

Request for Comments

Case Name: Hardin Subdivision Final Plat
Case Number: PLT2023-00046

December 20, 2023

The Adams County Board of County Commissioners is requesting comments on the following application: **Final Plat for major subdivision to create 34 lots and 4 tracts in the Residential-2 zone district.** This request is located at 4147 W 64th Avenue. The Assessor's Parcel Number is 0182506400030. The applicant is Highland Development Company, 2100 Downing St., Denver, CO 80205.

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by 01/12/2024 in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to GJBarnes@adcogov.org.

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



Greg Barnes
Principal Planner

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5



DEVELOPMENT APPLICATION FORM

PROJECT NAME:

APPLICANT

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

OWNER

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

TECHNICAL REPRESENTATIVE (Consultant, Engineer, Surveyor, Architect, etc.)

Name: Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

DESCRIPTION OF SITE

Address: 4147 W. 64th Ave.

City, State, Zip: Arvada, CO 80003

Area (acres or square feet): 5

Tax Assessor Parcel Number: 0182506400030

Existing Zoning: R-2

Existing Land Use: Residential

Proposed Land Use: Residential

Have you attended a Conceptual Review? YES NO

If Yes, please list PRE#: PRE2021-00029

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

Name: Clay Iman

Date: October 11, 2023

Owner's Printed Name

Name: Clay Iman

Digitally signed by Clay Iman
Date: 2023.10.11 14:42:03 -06'00'

Owner's Signature

4147 W. 64th Ave. – Written Description

We are submitting the final plat of five acres at 4147 W. 64th Ave. in southwestern Adams County. The preliminary plat was approved by the Adams County Board of County Commissioners on September 12th. The plat will be comprised of 30 two-family and 4 single-family lots (final density of 6.8 du/acre) which will be accessed by a private street. There will be a total of four tracts for stormwater detention, open space and landscaping, and a private street and sidewalks. The private street will terminate in a hammerhead condition and will be built to fire truck turnaround specifications and the standards of Adams County Fire. The street will be owned and maintained by a homeowners' association to be established for the community. The waiver permitting the use of a private street was approved by the Adams County Board of County Commissioners on September 12th. Beyond that waiver, the development team aims to establish a plat that conforms with all applicable subdivision, engineering, and zoning regulations.

Off-street parking will be provided in private garages and driveway spaces, with each lot having a total of four spaces. There will also be a total of 16 visitor parking spaces at the north and south ends of the site. Street parking will not be permitted along the private street. The final parking ratio is 4.47 spaces per unit (152 spaces to 34 units).

The Juchem Ditch will be re-routed through the property in an underground piped structure with site flows directed to an onsite detention pond. Water, sanitary sewer, and gas main infrastructure will be placed in the street and under driveways. Specific placement of electric distribution facilities will be determined in coordination with Xcel Energy.

HARDIN SUBDIVISION

PLT2023-00003

BEING A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 6,
TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 5

OWNERSHIP AND DEDICATION CERTIFICATE

KNOW BY ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, THE WILLIAM E. HARDIN REVOCABLE TRUST AND HDC 4147 WEST 64TH AVENUE, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, BEING THE OWNERS OF A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER (SE 1/4) SECTION 6, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF ARVADA, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE E 1/2 OF THE FOLLOWING DESCRIBED TRACT OF LAND:
THAT PART OF THE S 1/2 SE 1/4 OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 68 WEST, BEGINNING AT A POINT ON SOUTH LINE OF SAID SOUTH 1/2 OF SE 1/4, 551 AND 3/12THS FEET EAST OF SW CORNER THEREOF; THENCE EAST ALONG SAID SOUTH LINE 377.60 FEET; THENCE NORTH PARALLEL TO WEST LINE OF SAID S 1/2 OF SE 1/4, 1170.44 FEET TO POINT ON SOUTH LINE OF TRACT HERETOFORE CONVEYED TO MAYHAM; THENCE SOUTH OF WEST ALONG SOUTH LINE OF SAID TRACT 379.72 FEET; THENCE SOUTH PARALLEL TO WEST LINE OF SAID S 1/2 OF SE 1/4, 1137.34 FEET TO BEGINNING; EXCEPTING INSTRUMENTS RELATING TO THE ESTATES OF ELIZABETH D. SAYRE AND HAL SAYRE, DECEASED, DESCRIBING TRIANGULAR PIECE IN N 1/2 OF S 1/2 OF SE 1/4; COUNTY OF ADAMS, STATE OF COLORADO.

CONTAINING ±216,387 SQUARE FEET OR ±4.968 ACRES OF LAND, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT AND PLATTED THE SAME INTO LOTS AND TRACTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF HARDIN SUBDIVISION - PRELIMINARY PLAT, AND DO HEREBY DEDICATE TO ADAMS COUNTY, FOR THE USE OF THE PUBLIC, ALL PUBLIC STREETS AS SHOWN HEREON, AND DO HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY, THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO ADAMS COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN ADAMS COUNTY.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS ____ DAY OF _____, 20__.

FOR: THE WILLIAM E. HARDIN REVOCABLE TRUST

BY: GARY HARDIN, AS SUCCESSOR TRUSTEE

FOR: HDC 4147 W 64TH AVENUE, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP

BY: HDC 4147 W 64TH AVENUE GP, LLC, A COLORADO LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: HIGHLAND DEVELOPMENT COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY, ITS MANAGER

BY: CLAY IMAN, AS GENERAL MANAGER

NOTARY ACKNOWLEDGMENTS

STATE OF _____)
) SS.
COUNTY OF _____)

THE FOREGOING OWNERSHIP AND DEDICATION CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__, BY GARY HARDIN, SUCCESSOR TRUSTEE OF THE WILLIAM E. HARDIN REVOCABLE TRUST.

NOTARY PUBLIC

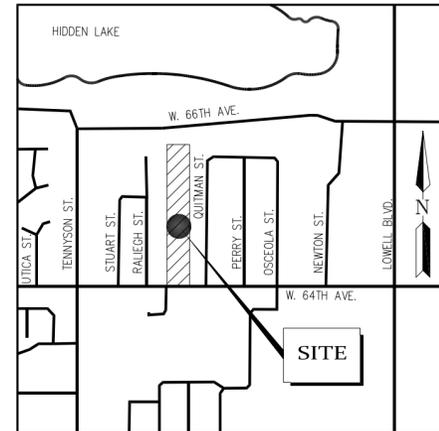
MY COMMISSION EXPIRES: _____

STATE OF _____)
) SS.
COUNTY OF _____)

THE FOREGOING OWNERSHIP AND DEDICATION CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__, BY CLAY IMAN, GENERAL MANAGER OF HIGHLAND DEVELOPMENT COMPANY, LLC, MANAGER OF HDC 4147 W 64TH AVENUE GP, LLC, GENERAL PARTNER OF HDC 4147 W 64TH AVENUE, LLLP.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



VICINITY MAP
Scale: 1"=1000'

SURVEYOR'S NOTES

- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POWER SURVEYING, INC. FOR INFORMATION REGARDING BOUNDARY, EASEMENTS AND TITLE, POWER SURVEYING, INC. RELIED UPON THE FOLLOWING TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE COMPANY:

ORDER No. 141-F19736-22, WITH AN EFFECTIVE DATE OF NOVEMBER 21, 2022 AT 8:00 A.M.
- FLOOD ZONE DESIGNATION: AS SHOWN ON F.I.R.M. MAP PANEL #08001C 0583H, WITH AN EFFECTIVE REVISION DATE OF MARCH 5, 2007, THE SUBJECT PROPERTY LIES ENTIRELY WITHIN UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
- FIELD SURVEY COMPLETION DATE: APRIL 30, 2021.
- BASIS OF BEARINGS: NORTH 89°52'58" EAST, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, AS DEFINED AND MEASURED BETWEEN A FOUND 2" DIAMETER ILLEGIBLE ALUMINUM CAP IN RANGE BOX AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER (SE 1/4) AND A FOUND 3-1/4" DIAMETER ALUMINUM CAP IN RANGE BOX, PLS 36070 AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER (SE 1/4).
- STORM DRAINAGE FACILITIES STATEMENT: THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS SHALL BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVISION DEVELOPMENT AGREEMENT. SHOULD THE OWNER FAIL TO MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COST WILL BE ASSESSED TO THE PROPERTY OWNERS.
- UTILITY EASEMENTS ARE DEDICATED TO ADAMS COUNTY FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION.
- THE LINEAR UNIT OF MEASUREMENT FOR THIS SURVEY IS THE U.S. SURVEY FOOT, DEFINED AS BEING EXACTLY 1200/3937 OF A METER.
- WATER SERVICE AND SANITARY SEWAGE COLLECTION/TREATMENT WILL BE CRESTVIEW WATER AND SANITATION DISTRICT.
- NO STRUCTURES CAN BE BUILT OR CAUSED TO BE BUILT IN THE 20' JUTCHEM DITCH DRAINAGE EASEMENT (J.D.D.E.). ACCESS ACROSS SAID EASEMENT AT 90 DEGREES IS PERMISSIBLE.
- A MINIMUM 30-FOOT BUILDING SETBACK IS REQUIRED FROM THE EXTERNAL BOUNDARIES OF THE HARDIN SUBDIVISION.
- MAXIMUM STRUCTURE HEIGHT IS LIMITED TO 25 FEET.

TABLE OF CONTENTS

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|-----|------------------------------|
| 1 | COVER SHEET |
| 2-3 | EXISTING/PROPOSED CONDITIONS |
| 4-5 | EASEMENT DETAILS |

LAND USE TABLE

| | | |
|------------|-----------------|-------------|
| LOTS | 141,507 SQ. FT. | 3.249 ACRES |
| TRACTS | 63,645 SQ. FT. | 1.461 ACRES |
| DEDICATION | 11,235 SQ. FT. | 0.258 ACRES |
| SITE TOTAL | 216,387 SQ. FT. | 4.968 ACRES |

STATEMENT OF PURPOSE

THIS SUBDIVISION PLAT IS BEING FACILITATED TO CREATE 34 RESIDENTIAL LOTS, 3 TRACTS AND DEDICATE STREET RIGHT-OF-WAY FOR PUBLIC PURPOSES.

ADAMS COUNTY ATTORNEY'S CERTIFICATE

APPROVED AS TO FORM

PLANNING COMMISSION APPROVAL

APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION THIS ____ DAY OF _____, 20__.

CHAIR

BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ADAMS COUNTY BOARD OF COMMISSIONERS THIS ____ DAY OF _____, 20__.

CHAIR

ADAMS COUNTY ATTORNEY'S OFFICE

APPROVED AS TO FORM

SURVEYOR'S CERTIFICATE

I, RICHARD BRUCE GABRIEL, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREIN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST, AND THE PLAT ACCURATELY REPRESENTS SAID SURVEY.

RICHARD B. GABRIEL, P.L.S.
Colorado License No. 37929
For and on behalf of Power Surveying Company, Inc.

TRACT TABLE

| TRACT | USE | OWNER/MAINTAINED | AREA |
|---------|---|-------------------------|---------------------------------|
| TRACT A | STORM WATER DETENTION | HOME OWNERS ASSOCIATION | ±8,230 SQ. FT. OR ±0.189 ACRES |
| TRACT B | OPEN SPACE/LANDSCAPING | HOME OWNERS ASSOCIATION | ±14,850 SQ. FT. OR ±0.341 ACRES |
| TRACT C | PRIVATE DRIVE FOR VEHICULAR & PEDESTRIAN ACCESS AND UTILITIES | HOME OWNERS ASSOCIATION | ±39,790 SQ. FT. OR ±0.913 ACRES |
| TRACT D | OPEN SPACE/LANDSCAPING | HOME OWNERS ASSOCIATION | ±775 SQ. FT. OR ±0.018 ACRES |



| | |
|--------------------|----------------------|
| TYPE OF SUBMITTAL: | PRELIMINARY PLAT |
| PREPARATION DATE: | OCTOBER 12, 2023 |
| REVISION DATE: | |
| REVISION DATE: | |
| REVISION DATE: | |
| JOB NO. 501-21-104 | DWG: 21-104 PLAT.dwg |

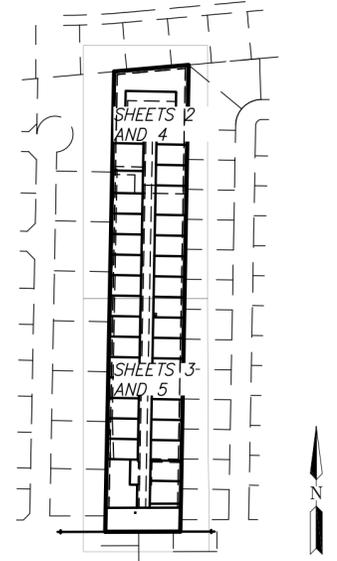
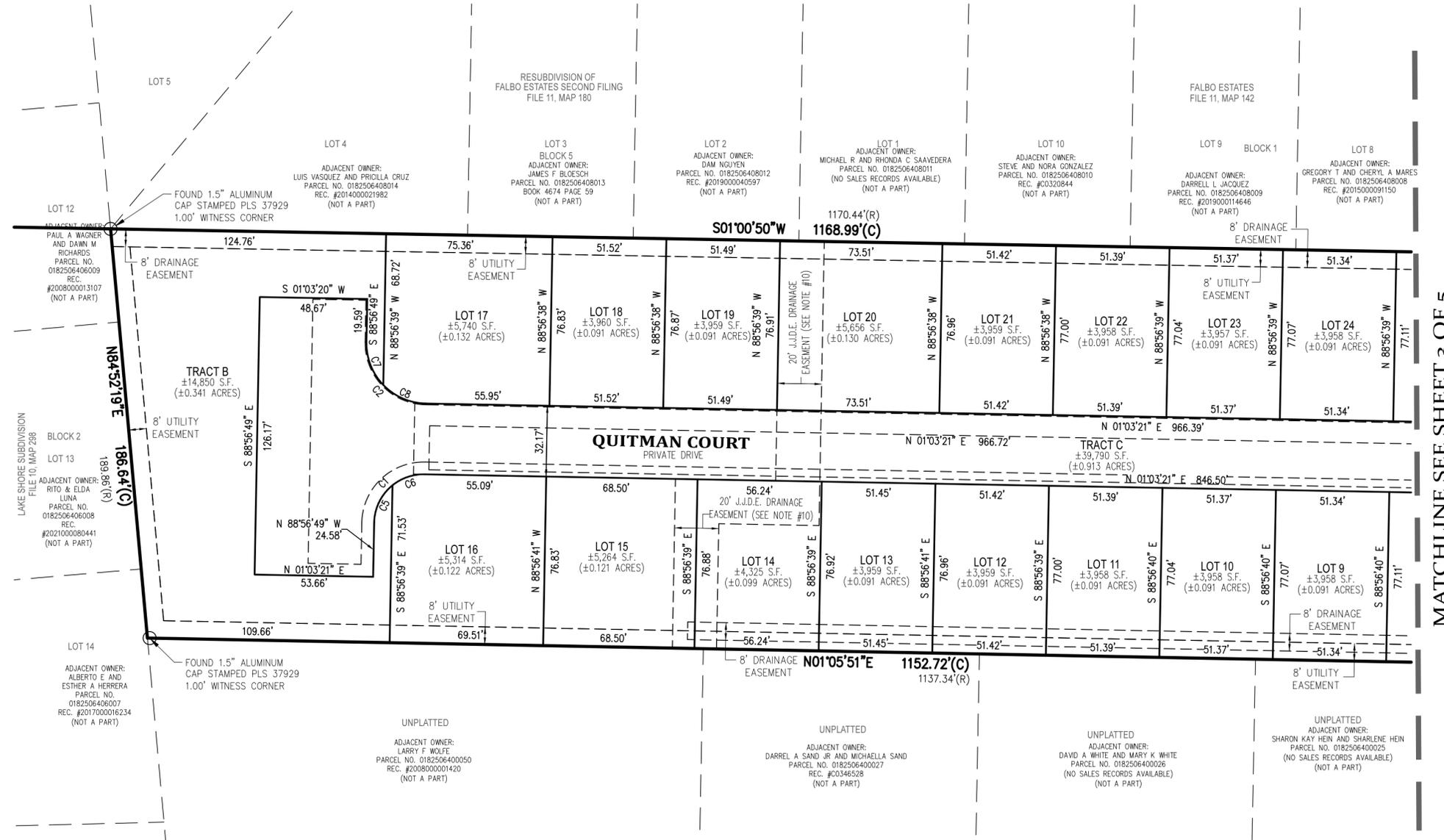
HARDIN SUBDIVISION

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TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 5

PLT2023-00003

NOTE:

SEE SHEETS 4 AND 5 FOR EASEMENT INFORMATION



KEY MAP SHEETS
SCALE 1" = 300'

MATCHLINE SEE SHEET 3 OF 5

MAP LEGEND

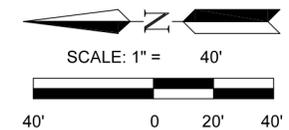
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- SET REBAR & 1-1/2" DIAMETER YELLOW PLASTIC CAP, PLS 37929, TYPICAL UNLESS NOTED OTHERWISE
- (C) CALCULATED
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- EXISTING RECORD EASEMENT LINE
- - - NEW EASEMENT GRANTED PER THIS PLAT (DIMENSIONED IN [] BRACKETS)
- NEW LOT LINE PER THIS PLAT
- - - ADJOINING PARCEL OR LOT LINE
- CENTER LINE
- PUBLIC LANDS SURVEY SECTION LINE
- PLAT BOUNDARY LIMITS

CURVE TABLE

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|--------|------------|--------------|---------------|-------------|
| C1 | 22.42' | 35.21' | 31.70' | S 43°56'44" E | 90°00'09" |
| C2 | 27.42' | 43.07' | 38.77' | N 46°03'16" E | 89°59'51" |
| C3 | 28.00' | 43.98' | 39.60' | N 43°56'44" W | 90°00'09" |
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| C6 | 22.42' | 15.66' | 15.34' | N 18°57'19" W | 40°01'18" |
| C7 | 27.42' | 21.49' | 20.94' | N 68°36'02" E | 44°54'19" |
| C8 | 27.42' | 21.58' | 21.02' | N 23°36'06" E | 45°05'32" |

LINE TABLE

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- L2 - S 88°54'09" E 8.00'
- L3 - S 88°56'39" E 5.58'
- L4 - N 88°56'39" W 5.58'
- L5 - S 88°56'39" E 6.00'
- [L6 - S 01°03'21" W 10.00']
- [L7 - N 88°56'39" W 8.00']
- [L8 - S 88°56'39" E 3.42']
- [L9 - N 88°56'39" W 3.42']
- [L10 - N 01°03'21" E 24.00']
- [L11 - S 01°03'21" W 24.00']
- [L12 - N 88°56'49" W 19.00']
- [L13 - N 88°56'49" W 19.00']



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Established 1948
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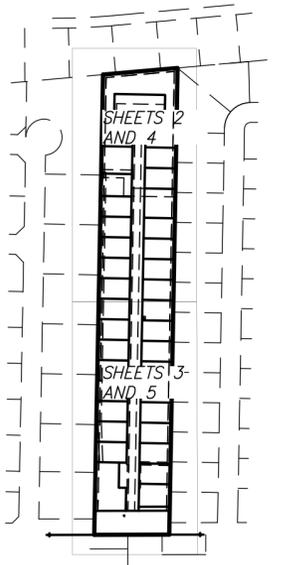
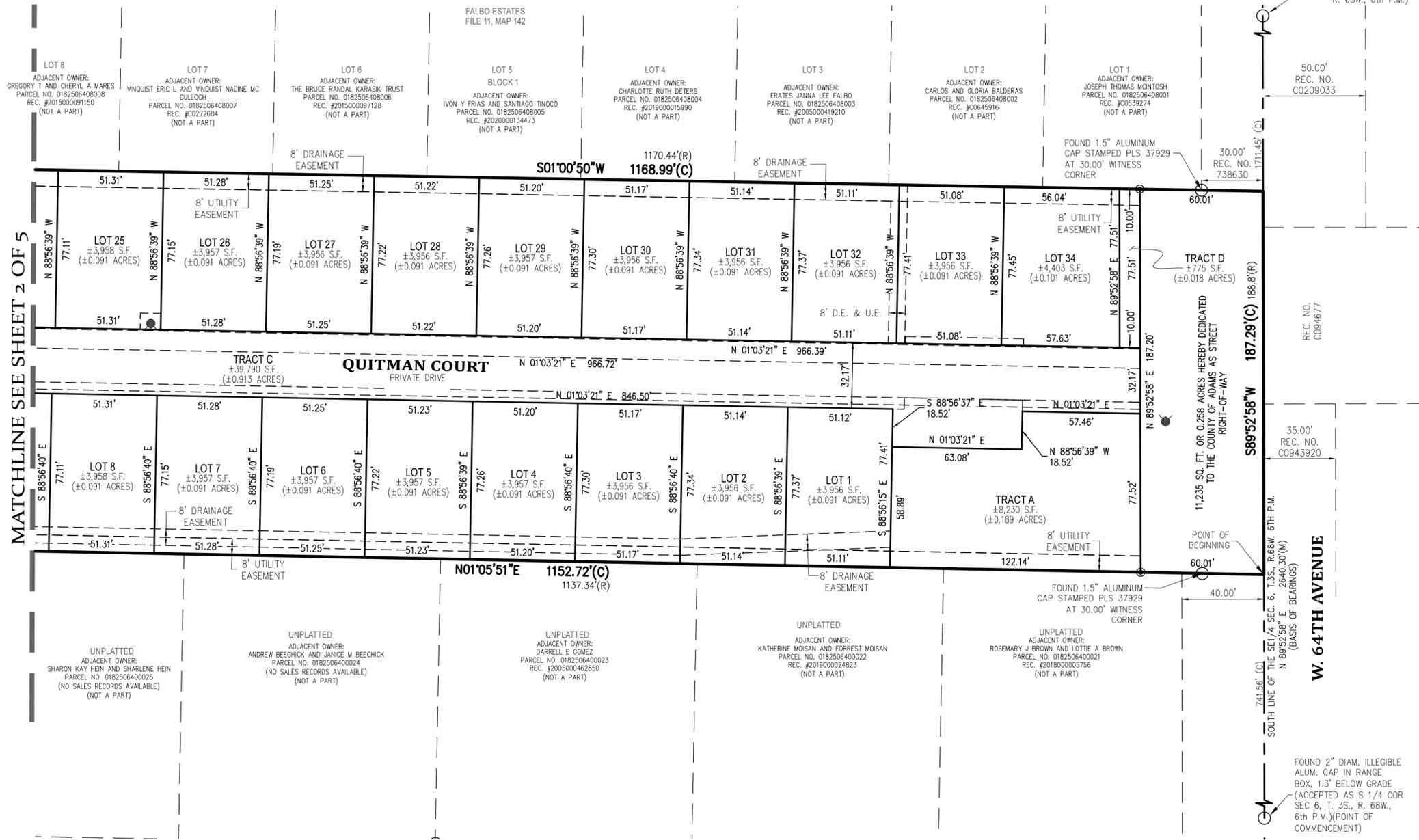
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| TYPE OF SUBMITTAL: | PRELIMINARY PLAT |
| PREPARATION DATE: | OCTOBER 12, 2023 |
| REVISION DATE: | |
| REVISION DATE: | |
| JOB NO. 501-21-104 | DWG: 21-104 PLAT.dwg |

HARDIN SUBDIVISION

BEING A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 6,
TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 3 OF 5

PLT2023-00003

NOTE:
SEE SHEETS 4 AND 5 FOR
EASEMENT INFORMATION



KEY MAP SHEETS
SCALE 1" = 300'

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MATCHLINE SEE SHEET 2 OF 5

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- MONUMENT FOUND, AS NOTED
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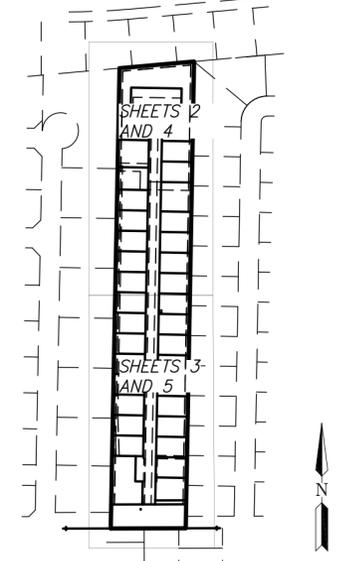
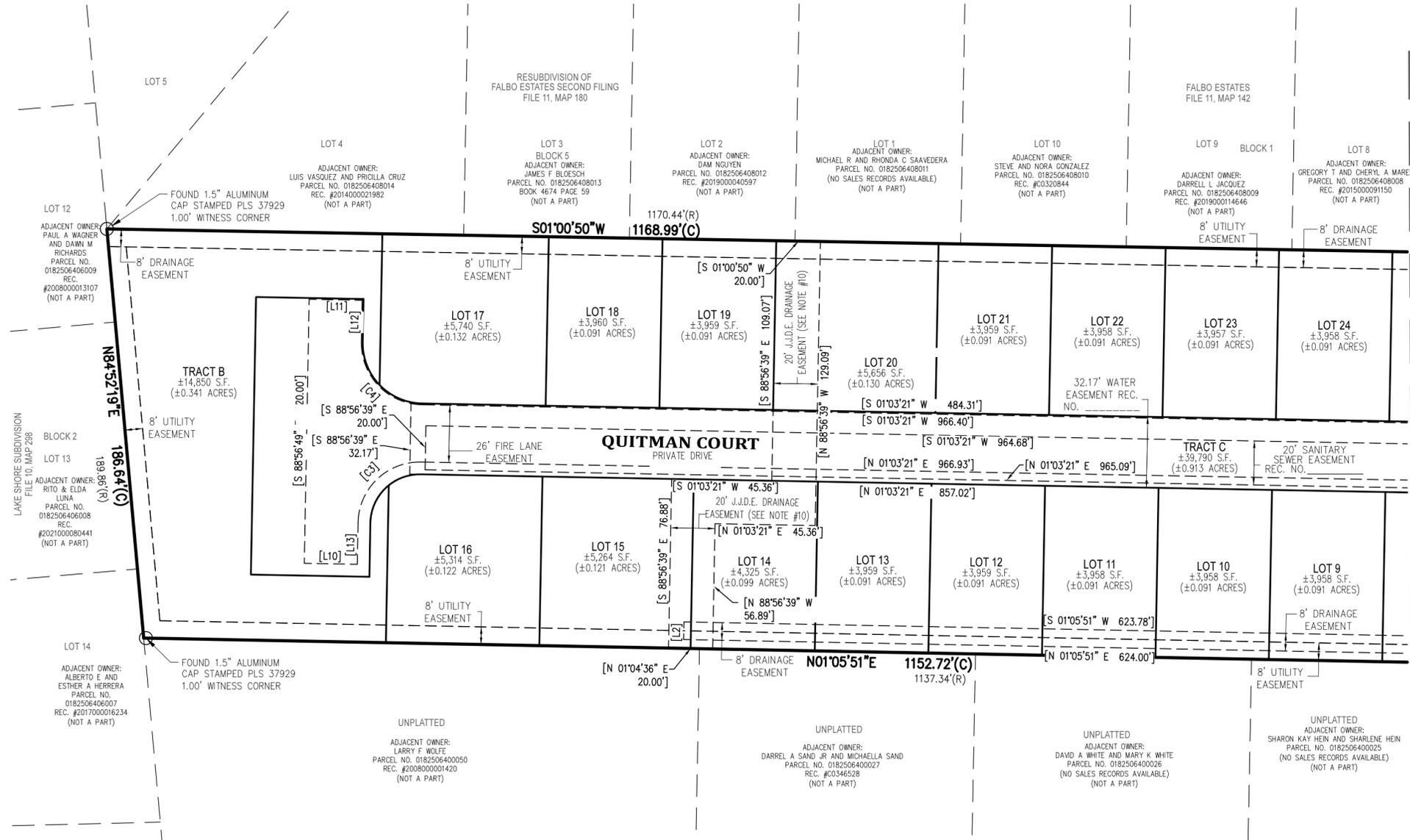
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| TYPE OF SUBMITTAL: | PRELIMINARY PLAT |
| PREPARATION DATE: | OCTOBER 12, 2023 |
| REVISION DATE: | |
| REVISION DATE: | |
| JOB NO. 501-21-104 | DWG: 21-104 PLAT.dwg |

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SHEET 4 OF 5

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NOTE:
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DETAIL INFORMATION



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MAP LEGEND

- MONUMENT FOUND, AS NOTED
- SET REBAR & 1-1/2" DIAMETER YELLOW PLASTIC CAP, PLS 37929, TYPICAL UNLESS NOTED OTHERWISE
- (C) CALCULATED
- (M) MEASURED
- (R) RECORD
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- J.D.D.E. JUTCHEM DITCH DRAINAGE EASEMENT
- PROPOSED FIRE HYDRANT
- EXISTING RECORD EASEMENT LINE
- - - - - NEW EASEMENT GRANTED PER THIS PLAT (DIMENSIONED IN [] BRACKETS)
- _____ NEW LOT LINE PER THIS PLAT
- ADJOINING PARCEL OR LOT LINE
- _____ CENTER LINE
- PUBLIC LANDS SURVEY SECTION LINE
- _____ PLAT BOUNDARY LIMITS



MATCHLINE SEE SHEET 5 OF 5

POWER™
Surveying Company, Inc.
Established 1948
6911 BROADWAY
Denver, CO 80221
PH. 303-702-1617
FAX. 303-702-1488
www.powersurveying.com

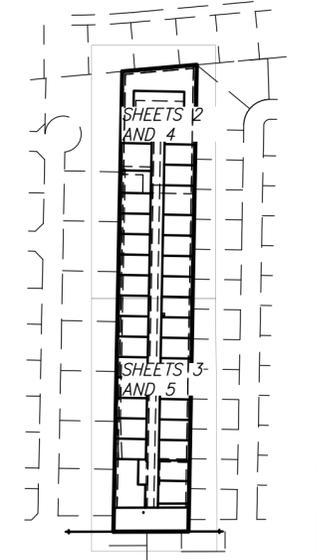
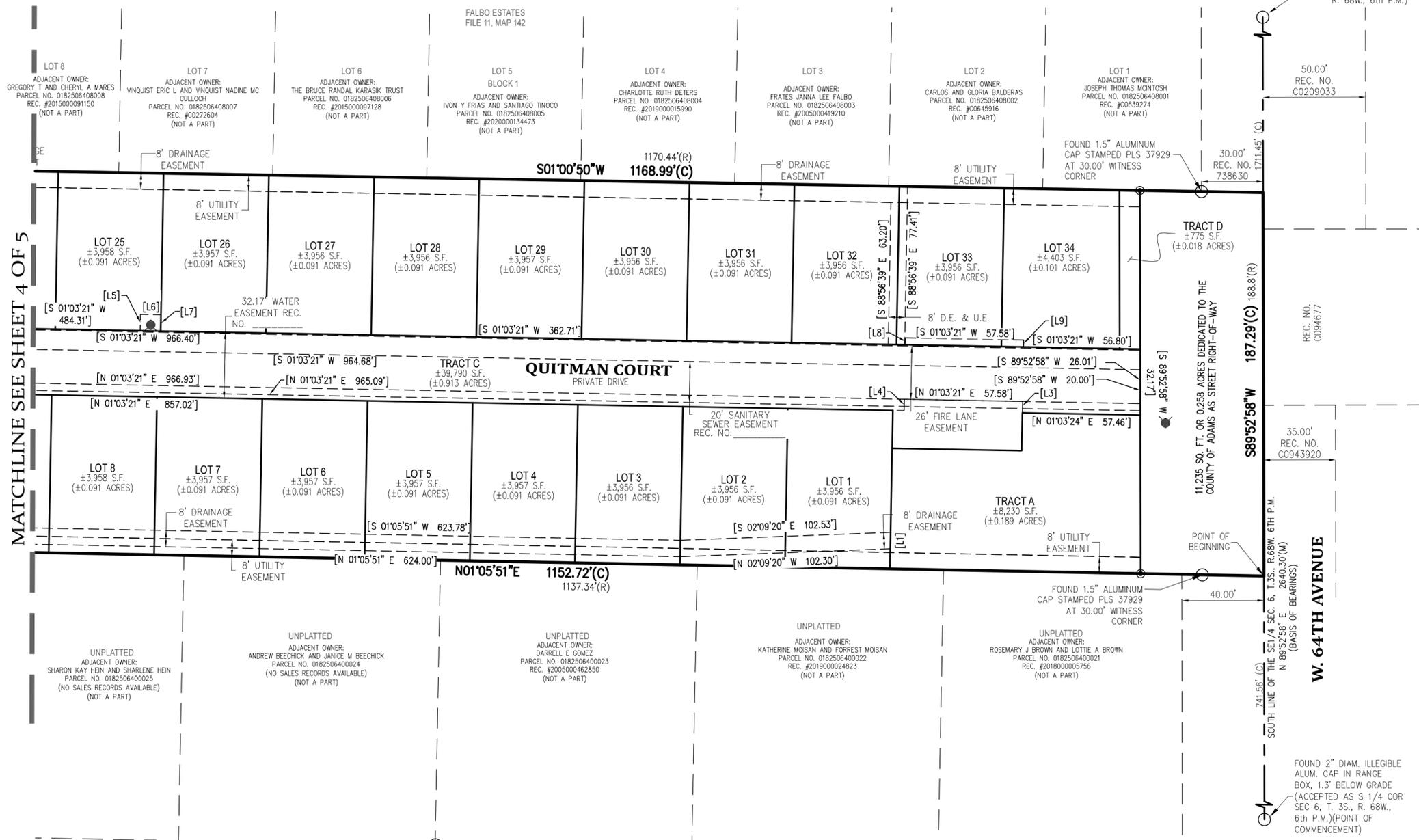
| | |
|--------------------|----------------------|
| TYPE OF SUBMITTAL: | PRELIMINARY PLAT |
| PREPARATION DATE: | OCTOBER 12, 2023 |
| REVISION DATE: | |
| REVISION DATE: | |
| REVISION DATE: | |
| JOB NO. 501-21-104 | DWG: 21-104 PLAT.dwg |
| SHEET 4 OF 5 | |

HARDIN SUBDIVISION

BEING A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 6,
TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 5 OF 5

PLT2023-00003

NOTE:
SEE SHEETS 2 AND 3 FOR LOT
DETAIL INFORMATION



KEY MAP SHEETS
SCALE 1" = 300'

LINE TABLE

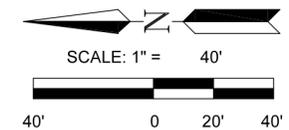
| | | | |
|-----|---|---------------|--------|
| L1 | - | N 88°56'15" W | 8.01' |
| L2 | - | S 88°54'09" E | 8.00' |
| L3 | - | S 88°56'39" E | 5.58' |
| L4 | - | N 88°56'39" W | 5.58' |
| L5 | - | S 88°56'39" E | 8.00' |
| L6 | - | S 01°03'21" W | 10.00' |
| L7 | - | N 88°56'39" W | 8.00' |
| L8 | - | S 88°56'39" E | 3.42' |
| L9 | - | N 88°56'39" W | 3.42' |
| L10 | - | N 01°03'21" E | 24.00' |
| L11 | - | S 01°03'21" W | 24.00' |
| L12 | - | N 88°56'49" W | 19.00' |
| L13 | - | N 88°56'49" W | 19.00' |

CURVE TABLE

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|--------|------------|--------------|---------------|-------------|
| C1 | 22.42' | 35.21' | 31.70' | S 43°56'44" E | 90°00'09" |
| C2 | 27.42' | 43.07' | 38.77' | N 46°03'16" E | 89°59'51" |
| C3 | 28.00' | 43.98' | 39.60' | N 43°56'44" W | 90°00'09" |
| C4 | 28.00' | 43.98' | 39.60' | S 46°03'16" W | 89°59'51" |
| C5 | 22.42' | 19.56' | 18.94' | S 63°57'23" E | 49°58'51" |
| C6 | 22.42' | 15.66' | 15.34' | N 18°57'19" W | 40°01'18" |
| C7 | 27.42' | 21.49' | 20.94' | N 68°36'02" E | 44°54'19" |
| C8 | 27.42' | 21.58' | 21.02' | N 23°36'06" E | 45°05'32" |

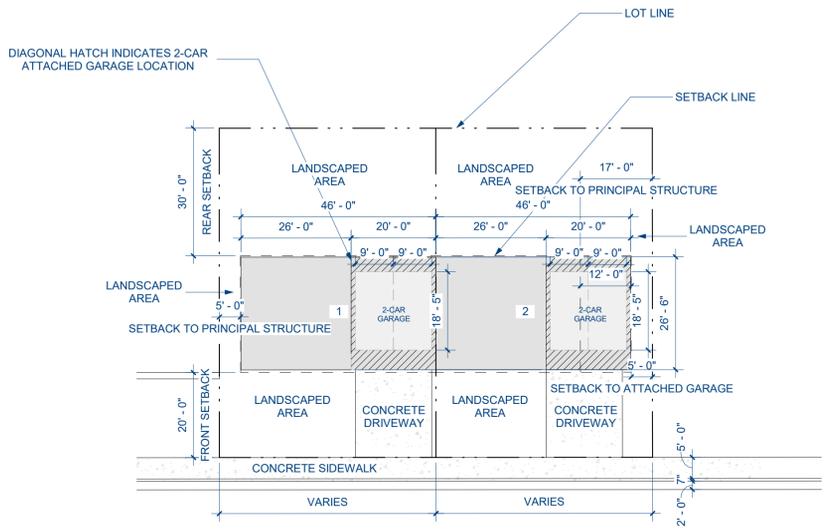
MAP LEGEND

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- (C) CALCULATED
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- PROPOSED FIRE HYDRANT
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- - - NEW EASEMENT GRANTED PER THIS PLAT (DIMENSIONED IN [] BRACKETS)
- NEW LOT LINE PER THIS PLAT
- ADJOINING PARCEL OR LOT LINE
- CENTER LINE
- - - PUBLIC LANDS SURVEY SECTION LINE
- PLAT BOUNDARY LIMITS

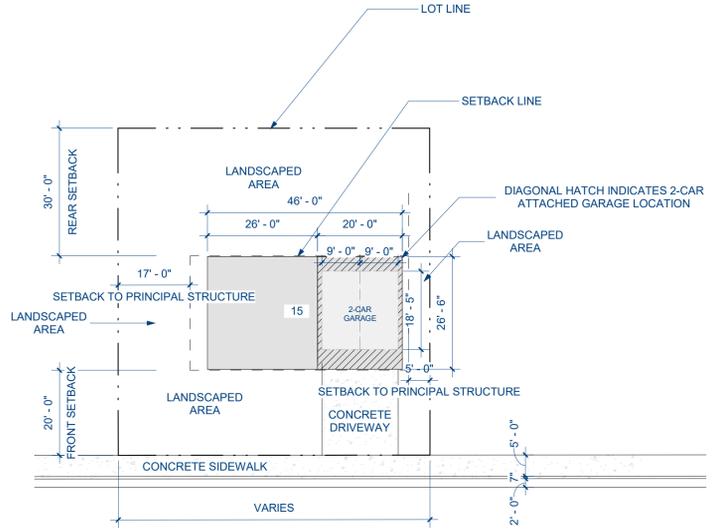


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Denver, CO 80221
PH. 303-702-1617
FAX. 303-702-1488
www.powersurveying.com

| | |
|--------------------|----------------------|
| TYPE OF SUBMITTAL: | PRELIMINARY PLAT |
| PREPARATION DATE: | OCTOBER 12, 2023 |
| REVISION DATE: | |
| REVISION DATE: | |
| JOB NO. 501-21-104 | DWG: 21-104 PLAT.dwg |



2 TYPICAL DUPLEX UNIT LOT PLAN
A004 1" = 20'-0"

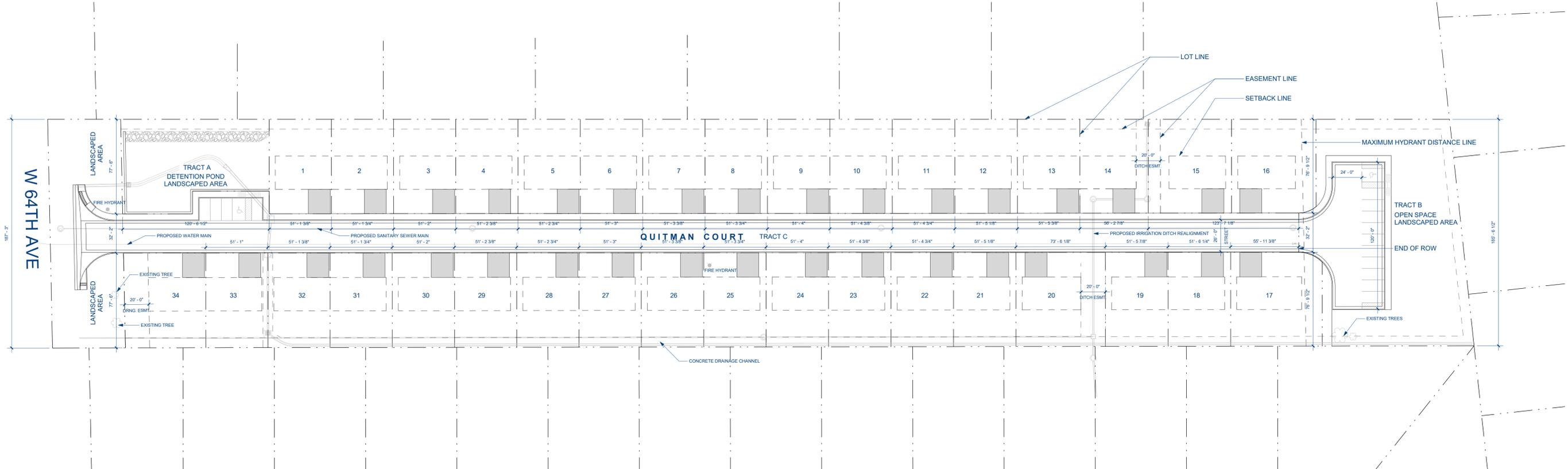


3 TYPICAL SINGLE FAMILY UNIT LOT PLAN
A004 1" = 20'-0"



| LOT # | TYPE | AREA (SF) |
|---------|---|-----------|
| 1 | DUPLEX | 3,956 |
| 2 | DUPLEX | 3,956 |
| 3 | DUPLEX | 3,956 |
| 4 | DUPLEX | 3,957 |
| 5 | DUPLEX | 3,957 |
| 6 | DUPLEX | 3,957 |
| 7 | DUPLEX | 3,957 |
| 8 | DUPLEX | 3,958 |
| 9 | DUPLEX | 3,958 |
| 10 | DUPLEX | 3,958 |
| 11 | DUPLEX | 3,958 |
| 12 | DUPLEX | 3,959 |
| 13 | DUPLEX | 3,959 |
| 14 | DUPLEX | 4,325 |
| 15 | SINGLE FAMILY | 5,265 |
| 16 | SINGLE FAMILY | 5,315 |
| 17 | SINGLE FAMILY | 5,740 |
| 18 | DUPLEX | 3,959 |
| 19 | DUPLEX | 3,959 |
| 20 | SINGLE FAMILY | 5,655 |
| 21 | DUPLEX | 3,959 |
| 22 | DUPLEX | 3,958 |
| 23 | DUPLEX | 3,958 |
| 24 | DUPLEX | 3,958 |
| 25 | DUPLEX | 3,958 |
| 26 | DUPLEX | 3,957 |
| 27 | DUPLEX | 3,957 |
| 28 | DUPLEX | 3,957 |
| 29 | DUPLEX | 3,957 |
| 30 | DUPLEX | 3,956 |
| 31 | DUPLEX | 3,956 |
| 32 | DUPLEX | 3,956 |
| 33 | DUPLEX | 3,956 |
| 34 | DUPLEX | 5,178 |
| TRACT A | STORM WATER DETENTION | 8,230 |
| TRACT B | OPEN SPACE/LANDSCAPING | 14,850 |
| TRACT C | PRIVATE DRIVE FOR VEHICULAR & PEDESTRIAN ACCESS AND UTILITIES | 39,790 |

LOT AREA MATRIX



1 SITE DEVELOPMENT PLAN - ONE SIDEWALK
A004 1" = 40'-0"



REVISIONS

| No. | Description | Date |
|-----|-------------|------|
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A004
SITE DEVELOP.
PLAN
03/15/2023

NOXIOUS WEED MANAGEMENT PLAN

- UPON COMPLETION OF INFRASTRUCTURE INSTALLATION ALL OPEN LAND SHALL BE SEEDED WITH A DRY LAND GRASS SEED MIX.
- OWNER SHALL ENGAGE A LANDSCAPE CONTRACTOR TO ASSESS THE PROJECT AT THE BEGINNING OF THE GROWING SEASON, WEED THE PROPERTY AND APPLY HERBICIDE AS APPLICABLE.
- LANDSCAPING CONTRACTOR SHALL VISIT THE SITE ON A REGULAR BASIS DURING THE GROWING SEASON AND TO MOW THE PROPERTY (IF NEEDED) AND UNDERTAKE SUPPLEMENTAL WEEDING AND/OR HERBICIDE APPLICATION AS NEEDED.

PARKING SUMMARY

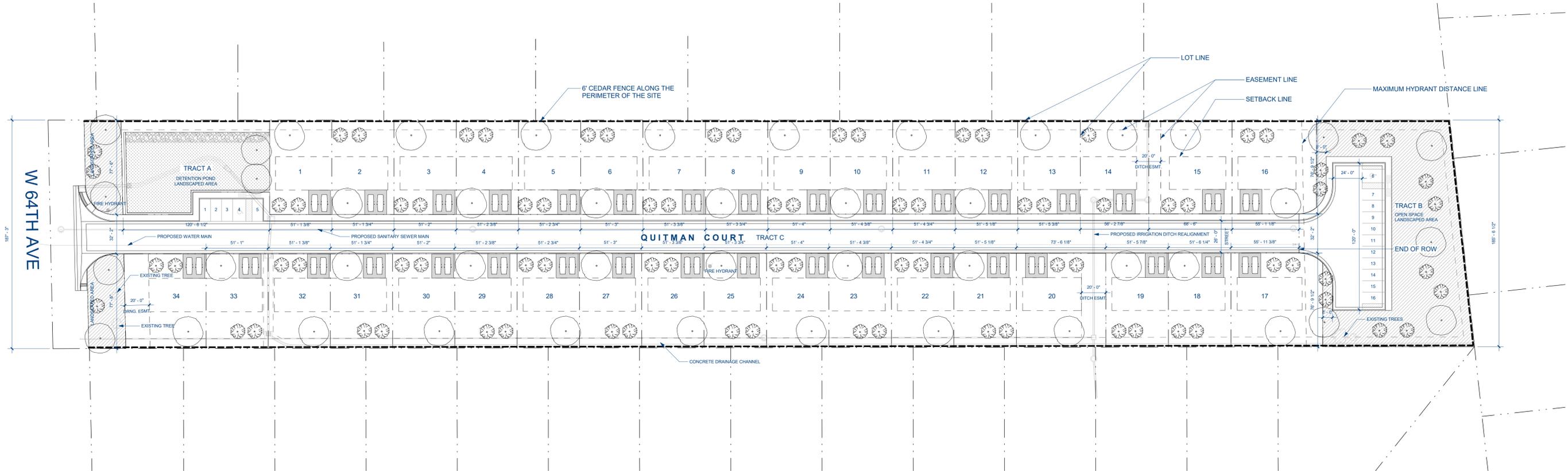
| LOT | GARAGE | GUEST | ACCESSIBLE |
|---------|--------|-------|------------|
| TRACT C | | 14 | 2 |
| 1 | 2 | 2* | |
| 2 | 2 | 2* | |
| 3 | 2 | 2* | |
| 4 | 2 | 2* | |
| 5 | 2 | 2* | |
| 6 | 2 | 2* | |
| 7 | 2 | 2* | |
| 8 | 2 | 2* | |
| 9 | 2 | 2* | |
| 10 | 2 | 2* | |
| 11 | 2 | 2* | |
| 12 | 2 | 2* | |
| 13 | 2 | 2* | |
| 14 | 2 | 2* | |
| 15 | 2 | 2* | |
| 16 | 2 | 2* | |
| 17 | 2 | 2* | |
| 18 | 2 | 2* | |

| LOT | GARAGE | GUEST | ACCESSIBLE |
|-------|--------|-------|------------|
| 19 | 2 | 2* | |
| 20 | 2 | 2* | |
| 21 | 2 | 2* | |
| 22 | 2 | 2* | |
| 23 | 2 | 2* | |
| 24 | 2 | 2* | |
| 25 | 2 | 2* | |
| 26 | 2 | 2* | |
| 27 | 2 | 2* | |
| 28 | 2 | 2* | |
| 29 | 2 | 2* | |
| 30 | 2 | 2* | |
| 31 | 2 | 2* | |
| 32 | 2 | 2* | |
| 33 | 2 | 2* | |
| 34 | 2 | 2* | |
| TOTAL | 68 | 82 | 2 |

* GUEST SPACES IN DRIVEWAY
GRAND TOTAL: 152

LEGEND

- AREAS TO BE PROVIDED WITH RIGHT OF WAY LANDSCAPING PER SECTION 5-03-05-02
- AREAS TO BE PROVIDED WITH DETENTION POND LANDSCAPING PER SECTION 5-03-05-03
- EASEMENT AREAS TO BE PROVIDED WITH LANDSCAPING
- LARGE TREE
- SMALL TREE



W 64TH AVE

6' CEDAR FENCE ALONG THE PERIMETER OF THE SITE

LOT LINE

EASEMENT LINE

SETBACK LINE

MAXIMUM HYDRANT DISTANCE LINE

TRACT A
DETENTION POND
LANDSCAPED AREA

QUITMAN COURT

TRACT C

TRACT B
OPEN SPACE
LANDSCAPED AREA

END OF ROW

CONCRETE DRAINAGE CHANNEL

1 SITE DEVELOPMENT LANDSCAPE PLAN
A005 1" = 40'-0"



HARDIN SUBDIVISION

4147 W 64TH AVE
ARVADA, CO 80003

REVISIONS

| No. | Description | Date |
|-----|-------------|------|
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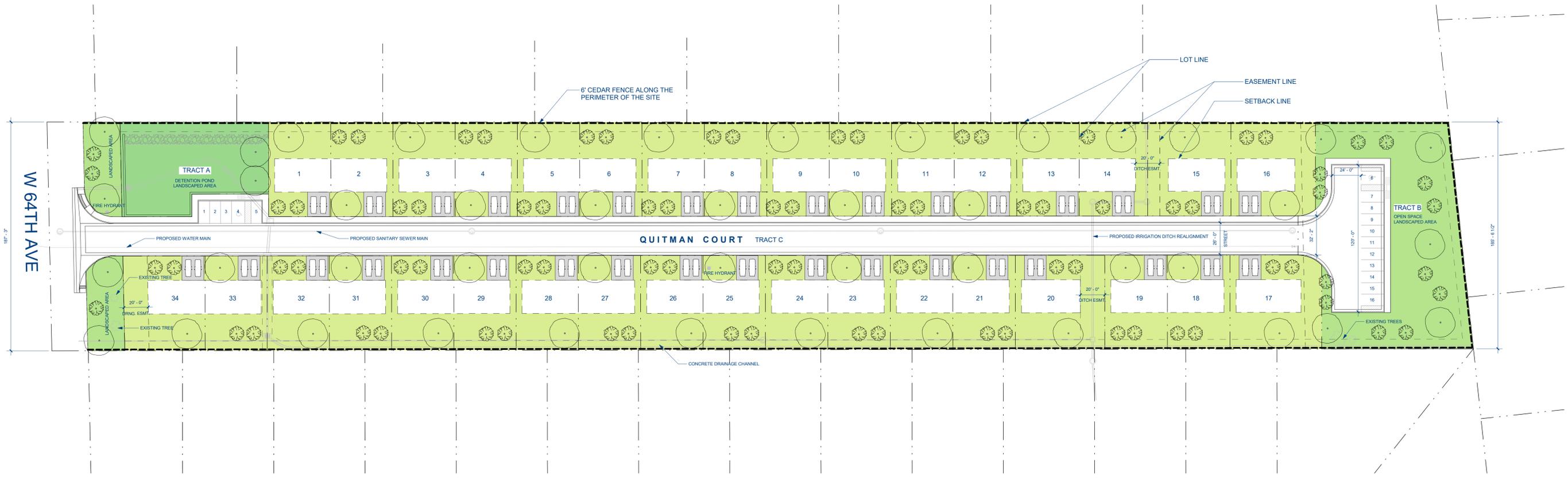
A005
LANDSCAPE & PARKING PLAN
03/15/2023

HARDIN SUBDIVISION

4147 W 64TH AVE
ARVADA, CO 80003

LEGEND

- AREAS TO BE PROVIDED WITH RIGHT OF WAY LANDSCAPING PER SECTION 5-03-05-02
- AREAS TO BE PROVIDED WITH DETENTION POND LANDSCAPING PER SECTION 5-03-05-03
- EASEMENT AREAS TO BE PROVIDED WITH LANDSCAPING
- FRONT YARD / BACK YARD AREAS TO BE PROVIDED WITH LANDSCAPING
- LARGE TREE
- SMALL TREE



REVISIONS

| No. | Description | Date |
|-----|-------------|------|
| | | |
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| | | |

1 COLORED ILLUSTRATIVE LANDSCAPE PLAN
A006 1" = 40'-0"

A006
ILLUSTRATIVE
LANDSCAPE
PLAN
03/15/2023

April 19, 2021

Department of Community and Economic Development
Adams County, Colorado
[4430 South Adams County Parkway 1st Floor, Suite W2000A](#)
Brighton, CO 80601-8216

RE: Owner Letter of Authorization

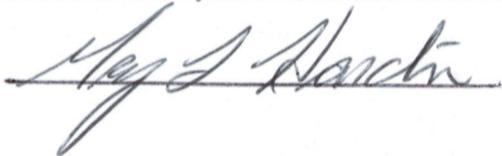
To whom it may concern:

As the owners of the property comprising approximately 5 acres located at 4147 W. 64th Avenue, County of Adams, and State of Colorado (the "Property"), we hereby provide this letter authorizing Highland Development Company, LLC and its assigns to execute and deliver applications, submittals, documents, instruments and other items required to pursue and obtain final and non-appealable approvals necessary to permit the construction and operation of a development on the Property including, without limitation, conceptual site plan, preliminary plat, final plat, zone map amendment, site plan approval and approval of formation of a metropolitan district and the service plan for such district (but not an election to form such district). Final approval of the foregoing matters is contingent upon Highland Development Company, LLC, or its assigns, closing on the purchase of the property.

Sincerely yours,

WILLIAM E HARDIN REVOCABLE TRUST

GARY L HARDIN TRUSTEE





CRESTVIEW WATER & SANITATION DISTRICT

Natalie Satt
Highland Development Company
2100 Downing Street
Denver, CO 80205

December 17, 2021

RE: Water and Sanitary Sewer Service for 4147 W. 64th Avenue, Denver, CO 80221
Will Serve Letter

To Whom it May Concern:

Please be advised that Crestview Water and Sanitation District is willing to provide treated water and sanitary sewer service to a possible development on the parcel no. 0182506400030 with the addresses of 4147 W. 64th Avenue, in Adams County, Colorado that are wholly within the Crestview Water and Sanitation District boundaries.

Prior to creating a layout and filing a plat for the development, the developer should have a pre-design meeting with Crestview, as the developer MUST allow for the installation of adequate water mains in strict accordance with Denver Water Engineering Standards and Crestview Rules and Regulations and engineering requirements. Sanitary sewer mains must also be designed in accordance with Crestview Rules and Regulations and engineering requirements. The landowner/developer is responsible for all costs related to the installation of required water and sewer mains. The landowner/developer is responsible for all utility modeling, engineering studies and plan development/review costs. All water and sewer mains and appurtenances shall be installed at the landowner/developer's expense and deeded free and clear to the District prior to the issuance of any water or sewer taps.

Crestview Water & Sanitation District provides its drinking water to the residents of the District by means of a wholesale water purchasing contract with Denver Water. As part of the Contract, Denver Water requires Crestview to adhere to the Denver Water engineering standards including modeling of Crestview's water distribution system. Denver Water has determined that there is NOT adequate water supply into Crestview for fire flows for additional growth within Crestview. Denver Water is requiring the installation of a master meter and a twelve (12) inch water supply beginning at approximately 5800 Lowell Blvd. going north and attaching to the existing eight (8) inch water main at 62nd avenue & Lowell boulevard. Denver Water is also requiring the replacement of the existing eight (8) inch water mains in Lowell Blvd. from 62nd avenue north to 68th avenue and the existing water main in 64th avenue between Lowell Blvd. and Federal Blvd. No plans for future developments will be approved without the inclusion of the aforementioned off-site water mains improvements.

With townhomes and multi-family units, Crestview requires that the water and sanitary services be a minimum of five (5) feet from both property lines and a minimum of ten (10) feet of separation between the services.

Current connection fees can be provided by contacting our office. Any water and/or sewer services must be approved by Crestview and connected to the appropriate main lines and installed into its permanent structure's foundation prior to completion of the construction of said structure.

Crestview requires a signature of acceptance of this Will Serve letter by the owner/developer prior to scheduling a pre-design meeting with Crestview. Please provide a copy of this signed Will Serve letter when scheduling a pre-design meeting to Crestview's engineer, Clarice O'Hanlon, with at cohanlon@crestviewwater.net.

Signature of owner/developer representative

Date

If you have any questions or require additional information, please contact our office.

Sincerely,



Mitchell T. Terry
District Manager
Crestview Water & Sanitation District



WILL SERVE LETTER

October 12, 2023

Re:

Dear Natalie Satt,

This letter is to confirm that Xcel Energy is your utility provider for natural gas and electric service. In accordance with our tariffs, on file with and approved by the Colorado Public Utilities Commission, gas and electric facilities can be made available to serve the project at 4147 W 64th ave. The cost, and whether any reinforcements or extensions are required, for the Company to provide those facilities will be determined by your designer upon receipt of application and project plans.

Your utility service(s) will be provided after the following steps are completed:

- ***Application submitted to Xcel Energy's "Builders Call Line (BCL)"*** – once your application is accepted you will be assigned a design department representative who will be your primary point of contact
- ***Utility design is completed*** – you must provide your design representative with the site plan, the one - line diagrams, and panel schedules for electric and gas loads if applicable
- ***All documents provided by design representative are signed and returned***
- ***Payment is received*** (Residential Service Laterals if applicable)
- ***Required easements are granted*** - you must sign and return applicable easement documents to your Right-of-Way agent
- ***Site is ready for utility construction*** - the site ready information can be found on our website at may be viewed at [Construction and Inspection | Xcel Energy](#).

An estimated scheduled in-service date will be provided once these requirements have been met. It is important to keep in mind that the terms and conditions of utility service, per our tariffs, require that you provide adequate space and an easement on your property for all gas and electric facilities required to serve your project, including but not limited to gas and electrical lines and meters, transformers, and pedestals. General guidelines for requirements can be found on our website at [xcelenergy.com/InstallAndConnect](https://www.xcelenergy.com/InstallAndConnect).

Xcel Energy looks forward to working with you on your project and if I can be of further assistance, please contact me at the phone number or email listed below.

Sincerely,

Xcel Energy Technician

Mailing address: Public Service Company of Colorado
2655 N 63rd St
Boulder, CO 80301



Statement Of Taxes Due

Account Number R0102002

Parcel 0182506400030

Assessed To

HARDIN WILLIAM E REVOCABLE TRUST THE
4147 W 64TH AVE
ARVADA, CO 80003-6511

Legal Description

Situs Address

SECT.TWN,RNG:6-3-68 DESC: E2 OF FOL DESC TRACT BEG AT A PT ON S LN S2 SE4 SEC 6 551 1/4 FT E OF SW COR
THEREOF TH E 377/6 FT TH N 1170/44 FT TO S LN OF MAYHAM TRACT TH SW ALG S LN OF SD TRACT 379/72 FT TH S
1137/34 FT TO POB 5A

4147 W 64TH AVE

| Year | Tax | Interest | Fees | Payments | Balance |
|---|------------|----------|--------|--------------|---------------|
| Tax Charge | | | | | |
| 2022 | \$3,191.60 | \$0.00 | \$0.00 | (\$3,191.60) | \$0.00 |
| Total Tax Charge | | | | | \$0.00 |
| Grand Total Due as of 09/18/2023 | | | | | \$0.00 |

Tax Billed at 2022 Rates for Tax Area 495 - 495

| Authority | Mill Levy | Amount | Values | Actual | Assessed |
|-----------------------------|-------------|------------|-------------------|-----------|----------|
| RANGEVIEW LIBRARY DISTRICT | 3.6150000* | \$94.21 | RES IMPRV LAND | \$145,500 | \$10,110 |
| CRESTVIEW WATER & SANITATIO | 3.4340000 | \$89.49 | SINGLE FAMILY RES | \$229,500 | \$15,950 |
| ADAMS COUNTY FIRE PROTECTIO | 17.5540000 | \$457.46 | Total | \$375,000 | \$26,060 |
| GENERAL | 22.8430000 | \$595.29 | | | |
| HYLAND HILLS PARK & RECREAT | 5.1240000 | \$133.53 | | | |
| RETIREMENT | 0.3140000 | \$8.18 | | | |
| ROAD/BRIDGE | 1.3000000 | \$33.88 | | | |
| DEVELOPMENTALLY DISABLED | 0.2570000 | \$6.70 | | | |
| SD 50 BOND (Westminster) | 9.0430000 | \$235.66 | | | |
| SD 50 GENERAL (Westminster) | 55.7340000 | \$1,452.43 | | | |
| URBAN DRAINAGE SOUTH PLATTE | 0.1000000 | \$2.61 | | | |
| URBAN DRAINAGE & FLOOD CONT | 0.9000000 | \$23.45 | | | |
| SOCIAL SERVICES | 2.2530000 | \$58.71 | | | |
| Taxes Billed 2022 | 122.4710000 | \$3,191.60 | | | |

* Credit Levy

Tax amounts are subject to change due to endorsement, advertising, or fees.
Please call the office to confirm amount due after August 1st.

All Tax Lien Redemption payments must be made with cash or cashier's check.

Adams County Treasurer & Public Trustee
4430 S Adams County Parkway, Suite W1000
Brighton, CO 80601
720-523-6160



Colorado Geological Survey Payment Portal

Receipt Number: 785437

Colorado Geological Survey

Current Date: 09/26/2023

| Description | Amount | Tax |
|---|--------------|-----------------|
| Pre-Pay the Colorado Geological Survey Land Use Review Fee Must select project size to calculate a price: Small Subdivision - Project Name: Hardin Subdivision County of Project: Adams County Applicant's Name: HDC 4147 West 64th Avenue, LLLP Applicant's Address (line 1): 2100 Downing St. Applicant's City: Denver Applicant's State: CO Applicant's Zip Code: 80205 Applicant's Phone: 3039264949 Applicant's Email: nsatt@highlanddevelopmentco.com Township: DENVER | | \$950.00 |
| Pre-Pay the Colorado Geological Survey Land Use Review Fee | Total | \$950.00 |

| Payments Received | Amount |
|--|-----------------|
| CC Visa XXXXXXXXXXXXX6813 Authorization # 00816D | \$950.00 |
| | Total |
| | \$950.00 |

Thank you for the payment.

February 3, 2022



Adams County Planning & Development Department
 4430 South Adams County Parkway
 Brighton, CO 80601-8216

To Whom It May Concern:

RE: Proposed Development at 4147 W. 64th Ave.

The District welcomes infill development within its boundaries and, while the District takes no position on the Highland Development Company's specific plans, we believe that a community should include a wide choice of high-quality housing to meet the resident's needs. This project proposes to provide additional housing options to the community.

In reviewing Highland Development Company's current proposal for a mix of townhomes and single family dwellings on the site, we have determined that the impact of the proposed development on the District would be minimal. Currently, the District has the capacity to absorb students generated by this project within its existing schools. Using an average number of students generated by housing type, based on information provided by Highland Development Company, the District has conservatively calculated the following student yield:

Single Family Home

| | SFD Units | Elementary School Yield | Potential Elementary Students | Middle School Yield | Potential Middle School Students | High School Yield | Potential High School Students | Total Potential Students |
|-------------------------------------|-----------|-------------------------|-------------------------------|---------------------|----------------------------------|-------------------|--------------------------------|--------------------------|
| 4147 W. 64th Ave. | 4 | .29 | 1 | .14 | 1 | 0.2 | 1 | 3 |

Townhomes

| Number of Bedrooms | Number of New Units of that Size | Average Number of School-Aged Residents Per Unit | New School-Aged Residents |
|--------------------|----------------------------------|--|---------------------------|
| 2-3 | 30 | x 0.25 | = 8 (low end estimate) |
| 2-3 | 30 | x 0.49 | = 15 (high end estimate) |

Estimated Total Number of Students Generated by Proposed Development:

11-18

In considering the minimal impact to the District by new students who may reside in the development, the District believes it is important to focus on the quality of the development and the degree to which it will revitalize the community in the years ahead. The District believes development on the south end of the District will provide suitable living accommodations for the citizens of the community and, in general, will have an overall positive impact on the existing neighborhood.

Kindest regards,

A handwritten signature in black ink, appearing to read 'James Duffy', is written over the typed name and title.

James Duffy, Ed.D.
Chief Operating Officer
Westminster Public Schools