

### LEGEND

- ★ Special Zoning Conditions
  - 3 Section Numbers
  - Railroad
  - Major Water
  - Zoning Line
  - Sections
- Zoning Districts**
- A-1
  - A-2
  - A-3
  - R-E
  - R-1-A
  - R-1-C
  - R-2
  - R-3
  - R-4
  - M-H
  - C-0
  - C-1
  - C-2
  - C-3
  - C-4
  - C-5
  - I-1
  - I-2
  - I-3
  - CO
  - PL
  - AV
  - DIA
  - P-U-D
  - P-U-D(P)
  - ⊠ Airport Noise Overlay

**Tejon Preliminary Plat**  
**PLT2015-00044**

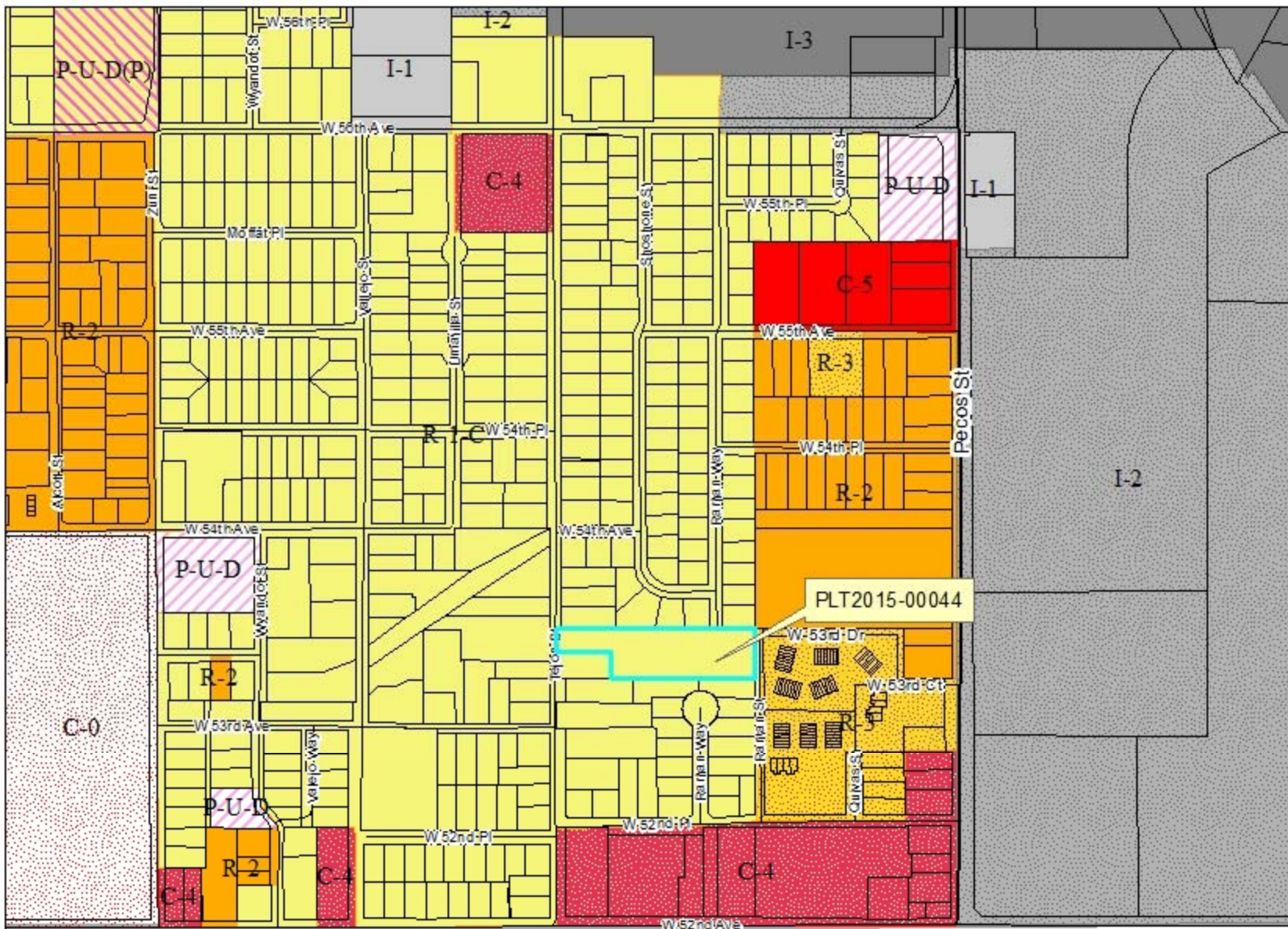
Exhibit 1.1



For display purposes only.



This map is made possible by the Adams County GIS group, which assumes no responsibility for its accuracy.



**LEGEND**

- Special Zoning Conditions
- Section Numbers
- Railroad
- Major Water
- Zoning Line
- Sections
- Zoning Districts**
- A-1
- A-2
- A-3
- R-E
- R-1-A
- R-1-C
- R-2
- R-3
- R-4
- M-H
- C-0
- C-1
- C-2
- C-3
- C-4
- C-5
- I-1
- I-2
- I-3
- CO
- PL
- AV
- DIA
- P-U-D
- P-U-D(P)
- Airport Noise Overlay

**Tejon Preliminary Plat**  
**PLT2015-00044**

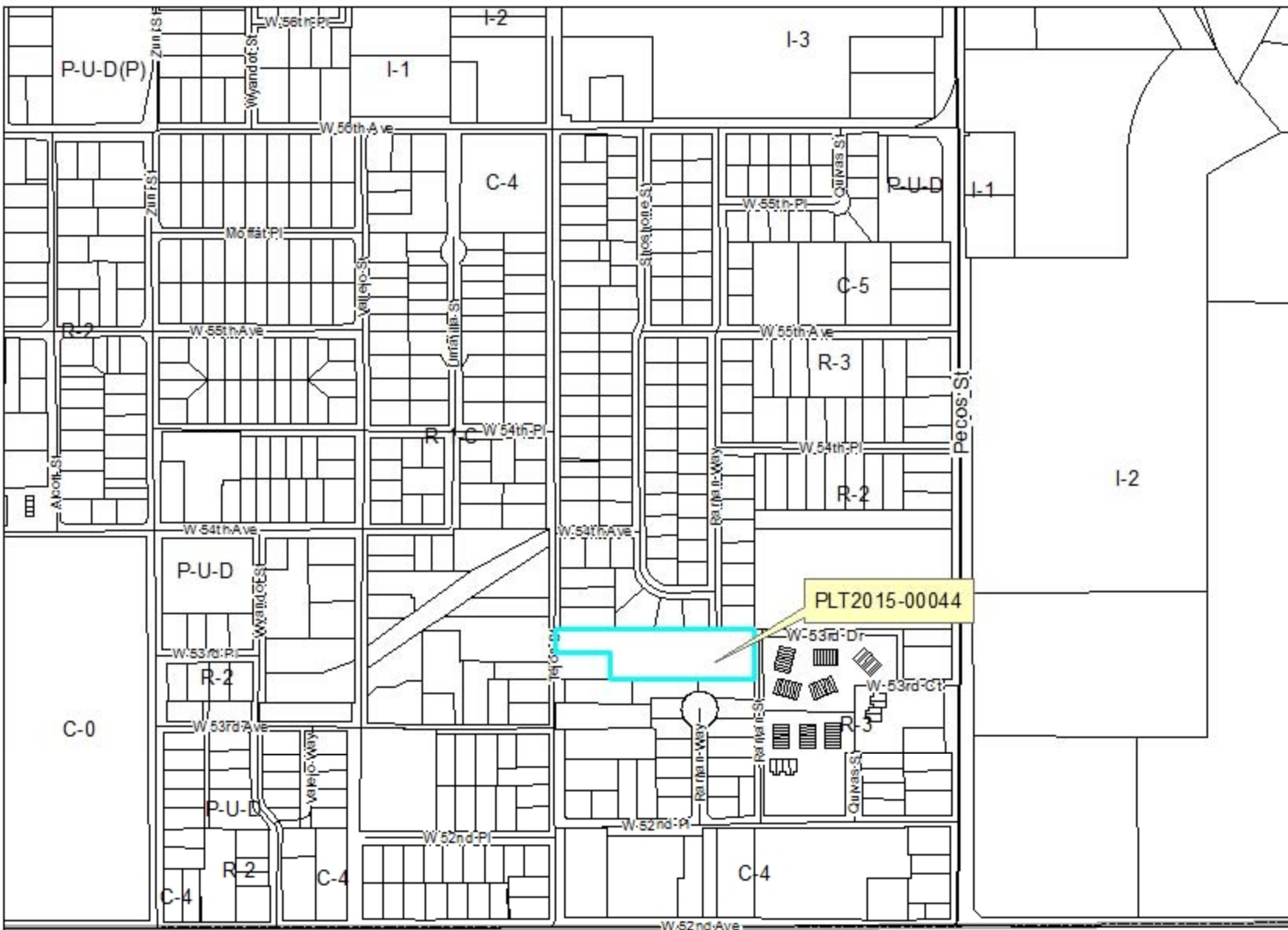
Exhibit 1.2



For display purposes only.



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**LEGEND**

- ★ Special Zoning Conditions
- 3 Section Numbers
- Railroad
- Major Water
- Zoning Line
- Sections
- ▨ Airport Noise Overlay
- Incorporated Areas

**Tejon Preliminary Plat**  
**PLT2015-00044**

**Exhibit 1.3**



For display purposes only.



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**COMMUNITY AND ECONOMIC DEVELOPMENT  
DEPARTMENT  
STAFF REPORT**

**Board of County Commissioners**

**March 1, 2016**

CASE No.: <b>PLT2015-00044</b>	CASE NAME: <b>Raritan Estates</b>
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Owner's Name:	Pascual Carrillo
Applicant's Name:	Pascual Carrillo
Applicant's Address:	8311 Ogden St., Denver, CO 80229
Location of Request:	5350 Tejon St.
Nature of Request:	Request approval of a Major Subdivision (preliminary plat) to subdivide 2.13 acres into 6 lots in the R-1-C Zone District.
Zone District:	Residential (R-1-C)
Site Size:	Approximately 2 acres
Proposed Uses:	Residential
Existing Use:	Vacant
Hearing Date(s):	<b>PC: February 11, 2016/ 6:00 pm</b>
	<b>BOCC: March 1, 2016/ 10:00 am</b>
	<b>Continued to March 8, 2016/ 10:00 am</b>
Report Date:	February 12, 2016
Case Manager:	Emily Collins
BOA Options:	APPROVAL with 9 Findings-of-Fact and 6 Conditions

**SUMMARY OF PREVIOUS APPLICATIONS**

On September 16, 2014, a Conceptual Review meeting was held to discuss a proposed subdivision to allow thirteen single-family dwellings on the property.

Between the year 2004 and 2015, the County has issued multiple violations on the property for vehicles parked on unapproved surfaces, weeds and junk, and storage of semi-truck trailers. The current property owner acquired the site in June 2015 and has been issued 4 violations for uncut weeds.

## SUMMARY OF APPLICATION

### **Background:**

Phelps Engineering, on behalf of the applicant, is requesting a Major Subdivision (Preliminary Plat) to create 6 residential lots on approximately two acres. Currently, the subject site is developed with one single-family dwelling. The property abuts Tejon Street to the west and Raritan Way to the east. The site has primary access onto Tejon Street and a secondary access on Raritan Way (See Exhibit 1.2). Majority of the western section of the lot is undeveloped. Surrounding properties to the north, south, and west are all developed as single-family residential. The property to the east is developed as multi-family.

### **Development Standards and Regulations Requirements:**

The subject property is zoned Residential Single-Family (R-1-C). The purpose of this zone designation is to serve exclusively as a single-family district for smaller home sites and smaller homes. Per Chapter 3 of the Adams County Development Standards and Regulations, minimum lot size permitted in the R-1-C zone district is seven thousand (7,000) square feet for internal lots and seventy-five hundred (7,500) square feet for corner lots. The proposed plat consists of six lots and one tract. The tract is intended to be used for on-site drainage. The six lots range in size from 7,417 square feet (0.17 acre) to 11,621 square feet (0.26 acre). Each of these lots conforms to the minimum lot size required for development in the R-1-C zone district. In addition, minimum lot width required in the R-1-C district is sixty-five feet (65) for internal lots and seventy (70) feet for corner lots. Each of the proposed lots conforms to the minimum lot width requirement.

Per Section 5-03-03 of the County's Development Standards and Regulations, subdivision plats and lot dimensions are required to conform to requirements of the zone district in which the property is located. In addition, all lots created by a subdivision shall have access on a County maintained right-of-way. The proposed subdivision plat conforms to the minimum lot dimensions of the R-1-C zone district. And all the proposed lots will have access to a public right-of-way (Raritan Way or Tejon Street).

The property is surrounded to the north, south, and west by single-family residential subdivisions. Carol Sue Heights Subdivision, which was approved by the County in 1959, is located directly north of the subject property. This subdivision consists of 59 lots, with an average lot size of 0.17 of an acre. Located to the north of the subject site is the Madera Subdivision. This subdivision was approved in 2000 and consists of 3 lots, with approximately 0.2 of an acre per lot. Tejon Heights Subdivision, is located directly south of the property, and consists of nineteen lots ranging in size from 0.17 of an acre to 0.43 of an acre. The subject request is consistent with type and density of development in the surrounding area and conforms to the County's Development Standards and Regulations.

In accordance with Section 5-04 of the County's Development Standards and Regulations, public improvements including curb, gutter, and sidewalk will be constructed in the proposed

subdivision at the time of a final plat. A Subdivision Improvement Agreement with applicable collateral will be required with any applications for a final plat.

**Future Land Use Designation/Comprehensive Plan:**

The subject property is designated as Urban Residential in the County’s Future Land Use Map. Per Chapter 5 of the Adams County Comprehensive Plan, Urban Residential areas are intended to provide a variety of housing types, and create and maintain healthy residential neighborhoods. Primary uses in the Urban Residential future land use designation are single and multiple-family housing developed at densities of one dwelling unit per acre or greater. Surrounding properties to the north, south, east, and west of the subject property are also designated as Urban Residential.

The property is also located in the Southwest Adams County Framework plan. This plan was adopted as an amendment to the County’s Comprehensive Plan, and outlines existing conditions and direction for future planning efforts in certain sections of the County. Specifically, the Framework Plan identifies the southwest portion of the County as containing most of the older, more urbanized areas of the County as well as a wide range and mix of land uses. The Framework Plan identifies policies and strategies outlined in the County’s Comprehensive Plan, such as maintaining and enhancing the quality of existing residential neighborhoods and enhancing the Southwest area’s role as an important gateway to the County.

The subject request conforms to goals of the Comprehensive Plan and the Southwest Framework Plan. The request is for development of a single family residential subdivision that is compatible with surrounding residential subdivisions. In addition, the development will utilize existing infrastructure as well as construct public improvements such as curb, gutter, and sidewalk.

**Site Characteristic:**

Currently, the site is developed with one single family dwelling on the western portion of the site, which has access to Tejon St. The remainder of the site is undeveloped; however, a secondary access point is provided to Raritan Way on the eastern portion of the site.

**Surrounding Zoning Designations and Existing Use Activity:**

<b>Northwest R-1-C Single Family</b>	<b>North R-1-C Single Family</b>	<b>Northeast R-2 Vacant</b>
<b>West R-1-C Single Family</b>	<b>Subject Property R-1-C Single Family</b>	<b>East R-2 Multi Family</b>
<b>Southwest R-1-C Single Family</b>	<b>South R-1-C Single Family</b>	<b>Southeast R-2 Multi Family</b>

**Compatibility with the Surrounding Land Uses:**

The request is compatible with surrounding zone designations, existing development in the area, and the Comprehensive Plan Urban Residential future land use designation.

## PLANNING COMMISSION UPDATE

The Planning Commission (PC) considered this case on February 11, 2016 and unanimously recommended approval of the request. At the hearing, the PC inquired about likelihood of damaging an existing waterline located in a proposed drainage area (i.e. Tract A) of the plat. Staff informed the PC that in accordance with requirements of the County's Development Standards and Regulations, a final drainage study shall be required with any final plat application. Once the application is submitted, the Development Services Engineering shall review any associated constructions plans to ensure there are no potential damages or encroachments to existing utilities.

The PC also asked the applicant about the likely developer or homebuilder for development of the houses. The applicant informed the PC that until a home builder is selected, the property owner is the developer and home builder. The applicant informed the PC that estimated home prices for houses in the development will range from \$400-500,000. One PC member asked the applicant to confirm which water district will be providing water services for development of the site. The applicant informed the PC that North Lincoln Water and Sanitation District will be the water provider and had already obtained a will serve letter from the district.

One person spoke in opposition to the request. This person expressed concerns with access onto Raritan Way and increase traffic that would be generated by the proposed development. Staff informed PC that Raritan Way is the only available access into the proposed subdivision and expected trip generation from five new dwellings is anticipated to be 45 trips per day.

### **Staff Recommendations:**

**Based upon the application, the criteria for a Major Subdivision Preliminary Plat, and a recent site visit, staff recommends Approval of this request with 9 findings-of-fact, 6 condition, and 1 note:**

### RECOMMENDED FINDINGS OF FACT

1. The preliminary plat is consistent with the Adams County Comprehensive Plan and any available area plan.
2. The preliminary plat is consistent with the purposes of these standards and regulations.
3. The preliminary plat is in conformance with the subdivision design standards and any approved sketch plan.
4. The applicant has provided evidence that a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards.
5. The applicant has provided evidence that a public sewage disposal system has been established and, if other methods of sewage disposal are proposed, adequate evidence indicating that such system complies with state and local laws and regulations.

6. The applicant has provided evidence to show all areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified by the applicant and the proposed uses of these areas are compatible with such conditions.
7. The applicant has provided evidence that adequate drainage improvements on the site comply with these standards and regulations.
8. The overall density of development within the proposed subdivision conforms to the zone district density allowances.
9. The proposed subdivision is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County. The proposed subdivision has established an adequate level of compatibility by:
  - a. Incorporating natural physical features into the development design and providing sufficient open spaces considering the type and intensity of use;
  - b. Incorporating site planning techniques to foster the implementation of the County’s plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County;
  - c. Incorporating physical design features in the subdivision to provide a transition between the project and adjacent land uses through the provision of an attractive entryway, edges along public streets, architectural design, and appropriate height and bulk restrictions on structures;
  - d. Incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the project design; and
  - e. Incorporating public facilities or infrastructure, or cash-in-lieu, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of the County services and facilities.

**Recommended Conditions of Approval:**

1. The applicant shall submit to Adams County Development Services a final drainage analysis and report for review and approval with any application for final plat.
2. With any final plat application, the applicant shall provide evidence of easements for any required drainage facilities.
3. The applicant shall submit to Adams County Development Services a final traffic impact study for review and approval with any application for Final Plat.
4. A Subdivision Improvement Agreement and collateral shall be submitted with the final plat application.
5. Public Land Dedication (PLD) fees shall be submitted with any application for final plat.
6. The applicant shall comply with all requirements from Xcel Energy including providing utility easement language and showing all utility easements on the final plat.

**CITIZEN COMMENTS**

Notifications Sent	Comments Received
241	1

**COUNTY AGENCY COMMENTS**



Staff reviewed the request and had no concerns with the proposed subdivision. The applicant shall be required to obtain a drainage easement to provide for necessary drainage facilities prior to submittal of any Final Plat. All public improvements, including curb, gutter, and sidewalk are required with a Final Plat. A Subdivision Improvement Agreement and required collateral shall also be submitted with a Final Plat.

## **REFERRAL AGENCY COMMENTS**

### **Responding with Concerns:**

None

### **Responding without Concerns:**

Colorado Department of Transportation  
Colorado Division of Water Resources  
Colorado Geological Survey  
Tri-County Health  
Xcel Energy

### **Notified but not Responding / Considered a Favorable Response:**

Adams County Fire Rescue  
Berkeley Water and Sanitation  
Century Link  
Comcast  
Hyland Hills Park and Rec District  
Metro Wastewater  
North Lincoln Water and Sanitation  
RTD  
Westminster School District #50

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**Exhibit 1- Maps**

- 1.1 Aerial Map
- 1.2 Zoning Map
- 1.3 Simple Map

**Exhibit 2- Applicant Information**

- 2.1 Applicant Written Explanation
- 2.2 Applicant Site Plan
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**Exhibit 3- Referral Comments**

- 3.1 Referral Comments (Development Services)
- 3.2 Referral Comments (Division of Water)
- 3.3 Referral Comments (Xcel Energy)
- 3.4 Referral Comments (Geological Survey)
- 3.5 Referral Comments (CDOT)
- 3.6 Referral Comments (Tri-County)

**Exhibit 4- Citizen Comments**

- 4.1 Sandmeier

**Exhibit 5- Associated Case Materials**

- 5.1 Request for Comments
- 5.2 Public Hearing Notice
- 5.3 Referral Agency Labels
- 5.4 Property Owner Labels
- 5.5 Certificate of Posting



**COMMUNITY AND ECONOMIC DEVELOPMENT  
DEPARTMENT  
STAFF REPORT**

**Planning Commission**

**February 11, 2016**

CASE No.: <b>PLT2015-00044</b>	CASE NAME: <b>Raritan Estates</b>
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Owner's Name:	Pascual Carrillo
Applicant's Name:	Pascual Carrillo
Applicant's Address:	8311 Ogden St., Denver, CO 80229
Location of Request:	5350 Tejon St.
Nature of Request:	Request approval of a Major Subdivision (preliminary plat) to subdivide 2.13 acres into 6 lots in the R-1-C Zone District
Zone District:	Residential (R-1-C)
Site Size:	Approximately 2 acres
Proposed Uses:	Residential
Existing Use:	Vacant
Hearing Date(s):	<b>PC: February 11, 2016/ 6:00 pm</b>
	<b>BOCC: March 3, 2016/ 10:00 am</b>
Report Date:	January 22, 2016
Case Manager:	Emily Collins
BOA Options:	APPROVAL with 9 Findings-of-Fact and 6 Conditions

**SUMMARY OF PREVIOUS APPLICATIONS**

On September 16, 2014, a Conceptual Review meeting was held to discuss a proposed subdivision to allow thirteen single-family dwellings on the property.

Between the year 2004 and 2015, the County has issued multiple violations on the property for vehicles parked on unapproved surfaces, weeds and junk, and storage of semi-truck trailers. The current property owner acquired the site in June 2015 and has been issued 4 violations for uncut weeds.

**SUMMARY OF APPLICATION**

**Background:**

Phelps Engineering, on behalf of the applicant, is requesting a Major Subdivision (Preliminary Plat) to create 6 residential lots on approximately 2 acres. Currently, the subject site is developed with one single-family dwelling. The property abuts Tejon Street to the west and Raritan Street to the east. The site has primary access onto Tejon Street and a secondary access on Raritan Street (See Exhibit 1.2). Majority of the western section of the lot is undeveloped. Surrounding properties to the north, south, and west are all developed as single-family residential. The property to the east is developed as multi-family.

**Development Standards and Regulations Requirements:**

The subject property is zoned Residential Single-Family (R-1-C). The purpose of this zone designation is to serve exclusively as a single-family district for smaller home sites and smaller homes. Per Chapter 3 of the Adams County Development Standards and Regulations, the minimum lot size permitted in the R-1-C zone district is seven thousand (7,000) square feet for internal lots and seventy-five hundred (7,500) square feet for corner lots. The proposed plat consists of six lots and one tract. The tract is intended to be used for on-site drainage. The six lots range in size from 7,417 square feet (0.17 acre) to 11,621 square feet (0.26 acre). Each of these lots conforms to the minimum lot size required for the R-1-C zone district. In addition, the minimum lot width required in the R-1-C district is sixty-five feet (65) for internal lots and seventy (70) feet for corner lots. Each of the proposed lots conforms to the minimum lot width requirement.

Per Section 5-03-03 of the County's Development Standards and Regulations, subdivision plats and lot dimensions shall conform to requirements of the zone district in which the property is located. In addition, all lots created by a subdivision shall have access on a County maintained right-of-way. The proposed subdivision plat conforms to the minimum lot dimensions of the R-1-C zone district. And all lots will have access to a public right-of-way (Raritan Way or Tejon Street).

The property is surrounded to the north, south, and west by single-family residential subdivisions. Carol Sue Heights Subdivision, which was approved by the County in 1959, is located directly north of the subject property. This subdivision consists of 59 lots, with an average lot size of 0.17 of an acre. Located to the north of the subject site is the Madera Subdivision. This subdivision was approved in 2000 and consists of 3 lots, with approximately 0.2 of an acre per lot. Tejon Heights Subdivision, is located directly south of the property, and consists of nineteen lots ranging in size from 0.17 of an acre to 0.43 of an acre. The proposed subdivision is consistent with type and density of development in the surrounding area and conforms to the County's Development Standards and Regulations.

In addition, per Section 5-04 of the County's Development Standards and Regulations, public improvements including curb, gutter, and sidewalk will be constructed in the proposed subdivision at the time of a Final Plat. A Subdivision Improvement Agreement with applicable collateral will be required with any applications for a Final Plat.

**Future Land Use Designation/Comprehensive Plan:**

The subject property is designated as Urban Residential in the County’s Future Land Use Map. Per Chapter 5 of the Adams County Comprehensive Plan, Urban Residential areas are intended to provide a variety of housing types, and create and maintain healthy residential neighborhoods. Primary uses in the Urban Residential future land use designation are single and multiple-family housing developed at densities of one dwelling unit per acre or greater. Surrounding properties to the north, south, east, and west of the subject property are also designated as Urban Residential.

The property is also located in the Southwest Adams County Framework plan. This plan was adopted as an amendment to the County’s Comprehensive Plan, and outlines existing conditions and direction for future planning efforts in certain sections of the County. Specifically, the Framework Plan identifies the southwest portion of the County as containing most of the older, more urbanized areas of the County as well as a wide range and mix of land uses. The Framework Plan identifies policies and strategies outlined in the County’s Comprehensive Plan, such as maintaining and enhancing the quality of existing residential neighborhoods and enhancing the Southwest area’s role as an important gateway to the County.

The subject request conforms to goals of the Comprehensive Plan and the Southwest Framework Plan. The request is for development of a single family residential subdivision that is compatible with surrounding residential subdivisions. In addition, the development will utilize existing infrastructure as well as construct public improvements such as curb, gutter, and sidewalk.

**Site Characteristic:**

Currently, the site is developed with one single family dwelling on the western portion of the site, which has access to Tejon St. The remainder of the site is undeveloped; however, a secondary access point is provided to Raritan Way on the eastern portion of the site.

**Surrounding Zoning Designations and Existing Use Activity:**

<b>Northwest R-1-C Single Family</b>	<b>North R-1-C Single Family</b>	<b>Northeast R-2 Vacant</b>
<b>West R-1-C Single Family</b>	<b>Subject Property R-1-C Single Family</b>	<b>East R-2 Multi Family</b>
<b>Southwest R-1-C Single Family</b>	<b>South R-1-C Single Family</b>	<b>Southeast R-2 Multi Family</b>

**Compatibility with the Surrounding Land Uses:**

The request is compatible with surrounding zone designations, existing development in the area, and the Comprehensive Plan Urban Residential future land use designation.

**Staff Recommendations:**

**Based upon the application, the criteria for a Major Subdivision Preliminary Plat, and a recent site visit, staff recommends Approval of this request with 9 findings-of-fact, 6 condition, and 1 note:**

### **RECOMMENDED FINDINGS OF FACT**

1. The preliminary plat is consistent with the Adams County Comprehensive Plan and any available area plan.
2. The preliminary plat is consistent with the purposes of these standards and regulations.
3. The preliminary plat is in conformance with the subdivision design standards and any approved sketch plan.
4. The applicant has provided evidence that a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards.
5. The applicant has provided evidence that a public sewage disposal system has been established and, if other methods of sewage disposal are proposed, adequate evidence indicating that such system complies with state and local laws and regulations.
6. The applicant has provided evidence to show all areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified by the applicant and the proposed uses of these areas are compatible with such conditions.
7. The applicant has provided evidence that adequate drainage improvements on the site comply with these standards and regulations.
8. The overall density of development within the proposed subdivision conforms to the zone district density allowances.
9. The proposed subdivision is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County. The proposed subdivision has established an adequate level of compatibility by:
  - a. Incorporating natural physical features into the development design and providing sufficient open spaces considering the type and intensity of use;
  - b. Incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County;
  - c. Incorporating physical design features in the subdivision to provide a transition between the project and adjacent land uses through the provision of an attractive entryway, edges along public streets, architectural design, and appropriate height and bulk restrictions on structures;
  - d. Incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the project design; and
  - e. Incorporating public facilities or infrastructure, or cash-in-lieu, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of the County services and facilities.

### **Recommended Conditions of Approval;**

1. The applicant shall submit to Adams County Development Services a final drainage analysis and report for review and approval with any application for final plat.
2. With any final plat application, the applicant shall provide evidence of easements for any required drainage facilities.
3. The applicant shall submit to Adams County Development Services a final traffic impact study for review and approval with any application for Final Plat.
4. A Subdivision Improvement Agreement and collateral shall be submitted with the final plat application.
5. Public Land Dedication (PLD) fees shall be submitted with any application for final plat.
6. The applicant shall comply with all requirements from Xcel Energy including providing utility easement language and showing all utility easements on the final plat.

**CITIZEN COMMENTS**

Notifications Sent	Comments Received
241	1

**COUNTY AGENCY COMMENTS**

Staff reviewed the request and had no concerns with the proposed subdivision. The applicant shall be required to obtain a drainage easement to provide for necessary drainage facilities prior to submittal of any Final Plat. All public improvements, including curb, gutter, and sidewalk are required with a Final Plat. A Subdivision Improvement Agreement and required collateral shall also be submitted with a Final Plat.

**REFERRAL AGENCY COMMENTS**

**Responding with Concerns:**

None

**Responding without Concerns:**

Colorado Department of Transportation  
 Colorado Division of Water Resources  
 Colorado Geological Survey  
 Tri-County Health  
 Xcel Energy

**Notified but not Responding / Considered a Favorable Response:**

Adams County Fire Rescue  
 Berkeley Water and Sanitation  
 Century Link  
 Comcast

Hyland Hills Park and Rec District  
Metro Wastewater  
North Lincoln Water and Sanitation  
RTD  
Westminster School District #50

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### **Exhibit 5- Associated Case Materials**

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October 28, 2015

Christopher LaRue  
Adams County  
Planning & Development Department  
4430 S. Adams County Parkway  
1st Floor, Suite W2000A  
Brighton, CO

RE: 5350 Tejon Street Written Explanation for Preliminary Plat Submittal

Dear Christopher,

The 5350 Tejon Street project involves the subdividing of the original 2.13 acre property into 6 Lots, a Tract that will contain a detention basin and an existing water easement, and a local roadway with a 50' right-of-way dedicated to the county terminating in a cul-de-sac with appropriate radii for the flowline and right-of-way. The existing home fronting Tejon Street is to remain and will be located within Lot 3 of the proposed subdivision. A Sketch Plan (site plan) and Preliminary Plat have been prepared depicting this layout.

The Lots have been laid out meeting or exceeding the minimum lot size, lot frontages and setbacks for the existing R-1-C zoning. The project is not pursuing any revisions to the existing zoning or any applicable area plans. The site plan is consistent with the standards and regulations for the existing zoning and is in conformance with the county's design standards.

The North Lincoln Water and Sanitation District has been approached and will serve the project site with water and sewer service. Main extensions are proposed in conformance with the criteria of the district and Denver Water. Fire service has been reviewed by the Southwest Adams County Fire Protection District and the proposed fire hydrant will conform to their criteria.

There have not been any evidence indicating any soil or topographical conditions presenting hazards or requiring special precautions nor have there been any cultural, archaeological, natural/historic resources or unique landforms that will require any reasonable protection measures.

A drainage system has been developed that will convey as much of the site and off-site runoff flows into a proposed detention pond with a water quality facility. There is a small area that still flows offsite, however, the detention requirements for that area have been added to the required pond volume as over-detention. The off-site flows are not being allowed to pass-through the detention pond but are being included in the detention facility to be released at the permitted rates per the county's criteria.



With this project basically being an infill project, the necessary services such as fire/police protection, schools, recreation, utilities, open space and transportation are already in place and do not require any additional expansion beyond current limits.

The homes that are being planned for this subdivision are compatible with the area and will more closely resemble those that were constructed in the Tejon Heights subdivision on the south side of the project site.

The Sketch Plan (site plan) and Preliminary Plat are consistent with the existing zoning of the area, the standards and regulations for the existing area and in conformance with the subdivision design standards for the area.

Sincerely,

**Phelps Engineering Services, Inc.**

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

Frank Feero, P.E.  
Senior Project Engineer



# PRELIMINARY PLAT - 5350 TEJON STREET

A REPLAT OF 5350 TEJON STREET  
 LOCATED IN THE NW 1/4 OF SECTION 16, TOWNSHIP 3 SOUTH,  
 RANGE 68 WEST OF THE 6TH P.M.,  
 COUNTY OF ADAMS, STATE OF COLORADO

## LEGAL DESCRIPTION AND DEDICATION:

THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, IN TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., EXCEPT THE WEST 185 FEET OF THE SOUTH 90 FEET OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., AND EXCEPT ANY PORTION LYING WITHIN STREETS OR ROADWAYS, COUNTY OF ADAMS, STATE OF COLORADO, AS FOLLOWS:

5350 TEJON STREET, COUNTY OF ADAMS, STATE OF COLORADO.

DESCRIBED PARCEL CONTAINS 2.079 ACRES, MORE OR LESS.

HAS LAID OUT, SURVEYED, SUBDIVIDED AND PLATTED THE SAME UNDER THE NAME OF "5350 TEJON STREET", COUNTY OF ADAMS, STATE OF COLORADO.

THE UNDERSIGNED DOES, BY THIS PLAT, GRANT AND CONVEY TO THE ADAMS COUNTY ALL OF THE FOLLOWING, AS SHOWN HEREON:

a) UTILITY EASEMENTS FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT FOR ALL SERVICES INCLUDING, WITHOUT LIMITATION, WATER, RECLAIMED WATER, SANITARY SEWER AND STORM SEWER MAINS, LINES, METERS, CULVERTS, FIRE HYDRANTS, DRAINS AND MECHANICAL EQUIPMENT ASSOCIATED THEREWITH AND ELECTRIC, GAS, TELEPHONE, AND TELECOMMUNICATION LINES, CABLES, WORKS, POLES, RELAYS AND SWITCHES; IT IS EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL COSTS ASSOCIATED WITH THE CONSTRUCTION OF THE AFOREMENTIONED IMPROVEMENTS SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER, AND THAT ANY SUCH ITEMS SO CONSTRUCTED OR INSTALLED SHALL BECOME, UPON APPROVAL AND ACCEPTANCE BY ADAMS COUNTY, EXCEPT ITEMS OWNED BY MUNICIPALLY FRANCHISED OR PERMITTED UTILITIES, WHICH ITEMS SHALL REMAIN THE PROPERTY OF THE OWNER OF THE PUBLIC UTILITY OR FRANCHISE;

b) DRAINAGE EASEMENTS FOR THE BENEFIT OF THE SUBDIVISION, TO CONTROL, CONTAIN AND DIRECT THE STORM WATER RUN-OFF THEREFROM AND TO ALLOW THE INSTALLATION OF DETENTION FACILITIES, CULVERTS, DITCHES, PIPELINES AND OTHER FLOOD CONTROL IMPROVEMENTS AND APPURTENANCES THERETO; IT IS EXPRESSLY UNDERSTOOD AND AGREED TO BY THE SUBDIVIDER THAT THE INSTALLATION OF ANY AND ALL DRAINAGE IMPROVEMENTS IS AND REMAINS FOREVER THE RESPONSIBILITY OF THE SUBDIVIDER.

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

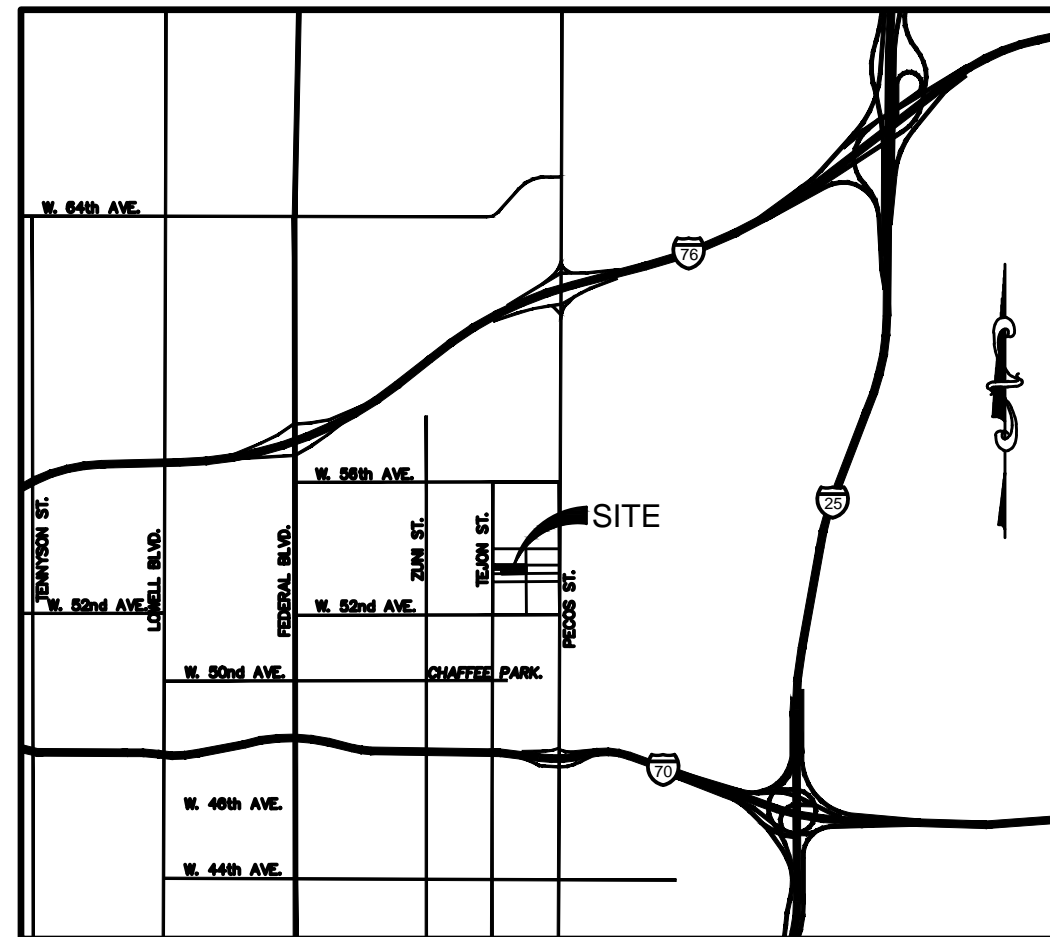
(NAME OF OWNER)

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

NAME - TITLE )  
 STATE )

CITY, COUNTY ) SS  
 THE FOREGOING PLAT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, BY \_\_\_\_\_.

NOTARY PUBLIC \_\_\_\_\_  
 MY COMMISSION EXPIRES \_\_\_\_\_  
 MY ADDRESS IS: \_\_\_\_\_



VICINITY MAP  
 SCALE: 1" = 2000'

## GENERAL NOTES:

1. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CBM SURVEYS, INC. SURVEYING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHT OF WAY OR TITLE OF RECORD. CBM SURVEYS, INC. SURVEYING RELIED UPON \_\_\_\_\_, COMMITMENT NO. \_\_\_\_\_, EFFECTIVE \_\_\_\_\_.
3. DIMENSIONS SHOWN HEREON ARE FIELD MEASURED UNLESS NOTED AS RECORD.
4. DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET AND ARE REPRESENTED AS FEET AND DECIMAL FEET.

## SURVEYOR'S CERTIFICATE:

I, RANDY F. FORTUIN, A LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THERE ARE NO EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE ABOVE-DESCRIBED PROPERTY EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT I HAVE SURVEYED THIS PROPERTY AND THIS PLAT ACCURATELY AND PROPERLY SHOWS SAID PROPERTY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON. THIS LAND SURVEY PLAT COMPLIES WITH SECTION 38-51-106, COLORADO REVISED STATUTES.

\_\_\_\_\_  
 RANDY F. FORTUIN DATE  
 P.L.S. 27263

## OWNERSHIP AND TITLE CERTIFICATION:

I, \_\_\_\_\_, A DULY AUTHORIZED OFFICER OF \_\_\_\_\_, HEREBY CERTIFY THAT THE PARTIES EXECUTING THIS PLAT AS OWNERS OF THE ABOVE-DESCRIBED PROPERTY ARE THE OWNERS THEREOF IN FEE SIMPLE; AND FURTHER, THAT ALL PUBLIC RIGHTS-OF-WAY, EASEMENTS OR IMPROVEMENTS, IF ANY, THAT ARE DEDICATED BY THIS PLAT ARE FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES.

DATE \_\_\_\_\_ SIGNATURE OF AUTHORIZED OFFICIAL \_\_\_\_\_

TITLE COMPANY \_\_\_\_\_

STATE \_\_\_\_\_ )  
 ) SS

CITY, COUNTY \_\_\_\_\_ )  
 THE FOREGOING LIENHOLDER CERTIFICATE WAS SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, BY \_\_\_\_\_.

NOTARY PUBLIC \_\_\_\_\_  
 MY COMMISSION EXPIRES \_\_\_\_\_  
 MY ADDRESS IS: \_\_\_\_\_

## PLANNING COMMISSION APPROVAL:

APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
 CHAIRMAN

## BOARD OF COUNTY COMMISSIONERS APPROVAL:

APPROVED BY THE ADAMS COUNTY BOARD OF COMMISSIONERS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
 CHAIRMAN

## CLERK AND RECORDER'S CERTIFICATE:

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

\_\_\_\_\_  
 COUNTY CLERK AND RECORDER

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

## BASIS OF BEARING:

BEARINGS ARE BASED ON ALIQUOT LINE ALONG TEJON STREET BETWEEN 52ND AVENUE AND 56TH AVENUE WITH A BEARING OF N00°16'25"W BETWEEN THE MONUMENTS SHOWN HEREON. THE BEARING IS BASED ON THE HIXON MANUFACTURING GPS NETWORK IN THE DENVER METRO. AREA.

FILE NO.	
MAP NO.	
RECEPTION NO.	
REVISIONS	
•	
•	
•	
Drawing File Name: 14091-Preliminary Plat.dwg	SHEET 1 OF 2
DATE OF SURVEY: 11/17/2014	DATE OF DRAWING: 4/30/2015
DRAWN BY: JAM	PROJECT NO: 14091

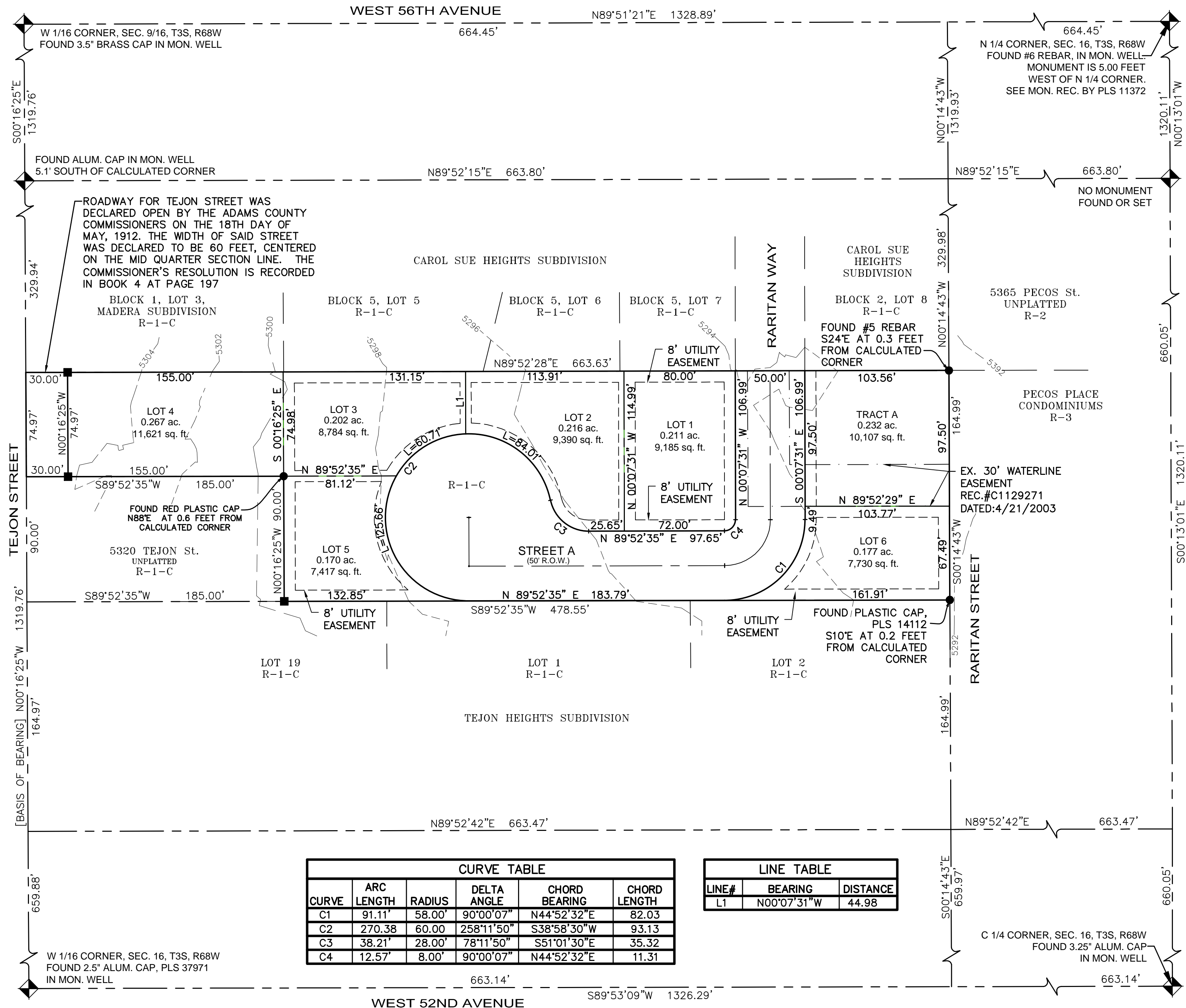


Exhibit 2.3

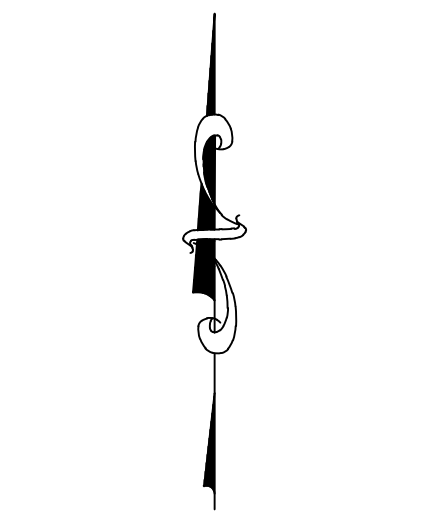
CASE NO. \_\_\_\_\_

# PRELIMINARY PLAT - 5350 TEJON STREET

A REPLAT OF 5350 TEJON STREET  
 LOCATED IN THE NW 1/4 OF SECTION 16, TOWNSHIP 3 SOUTH,  
 RANGE 68 WEST OF THE 6TH P.M.,  
 COUNTY OF ADAMS, STATE OF COLORADO



- LEGEND**
- ADJOINING LOT LINES
  - BOUNDARY LINES
  - 5300-5302 --- 2' CONTOUR LINES
  - - - EASEMENT, EXISTING
  - - - EASEMENT, PROPOSED
  - LOT LINE
  - RIGHT-OF-WAY
  - SECTION LINE
  - SET #5 REBAR WITH RED CAP, PLS 27263
- ZONING LEGEND**
- R-1-C RESIDENTIAL
  - R-2 RESIDENTIAL - 2 FAMILY
  - R-3 RESIDENTIAL - 3 MODERATE DENSITY



1 inch = 50 ft. Horizontal  
 \* NOT TO SCALE IF SHEET SIZE OTHER THAN 18"x24"

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	91.11'	58.00'	90°00'07"	N44°52'32"E	82.03
C2	270.38	60.00'	258°11'50"	S38°58'30"W	93.13
C3	38.21'	28.00'	78°11'50"	S51°01'30"E	35.32
C4	12.57'	8.00'	90°00'07"	N44°52'32"E	11.31

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	N00°07'31"W	44.98

**PHELPS ENGINEERING**  
 7200 E. Hampden Ave, Suite 300  
 Denver, CO 80224 (303) 298-1644

FILE NO.	
MAP NO.	
RECEPTION NO.	
REVISIONS	
•	
•	
•	
Drawing File Name: 14091-Preliminary Plat.dwg	SHEET 2 OF 2
DATE OF SURVEY: 11/17/2014	DATE OF DRAWING: 4/30/2015
DRAWN BY: JAM	PROJECT NO: 14091

CASE NO. \_\_\_\_\_

# NORTH LINCOLN WATER and SANITATION DISTRICT

1576 Sherman Street, Suite 100  
Denver, Colorado 80203

Telephone: (303) 861-0061

Facsimile: (303) 825-0642

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October 21, 2015

Adams County  
Department of Planning & Development  
4430 S. Adams County Pkwy.  
1st Floor, Ste. W2000A  
Brighton, CO 80601

RE: Property at 5350 Tejon Street  
Will Serve Letter

To Whom It May Concern:

Pursuant to due-diligence by the Owner of the property/development at 5350 Tejon Street, Denver, Colorado, Adams County has requested of the owner a confirmation that North Lincoln Water and Sanitation (NLWSD) can provide water and sewer service for a new development to be constructed on the property at 5350 Tejon Street. We acknowledge the property is in the jurisdiction of North Lincoln Water and Sanitation District. We understand the proposed facilities will include: residential homes.

NLWSD can serve the property with water from the 8-inch water main connected between Raritan Street and Raritan Way located on the property. The tap connection to the sewer main can be connected to the existing 8-inch sewer line located in the ROW of Raritan Way.

NLWSD has an integrated water service agreement with Denver Water. Accordingly, all water system mains must also be approved by Denver Water in addition to NLWSD. The property owner shall submit water and sewer plans to NLWSD and water plans to Denver Water via NLWSD for review and approval and shall be designed by a licensed professional in the State of Colorado.

Very truly yours,



Edward D. Barenberg, P.E.  
Contract Manager, NLWSD

cc: Frank Feero, P.E., Phelps Engineering  
Pascual Carrillo, 8311 Ogden, CO 80229 Street, Denver



### Development Review Team Comments:

**Date:** 12/4/15

**Project Number:** PLT2015-00044

**Project Name:** Tejon Preliminary/Final Plat

**Commenting Division:** Development Services, Planning

**Name of Reviewer:** Emily Collins

**Date:** 11/19/15

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

PLN1. This request is for A Preliminary/Final Plat to create 6 lots on approximately 2.13 acres.

PLN2. The subject property is zoned R-1-C, Residential. All lots must conform to the minimum requirements of the zone district pursuant to Section 3-13-07-01.

- a. The minimum lot size for internal lots shall be 7,000 square feet.
- b. The minimum width for internal lots shall be 65 feet.
- c. All lots on the plat conform to the minimum zone district requirements.

PLN3. While setbacks are not reviewed as part of the subdivision plat, please note that all new dwellings must conform to the setbacks outlined in Section 3-13-07-03.

PLN4. The Comprehensive Plan, Future Land Use Map, designates this site as Urban Residential.

- a. Urban Residential areas are designated for single and multi-family housing at urban densities in areas with adequate urban services and transportation facilities.
- b. The proposed subdivision is consistent with the goals of the Comprehensive Plan.

PLN5. The overall density of the project conforms to the zone district allowances of one dwelling per lot.

PLN6. A “will serve” letter from the North Lincoln Water and Sanitation District was provided with the application. The applicant has provided evidence of sufficient water and sanitation.

- a. The State Division of Water Resources noted the water supply is adequate.

PLN7. Soil or topographical conditions that may present a hazard to development have not been identified in the soils report provided by the applicant.

PLN8. A Subdivision Improvement Agreement is requirement with Preliminary/Final Plat submittal pursuant to Section 2-02-18-01(Minor Subdivision) and Section 5-02-05.

- a. **An SIA was not submitted with the subdivision. This must be complete prior to scheduling for public hearings. Please see the attached draft SIA.**

PLN9. Adams County School District 50 stated the proposed subdivision would have minimal impact on the District’s capacity to absorb students within existing schools.

PLN10. The proposed subdivision is compatible with the surrounding area which consists of R-1-C zone district to the north, west, and south of the site. Additionally, there is multi-family development to the east of the site.

**Exhibit 3.1**

**Commenting Division: Development Services, Engineering:**

**Name of Review:** Matt Emmens

**Date:** 12/1/15

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

ENG1: Flood Insurance Rate Map – FIRM Panel Flood Insurance Rate Map – FIRM Panel #08001C0592H, Federal Emergency Management Agency, March 4, 2007. According to the above references, the “Tejon Preliminary Plat” site is NOT located within a delineated 100-year flood hazard zone; A floodplain use permit will not be required.

ENG2: The applicant shall be responsible to ensure compliance with all Federal, State, and Local water quality construction requirements. The "Tejon Preliminary Plat" site is within the County's MS4 Stormwater Permit area. In the event that the disturbed area of the site exceeds 1 acre the applicant shall be responsible to prepare the SWMP plan using the Adams County ESC Template, and obtain both a County SWQ Permit and State Permit COR-030000.

ENG3: Prior to scheduling the final plat/FDP BOCC hearing, the developer is required to submit for review and receive approval of all construction documents (construction plans and reports). Construction documents shall include, at a minimum, onsite and public improvements construction plans, drainage report, traffic impact study. All construction documents must meet the requirements of the Adams County Development Standards and Regulations. The developer shall submit to the Adams County Development Review Engineering division the following: Engineering Review Application, Engineering Review Fee, three (3) copies of all construction documents. The development review fee for this project will be \$1,000.

**The developer has submitted for review construction documents for this site. These plans have not yet been approved.**

ENG4: The developer is required to construct roadway and public improvements for this site. Roadway improvements will consist of curb, gutter and sidewalk adjacent to the site and, any roadway improvements as required by the approved traffic impact study.

ENG5: Prior to the issuance of any construction or building permits, the developer shall enter into a Subdivision Improvements (SIA) Agreement with the County and provide a security bond for all public improvements.

ENG6: No building permits will be issued until all public improvements have been constructed, inspected and preliminarily accepted by the County's Transportation Dept.

ENG7: The developer is responsible for the repair or replacement of any broken or damaged section of curb gutter and sidewalk.



**Commenting Division: Development Services, Right-Of-Way**

**Name of Review:** Bob Kovacs

**Date:** 12/04/15

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

ROW1: It is not correct to refer to this as a replat because this is un-platted property.

ROW2: Label width of what appears to be half width Utility Easements located next to one another on neighboring parcels. (between Lot 3 & Lot 5); (between Lot 2 & Lot 3); (between Lot 1 & Lot 2)

ROW3: There should be Utility Easements on Lot 4 as well.

ROW4: Indicate purpose that Tract A will be used for.

ROW5: I recommend selection of a different name, an original one for the name of this plat. As a new subdivision it can have any name already not in use. Using the current address for the plat name may be confusing in the future. Most lots will not be on Tejon St. This subdivision will have six lots and one tract. Only Lot 4 will keep the current address of 5350 Tejon Street.

ROW5A: Add line below plat name indicating "Preliminary / Final Plat".

ROW6: Note, that addresses for the lots are already indicated on the redlines of the plat.

ROW7: Revise note a) on sheet one regarding utility easements. This language is hard to follow. Please clarify. Please revise comments regarding utility easements in light of applicable comments in chapter 5 of the Adams County Development Standards and Regulations. (Available on the County website) Especially pertinent are sections 5-04-02-01 and 5-04-02-02.

ROW8: Additional ROW comments are in form of redlined mark up of draft plat. The markup is saved in eDocs under No. 5266522. PDF thereof is also been attached to this case, PLT2015-00044.

ROW9: Return revisions for additional review.

**Commenting Division: Development Services Building and Safety**

**Name of Review:** Justin Blair

**Date:** 11/16/15

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

No Comment.

**Commenting Division: Parks and Open Space**

**Name of Review:** Aaron Clark

**Date:** 12/1/15

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

PRK 1: No comment.

## Emily Collins

---

**From:** Jennifer Lothrop  
**Sent:** Friday, November 13, 2015 10:36 AM  
**To:** Emily Collins  
**Cc:** Brigitte Grimm; Gina Maldonado  
**Subject:** PLT2015-00044 Tejon Preliminary Plat  
**Attachments:** DOCS-#5251575-v1-PLT2015-00044  
\_TEJON\_PRELIMINARY\_PLAT\_REQUEST\_FOR\_COMMEN.pdf

Case Name: Tejon Preliminary Plat  
Case Number: PLT2015-00044  
Parcel # 0182516200050

The above mentioned parcel is paid in full, therefore, the Treasurer's Office has no negative input regarding this request.

## Jennifer Lothrop

Treasurer Technician

Adams County Treasurer's Office  
4430 S. Adams County Pkwy., Ste. C2436  
Brighton, CO 80601  
720.523.6761 | [www.adcotax.com](http://www.adcotax.com)  
Mon. - Fri. 7am - 5pm



Adams County Mission  
To responsibly serve the Adams County Community with integrity and innovation.



# PRELIMINARY PLAT - 5350 TEJON STREET

PLT2015-00044

see ROW comments sent to Case Manager as part of review of this case.

A REPLAT OF 5350 TEJON STREET  
LOCATED IN THE NW 1/4 OF SECTION 16, TOWNSHIP 3 SOUTH,  
RANGE 68 WEST OF THE 6TH P.M.,  
COUNTY OF ADAMS, STATE OF COLORADO

### LEGAL DESCRIPTION AND DEDICATION:

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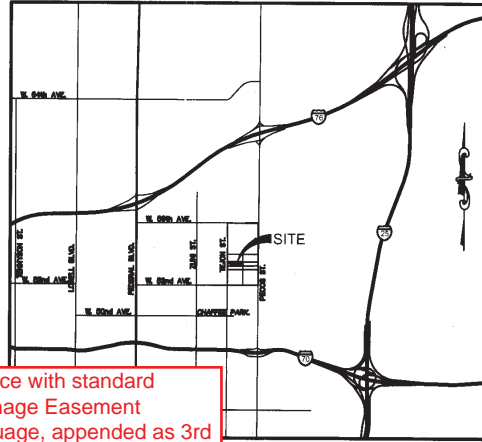
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DESCRIBED PARCEL CONTAINS 2.079 ACRES, MORE OR LESS.

HAS LAID OUT, SURVEYED, SUBDIVIDED AND PLATTED THE SAME UNDER THE NAME OF ~~5350 TEJON STREET~~, COUNTY OF ADAMS, STATE OF COLORADO.

THE UNDERSIGNED DOES, BY THIS PLAT, GRANT AND CONVEY TO THE ADAMS COUNTY ALL OF THE FOLLOWING, AS SHOWN HEREON:

- a) UTILITY EASEMENTS FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT FOR ALL SERVICES INCLUDING, WITHOUT LIMITATION, WATER, RECLAIMED WATER, SANITARY SEWER AND STORM SEWER MAINS, LINES, METERS, CULVERTS, FIRE HYDRANTS, DRAINS AND MECHANICAL EQUIPMENT ASSOCIATED THEREWITH AND ELECTRIC, GAS, TELEPHONE, AND TELECOMMUNICATION LINES, CABLES, WORKS, POLES, RELAYS AND SWITCHES; IT IS EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL COSTS ASSOCIATED WITH THE CONSTRUCTION OF THE AFOREMENTIONED IMPROVEMENTS SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER, AND THAT ANY SUCH ITEMS SO CONSTRUCTED OR INSTALLED SHALL BECOME, UPON APPROVAL AND ACCEPTANCE BY ADAMS COUNTY, EXCEPT ITEMS OWNED BY MUNICIPALLY FRANCHISED OR PERMITTED UTILITIES, WHICH ITEMS SHALL REMAIN THE PROPERTY OF THE OWNER OF THE PUBLIC UTILITY OR FRANCHISE;
- b) DRAINAGE EASEMENTS FOR THE BENEFIT OF THE SUBDIVISION, TO CONTROL, CONTAIN AND DIRECT THE STORM WATER RUN-OFF THEREFROM AND TO ALLOW THE INSTALLATION OF DETENTION FACILITIES, CULVERTS, DITCHES, PIPELINES AND OTHER FLOOD CONTROL IMPROVEMENTS AND APPURTENANCES THERE TO; IT IS EXPRESSLY UNDERSTOOD AND AGREED TO BY THE SUBDIVIDER THAT THE INSTALLATION OF ANY AND ALL DRAINAGE IMPROVEMENTS IS AND REMAINS FOREVER THE RESPONSIBILITY OF THE SUBDIVIDER.



UNITY MAP  
SCALE: 1" = 2000'

### OWNERSHIP AND TITLE CERTIFICATION:

I, \_\_\_\_\_ A DULY AUTHORIZED OFFICER OF \_\_\_\_\_ HEREBY CERTIFY THAT THE PARTIES EXECUTING THIS PLAT AS OWNERS OF THE ABOVE-DESCRIBED PROPERTY ARE THE OWNERS THEREOF IN FEE SIMPLE, AND FURTHER, THAT ALL PUBLIC RIGHTS-OF-WAY, EASEMENTS OR IMPROVEMENTS, IF ANY, THAT ARE DEDICATED BY THIS PLAT ARE FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES.

DATE \_\_\_\_\_ SIGNATURE OF AUTHORIZED OFFICIAL \_\_\_\_\_

TITLE COMPANY \_\_\_\_\_

STATE \_\_\_\_\_ )  
CITY, COUNTY \_\_\_\_\_ ) SS  
THE FOREGOING LIENHOLDER CERTIFICATE WAS SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_  
MY ADDRESS IS: \_\_\_\_\_

### PLANNING COMMISSION APPROVAL:

APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

indicate TC relied upon

### BOARD OF COUNTY COMMISSIONERS APPROVAL:

APPROVED BY THE ADAMS COUNTY BOARD OF COMMISSIONERS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

CHAIRMAN \_\_\_\_\_

### CLERK AND RECORDER'S CERTIFICATE:

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

COUNTY CLERK AND RECORDER \_\_\_\_\_

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

### BASIS OF BEARING:

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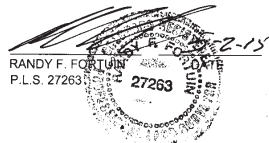
C & R signature box should be lowest on right

### GENERAL NOTES:

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- DIMENSIONS SHOWN HEREON ARE FIELD MEASURED UNLESS NOTED AS RECORD.
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move company logo and data box to center bottom or left on Sheet 1

7200 E. Hampden Ave, Suite 300  
Denver, CO 80224 (303) 298-1644

FILE NO.	
MAP NO.	
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Drawing File Name: 14091-Preliminary Plat.dwg	SHEET 1 OF 2
DATE OF SURVEY: 11/17/2014	DATE OF DRAWING: 4/30/2015
DRAWN BY: JAM	PROJECT NO: 14091

give Subdivision Area

Revise language regarding Utility easements. see ROW comments sent to Case Manager as part of review of this case.

type in Owners names

CASE NO. \_\_\_\_\_

# PRELIMINARY PLAT - 5350 TEJON STREET

PLT2015-00044

A REPEAT OF 5350 TEJON STREET  
 LOCATED IN THE NW 1/4 OF SECTION 16, TOWNSHIP 3 SOUTH,  
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 COUNTY OF ADAMS, STATE OF COLORADO

see ROW comments sent  
 to Case Manager as part of  
 review of this case.

remove all contours

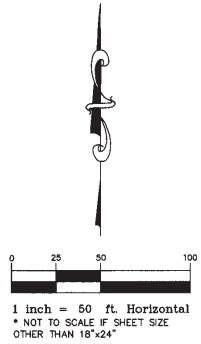
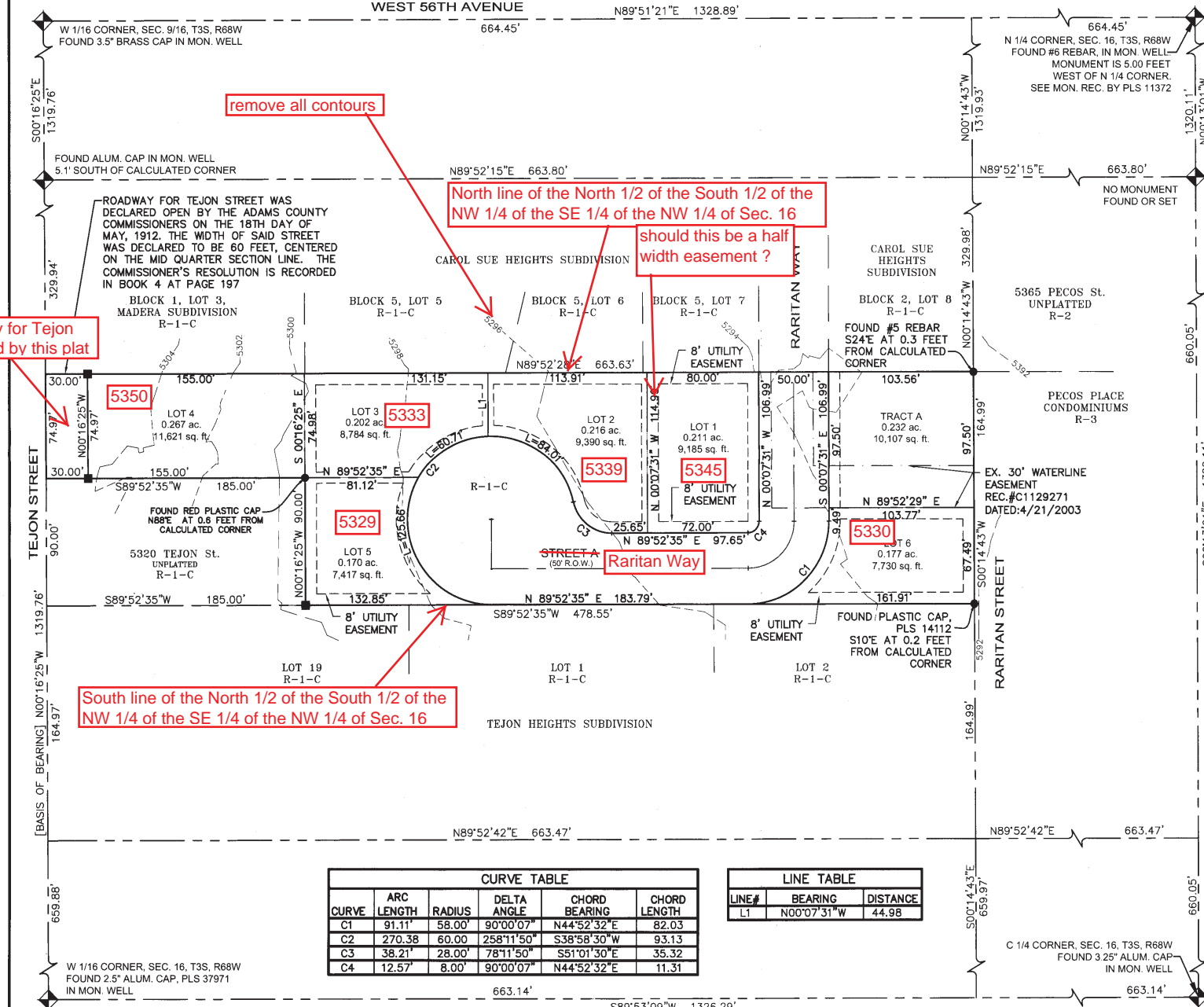
North line of the North 1/2 of the South 1/2 of the  
 NW 1/4 of the SE 1/4 of the NW 1/4 of Sec. 16

should this be a half  
 width easement ?

30' Right-of-way for Tejon  
 Street dedicated by this plat

South line of the North 1/2 of the South 1/2 of the  
 NW 1/4 of the SE 1/4 of the NW 1/4 of Sec. 16

- LEGEND**
- ADJOINING LOT LINES
  - BOUNDARY LINES
  - 2' CONTOUR LINES
  - EASEMENT, EXISTING
  - EASEMENT, PROPOSED
  - LOT LINE
  - RIGHT-OF-WAY
  - SECTION LINE
  - SET #5 REBAR WITH RED CAP, PLS 27263
- ZONING LEGEND**
- R-1-C RESIDENTIAL
  - R-2 RESIDENTIAL - 2 FAMILY
  - R-3 RESIDENTIAL - 3 MODERATE DENSITY



CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	91.11'	58.00'	90°00'07"	N44°52'32"E	82.03
C2	270.38	60.00	258°11'50"	S38°58'30"W	93.13
C3	38.21'	28.00'	78°11'50"	S51°01'30"E	35.32
C4	12.57'	8.00'	90°00'07"	N44°52'32"E	11.31

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	N00°07'31"W	44.98

**PHELPS ENGINEERING**  
 7200 E. Hampden Ave, Suite 300  
 Denver, CO 80224 (303) 298-1644

FILE NO. \_\_\_\_\_  
 MAP NO. \_\_\_\_\_  
 RECEPTION NO. \_\_\_\_\_  
 REVISIONS \_\_\_\_\_  
 Drawing File Name: 14091-Preliminary Plat.dwg SHEET 2 OF 2  
 DATE OF SURVEY: 11/17/2014 DATE OF DRAWING: 4/30/2015  
 DRAWN BY: JAM PROJECT NO: 14091

CASE NO. \_\_\_\_\_

THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY SUBDIVISION DEVELOPMENT AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.



**COLORADO**  
Division of Water Resources  
Department of Natural Resources

1313 Sherman Street, Room 821  
Denver, CO 80203

November 23, 2015

Emily Collins  
Adams County Community & Economic Development Department  
Transmitted via email: [ECollins@adcogov.org](mailto:ECollins@adcogov.org)

**RE: Tejon Preliminary Plat**  
**Case no. PLT2015-00044**  
**Portion of the SE ¼ SW ¼, Sec. 16, T3S, R68W, 6<sup>th</sup> P.M.**  
**Water Division 1, Water District 7**

Dear Ms. Collins,

We have reviewed your November 17, 2015 referral concerning the above referenced proposal to subdivide a 2.13 acre parcel into 6 lots, a tract that will contain a detention basin, an existing water easement and a local roadway. There is an existing home on the property that will remain on Lot 3 of the proposed subdivision.

Water Supply Demand

A Water Supply Information Summary Sheet was not submitted, therefore the water supply demand for this subdivision is unknown. Waste water treatment will be provided by the North Lincoln Water and Sanitation District.

Source of Water Supply

According to the information submitted, the proposed water source is the North Lincoln Water and Sanitation District (“District”). A letter of commitment from the District was provided with the referral information. The letter notes that the proposed subdivision is within the District’s service area and that the District will be able to provide water service to the project. The information in this office indicates that the District obtains its water supply through a distributor’s “read and bill” contract with the Denver Water Department. The Denver Water Department is considered to be a reliable water source.

In addition, application materials indicate that the proposed development will have a detention pond. The applicant should be aware that, pursuant to Colorado Senate Bill 15-212, storm water facilities must meet specific criteria to prevent them from being administered by the Office of the State Engineer. The detention pond must be operated solely for storm water management and be subject to oversight by a governmental entity (the subdivision requirements of the county fit this criteria). Further, it must release or infiltrate at least 97 percent of all of the water from a rainfall

**Exhibit 3.2**



event that is equal to or less than a five-year storm within 72 hours of the end the rainfall event. Water detained from rainfall events greater than five-year storms should be released as quickly as practicable, not to exceed the release or infiltration of 99 percent of all water within 120 hours of the end of the rainfall event. The detention pond must operate passively, not expose ground water, and not subject the storm water runoff to any active treatment process. In addition, the operator must submit notice of the proposed detention facility to the Substitute Water Supply Plan Notification List. Urban Drainage and Flood Control has created a notification portal that operators can use to satisfy this requirement: <https://maperture.digitaldataservices.com/gvh/?viewer=cswdif>

### State Engineer's Office Opinion

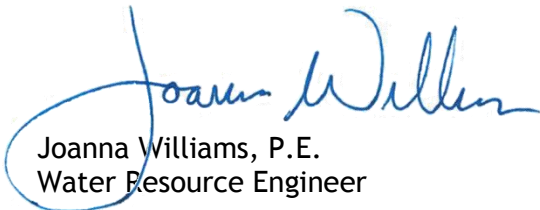
Based upon the above and pursuant to Section 30-28-136(1)(h)(I) and Section 30-28-136(1)(h)(II), C.R.S., the State Engineer's Office offers the opinion that with the District as the water supplier, the proposed water supply is adequate and can be provided without causing injury to decreed water rights.

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

Our opinion that the water supply can be **provided without causing injury** is based on our determination that the amount of water that is legally available on an annual basis for the proposed uses is greater than the annual amount of water required to supply existing water commitments and the demands of the proposed subdivision.

If you or the applicant has any questions regarding this matter, please contact Ioana Comaniciu of this office.

Sincerely,



Joanna Williams, P.E.  
Water Resource Engineer

Cc: File for subdivision no. 23738







**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303. 571.3524  
donna.l.george@xcelenergy.com

December 4, 2015

Adams County Community and Economic Development Department  
4430 South Adams County Parkway, 3<sup>rd</sup> Floor, Suite W3000  
Brighton, CO 80601

Attn: Emily Collins

**RE: Tejon Preliminary Plat, Case # PLT2015-00044**

Public Service Company of Colorado's Right of Way & Permits Department Referral Desk has determined **there are several conflicts** with the above captioned project.

The drawing that was attached to the case was a site plan sheet rather than a plat document, and it was very difficult to read. PSCo requests via email a copy at [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com) of a preliminary plat for review, or at minimum, a clean copy of the site plan document.

Should you have any questions with this referral response, please contact me at 303-571-3306.

Donna George  
Contract Right of Way Referral Processor  
Public Service Company of Colorado

**Exhibit 3.3**



Right of Way & Permits

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303. 571.3284  
donna.l.george@xcelenergy.com

December 10, 2015

Adams County Community and Economic Development Department  
4430 South Adams County Parkway, 3<sup>rd</sup> Floor, Suite W3000  
Brighton, CO 80601

Attn: Emily Collins

**RE: \* AMENDED RESPONSE \*  
5350 Tejon Preliminary Plat, Case # PLT2015-00044**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the preliminary plat for **5350 Tejon**. Public Service Company acknowledges the platted *dry* utility easements and requests the side lot easement widths also be labeled. PSCo also requests the following language or plat note be placed on the preliminary and final plats for the subdivision:

***Eight-foot (8') wide dry utility easements are hereby dedicated on private property adjacent to the front lot lines and eight-foot (8') on the rear lot lines of each lot in the subdivision. In addition, eight-foot (8') wide dry utility easements are hereby dedicated around the perimeter of Tract A. These easements are dedicated to Adams County for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities (Dry Utilities). Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.***

Public Service Company also requests that all utility easements be depicted graphically on the preliminary and final plats. While these easements should accommodate the majority of utilities to be installed in the subdivision, some additional easements may be required as planning and building progresses.

In addition, 31-23-214 (3), C.R.S., requires the subdivider, at the time of subdivision platting, to provide for major utility facilities such as electric substation sites, gas or electric transmission line easements and gas regulator/meter station sites as deemed necessary by PSCo. While this provision will not be required on every plat, when necessary, PSCo will work with the subdivider to identify appropriate locations. This

statute also requires the subdivider to submit a letter of agreement to the municipal/county commission that adequate provision of electrical and/or gas service has been provided to the subdivisions.

The property owner/developer/contractor must contact the **Builder's Call Line at 1-800-628-2121** and complete the application process for any new gas or electric service. 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 at 1 800-922-1987** for utility locates prior to construction.

If you have any questions about this referral response, please contact me at (303) 571-3306.

Donna George  
Contract Right-of-Way Referral Processor  
Public Service Company of Colorado

# COLORADO GEOLOGICAL SURVEY

1801 19<sup>th</sup> Street  
Golden, Colorado 80401



Karen Berry  
State Geologist

December 4, 2015

Emily Collins  
Adams County  
Community & Economic Development Department  
4430 S. Adams County Parkway, Suite W2000  
Brighton, CO 80601-8204

**Location:**  
NW<sup>1</sup>/<sub>4</sub> SE<sup>1</sup>/<sub>4</sub> NW<sup>1</sup>/<sub>4</sub> Section 16,  
T3S, R68W of the 6<sup>th</sup> P.M.  
39.7936, -105.0096

**Subject: Tejon Preliminary Plat – Minor Subdivision (Preliminary/Final Plat)**  
**Project Number PLT2015-00044; Adams County, CO; CGS Unique No. AD-16-0010**

Dear Ms. Collins:

Colorado Geological Survey has reviewed the above-referenced minor subdivision referral. I understand the applicant proposes six residential lots on 2.13 acres located at 5350 Tejon Street. With this referral, I received a Request for Comments (November 12, 2015) and a zoning/location map, a 5350 Tejon Street Written Explanation (Phelps Engineering, October 28, 2015), and a Site Plan (Phelps Engineering, April 15, 2015).

The site does not contain steep slopes, is located outside of any mapped FEMA flood hazard zones, is not undermined, and is not exposed to or located within any identified geologic hazard areas that would preclude the proposed residential use and density. **Colorado Geological Survey therefore has no objection to approval of the minor subdivision as proposed.** However, we have several comments:

**Expansive and collapsible soils and expansive claystone bedrock.** According to available geologic mapping (Lindvall, 1979, Geologic map of the Arvada quadrangle, U.S.G.S. Geologic Quadrangle Map GQ-1453, scale 1:24,000), the site is underlain by eolian (wind-deposited) fine sand, sandy silt, and clay. Fine-grained eolian soils commonly exhibit low density, low strength, and collapse under wetting and loading but, depending on the clay content, can also exhibit volume changes (shrink-swell) in response to changes in water content. The eolian soils are underlain at an unknown depth by Denver formation claystone, siltstone, shale, sandstone and conglomerate. Claystone and shale can exhibit very high swell when wetted and, if present at or near foundation depths, can cause significant damage to foundations and homes if not properly identified and mitigated.

**Site-specific geotechnical investigations and analysis will be needed,** once building locations are finalized, to determine depths to bedrock and seasonal groundwater levels, and to characterize soil and bedrock engineering properties such as density, strength, water content, and allowable bearing pressures, and to identify potentially moisture-sensitive (expansive and collapsible) soils and expansive claystone bedrock. This information is needed to determine subgrade preparation requirements, to design individual foundations, floor systems, subsurface drainage, pavements, etc., and to determine the site's suitability for basements, if planned.

Thank you for the opportunity to review and comment on this project. If you have questions or require additional review, please call me at (303) 384-2643, or e-mail carlson@mines.edu.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jill Carlson', is written over a horizontal line.

Jill Carlson, C.E.G.  
Engineering Geologist

**Exhibit 3.4**

## Emily Collins

---

**From:** Loeffler - CDOT, Steven [steven.loeffler@state.co.us]  
**Sent:** Tuesday, November 17, 2015 8:41 AM  
**To:** Emily Collins  
**Subject:** PLT2015-00044, Tejon Preliminary Plat

Emily,

I have reviewed the request for approval of a Minor Subdivision (Preliminary/Final Plat) to subdivide 2.13 acres into 6 lots for property located at 5350 Tejon Street and have no objections.

Thank you for the opportunity to review this referral.

**Steve Loeffler**  
Permits Unit



P 303.757.9891 | F 303.757.9886  
2000 S Holly Street, Denver, CO 80222  
[steven.loeffler@state.co.us](mailto:steven.loeffler@state.co.us) | [www.codot.gov](http://www.codot.gov) | [www.cotrip.org](http://www.cotrip.org)



Exhibit 3.5



December 4, 2015

Emily Collins  
Adams County Planning and Development Department  
4430 South Adams County Parkway  
1st Floor, Suite W2000A  
Brighton, CO 80601

RE: Tejon Preliminary Plat  
Case PLT2015-00044  
TCHD Case No. 3717

Dear Ms. Collins:

Thank you for the opportunity to review and comment on the Tejon Preliminary Plat to subdivide 2.13 acres into 6 lots at 5350 Tejon St. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable public and environmental health regulations and principles of healthy community design. After reviewing the application, TCHD has the following comment.

**Vector Control - Detention Basin**

We recommend that stormwater facilities for the project be developed not only for flood control and to protect water quality, but also to prevent mosquito breeding conditions. The Urban Drainage and Flood Control District (UDFCD) Drainage Criteria Manual, Volume 3 recommends that the design process begin by reducing the amount of runoff in newly developing areas. Collectively, these methods are called "minimizing directly connected impervious areas" and include reducing paved areas, using porous pavements and grass swales. This both improves water quality and limits the volume of water that must be retained/detained in ponds; it can also reduce the potential for mosquito breeding conditions. We encourage the applicant to follow UDFCD's design hierarchy.

To reduce the potential for human exposures to West Nile and other mosquito-borne viruses, we recommend that mosquito control plans be developed for any stormwater facilities that are designed to hold water for 72 hours or longer. Detention ponds are generally designed to drain within 72 hours, so we do not initially recommend mosquito control plans for detention ponds. However, if a detention pond fails to operate as designed, resulting in mosquito breeding conditions or mosquito complaints, Tri-County Health Department will recommend that the operator implement a mosquito control plan to remedy the situation.

Please feel free to contact me at (720) 200-1585 or lbroten@tchd.org if you have any questions regarding TCHD's comments.

Sincerely,

A handwritten signature in black ink, appearing to read "L Broten".

**Exhibit 3.6**

Laurel Broten, MPH  
Land Use and Built Environment Specialist  
Tri-County Health Department  
CC: Sheila Lynch, Monte Deatrich, TCHD

## Emily Collins

---

**From:** Holly Sandmeier [hollysandmeier@hotmail.com]  
**Sent:** Wednesday, December 02, 2015 9:07 PM  
**To:** Emily Collins  
**Subject:** Tejon Preliminary Plat Case# PLT2015-00044

Ms. Collins,

I do not need my comments regarding this project used verbatim. I just wanted to write to you and let you know that this most recent plan for this lot is one of the most sensible we have seen yet. We are understanding it to be 6 lots including the house that currently exists on Tejon. If the 5 lots that would be in the field are single family homes we would be thrilled. Apartments, Projects, and Townhomes have all been discussed which would cause so much traffic. We purchased our home 15 years ago because it was on a dead end with very little traffic. As everything goes, eventually it has to change but this is the best of 5-6 ideas that we have seen for that lot of land yet. Just putting in our opinion. Thanks for listening.

Thank you,  
Holly and Josh Sandmeier  
5350 Raritan Way  
Denver, CO 80221

Exhibit 4.1



## Request for Comments

Case Name:	Tejon Preliminary Plat
Case Number:	PLT2015-00044

November 12, 2015

Adams County Planning Commission is requesting comments on the following request:

**Request approval of a Minor Subdivision (preliminary/final plat) to subdivide 2.13 acres into 6 lots in the R-1-C Zone District pursuant to Section 2-02-18.**

This request is located at 5350 Tejon ST

The Assessor's Parcel Number is 0182516200050

Applicant Information: PASCUAL CARRILLO  
8311 OGDEN STREET  
DENVER, CO 80229

Please forward any written comments on this application to the Department of Community and Economic Development at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 (720) 523-6800 by 12/04/2015 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 [ECollins@adcogov.org](mailto:ECollins@adcogov.org). Once comments have been received and the staff report written, the staff report and notice of public hearing dates will be forwarded to you for your information.

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/planning/currentcases](http://www.adcogov.org/planning/currentcases).

Thank you for your review of this case.

  
Emily Collins  
Case Manager

Exhibit 5.1

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry

Charles "Chaz" Tedesco

Erik Hansen

Steve O'Doriso

Ian Pawlowski





## **\*\*REVISED\*\*Public Hearing Notification**

Case Name:	Tejon Preliminary Plat
Case Number:	PLT2015-00044
Planning Commission Hearing Date:	02/11/2016 at 6:00 p.m.
Board of County Commissioners Hearing Date:	03/01/2016 at 10:00 a.m.

January 8, 2016

A public hearing has been set by the Adams County Planning Commission and the Board of County Commissioners to consider the following request:

**Request approval of a Major Subdivision(preliminary plat) to subdivide 2.13 acres into 6 lots in the R-1-C Zone District pursuant to Section 2-02-18.**

The proposed use will be Residential

This request is located at 5350 Tejon ST CO on undetermined parcel size

The Assessor's Parcel Number(s) 0182516200050

Applicant Information: PASCUAL CARRILLO  
8311 OGDEN STREET  
DENVER, CO 80229

The hearing will be held in the Adams County Hearing Room located at 4430 South Adams County Parkway, Brighton CO 80601-8216. This will be a public hearing and any interested parties may attend and be heard. The Applicant and Representative's presence at these hearings is requested. If you require any special accommodations (e.g., wheelchair accessibility, an interpreter for the hearing impaired, etc.) please contact the Adams County Community and Economic Development Department at (720) 523-6800 (or if this is a long distance call, please use the County's toll free telephone number at 1-800-824-7842) prior to the meeting date. For further information regarding this case, please contact the Department of Community and Economic Development, 4430 S Adams County Parkway, Brighton, CO 80601, 720-523-6800. This is also the location where maps and/or text certified by the Planning Commission may be viewed. 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/planning/currentcases](http://www.adcogov.org/planning/currentcases).

Emily Collins  
Case Manager

**Exhibit 5.2**

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry  
DISTRICT 1

Charles "Chaz" Tedesco  
DISTRICT 2

Erik Hansen  
DISTRICT 3

Steve O'Dorisio  
DISTRICT 4

Jan Pawlowski  
DISTRICT 5

Adams County  
Attn: Planning Addressing  
PLN

COLORADO DEPT OF TRANSPORTATION  
Attn: BRADLEY SHEEHAN, P.E.  
2000 SOUTH HOLLY ST.  
REGION 6  
DENVER CO 80222

Adams County Construction Inspection  
Attn: PWCI .  
PWCI

COLORADO GEOLOGICAL SURVEY  
Attn: Jill Carlson  
1500 Illinois Street  
Golden CO 80401

Adams County Development Services - Building  
Attn: Justin Blair  
JBlair@adcogov.org

Colorado Geological Survey: CGS\_LUR@mines.edu  
Attn: Jill Carlson  
Mail CHECK to Jill Carlson

Adams County Fire Rescue  
Attn: Greg Preston  
3365 W. 65TH AVE.  
DENVER CO 80221

COMCAST  
Attn: JOE LOWE  
8490 N UMITILLA ST  
FEDERAL HEIGHTS CO 80260

Adams County Fire Rescue  
Attn: Greg Preston  
3365 W. 65TH AVE.  
DENVER CO 80221

COUNTY ATTORNEY- Email  
Attn: Christine Francescani  
CFrancescani@adcogov.org

Adams County Treasurer: Send email  
Attn: Adams County Treasurer  
bgrimm@adcogov.org

Engineering Department - ROW  
Attn: Transportation Department  
PWE - ROW

BERKELEY WATER & SAN DISTRICT  
Attn: SHARON WHITEHAIR  
4455 W 58TH AVE UNIT A  
ARVADA CO 80002

Engineering Division  
Attn: Transportation Department  
PWE

Century Link  
Attn: Brandyn Wiedrich  
5325 Zuni Street, # 728  
Denver CO 80221

HYLAND HILLS PARK & REC DISTRICT  
Attn: TERRY BARNHART - PLANNER  
8801 North Pecos Street  
DENVER CO 80260

Code Compliance Supervisor  
Attn: Eric Guenther  
eguenther@adcogov.org

METRO WASTEWATER RECLAMATION  
Attn: CRAIG SIMMONDS  
6450 YORK ST.  
DENVER CO 80229

COLO DIV OF WATER RESOURCES  
Attn: SUZANNE SELLERS  
OFFICE OF STATE ENGINEER  
1313 SHERMAN ST., ROOM 818  
DENVER CO 80203

NORTH LINCOLN WATER AND SAN.  
Attn: EDWARD BARENBERG  
1576 Sherman Street, Suite 100  
DENVER CO 80203

NS - Code Compliance  
Attn: Andy San Nicolas  
asannicolas@adcogov.org

Xcel Energy  
Attn: Donna George  
1123 W 3rd Ave  
DENVER CO 80223

Parks and Open Space Department  
Attn: Nathan Mosley  
mpedrucci@adcogov.org  
aclark@adcogov.org

Xcel Energy  
Attn: Donna George  
1123 W 3rd Ave  
DENVER CO 80223

REGIONAL TRANSPORTATION DIST.  
Attn: CHRIS QUINN  
1560 BROADWAY SUITE 700  
DENVER CO 80202

SHERIFF'S OFFICE: SO-HQ  
Attn: MICHAEL McINTOSH  
nblair@adcogov.org, aoverton@adcogov.org; mkaiser@adcog  
snielson@adcogov.org

Sheriff's Office: SO-SUB  
Attn: SCOTT MILLER  
TFuller@adcogov.org, smiller@adcogov.org  
aoverton@adcogov.org; mkaiser@adcogov.org

TRI-COUNTY HEALTH DEPARTMENT  
Attn: WARREN BROWN  
6162 S WILLOW DR, SUITE 100  
GREENWOOD VILLAGE CO 80111

TRI-COUNTY HEALTH DEPARTMENT  
Attn: MONTE DEATRICH  
4201 E. 72ND AVENUE SUITE D  
COMMERCE CITY CO 80022

Tri-County Health: Mail CHECK to Warren Brown  
Attn: Tri-County Health  
landuse@tchd.org

UNITED STATES POST OFFICE  
Attn: MARY C. DOBYNS  
56691 E COLFAX AVENUE  
STRASBURG CO 80136-8115

WESTMINSTER SCHOOL DISTRICT #50  
Attn: SANDRA McClure- DIR OF FINANCE  
7002 Raleigh Street  
WESTMINSTER CO 80030

ANDRADA RICHARD  
1420 E RIVER STREET  
PUEBLO CO 81001-4442

KIM DANIEL  
1777 W 52ND CT  
DENVER CO 80221

DIGERNESS LYLE O  
5300 WYANDOT ST  
DENVER CO 80221

BUNNING JAYLYN J AND  
LINENBERGER STEVEN C  
5310 RARITAN WAY  
DENVER CO 80221-1734

JUAREZ EUGENE T AND  
JUAREZ KATHY A  
5300 VALLEJO ST  
DENVER CO 80221-1445

RUSSELL BRADLEY R AND  
RUSSELL SARAH A  
5290 RARITAN WAY  
DENVER CO 80221-1704

HILL GREGORY T AND  
HILL AMANDA K  
5320 RARITAN WAY  
DENVER CO 80221

MARTINEZ GEORGIE ANN  
1761 W 52ND CT  
DENVER CO 80221-1717

MARTINEZ MARY O  
2120 W 52ND PL  
DENVER CO 80221-1408

JENSEN LINDSEY  
1765 W 52ND CT  
DENVER CO 80221

ROBINSON HOLLY M  
5350 RARITAN WAY  
DENVER CO 80221-1734

DIGERNESS LYLE  
5300 WYANDOT ST  
DENVER CO 80221-1451

CARRILLO PASCUAL AND  
CARRILLO ANA  
5350 TEJON ST  
DENVER CO 80221

MILLERCOORS LLC  
C/O TAX DEPARTMENT  
3939 W HIGHLAND AVE/PO BOX 482  
MILWAUKEE WI 53201-0482

LE VAN HOA AND  
DANG LE HUYH  
5772 GLENSTONE DRIVE  
LITTLETON CO 80130

ORONA DIMAS AND  
ORONA MARIA  
5364 TEJON ST  
DENVER CO 80221

PAGBROS PROPERTIES LLC  
7660 RALEIGH ST  
WESTMINSTER CO 80030-4508

BRACKETT MICHAEL J  
1773 W 52ND CT  
DENVER CO 80221

TRUJILLO ERNEST G  
5300 RARITAN WAY  
DENVER CO 80221-1734

COOLER EDWARD  
5265 RARITAN WAY  
DENVER CO 80221-1702

GONZALES RODRIGUEZ OSCAR  
5403 SHOSHONE ST  
DENVER CO 80221-1722

YORK ROBERT EDWARD 3/4 INT AND  
YORK JEAN MARIE 1/4 INT  
5690 CLEAR CREEK DR  
DENVER CO 80212-2834

HELLER PHILIP J  
5271 TEJON ST  
DENVER CO 80221-1429

CASAUS ANNE J AND  
CASAUS MATTHEW D  
5255 RARITAN WAY  
DENVER CO 80221-1702

HERRERA TOSHIKO  
1982 W 54TH AVE  
DENVER CO 80221-1706

DAY ELIZABETH  
1949 W 52ND PL  
DENVER CO 80221-1407

BROWN RUSSELL C AND  
BROWN PAULA K  
1929 W 52ND PL  
DENVER CO 80221-1407

MARTINEZ SCOTT D  
5427 TEJON ST  
DENVER CO 80221-1433

J AND M HOLDING COMPANY  
1847 W 52ND AVE  
DENVER CO 80221-1701

WALDEN ANDREA DAWN AND  
DELLERBA STEPHEN GUY III  
5260 RARITAN WAY  
DENVER CO 80221-1704

CORDERO DE DIOS, IGLESIA  
LUTERANA-LCMS  
5200 TEJON ST  
DENVER CO 80221

TEJON HEIGHTS OWNERS ASSOCIATION INC  
C/O HARMONY MANAGEMENT GROUP INC  
3046 MAGNOLIA ST  
DENVER CO 80207-2903

ESTES DANA A AND  
ESTES DONALD DEAN  
1761 W 54TH PL  
DENVER CO 80221-1710

BUDY KYLE G AND  
BUDY HEATHER Y  
5314 QUIVAS ST  
DENVER CO 80221

ARCHDIOCESE OF DENVER  
1300 S STEELE ST  
DENVER CO 80210

VIGIL JENNIE R  
5318 QUIVAS STREET  
DENVER CO 80221

MARTINEZ TONY JOE AND  
MARTINEZ DARLENE M  
1979 W 52ND PL  
DENVER CO 80221-1407

GONZALEZ JOSE DOLORES  
5059 W EXPOSITION AVE  
DENVER CO 80219

WOLD BRIAN B AND  
WOLD JOYCE T  
5270 RARITAN WAY  
DENVER CO 80221-1704

FREELANCE ENTERPRISES LLC  
1851 W 52ND AVE  
DENVER CO 80221

RODRIGUEZ BEATRICE MICHELLE  
4903 VALLEJO ST  
DENVER CO 80221-1361

SERRANO BRIGITTE AND  
SERRANO RAFAEL  
5397 TEJON ST  
DENVER CO 80221-1431

J F BARTON CONTRACTING CO  
PO BOX 558  
WOOD RIVER IL 62095-0558

SIMPSON SHON  
5285 RARITAN WAY  
DENVER CO 80221-1702

MILLER NICOLAS JUAN AND  
MILLER JAMIE V  
5316 RARITAN WAY  
DENVER CO 80221-1713

PROFFER JERRY L AND VICTORIA  
5559 CANONSBURG RD  
GRAND BLANK MI 48439

GONZALEZ MANUEL JR AND  
GONZALEZ ELIZABETH  
5366 VALLEJO ST  
DENVER CO 80221

VARELA GENEVIEVE  
5433 SHOSHONE ST  
DENVER CO 80221-1722

DAVIDSON JASON E  
5301 TEJON STREET  
DENVER CO 80221

MARTINEZ FLORENTINO C  
5331 TEJON ST  
DENVER CO 80221-1431

WILSON EVAN  
2828 XAVIER ST  
DENVER CO 80212-1525

DANIEL RAYMOND C  
5341 TEJON ST  
DENVER CO 80221-1431

SMITH LILIA M  
5421 PECOS STREET  
DENVER CO 80221

ESTRADA ROBERTO  
2080 W 52ND PL  
DENVER CO 80221-1411

HERNANDEZ RAFAEL AND  
HERNANDEZ LEONIDES  
1962 W 54TH AVE  
DENVER CO 80221-1706

WHEELER GERALD B  
3020 EATON ST  
DENVER CO 80214-8412

LEGER INVESTMENTS LLC  
12650 W 64TH AVENUE NO. E-425  
ARVADA CO 80004

ROMERO ROBERTO AND  
ROMERO KAREN  
5400 RARITAN WAY  
DENVER CO 80221-1736

CHARRON LILLY ANN  
2043 W 52ND PL  
DENVER CO 80221

FLORES GLORIA L  
2055 W 53RD AVE  
DENVER CO 80221-1412

MARTINEZ YVETTE I  
5423 SHOSHONE ST  
DENVER CO 80221-1722

RAMOS LORENZO  
1720 W 54TH PL  
DENVER CO 80221-1700

KY KRUY JR  
5312 QUIVAS ST  
DENVER CO 80221

VASQUEZ ISABEL AND  
VASQUEZ EVELYN  
5420 RARITAN WAY  
DENVER CO 80221-1736

SMITH TIMOTHY SERPH  
1620 W 54TH PL  
DENVER CO 80221-1711

TIMMERMAN YATES  
5401 RARITAN WAY  
DENVER CO 80221-1735

VENDEGNA JAMIE AND  
VENDEGNA DAVID  
5360 TEJON ST  
DENVER CO 80221-1432

PRINCE DOLORES J  
5452 SHOSHONE ST  
DENVER CO 80221-1723

GORMAN RONALD AND  
GORMAN WANDA  
5423 PECOS ST  
DENVER CO 80221

BAIK LINDA  
5305 RARITAN WAY  
DENVER CO 80221-1713

LUCERO ARNOLD AND  
LUCERO CORRINE  
5462 SHOSHONE ST  
DENVER CO 80221-1723

GALLEGOS GILBERT G AND  
GALLEGOS PATRICIA M  
2042 W 53RD AVE  
DENVER CO 80221-1413

STATE OF COLORADO  
1525 SHERMAN ST 2ND FLOOR  
DENVER CO 80203-1714

PFEIL BRIAN A AND  
JORDAN JOHANNES M  
5444 TEJON ST  
DENVER CO 80221-1434

CARDENAS-ACEVES JOSE ANGEL  
5372 SHOSHONE ST  
DENVER CO 80221-1721

QUINTANA ARNOLD  
2031 W 54TH PL  
DENVER CO 80221-1719

TRUJILLO PHILLIP A AND  
PEREZ CELESTE L  
5422 SHOSHONE STREET  
DENVER CO 80221

PRINSEN ANDREW JAMES AND  
RICE PRINSEN KAITLIN  
2118 W 54TH AVE  
DENVER CO 80221-1419

FERRARO ASSUNTA  
5434 TEJON ST  
DENVER CO 80221-1434

TRUJILLO LINDA  
5300 TEJON ST  
DENVER CO 80221-1432

GETTE GERALD J  
5428 VALLEJO ST  
DENVER CO 80221-1447

LOBATO JOSEPHINE  
2040 W 52ND PLACE  
DENVER CO 80221

MORALES FRANK AND  
MORALES DARLENE M  
5394 TEJON ST  
DENVER CO 80221-1432

MONTOYA JULIA  
5396 VALLEJO ST  
DENVER CO 80221-1445

TRUJILLO RAYMOND A AND  
TRUJILLO AMELIA M  
5390 VALLEJO ST  
DENVER CO 80221-1445

CULLEN TINA RODRIGUEZ  
5316 QUIVAS ST  
DENVER CO 80221-6436

GALLEGOS DALE AND  
GALLEGOS GERARD  
PO BOX 12535  
DENVER CO 80212

CASAS CORNELIO AND  
CASAS MARIA R  
5360 RARITAN WAY  
DENVER CO 80221-1734

GABALDON ISIDRO O AND  
GABALDON MARLENE C  
5362 SHOSHONE ST  
DENVER CO 80221-1721

FERRARO ASSUNTA  
5434 TEJON ST  
DENVER CO 80221

RICHARDS JAMES L  
5353 TEJON ST  
DENVER CO 80221-1431

ZARATE RICHARDO JR AND  
ZARATE MELISSA  
2108 W 54TH AVE  
DENVER CO 80221-1419

ITEN MARY ELLEN  
4850 EATON ST  
DENVER CO 80212-2719

ELIZONDO JOSE AND  
BANUELOS YOLANDA  
5320 TEJON ST  
DENVER CO 80221-1432

MONTOYA CARLOS A AND  
MONTOYA CHRISTINA H  
2250 W 53RD AVENUE  
DENVER CO 80221

BARELA MARIO M AND  
HERNANDEZ ROBERTA L  
5325 RARITAN WAY  
DENVER CO 80221-1713

MARTINEZ GEORGE F  
2060 W 52ND PL  
DENVER CO 80221-1411

DALY SARAH K  
5280 RARITAN WAY  
DENVER CO 80221-1704

QUINONEZ STEVEN  
5382 SHOSHONE ST  
DENVER CO 80221-1721

VIGIL ALFONSO B AND VIGIL INEZ AND  
VIGIL VINCENT V  
2129 W 54TH AVE  
DENVER CO 80221-1420



QUINTANA EDWARD M  
2071 W 54TH PL  
DENVER CO 80221-1719

LUCATUORTO EMMA JEAN REVOCABLE  
LIVING TRUST THE  
5365 VALLEJO ST  
DENVER CO 80221-1444

HERNANDEZ ROGELIO  
5460 RARITAN WAY  
DENVER CO 80221

MARTINEZ MAX TRUST THE  
5380 RARITAN WAY  
DENVER CO 80221-1734

HOFFMAN JOHN DAVID  
2020 W 52ND PL  
DENVER CO 80221-1411

JOHNSON PETER D  
5310 TEJON ST  
DENVER CO 80221-1432

DURAN CHRISTOPHER A AND  
DURAN VALERIE L  
5411 TEJON ST  
DENVER CO 80221

LOPEZ CAROL D  
5351 RARITAN WAY  
DENVER CO 80221

TABUYO MARIA R AND  
TABUYO ROBERTO  
5440 UMATILLA ST  
DENVER CO 80221-1438

SECHLER ZACHERY AND  
KURPJUWEIT LEAH  
5370 RARITAN WAY  
DENVER CO 80221-1734

MARTINEZ DENNIS AND  
MARTINEZ GRACIELA  
5411 RARITAN WAY  
DENVER CO 80221-1735

BENNETT WILLIAM R AND  
THOMPSON LORI J  
2045 W 53RD AVE  
DENVER CO 80221

AGUIRRE EUGENE  
460 ZENOBIA ST  
DENVER CO 80204-4652

STATE OF COLORADO FBO COLORADO  
DEPARTMENT OF HUMAN SERVICES  
1525 SHERMAN ST 2ND FLOOR  
DENVER CO 80203-1714

CASAS CORNELIO JR AND  
CASAS LOURDES  
5461 RARITAN WAY  
DENVER CO 80221-1735

CALDWELL RILEY R AND CALDWELL JANET A  
5371 TEJON ST  
DENVER CO 80221-1431

KESTEL MAXINE T  
5418 VALLEJO ST  
DENVER CO 80221-1447

DIGERNESS LYLE AND  
DIGERNESS TED  
5300 WYANDOT ST  
DENVER CO 80221-1451

CARDOZA ADELITA  
5211 TEJON ST  
DENVER CO 80221-1465

JANKO SLAVKO MICHAEL  
1630 W 54TH PL  
DENVER CO 80221-1711

COSTILLO RAYMOND AND  
COSTILLO NETTIE M  
5453 SHOSHONE ST  
DENVER CO 80221-1722

CHARO BERNARDINO N AND  
CHARO ANITA  
5431 RARITAN WAY  
DENVER CO 80221-1735

GARCIA JERRY AND GARCIA RENE CORONADO  
1741 W 54TH PL  
DENVER CO 80221-1710

WOZNICK DONALD E/IRMGARD A/WESSEL  
LINDA F/TRUSTEES WOZNICK LVNG TRUST THE  
9300 KENDALL ST  
WESTMINSTER CO 80031-2826

MARTINSON MICHELE AND  
TRUJILLO RUSSELL  
5454 TEJON ST  
DENVER CO 80221-1434

ROMERO ROBERT T AND  
ROMERO REBECCA  
5410 RARITAN WAY  
DENVER CO 80221-1736

PRINCE-SMITH JOLEEN AND SMITH DWAYNE C  
5450 RARITAN WAY  
DENVER CO 80221

ESPARZA MARTIN  
5381 SHOSHONE STREET  
DENVER CO 80221

GONZALES ANNA M AND  
GONZALES HAROLD W  
2140 W 54TH PL  
DENVER CO 80221-1425

NOLAN BETHEL I  
1629 W 54TH PL  
DENVER CO 80221-1710

KOHS DAVID W  
1781 W 54TH PL  
DENVER CO 80221-1710

CAMPBELL RUSSELL J AND  
CAMPBELL JULIE A  
5280 TEJON ST  
DENVER CO 80221-1430

HANSEN SHANNON C AND  
HUGHES PATRICK  
5281 TEJON ST  
DENVER CO 80221-1429

CAZIER DUSTIN  
1909 W 52ND PL  
DENVER CO 80221-1407

VIGIL FRANCIS L AND  
VIGIL JENNIE M  
5441 RARITAN WAY  
DENVER CO 80221-1735

SALEH MANUEL JR AND  
SALEH JOSIE L  
2062 W 53RD AVE  
DENVER CO 80221-1413

SOLANO ABELINO AND  
SOLANO CECILIA  
5432 SHOSHONE ST  
DENVER CO 80221

GUEVARA JOSE LUIS AND  
GUEVARA JUANA R  
5431 TEJON ST  
DENVER CO 80221

DCT PECOS LLC  
C/O DCT INDUSTRIAL OPERATING PARTNERSHIP  
PO BOX 173382  
DENVER CO 80217-3382

CAMPOS FELIPE AND  
CAMPOS MARGARITA  
5381 RARITAN WAY  
DENVER CO 80221

RODRIGUEZ SERGIO E AND  
RODRIGUEZ ELAINE  
1942 W 54TH AVENUE  
DENVER CO 80221

ACIERNO VIDO M AND  
GARGALLETOS MARY P  
1740 W 54TH PLACE  
DENVER CO 80221

ESPINOZA ARTHUR AND  
ESPINOZA PATRICIA  
5261 TEJON STREET  
DENVER CO 80221

RUIZ LUCIANA  
5421 RARITAN WAY  
DENVER CO 80221-1735

CARRULLO JAMES M AND  
CARRULLO BETTY J  
5402 SHOSHONE ST  
DENVER CO 80221-1723

PADILLA JOHN V AND  
PADILLA DOLORES  
5651 WYANDOT ST  
DENVER CO 80221-1857

MARTINEZ THOMAS B AND  
MARTINEZ MARGARET  
6041 HURON STREET  
DENVER CO 80221

RAMOS ROSA M  
5415 PECOS ST  
DENVER CO 80221-6400

CRAFT FLOYD  
5449 UMATILLA STREET  
DENVER CO 80221

MARTINEZ JOE ART  
5390 RARITAN WAY  
DENVER CO 80221-1734

SANDOVAL GABRIEL J AND  
DECAMILLIS JESSICA  
2082 W 53RD AVE  
DENVER CO 80221-1413

HARO DOLORES M  
5404 TEJON ST  
DENVER CO 80221-1434

DELEON ALFRED J  
2093 W 52ND PL  
DENVER CO 80221

FREYTA ROBERT T  
PO BOX 21543  
DENVER CO 80221-0543

WILLCOX JOHN E  
2040 W 53RD AVE  
DENVER CO 80221-1413

MC CLERKIN VIRGINIA L  
5371 SHOSHONE ST  
DENVER CO 80221-1716

GRANADO VICKIE LEE FAMILY TRUST THE  
5451 RARITAN WAY  
DENVER CO 80221-1735

LOVE RONALD B  
7921 ZUNI ST  
DENVER CO 80221-3879

DAVEY LYRIS  
5251 TEJON ST  
DENVER CO 80221-1429

ESPINOZA ARTHUR JR AND  
ESPINOZA PATRICIA  
5261 TEJON ST  
DENVER CO 80221-1429

DINKEL BRAD A  
1700 W 54TH PL  
DENVER CO 80221

WENDELIN WILBUR L AND  
WENDELIN BERNITA A  
5443 SHOSHONE ST  
DENVER CO 80221-1722

NICASTRO GINA M CHAVEZ  
5420 UMATILLA ST  
DENVER CO 80221-1438

MUNOZ VIRGINIA C  
2119 W 54TH AVE  
DENVER CO 80221-1420

PEREA PRISCILLA C  
5429 UMATILLA ST  
DENVER CO 80221-1437

SOLANO RALPH L  
5408 VALLEJO ST  
DENVER CO 80221-1447

YURKO JOSEPH R AND  
YURKO DIANE L  
5360 VALLEJO ST  
DENVER CO 80221-1445

PARTELLO DEBORAH L  
1721 W 54TH PL  
DENVER CO 80221-1710

GARCIA ELIJAH AND  
GARCIA CASSANDRA  
5413 SHOSHONE ST  
DENVER CO 80221-1722

HUERTA JESUS NUNEZ  
2060 W 54TH PL  
DENVER CO 80221-1423

RIGO ROBERT  
5410 UMATILLA ST  
DENVER CO 80221-1438

GRAJEDA JESSICA  
1750 W 53RD PL UNIT 6  
DENVER CO 80221-6414

MEDINA JOSEPH A  
1760 W 54TH PL  
DENVER CO 80221-1700

OGDEN AMANDA  
4259 WYANDOT ST  
DENVER CO 80211-1758

MC CARTHY TIMOTHY  
5401 PECOS ST  
DENVER CO 80221-6400

FOLTZ JENI  
1750 W 53RD PL UNIT 4H  
DENVER CO 80221-6414

HARDWICK JOHN A  
5361 SHOSHONE ST  
DENVER CO 80221-1716

CARR DARRELL AND  
CARR MARY  
PO BOX 11487  
DENVER CO 80211-0487

SMEESTER LAWRENCE G AND  
SMEESTER RITA JUDY  
683 S NOME ST  
AURORA CO 80012-2218

HARDY SHELDON S AND  
HARDY KAREN L  
364 TITAN ST  
AURORA CO 80011-8427

BARTON J F CONTRACTING CO  
PO BOX 558  
WOOD RIVER IL 62095-0558

TAMMAM AMY  
165 COLERIDGE ST  
BROOKLYN NY 11235-4148

HU YOUPIPING AND  
PEI HUAIXI  
9668 LAMERIA DR  
HIGHLANDS RANCH CO 80130-3794

NEGOMIR JOHN/NEGOMIR TAMARA AND  
FOURIE ANDRE/FOURIE JILL  
1731 W 53RD PL UNIT 4  
DENVER CO 80221-6410

NEWMAN DEREK  
PO BOX 2114  
VAIL CO 81658-2114

MARTINEZ LONNIE G  
16299 BLUELEAF PL  
PARKER CO 80134-9273

SINGH SAMRA KEWAL  
C/O CTK FOOK AND GAS  
5251 PECOS STREET  
DENVER CO 80221

HARTSOCK STEVEN JAMES AND  
ANDRUS KATE RENEE HARTSOCK  
4298 W 117TH CT  
WESTMINSTER CO 80031-5106

PUSKARICH CASEY O  
5335 PECOS WAY UNIT 2  
DENVER CO 80221-6444

NEGOMIR JOHN AND FOURIE ANDRE AND  
NEGOMIR TAMARA AND FOURIE JILL  
10854 W CALEY AVE  
LITTLETON CO 80127-4708

NEDVED DOUGLAS DEAN  
8240 E 128TH PL  
THORNTON CO 80602-8189

MIERAU ROBERT AND  
MIERAU CATHLEEN  
415 W ANGUS WAY  
HIGHLANDS RANCH CO 80129

SKIPP NORMAN  
6115 W 83RD PL  
ARVADA CO 80003-1201

ALVARADO FRANK  
5340 RARITAN NO. 2  
DENVER CO 80221

GLUSHKO VITALIY AND  
GLUSHKO LIANA  
5335 PECOS WAY UNIT 7  
DENVER CO 80221-6444

NEGOMIR JOHN M/TAMARA A AND  
FOURIE ANDRE/JILL  
8500 W BOWLES AVE  
LITTLETON CO 80123-3273

TRACY JAY B AND  
TRACY CAROLYN S  
12599 COLORADO BLVD  
THORNTON CO 80241-2805

HERNANDEZ ROBERTA L  
5340 RARITAN STREET UNIT 4  
DENVER CO 80221

FOURIE ANDRE/FOURIE JILL AND  
NEGOMIR TAMARA/NEGOMIR JOHN M  
8500 W BOWLES AVE STE 100  
LITTLETON CO 80123-3200

HERRE MARTIN  
PO BOX 402  
DILLON CO 80435-0402

THOMPSON JOSHUA C  
5340 RARITAN STREET NO. 6  
DENVER CO 80221

EVERHOME MORTGAGE COMPANY  
8120 NATIONS WAY BLDG 100  
JACKSONVILLE FL 32256

GILLESPIE GARRET AND  
GILLESPIE TERRY  
5340 RARITAN ST UNIT 7  
DENVER CO 80221-6434

FROESE MONICA AND  
FROESE EMILY  
288 CAPE SPLIT RD  
ADDISON ME 04606-3655

IJIRI TOMOTARO  
5340 RARITAN ST UNIT 8  
DENVER CO 80221-6434

MORGAN LAND COMPANY  
1401 E BRIDGE ST  
BRIGHTON CO 80601-1942

DE POURBAIX MICHAL AND  
DE POURBAIX ELIZABETH  
8219 W 54TH AVE APT B  
ARVADA CO 80002-3583

PRENDIS VICTOR  
5455 PECOS ST  
DENVER CO 80221-6421

MCKAY JEROME T  
1740 W 53RD DRIVE UNIT B-2  
DENVER CO 80221

GONZALES AARON  
16242 E GEDDES LN UNIT 8  
AURORA CO 80016-1498

OLONA JAMES D  
1740 W 53RD DR APT 3  
DENVER CO 80221-6423

SACCOMANO ALBERT L  
12633 IRVING CIRCLE  
BROOMFIELD CO 80020

GARRAMONE ROBERT REYDESSEL  
1740 W 53RD DR UNIT 4  
DENVER CO 80221-6428

HERRERA HELEN M  
5281 PECOS ST  
DENVER CO 80221-6426

CROSBIE SEAN  
251 LOWER CLIFF DR APT 1  
LAGUNA BEACH CA 92651-1862

STRAIGHT UP ENTERPRISES LLC  
8850 RUTGERS ST  
WESTMINSTER CO 80031-3536

SCHINDLER STEPHANIE  
1740 W 53RD DR UNIT 6  
DENVER CO 80221-6428

QUINTANA GENOVEUO AND  
QUINTANA SANDRA L  
5343 PECOS ST  
DENVER CO 80221-6419

MADERA TERESA  
1740 W 53RD DRIVE NO. 1  
DENVER CO 80221

ARIAS GUSTAVO AND  
OCHOA LORENA M  
5290 RARITAN ST APT I-1  
DENVER CO 80221-6431

BARTON LYMAN  
1562 MILBRIDGE DR  
CHESTERFIELD MO 63017-4612

MONROY JULIO E AND MONROY DENISE E  
TRUSTEES UTD 01/08/03  
10535 FELLER COVE  
SAN DIEGO CA 92126

NADEAU RONALD R  
5290 RARITAN ST APT I-6  
DENVER CO 80221-6431

NEGOMIR JOHN M AND  
FOURIE ANDRE  
7085 MOSS CT  
ARVADA CO 80007-6913

NARVAEZ LUZ MARINA  
1771 W 53RD PLACE UNIT NO. 1  
DENVER CO 80221

MORALES ELISA B AND  
GONZALEZ JORGE A  
1550 HIGH ST APT 9  
DENVER CO 80218-1715

MATTHEWS ASHLEY  
1771 W 53RD PL UNIT 2  
DENVER CO 80221-6420

DE LA CRUZ JUAN CARLOS  
5295 QUIVAS ST UNIT 3  
DENVER CO 80221

OBRIEN THOMAS ANTHONY AND  
OBRIEN ELAINE MARIE  
1771 W 53RD PL UNIT 3  
DENVER CO 80221-6420

NEGOMIR JOHN M/TAMARA AND  
FOURIE ANDRE/JILL  
5295 QUIVAS ST UNIT 2  
DENVER CO 80221-6438

ARREDONDO YOLANDA  
1771 W 53RD PLACE UNIT 4  
DENVER CO 80221

SIFUENTES EUFEMIA J  
5295 QUIVAS ST UNIT 7  
DENVER CO 80221-6439

ROSS MICHAEL C  
PO BOX 12043  
DENVER CO 80212-0043

JOHANNES HANS A  
5295 QUIVAS STREET #6  
DENVER CO 80221

SHEN JIEREN  
1771 W 53RD PL UNIT 6  
DENVER CO 80221-6420

HARRIS BRIAN KEITH  
4174 E 139TH AVE  
THORNTON CO 80602-7045

RUBY TERESA ANN  
PO BOX 11482  
DENVER CO 80211

VANZO KEVIN M  
3140 N SPEER BLVD  
DENVER CO 80211-3763

BARTON JAMES F  
PO BOX 558  
WOOD RIVER IL 62095-0558

GOLDBERG RANDI S  
2840 AMES ST  
WHEAT RIDGE CO 80214-8520

BLEA GEORGE AND  
BLEA NANCY  
5295 QUIVAS STREET UNIT G-4  
DENVER CO 80221



# CERTIFICATE OF POSTING



I, Emily Collins do hereby certify that I had the property posted at

5350 Tejon St.

on January 22, 2016

in accordance with the requirements of the Adams County Zoning Regulations

*Emily Collins*

Emily Collins

Exhibit 5.5