



## Development Team Review Comments

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

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

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

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

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



## Re-submittal Form

**Case Name/ Number:** Thompson Minor Subdivision and Rezone / PRC2021-00010

**Case Manager:** Nick Eagleson

### 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



## Development Review Team Comments

**Date:** 1/3/2024

**Project Number:** PRC2021-00010

**Project Name:** Thompson Minor Subdivision and Rezone

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**Commenting Division:** Plan Coordination 2nd Review

**Name of Reviewer:** Nick Eagleson

**Date:** 01/03/2024

**Email:**

**Resubmittal Required**

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**Commenting Division:** Planner Review 2nd Review

**Name of Reviewer:** Nick Eagleson

**Date:** 01/03/2024

**Email:**

**Resubmittal Required**

PLN01: Please see the following Section that encourages proper lot configuration:

5-03-03-08-05 SIDE LOT LINES

- Side lot lines shall be substantially at right angles or radial to road right of way lines or road centerlines.

PLN02: Why couldn't the angled portion of the rear lot line between lots 1 and 2 be straight instead of at an angle? Also could the side lot line between lots 3 and 4 be straight instead of at an angle?

**LOT LAYOUT REVISED THIS SUBMITTAL - ONLY ONE NEW LOT PROPOSED.**

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**Commenting Division:** Environmental Analyst Review 2nd Review

**Name of Reviewer:** Megan Grant

**Date:** 12/19/2023

**Email:**

**Resubmittal Required**

The following comments apply to oil and gas:

ENV1. There is one (1) plugged and abandoned oil and gas well, operated by Tudex Petroleum Inc., on one of the subject parcels. Prior to submittal of a final plat or site-specific development plan, each plugged and abandoned well shall be located and surveyed. Please show the plugged and abandoned well on all plat maps.

**THE WELL AND ITS SETBACK SHOWN ON PLAT - PLAT TO BE REVISED WITH NEW LAYOUT.**

ENV2. There is an "access easement" and associated setbacks are not shown.

**THE "ACCESS EASEMENT" HAS BEEN VACATED - SEE PLAT NOTES & O&G ATTORNEY MEMO.**

On every final plat or site-specific development plan which contains a plugged and abandoned well, there shall be dedicated a well maintenance and workover setback depicted on the plat, the dimensions of which shall be not less than fifty 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 Adams County Design Standards and Regulation Section 4-11-02-03-03-05.2c.

Please show the plugged and abandoned well and applicable setbacks on the plat maps.

**THE WELL AND ITS SETBACK SHOWN ON PLAT - PLAT TO BE REVISED WITH NEW LAYOUT.**

ENV3. The Final Plat shall include the following notice to prospective buyers of the location of the oil and gas well and associated easements: "The owner shall disclose to 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."

**PLAT NOTE PREVIOUSLY INCLUDED - SEE SECOND PARAGRAPH OF NOTE 8.**

ENV4. All known oil and gas well flow lines and/or easements shall be graphically depicted on the Final Plat. Though the well may be plugged and abandoned, that does not mean that the flowlines were removed. In the interest of public health and safety, Adams County recommends that the applicant verify the status of the flowlines.

**UNDERGROUND GAS LINE PREVIOUSLY INCLUDED - SEE PLAT.**

ENV5. 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.

**NEAREST WELL (PLUGGED & ABANDONED) IS 350 FEET NORTH OF THIS PROPERTY.**

ENV6. Well details and location, as well as historical aerials 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>

The following comments apply to water wells:

ENV7. Please provide an updated water source letter (e.g., will-serve letter) and water supply determination from the Colorado Division of Water Resources (DWR) for the proposed project.

**UPDATED WILL-SERVE LETTER INCLUDED.**

ENV8. There are several water wells documented on the subject parcels. Any water well that is no longer being used must be properly plugged and a Well Abandonment Report (GWS-09) must be filed with DWR. Please visit the DWR website at <http://water.state.co.us/groundwater/wellpermit/Pages/WellAbandonment.aspx> for more information.

**NOTED.**

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**Commenting Division:** Environmental Analyst Review 2nd Review

**Name of Reviewer:** Megan Grant

**Date:** 12/19/2023

**Email:**

**Resubmittal Required**

The following comments apply to septic systems:

ENV9. Please provide an updated sewer/septic plan for the proposed project. If the applicant has documentation from Adams County Health Department (ACHD), please provide this information for Adams County review.

ENV10. 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. 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>.

**NOTED.**

ENV11. Please verify setback distances included in the plat notes are complete and current with ACHD regulations. **OWTS SETBACKS MEET MINIMUM REQUIREMENTS PER ACHD CODE.**

ENV12. OWTS – New or Expanded

Proper wastewater management promotes effective and responsible water use, protects potable water from contaminants, and provides appropriate collection, treatment, and disposal of waste, which protects public health and the environment. The OWTS system must be permitted, inspected, and operated in accordance with ACHD's current OWTS Regulation. Based on the applicant's description, a permit for the installation and final approval of the proposed OWTS will be required. More information is available at <https://adamscountyhealthdepartment.org/septic-system-and-use-permits>

Septic system applications can be mailed or dropped off at the S. Platte Crossing office or emailed to [EHWaterProgram@adcogov.org](mailto:EHWaterProgram@adcogov.org)

**NOTED.**

ENV13. 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>.

**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)."

**PLAT NOTE ADDED.**

**Commenting Division:** ROW Review 2nd Review

**Name of Reviewer:** David Dittmer

**Date:** 12/19/2023

**Email:**

**Resubmittal Required**

ROW1: Add case number to the top right-hand corner of all sheets **CASE NUMBER PREVIOUSLY INCLUDED.**

ROW2: Revise opening statement: OWNERSHIP AND DEDICATION CERTIFICATE **STATEMENT REVISED.**

ROW3: Need to revise the owners execution blocks:

OWNERS: **EXECUTION BLOCKS REVISED.**

EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_\_ 202\_\_

\_\_\_\_\_  
BY: TERRY L. THOMPSON

EXECUTED THIS DAY \_\_\_\_\_ OF \_\_\_\_\_, 202\_\_

\_\_\_\_\_  
BY: ARTHUR D. THOMPSON

\*IF THEY EXECUTE ON THE SAME DAY YOU CAN USE A SINGLE AFFIRMATION, IF THEY EXECUTE ON DIFFERENT DAYS, YOU MUST PROVIDE TWO NOTARY AFFIRMATIONS AND TWO EXECUTION DATES **NOTED.**

THE AFFIRMATION NEEDS TO READ: THE FOREGOING OWNERSHIP AND DEDICATION CERTIFICATE WAS.... BY.... AS OWNER **AFFIRMATION STATEMENT REVISED.**

ROW4. The surveyor must provide a new legal description by m/b for the boundary of the newly created subdivision. It must tie to a monumented location, have a point of commencement and point of beginning. All lots created will be within this legal as Lot X of the Thompson Sub. It will need to state: NOW BEING DESCRIBED AS.... After the current legal's as provided. **LEGAL DESCRIPTION REVISED.**

ROW5: Revise the approval/execution blocks for the Planning Commission and Board of County Commissioners. Add the County Attorney's too. **APPROVAL BLOCKS REVISED.**

ROW6: Need to add the following notes:

-Floodplain, in or out **FLOODPLAIN NOTE PREVIOUSLY INCLUDED - SEE PLAT NOTE 13.**

-Storm Water Facilities Statement **NOTE ADDED.**

ROW7: Need to provide the current lot lines and state: LOT LINE(S) VACATED BY THIS PLAT, in order to remove the existing legal descriptions. There should be enough room on Sheet 2 to provide two illustrations, one vacating the current lot lines and the other with the new lot lines. However, if this is a private easement, the owners and county cannot vacate this. If it was owned by an oil and gas company and specific to their use, they must vacate it and the document cited on the plat with the location and citation of the release. **COMMENT IS UNCLEAR.**

**LOT LAYOUT HAS BEEN REVISED. OIL & GAS EASEMENT PREVIOUSLY VACATED (SEE PLAT NOTE)**

ROW8: Must state and show the 50' x 100' workover setback is a NO BUILD AREA **LABEL ADDED.**

ROW9: Must provide measurements to the well head from two lot lines (from Havana and the southern boundary line.) **DIMENSIONS ADDED.**

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**Commenting Division:** Development Engineering Review 2nd Review

**Name of Reviewer:** Steve Krawczyk

**Date:** 12/18/2023

**Email:**

**Resubmittal Required**

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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

ENG1: The applicant needs to be aware that prior to building permit and/or lot sale a Plat is required in accordance with the Adams County Development standards and regulations, The Engineering Review is out on referral till December 26, 2023. Additional comments may be made on the Plat at that time. **NOTED.**

ENG2: The applicant for the Plat will need to request a waiver from the Adams County Regulations. The waiver is to build a private street where a public street is required. **NOTED. WAIVER INCLUDED.**

The applicant addresses the following requirement in a letter to the case manager:

a. The applicant can demonstrate that the alternative street template detrimental to or contrary to the purpose of the Adams County Standard Street Template and will be in harmony with the general intent of the provision for which the wavier is sought

b. The applicant can demonstrate that strict compliance with such provisions would be impossible or impractical.

ENG3; Comments made on the plat and construction plans will be provide at the end of the referral period as part of EGR2021-00047 which ends middle of next week. **NOTED.**

ENG4: The developer is responsible Both ponds for Single Family Residential projects located to be in separate tracts owned and maintained by the homeowner association or special district with drainage easements dedicated to the county over the entirety. A second Detention Pond located in area eastern side of Lot 2. This track will also require a drainage easement. **POND E IS LOCATED WITHIN A DEDICATED DRAINAGE & ACCESS EASEMENT.**

ENG5: Performance guarantees are required for public and private drainage improvements and for all other public improvements including, but not limited to, drainage and detention facilities, erosion control devices, trails and landscaping. **NOTED.**

ENG6: A Development Agreement is required for the improvements as described below. The Development Agreement must include a cost estimate for the public improvements that include but is not limited to the following task items: **NOTED.**

- a. Traffic improvements
- b. Local street improvements (curb, gutter, and sidewalk)
- c. Drainage improvements
- d. Any quantities for rotomilling and asphalt patching necessary to make utility connections. {only for asphalted County maintained roads}

The Exhibit B cost estimate should be totaled as follows: Sum of Improvement costs

20% Administration costs **NOTED.**

subtotal

5% Inflation per year of construction

Total = subtotal + 5% inflation.

ENG7: No Certificate of Occupancy will be issued until all public improvements have been constructed, inspected and preliminarily accepted by the Adams County Public Works Dept. **NOTED.**

ENG8: The developer is responsible for the repair or replacement of any damaged section of asphalt along the frontage of North York Street. This will be addressed during the planning process. **NOTED.**

ENG9: These initial case comments are based solely upon the submitted preliminary application package. They are intended to make the applicant aware of regulatory requirements. Failure by Planning and Development to note any specific item does not relieve the applicant from conforming to all County regulations. Furthermore, if the proposed site layout and design are altered substantially during subsequent County land development processes (rezoning, platting, Engineering Review, and additional submittals), Adams County Planning and development reserves the right to modify these initial comments or add appropriate additional comments.

**NOTED.**



# THOMPSON MINOR SUBDIVISION

A Resubdivision of Lot 1 and Lot 3, Havana Estates Two,  
Located in the Northeast 1/4 of Section 10,  
Township 1 South, Range 67 West of the 6th P.M.,  
County of Adams, State of Colorado.

Sheet 1 of 2

NOTE ADDED

## OWNERSHIP AND DEDICATION CERTIFICATE

NEED:  
FLOODPLAIN NOTE - IN  
OR OUT  
STORM WATER  
FACILITIES STATEMENT

KNOW ALL MEN BY THESE PRESENTS THAT TERRY L. THOMPSON AND ARTHUR D. THOMPSON BEING THE OWNER'S OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH PRICIPAL MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1 AND LOT 3, HAVANA ESTAES TWO, COUNTY OF ADAMS, STATE OF COLORADO CONTAINING 6.91 ACRES, MORE OR LESS.

HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF THOMPSON MINOR SUBDIVISION, AND DO HEREBY GRANT TO THE COUNTY OF ADAMS, STATE OF COLORADO, FOR THE USE OF THE PUBLIC, THE EASEMENTS AND OTHER PUBLIC UTILITY, CABLE TV AND DETENTION POND AREAS, FLOODWAY AND FLOODPLAIN LIMITS, DRAINAGE AND OTHER PUBLIC PURPOSES AS DETERMINED BY THE COUNTY OF ADAMS.

TERRY L. THOMPSON

ARTHUR D. THOMPSON

ACKNOWLEDGEMENT

COLORADO } SS  
ADAMS COUNTY }

THE FOREGOING PLAT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME

### LIENHOLDER'S CERTIFICATES:

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

NAME \_\_\_\_\_ TITLE \_\_\_\_\_

FOR FLAGSTAR BANK

ACKNOWLEDGEMENT

COLORADO } SS

ADAMS COUNTY }

THE FOREGOING LIENHOLDER

\_\_\_\_\_ DAY OF \_\_\_\_\_

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

MY ADDRESS IS: \_\_\_\_\_

THE UNDERSIGNED HEREBY

SHOWN ON THIS PLAT.

NAME \_\_\_\_\_

DR JPMORGAN CHASE BA

ACKNOWLEDGEMENT

COLORADO } SS

ADAMS COUNTY }

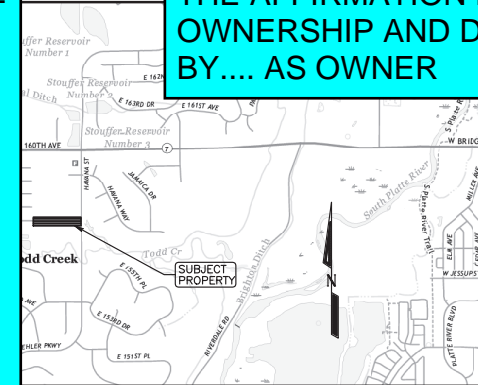
THE FOREGOING LIENHOLDER

\_\_\_\_\_ DAY OF \_\_\_\_\_

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

MY ADDRESS IS: \_\_\_\_\_



VICINITY MAP: 1" = 2000'

**OWNERS:**  
EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_\_ 202\_\_  
  
BY: TERRY L. THOMPSON  
  
EXECUTED THIS DAY \_\_\_\_\_ OF \_\_\_\_\_, 202\_\_  
  
BY: ARTHUR D. THOMPSON  
  
\*IF THEY EXECUTE ON THE SAME DAY YOU CAN USE A SINGLE AFFIRMATION, IF THEY EXECUTE ON DIFFERENT DAYS, YOU MUST PROVIDE TWO NOTARY AFFIRMATIONS  
  
THE AFFIRMATION NEEDS TO READ: THE FOREGOING OWNERSHIP AND DEDICATION CERTIFICATE WAS... BY... AS OWNER

PLANNING COMMISSION APPROVAL RECOMMENDED FOR APPROVAL BY THE ADAMS COUNTY PLANNING COMMISSION THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D.  
202\_\_ CHAIRBOARD OF COUNTY COMMISSIONERS' APPROVAL APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D.  
202\_\_ CHAIR ADAMS COUNTY ATTORNEY'S OFFICE \_\_\_\_\_ APPROVED AS TO FORM

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

REVISION	DATE	SCALE 1" = 100'
	DATE: NOV 2, 2021	
	DRAWN BY: CDH	
	CHECKED BY: MJH	
	CLIENT: THOMPSON	
	JOB NO: 21-	

FILE: Z:\H\Havana Estates\THOMPSON REPLAT\THOMPSON MINOR SUB.pro

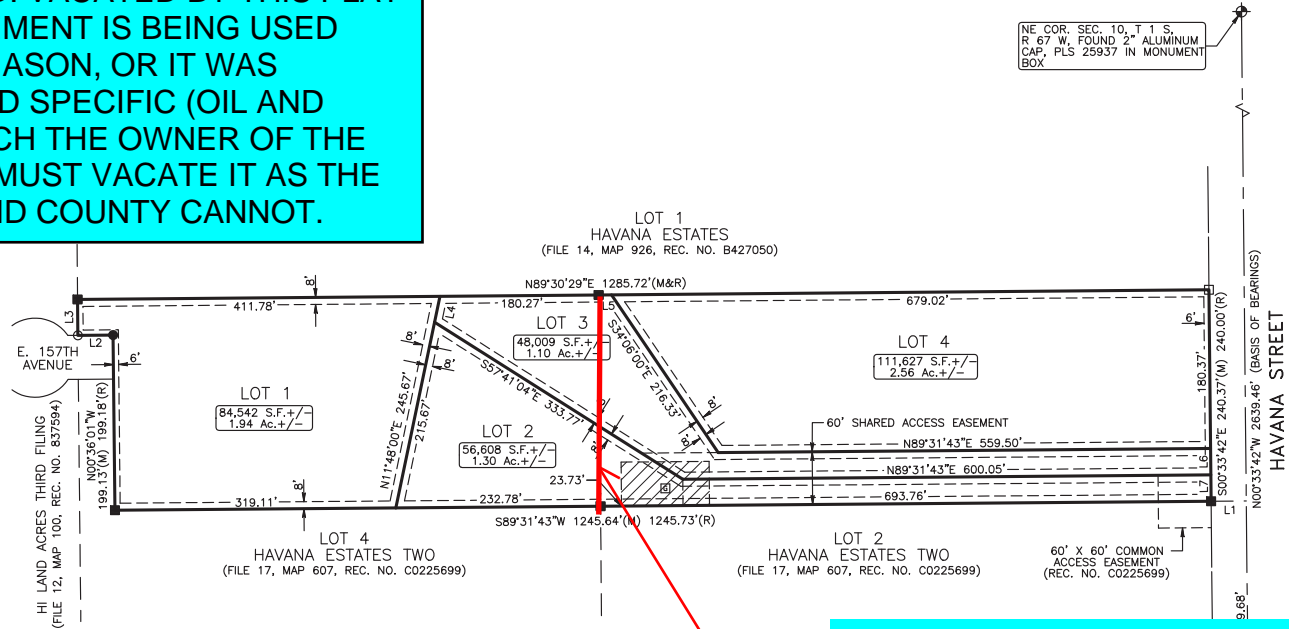
# THOMPSON MINOR SUBDIVISION

A Resubdivision of Lot 1 and Lot 3, Havana Estates Two,  
 Located in the Northeast 1/4 of Section 10,  
 Township 1 South, Range 67 West of the 6th P.M.,  
 County of Adams, State of Colorado.

Sheet 2 of 2

**IF YOU WANT TO VACATE AN EASEMENT IT MUST BE DELINEATED AND STATED: VACATED BY THIS PLAT IF THE EASEMENT IS BEING USED FOR ANY REASON, OR IT WAS PRIVATE AND SPECIFIC (OIL AND GAS) AS SUCH THE OWNER OF THE EASEMENT MUST VACATE IT AS THE OWNERS AND COUNTY CANNOT.**

NE COR. SEC. 10, T 1 S.  
 R 67 W. FOUND 2" ALUMINUM  
 CAP, PLS 25937 IN MONUMENT  
 BOX



**LOT LINE VACATED BY THIS PLAT. Ghost the original sub information and bold the new lot information to stand out**

**LEGEND:**

- ⊕ = ALIQUOT MONUMENT, AS NOTED
- = SET 5/8" X 24" REBAR WITH 2" ALUMINUM CAP, PLS 37971
- = FOUND 5/8" REBAR WITH 1" ORANGE PLASTIC CAP, PLS 25937
- = FOUND 1/2" REBAR WITH 1" RED PLASTIC CAP, PLS 23027
- = FOUND 5/8" REBAR
- ⊞ = PLUGGED AND ABANDONED OIL/GAS WELL BONACQUISTI 10-1 PER WELL ABANDONMENT REPORT NO. 1180181 DATED MARCH 31, 2004
- (M) = AS MEASURED BY THIS SURVEY
- (R) = MEASUREMENT OF RECORD
- ▨ = 50' x 100' ABANDONED WELL MAINTENANCE AND WORKOVER SETBACK

LINE	BEARING	LENGTH
L1	S89°31'43"	1245.72'
L2	S89°30'29"	14.65'
L3	N00°28'49"	30.00'
L4	N11°48'00"E	30.00'
L5	N89°30'29"E	14.65'
L6	S00°33'42"E	30.00'
L7	S00°33'42"E	30.00'

*American West*  
**Land Surveying Co.**  
 A Colorado Corporation

PO Box 129, Brighton, CO 80601 \* P:303-659-1532 F:303-655-0575 \* amwestls.com

REVISION	DATE	SCALE 1" = 100'

DATE: NOV 2, 2021  
 DRAWN BY: CDH  
 CHECKED BY: MJH  
 CLIENT: THOMPSON  
 JOB NO: 21

FILE: Z:\H\Havana Estates\THOMPSON REPLAT\THOMPSON MINOR SUB.pro

**From:** [Yvonne Thurtell](#)  
**To:** [Nick Eagleson](#)  
**Cc:** [David Dittmer](#)  
**Subject:** RE: Request for Comments; PRC2021-00010 Thompson Properties  
**Date:** Friday, December 8, 2023 11:00:27 AM  
**Attachments:** [PRC2021-00010-Thompson Minor Subd Pg 1.pdf](#)  
[PRC2021-00010-Thompson Minor Subd Pg 2.pdf](#)

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Hi Nick,

I've reviewed the Thompson Minor Subdivision. I have just a few things for consideration.

- Can we please get more specific language (plat note) about the ownership of the Tracts? In the Dedication Statement, it dedicates the easements and drainage to Adco, Note 10 says Tr A is for access and drainage easement and for the 'use' of the owners of Lots 2, 3, and 4. Note 12 says it is 'hereby dedicated' as a drainage easement and 'maintained' by owners.
- We will need a deed(s) to clear up the ownership on Lots 2 and 3 before we can process the subdivision.

Thank you,

**Yvonne Thurtell, CMS**

GIS Specialist, *Adams County Assessor's Office*

ADAMS COUNTY, COLORADO

4430 S Adams County Pkwy, Suite C2100

Brighton, CO 80601

o: 720.523.6703 | [ythurtell@adcogov.org](mailto:ythurtell@adcogov.org)

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

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**From:** Nick Eagleson <NEagleson@adcogov.org>  
**Sent:** Monday, November 27, 2023 11:32 AM  
**To:** Nick Eagleson <NEagleson@adcogov.org>  
**Subject:** Request for Comments; PRC2021-00010 Thompson Properties

Good Morning,

Please see the attached resubmittal for a request to rezone, and a minor subdivision. There has been quite a bit of time in between submittals, so I'm sending this out for a new round of comments.

Please have any comments submitted by **12/18/23**.

Please let me know if you have any questions.

Thanks,

**Nick Eagleson**

Senior Strategic Planner, *Planning & Development Division*

ADAMS COUNTY, COLORADO

4430 South Adams County Parkway, 1st Floor, Suite W2000A  
Brighton, CO 80601

**O:** 720.523.6878 | [NEagleson@adcogov.org](mailto:NEagleson@adcogov.org) | [www.adcogov.org](http://www.adcogov.org)

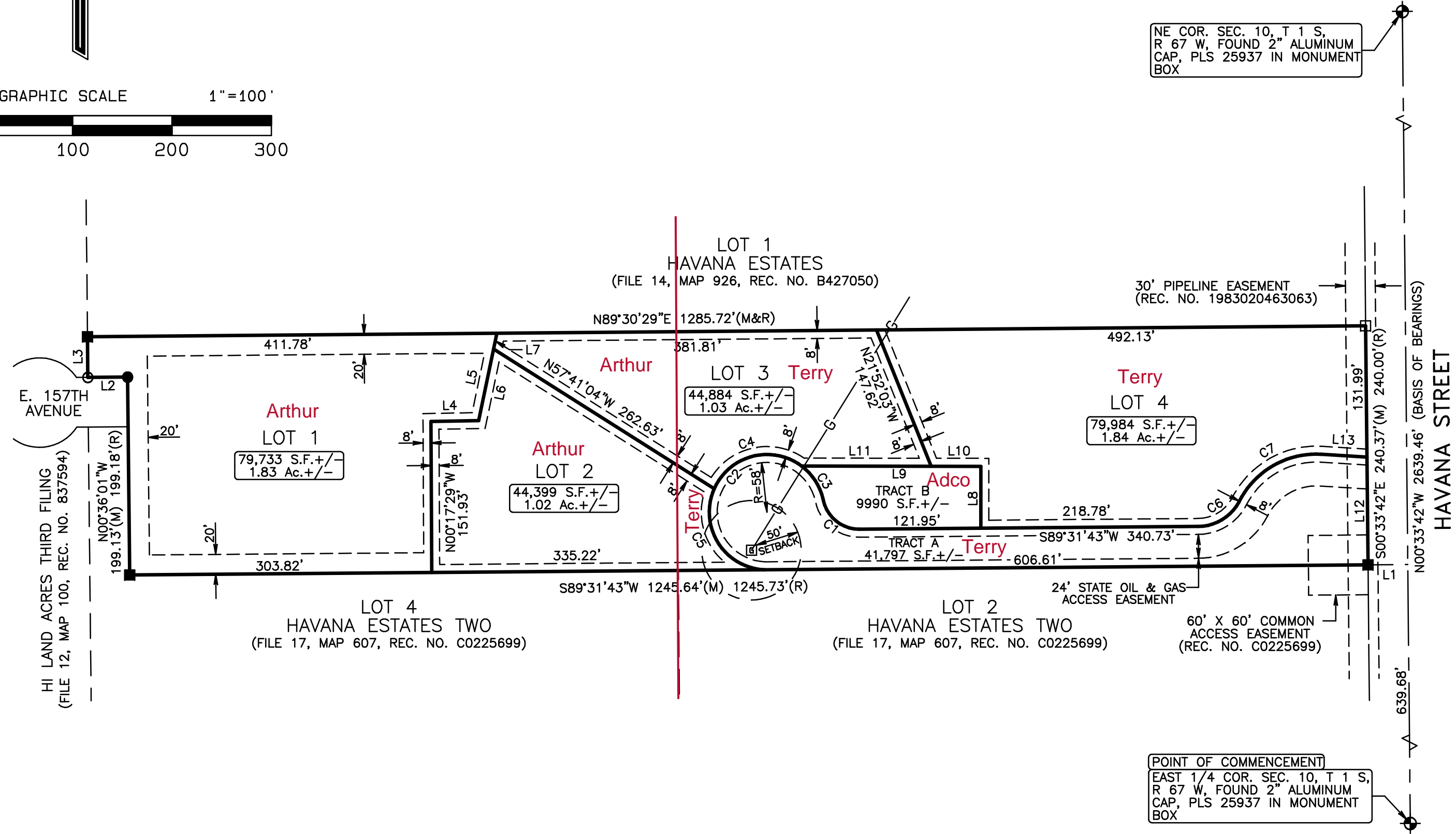
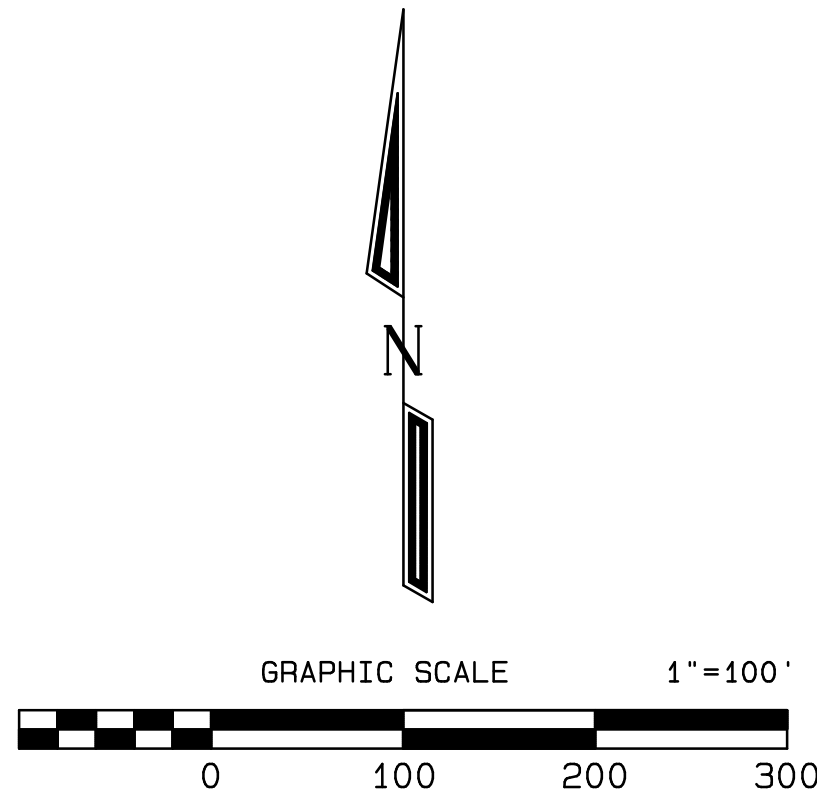
*County operating hours: Monday-Friday 8:00am-4:30pm*



# THOMPSON MINOR SUBDIVISION

A Resubdivision of Lot 1 and Lot 3, Havana Estates Two,  
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 County of Adams, State of Colorado.

Sheet 2 of 2



**LEGEND:**

- = ALIQUOT MONUMENT, AS NOTED
- = SET 5/8" X 24" REBAR WITH 2" ALUMINUM CAP, PLS 37971
- = FOUND 5/8" REBAR WITH 1" ORANGE PLASTIC CAP, PLS 25937
- = FOUND 1/2" REBAR WITH 1" RED PLASTIC CAP, PLS 23027
- = FOUND 5/8" REBAR
- = ABANDONED OIL/GAS WELL BONACQUISTI 10-1
- = APPROXIMATE LOCATION OF PIPELINE EASEMENT DESCRIBED IN DOCUMENT RECORDED MARCH 21, 1984 IN BOOK 2852 AT PAGE 128. (NO WIDTH SPECIFIED)
- (M) = AS MEASURED BY THIS SURVEY
- (R) = MEASUREMENT OF RECORD

LINE	BEARING	DISTANCE
L1	S89°31'43"W	40.00'
L2	S89°30'29"W	40.00'
L3	N00°28'49"W	40.79'
L4	N88°57'27"E	47.97'
L5	N11°48'00"E	89.70'
L6	N11°48'00"E	73.43'
L7	N11°48'00"E	16.27'
L8	N00°01'03"E	62.28'
L9	N89°55'07"W	180.33'
L10	N89°55'07"W	50.06'
L11	N89°55'07"W	130.27'
L12	S00°33'42"E	108.38'
L13	N86°28'47"W	45.69'

LINE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	37.00'	50.65'	78°25'54"	N51°15'20"W	46.79'
C2	58.00'	259.17'	256°01'49"	N39°56'44"E	91.39'
C3	58.00'	41.53'	41°01'38"	N32°33'14"W	40.65'
C4	58.00'	104.24'	102°58'33"	S75°26'45"W	90.77'
C5	58.00'	113.40'	112°01'38"	S32°03'19"E	96.18'
C6	46.92'	51.04'	62°19'40"	S58°21'53"W	48.56'
C5	86.92'	100.71'	66°23'00"	S60°19'38"W	95.17'



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

REVISION	DATE	SCALE 1" = 100'

DRAWN BY: CDH  
 CHECKED BY: MJH  
 CLIENT: THOMPSON  
 JOB NO: 22-  
 FILE: Z:\H\Havana Estates\THOMPSON REPLAT\THOMPSON MINOR SUB\_REV11012022.pro

**From:** [Aaron Eyl - CDOT](#)  
**To:** [Nick Eagleson](#)  
**Cc:** [steven.koeffler](#)  
**Subject:** Re: Request for Comments: PRC2021-00010 Thompson Properties  
**Date:** Monday, November 27, 2023 1:46:32 PM

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

Nick,

CDOT has reviewed the Request for Comment for Project Number PRC2021-00010, Thompson Rezoning and Minor Subdivision. Our comment has not changed since the last time we reviewed this referral in December of 2021. CDOT has no objection because this location is off of the State Highway System.

Thank you for the opportunity to review this referral.

On Mon, Nov 27, 2023 at 11:35 AM 'Nick Eagleson' via CDOT\_R1\_AccessPermitting\_GroupF <[cdot\\_rlaccess\\_groupf@state.co.us](mailto:cdot_rlaccess_groupf@state.co.us)> wrote:

Good Morning,

Please see the attached resubmittal for a request to rezone, and a minor subdivision. There has been quite a bit of time in between submittals, so I'm sending this out for a new round of comments. Please have any comments submitted by **12/18/23**.

Please let me know if you have any questions.

Thanks,



**Nick Eagleson**

Senior Strategic Planner, *Planning & Development Division*

ADAMS COUNTY, COLORADO

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

Brighton, CO 80601

O: 720.523.6878 | [NEagleson@adcogov.org](mailto:NEagleson@adcogov.org) | [www.adcogov.org](http://www.adcogov.org)

*County operating hours: Monday-Friday 8:00am-4:30pm*

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

--

Aaron Eyl  
Permit Unit - Region 1



P 720.703.5737

2829 W. Howard Place, Denver CO 80204

[aaron.eyl@state.co.us](mailto:aaron.eyl@state.co.us) | [codot.gov](http://codot.gov) | [cotrip.org](http://cotrip.org)



March 30, 2023

Nick Eagleson  
Adams County Community and Economic Development Department  
Transmitted via email:  
[NEagleson@adcogov.org](mailto:NEagleson@adcogov.org)

**RE:** Thompson Properties Subdivision  
Case no. PRC2021-00010  
Part of the SE 1/4 of the NE 1/4, Sec. 10, T1S, R67W, 6th P.M.  
Water Division 1, Water District 2

Dear Nick Eagleson,

We have reviewed the additional information submitted on March 20, 2023, concerning the above referenced proposal to combine two existing lots (known as Lot 1 and Lot 3, Havana Estates Two) and replat the new land into four lots ranging in size from 1.10 acre to 2.56 acres. This office previously commented on the referral in a letter dated January 4, 2022, this letter supersedes the previous permit.

#### Water Supply Demand

According to the letter dated March 20, 2023 by Jehn Water Consultants, Inc (“Letter”), the proposed water demand for the four lots is 2.56 acre-feet per year.

#### Source of Water Supply

The proposed water supply is Todd Creek Village Metropolitan District (“District”). A conditional will serve letter from the District dated February 3, 2020 was provided in the referral material. Based on the previous information provided the new Lot 1 is currently supplied by a water tap from the District. According to that letter the District is willing and able to provide potable and non-potable water service to two residential lots subject to the District’s current Rules and Regulations. However, the Letter states Todd Creek Village shall supply water to all four lots.

#### *District Water Supply Overview*

The current water source is Todd Creek Village Metropolitan District (District). An invoice for water usage on the subject property for May 2022 from Todd Creek Village Metropolitan District was provided. The subject property is currently used by the District.

This office recognizes that the District continues to develop its water portfolio and infrastructure so that it can meet the needs of its customers. However, when this office evaluates water supplies available to any water district or municipal provider for the purpose of meeting permanent customer commitments it does not consider a district’s short-term contract supplies, Denver Basin water that has not been decreed, not nontributary Denver Basin groundwater that has not been included in a court approved augmentation plan or any other





source of water that is not currently legally available for municipal use. Short term contracts have the potential to be discontinued and water supplies that require a water court decree prior to use have an uncertain yield until such time as a water court decree is obtained. For these reasons, we have not historically considered such supplies when evaluating the permanent water supplies available to a district. This is consistent with the approach we have taken in previous letters to the county regarding the District, including letters dated January 2, 2002, June 18, 2002, August 8, 2002, October 29, 2002, September 15, 2004, January 24, 2005, February 8, 2005, October 4, 2011 and November 17, 2016. In addition, to the extent that the applicant is claiming junior water rights they must specify and provide support for the claimed annual firm yield of the water rights.

According to the Water Supply Report, the District has implemented a dual pipeline system, one for potable water and one for non-potable irrigation water. New subdivisions will be required to have two taps and the existing subdivisions have been retrofitted with this system.

The Water Supply Report estimates the District’s potable water commitments to be approximately 788.66 acre-feet annually, as shown in Table 1 below and the District’s non-potable water commitments to approximately, 1,344.96 acre-feet annually, as shown in Table 2 below.

For the purposes of understanding the District’s ability to satisfy the counties’ water allocation approaches for the previously approved subdivisions, water demand can also be described by the total residential and commercial water demand over the 100 year and 300 year allocation periods. The total potable water demand for residential and commercial developments is 105,170.3 acre-feet and the non-potable water demand for residential and commercial developments is 164,390.0 acre-feet. The potable and non-potable water requirements of each existing residential and commercial development are listed in Table 1 and 2.

**Table 1: Potable Water Demands**

Development Name	Number of Single Family Units	Assumed Water Requirement per Lot (AF/yr/lot)	Total Annual In-House Use Requirement (AF/yr)	Water Supply Demand Approach	Total In-House Use Requirement (AF)
<b>Residential</b>					
Todd Creek Farms Filing 1	54	0.269	14.53	100-yr	1452.6
Todd Creek Farms Filing 2	57	0.269	15.33	100-yr	1533.3
Todd Creek Farms Filing 3	62	0.269	16.68	100-yr	1667.8
Todd Creek Farms Filing 4	139	0.269	37.39	100-yr	3739.1
Foxridge	58	0.269	15.60	100-yr	1560.2
Todd Creek Farms Filing 5	160	0.269	43.04	100-yr	4304.0
Eagle Shadow I	185	0.269	49.77	100-yr	4976.5
Wheatland Estates	71	0.269	19.10	100-yr	1909.9
Todd Creek Meadows Phase I	79	0.269	21.25	100-yr	2125.1
Silver Springs	52	0.269	13.99	100-yr	1398.8
Hawk Ridge	47	0.269	12.64	100-yr	1264.3
Eagle Shadow II	191	0.269	51.38	100-yr	5137.9
Heritage at Todd Creek	1270	0.269	341.63	100-yr	34163
Todd Creek Village-Bartley	179	0.300	53.70	300-yr	16110.0
Todd Creek Village-Shook	64	0.300	19.20	300-yr	5760.0

Baseline Lakes	54	0.269	14.53	300-yr	4357.8
Jogan Estates	3	0.300	0.9	300-yr	270.0
Baseline Lakes-Add'l	140	0.300	42.00	300-yr	12,600.0
Thompson	4	0.300	1.20	300-yr	360.0
<b>Commercial</b>					
HTC Club/Maint			3.65	100-yr	365.0
TCVMD office			0.03	100-yr	3.0
NH Church			0.88	100-yr	88.0
Harvest Fellowship			0.24	100-yr	24.0
<b>Total</b>	<b>2,869</b>		<b>788.66</b>		<b>105,170.3</b>

**Table 2: Non-Potable Water Demands**

Development Name	Number of Single Family Units	Assumed Water Requirement per Lot (AF/yr/lot)	Total Annual Irrigation Requirement (AF/yr)	Water Supply Demand Approach	Total Irrigation Requirement (AF)
<b>Residential</b>					
Todd Creek Farms Filing 1	54	0.34	18.36	100-yr	1,836
Todd Creek Farms Filing 2	57	0.34	19.38	100-yr	1,938
Todd Creek Farms Filing 3	62	0.34	21.08	100-yr	2,108
Todd Creek Farms Filing 4	139	0.34	47.26	100-yr	4,726
Foxridge	58	0.34	19.72	100-yr	1,972
Todd Creek Farms Filing 5	160	0.34	54.40	100-yr	5,440
Eagle Shadow I	185	0.34	62.90	100-yr	6,290
Wheatland Estates	71	0.34	24.14	100-yr	2,414
Todd Creek Meadows Phase I	79	0.34	26.86	100-yr	2,686
Silver Springs	52	0.34	17.68	100-yr	1,768
Hawk Ridge	47	0.34	15.98	100-yr	1,598
Eagle Shadow II	191	0.34	64.94	100-yr	6,494
Heritage at Todd Creek	1270	0.25	317.50	100-yr	31,750
Todd Creek Village-Bartley	179	0.34	60.86	300-yr	18,258
Todd Creek Village-Shook	64	0.34	21.76	300-yr	6,528
Baseline Lakes	54	0.34	18.36	300-yr	5,508
Jogan Estates	3	0.25	0.75	300-yr	225
Baseline Lakes-Add'l	140	0.34	47.60	300-yr	14,280
Thompson	4	0.34	1.36	300-yr	408.0
<b>Commercial</b>					
HTC Club/Maint			11.7	100-yr	1,170
TCVMD office			0.0	100-yr	0
NH Church			0.0	100-yr	0
Harvest Fellowship			0.39	100-yr	39
TCV P&R ES Park			8.1	100-yr	810
TCV P&R TCM Park			3.98	100-yr	398
LS Areas			69.9	100-yr	6,990
Future HTC LS areas			120	100-yr	12,000
HTC Golf Courses			270	100-yr	27,000

<b>Total</b>	<b>2,869</b>		<b>1,344.96</b>		<b>164,390.0</b>
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There is a current subdivision proposal in Weld County known as Dry Creek Village East Subdivision Phase 1 and the District may commit an additional 90 acre-feet to that subdivision. If the District commits to provide water to that development the existing commitments would be 878.66 acre-feet per year.

*District Water Supply Availability: Denver Basin Water*

According to the District's Water Supply Report, the District has approximately 843 acre-feet per year of currently decreed nontributary Laramie-Fox Hills ground water rights. The District also has 39.2 acre-feet per year of not-nontributary Lower Arapahoe ground water rights that are currently included in a plan for augmentation and 503.6 acre-feet per year of not-nontributary Lower Arapahoe ground water rights that are currently not included in a plan for augmentation. Once adjudicated, the District claims it will also have the right to withdraw and use additional Laramie-Fox Hills aquifer water underlying lands in the District's boundaries that is not currently adjudicated. **Please note that these amounts are based on the statutory 100-year aquifer life allocation approach.**

Based on this information, the District currently has a total of 88,220 acre-feet (882.2 acre-feet per year for 100 years) of Denver Basin water supplies; the District is committed to supplying a total of 105,170.3 acre-feet of potable water. If the Denver Basin water is withdrawn over 100 years, it equates to 882.2 acre-feet of water per year, which is greater than the yearly potable commitment of 788.66 acre-feet per year.

The proposed source of water for this subdivision includes bedrock aquifer ground water in the Denver Basin. The State Engineer's Office does not have evidence regarding the length of time for which this source will be a physically and economically viable source of water. According to 37-90-137(4)(b)(I), C.R.S., "Permits issued pursuant to this subsection (4) shall allow withdrawals on the basis of an aquifer life of one hundred years." Based on this allocation approach, the annual amounts of water decreed by the District in the Denver Basin are equal to one percent of the total amount, as determined by rules 8.A and 8.B of the Statewide Nontributary Ground Water Rules, 2 CCR 402-7. Therefore, the water may be withdrawn in those annual amounts for a maximum of 100 years.

In the Adams County Development Standards and Regulations, Effective April 15, 2002, Section 5-04-05-06-04 states:

"Prior to platting, the developer shall demonstrate that...the water supply is dependable in quantity and quality based on a minimum useful life of three-hundred (300) years. A minimum 300-year useful life means the water supply from both a static and dynamic basis will be viable for a minimum 300-year period. The static analysis shall include evaluation of the volume of water that is appropriate for the proposed subdivision. The dynamic analysis shall evaluate whether the appropriate water supply is sustainable for three-hundred (300) years, giving consideration to the location and extent of the aquifer, as well as impacts caused by both current and future pumping by others from the aquifer."

The State Engineer’s Office does not have evidence regarding the length of time for which this source will be “dependable in quantity and quality.” However, the one hundred year and three hundred year water allocation approach was evaluated as described above. The State Engineer’s Office has no comment on the quality of the water supply or the required ‘dynamic analysis’ to evaluate whether the appropriable water supply is sustainable for three hundred years.

*District Water Supply Availability: Surface Water*

According to the District’s Water Supply Report, the District has surface water rights and leased sources. Some of this water is limited to municipal or irrigation uses only, as outlined in Table 3, below. Table 3 also outlines what sources this office considers secure permanent supplies for the purposes of evaluating a subdivision water supply plan. This office does not consider water subject to short-term leases or water not yet adjudicated by the Water Court when evaluating the amount of permanent supplies available to supply residential developments.

Regarding the District’s use of Coors water, the following issues need to be addressed before we can provide additional comments. The Coors effluent may have very limited yield since the decrees under which the majority of the water rights were changed (case nos. W-8036, W8256 and 89CW234) do not allow for reuse or successive use for municipal uses within the District’s boundaries or augmentation uses other than the Coors Operations contemplated in the decrees. It appears that only a portion of the water included in case no. 99CW236, specifically water previously changed in case no. 96CW1117, could be used within the District’s boundaries, subject to the terms and conditions of said decrees.

The District has obtained a decree in case no. 08CW165. The average historical consumptive use decreed in that case for the Old Brantner shares of 130 acre-feet has been included as a permanent supply as shown in Table 3.

**Table 3: District’s Surface Water Supplies**

Water Source	Contract/ Shares	Contract End Date or Decree/ SWSP	Proposed Yield: Municipal (AF)	Proposed Yield: Irrigation (AF)	Firm yield, permanent supply: Municipal (AF)	Firm yield, permanent supply: Irrigation (AF)	Notes
Old Brantner	17 shares	08CW165	315.2	0	130	0	Adjudicated March 10, 2015
New Brantner	18.375 shares		0	312	0	312*	No information provided
Effluent	Coors- Aug	12/31/2016 (12/31/2026 w/ extensions)	200	0	0	0	Effluent not decreed for reuse or successive use
Reusable Effluent	Consolidated Mutual	Perpetual	500	0	462.1**	0	
Excess Credits	SACWSD	3/31/2018	500	0	0	0	Short term lease

\*The New Brantner shares can continue to be used for the historical irrigation use. From the information provided it could not be determined if the land proposed to be irrigated is included under the originally decreed lands.

\*\*The Consolidated Mutual contract water is typically released from the Metro Wastewater Facility; this water travels downstream to the District. Due to transit losses associated with the water delivery, only 462.1 acre-feet of the 500 acre-feet contracted is realized by the District. This calculation is based on the standard river transit loss rates; in a dry year the rate of transit loss could increase.

As shown in Table 3 above the District has approximately 592.1 acre-feet of potable surface water and leased supplies that could be considered part of the permanent water supply.

The Applicant is also claiming that the junior surface and storage water rights decreed in Division 1 Water Court case nos. 13CW3181 and 16CW3019 have a firm yield of 1,777 acre-feet per year. This analysis is based on historical stream flow and call records for the period of 2001 through 2018. According to the Water Supply Report the junior water rights decreed in case nos. 13CW3181 and 16CW3019 will be used when available and the Denver Basin water will be used as a backup supply during periods of drought or shortage.

#### *District Water Supply Availability: Conclusions*

The District's ability to regulate potable and irrigation water separately through their dual pipeline system allows this office to evaluate potable water supply and irrigation water supply independently. Therefore, this office's conclusions regarding the District's potable and irrigation water are being addressed separately.

When the permanent supply of the District's municipal surface rights (592.1 acre-feet per year) is combined with the District's Denver Basin water (882.2 acre-feet per year), the District's total permanent potable water supply becomes 1,474.3 acre-feet per year (assuming a 100-year aquifer life). This amount is sufficient to meet the potable residential and commercial demands for the existing District's commitments, which is 788.66 acre-feet per year. This amount would also be sufficient if the District commits to serve the Dry Creek Village East Subdivision Phase 1 subdivision in Weld County.

As discussed above based on the 100 year and 300 year allocation approaches required for the subdivisions the total water requirement for the District's current commitments is 105,170.3 acre-feet. The permanent water sources available to meet that demand is 882.2 acre-feet per year of Denver Basin water (88,220 acre-feet total based on a 100 year allocation approach) and 592.1 acre-feet of surface rights (177,630 acre-feet based on deliveries for 300 years). Therefore the total amount of permanent water supplies available over a 300 year period would be 265,850 acre-feet which would be adequate to meet the potable demand over that period of 105,170.3 acre-feet.

The sources of supply available to meet irrigation demands include the New Brantner shares for areas that can be legally irrigated by such shares, junior water right, Denver Basin water that is not needed to meet potable water demands and leased water from Consolidated Mutual that is not needed to meet potable water demands. However, to the extent that Denver Basin water or leased water from Consolidated Mutual is used to meet irrigation demands it would reduce the amount of water available to meet potable water demands. As shown in Table 2 above the annual irrigation demand is 1344.96 acre-feet per year. Based on the Applicant's claimed firm yield for their junior water rights of 1,777 acre-feet the applicant has adequate junior water to meet its

annual irrigation demand, as long as the junior water rights continue to be available in-priority consistent with the Applicant's historical availability analysis.

#### *Wells on property*

The existing wells operating under permit nos. 46586-F and 46587-F are located on the subject property. Well Permit nos. 46586-F and 46587-F were issued on May 20, 1996 pursuant to the augmentation plan approved by the Division 1 Water Court in Case No. 95CW127. The wells are producing water from the not nontributary Lower Arapahoe aquifer. The use of ground water from each well is limited to ordinary household purposes inside one single-family dwelling and the irrigation of not more than 3,000 square feet of home lawns and gardens. The allowed average annual amount of ground water to be withdrawn is limited to 0.55 acre-feet per year and the maximum pumping rate is limited to 15 gallons per minute. The Letter states the wells under permit nos. 46586-F and 46587-F will not be used within the subdivision and the well under permit no. 46587-F shall be abandoned prior to connection with the District's water supply.

Further, another well operating under permit no. 46589-F is located on the property. Well permit no. 46589-F was issued on May 20, 1996 and the decree granted in Case No. 95CW127. The use of ground water from this well is limited to augmentation of post-pumping depletions resulting from the withdrawal of ground water from the Lower Arapahoe wells described in Case No. 95CW127, Division 1 Water Court. No ground water shall be withdrawn under this permit until such time as the replacement of post-pumping depletions is required. Since this well is limited to augmentation of post-pumping depletions of the Lower Arapahoe wells described above, this well cannot be used for any of the lots within this subdivision.

#### State Engineer's Office Opinion

As stated above, the District's dual pipeline system allows the District to control potable and non-potable water supply separately. Based on the District's ability to maintain separate potable and non-potable water supply systems, the information presented above, and pursuant to Section 30-28-136(1)(h)(I) and Section 30-28-136(1)(h)(II), C.R.S., it is our opinion that the proposed water supply is adequate **for potable residential and commercial use** and can be provided without causing injury to decreed water rights. Pursuant to Section 30-28-136(1)(h)(I) and Section 30-28-136(1)(h)(II), C.R.S., it is our opinion that the proposed water supply is adequate **for irrigation use** and can be provided without causing injury to decreed water rights, as long as the junior water rights continue to be available in-priority consistent with the Applicant's historical availability analysis.

Our opinion that the potable water supply is **adequate** is based on our determination that the amount of Denver Basin water required annually to serve the subdivision is currently physically available, based on current estimated aquifer conditions.

Our opinion that the irrigation water supply is **adequate** is based on the Applicant's firm yield analysis for the junior water rights, which was based on a historical availability analysis.

Our opinion that the potable water supply can be **provided without causing injury** is based on our determination that the amount of Denver Basin water that is legally available for the proposed uses on an annual basis, according to the statutory allocation approach, plus the permanent municipal supplies shown in Table 3, is greater than the annual amount of water required to supply existing water commitments and the demands of the proposed subdivision.

Our opinion that the potable water supply can be provided without causing injury recognizes that the District plans to use junior water rights to the extent available as the primary source of water supply and intends to use the Denver Basin water as a backup supply during periods of drought or shortage.

Our opinion is qualified by the following:

The Division 1 Water Court has retained jurisdiction over the final amount of water available under the Denver Basin decrees reference by the District, pending actual geophysical data from the aquifer.

**The amounts of water in the Denver Basin aquifers, and identified in this letter, are calculated based on estimated current aquifer conditions. For planning purposes the county should be aware that the economic life of a water supply based on wells in a given Denver Basin aquifer may be less than the 100 or 300 years used for allocation due to anticipated water level declines. We recommend that the county determine whether it is appropriate to require development of renewable water resources for this subdivision to provide for a long-term water supply.**

Additionally, the Con Mutual water is subject to assessment of conveyance losses occurring at the time of delivery as assessed by the water commissioner, currently 0.25% per mile during November through March and 0.50% per mile during April through October on the South Platte and 0.25% per mile on Clear Creek. Further, the Con Mutual water is dependent upon the natural stream for delivery from the point made available by Con Mutual at the Metro Wastewater Facility or other decreed source to the downstream location where Todd Creek would divert or use. Todd Creek would be responsible for any structures to be constructed or the use of existing structures that are required to bypass water past any structure that physically sweeps the river.

Should you or the applicant have any questions, please contact Ailis Thyne at (303) 866-3581 x8216.

Sincerely,



Ioana Comaniciu, P.E.  
Water Resource Engineer

Ec: Subdivision File No. 29038  
Todd Creek Village Metro District File

**From:** [Clayton Woodruff](#)  
**To:** [Nick Eagleson](#)  
**Subject:** RE: Request for Comments; PRC2021-00010 Thompson Properties  
**Date:** Monday, December 11, 2023 3:41:50 PM

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Nick,

The RTD engineering review 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.

Thank you,



**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)

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**From:** Nick Eagleson <NEagleson@adcogov.org>  
**Sent:** Monday, November 27, 2023 11:32 AM  
**To:** Nick Eagleson <NEagleson@adcogov.org>  
**Subject:** Request for Comments; PRC2021-00010 Thompson Properties

Good Morning,

Please see the attached resubmittal for a request to rezone, and a minor subdivision. There has been quite a bit of time in between submittals, so I'm sending this out for a new round of comments. Please have any comments submitted by **12/18/23**.

Please let me know if you have any questions.

Thanks,

**Nick Eagleson**  
Senior Strategic Planner, *Planning & Development Division*  
ADAMS COUNTY, COLORADO  
4430 South Adams County Parkway, 1st Floor, Suite W2000A



Brighton, CO 80601

☎: 720.523.6878 | [NEagleson@adcogov.org](mailto:NEagleson@adcogov.org) | [www.adcogov.org](http://www.adcogov.org)

*County operating hours: Monday-Friday 8:00am-4:30pm*



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December 13, 2023

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

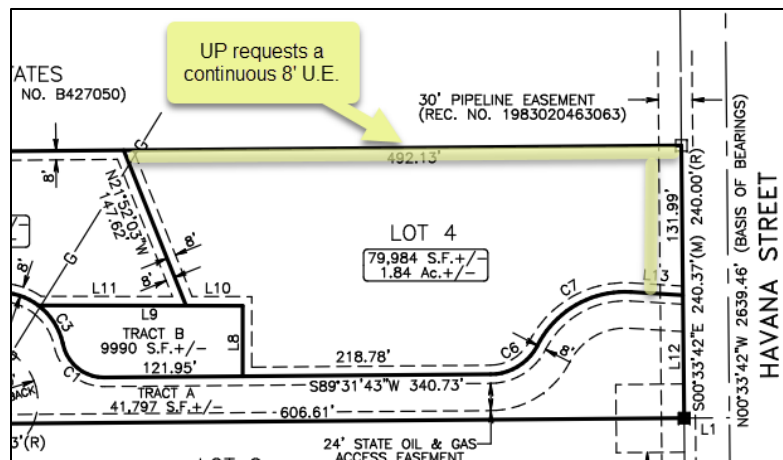
Re: PRC2021-00010 Thompson Rezoning and Minor Subdivision

Dear Nick:

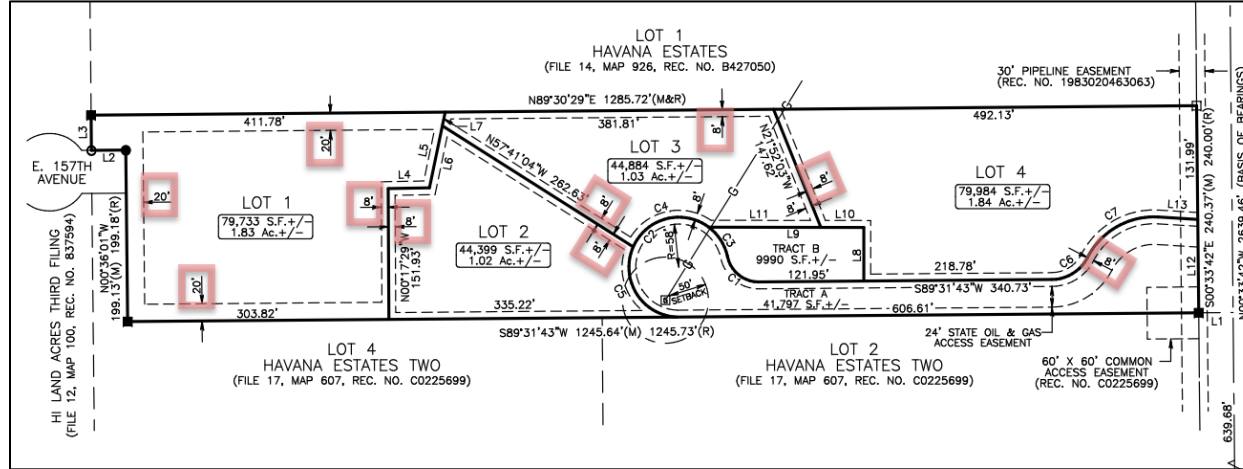
On behalf of United Power, Inc., thank you for inviting us to review and comment on the Minor Subdivision Plat for the Thompson property at 15725 Havana St. United Power has no concerns with rezoning from Agriculture to Residential Estate. United Power has existing electrical distribution in the area that may or may not need to be upgraded depending on the requirements of your site. Any comments/requirements provided are not all inclusive and are provided with the intention to aid you in your process.

After review of the information, we have the following comments:

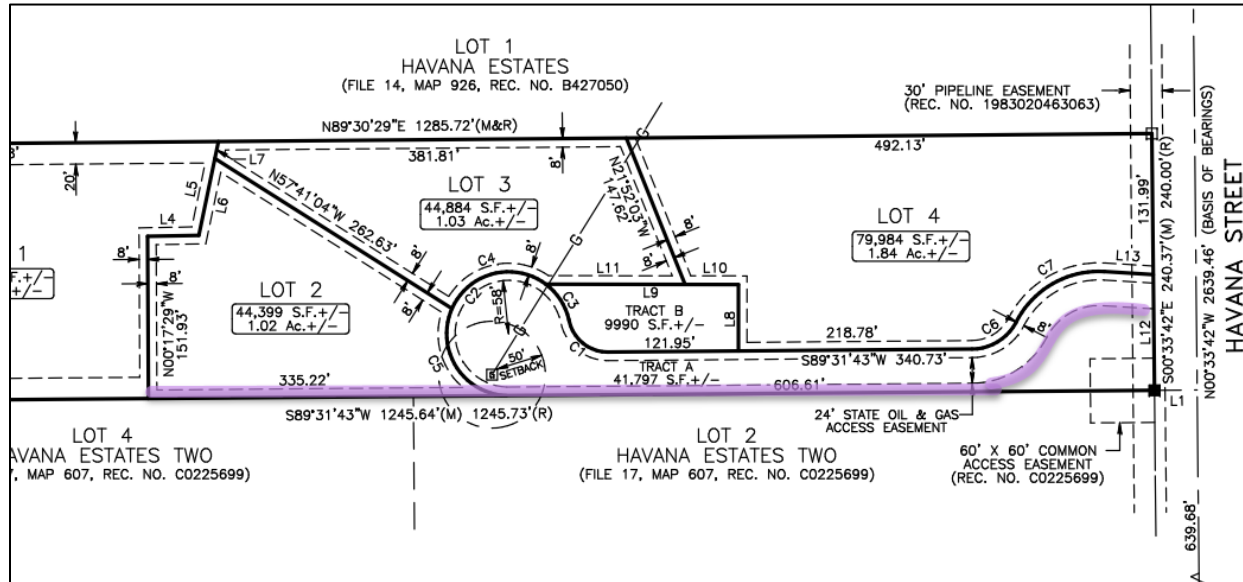
- **Front or Rear Lot Distribution** – United Power requires continuous dry utility easements for reliable electric facility installation. This allows us to install electric facilities in a continuous manner for our loop feed which provides reliability. We prefer the separation of gas and electric. We request 8' to 10' wide dry utility easements around the perimeter of all lots. These utility easements will need to be on sides of lots abutting roads, and across tracts. If gas and electric will be sharing front lot distribution, we will need a 10' to 15' wide dry utility easements. These utility easements will need to be on sides of lots abutting roads, and across tracts as well.
  - United Power requests continuous 8' utility easements on the north and east sides of Lot 4



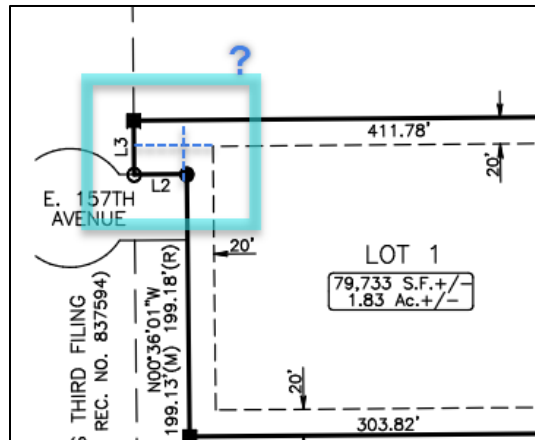
- Please label all easement widths with the type of easement (U.E. / D.U.E)



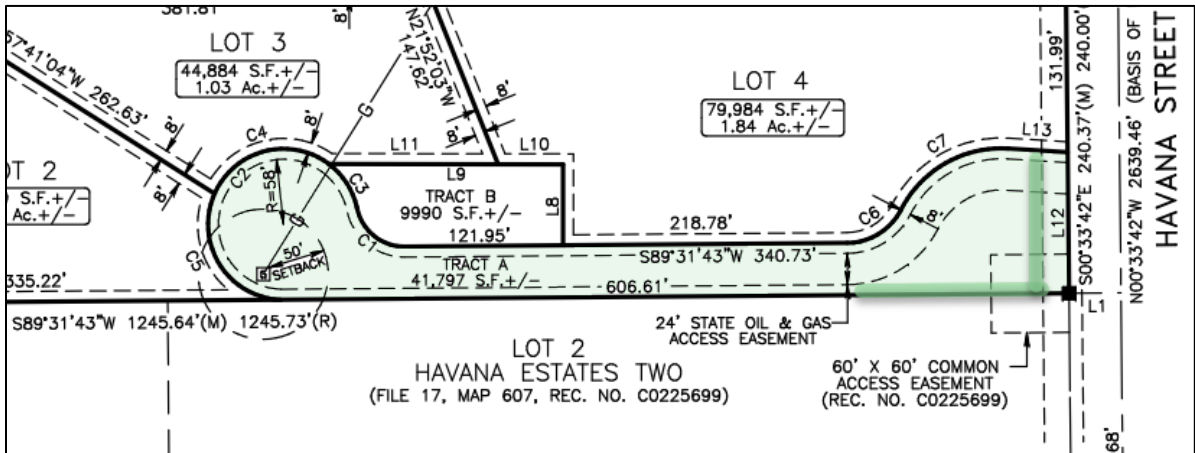
- Please label the south side of Lot 2 and perimeter of Tract A with easement widths and type.



- Please clearly indicate the bounds of the easements in the northwest corner of Lot 1.



- **Tracts/Open Space/Parks** – United Power prefers dedicated blanket utility easement use within tracts as this gives us the opportunity to set above ground equipment, coordinated with the developer, and limit the impact to home lots. If Blanket utility easement(s) cannot be given, we request the continuation of easements along perimeter of Tract A.



- **All dry Utility Easements must be noted and called out clearly in all lots and sections upon future review of all Plats.**

Please have the property owner/developer/contractor submit an application for new electric service, any modification to existing facilities including relocation and/or removal 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 will 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,

*Emily Fore*

Emily Fore  
 United Power, Inc.  
 Right of Way Agent  
 O: 720-685-5605 | 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)

December 5, 2023

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

Attn: Nick Eagleson

**Re: Thompson, Case # PRC2021-00010**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the rezone and minor subdivision for **Thompson** and has no objection to this proposal, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities, and that our current use/enjoyment of the area would continue to be an accepted use on the property and that it be "grandfathered" into these changes.

Please be aware PSCo owns and operates existing natural gas distribution facilities along Havana Street and along East 157<sup>th</sup> Avenue.

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](https://www.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)

**From:** [Brooke Cartman](#)  
**To:** [Nick Eagleson](#)  
**Subject:** Project number PRC2021-00010  
**Date:** Tuesday, December 5, 2023 11:46:35 AM

---

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

To whom it may concern,

Opposition response to rezoning in Havana Estates Two:

Re: Case name: Thompson Properties Rezoning and Minor Subdivision.

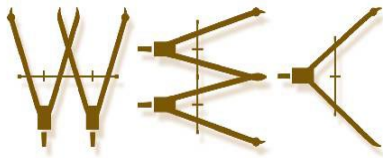
Re: Project number PRC2021-00010

As the owner of the adjacent property to the south, I would be highly and negatively impacted by this proposed project.

I request that this project be rejected and terminated immediately. Please cease and desist from further consideration.

1. A very important major negative impact is the permanent and ongoing additional stress placed on the already overused and severely depleted aquifer by the additional water wells required for both household and domestic outdoor watering of two additional houses with yards, trees, and other thirsty landscaping and garden plants.
2. This rezoning would cause a loss of peaceful prairie views from my living room window, as well as my back yard, replaced by construction dust and noise-disturbances, then the new homes and driveways will continue to cause noise and traffic, in addition to blocking the prairie views.
3. More development WILL negatively impact the wildlife that's been spotted in the area, and further reduce the increasingly scarce habitat.
4. It would cause me a loss of privacy, replaced with windows, people, and traffic in closer proximity, and more in-sight, than any currently existing neighbor in front, side, or back of my house. (Mr Thompson Sr's home may possibly be closer by measurement, my barn currently adequately blocks the view of his house from my house.)
5. As an owner, it took me five years of searching to find a home, close enough to stores and hospitals, and with adequate acreage and privacy. This request for increased housing density within the Havana Estates Two subdivision is contradictory to the quality of life that I expected when purchasing the property, and have enjoyed for the past decade.
6. It's a well known fact (and simply common sense) that with all other things being equal, increased housing density causes lower home values.
7. This spot-zoning corruption of the integrity of the Havana Estates Two subdivision is being requested for the sole purpose of lining the pockets of the Thompson's, and at the COST of diminishing the enjoyment of my HOME, and the VALUE of my property.

Sincerely,  
Brooke May  
720-308-5259  
Brookecartman@gmail.com  
10200 E 157th Ave,  
Brighton Co, 80602



## **WESTERN ENGINEERING CONSULTANTS,**

*127 S. Denver Avenue, Ft. Lupton, CO 80621*

*2501 Mill St. Brush, CO 80723*

*Office: 720-685-9951*

*Cell: 303-913-7341, Fax: 720-294-1330*

*Email: [firstname.lastname@westerneci.com](mailto:firstname.lastname@westerneci.com)*

***Inc LLC***

September 19, 2024

Adams County Development Engineering Services  
4430 S. Adams County Pkwy.  
First Floor, Suite W2000B  
Brighton, CO 80601

**RE: THOMPSON MINOR SUBDIVISION RESUBMITTAL REVISION NARRATIVE LETTER**

Dear Adams County Engineering:

Western Engineering Consultants inc. LLC (WEC) has prepared this Resubmittal Revision Narrative Letter on behalf of the Thompson Family in order to detail the revisions that were made to the site for this most recent submittal. Mr. Thompson has made the decision to move forward with the project by only including his lot (Lot 1, Havana Estates Two) in the resubdivision process.

Below is a breakdown of the major revisions made.

- Only Lot 1 of Havana Estates Two is to be developed at this time. The existing Lot 1 is to be broken into two lots with a shared access road for both lots.
- The access road has been revised from a cul-de-sac to a 'T-Shaped' turn around for fire access to the new lot. The applicant has received verbal confirmation from County staff that the new access road could be placed within a shared access easement instead of a Tract. Thus, the Tract for the access road has been replaced with a shared access and drainage easement.
- The Detention Ponds have been relocated and resized for the current expected build-out conditions of the revised lot layout. Pond W was sized to still be able to accommodate the development of the east half of Lot 3, Havana Estates Two if it is developed in the future.
- The Drainage Narrative Letter has been updated to a full drainage report, with all calculations revised for the new layout.

Please contact me with any questions or comments you may have on the development project!

Sincerely,

Western Engineering Consultants inc., LLC  
Chadwin F. Cox, P.E.  
Senior Project Manager

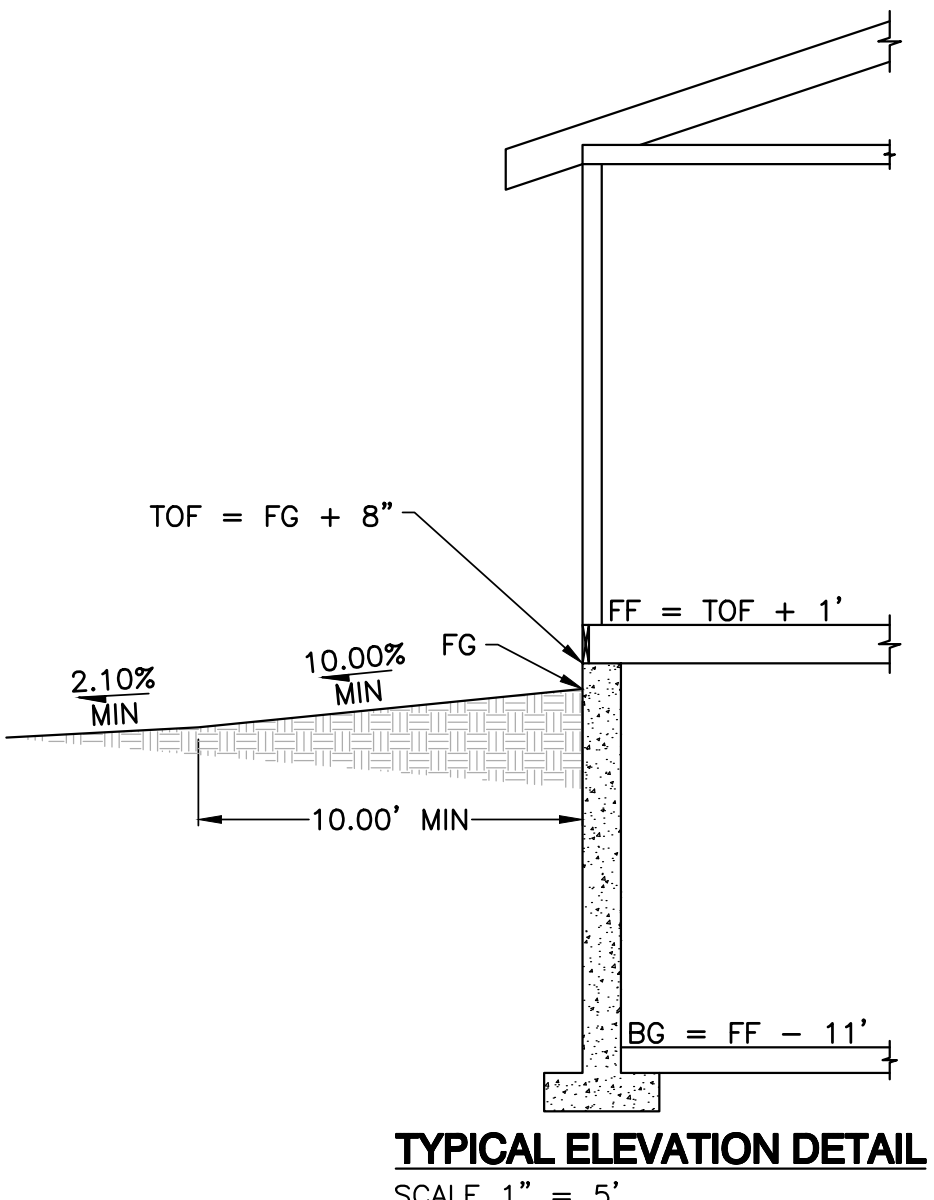


T:\0240\_003\_00-THOMPSON-HAVANA-REPLAT\DWG\CDS\0240-003-WEC-CD.dwg, 06-GRD, 9/19/2024 8:35:24 PM, AutoCAD PDF (General Documentation).pc3, WEC 24-36, WEC 24-36

THOMPSON MINOR SUBDIVISION EARTHWORK SUMMARY				
Description	Area (sq. ft)	Thickness (inches)	Volume (cubic ft)	Volume (cubic yds)
ALL WEATHER ACCESS	23,046	-8	-15,364	(569)
CONCRETE (BUILDING PAD)	9,000	-6	-4,500	(167)
CONCRETE (WALKS, PANS)	1,970	-6	-985	(36)
GRAVEL	5,129	-6	-2,565	(95)
OVER-EX SOIL REPLACEMENT	0	0	0	-
<b>TOTAL IMPORT</b>	<b>39,144 sft</b>		<b>-23,413</b>	<b>(867) A</b>
Undisturbed Area	4.23 ac			
Total Adjusted Earthwork Area	2.67 ac			
B1 EG to FG Surface to Surface net cut required (cy)				2,378
B2 EG to FG Surface to Surface net (fill) required (cy)				(1,703)
B EG to FG Surface to Surface net cut (fill) required (cy) after 10% fill shrinkage				676 B
<b>(B-A) Net Excess or (Shortage) cy needed in order to balance</b>				<b>1,543 =B1-(B2+A)</b>
Net adjustment to balance + raise, (lower) in feet over EG to FG area				0.36
% Unbalanced				228%
Assumed Stripping's (6" over 0.80 ac)				725

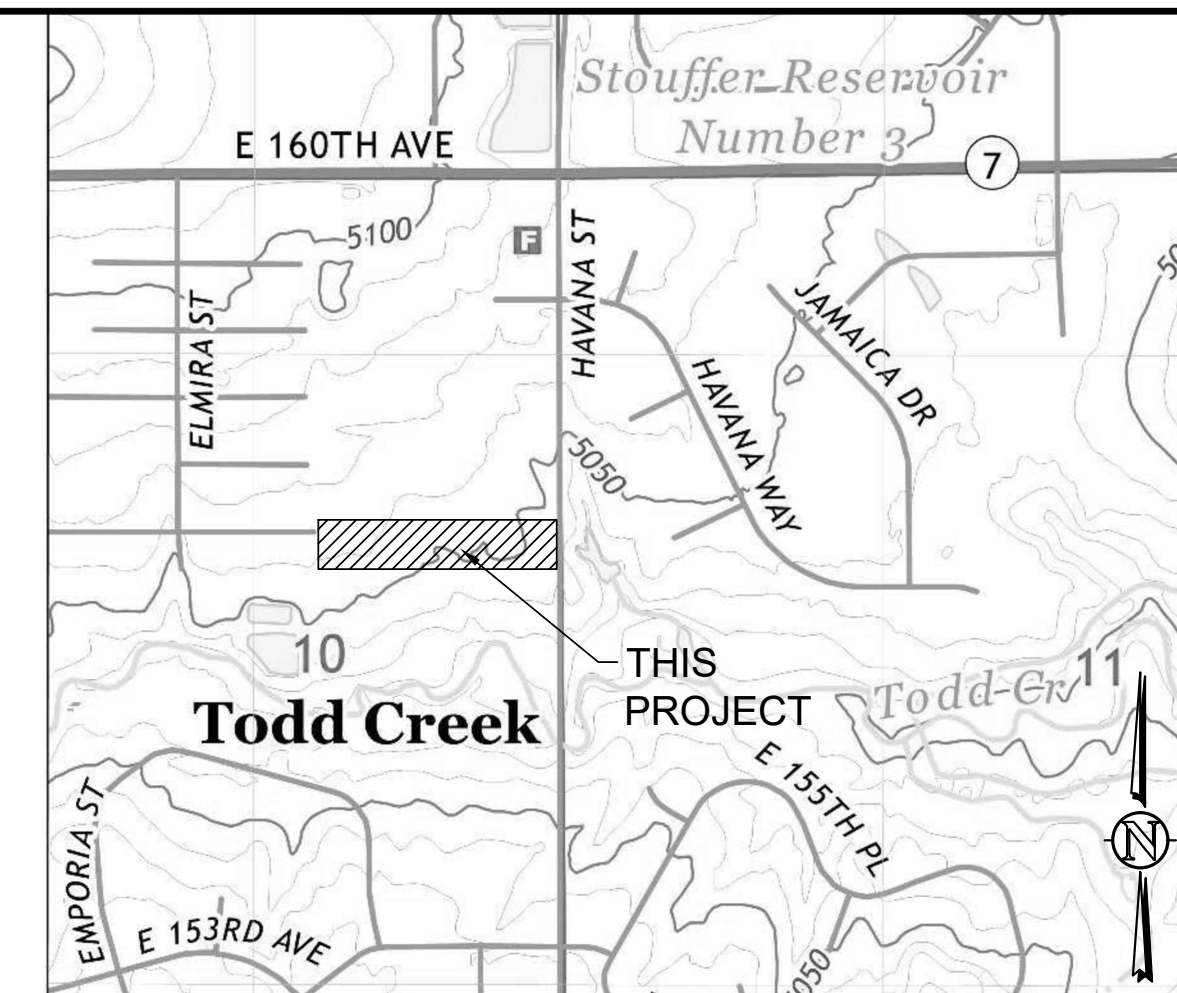
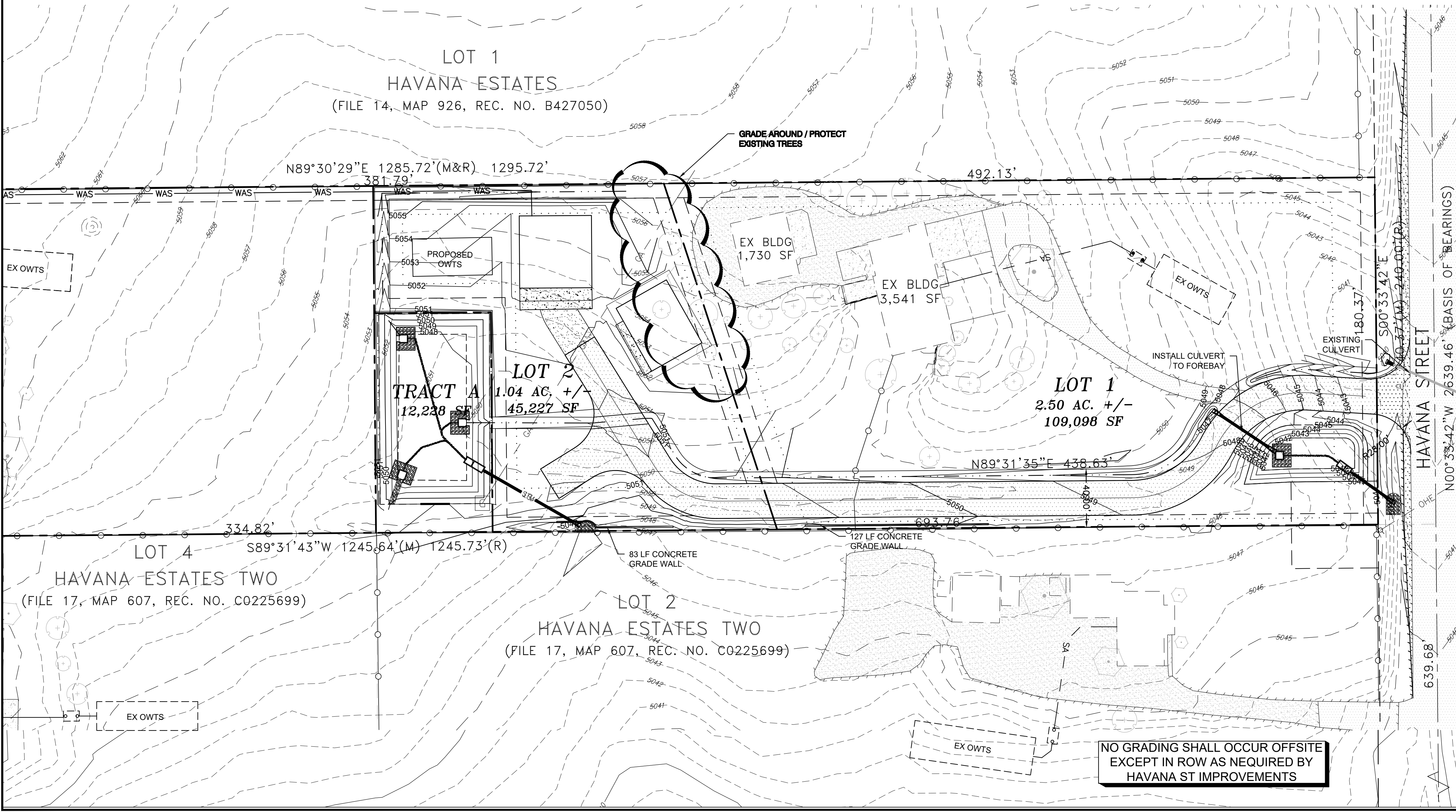
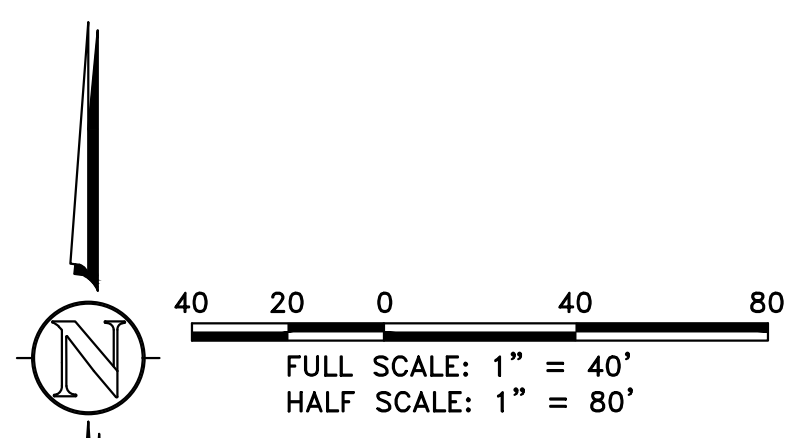
As per the Project Geotechnical report, additional import may be necessary to achieve stabilization. Additional import may be required and an excess material condition could occur. No overexcavation, foundation excavation, or buried utility export, has been included in this table. Not all landscape hardscape areas have been accounted for in this table.

9/17/2024 Revision 1



STRUCTURAL DESIGN BY OTHERS

TOF ELEVATIONS SHOWN ARE BASED ON MAXIMUM BUILDING ENVELOPES + 12". FINAL TOF ELEVATIONS SHALL BE CONFIRMED ON PLOT PLAN PREPARED AT BUILDING PERMIT STAGE BY A REGISTERED PROFESSIONAL ENGINEER



VICINITY MAP  
NE 1/4, SECTION 10, TOWNSHIP 1 SOUTH RANGE 67 WEST  
SHOWN VICINITY MAP TAKEN FROM USGS QUAD MAP - BRIGHTON, CO

**NOTES**

THIS PLAN IS INTENDED AS THE OVERALL GRADING PLAN FOR THOMPSON MINOR SUBDIVISION.

ALL IMPROVEMENTS ARE PROPOSED UNLESS NOTED AS EXISTING.

IT IS THE OWNER AND/OR THE CONTRACTOR'S RESPONSIBILITY TO ATTAIN ALL APPROPRIATE PERMITS AND REVIEW APPROVALS FROM THE STATE OF COLORADO AND TOWN OF KEENESBURG RESPECTIVELY.

SEE BOUNDARY SURVEY DATED SEPTEMBER 15, 2021, AND THE AERIAL TOPOGRAPHY SURVEY DATED SEPTEMBER 17, 2021 - BOTH PERFORMED BY AMERICAN WEST LAND SURVEYING CO. FOR EXISTING SITE CONDITIONS.

SEE COVER SHEET FOR BASIS OF BEARING & BENCHMARK.

ANY REFERENCE TO EASEMENTS, SURVEY POINTS, OR EXISTING UTILITIES AND FEATURES ARE BASED SOLELY FROM SURVEY INFORMATION PROVIDED BY AMERICAN WEST LAND SURVEYING CO., DATED SEPTEMBER 15, 2021.

NOT ALL UNCC UTILITY LOCATES HAVE BEEN PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES ARE LOCATED AND SURVEY PROVIDED TO THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION DRAWING RELEASE.

SETBACK TABLE	
ZONE RE (RESIDENTIAL ESTATE)	
FRONT	30'
SIDE	17.5'
REAR	20'
MAX BLDG HEIGHT	35'

SYMBOL LEGEND	
45 DEG BEND	THRUST BLOCK TB
22.5 DEG BEND	GATE VALVE GV
RESTRAINED PLUG	CURB STOP
RESTRAINED TEE	PIPE CROSSING
WATER METER	MANHOLE
RESTRAINED CROSS	MANHOLE W/ FLOW DIRECTION
FIRE HYDRANT	ROOF DRAIN
RESTRAINED VALVE	

LINTYPE LEGEND	
EXISTING CONC	PROPOSED GRAVEL
EXISTING ASPHALT	PROPOSED CONC
	PROPOSED ALL-WEATHER ROAD SURFACE

LOT / PROPERTY / SECTION LINE	SA	PROPOSED SANITARY LINE
RIGHT OF WAY LINE	SS	PROPOSED SANITARY SERVICE
EASEMENT	WA	PROPOSED WATER LINE
SETBACK TO BE ABANDONED LOT LINE	WAS	PROPOSED WATER SERVICE
EXISTING BUILDING, CURB	GA	PROPOSED GAS LINE
EDGE OF ASPHALT or GRAVEL RD	EL	PROPOSED ELECTRIC LINE
CHAINLINK FENCE	T	PROPOSED TELEPHONE LINE
WIRE FENCE		
POND WQ W/S		
SWALE		
EXISTING OVERHEAD ELEC		
EXISTING ELECTRICAL LINE		
EXISTING STORM LINE		
EXISTING SANITARY LINE		
EXISTING WATER LINE		
EXISTING GAS LINE		
EXISTING FIBER OPTIC LINE		
EXISTING TELEPHONE LINE		

NO GRADING SHALL OCCUR OFFSITE EXCEPT IN ROW AS REQUIRED BY HAVANA ST IMPROVEMENTS

127 S. DENVER AVE  
FT. LUTON, CO 80621  
www.westernci.com  
email@westernci.com  
(720) 685-8951  
FAX (720) 294-1330

**Western Engineering Consultants, Inc LLC**

THOMPSON MINOR SUB  
TERRY THOMPSON  
15725 HAVANA ST  
BRIGHTON, 80602  
(303)434-2311

**OVERALL GRADING PLAN  
THOMPSON MINOR SUB  
15725 HAVANA ST, BRIGHTON, 80602  
ADAMS COUNTY, COLORADO**

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COLORADO REGISTERED  
PROFESSIONAL ENGINEER  
33802  
09/19/24

ONLY VALID FOR CONSTRUCTION  
SCALE: AS SHOWN ON DRAWING  
SEE COVER SHEET

INITIAL PLAN  
RELEASE: 12/21/21  
DESIGNED BY: CFC  
DRAWN BY: CFC  
CHECKED BY: CFC

PROJECT NO.  
01-0240.003.00  
DOC CON #  
0006-GRD

6 OF 20