



Community & Economic Development Department
Planning & Development
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Brighton, CO 80601-8218
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adcogov.org

Development Team Review Comments

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

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

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

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

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

BOARD OF COUNTY COMMISSIONERS

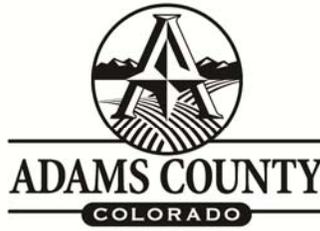
Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve J. O'Doriso
DISTRICT 4

Lynn E. Baca
DISTRICT 5



Re-submittal Form

Case Name/ Number: _____

Case Manager: _____

Re-submitted Items:

- Development Plan/ Site Plan
- Plat
- Parking/ Landscape Plan
- Engineering Documents
- Subdivision Improvements Agreement (Microsoft Word version)
- Other: _____

*** All re-submittals must have this cover sheet and a cover letter addressing review comments.**

Please note the re-submittal review period is 21 days.

The cover letter must include the following information:

- Restate each comment that requires a response
- Provide a response below the comment with a description of the revisions
- Identify any additional changes made to the original document

For County Use Only:

Date Accepted:

Staff (accepting intake):

Resubmittal Active: ~~Engineering; Right-of-Way; Addressing; Building Safety;~~ **Planner;**

~~Neighborhood Services; Parks; Attorney; Finance;~~ **Environmental; Plan Coordination**

**Cover Letter Regarding Rezone Resubmittal of Parcel # 015651330003
Lost Creek Subdivision Lot 3**

(Property Owners: David and Angela Andersen)
Prepared by David Andersen, P.E. #0061720 Colorado

ENV2. There is one (1) plugged and abandoned oil and gas well, operated by Amoco Production Company, on the subject parcel. Prior to submittal of a final plat or site-specific development plan, each plugged and abandoned well shall be located and surveyed. The oil and gas well located and setbacks need to be added to the site plan at this time.

Response: The abandoned oil and gas well was added to the preliminary site plan. The well survey coordinates were found on the ECMC website and map.

ENV3. 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 foot in width and 100 feet in length. No permanent structures shall be located within the 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 the width of not less than twenty feet. Refer to Adams County Development Standards and Regulations (ACDRS) Section 4-11-02-03-03-05.2c.

Response: The abandoned oil and gas well, a 50' radius around the well, and a 20' public access for ingress and egress setback were added to the preliminary site plan and plat. During the meeting on February 21, 2024 with Lia Campbell and development review team with Adams County, I was told that a 50' radius workover setback around the abandoned well could be used.

ENV4. The Final Plat shall include the following notice to prospective buyers of the location of the oil and gas well and associated easements: "The owner shall disclose to the prospective purchasers of the 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."

Response: This statement will be placed on the final plat.

ENV5. All known oil and gas well flow lines and/or easement shall be graphically depicted on the Final Plat. Though the well may be plugged and abandoned, that does not mean that the flowlines were removed. In the interest of the public health and safety, Adams County recommends that the applicant verify the status of the flowlines.

Response: In November of 2021, DCP Midstream Company removed the abandoned oil and gas lines from Lot 3. There are no oil or gas flow lines on the property.

ENV6: All wells within 200 feet of the subject parcel(s) must be located and mapped. These may be located off the subject parcel(s), but setback distances may impact the parcel(s). Refer to ACDSR Section 4-11-02-03-03-05-2b.

Response. All wells within 200 feet of the parcel are shown on the preliminary plat and site plan.

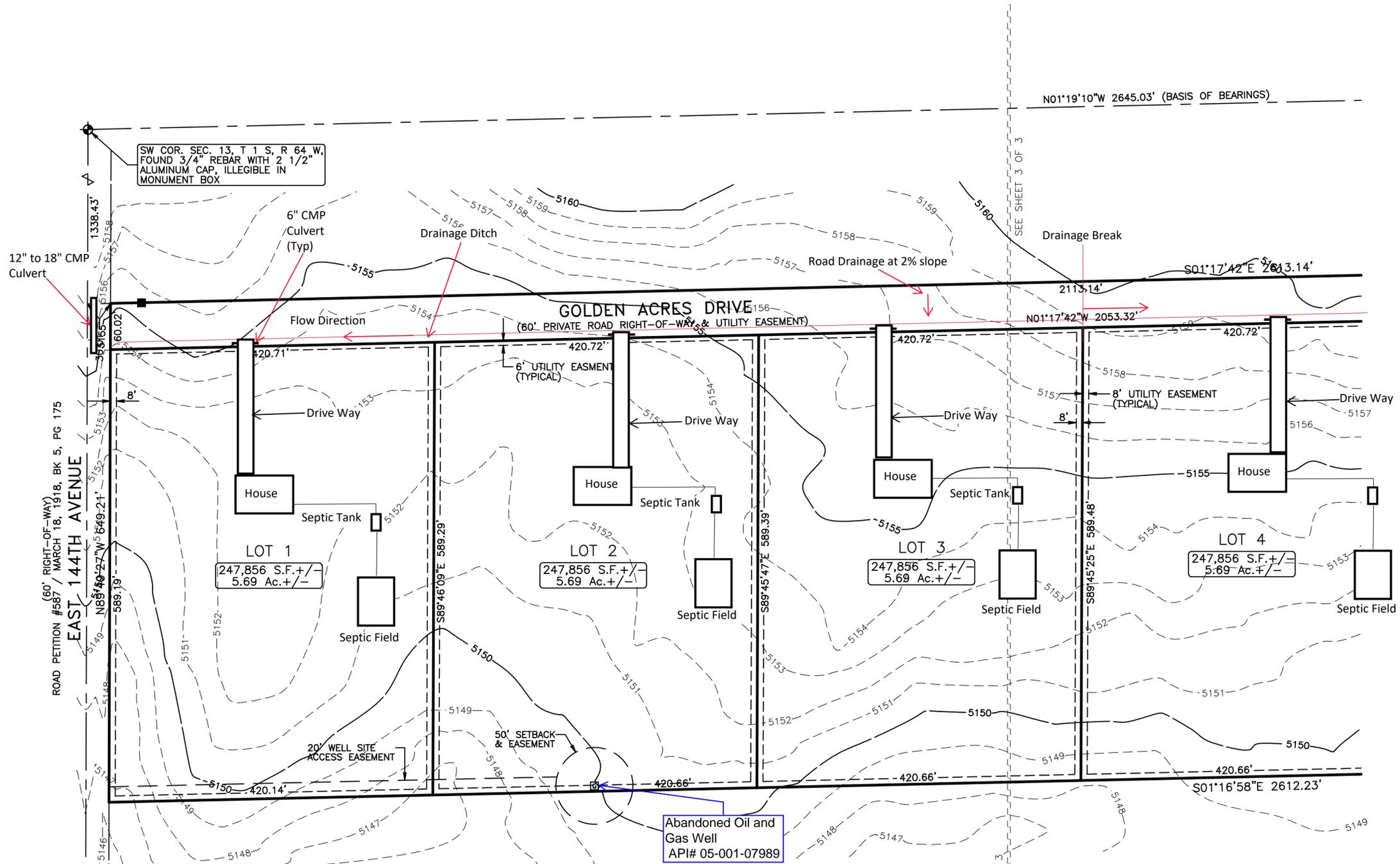
Summary of Changes to the Preliminary Plat and Site Plan

1. Abandoned Well 05-001-07989 was located and placed on the drawings.
2. A 50' radius workover setback is shown on the Plat and site plan with the well in the center of the 50' setback.
3. A 20' ingress and egress setback from East 144th Avenue to the well is shown on the Plat and site plan.

GOLDEN FIELDS SUBDIVISON, FILING NO. 1

Part of the Southwest 1/4 of Section 13,
Township 1 South, Range 64 West of the 6th P.M.,
County of Adams, State of Colorado

Sheet 2 of 3

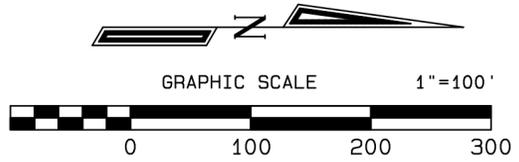


SW COR. SEC. 13, T 1 S, R 64 W,
FOUND 3/4" REBAR WITH 2 1/2" W,
ALUMINUM CAP, ILLEGIBLE IN
MONUMENT BOX

SOUTH 1/4 COR. SEC. 13, T 1 S,
R 64 W, FOUND 3/4" REBAR WITH
2 1/2" ALUMINUM CAP, PLS 13155
IN MONUMENT BOX

LEGEND

- = FOUND 5/8" REBAR WITH 2" ALUMINUM CAP, PLS 37971
- = FOUND 5/8" REBAR WITH 2" ALUMINUM CAP, PLS 37971
40.00' NORTH AS WITNESS CORNER
- = PLUGGED & ABANDONED OIL/GAS WELL, UPR PAN AM H #1, API #05-001-07989
LOCATION INFORMATION TAKEN FROM STATE OF COLORADO ECMC ONLINE RECORDS



Golden Fields Preliminary Site Plan

David L. Andersen, P.E 0061720

GOLDEN FIELDS SUBDIVISON, FILING NO. 1

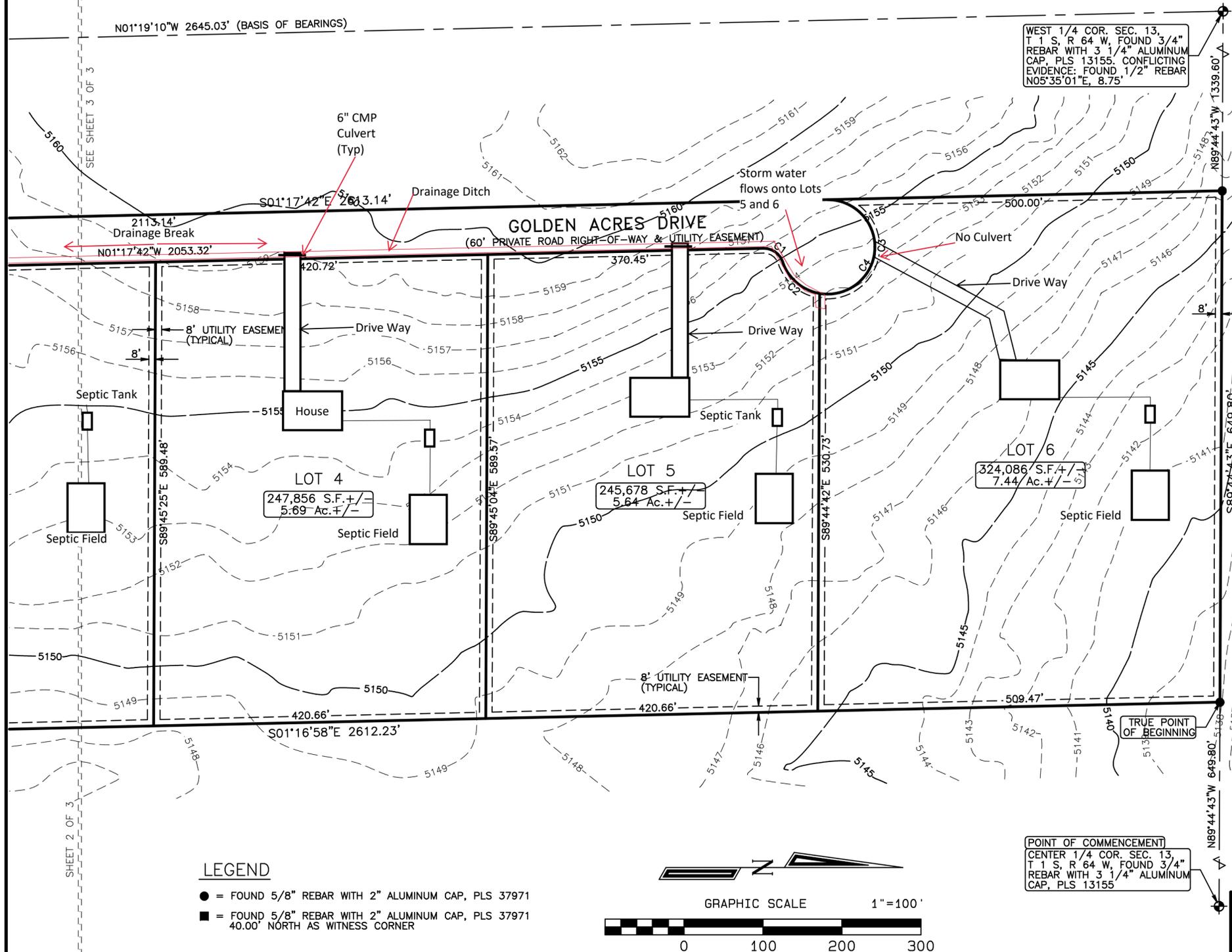
Part of the Southwest 1/4 of Section 13,
Township 1 South, Range 64 West of the 6th P.M.,
County of Adams, State of Colorado

Sheet 2 of 3

LINE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	25.00'	31.80'	72°53'05"	N35°08'50"E	29.70'
C2	60.00'	64.93'	62°00'09"	N40°35'18"E	61.81'
C3	60.00'	198.54'	180°35'13"	N85°12'23"W	119.58'
C4	60.00'	263.47'	242°35'22"	S54°12'19"E	97.33'

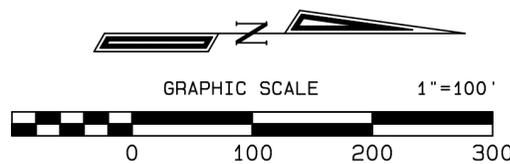
WEST 1/4 COR. SEC. 13,
T 1 S, R 64 W, FOUND 3/4"
REBAR WITH 3 1/4" ALUMINUM
CAP, PLS 13155. CONFLICTING
EVIDENCE: FOUND 1/2" REBAR
N05°35'01"E, 8.75'

POINT OF COMMENCEMENT
CENTER 1/4 COR. SEC. 13,
T 1 S, R 64 W, FOUND 3/4"
REBAR WITH 3 1/4" ALUMINUM
CAP, PLS 13155



LEGEND

- = FOUND 5/8" REBAR WITH 2" ALUMINUM CAP, PLS 37971
- = FOUND 5/8" REBAR WITH 2" ALUMINUM CAP, PLS 37971
40.00' NORTH AS WITNESS CORNER



Golden Fields Preliminary Site Plan

David L. Andersen, P.E 0061720

