



**Board of County Commissioners**

**Eva J. Henry - District #1**  
**Charles "Chaz" Tedesco - District #2**  
**Emma Pinter - District #3**  
**Steve O'Dorisio - District #4**  
**Mary Hodge - District #5**

**PUBLIC HEARING AGENDA**

NOTICE TO READERS: The Board of County Commissioners' meeting packets are prepared several days prior to the meeting. This information is reviewed and studied by the Board members to gain a basic understanding, thus eliminating lengthy discussions. Timely action and short discussion on agenda items does not reflect a lack of thought or analysis on the Board's part. An informational packet is available for public inspection in the Board's Office one day prior to the meeting.

**THIS AGENDA IS SUBJECT TO CHANGE**

**Tuesday**  
**February 4, 2020**  
**9:30 AM**

**1. ROLL CALL**

**2. PLEDGE OF ALLEGIANCE**

**3. MOTION TO APPROVE AGENDA**

**4. AWARDS AND PRESENTATIONS**

- A.** Adams County Commissioners Career Expo Award Presentation
- B.** Colorado Air and Space Port Advisory Board Recognition

**5. PUBLIC COMMENT**

**A. Citizen Communication**

**A total of 30 minutes is allocated at this time for public comment and each speaker will be limited to 3 minutes. If there are additional requests from the public to address the Board, time will be allocated at the end of the meeting to complete public comment. The chair requests that there be no public comment on issues for which a prior public hearing has been held before this Board.**

**B. Elected Officials' Communication**

**6. CONSENT CALENDAR**

- A.** List of Expenditures Under the Dates of January 20-24, 2020
- B.** Minutes of the Commissioners' Proceedings from January 28, 2020
- C.** Adams County Public Trustee Operational Expense for the Quarter Ending December 2019

- D.** Resolution Accepting a Permanent Drainage Easement from West 62nd Ave, LLC, to Adams County for Storm Water Drainage Purposes  
(File approved by ELT)
- E.** Resolution Accepting a Permanent Drainage Easement from Monica Hernandez-Alvarez and Jorge E. Olvera-Rojas, to Adams County for Storm Water Drainage Purposes  
(File approved by ELT)
- F.** Resolution Accepting a Permanent Drainage Easement from Arlen Powell and Rosemary Powell, to Adams County for Storm Water Drainage Purposes  
(File approved by ELT)
- G.** Resolution Approving Encroachment Agreement between School District No. 1 and Adams County for Improvements in County Right-of-Way  
(File approved by ELT)
- H.** Resolution Approving the Intergovernmental Agreement with the City of Westminster, City of Thornton, and the North Metro Task Force for Information Technology Services  
(File approved by ELT)
- I.** Resolution Approving Incentive Agreement between Adams County and Dillon Companies, LLC  
(File approved by ELT)
- J.** Resolution Approving the Tax Year 2019 Colorado Parks and Wildlife Impact Assistance Grant Application  
(File approved by ELT)
- K.** Resolution Appointing Richard Delaney to the Tri-County Health Department Board  
(File approved by ELT)
- L.** Resolution Appointing Eric Montoya to the Unison Housing Partners  
(File approved by ELT)
- M.** Resolution Appointing Jessica Sandgren to the Unison Housing Partners as a Municipality Elected Official  
(File approved by ELT)

## **7. NEW BUSINESS**

### **A. COUNTY MANAGER**

- 1.** Resolution Approving Amendment Two between Adams County and CASCO International/C.A. Short Company to Provide Employee Recognition Solution Services  
(File approved by ELT)

### **B. COUNTY ATTORNEY**

## **8. LAND USE HEARINGS**

### **A. Cases to be Heard**

- 1.** PRC2018-00008 Shook 3 and 4 Preliminary Plats  
(File approved by ELT)

## **9. ADJOURNMENT**

**AND SUCH OTHER MATTERS OF PUBLIC BUSINESS WHICH MAY ARISE**

**County of Adams**  
**Net Warrant by Fund Summary**

<b>Fund Number</b>	<b>Fund Description</b>	<b>Amount</b>
1	General Fund	2,466,588.38
4	Capital Facilities Fund	56,960.98
5	Golf Course Enterprise Fund	10,879.00
6	Equipment Service Fund	229,856.21
13	Road & Bridge Fund	432,008.52
19	Insurance Fund	278,809.81
20	Developmentally Disabled	564,888.33
30	Community Dev Block Grant Fund	5,984.42
31	Head Start Fund	6,656.83
34	Comm Services Blk Grant Fund	16,932.13
43	Colorado Air & Space Port	52,346.20
50	FLATROCK Facility Fund	2,345.17
94	Sheriff Payables	5,829.50
		<u>4,130,085.48</u>

## Net Warrants by Fund Detail

**1****General Fund**

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00005798	871361	EVANS CONSULTING	1/23/2020	682.50
00005801	491215	WELLPATH LLC	1/23/2020	435,368.63
00745652	13883	ADAMS COUNTY SHERIFF	1/21/2020	40.13
00745653	91631	ADAMSON POLICE PRODUCTS	1/21/2020	306.25
00745654	630412	ADVANCED LAUNDRY SYSTEMS	1/21/2020	2,531.74
00745655	383698	ALLIED UNIVERSAL SECURITY SERV	1/21/2020	6,420.45
00745656	12012	ALSCO AMERICAN INDUSTRIAL	1/21/2020	39.90
00745657	514940	AMERICAN WEST CONSTRUCTION	1/21/2020	7,720.00
00745658	228213	ARAMARK REFRESHMENT SERVICES	1/21/2020	325.14
00745660	322973	ARMORED KNIGHTS INC	1/21/2020	2,036.52
00745663	40942	BI INCORPORATED	1/21/2020	5,838.73
00745666	647801	CML SECURITY LLC	1/21/2020	13,333.33
00745667	5050	COLO DIST ATTORNEY COUNCIL	1/21/2020	14.54
00745668	5050	COLO DIST ATTORNEY COUNCIL	1/21/2020	3,330.80
00745669	2157	COLO OCCUPATIONAL MEDICINE PHY	1/21/2020	526.00
00745670	13338	CRESTVIEW WATER SAN	1/21/2020	269.75
00745671	163136	DEEP ROCK WATER	1/21/2020	65.24
00745672	13377	DENVER REGIONAL COUNCIL OF	1/21/2020	62,300.00
00745673	935978	DESIGN FLOOR COATINGS	1/21/2020	2,200.00
00745674	33577	FCI CONSTRUCTORS INC	1/21/2020	1,952.50
00745675	463649	GABLEHOUSE GRANBERG LLC	1/21/2020	1,988.00
00745676	12689	GALLS LLC	1/21/2020	1,153.79
00745677	783632	GAM ENTERPRISES INC	1/21/2020	175.00
00745678	116633	GOVERNMENTJOBS.COM INC	1/21/2020	45,140.78
00745679	896555	GRANICUS LLC	1/21/2020	13,522.13
00745680	565398	GREER, AMY	1/21/2020	1,185.00
00745681	494097	HP INC	1/21/2020	88,720.00
00745683	49039	I70 PUBLISHING CO INC	1/21/2020	192.90
00745684	32276	INSIGHT PUBLIC SECTOR	1/21/2020	15,279.84
00745685	746356	J. BROWER PSYCHOLOGICAL SERVIC	1/21/2020	1,000.00
00745686	40843	LANGUAGE LINE SERVICES	1/21/2020	643.70
00745687	158203	LISTENUP	1/21/2020	59,179.00
00745688	797973	MARKET STREET MANAGEMENT LLC	1/21/2020	19,499.00
00745690	871154	MEI TOTAL ELEVATOR SOLUTIONS	1/21/2020	99.50
00745692	729564	METRO TRANSPORTATION PLANNING	1/21/2020	4,775.30
00745693	42431	MOUNTAIN STATES IMAGING LLC	1/21/2020	7,423.72



## Net Warrants by Fund Detail

**1****General Fund**

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00745694	93018	MURPHY RICK	1/21/2020	4,894.65
00745695	13591	MWI VETERINARY SUPPLY CO	1/21/2020	4,182.00
00745696	16428	NICOLETTI-FLATER ASSOCIATES	1/21/2020	4,275.00
00745697	516994	PARK 12 HUNDRED OWNERS ASSOCIA	1/21/2020	17,437.00
00745698	669732	PATTERSON VETERINARY SUPPLY IN	1/21/2020	66.08
00745699	12691	PEARL COUNSELING ASSOCIATES	1/21/2020	9,837.00
00745700	965633	PETTY SARAH	1/21/2020	107.50
00745701	192059	POINT SPORTS/ERGOMED	1/21/2020	1,835.00
00745702	725956	PRUDENTIAL OVERALL SUPPLY	1/21/2020	55.28
00745703	837076	PSYCHOLOGICAL DIMENSIONS	1/21/2020	6,800.00
00745704	42838	PURCHASE POWER	1/21/2020	69.36
00745705	964324	RASCO JANITORIAL SUPPLY	1/21/2020	613.34
00745706	430098	REPUBLIC SERVICES #535	1/21/2020	4,592.03
00745707	51032	ROTARY CLUB OF NORTHGLENN THOR	1/21/2020	275.00
00745708	472626	SAFEWARE INC	1/21/2020	2,147.78
00745710	145355	SANITY SOLUTIONS INC	1/21/2020	3,600.00
00745712	13538	SHRED IT USA LLC	1/21/2020	366.25
00745713	227044	SOUTHWESTERN PAINTING	1/21/2020	28,710.00
00745714	33604	STATE OF COLORADO	1/21/2020	305.09
00745716	599714	SUMMIT FOOD SERVICE LLC	1/21/2020	48,414.98
00745720	1094	TRI COUNTY HEALTH DEPT	1/21/2020	302,923.68
00745721	666214	TYGRET DEBRA R	1/21/2020	164.00
00745722	8811536	UNIVERSITY OF COLO. HOSPITAL A	1/21/2020	680.00
00745723	725336	US CORRECTIONS LLC	1/21/2020	6,113.00
00745724	28617	VERIZON WIRELESS	1/21/2020	2,825.79
00745725	678293	ZOE TRAINING & CONSULTING	1/21/2020	525.00
00745731	6331	COLO ASSESSORS ASSN	1/22/2020	40.00
00745733	42255	COLO GEOLOGICAL SURVEY	1/22/2020	6,700.00
00745736	323337	HIGH PLAINS REPORTING & TRANSC	1/22/2020	36.00
00745737	215623	JEFFERSON COUNTY TREASURER	1/22/2020	7,770.00
00745738	488944	MAIL MASTERS OF COLORADO	1/22/2020	1,760.00
00745739	969072	MCLANE FOODSERVICE INC	1/22/2020	39,799.00
00745740	871154	MEI TOTAL ELEVATOR SOLUTIONS	1/22/2020	3,574.00
00745741	430098	REPUBLIC SERVICES #535	1/22/2020	1,131.00
00745742	26297	SENIORS RESOURCE CENTER INC	1/22/2020	131,018.25
00745743	38221	TRANE US INC	1/22/2020	775.00

## Net Warrants by Fund Detail

**1 General Fund**

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00745745	1094	TRI COUNTY HEALTH DEPT	1/22/2020	2,720.00
00745760	72554	AAA PEST PROS	1/24/2020	1,835.00
00745763	42779	ADAMS COUNTY COMMUNICATION CEN	1/24/2020	50.00
00745764	433987	ADCO DISTRICT ATTORNEY'S OFFIC	1/24/2020	601.41
00745765	383698	ALLIED UNIVERSAL SECURITY SERV	1/24/2020	22,162.40
00745766	228213	ARAMARK REFRESHMENT SERVICES	1/24/2020	972.88
00745767	322973	ARMORED KNIGHTS INC	1/24/2020	1,565.74
00745769	802665	AUSTIN THOMAS	1/24/2020	2,500.00
00745770	43744	AUTOMATED BUILDING SOLUTIONS I	1/24/2020	1,822.00
00745771	967063	AYALA GRIMALDO CESAR	1/24/2020	19.00
00745773	32682	BEARCOM WIRELESS WORLDWIDE	1/24/2020	560.00
00745775	673295	BODIE ENGER LAW TRUST	1/24/2020	19.00
00745777	661015	CHP METRO NORTH LLC	1/24/2020	1,050.00
00745778	967058	CLARK ELVIN S	1/24/2020	19.00
00745779	5407	COLO DEPT OF LABOR & EMPLOYME	1/24/2020	580.00
00745781	5050	COLO DIST ATTORNEY COUNCIL	1/24/2020	690.30
00745782	612089	COMMERCIAL CLEANING SYSTEMS	1/24/2020	83,061.40
00745784	14990	COMMUNITY PET HOSPITAL	1/24/2020	1,591.98
00745785	42984	CORECIVIC INC	1/24/2020	629,466.84
00745786	265689	CORONADO, TIMOTHY	1/24/2020	1,018.10
00745787	33371	CREATIVE AWARDS	1/24/2020	156.13
00745789	42540	DELL MARKETING LP	1/24/2020	32,648.64
00745790	967064	DIAKITE MOUSSA	1/24/2020	19.00
00745791	370160	EIDE BAILLY LLP	1/24/2020	35,485.00
00745793	967067	FORSETER SHANON ALEX	1/24/2020	19.00
00745794	582481	GEO GROUP INC	1/24/2020	235.60
00745795	113247	GLOBAL SOFTWARE INC	1/24/2020	22,065.66
00745796	565398	GREER, AMY	1/24/2020	952.50
00745797	809485	HAGGERTY BRIAN	1/24/2020	65.00
00745798	866174	HARRIS KOCHER SMITH	1/24/2020	507.50
00745799	727893	HCL ENGINEERING & SURVEYING LL	1/24/2020	3,625.00
00745800	8721	HILL & ROBBINS	1/24/2020	141.00
00745801	802664	HUTCHINSON LUKE	1/24/2020	2,500.00
00745804	79260	IDEXX DISTRIBUTION INC	1/24/2020	6.40
00745806	44965	INTERVENTION COMMUNITY CORRECT	1/24/2020	105.40
00745807	535598	JACHIMIAK PETERSON LLC	1/24/2020	3,125.90

## Net Warrants by Fund Detail

1General Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00745808	219608	JUSTICE AND MERCY LEGAL AID CL	1/24/2020	19.00
00745810	77611	KD SERVICE GROUP	1/24/2020	152.13
00745811	950545	L K GOODWIN COMPANY INC	1/24/2020	10,309.60
00745813	922713	LASER SHOT INC	1/24/2020	28,443.40
00745814	967697	MARCUM JOAN KAYE	1/24/2020	19.00
00745815	637831	MCCREARY RAPHAEL	1/24/2020	65.00
00745816	51274	MCDONALD YONG HUI V	1/24/2020	4,897.50
00745819	729564	METRO TRANSPORTATION PLANNING	1/24/2020	78.85
00745822	13591	MWI VETERINARY SUPPLY CO	1/24/2020	10,454.95
00745824	32509	NCS PEARSON INC	1/24/2020	30.00
00745825	570347	NELSON AND KENNARD	1/24/2020	19.00
00745826	16428	NICOLETTI-FLATER ASSOCIATES	1/24/2020	110.00
00745827	39059	NIMTZ ANDREW S	1/24/2020	19.00
00745828	579541	NOREX INC	1/24/2020	5,360.00
00745830	33716	OLD VINE PINNACLE ASSOCIATES	1/24/2020	800.00
00745831	967062	PARNELL PATRICK ALAN	1/24/2020	19.00
00745832	669732	PATTERSON VETERINARY SUPPLY IN	1/24/2020	81.86
00745833	720230	PHILLIPS PET FOOD & SUPPLIES	1/24/2020	505.05
00745834	725956	PRUDENTIAL OVERALL SUPPLY	1/24/2020	110.56
00745835	3024	SAFE SYSTEMS	1/24/2020	9,957.99
00745837	574170	SCHULTZ PUBLIC AFFAIRS LLC	1/24/2020	5,122.00
00745838	967065	SEADER TONISHA LYNN	1/24/2020	19.00
00745840	227044	SOUTHWESTERN PAINTING	1/24/2020	2,263.00
00745841	215106	SPRINT	1/24/2020	870.00
00745842	686895	STOGSDILL SHANNA	1/24/2020	421.00
00745843	871540	STRATEGY AND EVALUATION	1/24/2020	6,000.00
00745844	882335	STRATEGY WITH ROX	1/24/2020	8,000.00
00745845	599714	SUMMIT FOOD SERVICE LLC	1/24/2020	36,225.49
00745847	76990	TETRA TECH EC INC	1/24/2020	27,074.92
00745848	862222	THE ARTWORKS UNLIMITED LLC	1/24/2020	4,575.00
00745851	319978	TONSAGER DENNIS	1/24/2020	65.00
00745852	810316	TRELOAR TARA A	1/24/2020	65.00
00745853	1007	UNITED POWER (UNION REA)	1/24/2020	145.46
00745854	1007	UNITED POWER (UNION REA)	1/24/2020	203.57
00745857	227333	VARGO & JANSON, P.C.	1/24/2020	19.00
00745858	35731	VERIZON	1/24/2020	125.36

County of Adams  
Net Warrants by Fund Detail

<u>1</u>		<u>General Fund</u>			
<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>	
00745859	8076	VERIZON WIRELESS	1/24/2020	160.04	
00745861	7162	WAGNER GEORGIA C	1/24/2020	57.00	
00745864	702804	WOLFE SANDRA KAY	1/24/2020	65.00	
			<b>Fund Total</b>	<b>2,466,588.38</b>	

County of Adams  
Net Warrants by Fund Detail

4 Capital Facilities Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00745792	33577	FCI CONSTRUCTORS INC	1/24/2020	54,637.42
00745850	498722	THERMAL & MOISTURE PROTECTION	1/24/2020	2,120.00
00745855	1007	UNITED POWER (UNION REA)	1/24/2020	203.56
Fund Total				56,960.98

County of Adams  
Net Warrants by Fund Detail

5      Golf Course Enterprise Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00745744	38221	TRANE US INC	1/22/2020	1,114.00
00745761	72554	AAA PEST PROS	1/24/2020	45.00
00745780	5407	COLO DEPT OF LABOR & EMPLOYME	1/24/2020	220.00
00745820	619985	MORENO DENNIS	1/24/2020	9,500.00
<b>Fund Total</b>				<b>10,879.00</b>

## Net Warrants by Fund Detail

6Equipment Service Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00745709	16237	SAM HILL OIL INC	1/21/2020	9,700.39
00745772	796846	BEARCOM	1/24/2020	3,383.49
00745805	682207	INSIGHT AUTO GLASS LLC	1/24/2020	264.30
00745812	494038	LARRY H MILLER FORD LAKEWOOD	1/24/2020	174,101.00
00745836	16237	SAM HILL OIL INC	1/24/2020	40,320.75
00745849	790907	THE GOODYEAR TIRE AND RUBBER C	1/24/2020	2,086.28
<b>Fund Total</b>				<b>229,856.21</b>

## Net Warrants by Fund Detail

**13****Road & Bridge Fund**

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00745662	49497	BFI TOWER ROAD LANDFILL	1/21/2020	810.25
00745682	494097	HP INC	1/21/2020	16,950.00
00745689	9379	MARTIN MARTIN CONSULTING ENGIN	1/21/2020	67,207.74
00745718	36806	TERRACON	1/21/2020	690.00
00745759	25603	A-1 CHIPSEAL CO	1/24/2020	90,026.56
00745774	49497	BFI TOWER ROAD LANDFILL	1/24/2020	1,125.25
00745802	34817	ICON ENGINEERING INC	1/24/2020	57,729.26
00745803	4879	IDEAL FENCING CORPORATION	1/24/2020	9,555.00
00745821	323813	MOUNTAIN CONSTRUCTORS INC	1/24/2020	169,911.11
00745856	37012	UNITED REPROGRAPHIC SUPPLY INC	1/24/2020	128.00
00745860	13082	W L CONTRACTORS INC	1/24/2020	6,752.93
00745862	78276	WAYNE A MITCHELL LLC	1/24/2020	5,329.80
00745863	25714	WESTERN STATES LAND SERVICES I	1/24/2020	5,781.45
00745865	13822	XCEL ENERGY	1/24/2020	11.17
<b>Fund Total</b>				<b>432,008.52</b>



## Net Warrants by Fund Detail

19Insurance Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00005797	41962	COLO DEPT OF LABOR AND EMPLOYM	1/23/2020	8,884.30
00005800	523053	TRISTAR RISK MANAGEMENT	1/23/2020	1,030.00
00745719	969436	TKACH MICHAEL	1/21/2020	4,845.78
00745728	331018	AED AUTHORITY	1/22/2020	7,995.00
00745730	582063	AMERICAN RED CROSS	1/22/2020	110.00
00745735	301628	FRANKLIN D AZAR & ASSOCCIATES	1/22/2020	250,000.00
00745823	61886	NATHAN DUMM & MAYER PC	1/24/2020	5,944.73
<b>Fund Total</b>				<b>278,809.81</b>

County of Adams  
Net Warrants by Fund Detail

<u>20</u>		<u>Developmentally Disabled</u>			
<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>	
00745829	3313	NORTH METRO COMMUNITY SERVICES	1/24/2020	564,888.33	
			<b>Fund Total</b>	<b>564,888.33</b>	

County of Adams  
Net Warrants by Fund Detail

<u>30</u>		<u>Community Dev Block Grant Fund</u>			
<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>	
00005799	907138	ROOT POLICY RESEARCH INC	1/23/2020	5,984.42	
Fund Total				5,984.42	

## Net Warrants by Fund Detail

31Head Start Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00745664	166025	CHILDRENS HOSPITAL	1/21/2020	562.50
00745665	166025	CHILDRENS HOSPITAL	1/21/2020	600.00
00745776	327914	CESCO LINGUISTIC SERVICE INC	1/24/2020	284.16
00745817	79121	MEADOW GOLD DAIRY	1/24/2020	360.00
00745846	13770	SYSCO DENVER	1/24/2020	4,850.17
<b>Fund Total</b>				<b>6,656.83</b>

## Net Warrants by Fund Detail

34Comm Services Blk Grant Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00745727	258636	ADAMS COUNTY FOOD BANK	1/22/2020	5,237.86
00745729	5991	ALMOST HOME INC	1/22/2020	8,874.74
00745734	190240	ECPAC	1/22/2020	2,819.53
<b>Fund Total</b>				<b>16,932.13</b>

## Net Warrants by Fund Detail

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Colorado Air & Space Port

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<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00745659	228213	ARAMARK REFRESHMENT SERVICES	1/21/2020	240.43
00745661	80118	AT&T CORP	1/21/2020	103.09
00745711	37110	SB PORTA BOWL RESTROOMS INC	1/21/2020	409.00
00745717	93074	SYSCO DENVER	1/21/2020	1,111.40
00745768	322973	ARMORED KNIGHTS INC	1/24/2020	643.79
00745788	556579	DBT TRANSPORTATION SERVICES LL	1/24/2020	2,408.34
00745809	204737	JVIATION INC	1/24/2020	46,097.00
00745818	871154	MEI TOTAL ELEVATOR SOLUTIONS	1/24/2020	463.51
00745839	518052	SOUTHERN GLAZER'S WINE & SPIRI	1/24/2020	869.64
<b>Fund Total</b>				<hr/> <b>52,346.20</b>

## Net Warrants by Fund Detail

50FLATROCK Facility Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00745691	925766	METCO LANDSCAPE LLC	1/21/2020	500.00
00745715	33604	STATE OF COLORADO	1/21/2020	1.32
00745726	73472	ACTION TARGET	1/22/2020	282.09
00745762	72554	AAA PEST PROS	1/24/2020	60.00
00745783	612089	COMMERCIAL CLEANING SYSTEMS	1/24/2020	1,501.76
<b>Fund Total</b>				<b>2,345.17</b>

County of Adams  
Net Warrants by Fund Detail

<u>94</u>		<u>Sheriff Payables</u>			
<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>	
00745732	5556	COLO BUREAU INVESTIGATION-IDEN	1/22/2020	5,829.50	
Fund Total				5,829.50	



**County of Adams**  
**Net Warrants by Fund Detail**

**Grand Total      4,130,085.48**

County of Adams  
Vendor Payment Report

<u>3161</u>	<u>Animal Shelter Construction</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Buildings					
	UNITED POWER (UNION REA)	00004	968805	356784	1/22/2020	203.56
					Account Total	203.56
					Department Total	203.56

County of Adams  
Vendor Payment Report

<u>2056</u>	<u>ANS - Clinic Operations</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Medical Services					
	PETTY SARAH	00001	968316	356144	1/3/2020	107.50
					Account Total	107.50
					Department Total	107.50

County of Adams  
Vendor Payment Report

<u>1074</u>	<u>CA- Risk Management</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Safety - Training					
	AED AUTHORITY	00019	968171	355820	1/8/2020	7,995.00
	AMERICAN RED CROSS	00019	968172	355820	1/8/2020	110.00
					Account Total	8,105.00
					Department Total	8,105.00

County of Adams  
Vendor Payment Report

<u>1043</u>	<u>CA- Social Services IV-D</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Court Reporting Transcripts					
	HIGH PLAINS REPORTING & TRANSC	00001	968170	355820	1/8/2020	<u>36.00</u>
					Account Total	<u>36.00</u>
					Department Total	<u><u>36.00</u></u>

County of Adams  
Vendor Payment Report

<u>4306</u>	<u>Cafe</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Snack Bar Supplies					
	SYSCO DENVER	00043	968515	356415	1/16/2020	1,111.40
					Account Total	1,111.40
					Department Total	1,111.40

**County of Adams**  
**Vendor Payment Report**

<u>4</u>	<u>Capital Facilities Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	FCI CONSTRUCTORS INC	00004	968876	356884	1/23/2020	57,513.07
	THERMAL & MOISTURE PROTECTION	00004	968874	356884	1/23/2020	2,120.00
					Account Total	59,633.07
	Retainages Payable					
	FCI CONSTRUCTORS INC	00004	968876	356884	1/23/2020	2,875.65-
					Account Total	2,875.65-
					Department Total	56,757.42

**County of Adams**  
**Vendor Payment Report**

<u>4302</u>	<u>CASP Administration</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Coffee					
	ARAMARK REFRESHMENT SERVICES	00043	968364	356162	1/13/2020	120.21
					Account Total	120.21
	Promotion Expense					
	SOUTHERN GLAZER'S WINE & SPIRI	00043	968435	356241	1/14/2020	53.24
	SOUTHERN GLAZER'S WINE & SPIRI	00043	968436	356241	1/14/2020	816.40
					Account Total	869.64
	Telephone					
	AT&T CORP	00043	968363	356162	1/13/2020	89.39
					Account Total	89.39
	Water/Sewer/Sanitation					
	SB PORTA BOWL RESTROOMS INC	00043	968514	356415	1/16/2020	409.00
					Account Total	409.00
					Department Total	1,488.24



County of Adams  
Vendor Payment Report

<u>4308</u>	<u>CASP ATCT</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Telephone					
	AT&T CORP	00043	968363	356162	1/13/2020	6.85
					Account Total	6.85
					Department Total	6.85

County of Adams  
Vendor Payment Report

<u>4303</u>	<u>CASP FBO</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Coffee					
	ARAMARK REFRESHMENT SERVICES	00043	968364	356162	1/13/2020	120.22
					Account Total	120.22
					Department Total	120.22

County of Adams  
Vendor Payment Report

<u>4304</u>	<u>CASP Operations/Maintenance</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Telephone					
	AT&T CORP	00043	968363	356162	1/13/2020	6.85
					Account Total	6.85
					Department Total	6.85

County of Adams  
Vendor Payment Report

<u>1020</u>	<u>CLK Administration</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Membership Dues					
	ROTARY CLUB OF NORTHGLENN THOR	00001	968309	356043	1/10/2020	275.00
					Account Total	275.00
					Department Total	275.00

**County of Adams**  
**Vendor Payment Report**

<u>1023</u>	<u>CLK Motor Vehicle</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Destruction of Records					
	SHRED IT USA LLC	00001	968307	356042	1/10/2020	150.00
	SHRED IT USA LLC	00001	968308	356042	1/10/2020	216.25
					Account Total	366.25
	Operating Supplies					
	ALSCO AMERICAN INDUSTRIAL	00001	968305	356042	1/10/2020	17.19
	ALSCO AMERICAN INDUSTRIAL	00001	968306	356042	1/10/2020	22.71
					Account Total	39.90
	Security Service					
	ALLIED UNIVERSAL SECURITY SERV	00001	968303	356042	1/10/2020	1,486.11
	ALLIED UNIVERSAL SECURITY SERV	00001	968304	356042	1/10/2020	1,491.47
					Account Total	2,977.58
					Department Total	3,383.73

County of Adams  
Vendor Payment Report

<u>3060</u>	<u>Code Compliance</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Professional Serv					
	FCI CONSTRUCTORS INC	00001	968499	356348	1/15/2020	1,952.50
					Account Total	1,952.50
					Department Total	1,952.50

**County of Adams**  
**Vendor Payment Report**

<u>43</u>	<u>Colorado Air &amp; Space Port</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	ARMORED KNIGHTS INC	00043	968962	357002	1/24/2020	577.42
	ARMORED KNIGHTS INC	00043	968963	357002	1/24/2020	66.37
	DBT TRANSPORTATION SERVICES LL	00043	969035	357002	1/24/2020	787.50
	DBT TRANSPORTATION SERVICES LL	00043	969036	357002	1/24/2020	416.67
	DBT TRANSPORTATION SERVICES LL	00043	969037	357002	1/24/2020	787.50
	DBT TRANSPORTATION SERVICES LL	00043	969038	357002	1/24/2020	416.67
	JVIATION INC	00043	968931	356884	1/23/2020	46,097.00
	MEI TOTAL ELEVATOR SOLUTIONS	00043	969034	357002	1/24/2020	463.51
					Account Total	49,612.64
					Department Total	49,612.64

County of Adams  
Vendor Payment Report

<u>30</u>	<u>Community Dev Block Grant Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	ROOT POLICY RESEARCH INC	00030	968595	356458	1/16/2020	5,984.42
					Account Total	5,984.42
					Department Total	5,984.42



County of Adams  
Vendor Payment Report

<u>1033</u>	<u>Community Transit</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Community Transit Services					
	SENIORS RESOURCE CENTER INC	00001	968744	356720	1/21/2020	42,478.14
	SENIORS RESOURCE CENTER INC	00001	968745	356720	1/21/2020	39,118.70
	SENIORS RESOURCE CENTER INC	00001	968746	356720	1/21/2020	49,421.41
					Account Total	131,018.25
					Department Total	131,018.25

County of Adams  
Vendor Payment Report

<u>2055</u>	<u>Control/Enforcement</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Communications					
	ADAMS COUNTY COMMUNICATION CEN	00001	968318	356147	1/13/2020	50.00
					Account Total	50.00
					Department Total	50.00

County of Adams  
Vendor Payment Report

<u>1041</u>	<u>County Assessor</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Education & Training					
	COLO ASSESSORS ASSN	00001	968702	356689	1/21/2020	40.00
					Account Total	40.00
	Postage & Freight					
	MAIL MASTERS OF COLORADO	00001	968734	356710	1/21/2020	1,760.00
					Account Total	1,760.00
					Department Total	1,800.00

County of Adams  
Vendor Payment Report

<u>1012</u>	<u>County Manager</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Advertising					
	170 PUBLISHING CO INC	00001	968526	356426	1/16/2020	192.90
					Account Total	192.90
					Department Total	192.90

County of Adams  
Vendor Payment Report

<u>1031</u>	<u>County Treasurer</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Professional Serv					
	EVANS CONSULTING	00001	968537	356424	1/16/2020	682.50
	VERIZON	00001	968797	356776	1/22/2020	125.36
					Account Total	807.86
					Department Total	807.86

County of Adams  
Vendor Payment Report

<u>951016</u>	<u>CSBG</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Grants to Other Instit					
	ADAMS COUNTY FOOD BANK	00034	968361	356159	1/10/2020	5,237.86
	ALMOST HOME INC	00034	968360	356159	1/13/2020	8,874.74
	ECPAC	00034	968359	356159	1/13/2020	2,819.53
					Account Total	16,932.13
					Department Total	16,932.13

County of Adams  
Vendor Payment Report

<u>20</u>	<u>Developmentally Disabled</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	NORTH METRO COMMUNITY SERVICES	00020	968965	357002	1/24/2020	30,338.50
	NORTH METRO COMMUNITY SERVICES	00020	968966	357002	1/24/2020	30,338.50
	NORTH METRO COMMUNITY SERVICES	00020	968967	357002	1/24/2020	504,211.33
					Account Total	564,888.33
					Department Total	564,888.33

**County of Adams**  
**Vendor Payment Report**

<u>1051</u>	<u>District Attorney</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Business Meetings					
	COLO DIST ATTORNEY COUNCIL	00001	968427	356233	1/14/2020	14.54
					Account Total	14.54
	Contract Employment					
	GREER, AMY	00001	968428	356233	1/14/2020	1,185.00
	GREER, AMY	00001	968628	356545	1/17/2020	952.50
					Account Total	2,137.50
	Court Reporting Transcripts					
	WAGNER GEORGIA C	00001	968629	356545	1/17/2020	57.00
					Account Total	57.00
	Membership Dues					
	COLO DIST ATTORNEY COUNCIL	00001	968473	356248	1/14/2020	690.30
					Account Total	690.30
	Office Equip Rep & Maint					
	SAFE SYSTEMS	00001	968333	356152	1/13/2020	56.77
	SAFE SYSTEMS	00001	968334	356152	1/13/2020	68.13
	SAFE SYSTEMS	00001	968335	356152	1/13/2020	9,833.09
					Account Total	9,957.99
	Operating Supplies					
	ARAMARK REFRESHMENT SERVICES	00001	968327	356152	1/13/2020	230.29
	ARAMARK REFRESHMENT SERVICES	00001	968329	356152	1/13/2020	98.46
	ARAMARK REFRESHMENT SERVICES	00001	968329	356152	1/13/2020	72.75
	ARAMARK REFRESHMENT SERVICES	00001	968331	356152	1/13/2020	70.00
	ARAMARK REFRESHMENT SERVICES	00001	968449	356248	1/14/2020	97.13
	ARAMARK REFRESHMENT SERVICES	00001	968463	356248	1/14/2020	37.90
	ARAMARK REFRESHMENT SERVICES	00001	968463	356248	1/14/2020	75.80
	ARAMARK REFRESHMENT SERVICES	00001	968463	356248	1/14/2020	18.95
	ARAMARK REFRESHMENT SERVICES	00001	968463	356248	1/14/2020	37.90
	ARAMARK REFRESHMENT SERVICES	00001	968464	356248	1/14/2020	37.90
	ARAMARK REFRESHMENT SERVICES	00001	968464	356248	1/14/2020	18.95
	ARAMARK REFRESHMENT SERVICES	00001	968626	356545	1/17/2020	40.00
	ARAMARK REFRESHMENT SERVICES	00001	968626	356545	1/17/2020	57.90
	ARAMARK REFRESHMENT SERVICES	00001	968626	356545	1/17/2020	18.95
	ARAMARK REFRESHMENT SERVICES	00001	968627	356545	1/17/2020	20.00



**County of Adams**  
**Vendor Payment Report**

<u>1051</u>	<u>District Attorney</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	ARAMARK REFRESHMENT SERVICES	00001	968627	356545	1/17/2020	20.00
	ARAMARK REFRESHMENT SERVICES	00001	968627	356545	1/17/2020	10.00
	ARAMARK REFRESHMENT SERVICES	00001	968627	356545	1/17/2020	10.00
					Account Total	972.88
	Other Communications					
	VERIZON WIRELESS	00001	968338	356152	1/13/2020	160.04
					Account Total	160.04
	Other Professional Serv					
	NICOLETTI-FLATER ASSOCIATES	00001	968332	356152	1/13/2020	110.00
					Account Total	110.00
	Witness Fees					
	ADCO DISTRICT ATTORNEY'S OFFIC	00001	968465	356248	1/14/2020	44.15
	ADCO DISTRICT ATTORNEY'S OFFIC	00001	968465	356248	1/14/2020	129.90
	ADCO DISTRICT ATTORNEY'S OFFIC	00001	968465	356248	1/14/2020	148.33
	ADCO DISTRICT ATTORNEY'S OFFIC	00001	968625	356545	1/17/2020	126.11
	ADCO DISTRICT ATTORNEY'S OFFIC	00001	968625	356545	1/17/2020	152.92
	METRO TRANSPORTATION PLANNING	00001	968450	356248	1/14/2020	78.85
					Account Total	680.26
					Department Total	14,780.51

County of Adams  
Vendor Payment Report

<u>7051</u>	<u>Economic Incentives</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Economic Incentives					
	MCLANE FOODSERVICE INC	00001	968616	356521	1/17/2020	39,799.00
					Account Total	39,799.00
					Department Total	39,799.00

**County of Adams**  
**Vendor Payment Report**

<u>6</u>	<u>Equipment Service Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	BEARCOM	00006	969033	357002	1/24/2020	3,383.49
	INSIGHT AUTO GLASS LLC	00006	968918	356884	1/23/2020	40.00
	INSIGHT AUTO GLASS LLC	00006	968975	357002	1/24/2020	224.30
	LARRY H MILLER FORD LAKEWOOD	00006	969012	357002	1/24/2020	33,479.00
	LARRY H MILLER FORD LAKEWOOD	00006	969014	357002	1/24/2020	33,479.00
	LARRY H MILLER FORD LAKEWOOD	00006	969019	357002	1/24/2020	33,479.00
	LARRY H MILLER FORD LAKEWOOD	00006	969023	357002	1/24/2020	36,832.00
	LARRY H MILLER FORD LAKEWOOD	00006	969024	357002	1/24/2020	36,832.00
	SAM HILL OIL INC	00006	968998	357002	1/24/2020	664.64
	SAM HILL OIL INC	00006	968999	357002	1/24/2020	1,320.00
	SAM HILL OIL INC	00006	969003	357002	1/24/2020	1,960.86
	SAM HILL OIL INC	00006	969004	357002	1/24/2020	5,912.03
	SAM HILL OIL INC	00006	969005	357002	1/24/2020	14,548.27
	SAM HILL OIL INC	00006	969008	357002	1/24/2020	15,914.95
	SAM HILL OIL INC	00006	968539	356425	1/16/2020	9,700.39
	THE GOODYEAR TIRE AND RUBBER C	00006	969009	357002	1/24/2020	6.00
	THE GOODYEAR TIRE AND RUBBER C	00006	969011	357002	1/24/2020	88.00
	THE GOODYEAR TIRE AND RUBBER C	00006	969007	357002	1/24/2020	1,992.28
					Account Total	229,856.21
					Department Total	229,856.21

**County of Adams**  
**Vendor Payment Report**

<u>50</u>	<u>FLATROCK Facility Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Colorado Sales Tax Payable					
	STATE OF COLORADO	00050	968133	355736	1/7/2020	1.35
					Account Total	1.35
	Received not Vouchered Clrg					
	AAA PEST PROS	00050	968877	356884	1/23/2020	60.00
	COMMERCIAL CLEANING SYSTEMS	00050	968917	356884	1/23/2020	1,501.76
	METCO LANDSCAPE LLC	00050	968561	356425	1/16/2020	500.00
					Account Total	2,061.76
					Department Total	2,063.11

County of Adams  
Vendor Payment Report

<u>1076</u>	<u>FO - Adams County Svc Center</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Water/Sewer/Sanitation					
	REPUBLIC SERVICES #535	00001	968472	356324	1/15/2020	245.69
	REPUBLIC SERVICES #535	00001	968480	356324	1/15/2020	22.26
					Account Total	267.95
					Department Total	267.95

**County of Adams**  
**Vendor Payment Report**

<u>1091</u>	<u>FO - Administration</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Education & Training					
	ZOE TRAINING & CONSULTING	00001	968500	356348	1/15/2020	525.00
					Account Total	525.00
	Gas & Electricity					
	UNITED POWER (UNION REA)	00001	968802	356784	1/22/2020	145.46
					Account Total	145.46
	Water/Sewer/Sanitation					
	REPUBLIC SERVICES #535	00001	968468	356324	1/15/2020	100.15
					Account Total	100.15
					Department Total	770.61

County of Adams  
Vendor Payment Report

<u>5025</u>	<u>FO - Club House Maintenance</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Building Repair & Maint					
	COLO DEPT OF LABOR & EMPLOYME	00005	968461	356319	1/15/2020	220.00
					Account Total	220.00
	Repair & Maint Supplies					
	TRANE US INC	00005	968652	356562	1/17/2020	1,114.00
					Account Total	1,114.00
					Department Total	1,334.00

County of Adams  
Vendor Payment Report

<u>1114</u>	<u>FO - District Attorney Bldg.</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Water/Sewer/Sanitation					
	REPUBLIC SERVICES #535	00001	968470	356324	1/15/2020	133.53
					Account Total	133.53
					Department Total	133.53



County of Adams  
Vendor Payment Report

<u>2090</u>	<u>FO - Flatrock Facility</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Building Repair & Maint					
	ACTION TARGET	00050	968653	356562	1/17/2020	282.09
					Account Total	282.09
					Department Total	282.09

**County of Adams**  
**Vendor Payment Report**

<u>1077</u>	<u>FO - Government Center</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Grounds Maintenance					
	REPUBLIC SERVICES #535	00001	968647	356562	1/17/2020	270.00
					Account Total	270.00
	Water/Sewer/Sanitation					
	REPUBLIC SERVICES #535	00001	968647	356562	1/17/2020	861.00
	REPUBLIC SERVICES #535	00001	968479	356324	1/15/2020	300.46
					Account Total	1,161.46
					Department Total	1,431.46

County of Adams  
Vendor Payment Report

<u>1070</u>	<u>FO - Honnen/Plan&amp;Devel/MV Ware</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Building Rental					
	REPUBLIC SERVICES #535	00001	968469	356324	1/15/2020	467.39
					Account Total	467.39
	Water/Sewer/Sanitation					
	REPUBLIC SERVICES #535	00001	968478	356324	1/15/2020	166.92
					Account Total	166.92
					Department Total	634.31

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<u>1079</u>	<u>FO - Human Services Center</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Building Repair & Maint					
	COLO DEPT OF LABOR & EMPLOYME	00001	968462	356319	1/15/2020	580.00
					Account Total	580.00
	Other Repair & Maint					
	PARK 12 HUNDRED OWNERS ASSOCIA	00001	968466	356324	1/15/2020	17,437.00
					Account Total	17,437.00
	Water/Sewer/Sanitation					
	REPUBLIC SERVICES #535	00001	968477	356324	1/15/2020	1,001.53
					Account Total	1,001.53
					Department Total	19,018.53

County of Adams  
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<u>1071</u>	<u>FO - Justice Center</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Building Repair & Maint					
	MEI TOTAL ELEVATOR SOLUTIONS	00001	968467	356324	1/15/2020	99.50
					Account Total	99.50
	Water/Sewer/Sanitation					
	REPUBLIC SERVICES #535	00001	968476	356324	1/15/2020	712.20
					Account Total	712.20
					Department Total	811.70

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<u>1069</u>	<u>FO - Old Animal Shelter</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Water/Sewer/Sanitation					
	REPUBLIC SERVICES #535	00001	968483	356324	1/15/2020	333.84
					Account Total	333.84
					Department Total	333.84

County of Adams  
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<u>1067</u>	<u>FO - Old Human Service Bldg</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Repair & Maint					
	MARKET STREET MANAGEMENT LLC	00001	968501	356355	1/15/2020	19,499.00
					Account Total	19,499.00
					Department Total	19,499.00

County of Adams  
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<u>1111</u>	<u>FO - Parks Facilities</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Buildings					
	UNITED POWER (UNION REA)	00001	968804	356784	1/22/2020	203.57
					Account Total	203.57
					Department Total	203.57



County of Adams  
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<u>1112</u>	<u>FO - Sheriff HQ/Coroner Bldg</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Water/Sewer/Sanitation					
	REPUBLIC SERVICES #535	00001	968471	356324	1/15/2020	166.92
					Account Total	166.92
					Department Total	166.92

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<u>2009</u>	<u>FO - Sheriff Maintenance</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Building Repair & Maint					
	TRANE US INC	00001	968650	356562	1/17/2020	438.00
	TRANE US INC	00001	968651	356562	1/17/2020	337.00
					Account Total	775.00
	Water/Sewer/Sanitation					
	REPUBLIC SERVICES #535	00001	968475	356324	1/15/2020	267.08
	REPUBLIC SERVICES #535	00001	968484	356324	1/15/2020	133.54
					Account Total	400.62
					Department Total	1,175.62

County of Adams  
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<u>1075</u>	<u>FO - Strasburg/Whittier</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Water/Sewer/Sanitation					
	REPUBLIC SERVICES #535	00001	968485	356324	1/15/2020	56.45
	REPUBLIC SERVICES #535	00001	968474	356324	1/15/2020	16.69
					Account Total	73.14
					Department Total	73.14

**County of Adams**  
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<u>1072</u>	<u>FO - West Services Center</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Building Repair & Maint					
	MEI TOTAL ELEVATOR SOLUTIONS	00001	968648	356562	1/17/2020	2,987.00
	MEI TOTAL ELEVATOR SOLUTIONS	00001	968649	356562	1/17/2020	587.00
					Account Total	3,574.00
	Water/Sewer/Sanitation					
	REPUBLIC SERVICES #535	00001	968481	356324	1/15/2020	467.38
					Account Total	467.38
					Department Total	4,041.38

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<u>1</u>	<u>General Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Colorado Sales Tax Payable					
	STATE OF COLORADO	00001	968132	355736	1/7/2020	313.89
					Account Total	313.89
	Deposits Payable					
	COLO GEOLOGICAL SURVEY	00001	968546	356427	1/16/2020	6,700.00
	TRI COUNTY HEALTH DEPT	00001	968544	356427	1/16/2020	2,720.00
					Account Total	9,420.00
	Received not Vouchered Clrg					
	AAA PEST PROS	00001	968879	356884	1/23/2020	155.00
	AAA PEST PROS	00001	968880	356884	1/23/2020	125.00
	AAA PEST PROS	00001	968881	356884	1/23/2020	45.00
	AAA PEST PROS	00001	968882	356884	1/23/2020	60.00
	AAA PEST PROS	00001	968883	356884	1/23/2020	60.00
	AAA PEST PROS	00001	968884	356884	1/23/2020	60.00
	AAA PEST PROS	00001	968885	356884	1/23/2020	55.00
	AAA PEST PROS	00001	968886	356884	1/23/2020	60.00
	AAA PEST PROS	00001	968887	356884	1/23/2020	40.00
	AAA PEST PROS	00001	968888	356884	1/23/2020	40.00
	AAA PEST PROS	00001	968889	356884	1/23/2020	40.00
	AAA PEST PROS	00001	968890	356884	1/23/2020	45.00
	AAA PEST PROS	00001	968891	356884	1/23/2020	40.00
	AAA PEST PROS	00001	968892	356884	1/23/2020	40.00
	AAA PEST PROS	00001	968893	356884	1/23/2020	60.00
	AAA PEST PROS	00001	968894	356884	1/23/2020	40.00
	AAA PEST PROS	00001	968895	356884	1/23/2020	35.00
	AAA PEST PROS	00001	968897	356884	1/23/2020	30.00
	AAA PEST PROS	00001	968899	356884	1/23/2020	65.00
	AAA PEST PROS	00001	968903	356884	1/23/2020	40.00
	AAA PEST PROS	00001	968904	356884	1/23/2020	50.00
	AAA PEST PROS	00001	968905	356884	1/23/2020	40.00
	AAA PEST PROS	00001	968906	356884	1/23/2020	70.00
	AAA PEST PROS	00001	968907	356884	1/23/2020	40.00
	AAA PEST PROS	00001	968908	356884	1/23/2020	150.00
	AAA PEST PROS	00001	968909	356884	1/23/2020	40.00
	AAA PEST PROS	00001	968910	356884	1/23/2020	40.00

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<u>1</u>	<u>General Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	AAA PEST PROS	00001	968911	356884	1/23/2020	40.00
	AAA PEST PROS	00001	968912	356884	1/23/2020	40.00
	AAA PEST PROS	00001	968913	356884	1/23/2020	140.00
	AAA PEST PROS	00001	968914	356884	1/23/2020	50.00
	ADVANCED LAUNDRY SYSTEMS	00001	968549	356425	1/16/2020	438.42
	ADVANCED LAUNDRY SYSTEMS	00001	968550	356425	1/16/2020	2,093.32
	ALLIED UNIVERSAL SECURITY SERV	00001	968529	356425	1/16/2020	3,442.87
	ALLIED UNIVERSAL SECURITY SERV	00001	968976	357002	1/24/2020	18,750.26
	ALLIED UNIVERSAL SECURITY SERV	00001	968974	357002	1/24/2020	3,412.14
	AMERICAN WEST CONSTRUCTION	00001	968592	356425	1/16/2020	7,720.00
	ARMORED KNIGHTS INC	00001	968577	356425	1/16/2020	339.42
	ARMORED KNIGHTS INC	00001	968577	356425	1/16/2020	339.42
	ARMORED KNIGHTS INC	00001	968577	356425	1/16/2020	339.42
	ARMORED KNIGHTS INC	00001	968577	356425	1/16/2020	339.42
	ARMORED KNIGHTS INC	00001	968577	356425	1/16/2020	339.42
	ARMORED KNIGHTS INC	00001	968577	356425	1/16/2020	339.42
	ARMORED KNIGHTS INC	00001	969031	357002	1/24/2020	339.42
	ARMORED KNIGHTS INC	00001	969031	357002	1/24/2020	68.83
	ARMORED KNIGHTS INC	00001	969031	357002	1/24/2020	68.83
	ARMORED KNIGHTS INC	00001	969031	357002	1/24/2020	136.08
	ARMORED KNIGHTS INC	00001	969031	357002	1/24/2020	68.83
	ARMORED KNIGHTS INC	00001	969031	357002	1/24/2020	136.08
	ARMORED KNIGHTS INC	00001	969031	357002	1/24/2020	68.83
	ARMORED KNIGHTS INC	00001	969031	357002	1/24/2020	339.42
	ARMORED KNIGHTS INC	00001	969031	357002	1/24/2020	339.42
	AUTOMATED BUILDING SOLUTIONS I	00001	968915	356884	1/23/2020	1,822.00
	BI INCORPORATED	00001	968553	356425	1/16/2020	5,838.73
	CHP METRO NORTH LLC	00001	968995	357002	1/24/2020	1,050.00
	CML SECURITY LLC	00001	968554	356425	1/16/2020	13,333.33
	COLO DIST ATTORNEY COUNCIL	00001	968590	356425	1/16/2020	3,330.80
	COMMERCIAL CLEANING SYSTEMS	00001	968916	356884	1/23/2020	7,215.76
	COMMERCIAL CLEANING SYSTEMS	00001	968916	356884	1/23/2020	4,445.67
	COMMERCIAL CLEANING SYSTEMS	00001	968916	356884	1/23/2020	460.78
	COMMERCIAL CLEANING SYSTEMS	00001	968916	356884	1/23/2020	749.28
	COMMERCIAL CLEANING SYSTEMS	00001	968916	356884	1/23/2020	756.76
	COMMERCIAL CLEANING SYSTEMS	00001	968916	356884	1/23/2020	462.81

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<u>1</u>	<u>General Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	COMMERCIAL CLEANING SYSTEMS	00001	968916	356884	1/23/2020	3,190.34
	COMMERCIAL CLEANING SYSTEMS	00001	968916	356884	1/23/2020	19,903.86
	COMMERCIAL CLEANING SYSTEMS	00001	968916	356884	1/23/2020	1,452.60
	COMMERCIAL CLEANING SYSTEMS	00001	968916	356884	1/23/2020	634.23
	COMMERCIAL CLEANING SYSTEMS	00001	968916	356884	1/23/2020	875.47
	COMMERCIAL CLEANING SYSTEMS	00001	968916	356884	1/23/2020	28,726.02
	COMMERCIAL CLEANING SYSTEMS	00001	968916	356884	1/23/2020	1,790.43
	COMMERCIAL CLEANING SYSTEMS	00001	968916	356884	1/23/2020	866.83
	COMMERCIAL CLEANING SYSTEMS	00001	968916	356884	1/23/2020	4,646.13
	COMMERCIAL CLEANING SYSTEMS	00001	968916	356884	1/23/2020	459.43
	COMMERCIAL CLEANING SYSTEMS	00001	968916	356884	1/23/2020	1,702.32
	COMMERCIAL CLEANING SYSTEMS	00001	968916	356884	1/23/2020	4,043.67
	COMMERCIAL CLEANING SYSTEMS	00001	968916	356884	1/23/2020	679.01
	CORECIVIC INC	00001	968840	356884	1/23/2020	34,932.45
	CORECIVIC INC	00001	968841	356884	1/23/2020	48,110.87
	CORECIVIC INC	00001	968842	356884	1/23/2020	44,751.14
	CORECIVIC INC	00001	968842	356884	1/23/2020	1,445.97
	CORECIVIC INC	00001	968843	356884	1/23/2020	1,501.95
	CORECIVIC INC	00001	968844	356884	1/23/2020	19,476.90
	CORECIVIC INC	00001	968845	356884	1/23/2020	24,757.95
	CORECIVIC INC	00001	968846	356884	1/23/2020	27,132.00
	CORECIVIC INC	00001	968847	356884	1/23/2020	21,124.20
	CORECIVIC INC	00001	968848	356884	1/23/2020	7,655.10
	CORECIVIC INC	00001	968849	356884	1/23/2020	2,761.65
	CORECIVIC INC	00001	968850	356884	1/23/2020	242.25
	CORECIVIC INC	00001	968851	356884	1/23/2020	9,883.80
	CORECIVIC INC	00001	968855	356884	1/23/2020	123,256.81
	CORECIVIC INC	00001	968856	356884	1/23/2020	1,501.95
	CORECIVIC INC	00001	968857	356884	1/23/2020	82,655.70
	CORECIVIC INC	00001	968858	356884	1/23/2020	95,979.45
	CORECIVIC INC	00001	968859	356884	1/23/2020	4,505.85
	CORECIVIC INC	00001	968860	356884	1/23/2020	53,876.40
	CORECIVIC INC	00001	968861	356884	1/23/2020	11,039.00
	CORECIVIC INC	00001	968862	356884	1/23/2020	1,073.85
	CORECIVIC INC	00001	968863	356884	1/23/2020	10,299.65
	CORECIVIC INC	00001	968866	356884	1/23/2020	293.85

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<u>1</u>	<u>General Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	CORECIVIC INC	00001	968866	356884	1/23/2020	1,208.10
	DELL MARKETING L P	00001	968992	357002	1/24/2020	32,648.64
	DESIGN FLOOR COATINGS	00001	968555	356425	1/16/2020	2,200.00
	EIDE BAILLY LLP	00001	968823	356884	1/23/2020	35,485.00
	GABLEHOUSE GRANBERG LLC	00001	968581	356425	1/16/2020	1,988.00
	GAM ENTERPRISES INC	00001	968527	356425	1/16/2020	175.00
	GEO GROUP INC	00001	968865	356884	1/23/2020	235.60
	GLOBAL SOFTWARE INC	00001	968996	357002	1/24/2020	22,065.66
	GOVERNMENTJOBS.COM INC	00001	968559	356425	1/16/2020	45,140.78
	GRANICUS LLC	00001	968543	356425	1/16/2020	13,522.13
	HARRIS KOCHER SMITH	00001	968870	356884	1/23/2020	507.50
	HCL ENGINEERING & SURVEYING LL	00001	968875	356884	1/23/2020	137.58
	HCL ENGINEERING & SURVEYING LL	00001	968875	356884	1/23/2020	3,487.42
	HILL & ROBBINS	00001	968989	357002	1/24/2020	141.00
	HP INC	00001	968545	356425	1/16/2020	88,720.00
	IDEXX DISTRIBUTION INC	00001	968824	356884	1/23/2020	6.40
	INSIGHT PUBLIC SECTOR	00001	968547	356425	1/16/2020	15,279.84
	INTERVENTION COMMUNITY CORRECT	00001	968864	356884	1/23/2020	105.40
	J. BROWER PSYCHOLOGICAL SERVIC	00001	968556	356425	1/16/2020	1,000.00
	JACHIMIAK PETERSON LLC	00001	968988	357002	1/24/2020	3,125.90
	KD SERVICE GROUP	00001	969040	357002	1/24/2020	152.13
	L K GOODWIN COMPANY INC	00001	968971	357002	1/24/2020	112.60
	L K GOODWIN COMPANY INC	00001	968971	357002	1/24/2020	10,197.00
	LASER SHOT INC	00001	968977	357002	1/24/2020	20,443.40
	LASER SHOT INC	00001	968977	357002	1/24/2020	8,000.00
	LISTENUP	00001	968560	356425	1/16/2020	40,380.00
	LISTENUP	00001	968560	356425	1/16/2020	18,799.00
	MCDONALD YONG HUI V	00001	969027	357002	1/24/2020	4,897.50
	MOUNTAIN STATES IMAGING LLC	00001	968531	356425	1/16/2020	1,669.93
	MOUNTAIN STATES IMAGING LLC	00001	968532	356425	1/16/2020	5,419.47
	MOUNTAIN STATES IMAGING LLC	00001	968533	356425	1/16/2020	142.66
	MOUNTAIN STATES IMAGING LLC	00001	968534	356425	1/16/2020	191.66
	MURPHY RICK	00001	968562	356425	1/16/2020	4,894.65
	MWI VETERINARY SUPPLY CO	00001	968582	356425	1/16/2020	31.34
	MWI VETERINARY SUPPLY CO	00001	968583	356425	1/16/2020	114.01
	MWI VETERINARY SUPPLY CO	00001	968584	356425	1/16/2020	895.04



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<u>1</u>	<u>General Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	MWI VETERINARY SUPPLY CO	00001	968585	356425	1/16/2020	2,446.41
	MWI VETERINARY SUPPLY CO	00001	968586	356425	1/16/2020	695.20
	MWI VETERINARY SUPPLY CO	00001	968825	356884	1/23/2020	2,040.00
	MWI VETERINARY SUPPLY CO	00001	968826	356884	1/23/2020	737.24
	MWI VETERINARY SUPPLY CO	00001	968827	356884	1/23/2020	3,176.90
	MWI VETERINARY SUPPLY CO	00001	968833	356884	1/23/2020	2,435.54
	MWI VETERINARY SUPPLY CO	00001	968835	356884	1/23/2020	257.34
	MWI VETERINARY SUPPLY CO	00001	968836	356884	1/23/2020	1,567.06
	MWI VETERINARY SUPPLY CO	00001	968837	356884	1/23/2020	195.81
	MWI VETERINARY SUPPLY CO	00001	968838	356884	1/23/2020	35.23
	MWI VETERINARY SUPPLY CO	00001	968839	356884	1/23/2020	9.83
	NCS PEARSON INC	00001	968978	357002	1/24/2020	30.00
	NOREX INC	00001	968997	357002	1/24/2020	5,360.00
	OLD VINE PINNACLE ASSOCIATES	00001	968994	357002	1/24/2020	800.00
	PATTERSON VETERINARY SUPPLY IN	00001	968828	356884	1/23/2020	66.08
	PATTERSON VETERINARY SUPPLY IN	00001	968829	356884	1/23/2020	15.78
	PATTERSON VETERINARY SUPPLY IN	00001	968587	356425	1/16/2020	66.08
	PEARL COUNSELING ASSOCIATES	00001	968563	356425	1/16/2020	6,232.00
	PEARL COUNSELING ASSOCIATES	00001	968564	356425	1/16/2020	3,605.00
	PHILLIPS PET FOOD & SUPPLIES	00001	968830	356884	1/23/2020	505.05
	PRUDENTIAL OVERALL SUPPLY	00001	968831	356884	1/23/2020	55.28
	PRUDENTIAL OVERALL SUPPLY	00001	968832	356884	1/23/2020	55.28
	PRUDENTIAL OVERALL SUPPLY	00001	968588	356425	1/16/2020	55.28
	RASCO JANITORIAL SUPPLY	00001	968589	356425	1/16/2020	613.34
	SANITY SOLUTIONS INC	00001	968541	356425	1/16/2020	2,400.00
	SANITY SOLUTIONS INC	00001	968542	356425	1/16/2020	1,200.00
	SCHULTZ PUBLIC AFFAIRS LLC	00001	968972	357002	1/24/2020	5,122.00
	SOUTHWESTERN PAINTING	00001	968982	357002	1/24/2020	2,263.00
	SOUTHWESTERN PAINTING	00001	968557	356425	1/16/2020	28,710.00
	STRATEGY AND EVALUATION	00001	968867	356884	1/23/2020	6,000.00
	STRATEGY WITH ROX	00001	968969	357002	1/24/2020	4,000.00
	STRATEGY WITH ROX	00001	968970	357002	1/24/2020	4,000.00
	SUMMIT FOOD SERVICE LLC	00001	969041	357002	1/24/2020	4,878.34
	SUMMIT FOOD SERVICE LLC	00001	969043	357002	1/24/2020	30,123.06
	SUMMIT FOOD SERVICE LLC	00001	968565	356425	1/16/2020	4,893.03
	SUMMIT FOOD SERVICE LLC	00001	968566	356425	1/16/2020	5,100.98

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<u>1</u>	<u>General Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	SUMMIT FOOD SERVICE LLC	00001	968567	356425	1/16/2020	5,070.85
	SUMMIT FOOD SERVICE LLC	00001	968568	356425	1/16/2020	5,032.65
	SUMMIT FOOD SERVICE LLC	00001	968569	356425	1/16/2020	28,317.47
	TETRA TECH EC INC	00001	968968	357002	1/24/2020	27,074.92
	TRI COUNTY HEALTH DEPT	00001	968573	356425	1/16/2020	302,923.68
	TYGRETT DEBRA R	00001	968571	356425	1/16/2020	164.00
	WELLPATH LLC	00001	968596	356458	1/16/2020	37,514.21
	WELLPATH LLC	00001	968803	356785	1/22/2020	397,854.42
					Account Total	2,095,207.95
					Department Total	2,104,941.84

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<u>9252</u>	<u>GF- Admin/Org Support</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Membership Dues					
	DENVER REGIONAL COUNCIL OF	00001	968498	356339	1/15/2020	62,300.00
					Account Total	62,300.00
					Department Total	62,300.00

County of Adams  
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<u>5</u>	<u>Golf Course Enterprise Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	AAA PEST PROS	00005	968878	356884	1/23/2020	45.00
	MORENO DENNIS	00005	968980	357002	1/24/2020	9,500.00
					Account Total	9,545.00
					Department Total	9,545.00

**County of Adams**  
**Vendor Payment Report**

<u>31</u>	<u>Head Start Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	CESCO LINGUISTIC SERVICE INC	00031	968929	356884	1/23/2020	107.50
	CESCO LINGUISTIC SERVICE INC	00031	968930	356884	1/23/2020	92.59
	CESCO LINGUISTIC SERVICE INC	00031	969026	357002	1/24/2020	84.07
	CHILDRENS HOSPITAL	00031	968535	356425	1/16/2020	562.50
	CHILDRENS HOSPITAL	00031	968536	356425	1/16/2020	600.00
	MEADOW GOLD DAIRY	00031	968922	356884	1/23/2020	30.00
	MEADOW GOLD DAIRY	00031	968923	356884	1/23/2020	30.00
	MEADOW GOLD DAIRY	00031	968924	356884	1/23/2020	60.00
	MEADOW GOLD DAIRY	00031	968925	356884	1/23/2020	30.00
	MEADOW GOLD DAIRY	00031	968926	356884	1/23/2020	90.00
	MEADOW GOLD DAIRY	00031	968928	356884	1/23/2020	120.00
	SYSCO DENVER	00031	968919	356884	1/23/2020	324.02
	SYSCO DENVER	00031	968920	356884	1/23/2020	3,475.44
	SYSCO DENVER	00031	968920	356884	1/23/2020	1,050.71
					Account Total	6,656.83
					Department Total	6,656.83

County of Adams  
Vendor Payment Report

<u>19</u>	<u>Insurance Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	NATHAN DUMM & MAYER PC	00019	968985	357002	1/24/2020	5,944.73
					Account Total	5,944.73
					Department Total	5,944.73

County of Adams  
Vendor Payment Report

<u>8611</u>	<u>Insurance- Property/Casualty</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Auto Physical Damage					
	TKACH MICHAEL	00019	968635	356559	1/17/2020	4,845.78
					Account Total	4,845.78
	General Liab - Other than Prop					
	FRANKLIN D AZAR & ASSOCCIATES	00019	968765	356765	1/22/2020	250,000.00
					Account Total	250,000.00
					Department Total	254,845.78

County of Adams  
Vendor Payment Report

<u>8617</u>	<u>Insurance- Workers Comp</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Administration Fee					
	TRISTAR RISK MANAGEMENT	00019	968516	356417	1/16/2020	1,030.00
					Account Total	1,030.00
	Licenses and Fees					
	COLO DEPT OF LABOR AND EMPLOYM	00019	968174	355822	1/8/2020	8,884.30
					Account Total	8,884.30
					Department Total	9,914.30



County of Adams  
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<u>1190</u>	<u>One-Stop Customer Service Cent</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Ambulance Licenses					
	JEFFERSON COUNTY TREASURER	00001	968429	356231	1/14/2020	7,770.00
					Account Total	7,770.00
					Department Total	7,770.00

**County of Adams**  
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<u>1015</u>	<u>People Services</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	EE of Season					
	CREATIVE AWARDS	00001	968487	356318	1/15/2020	156.13
					Account Total	156.13
	Tuition Reimbursement					
	AUSTIN THOMAS	00001	968455	356318	1/15/2020	2,500.00
	CORONADO, TIMOTHY	00001	968271	355958	1/9/2020	1,018.10
	HUTCHINSON LUKE	00001	968269	355958	1/9/2020	2,500.00
	STOGSDILL SHANNA	00001	968270	355958	1/9/2020	421.00
					Account Total	6,439.10
					Department Total	6,595.23

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<u>5010</u>	<u>PKS- Fair</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Liquor Sales					
	STATE OF COLORADO	00001	968132	355736	1/7/2020	8.80-
					Account Total	8.80-
					Department Total	8.80-

County of Adams  
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<u>5016</u>	<u>PKS- Trail Ranger Patrol</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Water/Sewer/Sanitation					
	CRESTVIEW WATER SAN	00001	968404	356216	1/14/2020	269.75
					Account Total	269.75
					Department Total	269.75

**County of Adams**  
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<u>1089</u>	<u>PLN- Boards &amp; Commissions</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Professional Serv					
	HAGGERTY BRIAN	00001	968622	356465	1/17/2020	65.00
	MCCREARY RAPHAEL	00001	968620	356465	1/17/2020	65.00
	TONSAGER DENNIS	00001	968623	356465	1/17/2020	65.00
	TRELOAR TARA A	00001	968624	356465	1/17/2020	65.00
	WOLFE SANDRA KAY	00001	968621	356465	1/17/2020	65.00
					Account Total	325.00
					Department Total	325.00

County of Adams  
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<u>3061</u>	<u>PW - Engineering</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Maintenance Contracts					
	UNITED REPROGRAPHIC SUPPLY INC	00001	968366	356163	1/13/2020	128.00
					Account Total	128.00
					Department Total	128.00

County of Adams  
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<u>3055</u>	<u>PW - Streets Program</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	XCEL ENERGY	00013	968367	356163	1/13/2020	11.17
					Account Total	11.17
					Department Total	11.17

**County of Adams**  
**Vendor Payment Report**

<u>13</u>	<u>Road &amp; Bridge Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	A-1 CHIPSEAL CO	00013	968868	356884	1/23/2020	94,764.80
	BFI TOWER ROAD LANDFILL	00013	968873	356884	1/23/2020	1,125.25
	BFI TOWER ROAD LANDFILL	00013	968576	356425	1/16/2020	810.25
	HP INC	00013	968540	356425	1/16/2020	16,950.00
	ICON ENGINEERING INC	00013	968871	356884	1/23/2020	25,801.00
	ICON ENGINEERING INC	00013	968871	356884	1/23/2020	31,928.26
	IDEAL FENCING CORPORATION	00013	969044	357002	1/24/2020	9,555.00
	MARTIN MARTIN CONSULTING ENGIN	00013	968558	356425	1/16/2020	67,207.74
	MOUNTAIN CONSTRUCTORS INC	00013	969029	357002	1/24/2020	178,853.80
	TERRACON	00013	968591	356425	1/16/2020	690.00
	W L CONTRACTORS INC	00013	968872	356884	1/23/2020	6,752.93
	WAYNE A MITCHELL LLC	00013	968822	356884	1/23/2020	5,329.80
	WESTERN STATES LAND SERVICES I	00013	968991	357002	1/24/2020	5,781.45
					Account Total	445,550.28
	Retainages Payable					
	A-1 CHIPSEAL CO	00013	968868	356884	1/23/2020	4,738.24-
	MOUNTAIN CONSTRUCTORS INC	00013	969029	357002	1/24/2020	8,942.69-
					Account Total	13,680.93-
					Department Total	431,869.35



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2092	Sheriff Flatrock	Fund	Voucher	Batch No	GL Date	Amount
	Merchandise					
	STATE OF COLORADO	00050	968133	355736	1/7/2020	.04-
	STATE OF COLORADO	00050	968133	355736	1/7/2020	.01
					Account Total	.03-
					Department Total	.03-

County of Adams  
Vendor Payment Report

94	Sheriff Payables	Fund	Voucher	Batch No	GL Date	Amount
	Fingerprint Cards - CBI					
	COLO BUREAU INVESTIGATION-IDEN	00094	968453	356311	1/15/2020	5,829.50
					Account Total	5,829.50
					Department Total	5,829.50

County of Adams  
Vendor Payment Report

<u>2004</u>	<u>Sheriff Training</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Uniforms & Cleaning					
	ADAMSON POLICE PRODUCTS	00001	968273	355964	1/9/2020	183.00
	SAFEWARE INC	00001	968291	355964	1/9/2020	2,147.78
					Account Total	2,330.78
					Department Total	2,330.78

County of Adams  
Vendor Payment Report

<u>2008</u>	<u>SHF - Training Academy</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Communications					
	VERIZON WIRELESS	00001	968299	355964	1/9/2020	<u>39.02</u>
					Account Total	<u>39.02</u>
					Department Total	<u><u>39.02</u></u>

**County of Adams**  
**Vendor Payment Report**

<u>2011</u>	<u>SHF- Admin Services Division</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Operating Supplies					
	ARAMARK REFRESHMENT SERVICES	00001	968275	355964	1/9/2020	132.62
	ARAMARK REFRESHMENT SERVICES	00001	968276	355964	1/9/2020	192.52
	DEEP ROCK WATER	00001	968278	355964	1/9/2020	65.24
					Account Total	390.38
	Other Communications					
	VERIZON WIRELESS	00001	968299	355964	1/9/2020	772.98
					Account Total	772.98
	Other Professional Serv					
	NICOLETTI-FLATER ASSOCIATES	00001	968288	355964	1/9/2020	4,275.00
	POINT SPORTS/ERGOMED	00001	968279	355964	1/9/2020	1,835.00
	PSYCHOLOGICAL DIMENSIONS	00001	968290	355964	1/9/2020	6,800.00
					Account Total	12,910.00
					Department Total	14,073.36

**County of Adams**  
**Vendor Payment Report**

<u>2015</u>	<u>SHF- Civil Section</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Communications					
	VERIZON WIRELESS	00001	968299	355964	1/9/2020	359.27
					Account Total	359.27
	Sheriff's Fees					
	AYALA GRIMALDO CESAR	00001	968444	356245	1/14/2020	19.00
	BODIE ENGER LAW TRUST	00001	968438	356245	1/14/2020	19.00
	CLARK ELVIN S	00001	968442	356245	1/14/2020	19.00
	DIAKITE MOUSSA	00001	968445	356245	1/14/2020	19.00
	FORSETER SHANON ALEX	00001	968447	356245	1/14/2020	19.00
	JUSTICE AND MERCY LEGAL AID CL	00001	968440	356245	1/14/2020	19.00
	MARCUM JOAN KAYE	00001	968448	356245	1/14/2020	19.00
	NELSON AND KENNARD	00001	968439	356245	1/14/2020	19.00
	NIMTZ ANDREW S	00001	968441	356245	1/14/2020	19.00
	PARNELL PATRICK ALAN	00001	968443	356245	1/14/2020	19.00
	SEADER TONISHA LYNN	00001	968446	356245	1/14/2020	19.00
	VARGO & JANSON, P.C.	00001	968437	356245	1/14/2020	19.00
					Account Total	228.00
					Department Total	587.27

County of Adams  
Vendor Payment Report

<u>2075</u>	<u>SHF- Commissary Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Professional Serv					
	METRO TRANSPORTATION PLANNING	00001	968287	355964	1/9/2020	4,775.30
					Account Total	4,775.30
	Postage & Freight					
	PURCHASE POWER	00001	968289	355964	1/9/2020	69.36
					Account Total	69.36
					Department Total	4,844.66

**County of Adams**  
**Vendor Payment Report**

<u>2016</u>	<u>SHF- Detective Division</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Interpreting Services					
	LANGUAGE LINE SERVICES	00001	968286	355964	1/9/2020	50.02
					Account Total	50.02
	Medical Services					
	UNIVERSITY OF COLO. HOSPITAL A	00001	968292	355964	1/9/2020	680.00
					Account Total	680.00
	Other Communications					
	VERIZON WIRELESS	00001	968299	355964	1/9/2020	40.01
					Account Total	40.01
	Other Professional Serv					
	SPRINT	00001	968637	356558	1/17/2020	90.00
	SPRINT	00001	968638	356558	1/17/2020	300.00
	SPRINT	00001	968639	356558	1/17/2020	60.00
	SPRINT	00001	968640	356558	1/17/2020	60.00
	SPRINT	00001	968641	356558	1/17/2020	60.00
	SPRINT	00001	968642	356558	1/17/2020	300.00
	THE ARTWORKS UNLIMITED LLC	00001	968646	356558	1/17/2020	4,575.00
					Account Total	5,445.00
					Department Total	6,215.03



**County of Adams**  
**Vendor Payment Report**

<u>2071</u>	<u>SHF- Detention Facility</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Interpreting Services					
	LANGUAGE LINE SERVICES	00001	968286	355964	1/9/2020	428.86
					Account Total	428.86
	Operating Supplies					
	SUMMIT FOOD SERVICE LLC	00001	968643	356558	1/17/2020	879.09
	SUMMIT FOOD SERVICE LLC	00001	968644	356558	1/17/2020	225.00
	SUMMIT FOOD SERVICE LLC	00001	968645	356558	1/17/2020	120.00
					Account Total	1,224.09
	Other Communications					
	VERIZON WIRELESS	00001	968299	355964	1/9/2020	374.94
					Account Total	374.94
	Other Professional Serv					
	COLO OCCUPATIONAL MEDICINE PHY	00001	968277	355964	1/9/2020	263.00
	COLO OCCUPATIONAL MEDICINE PHY	00001	968277	355964	1/9/2020	263.00
					Account Total	526.00
					Department Total	2,553.89

County of Adams  
Vendor Payment Report

<u>2072</u>	<u>SHF- Justice Center</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Communications					
	VERIZON WIRELESS	00001	968299	355964	1/9/2020	29.93
					Account Total	29.93
					Department Total	29.93

County of Adams  
Vendor Payment Report

<u>2010</u>	<u>SHF- MIS Unit</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Communications					
	VERIZON WIRELESS	00001	968299	355964	1/9/2020	103.22
					Account Total	103.22
					Department Total	103.22

**County of Adams**  
**Vendor Payment Report**

<u>2017</u>	<u>SHF- Patrol Division</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Interpreting Services					
	LANGUAGE LINE SERVICES	00001	968286	355964	1/9/2020	153.34
					Account Total	153.34
	Medical Services					
	COMMUNITY PET HOSPITAL	00001	968636	356558	1/17/2020	1,591.98
					Account Total	1,591.98
	Operating Supplies					
	ADAMS COUNTY SHERIFF	00001	968272	355964	1/9/2020	40.13
					Account Total	40.13
	Other Communications					
	VERIZON WIRELESS	00001	968299	355964	1/9/2020	779.73
					Account Total	779.73
	Other Repair & Maint					
	BEARCOM WIRELESS WORLDWIDE	00001	968634	356558	1/17/2020	560.00
					Account Total	560.00
	Uniforms & Cleaning					
	ADAMSON POLICE PRODUCTS	00001	968274	355964	1/9/2020	123.25
	GALLS LLC	00001	968280	355964	1/9/2020	924.42
	GALLS LLC	00001	968281	355964	1/9/2020	83.18
	GALLS LLC	00001	968282	355964	1/9/2020	45.25
	GALLS LLC	00001	968283	355964	1/9/2020	41.99
	GALLS LLC	00001	968284	355964	1/9/2020	58.95
					Account Total	1,277.04
					Department Total	4,402.22

**County of Adams**  
**Vendor Payment Report**

<u>2018</u>	<u>SHF- Records/Warrants Section</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Extraditions					
	US CORRECTIONS LLC	00001	968293	355964	1/9/2020	691.00
	US CORRECTIONS LLC	00001	968294	355964	1/9/2020	765.00
	US CORRECTIONS LLC	00001	968295	355964	1/9/2020	729.00
	US CORRECTIONS LLC	00001	968296	355964	1/9/2020	1,058.00
	US CORRECTIONS LLC	00001	968297	355964	1/9/2020	1,344.00
	US CORRECTIONS LLC	00001	968298	355964	1/9/2020	1,526.00
					Account Total	6,113.00
	Interpreting Services					
	LANGUAGE LINE SERVICES	00001	968286	355964	1/9/2020	11.48
					Account Total	11.48
	Other Communications					
	VERIZON WIRELESS	00001	968299	355964	1/9/2020	40.01
					Account Total	40.01
					Department Total	6,164.49

County of Adams  
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<u>2005</u>	<u>SHF- TAC Section</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Communications					
	VERIZON WIRELESS	00001	968299	355964	1/9/2020	286.68
					Account Total	286.68
					Department Total	286.68

County of Adams  
Vendor Payment Report

Grand Total      4,130,085.48



## **Board of County Commissioners Minutes of Commissioners' Proceedings**

**Eva J. Henry - District #1  
Charles "Chaz" Tedesco - District #2  
Emma Pinter - District #3  
Steve O'Dorisio - District #4  
Mary Hodge - District #5**

**Tuesday  
January 28, 2020  
9:30 AM**

### **1. ROLL CALL**

**Present:** 5 - Commissioner Henry, Commissioner Tedesco, Commissioner Pinter, Commissioner O'Dorisio, and Commissioner Hodge

### **2. PLEDGE OF ALLEGIANCE**

### **3. MOTION TO APPROVE AGENDA**

**A motion was made by Commissioner Hodge, seconded by Commissioner Henry, that this Agenda be approved. The motion carried by the following vote:**

**Aye:** 5 - Commissioner Henry, Commissioner Tedesco, Commissioner Pinter, Commissioner O'Dorisio, and Commissioner Hodge

### **4. AWARDS AND PRESENTATIONS**

### **5. PUBLIC COMMENT**

#### **A. Citizen Communication**

**A total of 30 minutes is allocated at this time for public comment and each speaker will be limited to 3 minutes. If there are additional requests from the public to address the Board, time will be allocated at the end of the meeting to complete public comment. The chair requests that there be no public comment on issues for which a prior public hearing has been held before this Board.**

#### **B. Elected Officials' Communication**



## 6. CONSENT CALENDAR

**A motion was made by Commissioner O'Dorisio, seconded by Commissioner Hodge, that this Consent Calendar be approved. The motion carried by the following vote:**

**Aye:** 5 - Commissioner Henry, Commissioner Tedesco, Commissioner Pinter, Commissioner O'Dorisio, and Commissioner Hodge

- A.** List of Expenditures Under the Dates of January 13-17, 2020
- B.** Minutes of the Commissioners' Proceedings from January 21, 2020
- C.** Resolution for Final Acceptance of the Public Improvements Constructed at the Baker School Apartments, (PRC2016-00007, PLT2016-00016, PUD2016-00013, EGR2016-00020, INF2018-00037, SIA2017-00009, SUB2017-00007 and CSI2017-00013)  
(File approved by ELT)
- D.** Resolution for Final Acceptance of the Public Improvements Constructed at the Intersection of Riverdale Road and Yosemite Street for the Brighton School District 27J, (EGR2016-00029, EGR2016-00044, INF2016-00045, INF2017-00026, SIA2016-00016, and UTL2017-00244)  
(File approved by ELT)
- E.** Resolution for Final Acceptance of the Public Improvements Constructed at the Midtown at Clear Creek Subdivision, Filing Number 10, (PRC2016-00017, PLT2016-00031, PUD2016-00020, EGR2016-00043, EGR2017-00010, INF2017-00014, SIA2017-00014, SUB2017-00010, and CSI2018-00015)  
(File approved by ELT)
- F.** Resolution Accepting a Permanent Drainage Easement from Alejandro Martinez Mares, to Adams County for Storm Water Drainage Purposes  
(File approved by ELT)
- G.** Resolution Accepting a Permanent Drainage Easement from Roberto M. Gonzalez and Hilda M. Gonzalez, to Adams County for Storm Water Drainage Purposes  
(File approved by ELT)
- H.** Resolution Accepting Quitclaim Deed Conveying Property from Phillip Scott Shinbur, to Adams County for the Dedication of Road Right-of-Way  
(File approved by ELT)
- I.** Resolution Approving Abatement Petitions and Authorizing the Refund of Taxes for Account Numbers R0006921, R0118564, P0015348, R0090170, R0114866, and R0191291  
(File approved by ELT)

- J.** Resolution of the Board of County Commissioners of the County of Adams, Colorado Acknowledging and Approving the Holding of a Public Hearing on the Plan of Finance, the Issuance by the Housing Authority of the County of Adams, State of Colorado of those Certain not to Exceed \$29,000,000 (Together with a Like Amount of Refunding Bonds) Multifamily Housing Revenue Bonds (The Caraway Apartments Project) Series 2020 (The “Bonds”) and the use of the Proceeds of the Bonds to Finance the Acquisition, Construction, Improvement, Renovation, Equipping and Placing in Service of the Multifamily Housing Apartment Complex known as The Caraway Apartments by The Caraway LLLP (File approved by ELT)
- K.** Resolution Approving Ambulance Service License for University of Colorado Health  
(File approved by ELT)
- L.** Resolution Approving Ambulance Service License for Adams County Fire Protection District  
(File approved by ELT)
- M.** Resolution Appointing Emily Anderson to the Community Corrections Board as the 17th Judicial Representative Member  
(File approved by ELT)
- N.** Resolution Appointing Cynde Barnes to the Open Space Advisory Board as an Unincorporated Adams County Member  
(File approved by ELT)
- O.** Resolution Appointing Melvin Bush to the Board of Adjustment as a Regular Member  
(File approved by ELT)
- P.** Resolution Appointing Clarence Colburn to the Cultural Council  
(File approved by ELT)
- Q.** Resolution Appointing Patrick Costigan to the Community Corrections Board as a District Attorney Member  
(File approved by ELT)
- R.** Resolution Appointing Sarah Davis to the Fair Advisory Board as an At-Large Member  
(File approved by ELT)
- S.** Resolution Appointing Christy Dowling to the District Plan Commission  
(File approved by ELT)

- T.** Resolution Appointing Christy Dowling to the Open Space Advisory Board as an Unincorporated Adams County Member  
(File approved by ELT)
- U.** Resolution Appointing John Dupriest to the Planning Commission as an Alternate Member  
(File approved by ELT)
- V.** Resolution Appointing Lynne Fox to the Library District Board of Trustees  
(File approved by ELT)
- W.** Resolution Appointing Jennifer Grafton as a Member of the Adams County Housing Authority  
(File approved by ELT)
- X.** Resolution Appointing Chris Gronquist to the Board of Adjustment as an Alternate Member  
(File approved by ELT)
- Y.** Resolution Appointing Alan Hale to the District Plan Commission  
(File approved by ELT)
- Z.** Resolution Appointing Forrest Hancock to the Board of Adjustment as a Regular Member  
(File approved by ELT)
- AA.** Resolution Appointing Aaron Herrera to the Planning Commission as a Regular Member  
(File approved by ELT)
- AB.** Resolution Appointing Londell Jackson to the Workforce Development Board as a Business Sector Member  
(File approved by ELT)
- AC.** Resolution Appointing Jenifer Morgen to the Community Corrections Board as a Probation Department Member  
(File approved by ELT)
- AD.** Resolution Appointing Carol Norberg to the Cultural Council  
(File approved by ELT)
- AE.** Resolution Appointing Lesley Pazdzioch to the Adams County Visual Arts Commission  
(File approved by ELT)

- AF.** Resolution Appointing Beth Robinson to the Adams County Visual Arts Commission  
(File approved by ELT)
- AG.** Resolution Appointing Lynn Ann Sites to the Cultural Council  
(File approved by ELT)
- AH.** Resolution Appointing Debbie Stutzman to the Community Corrections Board as an At Large Member  
(File approved by ELT)
- AI.** Resolution Appointing Greg Thompson to the Planning Commission as a Regular Member  
(File approved by ELT)
- AJ.** Resolution Appointing Dennis Tonsager to the Adams County Liquor & Marijuana Licensing Authority Board as an Alternate Member  
(File approved by ELT)
- AK.** Resolution Appointing Tara Treloar to the Adams County Liquor & Marijuana Licensing Authority Board as a Regular Member  
(File approved by ELT)
- AL.** Resolution Appointing Abigail Tucker to the Community Corrections Board as an At Large Member  
(File approved by ELT)
- AM.** Resolution Appointing Emily Atencio to the Workforce Development Board as a Business Sector/Healthcare Representative  
(File approved by ELT)
- AN.** Resolution Appointing Christine Balderston to the Local Emergency Planning Committee as a Public Sector Representative  
(File approved by ELT)
- AO.** Resolution Appointing Michael Eggleston to the Board of Fire Code Appeals as an Alternate Member  
(File approved by ELT)
- AP.** Resolution Appointing Nicholas Ferro to the Adams County Visual Arts Commission  
(File approved by ELT)
- AQ.** Resolution Appointing Richard Gianzero to the Community Corrections Board as an At-Large Member  
(File approved by ELT)

- AR.** Resolution Appointing Daniel Goldberg to the Board of Fire Code Appeals as an Alternate Member  
(File approved by ELT)
- AS.** Resolution Appointing Chris Gronquist to the Adams County Liquor & Marijuana Licensing Authority Board as an Alternate Member  
(File approved by ELT)
- AT.** Resolution Appointing Anita Guevara to the Workforce Development Board as a Business Sector Representative  
(File approved by ELT)
- AU.** Resolution Appointing Billy Gurr to the Adams County Foundation Board  
(File approved by ELT)
- AV.** Resolution Appointing Edward Hanson to the Adams County Visual Arts Commission  
(File approved by ELT)
- AW.** Resolution Appointing Edward Hanson to the Cultural Council  
(File approved by ELT)
- AX.** Resolution Appointing Owen Harnett to the Board of Adjustment as an Alternate Member  
(File approved by ELT)
- AY.** Resolution Appointing Megan Hartline to the Cultural Council  
(File approved by ELT)
- AZ.** Resolution Appointing Scott Maddux to the Planning Commission as an Alternate Member  
(File approved by ELT)
- BA.** Resolution Appointing Michael Martinez to the Workforce Development Board as an Economic Development/Business Representative  
(File approved by ELT)
- BB.** Resolution Appointing Jessica Robb Mazzant to the Citizen Review Panel  
(File approved by ELT)
- BC.** Resolution Appointing George Mazzotti to the Fair Advisory Board as an At-Large Member  
(File approved by ELT)
- BD.** Resolution Appointing Jan Melius to the Family Preservation Commission  
(File approved by ELT)

- BE.** Resolution Appointing John Morse to the Community Services Block Grant Advisory Council as a Public Member  
(File approved by ELT)
- BF.** Resolution Appointing Nina Myers to the Community Services Block Grant Advisory Council as a Public Member  
(File approved by ELT)
- BG.** Resolution Appointing Holly Peterson to the District Plan Commission  
(File approved by ELT)
- BH.** Resolution Appointing Rosanna Reyes to the Tri-County Health Department Board  
(File approved by ELT)
- BI.** Resolution Appointing Dennis Tonsager to the District Plan Commission  
(File approved by ELT)
- BJ.** Resolution Appointing Joann Vondracek to the Adams County Foundation Board  
(File approved by ELT)
- BK.** Resolution Appointing Gil Reyes to the Local Emergency Planning Committee as a Public Sector Member  
(File approved by ELT)
- BL.** Resolution Appointing Tom West to the Adams County Visual Arts Commission  
(File approved by ELT)
- BM.** Resolution Appointing Troy Smith to the Adams County E-911 Authority Board as a Law Enforcement Member  
(File approved by ELT)
- BN.** Resolution Appointing Stuart Sunderland to the Adams County E-911 Authority Board as a Fire Department Member  
(File approved by ELT)
- BO.** Resolution Appointing Robert Deuschle as a Member to the Housing Authority  
(File approved by ELT)
- BP.** Resolution Appointing Marilyn Losoya to the Local Emergency Planning Committee as a Local Chemical Facility Representative  
(File approved by ELT)
- BQ.** Resolution Appointing Richard Delaney to the Adams County Foundation Board  
(File approved by ELT)

## **7. NEW BUSINESS**

## **A. COUNTY MANAGER**

1. Resolution Approving Amendment Four to the Agreement between Adams County and Tetra Tech for the Brownfields Program  
(File approved by ELT)

**A motion was made by Commissioner Tedesco, seconded by Commissioner Henry, that this New Business be approved. The motion carried by the following vote:**

**Aye:** 5 - Commissioner Henry, Commissioner Tedesco, Commissioner Pinter, Commissioner O'Dorisio, and Commissioner Hodge

2. Resolution Approving the Use of the State Awards and Other Cooperative Agreements for the Purchase of Vehicles and Light to Medium Duty Trucks  
(File approved by ELT)

**A motion was made by Commissioner O'Dorisio, seconded by Commissioner Henry, that this New Business be approved. The motion carried by the following vote:**

**Aye:** 5 - Commissioner Henry, Commissioner Tedesco, Commissioner Pinter, Commissioner O'Dorisio, and Commissioner Hodge

3. Resolution Approving Amendment Two to the Agreement between Adams County and Colorado Frame & Suspension, Inc., for Automotive Body Repair Services  
(File approved by ELT)  
**A motion was made by Commissioner Henry, seconded by Commissioner Hodge, that this New Business be approved. The motion carried by the following vote:**

**Aye:** 5 - Commissioner Henry, Commissioner Tedesco, Commissioner Pinter, Commissioner O'Dorisio, and Commissioner Hodge

## **B. COUNTY ATTORNEY**

## **8. ADJOURNMENT**

**AND SUCH OTHER MATTERS OF PUBLIC BUSINESS WHICH MAY ARISE**

**ADAMS COUNTY PUBLIC TRUSTEE OPERATIONAL EXPENSE FOR THE QUARTER ENDING DECEMBER 2019**

**PERSONNEL SERVICES**

Salary - Permanent	50,370.75
Salary - Regular Part Time	5,913.00
Salary - Temporary Part Time	0.00
Overtime	0.00
<b>TOTAL</b>	<b>56,283.75</b>

**FRINGE BENEFITS**

Medical Insurance	8,467.50
Dental Insurance	129.18
Vision Insurance	20.64
Life Insurance	85.26
Disability Compensation	408.00
Retirement (PT Match)	4,533.36
Workmen's Compensation	379.11
Fica (PT Match)	3,321.60
Mcr (PT Match)	776.82
<b>TOTAL</b>	<b>18,121.47</b>

**OPERATING AND MAINTENANCE**

Operating Supplies	1,603.22
Special Events	0.00
Releases - Postage	59.29
Envelopes & Labels	0.00
Books & Forms	0.00
Subscriptions	0.00
Publications	0.00
<b>TOTAL</b>	<b>1,662.51</b>

**CHARGES FOR SERVICES**

Office Equipment - Planned	0.00
Equipment Maint. & Rental	100.00
Office Equipment (Planned)	0.00
Business Meetings	0.00
Mileage Reimbursement	124.75
Water	0.00
Misc Expense	0.00
Petty Cash Expense	74.70
Auditing & Accounting	0.00
Office Rent	22,496.00
Telephone	374.35
IT Support	0.00
Association Dues	0.00
Consultant - Non Recurring	0.00
Re-Recordings	0.00
Other Professional Service	0.00
Education & Training	0.00
Travel & Transportation	0.00
Insurance Premiums & Bonds	540.00
Computer Supplies/Upgrades	0.00
<b>TOTAL</b>	<b>23,709.80</b>

**CAPITAL OUTLAY**

Computer Software Purchases	0.00
Computer Hardware Purchases	0.00
Office Furniture & Equipment	0.00
<b>TOTAL</b>	<b>0.00</b>

**TOTAL EXPENDITURES FOR QUARTER**

**99,777.53**

**RECONCILIATION**

Total of Other Check Not Written - Transferred from excess PT Fess to Escrow Holding/Rent	\$0.00
Other	\$0.00



Adjustment	\$0.00
Re-Recordings for the quarter	\$0.00
Total Deposits to General Exp.	\$99,777.53
Less Deposits to Postage/Misc/copies	\$0.00
<b>TOTAL</b>	<b>\$99,777.53</b>
<b>OVER/SHORT</b>	<b>0.00</b>

PUBLIC TRUSTEE REVENUE FOR QUARTER ENDING DECEMBER 2019

FORECLOSURE REVENUE:

Foreclosure and Withdrawal Fees (#4020)	31,888.11
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TOTAL REVENUE COLLECTED FOR FORECLOSURES	31,888.11
--	-----------

PUBLIC TRUSTEE DOCUMENTS:

0	(Certificates of Redemption @ 30.00 each)	0.00
0	(Lienor Intent to Redeem @ 50.00 each)	0.00
25	(Public Trustee Deeds @ 30.00 each)	750.00

TOTAL REVENUE COLLECTED FOR FORECLOSURE DOCUMENTS	32,638.11
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PUBLIC TRUSTEE RELEASE FEES:

8,921	(Releases executed @ 15.00 each)	133,815.00
	returned check for release	0.00

PUBLIC TRUSTEE TAX ESCROW FEES

0	(PT tax escrow fees @ 75.00 each)	0.00
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TOTAL OF ALL PUBLIC TRUSTEE FEES COLLECTED FOR THE QUARTER	166,453.11
--	------------

**OPERATIONAL EXPENSES FOR QUARTER**

Personnel Services	56,283.75	
Fringe Benefits	18,121.47	
Operating & Maintenance	110,535.39	
Charges for Services	25,372.31	
<u>Capital Outlay</u>	<u>0.00</u>	
<b>TOTAL OPERATIONAL EXPENSES</b>		<b>210,312.92</b>

**SUMMARY OF QUARTERLY TRANSACTIONS**

Total Fees Collected for the Quarter	166,453.11
Less Operational Expenses for Quarter	(99,777.53)
Transfer Escrow Holding (Rent) to excess PT Fees	22,469.00
Less adjustment for 2018 Colotrust PT fees	(2,468.19)
Less transfer to ColoTrst to Excess PT Fees increase Per CRS 38-37-104(3)	0.00

**BALANCE:** 86,676.39

**QUARTER ENDING BALANCE:** \*\*\* 86,676.39

Excess fees submitted to treasurer Per CRS 38-37-104(3)

1st Quarter 2019-\$29454.50

2nd Quarter 2019-\$38678.85

3rd Quarter 2019-\$70616.56

4th Quarter 2019-\$66675.58

Reserve Acct: \$345372.46

Total Excess Fees paid to county in 2019-\$205425.49

**DISPOSITION OF BALANCE OF PUBLIC TRUSTEE FEES COLLECTED 2019**

**QUARTER ENDING BALANCE** 86,676.39

**AMOUNT DEPOSITED WITH ADAMS COUNTY TREASURER** 205,425.49

**TRUSTEE ESCROW FUND PER C.R.S. 38-37-104** 345,372.46

**ENDING QUARTER BALANCES OF PUBLIC TRUSTEE ACCOUNTS**

Copies & Misc. Accts (Beg. Bal 12853.36 + 1157.35 revenues -<2256.51> expenses) 11,754.20

Postage Acct (Beg. Bal 4959.19 + 2289.70 revenues - <2213.88> expenses) 4,959.19

PT Reserve Fund Acct (Beg. Bal 343674.08 + 1698.38 - transfer from PT fees

Per CRS 38-37-104(3) 345,372.46

Susan A. Orecchio upon oath duly sworn deposes and says the information contained herein above is true and correct to the best of her knowledge.

  
Susan A. Orecchio, Adams County Public Trustee

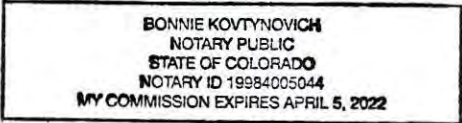


STATE OF COLORADO>

COUNTY OF ADAMS>

The foregoing was acknowledged before me on 1-23-2020 by Susan A. Orecchio as the Public Trustee of Adams County, Colorado.

My Commission Expires:  
  
\_\_\_\_\_  
Notary Public



ADAMS COUNTY BOARD OF COMMISSIONERS APPROVAL

Dated: \_\_\_\_\_

\_\_\_\_\_  
Chair, Adams County Board of Commissioners



## PUBLIC HEARING AGENDA ITEM

<b>DATE OF PUBLIC HEARING:</b> February 4, 2020
<b>SUBJECT:</b> Resolution accepting a permanent drainage easement from West 62 <sup>nd</sup> Ave, LLC, to Adams County for storm water drainage facility maintenance
<b>FROM:</b> Jill Jennings Golich, Director, Community & Economic Development Department
<b>AGENCY/DEPARTMENT:</b> Community & Economic Development
<b>HEARD AT STUDY SESSION ON:</b> N/A
<b>AUTHORIZATION TO MOVE FORWARD:</b> <input type="checkbox"/> YES <input type="checkbox"/> NO
<b>RECOMMENDED ACTION:</b> That the Board of County Commissioners approves a resolution accepting a permanent drainage easement from West 62 <sup>nd</sup> Ave, LLC, to Adams County

### **BACKGROUND:**

Adams County is being granted a permanent drainage easement from West 62<sup>nd</sup> Ave, LLC, on a property located at 605 West 62<sup>nd</sup> Avenue. The purpose of the easement is to allow the County to enter the property to inspect and maintain drainage facilities, which include inlets, pipes, culverts, channels, ditches, hydraulic structures, detention basins, etc, located on the property. Said easement is to be used solely in the event the Grantor fails to maintain such drainage facilities.

### **AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:**

Community & Economic Development, Public Works, Office of the County Attorney

### **ATTACHED DOCUMENTS:**

Permanent Drainage Easement  
Board of County Commissioners Resolution  
Planning Commission Resolution

**FISCAL IMPACT:**

Please check if there is no fiscal impact ☒. If there is fiscal impact, please fully complete the section below.

**Fund:****Cost Center:**

	Object Account	Subledger	Amount
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
<b>Total Revenues:</b>			

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
<b>Total Expenditures:</b>			

New FTEs requested: ☐ YES ☒ NO

Future Amendment Needed: ☐ YES ☒ NO

**Additional Note:**

BOARD OF COUNTY COMMISSIONERS FOR  
ADAMS COUNTY, STATE OF COLORADO

**RESOLUTION ACCEPTING A PERMANENT DRAINAGE EASEMENT  
FROM WEST 62<sup>ND</sup> Ave, LLC, TO ADAMS COUNTY FOR  
STORM WATER DRAINAGE PURPOSES**

WHEREAS, the Planning Commission for Adams County, Colorado, has considered the advisability of accepting a Permanent Drainage Easement from West 62<sup>nd</sup> Ave, LLC, for property located in the Northwest Quarter of Section 10, Township 3 South, Range 68 West of the 6<sup>th</sup> Principal Meridian as described in the attached easement agreement; and,

WHEREAS, this Permanent Drainage Easement is in conjunction with a development project; and,

WHEREAS, at a regular meeting of the Planning Commission for Adams County, Colorado, held at the County Government Center in Brighton on Thursday the 9<sup>th</sup> day of January, 2020, the Planning Commission recommended that the Board of County Commissioners accept said Permanent Drainage Easement.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the Permanent Drainage Easement from West 62<sup>nd</sup> Ave, LLC, a copy of which is attached hereto and incorporated herein by this reference, be and hereby is accepted.

## **PERMANENT DRAINAGE EASEMENT**

KNOW ALL MEN BY THESE PRESENTS:

That West 62<sup>nd</sup> Ave, LLC, whose legal address is 7010 Broadway, Suite 107, Denver, CO 80221, hereinafter called "Grantor", for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, and convey to the COUNTY OF ADAMS, STATE OF COLORADO, a body politic, whose address is 4430 South Adams County Parkway, Brighton, Colorado 80601, hereinafter "County", its successors and assigns, a permanent storm water drainage easement for the purpose of maintenance of all drainage facilities including inlets, pipes, culverts, channels, ditches, hydraulic structures, detention basins, catch grates, maintenance roads, etc., said easement to be used solely in the event Grantor fails to maintain such drainage facilities, together with lateral and subjacent support thereto as may from time to time be required on, over, across, and through the following described land to wit:

Legal description as set forth in Exhibit "A" attached hereto and incorporated by this reference.

Together with the right to ingress and egress over and across the land of Grantor by means of roads and lanes thereon if such there be; otherwise by such route as shall cause the least practical damage and inconvenience to the Grantor.

In further consideration hereof, Grantor covenants and agrees that no permanent buildings or structures will be placed, erected, installed or permitted upon said easement that will cause any obstructions to prevent the proper maintenance and use of said drainage facility.

In the event the County exercises its right to maintain the detention pond, all of the County's costs to maintain the detention pond shall be reimbursed by Grantor within thirty days of receiving the County's invoice, including any collection costs and attorney fees.

In further consideration of the granting of this easement, it is hereby agreed that all work performed by the County, its successors and assigns, in connection with this easement shall be done with care, and the surface of the property shall be restored to its original condition, or as close thereto as possible, except as necessarily modified to accommodate the facilities and appurtenances installed and any damages caused on said easement arising out of the reconstruction, maintenance and repair of said drainage facilities and appurtenances in the exercise of the rights hereby provided shall be restored reasonably similar to its original condition following completion of the work performed.

IN WITNESS WHEREOF, Grantor has hereto set his hand on this 18<sup>th</sup> day of December, 2019.

Name,

By: [Signature]

Print Name: Douglas Gannett

Print Title: Manager

STATE OF COLORADO)

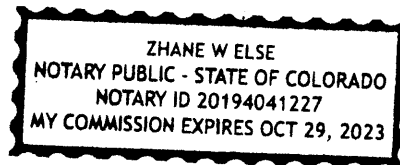
COUNTY OF Adams<sup>)§</sup>

The foregoing instrument was acknowledged before me this 18 day of December, 2019 by Douglas Gannett, as Manager of That West 62nd Ave LLC

IN WITNESS WHEREOF, I have hereto set my hand and official seal.

My commission expires: Oct 29, 2023

Zhane' W. Else  
Notary Public





# EXHIBIT A

SITUATED IN THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 68  
WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO

A PARCEL OF LAND BEING A PORTION OF LOT 4, BLOCK 1, MIDWEST HAULER'S SUBDIVISION, SITUATED IN THE NORTHWEST  
QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF  
COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

**COMMENCING** AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10;  
THENCE NORTH 70°00'59" WEST A DISTANCE OF 59.93 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 4 AND THE **POINT OF  
BEGINNING**;

THENCE NORTH 89°30'35" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 20.00 FEET;  
THENCE NORTH 00°40'55" EAST PARALLEL TO AND 76.57 FEET WEST OF THE EAST LINE OF THE NORTHWEST QUARTER OF THE  
NORTHWEST QUARTER OF SAID SECTION 10, A DISTANCE OF 657.94 FEET TO A POINT OF CURVATURE;  
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 62.04 FEET, SAID CURVE HAVING A RADIUS OF 40.00  
FEET, A CENTRAL ANGLE OF 88°52'03", AND A CHORD WHICH BEARS NORTH 45°06'56" EAST A CHORD DISTANCE OF 56.01 FEET;  
THENCE NORTH 89°32'58" EAST, A DISTANCE OF 169.13 FEET;  
THENCE NORTH 00°48'28" EAST, A DISTANCE OF 5.62 FEET TO A POINT OF CURVATURE;  
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 30.98 FEET, SAID CURVE HAVING A RADIUS OF 20.00  
FEET, A CENTRAL ANGLE OF 88°44'30", AND A CHORD WHICH BEARS NORTH 45°10'43" EAST A CHORD DISTANCE OF 27.97 FEET;  
THENCE NORTH 89°32'58" EAST, A DISTANCE OF 34.75 FEET TO A POINT OF NON-TANGENT CURVATURE;  
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 61.95 FEET, SAID CURVE HAVING A RADIUS OF 40.00  
FEET, A CENTRAL ANGLE OF 88°44'51", AND A CHORD WHICH BEARS NORTH 45°10'33" EAST A CHORD DISTANCE OF 55.94 FEET;  
THENCE NORTH 00°48'28" EAST, A DISTANCE OF 69.03 FEET TO A POINT OF CURVATURE;  
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 30.98 FEET, SAID CURVE HAVING A RADIUS OF 20.00  
FEET, A CENTRAL ANGLE OF 88°44'30", AND A CHORD WHICH BEARS NORTH 45°10'43" EAST A CHORD DISTANCE OF 27.97 FEET;  
THENCE NORTH 89°32'58" EAST, A DISTANCE OF 84.91 FEET TO A POINT ON THE EAST LINE OF SAID LOT 4;  
THENCE SOUTH 00°48'28" WEST ALONG SAID EAST LINE, A DISTANCE OF 212.86 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4;  
THENCE SOUTH 89°32'58" WEST ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 214.76 FEET;  
THENCE NORTH 00°48'28" EAST PARALLEL WITH AND 214.76 FEET WEST OF THE EAST LINE OF LOT 4, A DISTANCE OF 39.94 FEET;  
THENCE SOUTH 89°32'58" WEST, A DISTANCE OF 151.85 FEET TO A POINT OF CURVATURE;  
THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 31.02 FEET, SAID CURVE HAVING A RADIUS OF 20.00  
FEET, A CENTRAL ANGLE OF 88°52'03", AND A CHORD WHICH BEARS SOUTH 45°06'56" WEST A CHORD DISTANCE OF 28.00 FEET;  
THENCE SOUTH 00°40'55" WEST PARALLEL TO AND 56.57 FEET WEST OF THE EAST LINE OF THE NORTHWEST QUARTER OF THE  
NORTHWEST QUARTER OF SECTION 10, A DISTANCE OF 657.88 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 48,488 SQUARE FEET OR 1.11 ACRES, MORE OR LESS.

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION  
10 AS BEARING NORTH 89°30'35" WEST, PER THE PLAT OF MIDWEST HAULER'S SUBDIVISION.

PREPARED BY: AARON MURPHY  
PLS 38162

ON BEHALF OF: HARRIS KOCHER SMITH  
1120 LINCOLN STREET, SUITE 1000  
DENVER, CO 80203  
303.623.6300



FILED IN: 10-15-2019  
DRAWN BY: RCR  
CHECKED BY: AWM

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH

ISSUE DATE:	PROJECT #:
10-15-2019	151009
DATE	REVISION COMMENTS
12-06-2019	GENERAL REVISIONS

DRAINAGE EASEMENT

DESCRIPTION

**HKS** HARRIS  
KOCHER  
SMITH  
1120 Lincoln Street, Suite 1000  
Denver, Colorado 80203  
P: 303 623 6300 F: 303 623 6311  
HarrisKocherSmith.com

CHK'D BY: AWM  
DRAWN BY: RCR

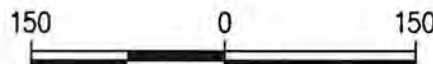
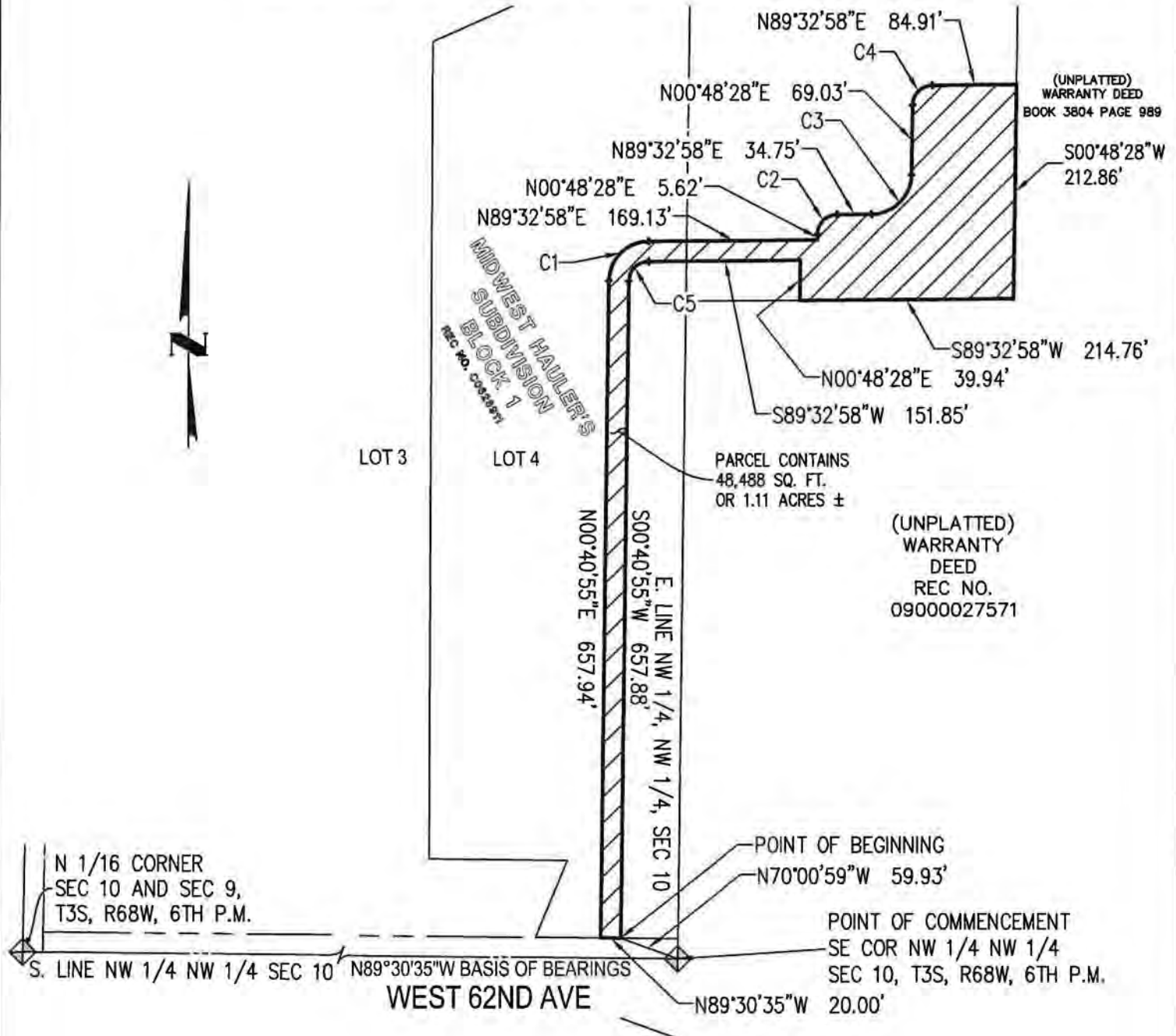
SHEET NO.

1

1 OF 2

# ILLUSTRATION TO EXHIBIT A

SITUATED IN THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 68  
WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO



SCALE: 1" = 150'

## NOTE:

THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.  
IT IS INTENDED TO DEPICT ONLY THE ATTACHED LEGAL DESCRIPTION.

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

ILLUSTRATION: PLATTSMITH/SURVEY/ENGINEERING (LAYOUT: EXHIBIT A)  
DATE: 10-15-2019 BY: RUSSELL KEMMEL

ISSUE DATE:	PROJECT #:
10-15-2019	151009
DATE	REVISION COMMENTS
12-06-2019	GENERAL REVISIONS

DRAINAGE EASEMENT

ILLUSTRATION

**HKS** HARRIS KOCHER SMITH

1120 Lincoln Street, Suite 1000  
Denver, Colorado 80203  
P: 303.623.5300 F: 303.523.6311  
HarrisKocherSmith.com

CHK'D BY: AWM  
DRAWN BY: RCR

SHEET NO.

2

2 OF 3

# CURVE TABLE

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	40.00'	88°52'03"	62.04'	N45°06'56"E	56.01'
C2	20.00'	88°44'30"	30.98'	N45°10'43"E	27.97'
C3	40.00'	88°44'51"	61.95'	N45°10'33"E	55.94'
C4	20.00'	88°44'30"	30.98'	N45°10'43"E	27.97'
C5	20.00'	88°52'03"	31.02'	S45°06'56"W	28.00'

INSTRUMENT: PL-1000 SURVEYOR: JONT-DR-2016 LAYOUT: JABO  
 PLOTTER: HP-1000 PLOTTER: HP-1000  
 PLOTTED: 10/15/2019 10:10:00 AM BY: RUSSELL HENNING

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH

ISSUE DATE: 10-15-2019	PROJECT #: 151009
DATE	REVISION COMMENTS
12-06-2019	GENERAL REVISIONS

DRAINAGE EASEMENT

CURVE TABLE

**HKS** HARRIS KOCHER SMITH  
 1120 Lincoln Street, Suite 1000  
 Denver, Colorado 80203  
 P: 303.623.5300 F: 303.623.5311  
 HarrisKocherSmith.com

CHKD BY: AWM DRAWN BY: RCR
SHEET NO. <b>3</b> 3 OF 3

**PLANNING COMMISSION FOR  
ADAMS COUNTY, STATE OF COLORADO**

**RESOLUTION RECOMMENDING ACCEPTANCE OF A PERMANENT DRAINAGE  
EASEMENT FROM WEST 62<sup>ND</sup> AVE, LLC, TO ADAMS COUNTY FOR  
STORM WATER DRAINAGE PURPOSES**

At a regular meeting of the Planning Commission for Adams County, Colorado, held at the County Government Center in Brighton, Colorado, on Thursday the 9<sup>th</sup> day of January 2020, the following proceedings, among others, were had and done, to wit:

WHEREAS, the Adams County Planning Commission has considered the advisability of accepting a Permanent Drainage Easement from West 62<sup>ND</sup> Ave, LLC, for storm water drainage purposes, being on the following described property:

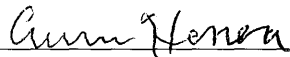
See Legal Description as set forth in Exhibit "A" attached hereto and incorporated herein by this reference.

WHEREAS, this Permanent Drainage Easement is in conjunction with a building permit for a property located in the Northwest quarter of Section 10, Township 3 South, Range 68 West of the 6<sup>th</sup> Principal Meridian, County of Adams, State of Colorado.

NOW, THEREFORE, BE IT RESOLVED that the Adams County Planning Commission recommends to the Board of County Commissioners that said Permanent Drainage Easement be accepted by the Board of County Commissioners.

Upon a motion duly made and seconded, the foregoing resolution was adopted.

I, Aaron Herrera, Chair of the Adams County Planning Commission, do here by certify that the annexed foregoing resolution is a true and correct record of the proceedings of the Adams County Planning Commission.

  
\_\_\_\_\_  
Chair  
Adams County Planning Commission



## PUBLIC HEARING AGENDA ITEM

<b>DATE OF PUBLIC HEARING:</b> February 4, 2020
<b>SUBJECT:</b> Resolution accepting a permanent drainage easement from Monica Hernandez- Alvarez and Jorge E. Olvera-Rojas, to Adams County for storm water drainage facility maintenance
<b>FROM:</b> Jill Jennings Golich, Director, Community & Economic Development Department
<b>AGENCY/DEPARTMENT:</b> Community & Economic Development
<b>HEARD AT STUDY SESSION ON:</b> N/A
<b>AUTHORIZATION TO MOVE FORWARD:</b> <input type="checkbox"/> YES <input type="checkbox"/> NO
<b>RECOMMENDED ACTION:</b> That the Board of County Commissioners approves a resolution accepting a permanent drainage easement from Monica Hernandez- Alvarez and Jorge E. Olvera-Rojas, to Adams County

### **BACKGROUND:**

Adams County is being granted a permanent drainage easement from Monica Hernandez-Alvarez and Jorge E. Olvera-Rojas, on a property located at 9935 East 138<sup>th</sup> Place. The purpose of the easement is to allow the County to enter the property to inspect and maintain drainage facilities, which include inlets, pipes, culverts, channels, ditches, hydraulic structures, detention basins, etc, located on the property. Said easement is to be used solely in the event the Grantor fails to maintain such drainage facilities.

### **AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:**

Community & Economic Development, Public Works, Office of the County Attorney

### **ATTACHED DOCUMENTS:**

Permanent Drainage Easement  
Board of County Commissioners Resolution  
Planning Commission Resolution



**FISCAL IMPACT:**

Please check if there is no fiscal impact ☒. If there is fiscal impact, please fully complete the section below.

**Fund:****Cost Center:**

	Object Account	Subledger	Amount
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
<b>Total Revenues:</b>			

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
<b>Total Expenditures:</b>			

New FTEs requested: ☐ YES ☒ NO

Future Amendment Needed: ☐ YES ☒ NO

**Additional Note:**

BOARD OF COUNTY COMMISSIONERS FOR  
ADAMS COUNTY, STATE OF COLORADO

**RESOLUTION ACCEPTING A PERMANENT DRAINAGE EASEMENT  
FROM MONICA HERNANDEZ-ALVAREZ AND JORGE E. OLVERA-ROJAS, TO  
ADAMS COUNTY FOR STORM WATER DRAINAGE PURPOSES**

WHEREAS, the Planning Commission for Adams County, Colorado, has considered the advisability of accepting a Permanent Drainage Easement from Monica Hernandez-Alvarez and Jorge E. Olvera-Rojas, for property located in the Southeast Quarter of Section 22, Township 1 South, Range 67 West of the 6<sup>th</sup> Principal Meridian as described in the attached easement agreement; and,

WHEREAS, this Permanent Drainage Easement is in conjunction with a building permit; and,

WHEREAS, at a regular meeting of the Planning Commission for Adams County, Colorado, held at the County Government Center in Brighton on Thursday the 9<sup>th</sup> day of January, 2020, the Planning Commission recommended that the Board of County Commissioners accept said Permanent Drainage Easement.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners, County of Adams, State of Colorado, that the Permanent Drainage Easement from Monica Hernandez-Alvarez and Jorge E. Olvera-Rojas, a copy of which is attached hereto and incorporated herein by this reference, be and hereby is accepted.

## **PERMANENT DRAINAGE EASEMENT**

KNOW ALL MEN BY THESE PRESENTS:

That Monica Hernandez-Alvarez and Jorge E. Olvera-Rojas, as joint tenants, whose legal address is 9935 East 138<sup>th</sup> Place, Thornton, CO 80602, hereinafter called "Grantor", for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, and convey to the COUNTY OF ADAMS, STATE OF COLORADO, a body politic, whose address is 4430 South Adams County Parkway, Brighton, Colorado 80601, hereinafter "County", its successors and assigns, a permanent storm water drainage easement for the purpose of maintenance of all drainage facilities including inlets, pipes, culverts, channels, ditches, hydraulic structures, detention basins, catch grates, maintenance roads, etc., said easement to be used solely in the event Grantor fails to maintain such drainage facilities, together with lateral and subjacent support thereto as may from time to time be required on, over, across, and through the following described land to wit:

Legal description as set forth in Exhibit "A" attached hereto and incorporated by this reference.

Together with the right to ingress and egress over and across the land of Grantor by means of roads and lanes thereon if such there be; otherwise by such route as shall cause the least practical damage and inconvenience to the Grantor.

In further consideration hereof, Grantor covenants and agrees that no permanent buildings or structures will be placed, erected, installed or permitted upon said easement that will cause any obstructions to prevent the proper maintenance and use of said drainage facility.

In the event the County exercises its right to maintain the drainage facilities, all of the County's costs to maintain the drainage facilities shall be reimbursed by Grantor within thirty days of receiving the County's invoice, including any collection costs and attorney fees.

In further consideration of the granting of this easement, it is hereby agreed that all work performed by the County, its successors and assigns, in connection with this easement shall be done with care, and the surface of the property shall be restored to its original condition, or as close thereto as possible, except as necessarily modified to accommodate the facilities and appurtenances installed and any damages caused on said easement arising out of the reconstruction, maintenance and repair of said drainage facilities and appurtenances in the exercise of the rights hereby provided shall be restored reasonably similar to its original condition following completion of the work performed.



IN WITNESS WHEREOF, Grantor has hereto set his hand on this 14 day of November, 2019.

By: Monica AdC  
Print Name: Monica Hernandez-Alvarez

By: Jorge E. Olvera Rojas  
Print Name: Jorge E. Olvera-Rojas

STATE OF COLORADO)

COUNTY OF Jefferson

The foregoing instrument was acknowledged before me this 14 day of November, 2019 by Monica Hernandez - Alvarez and Jorge E. Olvera - Rojas, as joint tenants.

IN WITNESS WHEREOF, I have hereto set my hand and official seal.

My commission expires: 08/21/2023

L. Hernandez  
Notary Public

**LAURA HERNANDEZ FERNANDEZ**  
**NOTARY PUBLIC**  
**STATE OF COLORADO**  
**NOTARY ID 20154028097**  
**MY COMMISSION EXPIRES 08/21/2023**

**EXHIBIT 'A'**

A DRAINAGE EASEMENT OVER AND ACROSS THAT PART OF LOT 9, BLOCK 2, THE RIDGE AT RIVERDALE SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

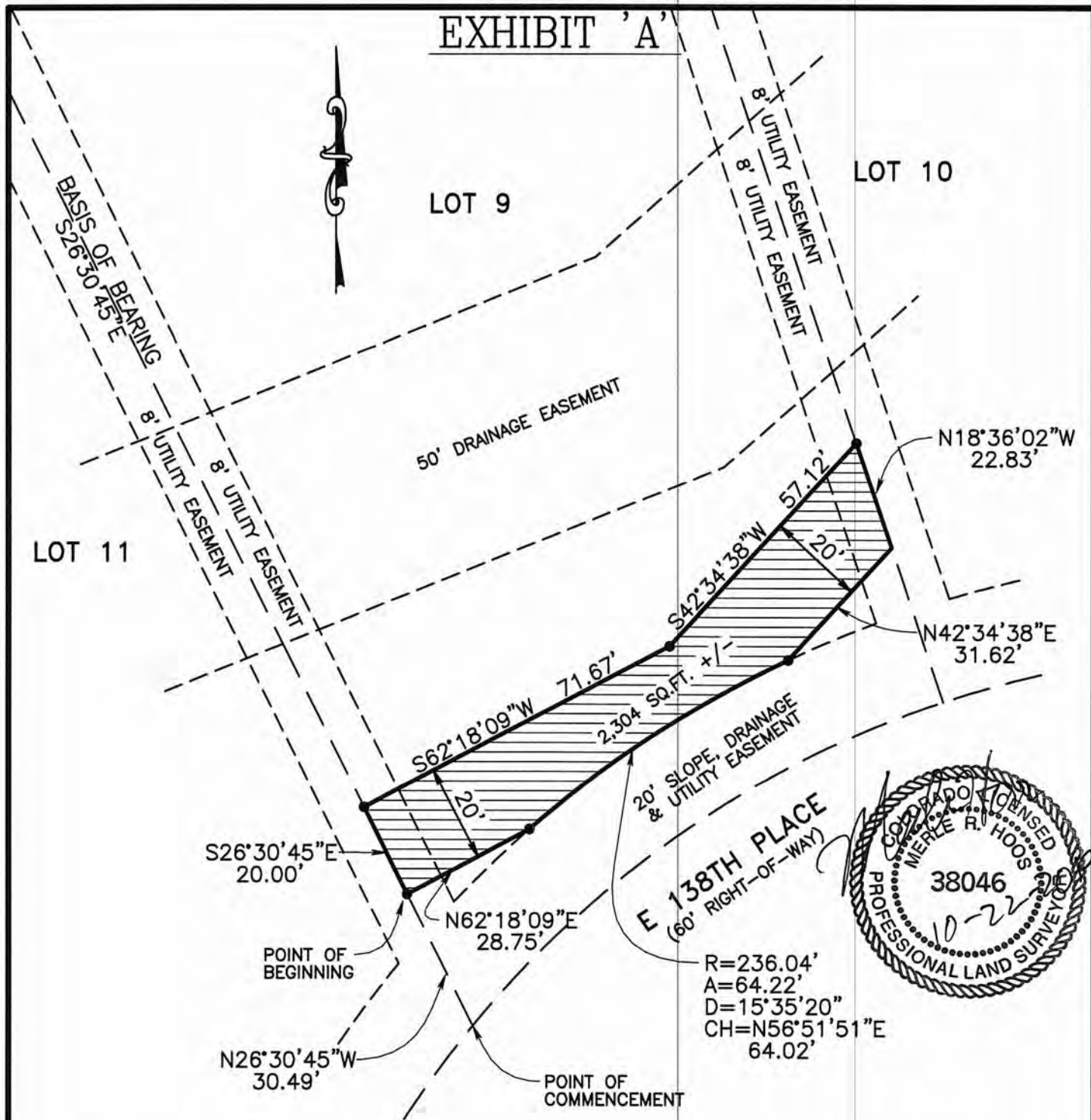
CONSIDERING THE WESTERLY LINE OF SAID LOT 9 TO BEAR SOUTH 26°30'45" EAST AS SHOWN ON THE RECORDED PLAT OF THE RIDGE AT RIVERDALE SUBDIVISION, WITH ALL BEARINGS CONTAINED HEREIN RELEVANT THERETO;

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 9; THENCE COINCIDENT WITH THE WESTERLY LINE OF SAID LOT 9 NORTH 26°30'45" WEST, A DISTANCE OF 30.49 FEET TO THE POINT OF BEGINNING; THENCE NORTH 62°18'09" EAST, A DISTANCE OF 28.75 FEET TO A POINT ON A 20-FOOT WIDE SLOPE, DRAINAGE, AND UTILITY EASEMENT AS SHOWN ON THE RECORDED PLAT OF THE RIDGE AT RIVERDALE SUBDIVISION, AND THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 236.04 FEET, A CENTRAL ANGLE OF 15°35'20", AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 56°51'51" EAST, A DISTANCE OF 64.02 FEET; THENCE COINCIDENT WITH THE NORTHERLY LINE OF SAID 20-FOOT WIDE EASEMENT AND ALONG THE ARC OF SAID CURVE, A DISTANCE OF 64.22 FEET; THENCE NORTH 42°34'38" EAST, A DISTANCE OF 31.62 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 9; THENCE COINCIDENT WITH SAID EASTERLY LINE NORTH 18°36'02" WEST, A DISTANCE OF 22.83 FEET; THENCE SOUTH 42°34'38" WEST, A DISTANCE OF 57.12 FEET; THENCE SOUTH 62°18'09" WEST, A DISTANCE OF 71.67 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 9; THENCE COINCIDENT WITH SAID WESTERLY LINE SOUTH 26°30'45" EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2,304 SQUARE FEET, MORE OR LESS, COUNTY OF ADAMS, STATE OF COLORADO.

DESCRIPTION PREPARED BY:  
MERLE R. HOOS, PLS 38046  
FOR AND ON BEHALF OF  
AMERICAN WEST LAND SURVEYING CO.  
A COLORADO CORPORATION



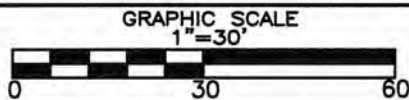
# EXHIBIT 'A'



## LEGEND:

● = INDICATES CHANGE IN DIRECTION ONLY.

(Page 2 of 2)



DRAWN BY: MRH  
FIELD: MRH  
JOB:19-542

DRAINAGE EASEMENT

*American West*  
**Land Surveying Co.**  
A Family Owned Corporation Since 1991

**PLANNING COMMISSION FOR  
ADAMS COUNTY, STATE OF COLORADO**

**RESOLUTION RECOMMENDING ACCEPTANCE OF A PERMANENT DRAINAGE  
EASEMENT FROM MONICA HERNANDEZ-ALVAREZ AND JORGE E. OLVERA-  
ROJAS TO ADAMS COUNTY FOR STORM WATER DRAINAGE PURPOSES**

At a regular meeting of the Planning Commission for Adams County, Colorado, held at the County Government Center in Brighton, Colorado, on Thursday the 9<sup>th</sup> day of January 2020, the following proceedings, among others, were had and done, to wit:

WHEREAS, the Adams County Planning Commission has considered the advisability of accepting a Permanent Drainage Easement from Monica Hernandez-Alvarez and Jorge E. Olvera-Rojas, for storm water drainage purposes, being on the following described property:

See Legal Description as set forth in Exhibit "A" attached hereto and incorporated herein by this reference.

WHEREAS, this Permanent Drainage Easement is in conjunction with a building permit for a property located in the southeast quarter of Section 22, Township 1 South, Range 67 West of the 6<sup>th</sup> Principal Meridian, County of Adams, State of Colorado.

NOW, THEREFORE, BE IT RESOLVED that the Adams County Planning Commission recommends to the Board of County Commissioners that said Permanent Drainage Easement be accepted by the Board of County Commissioners.

Upon a motion duly made and seconded, the foregoing resolution was adopted.

I, Aaron Herrera, Chair of the Adams County Planning Commission, do here by certify that the annexed foregoing resolution is a true and correct record of the proceedings of the Adams County Planning Commission.

  
\_\_\_\_\_  
Chair  
Adams County Planning Commission



## PUBLIC HEARING AGENDA ITEM

<b>DATE OF PUBLIC HEARING:</b> February 4, 2020
<b>SUBJECT:</b> Resolution accepting a permanent drainage easement from Arlen Powell and Rosemary Powell, to Adams County for storm water drainage facility maintenance
<b>FROM:</b> Jill Jennings Golich, Director, Community & Economic Development Department
<b>AGENCY/DEPARTMENT:</b> Community & Economic Development
<b>HEARD AT STUDY SESSION ON:</b> N/A
<b>AUTHORIZATION TO MOVE FORWARD:</b> <input type="checkbox"/> YES <input type="checkbox"/> NO
<b>RECOMMENDED ACTION:</b> That the Board of County Commissioners approves a resolution accepting a permanent drainage easement from Arlen Powell and Rosemary Powell, to Adams County

### **BACKGROUND:**

Adams County is being granted a permanent drainage easement from Arlen Powell and Rosemary Powell, on a property located at 9955 East 138<sup>th</sup> Avenue. The purpose of the easement is to allow the County to enter the property to inspect and maintain drainage facilities, which include inlets, pipes, culverts, channels, ditches, hydraulic structures, detention basins, etc, located on the property. Said easement is to be used solely in the event the Grantor fails to maintain such drainage facilities.

### **AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:**

Community & Economic Development, Public Works, Office of the County Attorney

### **ATTACHED DOCUMENTS:**

Permanent Drainage Easement  
Board of County Commissioners Resolution  
Planning Commission Resolution

**FISCAL IMPACT:**

Please check if there is no fiscal impact ☒. If there is fiscal impact, please fully complete the section below.

**Fund:****Cost Center:**

	Object Account	Subledger	Amount
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
<b>Total Revenues:</b>			

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
<b>Total Expenditures:</b>			

New FTEs requested: ☐ YES ☒ NO

Future Amendment Needed: ☐ YES ☒ NO

**Additional Note:**

BOARD OF COUNTY COMMISSIONERS FOR  
ADAMS COUNTY, STATE OF COLORADO

**RESOLUTION ACCEPTING A PERMANENT DRAINAGE EASEMENT  
FROM ARLEN POWELL AND ROSEMARY POWELL, TO ADAMS COUNTY FOR  
STORM WATER DRAINAGE PURPOSES**

WHEREAS, the Planning Commission for Adams County, Colorado, has considered the advisability of accepting a Permanent Drainage Easement from Arlen Powell and Rosemary Powell, for property located in the Southeast Quarter of Section 22, Township 1 South, Range 67 West of the 6<sup>th</sup> Principal Meridian as described in the attached easement agreement; and,

WHEREAS, this Permanent Drainage Easement is in conjunction with a building permit; and,

WHEREAS, at a regular meeting of the Planning Commission for Adams County, Colorado, held at the County Government Center in Brighton on Thursday the 9<sup>th</sup> day of January, 2020, the Planning Commission recommended that the Board of County Commissioners accept said Permanent Drainage Easement.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners, County of Adams, State of Colorado, that the Permanent Drainage Easement from Arlen Powell and Rosemary Powell, a copy of which is attached hereto and incorporated herein by this reference, be and hereby is accepted.

## **PERMANENT DRAINAGE EASEMENT**

KNOW ALL MEN BY THESE PRESENTS:

That Arlen Powell and Rosemary Powell, as joint tenants, whose legal address is 9955 East 138<sup>th</sup> Place, Brighton, CO 80602, hereinafter called "Grantor", for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, and convey to the COUNTY OF ADAMS, STATE OF COLORADO, a body politic, whose address is 4430 South Adams County Parkway, Brighton, Colorado 80601, hereinafter "County", its successors and assigns, a permanent storm water drainage easement for the purpose of maintenance of all drainage facilities including inlets, pipes, culverts, channels, ditches, hydraulic structures, detention basins, catch grates, maintenance roads, etc., said easement to be used solely in the event Grantor fails to maintain such drainage facilities, together with lateral and subjacent support thereto as may from time to time be required on, over, across, and through the following described land to wit:

Legal description as set forth in Exhibit "A" attached hereto and incorporated by this reference.

Together with the right to ingress and egress over and across the land of Grantor by means of roads and lanes thereon if such there be; otherwise by such route as shall cause the least practical damage and inconvenience to the Grantor.

In further consideration hereof, Grantor covenants and agrees that no permanent buildings or structures will be placed, erected, installed or permitted upon said easement that will cause any obstructions to prevent the proper maintenance and use of said drainage facility.

In the event the County exercises its right to maintain the drainage facilities, all of the County's costs to maintain the drainage facilities shall be reimbursed by Grantor within thirty days of receiving the County's invoice, including any collection costs and attorney fees.

In further consideration of the granting of this easement, it is hereby agreed that all work performed by the County, its successors and assigns, in connection with this easement shall be done with care, and the surface of the property shall be restored to its original condition, or as close thereto as possible, except as necessarily modified to accommodate the facilities and appurtenances installed and any damages caused on said easement arising out of the reconstruction, maintenance and repair of said drainage facilities and appurtenances in the exercise of the rights hereby provided shall be restored reasonably similar to its original condition following completion of the work performed.



IN WITNESS WHEREOF, Grantor has hereto set his hand on this 15<sup>th</sup> day of November, 2019.

By: [Signature]  
Print Name: Arlen Gray Powell

By: [Signature]  
Print Name: Rosemary Powell

STATE OF COLORADO)

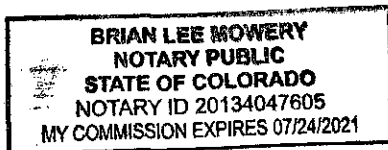
COUNTY OF Adams )<sup>s</sup>

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of November, 2019 by Rosemary Powell and ARLEN Powell, as joint tenants.

IN WITNESS WHEREOF, I have hereto set my hand and official seal

My commission expires: 7-24-21

[Signature]  
Notary Public



**EXHIBIT 'A'**

A DRAINAGE EASEMENT OVER AND ACROSS THAT PART OF LOT 10, BLOCK 2, THE RIDGE AT RIVERDALE SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

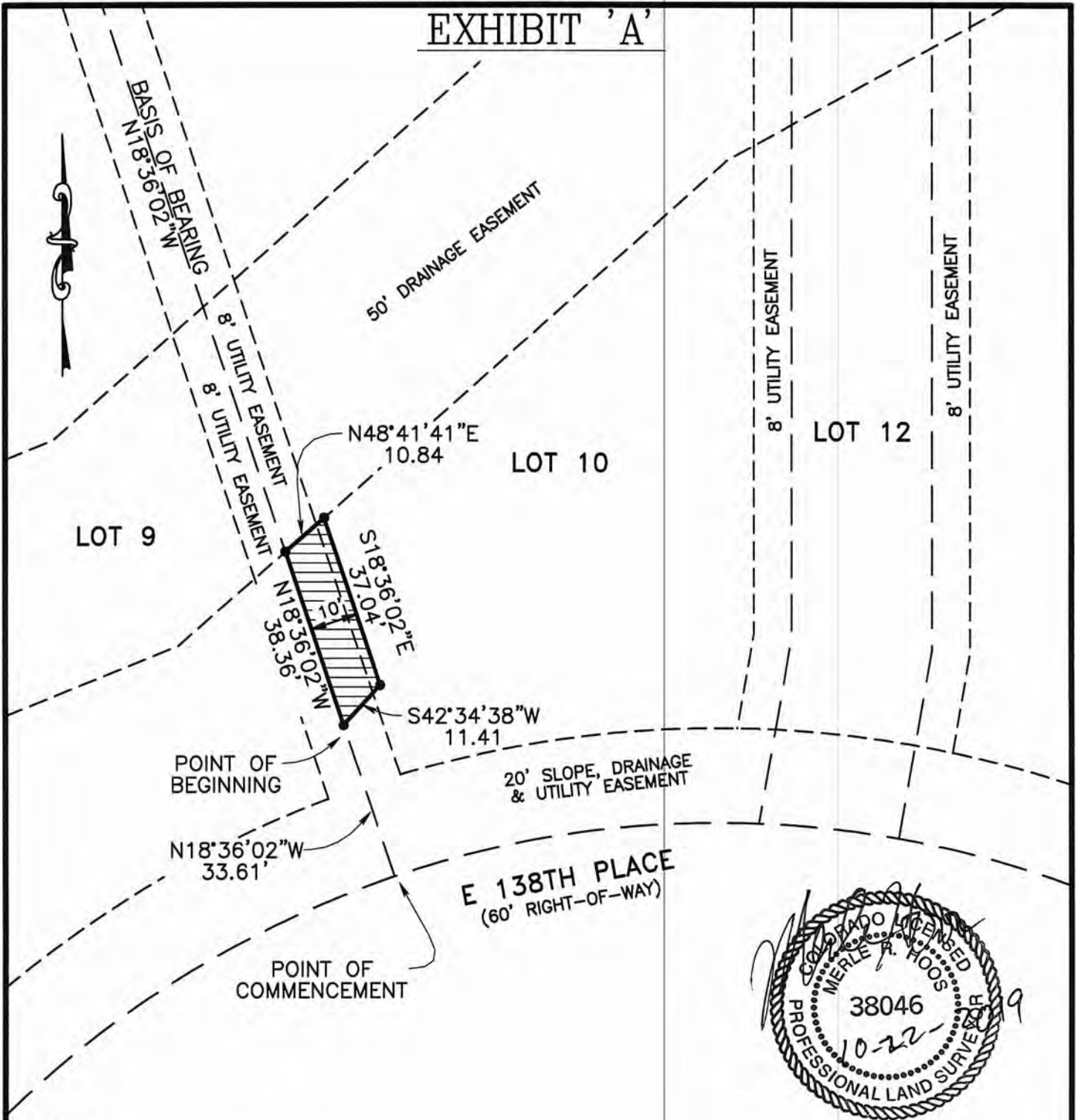
CONSIDERING THE WESTERLY LINE OF SAID LOT 10 TO BEAR NORTH 18°36'02" WEST AS SHOWN ON THE RECORDED PLAT OF THE RIDGE AT RIVERDALE SUBDIVISION, WITH ALL BEARINGS CONTAINED HEREIN RELEVANT THERETO;

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 10; THENCE COINCIDENT WITH THE WESTERLY LINE OF SAID LOT 10 NORTH 18°36'02" WEST, A DISTANCE OF 33.61 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING COINCIDENT WITH SAID WESTERLY LINE NORTH 18°36'02" WEST, A DISTANCE OF 38.36 FEET TO THE SOUTHERLY LINE OF A 50-FOOT WIDE DRAINAGE EASEMENT AS SHOWN ON THE RECORDED PLAT OF THE RIDGE AT RIVERDALE SUBDIVISION; THENCE COINCIDENT WITH SAID SOUTHERLY LINE NORTH 48°41'41" EAST, A DISTANCE OF 10.84 FEET; THENCE SOUTH 18°36'02" EAST, A DISTANCE OF 37.04 FEET; THENCE SOUTH 42°34'38" WEST, A DISTANCE OF 11.41 FEET TO THE POINT OF BEGINNING, CONTAINING 377 SQUARE FEET, MORE OR LESS, COUNTY OF ADAMS, STATE OF COLORADO.

DESCRIPTION PREPARED BY:  
MERLE R. HOOS, PLS 38046  
FOR AND ON BEHALF OF  
AMERICAN WEST LAND SURVEYING CO.  
A COLORADO CORPORATION



# EXHIBIT 'A'

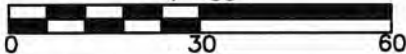


## LEGEND:

● = INDICATES CHANGE IN DIRECTION ONLY.

(Page 2 of 2)

GRAPHIC SCALE  
1"=30'



DRAWN BY: MRH  
FIELD: MRH  
JOB:19-549

DRAINAGE EASEMENT



*American West*  
**Land Surveying Co.**  
A Family Owned Corporation Since 1991

**PLANNING COMMISSION FOR  
ADAMS COUNTY, STATE OF COLORADO**

**RESOLUTION RECOMMENDING ACCEPTANCE OF A PERMANENT DRAINAGE  
EASEMENT FROM ARLEN POWELL AND ROSEMARY POWELL TO ADAMS  
COUNTY FOR STORM WATER DRAINAGE PURPOSES**

At a regular meeting of the Planning Commission for Adams County, Colorado, held at the County Government Center in Brighton, Colorado, on Thursday the 9<sup>th</sup> day of January 2020, the following proceedings, among others, were had and done, to wit:

WHEREAS, the Adams County Planning Commission has considered the advisability of accepting a Permanent Drainage Easement from Arlen Powell and Rosemary Powell, for storm water drainage purposes, being on the following described property:


See Legal Description as set forth in Exhibit "A" attached hereto and incorporated herein by this reference.

WHEREAS, this Permanent Drainage Easement is in conjunction with a building permit for a property located in the southeast quarter of Section 22, Township 1 South, Range 67 West of the 6<sup>th</sup> Principal Meridian, County of Adams, State of Colorado.

NOW, THEREFORE, BE IT RESOLVED that the Adams County Planning Commission recommends to the Board of County Commissioners that said Permanent Drainage Easement be accepted by the Board of County Commissioners.

Upon a motion duly made and seconded, the foregoing resolution was adopted.

I, Arden Herrera, Chair of the Adams County Planning Commission, do here by certify that the annexed foregoing resolution is a true and correct record of the proceedings of the Adams County Planning Commission.

  
\_\_\_\_\_  
Chair  
Adams County Planning Commission



## PUBLIC HEARING AGENDA ITEM

<b>DATE OF PUBLIC HEARING:</b> February 4, 2020
<b>SUBJECT:</b> Resolution approving an encroachment agreement between Adams County and Adams County School District No. 1 to allow improvements in the County's right-of-way.
<b>FROM:</b> Jill Jennings Golich, Community & Economic Development Department Director
<b>AGENCY/DEPARTMENT:</b> Community & Economic Development
<b>HEARD AT STUDY SESSION ON:</b> N/A
<b>AUTHORIZATION TO MOVE FORWARD:</b> <input type="checkbox"/> YES <input type="checkbox"/> NO
<b>RECOMMENDED ACTION:</b> That the Board of County Commissioners approves an encroachment agreement to allow Adams County School District No. 1 a/k/a Mapleton Public Schools to install a tennis court, fencing, landscaping, sidewalk and a soccer field in the County's right-of-way.

### **BACKGROUND:**

Adams County School District #1 a/k/a Mapleton Public Schools is requesting to install a tennis court with fencing and perimeter walk, landscaping, a soccer field, sidewalk and fencing in the County's right-of-way located at 2201 McElwain Boulevard. The County Right-of-way was dedicated by the Northfield First Filing Subdivision but the road was never built. The school owns the land surrounding and adjacent to the platted road (See attached site plan). The proposed agreement will not create any property interest for Mapleton Public Schools other than allowing for installation of the school's improvements.

### **AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:**

Community & Economic Development, Public Works, Office of the County Attorney

### **ATTACHED DOCUMENTS:**

Encroachment Agreement  
Board of County Commissioners Resolution

**FISCAL IMPACT:**

Please check if there is no fiscal impact ☒. If there is fiscal impact, please fully complete the section below.

**Fund:****Cost Center:**

	Object Account	Subledger	Amount
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
<b>Total Revenues:</b>			

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
<b>Total Expenditures:</b>			

New FTEs requested: ☐ YES ☒ NO

Future Amendment Needed: ☐ YES ☒ NO

**Additional Note:**

BOARD OF COUNTY COMMISSIONERS FOR  
ADAMS COUNTY, STATE OF COLORADO

**RESOLUTION APPROVING ENCROACHMENT AGREEMENT BETWEEN SCHOOL  
DISTRICT NO. 1 AND ADAMS COUNTY FOR IMPROVEMENTS IN  
COUNTY RIGHT-OF-WAY**

WHEREAS, School District No. 1 a/k/a Mapleton Public Schools owns a fee parcel of land located in the East half of the Northeast Quarter of Section 26, Township 2 South, Range 68 West of the 6th Principal Meridian, County of Adams, State of Colorado (the “Property”); and,

WHEREAS, School District No. 1 is requesting to install a tennis court with fencing and perimeter walk, landscaping, a soccer field, and sidewalk within the dedicated right-of-way of York Street, that was platted between Block 21 and Block 22 of the Northfield First Filing Subdivision, but never built; and,

WHEREAS, Adams County requires an Encroachment Agreement for improvements that are within the County right-of-way; and,

WHEREAS, the encroachment within the County right-of-way will not impact the County’s use of York Street.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the Encroachment between School District No. 1 a/k/a Mapleton Public Schools and Adams County, a copy of which is attached hereto and incorporated herein by reference, be approved.

BE IT FURTHER RESOLVED, that the Chair of the Board of County Commissioners is hereby authorized to execute the Encroachment Agreement.



## ENCROACHMENT AGREEMENT

This encroachment agreement ("Agreement") is entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ between ADAMS COUNTY, a body politic, whose address is 4430 S Adams County Parkway, Brighton, Colorado 80601 (the "County") and Adams County School District #1 a/k/a Mapleton Public Schools (the "Property Owner") whose address is 7350 N. Broadway Denver, Colorado, 80221. The County and the Property Owner are collectively referred to as the "Parties".

### RECITALS

WHEREAS, the Property Owner owns Block 21, Lots 1 through 12 and Block 22, Lots 1 through 14 of the Northfield First Filing subdivision, a part of the West Half and Northwest Quarter of Section 25 and a part of the East Half of the Southwest Quarter of Section 26, Township 2 South, Range 68 West, of the 6<sup>th</sup> Principal Meridian, Adams County, Colorado, (Tax Parcel # 0171925205002 and # 0171926115003) hereinafter referred to as the "Property"; and,

WHEREAS, Property Owner is requesting to install a tennis court with fencing and perimeter walk, landscaping, a soccer field, and sidewalk and fencing, hereinafter called the "Improvements", within the dedicated right-of-way of York Street, that was platted between Block 21 and Block 22 but never built as shown on the attached plan.

NOW THEREFORE, the Parties hereby agree that the Improvements will be permitted to encroach onto the County's Right-of-Way, subject to the following:

- A. In the event that the County desires to construct a County project within York Street that affects the Improvements, the County may elect to demolish as much of the Improvements as are needed (at the County's expense), or require the Property Owner to remove and later reinstall the Improvements (at the Property Owner's expense), to accommodate the County's project.
- B. The County will provide the Property Owner written notice of its need to effect the Improvements at least 30 calendar days prior to disturbance of the Improvements. The County will provide the Property Owner information regarding the County's project. If the County decides to require the Property Owner to remove the Improvements, the County will specify a date by which the Improvements must be removed. It is Property Owner's responsibility to reinstall the Improvements according to the attached plan, unless otherwise approved in writing by the County.
- C. This Agreement creates no property interest for the Property Owner to the County's Right-of-Way except for the specific encroachment as described herein.
- D. Property Owner agrees to indemnify and hold harmless the County, its officials, officers, contractors, agents and employees from any damage occurring to, or caused by, the Improvements or for any harm caused by the Improvements to persons allowed upon the County's Right-of-Way.



- E. The Improvements must be maintained in accordance with the most current version of the Adams County Codes and Development Standards and Regulations.
- F. The Property owner must have this Agreement recorded in the County records and this Agreement runs with the Property until such time as the Parties mutually release the other in writing from this Agreement.
- G. The existence of this Agreement does not render the Improvements a legal, non-conforming use of the Property or the County's Right-of-Way.

**PROPERTY OWNER:**

Charlotte Ciancio

Print Name: Charlotte Ciancio, Superintendent

Title: Superintendent, Mapleton Public Schools

STATE OF COLORADO )

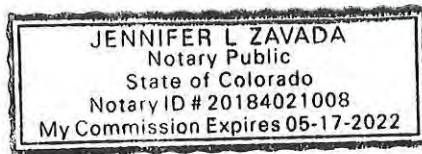
COUNTY OF Adams )§

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of January 2020, by Charlotte Ciancio as Superintendent of Mapleton Public Schools.

Witness my hand and official seal: J. Zavada

Notary Public

My commission expires: 5/17/2022



**COUNTY:**

Board of County Commissioners,  
County of Adams, State of Colorado

Attest:  
Josh Zygielbaum, Clerk

By: \_\_\_\_\_  
Chair

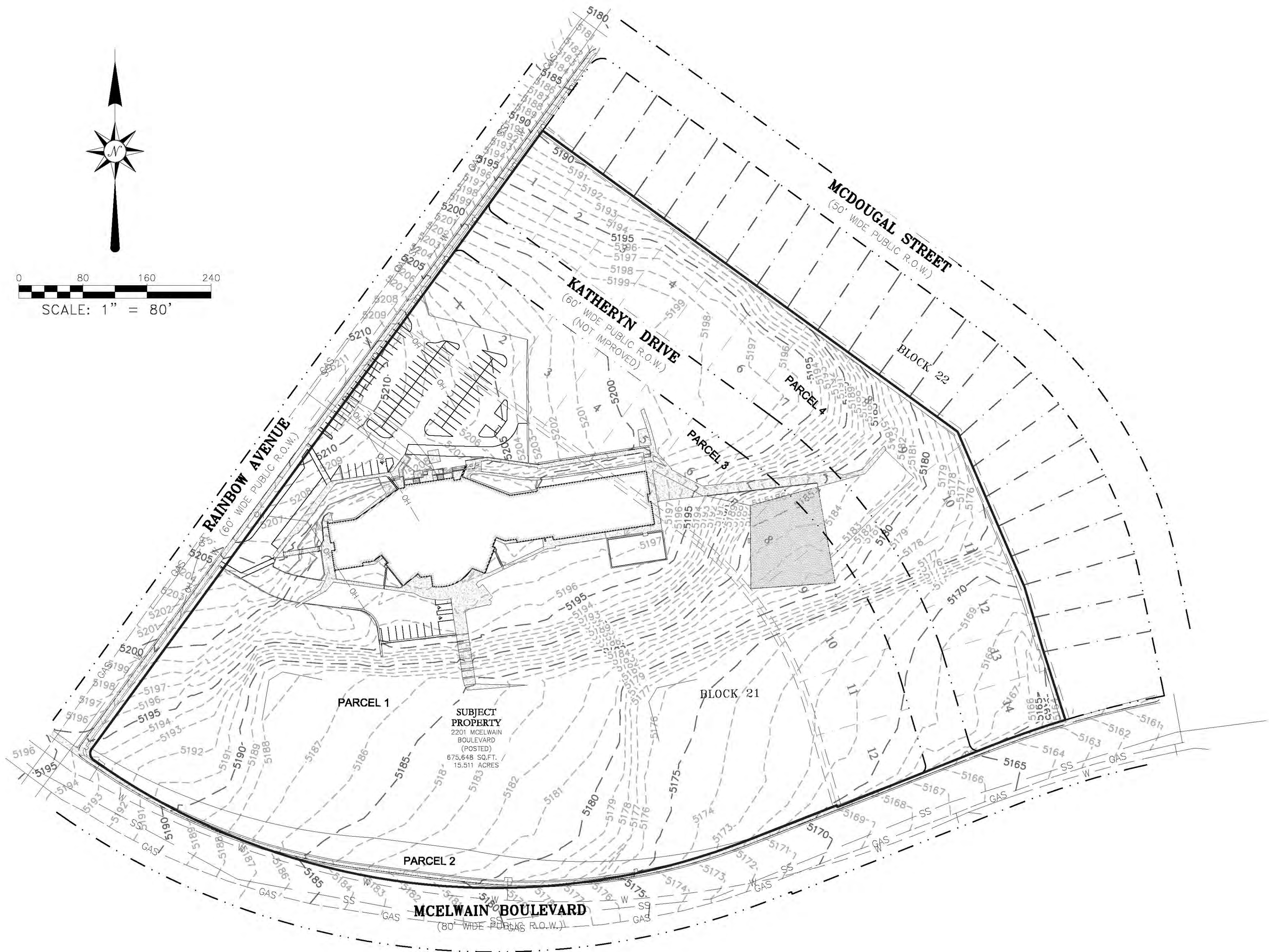
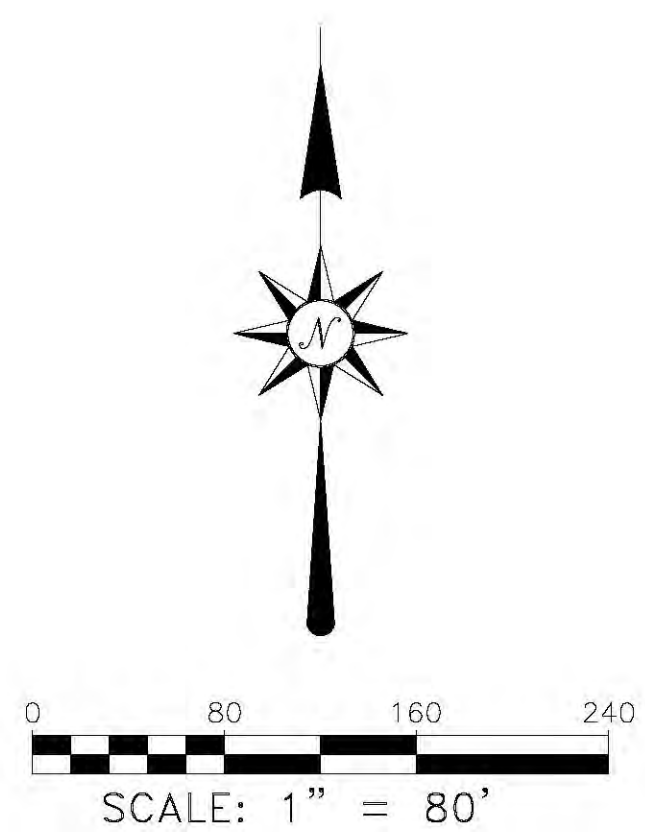
By: \_\_\_\_\_  
Deputy Clerk

Approved as to form: \_\_\_\_\_  
County Attorney's Office











## PUBLIC HEARING AGENDA ITEM

<b>DATE OF PUBLIC HEARING:</b> February 4, 2020
<b>SUBJECT:</b> Intergovernmental Agreement with City of Thornton, City of Westminster and North Metro Task Force for Information Technology Services
<b>FROM:</b> Kevin Beach
<b>AGENCY/DEPARTMENT:</b> Information Technology and Innovation
<b>HEARD AT STUDY SESSION ON:</b> January 28, 2020 during AIR
<b>AUTHORIZATION TO MOVE FORWARD:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<b>RECOMMENDED ACTION:</b> That the Board of County Commissioners approve and authorize the Chair to sign the IGA with Westminster, Thornton and North Metro Task Force.

### **BACKGROUND:**

As of January 1, 2020 Adams County has taken over as Host Agency for the North Metro Task Force. As Host Agency we would provide administrative services such as information technology services. North Metro Task Force has, in the past, required information technology services when the Host Agency is unavailable to provide them. In this case another member would provide the services. This intergovernmental agreement formalizes that arrangement and allows for Westminster, Thornton and Adams County to work together to provide those services as needed by North Metro Task Force.

### **AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:**

### **ATTACHED DOCUMENTS:**

Resolution  
IGA

**FISCAL IMPACT:**

Please check if there is no fiscal impact ☒. If there is fiscal impact, please fully complete the section below.

**Fund:****Cost Center:**

	Object Account	Subledger	Amount
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
<b>Total Revenues:</b>			

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
<b>Total Expenditures:</b>			

New FTEs requested: ☐ YES ☒ NO

Future Amendment Needed: ☐ YES ☒ NO

**Additional Note:**

RESOLUTION APPROVING THE INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF WESTMINSTER, CITY OF THORNTON, AND THE NORTH METRO TASK FORCE FOR INFORMATION TECHNOLOGY SERVICES

WHEREAS, pursuant to Colo. Const. art. XV, § 18, and C.R.S. §29-1-203, Adams County and the City of Westminster, City of Thornton, and North Metro Task Force are authorized to cooperate or contract with each other to provide any function or service lawfully authorized to each; and,

WHEREAS, pursuant to the North Metro Task Force Intergovernmental Agreement, originally approved February 2, 2007, and as amended, Adams County took over as Host Agency starting January 1, 2020; and,

WHEREAS, as Host Agency under the North Metro Task Force IGA, Adams County provides information technology services; and,

WHEREAS, the Parties now wish to enter into an agreement for the purpose of sharing the provision of information technology services to the North Metro Task Force; and,

WHEREAS, the agreement attached hereto as Exhibit A, and incorporated by reference herein, details the rights and obligations of Adams County and the City of Westminster, City of Thornton, and North Metro Task Force with respect to the provision of information technology services to North Metro task Force.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the intergovernmental agreement with the City of Westminster, City of Thornton, and North Metro Task Force, which is attached hereto as Exhibit A, is hereby approved and the chair is hereby authorized to execute same.

**INTERGOVERNMENTAL AGREEMENT FOR INFORMATION  
TECHNOLOGY SERVICES FOR THE NORTH METRO TASK FORCE**

**THIS AGREEMENT, dated for reference purposes this \_\_ day of \_\_\_\_ 2020, is made and entered into among the NORTH METRO TASK FORCE (the “Task Force”), ADAMS COUNTY, the CITY OF THORNTON, and CITY OF WESTMINSTER, hereinafter referred to individually as a “Member” and collectively as the “Members”.**

**WITNESSETH:**

WHEREAS, intergovernmental agreements to provide for the joint exercise of functions or services or the sharing of cost of such services or functions are specifically authorized by § 29-1-203 C.R.S. and the Colorado Constitution, Article XIV, Section 18(2)(a); and

WHEREAS, the Task Force is a law enforcement entity created by an Intergovernmental Agreement dated February 2, 2007 between Adams County, City and County of Broomfield, and the Municipalities of Brighton, Commerce City, Federal Heights, Northglenn, Thornton, and Westminster (“Task Force IGA”) and

WHEREAS, the Task Force is in need of Information Technology (“I.T.”) support to function appropriately and efficiently; and

WHEREAS, the Members have agreed to supply the Task Force with I.T. support on an as-needed basis to supplement such support being provided by the Host Agency as outlined in Section 4 of the Task Force IGA.

NOW THEREFORE, IT IS MUTUALLY AGREED as follows:

1. Provide Services. The Members agree to provide to the Task Force necessary personnel to support I.T. needs as they arise, and the Member’s I.T. personnel are available.
2. Employed By. All I.T. personnel will remain employed by their respective City or County and are not employed by the Task Force.
3. Employee Work Hours. A Member’s I.T. support employees will work at the Task Force when requested, if available. Whether or not their responsibilities are separate from their responsibilities to their home agency will be at the discretion of the home agency.

4. Payment for Service. No more frequently than monthly, the Members will submit invoices to the Task Force for services provided at which time the Task Force will pay each Member at the effective hourly rate at which each Member pays the IT support employee(s) that provided the services as indicated on payroll documents.
5. Termination of Agreement. This Agreement will be terminated or modified at the written request of any of the Members or the Task Force.
6. Governing Law and Venue. This Agreement shall be governed by the laws of the State of Colorado. Venue for any action arising under this Agreement or for the enforcement of this Agreement shall be in the appropriate court for Adams County, Colorado.
7. Governmental Immunities. The Members intend that nothing herein shall be deemed or construed as a waiver by either party of any rights or protections afforded to them under the Colorado Governmental Immunity Act (Section 24-10-101, C.R.S., et seq.) The Parties agree that in the event any claim or suit is brought against any of the Members by any third party as a result of the operation of this Agreement that the Members will cooperate with each other, and with the insuring entities of all Members, in defending such claim or suit.

IN WITNESS WHEREOF the parties have caused their names to be affixed as set forth below.



NORTH METRO TASK FORCE,

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By:

ATTEST:

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Clerk

APPROVED AS TO FORM:

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Attorney

BOARD OF COUNTY COMMISSIONERS  
ADAMS COUNTY, COLORADO

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By:

ATTEST:

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Deputy Clerk

APPROVED AS TO FORM:

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County Attorney

CITY OF WESTMINSTER,  
A Colorado home rule municipality

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By: Donald M. Tripp, City Manager  
4800 West 92<sup>nd</sup> Avenue  
Westminster, Colorado 80031

ATTEST:

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City Clerk

APPROVED AS TO FORM:

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City Attorney

**CITY OF THORNTON**

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By: Kevin S. Woods  
Title: City Manager

Date

ATTEST:

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By: Kristen N. Rosenbaum  
Title: City Clerk

Approved as to form:

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By: Luis A. Corchado  
Title: City Attorney



## PUBLIC HEARING AGENDA ITEM

<b>DATE OF PUBLIC HEARING:</b> 2/4/2020
<b>SUBJECT:</b> Incentive Agreement Dillon Companies, LLC
<b>FROM:</b> Max Daffron, Economic Development Manager
<b>AGENCY/DEPARTMENT:</b> Community and Economic Development, County Manager's Office
<b>HEARD AT STUDY SESSION ON:</b>
<b>AUTHORIZATION TO MOVE FORWARD:</b> <input type="checkbox"/> YES <input type="checkbox"/> NO
<b>RECOMMENDED ACTION:</b> That the Board of County Commissioners approves the resolution

### **BACKGROUND:**

Dillon Companies, LLC has a facility currently located in Adams County at 1933/1983 Tower Road within the City of Aurora. Recently, Dillon Companies needed to expand its facilities by 172,000 square feet to serve the capacity needed for the continued growth of their business. Adams County and the City of Aurora recognized the need to retain Dillon Companies within the county, as the company had been strongly considering relocation outside of the county, and has negotiated an Incentive Agreement for the retention and expansion of their business within Adams County and the City of Aurora. The project has an estimated capital improvement cost of approximately \$43 million.

Dillon Companies plans to employ and retain a minimum of five hundred and eighteen (518) employees at the facility and plans to add an additional fifty-two (52) employees at the facility by the end of calendar year 2026. Dillon Companies agrees to have the following minimum number of employees at the facility during the term of this agreement: 528 by the end of 2021; 537 by the end of 2022; 547 by the end of 2023; 559 by the end of 2024; 570 by the end of 2025; and 570 by the end of 2026. Incentive payments in the form of tax rebates are conditioned upon the compliance of Dillon Companies in meeting these thresholds.

Staff recommends approval of this incentive agreement because retaining the facility will substantially benefit the public through the retention of employees, the generation of new jobs in the County, and the increase of tax base in the County.

**AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:**

**ATTACHED DOCUMENTS:**

Resolution  
Incentive Agreement

**FISCAL IMPACT:**

Please check if there is no fiscal impact ☐. If there is fiscal impact, please fully complete the section below.

<b>Fund:</b>
<b>Cost Center:</b>

	Object Account	Subledger	Amount
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
<b>Total Revenues:</b>			

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
<b>Total Expenditures:</b>			

New FTEs requested: ☐ YES ☐ NO

Future Amendment Needed: ☐ YES ☐ NO

**Additional Note:**

BOARD OF COUNTY COMMISSIONERS FOR  
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING INCENTIVE AGREEMENT BETWEEN ADAMS COUNTY  
AND DILLON COMPANIES, LLC

WHEREAS, DILLON COMPANIES, LLC, (“Taxpayer”) intends to expand its existing facility located at 1933/1983 Tower Road, in Adams County, Colorado (the “Facility”); and,

WHEREAS, Taxpayer further plans to employ five-hundred and eighteen employees at the Facility initially, and to add fifty-two additional employees over the term of this Agreement; and,

WHEREAS, the Board of County Commissioners, County of Adams, State of Colorado, finds that the expansion of this Facility will substantially benefit the public with an increase in the tax base of the County; and,

WHEREAS, C.R.S. §30-11-123 authorizes incentive payments to taxpayers who establish and expand business facilities, as defined in C.R.S. §39-30-105; and,

WHEREAS, the County deems it to be in its best interests to have Taxpayer expand its Facility upon the terms and conditions contained within the Incentive Agreement attached hereto.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the Incentive Agreement between Adams County and Dillon Companies, LLC, a copy of which is attached hereto and incorporated herein by this reference, including all terms and conditions contained therein, be approved.

BE IT FURTHER RESOLVED, that the Chair of the Board of County Commissioners be authorized to execute said Agreement on behalf of Adams County.

INCENTIVE AGREEMENT  
(Personal Property Tax)

THIS AGREEMENT is made and entered into this 7th day of January, 2020, by and between **Dillon Companies, LLC, formerly known as Dillon Companies, Inc.**, located at 1933/1983 Tower Rd., Aurora, CO 80011 (hereinafter referred to as "**Taxpayer**"), and Adams County, Colorado, a body politic and corporate under the laws of the State of Colorado, located at 4430 S. Adams County Parkway, Brighton, CO 80601 (hereinafter "**County**").

WITNESSETH:

WHEREAS, Taxpayer has decided to expand its existing facility located at 1933/1983 Tower Rd., in Adams County, Colorado (the "Facility"); and,

WHEREAS, the County deems it to be in its best interests to have **Taxpayer** expand its Facility in Adams County and to receive revenues from the development occurring thereon upon the terms and conditions contained herein; and,

WHEREAS, **Taxpayer** has established a new business facility as defined in C.R.S. § 39-30-105(7)(e); and,

WHEREAS, the County finds that the Facility will substantially benefit the public, through the retention of employees, the generation of new jobs and the increase in tax base in the County; and,

WHEREAS, §30-11-123, C.R.S., provides for incentive payment based on personal property taxes to any taxpayer who qualifies under C.R.S. § 39-30-105(7)(e).

NOW, THEREFORE, in consideration of the foregoing promises and covenants, to be kept and performed by each of them, the parties agree as follows:

1. Incentive payment. The County agrees to make six (6) annual incentive payments to **Taxpayer** (each an "Incentive Payment" and together the "Incentive Payments"). The amount of each incentive payment shall be the lesser of: (1) \$218,117 for assessment year 2021; \$194,501 for assessment year 2022; \$119,619 for assessment year 2023; \$73,634 for assessment year 2024; \$61,826 for assessment year 2025; \$50,018 for assessment year 2026; OR (2) fifty percent



(50%) of the amount of the taxes levied by the County<sup>1</sup> upon the taxable personal property directly attributable to the Facility, located at or within such Facility, and used in connection with the operation of such Facility for the applicable property tax year. In no event shall the total amount of the incentive payments exceed \$717,716.

Proof of payment of the taxes to the County Treasurer for the Facility must be submitted each year by **Taxpayer** to the Director of the Adams County Department of Fiscal Affairs before any incentive payment is due. Proof of payment of taxes for each incentive year must be submitted by **Taxpayer** no later than December 31 of the year taxes are due. **Taxpayer understands and agrees that failure to submit proof of payment of taxes to the Adams County Department of Fiscal Affairs by December 31 of the year taxes are due shall result in a waiver of the incentive payment due on the tax payment not presented by the December 31 deadline, and the County shall be released from its obligation to pay the incentive payment for that tax year.**

Each incentive payment shall be due and payable within sixty days of receipt of proof of payment of taxes. **Taxpayer** waives the right to file a protest or seek an abatement or refund with respect to the tax years enumerated in the first paragraph of this Section 1.

2. Condition Precedent. The County has appropriated sufficient funds for this Agreement for the current fiscal year. Payment pursuant to this Agreement, whether in full or in part, is subject to and contingent upon the continuing availability of County funds for the purposes hereof. In the event that funds become unavailable, as determined by the County, the County may immediately terminate this Agreement or amend it accordingly.

3. Attorney's Fees and Costs of Suit. The parties agree that in the event any suit is brought under this Agreement, each party shall pay its own attorney's fees, costs and expenses.

4. Assignment. None of the rights, duties and obligations of **Taxpayer** hereunder may be assigned.

5. Term of Agreement. The term of this Agreement shall not exceed six (6) years of assessments.

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<sup>1</sup> Taxes levied by other taxing entities such as school districts, municipalities, special districts, etc., are not County funds and are, therefore, not included in this calculation.

6. Entire Agreement. Amendments. This Agreement embodies the whole agreement of the parties. There are no promises, terms, conditions or obligations, other than those contained herein. This Agreement may be amended only by written agreement between **Taxpayer** and the County acting pursuant to Board authorization.

7. Remedies. This Agreement shall be interpreted according to, and shall be governed by, the laws of the State of Colorado, whose courts shall have exclusive jurisdiction over any claim or cause of action arising hereunder. Venue for any suit arising under this Agreement shall be in Adams County, Colorado. Any monetary damages shall be limited to amounts paid pursuant to this Agreement.

8. Severability. The parties agree that if any part, term or provision of this Agreement is held by a court of competent jurisdiction to be illegal or in conflict with any law of the State of Colorado, the validity of the remaining portions or provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular part, term or provisions held to be invalid.

9. Effective Date. This Agreement shall become effective and binding upon the parties immediately upon execution by all parties hereto.

10. Jobs for Adams County Residents. For purposes of this Agreement, "Employee" will have the meaning set forth in C.R.S. 39-30-105(7)(f). **Taxpayer** has represented that it plans to retain five hundred eighteen (518) Employees and to add an additional ten Employees at the Facility by the end of calendar year 2021. **Taxpayer** agrees to have the following minimum number of Employees at the Facility during the term of this Agreement: 528 by the end of assessment year 2021; 537 for assessment year 2022; 547 for assessment year 2023; 559 for assessment year 2024; 570 for assessment year 2025; 570 for assessment year 2026. The obligations of the County under this Agreement are conditioned upon compliance by **Taxpayer** with this representation. **Taxpayer** agrees to make available to the County sufficient records of employment to establish compliance, at the request of the County.

11. Warranty. **Taxpayer** represents and warrants that the Facility relocation and establishment that is contemplated herein qualifies for tax incentives under applicable Colorado law.

IN WITNESS WHEREOF, the parties hereto have caused their duly authorized officials to execute this Agreement on their behalf.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2019.

COUNTY OF ADAMS  
STATE OF COLORADO

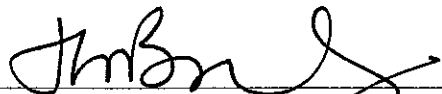
ATTEST:  
JOSH ZYGIELBAUM, CLERK

\_\_\_\_\_  
By: Chair, Board of County Commissioners


\_\_\_\_\_  
Deputy Clerk

Approved as to form:  
  
\_\_\_\_\_

Dillon Companies, LLC

  
\_\_\_\_\_  
By: Joseph W. Bradley  
Title: Vice President and Assistant Treasurer

2020 Subscribed and sworn to before me this 7<sup>th</sup> day of January, 2019, by Joseph W. Bradley.

  
\_\_\_\_\_  
Notary Public

My commission expires: 8-6-2024



PAMELA S. HUDSON  
Notary Public, State of Ohio  
My Commission Expires 08-06-2024



## **PUBLIC HEARING AGENDA ITEM**

<b>DATE OF PUBLIC HEARING:</b> February 4, 2020
<b>SUBJECT:</b> Tax Year 2019 Colorado Parks and Wildlife Impact Assistance Grant Application
<b>FROM:</b> Assessor's Office
<b>AGENCY/DEPARTMENT:</b> Assessor's Office
<b>HEARD AT STUDY SESSION ON:</b> N/A
<b>AUTHORIZATION TO MOVE FORWARD:</b> <input type="checkbox"/> YES <input type="checkbox"/> NO
<b>RECOMMENDED ACTION:</b> That the Board of County Commissioners approves the resolution.

### **BACKGROUND:**

Adams County has 900 acres of land owned by the State of Wildlife and Parks department. This land is not on the County's tax rolls and as such, no revenue can be collected from this land. The State legislature has recognized that this could cause a negative financial impact on counties in which this type of land is located and on political subdivisions located within those counties. As a result, C.R.S. 30-25-301 et seq. authorizes the counties impacted to apply for and receiving impact assistance grants. Adams County will be submitting an application for the Colorado Parks and Wildlife Impact Assistance Grant with a request of \$16,330.81 in grant funds.

### **AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:**

### **ATTACHED DOCUMENTS:**

Resolution  
Colorado Parks and Wildlife Impact Assistance Grant Application

**FISCAL IMPACT:**

Please check if there is no fiscal impact ☐. If there is fiscal impact, please fully complete the section below.

**Fund: 1****Cost Center: 1**

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:	6190		16,330.81
<b>Total Revenues:</b>			<u>16,330.81</u>

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
<b>Total Expenditures:</b>			<u>                    </u>

**New FTEs requested:** ☐ YES ☐ NO

**Future Amendment Needed:** ☐ YES ☐ NO

**Additional Note:**

This is a Payment in Lieu of Taxes, which the County does not budget for.

**RESOLUTION APPROVING THE TAX YEAR 2019 COLORADO PARKS AND  
WILDLIFE IMPACT ASSISTANCE GRANT APPLICATION**

WHEREAS, as codified in C.R.S. § 30-25-301, the Colorado State Legislature recognizes that the withdrawal of lands from county tax rolls for wildlife conservation and public recreation purposes could create negative financial impacts on counties in which those lands are located; and,

WHEREAS, C.R.S. § 30-25-302(1) provides that the Board of County Commissioner shall certify to the parks and wildlife commission, on a yearly basis, the dollar amount representing the negative financial impact that the parks and wildlife commission's ownership of lands within the county has on the county's finances; and,

WHEREAS, C.R.S. § 30-25-302(a)(I)-(III), provides the process by which a county is to calculate the dollar amount representing the negative financial impact that the ownership of the parks and wildlife lands by the state has on a county's finances; and,

WHEREAS, the Adams County Assessor has employed the methodology detailed in C.R.S. § 30-25-302(a)(I)-(III) and has determined that Adams County had total of 900 acres of property owned by the Colorado Division of Parks and Wildlife for tax year 2019 resulting in a request for \$16,330.81 as noted in the tax year 2019 Impact Assistance Grant Application, a copy of which is attached hereto and incorporated by reference as though fully set forth herein.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners of the County of Adams, State of Colorado, that the Tax Year 2019 Colorado Parks and Wildlife Impact Assistance Grant Application is hereby authorized and approved.

BE IT FURTHER RESOLVED, that the Chair is hereby authorized to sign said Grant Application on behalf of Adams County.

## COVER PAGE

Colorado Parks and Wildlife  
Impact Assistance Grant Application  
Authorized by C.R.S. §30-25-301 & 302, As Amended



County Adams

Tax Year 2019

Date 1/17/2020

	<u>Acres</u>	<u>Amount Requested</u>
State Parks	868	\$15,667.90
State Wildlife Areas	32	\$662.91
<b>TOTALS</b>	<b>900</b>	<b>\$16,330.81</b>

County Commissioner:

Signature

Printed Name

Name & email address of person responsible for completing application

jmaldonado@adcogov.org

# Impact Assistance Grant Application Form - PARKS

County Adams

Tax Year 2019

PARKS Parcel(s)/Schedule#(s) 01569 28 0 00 017; 01569 00 0 00 070; 01569 00 0 00 071; 01569 00 0 00 094  
01569 00 0 00 095; 01569 00 0 00 101; 01569 00 0 00 195; 01569 00 0 00 196  
01569 00 0 03 001; 01569 34 3 00 009; 01569 33 0 00 011; 01569 33 0 00 013  
01569 00 0 00 120; 01569 28 0 00 009

Tax Area 292

Ag Type	Acres	Assessed Value Per Acre	Total Assessed Value
Irrigated	41	\$338.86	\$13,893.26
	18	\$338.86	\$6,099.48
	211	\$338.86	\$71,499.46
	79	\$338.86	\$26,769.94
	35	\$338.86	\$11,860.10
	3	\$338.86	\$1,016.58
	23	\$338.86	\$7,793.78
	1	\$338.86	\$338.86
Irrigated Meadow			\$0.00
			\$0.00
Dry Farm	75	\$51.24	\$3,843.00
	1.00	\$51.24	\$51.24
	50	\$51.24	\$2,562.00
	4	\$51.24	\$204.96
Grazing	119	\$12.16	\$1,447.04
	78	\$12.16	\$948.48
			\$0.00
			\$0.00
Forest Ag			\$0.00
			\$0.00
Waste			\$0.00
			\$0.00
			\$0.00
			\$0.00
<b>Total Acres</b>	<b>738</b>		<b>Combined Total \$148,328.18</b>

Total Mill Levy for this Taxing Area 93.48200000

**Total PARKS Amount Requested  
for this Taxing Area** **\$13,866.01**



# Impact Assistance Grant Application Form - **PARKS**

County Adams

Tax Year 2019

PARKS Parcel(s)/Schedule#(s) 01569 00 0 00 307

Tax Area 294

Ag Type	Acres	Assessed Value Per Acre	Total Assessed Value
Irrigated	55	\$338.86	\$18,637.30
			\$0.00
			\$0.00
			\$0.00
Irrigated Meadow			\$0.00
			\$0.00
			\$0.00
			\$0.00
Dry Farm			\$0.00
			\$0.00
			\$0.00
			\$0.00
Grazing			\$0.00
			\$0.00
			\$0.00
			\$0.00
Forest Ag			\$0.00
			\$0.00
			\$0.00
			\$0.00
Waste	75	\$2.39	\$179.25
			\$0.00
			\$0.00
			\$0.00
<b>Total Acres</b>	<b>130</b>		<b>Combined Total \$18,816.55</b>

Total Mill Levy for this Taxing Area 95.76100000

**Total PARKS Amount Requested  
for this Taxing Area \$1,801.89**

# Impact Assistance Grant Application Form - WILDLIFE

County Adams

Tax Year 2019

WILDLIFE Parcel(s)/Schedule#(s) 1825 01 2 00 005; 1825 10 1 00 007; 1825 01 2 06 003

Tax Area 85

Ag Type	Acres	Assessed Value Per Acre	Total Assessed Value
Irrigated	10	\$363.71	\$3,637.10
			\$0.00
			\$0.00
			\$0.00
Irrigated Meadow			\$0.00
			\$0.00
			\$0.00
			\$0.00
Dry Farm	15	\$51.24	\$768.60
			\$0.00
			\$0.00
			\$0.00
Grazing			\$0.00
			\$0.00
			\$0.00
			\$0.00
Forest Ag			\$0.00
			\$0.00
			\$0.00
			\$0.00
Waste			\$0.00
			\$0.00
			\$0.00
			\$0.00
<b>Total Acres</b>	<b>25</b>		<b>Combined Total \$4,405.70</b>

Total Mill Levy for this Taxing Area 100.74500000

**Total WILDLIFE Amount Requested  
for this Taxing Area \$443.85**

# Impact Assistance Grant Application Form - WILDLIFE

County Adams

Tax Year 2019

WILDLIFE Parcel(s)/Schedule#(s) 1721 20 0 00 038

Tax Area 245

Ag Type	Acres	Assessed Value Per Acre	Total Assessed Value
Irrigated	<u>7</u>	<u>\$357.83</u>	<u>\$2,504.81</u>
			<u>\$0.00</u>
			<u>\$0.00</u>
			<u>\$0.00</u>
Irrigated Meadow			<u>\$0.00</u>
			<u>\$0.00</u>
			<u>\$0.00</u>
			<u>\$0.00</u>
Dry Farm			<u>\$0.00</u>
			<u>\$0.00</u>
			<u>\$0.00</u>
			<u>\$0.00</u>
Grazing			<u>\$0.00</u>
			<u>\$0.00</u>
			<u>\$0.00</u>
			<u>\$0.00</u>
Forest Ag			<u>\$0.00</u>
			<u>\$0.00</u>
			<u>\$0.00</u>
			<u>\$0.00</u>
Waste			<u>\$0.00</u>
			<u>\$0.00</u>
			<u>\$0.00</u>
			<u>\$0.00</u>
<b>Total Acres</b>	<b><u>7</u></b>		<b>Combined Total <u>\$2,504.81</u></b>

Total Mill Levy for this Taxing Area 87.45400000

**Total WILDLIFE Amount Requested  
for this Taxing Area \$219.06**



## **PUBLIC HEARING AGENDA ITEM**

<b>DATE OF PUBLIC HEARING:</b> February 4, 2020
<b>SUBJECT:</b> Boards and Commissions Appointments
<b>FROM:</b> Erica Hannah, Clerk to the Board of County Commissioners
<b>AGENCY/DEPARTMENT:</b> County Manager's Office
<b>HEARD AT STUDY SESSION ON:</b> December 10, 2019, January 14, 2020, January 28, 2020 during AIR and January 7 & 9 Interviews
<b>AUTHORIZATION TO MOVE FORWARD:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<b>RECOMMENDED ACTION:</b> That the Board of County Commissioners approves the resolutions for the boards and commissions appointments.

### **BACKGROUND:**

The Board of County Commissioners recently held a process to fill upcoming vacancies on the county's boards and commissions. These resolutions are to formally approve the appointments to the boards and commissions accordingly.

### **AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:**

### **ATTACHED DOCUMENTS:**

Resolutions

**FISCAL IMPACT:**

Please check if there is no fiscal impact ☒. If there is fiscal impact, please fully complete the section below.

**Fund:****Cost Center:**

	Object Account	Subledger	Amount
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
<b>Total Revenues:</b>			

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
<b>Total Expenditures:</b>			

New FTEs requested: ☐ YES ☐ NO

Future Amendment Needed: ☐ YES ☐ NO

**Additional Note:**

BOARD OF COUNTY COMMISSIONERS FOR  
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPOINTING RICHARD DELANEY TO THE TRI-COUNTY HEALTH  
DEPARTMENT BOARD

WHEREAS, a vacancy currently exists for a member for the Tri-County Health Department Board; and,

WHEREAS, Richard Delaney has expressed an interest in serving on the Tri-County Health Department Board; and,

WHEREAS, the Board of County Commissioners have reviewed all candidates deemed qualified; and,

WHEREAS, the Board of County Commissioners selected Richard Delaney to fill this vacancy.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that Richard Delaney is hereby appointed as a member of the Tri-County Health Department Board for the term as listed below:

Richard Delaney

Term Expires  
January 31, 2021



## **PUBLIC HEARING AGENDA ITEM**

<b>DATE OF PUBLIC HEARING:</b> February 4, 2020
<b>SUBJECT:</b> Boards and Commissions Appointments
<b>FROM:</b> Erica Hannah, Clerk to the Board of County Commissioners
<b>AGENCY/DEPARTMENT:</b> County Manager's Office
<b>HEARD AT STUDY SESSION ON:</b> December 10, 2019, January 14, 2020, January 28, 2020 during AIR and January 7 & 9 Interviews
<b>AUTHORIZATION TO MOVE FORWARD:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<b>RECOMMENDED ACTION:</b> That the Board of County Commissioners approves the resolutions for the boards and commissions appointments.

### **BACKGROUND:**

The Board of County Commissioners recently held a process to fill upcoming vacancies on the county's boards and commissions. These resolutions are to formally approve the appointments to the boards and commissions accordingly.

### **AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:**

### **ATTACHED DOCUMENTS:**

Resolutions

**FISCAL IMPACT:**

Please check if there is no fiscal impact ☒. If there is fiscal impact, please fully complete the section below.

**Fund:****Cost Center:**

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
<b>Total Revenues:</b>			

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
<b>Total Expenditures:</b>			

New FTEs requested: ☐ YES ☐ NO

Future Amendment Needed: ☐ YES ☐ NO

**Additional Note:**



BOARD OF COUNTY COMMISSIONERS FOR  
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPOINTING ERIC MONTOYA TO THE UNISON HOUSING PARTNERS

WHEREAS, a vacancy currently exists for a member for the Unison Housing Partners; and,

WHEREAS, Eric Montoya has expressed an interest in serving on the Unison Housing Partners;  
and,

WHEREAS, the Board of County Commissioners have reviewed all candidates deemed qualified;  
and,

WHEREAS, the Board of County Commissioners selected Eric Montoya to fill this vacancy.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that Eric Montoya is hereby appointed as a member of the Unison Housing Partners for the term as listed below:

Eric Montoya

Term Expires  
January 31, 2025



## **PUBLIC HEARING AGENDA ITEM**

<b>DATE OF PUBLIC HEARING:</b> February 4, 2020
<b>SUBJECT:</b> Boards and Commissions Appointments
<b>FROM:</b> Erica Hannah, Clerk to the Board of County Commissioners
<b>AGENCY/DEPARTMENT:</b> County Manager's Office
<b>HEARD AT STUDY SESSION ON:</b> December 10, 2019, January 14, 2020, January 28, 2020 during AIR and January 7 & 9 Interviews
<b>AUTHORIZATION TO MOVE FORWARD:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<b>RECOMMENDED ACTION:</b> That the Board of County Commissioners approves the resolutions for the boards and commissions appointments.

### **BACKGROUND:**

The Board of County Commissioners recently held a process to fill upcoming vacancies on the county's boards and commissions. These resolutions are to formally approve the appointments to the boards and commissions accordingly.

### **AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:**

### **ATTACHED DOCUMENTS:**

Resolutions

**FISCAL IMPACT:**

Please check if there is no fiscal impact ☒. If there is fiscal impact, please fully complete the section below.

**Fund:****Cost Center:**

	Object Account	Subledger	Amount
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
<b>Total Revenues:</b>			

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
<b>Total Expenditures:</b>			

New FTEs requested: ☐ YES ☐ NO

Future Amendment Needed: ☐ YES ☐ NO

**Additional Note:**

BOARD OF COUNTY COMMISSIONERS FOR  
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPOINTING JESSICA SANDGREN TO THE UNISON HOUSING  
PARTNERS AS A MUNICIPALITY ELECTED OFFICIAL

WHEREAS, a vacancy currently exists for a member for the Unison Housing Partners; and,

WHEREAS, Jessica Sandgren has expressed an interest in serving on the Unison Housing Partners; and,

WHEREAS, the Board of County Commissioners have reviewed all candidates deemed qualified; and,

WHEREAS, the Board of County Commissioners selected Jessican Sandgren to fill this vacancy as the Municipality Elected Official.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that Jessica Sandgren is hereby appointed as a member of the Unison Housing Partners as the Municipality Elected Offical for the term as listed below:

Jessica Sandgren

Term Expires  
January 31, 2021



## PUBLIC HEARING AGENDA ITEM

<b>DATE OF PUBLIC HEARING:</b> February 4, 2020
<b>SUBJECT:</b> Employee Recognition Solution Services
<b>FROM:</b> Raymond H. Gonzales, County Manager Chris Kline, Deputy County Manager Benjamin Dahlman, Finance Director Jen Tierney Hammer, Procurement and Contracts Manager
<b>AGENCY/DEPARTMENT:</b> People and Total Rewards Excellence
<b>HEARD AT STUDY SESSION ON:</b> N/A
<b>AUTHORIZATION TO MOVE FORWARD:</b> <input type="checkbox"/> YES <input type="checkbox"/> NO
<b>RECOMMENDED ACTION:</b> That the Board of County Commissioners approves Amendment Two with C.A. Short Company (CASCO) to provide Employee Recognition Solution Services.

### **BACKGROUND:**

The People & Total Rewards Excellence Department (PTRE) currently uses an external employee recognition solution to assist immediate supervisors, peers, directors and others for performance-based, and on-the-spot recognition. This aligns with the County's cultural competencies and commitment to employee morale. Adams County leadership actively supports and champions recognition and reward programs for staff that supports job satisfaction to empower, encourage, and reward employees for their innovation and continuous improvement efforts. For 2020, the direction is to add years of service awards and wellness incentive to the platform.

Current Culture in Action Program: The original Request for Proposal (RFP) was issued February 28, 2018. An agreement was awarded to CASCO on July 23, 2018, and Amendment One was approved on November 18, 2019 extending the agreement for six months. Currently, PTRE is requesting to exercise the first renewal of the agreement with CASCO to provide employee recognition solution services. The 2020 estimated expenditure for the employee recognition program is \$225,000.00.

Employee Recognition Luncheon Service Awards - Effective January 1, 2020, Service Awards moved to the CASCO - Culture in Action recognition platform. Service awards recognize employees' years of service milestones. In previous years, service awards were distributed to employees in their pay. Beginning in 2020, employees will receive points for their service award on their actual anniversary date and may purchase gift cards or tangible items through the

platform's online marketplace. This is not a new expenditure. However, the program being moved under the Culture in Action recognition platform. The estimated expenditure for 2020 is \$45,000.

Wellness Incentives – Effective January 1, 2020, the wellness platform moved to the CASCO and wellness incentives are now issued as points through the recognition program (instead of cash). The approved wellness budget will cover these expenditures that are now paid to CASCO.

The following estimated amounts have been allocated to these expenditures within the wellness budget. Please note that these are estimated amounts and actual cost will be dependent upon employee participation:

- \$35,700 for platform fees (\$1.75 per registered employee/per month. Estimating 1,700 registered employees).
- \$110,400 for employee incentive points (Estimating 184 employees earning \$100 reward and 460 employees earning \$200 reward).

The platform has been successful and PTRE has received positive feedback from both managers and employees about the recognition program. The 2020 Culture in Action program expenditures for the CASCO platform totaling \$416,100 will be as follows:

- Existing Culture in Action Program - \$225,000
- Service Awards Points - \$45,000
- Wellness Platform Fees - \$35,700
- Wellness Employee Incentive Points \$110,400

It recommended that the Board of County Commissioners approves Amendment Two to renew the agreement with CASCO in the not to exceed agreement amount of \$416,100.00.

**AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:**

People and Total Rewards Excellence

**ATTACHED DOCUMENTS:**

Resolution

**FISCAL IMPACT:**

Please check if there is no fiscal impact ☐. If there is fiscal impact, please fully complete the section below.

**Fund:** 001 & 019**Cost Center:** 1015 & 8622

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
<b>Total Revenues:</b>			
	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
Current Budgeted Operating Expenditure:	1015.7330.9		\$250,000.00
	8622.7680		\$305,000.00
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
<b>Total Expenditures:</b>			<u>\$555,000.00</u>

**New FTEs requested:** ☐ YES ☒ **NO**

**Future Amendment Needed:** ☐ YES ☒ **NO**

**Additional Note:**

All budget for Culture in Action has been approved in the 2020 budget. The budget figures listed in the Background section of the agenda item differ from the Current Budgeted Operating Expenditure because the latter includes the budget for our entire Wellness program, some of which is not part of the Culture in Action program.

BOARD OF COUNTY COMMISSIONERS FOR  
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING AMENDMENT TWO TO THE AGREEMENT BETWEEN  
ADAMS COUNTY AND CASCO INTERNATIONAL/C.A. SHORT COMPANY  
TO PROVIDE EMPLOYEE RECOGNITION SOLUTION SERVICES

WHEREAS, CASCO International\C.A. Short Company was awarded an agreement on July 23, 2018 to provide employee recognition solution services; and,

WHEREAS, CASCO International\C.A. Short Company agreed to renew the agreement for six months in Amendment One dated November 18, 2019; and,

CASCO International\C.A. Short Company agrees to renew the agreement for one year for the employee recognition solution services in the not to exceed amount of \$416,100.00.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that Amendment Two to the agreement between Adams County and CASCO International\C.A. Short Company to provide employee recognition solution services is hereby approved.

BE IT FURTHER RESOLVED, that the Chair is hereby authorized to sign said Amendment Two on behalf of Adams County, after negotiation and approval as to form is completed by the County Attorney's Office.

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**COMMUNITY AND ECONOMIC DEVELOPMENT  
DEPARTMENT**

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**CASE NO.: PRC2018-00008**

**CASE NAME: Shook 3 & 4**

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**EXHIBIT 2- Maps**

- 2.1 Aerial Map
- 2.2 Zoning Map
- 2.3 Simple Map
- 2.4 Future Land Use Map

**EXHIBIT 3- Applicant Information**

- 3.1 Applicant Written Explanation and Responses to Staff Comment
- 3.2 Filing 3 Preliminary Plat
- 3.3 Filing 4 Preliminary Plat
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**EXHIBIT 4- Referral Comments**

- 4.1 Referral Comments (Development Review Team and Treasurer)
- 4.2 Brighton Fire
- 4.3 CDOT
- 4.4 Colorado Geological Society
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- 4.6 State Division of Water Resources
- 4.7 West Adams Conservation District
- 4.8 Tri-County Health
- 4.9 United Power
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**EXHIBIT 5- Public Comments**

- 5.1 None

**EXHIBIT 6- Associated Case Materials**

- 6.1 Request for Comments
- 6.2 Public Hearing Notice
- 6.3 Newspaper Publication
- 6.4 Property Owner and Occupant Labels
- 6.5 Referral Labels
- 6.6 Certificate of Posting

## Board of County Commissioners

February 4, 2020

CASE No.: <b>PRC2018-00008</b>	CASE NAME: <b>Shook 3 and 4</b>
Owner's Information:	Sec. 2-3 Phoenix LLC
Applicant's Name:	JR Osborne c/o C3 Construction
Applicant's Address:	9200 East Mineral Avenue, #365, Centennial, CO 80112
Location of Request:	Parcel # 0157103400001
Nature of Request:	1) Preliminary Plat for Filing 3 to create 13 lots on 22.37 acres; and 2) Preliminary Plat for Filing 4 to create 11 lots on 23.16 acres
Zone District:	Planned Unit Development (PUD)
Site Size:	46.5 acres
Proposed Uses:	Residential
Existing Use:	Vacant
Hearing Date(s):	<b>BOCC: February 4, 2020 (Continued from January 14, 2020)</b>
Report Date:	January 28, 2020
Case Manager:	Libby Tart
Staff Recommendation:	APPROVAL with 9 Findings-of-Fact, 3 Conditions, and Two Notes per each Preliminary Plat

### SUMMARY OF PREVIOUS APPLICATIONS

On March 6, 2002, the Board of County Commissioners (BoCC) approved a Preliminary Development Plan (PDP) for the Todd Creek Village Development. This PDP allowed for a mixed-use development with a maximum of 3,255 dwelling units including residential estate, single-family detached, and single-family attached units, neighborhood commercial uses, and associated open space.

On May 9, 2005, the BoCC approved a preliminary plat to create 32 residential estate lots on approximately 53 acres (Todd Creek Village Shook Parcel was the naming convention). The final plat was approved on February 27, 2006.

On March 13, 2006, the BoCC approved a final development plan for the Todd Creek Shook Development including a minimum one-acre lot size requirement for residential development and 13.5 acres of open space.

On December 4, 2018, the BoCC approved a major amendment to the Shook Final Development Plan (FDP) to add 46.5 acres to the development boundaries, add 32 residential lots, and replat two existing subdivision filings (Shook 1 and 2) to realign roadways to connect to the future filings. Two Subdivision Improvement Agreements (SIAs) for Filings 1 and 2 were also approved in the public hearing by the BoCC.

## **SUMMARY OF APPLICATION**

### **Background**

The subject request is to create two Preliminary Plats – one for Filing 3 to create 13 lots on 22.37 acres and one for Filing 4 to create 11 lots on 23.16 acres. The Final Development Plan (FDP) Amendment, approved on December 4, 2018, added acreage to the Shook FDP and identified a maximum of 32 residential lots on 46.5 acres. The two Preliminary Plats proposed with this application are the culmination of this FDP Amendment. The Shook FDP requires each lot to be a minimum of one (1) acre and defaulting to the requirements of a Residential Estate (R-E) zone district if items are not explicit in the FDP.

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

#### **Major Subdivision (Preliminary Plat):**

Per Section 2-02-17 of the County's Development Standards and Regulations, the applicant is requesting two Major Subdivisions (Preliminary Plats) for the proposed single-family detached development. Currently, the site consists of 46.5 acres and is vacant. Directly to the south of the subject area is the Shook Filings 1 and 2 development with some new residential structures and several lots under way with building permits. The applicant's proposal will create 24 lots and four (4) outlots (one outlot for Filing 3, three outlots for Filing 4). The outlots are reserved for landscaping, open space, and one existing oil and gas lot (Outlot B in Filing 4). Streets, rights-of-way, and easements are also proposed throughout the Preliminary Plats and connect into the existing Shook Filings 1 and 2. All proposed lots conform to the minimum lot size requirement of one acre for the PUD.

It is staff's determination the Preliminary Subdivision Plat conforms to the Development Standards and Regulations and the goals of the Comprehensive Plan. A letter provided by the Todd Creek Village Metro District, February 18, 2018, indicates that the proposed subdivision will be provided with water service. Sewer facilities will be provided in the form of septic systems on each lot. In addition, the overall density of development conforms to the zone district density allowances, as specified in the FDP. Finally, 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.

#### **Comprehensive Plan:**

The subject property is designated as Estate Residential in the County's future land use map. Per Chapter 5 of the County's Comprehensive Plan, the goals of the Estate Residential future land use designation are to provide for single-family housing at lower densities, typically no greater than 1 unit per acre, and compatible uses such as schools and parks. The proposed Preliminary Subdivision Plats are consistent with the goals of the Comprehensive Plan to provide larger lot residential development.

#### **Site Characteristics:**

The residential portion of the development for Filings 1 and 2 are under construction. The proposed Preliminary Plat Filings 3 and 4 are vacant, with a 14-well oil and gas facility.

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

<b>Northwest PUD Vacant</b>	<b>North PUD Vacant</b>	<b>Northeast PUD Vacant</b>
<b>West PUD Vacant</b>	<b>Subject Property PUD Vacant/Well Pad</b>	<b>East PUD Vacant</b>
<b>Southwest R-E Single-Family</b>	<b>South PUD Single-Family (under development)</b>	<b>Southeast PUD and R-E Vacant (PUD) and Single-Family (R-E)</b>

**Compatibility with the Surrounding Land Uses:**

The uses surrounding the site consist of single-family residential uses. The subject request for Preliminary Plats for Filing 3 and 4 is consistent with the existing surrounding developments and the future land use designation of Estate Residential.

**PLANNING COMMISSION UPDATE:**

The Planning Commission considered this case at a Public Hearing on January 9, 2020, and voted (7-0) to recommend approval to the Board of County Commissioners. The applicant provided commentary and availed himself for questions at the meeting. Mr. Osborne had no concerns with the staff report or presentation.

Prior to the hearing, Staff provided a revised condition in the Planning Commission report indicating, “The applicant and the Todd Creek Village Metro District shall work through items related to the Division of Water Resource’s (DWR) request for the water supply plan prior to the scheduled BoCC hearing (see Exhibit 3.4 for current correspondence)”. The applicant’s engineer answered questions regarding a revised water supply plan that was submitted to the DWR the week prior to the hearing. She indicated that the DWR had reviewed the plan, asked for a few clarification updates, and their firm was making the revisions to resubmit.

One adjacent occupant/owner, Robert Patroniti, at 16000 Geneva Court, Brighton, CO, provided comment and exhibit material (in the form of a statement and photos) on the record and stated his concerns about the Signal Ditch abandonment and drainage issues from the development of the Shook Filings 1 and 2 to the south of Shook Filings 3 and 4. He stated on the record that the Todd Creek Metro District was asking too much for the purchase of any water for his pond and thinks they need to fix the drainage issues. The applicant and Don Summers, a board member on the Todd Creek Village Metro District and the Signal Ditch, stated they are working with the neighbors on drainage due to the current construction of Shook Filings 1 and 2 and that the water delivery to adjacent neighbors would require water agreements with the owners of the Signal Ditch. The applicant vacated the Ditch and is not responsible for any water agreements with the Twin Lakes community. Todd Creek Village Metro District has worked with the Signal Ditch to secure water agreements to allow the lakes to be filled once a year. The residents within the Twin Lakes neighborhood would be required to work out a water agreement with the Ditch Company as well.

Since the Planning Commission public hearing, the applicant submitted an updated Water Supply Plan and as of January 28, 2020, the DWR provided a response. The DWR indicates that the application has adequate water supply for the potable residential and commercial uses of the Todd Creek Village Metro District but offers no formal opinion about adequate supply for the non-potable water supply for irrigating the golf course or lawns/gardens. Staff has provided a condition to address the non-potable water supply item in Condition 1 of this BoCC report.

### **STAFF RECOMMENDATION:**

Based upon the application, the criteria for approval for a Preliminary Plat, and a recent site visit, staff recommends Approval of this request with nine (9) findings-of-fact for each Preliminary Plat, three (3) conditions, and two (2) notes.

### **FINDINGS OF FACT:**

#### **Major Subdivision (Preliminary Plat):**

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 plan 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 adequate 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 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:**

- 1. The applicant shall provide proof of adequate irrigation water supply and services in compliance with Section 5-04-05-06-04 of the Adams County Development Standards and Regulations prior to the Board of County Commissioners hearing on the Final Plat.
- 2. A Subdivision Improvements Agreement (SIA) shall be submitted with the final plat application.
- 3. A public land dedication fee for parks and schools shall be paid to Adams County prior to or with the final plat submittal. This fee shall be determined by the current fee structure specified in Section 5-05 of the Adams County Development Standards and Regulations.

**Recommended Notes to the Applicant:**

- 1. The applicant shall adhere to all fire, animal, health, zoning, and building codes.
- 2. The Signal Ditch has been vacated and the vacation shall be shown on the final plat.

**COUNTY AGENCY COMMENTS**

**Adams County Development Services**

Development Services Planning Staff initially requested the applicant provide information confirming that the lots conform to the minimum dimensional standards in the Shook FDP. The request also extended to the provision of meeting oil and gas regulations found in Section 4-10-02-03-03 with a signed waiver for any new home constructed within 300 feet of an existing oil and gas well. The applicant provided information to staff about abandoning the oil and gas well on Lot 3 in Filing 3 and created a dedicated well maintenance and workover setback of 50-feet in width and 100-feet in length.

**Adams County Public Works**

Noted that a Subdivision Improvements Agreement will be required at the time of the FDP/Final Plat.

**Adams County Development Services Environmental and Building**

Noted that there is an active well on the Shook Filing 3, Lot 3 area and indicating that the plat needs to comply with 4-10-02-03-03-05(1). The applicant has complied with the review comments.

### **Adams County Development Services Addressing and Right-of-Way**

Development Services Right-of-Way has received correspondence from abutting property owners adjacent to the Signal Ditch that they have water rights despite the Todd Creek Metro District being the owner. Right-of-way is requesting that the applicant provide evidence that the Todd Creek Metro. District has or is vacating the Signal Ditch by separate instrument to resolve this concern. This item must be resolved and reflected on the Final Plat. A condition of approval is added to reflect this.

### **Adams County Parks and Open Space**

No comment.

## **REFERRAL AGENCY COMMENTS**

### **Responding with Concerns:**

- State Division of Water Resources – requested the applicant provide a water supply plan along with an updated report from the Metro District that includes all current water supply commitments. The applicant and the DWR indicate they supplied this but did not include staff on the correspondence. The DWR indicated on December 5, 2019, that the water supply plan provided by the Metro District on August 19, 2019, to the DWR did not consist of enough permanent water supplies and rights (i.e. senior rights) to determine sufficiency. They requested “if the District will be claiming junior water rights as part of the firm supply, the District must show that they have the ability to store the junior water rights and clearly document the firm supply that would be available from such junior water rights in dry years”. The applicant supplied an updated water supply plan to the DWR in January 2020 and staff received a letter on Tuesday, January 28, 2020, from the DWR stating “the District’s dual pipeline system allows the District to control potable and non-potable water supply separately. Based the District’s ability to maintain separate potable and non-potable water supply systems, the information presented above (in the letter), and pursuant to Section 30-28-136(1)(h)(I) and Section 30-28-136(1)(h)(II), C.R.S., it is our opinion that the proposed water supply is adequate **for potable residential and commercial use** and can be provided without causing injury to decreed water rights. **This office offers no formal opinion pursuant to the above referenced statutes regarding the non-potable water supply for golf course or lawn and garden irrigation.**” See all correspondence regarding this matter in Exhibit 3.4.
- Colorado Parks and Wildlife – recommended restoring the land within the project area to native habitat if possible and to plant native species within the area. They also stated that a burrowing owl survey should be performed if earth moving occurs between March 15<sup>th</sup> and October 31<sup>st</sup>.
- Tri-County Health – understand that the Todd Creek Metro District is responsible for inspections of the Onsite Wastewater Treatment Systems as a Responsible Management Entity.

### **Responding without Concerns:**

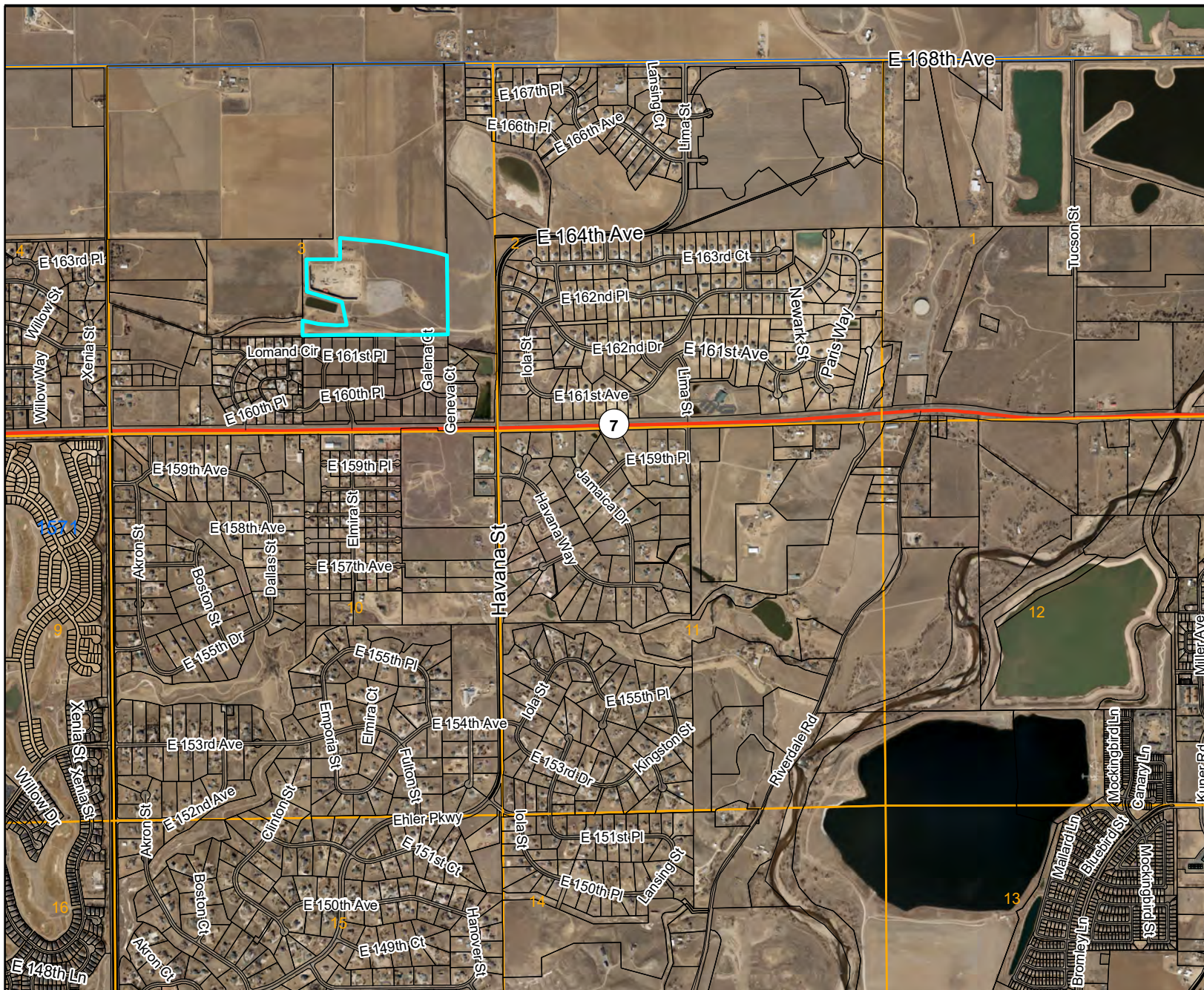
- Adams County Treasurer
- Brighton Fire

- CDOT
- CGS
- West Adams Conservation District
- United Power

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

- Brighton School District 27J
- Comcast
- Century Link
- Eagle Shadow Metro District 1
- Hi-Land Acres Water & Sanitation District
- USPS
- Xcel Energy
- RTD





# Legend

- 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)

**Case Name** Shook 3&4

**Case Number** PRC2018-00008



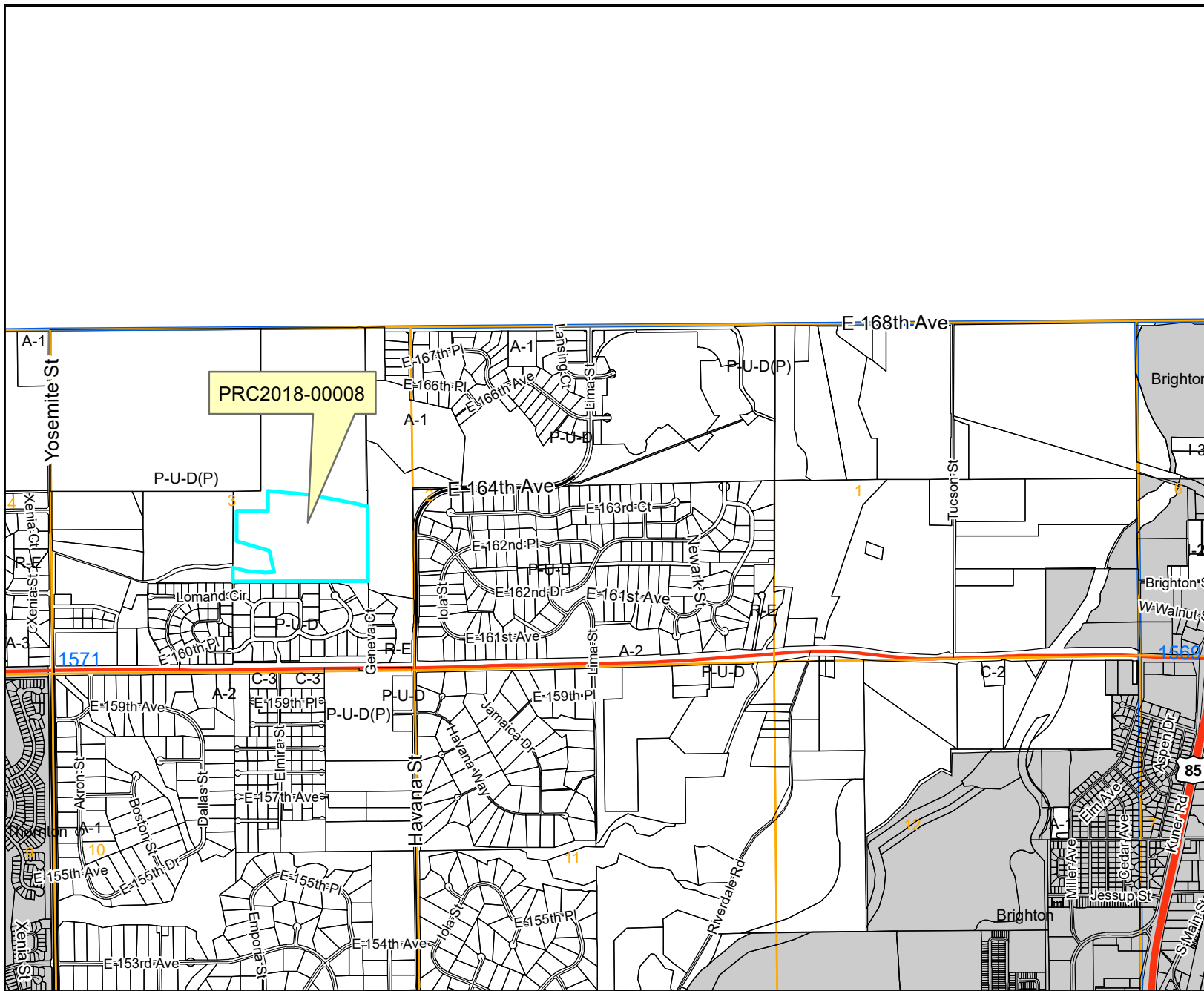
For display purposes only.



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







# Legend

- Railroad
- Major Water
- Zoning Line
- Sections

## Zoning Districts

- A-1
- A-2
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- 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)

PRC2018-00008 Shook Filing 3 and 4

1500 ft buffer map



For display purposes only.



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



### **Project Explanation**

The original Final Plat for the Shook Subdivision was approved in 2006. It consisted of (32) 1-acre (minimum) single-family lots and is located approximately at the NW corner of Highway 7 and Havana Street in unincorporated Adams County.

On 12/13/2018 the Shook Subdivision was re-platted into Filings 1 & 2 which consists of (40) 1-acre single family lots. The amended Shook Planned Unit Development was also approved on 12/13/2018 which added an additional (24) 1-acre lots to the Shook Subdivision. This parcel, #01571030001, is north of Filings 1 & 2 and will be called Filings 3 & 4.

Parcel #0157103400001 will consist of (24) 1-acre (minimum) single-family lots and (3) additional outlots. Outlot "B" is an oil-well pad. There will also be an available future access road to Havana St. which will give the expanded subdivision another full turn access point.

The drainage requirements will be able to be consolidated for the Shook Filings 1-4 and more efficiently utilize one larger detention pond in the NE corner of the new layout.

We are requesting to Final Plat approval Filing 3 & 4.

Todd Creek Village Metropolitan District will provide both potable and non-potable water to this site and Individual Wastewater Treatment Systems will be utilized. United Power and Xcel will provide the electric and gas service.





## Development Review Team Comments

**Date:** 7/23/18

**Project Number:** PRC2018-00008

**Project Name:** Shook Filing 3 and 4 FDP/ Final Plats

For submission of revisions to applications, a cover letter addressing each staff review comments must be provided. The cover letter must include the following information: restate each comment that require a response and provide a response below the comment; respond to each comment with a description of the revisions and the page of the response on the site plan. And identify any additional changes made to the original document other than those required by staff.

**A re-submittal is required. Please submit 1 hard copy and 1 electronic copy to the Community and Economic Development Department front desk with the re-submittal form.**

**An additional 20% review fee will be required after the third review and upon submittal of the fourth review.**

**Commenting Division:** Development Services, Planning

**Name of Reviewer:** Emily Collins

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

### PLN1. REQUEST:

- a. This request is for a Major Subdivision Final Plat for Filings 3 and 4 of the Shook Planned Unit Development.
- b. Filing 3 is proposed for 13 lots on approximately 22.37 acres.
- c. Filing 4 is proposed for 11 lots on approximately 23.16 acres.

### PLN2. SITE HISTORY/ ZONING:

- d. Todd Creek Shook FDP was approved on March 13, 2006. The final plat and only filing was approved for 32 single family lots.
- e. The subject area to be added to the existing Shook Subdivision is designated PUD-P in the Todd Creek Village Preliminary Development Plan which was approved March 2002.
- f. A Replat application has been submitted to create 2 filings from the initial Shook plat, this includes realignment of Florence Way and Galena Ct. to connect the northern portions of the subdivision (proposed Filing 3 and 4).
- g. An FDP Major Amendment has been submitted to include the parcel intended to be subdivided for Filings 3 and 4.

PLN3. COMPREHENSIVE PLAN:

- a. The site is designated as Estate Residential which is intended for single family housing at lower densities, no greater than one unit per acre, and compatible uses such as schools and parks.

PLN4. PLAT COMMENTS:

- a. A Subdivision Improvements Agreement is required at time of final plat. Please see attached template.
- b. Public Land Dedication fees are required prior to scheduling any public hearing. Please see attached spreadsheet.
- c. All lots must conform to the minimum dimensional standards for the Shook FDP.
  - Minimum frontage width at front setback 150'
  - Minimum front setback for residence 30'
  - Minimum lot size 1 acre
  - i. Filing 3, Block 3, Lot 4 is not 1 acre in size. **Revised**
  - ii. Filing 3, Block 1, Lot 4 and 5 may not meet the 150 width at the 30 ft setback from Galena Court. Please demonstrate compliance. **Verified 150'**
  - iii. Filing 4, Block 3, Lot 1-4 may not meet the 150 width at the 30 ft setback from E. 163<sup>rd</sup> Place. Please demonstrate compliance. **Verified 150'**
- d. Design is compatible with Comprehensive plan, zoning, and area's character
- e. No hazardous areas or floodplain
- f. Lot configuration is appropriate for development
- g. Adequate water and sanitation demonstrated by Will Serve letter from Todd Creek Village Metro District.
- h. Lots have access to public roads

PLN5. COMMENTS:

- a. Land Use Table on Filing 3 does not appear correct (states 29 dwelling units on 13 lots). **Corrected**
- b. Please note the County recently passed new regulations for residential construction standards (Section 4-10-02-03-03), which include a signed waiver for any new home constructed within 300 ft of an existing oil and gas well. **Oil Well Removed**

Commenting Division: Development Services, Engineering:

**Name of Review:** Matt Emmens

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

ENG1: Flood Insurance Rate Map – FIRM Panel # (08001C0326H), Federal Emergency Management Agency, March 5, 2007. According to the above reference, the project 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 project site is partially within the County's MS4

Stormwater Permit area. In the event that the disturbed area, within the MS4 Permit 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.

**Will submit plans for MS4 permit**

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, two (2) copies of all construction documents. The development review fee for this project will be \$7,500. **Plans are completed and will be submitted to Engineering. Fees have been paid at time of original submittal**

**The applicant has submitted construction documents for review. Those documents are not yet approved.**

ENG4: Prior to the issuance of any construction or building permits, the developer shall enter into a Subdivision Improvements Agreement (SIA) with the County and provide a security bond for all public improvements. **SIA drafts are attached to this submittal**

ENG5: No building permits will be issued until all public improvements have been constructed, inspected and preliminarily accepted by the County's Public Works Dept.

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

**Name of Review:** Marissa Hillje

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

ROW1. Monuments should be at all street intersections, the beginning and end of each centerline horizontal curve in a street and at the center of the cul-de-sac. This should be shown on the plat.

**Corrected**

ROW2. Monuments should be set and shown on this plat at each change of bearing along the perimeter of the filing. Add set monuments to the legend. **Corrected**

ROW3. Un-bold the labels that are in bold. **Corrected**

ROW4. Consider changing the boundary of the Filings to a slightly thinner line

**Corrected**

ROW5. Add Sheet #'s to each page **Corrected**

ROW6. Add Case # to top right of each page **Corrected**

ROW7. See redlines on plat for the Certificate of Ownership and Dedication statements.

**Corrected**



ROW8. See redlines- remove notes that are inaccurate or not needed. **Corrected**

ROW9. See all other redlines shown on the attached plat. **Corrected**

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

**Name of Review:** Justin Blair

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

BSD1- No comment.

**Commenting Division: Development Services, Environmental Programs:**

**Name of Review:** Jen Rutter

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

There is an active well on the Shook Filing 3, Lot 3. The name is Weigandt and the operator is PetroShare. If the well is to remain active, the plat will need to comply with 4-10-02-03-05(1). If the well is to be plugged and abandoned, the plat should show the location of the P&A'd well.

Here are some recommended plat notes, if the well is to remain active:

**Plat Note 1**

In compliance with Adams County Development Standards and Regulations, Section 4-10-02-03-05, existing oil and gas well locations are depicted on the plat with a two-hundred-fifty (250) foot buffer in the form of an easement. No habitable structures shall be constructed within the two-hundred-fifty (250) foot buffer area.

**Plat Note 2**

In compliance with Adams County Development Standards and Regulations, Section 4-10-02-03-05, prior to issuance of a building permit for a new home and/or other permanent structure with plumbing within three hundred (300) feet of an existing oil and gas well facility, the property owner shall submit a signed waiver acknowledging the existence of the facility.

**Plat Note 3**

In compliance with Adams County Development Standards and Regulations, Section 4-10-02-03-05, access to the oil and gas well locations is provided by a public street or recorded easement for private access and shown on the Final Plat. All oil and gas well lines are placed in easements and shown on the Final Plat. No structures shall encroach upon these easements.

**Plat Note 4**

In the event that an existing well is plugged and abandoned, the two-hundred-fifty (250) foot easement may be removed through a plat correction. A copy of the Well Abandonment Report shall be provided along with a recorded copy of the Oil & Gas Well Waiver.

**This well has been Plugged and Abandoned (reception #2019000014787). A 50'x100' easement has been placed around oil well location per Adams County requirements.**

## RESPONSES TO REFERRAL AGENCIES

1. **Brighton Fire District**- acknowledged that they have no comment.
2. **CDOT**- we will apply for additional permits if there is additional work to be done within the CDOT right-of-way.
3. **Colorado Geological Survey**- individual geotech reports will be completed for each lot at the time of residential building permit.
4. **Colorado Parks and Wildlife**- any disturbed areas will be restored with native seed. Outlots A and E will have a mix of trees planted within them along with native grasses. There are no prairie dogs or holes present at the site. No Burrowing Owl habitats have been associated with this project site.
5. **Colorado Division of Water Resources**- submitted additional information to Colorado Division of Water Resources in regards to water supply and water requirements.
6. **West Adams Conservation District**- silt fence and erosion control will be installed per County requirements. Disturbed areas will be re-seeded.
7. **Tri-County Health Department**- there are no objections from TCHD with having on-site wastewater treatment systems and Todd Creek Metropolitan District agreed to the the Responsible Management Entity. We have worked with Planning staff on oil well setbacks and will comply to Adams County regulations. There are no regional trails for this subdivision to tie into.
8. **United Power**- an application for electrical service has been applied for.



### Development Review Team Comments

**Date:** May 15, 2019

**Project Number:** PRC2018-00008

**Project Name:** Shook Filings 3 and 4

#### Note to Applicant:

For submission of revisions to applications, a cover letter addressing each staff review comment must be provided. The cover letter must include the following information: restate each comment that requires a response and provide a response below the comment; respond to each comment with a description of the revisions and the page of the response on the site plan. And identify any additional changes made to the original document other than those required by staff.

**A re-submittal is required.**

**Commenting Division:** Development Services, Planning

**Name of Reviewer:** Libby Tart

**Email:** [Ltart-schoenfelder@adcogov.org](mailto:Ltart-schoenfelder@adcogov.org) / 720-523-6858

#### PLN1. REQUEST

- a. This request is for a Major Subdivision Final Plat for Filings 3 and 4 of the Shook Planned Unit Development.
- b. Filing 3 is proposed for 13 lots on approximately 22.37 acres.
- c. Filing 4 is proposed for 11 lots on approximately 23.16 acres.

#### PLN2. COMPREHENSIVE PLAN:

- a. The site is designated as Estate Residential which is intended for single family housing at lower densities, no greater than one unit per acre, and compatible uses such as schools and parks.

#### PLN3. SITE HISTORY/ZONING:

- a. Todd Creek Shook FDP was approved on March 13, 2006. The final plat and only filing was approved for 32 single family lots.
- b. The subject area to be added to the existing Shook Subdivision is designated PUD-P in the Todd Creek Village Preliminary Development Plan which was approved March 2002.

#### BOARD OF COUNTY COMMISSIONERS

Eva J. Henry  
DISTRICT 1

Charles "Chaz" Tedesco  
DISTRICT 2

Emma Pinter  
DISTRICT 3

Steve O'Dorisio  
DISTRICT 4

Mary Hodge  
DISTRICT 5



- c. A Replat application has been submitted to create 2 filings from the initial Shook plat, this includes realignment of Florence Way and Galena Ct. to connect the northern portions of the subdivision (proposed Filing 3 and 4).
- d. An FDP Major Amendment has been submitted to include the parcel intended to be subdivided for Filings 3 and 4.

PLN4. COMMENTS:

***Subdivision Improvement Agreement (SIA) Comments:***

- 4A. Please see the comments from Engineering, Legal and Finance below about the SIAs.  
*Corrected comments with SIA's*

***Plat Comments:***

4B. The previous planner requested information from the applicant demonstrating compliance with the 150-foot minimum frontage width at front setback standard (30-feet) for Filing 3, Block 1, Lots 4 and 5 as well as the same with Filing 4, Block 3, Lots 1-4. This was not supplied. Please measure these lots off and provide more detail about their lot widths. *Description map with re-submittal.*

4C. In the previous comments, there was not a reference to the provision of a signed waiver for any new home within 300-feet of an existing oil and gas well but the following should also be noted, dimensioned, etc. on both plats to adhere to our current standards in the Adams County Development Standards and Regulations, Section 4-10-02-03-05, or RESIDENTIAL CONSTRUCTION Standards for **Plugged and Abandoned, and Former Oil and Gas Production Sites**: This Section is enacted to protect and promote the health, safety, morals, convenience, order, prosperity, or general welfare of the present and future residents of the County. These regulations are based upon the land use authority of the County.

- a. Prior to submittal of a final plat or site specific development plan, each plugged and abandoned well shall be located and surveyed. The plugged and abandoned well shall be permanently marked by a brass plaque set in concrete similar to a permanent bench mark to monument its existence and location. Such plaque shall contain all information required on a dry hole marker by the Colorado Oil and Gas Conservation Commission and the County. *Plugged and abandoned well has been surveyed and monumented.*
- b. As a condition of review of any final plat or site specific development plan which contains a plugged and abandoned well or former oil and gas production site or is within 200 feet of such well or site, the owner shall submit a location diagram of the location of the well. *Location of well shown on plat*
- c. On every final plat or site specific development plan which contains a plugged and abandoned well, there shall be dedicated a well maintenance and workover setback depicted on the plat, the dimensions of which shall be not less than fifty feet in width and 100 feet in length. No structures shall be located within this setback. The plugged and



abandoned well shall be located in the center of the setback. There shall be public access for ingress and egress to the setback of a width of not less than twenty feet. **Workover setback shown on plat.**

- d. Every final plat and site specific development plan which contains a plugged and abandoned well or a site specific development that includes a property that is less than 200 feet from a plugged and abandon well, shall include the following notation: "The owner shall disclose to prospective purchasers of lots within a radius of 200 feet of the plugged and abandoned well of (1) the location of the plugged and abandoned well, (2) the location of the maintenance and workover setback, and (3) the purpose for the well maintenance and workover setback." **Plat note added.**
- e. As a condition of building permit review, no dwelling shall be constructed within fifty (50) feet of a plugged and abandoned well. **Plat note added**
- f. Prior to issuance of a grading permit within a development containing a known reserve pit site, the reserve pit site shall be tested for expansive soils. Reserve pits containing expansive soils in locations proposed for buildings shall be subject to the provisions of the International Building Code. **Understood**
- g. No utility lines shall be installed within ten feet of any plugged and abandoned well. **Understood**

4D. Please state what the 70-foot easement is on the plats – is it a utility provider or a multi-use easement? Oil and gas? **Plat labeled**

4E. Public Works/ROW/Legal have commented on the plugged and abandoned well site location in Filing No. 3 along a public right-of-way. They are indicating below that the well itself must be located on a lot and not within the ROW. Staff suggests conducting a meeting with our team once the applicant determines the realignment/new lot configuration. We would prefer to see a few options at the meeting so we can provide you with thoughtful comments. ***This reconfiguration of Galena and lots 1-3 in Block 1 may affect the overall FDP and trigger a FDP Amendment.*** Staff is checking in to get a determination on this.

**Road was reconfigured to keep plugged and abandoned well out of ROW. The lots still meet minimum 1-acre sizing and 150' frontage width.**

4F. Please reference the original FDP and the Oil and Gas Outlot B names in an updated letter of explanation. This will help with some of the case history. **Letter updated and included in resubmittal**

4G. The PLD Fees and other items may need revisions due to the ROW reconfiguration. Please hold off on sending any of these in until we review those changes. **Change was very minor.**

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

**Name of Review:** Matt Emmens

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

ENG1: Flood Insurance Rate Map – FIRM Panel # (08001C0326H), Federal Emergency Management Agency, March 5, 2007. According to the above reference, the project site is NOT



located within a delineated 100-year flood hazard zone; A floodplain use permit will not be required.

Applicant Response: No response received

County Comment: Comment is for notification purposes. Comment Closed.

ENG2: The applicant shall be responsible to ensure compliance with all Federal, State, and Local water quality construction requirements. The project site is partially within the County's MS4 Stormwater Permit area. In the event that the disturbed area, within the MS4 Permit 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.

Applicant Response: Will submit plans for MS4 Permit

County Comment: No construction permits will be issued until the Stormwater Permit has been issued. Comment Closed.

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, two (2) copies of all construction documents. The development review fee for this project will be \$7,500.

The applicant has submitted construction documents for review. Those documents are not yet approved.

Applicant Response: Plans are complete and will be submitted to Engineering. Fees have been paid at time of original submittal.

County Comment: The construction plans, although complete, have only been approved for Filings 1 and 2. The construction plans will need to be re-approved for filings 3 and 4, separately. **Construction plans re-submitted for Filings 3 & 4.**

ENG4: Prior to the issuance of any construction or building permits, the developer shall enter into a Subdivision Improvements Agreement (SIA) with the County and provide a security bond for all public improvements.

Applicant Response: SIA drafts are attached to this submittal.

County Comment: SIA has been reviewed. See SIA Comments below. Comment Closed.

ENG5: No building permits will be issued until all public improvements have been constructed, inspected and preliminarily accepted by the County's Public Works Dept.

Applicant Response: No response received

County Comment: Comment is for notification purposes. Comment Closed.

#### SIA Review Comments

ENG6: The Exhibit "B" for the Filing 3 SIA was not included in the submittal. Resubmit with the Exhibit "B" **Exhibit "B" attached with updated SIA's.**

**Commenting Division: Development Services, Right-of-Way and Addressing**

**Name of Review:** Marissa Hillje

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

Please note:

**During the last review of Shook Subdivision Filing No. 3, I made a note ROW5: See below.**

**ROW5: The County attorney's office is working with risk management to determine if the County will accept an abandoned well in the public right of way. Moved road so abandoned well is outside ROW.**

**I received an update from the County Attorney's office. The County will not accept an abandoned well in Public Right-of-way. The developer will need to change the street configuration so that the abandoned well is on private property. Resolved.**

**Please send this update to the developer.**

**Any questions feel free to reach out to me or Matt Emmens.**

ROW1: Monuments: All monuments used to determine and/or describe a boundary (including basis of bearings, point of beginning and point of commencement) shall be shown and clearly labeled on the plat drawing. Monuments for corners defined by the plat, or otherwise found to be missing in the field, shall be placed and set in accord with the requirements of the State of Colorado.

- a. Monuments should be at all street intersections, the beginning and end of each centerline horizontal curve in a street and at the center of the cul-de-sac. This should be shown on the plat.

**Monuments shown on plat now.**

ROW2: Prior to submittal of a final plat or site specific development plan, each plugged and abandoned well shall be located and surveyed. The plugged and abandoned well shall be permanently marked by a brass plaque set in concrete similar to a permanent bench mark to monument its existence and location. Such plaque shall contain all information required on a dry hole marker by the Colorado Oil and Gas Conservation Commission and the County. On every final plat or site specific development plan which contains a plugged and abandoned well, there shall be dedicated a well maintenance and workover setback depicted on the plat, the dimensions of which shall be not less than fifty feet in width and 100 feet in length. No structures shall be located within this setback. The plugged and abandoned well shall be located in the center of the setback. **Plugged and abandoned well surveyed and marked. Workover setback shown on plat.**

ROW3: Add this note to the plat- No utility lines shall be installed within ten feet of any plugged and abandoned well. **Plat note added**



ROW4: An updated recent title commitment will be required with the final plat application. **Provided with re-submittal.**

ROW5: The County attorney's office is working with risk management to determine if the County will accept an abandoned well in the public right of way. **Moved road.**

ROW6: Show and label the temporary cul-de-sac easements. ROW agent Marissa Hillje is still waiting on signatures on the agreements. **Labeled on plat**

ROW7: Filing 4: Outlot B- the buffer areas around the wells needs to be shown on the plat.

**Setback back radius shown on plat.**

ROW8: Filing 4: Outlot C is not in the table- revise table. **Revised table**

ROW9: The County needs a dedicated storm drainage easement over any drainage facilities created for the subdivision. The storm drainage easement should be delineated with distances and bearings. **All drainage facilities are within ROW or in outlot.**

ROW10: If Outlot A is to be used for storm water drainage, the county needs access to maintain it. Please show access easement to the storm drainage. **Outlot A is not used for drainage.**

ROW11: Fix all overlapping labels. **Fixed**

ROW12: Label what the 70ft easement is for. **Labeled**

ROW13: There are additional comments and redlines on attached plat. **Comments addressed**

**Commenting Division: Environmental Programs Manager**

ENV1. The applicant must comply with Adams County Development Standards and Regulations, Section 4-10-02-03-05 for Plugged and Abandoned, and Former Oil and Gas Production Sites. **Adams County inspected well while it was being plugged and abandoned.**

**Commenting Division: Legal**

**Name of Review:** Christy Fitch

Please see the attached SIAs for corrections. **Corrected**

**Commenting Division: Finance**

**Name of Review:** Laura Garcia

Please see the file attached for the correct calculation.

Filing 3:

Item number 5 should be \$309,029.49

The following section needs to match the amount in item number 5.



APPROVED BY resolution at the meeting of \_\_\_\_\_, 2019.

Collateral to guarantee compliance with this agreement and construction of public improvements shall be required in the amounts of: **\$290,697.60**. No building permits shall be issued until said collateral is furnished in the amount required and in a form acceptable to the Board of County Commissioners. No construction permits shall be issued until all collateral required by this SIA is provided and approved by County staff.

**The project will be completed by Jan 1, 2021. The current number reflects that change.**

Filing 4:

Item number 5 should be \$154,525.47

Please let me know if you have any questions.

Thanks and have a great day.

**Item number 5 reflects \$154,525.47.**

**Laura Garcia**

Senior Accountant, *Finance*

4430 South Adams County Parkway, 4th floor, Suite C4228

Brighton, CO 80601

720.523.6239 | [Lgarcia@adcogov.org](mailto:Lgarcia@adcogov.org) | [adcogov.org](http://adcogov.org)

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**Adjacent Property Owner/Occupant Comments (Please note: applicant must provide responses to all comments):**

**Previous comments were satisfactory from most of the external reviewers. However, with the plugged and abandoned gas correction, staff will refer the application out to those initial reviewers such as Xcel, Division of Water Resources, TCHD, CGS, etc. to ensure they are satisfied with any of the future (new) changes.**

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SHOOK SUBDVISION FILING NO. 3  
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 3,  
TOWNSHIP 1 SOUTH, RANGE 67 WEST, 6TH PM,  
COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 1 OF 3

CERTIFICATE OF OWNERSHIP AND DEDICATION\*

KNOW ALL MEN BY THESE PRESENTS THAT SEC 2-3 PHOENIX, LLC. A COLORADO LIMITED LIABILITY COMPANY AND TRUST, BEING THE SOLE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

A PART OF THE SOUTHEAST ONE-QUARTER OF SECTION 3, TOWNSHIP 1 SOUTH , RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 3, BEING MONUMENTED AT THE SOUTH 1/4 CORNER BY A 3 INCH ALUMINUM CAP STAMPED "T1S,1/4, 3/10, PLS 26298" AND AT THE SOUTHEAST CORNER OF SAID SECTION 3, BY A 2 INCH ALUMINUM CAP STAMPED "ALPHA ENGRG., T1S/S3/S2/S10/S11, R67W, 1996, LS25937" IN A RANGE BOX, BEING ASSUMED TO BEAR S89°31'31"W; A DISTANCE OF 2651.32 FEET

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 3, THENCE N 00°30'49" W ALONG THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER A DISTANCE OF 1323.23 FEET TO THE POINT ON THE NORTH LINE OF THE SOUTH ONE-HALF OF SAID SOUTHEAST ONE QUARTER OF SECTION 3 THE CENTER-EAST-SOUTHEAST ONE-SIXTY-FOURTH OF SECTION 3, ALSO BEING THE NORTHLY LINE SHOOK SUBDIVISION NO 2.

THENCE CONTINUING ALONG SAID NORTH LINE OF THE SOUTHEAST ONE-QUARTER N 88° 35'44" E A DISTANCE OF 966.96 FEET TO THE POINT OF BEGINNING;

THENCE N 00°00'00" W A DISTANCE OF168.56 FEET;

TO A POINT ON A CURVE WITH A RADIUS OF 330.00 FEET, A LENGTH OF 163.19 FEET, A DELTA ANGLE OF 28°19'04", A CHORD LENGTH OF 181.54 FEET AND A CHORD BEARING OF N 14°10'02" E;

THENCE N 28°20'04" E A DISTANCE OF 438.19 FEET

TO A POINT ON A CURVE WITH A RADIUS OF 15.00 FEET, A LENGTH OF 23.58 FEET, A DELTA ANGLE OF90°00'00", A CHORD LENGTH OF 21.21 FEET AND A CHORD BEARING OF N 16°39'54" W;

THENCE N 28°20'04" E A DISTANCE OF 80.00 FEET; THENCE N 61°39'58" W A DISTANCE OF 20.00 FEET; THENCE N 28°20'04" E A DISTANCE OF 260.30 FEET; THENCE N 19°50'32" W A DISTANCE OF 200.82 FEET; THENCE N 28°20'04" E A DISTANCE OF 24.71 FEET; THENCE S 79°10'19" E A DISTANCE OF 540.08 FEET; THENCE S 75°13'08" E A DISTANCE OF 171.08 FEET; THENCE S 00°40'10" E A DISTANCE OF 1082.65 FEET; THENCE S 88°35'44" W A DISTANCE OF 1018.08 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 975,386.59± SQUARE FEET OR 22.39± ACRES.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO STREETS, EASEMENTS, LOTS, BLOCKS AND OUTLOTS AS SHOWN ON THE PLAT UNDER THE NAME AND STYLE OF SHOOK SUBDVISION FILING NO. 3 PLAT AND DO HEREBY DEDICATE TO THE COUNTY OF ADAMS, STATE OF COLORADO, FOR PUBLIC USE, ALL STREETS AND OTHER PUBLIC WAYS AND LANDS AS SHOWN ON THIS PLAT, FOREVER, AND ALSO RESERVE THOSE PORTIONS OF REAL PROPERTY WHICH ARE LABELED AS EASEMENTS ON THIS PLAT, FOR THE INSTALLATION AND MAINTENANCE OF UTILITY AND DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO ELECTRIC LINES, GAS LINES, WATER LINES AND SEWER LINES TOGETHER WITH THE RIGHT TO TRIM INTERFERING TREES AND BRUSH, TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES; SAID EASEMENTS TO BE USED IN A RESPONSIBLE AND PRUDENT MANNER.

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

SEC 2-3 PHOENIX, LLC. A COLORADO LIMITED LIABILITY COMPANY.

BY: GEORGE HANLON

\_\_\_\_\_, DATE \_\_\_\_\_,  
MANAGER

ACKNOWLEDGMENT

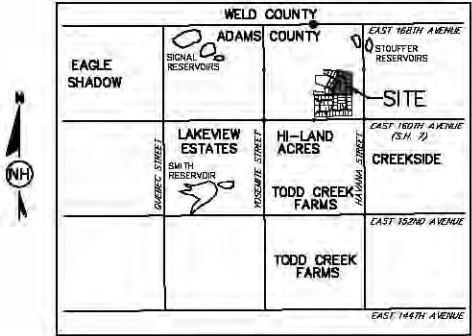
COUNTY OF \_\_\_\_\_ )  
STATE OF COLORADO \_\_\_\_\_ ) SS

THE FORGOING PLAT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_,  
BY SEC 2-3 PHOENIX, LLC. A COLORADO LIMITED LIABILITY COMPANY

NOTARY PUBLIC

WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES \_\_\_\_\_.

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



VICINITY MAP  
NOT TO SCALE

NOTES

1. BY GRAPHIC PLOTTING ONLY THIS SITE LIES IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP. COMMUNITY PANEL NUMBER 080010C055G, WITH AN EFFECTIVE DATE OF AUGUST 16, 1995.

2. ALL EASEMENTS SHOWN ARE UTILITY AND DRAINAGE EASEMENTS UNLESS OTHERWISE NOTED. ALL EASEMENTS ALONG ROADS ARE ALSO SLOPE EASEMENTS.

3. ENGINEERED ONSITE WASTEWATER SYSTEMS (OWS) MAY BE REQUIRED ON CERTAIN LOTS. ENGINEERED OWS ARE LARGER AND MORE COSTLY THAN CONVENTIONAL SYSTEMS. LOT SPECIFIC SOILS AND PERCOLATION TESTS SHALL BE USED TO DETERMINE THE TYPE AND SIZE OF OWS THAN THE MINIMUM REQUIRED BASED SOLELY UPON THE PERCOLATION TEST RESULTS.

SUITABLE AREA NEEDS TO BE DESIGNATED ON EACH LOT SITE PLAN FOR BOTH PRIMARY AND REPLACEMENT WASTEWATER ABSORPTION AREAS. REPLACEMENT OF THE PRIMARY ABSORPTION AREA MAY BE REQUIRED IF FAILURE OF THE PRIMARY AREA OCCURS. THESE AREAS NEED TO MEET ALL TRI-COUNTY HEALTH DEPARTMENT SETBACK REQUIREMENTS AND ARE TO REMAIN FREE OF ANY IMPROVEMENTS, E.G. IRRIGATED LANDSCAPE, PAVING, OUT-BUILDINGS, ETC.

4. NO BUILDING PERMITS WILL BE ISSUED FOR ANY LOT IN ANY PHASE OF CONSTRUCTION, UNTIL ALL PUBLIC IMPROVEMENTS, IN ANY PHASE, AS REQUIRED BY THE APPROVED CONSTRUCTION PLANS, HAVE BEEN COMPLETED AND ARE UNDER PRELIMINARY ACCEPTANCE OF THE ADAMS COUNTY DEPARTMENT OF PUBLIC WORKS.

5. FIFTEEN-FOOT (15') WIDE UTILITY EASEMENTS ARE HEREBY GRANTED ON PRIVATE PROPERTY ADJACENT TO THE FRONT AND REAR LOT LINES AND FIVE-FOOT (5') UTILITY EASEMENTS ARE HEREBY GRANTED ON THE SIDE PROPERTY LINES OF EACH LOT WITHIN THE SUBDIVISION OR PLATTED AREA. THESE EASEMENTS ARE DEDICATED FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEPHONE, CABLE AND TELECOMMUNICATION FACILITIES. UTILITIES SHALL ALSO BE PERMITTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS WITHIN THE SUBDIVISION. PERMANENT STRUCTURES AND WATER METERS SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS.

6. THE DEVELOPER SHALL PROVIDE A BUILDING ENVELOPE FREE OF ALL UNDERGROUND PIPELINES AND WILL BE RESPONSIBLE FOR REMOVING, RELOCATING AND/OR REDIRECTING ANY UNDISCOVERED PIPELINES WITHIN THE BUILDING ENVELOPES.

7. ADAMS COUNTY IS NOT RESPONSIBLE FOR THE ENFORCEMENT OF ANY COVENANTS, CONDITIONS, OR RESTRICTIONS THAT MAY BE FILED AGAINST THIS SUBDIVISION PLAT.

8. THE DEVELOPER SHALL RELOCATE ANY AND ALL OIL OR GAS LINES THAT PREVENT AN ADEQUATE ISDS FROM BEING INSTALLED ON ANY LOT.

9. THERE ARE EXISTING UNDERGROUND GAS AND/OR OIL LINES WITHIN UNDOCUMENTED EASEMENTS WITHIN THIS DEVELOPMENT. THIS IS A GENERAL NOTE INFORMING THAT SUCH LINES OR EASEMENTS MAY EXIST ON ANY LOT AND CANNOT BE ACCURATELY LOCATED ON ANY PLATS AND THAT THE SURVEYOR AND ENGINEER ARE NOT LIABLE OR RESPONSIBLE FOR ANY BUILDING RESTRICTIONS OR LIMITATIONS CAUSED BY THESE LINES OR EASEMENTS. RESPONSIBILITY IS WITH THE OWNER/DEVELOPER TO LOCATE ANY SUCH LINES SO AS TO PROVIDE, AN ACCEPTABLE BUILDING ENVELOPE.

THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY TO THE SYSTEM. THE PROPERTY OWNERS (METRO DISTRICT) 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 THE SUBDIVISION DEVELOPMENT AGREEMENT. SHOULD THE OWNERS 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 OWNERS.

11. INDIVIDUAL SEWAGE DISPOSAL (ISDS). MAINTENANCE OF THE ISDS WILL BE UNDERTAKEN BY THE TODD CREEK VILLAGE METROPOLITAN DISTRICT NUMBER 1 (TCVMD1). NO SEPTIC TANK SHALL BE CONSTRUCTED FURTHER THAN 150' FROM THE GARAGE DRIVEWAY. SEPTIC TANK PUMPING TRUCKS WILL ACCESS THOSE DRIVEWAYS FOR MAINTENANCE PURPOSES. DRIVEWAYS WILL BE CONSTRUCTED ACCORDINGLY. ALL ISDS WILL BE APPROVED BY TVFMD1 PRIOR TO CONSTRUCTION.

12. THE TODD CREEK VILLAGE METRO DISTRICT HAS IMPLEMENTED A MAINTENANCE AND INSPECTION PROGRAM FOR ONSITE WASTEWATER SYSTEMS (OWS) WITHIN THE DISTRICT. THE DISTICT SHALL BE CONTACTED FOR SPECIFIC REQUIREMENTS OF THE PROGRAM

13. THE APPROVED STORMWATER OPERATIONS AND MAINTENANCE MANUAL IS ON FILE WITH ADAMS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION #2018000026310

14. MONUMENTS WILL BE SET AT ALL STREET INTERSECTIONS, THE BEGINNING AND THE END OF EACH CENTERLINE, HORIZONTAL CURVE IS A STREET AND AT THE CENTER OF THE CUL-DE-SAC.

(CONTINUED)

NOTES (CONTINUED)

15. NOTICE TO PROSPECTIVE BUYERS: THERE IS AN ABANDONED WELL LOCATED ON THIS PLAT PURSUANT TO ADAMS COUNTY DEVELOPMENT STANDARDS SECTION 4-10-02-03-03-05(2) THERE IS A 50 FT X 100 FT BUFFER AROUND THE ABANDONED WELLHEAD DEDICATED AS A WELL MAINTENANCE AND WORKOVER SETBACK. NO STRUCTURES SHALL BE LOCATED WITHIN THIS SETBACK.

16. SAID EASEMENT TO BE USED FOR TEMPORARY ACCESS UNTIL SUCH A TIME AS THE ROAD IS EXTENDED BEYOND THE CUL-DE-SAC, CONSTRUCTION OF THE ROAD IS COMPLETED, AND THE ROAD HAS BEEN DEDICATED TO AND ACCEPTED BY THE COUNTY, AT WHICH POINT THE EASEMENT SHALL TERMINATE.

17. NO DWELLING SHALL BE CONSTRUCTED WITHIN FIFTY (50') FEET OF A PLUGGED AND ABANDONED WELL.

18. THE OWNER SHALL DISCLOSE TO PROSPECTIVE PURCHASERS OF LOTS WITHIN A RADIUS OF 200 FEET OF THE PLUGGED AND ABANDONED WELL OF (1) THE LOCATION OF THE PLUGGED AND ABANDONED WELL, (2) THE LOCATION OF THE MAINTENANCE AND WORKOVER SETBACK, AND (3) THE PURPOSE FOR THE WELL MAINTENANCE AND WORKOVER SETBACK.

19. NO UTILITY LINES SHALL BE INSTALLED WITHIN (10) FEET OF ANY PLUGGED AND ABANDONED WELL.

CERTIFICATE OF SURVEY

I, RANDALL R. LONG, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THERE ARE NO ROADS, IRRIGATION DITCHES, OR OTHER EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE HEREIN DESCRIBED PROPERTY EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT THE SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING AND THAT THE PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON

FOR AND ON BEHALF OF NEW HORIZON SURVEY, LLC.

\_\_\_\_\_, DATE \_\_\_\_\_,  
RANDALL R. LONG  
REGISTERED LAND SURVEYOR  
COLORADO REGISTRATION NO. 35591

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 3, BEING MONUMENTED AT THE SOUTH 1/4 CORNER BY A 3 INCH ALUMINUM CAP STAMPED "T1S, 1/4, 3/10, PLS 26298" AND AT THE SOUTHEAST CORNER OF SAID SECTION 3 BY A 2 INCH ALUMINUM CAP STAMPED "ALPHA ENGRG., T1S, S3/S2/S10/S11, R 67W, 1996, LS 25937" IN A RANGEBOX, BEARING S 89°31'31" W,

NOTICE

ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT OF THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF SURVEY SHOWN HERON.

BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ADAMS COUNTY BOARD OF COMMISSIONERS

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

\_\_\_\_\_,  
CHAIR

PLANNING COMMISSION APPROVAL

APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION

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

\_\_\_\_\_,  
CHAIR

CLERK AND RECORDER

THIS FINAL 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

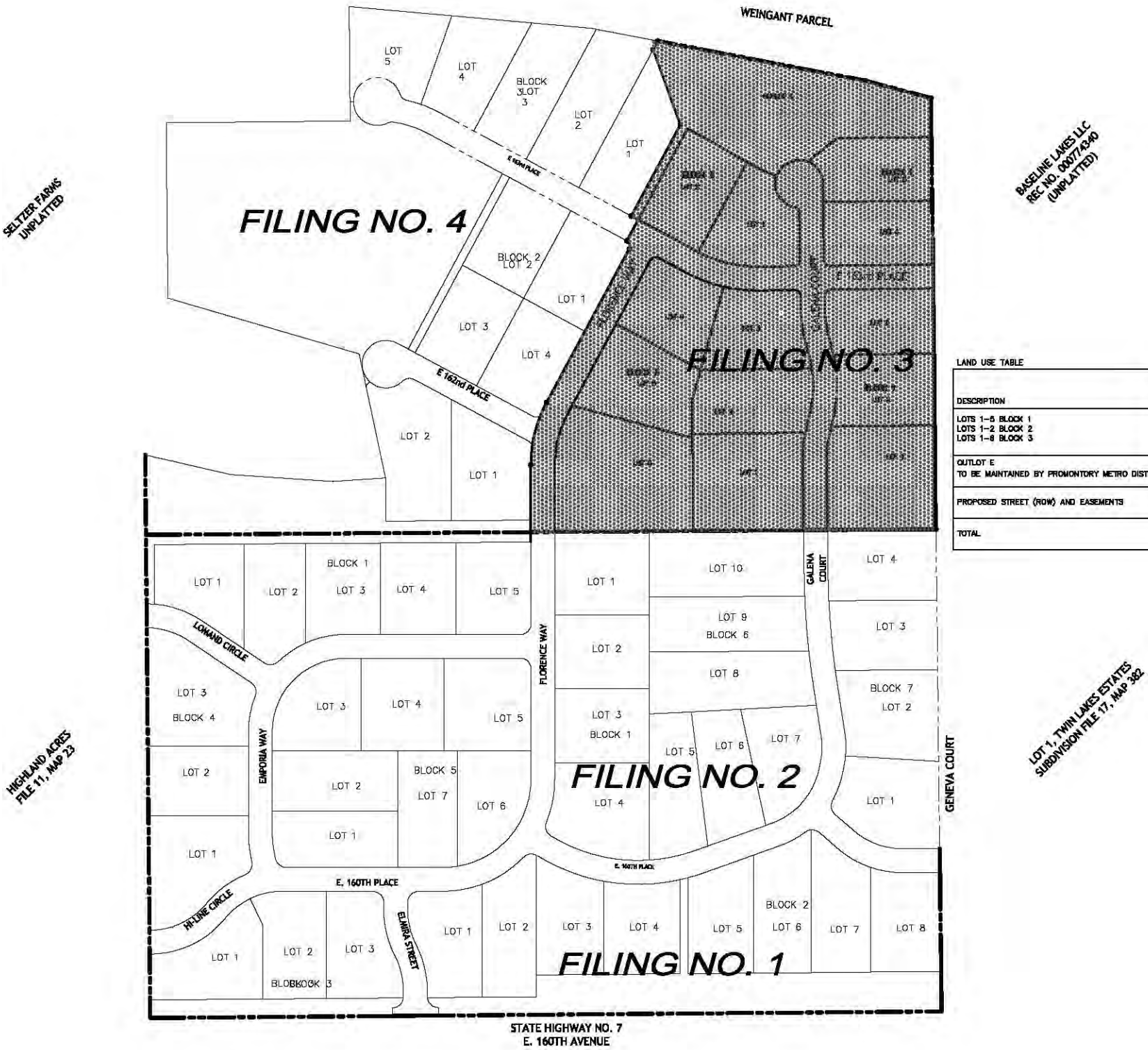
BY DEPUTY: \_\_\_\_\_

INSTRUMENT NUMBER: \_\_\_\_\_

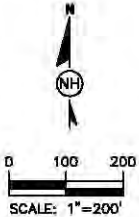
NEW HORIZON SURVEY, LLC  P.O. BOX 213, ARVADA, COLORADO 80001 PH (303) 802-3288 / <a href="mailto:rhurmf@gnl.com">rhurmf@gnl.com</a>	SHOOK SUBDIVISION FILING NO. 3	DRAWN BY: BRL	11/05/2018	3RD REVISION	MCG
		CHECKED BY: RL	11/16/2018	4TH REVISION	MCG
		SCALE: N/A	11/18/2018	5TH REVISION	RRL
		DATE: MAY, 2018	5/28/2019	6TH REVISION	EAB
		SHEET 1 OF 3	6/11/19	7TH REVISION	EAB
	800-218-587		6/27/19	8TH REVISION	EAB



SHOOK SUBDIVISION FILING NO. 3  
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 3,  
TOWNSHIP 1 SOUTH, RANGE 67 WEST, 6TH PM,  
COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 2 OF 3

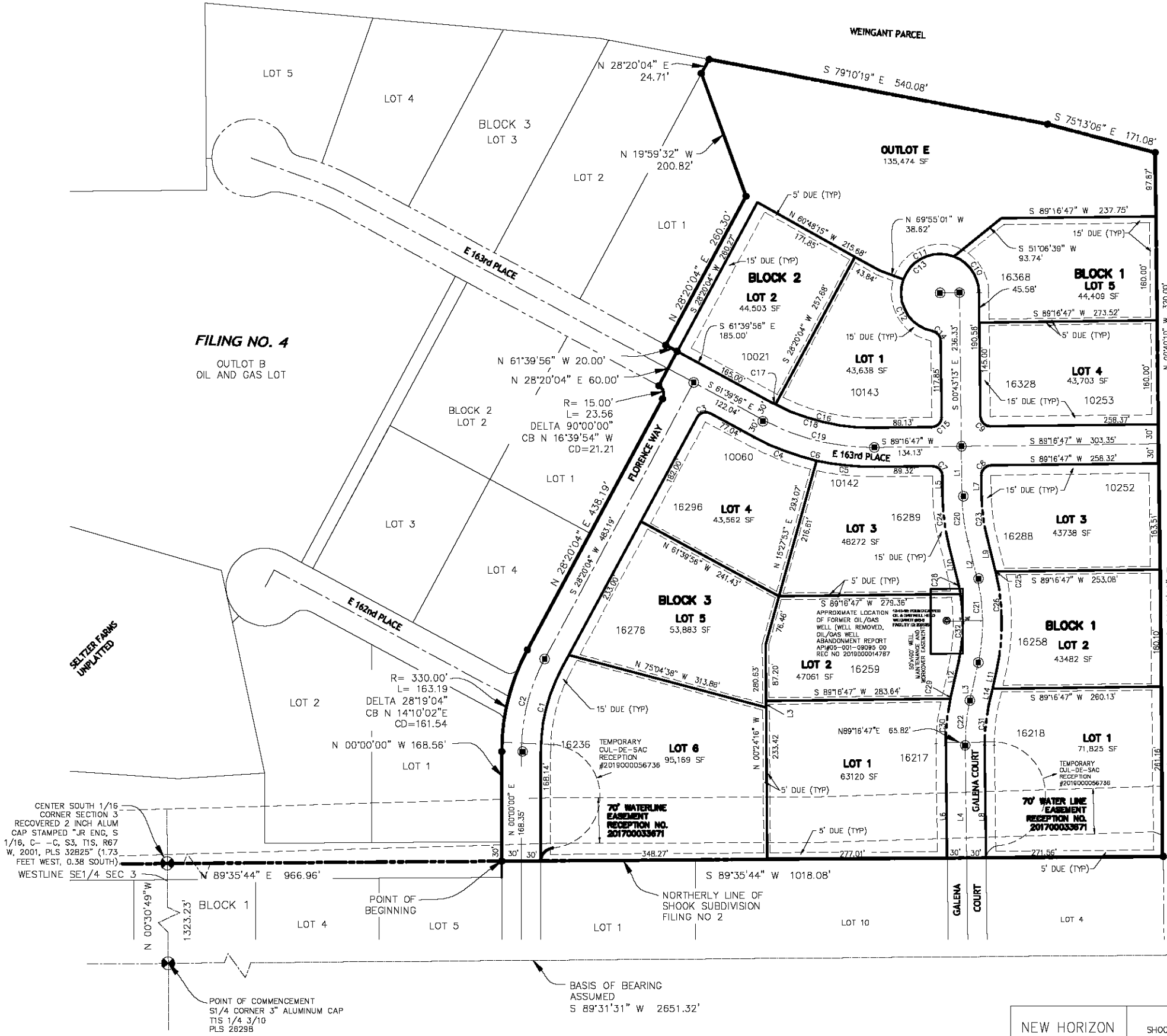


LAND USE TABLE					
DESCRIPTION	LAND USE	ACREAGE	DWELLING UNITS	% OF SITE ACREAGE	DWELLING UNITS PER ACRE
LOTS 1-5 BLOCK 1 LOTS 1-2 BLOCK 2 LOTS 1-8 BLOCK 3	SINGLE FAMILY RESIDENCES	15.38	13	68.7%	N/A
OUTLOT E TO BE MAINTAINED BY PROMONTORY METRO DISTRICT	DRAINAGE EASEMENTS	3.11	N/A	13.8%	N/A
PROPOSED STREET (ROW) AND EASEMENTS	INGRESS/EGRESS & EASEMENTS	3.9	N/A	17.4%	N/A
TOTAL		22.39	13	100%	.58 DU/AC



NEW HORIZON SURVEY, LLC <small>P.O. BOX 213 ARVADA, COLORADO 80001 PH (303) 502-5288 / nhsurveyllc@gmail.com</small>	SHOOK SUBDIVISION FILING NO. 3  800-218-567	DRAWN BY: BRL	DATE	REVISION		BY
		CHECKED BY: RL	11/05/2018	3RD REVISION		MCG
		SCALE: 1" = 200'	11/15/2018	4TH REVISION		MCG
		DATE: MAY, 2018	11/16/2018	5TH REVISION		RRL
		SHEET 2 OF 3	5/29/19	6TH REVISION		EAB
			6/11/19	7TH REVISION		EAB
			6/27/19	8TH REVISION		EAB

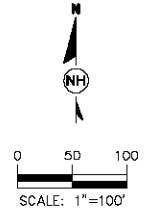
SHOOK SUBDIVISION FILING NO. 3  
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 3,  
TOWNSHIP 1 SOUTH, RANGE 67 WEST, 6TH PM,  
COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 3 OF 3



- LEGEND**
- = ALIQUOT SECTION CORNER AS NOTED
  - = ALIQUOT 1/4 CORNER AS NOTED
  - = FOUND MONUMENT AS NOTED
  - = FOUND #5 REBAR WITH A 1-1/4 ALUMINUM CAP STAMPED "SUVCOR INC. L.S. 30829"
  - = SET #5 REBAR WITH 1" PLASTIC CAP
  - = SET #5 REBAR 18" LONG WITH 1" PLASTIC CAP IN RANGE BOX
  - BK=BOOK
  - PG=PAGE
  - DUE=DRAINAGE AND UTILITY EASEMENT

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	270.00'	133.52'	132.17'	S 14°10'02" W	28°20'04"
C2	300.00'	148.36'	146.85'	S 14°10'02" W	28°20'04"
C3	15.00'	23.56'	21.21'	S 73°20'04" W	90°00'00"
C4	380.00'	102.46'	102.15'	S 69°23'26" E	14°37'42"
C5	380.00'	90.23'	90.02'	S 83°55'04" E	12°58'26"
C6	380.00'	192.69'	190.64'	S 76°11'36" E	27°36'08"
C7	15.00'	23.56'	21.21'	N 45°43'13" W	90°00'00"
C8	15.00'	23.56'	21.21'	S 44°16'47" W	90°00'00"
C9	15.00'	23.56'	21.21'	S 45°43'13" E	90°00'00"
C10	60.00'	72.28'	67.97'	N 34°30'01" W	69°00'03"
C11	60.00'	95.21'	85.53'	S 69°32'26" W	90°55'02"
C12	60.00'	103.95'	91.43'	S 29°32'56" E	99°15'42"
C13	60.00'	271.41'	92.48'	S 50°24'37" W	259°10'47"
C14	15.00'	20.54'	18.97'	N 39°57'00" W	78°27'34"
C15	15.00'	23.56'	21.21'	N 44°16'47" E	90°00'00"
C16	320.00'	157.47'	155.89'	S 76°37'23" E	28°11'44"
C17	320.00'	4.79'	4.79'	S 62°03'52" E	0°51'30"
C18	320.00'	162.26'	160.54'	S 76°11'37" E	29°03'04"
C19	350.00'	177.48'	175.59'	S 76°11'36" E	29°03'14"
C20	300.00'	69.56'	69.41'	S 00°43'13" E	13°17'09"
C21	280.00'	129.85'	128.69'	S 00°43'13" E	26°34'17"
C22	300.00'	69.56'	69.41'	S 05°55'21" W	13°17'08"
C23	270.00'	62.61'	62.47'	S 07°21'47" E	13°17'09"
C24	330.00'	76.52'	76.35'	S 07°21'47" E	13°17'09"
C25	330.00'	0.83'	0.84'	S 13°56'00" E	0°08'41"
C26	330.00'	152.20'	150.86'	S 00°38'51" E	26°25'33"
C28	270.00'	21.30'	21.29'	S 11°57'41" E	4°31'12"
C29	330.00'	3.82'	3.83'	S 12°13'56" W	0°39'52"
C30	330.00'	72.69'	72.55'	S 05°35'00" W	12°33'16"
C31	270.00'	62.61'	62.47'	S 05°55'21" W	12°47'08"
C32	270.00'	103.93'	103.29'	S 01°32'17" W	22°03'17"

LINE #	LENGTH	BEARING
L1	76.96'	S00°43'13"E
L2	59.89'	S14°00'22"E
L3	59.88'	S12°33'55"W
L4	173.01'	S00°43'13"E
L5	31.96'	S00°43'13"E
L6	172.84'	S00°43'13"E
L7	31.96'	S00°43'13"E
L8	173.17'	S00°43'13"E
L9	55.17'	S13°59'21"E
L10	55.17'	S14°00'22"E
L11	25.12'	S12°33'55"W
L12	55.17'	S12°33'55"W
L13	10.00'	S00°24'16"W
L14	30.08'	S12°33'55"W



SHOOK SUBDIVISION FILING NO. 4  
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 3,  
TOWNSHIP 1 SOUTH, RANGE 67 WEST, 6TH PM,  
COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 1 OF 3

CERTIFICATE OF OWNERSHIP AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT SEC 2-3 PHOENIX , LLC., A COLORADO LIMITED LIABILITY CO, BEING ALL OF THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY, TO WIT:

A PART OF THE SOUTHEAST ONE-QUARTER OF SECTION 3, TOWNSHIP 1 SOUTH , RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 3, BEING MONUMENTED AT THE SOUTH 1/4 CORNER BY A 3 INCH ALUMINUM CAP STAMPED "T1S,1/4, 3/10, PLS 28298" AND AT THE SOUTHEAST CORNER OF SAID SECTION 3, BY A 2 INCH ALUMINUM CAP STAMPED "ALPHA ENGRG., T1S/S3/S2/S10/S11, R67W, 1996, LS25937" IN A RANGE BOX, WITH ASSUMED BEARING S89°31'31"W; A DISTANCE OF 2651.32. FEET

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 3, THENCE N 00°30'49" W ALONG THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER A DISTANCE OF 1323.17 FEET TO A POINT ON THE CENTER SOUTH 1/16 CORNER SECTION 3, RECOVERED 2" ALUMINUM CAP STAMPED "JR ENG, S1/6, C- -C, S3, T1S, R67W, 2001, PLS 32825" (1.73 WEST, 0.38 SOUTH);THE POINT OF BEGINNING;

THENCE N 89°34'31" E A DISTANCE OF 967.04 FEET;

THENCE N 00°00'00" E A DISTANCE OF 168.56 FEET;  
TO A POINT ON A CURVE WITH A RADIUS OF 330.00 FEET, A LENGTH OF 163.19 FEET AND A DELTA ANGLE OF 28°19'04", A CHORD BEARING OF N 14°10'02" E AND A CHORD LENGTH OF 161.54 FEET;

THENCE N 28°20'04" E A DISTANCE OF 438.19 FEET;

TO A POINT ON A CURVE WITH A RADIUS OF 15.00 FEET, A LENGTH OF 23.56 FEET AND A DELTA ANGLE OF 90°00'00", A CHORD BEARING OF 16°39'56" AND A CHORD LENGTH OF 21.21 FEET;

THENCE N 28°20'04" E A DISTANCE OF 60.00 FEET; THENCE N 81°39'56" W A DISTANCE OF 20.00 FEET; THENCE N 28°20'04" E A DISTANCE OF 280.30 FEET; THENCE N 19°59'32" W, A DISTANCE OF 200.82 FEET; THENCE N 28°20'04" E, A DISTANCE OF 24.71 FEET; THENCE N 79°10'19" W, A DISTANCE OF 170.71 FEET; THENCE N 84°54'03" W, A DISTANCE OF 610.38 FEET; THENCE S 00°31'00" E, A DISTANCE OF 287.50 FEET; THENCE S 89°29'01" W, A DISTANCE OF 462.14 FEET; THENCE S 00°30'59" E, A DISTANCE OF 440.47 FEET; THENCE S 73°44'55" E, A DISTANCE OF 500.99 FEET; THENCE S 12°00'10" E, A DISTANCE OF 318.38 FEET; THENCE S 86°11'56" W A DISTANCE OF 133.20 FEET; THENCE N 86°03'06" W A DISTANCE OF 375.34 FEET; THENCE N 77°05'57" W A DISTANCE OF 220.08 FEET;  
THENCE S 00°30'49" E A DISTANCE OF 205.88' FEET THE POINT OF BEGINNING.

CONTAINING AN AREA OF 1,116,695.46± SQUARE FEET OR 25.63± ACRES.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO STREETS, EASEMENTS, LOTS, BLOCKS AND OUTLOTS AS SHOWN ON THE PLAT UNDER THE NAME AND STYLE OF SHOOK SUBDIVISION FILING NO. 4 AND DO HEREBY DEDICATE TO THE COUNTY OF ADAMS, STATE OF COLORADO, FOR PUBLIC USE, ALL STREETS AND OTHER PUBLIC WAYS AND LANDS AS SHOWN ON THIS PLAT, FOREVER, AND ALSO RESERVE THOSE PORTIONS OF REAL PROPERTY WHICH ARE LABELED AS EASEMENTS ON THIS PLAT, FOR THE INSTALLATION AND MAINTENANCE OF UTILITY AND DRAINAGE FACILITIES TOGETHER WITH THE RIGHT TO TRIM INTERFERING TREES AND BRUSH, TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES; SAID EASEMENTS TO BE USED IN A RESPONSIBLE AND PRUDENT MANNER.

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

SEC 2-3 PHOENIX, LLC. A COLORADO LIMITED LIABILITY COMPANY

BY: GEORGE HANLON

\_\_\_\_\_,  
MANAGER DATE

ACKNOWLEDGMENT

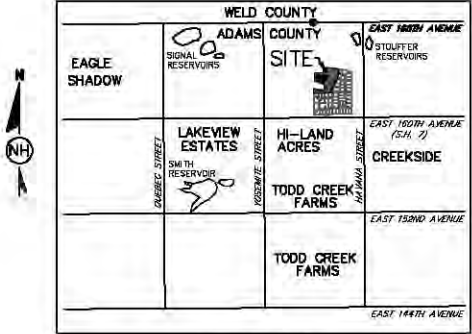
COUNTY OF )  
STATE OF COLORADO ) SS  
)

THE FORGOING PLAT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_, BY GEORGE HANLON  
AS MANAGER OF SEL 2-3 PHOENIX, LLC A COLORADO LIMITED LIABILITY COMPANY

\_\_\_\_\_,  
NOTARY PUBLIC

WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES \_\_\_\_\_.

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



NOTES

1. BY GRAPHIC PLOTTING ONLY THIS SITE LIES IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP. COMMUNITY PANEL NUMBER 080010C055G, WITH AN EFFECTIVE DATE OF AUGUST 18, 1995.

2. ALL EASEMENTS SHOWN ARE UTILITY AND DRAINAGE EASEMENTS UNLESS OTHERWISE NOTED. ALL EASEMENTS ALONG ROADS ARE ALSO SLOPE EASEMENTS.

3. ENGINEERED ONSITE WASTEWATER SYSTEMS (OWS) MAY BE REQUIRED ON CERTAIN LOTS. ENGINEERED OWS ARE LARGER AND MORE COSTLY THAN CONVENTIONAL SYSTEMS. LOT SPECIFIC SOILS AND PERCOLATION TESTS SHALL BE USED TO DETERMINE THE TYPE AND SIZE OF OWS THAN THE MINIMUM REQUIRED BASED SOLELY UPON THE PERCOLATION TEST RESULTS.

SUITABLE AREA NEEDS TO BE DESIGNATED ON EACH LOT SITE PLAN FOR BOTH PRIMARY AND REPLACEMENT WASTEWATER ABSORPTION AREAS. REPLACEMENT OF THE PRIMARY ABSORPTION AREA MAY BE REQUIRED IF FAILURE OF THE PRIMARY AREA OCCURS. THESE AREAS NEED TO MEET ALL TRI-COUNTY HEALTH DEPARTMENT SETBACK REQUIREMENTS AND ARE TO REMAIN FREE OF ANY IMPROVEMENTS, E.G. IRRIGATED LANDSCAPE, PAVING, OUT-BUILDINGS, ETC.

4. NO BUILDING PERMITS WILL BE ISSUED FOR ANY LOT IN ANY PHASE OF CONSTRUCTION, UNTIL ALL PUBLIC IMPROVEMENTS, IN ANY PHASE, AS REQUIRED BY THE APPROVED CONSTRUCTION PLANS, HAVE BEEN COMPLETED AND ARE UNDER PRELIMINARY ACCEPTANCE OF THE ADAMS COUNTY DEPARTMENT OF PUBLIC WORKS.

5. FIFTEEN-FOOT (15') WIDE UTILITY EASEMENTS ARE HEREBY GRANTED ON PRIVATE PROPERTY ADJACENT TO THE FRONT AND REAR LOT LINES OF EACH LOT AND FIVE FOOT (5') AND TEN-FOOT (10') UTILITY EASEMENTS ARE HEREBY GRANTED ALONG THE SIDE LOT LINES WITHIN THE SUBDIVISION OR PLATTED AREA. THESE EASEMENTS ARE DEDICATED FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEPHONE, CABLE AND TELECOMMUNICATION FACILITIES. UTILITIES SHALL ALSO BE PERMITTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS WITHIN THE SUBDIVISION. PERMANENT STRUCTURES AND WATER METERS SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS.

6. THE DEVELOPER SHALL PROVIDE A BUILDING ENVELOPE FREE OF ALL UNDERGROUND PIPELINES AND WILL BE RESPONSIBLE FOR REMOVING, RELOCATING AND/OR REDIRECTING ANY UNDISCOVERED PIPELINES WITHIN THE BUILDING ENVELOPES.

7. ADAMS COUNTY IS NOT RESPONSIBLE FOR THE ENFORCEMENT OF ANY COVENANTS, CONDITIONS, OR RESTRICTIONS THAT MAY BE FILED AGAINST THIS SUBDIVISION PLAT.

8. THE DEVELOPER SHALL RELOCATE ANY AND ALL OIL OR GAS LINES THAT PREVENT AN ADEQUATE ISDS FROM BEING INSTALLED ON ANY LOT.

9. THERE ARE EXISTING UNDERGROUND GAS AND/OR OIL LINES WITHIN UNDOCUMENTED EASEMENTS WITHIN THIS DEVELOPMENT. THIS IS A GENERAL NOTE INFORMING THAT SUCH LINES OR EASEMENTS MAY EXIST ON ANY LOT AND CANNOT BE ACCURATELY LOCATED ON ANY PLATS AND THAT THE SURVEYOR AND ENGINEER ARE NOT LIABLE OR RESPONSIBLE FOR ANY BUILDING RESTRICTIONS OR LIMITATIONS CAUSED BY THESE LINES OR EASEMENTS. RESPONSIBILITY IS WITH THE OWNER/DEVELOPER TO LOCATE ANY SUCH LINES SO AS TO PROVIDE, AN ACCEPTABLE BUILDING ENVELOPE.

10. THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY TO THE SYSTEM. THE PROPERTY OWNERS (METRO DISTRICT) 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 THE SUBDIVISION DEVELOPMENT AGREEMENT. SHOULD THE OWNERS 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 OWNERS.

(CONTINUED)

NOTES (CONTINUED)

11. INDIVIDUAL SEWAGE DISPOSAL (ISDS). MAINTENANCE OF THE ISDS WILL BE UNDERTAKEN BY THE TODD CREEK VILLAGE METROPOLITAN DISTRICT NUMBER 1 (TCVMD1). NO SEPTIC TANK SHALL BE CONSTRUCTED FURTHER THAN 150' FROM THE GARAGE DRIVEWAY. SEPTIC TANK PUMPING TRUCKS WILL ACCESS THOSE DRIVEWAYS FOR MAINTENANCE PURPOSES. DRIVEWAYS WILL BE CONSTRUCTED ACCORDINGLY. ALL ISDS WILL BE APPROVED BY TVFMD1 PRIOR TO CONSTRUCTION.

12. THE TODD CREEK VILLAGE METRO DISTRICT HAS IMPLEMENTED A MAINTENANCE AND INSPECTION PROGRAM FOR ONSITE WASTEWATER SYSTEMS (OWS) WITHIN THE DISTRICT. THE DISTICT SHALL BE CONTACTED FOR SPECIFIC REQUIREMENTS OF THE PROGRAM

13. THE APPROVED STORMWATER OPERATIONS AND MAINTENANCE MANUAL IS ON FILE WITH ADAMS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION #2018000028310

14. MONUMENTS WILL BE SET AT ALL STREET INTERSECTIONS, THE BEGINNING AND THE END OF EACH CENTERLINE, HORIZONTAL CURVE IS A STREET AND AT THE CENTER OF THE CUL-DE-SAC.

15. THE OWNER SHALL DISCLOSE TO PROSPECTIVE PURCHASERS OF LOTS WITHIN A RADIUS OF 200 FEET OF THE PLUGGED AND ABANDONED WELL OF (1) LOCATION OF THE PLUGGED AND ABANDONED WELL, (2) THE LOCATION OF THE MAINTENANCE AND WORKOVER SETBACK, AND (3) THE PURPOSE FOR THE WELL AND MAINTENANCE AND WORKOVER SETBACK.

16. NO UTILITY LINES SHALL BE INSTALLED WITHIN (10') FEET OF ANY PLUGGED AND ABANDONED WELL.

17. NO DWELLING SHALL BE CONSTRUCTED WITHIN FIFTY (50') FEET OF A PLUGGED AND ABANDONED WELL.

CERTIFICATE OF SURVEY

I, RANDALL R. LONG, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF: THERE ARE NO ROADS, IRRIGATION DITCHES, OR OTHER EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE HEREIN DESCRIBED PROPERTY EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT THE SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING AND THAT THE PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON

FOR AND ON BEHALF OF NEW HORIZON SURVEY, LLC.

\_\_\_\_\_,  
RANDALL R. LONG DATE  
REGISTERED LAND SURVEYOR  
COLORADO REGISTRATION NO. 35691

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 3, BEING MONUMENTED AT THE SOUTH 1/4 CORNER BY A 3 INCH ALUMINUM CAP STAMPED "T1S, 1/4, 3/10, PLS 26298" AND AT THE SOUTHEAST CORNER OF SAID SECTION 3 BY A 2 INCH ALUMINUM CAP STAMPED "ALPHA ENGRG., T1S, S3/S2/S10/S11, R 67W, 1996, LS 25937" IN A RANGEBOX, BEARING S 89°31'31" W,

NOTICE

ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT OF THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF SURVEY SHOWN HERON.

BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ADAMS COUNTY BOARD OF COMMISSIONERS

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

\_\_\_\_\_,  
CHAIR

PLANNING COMMISSION APPROVAL

APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION

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

\_\_\_\_\_,  
CHAIR

CLERK AND RECORDER

THIS FINAL 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: \_\_\_\_\_.

INSTRUMENT NUMBER: \_\_\_\_\_.

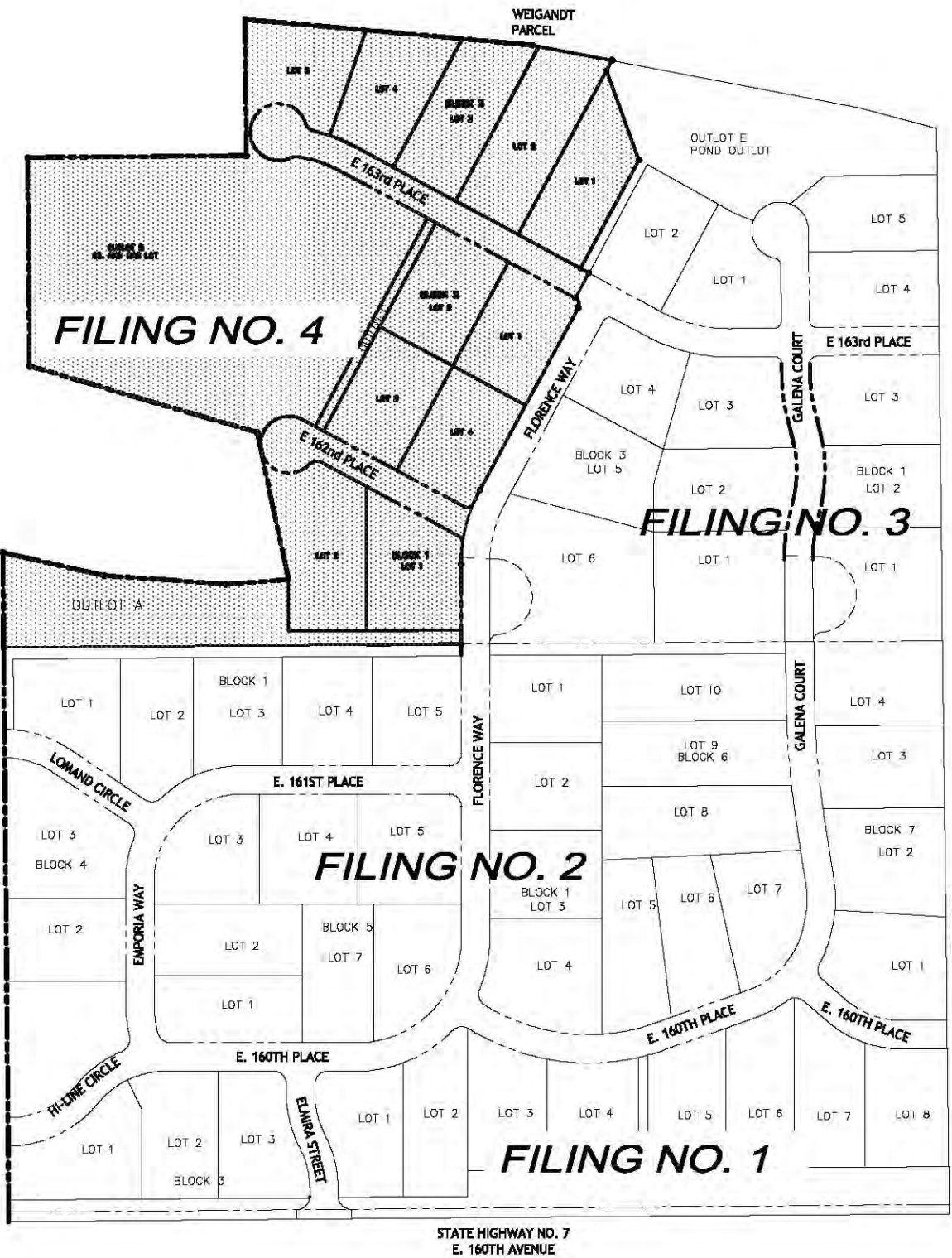
NEW HORIZON SURVEY, LLC <small>P.O. BOX 213 ARAPAHO, COLORADO 80001 PH (303) 902-3288 / newhorizon@nhsurveys.com</small>	SHOOK SUBDIVISION FILING NO. 4	DRAWN BY: BRL	DATE	REVISION	BY
		CHECKED BY: RL	11/15/18	3RD REVISION	MCG
		SCALE: N/A	11/16/18	4TH REVISION	RRL
		DATE: MAY 2018	3/5/19	5TH REVISION	RRL
		SHEET 1 OF 3	5/29/19	6TH REVISION	EAB
			6/4/19	7TH REVISION	EAB
			6/27/19	8TH REVISION	EAB



SHOOK SUBDIVISION FILING NO 4  
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 3,  
TOWNSHIP 1 SOUTH, RANGE 67 WEST, 6TH PM,  
COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 2 OF 3

SELTZER PARKS  
UNPLATTED

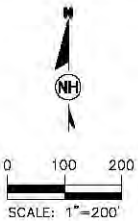
HIGHLAND ACRES  
FILE 11, MAP 23



BASELINE LAKES LLC  
REC NO. 000774340  
(UNPLATTED)

LAND USE TABLE					
DESCRIPTION	LAND USE	PROPOSED ACREAGE	PROPOSED DWELLING UNITS	PROPOSED % OF SITE ACREAGE	DWELLING UNITS PER ACRE
LOTS 1-2 BLOCK 1 LOTS 1-4 BLOCK 2 LOTS 1-5 BLOCK 3	SINGLE FAMILY RESIDENCES	11.57	11	45%	N/A
OUTLOT A TO BE MAINTAINED BY PROMONTORY HOA	OPEN SPACE	3.35	N/A	9.1	N/A
OUTLOT B (LANDSCAPING) TO BE MAINTAINED BY PROMONTORY HOA	OIL AND GAS	8.81	N/A	34.4	N/A
OUTLOT C (LANDSCAPING) TO BE MAINTAINED BY PROMONTORY HOA	DRAINAGE	0.23	N/A	01	N/A
PROPOSED STREET (ROW) AND EASEMENTS	INGRESS/EGRESS & EASEMENTS	2.60	N/A	11.48	N/A
TOTAL		25.63	11	100.00	0.43

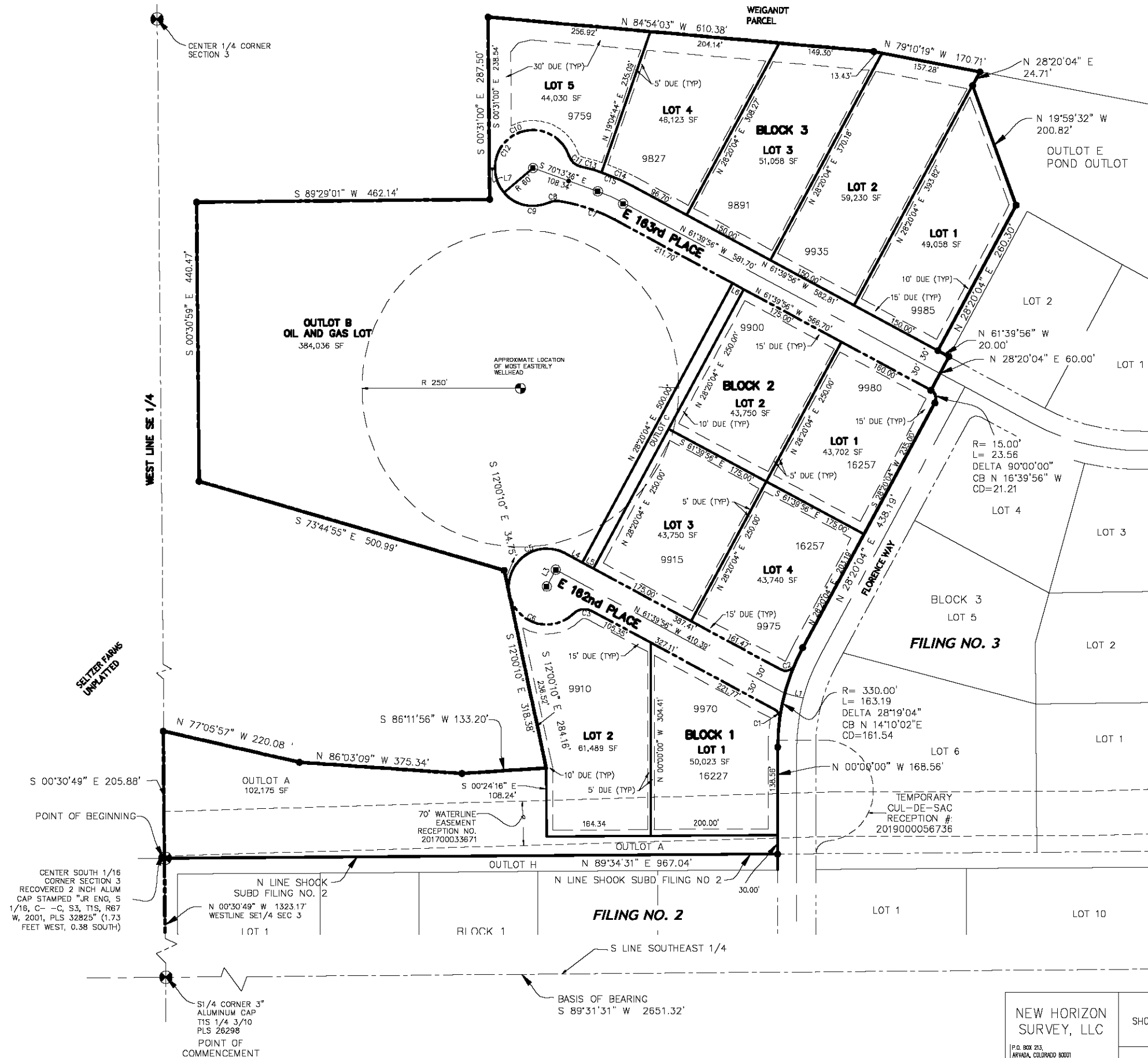
LOT 1, TWIN LAKES ESTATES  
SUBDIVISION FILE 17, MAP 382



NEW HORIZON SURVEY, LLC <small>P.O. BOX 213 ARVADA, COLORADO 80001 PH: (303) 502-5266 / nhsurveyllc@gmail.com</small>	SHOOK SUBDIVISION FILING NO. 4  800-218-567	DRAWN BY: BRL	DATE: 11/15/18	REVISION: 3RD REVISION	BY: MCG
		CHECKED BY: RL	11/16/18	4TH REVISION	RRLL
		SCALE: 1" = 200'	3/5/19	5TH REVISION	RRLL
		DATE: MAY 2018	5/29/19	6TH REVISION	EAB
		SHEET 2 OF 3	6/4/19	7TH REVISION	EAB
			6/27/19	8TH REVISION	EAB

SHOOK SUBDIVISION FILING NO 4  
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 3,  
TOWNSHIP 1 SOUTH, RANGE 67 WEST, 6TH PM,  
COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 3 OF 3

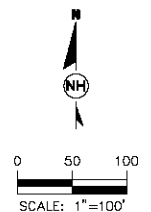
CASE NO. PRC2018-00008



- LEGEND**
- ALLOT SECTION CORNER AS NOTED
  - ALLOT 1/4 CORNER AS NOTED
  - FOUND MONUMENT AS NOTED
  - FOUND #5 REBAR WITH A 1-1/4 ALUMINUM CAP STAMPED "SUVCON INC. L.S. 30829"
  - SET #5 REBAR WITH 1" PLASTIC CAP
  - SET #5 REBAR 18" LONG WITH 1" PLASTIC CAP IN RANGE BOX
- BK=BOOK  
PG=PAGE  
DUE=DRAINAGE AND UTILITY EASEMENT

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	18.15'	15.00'	089°19'29.40"	N27°00'11.12"W	17.06'
C2	24.95'	15.00'	095°17'25"	N70°41'21"E	22.17'
C3	31.81'	25.00'	072°53'42"	S81°53'13"W	29.70'
C5	132.13'	60.00'	126°10'16"	S55°03'53"W	107.0'
C6	132.51'	60.00'	126°32'23"	N71°17'27"W	107.0'
C7	93.43'	270.00'	019°49'34"	N71°34'43"W	92.96'
C8	14.88'	25.00'	034°06.00"	S81°27'30"W	14.66'
C9	120.51'	60.00'	115°04'29"	S58°03'15"E	101.25'
C10	169.74'	60.00'	162°05'36"	S80°31'48"W	118.54'
C11	25.54'	25.00'	058°31'26"	S47°41'07"E	24.44'
C12	290.25'	60.00'	277°10'06"	S22°59'33"W	79.38'
C13	34.71'	330.00'	06°01'34"	N73°56'03"W	34.69'
C14	53.31'	330.00'	09°15'20"	N66°17'36"W	53.25'
C15	88.02'	330.00'	015°16'54"	N69°18'23"W	87.76'

LINE #	LENGTH	BEARING
L1	30.00'	S75°07'30"E
L3	30.00'	N28°20'04"E
L4	31.33'	N61°39'56"W
L5	20.00'	N61°39'56"W
L6	20.00'	S61°39'56"E
L7	8.58'	S89°29'00"W



NEW HORIZON SURVEY, LLC  P.O. BOX 213, ARVADA, COLORADO 80001 PH. (303) 502-5265 / nhsurveyllc@gmail.com	SHOOK SUBDIVISION	DRAWN BY: BRL	DATE 11/16/18	REVISION 4TH REVISION	BY RRL
		CHECKED BY: RL	3/5/19	5TH REVISION	RRL
		SCALE: 1" = 100'	5/29/19	6TH REVISION	EAB
	800-218-567	DATE: MAY 2018	6/4/16	7TH REVISION	EAB
		SHEET 3 OF 3	6/27/16	8TH REVISION	EAB
			8/6/09	9TH REVISION	EAB
			9/17/19	10TH REVISION	EAB



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

January 28, 2020

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

**RE:** Shook Subdivision Filings 3 and 4  
Project Number: PRC2018-00008  
Portion of the SE ¼, Section 3, T1S, R67W, 6<sup>th</sup> P.M.  
Water Division 1, Water District 2

Dear Ms. Collins,

We have reviewed the additional documents related to case no. PRC2018-00008, concerning the above referenced proposal to create 13 lots in Shook Subdivision Filing 3 and to create 11 lots in Shook Subdivision Filing 4.

Water Supply Demand

According to a January 27, 2020 email from Gina Burke with Jehn Water Consultants, Inc. the potable water demand is estimated at 7.2 acre-feet per year based on a potable demand of 0.3 acre-feet per year per unit.

Source of Water Supply

*District Water Supply Overview*

The proposed water source is the Todd Creek Village Metropolitan District (District). A “willing to serve” letter from the District dated February 18, 2018 was provided with application materials.

The District last provided a Water Supply Report to this office, dated November 2011, on June 3, 2014. The District submitted an updated report regarding the District’s surface water supplies and water demands on December 19, 2019 and a memorandum to the report dated January 20, 2020 (“Water Supply Report”).

This office recognizes that the District continues to develop its water portfolio and infrastructure so that it can meet the needs of its customers. However, when this office evaluates water supplies available to any water district or municipal provider for the purpose of meeting permanent customer commitments it does not consider a district’s short-term contract supplies, Denver Basin water that has not been decreed, not nontributary Denver Basin groundwater that has not been included in a court approved augmentation plan or any other source of water that is not currently legally available for municipal use. Short term contracts have the potential to be discontinued and water supplies that require a water court decree prior to use have an uncertain yield until such time as a water court decree is obtained. For these reasons, we have not historically considered such supplies when evaluating the permanent water





supplies available to a district. This is consistent with the approach we have taken in previous letters to the county regarding the District, including letters dated January 2, 2002, June 18, 2002, August 8, 2002, October 29, 2002, September 15, 2004, January 24, 2005, February 8, 2005, October 4, 2011 and November 17, 2016. In addition, to the extent that the applicant is claiming junior water rights they must specify and provide support for the claimed annual firm yield of the water rights.

### *District Water Supply Demands*

According to information in this office, the District has implemented a dual pipeline system, one for potable water and one for non-potable irrigation water. New subdivisions will be required to have two taps and the existing subdivisions have been retrofitted with this system. This office will focus on the potable residential and commercial water demands since the Water Supply Report addresses the potable demands and Todd Creek has existing permanent water supplies that will provide a firm yield to meet these demands and can supply potable water separate from non-potable water as a result of their dual pipeline system.

The Water Supply Report estimates the District's potable water commitments to be approximately 789.07 acre-feet annually, as shown in Table 1 below.

For the purposes of understanding the District's ability to satisfy the counties' water allocation approaches for the previously approved subdivisions, water demand can also be described by the total residential and commercial potable water demand over the 100 year and 300 year allocation periods. The total potable water demand for residential and commercial developments is 104,971.7 acre-feet. The potable water requirements of each existing residential and commercial development are listed in Table 1.

**Table 1: Potable Water Demands**

Development Name	Number of Single Family Units	Assumed Water Requirement per Lot (AF/yr/lot)	Total Annual In-House Use Requirement (AF/yr)	Water Supply Demand Approach	Total In-House Use Requirement (AF)
<b>Residential</b>					
Todd Creek Farms Filing 1	54	0.269	14.53	100-yr	1452.6
Todd Creek Farms Filing 2	57	0.269	15.33	100-yr	1533.3
Todd Creek Farms Filing 3	62	0.269	16.68	100-yr	1667.8
Todd Creek Farms Filing 4	139	0.269	37.39	100-yr	3739.1
Foxridge	58	0.269	15.60	100-yr	1560.2
Todd Creek Farms Filing 5	160	0.269	43.04	100-yr	4304.0
Eagle Shadow I	185	0.269	49.77	100-yr	4976.5
Wheatland Estates	71	0.269	19.10	100-yr	1909.9
Todd Creek Meadows Phase I	78	0.269	20.98	100-yr	2098.2
Silver Springs	52	0.269	13.99	100-yr	1398.8
Hawk Ridge	47	0.269	12.64	100-yr	1264.3
Eagle Shadow II	191	0.269	51.38	100-yr	5137.9
Heritage at Todd Creek	1277	0.269	343.51	100-yr	34351.3
Todd Creek Village-Bartley	172	0.300	51.60	300-yr	15480.0
Todd Creek Village-Shook	64	0.300	19.20	300-yr	5760.0

Baseline Lakes	54	0.269	14.53	300-yr	4357.8
Jogan Estates	3	0.300	0.9	300-yr	270
Baseline Lakes-Add'l	140	0.300	42.00	300-yr	12,600.0
<b>Commercial</b>					
HTC Club/Maint			3.65	100-yr	365.0
TCVMD office			0.03	100-yr	3.0
NH Church			0.88	100-yr	88.0
Harvest Fellowship			0.24	100-yr	24.0
<b>Total</b>	<b>2,871</b>		<b>789.07</b>		<b>104,971.7</b>

There is a current subdivision proposal in Weld County known as Dry Creek Village East Subdivision Phase 1 and the District may commit an additional 90 acre-feet to that subdivision. If the District commits to provide water to that development the existing commitments would be 879.07 acre-feet per year.

*District Water Supply Availability: Denver Basin Water*

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

Based on this information, the District currently has a total of 88,220 acre-feet (882.2 acre-feet per year for 100 years) of Denver Basin water supplies; the District is committed to supplying a total of 104,971.7 acre-feet of potable water. If the Denver Basin water is withdrawn over 100 years, it equates to 882.2 acre-feet of water per year, which is greater than the yearly potable commitment of 789.07 acre-feet per year.

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

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

"Prior to platting, the developer shall demonstrate that...the water supply is dependable in quantity and quality based on a minimum useful life of three-hundred (300) years. A minimum 300-year useful life means the water supply from both a

static and dynamic basis will be viable for a minimum 300-year period. The static analysis shall include evaluation of the volume of water that is appropriable for the proposed subdivision. The dynamic analysis shall evaluate whether the appropriable water supply is sustainable for three-hundred (300) years, giving consideration to the location and extent of the aquifer, as well as impacts caused by both current and future pumping by others from the aquifer.”

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

*District Water Supply Availability: Surface Water*

According to the District’s Water Supply Report, the District has surface water rights and leased sources. Some of this water is limited to municipal or irrigation uses only, as outlined in Table 2, below. Table 2 also outlines what sources this office considers secure permanent supplies for the purposes of evaluating a subdivision water supply plan. This office does not consider water subject to short-term leases or water not yet adjudicated by the Water Court when evaluating the amount of permanent supplies available to supply residential developments.

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

The District has obtained a decree in case no. 08CW165. The average historical consumptive use decreed in that case for the Old Brantner shares of 130 acre-feet has been included as a permanent supply as shown in Table 2.

**Table 2: District's Surface Water Supplies**

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

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

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

As shown in Table 2 above the District has approximately 592.1 acre-feet of potable surface water and leased supplies that could be considered part of the permanent water supply.

The Applicant is also claiming that the junior surface and storage water rights decreed in Division 1 Water Court case nos. 13CW3181 and 16CW3019 have a firm yield of 1,405 acre-feet per year. This analysis is based on historical stream flow and call records for the period of 2001 through 2018. According to the Water Supply Report the junior water rights decreed in case nos. 13CW3181 and 16CW3019 will be used when available and the Denver Basin water will be used as a backup supply during periods of drought or shortage.

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

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

When the permanent supply of the District's municipal surface rights (592.1 acre-feet per year) is combined with the District's Denver Basin water (882.2 acre-feet per year), the District's total permanent potable water supply becomes 1,474.3 acre-feet per year (assuming a 100-year aquifer

life). This amount is sufficient to meet the potable residential and commercial demands for the existing District's commitments, which is 789.07 acre-feet per year, which includes the 7.2 acre-feet per year for Shook Subdivision Filings 3 and 4. This amount would also be sufficient if the District commits to serve the Dry Creek Village East Subdivision Phase 1 subdivision in Weld County.

As discussed above based on the 100 year and 300 year allocation approaches required for the subdivisions the total water requirement for the District's current commitments is 104,971.7 acre-feet. The permanent water sources available to meet that demand is 882.2 acre-feet per year of Denver Basin water (88,220 acre-feet total based on a 100 year allocation approach) and 592.1 acre-feet of surface rights (177,630 acre-feet based on deliveries for 300 years). Therefore the total amount of permeant water supplies available over a 300 year period would be 265,850 acre-feet which would be adequate to meet the demand over that period of 104,971.7 acre-feet, including Shook Subdivision Filings 3 and 4.

The recognized permanent surface irrigation supplies are 312 acre-feet per year available from the New Brantner shares. Permanent potable water supply that is not needed for existing residential and commercial commitments may be used as a source of permanent irrigation water supply, however Denver Basin water used for that purpose would reduce the amount available to meet future potable water demands.

The 312 acre-feet of permanent irrigation supplies is less than the 1,922.81 acre-feet per year irrigation demand projected for the platted parcels. It is our opinion that the District does not have adequate permanent water supplies to meet the estimated future irrigation requirements.

#### State Engineer's Office Opinion

As stated above, the District's dual pipeline system allows the District to control potable and non-potable water supply separately. Based the District's ability to maintain separate potable and non-potable water supply systems, the information presented above, and pursuant to Section 30-28-136(1)(h)(I) and Section 30-28-136(1)(h)(II), C.R.S., it is our opinion that the proposed water supply is adequate **for potable residential and commercial use** and can be provided without causing injury to decreed water rights. **This office offers no formal opinion pursuant to the above referenced statutes regarding the non-potable water supply for golf course or lawn and garden irrigation.**

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

Our opinion that the potable water supply can be **provided without causing injury** is based on our determination that the amount of Denver Basin water that is legally available for the proposed uses on an annual basis, according to the statutory allocation approach, plus the permanent municipal supplies shown in Table 2, is greater than the annual amount of water required to supply existing water commitments and the demands of the proposed subdivision.

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

shortage.

Our opinion is qualified by the following:

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

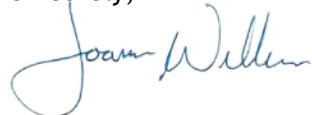
**The amounts of water in the Denver Basin aquifers, and identified in this letter, are calculated based on estimated current aquifer conditions. For planning purposes the county should be aware that the economic life of a water supply based on wells in a given Denver Basin aquifer may be less than the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

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

The applicant should be aware that unless any storm water detention structure, can meet the requirements of a "storm water detention and infiltration facility" as defined in Section 37-92-602(8), C.R.S., the structure may be subject to administration by this office. The applicant should review the Division of Water Resources [Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado](#), available on our website, to ensure that the notification, construction and operation of the proposed structure meets statutory and administrative requirements. The applicant is encouraged to use *Colorado Stormwater Detention and Infiltration Facility Notification Portal*, located at <https://maperture.digitaldataservices.com/gvh/?viewer=cswdif>, to meet the notification requirements.

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

Sincerely,



Joanna Williams, P.E.  
Water Resource Engineer

JMW/aat

Cc: Subdivision File 24595  
Todd Creek Village Metro District File

**From:** [Libby Tart](#)  
**To:** "Don Summers": [c3construction@live.com](mailto:c3construction@live.com)  
**Cc:** [Jen Rutter](#); [Christine Fitch](#); [Matthew Emmens](#)  
**Subject:** RE: TCVMD 2019 Water Supply Plan  
**Date:** Thursday, January 2, 2020 3:03:00 PM  
**Importance:** High

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Hello all – Hope you all had a happy holiday!

We haven't received any further files since just before the holidays began. We must receive the *signed and stamped* water supply plan by noon on Wednesday 1/8 in order for the case to not be continued again. The Planning Commission (PC) is expecting that the case will go before them on Thursday 1/9. If you anticipate that this timeframe is not realistic, please make a continuance request by email so that we have it for our records.

The BoCC continuance request occurs on 1/14 and the proposed date for consideration is 1/21. If we need to move the PC date again (to 1/23 or later – PC meetings occur the 2<sup>nd</sup> and 4<sup>th</sup> Thursdays of the month) , we will need to continue the BoCC date to February 4<sup>th</sup> or later.

Please keep us informed about your timeline.

**\*I'm currently working from home due to a head cold, but anticipate being in the office tomorrow.\***

Many thanks,  
Libby

**Libby Tart, AICP**

Senior Long Range Planner, *Community and Economic Development Department*  
ADAMS COUNTY, COLORADO  
4430 S. Adams County Parkway, 1<sup>st</sup> Floor, Suite W2000A  
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O: 720.523.6858 | General Line: 720.523.6800  
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---

**From:** Libby Tart  
**Sent:** Tuesday, December 24, 2019 12:20 PM  
**To:** Don Summers <[don@toddcreekvillage.org](mailto:don@toddcreekvillage.org)>; Jen Rutter <[JRutter@adcogov.org](mailto:JRutter@adcogov.org)>  
**Cc:** [c3construction@live.com](mailto:c3construction@live.com); Christine Fitch <[CFitch@adcogov.org](mailto:CFitch@adcogov.org)>; Matthew Emmens <[MEmmens@adcogov.org](mailto:MEmmens@adcogov.org)>  
**Subject:** RE: TCVMD 2019 Water Supply Plan

**From:** [Libby Tart](#)  
**To:** [Don Summers](#); [Jen Rutter](#)  
**Cc:** [c3construction@live.com](mailto:c3construction@live.com); [Christine Fitch](#); [Matthew Emmens](#)  
**Subject:** RE: TCVMD 2019 Water Supply Plan  
**Date:** Tuesday, December 24, 2019 12:20:00 PM

---

Hello Don and Jen – I will be happy to send the request along to the Division of Water Resources after we receive the update with the 300 year supply mentioned. I'll be here Thursday and Friday if the revisions are quickly addressed.

Thanks and Merry Christmas to you!

Libby

**Libby Tart, AICP**

Senior Long Range Planner, *Community and Economic Development Department*  
ADAMS COUNTY, COLORADO

4430 S. Adams County Parkway, 1<sup>st</sup> Floor, Suite W2000A  
Brighton, CO 80601

O: 720.523.6858 | General Line: 720.523.6800

[ltart@adcogov.org](mailto:ltart@adcogov.org) | [www.adcogov.org](http://www.adcogov.org)

---

**From:** Don Summers <don@toddcreekvillage.org>  
**Sent:** Tuesday, December 24, 2019 11:43 AM  
**To:** Jen Rutter <JRutter@adcogov.org>  
**Cc:** Don Summers <don@toddcreekvillage.org>; [c3construction@live.com](mailto:c3construction@live.com); Christine Fitch <CFitch@adcogov.org>; Libby Tart <LTart@adcogov.org>; Matthew Emmens <MEMmens@adcogov.org>  
**Subject:** RE: TCVMD 2019 Water Supply Plan

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

Jen,

Thank you for getting back to me so quickly. What you are asking for is a simple request and I will get back the revision back to you right away.

Merry Christmas,

Don

Don Summers  
TCVMD  
720.373.7373

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not an intended recipient, you must not use, disclose, disseminate, copy or print its contents. If you receive this email in error, please notify the sender or reply by e-mail and delete or destroy this message.

On Dec 24, 2019, at 9:59 AM, Jen Rutter <[jrutter@adcogov.org](mailto:jrutter@adcogov.org)> wrote:

Good morning,

Thank you for providing the TCVMD 2019 Water Supply Plan. The County requires proof of adequate supply of water for a minimum of 300 years, so please make that more explicit in your report. Table 2 (page 15 of 18) lists "Estimated Annual Appropriation 100 yrs af/yr".

Please see Section 5-04-05-06-04(2.) for the details on that 300-year requirement:

<http://www.adcogov.org/sites/default/files/dsr-chapter-05.pdf>

Thank you and happy holidays!

Jen

**Jen Rutter**

Development Services Manager, *Community & Economic Development*

ADAMS COUNTY, COLORADO

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

Brighton, CO 80601

o: 720.523.6841 | [jrutter@adcogov.org](mailto:jrutter@adcogov.org)

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

---

**From:** Don Summers <[don@toddcreekvillage.org](mailto:don@toddcreekvillage.org)>

**Sent:** Thursday, December 19, 2019 11:29 AM

**To:** Libby Tart <[LTart@adcogov.org](mailto:LTart@adcogov.org)>; Jen Rutter <[JRutter@adcogov.org](mailto:JRutter@adcogov.org)>; Christine Fitch <[CFitch@adcogov.org](mailto:CFitch@adcogov.org)>

**Subject:** TCVMD 2019 Water Supply Plan

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

Libby, Jen & Christy,

Please see the attached Water Supply Plan.

In response the letter written by DWR regarding Adams County's request of determination of TCVMD's ability to supply water to the Shook subdivision, Todd Creek Village Metropolitan

District(TCVMD) has commissioned and finished a new Water Supply Plan(WSP).

TCVMD disagrees with the conclusion and overall characterization of our water plan in the letter and thought it would be clearer and more efficient to complete a new WSP for review by both the County and the State DWR.

This is not an update of an existing plan, but an entirely new description of the water available to the District to supply its users. This plan goes not only into the supplies that are available normally, but also the amount available during the drought period of 2002-2006 (The worst in State history) and further to a drought scenario that is significantly worse than the worst seen in Colorado history.

TCVMD is confident of its ability to supply water to all of its customers in all conditions and with more flexibility than most suppliers serving in Adams County or elsewhere in the State. If Adams County would like the District to present or defend this Supply Plan to others of the County's choosing, I am happy to do that on behalf of TCVMD.

TCVMD is in partnership with Adams County on the Mann Lakes Reservoir Project located in the Adams County Regional Park Complex on 124<sup>th</sup> Ave. This reservoir project is one of many that are in various stages of development by TCVMD to better supply our users. TCVMD has purposefully embarked on a different strategy than many other water suppliers. We here at TCVMD are implementing a "junior rights supported by superior infrastructure" approach. As you will see in the TCVMD 2019 WSP that this approach along with our two-pipe system(potable & non-potable water delivery to each house) allows TCVMD to supply water reliably during very extreme drought periods.

When you have any questions relating to water, I will be glad to assist you whether the issue is directly related to TCVMD or just general water information.

The State DWR is being provided this same 2019 Water Supply Plan by Jehn Water. However, they will not act on it without a formal request from Adams County.

Thank you,

Don

Don Summers  
TCVMD  
720.373.7373

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**From:** [Don Summers](#)  
**To:** [Libby Tart](#); [Jen Rutter](#); [Christine Fitch](#)  
**Subject:** TCVMD 2019 Water Supply Plan  
**Date:** Thursday, December 19, 2019 11:28:47 AM  
**Attachments:** [TCVMD WSP Final 20191217 \(002\).pdf](#)

---

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

Libby, Jen & Christy,

Please see the attached Water Supply Plan.

In response the letter written by DWR regarding Adams County's request of determination of TCVMD's ability to supply water to the Shook subdivision, Todd Creek Village Metropolitan District(TCVMD) has commissioned and finished a new Water Supply Plan(WSP). TCVMD disagrees with the conclusion and overall characterization of our water plan in the letter and thought it would be clearer and more efficient to complete a new WSP for review by both the County and the State DWR.

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Don

Don Summers  
TCVMD

720.373.7373

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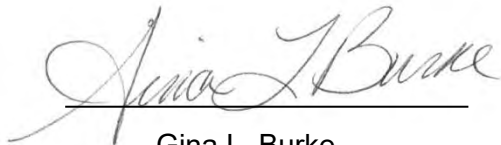
**TODD CREEK VILLAGE  
METROPOLITAN DISTRICT  
WATER SUPPLY PLAN**

Prepared For: Todd Creek Village Metropolitan District  
10450 East 49<sup>th</sup> Ct.  
Brighton, Colorado 80602

Prepared By: Jehn Water Consultants, Inc.  
88 Inverness Circle East, Suite K-102  
Englewood, Colorado 80112  
(303)321-8335  
Job No. 814.1

# **TODD CREEK VILLAGE METROPOLITAN DISTRICT WATER SUPPLY PLAN**

December 17, 2019

A handwritten signature in black ink, reading "Gina L. Burke", written over a horizontal line.

Gina L. Burke  
President

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## **INTRODUCTION**

This Report is an update of the Water Supply Report, dated November 2, 2011, for the Todd Creek Village Metropolitan District (District) which is approved to provide services in Adams and Weld Counties, Colorado. The primary purpose of this Report is to summarize the current and future demands of the District and the water available to meet those demands.

The District controls Denver Basin ground water rights in all or portions of Sections 1–5, 8–12, 14–16, and 21–23 in Township 1 South, Range 67 West. The District's Service Area also includes Sections 21–24, 25–28, and 33–36 in Township 1 North, Range 67 West, all within the 6<sup>th</sup> P.M. (Figure 1). The District's Service Area currently includes approximately 12,891 acres, of which approximately 6,833 acres are located in Adams County and 6,058 acres are located in Weld County.

This Report updates the water supplies available to the District and the current potable and irrigation demands of the District. This Report also provides firm yield analyses for the District's junior water rights and existing infrastructure to evaluate the sufficiency of the District's water supplies.

## **DISTRICT'S WATER SUPPLY**

The District controls water rights in the Denver Basin aquifers underlying the District property as well as surface water rights on the South Platte.

### Decreed Denver Basin Ground Water Rights

As summarized in Table 1, a total of 1,386.2 acre-feet per year (af/yr) are decreed for use within the District. That total includes 843.4 af/yr decreed from the nontributary Laramie-Fox Hills aquifer and 542.8 af/yr decreed from the not-nontributary Lower Arapahoe aquifer. At the time of this Report, the water rights decreed in the Lower Arapahoe aquifer have not been decreed in a Water Court approved augmentation plan.

As additional properties are platted and agreements are made with the District for service, the Denver Basin ground water is conveyed to the District. Table 2 provides a summary of Denver Basin ground water rights that have either been conveyed to the District but have not yet been adjudicated, or that underlie properties that are currently in the process of being zoned or platted and will be conveyed to the District upon completion of the land use process. Based on the estimates described in Table 2, there are approximately 568 af/yr in the not-nontributary Lower Arapahoe and 948 af/yr of nontributary Laramie-Fox Hills water rights underlying Todd Creek Village, Todd Creek Shook and Todd Creek Bartley (Adams County). The Todd Creek Seltzer properties, located in both Adams and Weld Counties, may have 59 af/yr in the not-nontributary Lower Arapahoe and 103 af/yr in the nontributary Laramie-Fox Hills underlying those parcels. There is also an estimated 86 af/yr of not-nontributary Lower Arapahoe and 155 af/yr of nontributary Laramie-Fox Hills aquifer ground water underlying the Dry Creek East property. The Dry Creek East property is currently being rezoned through Weld County and once the proposed development is platted, the Denver Basin ground water associated with the property will be conveyed to the District as one of the conditions for service. In total, there is approximately 714 af/yr available in the not-nontributary Lower Arapahoe and 1,216 af/yr in the nontributary Laramie-Fox Hills aquifers that will be available to the District to meet future demands.

### Surface Water Rights

The District owns surface water rights to be utilized within the District to meet current and future demands. Table 3 provides a summary of those water rights totaling approximately 19,000 af/yr.

#### *Old Brantner Ditch*

The District permanently controls 18 shares of the Old Brantner Ditch. 17 of those shares were changed to municipal uses in Case No. 08CW165. The change of use in that Case was from irrigation to municipal uses within the District. The consumptive use associated with the 17 shares is 130 af/yr.

#### *New Brantner Ditch*

The District owns 19.375 shares of the New Brantner Ditch. The District is currently working with Aurora to purchase additional shares. The District has future plans to change its shares of New Brantner Ditch rights to municipal uses within the District. The estimated consumptive use for the 18.375 shares is approximately 312 af/yr.

#### *Consolidated Mutual*

The District permanently controls the 500 af/yr of reusable effluent from Consolidated Mutual Water Company.

#### *Case No. 13CW3181*

This decree includes conditional surface water rights from the South Platte River, both direct and storage, conditional alluvial well water rights, and a plan for augmentation and exchange. Case No. 13CW3181 includes two surface points of diversion (TCVS-01 and TCVS-02) and four augmented alluvial wells (TCQAL-1 through TCQAL-4). The decreed total annual diversion may not exceed 6,202 af/yr (10-year average) and 11,237 acre-feet in any single year. A total of 1,198 acre-feet of storage was also decreed utilizing the reservoirs within the District's Service Area (Smith, Signal 1, Signal 2, and Baselines East and West). The District is currently using about 564 acre-feet of storage, has the remaining amount under development, is currently utilizing diversions from TCVS-01, and wells TCQAL-1, TCQAL-2 and TCQAL-4.

In Water Year 2018 the District diverted approximately 2,538 acre-feet from the decreed structures and 1,509 acre-feet in Water Year 2019.

Case No. 16CW3019

TCVMD has decreed a conditional storage water right for the Mann Lakes Reservoir which is an off-channel, lined gravel pit reservoir complex consisting of three interconnected lakes know as Mann Lake No. 1, Mann Lake No. 2 and Mann Lake No. 3. A total of 3,741 acre-feet of storage is decreed to Mann Lakes. The decreed volumetric limit is 7,482 af/yr. Currently, the Mann Lakes reservoirs are legally available for use and in 2019 the District diverted approximately 1,656 acre-feet into the reservoir complex, utilizing Mann Lake Nos. 2 and 3.

## **EXISTING AND PROJECTED WATER DEMANDS**

The District is currently relying on its surface water rights to meet the needs of the District and are utilizing their Denver Basin ground water rights as drought protection only. As of the date of this Report, the District is committed to provide potable and irrigation service to 2,713 residential units, four commercial properties, and the irrigation of two parks, miscellaneous landscaping throughout the District and the Heritage Todd Creek Golf Course. The District manages two water rights portfolios, one to meet their potable demands and a second to meet their irrigation demands. The District runs on a two-pipe system where they only treat a portion of their surface water rights for potable uses and can provide untreated water for irrigation throughout the District. The estimated total demands, as outlined in Table 4, for those properties that are currently platted and have service agreements with the District are approximately 1,736 af/yr.

Currently, there are two County applications being processed. The 24 lots in the Adams County application (TC Shook) will add approximately 7.2 af/yr to the current committed potable demands of the District. There are also 300 lots in a Weld County application (ALF) that will add approximately 60 af/yr to the potable demands of the District. The overall total demands of these two applications, including irrigation, will be approximately 150 af/yr which will raise the current overall demands of the District to approximately 1,886 af/yr.

## JUNIOR FIRM YIELD ANALYSIS

An operational model was built to determine what demands could be met with the water rights discussed above. This firm yield analysis includes the Water Availability analyses completed for both junior water rights decrees, Case Nos. 13CW3181 and 16CW3019 updated through Water Year 2018 (Tables 5 through 13), along with the currently utilized storage reservoirs (Smith, Signal 2 and Mann Lake Nos. 1, 2 and 3). The sources of water supply to meet the demands in the firm yield analysis include the conditional junior water rights decreed in Case No. 13CW3181 for TCVS-01 (limited to 40 cfs) and the water rights decreed in Case No. 16CW3019 diverted at Mann Lakes South Platte River Diversion (limited to 21cfs). The total water rights available to the District at TCVS-01, as utilized in this operational analysis, is summarized in Table 11 and those water rights available at Mann Lake are summarized in Table 13.

### District Demands

Based on the demands outlined in Table 4, a total of 803 af/yr was utilized in the operational analysis (Table 14). This includes the potable demands for the platted units, which includes the 24 units for TC Shook, and the 300 ALF units (60 af/yr). Since the demands being modeled are potable only, it is assumed they are constant each month. A conservative analysis was completed in regard to the demands of evaporation off of the storage reservoirs. It was assumed that the reservoirs were full throughout the operational model to maximize the evaporative demands on the system. As TCVMD utilizes the reservoirs as a single storage system with all the structures connect to each other, the analysis utilized a combine storage volume of 460 acre-feet at the District (Smith and Signal 2) with a combined surface area of 53 acres. For Mann Lakes, it was assumed that the District would only have available their portion of the Mann Lakes reservoir complex (58.15% of the total storage) which equates to 1,789 acre-feet and 93 surface acres. The conservative demands for evaporation at the District and Mann Lakes are provided in Tables 15 and 16, respectively. As shown, a total of 517 af/yr of evaporation was included in the operational analysis.

### Analysis Results

Based on the water availability analysis and the demands on the system, a storage analysis was completed to determine the potential demands met. Table 17 shows the water remaining in storage after the monthly demands are met utilizing the District's storage in Smith and Signal 2.

This analysis provides excess storage to be carried over to meet the demands of the following month. There are months in which all demands were not met as shown in Table 18. Those additional demands were then modeled in the Mann Lakes Reservoir Complex. Table 19 shows the water remaining in storage after the remaining demands are met utilizing the District's storage in Mann Lakes. As shown in Table 20, the junior surface water rights, with storage within the District and at Mann Lakes is more than sufficient to meet the District's demands of 803 af/yr.

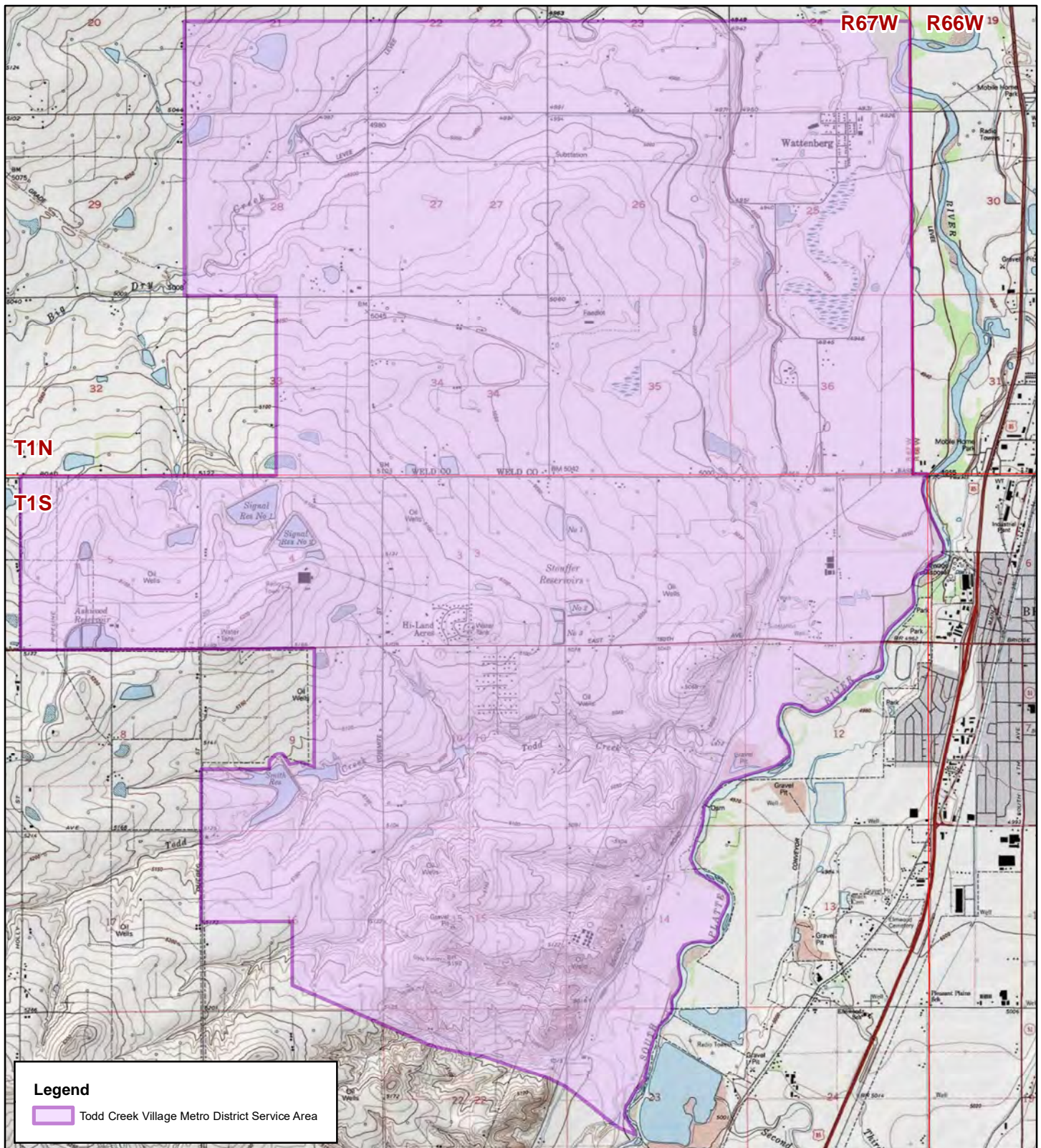
A second model was completed which added additional conservative measures. The conservative model utilized all the same data as the model discussed above but added a limitation on resources for the two decreed rights. From 2003 through 2005 all water rights available under Case Nos. 13CW3181 and 16CW3019 were zeroed out as shown on Tables 21 and 22, respectively. This modeling approach utilized the same conservative approach to evaporation as discussed above. The results, as shown in Tables 23 through 25, show that the total demands met by the storage structures averaged 748 af/yr over the 26-year study period. As shown in Table 25, there was sufficient junior water rights available in storage to meet all the demands in 2003 and partial demands in 2004 and 2006. From 2004 through 2006, the District would need to utilize other sources available to them, such as their decreed Denver Basin aquifer water rights and the surface water rights from Consolidated Mutual (500 af/yr) and the Old Brantner (130 af/yr), to fill in the gaps when the junior water rights would not be available to meet all demands.



## **CONCLUSIONS**

The Todd Creek Village Metropolitan District has sufficient water rights readily available to meet current and future demands within the District's Service Area. As of the date of this Report, the District's current and short-term future potable demands are approximately 803 af/yr. These demands will be met from water rights owned or controlled by the District. Those water rights currently include approximately 843 af/yr of currently decreed nontributary Laramie-Fox Hills ground water rights, 500 af/yr from Consolidated Mutual, 130 af/yr from the Old Brantner and firm yield supplies from their decreed junior water rights, Case Nos. 13CW3181 and 16CW3019, ranging from 748 af/yr to 803 af/yr based on the analyses included herein. The District will also have right to withdraw and use additional Denver Basin ground water from the Laramie-Fox Hills aquifer once adjudicated in the estimated amounts of 1,216 af/yr for additional drought protection.

These readily available water rights, totaling more than 2,220 af/yr, are more than sufficient to meet the current and future needs of the District. With the use of the District's two-pipe system and separate portfolio of water rights to meet irrigation demands, that would allow the use of the 2,220 af/r of firm water rights to meet the potable demands of over 7,400 units.



Sources:  
Esri USA Topo Maps Basemap

Projection:  
UTM NAD83

Job No. 814.1  
Prepared By: HLB 02/23/2016  
Checked By: GLB 02/23/2016

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# TCVMD Service Area

1 inch = 4,000 feet  
0 1,750 3,500 Feet



**Figure  
1**

**TABLE 1**  
**TODD CREEK VILLAGE METROPOLITAN DISTRICT**  
**DECREED DENVER BASIN GROUND WATER**

Case No.	NNT Lower Arapahoe (af/yr)	NT LFH (af/yr)	Total af/yr
83CW136	-	27.3	27.3
87CW258	177.0	226.0	403.0
96CW242	23.8	14.5	38.3
97CW186	28.0	39.0	67.0
98CW396	27.4	38.1	65.5
98CW397	24.7	-	24.7
99CW042	-	34.0	34.0
99CW124	16.8	23.8	40.6
99CW141	28.7	38.0	66.7
00CW160	16.6	-	16.6
00CW254	41.5	133.9	175.4
02CW106	112.1	177.6	289.7
04CW108	46.2	91.2	137.4
Total	542.8	843.4	1386.2

Note: At the time of this report, the NNT Lower Arapahoe  
Aquifer ground water is not included in a plan for augmentation.

98CW397 was reduced by District's pro-rata share  
(144 acres out of 149 acres decreed)

99CW124 was reduced by District's pro-rata share  
(80 acres out of 160 acres decreed)

**TABLE 2**  
**TODD CREEK VILLAGE METROPOLITAN DISTRICT**  
**ESTIMATED DENVER BASIN GROUND WATER AVAILABLE**

*Dry Creek East*  
*Township 1 North, Range 67 West, 6th P.M.*

Acres	Aquifer	Saturated Thickness ft	Sy	Estimated Appropriation acre-feet	Estimated Annual Appropriation 100 yrs af/yr	Status
530.1	Lower Arapahoe	96	0.17	8,644	86.44	NNT
	Laramie-Fox Hills	195	0.15	15,521	155.21	NT

*Todd Creek Shook*  
*Portion of Section 3, Township 1 South, Range 67 West, 6th P.M.*

Acres	Aquifer	Saturated Thickness ft	Sy	Estimated Appropriation acre-feet	Estimated Annual Appropriation 100 yrs af/yr	Status
55	Lower Arapahoe	100	0.17	935	9.35	NNT
	Laramie-Fox Hills	189	0.15	1,559	15.59	NT

*Todd Creek Bartley*  
*Portion of Section 2, Township 1 South, Range 67 West, 6th P.M.*

Acres	Aquifer	Saturated Thickness ft	Sy	Estimated Appropriation acre-feet	Estimated Annual Appropriation 100 yrs af/yr	Status
285	Lower Arapahoe	100	0.17	4,845	48.45	NNT
	Laramie-Fox Hills	189	0.15	8,080	80.80	NT

*Todd Creek Village*  
*Township 1 South, Range 67 West, 6th P.M.*

Acres	Aquifer	Saturated Thickness ft	Sy	Estimated Appropriation acre-feet	Estimated Annual Appropriation 100 yrs af/yr	Status
3,004	Lower Arapahoe	100	0.17	51,068	510.68	NNT
	Laramie-Fox Hills	189	0.15	85,163	851.63	NT

*Todd Creek Seltzer*  
*Portion of Section 34, Township 1 North, Range 67 West, and Portion of Section 3 and 4, Township 1 South, Range 67 West, 6th P.M.*

Acres	Aquifer	Saturated Thickness ft	Sy	Estimated Appropriation acre-feet	Estimated Annual Appropriation 100 yrs af/yr	Status
381	Lower Arapahoe	91	0.17	5,913	59.13	NNT
339	Laramie-Fox Hills	203	0.15	10,295	102.95	NT

Notes: **At the time of this Report, the Denver Basin water rights included in this table have not been adjudicated.**

Dry Creek East Denver Basin water rights will be conveyed to the District once property is platted. Once conveyed, the District will adjudicate the water rights.

Todd Creek Village, Todd Creek Shook and Todd Creek Bentley Denver Basin water rights have been conveyed to the District.

The saturated thicknesses are to be considered estimates only.

**TABLE 3**  
**TODD CREEK VILLAGE METROPOLITAN DISTRICT**  
**SURFACE WATER RIGHTS & CONTRACTS**

Water Right	Contract/Shares	af/yr	Decree/SWSP	Uses	Notes
Old Brantner	17 shares	130	08CW165	Municipal	Decreed max annual
New Brantner	18.375 shares	312	shares	Irrigation	Estimated CU
Reusable Effluent	Consolidated Mutual	500	-	Municipal	Contract
Jr Surface Water	-	6,202	13CW3181	Municipal	10-yr avg (decreed max 11,237 af/yr)
Jr Surface Water	-	7,482	16CW3019	Municipal	Decreed Volumetric Limit
Jr Surface Water	-	4491	19CW3061	Municipal	Pending
Total		19,117			



**TABLE 4  
TODD CREEK VILLAGE METROPOLITAN DISTRICT  
ESTIMATED CURRENT & FUTURE DEMANDS**

	Total units	Currently Served Units	Future Units	Potable af/yr/unit	Current af/yr	Future af/yr	Total Potable af/yr		Irrigation af/yr/unit	Current af/yr	Future af/yr	Total Irrigation af/yr	Total Demands af/yr
<b>Development (Platted)</b>													
TCF 1	54	54	0	0.27	14.53	0.00	14.53	54	0.34	18.36	0.00	18.36	32.89
TCF 2	57	57	0	0.27	15.33	0.00	15.33	57	0.34	19.38	0.00	19.38	34.71
TCF 3	62	62	0	0.27	16.68	0.00	16.68	62	0.34	21.08	0.00	21.08	37.76
TCF 4	139	139	0	0.27	37.39	0.00	37.39	139	0.34	47.26	0.00	47.26	84.65
Foxridge	58	58	0	0.27	15.60	0.00	15.60	58	0.34	19.72	0.00	19.72	35.32
TCF 5	160	152	8	0.27	40.89	2.15	43.04	160	0.34	51.68	2.72	54.40	97.44
ES 1	185	180	5	0.27	48.42	1.35	49.77	185	0.34	61.20	1.70	62.90	112.67
Wheatlands	71	71	0	0.27	19.10	0.00	19.10	71	0.34	24.14	0.00	24.14	43.24
TCM 1	78	71	7	0.27	19.10	1.88	20.98	78	0.34	24.14	2.38	26.52	47.50
Silver Springs	52	52	0	0.27	13.99	0.00	13.99	52	0.34	17.68	0.00	17.68	31.67
Hawk Ridge	47	42	5	0.27	11.30	1.35	12.64	47	0.34	14.28	1.70	15.98	28.62
ESS	191	187	4	0.27	50.30	1.08	51.38	190	0.34	63.58	1.02	64.60	115.98
HTC	1,277	825	452	0.27	221.93	121.59	343.51	800	0.25	206.25	-6.25	200.00	543.51
TC Bartley	172	163	9	0.30	48.90	2.70	51.60	172	0.34	55.42	3.06	58.48	110.08
TC Shook	60	0	60	0.30	0.00	18.00	18.00	32	0.34	0.00	10.88	10.88	28.88
Baseline Lakes	54	49	5	0.27	13.18	1.35	14.53	54	0.34	16.66	1.70	18.36	32.89
<b>Subtotals</b>	<b>2,717</b>	<b>2,162</b>	<b>555</b>		<b>586.63</b>	<b>151.43</b>	<b>738.07</b>	<b>2,211</b>		<b>660.83</b>	<b>18.91</b>	<b>679.74</b>	<b>1417.81</b>
<b>Commercial (Platted - 2010 Demands)</b>													
HTC Club/Maint							3.65					11.70	15.35
TCVMD office							0.03					-	0.03
NH Church							0.88					-	0.88
Harvest Fellowship							0.24					0.39	0.63
TCVP&R ES Park							-					8.10	8.10
TCVP&R TCM Park							-					3.98	3.98
LS areas							-					69.90	69.90
Future HTC LS areas							-					120.00	120.00
HTC Golf Course							-					270.00	270.00
<b>Future Development (Not Platted)</b>													
Weld County Development Area	3,100			0.20			620.00	3,100	0.25			775.00	1395.00
ALF	1,930			0.20			386.00	1,930	0.25			482.50	868.50
Jogan Estates (Adams)	3			0.30			0.90	3	0.25			0.75	1.65
Seltzer FT (Adams)	207			0.30			62.10	207	0.25			51.75	113.85
Seltzer Farms (Adams)	501			0.30			150.30	501	0.25			125.25	275.55
Wygant (Adams)	255			0.30			76.50	255	0.25			63.75	140.25
Baseline Lakes - Add'l (Adams)	140			0.30			42.00	140	0.25			35.00	77.00
	6,136												
							742.87					1,163.81	1,906.68
							<b>591.43</b>					<b>1,144.90</b>	<b>1,736.33</b>
							<b>151.43</b>					<b>18.91</b>	<b>170.34</b>
							1,337.80					1,534.00	2,871.80
							<b>2,080.67</b>					<b>2,697.81</b>	<b>4,778.48</b>

Notes:

Demands provided by Todd Creek Village Metropolitan District

HTC - replat reduced units from 1,310 to 1,277.

Baseline Lakes - platted for 54 units

**TABLE 5**  
**USGS 06720500 SOUTH PLATTE RIVER AT HENDERSON, CO**  
**Colorado DWR Calculated Monthly Totals**  
(Acre-Feet)

Water Year	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Annual Total
1993	15,842	17,826	17,068	19,234	20,539	19,224	21,721	32,279	34,910	25,210	18,300	16,891	259,045
1994	14,547	12,936	16,336	12,823	15,138	17,110	25,012	33,882	16,562	18,034	12,478	15,926	210,785
1995	12,072	12,123	11,915	11,375	8,136	16,410	115,204	285,386	197,001	37,512	34,622	21,741	763,497
1996	20,615	17,322	21,737	17,524	15,614	14,017	40,053	50,169	35,394	26,517	26,936	19,004	304,902
1997	17,387	19,036	21,674	19,482	13,551	24,724	25,282	121,287	49,770	70,144	32,654	39,091	454,083
1998	26,388	30,316	32,198	19,180	31,819	75,845	106,280	44,424	62,633	43,697	21,319	20,386	514,486
1999	26,690	27,916	22,505	13,609	12,417	52,547	116,386	152,730	53,820	91,158	34,509	32,164	636,450
2000	30,209	22,088	32,736	22,104	24,219	21,231	32,884	31,619	36,522	26,960	16,237	17,756	314,565
2001	16,846	15,467	17,042	20,946	22,717	28,632	49,393	34,935	39,692	26,906	17,615	24,601	314,793
2002	19,067	16,086	15,237	17,540	19,839	12,647	19,411	14,827	12,085	10,035	15,549	11,889	184,212
2003	15,570	10,477	13,740	16,300	29,003	27,412	38,754	62,808	29,185	21,525	11,558	8,481	284,813
2004	11,256	11,806	11,522	17,562	17,852	22,802	20,242	30,871	38,520	39,204	19,208	22,947	263,792
2005	16,318	16,376	12,472	12,909	13,454	43,744	47,283	66,991	25,292	30,994	14,874	26,067	326,774
2006	11,709	12,082	11,203	13,077	16,058	11,832	21,531	30,191	39,856	32,996	14,341	18,365	233,240
2007	16,554	17,774	17,885	24,103	46,396	71,852	186,608	99,889	42,530	32,379	15,432	19,411	590,813
2008	26,422	12,744	13,932	22,108	23,021	16,098	31,210	42,145	40,628	34,275	18,454	14,049	295,087
2009	20,456	16,481	17,572	14,783	15,420	34,473	51,938	131,784	48,939	20,174	16,021	18,093	406,134
2010	32,908	19,163	11,808	15,289	31,298	57,226	59,864	79,023	30,744	31,292	12,292	13,595	394,500
2011	23,971	16,066	13,561	11,165	11,127	13,865	29,943	46,283	98,794	23,088	14,848	18,246	320,958
2012	24,508	14,214	11,959	17,066	16,243	16,683	18,796	18,494	17,227	11,909	16,929	12,199	196,226
2013	15,334	14,876	15,085	13,514	16,300	13,583	23,776	30,516	27,460	21,041	93,597	32,240	317,322
2014	25,430	18,155	16,705	15,396	21,281	19,234	58,954	89,722	54,677	27,805	19,444	35,477	402,280
2015	25,185	18,673	21,170	21,515	25,901	37,068	236,576	306,649	124,358	26,855	16,120	26,430	886,498
2016	32,502	23,860	19,297	18,593	28,691	82,085	119,704	89,037	30,308	21,690	11,623	10,673	488,064
2017	14,604	19,232	19,388	15,612	15,344	16,393	46,998	49,416	35,355	28,939	15,943	17,992	295,218
2018	19,702	15,588	15,808	12,891	19,747	13,434	26,404	26,531	22,945	15,106	13,751	12,018	213,926
Average	20,465	17,257	17,368	16,758	20,428	30,007	60,392	76,996	47,893	30,594	21,333	20,221	379,710
Minimum	11,256	10,477	11,203	11,165	8,136	11,832	18,796	14,827	12,085	10,035	11,558	8,481	184,212
Maximum	32,908	30,316	32,736	24,103	46,396	82,085	236,576	306,649	197,001	91,158	93,597	39,091	886,498

Data downloaded 05/03/2017 - updated 12/11/2019

**TABLE 6**  
**BRIGHTON DITCH DIVERSION HISTORY**  
**Monthly Totals**  
(Acre-Feet)

Water Year	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Annual Total
1993	0	0	0	0	0	985	1,795	1,916	2,477	1,494	808	127	9,602
1994	0	0	0	0	268	949	2,060	2,070	1,410	1,479	1,215	416	9,867
1995	0	0	0	0	525	1,370	1,236	1,314	2,692	2,789	1,545	54	11,526
1996	0	0	0	0	152	1,824	2,111	2,152	2,599	1,684	529	0	11,051
1997	0	0	0	0	104	1,613	2,646	1,693	2,396	1,402	793	0	10,648
1998	0	0	0	0	0	977	1,714	2,116	2,449	2,059	1,899	245	11,457
1999	0	0	0	0	779	991	1,295	1,632	2,751	1,715	774	623	10,560
2000	0	0	0	0	928	979	1,776	2,215	1,997	1,617	843	766	11,120
2001	0	0	0	0	155	1,410	912	1,385	2,153	1,668	853	504	9,042
2002	0	0	0	0	0	1,417	1,481	1,272	1,373	1,353	1,147	1,025	9,069
2003	152	0	0	0	0	1,213	799	1,639	1,891	1,431	1,121	796	9,042
2004	143	0	0	0	644	1,893	1,873	1,266	2,017	2,034	1,143	716	11,729
2005	87	0	0	0	75	945	812	765	1,431	1,559	1,253	398	7,326
2006	16	0	0	0	65	1,432	1,449	1,767	1,430	1,317	979	785	9,240
2007	0	0	0	0	0	303	958	1,369	1,582	1,473	1,129	686	7,500
2008	0	0	0	0	154	1,193	1,490	1,134	1,735	1,065	1,034	1,019	8,824
2009	0	0	0	0	382	486	717	653	1,685	1,319	797	548	6,586
2010	0	0	0	0	0	284	662	988	1,321	1,084	768	598	5,704
2011	35	0	0	0	382	1,041	906	1,685	1,895	1,550	1,265	565	9,324
2012	0	0	0	0	426	1,192	1,085	1,129	1,261	1,233	974	714	8,014
2013	0	0	0	0	13	361	722	1,192	1,329	1,437	487	0	5,543
2014	0	0	0	0	0	1,397	1,452	1,692	1,745	1,175	797	713	8,970
2015	105	0	0	0	0	933	668	846	921	1,958	1,415	675	7,522
2016	93	0	0	0	49	313	317	1,038	1,560	1,507	988	612	6,477
2017	0	0	0	0	0	887	725	1,428	1,737	1,364	1,069	692	7,901
2018	0	0	0	0	0	652	1,232	1,237	1,254	1,269	1,060	846	7,551
Average	24	0	0	0	196	1,040	1,265	1,446	1,811	1,540	1,026	543	8,892



**TABLE 7**  
**UNITED RESERVOIR 3 DIVERSION HISTORY**  
**Monthly Totals**  
(Acre-Feet)

Water Year	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Annual Total
1993	0	0	0	0	0	0	0	0	0	0	0	0	0
1994	0	0	0	0	0	0	0	0	0	0	0	0	0
1995	0	0	0	0	0	0	0	0	0	0	0	0	0
1996	0	0	0	0	0	0	0	0	0	0	0	0	0
1997	0	0	0	0	0	0	0	0	0	0	0	0	0
1998	0	0	0	0	0	0	0	0	0	0	0	0	0
1999	0	0	0	0	0	0	0	0	0	0	0	0	0
2000	0	0	0	0	0	0	0	0	0	0	0	0	0
2001	0	0	0	0	0	0	0	0	0	0	0	0	0
2002	0	0	0	0	0	0	0	0	0	0	0	0	0
2003	0	0	0	0	0	0	0	0	0	0	0	0	0
2004	0	0	0	0	0	0	0	0	0	0	0	0	0
2005	0	0	0	0	0	0	0	0	0	0	0	0	0
2006	0	0	0	0	0	0	0	0	0	0	0	0	0
2007	0	0	0	0	0	0	0	0	0	0	0	0	0
2008	0	0	0	0	103	2	0	0	0	0	0	0	105
2009	0	0	0	93	93	37	0	0	0	0	0	0	224
2010	0	0	0	186	187	74	0	0	0	0	0	318	765
2011	0	0	0	0	0	0	0	0	0	0	0	0	0
2012	536	531	228	0	0	0	0	0	0	0	0	0	1,295
2013	382	672	674	601	937	226	415	247	114	111	1,731	1,352	7,463
2014	83	451	788	114	121	112	201	189	408	191	154	33	2,843
2015	67	490	586	292	72	122	118	112	108	119	120	278	2,485
2016	552	369	119	112	91	116	119	114	113	133	175	180	2,194
2017	63	99	2,227	1,054	545	576	464	113	79	216	338	522	6,296
2018	0	0	305	278	307	207	223	0	0	0	0	0	1,319
Average	65	100	189	105	144	87	91	46	48	45	148	158	961

Notes: 2011 Diversion records show data unavailable - assumed no diversions.

**TABLE 8**  
**FREE RIVER AT TCVMD ON THE SOUTH PLATTE RIVER**  
**Number of Days In-Priority**

Water Year	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	Annual Total
1993	30	31	31	28	31	30	11	10	0	0	18	31	251
1994	30	31	31	28	31	17	0	0	0	0	0	13	181
1995	30	7	9	13	18	3	30	30	31	31	18	31	251
1996	30	5	29	29	31	8	9	30	2	4	21	31	229
1997	30	31	31	28	31	28	31	30	14	31	30	31	346
1998	30	31	31	28	31	30	31	19	8	9	17	31	296
1999	30	31	31	28	15	9	31	30	11	31	30	31	308
2000	30	31	31	29	31	25	5	0	0	0	0	0	182
2001	0	19	31	28	31	30	20	14	4	0	23	31	231
2002	30	31	31	28	31	17	1	0	0	0	0	0	169
2003	0	0	0	0	0	0	0	1	0	0	0	0	1
2004	0	0	0	0	0	0	0	2	0	0	1	0	3
2005	0	0	0	0	0	1	0	18	0	0	0	3	22
2006	0	0	0	2	6	4	0	0	1	0	0	4	17
2007	0	7	10	7	0	13	31	20	0	0	0	0	88
2008	0	14	21	0	0	0	0	0	0	3	0	0	38
2009	0	10	0	0	0	7	5	28	9	1	7	31	98
2010	31	31	31	10	28	27	31	25	0	1	0	8	223
2011	0	0	30	28	15	0	16	30	25	0	15	31	190
2012	30	31	31	29	22	0	0	0	0	0	0	0	143
2013	0	0	0	0	8	0	14	22	0	0	21	31	96
2014	6	30	31	29	31	21	20	30	23	22	30	31	304
2015	30	31	31	28	31	20	31	30	30	0	1	31	294
2016	30	31	31	29	31	30	31	26	0	0	0	0	239
2017	0	7	27	21	13	0	14	19	0	0	3	29	133
2018	0	17	31	28	31	8	16	5	0	0	0	0	136
Average	15	18	22	18	19	13	15	16	6	5	9	17	172

**TABLE 9**  
**ADJUSTED SOUTH PLATTE RIVER AVAILABILITY AT TCVMD**  
**Monthly Totals**  
(Acre-Feet)

Water Year	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Annual Total
1993	14,593	16,534	15,777	18,068	19,248	16,989	18,635	29,114	32,433	23,717	16,243	15,474	236,823
1994	13,297	11,645	15,045	11,657	13,579	14,911	22,952	31,813	15,152	16,555	11,264	14,218	192,087
1995	10,822	10,832	10,624	10,209	6,320	13,790	112,677	282,822	193,018	33,432	31,827	20,396	736,768
1996	19,365	16,031	20,446	16,316	14,171	10,944	36,651	46,767	31,503	23,542	25,157	17,713	278,605
1997	16,138	17,744	20,382	18,316	12,156	21,862	21,344	118,345	46,082	67,451	30,611	37,800	428,231
1998	25,139	29,025	30,907	18,014	30,528	73,619	103,275	41,059	58,893	40,346	18,170	18,851	487,825
1999	25,440	26,625	21,214	12,442	10,346	50,306	113,800	149,847	49,778	88,151	32,486	30,250	610,686
2000	28,959	20,797	31,444	20,896	22,000	19,003	29,817	29,404	34,525	25,343	15,394	16,991	294,573
2001	16,846	14,176	15,751	19,779	21,271	25,972	47,189	32,300	36,247	25,238	15,512	22,806	293,089
2002	17,818	14,795	13,946	16,374	18,548	9,980	17,304	13,555	10,712	8,681	14,401	10,864	166,977
2003	15,419	10,477	13,740	16,300	29,003	26,199	37,954	59,919	27,294	20,093	10,437	7,686	274,521
2004	11,113	11,806	11,522	17,562	17,208	20,909	18,369	28,356	36,503	37,170	17,425	22,231	250,173
2005	16,231	16,376	12,472	12,909	13,379	41,549	46,471	64,976	23,861	29,435	13,621	24,378	315,658
2006	11,693	12,082	11,203	12,143	14,702	9,150	20,082	28,424	37,141	31,678	13,362	16,289	217,948
2007	16,554	16,483	16,594	22,937	46,396	70,300	184,359	97,271	40,948	30,906	14,303	18,724	575,774
2008	26,422	11,453	12,641	22,108	22,764	14,903	29,720	41,012	38,893	31,918	17,420	13,030	282,284
2009	20,456	15,190	17,572	14,690	14,945	32,701	49,930	129,881	45,963	18,204	13,974	16,254	389,760
2010	31,659	17,871	10,517	13,936	29,820	55,619	57,911	76,785	29,423	29,199	11,524	11,388	375,650
2011	23,936	16,066	12,270	9,999	9,454	12,823	27,746	43,349	95,607	21,538	12,334	16,390	301,512
2012	22,723	12,392	10,439	15,858	14,525	15,491	17,710	17,365	15,966	10,676	15,955	11,485	180,585
2013	14,952	14,204	14,410	12,913	14,059	12,996	21,348	27,827	26,016	19,493	90,130	29,597	297,944
2014	24,097	16,413	14,626	14,116	19,869	16,476	56,009	86,592	51,234	25,148	17,244	33,440	375,264
2015	23,762	16,891	19,292	20,057	24,537	34,763	234,499	304,442	122,038	24,777	14,047	24,186	863,291
2016	30,607	22,199	17,887	17,273	27,260	80,407	117,977	86,636	28,635	20,049	10,460	9,881	469,270
2017	14,541	17,841	15,871	13,391	13,508	14,930	44,518	46,626	33,540	27,359	13,287	15,487	270,899
2018	19,702	14,297	14,212	11,447	18,149	11,326	23,658	24,044	21,691	13,837	12,691	11,172	196,225
Average	19,703	16,163	16,185	15,758	19,144	27,997	58,150	74,559	45,504	28,613	19,588	18,730	360,093

Notes: Adjustment made for diversion at Brighton Ditch, United No. 3 and Mann Lakes

**TABLE 10**  
**WATER AVAILABLE IN-PRIORITY TO A JUNIOR SOUTH PLATTE RIVER WATER RIGHT**  
**AT TCVMD**  
(Acre-Feet)

Water Year	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	Annual Total
1993	14,593	16,534	15,777	18,068	19,248	16,989	6,612	9,705	0	0	9,746	15,474	142,745
1994	13,297	11,645	15,045	11,657	13,579	8,449	0	0	0	0	0	5,962	79,635
1995	10,822	2,446	3,084	4,740	3,670	1,379	109,042	282,822	193,018	33,432	19,096	20,396	683,947
1996	19,365	2,586	19,127	16,316	14,171	2,918	10,641	46,767	2,032	3,038	17,610	17,713	172,283
1997	16,138	17,744	20,382	18,316	12,156	20,405	21,344	118,345	20,811	67,451	30,611	37,800	401,503
1998	25,139	29,025	30,907	18,014	30,528	73,619	103,275	26,004	15,198	11,713	10,296	18,851	392,569
1999	25,440	26,625	21,214	12,442	5,006	15,092	113,800	149,847	17,663	88,151	32,486	30,250	538,017
2000	28,959	20,797	31,444	20,896	22,000	15,836	4,809	0	0	0	0	0	144,741
2001	0	8,689	15,751	19,779	21,271	25,972	30,445	15,073	4,677	0	11,893	22,806	176,356
2002	17,818	14,795	13,946	16,374	18,548	5,655	558	0	0	0	0	0	87,694
2003	0	0	0	0	0	0	0	1,997	0	0	0	0	1,997
2004	0	0	0	0	0	0	0	1,890	0	0	581	0	2,471
2005	0	0	0	0	0	1,385	0	38,985	0	0	0	2,359	42,730
2006	0	0	0	867	2,846	1,220	0	0	1,198	0	0	2,102	8,233
2007	0	3,722	5,353	5,734	0	30,463	184,359	64,847	0	0	0	0	294,478
2008	0	5,172	8,563	0	0	0	0	0	0	3,089	0	0	16,824
2009	0	4,900	0	0	0	7,630	8,053	121,222	13,344	587	3,261	16,254	175,252
2010	32,714	17,871	10,517	4,977	26,934	50,057	57,911	63,988	0	942	0	2,939	268,849
2011	0	0	11,874	9,999	4,575	0	14,320	43,349	77,103	0	6,167	16,390	183,776
2012	22,723	12,392	10,439	15,858	10,308	0	0	0	0	0	0	0	71,720
2013	0	0	0	0	3,628	0	9,641	20,407	0	0	63,091	29,597	126,363
2014	4,819	15,884	14,626	14,620	19,869	11,533	36,135	86,592	38,012	17,847	17,244	33,440	310,621
2015	23,762	16,891	19,292	20,057	24,537	23,175	234,499	304,442	118,101	0	468	24,186	809,411
2016	30,607	22,199	17,887	17,273	27,260	80,407	117,977	75,084	0	0	0	0	388,694
2017	0	4,029	13,823	10,044	5,665	0	20,105	29,530	0	0	1,329	14,488	99,011
2018	0	7,840	14,212	11,447	18,149	3,020	12,211	4,007	0	0	0	0	70,886
Average	11,008	10,069	12,049	10,288	11,690	15,200	42,144	57,881	19,275	8,702	8,611	11,962	218,877
Avg cfs	185	164	196	185	190	256	686	973	314	142	145	195	

**TABLE 11**  
**WATER AVAILABLE IN-PRIORITY TO A JUNIOR SOUTH PLATTE RIVER WATER RIGHT AT TCVMD**  
***With a Diversion Limitation of 40 cfs on the South Platte River***  
(Acre-Feet)

Water Year	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	Annual Total
1993	2,380	2,460	2,460	2,222	2,460	2,380	873	793	0	0	1,428	2,460	19,914
1994	2,380	2,460	2,460	2,222	2,460	1,349	0	0	0	0	0	1,031	14,361
1995	2,380	555	714	1,031	1,428	238	2,380	2,380	2,460	2,460	1,428	2,460	19,914
1996	2,380	397	2,301	2,301	2,460	635	714	2,380	159	317	1,666	2,460	18,169
1997	2,380	2,460	2,460	2,222	2,460	2,222	2,460	2,380	1,111	2,460	2,380	2,460	27,452
1998	2,380	2,460	2,460	2,222	2,460	2,380	2,460	1,507	635	714	1,349	2,460	23,485
1999	2,380	2,460	2,460	2,222	1,190	714	2,460	2,380	873	2,460	2,380	2,460	24,437
2000	2,380	2,460	2,460	2,301	2,460	1,984	397	0	0	0	0	0	14,440
2001	0	1,507	2,460	2,222	2,460	2,380	1,587	1,111	317	0	1,825	2,460	18,328
2002	2,380	2,460	2,460	2,222	2,460	1,349	79	0	0	0	0	0	13,408
2003	0	0	0	0	0	0	0	79	0	0	0	0	79
2004	0	0	0	0	0	0	0	159	0	0	79	0	238
2005	0	0	0	0	0	79	0	1,428	0	0	0	238	1,745
2006	0	0	0	159	476	317	0	0	79	0	0	317	1,349
2007	0	555	793	555	0	1,031	2,460	1,587	0	0	0	0	6,982
2008	0	1,111	1,666	0	0	0	0	0	0	238	0	0	3,015
2009	0	793	0	0	0	555	397	2,222	714	79	555	2,460	7,775
2010	2,460	2,460	2,460	793	2,222	2,142	2,460	1,984	0	79	0	635	17,693
2011	0	0	2,380	2,222	1,190	0	1,269	2,380	1,984	0	1,190	2,460	15,075
2012	2,380	2,460	2,460	2,301	1,745	0	0	0	0	0	0	0	11,346
2013	0	0	0	0	635	0	1,111	1,745	0	0	1,666	2,460	7,617
2014	476	2,380	2,460	2,301	2,460	1,666	1,587	2,380	1,825	1,745	2,380	2,460	24,119
2015	2,380	2,460	2,460	2,222	2,460	1,587	2,460	2,380	2,380	0	79	2,460	23,326
2016	2,380	2,460	2,460	2,301	2,460	2,380	2,460	2,063	0	0	0	0	18,962
2017	0	555	2,142	1,666	1,031	0	1,111	1,507	0	0	238	2,301	10,552
2018	0	1,349	2,460	2,222	2,460	635	1,269	397	0	0	0	0	10,790
Average	1,211	1,395	1,709	1,459	1,517	1,001	1,153	1,279	482	406	717	1,309	13,637

40 cfs = 79.34

**TABLE 12**  
**WATER AVAILABLE IN-PRIORITY TO A JUNIOR SOUTH PLATTE RIVER WATER RIGHT**  
**AT MANN LAKES RESERVOIR**  
(Acre-Feet)

Water Year	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	Annual Total
1993	15,842	17,826	17,068	19,234	20,539	19,224	7,708	10,760	0	0	10,980	16,891	156,072
1994	14,547	12,936	16,336	12,823	15,138	9,695	0	0	0	0	0	6,678	88,155
1995	12,072	2,737	3,459	5,281	4,724	1,641	111,487	285,386	197,001	37,512	20,773	21,741	703,816
1996	20,615	2,794	20,335	17,524	15,614	3,738	11,628	50,169	2,283	3,422	18,855	19,004	185,980
1997	17,387	19,036	21,674	19,482	13,551	23,076	25,282	121,287	22,477	70,144	32,654	39,091	425,141
1998	26,388	30,316	32,198	19,180	31,819	75,845	106,280	28,135	16,163	12,686	12,081	20,386	411,479
1999	26,690	27,916	22,505	13,609	6,008	15,764	116,386	152,730	19,098	91,158	34,509	32,164	558,535
2000	30,209	22,088	32,736	22,104	24,219	17,693	5,304	0	0	0	0	0	154,352
2001	0	9,480	17,042	20,946	22,717	28,632	31,867	16,303	5,122	0	13,505	24,601	190,215
2002	19,067	16,086	15,237	17,540	19,839	7,167	626	0	0	0	0	0	95,563
2003	0	0	0	0	0	0	0	2,094	0	0	0	0	2,094
2004	0	0	0	0	0	0	0	2,058	0	0	640	0	2,698
2005	0	0	0	0	0	1,458	0	40,194	0	0	0	2,523	44,175
2006	0	0	0	934	3,108	1,578	0	0	1,286	0	0	2,370	9,275
2007	0	4,014	5,769	6,026	0	31,136	186,608	66,593	0	0	0	0	300,145
2008	0	5,755	9,438	0	0	0	0	0	0	3,317	0	0	18,510
2009	0	5,316	0	0	0	8,044	8,377	122,998	14,208	651	3,738	18,093	181,426
2010	34,005	19,163	11,808	5,460	28,269	51,503	59,864	65,852	0	1,009	0	3,508	280,442
2011	0	0	13,124	11,165	5,384	0	15,454	46,283	79,673	0	7,424	18,246	196,754
2012	24,508	14,214	11,959	17,066	11,527	0	0	0	0	0	0	0	79,274
2013	0	0	0	0	4,207	0	10,738	22,379	0	0	65,518	32,240	135,081
2014	5,086	17,569	16,705	15,946	21,281	13,464	38,035	89,722	40,567	19,732	19,444	35,477	333,028
2015	25,185	18,673	21,170	21,515	25,901	24,712	236,576	306,649	120,346	0	537	26,430	827,693
2016	32,502	23,860	19,297	18,593	28,691	82,085	119,704	77,166	0	0	0	0	401,898
2017	0	4,343	16,887	11,709	6,435	0	21,225	31,297	0	0	1,594	16,831	110,320
2018	0	8,548	15,808	12,446	19,747	3,582	13,628	4,422	0	0	0	0	78,182
Average	11,696	10,872	13,098	11,099	12,643	16,155	43,338	59,326	19,932	9,217	9,317	12,934	229,627
Avg cfs	197	177	213	200	206	272	705	997	324	150	157	210	

**TABLE 13**  
**WATER AVAILABLE IN-PRIORITY TO A JUNIOR SOUTH PLATTE RIVER WATER RIGHT AT MANN LAKES**  
*With a Diversion Limitation of 21 cfs on the South Platte River*  
(Acre-Feet)

Water Year	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	Annual Total
1993	1,250	1,291	1,291	1,166	1,291	1,250	1,291	1,250	0	0	1,250	1,291	12,621
1994	1,250	1,291	1,291	1,166	1,291	1,250	0	0	0	0	0	1,291	8,831
1995	1,250	1,291	1,291	1,166	1,291	1,250	1,291	1,250	1,291	1,291	1,250	1,291	15,204
1996	1,250	1,291	1,291	1,208	1,291	1,250	1,291	1,250	1,291	1,291	1,250	1,291	15,245
1997	1,250	1,291	1,291	1,166	1,291	1,250	1,291	1,250	1,291	1,291	1,250	1,291	15,204
1998	1,250	1,291	1,291	1,166	1,291	1,250	1,291	1,250	1,291	1,291	1,250	1,291	15,204
1999	1,250	1,291	1,291	1,166	1,291	1,250	1,291	1,250	1,291	1,291	1,250	1,291	15,204
2000	1,250	1,291	1,291	1,208	1,291	1,250	1,291	0	0	0	0	0	8,872
2001	0	1,291	1,291	1,166	1,291	1,250	1,291	1,250	1,291	0	1,250	1,291	12,663
2002	1,250	1,291	1,291	1,166	1,291	1,250	626	0	0	0	0	0	8,165
2003	0	0	0	0	0	0	0	1,250	0	0	0	0	1,250
2004	0	0	0	0	0	0	0	1,250	0	0	640	0	1,890
2005	0	0	0	0	0	1,250	0	1,250	0	0	0	1,291	3,790
2006	0	0	0	934	1,291	1,250	0	0	1,286	0	0	1,291	6,052
2007	0	1,291	1,291	1,166	0	1,250	1,291	1,250	0	0	0	0	7,539
2008	0	1,291	1,291	0	0	0	0	0	0	1,291	0	0	3,874
2009	0	1,291	0	0	0	1,250	1,291	1,250	1,291	651	1,250	1,291	9,565
2010	1,250	1,291	1,291	1,166	1,291	1,250	1,291	1,250	0	1,009	0	1,291	12,381
2011	0	0	1,291	1,166	1,291	0	1,291	1,250	1,291	0	1,250	1,291	10,122
2012	1,250	1,291	1,291	1,208	1,291	0	0	0	0	0	0	0	6,331
2013	0	0	0	0	1,291	0	1,291	1,250	0	0	1,250	1,291	6,373
2014	1,250	1,291	1,291	1,166	1,291	1,250	1,291	1,250	1,291	1,291	1,250	1,291	15,204
2015	1,250	1,291	1,291	1,166	1,291	1,250	1,291	1,250	1,291	0	537	1,291	13,200
2016	1,250	1,291	1,291	1,208	1,291	1,250	1,291	1,250	0	0	0	0	10,122
2017	0	1,291	1,291	1,166	1,291	0	1,291	1,250	0	0	1,250	1,291	10,122
2018	0	1,291	1,291	1,166	1,291	1,250	1,291	1,250	0	0	0	0	8,831
Average	673	993	993	895	993	913	918	961	546	411	622	844	9,764
Minimum	0	0	0	0	0	0	0	0	0	0	0	0	1,250
Maximum	1,250	1,291	1,291	1,208	1,291	1,250	1,291	1,250	1,291	1,291	1,250	1,291	15,245

21 cfs = 41.65 af/day

**TABLE 14**  
**TCVMD DEMANDS**

Water Year	(Acre-Feet)												Annual Total
	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	
1993	67	67	67	67	67	67	67	67	67	67	67	67	803
1994	67	67	67	67	67	67	67	67	67	67	67	67	803
1995	67	67	67	67	67	67	67	67	67	67	67	67	803
1996	67	67	67	67	67	67	67	67	67	67	67	67	803
1997	67	67	67	67	67	67	67	67	67	67	67	67	803
1998	67	67	67	67	67	67	67	67	67	67	67	67	803
1999	67	67	67	67	67	67	67	67	67	67	67	67	803
2000	67	67	67	67	67	67	67	67	67	67	67	67	803
2001	67	67	67	67	67	67	67	67	67	67	67	67	803
2002	67	67	67	67	67	67	67	67	67	67	67	67	803
2003	67	67	67	67	67	67	67	67	67	67	67	67	803
2004	67	67	67	67	67	67	67	67	67	67	67	67	803
2005	67	67	67	67	67	67	67	67	67	67	67	67	803
2006	67	67	67	67	67	67	67	67	67	67	67	67	803
2007	67	67	67	67	67	67	67	67	67	67	67	67	803
2008	67	67	67	67	67	67	67	67	67	67	67	67	803
2009	67	67	67	67	67	67	67	67	67	67	67	67	803
2010	67	67	67	67	67	67	67	67	67	67	67	67	803
2011	67	67	67	67	67	67	67	67	67	67	67	67	803
2012	67	67	67	67	67	67	67	67	67	67	67	67	803
2013	67	67	67	67	67	67	67	67	67	67	67	67	803
2014	67	67	67	67	67	67	67	67	67	67	67	67	803
2015	67	67	67	67	67	67	67	67	67	67	67	67	803
2016	67	67	67	67	67	67	67	67	67	67	67	67	803
2017	67	67	67	67	67	67	67	67	67	67	67	67	803
2018	67	67	67	67	67	67	67	67	67	67	67	67	803
Average	67	67	67	67	67	67	67	67	67	67	67	67	803



**TABLE 15**  
**TCVMD ESTIMATED RESERVOIR EVAPORATION**  
**Conservative Analysis - Assumed Storage Full**  
(Acre-Feet)

Water Year	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	Annual Total
1993	7	5	5	6	9	13	19	26	27	22	18	12	168
1994	7	5	5	6	9	13	19	26	27	22	18	12	168
1995	7	5	5	6	9	13	19	26	27	22	18	12	168
1996	7	5	5	6	9	13	19	26	27	22	18	12	168
1997	7	5	5	6	9	13	19	26	27	22	18	12	168
1998	7	5	5	6	9	13	19	26	27	22	18	12	168
1999	7	5	5	6	9	13	19	26	27	22	18	12	168
2000	7	5	5	6	9	13	19	26	27	22	18	12	168
2001	7	5	5	6	9	13	19	26	27	22	18	12	168
2002	7	5	5	6	9	13	19	26	27	22	18	12	168
2003	7	5	5	6	9	13	19	26	27	22	18	12	168
2004	7	5	5	6	9	13	19	26	27	22	18	12	168
2005	7	5	5	6	9	13	19	26	27	22	18	12	168
2006	7	5	5	6	9	13	19	26	27	22	18	12	168
2007	7	5	5	6	9	13	19	26	27	22	18	12	168
2008	7	5	5	6	9	13	19	26	27	22	18	12	168
2009	7	5	5	6	9	13	19	26	27	22	18	12	168
2010	7	5	5	6	9	13	19	26	27	22	18	12	168
2011	7	5	5	6	9	13	19	26	27	22	18	12	168
2012	7	5	5	6	9	13	19	26	27	22	18	12	168
2013	7	5	5	6	9	13	19	26	27	22	18	12	168
2014	7	5	5	6	9	13	19	26	27	22	18	12	168
2015	7	5	5	6	9	13	19	26	27	22	18	12	168
2016	7	5	5	6	9	13	19	26	27	22	18	12	168
2017	7	5	5	6	9	13	19	26	27	22	18	12	168
2018	7	5	5	6	9	13	19	26	27	22	18	12	168
Average	7	5	5	6	9	13	19	26	27	22	18	12	168

Notes: Smith and Signal 2 included in study.  
Conservative estimate of evaporation - assumed full year-round

**TABLE 16**  
**MANN LAKES ESTIMATED RESERVOIR EVAPORATION**  
*Conservative Analysis - Assumed Storage Full*  
(Acre-Feet)

Water Year	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	Annual Total
1993	14	10	10	12	19	31	42	51	52	47	35	24	349
1994	14	10	10	12	19	31	42	51	52	47	35	24	349
1995	14	10	10	12	19	31	42	51	52	47	35	24	349
1996	14	10	10	12	19	31	42	51	52	47	35	24	349
1997	14	10	10	12	19	31	42	51	52	47	35	24	349
1998	14	10	10	12	19	31	42	51	52	47	35	24	349
1999	14	10	10	12	19	31	42	51	52	47	35	24	349
2000	14	10	10	12	19	31	42	51	52	47	35	24	349
2001	14	10	10	12	19	31	42	51	52	47	35	24	349
2002	14	10	10	12	19	31	42	51	52	47	35	24	349
2003	14	10	10	12	19	31	42	51	52	47	35	24	349
2004	14	10	10	12	19	31	42	51	52	47	35	24	349
2005	14	10	10	12	19	31	42	51	52	47	35	24	349
2006	14	10	10	12	19	31	42	51	52	47	35	24	349
2007	14	10	10	12	19	31	42	51	52	47	35	24	349
2008	14	10	10	12	19	31	42	51	52	47	35	24	349
2009	14	10	10	12	19	31	42	51	52	47	35	24	349
2010	14	10	10	12	19	31	42	51	52	47	35	24	349
2011	14	10	10	12	19	31	42	51	52	47	35	24	349
2012	14	10	10	12	19	31	42	51	52	47	35	24	349
2013	14	10	10	12	19	31	42	51	52	47	35	24	349
2014	14	10	10	12	19	31	42	51	52	47	35	24	349
2015	14	10	10	12	19	31	42	51	52	47	35	24	349
2016	14	10	10	12	19	31	42	51	52	47	35	24	349
2017	14	10	10	12	19	31	42	51	52	47	35	24	349
2018	14	10	10	12	19	31	42	51	52	47	35	24	349
Average	14	10	10	12	19	31	42	51	52	47	35	24	349

Notes: TCVMD portion of total included (160 acres x 58.15% = 93 acres)  
Conservative estimate of evaporation - assumed full year-round

**TABLE 17**  
**WATER AVAILABLE IN STORAGE AFTER DEMANDS ARE MET**  
**LIMITED TO 460 af WITHIN DISTRICT**  
(Acre-Feet)

Water Year	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT
1993	460	460	460	460	460	460	460	460	367	278	460	460
1994	460	460	460	460	460	460	374	281	187	98	14	460
1995	460	460	460	460	460	460	460	460	460	460	460	460
1996	460	460	460	460	460	460	460	460	460	460	460	460
1997	460	460	460	460	460	460	460	460	460	460	460	460
1998	460	460	460	460	460	460	460	460	460	460	460	460
1999	460	460	460	460	460	460	460	460	460	460	460	460
2000	460	460	460	460	460	460	460	367	274	185	100	22
2001	0	460	460	460	460	460	460	460	460	371	460	460
2002	460	460	460	460	460	460	453	360	267	178	93	15
2003	0	0	0	0	0	0	0	0	0	0	0	0
2004	0	0	0	0	0	0	0	66	0	0	0	0
2005	0	0	0	0	0	0	0	460	367	278	193	352
2006	278	206	134	220	460	460	374	281	267	178	93	332
2007	258	460	460	460	385	460	460	460	367	278	193	114
2008	40	460	460	387	312	232	145	52	0	149	64	0
2009	0	460	388	315	240	460	460	460	460	450	460	460
2010	460	460	460	460	460	460	460	460	367	357	272	460
2011	386	314	460	460	460	380	460	460	460	371	460	460
2012	460	460	460	460	460	380	294	201	107	18	0	0
2013	0	0	0	0	460	380	460	460	367	278	460	460
2014	460	460	460	460	460	460	460	460	460	460	460	460
2015	460	460	460	460	460	460	460	460	460	371	366	460
2016	460	460	460	460	460	460	460	460	367	278	193	114
2017	40	460	460	460	460	380	460	460	367	278	431	460
2018	386	460	460	460	460	460	460	460	367	278	193	114
Average	301	374	374	372	390	386	382	380	332	286	279	306

**TABLE 18**  
**DEMANDS MET WITH TCVMD STORAGE**

Water Year	(Acre-Feet)												Annual Total
	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	
1993	67	67	67	67	67	67	67	67	67	67	67	67	803
1994	67	67	67	67	67	67	67	67	67	67	67	67	803
1995	67	67	67	67	67	67	67	67	67	67	67	67	803
1996	67	67	67	67	67	67	67	67	67	67	67	67	803
1997	67	67	67	67	67	67	67	67	67	67	67	67	803
1998	67	67	67	67	67	67	67	67	67	67	67	67	803
1999	67	67	67	67	67	67	67	67	67	67	67	67	803
2000	67	67	67	67	67	67	67	67	67	67	67	67	803
2001	22	67	67	67	67	67	67	67	67	67	67	67	758
2002	67	67	67	67	67	67	67	67	67	67	67	67	803
2003	15	0	0	0	0	0	0	67	0	0	0	0	81
2004	0	0	0	0	0	0	0	67	66	0	67	0	200
2005	0	0	0	0	0	67	0	67	67	67	67	67	402
2006	67	67	67	67	67	67	67	67	67	67	67	67	803
2007	67	67	67	67	67	67	67	67	67	67	67	67	803
2008	67	67	67	67	67	67	67	67	52	67	67	64	786
2009	0	67	67	67	67	67	67	67	67	67	67	67	736
2010	67	67	67	67	67	67	67	67	67	67	67	67	803
2011	67	67	67	67	67	67	67	67	67	67	67	67	803
2012	67	67	67	67	67	67	67	67	67	67	18	0	688
2013	0	0	0	0	67	67	67	67	67	67	67	67	535
2014	67	67	67	67	67	67	67	67	67	67	67	67	803
2015	67	67	67	67	67	67	67	67	67	67	67	67	803
2016	67	67	67	67	67	67	67	67	67	67	67	67	803
2017	67	67	67	67	67	67	67	67	67	67	67	67	803
2018	67	67	67	67	67	67	67	67	67	67	67	67	803
Average	53	57	57	57	59	62	59	67	64	62	62	59	717

**TABLE 19**  
**WATER AVAILABLE IN STORAGE AFTER DEMANDS ARE MET**  
**LIMITED TO 1,789 af AT MANN LAKES**  
(Acre-Feet)

Water Year	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT
1993	1,236	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,737	1,690	1,789	1,789
1994	1,789	1,789	1,789	1,789	1,789	1,789	1,747	1,697	1,644	1,597	1,562	1,789
1995	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789
1996	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789
1997	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789
1998	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789
1999	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789
2000	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,738	1,686	1,639	1,604	1,580
2001	1,520	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,742	1,789	1,789
2002	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,738	1,686	1,639	1,604	1,580
2003	1,513	1,436	1,359	1,280	1,193	1,095	986	1,789	1,670	1,556	1,454	1,363
2004	1,282	1,204	1,127	1,048	962	864	755	1,789	1,736	1,622	1,789	1,698
2005	1,617	1,539	1,462	1,383	1,297	1,789	1,680	1,789	1,737	1,690	1,655	1,789
2006	1,775	1,765	1,754	1,789	1,789	1,789	1,747	1,697	1,789	1,742	1,707	1,789
2007	1,775	1,789	1,789	1,789	1,770	1,789	1,789	1,789	1,737	1,690	1,655	1,630
2008	1,616	1,789	1,789	1,777	1,758	1,726	1,684	1,634	1,567	1,789	1,754	1,727
2009	1,646	1,789	1,779	1,766	1,747	1,789	1,789	1,789	1,789	1,789	1,789	1,789
2010	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,737	1,789	1,754	1,789
2011	1,775	1,765	1,789	1,789	1,789	1,758	1,789	1,789	1,789	1,742	1,789	1,789
2012	1,789	1,789	1,789	1,789	1,789	1,758	1,716	1,665	1,613	1,566	1,482	1,391
2013	1,310	1,233	1,156	1,076	1,789	1,758	1,789	1,789	1,737	1,690	1,789	1,789
2014	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789
2015	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,742	1,789	1,789
2016	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,737	1,690	1,655	1,630
2017	1,616	1,789	1,789	1,789	1,789	1,758	1,789	1,789	1,737	1,690	1,789	1,789
2018	1,775	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,737	1,690	1,655	1,630
Average	1,681	1,720	1,708	1,697	1,712	1,719	1,704	1,767	1,737	1,712	1,715	1,717

**TABLE 20**  
**TOTAL DEMANDS MET**

Water Year	(Acre-Feet)												Annual Total
	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	
1993	67	67	67	67	67	67	67	67	67	67	67	67	803
1994	67	67	67	67	67	67	67	67	67	67	67	67	803
1995	67	67	67	67	67	67	67	67	67	67	67	67	803
1996	67	67	67	67	67	67	67	67	67	67	67	67	803
1997	67	67	67	67	67	67	67	67	67	67	67	67	803
1998	67	67	67	67	67	67	67	67	67	67	67	67	803
1999	67	67	67	67	67	67	67	67	67	67	67	67	803
2000	67	67	67	67	67	67	67	67	67	67	67	67	803
2001	67	67	67	67	67	67	67	67	67	67	67	67	803
2002	67	67	67	67	67	67	67	67	67	67	67	67	803
2003	67	67	67	67	67	67	67	67	67	67	67	67	803
2004	67	67	67	67	67	67	67	67	67	67	67	67	803
2005	67	67	67	67	67	67	67	67	67	67	67	67	803
2006	67	67	67	67	67	67	67	67	67	67	67	67	803
2007	67	67	67	67	67	67	67	67	67	67	67	67	803
2008	67	67	67	67	67	67	67	67	67	67	67	67	803
2009	67	67	67	67	67	67	67	67	67	67	67	67	803
2010	67	67	67	67	67	67	67	67	67	67	67	67	803
2011	67	67	67	67	67	67	67	67	67	67	67	67	803
2012	67	67	67	67	67	67	67	67	67	67	67	67	803
2013	67	67	67	67	67	67	67	67	67	67	67	67	803
2014	67	67	67	67	67	67	67	67	67	67	67	67	803
2015	67	67	67	67	67	67	67	67	67	67	67	67	803
2016	67	67	67	67	67	67	67	67	67	67	67	67	803
2017	67	67	67	67	67	67	67	67	67	67	67	67	803
2018	67	67	67	67	67	67	67	67	67	67	67	67	803
Average	67	67	67	67	67	67	67	67	67	67	67	67	803

**TABLE 21**  
**WATER AVAILABLE IN-PRIORITY TO A JUNIOR SOUTH PLATTE RIVER WATER RIGHT AT TCVMD**  
***With a Diversion Limitation of 40 cfs on the South Platte River***  
(Acre-Feet)

Water Year	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	Annual Total
1993	2,380	2,460	2,460	2,222	2,460	2,380	873	793	0	0	1,428	2,460	19,914
1994	2,380	2,460	2,460	2,222	2,460	1,349	0	0	0	0	0	1,031	14,361
1995	2,380	555	714	1,031	1,428	238	2,380	2,380	2,460	2,460	1,428	2,460	19,914
1996	2,380	397	2,301	2,301	2,460	635	714	2,380	159	317	1,666	2,460	18,169
1997	2,380	2,460	2,460	2,222	2,460	2,222	2,460	2,380	1,111	2,460	2,380	2,460	27,452
1998	2,380	2,460	2,460	2,222	2,460	2,380	2,460	1,507	635	714	1,349	2,460	23,485
1999	2,380	2,460	2,460	2,222	1,190	714	2,460	2,380	873	2,460	2,380	2,460	24,437
2000	2,380	2,460	2,460	2,301	2,460	1,984	397	0	0	0	0	0	14,440
2001	0	1,507	2,460	2,222	2,460	2,380	1,587	1,111	317	0	1,825	2,460	18,328
2002	2,380	2,460	2,460	2,222	2,460	1,349	79	0	0	0	0	0	13,408
2003	0	0	0	0	0	0	0	0	0	0	0	0	0
2004	0	0	0	0	0	0	0	0	0	0	0	0	0
2005	0	0	0	0	0	0	0	0	0	0	0	0	0
2006	0	0	0	159	476	317	0	0	79	0	0	317	1,349
2007	0	555	793	555	0	1,031	2,460	1,587	0	0	0	0	6,982
2008	0	1,111	1,666	0	0	0	0	0	0	238	0	0	3,015
2009	0	793	0	0	0	555	397	2,222	714	79	555	2,460	7,775
2010	2,460	2,460	2,460	793	2,222	2,142	2,460	1,984	0	79	0	635	17,693
2011	0	0	2,380	2,222	1,190	0	1,269	2,380	1,984	0	1,190	2,460	15,075
2012	2,380	2,460	2,460	2,301	1,745	0	0	0	0	0	0	0	11,346
2013	0	0	0	0	635	0	1,111	1,745	0	0	1,666	2,460	7,617
2014	476	2,380	2,460	2,301	2,460	1,666	1,587	2,380	1,825	1,745	2,380	2,460	24,119
2015	2,380	2,460	2,460	2,222	2,460	1,587	2,460	2,380	2,380	0	79	2,460	23,326
2016	2,380	2,460	2,460	2,301	2,460	2,380	2,460	2,063	0	0	0	0	18,962
2017	0	555	2,142	1,666	1,031	0	1,111	1,507	0	0	238	2,301	10,552
2018	0	1,349	2,460	2,222	2,460	635	1,269	397	0	0	0	0	10,790
Average	1,211	1,395	1,709	1,459	1,517	998	1,153	1,215	482	406	714	1,300	13,558

40 cfs = 79.34

**TABLE 22**  
**WATER AVAILABLE IN-PRIORITY TO A JUNIOR SOUTH PLATTE RIVER WATER RIGHT AT MANN LAKES**  
*With a Diversion Limitation of 21 cfs on the South Platte River*  
(Acre-Feet)

Water Year	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	Annual Total
1993	1,250	1,291	1,291	1,166	1,291	1,250	1,291	1,250	0	0	1,250	1,291	12,621
1994	1,250	1,291	1,291	1,166	1,291	1,250	0	0	0	0	0	1,291	8,831
1995	1,250	1,291	1,291	1,166	1,291	1,250	1,291	1,250	1,291	1,291	1,250	1,291	15,204
1996	1,250	1,291	1,291	1,208	1,291	1,250	1,291	1,250	1,291	1,291	1,250	1,291	15,245
1997	1,250	1,291	1,291	1,166	1,291	1,250	1,291	1,250	1,291	1,291	1,250	1,291	15,204
1998	1,250	1,291	1,291	1,166	1,291	1,250	1,291	1,250	1,291	1,291	1,250	1,291	15,204
1999	1,250	1,291	1,291	1,166	1,291	1,250	1,291	1,250	1,291	1,291	1,250	1,291	15,204
2000	1,250	1,291	1,291	1,208	1,291	1,250	1,291	0	0	0	0	0	8,872
2001	0	1,291	1,291	1,166	1,291	1,250	1,291	1,250	1,291	0	1,250	1,291	12,663
2002	1,250	1,291	1,291	1,166	1,291	1,250	626	0	0	0	0	0	8,165
2003	0	0	0	0	0	0	0	0	0	0	0	0	0
2004	0	0	0	0	0	0	0	0	0	0	0	0	0
2005	0	0	0	0	0	0	0	0	0	0	0	0	0
2006	0	0	0	934	1,291	1,250	0	0	1,286	0	0	1,291	6,052
2007	0	1,291	1,291	1,166	0	1,250	1,291	1,250	0	0	0	0	7,539
2008	0	1,291	1,291	0	0	0	0	0	0	1,291	0	0	3,874
2009	0	1,291	0	0	0	1,250	1,291	1,250	1,291	651	1,250	1,291	9,565
2010	1,250	1,291	1,291	1,166	1,291	1,250	1,291	1,250	0	1,009	0	1,291	12,381
2011	0	0	1,291	1,166	1,291	0	1,291	1,250	1,291	0	1,250	1,291	10,122
2012	1,250	1,291	1,291	1,208	1,291	0	0	0	0	0	0	0	6,331
2013	0	0	0	0	1,291	0	1,291	1,250	0	0	1,250	1,291	6,373
2014	1,250	1,291	1,291	1,166	1,291	1,250	1,291	1,250	1,291	1,291	1,250	1,291	15,204
2015	1,250	1,291	1,291	1,166	1,291	1,250	1,291	1,250	1,291	0	537	1,291	13,200
2016	1,250	1,291	1,291	1,208	1,291	1,250	1,291	1,250	0	0	0	0	10,122
2017	0	1,291	1,291	1,166	1,291	0	1,291	1,250	0	0	1,250	1,291	10,122
2018	0	1,291	1,291	1,166	1,291	1,250	1,291	1,250	0	0	0	0	8,831
Average	673	993	993	895	993	865	918	817	546	411	597	795	9,497
Minimum	0	0	0	0	0	0	0	0	0	0	0	0	0
Maximum	1,250	1,291	1,291	1,208	1,291	1,250	1,291	1,250	1,291	1,291	1,250	1,291	15,245

21 cfs = 41.65 af/day



**TABLE 23**  
**WATER AVAILABLE IN STORAGE AFTER DEMANDS ARE MET**  
**LIMITED TO 460 af**  
(Acre-Feet)

Water Year	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	Annual Total
1993	460	460	460	460	460	460	460	460	367	278	460	460	5,244
1994	460	460	460	460	460	460	374	281	187	98	14	460	4,174
1995	460	460	460	460	460	460	460	460	460	460	460	460	5,520
1996	460	460	460	460	460	460	460	460	460	460	460	460	5,520
1997	460	460	460	460	460	460	460	460	460	460	460	460	5,520
1998	460	460	460	460	460	460	460	460	460	460	460	460	5,520
1999	460	460	460	460	460	460	460	460	460	460	460	460	5,520
2000	460	460	460	460	460	460	460	367	274	185	100	22	4,167
2001	0	460	460	460	460	460	460	460	460	371	460	460	4,971
2002	460	460	460	460	460	460	453	360	267	178	93	15	4,126
2003	0	0	0	0	0	0	0	0	0	0	0	0	0
2004	0	0	0	0	0	0	0	0	0	0	0	0	0
2005	0	0	0	0	0	0	0	0	0	0	0	0	0
2006	0	0	0	86	460	460	374	281	267	178	93	332	2,530
2007	258	460	460	460	385	460	460	460	367	278	193	114	4,354
2008	40	460	460	387	312	232	145	52	0	149	64	0	2,302
2009	0	460	388	315	240	460	460	460	460	450	460	460	4,613
2010	460	460	460	460	460	460	460	460	367	357	272	460	5,136
2011	386	314	460	460	460	380	460	460	460	371	460	460	5,131
2012	460	460	460	460	460	380	294	201	107	18	0	0	3,301
2013	0	0	0	0	460	380	460	460	367	278	460	460	3,324
2014	460	460	460	460	460	460	460	460	460	460	460	460	5,520
2015	460	460	460	460	460	460	460	460	460	371	366	460	5,337
2016	460	460	460	460	460	460	460	460	367	278	193	114	4,631
2017	40	460	460	460	460	380	460	460	367	278	431	460	4,715
2018	386	460	460	460	460	460	460	460	367	278	193	114	4,557
Average	290	366	369	366	390	386	382	360	318	275	272	293	4,067

**TABLE 24**  
**WATER AVAILABLE IN STORAGE AFTER DEMANDS ARE MET**  
**LIMITED TO 1,789 af**  
(Acre-Feet)

Water Year	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	Annual Total
1993	1,236	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,737	1,690	1,789	1,789	20,763
1994	1,789	1,789	1,789	1,789	1,789	1,789	1,747	1,697	1,644	1,597	1,562	1,789	20,771
1995	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	21,468
1996	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	21,468
1997	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	21,468
1998	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	21,468
1999	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	21,468
2000	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,738	1,686	1,639	1,604	1,580	20,771
2001	1,520	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,742	1,789	1,789	21,152
2002	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,738	1,686	1,639	1,604	1,580	20,771
2003	1,513	1,436	1,359	1,280	1,193	1,095	986	869	750	636	534	443	12,094
2004	362	284	207	128	42	0	0	0	0	0	0	0	1,022
2005	0	0	0	0	0	0	0	0	0	0	0	0	0
2006	0	0	0	922	1,789	1,789	1,747	1,697	1,789	1,742	1,707	1,789	14,971
2007	1,775	1,789	1,789	1,789	1,770	1,789	1,789	1,789	1,737	1,690	1,655	1,630	20,990
2008	1,616	1,789	1,789	1,777	1,758	1,726	1,684	1,634	1,567	1,789	1,754	1,727	20,611
2009	1,646	1,789	1,779	1,766	1,747	1,789	1,789	1,789	1,789	1,789	1,789	1,789	21,250
2010	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,737	1,789	1,754	1,789	21,381
2011	1,775	1,765	1,789	1,789	1,789	1,758	1,789	1,789	1,789	1,742	1,789	1,789	21,351
2012	1,789	1,789	1,789	1,789	1,789	1,758	1,716	1,665	1,613	1,566	1,482	1,391	20,136
2013	1,310	1,233	1,156	1,076	1,789	1,758	1,789	1,789	1,737	1,690	1,789	1,789	18,904
2014	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	21,468
2015	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,742	1,789	1,789	21,421
2016	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,737	1,690	1,655	1,630	21,023
2017	1,616	1,789	1,789	1,789	1,789	1,758	1,789	1,789	1,737	1,690	1,789	1,789	21,112
2018	1,775	1,789	1,789	1,789	1,789	1,789	1,789	1,789	1,737	1,690	1,655	1,630	21,009
Average	1,515	1,558	1,549	1,575	1,627	1,617	1,610	1,594	1,569	1,549	1,547	1,548	18,858

**TABLE 25  
TOTAL DEMANDS MET**

Water Year	(Acre-Feet)												Annual Total
	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	
1993	67	67	67	67	67	67	67	67	67	67	67	67	803
1994	67	67	67	67	67	67	67	67	67	67	67	67	803
1995	67	67	67	67	67	67	67	67	67	67	67	67	803
1996	67	67	67	67	67	67	67	67	67	67	67	67	803
1997	67	67	67	67	67	67	67	67	67	67	67	67	803
1998	67	67	67	67	67	67	67	67	67	67	67	67	803
1999	67	67	67	67	67	67	67	67	67	67	67	67	803
2000	67	67	67	67	67	67	67	67	67	67	67	67	803
2001	67	67	67	67	67	67	67	67	67	67	67	67	803
2002	67	67	67	67	67	67	67	67	67	67	67	67	803
2003	67	67	67	67	67	67	67	67	67	67	67	67	803
2004	67	67	67	67	67	42	0	0	0	0	0	0	376
2005	0	0	0	0	0	0	0	0	0	0	0	0	0
2006	0	0	0	67	67	67	67	67	67	67	67	67	602
2007	67	67	67	67	67	67	67	67	67	67	67	67	803
2008	67	67	67	67	67	67	67	67	67	67	67	67	803
2009	67	67	67	67	67	67	67	67	67	67	67	67	803
2010	67	67	67	67	67	67	67	67	67	67	67	67	803
2011	67	67	67	67	67	67	67	67	67	67	67	67	803
2012	67	67	67	67	67	67	67	67	67	67	67	67	803
2013	67	67	67	67	67	67	67	67	67	67	67	67	803
2014	67	67	67	67	67	67	67	67	67	67	67	67	803
2015	67	67	67	67	67	67	67	67	67	67	67	67	803
2016	67	67	67	67	67	67	67	67	67	67	67	67	803
2017	67	67	67	67	67	67	67	67	67	67	67	67	803
2018	67	67	67	67	67	67	67	67	67	67	67	67	803
Average	62	62	62	64	64	63	62	62	62	62	62	62	748

**From:** [JR Osborne](#)  
**To:** [Libby Tart](#)  
**Subject:** Shook Water Report  
**Date:** Thursday, December 12, 2019 9:38:03 AM  
**Attachments:** [WSP Summary Adams County.pdf](#)

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

Good Morning Libby,

Here is the letter from the Water District engineer. It gives an overview of the districts position and that the district is working with DWR on final report.

Please let me know if you have any questions. A district rep will be in attendance to answer any questions as well.

Thanks!

J.R.

## ***MEMORANDUM***

**TO:** Todd Creek Village Metropolitan District (District)  
**FROM:** Gina Burke  
**DATE:** December 12, 2019  
**SUBJECT:** TCVMD Water Supply Plan  
**JOB NO:** 814.1

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The purpose of this Memorandum is to provide Adams County with a summary of the water resources that are legally available to the District to meet current and future water demands for existing and committed development within the District's approved Service Area. This information will be incorporated into an updated Water Supply Plan that is being completed by our office as the District's water consultant. The updated Water Supply Plan is being provided in response to the letter from Joanna Williams of the Division of Water Resources (DWR) dated December 5, 2019. The outline below is a summary of the District's current and future approved demands and the water supplies they have available to meet those demands based on the analysis being incorporated into the updated Water Supply Plan:

- Based on our review of the referenced letter from DWR there appears to be some confusion regarding the District's current and future demands for water and the water resources the District has to meet those demands. Specifically, DWR has given no consideration for the Junior Water rights that have been decreed under Water Court Case Nos. 13CW3181 and 16CW3019. The details under these decrees are referenced below.

Based on our analysis, the current potable demands of the District are approximately 587 acre-feet per year (af/yr) as shown on the attached Table (provided to DWR). The future platted potable demands are estimated at 151 af/yr for a total of approximately 738 af/yr. When the current potable demands for platted commercial are added (4.80 af/yr), the total potable demands within the District at current platted build-out are approximately 743 af/yr.

- The 24 lots in the Adams County application (Promontory) will add approximately 7.2 af/yr to the current committed potable demands of the District.
- District Water Rights Summary

**Decreed Laramie-Fox Hills ground water - 843 af/yr**

**Consolidated Mutual - 500 af/yr (approx. 466 af/yr after transit losses)**

**Old Brantner - 130 af/yr**

**Total Senior Water Rights – 1,473 af/yr**

**Case No. 13CW3181** – Decreed Limitation of 6,202 af/yr (10-year average). A total of 1,198 acre-feet of storage was also decreed utilizing the reservoirs within the District's Service Area. The District is currently using about 564 acre-feet of storage and has the remaining amount under development.

*The District was able to divert the following amounts under Case No. 13CW3181 since the decree was finalized:*

2017 331 acre-feet (partial year/started diversions in June)  
2018 1,618 acre-feet  
2019 2,151 acre-feet

**Case No. 16CW3019** – Decreed limitation of 7,482 af/yr. A total of 3,741 acre-feet of storage is decreed to Mann Lakes.

*The Mann Lakes reservoirs are legally available for use and in 2019 the District diverted approximately 1,656 acre-feet into the reservoir complex.*

**Total Decreed Junior Water Rights** – 13,684 af/yr

**Case No. 19CW3061** – Pending case which requests an additional fill in Mann Lakes of 3,741 af/yr for a total of 11,223 af/yr and enlargements to two of the District's reservoirs, Signal 1 and Signal 2, which will add 2,095 acre-feet of additional storage bringing the total to 3,293 acre-feet.

- In my conversations with Joanna Williams regarding the letter referenced above, she explained that it is DWR's policy to not give credit to junior water rights without a proven firm yield analysis. She requested that the District compile a conservative firm yield analysis of its junior water rights for DWR's review. This is the study we are currently finalizing which will incorporate the water resources summarized above.
- Finally, the volumetric limits discussed above for both of the decreed Water Court cases were based on historic data and were approved by all objectors and the State and Division Engineers.

**TABLE 4  
TODD CREEK VILLAGE METROPOLITAN DISTRICT  
ESTIMATED CURRENT & FUTURE DEMANDS**

	Total units	Currently Served Units	Future Units	Potable af/yr/unit	Current af/yr	Future af/yr	Total Potable af/yr		units	Irrigation af/yr/unit	Current af/yr	Future af/yr	Total Irrigation af/yr	Total Demands af/yr
Development (Platted)														
TCF 1	54	54	0	0.27	14.53	0.00	14.53	54	0.34	18.36	0.00	18.36	32.89	
TCF 2	57	57	0	0.27	15.33	0.00	15.33	57	0.34	19.38	0.00	19.38	34.71	
TCF 3	62	62	0	0.27	16.68	0.00	16.68	62	0.34	21.08	0.00	21.08	37.76	
TCF 4	139	139	0	0.27	37.39	0.00	37.39	139	0.34	47.26	0.00	47.26	84.65	
Foxridge	58	58	0	0.27	15.60	0.00	15.60	58	0.34	19.72	0.00	19.72	35.32	
TCF 5	160	152	8	0.27	40.89	2.15	43.04	160	0.34	51.68	2.72	54.40	97.44	
ES 1	185	180	5	0.27	48.42	1.35	49.77	185	0.34	61.20	1.70	62.90	112.67	
Wheatlands	71	71	0	0.27	19.10	0.00	19.10	71	0.34	24.14	0.00	24.14	43.24	
TCM 1	78	71	7	0.27	19.10	1.88	20.98	78	0.34	24.14	2.38	26.52	47.50	
Silver Springs	52	52	0	0.27	13.99	0.00	13.99	52	0.34	17.68	0.00	17.68	31.67	
Hawk Ridge	47	42	5	0.27	11.30	1.35	12.64	47	0.34	14.28	1.70	15.98	28.62	
ESS	191	187	4	0.27	50.30	1.08	51.38	190	0.34	63.58	1.02	64.60	115.98	
HTC	1,277	825	452	0.27	221.93	121.59	343.51	800	0.25	206.25	-6.25	200.00	543.51	
TC Bartley	172	163	9	0.30	48.90	2.70	51.60	172	0.34	55.42	3.06	58.48	110.08	
TC Shook	60	0	60	0.30	0.00	18.00	18.00	32	0.34	0.00	10.88	10.88	28.88	
Baseline Lakes	54	49	5	0.27	13.18	1.35	14.53	54	0.34	16.66	1.70	18.36	32.89	
Subtotals	2,717	2,162	555		586.63	151.43	738.07	2,211		660.83	18.91	679.74	1417.81	
Commercial (Platted - 2010 Demands)														
HTC Club/Maint							3.65					11.70	15.35	
TCVMD office							0.03					-	0.03	
NH Church							0.88					-	0.88	
Harvest Fellowship							0.24					0.39	0.63	
TCVP&R ES Park							-					8.10	8.10	
TCVP&R TCM Park							-					3.98	3.98	
LS areas							-					69.90	69.90	
Future HTC LS areas							-					120.00	120.00	
HTC Golf Course							-					270.00	270.00	
Future Development (Not Platted)														
Weld County Development Area	3,100			0.20			620.00	3,100	0.25			775.00	1395.00	
ALF	1,930			0.20			386.00	1,930	0.25			482.50	868.50	
Jogan Estates (Adams)	3			0.30			0.90	3	0.25			0.75	1.65	
Seltzer FT (Adams)	207			0.30			62.10	207	0.25			51.75	113.85	
Seltzer Farms (Adams)	501			0.30			150.30	501	0.25			125.25	275.55	
Wygant (Adams)	255			0.30			76.50	255	0.25			63.75	140.25	
Baseline Lakes - Add'l (Adams)	140			0.30			42.00	140	0.25			35.00	77.00	
6,136														
Total (Platted)							742.87					1,163.81	1,906.68	
Current							591.43					1,144.90	1,736.33	
Future							151.43					18.91	170.34	
Total (Not Platted)							1,337.80					1,534.00	2,871.80	
TOTAL DEMANDS							2,080.67					2,697.81	4,778.48	

Notes:  
 Demands provided by Todd Creek Village Metropolitan District  
 HTC - replat reduced units from 1,310 to 1,277.  
 Baseline Lakes - platted for 54 units





## Development Review Team Comments

**Date:** 7/23/18

**Project Number:** PRC2018-00008

**Project Name:** Shook Filing 3 and 4 FDP/ Final Plats

For submission of revisions to applications, a cover letter addressing each staff review comments must be provided. The cover letter must include the following information: restate each comment that require a response and provide a response below the comment; respond to each comment with a description of the revisions and the page of the response on the site plan. And identify any additional changes made to the original document other than those required by staff.

**A re-submittal is required. Please submit 1 hard copy and 1 electronic copy to the Community and Economic Development Department front desk with the re-submittal form.**

**An additional 20% review fee will be required after the third review and upon submittal of the fourth review.**

**Commenting Division:** Development Services, Planning

**Name of Reviewer:** Emily Collins

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

### PLN1. REQUEST:

- a. This request is for a Major Subdivision Final Plat for Filings 3 and 4 of the Shook Planned Unit Development.
- b. Filing 3 is proposed for 13 lots on approximately 22.37 acres.
- c. Filing 4 is proposed for 11 lots on approximately 23.16 acres.

### PLN2. SITE HISTORY/ ZONING:

- d. Todd Creek Shook FDP was approved on March 13, 2006. The final plat and only filing was approved for 32 single family lots.
- e. The subject area to be added to the existing Shook Subdivision is designated PUD-P in the Todd Creek Village Preliminary Development Plan which was approved March 2002.
- f. A Replat application has been submitted to create 2 filings from the initial Shook plat, this includes realignment of Florence Way and Galena Ct. to connect the northern portions of the subdivision (proposed Filing 3 and 4).
- g. An FDP Major Amendment has been submitted to include the parcel intended to be subdivided for Filings 3 and 4.

PLN3. COMPREHENSIVE PLAN:

- a. The site is designated as Estate Residential which is intended for single family housing at lower densities, no greater than one unit per acre, and compatible uses such as schools and parks.

PLN4. PLAT COMMENTS:

- a. A Subdivision Improvements Agreement is required at time of final plat. Please see attached template.
- b. Public Land Dedication fees are required prior to scheduling any public hearing. Please see attached spreadsheet.
- c. All lots must conform to the minimum dimensional standards for the Shook FDP.
  - Minimum frontage width at front setback 150'
  - Minimum front setback for residence 30'
  - Minimum lot size 1 acre
  - i. Filing 3, Block 3, Lot 4 is not 1 acre in size.
  - ii. Filing 3, Block 1, Lot 4 and 5 may not meet the 150 width at the 30 ft setback from Galena Court. Please demonstrate compliance.
  - iii. Filing 4, Block 3, Lot 1-4 may not meet the 150 width at the 30 ft setback from E. 163<sup>rd</sup> Place. Please demonstrate compliance.
- d. Design is compatible with Comprehensive plan, zoning, and area's character
- e. No hazardous areas or floodplain
- f. Lot configuration is appropriate for development
- g. Adequate water and sanitation demonstrated by Will Serve letter from Todd Creek Village Metro District.
- h. Lots have access to public roads

PLN5. COMMENTS:

- a. Land Use Table on Filing 3 does not appear correct (states 29 dwelling units on 13 lots).
- b. Please note the County recently passed new regulations for residential construction standards (Section 4-10-02-03-03), which include a signed waiver for any new home constructed within 300 ft of an existing oil and gas well.

Commenting Division: Development Services, Engineering:

**Name of Review:** Matt Emmens

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

ENG1: Flood Insurance Rate Map – FIRM Panel # (08001C0326H), Federal Emergency Management Agency, March 5, 2007. According to the above reference, the project 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 project site is partially within the County's MS4

Stormwater Permit area. In the event that the disturbed area, within the MS4 Permit 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, two (2) copies of all construction documents. The development review fee for this project will be \$7,500.

**The applicant has submitted construction documents for review. Those documents are not yet approved.**

ENG4: Prior to the issuance of any construction or building permits, the developer shall enter into a Subdivision Improvements Agreement (SIA) with the County and provide a security bond for all public improvements.

ENG5: No building permits will be issued until all public improvements have been constructed, inspected and preliminarily accepted by the County's Public Works Dept.

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

**Name of Review:** Marissa Hillje

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

ROW1. Monuments should be at all street intersections, the beginning and end of each centerline horizontal curve in a street and at the center of the cul-de-sac. This should be shown on the plat.

ROW2. Monuments should be set and shown on this plat at each change of bearing along the perimeter of the filing. Add set monuments to the legend.

ROW3. Un-bold the labels that are in bold.

ROW4. Consider changing the boundary of the Filings to a slightly thinner line

ROW5. Add Sheet #'s to each page

ROW6. Add Case # to top right of each page

ROW7. See redlines on plat for the Certificate of Ownership and Dedication statements.

ROW8. See redlines- remove notes that are inaccurate or not needed.

ROW9. See all other redlines shown on the attached plat.

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

**Name of Review:** Justin Blair

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

BSD1- No comment.

**Commenting Division: Development Services, Environmental Programs:**

**Name of Review:** Jen Rutter

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

There is an active well on the Shook Filing 3, Lot 3. The name is Weigandt and the operator is PetroShare. If the well is to remain active, the plat will need to comply with 4-10-02-03-05(1). If the well is to be plugged and abandoned, the plat should show the location of the P&A'd well.

Here are some recommended plat notes, if the well is to remain active:

**Plat Note 1**

In compliance with Adams County Development Standards and Regulations, Section 4-10-02-03-05, existing oil and gas well locations are depicted on the plat with a two-hundred-fifty (250) foot buffer in the form of an easement. No habitable structures shall be constructed within the two-hundred-fifty (250) foot buffer area.

**Plat Note 2**

In compliance with Adams County Development Standards and Regulations, Section 4-10-02-03-05, prior to issuance of a building permit for a new home and/or other permanent structure with plumbing within three hundred (300) feet of an existing oil and gas well facility, the property owner shall submit a signed waiver acknowledging the existence of the facility.

**Plat Note 3**

In compliance with Adams County Development Standards and Regulations, Section 4-10-02-03-05, access to the oil and gas well locations is provided by a public street or recorded easement for private access and shown on the Final Plat. All oil and gas well lines are placed in easements and shown on the Final Plat. No structures shall encroach upon these easements.

**Plat Note 4**

In the event that an existing well is plugged and abandoned, the two-hundred-fifty (250) foot easement may be removed through a plat correction. A copy of the Well Abandonment Report shall be provided along with a recorded copy of the Oil & Gas Well Waiver.



## Development Review Team Comments

**Date:** May 15, 2019

**Project Number:** PRC2018-00008

**Project Name:** Shook Filings 3 and 4

### Note to Applicant:

For submission of revisions to applications, a cover letter addressing each staff review comment must be provided. The cover letter must include the following information: restate each comment that requires a response and provide a response below the comment; respond to each comment with a description of the revisions and the page of the response on the site plan. And identify any additional changes made to the original document other than those required by staff.

### A re-submittal is required.

**Commenting Division:** Development Services, Planning

**Name of Reviewer:** Libby Tart

**Email:** [Ltart-schoenfelder@adcogov.org](mailto:Ltart-schoenfelder@adcogov.org) / 720-523-6858

### PLN1. REQUEST

- a. This request is for a Major Subdivision Final Plat for Filings 3 and 4 of the Shook Planned Unit Development.
- b. Filing 3 is proposed for 13 lots on approximately 22.37 acres.
- c. Filing 4 is proposed for 11 lots on approximately 23.16 acres.

### PLN2. COMPREHENSIVE PLAN:

- a. The site is designated as Estate Residential which is intended for single family housing at lower densities, no greater than one unit per acre, and compatible uses such as schools and parks.

### PLN3. SITE HISTORY/ZONING:

- a. Todd Creek Shook FDP was approved on March 13, 2006. The final plat and only filing was approved for 32 single family lots.
- b. The subject area to be added to the existing Shook Subdivision is designated PUD-P in the Todd Creek Village Preliminary Development Plan which was approved March 2002.

- c. A Replat application has been submitted to create 2 filings from the initial Shook plat, this includes realignment of Florence Way and Galena Ct. to connect the northern portions of the subdivision (proposed Filing 3 and 4).
- d. An FDP Major Amendment has been submitted to include the parcel intended to be subdivided for Filings 3 and 4.

PLN4. COMMENTS:

***Subdivision Improvement Agreement (SIA) Comments:***

4A. Please see the comments from Engineering, Legal and Finance below about the SIAs.

***Plat Comments:***

4B. The previous planner requested information from the applicant demonstrating compliance with the 150-foot minimum frontage width at front setback standard (30-feet) for Filing 3, Block 1, Lots 4 and 5 as well as the same with Filing 4, Block 3, Lots 1-4. This was not supplied. Please measure these lots off and provide more detail about their lot widths.

4C. In the previous comments, there was not a reference to the provision of a signed waiver for any new home within 300-feet of an existing oil and gas well but the following should also be noted, dimensioned, etc. on both plats to adhere to our current standards in the Adams County Development Standards and Regulations, Section 4-10-02-03-03-05, or **RESIDENTIAL CONSTRUCTION Standards for Plugged and Abandoned, and Former Oil and Gas Production Sites**: This Section is enacted to protect and promote the health, safety, morals, convenience, order, prosperity, or general welfare of the present and future residents of the County. These regulations are based upon the land use authority of the County.

- a. Prior to submittal of a final plat or site specific development plan, each plugged and abandoned well shall be located and surveyed. The plugged and abandoned well shall be permanently marked by a brass plaque set in concrete similar to a permanent bench mark to monument its existence and location. Such plaque shall contain all information required on a dry hole marker by the Colorado Oil and Gas Conservation Commission and the County.
- b. As a condition of review of any final plat or site specific development plan which contains a plugged and abandoned well or former oil and gas production site or is within 200 feet of such well or site, the owner shall submit a location diagram of the location of the well.
- c. On every final plat or site specific development plan which contains a plugged and abandoned well, there shall be dedicated a well maintenance and workover setback depicted on the plat, the dimensions of which shall be not less than fifty feet in width and 100 feet in length. No structures shall be located within this setback. The plugged and

abandoned well shall be located in the center of the setback. There shall be public access for ingress and egress to the setback of a width of not less than twenty feet.

- d. Every final plat and site specific development plan which contains a plugged and abandoned well or a site specific development that includes a property that is less than 200 feet from a plugged and abandon well, shall include the following notation: "The owner shall disclose to prospective purchasers of lots within a radius of 200 feet of the plugged and abandoned well of (1) the location of the plugged and abandoned well, (2) the location of the maintenance and workover setback, and (3) the purpose for the well maintenance and workover setback."
- e. As a condition of building permit review, no dwelling shall be constructed within fifty (50) feet of a plugged and abandoned well.
- f. Prior to issuance of a grading permit within a development containing a known reserve pit site, the reserve pit site shall be tested for expansive soils. Reserve pits containing expansive soils in locations proposed for buildings shall be subject to the provisions of the International Building Code.
- g. No utility lines shall be installed within ten feet of any plugged and abandoned well.

4D. Please state what the 70-foot easement is on the plats – is it a utility provider or a multi-use easement? Oil and gas?

4E. Public Works/ROW/Legal have commented on the plugged and abandoned well site location in Filing No. 3 along a public right-of-way. They are indicating below that the well itself must be located on a lot and not within the ROW. Staff suggests conducting a meeting with our team once the applicant determines the realignment/new lot configuration. We would prefer to see a few options at the meeting so we can provide you with thoughtful comments. *This reconfiguration of Galena and lots 1-3 in Block 1 may affect the overall FDP and trigger a FDP Amendment.* Staff is checking in to get a determination on this.

4F. Please reference the original FDP and the Oil and Gas Outlot B names in an updated letter of explanation. This will help with some of the case history.

4G. The PLD Fees and other items may need revisions due to the ROW reconfiguration. Please hold off on sending any of these in until we review those changes.

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

**Name of Review:** Matt Emmens

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

ENG1: Flood Insurance Rate Map – FIRM Panel # (08001C0326H), Federal Emergency Management Agency, March 5, 2007. According to the above reference, the project site is NOT

located within a delineated 100-year flood hazard zone; A floodplain use permit will not be required.

Applicant Response: No response received

County Comment: Comment is for notification purposes. Comment Closed.

ENG2: The applicant shall be responsible to ensure compliance with all Federal, State, and Local water quality construction requirements. The project site is partially within the County's MS4 Stormwater Permit area. In the event that the disturbed area, within the MS4 Permit 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.

Applicant Response: Will submit plans for MS4 Permit

County Comment: No construction permits will be issued until the Stormwater Permit has been issued. Comment Closed.

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, two (2) copies of all construction documents. The development review fee for this project will be \$7,500.

The applicant has submitted construction documents for review. Those documents are not yet approved.

Applicant Response: Plans are complete and will be submitted to Engineering. Fees have been paid at time of original submittal.

County Comment: The construction plans, although complete, have only been approved for Filings 1 and 2. The construction plans will need to be re-approved for filings 3 and 4, separately.

ENG4: Prior to the issuance of any construction or building permits, the developer shall enter into a Subdivision Improvements Agreement (SIA) with the County and provide a security bond for all public improvements.

Applicant Response: SIA drafts are attached to this submittal.

County Comment: SIA has been reviewed. See SIA Comments below. Comment Closed.

ENG5: No building permits will be issued until all public improvements have been constructed, inspected and preliminarily accepted by the County's Public Works Dept.

Applicant Response: No response received

County Comment: Comment is for notification purposes. Comment Closed.

#### SIA Review Comments



ENG6: The Exhibit “B” for the Filing 3 SIA was not included in the submittal. Resubmit with the Exhibit “B”

**Commenting Division: Development Services, Right-of-Way and Addressing**

**Name of Review:** Marissa Hillje

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

Please note:

**During the last review of Shook Subdivision Filing No. 3, I made a note ROW5: See below.**

***ROW5: The County attorney’s office is working with risk management to determine if the County will accept an abandoned well in the public right of way.***

**I received an update from the County Attorney’s office. The County will not accept an abandoned well in Public Right-of-way. The developer will need to change the street configuration so that the abandoned well is on private property.**

**Please send this update to the developer.**

**Any questions feel free to reach out to me or Matt Emmens.**

ROW1: Monuments: All monuments used to determine and/or describe a boundary (including basis of bearings, point of beginning and point of commencement) shall be shown and clearly labeled on the plat drawing. Monuments for corners defined by the plat, or otherwise found to be missing in the field, shall be placed and set in accord with the requirements of the State of Colorado.

- a. Monuments should be at all street intersections, the beginning and end of each centerline horizontal curve in a street and at the center of the cul-de-sac. This should be shown on the plat.

ROW2: Prior to submittal of a final plat or site specific development plan, each plugged and abandoned well shall be located and surveyed. The plugged and abandoned well shall be permanently marked by a brass plaque set in concrete similar to a permanent bench mark to monument its existence and location. Such plaque shall contain all information required on a dry hole marker by the Colorado Oil and Gas Conservation Commission and the County. On every final plat or site specific development plan which contains a plugged and abandoned well, there shall be dedicated a well maintenance and workover setback depicted on the plat, the dimensions of which shall be not less than fifty feet in width and 100 feet in length. No structures shall be located within this setback. The plugged and abandoned well shall be located in the center of the setback.

ROW3: Add this note to the plat- No utility lines shall be installed within ten feet of any plugged and abandoned well.

ROW4: An updated recent title commitment will be required with the final plat application.  
ROW5: The County attorney's office is working with risk management to determine if the County will accept an abandoned well in the public right of way.

ROW6: Show and label the temporary cul-de-sac easements. ROW agent Marissa Hillje is still waiting on signatures on the agreements.

ROW7: Filing 4: Outlot B- the buffer areas around the wells needs to be shown on the plat.

ROW8: Filing 4: Outlot C is not in the table- revise table.

ROW9: The County needs a dedicated storm drainage easement over any drainage facilities created for the subdivision. The storm drainage easement should be delineated with distances and bearings.

ROW10: If Outlot A is to be used for storm water drainage, the county needs access to maintain it. Please show access easement to the storm drainage.

ROW11: Fix all overlapping labels.

ROW12: Label what the 70ft easement is for.

ROW13: There are additional comments and redlines on attached plat.

**Commenting Division: Environmental Programs Manager**

ENV1. The applicant must comply with Adams County Development Standards and Regulations, Section 4-10-02-03-05 for Plugged and Abandoned, and Former Oil and Gas Production Sites.

**Commenting Division: Legal**

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**Name of Review:** Christy Fitch

Please see the attached SIAs for corrections.

**Commenting Division: Finance**

**Name of Review:** Laura Garcia

Please see the file attached for the correct calculation.

Filing 3:

Item number 5 should be \$309,029.49

The following section needs to match the amount in item number 5.

APPROVED BY resolution at the meeting of \_\_\_\_\_, 2019.

Collateral to guarantee compliance with this agreement and construction of public improvements shall be required in the amounts of: **\$290,697.60**. No building permits shall be issued until said collateral is furnished in the amount required and in a form acceptable to the Board of County Commissioners. No construction permits shall be issued until all collateral required by this SIA is provided and approved by County staff.

Filing 4:

Item number 5 should be \$154,525.47

Please let me know if you have any questions.

Thanks and have a great day.

**Laura Garcia**

Senior Accountant, *Finance*

4430 South Adams County Parkway, 4th floor, Suite C4228

Brighton, CO 80601

720.523.6239 | [Lgarcia@adcogov.org](mailto:Lgarcia@adcogov.org) | [adcogov.org](http://adcogov.org)

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**Adjacent Property Owner/Occupant Comments (Please note: applicant must provide responses to all comments):**

**Previous comments were satisfactory from most of the external reviewers. However, with the plugged and abandoned gas correction, staff will refer the application out to those initial reviewers such as Xcel, Division of Water Resources, TCHD, CGS, etc. to ensure they are satisfied with any of the future (new) changes.**



### Development Review Team Comments (3<sup>rd</sup> Review)

**Date: October 30, 2019**

**Project Number: PRC2018-00008**

**Project Name: Shook Filings 3 and 4**

#### Note to Applicant:

For submission of revisions to applications, a cover letter addressing each staff review comment must be provided. The cover letter must include the following information: restate each comment that requires a response and provide a response below the comment; respond to each comment with a description of the revisions and the page of the response on the site plan. And identify any additional changes made to the original document other than those required by staff.

**An email re-submittal is required.**

**Commenting Division:** Development Services, Planning

**Name of Reviewer:** Libby Tart

**Email:** [Ltart@adcogov.org](mailto:Ltart@adcogov.org) / 720-523-6858

#### PLN1. REQUEST

- a. This request is for a Major Subdivision Final Plat for Filings 3 and 4 of the Shook Planned Unit Development.
- b. Filing 3 is proposed for 13 lots on approximately 22.37 acres.
- c. Filing 4 is proposed for 11 lots on approximately 23.16 acres.

#### PLN2. COMPREHENSIVE PLAN:

- a. The site is designated as Estate Residential which is intended for single family housing at lower densities, no greater than one unit per acre, and compatible uses such as schools and parks.

#### PLN3. SITE HISTORY/ZONING:

- a. Todd Creek Shook FDP was approved on March 13, 2006. The final plat and only filing was approved for 32 single family lots.
- b. The subject area to be added to the existing Shook Subdivision is designated PUD-P in the Todd Creek Village Preliminary Development Plan which was approved March 2002.

- c. A Replat application has been submitted to create 2 filings from the initial Shook plat, this includes realignment of Florence Way and Galena Ct. to connect the northern portions of the subdivision (proposed Filing 3 and 4).
- d. An FDP Major Amendment has been submitted to include the parcel intended to be subdivided for Filings 3 and 4.

PLN4. COMMENTS:

***Subdivision Improvement Agreement (SIA) Comments:***

No further comment from Finance.

4A. LEGAL is requesting the SIA document in Word in lieu of a .pdf. Please email this document to your case manager and she will send it along to our attorney.

***Plat Comments:***

4B. Carry over note – the applicant states that they supplied this in the third submission but the case manager did not find it. **Please email this over just to ensure we have it documented.** *The previous planner requested information from the applicant demonstrating compliance with the 150-foot minimum frontage width at front setback standard (30-feet) for Filing 3, Block 1, Lots 4 and 5 as well as the same with Filing 4, Block 3, Lots 1-4. This was not supplied. Please measure these lots off and provide more detail about their lot widths.*

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

**Name of Review:** Matt Emmens

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

ENG1: Review complete. All comments resolved.

**Commenting Division: Development Services, Right-of-Way and Addressing**

**Name of Review:** Marissa Hillje

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

ROW1: The applicant has addressed and revised all ROW comments on the plat.

**Commenting Division: Environmental Programs Manager**

ENV1. No further comment.

**Commenting Division: Legal**

**Name of Review:** Christy Fitch

Legal needs a copy of the SIA in a Word document form to redline any corrections. Please email this to your case manager.

**Xcel Energy (Please note: applicant must provide responses to all comments):**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plats for **Shook Filing Nos. 3 and 4** and requests the following 15- foot wide drainage and utility easements for connectivity purposes around the cul du sacs:

- within Outlot B on Filing No. 4 adjacent to East 162nd Place
- within Lot 5 and Outlot B on Filing No. 4 adjacent to East 163rd Place

Please see the attached highlighted drawing.

The property owner/developer/contractor must complete the application process for any new natural gas service via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements may need to be acquired by separate document for new facilities.

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

Donna George  
Right of Way and Permits  
Public Service Company of Colorado dba Xcel Energy  
Office: 303-571-3306 – Email: [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com)

## Emily Collins

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**From:** Gutierrez, Carla [CGutierrez@brightonfire.org]  
**Sent:** Tuesday, July 17, 2018 6:06 PM  
**To:** Emily Collins  
**Subject:** RE: PRC2018-00008 Shook Subdivision Filing 3 and 4

Hi Emily,

At this time we have no issues with this case.

Thank you!

## Carla Gutierrez

Fire Inspector  
Brighton Fire Rescue District  
500 S. 4<sup>th</sup> Ave. 3<sup>rd</sup> Floor  
Brighton, CO 80601  
303-654-8042  
[www.brightonfire.org](http://www.brightonfire.org)

---

**From:** Emily Collins [<mailto:ECollins@adcogov.org>]  
**Sent:** Friday, June 29, 2018 11:29 AM  
**To:** 'landuse@tchd.org' <[landuse@tchd.org](mailto:landuse@tchd.org)>; Monte Deatrich <[mdeatric@tchd.org](mailto:mdeatric@tchd.org)>; Loeffler - CDOT, Steven <[steven.loeffler@state.co.us](mailto:steven.loeffler@state.co.us)>; [serena.rocksund@state.co.us](mailto:serena.rocksund@state.co.us); Loeffler - CDOT, Steven <[steven.loeffler@state.co.us](mailto:steven.loeffler@state.co.us)>; Brigitte Grimm <[BGrimm@adcogov.org](mailto:BGrimm@adcogov.org)>; Gutierrez, Carla <[CGutierrez@brightonfire.org](mailto:CGutierrez@brightonfire.org)>; CGS\_LUR <[CGS\\_LUR@mines.edu](mailto:CGS_LUR@mines.edu)>; Williams - Dnr, Joanna <[Joanna.Williams@State.CO.US](mailto:Joanna.Williams@State.CO.US)>; Kerrie Monti <[kmonti@sd27j.net](mailto:kmonti@sd27j.net)>; [brandyn.wiedrich@centurylink.com](mailto:brandyn.wiedrich@centurylink.com); [thomas\\_lowe@cable.comcast.com](mailto:thomas_lowe@cable.comcast.com); Marisa Dale <[mdale@UnitedPower.com](mailto:mdale@UnitedPower.com)>; [mary.c.dobyns@usps.gov](mailto:mary.c.dobyns@usps.gov); 'chris.quinn@rtd-denver.com' <[chris.quinn@rtd-denver.com](mailto:chris.quinn@rtd-denver.com)>; [roger@equinoxland.com](mailto:roger@equinoxland.com)  
**Subject:** PRC2018-00008 Shook Subdivision Filing 3 and 4

Good Afternoon:

Please see the attached Request for Comments on the above case. **Comments are due by Friday, July 20<sup>th</sup>.**

Thank you for your review!



### Emily Collins, AICP

Planner III, *Community and Economic Development*  
ADAMS COUNTY, COLORADO  
4430 South Adams County Parkway, W2000A  
Brighton, CO 80601  
o: 720-523-6820 | [ecollins@adcogov.org](mailto:ecollins@adcogov.org)  
[www.adcogov.org](http://www.adcogov.org)

## Emily Collins

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**From:** Steven Loeffler - CDOT [steven.loeffler@state.co.us]  
**Sent:** Thursday, July 19, 2018 1:43 PM  
**To:** Emily Collins  
**Subject:** PRC2018-00008, Shook Subdivision Filing 3 and 4

Emily,

I have reviewed the referral named above for Preliminary and Final Plat for Shook Subdivision Filings 3 and 4 and have no objections. This developer has worked with CDOT for access permitting. Any other proposed work in the CDOT Right-of-Way including, but not limited to, survey, utility, or landscaping work will require a permit from our office. Contact for that permit is Robert Williams who can be reached at 303-916-3542 or [robert.williams@state.co.us](mailto:robert.williams@state.co.us)

Thank you for the opportunity to review this referral.

**Steve Loeffler**  
Permits Unit



P 303.757.9891 | F 303.757.9886  
2829 W. Howard Pl. 2nd Floor, Denver, CO 80204  
[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)



# COLORADO GEOLOGICAL SURVEY

1801 19th Street  
Golden, Colorado 80401



July 23, 2018

Karen Berry  
State Geologist

Emily Collins  
Adams County Community & Economic Development  
4430 S. Adams County Parkway, Suite W2000A  
Brighton, CO 80601

**Location:**  
N½ SE¼ Section 3,  
T1S, R67W, 6<sup>th</sup> P.M.  
39.9916, -104.87

**Subject: Shook Subdivision Filings 3 and 4 – Preliminary and Final Plat**  
**Case Number PRC2018-00008; Adams County, CO; CGS Unique No. AD-18-0019**

Dear Ms. Collins:

Colorado Geological Survey has reviewed the Shook Subdivision Filing 3 and Filing 4 preliminary and final plat referral. I understand the applicant proposes 13 lots (Filing 3) and 11 lots (Filing 4) of at least one acre each on approximately 48 acres located north of Shook Subdivision Filing 2.

The site does not contain, nor is it exposed to, any geologic hazards that would preclude the proposed subdivision. **CGS therefore has no objection to approval of the plat as proposed.**

Potential development constraints that will require site-specific geotechnical investigation, testing, and analysis include:

**Slow percolation rates, shallow bedrock, and possible need for engineer-designed OWS.** The Project Explanation (undated) indicates that each lot will contain an onsite wastewater system (OWS). The Adams County Soil Survey describes most of the site soils as very limited in suitability for conventional septic tank absorption fields due to low permeability and bedrock within 6 feet of the ground surface. It is likely that at least some of the proposed lots will require engineer-designed septic systems.

**Soil engineering properties and foundation design.** The Adams County Soil Survey describes some of the soils at this site as somewhat limited in suitability for construction of dwellings due to shrink-swell.

Lot-specific geotechnical investigation, testing, and analysis will be needed, once building locations are determined, to characterize soil engineering properties such as expansion/consolidation potential, strength, water content, and allowable bearing pressures. This information, along with more specific information about depths to bedrock and seasonal depths to groundwater, will be needed to determine whether overexcavation is needed to provide a separation distance between potentially highly expansive claystone bedrock and foundation elements, to design individual foundations, floor systems, and subsurface drainage, and to determine the each lot's suitability for a full-depth basement, 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,

Jill Carlson, C.E.G.  
Engineering Geologist

A handwritten signature in black ink, appearing to read "Jill Carlson", is written over the typed name and title.



# COLORADO

## Parks and Wildlife

Department of Natural Resources

Northeast Regional Office  
6060 Broadway  
Denver, CO 80216  
P 303.291.7227 | F 303.291.7114

July 7, 2018

Ms. Emily Collins  
Adams County  
Community & Economic Development Department  
4430 South Adams County Parkway, Suite W2000A  
Brighton, CO 80601

Re: Shook Subdivision Filing 3 and 4, PRC2018-00008

Dear Ms. Collins:

Thank you for the opportunity to comment on the proposed creation of 13 single family 1-acre lots and associated subdivision improvements for Shook Subdivision Filing 3 and creation of 11 single family 1-acre lots and associated subdivision improvements for Shook Subdivision Filing 4. The 48-acre proposed subdivision is owned SEC. 2-3 Phoenix, LLC. The proposed site is located in the SE1/4 of Section 3, Township 1 South, Range 67 West and is bounded east by Geneva Court, and on the south, west and north by various parcels of private property.

The mission of Colorado Parks and Wildlife (CPW) is to perpetuate the wildlife resources of the state, to provide a quality state parks system, and to provide enjoyable and sustainable outdoor recreation opportunities that educate and inspire current and future generations to serve as active stewards of Colorado's natural resources. Our goal in responding to land use proposals such as this is to provide complete, consistent, and timely information to all entities who request comment on matters within our statutory authority. Current CPW policy directs our efforts towards proposals that will potentially have high impacts to wildlife and wildlife habitat. The emphasis of CPW's concerns is on large acreages, critical habitats, wildlife diversity, and impacts to species of special concern, or those that are state or federally endangered. Due to the low availability of undeveloped habitat surrounding the site, impacts of the development, as proposed, may be characterized as minimal.

### Natural Vegetation

CPW recommends that land within the project area be restored to native habitat, if possible. To improve wildlife habitat after construction, the CPW recommends using native plant species along the project area. CPW also recommends planting trees, shrubs, and grasses so that they are mixed within the landscape. A landscape that has a good mix of trees, grasses, and shrubs is more beneficial to wildlife than a landscape with all trees in one area and all grasses and shrubs in others.

### Burrowing Owls

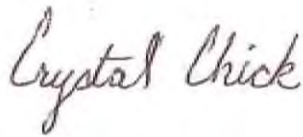


If prairie dog towns are present on the sites or if prairie dogs establish themselves on the property prior to development - CPW recommends that a burrowing owl survey be conducted prior to earth moving. Burrowing owls live on flat, treeless land with short vegetation, and nest underground in burrows dug by prairie dogs, badgers, and foxes. These raptors are classified as a state threatened species and are protected at both the state and federal level, including the Migratory Bird Treaty Act.

These laws prohibit the killing of burrowing owls or disturbance of their nests. Therefore, if any earth-moving will occur between March 15<sup>th</sup> and October 31<sup>st</sup>, a burrowing owl survey should be performed. Guidelines for performing a burrowing owl survey may be obtained from District Wildlife Manager Jordan Likes, visiting the CPW website at <http://cpw.state.co.us> or by calling the CPW Denver Region Office at (303) 291-7227.

Please contact us if we can be of assistance in implementing your proposal to minimize negative impacts and maximizing potential enhancements to support living with wildlife in our community. If you have any further questions, please contact District Wildlife Manager Jordan Likes at (303) 291-7135.

Sincerely,

A handwritten signature in cursive script that reads "Crystal Chick".

Crystal Chick  
Area Wildlife Manager

Cc: M. Leslie, T. Kroening, J. Likes



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

1313 Sherman Street, Room 821  
Denver, CO 80203

July 18, 2018

Emily Collins

Adams County Community and Economic Development Department

Transmitted via email:

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

**RE:** Shook Subdivision Filings 3 and 4  
Project Number: PRC2018-00008  
Portion of the SE ¼, Section 3, T1S, R67W, 6<sup>th</sup> P.M.  
Water Division 1, Water District 2

Dear Ms. Collins,

We have reviewed the submittal documents related to case no. PRC2018-00008 provided via mail on June 29, 2018, concerning the above referenced proposal to create 13 lots in Shook Subdivision Filing 3 and to create 11 lots in Shook Subdivision Filing 4.

Estimated water requirements were not provided for this development. The proposed water supply is Todd Creek Village Metropolitan District ("District"). A letter of commitment for service from the District, dated February 19, 2018, was provided. Prior to further review of the subdivision a water supply plan must be included along with an updated report from the District that includes all current water supply commitments. Details of necessary information to be included in the subdivision water supply plan can be found on Attachments A and C of the Updated Memorandum Regarding Subdivisions, available online at: <http://water.state.co.us/groundwater/GWAdmin/Pages/SubdivisionWSP.aspx>.

The applicant should be aware that any storm water detention structure proposed for this location and extent, must meet the requirements of a "storm water detention and infiltration facility" as defined in section 37-92-602(8), Colorado Revised Statutes, in order for the structure to be exempt from administration by this office. The applicant should review DWR's Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado, attached, to ensure that the notification, construction and operation of the proposed structure meets statutory and administrative requirements. The applicant is encouraged to use Colorado Stormwater Detention and Infiltration Facility Notification Portal, located at <https://maperture.digitaldataservices.com/gvh/?viewer=cswdif>, to meet the notification requirements.



Since insufficient information was provided in this referral, we cannot comment on the potential for injury to existing water rights or the adequacy of the proposed water supply under the provisions of Section 30-28-136(1)(h)(II), C.R.S.

Should you have any questions, please contact Ailis Thyne of this office at 303-866-3581 ext. 8216.

Sincerely,



Joanna Williams, P.E.  
Water Resource Engineer

JMW/aat

Cc: Subdivision File 24595  
Todd Creek Village Metro District File



**From:** [Thyne - DNR, Ailis](#)  
**To:** [Libby Tart](#)  
**Subject:** Re: second review comments for Shook 3 & 4 (PRC2018-00008)  
**Date:** Thursday, December 5, 2019 9:13:23 AM  
**Attachments:** [Shook Subdivision Filings 3 and 4 12-5-19.pdf](#)

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

Dear Libby Tart,  
Please find attached comments from the State Engineers Office regarding PRC2018-00008.

If you have questions, please contact me at [303-866-3581](tel:303-866-3581) ext. 8216.

Sincerely,

Ailis Thyne  
Water Resource Engineer



P 303.866.3581 x 8216  
1313 Sherman Street, Room 818, Denver, CO 80203  
[ailis.thyne@state.co.us](mailto:ailis.thyne@state.co.us) | [www.colorado.gov/water](http://www.colorado.gov/water)

On Mon, Dec 2, 2019 at 3:13 PM Libby Tart <[LTart@adcogov.org](mailto:LTart@adcogov.org)> wrote:

Hello all – I inherited the Shook 3 & 4 Preliminary/Final Plat case (number PRC2018-00008) from Emily Collins in February and am taking the preliminary plat portions of the case to public hearings in mid-December and mid-January. It looks like you all provided comment indicating you wished to see a water supply plan even though the new subdivision is part of the Todd Creek Village Metro District. The applicant responded back to Adams County with the following comment: “submitted additional information to Colorado Division of Water Resources in regards to water supply and water requirements”. Unfortunately, I cannot find any verification that Mr. JR Osborne sent this to your agency and if your agency commented that things are now adequate. Do you happen to have the information? If so, it would be very helpful to have it as exhibit material. I’m also attaching the initial comment letter from the first review in summer of 2018.

Many thanks for digging through your archives and finding the information!

Libby

**Libby Tart, AICP**

Senior Long Range Planner, *Community and Economic Development Department*

ADAMS COUNTY, COLORADO

4430 S. Adams County Parkway, 1<sup>st</sup> Floor, Suite W2000A

Brighton, CO 80601

O: 720.523.6858 | General Line: 720.523.6800

[ltart@adcogov.org](mailto:ltart@adcogov.org) | [www.adcogov.org](http://www.adcogov.org)



December 5, 2019

Emily Collins

Adams County Community and Economic Development Department

Transmitted via email:

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

**RE:** Shook Subdivision Filings 3 and 4

Project Number: PRC2018-00008

Portion of the SE ¼, Section 3, T1S, R67W, 6<sup>th</sup> P.M.

Water Division 1, Water District 2

Dear Ms. Collins,

We have reviewed the additional documents related to case no. PRC2018-00008, concerning the above referenced proposal to create 13 lots in Shook Subdivision Filing 3 and to create 11 lots in Shook Subdivision Filing 4.

#### Water Supply Demand

According to the Water Supply Information Summary Sheet submitted by the applicant, the estimated water demand is 0.5 AF/yr per lot, consisting of household use and irrigation use, for a total water demand of 12 AF/yr.

Information submitted by the Todd Creek Village Metropolitan District (“District”) for other subdivisions indicate that each proposed lot typically requires one potable water unit per lot and one irrigation water unit per lot. Since this subdivision is creating 24 lots, it is assumed that this development would require water for 24 lots.

Based on information in this office, the District currently uses a rate of 0.3 acre-feet per year per unit for their Potable Water Units and 0.25 acre-feet per year per unit for their Irrigation Water Units. At these rates, the subdivision would require 7.2 acre feet for indoor uses and 6 acre-feet for irrigation purposes; the development would require a total of 13.2 acre-feet per year.

#### Source of Water Supply

##### *District Water Supply Overview*

The proposed water source is the Todd Creek Village Metropolitan District (District). A “willing to serve” letter from the District dated February 18, 2018 was provided with application materials.





The District last provided a Water Supply Report to this office, dated November 2011, on June 3, 2014. The District submitted updated information regarding the District's surface water supplies and water demands on August 19, 2019 ("updated 2011 Report").

This office recognizes that the District continues to develop its water portfolio and infrastructure so that it can meet the needs of its customers. However, when this office evaluates water supplies available to any water district or municipal provider for the purpose of meeting permanent customer commitments it does not consider a district's short-term contract supplies, pending projects or junior water rights. Short term contracts have the potential to be discontinued, water supplies that require a water court decree prior to use have an uncertain yield until such time as a water court decree is obtained and junior water rights are only able to divert during times when all downstream senior water rights are satisfied, which in the South Platte river basin is infrequent in dry years. For these reasons, we have not historically considered such supplies when evaluating the permanent water supplies available to a district. This is consistent with the approach we have taken in previous letters to the county regarding the District, including letters dated January 2, 2002, June 18, 2002, August 8, 2002, October 29, 2002, September 15, 2004, January 24, 2005, February 8, 2005, October 4, 2011 and November 17, 2016.

#### *District Water Supply Demands*

The updated 2011 Report estimates the District's current and future demands are approximately 3,375.08 acre-feet annually of which 1,452.27 acre-feet annually is for potable use and 1,922.81 acre-feet annually is for irrigation use. *This total includes 1,930 units for Dry Creek East Subdivision, but does not include the additional 24 lots of Shook Filings 3 and 4.*

According to information in this office, the District has implemented a dual pipeline system, one for potable water and one for non-potable irrigation water. New subdivisions will be required to have two taps and the existing subdivisions have been retrofitted with this system. Due to the nature of the District's water rights, their dual pipeline system and the water supply requirements of this office, the demand has been further broken down into potable residential water demands, potable commercial water demands and non-potable irrigation demands. This office will focus on the potable residential and commercial water demands since Todd Creek can supply potable water separate from non-potable water as a result of their dual pipeline system. Currently, platted and future residential and commercial potable water demands total 1,452.27 acre-feet per year, *not including Shook Subdivision Filings 3 and 4.*

For the purposes of understanding the District's ability to satisfy the county's water allocation approach for the previously approved subdivisions, water demand can also be described by the total residential and commercial potable water demand over the 100 year and 300 year allocation periods. The total potable water demand for residential and commercial developments is 303,664.4 acre-feet. The potable water requirements of each existing residential and commercial development are listed in Table 1.

**Table 1: Potable Water Demands**

Development Name	Number of Single Family Units	Assumed Water Requirement per Lot (AF/yr/lot)	Total Annual In-House Use Requirement (AF/yr)	Water Supply Demand Approach	Total In-House Use Requirement (AF)
<b>Residential</b>					
Todd Creek Farms Filing 1	54	0.269	14.53	100-yr	1452.6
Todd Creek Farms Filing 2	57	0.269	15.33	100-yr	1533.3
Todd Creek Farms Filing 3	62	0.269	16.68	100-yr	1667.8
Todd Creek Farms Filing 4	139	0.269	37.39	100-yr	3739.1
Foxridge	58	0.269	15.60	100-yr	1560.2
Todd Creek Farms Filing 5	160	0.269	43.04	100-yr	4304.0
Eagle Shadow I	185	0.269	49.77	100-yr	4976.5
Wheatland Estates	71	0.269	19.10	100-yr	1909.9
Todd Creek Meadows Phase I	78	0.269	20.98	100-yr	2098.2
Silver Springs	52	0.269	13.99	100-yr	1398.8
Hawk Ridge	47	0.269	12.64	100-yr	1264.3
Eagle Shadow II	191	0.269	51.38	100-yr	5137.9
Heritage at Todd Creek	1277	0.269	343.51	100-yr	34351.3
Todd Creek Village-Bartley	172	0.300	51.60	300-yr	15480.0
Todd Creek Village-Shook	32	0.300	9.60	300-yr	2880.0
Baseline Lakes	54	0.269	14.53	300-yr	4357.8
Jogan Estates	3	0.300	0.9	300-yr	270
Seltzer FT	207	0.300	62.10	300-yr	18,630.0
Seltzer Farms	501	0.300	150.30	300-yr	45,090.0
Wygant	255	0.300	76.50	300-yr	22,950.0
Baseline Lakes-Add'l	140	0.300	42.00	300-yr	12,600.0
ALF (Dry Creek East)	1,930	0.200	386	300-yr	115,800.0
<b>Commercial</b>					
HTC Club/Maint			3.65	100-yr	365.0
TCVMD office			0.03	100-yr	3.0
NH Church			0.88	100-yr	88.0
Harvest Fellowship			0.24	100-yr	24.0
<b>Total</b>	<b>5,725</b>		<b>1,452.27</b>		<b>303,931.7</b>

*District Water Supply Availability: Denver Basin Water*

According to the District's updated 2011 Report, the District has approximately 843 acre-feet per year of currently decreed nontributary Laramie-Fox Hills ground water rights. The District also has 39.2 acre-feet per year of not-nontributary Lower Arapahoe ground water rights that are currently included in a plan for augmentation and 503.6 acre-feet per year of not-nontributary Lower Arapahoe ground water rights that are currently not included in a plan for augmentation. Once adjudicated, the District claims it will also have the right to withdraw and use additional Laramie-Fox Hills aquifer water underlying lands in the District's

boundaries that is not currently adjudicated. **Please note that these amounts are based on the statutory 100-year aquifer life allocation approach.**

Based on this information, the District currently has a total of 88,220 acre-feet (882.2 acre-feet per year for 100 years) of Denver Basin water supplies; the District is committed to supplying a total of 303,931.7 acre-feet of potable water. If the Denver Basin water is withdrawn over 100 years, it equates to 882.2 acre-feet of water per year, which is less than the yearly potable commitment of 1,452.27 acre-feet per year.

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

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

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

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

#### *District Water Supply Availability: Surface Water*

According to the District's updated 2011 Report, the District has surface water rights ranging from 1,740 acre-feet per year to 3,440 acre-feet per year. Some of this surface water is limited to municipal or irrigation uses only, as outlined in Table 2, below. Table 2 also outlines what sources this office considers secure permanent supplies for the purposes of evaluating a subdivision water supply plan. This office does not consider water subject to short-term leases or water not yet adjudicated by the Water Court when evaluating the amount of permanent supplies available to supply residential developments. Also this office will not consider junior water rights unless the District shows that they have the ability to

store junior water rights and can clearly document the firm supply that would be available from such junior water rights in dry years.

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

The District has obtained a decree in case no. 08CW165 since the District's updated 2011 Report, therefore the average historical consumptive use decreed in that case for the Old Brantner shares of 130 acre-feet has been included as a permanent supply as shown in Table 2.

**Table 2: District's Surface Water Supplies**

Water Source	Contract/ Shares	Contract End Date or Decree/ SWSP	Proposed Yield: Municipal (AF)	Proposed Yield: Irrigation (AF)	Firm yield, permanent supply: Municipal (AF)	Firm yield, permanent supply: Irrigation (AF)	Notes
Old Brantner	17 shares	08CW165	315.2	0	130	0	Adjudicated March 10, 2015
New Brantner	18.375 shares		0	312	0	312*	No information provided
Effluent	Coors- Aug	12/31/2016 (12/31/2026 w/ extensions)	200	0	0	0	Effluent not decreed for reuse or successive use
Reusable Effluent	Consolidated Mutual	Perpetual	500	0	462.1**	0	
Excess Credits	SACWSD	3/31/2018	500	0	0	0	Short term lease
Jr. Surface Right	n/a	13CW3181	40 cfs	0	0	0	
Jr. Surface Right	n/a	16CW3019	7,482	0	0	0	
Jr. Surface Right	n/a	19CW3061	----	0	0	0	Pending Court Case

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

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

Based on the information provided by the District, and additional information available to this office, it appears that the applicant has approximately 592.1 acre-feet of potable surface water supplies that could be considered part of the permanent water supply.

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

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

When the permanent supply of the District's municipal surface rights (592.1 acre-feet per year) is combined with the District's Denver Basin water (882.2 acre-feet per year), the District's total permanent potable water supply becomes 1,474.3 acre-feet per year (assuming a 100-year aquifer life). This amount is not sufficient to meet the potable residential and commercial demands for the existing District's commitments, which is 1,066.27 acre-feet per year, the 386 acre-feet per year required for Dry Creek East Planned Development (Weld County) and 7.2 acre-feet per year for Shook Subdivision Filings 3 and 4.

As discussed above based on the 100 year and 300 year allocation approaches required for the subdivisions the total water requirement for the District's current commitments is 303,931.7 acre-feet. The permanent water sources available to meet that demand is 882.2 acre-feet per year of Denver Basin water (88,220 acre-feet total based on a 100 year allocation approach) and 592.1 acre-feet of surface rights (177,630 acre-feet based on deliveries for 300 years). Therefore the total amount of permanent water supplies available over a 300 year period would be 265,850 acre-feet which would not be adequate to meet the demand over that period of 303,931.7 acre-feet, *not* including Shook Subdivision Filings 3 and 4.

The recognized permanent surface irrigation supplies are 312 acre-feet per year available from the New Brantner shares. Permanent potable water supply that is not needed for existing residential and commercial commitments may be used as a source of permanent irrigation water supply, however Denver Basin water used for that purpose would reduce the amount available to meet future potable water demands.

The 312 acre-feet of permanent irrigation supplies is less than the 1,922.81 acre-feet per year irrigation demand projected for the platted parcels. It is our opinion that the District does not have adequate permanent water supplies to meet the estimated future irrigation requirements.

State Engineer's Office Opinion

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

1. The District should show that they have additional firm water supplies currently available to supply water to their existing commitments, Dry Creek Planned Development (Weld County) and Shook Subdivision Filings 3 and 4 or clarify the amount of water actually committed to the Dry Creek Planned Development and Shook Subdivision Filings 3 and 4. If the District will be claiming junior water rights as part of the firm supply the District must show that they have the ability to store the junior water rights and clearly document the firm supply that would be available from such junior water rights in dry years.

The applicant should be aware that unless any storm water detention structure, can meet the requirements of a "storm water detention and infiltration facility" as defined in Section 37-92-602(8), C.R.S., the structure may be subject to administration by this office. The applicant should review the Division of Water Resources [Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado](#), available on our website, to ensure that the notification, construction and operation of the proposed structure meets statutory and administrative requirements. The applicant is encouraged to use *Colorado Stormwater Detention and Infiltration Facility Notification Portal*, located at <https://maperture.digitaldataservices.com/gvh/?viewer=cswdif>, to meet the notification requirements.

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

Sincerely,



Joanna Williams, P.E.  
Water Resource Engineer

JMW/aat

Cc: Subdivision File 24595  
Todd Creek Village Metro District File

WEST ADAMS CONSERVATION DISTRICT  
Serving portions of Adams, Broomfield, Denver, and Weld Counties  
57 West Bromley Lane  
Brighton, CO 80601  
303-659-0525  
[westadamscd@gmail.com](mailto:westadamscd@gmail.com), [www.westadamsCD.com](http://www.westadamsCD.com)

Date: July 18,2018

To: Ms, Emily Collins Case Manager  
Department of Community and Economic Development  
4430 South Adams County parkway, Suite W200A Brighton, CO 80601-8216

Re: Case Number: PRC2018-00008  
Case Name: Shook Subdivision Filing 3 and 4

Dear Ms Collins

The West Adams Conservation District is in receipt of the above referenced project request for comments.

According to the attached map and information this is consistent with the surrounding area. Therefore the requirements of the Adams County Development Standards and Regulations shall apply to these two filings also, as it did for the first and second filings that now exist

In the future could the county please provide a topographic map or grading plan showing direction of the developed flow's. The assumption is that no surrounding area will be affected. The county standards should be followed for the placement of slit fence for erosion protection.

The District is concerned with weed control, so we are asking that the disturbed areas be reseeded back with native grasses that are best suited for this area, and spraying the weeds take place as needed.

Thank you for submitting this for our review and comment.

Bob Olivier  
Director with WACD



July 20, 2018

Emily Collins  
Adams County Community and Economic Development  
4430 South Adams County Parkway, Suite W2000A  
Brighton, CO 80601

RE: Shook Subdivision Filing 3 and 4, PRC2018-00008  
TCHD Case No. 5017

Dear Ms. Collins,

Thank you for the opportunity to review and comment on the Preliminary and Final Plat for Shook Subdivision Filings 3 to create 13 lots and Filings 4 to create 11 lots and associated Subdivision Improvements Agreements located at the northwest corner of Highway 7 and Havana Street. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has the following comments.

### **On-Site Wastewater Treatment Systems (OWTS)**

Proper wastewater management promotes effective and responsible water use, protects potable water from contaminants, and provides appropriate collection, treatment, and disposal of waste, which protects public health and the environment. TCHD has no objection to the proposed subdivision being served by Onsite Wastewater Treatment Systems (OWTS), provided the systems are permitted, installed, and operated in compliance with our current OWTS regulation.

At the time of our review of the original subdivision, it was TCHD's expectation that the Todd Creek Metropolitan District (TCMD) would act as the Responsible Management Entity (RME) for OWTS within the Shook Subdivision. The understanding that TCMD would be responsible for inspections of the OWTS in the Shook Subdivision was a factor in our agreeing to allow properties in the Shook Subdivision to be served by ISDS. Consequently, we recommend that TCMD be the RME for Shook Subdivision. TCHD is willing to work with TCMD to assist them in developing a successful RME program.

### **Oil and Gas**

The Colorado Oil and Gas Conservation commission (COGCC) regulates the setback requirements of oil and gas wells and production facilities in order to eliminate, minimize, or mitigate potential adverse impacts to public health. COGCC requires setbacks of five hundred (500) feet to a building and three hundred fifty (350) feet to the



boundary of a designated outside activity area. An oil and gas well is located in Filing 4. TCHD recommends the applicant adhere to the setbacks outlined above, at a minimum.

### **Community design to support walking and bicycling**

Because chronic diseases related to physical inactivity and obesity now rank among the country's greatest public health risks, TCHD encourages community designs that make it easy for people to include regular physical activity, such as walking and bicycling, in their daily routines. Because research shows that the way we design our communities can encourage regular physical activity, TCHD strongly supports community plans that incorporate pedestrian and bicycle amenities that support the use of a broader pedestrian and bicycle network.

In order to promote walking and bicycling through this development, TCHD encourages the applicant to consider the inclusion of the following as they design the community.

1. A system of sidewalks, bike paths and open space trail networks that are well-designed and well-lit, safe, and attractive so as to promote bicycle and pedestrian use.
2. Bicycle and pedestrian networks that provide direct connections between destinations in and adjacent to the community.
3. Where public transportation systems exist, direct pedestrian access should be provided to increase transit use and reduce unnecessary vehicle trips, and related vehicle emissions. The pedestrian/bicycle networks should be integrated with the existing and future transit plans for the area.
4. Streets that are designed to be pedestrian/bike friendly and to reduce vehicle and pedestrian/bicycle fatalities.
5. Bicycle facilities and racks are provided in convenient locations.

Please feel free to contact me at 720-200-1585 or [aheinrich@tchd.org](mailto:aheinrich@tchd.org) if you have any questions on TCHD's comments.

Sincerely,



Annemarie Heinrich, MPH/MURP  
Land Use and Built Environment Specialist

cc: Sheila Lynch, Monte Deatrich, Michael Weakley, Warren Brown, TCHD

## Emily Collins

---

**From:** Marisa Dale [mdale@UnitedPower.com]  
**Sent:** Tuesday, July 17, 2018 6:02 PM  
**To:** Emily Collins  
**Subject:** RE: PRC2018-00008 Shook Subdivision Filing 3 and 4

Emily,

We appreciate the dedicated utility easements. Developer must submit an application for new service to this subdivision.

Thank you,  
Marisa

---

**From:** Emily Collins [<mailto:ECollins@adcogov.org>]  
**Sent:** Friday, June 29, 2018 11:29 AM  
**To:** 'landuse@tchd.org'; Monte Deatrich; Loeffler - CDOT, Steven; [serena.ocksund@state.co.us](mailto:serena.ocksund@state.co.us); Loeffler - CDOT, Steven; Brigitte Grimm; Gutierrez, Carla; CGS\_LUR; Williams - Dnr, Joanna; Kerrie Monti; [brandyn.wiedrich@centurylink.com](mailto:brandyn.wiedrich@centurylink.com); [thomas\\_lowe@cable.comcast.com](mailto:thomas_lowe@cable.comcast.com); Marisa Dale; [mary.c.dobyns@usps.gov](mailto:mary.c.dobyns@usps.gov); 'chris.quinn@rtd-denver.com'; [roger@equinoxland.com](mailto:roger@equinoxland.com)  
**Subject:** PRC2018-00008 Shook Subdivision Filing 3 and 4

Good Afternoon:

Please see the attached Request for Comments on the above case. **Comments are due by Friday, July 20<sup>th</sup>.**

Thank you for your review!



**Emily Collins, AICP**

Planner III, *Community and Economic Development*  
ADAMS COUNTY, COLORADO  
4430 South Adams County Parkway, W2000A  
Brighton, CO 80601  
O: 720-523-6820 | [ecollins@adcogov.org](mailto:ecollins@adcogov.org)  
[www.adcogov.org](http://www.adcogov.org)

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**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

October 23, 2019

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

Attn: Libby Tart

**Re: Shook Filing Nos. 3 and 4, Case # PRC2018-00008**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plats for **Shook Filing Nos. 3 and 4** and requests the following 15-foot wide drainage and utility easements for connectivity purposes around the cul du sacs:

- within Outlot B on Filing No. 4 adjacent to East 162<sup>nd</sup> Place
- within Lot 5 and Outlot B on Filing No. 4 adjacent to East 163<sup>rd</sup> Place

Please see the attached highlighted drawing.

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

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

Donna George  
Right of Way and Permits  
Public Service Company of Colorado dba Xcel Energy  
Office: 303-571-3306 – Email: [donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com)



SHOOK SUBDIVISION FILING NO 4  
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 3,  
TOWNSHIP 1 SOUTH, RANGE 67 WEST, 6TH PM,  
COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 3 OF 3

CASE NO. PRC2018-00008



**From:** [George, Donna L](#)  
**To:** [JR Osborne](#)  
**Cc:** [Libby Tart](#)  
**Subject:** RE: Shook Subdivision  
**Date:** Thursday, November 7, 2019 10:14:45 AM

---

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

Looks good, JR!

Thanks,

**Donna George**  
**Xcel Energy | Responsible By Nature**  
**Right of Way and Permits**  
1123 West 3rd Avenue, Denver, CO 80223  
P: [303-571-3306](tel:303-571-3306) | F: [303-571-3660](tel:303-571-3660)  
[donna.l.george@xcelenergy.com](mailto:donna.l.george@xcelenergy.com)

[xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect) - Visit our website for more information about installing and connecting service with Xcel Energy!

---

**From:** JR Osborne [mailto:[c3construction@live.com](mailto:c3construction@live.com)]  
**Sent:** Thursday, November 07, 2019 10:11 AM  
**To:** George, Donna L  
**Cc:** Libby Tart-Schoenfelder  
**Subject:** Shook Subdivision

**CAUTION EXTERNAL SENDER: Stop and consider before you click links or open attachments.**

**Report suspicious email using the 'Report Phishing/Spam' button in Outlook.**

Hi Donna,

Here is the updated plat showing the easement extending into Outlot B as we discussed.  
Please let me know if you be all happy now?

Thanks,

J.R. Osborne

## **Exhibit 5: Neighborhood Comment**

No comment.





## Request for Comments

Case Name:	Shook Subdivision Filing 3 and 4
Case Number:	PRC2018-00008

June 29, 2018

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

- 1) Preliminary and Final Plat for Shook Subdivision Filings 3 to create 13 lots and associated Subdivision Improvements Agreement; 2) Preliminary and Final Plat for Shook Subdivision Filings 4 to create 11 lots and associated Subdivision Improvements Agreement.**

The Assessor's Parcel Numbers is **0157103400001**

Applicant Information **C3 CONSTRUCTION (JR OSBORNE)**

**9200 E MINERAL AVE #365  
CENTENNIAL, CO 80112**

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) 523-6820 by **July 20, 2018** 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, AICP  
Case Manager



## Public Hearing Notification

Case Name:	Shook 3 & 4
Case Number:	PRC2018-00008
Planning Commission Hearing Date:	December 12, 2019 at 6:00 p.m.
Board of County Commissioners Date:	January 14, 2019 at 9:30 a.m.

November 25, 2019

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

- 1.) A Preliminary Plat for Filing 3 to create 13 lots on 22.37 acres;
- 2.) A Preliminary Plat for Filing 4 to create 11 lots on 23.16 acres.

The Assessor's Parcel Number is: 0157103400001

Applicant Information: JR OSBORNE  
c/o C3 CONSTRUCTION  
9200 Mineral Avenue #365  
Centennial, CO 80112

The hearing will be held in the Adams County Hearing Room located at 4430 South Adams County Parkway, Brighton, CO 80601. 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 South 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).

Thank you for your review of this case.

  
Libby Tart, AICP  
Case Manager

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry  
DISTRICT 1

Charles "Chaz" Tedesco  
DISTRICT 2

Emma Pinter  
DISTRICT 3

Steve O'Dorisio  
DISTRICT 4

Mary Hodge  
DISTRICT 5



To: Bobi Lopez  
Dept: Brighton Blade  
Email: [blopez@metrowestnewspapers.com](mailto:blopez@metrowestnewspapers.com)  
Phone: 303-659-2522  
From: E-Permit Center/OneStop  
Date: December 4, 2019

#### NOTICE OF PUBLIC HEARING FOR LAND USE

NOTICE IS HEREBY GIVEN, that an application has been filed by, SEC. 2-3 PHOENIX LLC, Case # PRC2018-00008, requesting 1.) a Preliminary Plat for Filing 3 to create 13 lots on 22.37 acres and 3) a Preliminary Plat for Filing 4 to create 11 lots on 23.16 acres on the following property:

#### LEGAL DESCRIPTION:

SHOOK SUBDIVISION FILING NO. 3 LOCATED IN THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6<sup>TH</sup> P.M., COUNTY OF ADAMS, STATE OF COLORADO

SHOOK SUBDIVISION FILING NO. 4 LOCATED IN THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6<sup>TH</sup> P.M., COUNTY OF ADAMS, STATE OF COLORADO

(The above legal description was provided by the applicant and Adams County is not responsible for any errors and omissions that may be contained herein and assumes no liability associated with the use or mis use of this legal description.)

APPROXIMATE LOCATION: NW Corner of Havana and Highway 7  
PARCEL #: 0157103400001

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Adams County Planning Commission in the Hearing Room of the Adams County Government Center, 4430 S. Adams County Parkway, Brighton, CO - 1st Floor, on the 12<sup>th</sup> day of December, at the hour of 6:00 p.m., where and when any person may appear and be heard and a recommendation on this application will be forwarded to the Board of County Commissioners.

NOTICE IS FURTHER GIVEN, that a public hearing will be held by the Adams County Board of County Commissioners in the Hearing Room of the Adams County Government Center, 4430 S. Adams County Parkway, Brighton, CO - 1st Floor, on the 14<sup>th</sup> of January, at the hour of 9:30 a.m., to consider the above request where and when any person may appear and be heard.

For further information regarding this case, please contact Libby Tart at the Department of Community and Economic Development, 4430 S. Adams County Pkwy, Brighton, CO 80601, 720.523.6800. This is also the location where the maps and/or text certified by the Planning Commission may be viewed.

BY ORDER OF THE BOARD OF COUNTY COMMISSIONERS  
JOSH ZYGIELBAUM, CLERK OF THE BOARD

TO BE PUBLISHED IN THE December 4, 2019, ISSUE OF THE Brighton Blade.

Please reply to this message by email to confirm receipt or call the Adams County E-Permits/OneStop Counter at 720.523.6800.

BASELINE LAKES HOLDINGS LLC ET ALS  
PO BOX 247  
EASTLAKE CO 80614-0247

PARRISH MARK A AND  
PARRISH KRISTINE A  
9414 E 161ST PL  
BRIGHTON CO 80602

BECKETT DAVID AND  
BECKETT SHAUNA  
16040 GENEVA WAY  
BRIGHTON CO 80602

PROV 356 LLC  
610 REDSTONE DR  
BROOMFIELD CO 80020-6079

CARLSON TAYLOR R UND 24.25% INT AND  
THORNTON CORY J UND 24.25% INT ET ALS  
PO BOX 247  
EASTLAKE CO 80614-0247

RICHFIELD HOMES LLC  
428 KIMBARK ST  
LONGMONT CO 80501-5526

CARLSON TAYLOR R UND 24.25% INT AND  
THORNTON CORY J UN 24.25 INT ET ALS  
PO BOX 247  
EASTLAKE CO 80614-0247

RIVERSIDE VILLAGE OWNERS ASSOCIATION  
7501 VILLAGE SQUARE DR STE 205  
CASTLE PINES CO 80108-3700

DIAZ FRIEDA A  
9425 E 161ST PL  
BRIGHTON CO 80602

ROBILLARD CHRISTOPHER P  
1013 COUNTY ROAD 7  
ERIE CO 80516-7906

DIAZ FRIEDA A  
9425 E 161ST AVE  
BRIGHTON CO 80602-7524

SEC 2-3 PHOENIX LLC  
9200 E MINERAL AVE STE 365  
CENTENNIAL CO 80112-3459

EQUINOX DEVELOPMENT LLC  
10450 E 159TH CT  
BRIGHTON CO 80602-7977

SELTZER FARMS INC  
9390 E 168TH AVE  
BRIGHTON CO 80602-6606

GREATER BRIGHTON FIRE  
PROTECTION DISTRICT  
500 S 4TH AVE 3RD FL  
BRIGHTON CO 80601-3165

SELTZER FARMS INC  
9390 E 168TH AVE  
BRIGHTON CO 80602

HI-LAND ACRES WATER AND  
SANITATION DISTRICT  
PO BOX 0128  
BRIGHTON CO 80601-0128

SPS OIL FIELD SERVICE  
PO BOX 304  
BRIGHTON CO 80601

LESSER LOIS B  
PO BOX 65  
BRIGHTON CO 80602

SPV VIII LLC  
1751 RIVER RUN STE 400  
FORT WORTH TX 76107-6669

TODD CREEK VILLAGE METROPOLITAN  
DISTRICT  
10450 E 159TH CT  
BRIGHTON CO 80602-7977

BILODEAU DONNA J AND  
IRONS JAY P  
OR CURRENT RESIDENT  
16135 LOMAND CIR  
BRIGHTON CO 80602-7519

TWIN LAKE ESTATES HOMEOWNERS  
ASSOCIATION INC  
12000 N WASHINGTON NO. 340  
DENVER CO 80241

BOYD DANIEL LEE  
OR CURRENT RESIDENT  
16044 LOMAND CIR  
BRIGHTON CO 80602-7518

WATKINS BILLY J  
16300 YOSEMITE ST  
BRIGHTON CO 80602

BOYENS JOAN M 50% INT AND  
OLIVAS GREGORY K 50% INT  
OR CURRENT RESIDENT  
10540 E 163RD AVE  
BRIGHTON CO 80602-7505

WEIGANDT JOHN WILLIAM  
10390 E 168TH AVE  
BRIGHTON CO 80602

BRADFORD WILLIAM R AND  
BRADFORD REBECCA L  
OR CURRENT RESIDENT  
10653 E 163RD CT  
BRIGHTON CO 80602

WEST SOUTH PLATTE WATER AND SANITATION INC  
9200 E MINERAL AVE STE 365  
CENTENNIAL CO 80112-3459

BRADLEY MICHAEL R LIVING TRUST  
OR CURRENT RESIDENT  
16033 HI LAND CIR  
BRIGHTON CO 80602

WRIGHT REVA L  
PO BOX 274  
BRIGHTON CO 80601-0274

CABLE ROBERT A AND  
CABLE KELSEY J  
OR CURRENT RESIDENT  
10693 E 163RD CT  
BRIGHTON CO 80602

ARNOLD RICHARD L TRUST  
OR CURRENT RESIDENT  
16170 GENEVA CT  
BRIGHTON CO 80602-7548

CABRAL JOSE JUAREZ  
OR CURRENT RESIDENT  
9700 E 160TH AVE  
BRIGHTON CO 80602-7571

BALLINGER MICHAEL D AND  
SCHASNY GERALDINE C  
OR CURRENT RESIDENT  
16144 LOMAND CIR  
BRIGHTON CO 80602

CARMONA ALEJANDRO  
OR CURRENT RESIDENT  
9405 E 159TH AVE  
BRIGHTON CO 80602-8665

BEDAN ROBERT AND  
BEDAN CINDY  
OR CURRENT RESIDENT  
16180 IOLA ST  
BRIGHTON CO 80602-7615

CHAVEZ GUTIERREZ RAFAEL  
OR CURRENT RESIDENT  
16121 IOLA ST  
BRIGHTON CO 80602-7615

BIETENDORF SCOTT A AND  
FOSTER VICKIE L  
OR CURRENT RESIDENT  
16150 GENEVA CT  
BRIGHTON CO 80602

COCA LEROY  
ROMERO BARBARA M  
OR CURRENT RESIDENT  
16053 HI LAND CIR  
BRIGHTON CO 80602-7513

DELCAMP JAMES R AND  
DELCAMP BARBARA J  
OR CURRENT RESIDENT  
16185 LOMAND CIR  
BRIGHTON CO 80602

FLUHARTY JOEL JEFFERSON AND  
FLUHARTY MARILYN JO  
OR CURRENT RESIDENT  
16101 IOLA ST  
BRIGHTON CO 80602-7615

DELGADO JORGE REYES  
OR CURRENT RESIDENT  
10630 E 161ST AVE  
BRIGHTON CO 80602-8294

FORD RANDY S  
OR CURRENT RESIDENT  
9600 E 160TH AVE  
BRIGHTON CO 80602

DELVENTHAL DENNIS L AND  
DELVENTHAL ASHLEE L  
OR CURRENT RESIDENT  
16045 LOMAND CIR  
BRIGHTON CO 80602-7517

FORSYTHE ANDREW C AND  
FORSYTHE LORRI D  
OR CURRENT RESIDENT  
8985 E 162ND AVE  
BRIGHTON CO 80602

DENNE CARL E AND  
CAMPBELL PATRICIA G  
OR CURRENT RESIDENT  
16151 IOLA ST  
BRIGHTON CO 80602-7615

GONZALES JASON AND  
GONZALES STEPHANIE  
OR CURRENT RESIDENT  
16165 LOMAND CIR  
BRIGHTON CO 80602-7519

DERR REUBEN ALLEN AND  
DERR KATHERINE LEE  
OR CURRENT RESIDENT  
16125 LOMAND CIR  
BRIGHTON CO 80602-7519

GOODALL STEPHEN JR  
GOODALL JAYMIE  
OR CURRENT RESIDENT  
10533 E 163RD AVE  
BRIGHTON CO 80602-7505

DEVRIES HERMAN T AND  
DEVRIES JEAN C  
OR CURRENT RESIDENT  
10680 E 163RD CT  
BRIGHTON CO 80602

GORDON ANDREW S AND MICHELLE A  
OR CURRENT RESIDENT  
16085 LOMAND CIR  
BRIGHTON CO 80602

DILALLO ERIC AND  
DILALLO STACY  
OR CURRENT RESIDENT  
16141 IOLA ST  
BRIGHTON CO 80602

GORDON PATRICIA AND  
HERNOUD MELANI  
OR CURRENT RESIDENT  
16105 LOMAND CIR  
BRIGHTON CO 80602-7519

EBERLE DAVID G AND  
EBERLE LORETTA J  
OR CURRENT RESIDENT  
9485 E 161ST AVE  
BRIGHTON CO 80602-7524

HAJI-SARVESTNAI NASSER  
OR CURRENT RESIDENT  
16084 LOMAND CIR  
BRIGHTON CO 80602-7518

EHRMANN EDWARD J AND  
EHRMANN VICKI M  
OR CURRENT RESIDENT  
9445 E 161ST AVE  
BRIGHTON CO 80602

HEIM ROBERT RAYMOND AND  
FILLENBERG KIMBERLY A  
OR CURRENT RESIDENT  
16102 HI LAND CIR  
BRIGHTON CO 80602

ERNSTER JON M AND  
ERNSTER JULIE  
OR CURRENT RESIDENT  
16171 IOLA ST  
BRIGHTON CO 80602-7615

HOWELL SHAWN AND  
HOWELL SHEILA L  
OR CURRENT RESIDENT  
16150 IOLA ST  
BRIGHTON CO 80602-7615

INGRAHAM LUKE AND  
INGRAHAM RUTH  
OR CURRENT RESIDENT  
10652 E 162ND PL  
BRIGHTON CO 80602-8293

LESLEY TIMOTHY JAY BRANDON  
AKIYAMA MEGAN ANN  
OR CURRENT RESIDENT  
16074 LOMAND CIR  
BRIGHTON CO 80602-7518

JOHNSON FREDERICK D AND  
JOHNSON SALLIE R  
OR CURRENT RESIDENT  
16172 DALLAS ST  
BRIGHTON CO 80602

LYBARGER JOSHUA M AND  
LYBARGER ALICEA M  
OR CURRENT RESIDENT  
16143 HI LAND CIR  
BRIGHTON CO 80602-7515

JOHNSON MATTHEW J AND  
JOHNSON JILLANN M  
OR CURRENT RESIDENT  
16181 IOLA ST  
BRIGHTON CO 80602-7615

MALARKEY CHARLES E AND  
NORTHROP KARYL A  
OR CURRENT RESIDENT  
16134 LOMAND CIRCLE  
BRIGHTON CO 80601

KEARNS BRIAN P AND  
KEARNS PAIGE C  
OR CURRENT RESIDENT  
10623 E 163RD CT  
BRIGHTON CO 80602

MARTINEZ RAUL S AND  
MARTINEZ MARTHA  
OR CURRENT RESIDENT  
16073 HI LAND CIR  
BRIGHTON CO 80602-7513

KESSLER JANET N  
OR CURRENT RESIDENT  
16162 HI LAND CIR  
BRIGHTON CO 80602-7516

MC DONALD BRAD L AND JEAN L  
OR CURRENT RESIDENT  
16083 HI LAND CIR  
BRIGHTON CO 80602

KETTERLING E ERROL AND  
KETTERLING MARILYN P  
OR CURRENT RESIDENT  
16064 LOMAND CIR  
BRIGHTON CO 80602-7518

MCCULLOH DOUGLAS  
OR CURRENT RESIDENT  
10563 E 163RD AVE  
BRIGHTON CO 80602-7505

KING DENNIS J AND  
KING KATHLEEN M  
OR CURRENT RESIDENT  
16042 HI LAND CIR  
BRIGHTON CO 80602-7514

MC GEE RYAN M AND  
MC GEE ELLEN L  
OR CURRENT RESIDENT  
10740 E 162ND DR  
BRIGHTON CO 80602

KIYOTA JAMES AND  
KIYOTA FRANCES T  
OR CURRENT RESIDENT  
16103 HI LAND CIR  
BRIGHTON CO 80602-7515

MILLER BARBARA L AND  
MILLER TERRY J  
OR CURRENT RESIDENT  
16104 LOMAND CIRCLE  
BRIGHTON CO 80602

KLINGER JAMES G AND  
KLINGER PAULINE C  
OR CURRENT RESIDENT  
16175 LOMAND CIR  
BRIGHTON CO 80602

MOE ADAM AND  
MOE ROCHELLE  
OR CURRENT RESIDENT  
16160 IOLA ST  
BRIGHTON CO 80602-7615

LEMKE KAREN B  
OR CURRENT RESIDENT  
16114 LOMAND CIR  
BRIGHTON CO 80602-7520

MORGAN JEFFREY J B  
OR CURRENT RESIDENT  
9465 E 161ST AVE  
BRIGHTON CO 80601-7524

MURPHY THOMAS J JR AND  
KENNEDY MURPHY RINTHEA  
OR CURRENT RESIDENT  
10593 E 163RD AVE  
BRIGHTON CO 80602-7505

RUYBAL LEPIO J JR AND  
GARCIA ROSAMARIA  
OR CURRENT RESIDENT  
16072 HI LAND CIR  
BRIGHTON CO 80602-7514

ONAKA CLARENCE S REVOCABLE LIVING TRUST UND  
50% INT AND  
CARVALHO ELIZABETH M TRUST UND 50% INT  
OR CURRENT RESIDENT  
10600 E 163RD CT  
BRIGHTON CO 80602-7537

SCHLEIS STEVEN J AND  
SCHLEIS BARBARA J  
OR CURRENT RESIDENT  
16191 IOLA ST  
BRIGHTON CO 80602-7615

OTTO JOHN C AND  
BRONSON BARBARA T  
OR CURRENT RESIDENT  
16190 GENEVA CT  
BRIGHTON CO 80602-7548

SCHLOSSER ROBERT R AND  
SCHLOSSER SUSAN R  
OR CURRENT RESIDENT  
16124 LOMAND CIR  
BRIGHTON CO 80601

OWERS CHARLES AND  
OWERS MICHIE  
OR CURRENT RESIDENT  
16065 LOMAND CIR  
BRIGHTON CO 80602-7517

SMITH MICHAEL F AND  
SMITH DIANE M  
OR CURRENT RESIDENT  
9520 E 160TH PL  
BRIGHTON CO 80602

PATRONITI ROBERT AND  
PATRONITI SILENE  
OR CURRENT RESIDENT  
16000 GENEVA CT  
BRIGHTON CO 80602-7548

STOCKTON JEFFERY L AND  
STOCKTON ALAYNA M  
OR CURRENT RESIDENT  
16155 LOMAND CIR  
BRIGHTON CO 80602-7519

PETERS JAMES AND  
PETERS DENISE COUTURIE  
OR CURRENT RESIDENT  
16140 IOLA ST  
BRIGHTON CO 80602-7615

THOMPSON ROGER C AND  
THOMPSON PATRICIA R  
OR CURRENT RESIDENT  
16063 HI LAND CIR  
BRIGHTON CO 80602-7513

PEVLER FRANK L  
OR CURRENT RESIDENT  
16164 DALLAS STREET  
BRIGHTON CO 80602

TORRES JOSE LUIS  
OR CURRENT RESIDENT  
16154 LOMAND CIR  
BRIGHTON CO 80602-7520

PICCOLO JAMES THOMAS AND  
PICCOLO KELLI JEAN  
OR CURRENT RESIDENT  
16052 HI LAND CIR  
BRIGHTON CO 80602-7514

TOTAL AUTO COVERAGE CORPORATION  
OR CURRENT RESIDENT  
9315 E 160TH AVE  
BRIGHTON CO 80602

PRASAD MANOJ AND  
PRASAD JOANNE  
OR CURRENT RESIDENT  
16131 IOLA ST  
BRIGHTON CO 80602-7615

WAGERS KENNETH AND  
WAGERS KELLY A  
OR CURRENT RESIDENT  
16152 HI LAND CIR  
BRIGHTON CO 80602-7516

REID RICKY L AND  
REID PATRICIA  
OR CURRENT RESIDENT  
16043 HI LAND CIR  
BRIGHTON CO 80602

WALTER MICHAEL J AND  
WALTER LISA A  
OR CURRENT RESIDENT  
10627 E 162ND PL  
BRIGHTON CO 80602

WATKINS BILLY J  
OR CURRENT RESIDENT  
16300 YOSEMITE ST  
BRIGHTON CO 80602

CURRENT RESIDENT  
9930 E 160TH PL  
BRIGHTON CO 80602-5606

WEGLIN GREG L AND  
WEGLIN BRANDY K  
OR CURRENT RESIDENT  
16115 LOMAND CIR  
BRIGHTON CO 80602-7519

CURRENT RESIDENT  
9941 E 160TH PL  
BRIGHTON CO 80602-5606

WENK BRIAN A AND  
WENK LYNDIA M  
OR CURRENT RESIDENT  
16123 HI LAND CIR  
BRIGHTON CO 80602-7515

CURRENT RESIDENT  
9970 E 160TH PL  
BRIGHTON CO 80602-5606

WHITMORE GERALD P AND  
WHITMORE DEBRA A  
OR CURRENT RESIDENT  
16020 GENEVA CT  
BRIGHTON CO 80602-7548

CURRENT RESIDENT  
10210 E 160TH PL  
BRIGHTON CO 80602-5607

WOLTERS EDWARD W AND  
WOLTERS HOLLY M  
OR CURRENT RESIDENT  
16145 LOMAND CIR  
BRIGHTON CO 80602-7519

CURRENT RESIDENT  
10040 E 160TH PL  
BRIGHTON CO 80602-5608

WORSTER RONALD P AND  
WORSTER ROBERTA M  
OR CURRENT RESIDENT  
10780 E 162ND DR  
BRIGHTON CO 80602-7508

CURRENT RESIDENT  
10080 E 160TH PL  
BRIGHTON CO 80602-5608

YOUNG CAROL L  
OR CURRENT RESIDENT  
16153 DALLAS ST  
BRIGHTON CO 80602

CURRENT RESIDENT  
10120 E 160TH PL  
BRIGHTON CO 80602-5608

YOUNG GEORGE M AND KAREN M  
OR CURRENT RESIDENT  
16075 LOMAND CIR  
BRIGHTON CO 80602

CURRENT RESIDENT  
10170 E 160TH PL  
BRIGHTON CO 80602-5608

ZAGEL JAMES R AND  
ZAGEL PAULA J  
OR CURRENT RESIDENT  
16168 DALLAS ST  
BRIGHTON CO 80602-7512

CURRENT RESIDENT  
9820 E 160TH PL  
BRIGHTON CO 80602-5618

CURRENT RESIDENT  
9911 E 160TH PL  
BRIGHTON CO 80602-5606

CURRENT RESIDENT  
9880 E 160TH PL  
BRIGHTON CO 80602-5618



CURRENT RESIDENT  
9230 E 168TH AVE  
BRIGHTON CO 80602-6606

CURRENT RESIDENT  
16380 YOSEMITE ST  
BRIGHTON CO 80602-7506

CURRENT RESIDENT  
16062 HI LAND CIR  
BRIGHTON CO 80602-7514

CURRENT RESIDENT  
9580 E 160TH AVE  
BRIGHTON CO 80602-7522

CURRENT RESIDENT  
9414 E 161ST AVE  
BRIGHTON CO 80602-7523

CURRENT RESIDENT  
9425 E 161ST AVE  
BRIGHTON CO 80602-7524

CURRENT RESIDENT  
16040 GENEVA CT  
BRIGHTON CO 80602-7548

CURRENT RESIDENT  
10200 E 159TH CT  
THORNTON CO 80602-7976

CURRENT RESIDENT  
15975 ELMIRA ST  
BRIGHTON CO 80602-8620

CURRENT RESIDENT  
15959 HAVANA ST  
BRIGHTON CO 80602-8650

Adams County  
Attn: Planning Addressing  
PLN

COLORADO DEPT OF TRANSPORTATION  
Attn: Steve Loeffler  
2000 S. Holly St.  
Region 1  
Denver CO 80222

Adams County Construction Inspection  
Attn: PWCI .  
PWCI

COLORADO DIVISION OF WILDLIFE  
Attn: Eliza Hunholz  
Northeast Regional Engineer  
6060 BROADWAY  
DENVER CO 80216-1000

Adams County Development Services - Building  
Attn: Justin Blair  
4430 S Adams County Pkwy  
Brighton CO 80601

COLORADO DIVISION OF WILDLIFE  
Attn: Serena Rocksund  
6060 BROADWAY  
DENVER CO 80216

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

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

BRIGHTON FIRE DISTRICT  
Attn: Carla Gutierrez  
500 South 4th Avenue  
3rd Floor  
BRIGHTON CO 80601

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

BRIGHTON SCHOOL DISTRICT 27J  
Attn: Kerrie Monti  
1850 EGBERT STREET  
SUITE 140, BOX 6  
BRIGHTON CO 80601

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

Century Link, Inc  
Attn: Brandyn Wiedreich  
5325 Zuni St, Rm 728  
Denver CO 80221

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

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

Eagle Shadow Metro District 1/ Spencer Fane  
Attn: JIM WORTHY  
1700 Lincoln Street  
Suite 2000  
Denver CO 80203

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

Engineering Department - ROW  
Attn: Transportation Department  
PWE - ROW

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

Engineering Division  
Attn: Transportation Department  
PWE

Hi-Land Acres Water & Sanitation District  
Attn: Gabby Begeman  
10086 E 159th Ave  
Nancy Gay - 303-637-7499  
Brighton CO 80601

United Power, Inc  
Attn: Marisa Dale  
PO Box 929  
500 Cooperative Way  
Brighton CO 80601

NS - Code Compliance  
Attn: Joaquin Flores

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

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

Todd Creek Village Metropolitan District  
Attn: Roger Hollard  
10450 E. 159th Ct.  
BRIGHTON CO 80602

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

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

Tri-County Health: Mail CHECK to Sheila Lynch  
Attn: Tri-County Health  
landuse@tchd.org

# CERTIFICATE OF POSTING



I, Libby Tart, do hereby certify that I had the property posted at

Galena Court and East 160<sup>th</sup> Place

on November 25, 2019

in accordance with the requirements of the Adams County Zoning Regulations

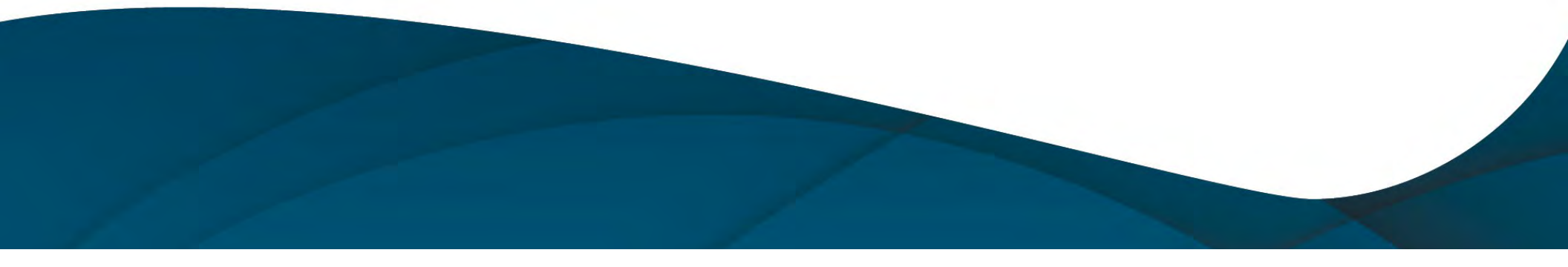
*Libby Tart, AICP*

Libby Tart

# Shook Subdivision Filings 3 and 4

## PRC2018-00008

February 4, 2020  
Board of County Commissioners  
Community and Economic Development  
Case Manager: Libby Tart

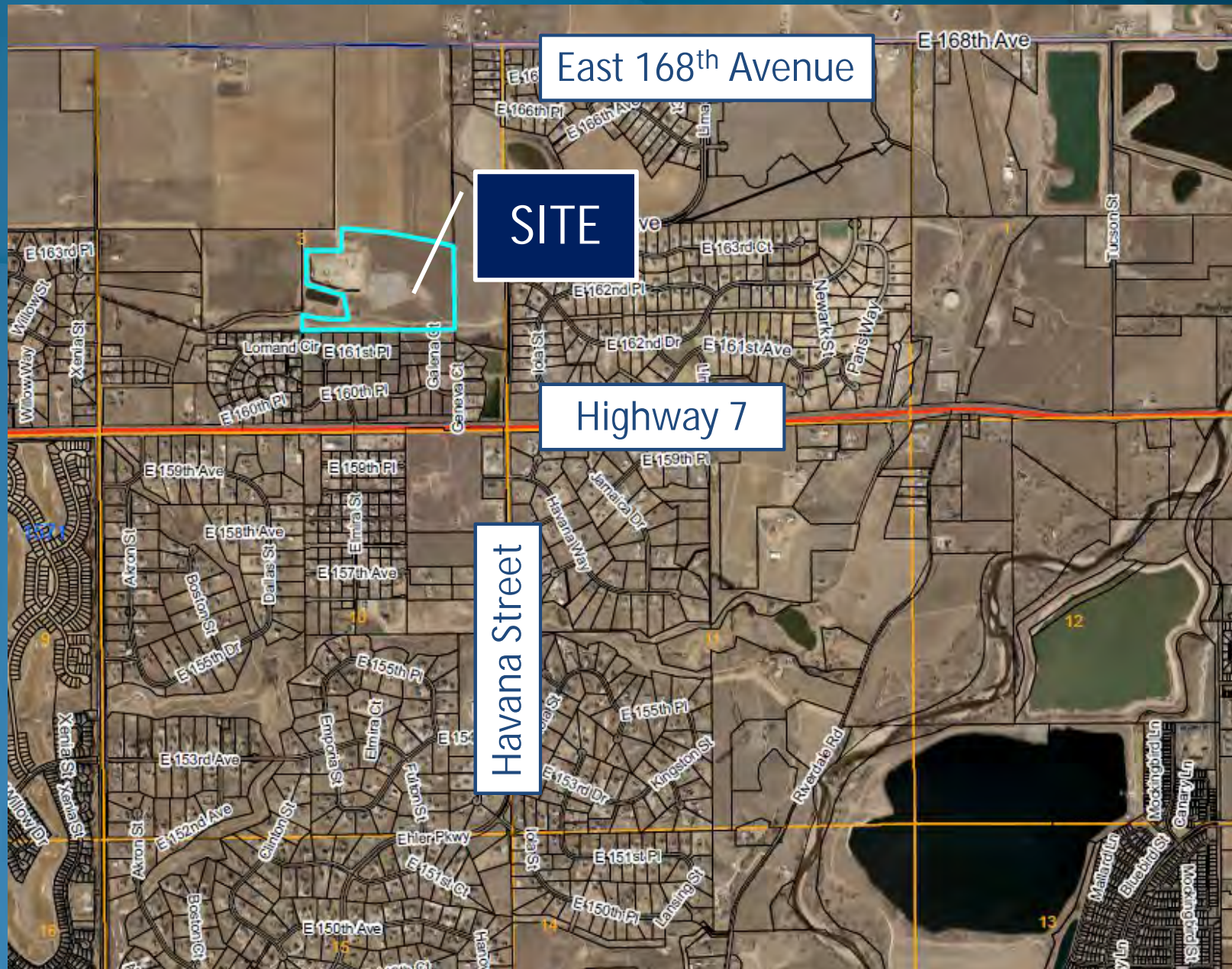


# Request

1. Preliminary Plat (Filing 3)
  - Creation of 13 lots on 22.37 acres
  
2. Preliminary Plat (Filing 4)
  - Creation of 11 lots on 23.16 acres

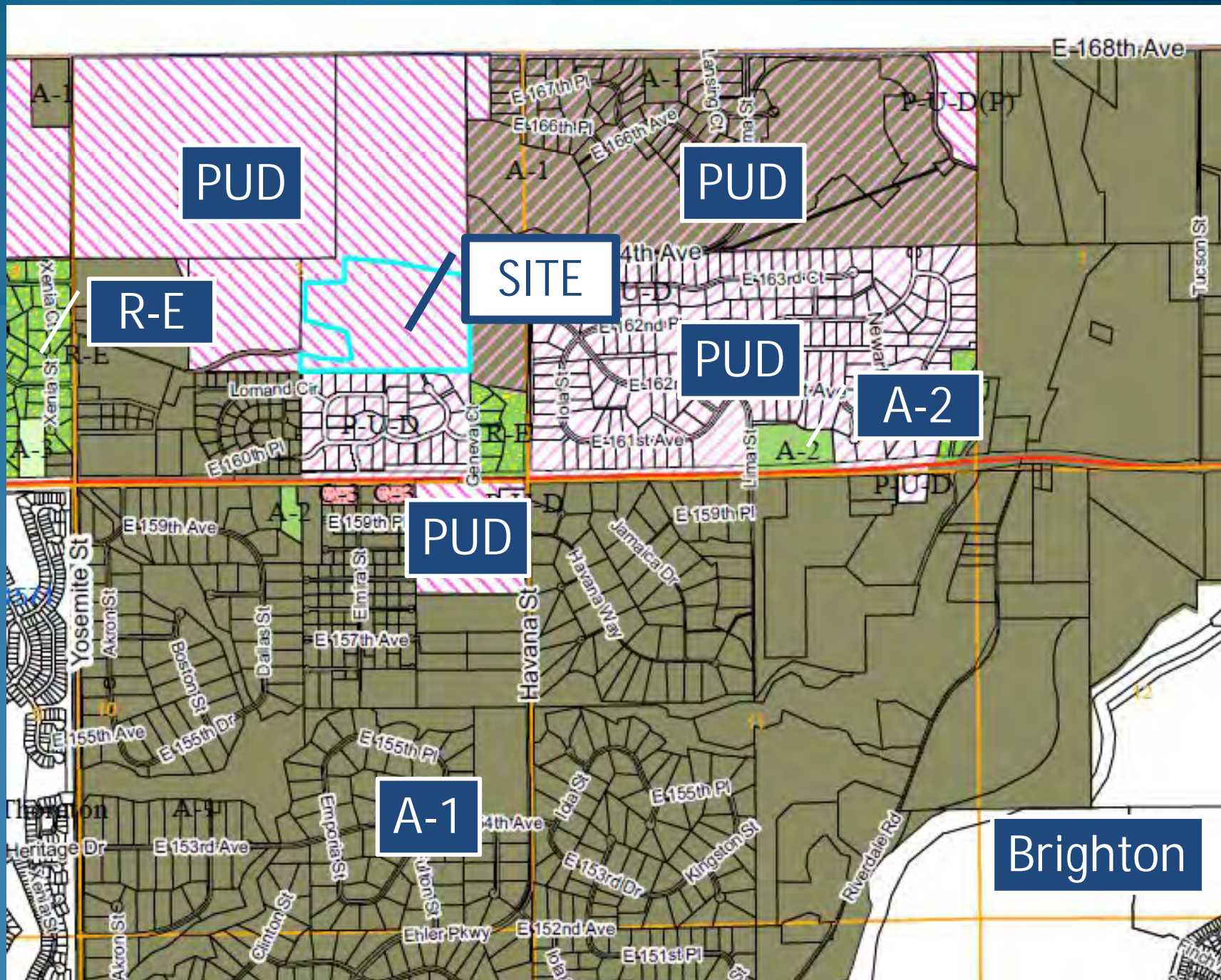


# Aerial View Shook 3 and 4





# Current Zoning Map





# Background

2002 – Todd Creek Village PDP approved

2006 – Todd Creek Village Shook Development FDP approved

2018 – Shook FDP Amendment approved in December to add 46.5 acres to the FDP, add up to 32 lots, and replat two filings (Shook 1 and 2) and to realign roadways for Shook 3 and 4 connections

**Estate Residential**

**SITE**

**Commercial**

**Agriculture**

**Urban Residential**

**Parks & Open Space**

**Estate Residential**

**Municipal Area**

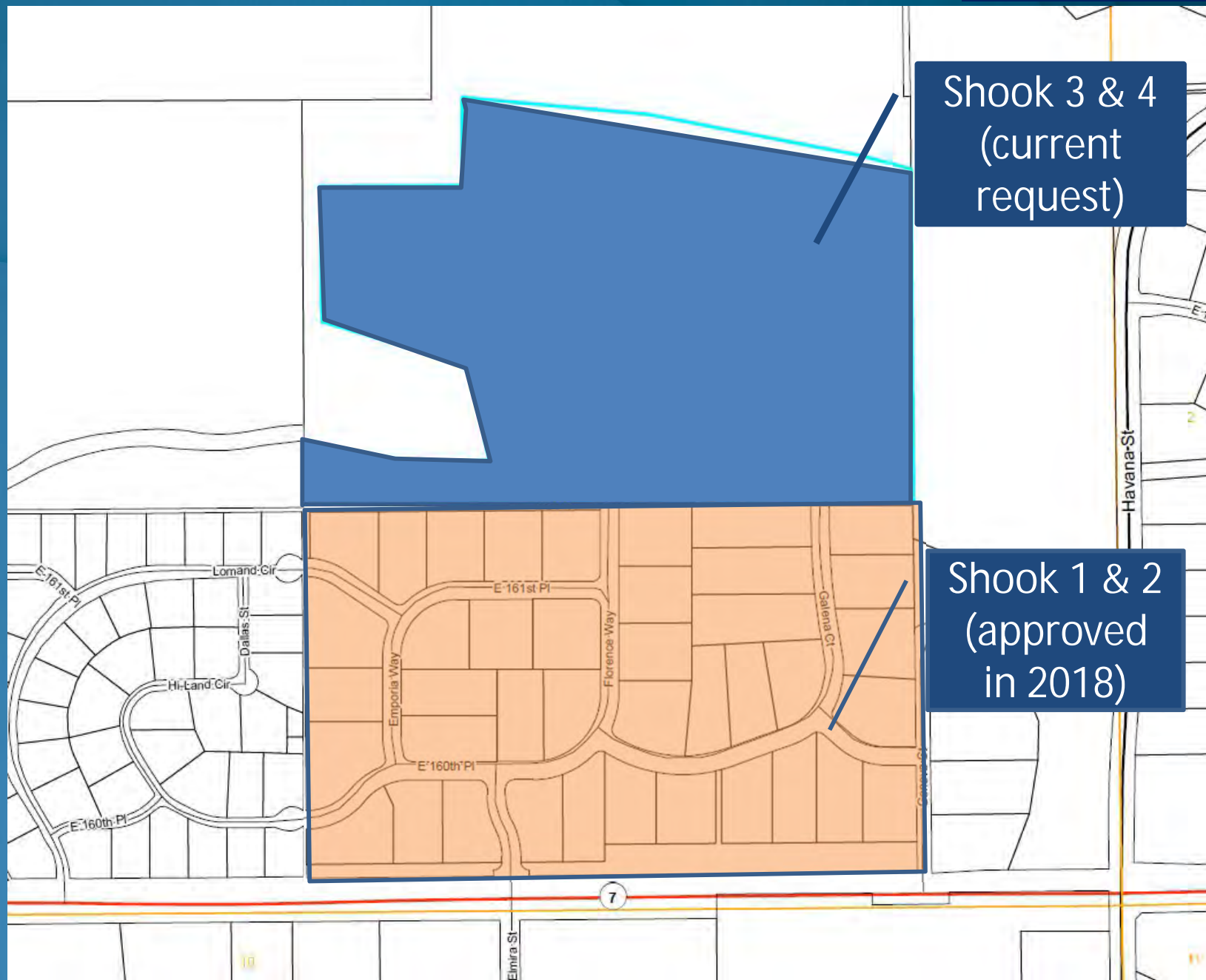


# Major Subdivision (Preliminary Plat)

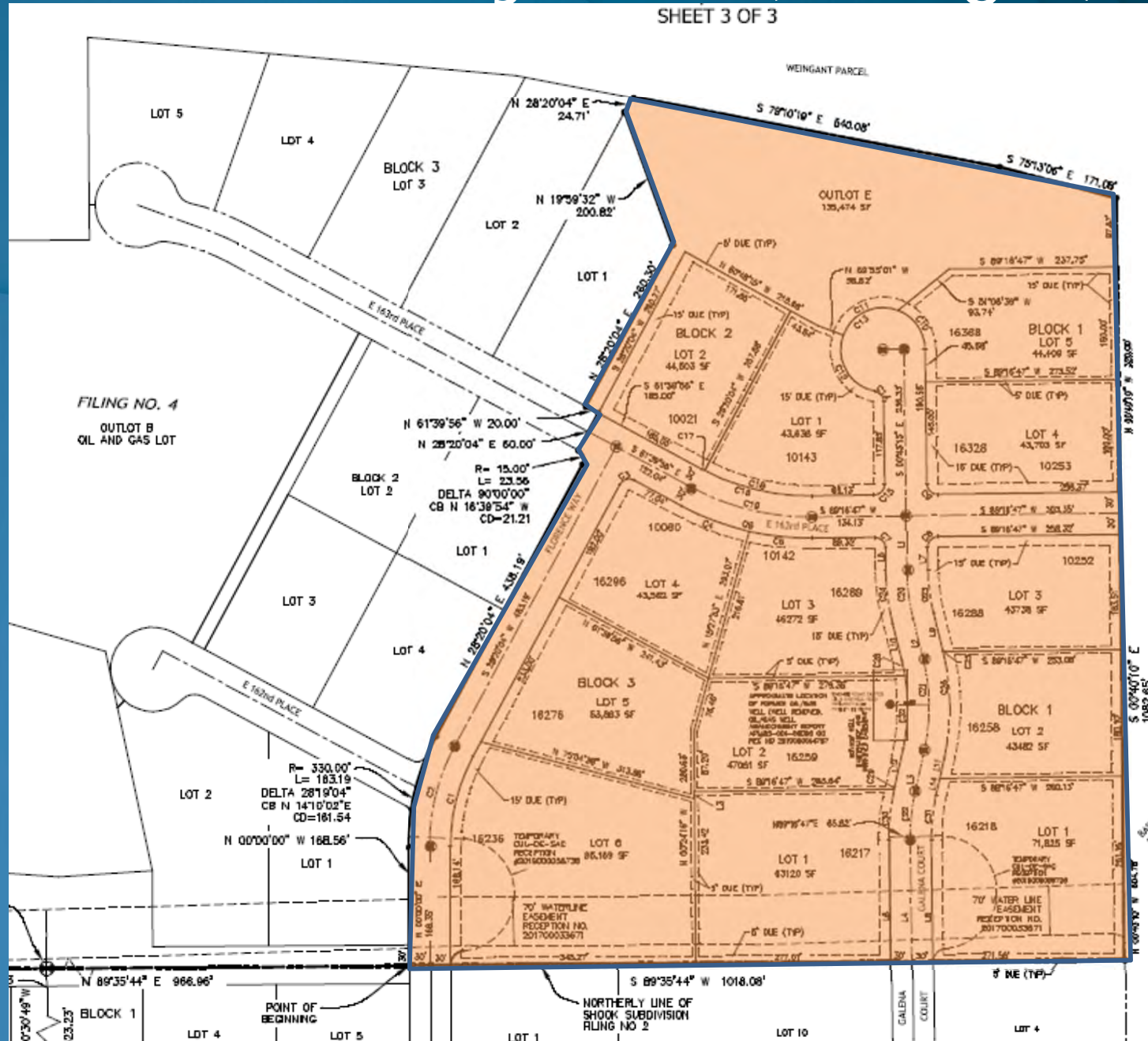
Section 2-02-17

- Create 24 Lots
  - Currently One Parcel (Filing 3 – 13 Lots, Filing 4 – 11 Lots)
- Criteria for Approval:
  - Consistent with standards and regulations
  - Conforms to subdivision design standards
  - Adequate water, sewer, drainage, public infrastructure
    - Todd Creek Village Metro District to Provide Water (Will Serve Letter)
    - Sewer Service Provided by Individual Systems

# Shook Area

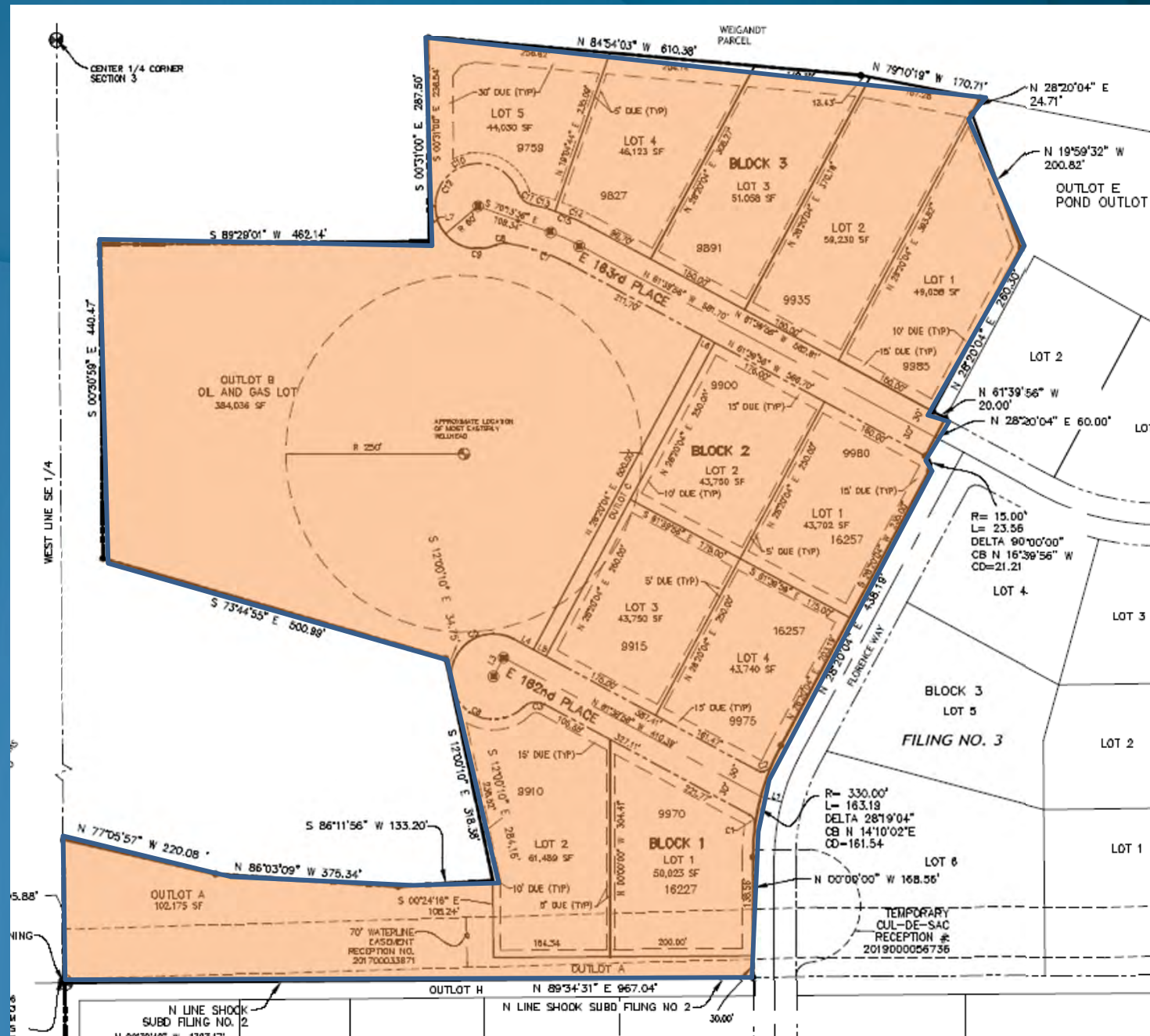


## SHEET 3 OF 3



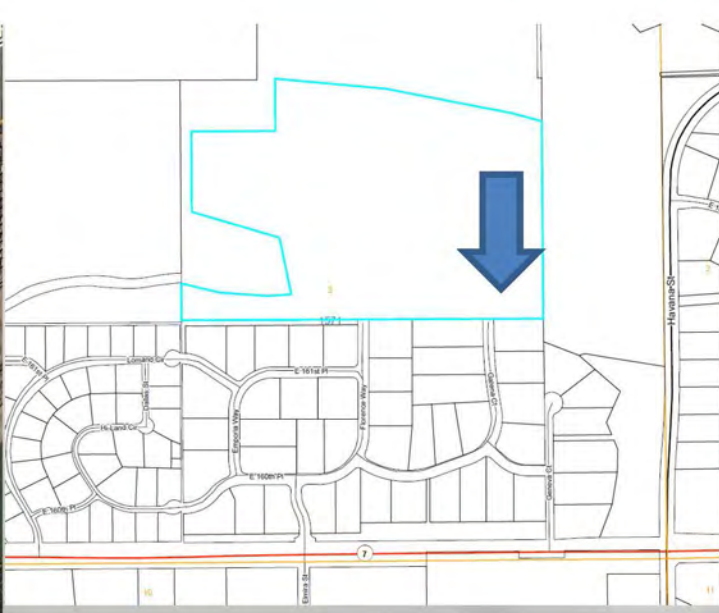


# Preliminary Plat (Filing 4)



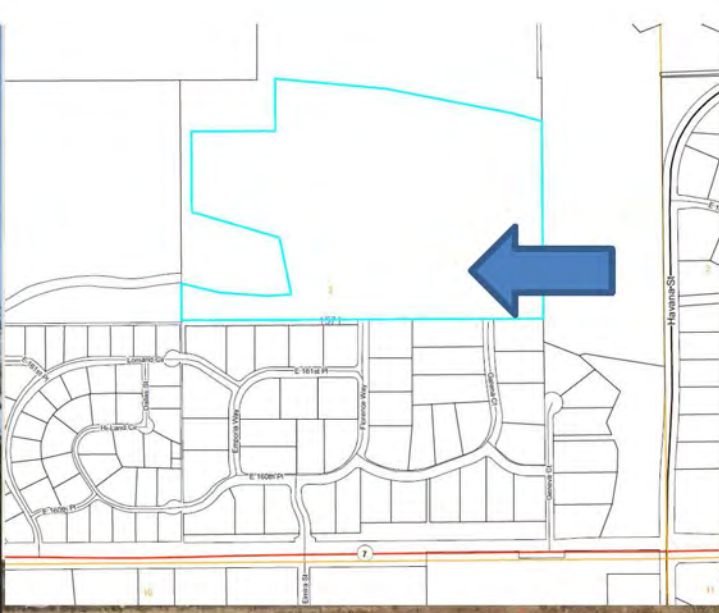


West from Elmira Street  
**Looking South**





South from Elmira Street  
**Looking West**









# Referral Comments

Notifications Sent	Comments Received
130	0

- Property Owners and Residents within 1500 ft

## Comments:

- Staff: Confirmation from Applicant on dimensions for lots and abandonment of a former well on Lot 3. ROW received confirmation that the applicant vacated the Signal Ditch in early January (note for the final plat)
- Division of Water Resources: Indicating adequacy for potable water but not taking a position on adequacy of non-potable water for irrigating the golf course and residential landscaping (condition of approval)
- Division of Parks and Wildlife: Needs a burrowing owl study if earth work occurring between March 15-October 31
- TCHD: Todd Creek will be inspecting on-site wastewater systems for the new lots

No concerns: Adams County Treasurer, Brighton Fire, CDOT, CGS, West Adams Conservation District, United Power

# Conclusion

- The Two Preliminary Plat Requests are consistent with:
  - Adams County Development Standards and Regulations
  - Imagine Adams County Comprehensive Plan
  - Provided evidence that the preliminary plat is in conformance with the subdivision design standards
  - Adequate soil/topographical conditions
  - Provision of evidence that adequate drainage improvements comply with the standards and regulations

# Planning Commission Update

A Public Hearing was held on January 9, 2020

The applicant was available to answer questions. Two additional individuals answered questions on behalf of the applicant – an engineer and attorney for the Todd Creek Metro District/Signal Ditch Company

One member of the public testified against the application due to drainage concerns and access to additional water from the Signal Ditch

PC voted (7-0) to recommend approval



# Recommendation

(PRC2018-00008 Shook 3 and 4)

Staff and Planning Commission recommend Approval of the Shook 3 and 4 Preliminary Plats, based on 9 Findings-of-Fact, 3 Conditions and 2 Notes (per Preliminary Plat).

## Conditions:

1. The applicant shall provide proof of adequate irrigation water supply and services in compliance with Section 5-04-05-06-04 of the Adams County Development Standards and Regulations prior to the Board of County Commissioners hearing on the Final Plat.
2. A Subdivision Improvements Agreement (SIA) shall be submitted with the final plat application.
3. A public land dedication fee for parks and schools shall be paid to Adams County prior to or with the final plat submittal. This fee shall be determined by the current fee structure specified in Section 5-05 of the Adams County Development Standards and Regulations.

## Notes Added:

1. The applicant shall adhere to all fire, animal, health, zoning and building codes.
2. The Signal Ditch has been vacated and the vacation shall be shown on the final plat.

