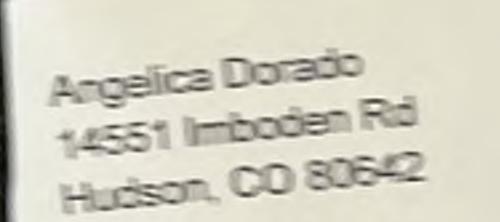
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Angelica Dorado 14551 Imboden Rd Hudson, CO 80642

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> MONDRAGON SANDRA 1441 W 100TH AVE NORTHGLENN CO 80260-6205



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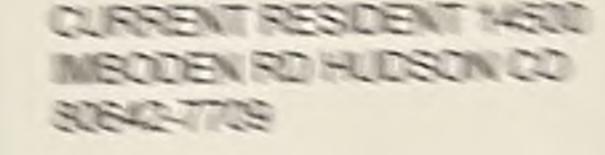


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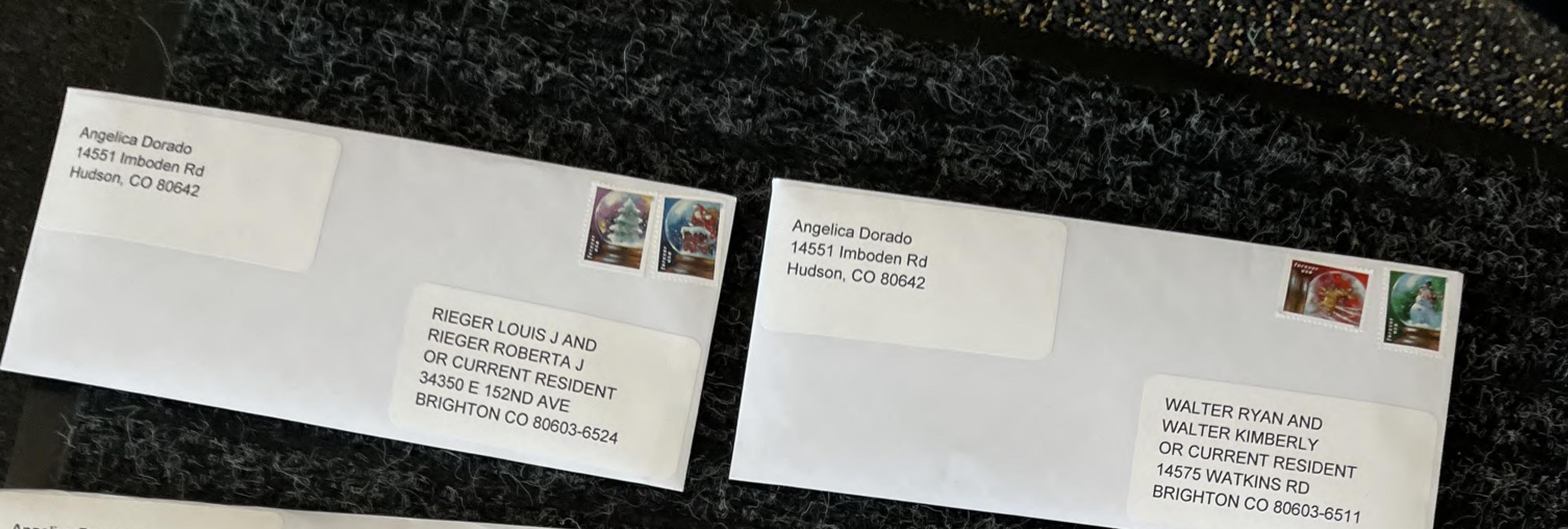


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> STEWART DAVID GREGORY AND STEWART RHONDA LYNN 23550 E 156TH AVE BRIGHTON CO 80603-3850

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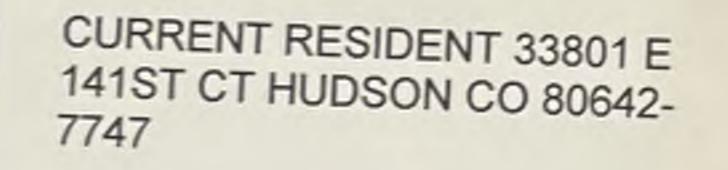
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WATKINS ROAD LLC PO BOX 280132 LAKEWOOD CO 80228-0132

CURRENT RESIDENT 14560 WATKINS RD COMMERCE CITY CO 80603-

CURRENT RESIDENT 14661

IMBODEN RD HUDSON CO

80642-7710









HAGANS PAMELA KAY AND HAGANS GARY EUGENE OR CURRENT RESIDENT 33732 E 142ND PL HUDSON CO 80642-7743

Angelica Dorado 14551 Imboden Rd Hudson, CO 80642



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Angelica Dorado 14551 Imboden Rd Hudson, CO 80642



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ESTATES AT BROMLEY HOMEOWNERS ASSOCIATION INC

12000 WASHINGTON ST SUITE 100 THORNTON CO 80241



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Angelica Dorado 14551 Imboden Rd Hudson, CO 80642



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Angelica Dorado 14551 Imboden Rd Hudson, CO 80642



SANDUSKY BRENT A OR CURRENT RESIDENT 34173 E 142ND PL HUDSON CO 80642-7744

> SCHAEFFER OWEN D AND SCHAEFFER RIA SEAN AND SCHAEFFER WESLEY O

OR CURRENT RESIDENT 14660 IMBODEN RD HUDSON CO 80642-7709

Angelica Dorado 14551 Imboden Rd Hudson, CO 80642

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Angelica Dorado 14551 Imboden Rd Hudson, CO 80642



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> DUNHAM SAMUEL L LIVING TRUST THE 14582 CHERRY

STREET BRIGHTON CO 80601

Angelica Dorado 14551 Imboden Rd Hudson, CO 80642



SMITH ROBIN L OR CURRENT RESIDENT 14755 IMBODEN RD HUDSON CO 80642-7710

Angelica Dorado 14551 Imboden Rd Hudson, CO 80642



SYLVESTER IAN OR CURRENT RESIDENT 33803 E 142ND PL HUDSON CO 80642-7743



CURRENT RESIDENT 14700 WATKINS RD UNIT MAIN BRIGHTON CO 80603-6519

Angelica Dorado 14551 Imboden Rd Hudson, CO 80642



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CURRENT RESIDENT 14700 WATKINS RD UNIT MAIN BRIGHTON CO 80603-6519

Angelica Dorado 14551 Imboden Rd Hudson, CO 80642



BROWN ANDREW AND

BROWN TRACY OR CURRENT RESIDENT 33863 E 142ND PL HUDSON CO 80642-7743

Angelica Dorado 14551 Imboden Rd Hudson, CO 80642



GUZMAN JOSE RAMIREZ AND DIAZ HIDANIA BUSTILLOS OR CURRENT RESIDENT 34302 E 142ND PL HUDSON CO 80642-7744

RE: Neighborhood Meeting Captain Construction LLC Imboden Rd Rezoning and Subdivision

Dear Neighbor,

We would like to invite you to a neighborhood meeting for the Imboden Rd Rezoning and Subdivision Project from 5 p.m. – 6 p.m. on Tuesday, September 10, 2024, at 14551 Imboden Rd, Hudson, CO 80642. A project map is attached to this letter. The purpose of this meeting is to learn about the design intent and progress of this project. A concept meeting was held with the County of Adams on March 27, 2024.

The existing 40.3-acre site, currently vacant and consisting of native grasses, is zoned A-3, with the intent to rezone to A-1, with the Residential Low (RL) future land use designation. The proposed design is to subdivide the parcel into 13 separate single-family lots, each consisting of a minimum of 2.5 acres. Each lot's minimum width will comply with Adams County Zoning District Regulations. Single-family homes, driveways, and landscape will be constructed once the rezoning and subdivision have been approved, with each home served by on-site well and septic systems.

This development will not only address pressing housing needs but will also be beneficial to all neighbors by expanding the city grid and supporting Adams County's desire to increase housing density. This project is anticipated to improve the overall infrastructure and vitality of the neighborhood, enhancing property values and fostering a stronger, more connected community.

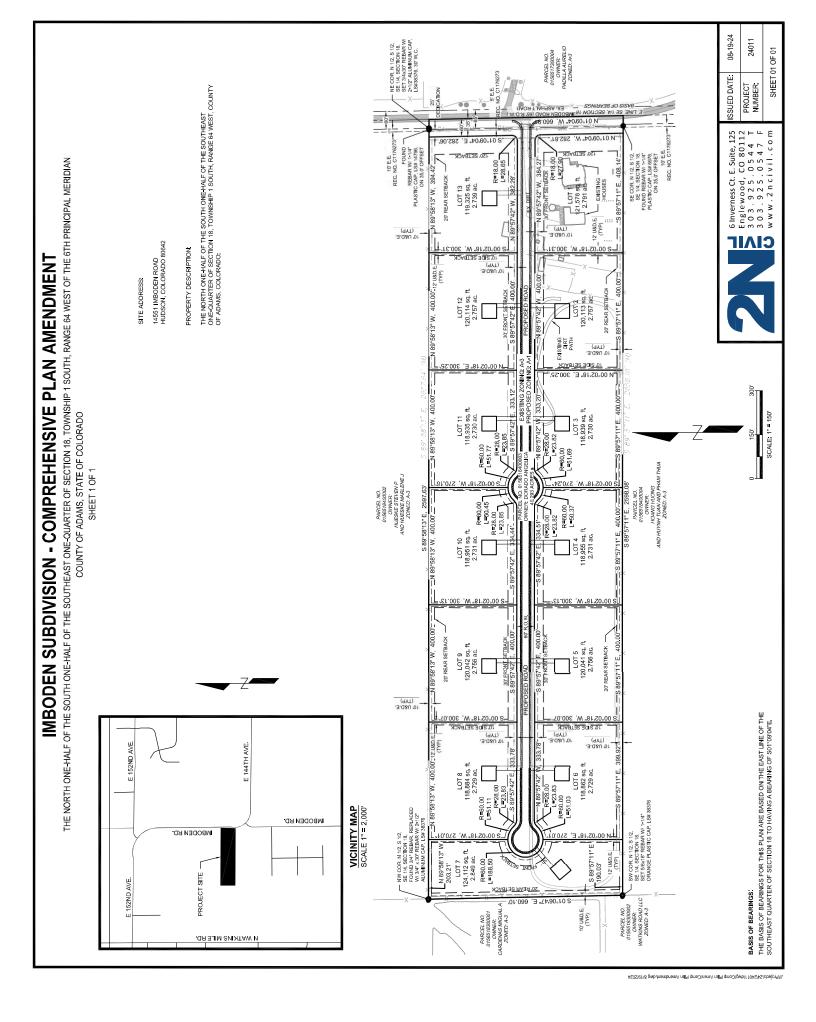
We want to reassure our neighbors that their property values will not be negatively impacted by this development. No mobile homes will be built on this site. Instead, the new homes will be million-dollar residences, which will enhance the property values in the area and contribute to a more prestigious and thriving neighborhood.

This development will integrate seamlessly with the existing environment, promoting improved infrastructure and increased housing density in line with the county's goals. The high-quality, luxury homes will elevate the neighborhood's appeal, attracting more investment and fostering a stronger, more connected community. Rest assured, this project is designed with the best interests of all neighbors in mind, aiming to create lasting positive impacts on property values and the local environment. The project is set to begin in mid-2024 and conclude with all approvals by early 2025, with the first home anticipated to be built by mid-2025.

We look forward to discussing how this project can enhance the neighborhood and contribute positively to the community's growth and development.

Sincerely, Captain Construction LLC







August 21, 2024

David DeBoskey, AICP, Planner II Adams County Community & Economic Development 4430 S. Adams County Pkwy, Suite W2000A Brighton, CO 80601

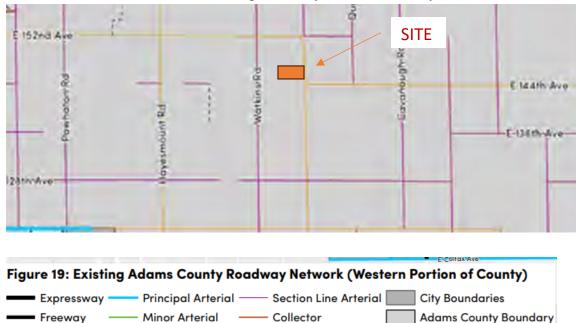
RE: Traffic Impact Letter Imboden Subdivision 2N Civil Project No: 24011

This letter serves to outline the traffic impact of the proposed Imboden Subdivision, located in Adams County. The site lies to the west of Imboden Rd. just north of the curve before the roadway turns into E 144th Ave. The subject parcel is the north one-half of the south one-half of the southeast one-quarter of Section 18, Township 1 South, Range 64 West of the 6th Principal Meridian, County of Adams, State of Colorado.

Imboden Road (CR 25 N)

Tollway

The existing public Imboden Rd., which this project will gain driveway accesses from, is categorized in the Adams County Transportation Master Plan (TMP) as a Rural Arterial. The roadway is currently paved two-lane roads with approximately 12-foot-wide travel lanes with 2-4-foot-wide shoulders. The current Right-of-Way for both roadways is 60 feet wide.



----- Private

Figure 1 – Figure 19 of Adams County Transportation Master Plan

Rural Arterial

The TMP does not designate any future improvements to this road.

Private driveways will be accessed off of a new roadway interior to the project site. This roadway will be accessed off of Imboden Rd. The driveways will serve single- family residences.

Trip Generation

The Master Plan does not include existing traffic volumes for this roadway.

Trip generation rates for this development were obtained from the <u>ITE Trip Generation Manual</u>, <u>7th Edition</u> for Land Use 210 (Single-Family Detached Housing). Table 1 shows the Daily, AM peak, and PM peak hour trip generation estimates. The estimated trips generated by this development are 124 two-way trips out of which 10 two-way trips occur in the AM peak hour and 13 two-way trips occur in the PM peak hour. Please see the following table:

| Time of | D | ITE Land Use | Land Use | New | Daily Trip | Daily 2- Way | Directional Distribution | Directional Distribution | Daily Trips In | Daily Trips Out |
|------------|-------------|-----------------|-------------|------|---------------|--------------------|-----------------------------|-----------------------------|----------------------|-----------------------|
| Day | Description | Category | Code | Lots | Rate | Trips | IN | OUT | (vpd) | (vpd) |
| Daily | SF Housing | SF Housing | 210 | 13 | 9.57 | 124 | 50% | 50% | 62 | 62 |
| AM Peak | SF Housing | SF Housing | 210 | 13 | 0.77 | 10 | 26% | 74% | 3 | 7 |
| PM Peak | SF Housing | SF Housing | 210 | 13 | 1.02 | 13 | 64% | 36% | 8 | 5 |

Conclusion

The assumed proposed trips generated should not adversely impact the traffic on Imboden Rd.

Respectfully,

Ell

Ryan Eichele, PE Project Manager 2N Civil, LLC



6302 E 142nd Pl, Thornton, CO 80602 | 720-238-9094 | wangtasticarchdesign@gmail.com

IMBODEN RD SUBDIVISION – NEIGHBORHOOD MEETING SUMMARY

Meeting Date:

September 10, 2024

Time: 5:00 PM to 6:00 PM

Location: 14551 Imboden Rd, Hudson, CO 80642

Attendees:

- Beatriz Gandara (Owner Representative)
- Eddy Gandara (Owner Representative)
- Alan Li (Design Team Representative)
- Lenard Mattingley & Diane Mattingley (Neighbors 34383 E 142nd Pl)
- Steve Hueshe (Neighbor 14661 Imboden Rd)

Meeting Summary:

On August 26, 2024, formal invitations for the neighborhood meeting were mailed via USPS to all neighbors, as identified on the mailing list provided by the county. Attached are photographs of the mailed invitations, which serve as evidence of their distribution.

The meeting commenced promptly at 5:00 PM, with the Owner and Design Team presenting a thorough overview of the Imboden Rd Subdivision Project. Copies of all pertinent documents, including project plans and maps, were distributed to attendees for their reference. These documents are also included as attachments to this summary.

Arrival of Attendees:

- Lenard and Diane Mattingley arrived at approximately 5:03 PM.
- Steve Hueshe arrived shortly after, at 5:04 PM.

During the meeting, several key questions and concerns were raised by the attendees, focusing on the following topics:

- **Water Supply:** Attendees inquired whether there would be a community well or if each homeowner would be responsible for their individual wells.
- Water Metering: Questions were raised regarding whether individual wells would be metered and how water usage would be regulated.
- Aquifer Capacity: Concerns were expressed about the sufficiency of the aquifer to

sustain the proposed development and its water needs.

- **Traffic Impact:** A request was made to determine whether a traffic study would be conducted to assess the impact of the development, considering the anticipated increase in homes and residents.
- Homeowners Association (HOA): Attendees sought clarification on whether an HOA would be established for the community and what role it would play in property management.
- **Gated Community:** The potential for the development to become a gated community was questioned.
- **ATV Usage:** Attendees suggested the implementation of rules to regulate all-terrain vehicle (ATV) use within the development, particularly to address concerns about noise and safety.

At the conclusion of the meeting, all three neighbors expressed their support for the Imboden Rd Subdivision project. They conveyed positive feedback and shared their enthusiasm for the potential benefits the development would bring to the community. Each neighbor wished us success, offering words of encouragement as we move forward with the project.

The formal portion of the meeting concluded at 6:00 PM. Following the conclusion, the Owner and Design Team remained on-site until 6:30 PM, in case any additional attendees arrived. No further participants joined the meeting.

Additionally, three neighbors who were unable to attend the meeting—Aurelio Padilla and Isidro Alcarez Robles—submitted letters of support for the project, which are included as attachments to this document.

Aurelio Padilla, who resides at 14500 Imboden Rd, submitted a written letter of support for the project. In his letter, he expressed, "My name is Aurelio Padilla, and I live across from Ramiro and Angelica Dorado at 14500 Imboden Rd, Hudson, CO 80642. I want to wish them the best of luck with their upcoming project, and I fully support it. I believe bringing in more people will be beneficial for the community."

Hole Mi Nombre es Aurelio Papilla VIVO En Frente de Ramira Dorado Mi Diveccion es 14500 Jubada RO Hudson @ 80642 Les deced buend suerTe eu su Proyecto que viene estoy de Acuerdo Para Rse Poble mas Sin Mas Queelorall

Isidro Alcarez Robles, who resides at 34040 E 141st Ct, submitted a letter of support for the project. In his statement, he shared, "I'm a neighbor of Ramiro Dorado and Angelica Dorado. My address is 34040 E 141st Ct, Hudson, CO 80642. Hopefully, this project becomes a reality. I think it will be good for our community, and I support it! Hopefully, they bring the gas station closer now," as attached below.

Hola minombre es Isidoro Alvarez Robles sous vecino de Ramiro Davado 4 Angelica Dorado Midreccion es 34040 E141 stet Hudson (0 80642 hojala Este proyecto se aga Realidad go pienso que esto seria bueno para nuestra comida yo Estoy de acuardo con este proyecto Isidora Alarez Robles 9/12/24

Jesus Dorado, who resides at 14551 Imboden Rd, submitted a letter of support for the project, as attached below.



Summary prepared by: Bing Wang

Signature: Bing Wang Summary approved by: Angelica, Oorado Signature: Angilica Dorado

Adams County Agricultural Property Profile

Parcel Number: 0156518400003

| Owners Name and Address: | Property Address: |
|--|-------------------|
| DORADO ANGELICA | 14551 IMBODEN RD |
| 14551 IMBODEN RD HUDSON CO 80642-7710 | |

Account Summary

Legal Description

SECT, TWN, RNG: 18-1-64 DESC: PARCEL 3 N2 S2 SE4 40/30A

Subdivision Plat

N/A

Account Summary

| Account Numbers | Date Added | Tax District | Mill Levy |
|-----------------|------------|--------------|-----------|
| R0151964 | 07/29/2003 | <u>242</u> | 104.522 |

Permits

Permit Cases

| BDC21-00036 | | |
|-------------------|--|--|
| BDC21-00052 | | |
| BDC21-00162 | | |
| BDC22-00189 | | |
| BDC23-00012 | | |
| <u>BDP17-0944</u> | | |
| <u>BDP17-1032</u> | | |
| BDP17-6019 | | |
| <u>BDP19-1375</u> | | |
| <u>BDP21-1782</u> | | |
| <u>BDP22-3503</u> | | |
| EXG1992-00017 | | |
| PRE2016-00086 | | |
| PRE2024-00011 | | |
| UTL2017-00488 | | |
| | | |

Sales Summary

| Sale Date | Sale Price | Deed Type | Reception Number | Book | Page | Grantor | Grantee | Doc. Fee | Doc. Date |
|------------|--------------|--------------|---------------------|------|------|----------------------------|------------------------|-------------|------------|
| 03/05/2004 | \$120,000.00 | WD | 200400070040 | 2004 | 0308 | HAZLET JAMES W AND | MILLER DONALD A AND | \$12 | 03/08/2004 |
| 07/25/2005 | \$150,000.00 | WD | 2005000793390 | 2005 | 0727 | MILLER DONALD A AND | LEE BEE AND | \$15 | 07/27/2005 |
| 09/09/2016 | \$185,000.00 | WD | 2016000076092 | | | LEE BEE AND, LEE TOUYER | DORADO ANGELICA | \$18.5 | 09/13/2016 |

Click here to go to Clerk / Recorder search page

Valuation Summary

Land Valuation Summary

| Account Number | Land Type | Unit of Measure | Number of Units | Fire District | School District | Vacant/Improved | Actual Value | Assessed Value |
|-------------------|--------------|--------------------|--------------------|--|------------------------------------|-----------------|-----------------|-------------------|
| R0151964 | Agricultural | Acres | 40.3000 | FIRE DISTRICT 6 GREATER BRIGHTON | School District 27- Brighton | I | \$4,923.00 | \$1,300.00 |
| | | | | | | | | |
| Land Subtotal: | | | | | | | \$4,923.00 | \$1,300.00 |

Improvements Valuation Summary

| Account Number | Actual Value | Assessed Value |
|------------------------|--------------|-------------------|
| R0151964 | \$566,150.00 | \$66,400.00 |
| | | |
| Improvements Subtotal: | \$566,150.00 | \$66,400.00 |

| Total Property Value \$571,073.00 \$6 | 57,700.00 |
|---------------------------------------|-----------|
|---------------------------------------|-----------|

| | Adjusted Actual Value | Adjusted Assessed Value |
|-----------------------|--------------------------|-------------------------------|
| *Total Adjusted Value | \$516,073.00 | \$64,010.00 |

*Per SB22-238 and SB23-001 the value may be reduced by \$55,000.00 for residential and \$30,000 for commercial. <u>Click here for further information</u>.

Building Summary

Building Number: 2.00

Individual Built As Detail

| Built As: | Equipment Implement |
|----------------------------|---------------------|
| Year Built: | 2017 |
| Building Type: | Out Building |
| Construction Type: | |
| Built As SQ Ft: | 4670 |
| Number of Rooms: | |
| Number of Baths: | |
| Number of Bedrooms: | |
| Attached Garage SQ Ft: | |
| Detached Garage Square Ft: | |
| Basement SQ Ft: | |
| Finished Basement SQ Ft: | |

Building Number: 3.00

Individual Built As Detail

| Built As: | Ranch 1 Story |
|----------------------------|---------------|
| Year Built: | 2022 |
| Building Type: | Residential |
| Construction Type: | Frame Stucco |
| Built As SQ Ft: | 3677 |
| Number of Rooms: | 7 |
| Number of Baths: | 2.50 |
| Number of Bedrooms: | 4 |
| Attached Garage SQ Ft: | 909 |
| Detached Garage Square Ft: | |
| Basement SQ Ft: | 3607 |
| Finished Basement SQ Ft: | |

Tax Summary

Click here to go to Treasurer's search page

Enterprise Zone Summary

Property within Enterprise Zone

False

Precincts and Legislative Representatives Summary

Precinct

243

Commissioner Representative

| Commissioner District | Link to Representative |
|-----------------------|------------------------|
| 5 | Click Here |

State House Representative

| House District | Link to Representative |
|----------------|------------------------|
| 56 | Click Here |

State Senate Representative

| Senate District | Link to Representative |
|-----------------|------------------------|
| 21 | <u>Click Here</u> |

US Congress Representative

| Congressional District | Link to Representative |
|------------------------|------------------------|
| 4 | <u>Click Here</u> |

Zoning Summary

Zoning Summary

| Zoning Authority | Zoning |
|------------------|--------|
| Adams County | A-3 |

Note: Data is updated daily. Above data was updated as of: 02/23/24

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



ADAMS COUNTY COLORADO TREASURER'S OFFICE RECEIPT OF PAYMENT

| Account | Parcel Number | Receipt Date | Effective Date | Receipt Number |
|----------|---------------|--------------|----------------|---------------------|
| R0151964 | 0156518400003 | May 15, 2024 | Apr 30, 2024 | 2024-05-15-CI-10533 |

DORADO ANGELICA 14551 IMBODEN RD HUDSON, CO 80642-7710

| Situs Address | | | Payor | Payor | | | |
|-------------------|--------------------------|----------------|-----------------|--|----------|------|-----------|
| 14551 IMBODEN RD | | | 14551 IMI | DORADO ANGELICA 14551 IMBODEN RD HUDSON, CO 80642-7710 | | | |
| Legal I | Description | | | | | | |
| SECT, | ΓWN,RNG:18-1-64 DESC: PA | RCEL 3 N2 S2 S | E4 40/30A | | | | |
| Propert | y Code | | Actual | Assessed | Year | Area | Mill Levy |
| AG DR | Y FARMING LAND - 4127 | | 4,923 | 1,300 | 2023 | 242 | 104.522 |
| FARM | RANCH RESID - 4277 | 2 | 421,624 | 24,560 | 2023 | 242 | 104.522 |
| FARM | RANCH BLDG - 4279 | | 144,526 | 38,150 | 2023 | 242 | 104.522 |
| Paymer | nts Received | | | | | | |
| Check | | | | | \$6,69 | 0.46 | |
| Check Number 0089 | | | | | | | |
| Paye | or CAPTAIN CONS LLC | | | | | | |
| Paymer | nts Applied | | | | | | |
| Year | Charges | Billed | Prior Pay | ments | New Paym | ents | Balance |
| 2023 | Tax Charge | \$6,690.46 | | \$0.00 | \$6,69 | | \$0.00 |
| | | | | \$6,690.46 | | | \$0.00 |
| | | Balance | e Due as of Apr | 30. 2024 | | | \$0.00 |

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

EMAIL: treasurer@adcogov.org | PHONE: 720.523.6160 | WEBSITE: www.adcotax.com

CERTIFICATION OF NOTICE TO MINERAL ESTATE OWNERS

I/We, Dorado Angelica

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

With respect to the property located at: Physical Address: 14551 Imboden Rd, Hudson, CO 80642 SECT, TWN, RNG:18-1-64 DESC: PARCEL 3 N2 S2 SE4 40/30A Legal Description: 0156518400003 Parcel #(s): (PLEASE CHECK ONE): On the _____ day of _____, 20___, which is not less than thirty days before the initial public hearing, notice of application for surface development was provided to mineral estate owners pursuant to section 24-65.5-103 of the Colorado Revised Statutes; or I/We have searched the records of the Adams County Tax Assessor and the Adams County Clerk and Recorder for the above identified parcel and have found that no mineral estate owner is identified therein. Applicant: Date: By: Print Name: Address: STATE OF COLORADO)) COUNTY OF ADAMS) Subscribed and sworn to before me this _____day of _____, 20___, by Witness my hand and official seal. My Commission expires: _____ Notary Public After Recording Return To: Name and Address of Person Preparing Legal Description:

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

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

I/We, Dorado Angelica

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

Concerning the property located at:

Physical Address: 14551 Imboden Rd, Hudson, CO 80642 Legal Description: SECT, TWN, RNG: 18-1-64 DESC: PARCEL 3 N2 S2 SE4 40/30A

Parcel #(s): 0156518400003

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

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

The application for development provides:

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

| Date: | Applicant: | |
|----------------------------|--------------------------------|--|
| After Recording Return To: | By: Print Name: Address: | |

| STATE OF COLORADO) | | |
|--|---------------|-----------|
|) COUNTY OF ADAMS) | | |
| Subscribed and sworn to before me this | day of | _, 20, by |
| Witness my hand and official seal. | | |
| My Commission expires: | Notary Public | |
| | | |

Name and Address of Person Preparing Legal Description:

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