



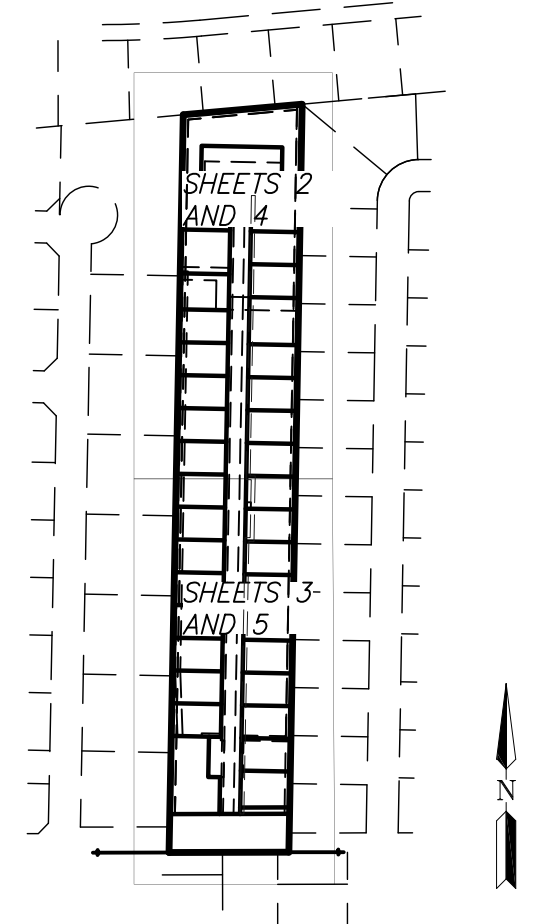
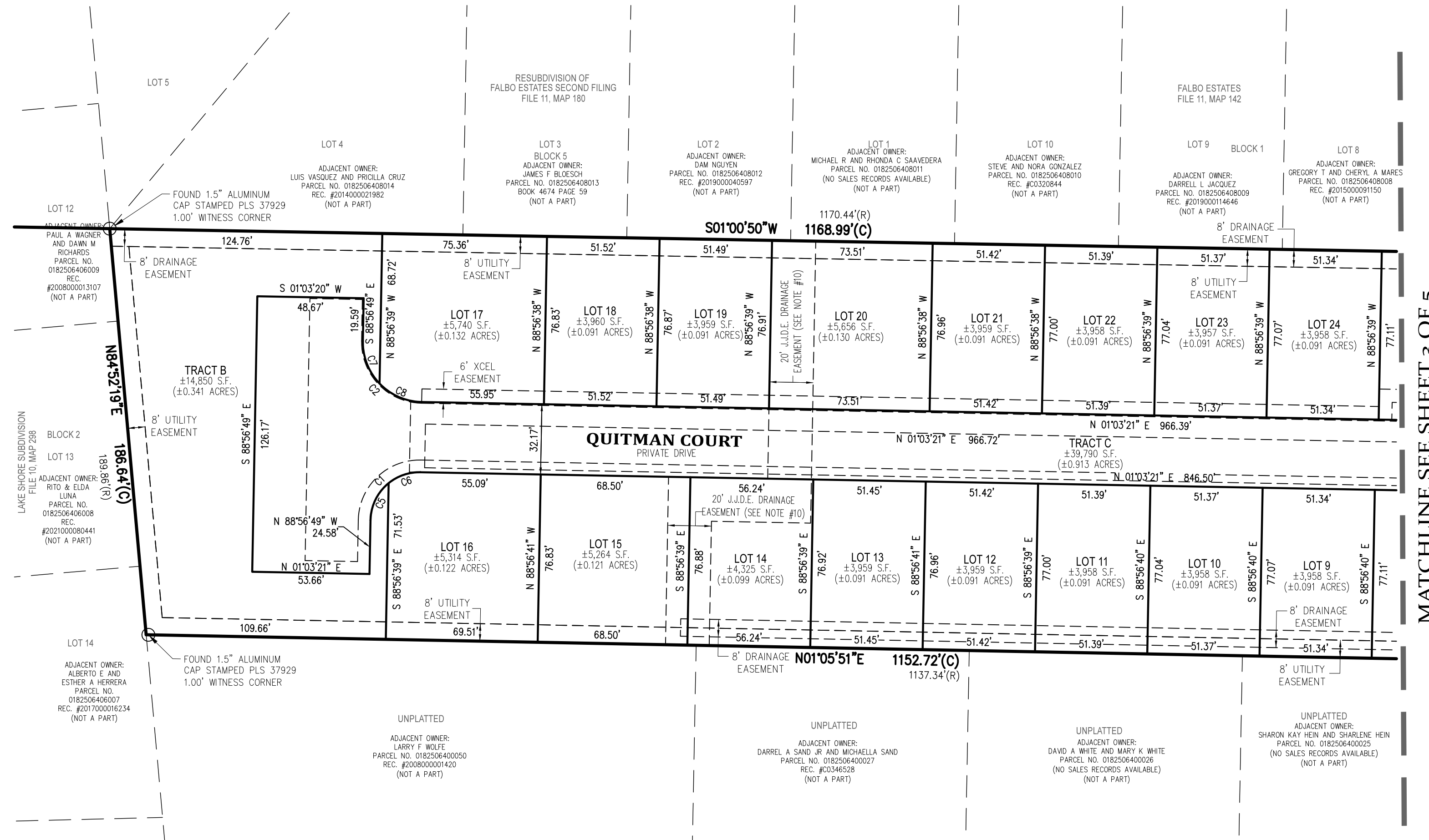
# FINAL PLAT HARDIN SUBDIVISION

PLT2023-00046

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 2 OF 5

**NOTE:**

SEE SHEETS 4 AND 5 FOR EASEMENT INFORMATION



KEY MAP SHEETS  
SCALE 1" = 300'

LAKE SHORE SUBDIVISION  
FILE 10, MAP 298

LOT 12  
PAUL A WAGNER AND DAWN M RICHARDS  
PARCEL NO. 0182506408009  
REC. #200800013107  
(NOT A PART)

BLOCK 2  
LOT 13  
ADJACENT OWNER:  
RITO & ELDA LUNA  
PARCEL NO. 0182506406008  
REC. #2021000080441  
(NOT A PART)

LOT 14  
ADJACENT OWNER:  
ALBERTO E AND ESTHER A HERRERA  
PARCEL NO. 0182506406007  
REC. #2017000016234  
(NOT A PART)

LOT 4  
ADJACENT OWNER:  
LUIS VASQUEZ AND PRICILLA CRUZ  
PARCEL NO. 0182506408014  
REC. #2014000021982  
(NOT A PART)

LOT 3  
BLOCK 5  
ADJACENT OWNER:  
JAMES F BLOESCH  
PARCEL NO. 0182506408013  
BOOK 4674 PAGE 59  
(NOT A PART)

LOT 2  
ADJACENT OWNER:  
DAM NGUYEN  
PARCEL NO. 0182506408012  
REC. #2019000040597  
(NOT A PART)

LOT 1  
ADJACENT OWNER:  
MICHAEL R AND RHONDA C SAAVEDERA  
PARCEL NO. 0182506408011  
(NO SALES RECORDS AVAILABLE)  
(NOT A PART)

LOT 10  
ADJACENT OWNER:  
STEVE AND NORA GONZALEZ  
PARCEL NO. 0182506408010  
REC. #20320844  
(NOT A PART)

LOT 9  
BLOCK 1  
ADJACENT OWNER:  
DARRELL L JACQUEZ  
PARCEL NO. 0182506408009  
REC. #2019000114646  
(NOT A PART)

LOT 8  
ADJACENT OWNER:  
GREGORY T AND CHERYL A MARES  
PARCEL NO. 0182506408008  
REC. #2015000091150  
(NOT A PART)

UNPLATTED  
ADJACENT OWNER:  
LARRY F WOLFE  
PARCEL NO. 0182506400050  
REC. #2008000001420  
(NOT A PART)

UNPLATTED  
ADJACENT OWNER:  
DARREL A SAND JR AND MICHAELLA SAND  
PARCEL NO. 0182506400027  
REC. #20346528  
(NOT A PART)

UNPLATTED  
ADJACENT OWNER:  
DAVID A WHITE AND MARY K WHITE  
PARCEL NO. 0182506400026  
(NO SALES RECORDS AVAILABLE)  
(NOT A PART)

UNPLATTED  
ADJACENT OWNER:  
SHARON KAY HEIN AND SHARLENE HEIN  
PARCEL NO. 0182506400025  
(NO SALES RECORDS AVAILABLE)  
(NOT A PART)

**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

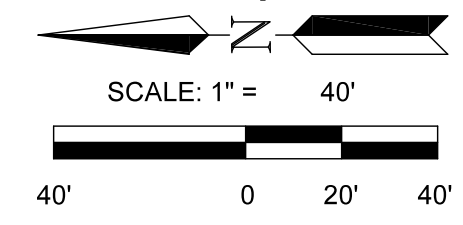
- EXISTING RECORD EASEMENT LINE
- - - NEW EASEMENT GRANTED PER THIS PLAT (DIMENSIONED IN [ ] BRACKETS)
- NEW LOT LINE PER THIS PLAT
- - - ADJOINING PARCEL OR LOT LINE
- CENTER LINE
- PUBLIC LANDS SURVEY SECTION LINE
- PLAT BOUNDARY LIMITS

**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"
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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**

- 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 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']
- [L14 - S 88°56'39" E 30.00']
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- [L16 - S 88°56'39" E 6.00']
- [L17 - S 88°56'39" E 8.00']
- [L18 - N 88°56'39" W 8.00']
- [L19 - N 88°56'39" W 8.00']
- [L20 - S 88°56'39" E 8.00']
- [L21 - S 89°52'58" W 6.00']



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6911 BROADWAY  
Denver, CO 80221  
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www.powersurveying.com

TYPE OF SUBMITTAL:	FINAL PLAT
PREPARATION DATE:	MARCH 17, 2024
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
JOB NO. 501-21-104	DWG: 21-104 PLAT.dwg
SHEET 2 OF 5	

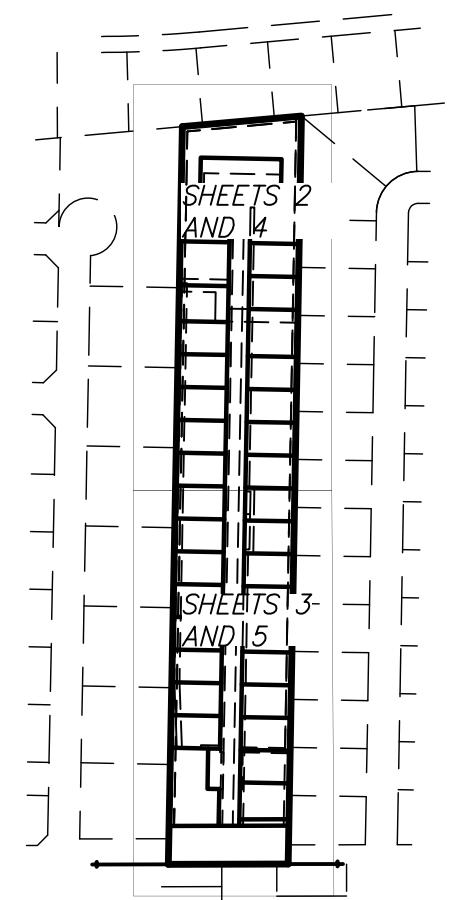
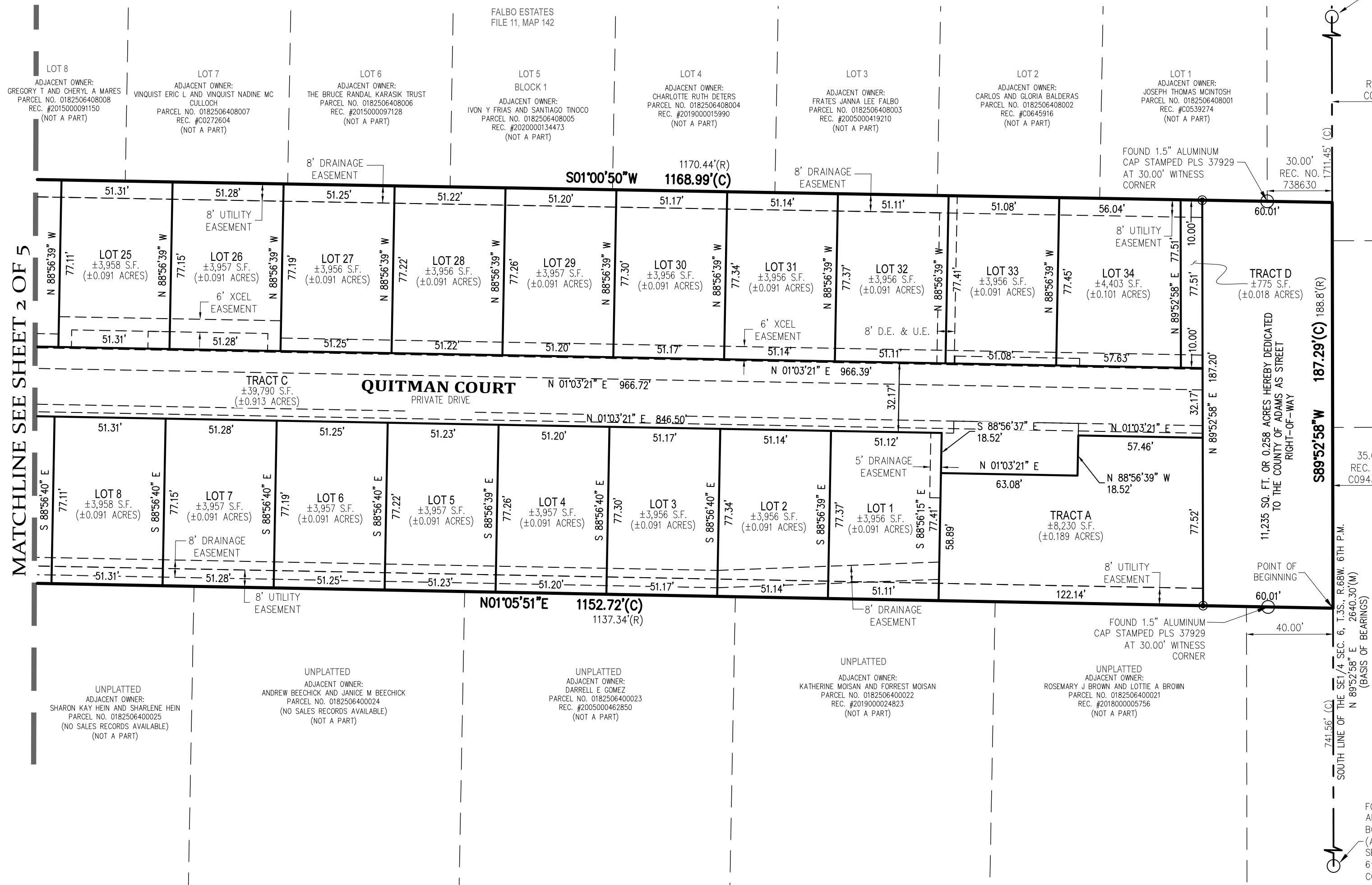
# FINAL PLAT HARDIN SUBDIVISION

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

PLT2023-00046

FOUND 3-1/4" DIAM. ALUMINUM CAP IN RANGE BOX, PLS 36070, 1.3' BELOW GRADE (ACCEPTED AS SE COR SEC 6, T.03S., R. 68W., 6th P.M.)

**NOTE:**  
SEE SHEETS 4 AND 5 FOR EASEMENT INFORMATION



MATCHLINE SEE SHEET 2 OF 5

### MAP LEGEND

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- (M) MEASURED
- (R) RECORD
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- J.D.D.E. JUTCHEM DITCH DRAINAGE EASEMENT
- PROPOSED FIRE HYDRANT

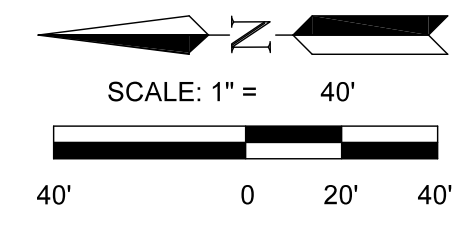
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TYPE OF SUBMITTAL:	FINAL PLAT
PREPARATION DATE:	MARCH 17, 2024
REVISION DATE:	
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JOB NO. 501-21-104	DWG: 21-104 PLAT.dwg
SHEET 3 OF 5	

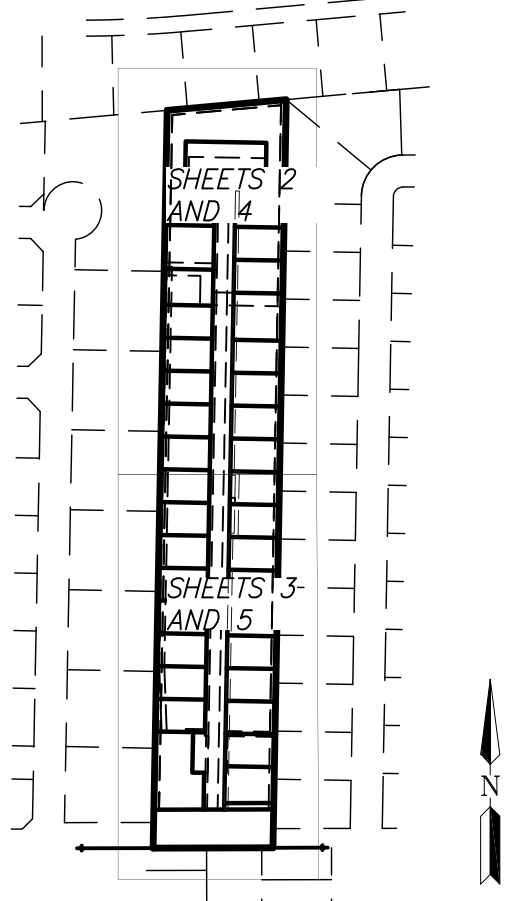
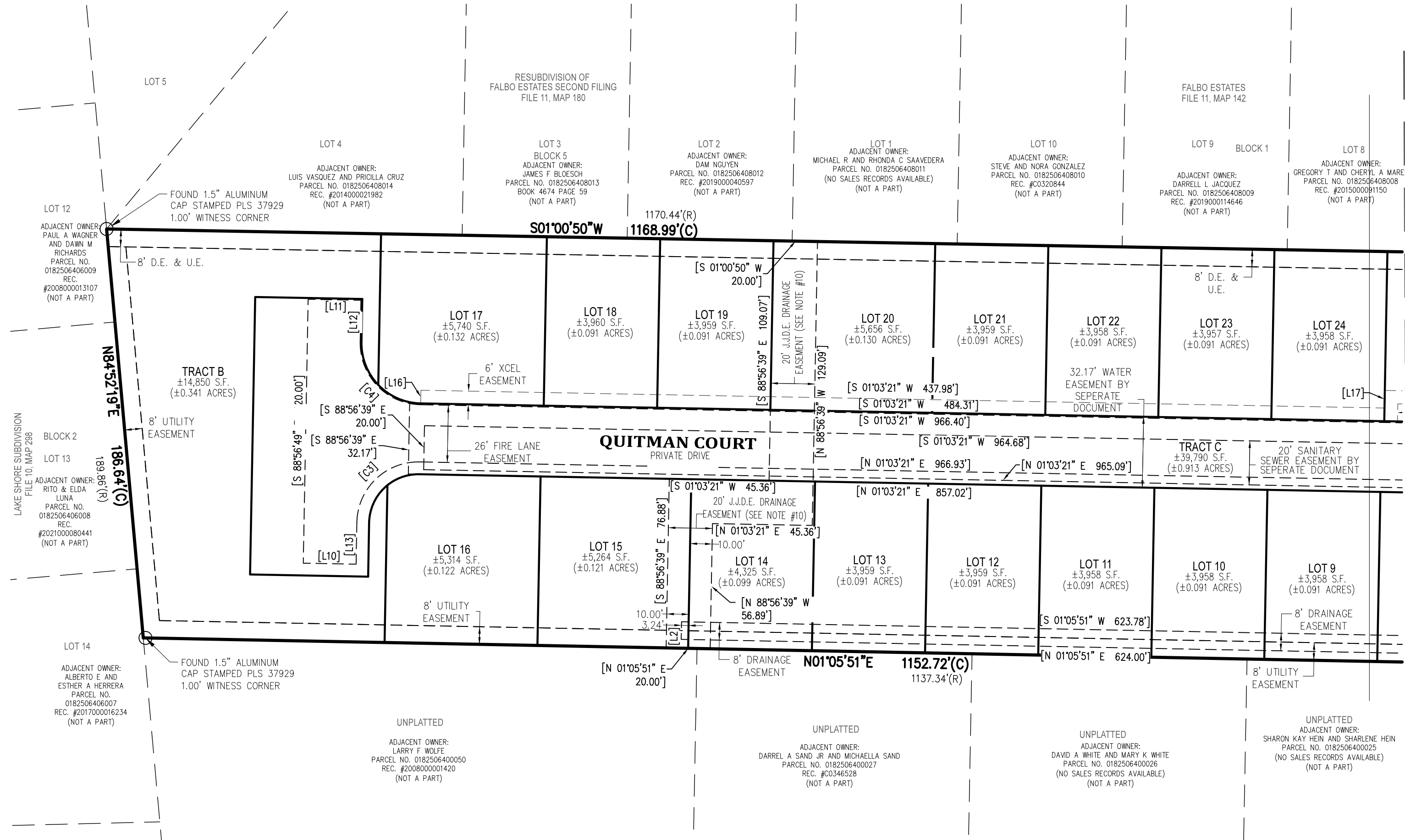
# FINAL PLAT HARDIN SUBDIVISION

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TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 4 OF 5

PLT2023-00046

**NOTE:**

SEE SHEETS 2 AND 3 FOR LOT  
DETAIL INFORMATION



**KEY MAP SHEETS**  
SCALE 1" = 300'

**LINE TABLE**

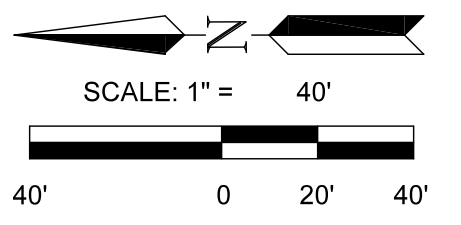
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MATCHLINE SEE SHEET 5 OF 5

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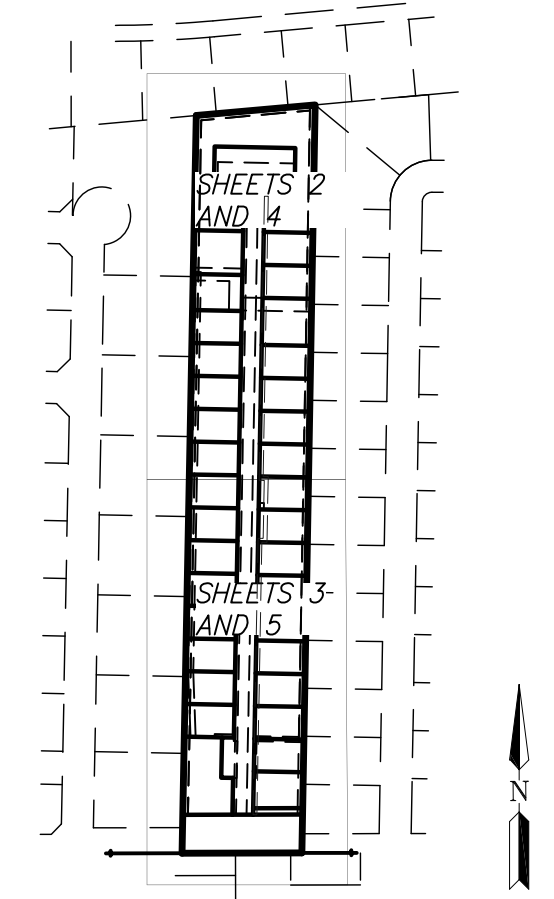
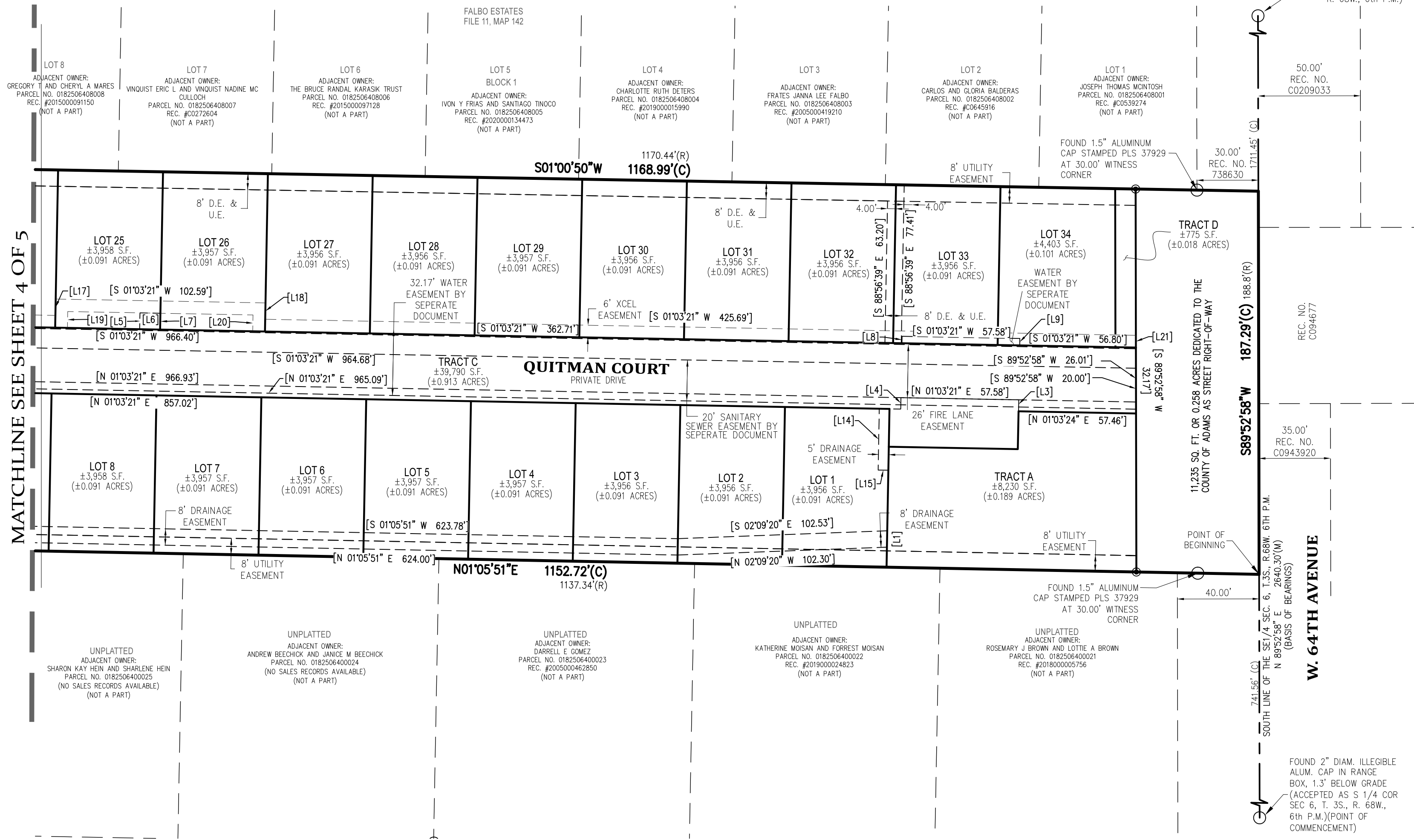
TYPE OF SUBMITTAL:	FINAL PLAT
PREPARATION DATE:	MARCH 17, 2024
REVISION DATE:	
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JOB NO. 501-21-104	DWG: 21-104 PLAT.dwg
SHEET 4 OF 5	

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

PLT2023-00046

**NOTE:**  
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L19	- N 88°56'39" W	8.00'
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FOUND 2" DIAM. ILLEGIBLE ALUM. CAP IN RANGE BOX, 1.3' BELOW GRADE (ACCEPTED AS S 1/4 COR SEC 6, T. 35., R. 68W., 6th P.M.)(POINT OF COMMENCEMENT)

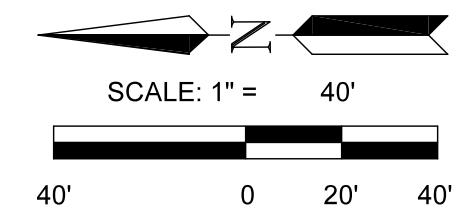
MATCHLINE SEE SHEET 4 OF 5

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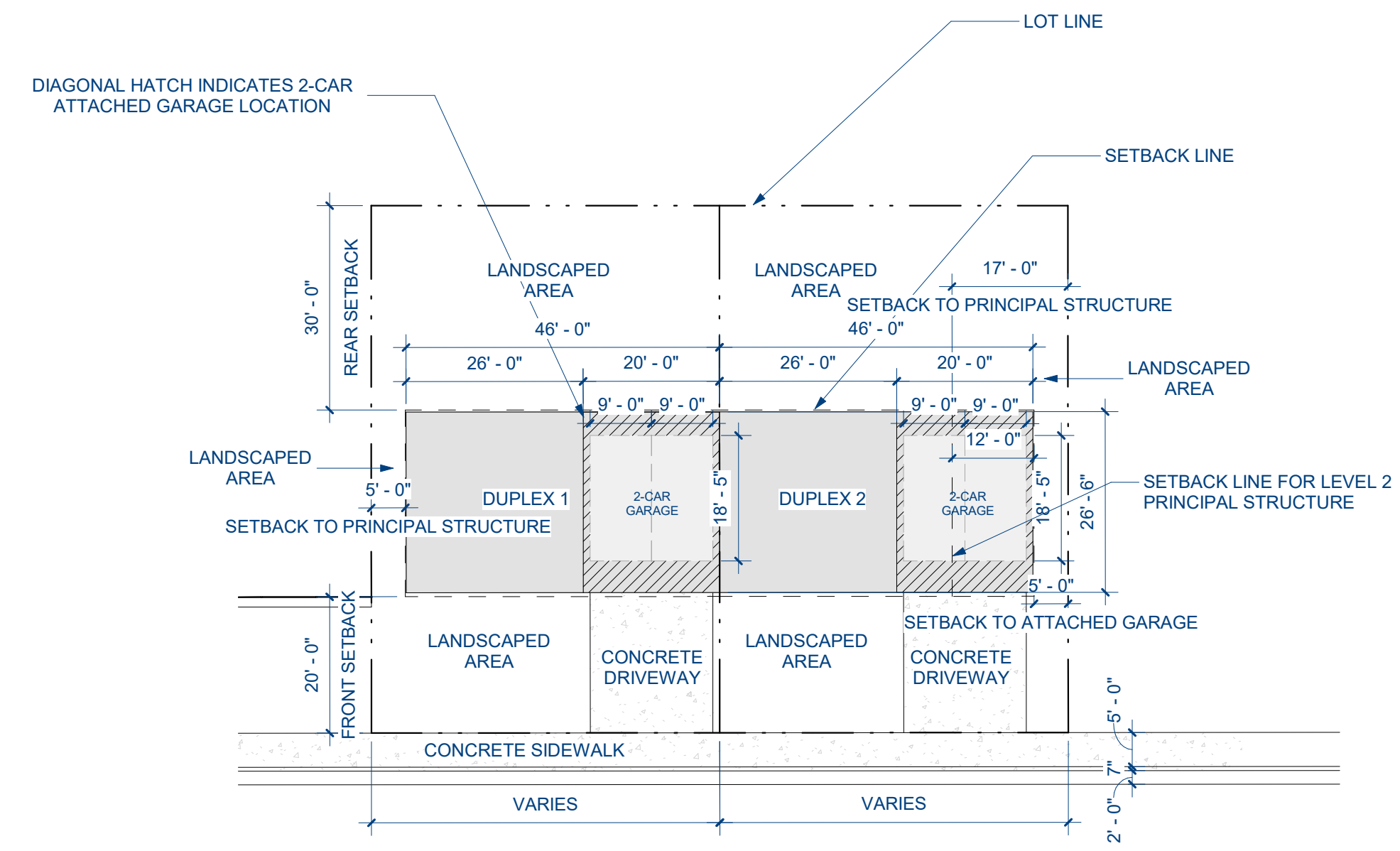
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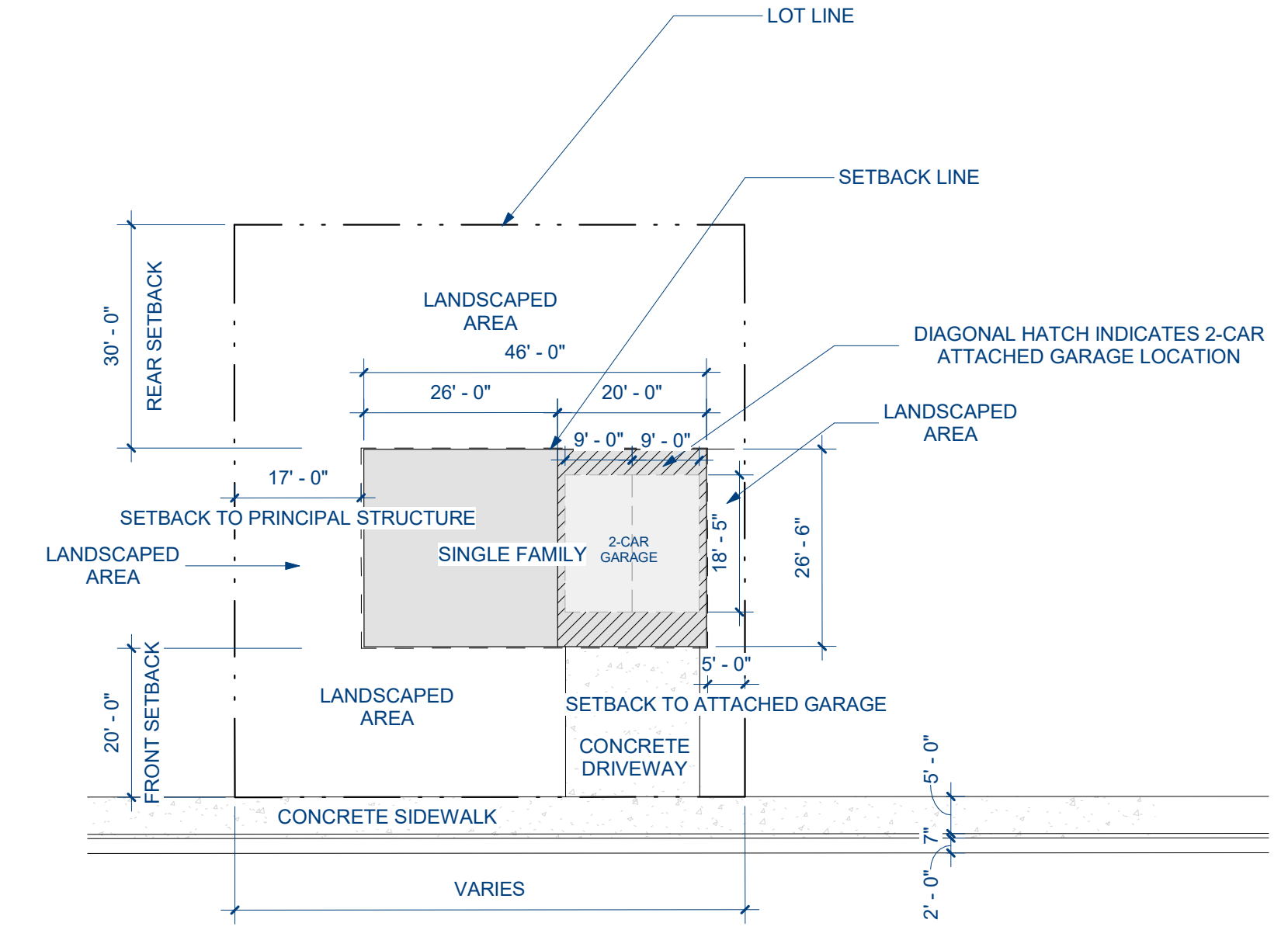
TYPE OF SUBMITTAL:	FINAL PLAT
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JOB NO. 501-21-104	DWG: 21-104 PLAT.dwg

SHEET 5 OF 5

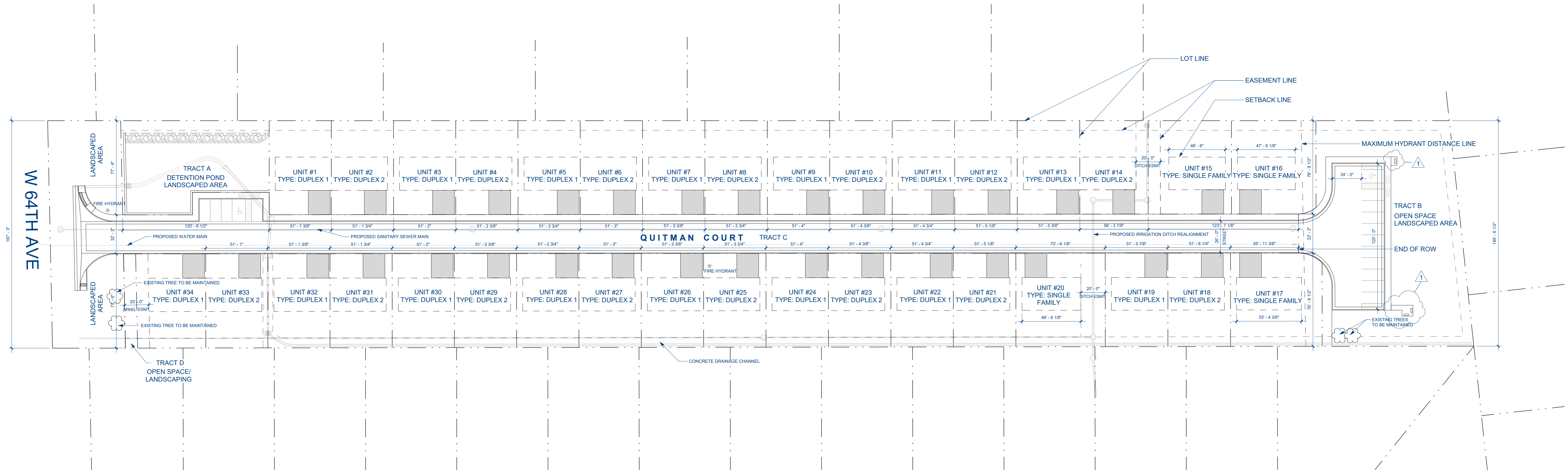
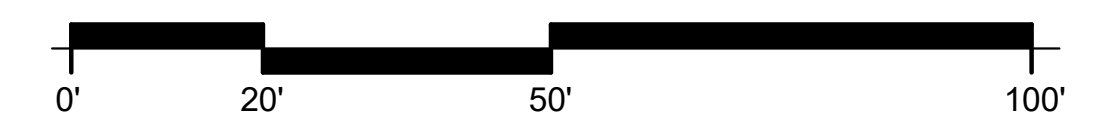
LOT #	TYPE	AREA (SF)
1	DUPLEX	3,956
2	DUPLEX	3,956
3	DUPLEX	3,956
4	DUPLEX	3,957
5	DUPLEX	3,957
6	DUPLEX	3,957
7	DUPLEX	3,957
8	DUPLEX	3,958
9	DUPLEX	3,958
10	DUPLEX	3,958
11	DUPLEX	3,958
12	DUPLEX	3,959
13	DUPLEX	3,959
14	DUPLEX	4,325
15	SINGLE FAMILY	5,265
16	SINGLE FAMILY	5,315
17	SINGLE FAMILY	5,740
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	4,403
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
TRACT D	OPEN SPACE/LANDSCAPING	775



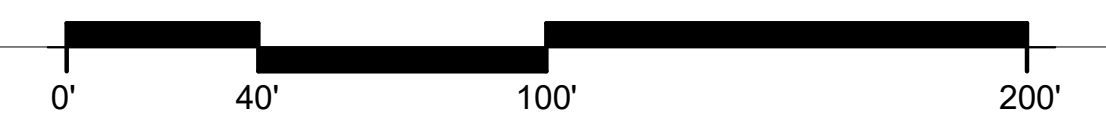
2 TYPICAL DUPLEX UNIT LOT PLAN  
A004 1" = 20'-0"



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



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

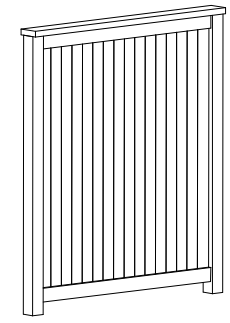


REVISIONS		
No.	Description	Date
1	Response to Review Comments Dated 1/16/2024	04/11/2024

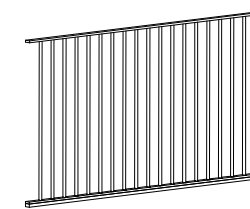
**A004**  
SITE DEVELOP.  
PLAN  
04/11/2024



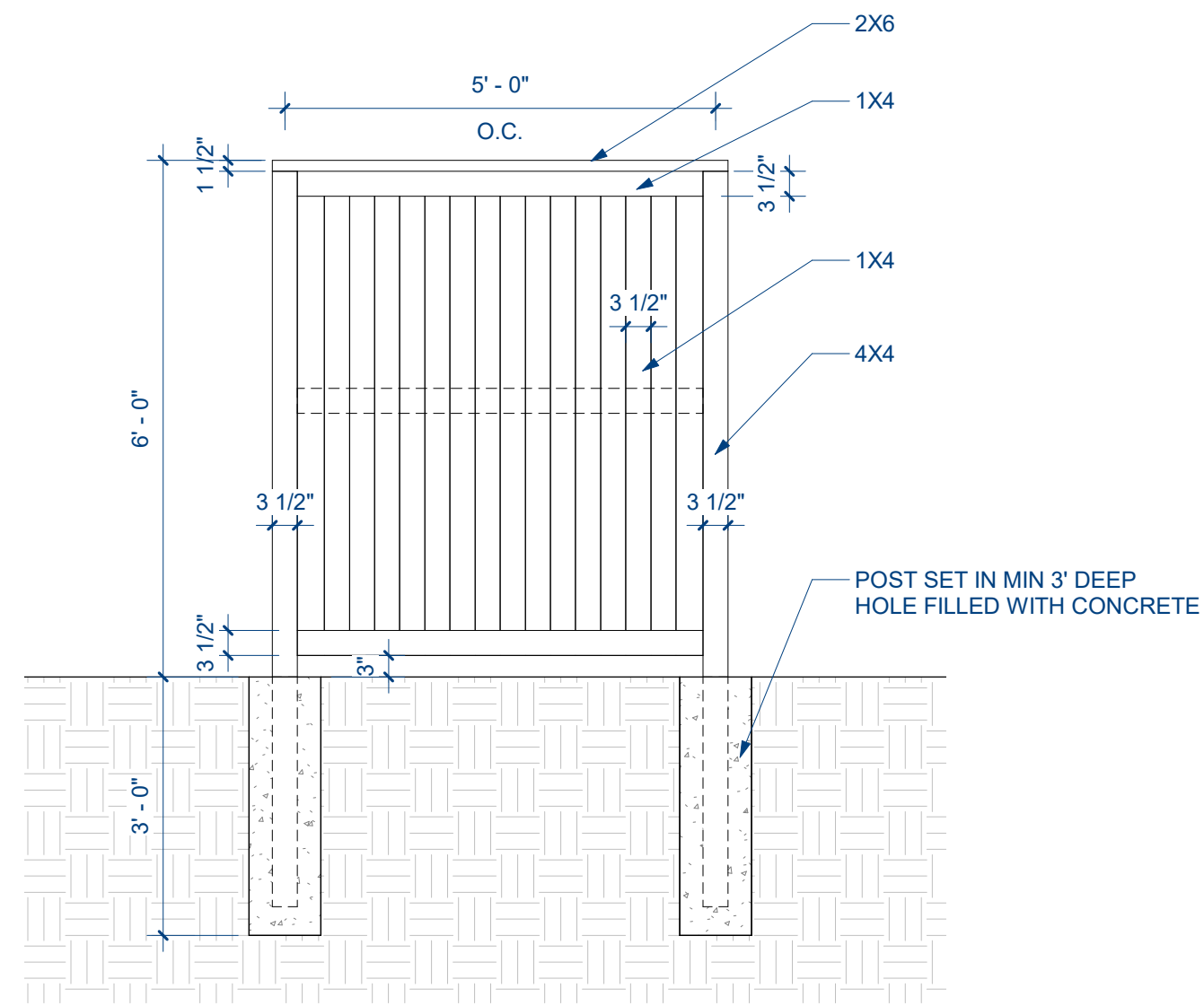
BENCH REFERENCE



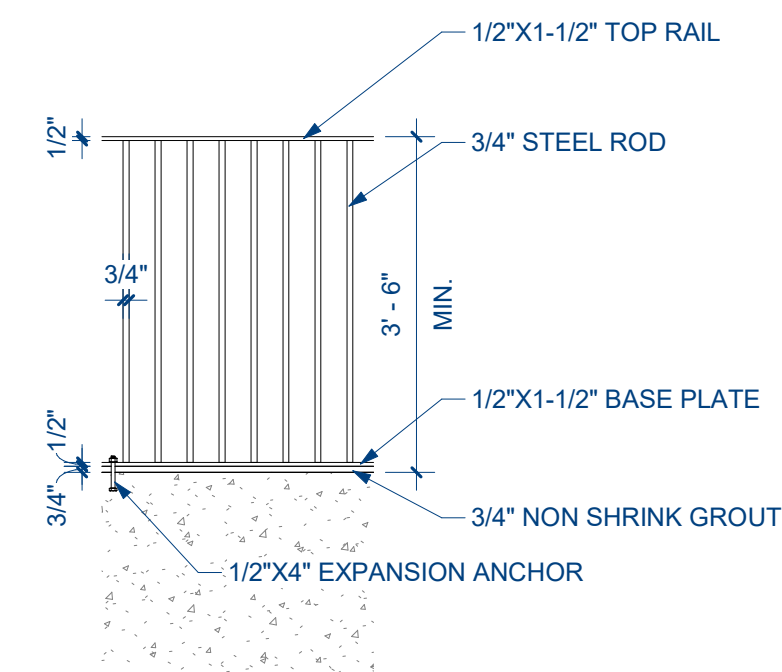
6' FENCE DETAIL



STEEL RAILING DETAIL @ DETENTION POND



ALL FENCE MATERIAL TO BE WESTERN RED CEDAR FINISH WITH SEMI-TRANSPARENT STAIN



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

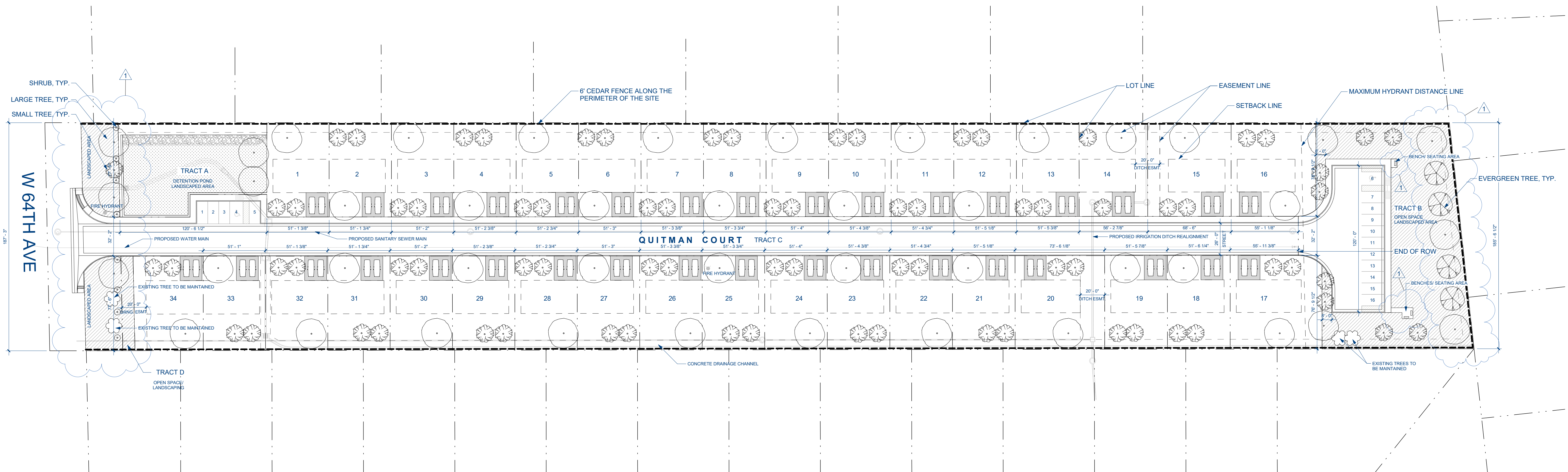
\* GUEST SPACES IN DRIVEWAY  
GRAND TOTAL: 152

LEGEND

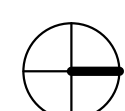
- AREAS TO BE PROVIDED WITH RIGHT OF WAY LANDSCAPING PER SECTION 5-03-05-02
- AREAS TO BE PROVIDED WITH DETENTION POND LANDSCAPING PER SECTION 5-03-05-03
- EASEMENT AREAS TO BE PROVIDED WITH LANDSCAPING
- LARGE TREE
- SMALL TREE
- EVERGREEN TREE
- SHRUB
- EXISTING TREE TO BE MAINTAINED

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.



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



REVISIONS

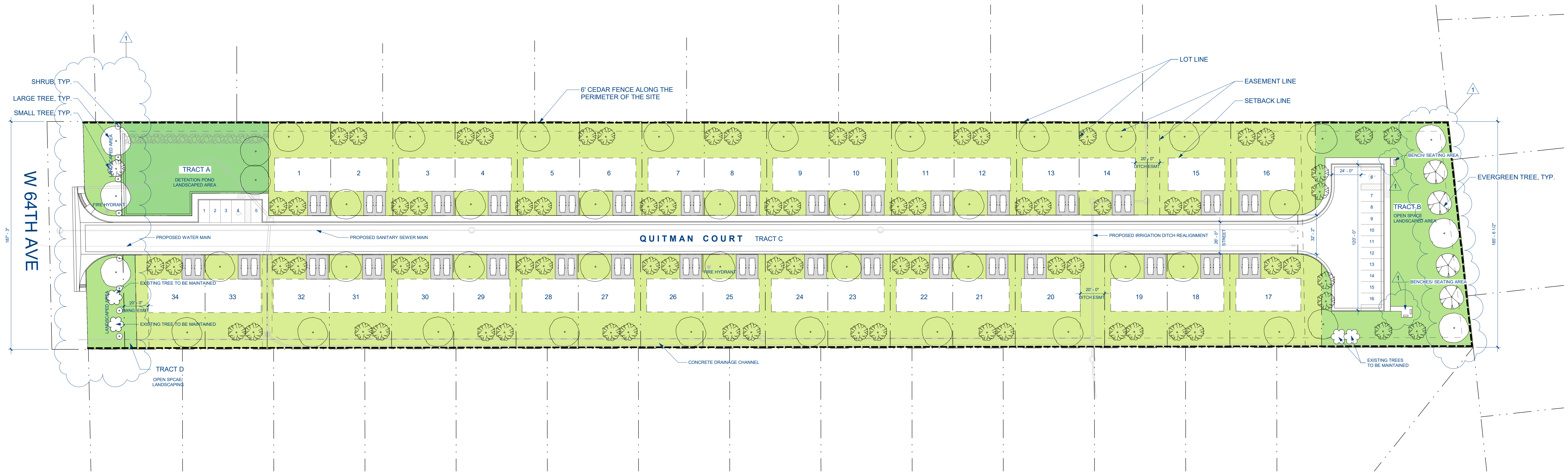
No.	Description	Date
1	Response to Review Comments Dated 1/16/2024	04/11/2024

**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
- EVERGREEN TREE
- SHRUB
- EXISTING TREE TO BE MAINTAINED



**REVISIONS**

No.	Description	Date
1	Response to Review Comments Dated 1/16/2024	04/11/2024

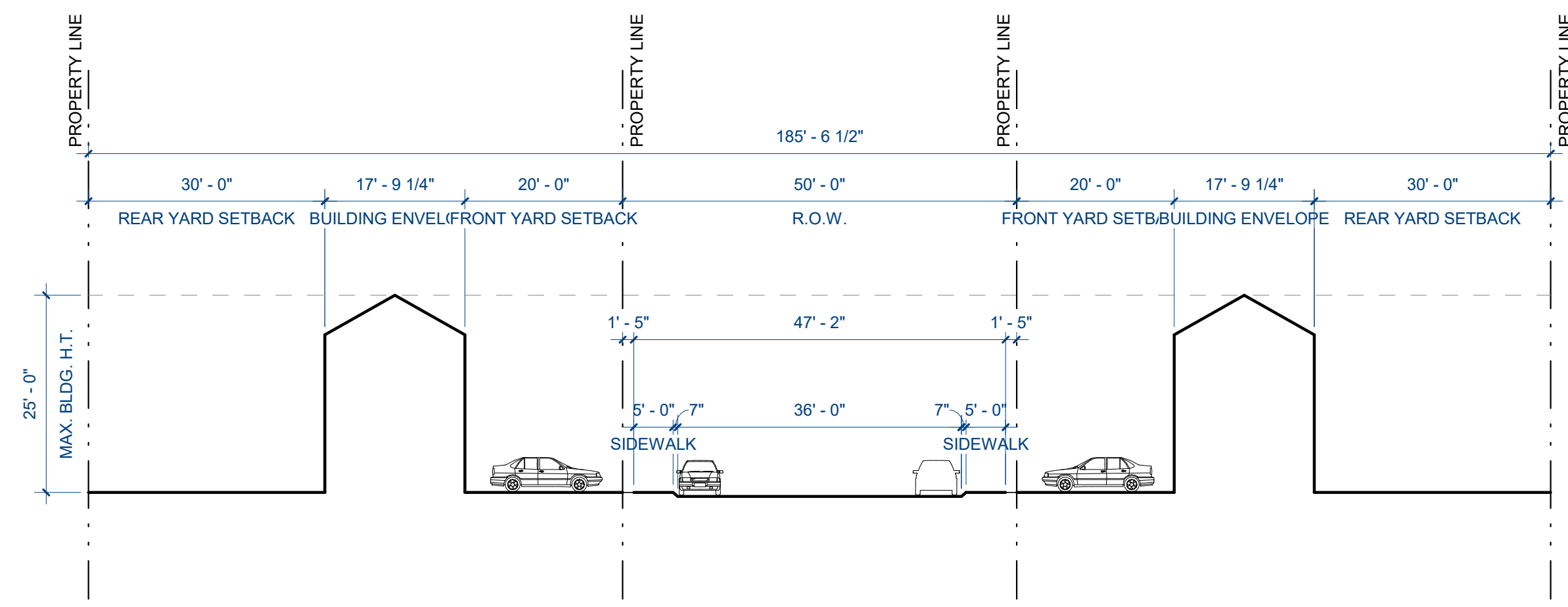
**1** COLORED ILLUSTRATIVE LANDSCAPE PLAN  
A006 1" = 40'-0"

**A006**  
ILLUSTRATIVE  
LANDSCAPE  
PLAN  
04/11/2024

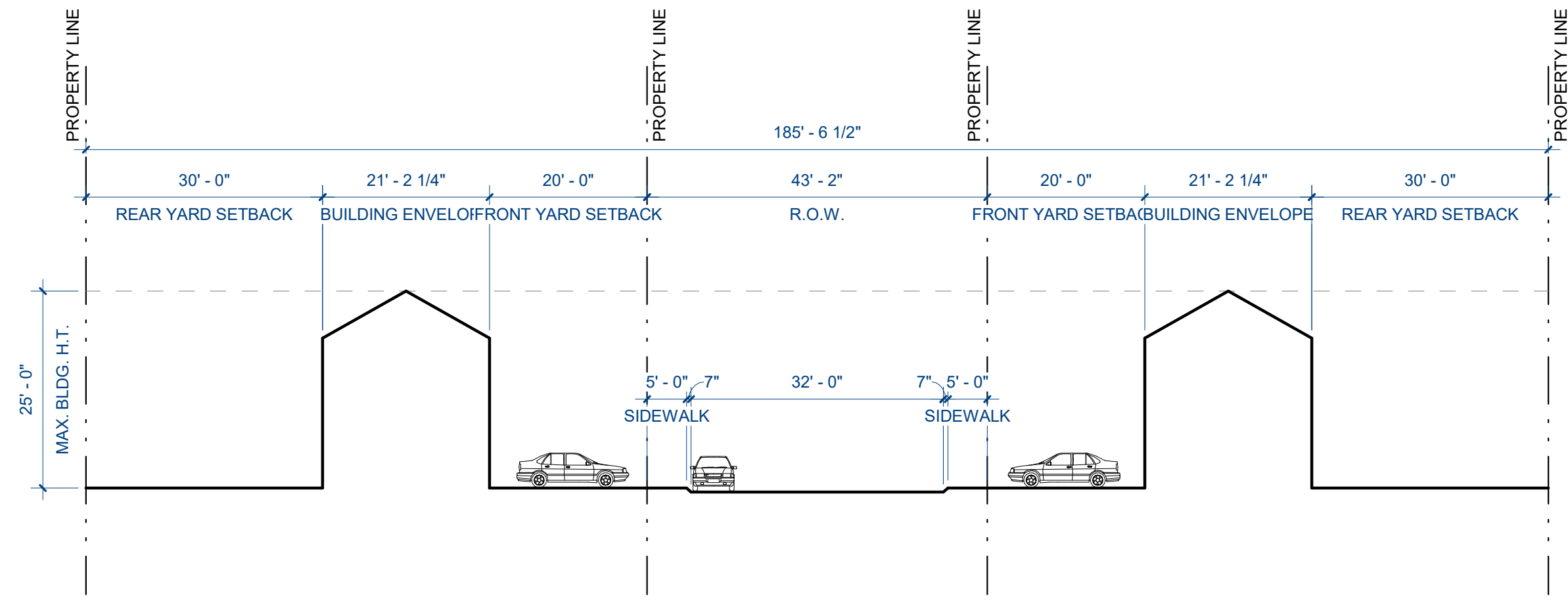


**HARDIN SUBDIVISION**

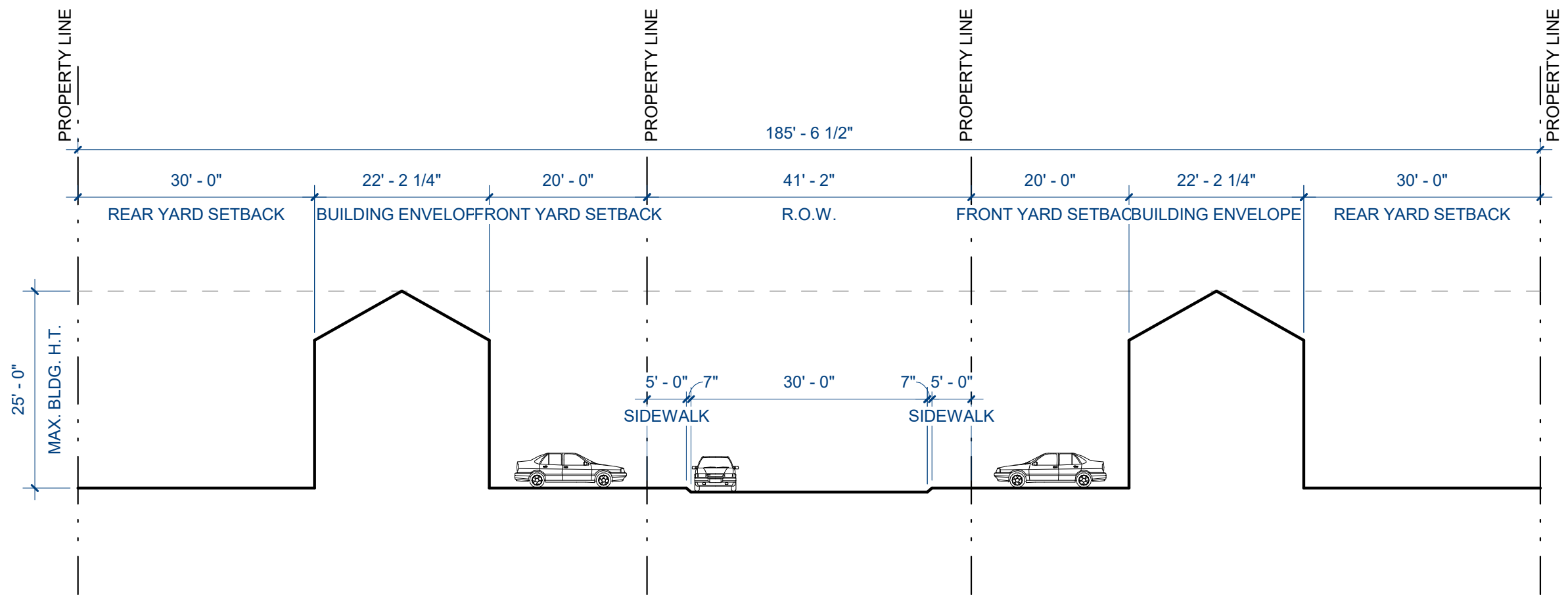
4147 W 64TH AVE  
ARVADA, CO 80003



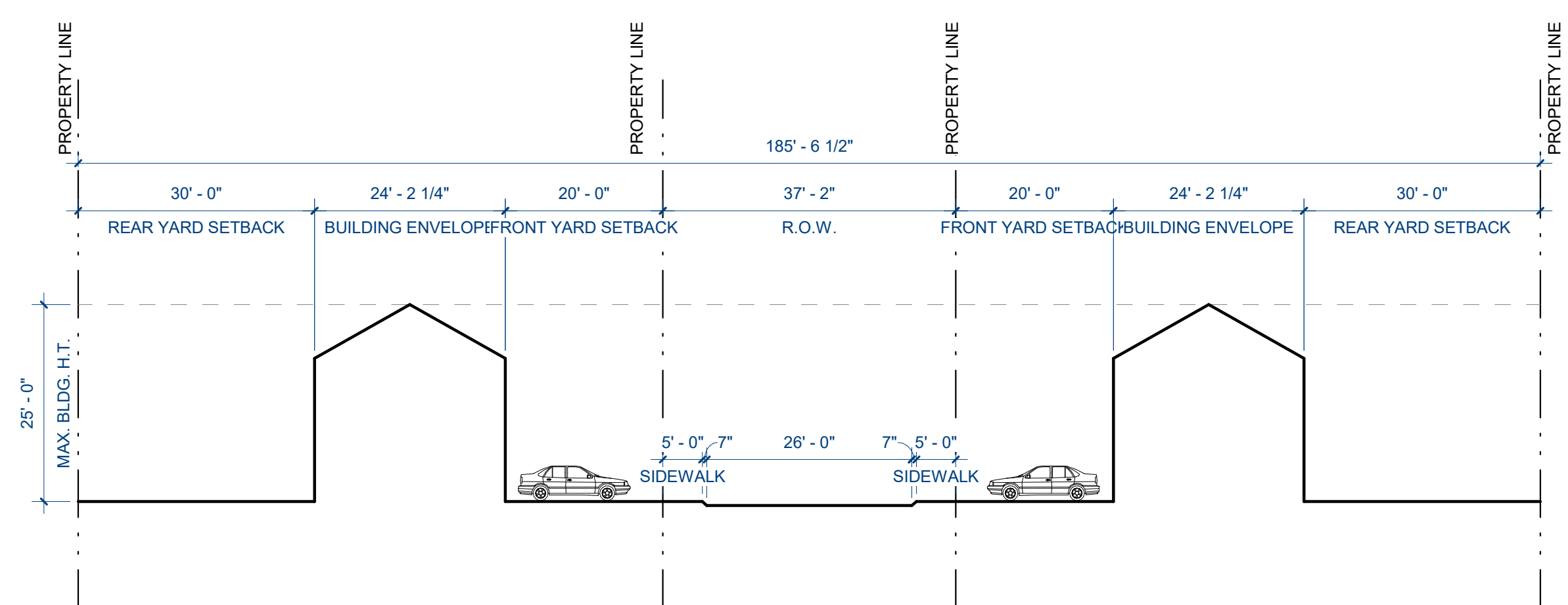
SECTION DIAGRAM WITH 50'-0" R.O.W.  
1/16" = 1'-0"



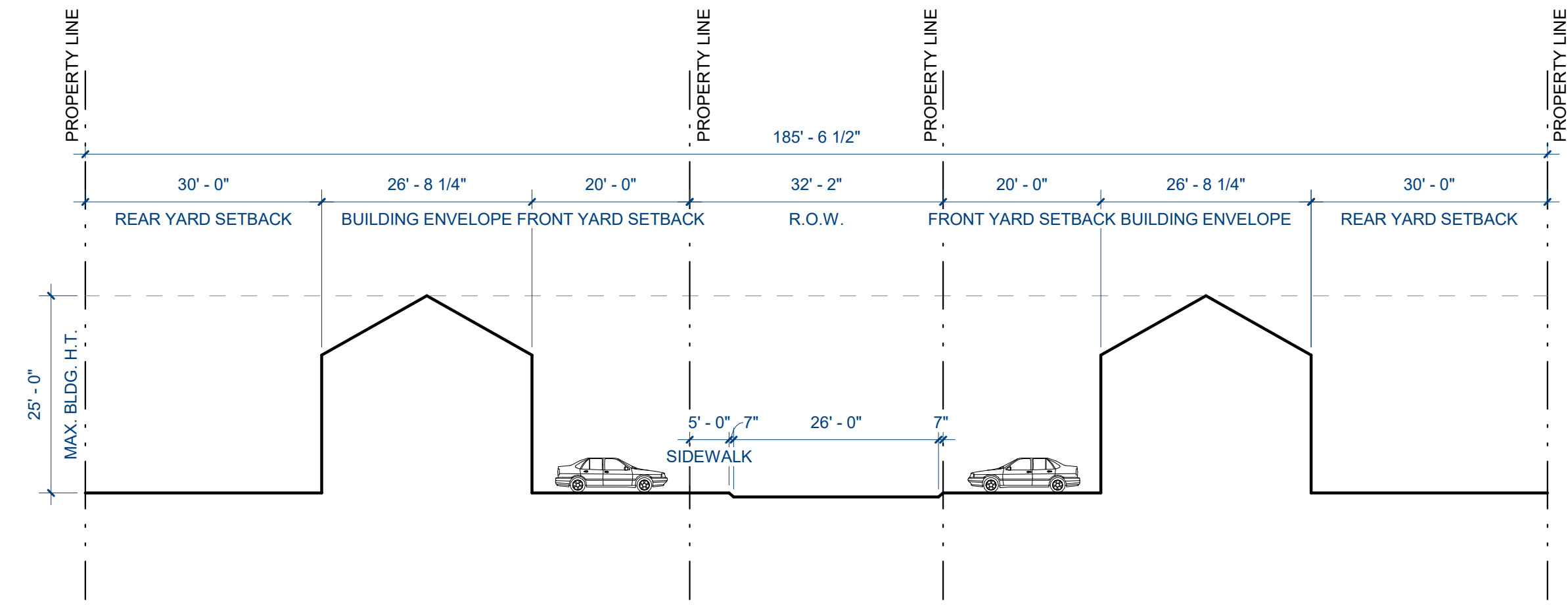
SECTION DIAGRAM WITH 43'-2" R.O.W.  
1/16" = 1'-0"



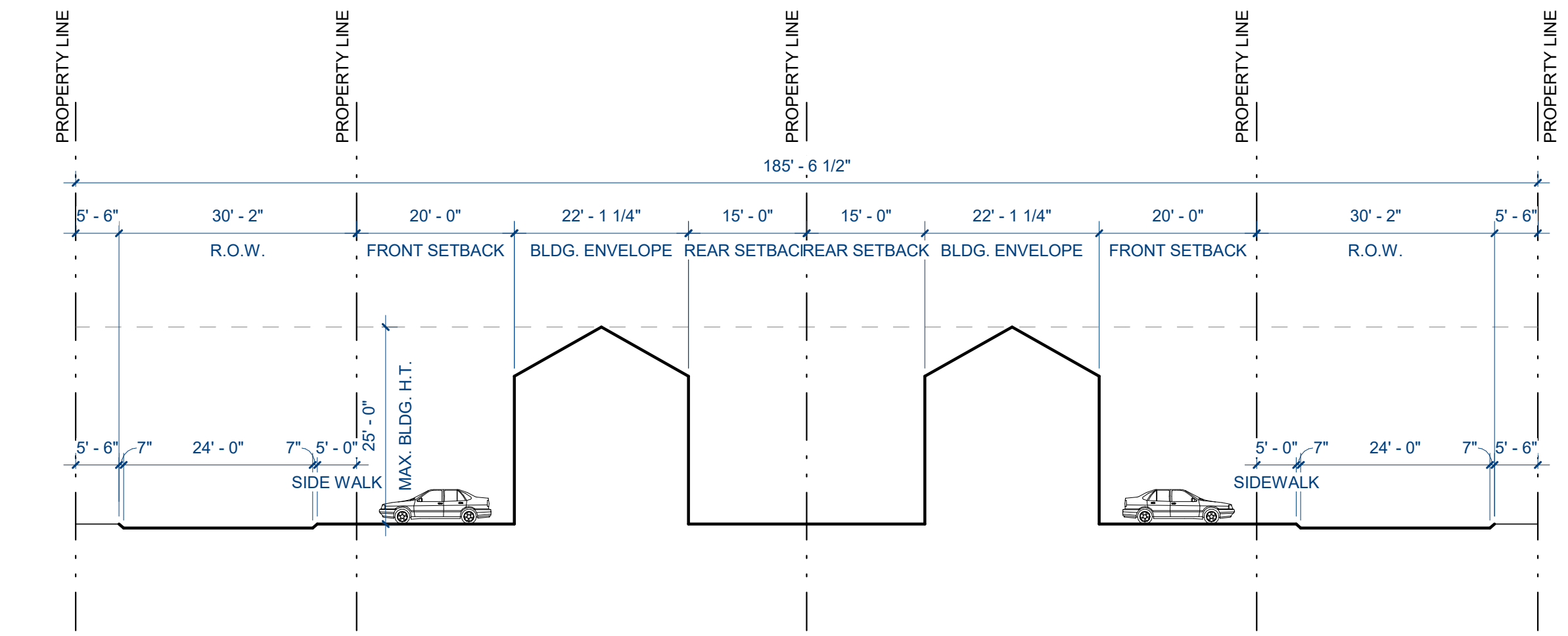
SECTION DIAGRAM WITH 41'-2" R.O.W.  
1/16" = 1'-0"



SECTION DIAGRAM WITH 37'-2" R.O.W.  
1/16" = 1'-0"



SECTION DIAGRAM WITH 32'-2" R.O.W.  
1/16" = 1'-0"



SECTION DIAGRAM WITH A CIRCLE ST.  
1/16" = 1'-0"

REVISIONS		
No.	Description	Date

A007

**HARDIN SUBDIVISION**

4147 W 64TH AVE  
ARVADA, CO 80003



**LOT COVERAGE DIAGRAM WITH 50'-0" R.O.W.**  
1" = 50'-0"



**REVISIONS**

No.	Description	Date

**A008**

**LOT  
COVERAGE  
DIAGRAM**  
04/11/2024

**HARDIN SUBDIVISION**

4147 W 64TH AVE  
ARVADA, CO 80003

**REVISIONS**

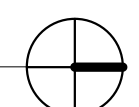
No.	Description	Date

**A009**

LOT  
COVERAGE  
DIAGRAM  
04/11/2024



**LOT COVERAGE DIAGRAM WITH 43'-2" R.O.W.**  
1" = 50'-0"



**HARDIN SUBDIVISION**

4147 W 64TH AVE  
ARVADA, CO 80003

**REVISIONS**

No.	Description	Date

**A010**  
LOT  
COVERAGE  
DIAGRAM  
04/11/2024



**LOT COVERAGE DIAGRAM WITH 41'-2" R.O.W.**  
1" = 50'-0"



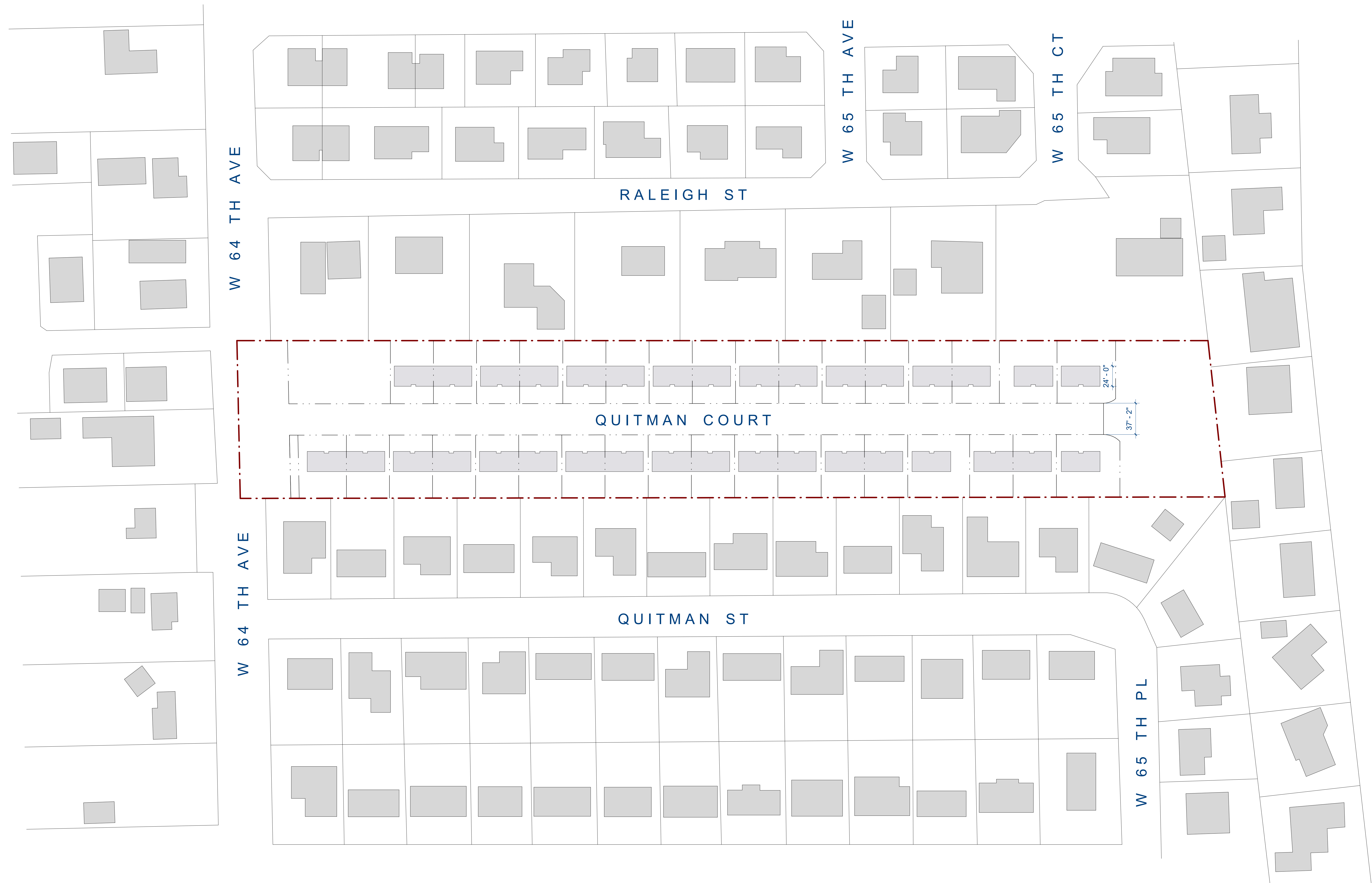
**HARDIN SUBDIVISION**

4147 W 64TH AVE  
ARVADA, CO 80003

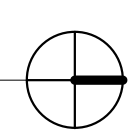
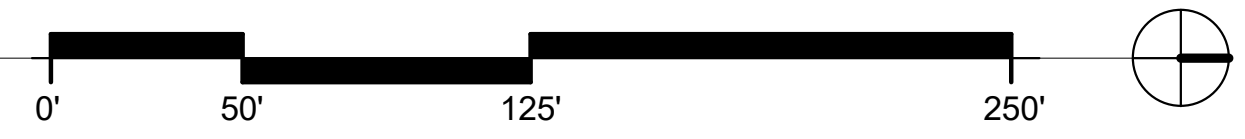
**REVISIONS**

No.	Description	Date

**A011**  
LOT  
COVERAGE  
DIAGRAM  
04/11/2024



**LOT COVERAGE DIAGRAM WITH 37'-2" R.O.W.**  
1" = 50'-0"



**HARDIN SUBDIVISION**

4147 W 64TH AVE  
ARVADA, CO 80003

**REVISIONS**

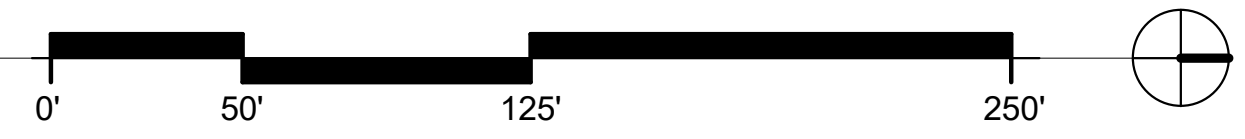
No.	Description	Date

**A012**

LOT  
COVERAGE  
DIAGRAM  
04/11/2024



LOT COVERAGE DIAGRAM WITH 32'-2" R.O.W.  
1" = 50'-0"



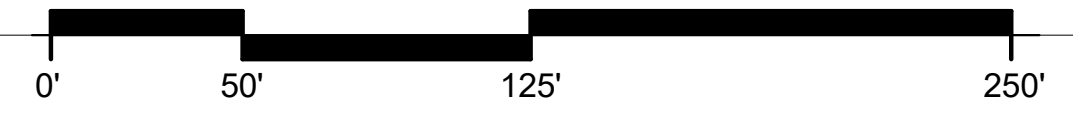
**HARDIN SUBDIVISION**

4147 W 64TH AVE  
ARVADA, CO 80003



**LOT COVERAGE DIAGRAM WITH A CIRCLE ST.**

1" = 50'-0"



**REVISIONS**

No.	Description	Date

**A013**  
LOT  
COVERAGE  
DIAGRAM  
04/11/2024

# Fidelity National Title



NATIONAL COMMERCIAL SERVICES

1401 17th St, #480  
Denver, CO 80202  
Phone: (303) 942-2200

**DATE:** March 14, 2024  
**FILE NUMBER:** 100-00100426-200-8E8  
**PROPERTY ADDRESS:** 4147 West 64th Avenue, Arvada, CO 80003  
**BUYER/BORROWER:** Highland Development Company LLC, a Colorado limited liability company  
**OWNER(S):** William E. Hardin Revocable Trust  
**YOUR REFERENCE NUMBER:**  
**ASSESSOR PARCEL NUMBER:** 0182506400030

PLEASE TAKE NOTE OF THE FOLLOWING REVISED TERMS CONTAINED HEREIN:

None.

**WIRED FUNDS ARE REQUIRED ON ALL CASH PURCHASE TRANSACTIONS. FOR WIRING INSTRUCTIONS, PLEASE CONTACT YOUR ESCROW OFFICE AS NOTED ON THE TRANSMITTAL PAGE OF THIS COMMITMENT.**

---

<b>TO: Escrow Officer</b>	<b>ATTN:</b> Mej Ellsworth <b>PHONE:</b> (303) 942-2204 <b>FAX:</b> (303) 474-7397 <b>E-MAIL:</b> mej.ellsworth@fnf.com
<b>Escrow Assistant</b>	<b>ATTN:</b> Stacey Kennedy <b>PHONE:</b> (303) 942-2205 <b>E-MAIL:</b> Stacey.Kennedy@fnf.com
<b>Title Officer</b>	<b>ATTN:</b> Mej Ellsworth - Title Access <b>PHONE:</b> (303) 942-2204 <b>E-MAIL:</b> mej.ellsworth@fnf.com

---

<b>TO: Fidelity National Title Insurance, NCS Div (DD) 1401 17th St #480 Denver, CO 80202</b>	<b>ATTN: Mej Ellsworth PHONE: (303) 942-2200 FAX: (303) 628-1671 E-MAIL: mej.ellsworth@fnf.com</b>
---	--

END OF TRANSMITTAL





# COMMITMENT FOR TITLE INSURANCE

*Issued by*

**Fidelity National Title Insurance Company**

## NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

## COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Fidelity National Title Insurance Company, a Florida (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

## COMMITMENT CONDITIONS

### 1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
  - d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
  - e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
  - f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
  - g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
  - h. "Public Records": The recording or filing system established under state statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
  - i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
  - j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.
2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
3. The Company's liability and obligation is limited by and this Commitment is not valid without:
- a. the Notice;
  - b. the Commitment to Issue Policy;
  - c. the Commitment Conditions;
  - d. Schedule A;
  - e. Schedule B, Part I—Requirements; and
  - f. Schedule B, Part II—Exceptions; and
  - g. a counter-signature by the Company or its issuing agent that may be in electronic form.
4. **COMPANY'S RIGHT TO AMEND**
- The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.
5. **LIMITATIONS OF LIABILITY**
- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
    - i. comply with the Schedule B, Part I—Requirements;
    - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
    - iii. acquire the Title or create the Mortgage covered by this Commitment.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract and is restricted to the terms and provisions of this Commitment.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PROFORMA POLICY

The Company may provide, at the request of a Proposed Insured, a proforma policy illustrating the coverage that the Company may provide. A proforma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. This Commitment Condition does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT

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IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is \$2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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**Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:**

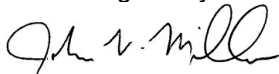
Issuing Agent: Fidelity National Title Insurance Co., National Commercial Services  
Issuing Office: 1401 17<sup>th</sup> St., # 480, Denver, CO 80202  
Loan ID Number:  
Issuing Office File Number: 00100426-200-8E8-ME3  
Property Address: 4147 West 64th Avenue, Arvada, CO 80003  
Revision Number:

**SCHEDULE A**

**AMERICAN LAND TITLE ASSOCIATION COMMITMENT**

1. Commitment Date: **March 5, 2024**
2. Policy to be issued:
  - (a) **None**  
 Proposed Insured:  
 Proposed Amount of Insurance: **\$0.00**  
 The estate or interest to be insured:
  - (b) **ALTA Standard Loan Policy (7-1-21)**  
 Proposed Insured: **Lender or designee with contractual rights under a loan agreement with the borrower identified as the proposed Owner**  
 Proposed Amount of Insurance: **\$1,000.00**  
 The estate or interest to be insured: **FEE SIMPLE**
  - (c) **None**  
 Proposed Insured:  
 Proposed Amount of Insurance: **\$0.00**  
 The estate or interest to be insured:
3. The estate or interest in the Land at the Commitment Date is:  
**Fee simple**
4. The Title is, at the Commitment Date, [vested in](#):  
**William E. Hardin Revocable Trust**
5. The Land is described as follows:  
**See Exhibit A attached hereto and made a part hereof.**

Countersigned by:



John Miller  
Authorized Signature

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**SCHEDULE A**  
(Continued)

**PREMIUMS:**

ALTA Loan Policy 7-1-21	629.00
Tax Certificate	18.00

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27C170B ALTA Commitment for Title Insurance (Effective 7-1-21)

Page 2

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## EXHIBIT A LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ARVADA, IN THE COUNTY OF ADAMS, STATE OF COLORADO, AND IS 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.

Property Address 4142 W 64<sup>th</sup> Ave

Parcel No. 0182506400030

NOTE: The property address and tax parcel identification number listed are provided solely for informational purposes, without warranty as to accuracy or completeness and are not hereby insured.

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27C170B ALTA Commitment for Title Insurance (Effective 7-1-21)

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## SCHEDULE B – PART I REQUIREMENTS

- a. Pay the agreed amounts for the interest in the land and/or for the mortgage to be insured.
- b. Pay us the premiums, fees and charges for the policy.
- c. Obtain a certificate of taxes due from the county treasurer or the county treasurer's authorized agent.

Note: Any documents being executed in conjunction with this transaction must be signed in the presence of an authorized Company employee, an authorized employee of an agent, an authorized employee of the insured lender, or by using Bancserv or other approved third-party service. If the above requirement cannot be met, please call the Company at the number provided in this report.

- d. Furnish for recordation a deed as set forth below:

Type of deed:                      Special Warranty Deed  
Grantor(s):                         William E. Hardin Revocable Trust  
Grantee(s):                         Highland Development Company LLC, a Colorado limited liability company

- e. Deed sufficient to convey the fee simple estate or interest in the Land described or referred to herein, to the Proposed Insured Purchaser.
- f. Copy of Trust Agreement William E. Hardin Revocable Trust.

Statement of Authority for William E. Hardin Revocable Trust recorded October 12, 2001 at [Reception No. C0871744](#) discloses the following person(s) authorized to sign on behalf of the entity, pursuant to Colorado Revised Statutes:

William Edward Hardin, Trustee;  
Gary L. Hardin, Successor Trustee;  
John W. Hardin, Alternate Successor Trustee;  
Karen S. Davis, Alternate Successor Trustee

If there have been any changes since the above referenced Statement of Authority was recorded, a new Statement of Authority shall be required

- g. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below:

Limited Liability Company:            Highland Development Company LLC, a Colorado limited liability

- a) A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member
- b) A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created
- c) Recordation of Statement of Authority

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.



**SCHEDULE B**  
**PART I – REQUIREMENTS**  
(Continued)

- d) Copies of resolution(s), agreements and/or other documentation necessary to establish the authority of parties executing on behalf of entities disclosed as part of an organizational structure managing said Limited Liability Company

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

- h. The Company will require that an Owner's Affidavit be completed by the party(s) named below before the issuance of any policy of title insurance.

Party(s): William E. Hardin Revocable Trust

The Company reserves the right to add additional items or make further requirements after review of the requested Affidavit.

- i. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.
- j. The Company will require a survey of the subject Land, which is in compliance with minimum technical standards, prepared by a duly registered and licensed surveyor. If the owner of the Land the subject of this transaction is in possession of a survey, the Company will require that said survey be submitted for review and approval; otherwise, a new survey, satisfactory to the Company, must be submitted to the Company for examination. In order to prevent delays, please furnish the survey at least 10 days prior to the close of this transaction.

If an existing survey is to be relied upon, an affidavit from the seller(s)/mortgagor(s) must be furnished to the Company stating that no improvements have been made on the Land the subject of this transaction or adjacent thereto subsequent to the survey presented to the Company.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

**Note: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.**

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**END OF SCHEDULE B – Part I**

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## SCHEDULE B – PART II EXCEPTIONS

**Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.**

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any facts, rights, interests or claims that are not shown by the Public Records but which could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
3. Any encroachments, encumbrances, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by Public Records.
4. Any lien or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires of record for the value the estate or interest or mortgage thereon covered by this Commitment.

NOTE: The above exception will not appear on policies where closing and settlement has been performed by the Company.

6. Water rights, claims of title to water, whether or not these matters are shown by the Public Records.
7. All taxes and assessments, now or heretofore assessed, due or payable.

NOTE: This tax exception will be amended at policy upon satisfaction and evidence of payment of taxes.

8. Any existing leases or tenancies, and any and all parties claiming by, through or under said lessees.
9. Instruments described in Deed recorded August 02, 1951 in Book 425 at Page 73 and October 21, 2001 at Reception No. C0871745.
10. Terms, conditions, provisions, agreements and obligations contained in the Resolution No. 2022-413 as set forth below:

Recording Date: August 04, 2022  
Recording No.: [Reception No. 2022000066779](#)

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

**EXCEPTIONS**  
(Continued)

11. Terms, conditions, provisions, agreements and obligations contained in the Resolution Approving Application in Case # PRC2023-00003 Hardin Subdivision, Resolution 2023-454 as set forth below:

Recording Date: September 19, 2023  
Recording No.: [Reception No. 2023000053262](#)

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**END OF SCHEDULE B – PART II**

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## DISCLOSURE STATEMENT

- Pursuant to Section 38-35-125 of Colorado Revised Statutes and Colorado Division of Insurance Regulation 8-1-2 (Section 5), if the parties to the subject transaction request us to provide escrow-settlement and disbursement services to facilitate the closing of the transaction, then all funds submitted for disbursement must be available for immediate withdrawal.
- Colorado Division of Insurance Regulation 8-1-2, Section 5, Paragraph H, requires that "Every title insurance company shall be responsible to the proposed insured(s) subject to the terms and conditions of the title insurance commitment, other than the effective date of the title insurance commitment, for all matters which appear of record prior to the time of recording whenever the title insurance company, or its agent, conducts the closing and settlement service that is in conjunction with its issuance of an owners policy of title insurance and is responsible for the recording and filing of legal documents resulting from the transaction which was closed". Provided that Fidelity National Title Insurance Co., National Commercial Services conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception No. 5 in Schedule B-2 will not appear in the Owner's Title Policy and Lender's Title Policy when issued.
- Colorado Division of Insurance Regulation 8-1-2, Paragraph M of Section 5, requires that prospective insured(s) of a single family residence be notified in writing that the standard exception from coverage for unfiled Mechanics or Materialmans Liens may or may not be deleted upon the satisfaction of the requirement(s) pertinent to the transaction. These requirements will be addressed upon receipt of a written request to provide said coverage, or if the Purchase and Sale Agreement/Contract is provided to the Company then the necessary requirements will be reflected on the commitment.
- Colorado Division of Insurance Regulation 8-1-3, Paragraph C. 11.f. of Section 5 - requires a title insurance company to make the following notice to the consumer: "A closing protection letter is available to be issued to lenders, buyers and sellers."
- If the sales price of the subject property exceeds \$100,000.00 the seller shall be required to comply with the Disclosure of Withholding Provisions of C.R.S. 39-22-604.5 (Nonresident Withholding).
- Section 39-14-102 of Colorado Revised Statutes requires that a Real Property Transfer Declaration accompany any conveyance document presented for recordation in the State of Colorado. Said Declaration shall be completed and signed by either the grantor or grantee.
- Recording statutes contained in Section 30-10-406(3)(a) of the Colorado Revised Statutes require that all documents received for recording or filing in the clerk and recorder's office shall contain a top margin of at least one inch and a left, right, and bottom margin of at least one-half of an inch. The clerk and recorder may refuse to record or file a document that does not conform to requirements of this paragraph.
- Section 38-35-109 (2) of the Colorado Revised Statutes, requires that a notation of the purchasers legal address, (not necessarily the same as the property address) be included on the face of the deed to be recorded.
- Regulations of County Clerk and Recorder's offices require that all documents submitted for recording must contain a return address on the front page of every document being recorded.
- Pursuant to Section 10-11-122 of the Colorado Revised Statutes, the Company is required to disclose the following information:
  - The subject property may be located in a special taxing district.
  - A Certificate of Taxes Due listing each taxing jurisdiction shall be obtained from the County Treasurer or the County Treasurer's authorized agent.
  - Information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder or the County Assessor.
- Pursuant to Section 10-11-123 of the Colorado Revised Statutes, when it is determined that a mineral estate has been severed from the surface estate, the Company is required to disclose the following information: that there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and that such mineral estate may include the right to enter and use the property without the surface owner's permission.

Note: Notwithstanding anything to the contrary in this Commitment, if the policy to be issued is other than an ALTA Owner's Policy (6/17/06), the policy may not contain an arbitration clause, or the terms of the arbitration clause may be different from those set forth in this Commitment. If the policy does contain an arbitration clause, and the Amount of Insurance is less than the amount, if any, set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.

## Wire Fraud Alert

This Notice is not intended to provide legal or professional advice. If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. **DO NOT** use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the phone number of relevant parties to the transaction as soon as an escrow account is opened.** **DO NOT** send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do **NOT** reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

**Federal Bureau of Investigation:**  
<http://www.fbi.gov>

**Internet Crime Complaint Center:**  
<http://www.ic3.gov>

# FIDELITY NATIONAL FINANCIAL, INC. PRIVACY NOTICE

**Effective December 1, 2023**

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, “FNF,” “our,” or “we”) respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary’s website and this Privacy Notice does not apply.

## **Collection of Personal Information**

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver’s license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

## **Collection of Browsing Information**

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an “FNF Website”) from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

## **Other Online Specifics**

**Cookies.** When you visit an FNF Website, a “cookie” may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer’s hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

**Web Beacons.** We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

**Do Not Track.** Currently our FNF Websites do not respond to “Do Not Track” features enabled through your browser.

**Links to Other Sites.** FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

## **Use of Personal Information**

FNF uses Personal Information for these main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates’, and others’ products and services, jointly or independently.
- To provide reviews and testimonials about our services, with your consent.

## **When Information Is Disclosed**

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to affiliated or nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;

- to affiliated or nonaffiliated third parties with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above-described proceedings.

### **Security of Your Information**

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

### **Choices With Your Information**

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the “California Privacy” link on our website (<https://fnf.com/pages/californiaprivacy.aspx>) or call (888) 413-1748.

For Connecticut Residents: For additional information about your Connecticut consumer privacy rights, or to make a consumer privacy request, or to appeal a previous privacy request, please email [privacy@fnf.com](mailto:privacy@fnf.com) or call (888) 714-2710.

For Colorado Residents: For additional information about your Colorado consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email [privacy@fnf.com](mailto:privacy@fnf.com) or call (888) 714-2710.

For Nevada Residents: We are providing this notice pursuant to state law. You may be placed on our internal Do Not Call List by calling FNF Privacy at (888) 714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. For further information concerning Nevada’s telephone solicitation law, you may contact: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: [aginquies@ag.state.nv.us](mailto:aginquies@ag.state.nv.us).

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Utah Residents: For additional information about your Utah consumer privacy rights, or to make a consumer privacy request, please call (888) 714-2710.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

For Virginia Residents: For additional information about your Virginia consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email [privacy@fnf.com](mailto:privacy@fnf.com) or call (888) 714-2710.

### **Information From Children**

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

### **International Users**

FNF’s headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

### **FNF Website Services for Mortgage Loans**

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the “Service Websites”). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender’s privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with



Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

**Your Consent to this Privacy Notice; Notice Changes**

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

**Accessing and Correcting Information; Contact Us**

If you have questions or would like to correct your Personal Information, visit FNF's [Privacy Inquiry Website](#) or contact us by phone at (888) 714-2710, by email at [privacy@fnf.com](mailto:privacy@fnf.com), or by mail to:

Fidelity National Financial, Inc.  
601 Riverside Avenue  
Jacksonville, Florida 32204  
Attn: Chief Privacy Officer



Community & Economic Development Department  
Planning & Development  
4430 S. Adams County Pkwy.  
1st Floor, Suite W2000B  
Brighton, CO 80601-8218  
PHONE 720.523.6800 | FAX 720.523.6967  
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](mailto:epermitcenter@adcogov.org) as a PDF attachment. If the files are too large to attach, the email should include an unlocked Microsoft OneDrive link. Alternatively, the resubmittal can be delivered to the One-Stop counter on a flash drive.

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BOARD OF COUNTY COMMISSIONERS

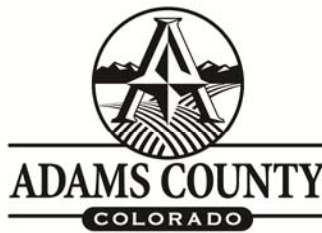
Eva J. Henry  
DISTRICT 1

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: PLT2023-00046 / Hardin

Case Manager: Greg Barnes

### Re-submitted Items:

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

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

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

The cover letter must include the following information:

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

For County Use Only:

Date Accepted:

Staff (accepting intake):

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

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

Community & Economic  
Development Department  
www.adcogov.org



4430 South Adams County Parkway  
1st Floor, Suite W2000B  
Brighton, CO 80601-8218  
PHONE 720.523.6880  
FAX 720.523.6967  
EMAIL: epermitcenter@adcogov.org

## **Development Review Team Comments**

**Date:** 1/16/2024

**Project Number:** PLT2023-00046

**Project Name:** Hardin Subdivision Final Plat

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BOARD OF COUNTY COMMISSIONERS

**Eva J. Henry**  
DISTRICT 1

**Charles "Chaz" Tedesco**  
DISTRICT 2

**Emma Pinter**  
DISTRICT 3

**Steve O'Dorisio**  
DISTRICT 4

**Lynn Baca**  
DISTRICT 5

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**Commenting Division:** Planner Review

**Name of Reviewer:** Greg Barnes

**Date:** 01/16/2024

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

**Resubmittal Required**

**EDITS TO THE PLAT**

PLN01. Final plats for major subdivision are processed only through the Board of County Commissioners. The approval block for Planning Commission may be removed [REMOVED](#)

PLN02. Please remove surveyor note #12, as this is already required by the dimensional standards for the R-2 zone district. [REMOVED](#)

**EDITS TO OTHER DOCUMENTS** [RESPONSES TO COMMENTS PLN03-08 ARE ON THE FOLLOWING PAGE](#)

PLN03. There is almost 80 feet on either side of of Quitman Court. That should give enough spacing for a minimum of two canopy trees and four shrubs on both sides of Quitman Court. The expectation is that there be more landscaping in these areas than what is shown on the landscape plan.

PLN04. The landscape plan shows trees and shrubs installed into the area of right-of-way dedication. This should be moved as far north as possible to ensure preservation after road widening. On the east side of Quitman Court, the landscaping should be installed in Tract D. On the west side of Quitman, is there any possibility of installing the landscaping on the southern edge of Tract A?

PLN05. Are there any open space amenities planned for Tract B? Perhaps benches? This can be a great opportunity to create a sense of place for the community.

PLN06. Please provide a detail drawing of the 6' cedar fence that is to be installed along the perimeter.

PLN07. Tell me more of what is planned for Tract A? Will there be some sort of barrier between the detention pond and the sidewalk/street? What will that look like?

PLN08. A buffer should be provided along the northern boundary of Tract B. The minimum required is a five-foot bufferyard with one tree per every 80 linear feet; however, I would ask your team to commit to something more intense that this to satisfy public comments.

**SIA**

PLN09. A Subdivision Improvements Agreement is required as part of this subdivision. I have provided the County's standard template. Please provide a draft of this agreement with your resubmittal. Please remember to include subdivision perimeter fencing, amenities, and tract landscaping.

**PUBLIC LAND DEDICATION**

PLN10. Cash-in-lieu of Public Land Dedication is requested on this project to support Schools, Neighborhood Parks, and Regional Parks for these future residents. An estimate of this payment has been provided. This payment will be expected after the date for the Board of County Commissioners meeting has been set.

**PROCESS**

PLN11. A resubmittal will be required. Please see the attached resubmittal instructions and resubmittal form at the beginning of this document. You will be required to provide a response to each of the comments highlighted in yellow. You may choose to respond to any other comments that you wish.

PLN12. Please note this case shall not be scheduled for the Board of County Commissioners until the Engineering Subdivision Review (EGR2023-00041) has been approved by Staff. You should make that application the priority.

PLN13. When resubmitting, please be sure to keep the final plat application (PLT2023-00046) and the engineering subdivision review application (EGR2023-00041) separate. They are different applications.

PLN03. There is almost 80 feet on either side of of Quitman Court. That should give enough spacing for a minimum of two canopy trees and four shrubs on both sides of Quitman Court. The expectation is that there be more landscaping in these areas than what is shown on the landscape plan. **IN ADDTION TO THE NEW CANOPY TREES WE ARE PROPOSING TO MAINTAIN 2 EXISITING TREES ON THE EAST SIDE OF QUITMAN FOR A TOTAL OF 6 TREES. IN ADDITION, WE HAVE ADDED 4 SHRUBS ON EACH SIDE OF QUITMAN. SEE REVISED SHEET A005**

PLN04. The landscape plan shows trees and shrubs installed into the area of right-of-way dedication. This should be moved as far north as possible to ensure preservation after road widening. On the east side of Quitman Court, the landscaping should be installed in Tract D. On the west side of Quitman, is there any possibility of installing the landscaping on the southern edge of Tract A? **THE LOCATION OF THE NEW TREES AND SHRUBS HAS BEEN ADJUSTED TO ALIGN WITH THE EXISTING TREES TO BE MAINTAINED ON THE EAST SIDE OF QUITMAN. NOTE THAT THE EXISTING TREES ARE OUTSIDE OF THE TRACT D AREA AND WE ARE PROPOSING THAT THE NEW TREES ALIGN WITH THAT LOCATION. THERE IS NOT ADEQUATE SPACE TO MOVE THE TREES AND SHRUBS ONTO OUTLOT A DUE TO THE CONFIGURATION OF THE DETENTION POND STRUCTURE. SEE REVISED SHEET A005**

PLN05. Are there any open space amenities planned for Tract B? Perhaps benches? This can be a great opportunity to create a sense of place for the community. **SEE THE ADDTION OF PROPOSED SEATING AREA AND BENCHES. SEE REVISED SHEET A005**

PLN06. Please provide a detail drawing of the 6' cedar fence that is to be installed along the perimeter. **SEE ADDED FENCE DETAIL ON SHEET A005**

PLN07. Tell me more of what is planned for Tract A? Will there be some sort of barrier between the detention pond and the sidewalk/street? What will that look like? **A STEEL RAILING DETIAL WILL BE INSTALLED AT THE TOP OF THE POND WALL ADJACENT TO THE SIDEWALK. SEE ADDED RAILING DETAIL ON SHEET A005**

PLN08. A buffer should be provided along the northern boundary of Tract B. The minimum required is a five-foot bufferyard with one tree per every 80 linear feet; however, I would ask your team to commit to something more intense that this to satisfy public comments. **SEE ADDED EVERGREEN TREES AND ASSOCIATED NOTES FOR NORTH BUFFER ON SHEET A005. THIS DESIGN RESULTS IN 1 TREE FOR EVERY 27 LINEAR FEET, AND GREATER THAN 57% EVERGREEN.**

---

**Commenting Division:** Attorney Review

**Name of Reviewer:** Christine Fitch

**Date:** 01/11/2024

**Email:**

**Resubmittal Required**

please update plat pursuant to staff comments and resubmit.

---

**Commenting Division:** ROW Review

**Name of Reviewer:** David Dittmer

**Date:** 01/11/2024

**Email:**

**Resubmittal Required**

PLAT COMMENTS

ROW1: Revise the case number to this parent case on all sheets. [REVISED](#)

ROW2: Remove Preliminary Plat in the name and style in the dedication statement. [REMOVED](#)

ROW3: A title commitment must be provided that is current per county DSR. It must contain a Schedule A and B, and hyperlinks to all cited documents, or an abstract of the citations. Further review of the plat and ownership is restricted by this. [NEW TITLE COMMITMENT IS INCLUDED IN THIS RESUBMITTAL](#)

ROW4: Remove ALL statements concerning HDC as they have no vested interest in the property. It is owned fee simple by the trust. Only the successor trustee will execute this subdivision plat. [HDC HAS BEEN REMOVED AND ONLY THE CURRENT OWNER SHOWN](#)

ROW5: Only need one Attorney Approved as To Form acceptance. [REVISED](#)

ROW6: Final Plats are not hear by the Planning Commission again. Remove this recommendation block and add the Clerk and Recorders information. [CLERK AND RECORDED CERT ADDED AND PC REMOVED](#)

ROW7: If there is an actual recorded easement for the Juchem Ditch, cite it. If prescriptive in agricultural rights state. [THERE IS NO RECORDED EASEMENT - THIS HAS BEEN REFERRED TO AS PRESCRIPTIVE NOW](#)

ROW8: Remove Note 12 as this is not pertinent to the plat, but is to the development agreement. [NOTE 12 HAS BEEN REMOVED](#)

ROW9: Can remove spacing between the title and signature line for the county attorney [REVISED](#)

ROW10: You have the fire department stated as to access on sheet 5. If emergency access is part of TRACT C, then add the use to the Tract Summary Table. It would be easier to remove the statement on this sheet. [SEE RESPONSE BELOW](#)

ROW11: Blanks are only allowed on Preliminary Plats for dedication citations. If these easements have not been negotiated and recorded in the public records state to be dedicated by separate instrument, but provide the use. [ALL BLANKS HAVE BEEN REVISED TO "BY SEPARATE DOCUMENT"](#)

ROW12: Is the 20' wide Juchem Ditch easement being equally split between Lots 14 and 15? Provide clarity. [SEE RESPONSE BELOW](#)

ROW13: It appears there is a 4' wide utility and drainage easement that is shown along the drive line of Lot 33 and a portion of 34. This is not clear on the survey. Does this easement split the lot lines between Lots 32 and 33 and is 4', and does it continue south? Along with the Easement note on sheet 1, provide what the width of easements are shown typically, and then provide any 1/2 width or dimension of the splits. [SEE RESPONSE BELOW](#)

ROW14: The m/b legal is antiquated and a new m/b legal needs to be provided for clarity for GIS platting and the Assessor. [THE LEGAL DESCRIPTION HAS BEEN UPDATED TO CURRENT AND HAS BEEN PROVIDED](#)

ROW15: Public Service Company of Colorado (PSCO) is requesting the utility easements be 10' wide versus what is being provided. There should be enough room to accommodate this without impact. Please review this request.

\*\*See comments provided on the latest submission dated 1/5/2024\*\*

[ROW10 RESPONSE: THE FIRE LANE DOES NOT COVER THE ENTIRETY OF TRACT C - THERE IS PARKING AND SIDEWALKS IN TRACT C WHICH ARE NOT WITHIN THE FIRE ACCESS EASEMENT.](#)

[ROW12 RESPONSE: IT IS CENTERED AND DIMENSIONS HAVE BEEN ADDED.](#)

[ROW13 RESPONSE: THIS IS ACTUALLY PART OF THE WATER LINE EASEMENT WITHIN THE PRIVATE DRIVE \(TRACT C\) - THIS IS LABELED ACCORDINGLY.](#)

[ROW15 RESPONSE: SINCE THE POWER POLES ARE LOCATED SUBSTANTIALLY ON THE PROPERTY LINE AND ARE EXISTING WITH NO EASEMENT, XCEL ALLOWED AN 8' EASEMENT ON OUR SITE. WE HAVE ALSO ADDED A 6' GAS EASEMENT ALONG THE EAST SIDE OF THE ROADWAY TRACT PER XCEL'S REQUEST.](#)

# HARDIN SUBDIVISION

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

OWNERSHIP PURSUANT TO THE PROVIDED TITLE. HOC HAS NO INTEREST IN THIS PROPERTY AND ARE A "PROPOSED INSURED" PARTY. REMOVE ALL INFORMATION AND/OR STATEMENTS PERTAINING TO THIS ENTITY. HARDIN REVOCABLE TRUST, BEING THE OWNERS OF A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER (SE 1/4) SECTION 6, TOWNSHIP 3 SOUTH, RANGE 68 WEST, MERIDIAN, CITY OF ARVADA, COUNTY OF ADAMS, STATE OF COLORADO AS FOLLOWS:

THAT PART OF THE S 1/2 OF SE 1/4 OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 68 WEST, BEGINNING AT A POINT ON SOUTH LINE OF SAID SOUTH 1/2 THENCE EAST ALONG SAID SOUTH 1/2 THENCE SOUTH 1/2 FEET TO POINT OF BEGINNING EXCEPTING INSTRUMENTS DECEASED, DESCRIBED AS OR SIMILAR, 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 DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY AND/OR ITS ASSIGNS, ALL EASEMENTS TO ADAMS COUNTY AND/OR ITS ASSIGNS, INCLUDING THE RIGHT OF WAY AS SHOWN. THIS IS FOR THE ASSESSOR AND GIS TO PROPERLY MAP. PROVIDE "NOW DEDICATED TO THE COUNTY" IN EXCLUSIVELY VESTED IN ADAMS COUNTY.

IN WITNESS WHEREOF, WE HAVE SIGNED AND SEALED THESE PRESENTS THIS 20th day of \_\_\_\_\_, 20\_\_.

FOR: THE WILLIAM E. HARDIN REVOCABLE TRUST  
BY: GARY HARDIN, AS SUCCESSOR TRUSTEE  
FOR: HDC 4147 W 64TH AVENUE, LLL, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP  
BY: HDC 4147 W 64TH AVENUE, LLL, A COLORADO LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER  
BY: HIGHLAND DEVELOPMENT COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY, ITS MANAGER  
BY: CLAY MAN, AS GENERAL MANAGER

NOTARY ACKNOWLEDGMENTS  
STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS.  
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.

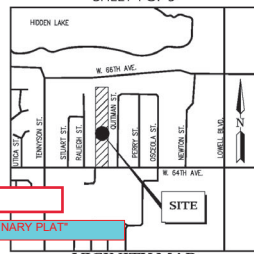
NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_  
STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) SS.  
THE FOREGOING OWNERSHIP AND DEDICATION CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, BY CLAY MAN, GENERAL MANAGER OF HIGHLAND DEVELOPMENT COMPANY, LLC, MANAGER OF HDC 4147 W 64TH AVENUE, LLL, GENERAL PARTNER OF HDC 4147 W 64TH AVENUE, LLL.

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

## 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

EMERGENCY ACCESS ADDED  
SEE FIRE DEPARTMENT COMMENT



## 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 DEEDS, EASEMENTS, ENCUMBRANCES, OR OTHER INTERESTS AFFECTING THE TITLE COMMITMENT. REQUESTED NUMEROUS TIMES THAT HAS ACTIVE HYPERLINKS OR AN ABSTRACT OF ALL DOCUMENTS CITED. FURTHER REVIEW WILL BE RESTRICTED WITHOUT THIS INFORMATION.
- FLOOD ZONE DATE OF MAP DETERMINED: \_\_\_\_\_ WITH AN EFFECTIVE REVISION SHADING ZONE "X" (AREAS PROVIDED).
- FIELD SURVEY: \_\_\_\_\_
- BASIS OF BEING QUARTER (SE 1/4) OF THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SE 1/4) AND A FOUND 3-1/4" DIAMETER ALUMINUM CAP IN RANGE BOX AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 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 (OR 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 GRANTEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEES, 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 SUBDIVISION UNLESS THEY COMPLY WITH THE (L.D.D.E.). ACCESS ACROSS SAID EASEMENT AT 90 DEGREES IS PERMISSIBLE.
- A MINIMUM 30-FOOT BUILDING SETBACK IS REQUIRED FROM THE EXTERNAL BOUNDARY OF THE SUBDIVISION.
- MAXIMUM STRUCTURE HEIGHT IS LIMITED TO 25 FEET.

TABLE OF CONTENTS

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  
REMOVED ONLY NEED IT ONCE

PLANNING COMMISSION APPROVAL  
APPROVED: \_\_\_\_\_ THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_  
REMOVED

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

ADAMS COUNTY CLERK AND RECORDER BLOCK  
CAN FORMAT THIS AS ABOVE WITHOUT ALL OF THE SPACE  
APPROVED AS TO FORM

SURVEYOR'S CERTIFICATE  
RICHARD BRUCE GABRIEL, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, MADE UNDER MY SIGNATURE AND THE PLAT ACCORDING TO THE RECORDING ACT AND THE PLAT ACT.  
REMOVED

RICHARD B. GABRIEL  
Colorado License # \_\_\_\_\_  
For and on behalf of Power Surveying Company, Inc.



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 1 OF 5



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

PLT2023-00003

REVISED

NOTE:  
SEE SHEETS 4 AND 5 FOR EASEMENT INFORMATION

# 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 2 OF 5

REVISE THE TITLE ON ALL SHEETS TO INCLUDE PRELIMINARY

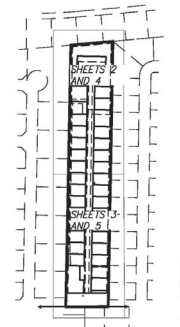
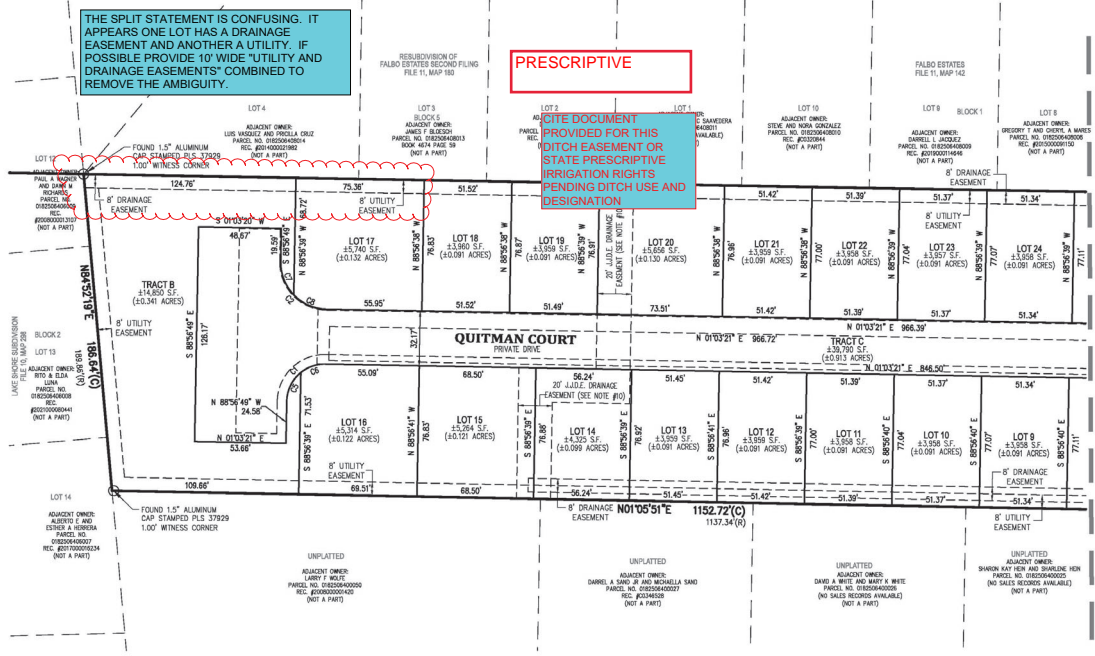
ACTUALLY REVISED TO FINAL PLAT

EASEMENT LABELS REVISED SO NOT CONFUSING

THE SPLIT STATEMENT IS CONFUSING. IT APPEARS ONE LOT HAS A DRAINAGE EASEMENT AND ANOTHER A UTILITY. IF POSSIBLE PROVIDE 10' WIDE "UTILITY AND DRAINAGE EASEMENTS" COMBINED TO REMOVE THE AMBIGUITY.

PRESCRIPTIVE

NOTE DOCUMENT PROVIDED FOR THIS DITCH EASEMENT OR STATE PRESCRIPTIVE IRRIGATION RIGHTS PENDING DITCH USE AND DESIGNATION



KEY MAP SHEETS  
SCALE 1" = 300'

### 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. JUTCHAM DITCH DRAINAGE EASEMENT
- PROPOSED FIRE HYDRANT

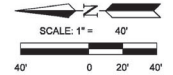
- EXISTING RECORD EASEMENT LINE
- NEW EASEMENT GRANTED PER THIS PLAT (DIMENSIONED IN [ ] BRACKETS)
- NEW LOT LINE PER THIS PLAT
- ADJOINING PARCEL OR LOT LINE
- CENTER LINE
- PUBLIC LANDS SURVEY SECTION LINE
- PLAT BOUNDARY LIMITS

### CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	BEARING	DELTA ANGLE
C1	22.42	35.21	51.70	S 43°56'44" E	90°00'00"
C2	27.42	43.07	58.77	N 42°03'16" E	89°59'51"
C3	28.00	43.98	59.60	N 43°58'44" W	90°00'00"
C4	28.00	43.98	59.60	S 48°03'16" W	89°59'51"
C5	22.42	35.21	51.70	S 43°56'44" E	90°00'00"
C6	22.42	35.21	51.70	N 46°03'16" W	44°04'19"
C7	27.42	43.07	58.77	N 42°03'16" E	44°04'19"
C8	27.42	43.07	58.77	N 23°58'08" E	45°08'52"

### LINE TABLE

- L1 - N 88°56'15" W 8.00'
- L2 - S 88°54'09" E 8.00'
- L3 - S 88°56'09" 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" E 24.00'
- L12 - N 88°56'49" W 19.00'
- L13 - N 88°56'49" W 19.00'



**POWER**  
Surveying Company, Inc.  
Established 1988  
6811 BRIMCOMB  
Denver, CO 80221  
PH: 303.765.9517  
FAX: 303.765.4668  
www.power-surveying.com

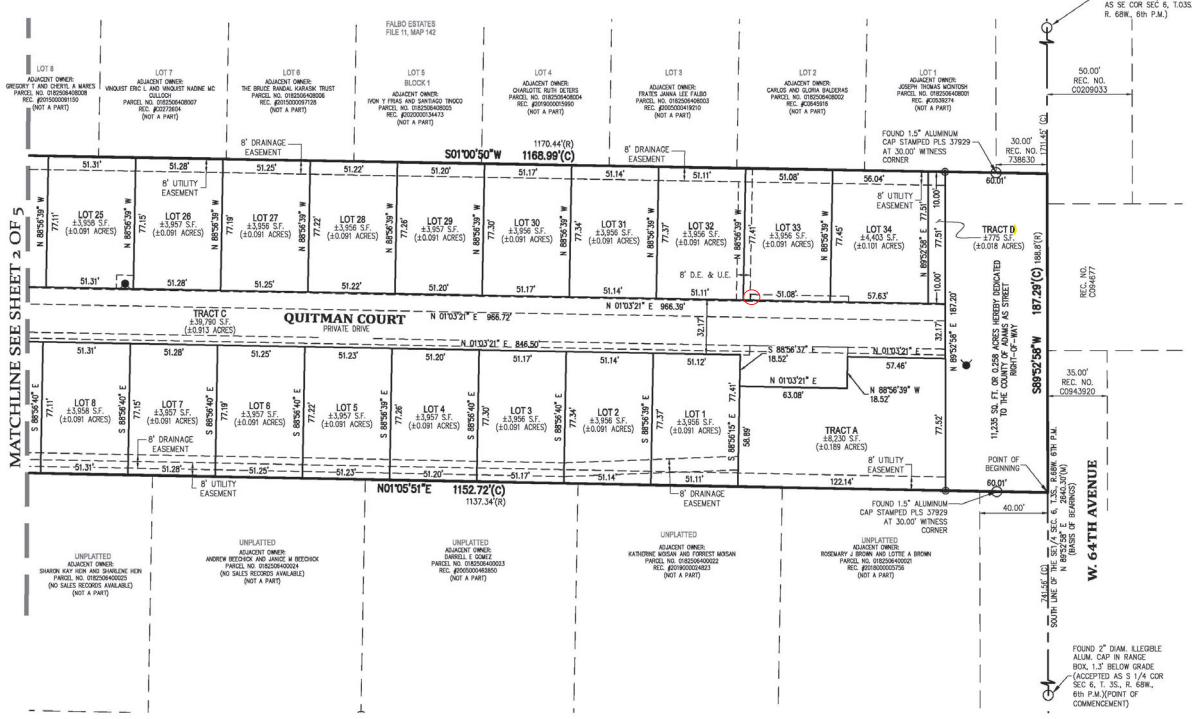
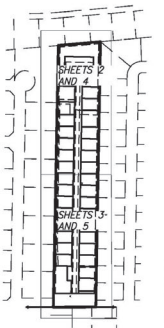
TYPE OF SUBMITTAL:	PRELIMINARY PLAT
PREPARATION DATE:	OCTOBER 12, 2023
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
JOB NO. 501-21-104	DWG: 21-104 PLAT.dwg

# 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

PLT2023-0003

**NOTE:**  
SEE SHEETS 4 AND 5 FOR  
EASEMENT INFORMATION



MATCHLINE SEE SHEET 2 OF 5

KEY MAP SHEETS  
SCALE 1" = 300'

**LINE TABLE**

L1 - N 88°56'39" W 8.00'
L2 - S 88°56'39" E 8.00'
L3 - S 88°56'39" E 5.08'
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 18.00'
L13 - N 88°56'49" W 18.00'

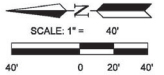
**MAP LEGEND**

- MONUMENT FOUND, AS NOTED
- SET REBAR & 1-1/2" DIAMETER YELLOW PLASTIC CAP, PLS 37929, TYPICAL UNLESS NOTED OTHERWISE
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- PROPOSED FIRE HYDRANT

- EXISTING RECORD EASEMENT LINE
- - - - - NEW EASEMENT GRANTED PER THIS PLAT (DIMENSIONED IN [ ] BRACKETS)
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- ===== PLAT BOUNDARY LIMITS

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	27.22	12.07	11.77	S 43°56'44" E	90.0000
C2	27.22	12.07	11.77	N 46°03'16" E	89.9999
C3	28.00	14.98	14.50	S 43°56'44" W	89.9999
C4	28.00	14.98	14.50	N 46°03'16" E	89.9999
C5	27.22	11.69	11.54	N 18°57'19" W	40.0118
C6	27.22	11.69	11.54	N 68°36'02" E	44.5419
C7	27.22	11.69	11.54	N 68°36'02" E	44.5419
C8	27.22	11.69	11.54	N 18°57'19" W	40.0118



**POWER**™  
Surveying Company, Inc.  
Established 1988

8911 Broadway  
Denver, CO 80221

PH: 303.755.9917  
FAX: 303.755.4668  
www.power-surveying.com

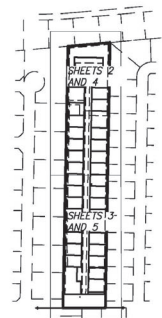
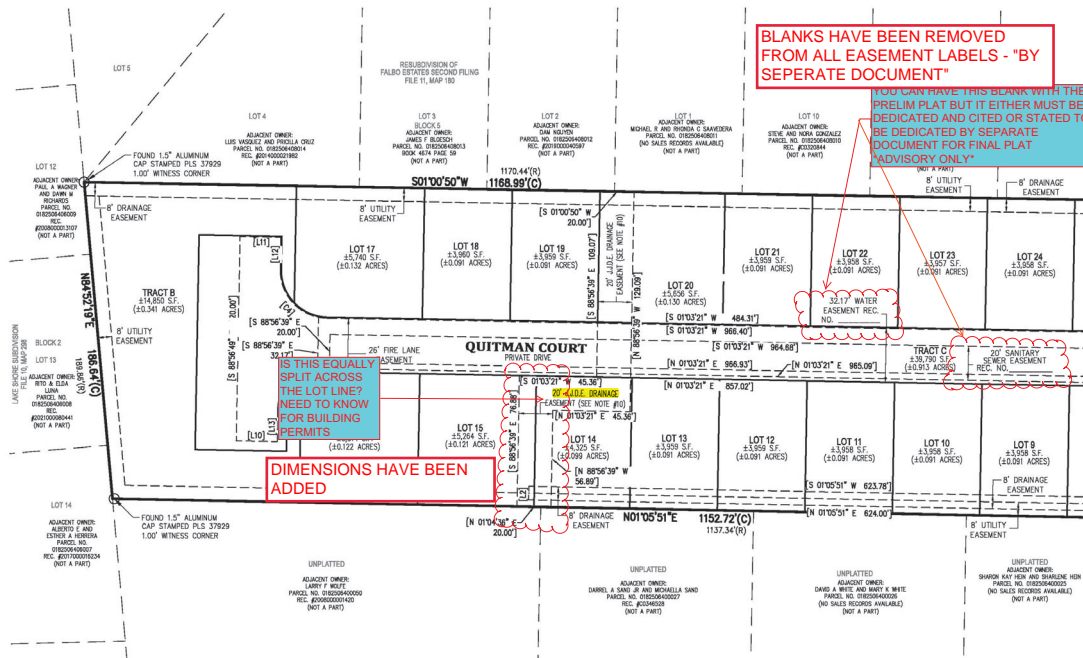
TYPE OF SUBMITTAL:	PRELIMINARY PLAT
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JOB NO. 501-21-104	DWG: 21-104 PLAT.dwg
SHEET 3 OF 5	

# 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 4 OF 5

PLT2023-00003

**NOTE:**  
SEE SHEETS 2 AND 3 FOR LOT  
DETAIL INFORMATION



**KEY MAP SHEETS**  
SCALE 1" = 300'

**LINE TABLE**

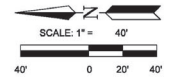
L1	- N 88°56'15" W 8.01'
L2	- S 88°54'00" E 8.00'
L3	- S 88°56'30" E 5.58'
L4	- N 88°56'30" W 3.50'
L5	- S 88°56'30" E 8.00'
L6	- S 88°56'30" W 8.00'
L7	- N 88°56'30" E 8.00'
L8	- S 88°56'30" E 3.42'
L9	- N 88°56'30" W 3.42'
L10	- N 01°03'21" E 24.00'
L11	- S 01°03'21" W 24.00'
L12	- N 88°56'48" W 19.00'
L13	- N 88°56'48" W 19.00'

**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

**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°00'00"
C2	22.42	43.07	38.77	N 46°03'16" E	89°59'51"
C3	28.00	43.88	39.60	N 43°56'44" W	90°00'00"
C4	28.00	43.88	39.60	S 46°03'16" W	89°59'51"
C5	22.42	19.56	18.84	S 83°07'23" E	48°58'51"
C6	22.42	19.66	18.54	N 18°57'19" W	40°01'18"
C7	22.42	21.49	20.54	N 68°00'00" E	44°54'18"
C8	22.42	21.58	21.02	N 23°58'06" E	44°54'32"



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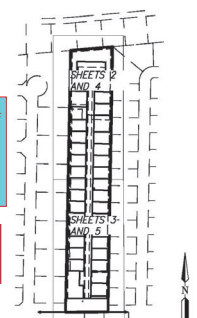
TYPE OF SUBMITTAL:	PRELIMINARY PLAT
PREPARATION DATE:	OCTOBER 12, 2023
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
JOB NO. 501-21-104	DWG: 21-104 PLAT.dwg
SHEET 4 OF 5	

# 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

PLT2023-0003

**NOTE:**  
SEE SHEETS 2 AND 3 FOR LOT  
DETAIL INFORMATION



KEY MAP SHEETS  
SCALE 1" = 300'

### LINE TABLE

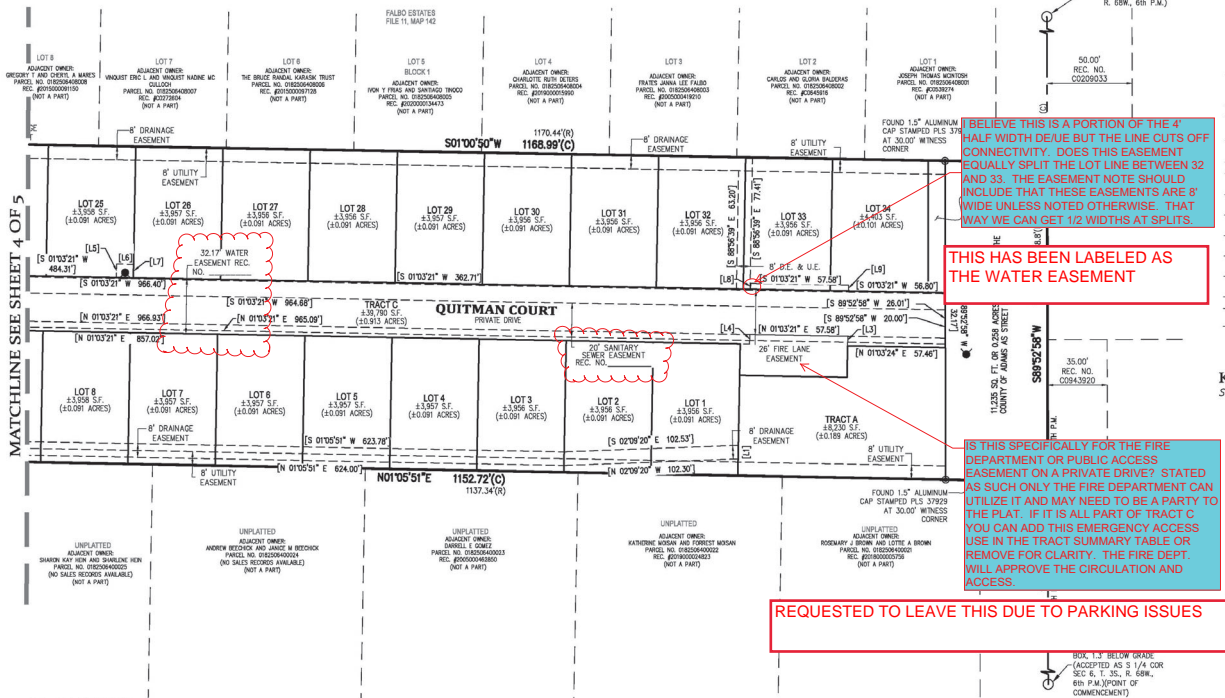
L1	- N 88°54'15" W	8.00'
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L3	- S 88°54'39" E	5.58'
L4	- N 88°54'39" W	5.58'
L5	- S 88°54'39" E	8.00'
L6	- S 01°03'21" W	10.00'
L7	- N 88°54'39" W	8.00'
L8	- S 88°54'39" E	3.42'
L9	- N 88°54'39" W	3.42'
L10	- N 01°03'21" E	24.00'
L11	- S 01°03'21" W	24.00'
L12	- N 88°54'41" W	19.00'
L13	- N 88°54'41" W	19.00'

I BELIEVE THIS IS A PORTION OF THE 4' HALF" WIDTH DE/UE BUT THE LINE CUTS OFF CONNECTIVITY. DOES THIS EASEMENT EQUALLY SPLIT THE LOT LINE BETWEEN 32 AND 33. THE EASEMENT NOTE SHOULD INCLUDE THAT THESE EASEMENTS ARE 8' WIDE UNLESS NOTED OTHERWISE. THAT WAY WE CAN GET 1/2 WIDTHS AT SPLITS.

THIS HAS BEEN LABELED AS THE WATER EASEMENT

IS THIS SPECIFICALLY FOR THE FIRE DEPARTMENT OR PUBLIC ACCESS EASEMENT ON A PRIVATE DRIVE? STATED AS SUCH ONLY THE FIRE DEPARTMENT CAN UTILIZE IT AND MAY NEED TO BE A PARTY TO THE PLAT. IF IT IS ALL PART OF TRACT C YOU CAN ADD THIS EMERGENCY ACCESS USE IN THE TRACT SUMMARY TABLE OR REMOVE FOR CLARITY. THE FIRE DEPT. WILL APPROVE THE CIRCULATION AND ACCESS.

REQUESTED TO LEAVE THIS DUE TO PARKING ISSUES



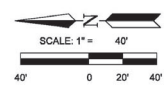
MATCHLINE SEE SHEET 4 OF 5

### MAP LEGEND

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### CURVE TABLE

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C4	28.00	43.98	38.80	N 46°03'18" E	88°56'01"
C5	22.42	19.58	18.94	S 63°57'23" E	49°58'51"
C6	22.42	15.68	15.34	N 08°57'19" W	44°01'18"
C7	22.42	21.49	20.64	N 68°36'09" E	44°54'19"
C8	22.42	21.58	21.02	N 23°36'08" E	45°05'32"



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

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**Commenting Division:** Development Engineering Review

**Name of Reviewer:** Steve Krawczyk

**Date:** 01/11/2024

**Email:**

**Resubmittal Required**

Subdivision Plat Comments

ENG1: The Plat should include all information required in the Subdivision Plat Application Packet. See the enclosed red marked print for required corrections.

ENG2: Dedication of any off-site drainage easement for the drainage improvements that are required with this plat.

ENG3: No building permit shall be issued for any dwelling structure on any lots until construction to west 64th Avenue must be completed before any building permit will be issued for this subdivision.

ENG4: Please provide an executed but not recorded onsite detention pond easement.

ENG5: Before final approval of the construction plans, the applicant shall enter into a Subdivision Improvement Agreement (SIA) with the county and provide a security bond for all public improvements. All construction documents must meet the requirements of the Adams County Development Standards and Regulations.

ENG6: See the EGR2023-00041 for required documents to be submitted with the Subdivision Permit.

ENG7: No building permit shall be issued for any dwelling structure on any lot where driveway construction plans are required by Adams County until the driveway construction plans have been submitted to the County. When the construction of a driveway will result in more than 3,000 square feet of disturbance or more than 10 cubic yards of material being moved, a grading permit for the driveway construction will be required prior to the issuance of the building permit.

ENG1 RESPONSE: COMMENT NOTED.

ENG2 RESPONSE: NO OFFSITE DRAINAGE EASEMENTS ARE ANTICIPATED.

ENG3 RESPONSE: PLEASE CLARIFY THIS COMMENT. WHAT DOES "CONSTRUCTION TO WEST 64TH AVENUE" MEAN? CONSTRUCTION OF THE PRIVATE DRIVE?

ENG4 RESPONSE: DETENTION IS WITHIN TRACT A AS LISTED IN THE PLAT, NOT BY SEPARATE DOCUMENT.

ENG5 RESPONSE: COMMENT NOTED. THIS IS BEING REVIEWED BY HIGHLAND DEVELOPMENT'S ATTORNEY AND WE WILL HAVE IT AS A FOLLOW-UP TO THIS SUBMITTAL.

ENG6 RESPONSE: COMMENT NOTED.

ENG7 RESPONSE: DRIVEWAY CONSTRUCTION PLANS AND GRADING PERMIT ARE APPROVED BASED ON PLOT PLAN SUBMITTED WITH BUILDING PERMIT, CORRECT?

---

**Commenting Division:** Addressing Review

**Name of Reviewer:** David Dittmer

**Date:** 12/14/2023

**Email:**

**Complete**

## Greg Barnes

---

**From:** Aaron Eyl - CDOT <aaron.eyl@state.co.us>  
**Sent:** Wednesday, December 20, 2023 1:08 PM COMMENTS NOTED  
**To:** Greg Barnes  
**Cc:** steven.loeffler  
**Subject:** Re: For Review: Hardin Subdivision Final Plat (PLT2023-00046)

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

Greg,

CDOT has reviewed your request for comments for case number PLT2023-00046, Hardin Subdivision Final Plat, and has no comment. This location is off of the State Highway System.

Thank you for the opportunity to review this referral.

On Wed, Dec 20, 2023 at 10:40 AM 'Greg Barnes' via CDOT\_R1\_AccessPermitting\_GroupF <[cdot\\_r1access\\_groupf@state.co.us](mailto:cdot_r1access_groupf@state.co.us)> wrote:

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](mailto: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](http://www.adcogov.org/current-land-use-cases). Thank you for your review of this case.



**Greg Barnes**

Principal Planner, *Community and Economic Development Dept.*

ADAMS COUNTY, COLORADO

4430 S. Adams County Parkway, 1st Floor, Suite W2000A

Brighton, CO 80601-8216

Thank you for contacting the Colorado Department of Public Health and Environment (CDPHE). Please note that the following requirements and recommendations apply to many but not all projects referred by local governments. Also, they are not intended to be an exhaustive list and it is ultimately the responsibility of the applicant to comply with all applicable rules and regulations. CDPHE's failure to respond to a referral should not be construed as a favorable response.

### **Hazardous and Solid Waste**

The applicant must comply with all applicable hazardous and solid waste rules and regulations.

Hazardous waste regulations are available here:  
<https://www.colorado.gov/pacific/cdphe/hwregs>.

Solid waste regulations are available here:  
<https://www.colorado.gov/pacific/cdphe/swregs>.

Applicable requirements may include, but are not limited to, properly characterizing all wastes generated from this project and ensuring they are properly managed and disposed of in accordance with Colorado's solid and hazardous waste regulations.

If this proposed project processes, reclaims, sorts, or recycles recyclable materials generated from industrial operations (including, but not limited to construction and demolition debris and other recyclable materials), then it must register as an industrial recycling facility in accordance with Section 8 of the Colorado Solid Waste Regulations. The industrial recycling registration form is available here:

<https://www.colorado.gov/pacific/cdphe/sw-recycling-forms-apps>.

If you have any questions regarding hazardous and/or solid waste, please contact CDPHE's Hazardous Materials and Waste Management Division (HMWMD) by emailing [comments.hmwm@state.co.us](mailto:comments.hmwm@state.co.us) or calling 303-692-3320.

### **Water Quality**

The applicant must comply with all applicable water quality rules and regulations. The Water Quality Control Division (WQCD) administers regulatory programs that are generally designed to help protect both Colorado's natural water bodies (the clean water program) and built drinking water systems. Applicants must comply with all applicable water quality rules and regulations relating to both clean water and drinking water. All water quality regulations are available here:

<https://cdphe.colorado.gov/water-quality-control-commission-regulations>.



## Clean Water Requirements

### Stormwater

Applicable clean water requirements may include, but are not limited to, obtaining a stormwater discharge permit if construction activities disturb one acre or more of land or if they are part of a larger common plan of development that will disturb one or more acres of land. In determining the area of construction disturbance, WQCD looks at the entire plan, including disturbances associated with utilities, pipelines or roads constructed to serve the facility.

Please use the Colorado Environmental Online Services (CEOS) to apply for new construction stormwater discharge permits, modify or terminate existing permits and change permit contacts.

For CEOS support please see the following WQCD website:

<https://cdphe.colorado.gov/cor400000-stormwater-discharge>

or contact:

Email: [cdphe\\_ceos\\_support@state.co.us](mailto:cdphe_ceos_support@state.co.us) or [cdphe\\_wqcd\\_permits@state.co.us](mailto:cdphe_wqcd_permits@state.co.us)

CEOS Phone: 303-691-7919

Permits Phone: 303-692-3517

### Domestic Wastewater

Some projects with wastewater collection may have domestic wastewater treatment works (i.e., treatment plant, interceptor sewer, or lift station) with a design capacity to receive greater than 2,000 gallons per day (gpd) and are subject to state-wide site location, design, and permitting requirements implemented by the Water Quality Control Division. State review and approval of the site location application and design is required by the Colorado Water Quality Control Act (Act), Section 25-8-702, C.R.S. which states in part that:

*“No person shall commence the construction of any domestic wastewater treatment works or the enlargement of the capacity of an existing domestic wastewater treatment works, unless the site location and the design for the construction or expansion have been approved by the division.”*

State review may also be necessary for projects with multiple on-site wastewater treatment systems (OWTS) on a single property, unless the OWTS meet the requirements of division’s “Site Application Policy 6: Multiple On-Site Wastewater Treatment Systems” (Policy 6).

If applicable, the project would need to meet all applicable regulatory requirements including, but not limited to, site location and design review, discharge permitting, having a certified operator; and routine monitoring and reporting. For questions regarding domestic wastewater regulation applicability or other assistance and resources, visit these websites:

<https://cdphe.colorado.gov/design>

<https://cdphe.colorado.gov/clean-water-permitting-sectors>





## Drinking Water Requirements

The definition of a public water system is self-implementing. It is the responsibility of all water systems in Colorado to assess whether their system is a public water system and to comply with the regulations accordingly. There is not a notification process whereby a system only becomes a public water system if the Department notifies that system. A system becomes subject to regulation as a public water system at the point the system begins operating a system meeting the definition of a public water system under Regulation 11.

Some projects may also need to address drinking water regulations if the proposed project meets the definition of a “Public Water System” per the Colorado Primary Drinking Water Regulations (Regulation 11):

*A Public Water System means a system for the provision to the public of water for human consumption through pipes or other constructed conveyances, if such system has at least fifteen service connections or regularly serves an average of at least 25 individuals daily at least 60 days per year. A public water system is either a community water system or a non-community water system. Such term does not include any special irrigation district. Such term includes:*

*(a) Any collection, treatment, storage, and distribution facilities under control of the supplier of such system and used primarily in connection with such system.*

*(b) Any collection or pretreatment storage facilities not under such control, which are used primarily in connection with such system.*

If applicable, the project would need to meet all applicable requirements of Regulation 11 including, but not limited to, design review and approval; technical, managerial and financial review and approval; having a certified operator; and routine monitoring and reporting. If it is determined that your facility meets the definition of a public water system please submit a drinking water inventory update form to the department. For questions regarding drinking water regulation applicability or other assistance and resources, visit these websites:

<https://cdphe.colorado.gov/drinking-water>

<https://cdphe.colorado.gov/dwtrain>

If you have any other questions regarding either clean or drinking water quality, please contact CDPHE’s WQCD by emailing [cdphe.commentswqcd@state.co.us](mailto:cdphe.commentswqcd@state.co.us) or calling 303-692-3500.

## Air Quality

The applicant must comply with all relevant state and federal air quality rules and regulations. Air quality regulations are available here:

<https://www.colorado.gov/pacific/cdphe/aqcc-regs>.



## Air Pollutant Emissions Notices (APENs) and Permits

Applicable requirements may include, but are not limited to, reporting emissions to the Air Pollution Control Division (APCD) by completing an APEN. An APEN is a two in one form for reporting air emissions and obtaining an air permit, if a permit will be required. While only businesses that exceed the Air Quality Control Commission (AQCC) reporting thresholds are required to report their emissions, all businesses - regardless of emission amount - must always comply with applicable AQCC regulations.

In general, an APEN is required when uncontrolled actual emissions for an emission point or group of emission points exceed the following defined emission thresholds:

Table 1 APEN Thresholds		
Pollutant Category	UNCONTROLLED ACTUAL EMISSIONS	
	Attainment Area	Non-attainment Area
Criteria Pollutant	2 tons per year	1 ton per year
Lead	100 pounds per year	100 pounds per year
Non-Criteria Pollutant	250 pounds per year	250 pounds per year

Uncontrolled actual emissions do not take into account any pollution control equipment that may exist. A map of the Denver Metropolitan Ozone Non-attainment area can be found on the following website: [http://www.colorado.gov/airquality/ss\\_map\\_wm.aspx](http://www.colorado.gov/airquality/ss_map_wm.aspx).

In addition to these reporting thresholds, a Land Development APEN (Form APCD-223) may be required for land development. Under Colorado air quality regulations, land development refers to all land clearing activities, including but not limited to land preparation such as excavating or grading, for residential, commercial or industrial development. Land development activities release fugitive dust, a pollutant regulation by APCD. Small land development activities are not subject to the same reporting and permitting requirements as large land activities. Specifically, land development activities that are less than 25 contiguous acres and less than 6 months in duration do not need to report air emissions to APCD.

It is important to note that even if a permit is not required, fugitive dust control measures included the Land Development APEN Form APCD-223 must be followed at the site. Fugitive dust control techniques commonly included in the plan are included in the table below.

Control Options for Unpaved Roadways	
Watering	Use of chemical stabilizer
Paving	Controlling vehicle speed
Graveling	
Control Options for Mud and Dirt Carry-Out Onto Paved Surfaces	
Gravel entry ways	Washing vehicle wheels
Covering the load	Not overfilling trucks
Control Options for Disturbed Areas	



Watering	Application of a chemical stabilizer
Revegetation	Controlling vehicle speed
Compaction	Furrowing the soil
Wind Breaks	Minimizing the areas of disturbance
	Synthetic or Natural Cover for Slopes

Additional information on APENs and air permits can be found on the following website: <https://www.colorado.gov/pacific/cdphe/air/do-you-need-an-apen>. This site explains the process to obtain APENs and air quality permits, as well as information on calculating emissions, exemptions, and additional requirements. You may also view AQCC Regulation Number 3 at <https://www.colorado.gov/pacific/cdphe/aqcc-regs> for the complete regulatory language.

If you have any questions regarding Colorado’s APEN or air permitting requirements or are unsure whether your business operations emit air pollutants, please call the Small Business Assistance Program (SBAP) at 303- 692-3175 or 303-692-3148.

**Asbestos and Lead-Based Paint**

In Colorado there are regulations regarding the appropriate removal and handling of asbestos and lead-based paint as part of a demolition, renovation, or remodeling project. These regulations are presented in AQCC Number 8 (asbestos) and Number 19 (lead-based paint) which can be found on the following website: <https://www.colorado.gov/cdphe/aqcc-regs>.

These regulations may require the use of, or inspection by, companies or individuals that are certified to inspect or remove these hazards **prior to renovation or demolition**. APCD must also be notified of abatement or demolition activities prior to beginning any work in the case of asbestos. For additional guidance on these regulations and lists of certified companies and individuals please visit the following website for asbestos:

<https://www.colorado.gov/cdphe/categories/services-and-information/environment/asbestos>

and the following website for lead-based paint:

<https://www.colorado.gov/pacific/cdphe/categories/services-and-information/lead>.

If you have any questions about Colorado’s asbestos and lead-based paint regulations or are unsure whether you are subject to them please call the Indoor Environment Program at 303-692-3100.

If you have more general questions about air quality, please contact CDPHE’s APCD by emailing [cdphe.commentsapcd@state.co.us](mailto:cdphe.commentsapcd@state.co.us) or calling 303-692-3100.

**Environmental Justice and Health Equity**

CDPHE is dedicated to promoting and protecting the health and environment for all Coloradans. As part of those efforts, we strive to achieve health equity and environmental justice.



ENVIRONMENTAL JUSTICE is the fair treatment and meaningful involvement of all people regardless of race, color, national origin or income. Environmental justice recognizes that all people have a right to breathe clean air, drink clean water, participate freely in decisions that affect their environment, live free of dangerous levels of toxic pollution, experience equal protection of environmental policies, and share the benefits of a prosperous and vibrant pollution-free economy.

HEALTH EQUITY is when all people, regardless of who they are or what they believe, have the opportunity to attain their full health potential. Achieving health equity requires valuing all people equally with focused and ongoing efforts to address inequalities.

The Environmental Justice Act (HB21-1266) builds upon these efforts by declaring a statewide policy to advance environmental justice, defining disproportionately impacted communities, and creating an Environmental Justice Action Task Force, Environmental Justice Ombudsperson, and Environmental Justice Advisory Board. The Environmental Justice Act also directs the Air Quality Control Commission to promulgate certain rules to reduce emissions in disproportionately impacted communities, and to revise its approach to permitting actions in disproportionately impacted communities. The Environmental Justice Act further requires the Air Quality Control Commission to conduct enhanced outreach in disproportionately impacted communities for rulemakings and contested permitting actions.

The Environmental Justice Act's definition of disproportionately impacted communities includes low-income communities, communities of color, and housing cost-burdened communities, as well as communities that experience cumulative impacts and with a history of environmental racism. CDPHE's [Climate Equity Data Viewer](#) can be used to identify census block groups that meet those three criteria.

CDPHE notes that certain projects have potential to impact communities of color and low-income communities that are already disproportionately impacted by cumulative impacts across environmental media and challenges outside the environmental context. It is our strong recommendation that your organization consider the potential for disproportionate environmental and health impacts on specific communities within the project scope and take action to avoid, mitigate, and minimize those impacts.

To ensure the meaningful involvement of disproportionately impacted communities, we recommend that you interface directly with the communities in the project area to better understand community perspectives on the project to receive feedback on how it may impact them during development and construction as well as after completion. This feedback should be taken into account wherever possible, and reflected in changes made to the project plan to implement the feedback.

Additionally, to ensure the fair treatment of disproportionately impacted communities, we recommend that you consider substantive measures to avoid, minimize, and mitigate impacts to disproportionately impacted communities. This may include considering alternative facility siting locations, using best management practices to reduce impacts to air, water, soil, noise, light, or odor, or offsetting impacts by reducing impacts from other nearby facilities as appropriate.



We have included some general resources for your reference.

**Resources:**

[CDPHE Environmental Justice Website](#)

[CDPHE's Health Equity Resources](#)

[CDPHE's "Sweet" Tools to Advance Equity](#)

[EPA's Environmental Justice and NEPA Resources](#)





## **Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado**

February 11, 2016

The Division of Water Resources (DWR) has previously administered storm water detention facilities based on DWR's "Administrative Approach for Storm Water Management" dated May 21, 2011. Since the passage of Colorado Senate Bill 15-212, that administrative approach has been superseded. This document describes SB 15-212, codified in section 37-92-602(8), Colorado Revised Statutes (C.R.S.), and how the law directs administrative requirements for storm water management. The document is for informational purposes only; please refer to section 37-92-602(8) for comprehensive language of the law.

Pursuant to section 37-92-602(8), storm water detention facilities and post-wildland fire facilities shall be exempt from administration under Colorado's water rights system only if they meet specific criteria. The provisions of SB15-212 apply to surface water throughout the state. SB15-212 *only* clarifies when facilities may be subject to administration by the State Engineer; all facilities may be subject to the jurisdiction of other government agencies and must continue to obtain any permits required by those agencies.

### **Storm Water Detention Facilities**

Pursuant to section 37-92-602(8), a storm water detention and infiltration facility ("Detention Facility") is a facility that:

- Is owned or operated by a government entity or is subject to oversight by a government entity, including those facilities that are privately owned but are required by a government entity for flood control or pollution reduction.
- Operates passively and does not subject storm water to any active treatment process.
- Has the ability to continuously release or infiltrate at least 97 percent of all of the water from a rainfall event that is equal to or less than a five-year storm within 72 hours of the end the rainfall event.
- Has the ability to continuously release or infiltrate at least 99 percent of all of the water from a rainfall event that is greater than a five-year storm within 120 hours of the end the rainfall event.
- Is operated solely for storm water management.



In addition, to qualify for the allowances provided in SB-212, the facility:

- Must not be located in the Fountain Creek watershed, unless the facility is required by or operated pursuant to a Colorado Discharge Permit System Municipal Separate Storm Sewer System Permit issued by the Department of Public Health and Environment pursuant to Article 8 of Title 25, C.R.S.
- Must not use water detained in the facility for any other purpose nor release it for subsequent diversion by the person who owns, operates, or has oversight over the facility. The facility cannot be operated as the basis for a water right, credit, or other water use right.
- Must not expose ground water.
- May include a structure or series of structures of any size.

If the Detention Facility was constructed *on or before* August 5, 2015 and meets all the requirements listed above, it does not cause material injury to vested water rights and will not be subject to administration by the State Engineer.

If the Detention Facility is constructed after August 5, 2015, meets the requirements listed above, and the operation of the detention facility does not cause a reduction to the natural hydrograph as it existed prior to the upstream development, it has a rebuttable presumption of non-injury pursuant to paragraph 37-92-602(8)(c)(II). A holder of a vested water right may bring an action in a court of competent jurisdiction to determine whether the operation of the detention facility is in accordance with paragraph 37-92-602(8)(c)(II)(A) and (B) has caused material injury. If the court determines that the vested water rights holder has been injured, the detention facility will be subject to administration.

In addition, for Detention Facilities constructed after August 5, 2015, the entity that owns, operates, or has oversight for the Detention Facility must, prior to the operation of the facility, provide notice of the proposed facility to the Substitute Water Supply Plan (SWSP) Notification List for the water division in which the facility is located. Notice must include: the location of proposed facility, the approximate surface area at design volume of the facility, and data that demonstrates that the facility has been designed to comply with section 37-92-602(8)(b) paragraphs (B) and (C). The State Engineer has not been given the statutory responsibility to review notices, however, DWR staff may choose to review notices in the course of their normal water administration duties. Not reviewing notices does not preclude the Division Engineer from



taking enforcement action in the event that the above criteria are not met in design and/or operation.

To satisfy the notification requirement, operators are encouraged to use the Colorado Stormwater Detention and Infiltration Facility Notification Portal developed by Urban Drainage and Flood Control District (“UDFCD”), located at:

<https://maperture.digitaldataservices.com/gvh/?viewer=cswdif>.

Types of detention Facilities contemplated under this statute include underground detention vaults, permanent flood detention basins,<sup>1</sup> extended detention basins,<sup>2</sup> and full spectrum detention basins.<sup>3</sup> Storm Water Best Management Practices<sup>4</sup> (BMPs) not contemplated above, including all Construction BMPs and non-retention BMPs, do not require notice pursuant to SB-212 and are allowed at the discretion of the Division Engineer. Green roofs are allowable as long as they intercept only precipitation that falls within the perimeter of the vegetated area. Green roofs should not intercept or consume concentrated flow, and should not store water below the root zone. BMPs that rely on retention, such as retention ponds and constructed wetlands, will be subject to administration by the State Engineer.

**Any detention facility that does not meet all of the statutory criteria described above, in design or operation, is subject to administration by the State Engineer.**

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<sup>1</sup> Flood detention basin: An engineered detention basin designed to capture and slowly release peak flow volumes to mitigate flooding (Urban Drainage and Flood Control, 2010).

<sup>2</sup> Extended detention basin: An engineered detention basin with an outlet structure designed to slowly release urban runoff over an extended time period (Urban Drainage and Flood Control, 2010).

<sup>3</sup> Full spectrum detention basin: An extended detention basin designed to mimic pre-development peak flows by capturing the Excess Urban Runoff Volume and release it over a 72 hour period (Urban Drainage and Flood Control, 2010).

<sup>4</sup> Best management practice: A technique, process, activity, or structure used to reduce pollutant discharges in stormwater (Urban Drainage and Flood Control, 2010).





### **Post-Wildland Fire Facilities**

Pursuant to section 37-92-602(8), a post-wildland fire facility is a facility that:

- Includes a structure or series of structures that are not permanent.
- Is located on, in or adjacent to a nonperennial stream<sup>5</sup>.
- Is designed and operated to detain the least amount of water necessary, for the shortest duration of time necessary, to achieve the public safety and welfare objectives for which it is designed.
- Is designed and operated solely to mitigate the impacts of wildland fire events that have previously occurred.

In addition, to qualify for the allowances provided in SB-212, the facility:

- Must be removed or rendered inoperable after the emergency conditions created by the fire no longer exist, such that the location is returned to its natural conditions with no detention of surface water or exposure of ground water.
- Must not use water detained in the facility for any other purpose nor release it for subsequent diversion by the person who owns, operates, or has oversight over the facility. The facility will not be operated as the basis for a water right, credit, or other water use right.

If the post-wildland fire facility meets the requirements listed above, it does not cause material injury to vested water rights. While DWR recognizes that post-wildland fire facilities are essential to the protection of public safety and welfare, property, and the environment, DWR may, from time to time, request that the person who owns, operates, or has oversight of the post-wildland fire facility supply information to DWR to demonstrate they meet the criteria set forth above.

**If a post-wildland fire facility does not meet all the criteria set forth above, it will be subject to administration by the State Engineer.**

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<sup>5</sup> DWR may use the National Hydrography Dataset or other reasonable measure to determine the classification of a stream



### **Resources and References**

Colorado Stormwater Detention and Infiltration Facility Notification Portal:  
<https://maperture.digitaldataservices.com/gvh/?viewer=cswdif>

Colorado Senate Bill15-212:  
[http://www.leg.state.co.us/CLICS/CLICS2015A/csl.nsf/fsbillcont3/13B28CF09699E67087257DE8006690D8?Open&file=212\\_enr.pdf](http://www.leg.state.co.us/CLICS/CLICS2015A/csl.nsf/fsbillcont3/13B28CF09699E67087257DE8006690D8?Open&file=212_enr.pdf)

United States Geological Survey National Hydrography Dataset: <http://nhd.usgs.gov/>

Urban Drainage and Flood Control District 37-92-602(8) explanation memo and FAQ's:  
<http://udfcd.org/crs-37-93-6028-explanation-memo-and-faqs/>

Urban Drainage and Flood Control District. (2010). *Urban Storm Drainage Criteria Manual: Volume 3, Best Management Practices*, updated November 2015. Located at:  
<http://udfcd.org/volume-three>





October 12, 2022

Greg Barnes, Principal Planner  
Adams County Development Services Division  
Transmission via email: [gjbarnes@adco.gov](mailto:gjbarnes@adco.gov)

COMMENTS NOTED

**Re: Hardin Subdivision**  
Case No. PLT2022-00039  
Part of the SE ¼ SW ¼ of Section 6, Township 3 South, Range 68 West, 6<sup>th</sup> P.M.  
Water Division 1, Water District 7

Dear Greg Barnes:

We have reviewed the October 6, 2022 referral concerning the above-referenced major subdivision preliminary plat to subdivide approximately 5 acres located at 4147 West 64<sup>th</sup> Ave into 34 lots and 3 tracts. The purpose of the subdivision is to develop 30 duplexes and 4 single-family lots.

### Water Supply Demand

Estimated water requirements and proposed uses were not provided for this subdivision.

### Source of Water Supply

The proposed water supply source is service provided by the Crestview Water & Sanitation District (“District”). The letter dated December 17, 2021 states the District is willing to provide water and sanitary service to the development provided that the terms and conditions set forth in that letter are met. This office has not received information that the District’s requirements have been met. The District is contracted as a distributor with Denver Water and this office considers Denver Water to be a reliable water source.

WE HAVE APPROVAL OF THE SANITARY LAYOUT FROM  
CRESTVIEW AND CONDITIONAL APPROVAL OF THE WATER  
DESIGN FROM CRESTVIEW - THIS IS IN WITH DENVER WATER  
FOR FINAL APPROVAL.

### State Engineer’s Office Opinion

Based upon the above and pursuant to sections 30-28-136(1)(h)(I) and 30-28-136(1)(h)(II), C.R.S., it is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights, as long as the District is committed to supply water to the lots.

### Additional Comments

The application materials indicate that a storm water detention structure will be constructed as a part of this project. The applicant should be aware that unless the 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 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* at <https://maperture.digitaldataservices.com/gvh/?viewer=cswdif> to meet the notification requirements.

If you or the applicant have any questions, please contact Wenli Dickinson at 303-866-3581 x 8206 or via email at [Wenli.Dickinson@state.co.us](mailto:Wenli.Dickinson@state.co.us).

Sincerely,



Ioana Comaniciu, P.E.

Water Resources Engineer

Attachment: *DWR's Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado*

Ec: Subdivision file no. 30494

## Greg Barnes

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**From:** Courtney Salazar <csalazar@crestviewwater.com>  
**Sent:** Thursday, December 21, 2023 10:37 AM  
**To:** Greg Barnes  
**Cc:** manager  
**Subject:** RE: For Review: Hardin Subdivision Final Plat (PLT2023-00046)

You don't often get email from csalazar@crestviewwater.com. [Learn why this is important](#)

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

Hi Greg –

Crestview Water & Sanitation does not have any issues with the proposed final plat for the subdivision at 4147 West 64<sup>th</sup> Avenue. We have already been in discussions and reviews with the developer to ensure that their development meets the Engineering Standards and the Rules & Regulations of our District.

If you have any questions, please contact us.

Thank you!

#

*Courtney Salazar*

Ghyhørshu2Surmhfw Fr ruglqdwru  
Fuhvwy lhz Z dwhu ) Vdq lwdwlrq G lwulfw  
: 478 P dulsrvd Vwuhhw  
Ghqyhu/FR ;3554  
R iilfh 636075<04;;4



CRESTVIEW WATER & SANITATION DISTRICT

#

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**From:** Greg Barnes <GJBarnes@adcogov.org>  
**Sent:** Wednesday, December 20, 2023 10:40 AM  
**To:** Greg Barnes <GJBarnes@adcogov.org>  
**Subject:** For Review: Hardin Subdivision Final Plat (PLT2023-00046)

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](mailto:GJBarnes@adcogov.org).

## Greg Barnes

---

**From:** Naso, Kela A. <Kela.Naso@denverwater.org>  
**Sent:** Thursday, December 21, 2023 12:15 PM  
**To:** Greg Barnes  
**Cc:** Chandler, Raquel C.  
**Subject:** RE: [EXTERNAL]: For Review: Hardin Subdivision Final Plat (PLT2023-00046)

You don't often get email from kela.naso@denverwater.org. [Learn why this is important](#)

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

Good afternoon Greg,

This project has been submitted to Denver Water for formal plan review, project #22229. The plan review coordinator is Raquel Chandler, I've cc'd her on this response. We will be working directly with Charlie Keener at Brightlighter Engineering regarding water infrastructure. Please let us know if you have any other questions.

Thank you,

**Kela Naso** | Engineering Sr. Specialist  
**Denver Water** | t: 303-628-6302 | c: 720-517-4486  
[denverwater.org](http://denverwater.org) | [denverwater.org/TAP](http://denverwater.org/TAP)



---

**From:** Greg Barnes <GJBarnes@adcogov.org>  
**Sent:** Wednesday, December 20, 2023 10:40 AM  
**To:** Greg Barnes <GJBarnes@adcogov.org>  
**Subject:** [EXTERNAL]: For Review: Hardin Subdivision Final Plat (PLT2023-00046)

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](mailto: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](http://www.adcogov.org/current-land-use-cases). Thank you for your review of this case.



**Greg Barnes**

Principal Planner, *Community and Economic Development Dept.*

ADAMS COUNTY, COLORADO

4430 S. Adams County Parkway, 1st Floor, Suite W2000A

Brighton, CO 80601-8216

720.523.6853 [gjbarnes@adcogov.org](mailto:gjbarnes@adcogov.org)

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

**My work schedule is:**

Monday – 7:00 am – 3:30 pm

Tuesday - 7:30 am – 5:00 pm

Wednesday – 7:00 am – 4:30 pm

Thursday – 7:30 am – 5:00 pm

Friday – 7:30 am – 5:00 pm

## Greg Barnes

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**From:** Clayton Woodruff <Clayton.Woodruff@RTD-Denver.com>  
**Sent:** Tuesday, January 9, 2024 4:22 PM  
**To:** Greg Barnes  
**Subject:** RE: For Review: Hardin Subdivision Final Plat (PLT2023-00046)

COMMENTS NOTED

You don't often get email from clayton.woodruff@rtd-denver.com. [Learn why this is important](#)

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

Greg,

The RTD engineering review has no exceptions to this project at this time.

This review is for Design concepts and to identify any necessary improvements to RTD stops and property affected by the design. This review of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements or permits that may be required by the RTD for any work on or around our facilities and property.

Thank you



**C. Scott Woodruff**  
**Engineer III**

Regional Transportation District  
1560 Broadway, Suite 700, FAS-73 | Denver, CO 80202

o 303.299.2943 | m 303-720-2025  
[clayton.woodruff@rtd-denver.com](mailto:clayton.woodruff@rtd-denver.com)

---

**From:** Greg Barnes <GJBarnes@adcogov.org>  
**Sent:** Wednesday, December 20, 2023 10:40 AM  
**To:** Greg Barnes <GJBarnes@adcogov.org>  
**Subject:** For Review: Hardin Subdivision Final Plat (PLT2023-00046)

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](mailto: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](http://www.adcogov.org/current-land-use-cases). Thank you for your review of this case.





**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.285.6612**  
violeta.ciocanu@xcelenergy.com

December 26, 2023

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

Attn: Greg Barnes

**Re: Hardin Subdivision Final Plat, Case # PLT2023-00046**

BRETT MCGRATH WITH XCEL ENERGY HAS APPROVED THE 8' EASEMENT FOR THE EXISTING POWER LINES ON THE PROPERTY LINE SINCE THEY ARE EXISTING AND STRADDLE THE PROPERTY LINE. A 6' EASEMENT HAS BEEN ADDED TO THE PLAT FOR GAS SERVICE, IN COORDINATION WITH VIOLETA CIOCANU.

Public Service Company of Colorado's (PSCo) Right of Way and Permits Referral Desk has reviewed the plat/plan for **Hardin Subdivision** and has determined **there are several conflicts** with the above captioned project.

Please note that 8-foot wide utility easements are not large enough for both electric facilities and drainage; therefore, PSCo requests that these easements are widened to 10-feet.

PSCo requests 6-foot wide dry utility easements are dedicated on private property adjacent to each front lot line of each lot.

PSCo requests all the easements within Tract C be labeled with width and type.

Public Service Company requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:

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

Please be aware PSCo owns and operates both electric and natural gas distribution facilities within the area of the subject property.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via [xcelenergy.com/InstallAndConnect](https://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. The Designer must contact the appropriate Right-of-Way Agent.

*Not ready to apply?* Our Builder Developer Representatives can provide you with capacity and process information during the concept phase of a project. Contact us at [BDRCO@xcelenergy.com](mailto:BDRCO@xcelenergy.com) or learn more at [Building and Remodeling \(xcelenergy.com\)](http://Building and Remodeling (xcelenergy.com))

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Violeta Ciocanu (Chokanu)  
Right of Way and Permits  
Public Service Company of Colorado dba Xcel Energy  
Office: 303-285-6612 – Email: [violeta.ciocanu@xcelenergy.com](mailto:violeta.ciocanu@xcelenergy.com)

## Greg Barnes

---

**From:** Bryan Brasher <Redacted by Request>  
**Sent:** Friday, January 12, 2024 7:09 PM  
**To:** Greg Barnes  
**Subject:** Comment on Hardin Subdivision Final Plat

You don't often get email from ,redacted by request>. [Learn why this is important](#)

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

Good evening,

Please do not share my email address in any public materials associated with this project.

I am writing to express my general support for the Hardin Subdivision. I believe this project has the potential to provide much-needed housing options for our community and contribute to the ongoing growth of this part of the community.

However, I also have some important concerns that I would like to raise regarding the infrastructure surrounding the proposed development. While I am excited about the prospect of increased density, it is crucial that the necessary infrastructure improvements are made before or concurrently with the construction of new homes. This will ensure the safety and well-being of residents, both existing and new, and allow the community to thrive.

Specific Infrastructure Concerns:

Traffic and Transit: With the influx of new residents and associated vehicles, improved traffic flow and pedestrian safety measures are paramount. I urge the commission to consider:

- Enforcement of existing law that prohibits parking within 30 feet of a stop sign.
- Installing traffic calming measures such as speed bumps and better crosswalks.
- Prioritizing the expansion of bike lanes and sidewalks to connect the development to existing pedestrian, cycling, and public transit infrastructure. In particular, the lack of bike lanes along Lowell Blvd., 64th Ave., and Tennyson St. already makes the safety of a bike ride to Clear Creek Valley Park, Jim Baker Reservoir, or Gold Strike RTD station questionable. The inadequate condition of the sidewalks along Tennyson St. (i.e., one side only, slanted, poor condition) is also already unacceptable.
- Planning for and advocating for the use of existing light rail stations. This means that the county should be encouraging the expanded proliferation of rental bikes and scooters (e.g., Lime, Lyft, Uber) and improved bus service to connect this development and our community to the broader transit network.

Fiber Optic Internet: The proposed development presents an opportunity to bridge the existing digital divide by requiring that all new construction be equipped with fiber optic internet infrastructure. This is essential for attracting and retaining residents who rely on high-speed internet for education, work, and leisure.

General Infrastructure: The surrounding area has long been neglected in terms of basic infrastructure upgrades, such as drainage improvements, street lighting, and park and trail maintenance. Addressing these needs alongside the new development will ensure a fair and equitable distribution of resources for all residents.

Code Enforcement: It is critical that the county establish a transparent and efficient system for enforcing existing codes and regulations related to development, construction, and property maintenance. This will ensure that the new development aligns with established standards and contributes positively to the existing community.

In conclusion, while I support the proposed development, I strongly believe that prioritizing and addressing the infrastructure needs I have outlined are essential for its long-term success. I urge the commission to seriously consider these concerns and implement appropriate measures to ensure a safe, sustainable, and well-connected community for all residents.

Thank you for your time and consideration,

Bryan Brasher

## Greg Barnes

---

**From:** Gary Hoffmann <hgary29peg25@aol.com>  
**Sent:** Tuesday, December 26, 2023 10:19 AM  
**To:** Greg Barnes  
**Subject:** Parcel #0182506400030

You don't often get email from hgary29peg25@aol.com. [Learn why this is important](#)

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

Greg Barnes,

My only concern regarding this development is that of density. Obviously, 34 occupied units are going to mean a minimum of 34 vehicles. Because some of these vehicles will want access to Lowell Blvd., and because their only exit is a very busy 64th Ave., many will exit onto 64th by making a right-hand turn and then another right-hand turn onto Tennyson Street. Once on Tennyson, another right-hand turn onto 66th Ave. gives them access to Lowell in a "round-about" method of travel. I live on 66th Ave. and know how busy our street has become in recent years. I feel there is a definite need for a stop light at 66th & Lowell. Please, please, have the County Commissioners place a STOP LIGHT at that intersection! Too many other developments are already approved for the area surrounding 66th and Lowell Blvd. and the traffic is going to be extremely heavy!

Another potential density issue is school aged children. Many of these units will undoubtedly be occupied by young families. This may be a boon for Tennyson Knolls School, but if school bussing is necessary for older students, the bus will need to travel to the end of the street (Quitman Court) in order to turn around. All of the previous paragraph problems exist again!

Thank you for your time and putting my concerns before the Adams County Board of County Commissioners!

Gary Hoffmann  
3860 W. 66th Ave  
Arvada, Colorado 80003

## Greg Barnes

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**From:** Gary Osowski <osowskig@gmail.com>  
**Sent:** Thursday, January 11, 2024 9:49 AM  
**To:** Greg Barnes  
**Subject:** Assessor Parcel Number 0182506400030

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

Mr. Greg Barnes,

Please consider adding the following comments to Final Plat for major subdivision to create 34 lots and 4 tracts in the Residential-2 zone district. Assessor's Parcel Number 0182506400030  
Located at 4147 W 64th Avenue.

### Density and Property Values:

The proposed subdivision, with its increased housing density, could alter the unique character of our neighborhood. Studies have shown that an overly dense development can negatively impact property values.

### Water Supply:

Our community already faces water supply challenges, and the addition of 34 lots may exacerbate this issue. According to a recent water study, the current supply is strained during peak demand periods. Without careful consideration, this subdivision could lead to water shortages, affecting not only the new development but also existing homes.

### Electrical Grid Capacity:

Given the current strain on our electrical grid during peak times, it's crucial to assess whether the grid can handle the increased demand from 34 new lots. A similar development in a neighboring area experienced power outages due to an overloaded grid, negatively impacting residents' daily lives and potentially causing damage to electronic equipment.

### Infrastructure Readiness:

I urge the Commissioners to conduct a thorough assessment of the readiness of our existing infrastructure. An analysis should include the capacity of water and electrical systems, as well as an evaluation of roadways. Without proper infrastructure readiness, the new subdivision risks putting an undue burden on our community's resources, in addition to potential crime rate increase and added police protection.

### Quality of Life and Community Well-being:

The increased density could lead to a decline in the overall quality of life for residents. Similar developments in other regions have experienced issues such as traffic congestion, increased noise levels, and a decrease in green spaces. These factors collectively contribute to a less desirable living environment.

### Alternative Solutions:

Exploring alternative solutions is crucial for sustainable development. Other communities have successfully implemented phased development plans, allowing for more gradual growth. Additionally, incorporating green building practices and energy-efficient technologies in new construction can help mitigate the environmental impact and strain

on resources. How about proposing LARGER lot requirements per housing construction to reduce the density of the already strained infrastructure. example, ie. Lets say 17 lots versus 34. This entire development application is based on greed with no consideration of our already strained district.

Best Regards,

Gary Osowski  
6443 Stuart St  
Arvada, CO 80003

Subject: Opposition to Proposed Development of Hardin Subdivision by Highland Development Company

Dear Adams County Board of Commissioners,

We are writing to express strong opposition to the proposed development of the 5-acre Hardin subdivision into 34 units by Highland Development Company. Our concerns stem from several key issues that, if not addressed, could have a detrimental impact on the existing community and we urge the Board to carefully reconsider the approval of the development proposal, taking into account the following points:

1. **Non-conformance with Surrounding Neighborhood:** The proposal to build 30 attached units within the Hardin subdivision is incongruent with the character of the surrounding neighborhood, which primarily consists of detached single-family homes. This non-conformance has the potential to disrupt the visual aesthetics of the area and compromise the cohesive nature of the existing community.
2. **Increased Traffic on W. 64th Ave:** The addition of 34 units to the Hardin subdivision will inevitably lead to a significant increase in traffic, further burdening W. 64th Ave. The current infrastructure may not be equipped to handle such an influx, resulting in congestion, safety concerns, and a diminished quality of life for residents in the vicinity.
3. **Disregard for Prior Opposing Public Input:** It has come to our attention that there has been a blatant disregard for prior opposing public input during the planning process. A thriving and engaged community is a valuable asset, and ignoring the concerns of residents not only undermines the principles of community engagement but also fosters a sense of disenchantment among those directly affected by the proposed development.

**Recommended Solution:** In light of these concerns, we urge that the Board consider a compromise that addresses both the development needs and the preservation of the existing community character. Specifically, we propose halving the number of paired units from 30 to 15. This adjustment would contribute to maintaining the harmony of the neighborhood and alleviate some of the anticipated issues related to increased traffic and non-conformance.

We appreciate the Board's commitment to thoughtful and responsible urban planning and believe that a balanced approach, taking into account the concerns of the community, will lead to a more sustainable and harmonious development.

Thank you for your attention to this matter, and I trust that the Board will make decisions that prioritize the well-being of the existing residents and the overall health of the community.

Sincerely,

David and Victoria Perlowski, 4251 W 65<sup>th</sup> Ct Arvada, CO 80003. 12/27/2023



## Greg Barnes

---

**From:** Greg Barnes  
**Sent:** Tuesday, January 16, 2024 9:00 PM  
**To:** Greg Barnes  
**Subject:** Hardin Opposition

Rhonda Saavedra called. She does not want the development. 303-909-0916



### Greg Barnes

Principal Planner, *Community and Economic Development Dept.*

ADAMS COUNTY, COLORADO

4430 S. Adams County Parkway, 1st Floor, Suite W2000A

Brighton, CO 80601-8216

720.523.6853 [gjbarnes@adcogov.org](mailto:gjbarnes@adcogov.org)

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

### My work schedule is:

Monday – 7:00 am – 3:30 pm

Tuesday - 7:30 am – 5:00 pm

Wednesday – 7:00 am – 4:30 pm

Thursday – 7:30 am – 5:00 pm

Friday – 7:30 am – 5:00 pm

## Greg Barnes

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**From:** Valerie <valeriekayscott@gmail.com>  
**Sent:** Saturday, January 6, 2024 12:45 PM  
**To:** Greg Barnes  
**Subject:** Opposition to Proposed Development of Hardin Subdivision by Highland Development Company

You don't often get email from valeriekayscott@gmail.com. [Learn why this is important](#)

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

Dear Adams County Board of Commissioners,

I live at 4250 W. 65th Court, Arvada, CO. Please consider my community's opposition to Hardin Subdivision.

The traffic on W. 65th between Lowell and Tennyson has grown exponentially with the addition of Baker School Apartments and the housing additions in the vicinity of 64th and Lowell.

The Hardin Subdivision will burden W. 64th Ave. with even more traffic. It seems irresponsible to me to continue to cram as many people as possible into every inch of dirt that has not been built upon, for the sake of the \$.

Please listen to those of us who are in opposition to this addition. We live here, and we will live with the demographic consequences that 30 additional families will bring.

Please do not do this to us!

Thank you for your consideration,

Valerie Scott

## Greg Barnes

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**From:** Greg Barnes  
**Sent:** Tuesday, January 16, 2024 8:59 PM  
**To:** Greg Barnes  
**Subject:** Hardin Subdivision Comment

Sharon wants to know when the construction will start and end if the project is approved.

303-427-0988



### Greg Barnes

Principal Planner, *Community and Economic Development Dept.*

ADAMS COUNTY, COLORADO

4430 S. Adams County Parkway, 1st Floor, Suite W2000A

Brighton, CO 80601-8216

720.523.6853 [gjbarnes@adcogov.org](mailto:gjbarnes@adcogov.org)

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

#### My work schedule is:

Monday – 7:00 am – 3:30 pm

Tuesday - 7:30 am – 5:00 pm

Wednesday – 7:00 am – 4:30 pm

Thursday – 7:30 am – 5:00 pm

Friday – 7:30 am – 5:00 pm

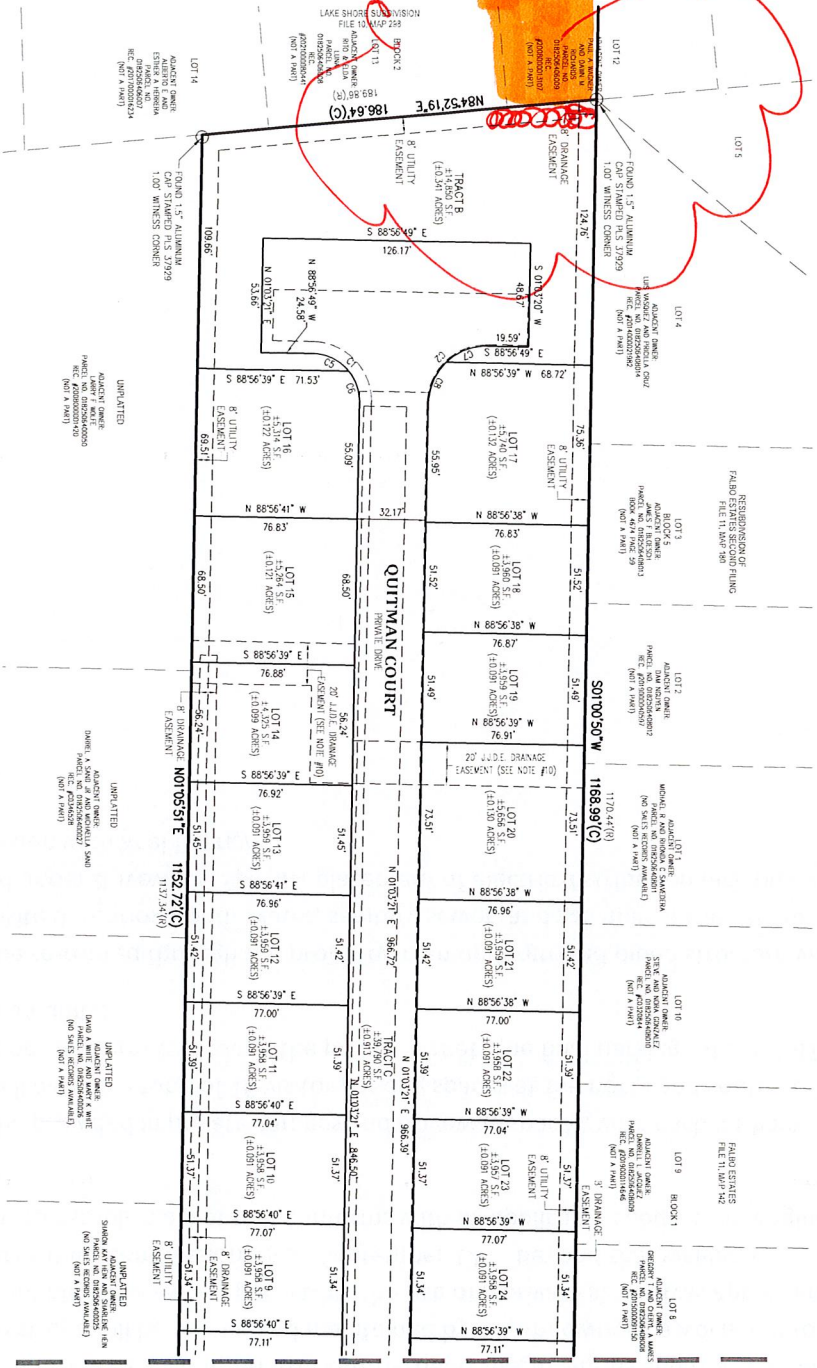
*Paul W. Kewer  
Plat*

# HARDIN SUBDIVISION

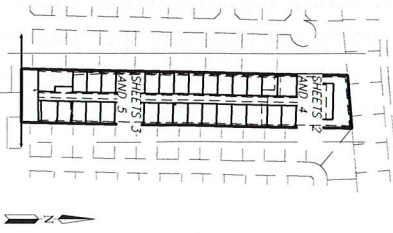
BEING A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 6,  
TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 2 OF 5

PLT2023-00003

NOTE:  
SEE SHEETS 4 AND 5 FOR EASEMENT INFORMATION



MATCHLINE SEE SHEET 3 OF 5



KEY MAP SHEETS  
SCALE 1" = 300'

## MAP LEGEND

- ADJACENT FOUND, AS NOTED
- SET BEHIND & 1-1/2" DIAMETER YELLOW PLASTIC CAP, PLS 3/7929, TYPICAL UNLESS NOTED OTHERWISE
- (C) CALCULATED
- (M) MEASURED
- (R) RECORD
- D/E DRAINAGE EASEMENT
- U/E UTILITY EASEMENT
- J.D.D.E. JUDICIAL 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
- ADDING PARCEL OR LOT LINE
- CENTER LINE
- PUBLIC LANDS SURVEY SECTION LINE
- PLAT BOUNDARY LIMITS

## CURVE TABLE

CHORD BEARING	CHORD LENGTH	CHORD BEARING	CHORD LENGTH
S 14.36° 44' 44" W	18.0000	S 14.36° 44' 44" W	18.0000
S 71.42° 43.07' E	38.7777	N 46.03° 15' E	89.5925
S 14.36° 44' 44" W	18.0000	S 14.36° 44' 44" W	18.0000
S 71.42° 43.07' E	38.7777	N 46.03° 15' E	89.5925
S 14.36° 44' 44" W	18.0000	S 14.36° 44' 44" W	18.0000
S 71.42° 43.07' E	38.7777	N 46.03° 15' E	89.5925
S 14.36° 44' 44" W	18.0000	S 14.36° 44' 44" W	18.0000
S 71.42° 43.07' E	38.7777	N 46.03° 15' E	89.5925
S 14.36° 44' 44" W	18.0000	S 14.36° 44' 44" W	18.0000
S 71.42° 43.07' E	38.7777	N 46.03° 15' E	89.5925

## LINE TABLE

1 - N 88°56'15" W 8.00'
12 - S 88°54'09" E 8.00'
13 - S 88°56'39" E 5.58'
14 - S 88°56'39" E 8.00'
15 - S 88°56'39" E 8.00'
16 - S 88°56'39" E 8.00'
17 - S 88°56'39" E 8.00'
18 - S 88°56'39" E 8.00'
19 - N 01°03'21" W 10.00'
20 - S 88°56'39" E 5.42'
21 - N 88°56'39" W 1.44'
22 - N 88°56'39" E 24.00'
23 - S 88°56'39" E 10.00'
24 - N 88°56'39" W 10.00'



**POWERED**  
Surveying Company, Inc.  
Established 1988  
1715 S. 202nd St.  
Denver, CO 80231

TYPE OF SUBMITTAL	PRELIMINARY PLAT
PREPARATION DATE	OCTOBER 12, 2023
REVISION DATE	
REVISION DATE	
JOB NO. 501-21-104	DMG: 21-104 PLAT.dwg
SHEET 2 OF 5	

## Greg Barnes

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**From:** Greg Barnes  
**Sent:** Wednesday, December 27, 2023 11:02 AM  
**To:** Paul Wagner  
**Subject:** RE: 4147 W. 64th Ave Proposed Development/Rezoning

Thank you, Paul. Final platting is actually the perfect time for that kind of feedback. I'll pass your comments along to the applicant and attempt to negotiate for that vegetation.



### Greg Barnes

Principal Planner, *Community and Economic Development Dept.*  
ADAMS COUNTY, COLORADO  
4430 S. Adams County Parkway, 1st Floor, Suite W2000A  
Brighton, CO 80601-8216  
720.523.6853 [gjbarnes@adcogov.org](mailto:gjbarnes@adcogov.org)  
[adcogov.org](http://adcogov.org)

#### My work schedule is:

Monday – 7:00 am – 3:30 pm  
Tuesday - 7:30 am – 5:00 pm  
Wednesday – 7:00 am – 4:30 pm  
Thursday – 7:30 am – 5:00 pm  
Friday – 7:30 am – 5:00 pm

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**From:** Paul Wagner <[pwagner@lillardclark.com](mailto:pwagner@lillardclark.com)>  
**Sent:** Wednesday, December 27, 2023 10:56 AM  
**To:** Greg Barnes <[GJBarnes@adcogov.org](mailto:GJBarnes@adcogov.org)>  
**Subject:** RE: 4147 W. 64th Ave Proposed Development/Rezoning

You don't often get email from [pwagner@lillardclark.com](mailto:pwagner@lillardclark.com). [Learn why this is important](#)

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

Hi Greg,

My address is 4120 W 66<sup>th</sup> Ave.

I received the Final Plat notice for the subject property in the mail yesterday. I had attended the first community reach out on the development at the school a few years ago. At the community reach out meeting, I had asked that if the development did indeed occur that there would be some tall trees/shrubs/etc that could screen the south side of our property from the new development. I was told that it was possible.

I am not sure if the platting process it the correct time to note that I would like reassert my request that this screen be planted at the northeast corner of the "hammerhead" to screen the south part of our lot from the new development. Is this possible?

Thanks for your consideration,  
Paul

Paul Wagner  
Lillard & Clark Construction  
3775 S Knox Ct  
Denver, CO 80236  
Office (303)-761-3170  
Mobile (303)-913-6440

---

**From:** Greg Barnes <[GJBarnes@adcogov.org](mailto:GJBarnes@adcogov.org)>  
**Sent:** Friday, December 17, 2021 2:30 PM  
**To:** Paul Wagner <[pwagner@lillardclark.com](mailto:pwagner@lillardclark.com)>; Jen Rutter <[JRutter@adcogov.org](mailto:JRutter@adcogov.org)>; Maxwell Bernhardt <[MBernhardt@adcogov.org](mailto:MBernhardt@adcogov.org)>; David DeBoskey <[DDeboskey@adcogov.org](mailto:DDeboskey@adcogov.org)>; Ella Gleason <[EGleason@adcogov.org](mailto:EGleason@adcogov.org)>; Cody Spaid <[CSpaid@adcogov.org](mailto:CSpaid@adcogov.org)>  
**Subject:** RE: 4147 W. 64th Ave Proposed Development/Rezoning

Paul,

I'm aware of the property that you are asking about. At the present time, Adams County does not have any applications for rezoning or development on this property. If we were to receive a rezoning or subdivision application on this site, we are legally required to send a notice (by mail) to all property owners and residents within 500 feet of the site. Typically, we will exceed this requirement and notify property owners within 750 feet. Therefore, if you are a nearby property owner or resident, we will notify you when an application is received.



**Greg Barnes**

Planner III, *Community and Economic Development Dept.*  
ADAMS COUNTY, COLORADO  
4430 S. Adams County Parkway, 1st Floor, Suite W2000A  
Brighton, CO 80601-8216  
720.523.6853 [gjbarnes@adcogov.org](mailto:gjbarnes@adcogov.org)  
[adcogov.org](http://adcogov.org)

**Beginning July 27, 2020, my work schedule is:**  
Monday – Alternating weeks of 7 am – 3:30 pm and off  
Tuesday – Friday – 7 am – 4:30 pm

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**From:** Paul Wagner <[pwagner@lillardclark.com](mailto:pwagner@lillardclark.com)>  
**Sent:** Friday, December 17, 2021 11:16 AM  
**To:** Greg Barnes <[GJBarnes@adcogov.org](mailto:GJBarnes@adcogov.org)>; Jen Rutter <[JRutter@adcogov.org](mailto:JRutter@adcogov.org)>; Maxwell Bernhardt <[MBernhardt@adcogov.org](mailto:MBernhardt@adcogov.org)>; David DeBoskey <[DDeboskey@adcogov.org](mailto:DDeboskey@adcogov.org)>; Ella Gleason <[EGleason@adcogov.org](mailto:EGleason@adcogov.org)>; Cody Spaid <[CSpaid@adcogov.org](mailto:CSpaid@adcogov.org)>  
**Subject:** FW: 4147 W. 64th Ave Proposed Development/Rezoning

---

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

Hello,

I'm reaching out again and including a few other folks on the email in the hope that I can get pointed in the right direction. Thank you.

Paul Wagner  
Lillard & Clark Construction  
3775 S Knox Ct  
Denver, CO 80236  
303-761-3170 (office)  
303-913-6440 (mobile)

---

**From:** Paul Wagner  
**Sent:** Tuesday, December 14, 2021 12:44 PM  
**To:** [jrutter@adcogov.org](mailto:jrutter@adcogov.org)  
**Subject:** 4147 W. 64th Ave Proposed Development/Rezoning

Good afternoon Ms. Rutter,

I obtained your email from the Adams County Website and am hoping to get more information on the proposed rezoning and possible development at the subject property. My home is on the north side and was invited to and attended a Community Open house last week in which the developer discussed their plans for the property.

I've looked on the County's website and I can't seem to find any information on the possible rezoning. The developer did say that they are in preliminary stages with the County. Are you able provide me the contact information of who I would be able to speak with at the County to answer some questions?

Thank you in advance,

Paul

Paul Wagner  
Lillard & Clark Construction  
3775 S Knox Ct  
Denver, CO 80236  
303-761-3170 (office)  
303-913-6440 (mobile)

## Greg Barnes

---

**From:** whitebigdog@aol.com  
**Sent:** Thursday, January 11, 2024 5:04 PM  
**To:** Greg Barnes  
**Subject:** Case # PLT2023-00046

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

Final Plat for 4147 W 64th. Avenue, Parcel number is 018206400030

In the last meeting the proposal from the developer was turned down due to the absence of sidewalks on **both** sides of the street. This should be mandatory for the safety of the new residence in this area. I don't see where this was changed on the new proposal.

Also, we believe that some back ground work needs to be done. In a letter from the Denver Water Department on December 17, 2021 it was determined that there is **NOT** adequate water supply into Crestview for fire flows for additional growth within Crestview. It clearly states 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 venue 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. I see no response from the County or the developer on this issue. It states that there is not enough water supply.

During the last meeting the proposal was turned down because of the width of the street needed to 35 feet. It doesn't say that this has changed.

In addition, we still feel that the increased amount of traffic on 64th has not been totally addressed.

We personally don't see any difference in this latest proposal compared to the others that were already turned down.

The above issues need to be addressed fully and completely before proceeding with this proposed development.

Dave & Mary White  
6510 Raleigh Street  
Arvada, CO 80003  
303-396-2291



## Greg Barnes

---

**From:** Greg Barnes  
**Sent:** Tuesday, January 16, 2024 9:36 AM  
**To:** l.wolfe@comcast.net  
**Cc:** Darrel Sand; Dave Perlowski; forrestmoisan@gmail.com; Janice Beechick; whitebigdog@aol.com  
**Subject:** RE: response to request for comment on PLT2023-00046

Hi Larry,

The Planning Commission makes a recommendation to the Board of County Commissioners. Back on August 10<sup>th</sup>, the Planning Commission *recommended* denial to the Board of County Commissioners. At the subsequent Board of County Commissioners hearing, the application was approved. The applicant has now submitted their final plat application.

Crestview Water and Sanitation and the Colorado Division of Water Resources have both issued comments of no objections to this application. The last correspondence I show from DenverWater (on the preliminary plat) was that they had no objections to the platting, and the applicant would need to submit water and engineering plans to them. Based on the recent response that I've received from Crestview, those plans have been submitted and are under review. I will have the applicant respond with further updates on the progress of those plans.



### Greg Barnes

Principal Planner, *Community and Economic Development Dept.*

ADAMS COUNTY, COLORADO

4430 S. Adams County Parkway, 1st Floor, Suite W2000A

Brighton, CO 80601-8216

720.523.6853 [gjbarnes@adcogov.org](mailto:gjbarnes@adcogov.org)

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Wednesday – 7:00 am – 4:30 pm

Thursday – 7:30 am – 5:00 pm

Friday – 7:30 am – 5:00 pm

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**From:** l.wolfe@comcast.net <l.wolfe@comcast.net>

**Sent:** Friday, January 12, 2024 5:44 PM

**To:** Greg Barnes <GJBarnes@adcogov.org>

**Cc:** Darrel Sand <darrelsand69@outlook.com>; Dave Perlowski <daveperl1@aol.com>; forrestmoisan@gmail.com; Janice Beechick <jbeechick@hotmail.com>; whitebigdog@aol.com

**Subject:** response to request for comment on PLT2023-00046

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

Hi Greg,

To start I'm a little confused. I thought at the planning meeting on Aug 10, 2023 the planning commission was a no vote and sent the developer back to make adjustments. In this latest proposal I do not see anything different than the original back in 2021.