

Resubmittal 2

Colby Rezoning and Subdivision
15635 Pecos Street

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Re-submittal Form

Case Name/ Number: _____

Case Manager: _____

Re-submitted Items:

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

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

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

The cover letter must include the following information:

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

For County Use Only:

Date Accepted:

Staff (accepting intake):

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

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

Please see our responses to each comment inline below, in red:

PLN1

---PLN4: Thank you for responding to this. However, the placement of the hypothetical building on the proposed southern lot seems to be within the setback of the current location of the septic systems.

As it stands now, that lot is not buildable if it encroaches the septic setback. Please show the buildability in a different way, either on a different part of the lot or by moving the septic systems. Moreover, each lot must have its own septic system in its entirety on its lot. The system cannot be partly in a different lot. Please refer to the Environmental Analyst for further details about septic and septic location.

Please see the proposed site plan ([pg. 8](#)), on which the proposed septic systems fit entirely on each given lot. As shown, our current septic system will be abandoned, and we will build a new one that fits, in its entirety, on the northern lot. Per our phone conversation with Megan Grant (Environmental Analyst) and in accordance with ACHD Regulation O-22, the proposed site plan meets septic requirements.

See also the updated proposed plat ([pg. 11](#)), which no longer shows the existing septic system, and thus allows for the proposed septic systems to fit, in their entirety, on each proposed lot.

PLN2:

---PLN12: Okay. Be ready to present your case to the Planning Commission and Board of County Commissioners.

Acknowledged. We are hopeful that the County will also take our comments into consideration when making their recommendation.

PLN3: Upon talking internally with staff, we need you to complete the application for the well prior to going to hearing with us. I understand we talked about holding off on completing the well application until after the development process and hearing, however, I said that erroneously. We need proof that there is enough water before we go into the hearing. An email is not the standard we accept for proof. My apologies for the confusion. This proof of water will be required. According to the DWR letter, this well is the well mentioned as a plat note to be permitted after. That won't be necessary to have on the plat now as you will permit it prior.

Per our email and phone conversation with David DeBoskey, we do have city water to our northern lot currently ([pg. 12](#)) and a "will serve" letter from Mile High Water ([pg. 13](#)) saying that they are able to provide water for the southern lot as well. Additionally, our well is only used for outdoor purposes (sprinklers) on our current 4.24 acres, and would only be used for outdoor purposes on the subdivided 2.12 acres.

Thus, the attached documents are sufficient at this time:

1. **Proof of water** for current lot (and proposed northern lot) - Mile High Water bill ([pg. 12](#))
2. **Proof of water** for proposed southern lot - "Will serve" letter from Mile High Water ([pg. 13](#))
3. **Email from DWR**, stating that we cannot repermit the well until the subdivision has taken place ([pg. 14](#))

PLN4: To clarify, the landscaping is hypothetical in the sense that it hasn't happened yet, but it is still required.

Acknowledged. However, it is hypothetical in the sense that it may not look exactly like we have drawn up in the site plan, especially because we will not be the ones developing and landscaping the southern lot.

ENV1. Existing water well (Permit 108938) on subject parcel, installed in 1981. Comments from DWR letter indicate that existing water well on subject parcel must be addressed prior to development, among other requirements. Please provide documentation of communication and disposition of DWR requirements for Adams County review.

Please see comment above in response to PLN3.

Plat note added to indicate a re-permit of existing well permit no. 108938 is required.

See plat note 14 on proposed plat ([pg. 10](#)).

ENV2. DWR requested that a well permit application be submitted to DWR. Adams County will require that the well permit application and approval from DWR be submitted to Adams County for review prior to public hearing. The applicant must provide proof that sufficient water is available for the proposed project.

Please see comment above in response to PLN3.

ENV3. Please provide an updated site map/plat that indicates the location of the existing water well, septic system, and distances between the site features and the septic components for the current residence. The provided plat/site map provides location of leach fields (actual or proposed?) but not locations of structures, septic system components (tanks, piping), or distances.

See current site plan ([pg. 7](#)), proposed site plan ([pg. 8](#)), and updated plat ([pg. 9-11](#)):

1. The **current site plan** ([pg. 7](#)) shows the location and measurements of the existing septic system and leach fields, which will be abandoned upon subdividing.
2. The **proposed site plan** ([pg. 8](#)) shows a hypothetical rendering of the septic systems and leach fields (with measurements) for both proposed lots. The proposed septic system for the northern lot will be constructed immediately after the subdivision.

3. The **current plat** ([pg. 9](#)) shows the location of the existing septic system and leach fields that will be abandoned upon subdividing.
4. The **proposed plat** ([pg. 10-11](#)) does not show any of these features, per guidance from David Dittmer (Right of Way Agent).

ENV4. The septic system, including its leach field, for each proposed lot will need to be contained within the boundaries of that lot with appropriate setbacks. The design as shown is not permissible with the lot line bisecting the septic field.

See proposed site plan ([pg. 8](#)) and updated plat ([pg. 9-11](#)).

As shown on the proposed site plan, the proposed septic systems will not cross lot lines.

The updated proposed plat ([pg. 11](#)) no longer shows the existing septic system, and thus allows for the proposed septic systems to fit, in their entirety, on each proposed lot.

ENV5. Per ACHD Regulation O-22, setback distances from septic tanks, pipes, and soil treatment areas (also called leach fields) must be maintained. The regulation, including setback requirements, can be found at <https://adamscountyhealthdepartment.org/septic-system-and-use-permits>.

Acknowledged. The proposed site plan ([pg. 8](#)) indicates that all requirements and setback distances can be maintained.

ENV6. The lot has to be buildable to meet requirements of minimum building size for the zone district, size of septic system tanks, leach field, and components. Setbacks must be met. The size of the septic system will increase with the size of the dwelling proposed, as outlined in ACHD Regulation O-22. Please demonstrate these requirements can be met for the proposed project.

See proposed site plan ([pg. 8](#)) and updated plat ([pg. 9-11](#)). Since we have clarified that the proposed septic systems will not be crossing lot lines, we find that all requirements and setback distances can be maintained.

If there are any setback distances that are still not being met, please clarify which setback distances we are not meeting and how we can clearly demonstrate that the requirements are being met.

ENV7. The applicant has included a letter from ACHD (dated 05/15/2023) providing guidance for installation of new septic on the proposed second lot with new construction. This letter did not address abandonment of existing septic and new installation of septic system at the applicant's current residence on one of the proposed lots.

See OWTS conditional use permit ([pg. 15-16](#)) and letter from ACHD ([pg. 17-20](#)). The permit grants us use of the current septic system until the new one is constructed. Then, the abandonment of the existing septic system will take place in communication with ACHD and in accordance with Regulation O-22.

Eng1: Engineering redlines are included in the attached, Red-marked Print #2 with comments that needed to be addressed with the next submittal.

See updated plat ([pg. 9-11](#)).

Eng2: The applicant must also submit a draft of the Leach Field easement deed for review. After staff has reviewed the draft deed and the comments are addressed, as applicable, may be executed, but not recorded.

Contact the Public Works Right of Way Agent, He can provide a guide for submittal requirements, and I recommend that you consult with an attorney during the drafting of the deed.

Our proposed septic systems (including leach fields) will not cross lot lines, so no easement should be needed. See proposed site plan ([pg. 8](#)), which demonstrates that the new septic systems will not need to cross lot lines.

Eng3: The applicant is responsible for improving the adjacent one-half of West 156th Avenue and North Pecos Street to current local template standards, However, since Section 5-04-01-02-01 Adams County Development Standards and Regulations states that this is only required in residential and agriculture zoned areas when the average lot size is one acre or less. The two lots have average lot size greater than 2 acres. No further action is required.

Acknowledged.

Eng4: The submitted drainage report is acceptable to this department. Drainage Report or equivalent letter requires the developer signature.

See updated drainage report with developer signature ([pg. 21](#)).

ENG5: No Certificate of Occupancy on building on lot 2 until access permit has been issued and culvert has been installed, inspected, and approved. Driveway throat width for single access cannot exceed 30-ft without Adams County (ADCO) approval. Driveway must be paved with a minimum of 4" of asphalt or concrete within the County Right-of-Way. Access must be permitted, inspected and approved by ADCO prior to C.O. on building. Applicant must call for inspection of access within 6 months of the access permit issuance.

Acknowledged.

Current Site Plan:



Access Point 1 to Pecos

Access Point 2 to Pecos

W 156th Ave

Quivas St

Pecos St

25 ft.
Septic Tank

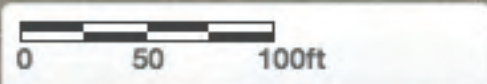
Diverting valve

60 ft.
Leach Field A

60 ft.
Leach Field B

~408 ft.

~480 ft.



1:500

Natural Gas Pipeline (grey line)

Mile High Water Line (blue line)

All leach fields: ~100x20 ft.

Proposed Site Plan:

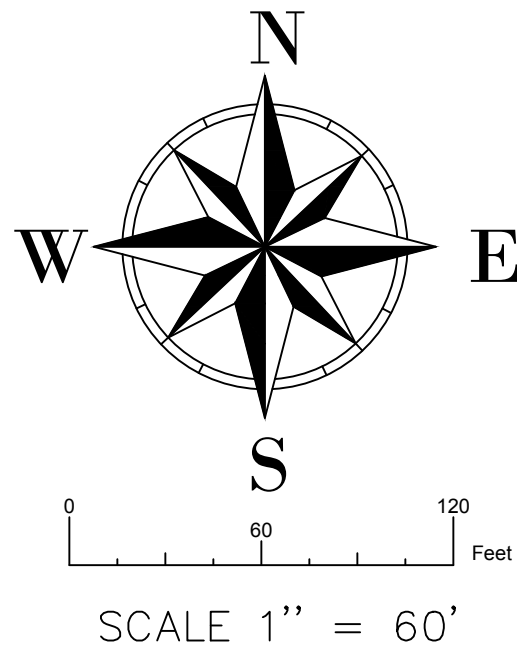


Easements
(dotted lines)

Natural Gas Pipeline
(grey line)

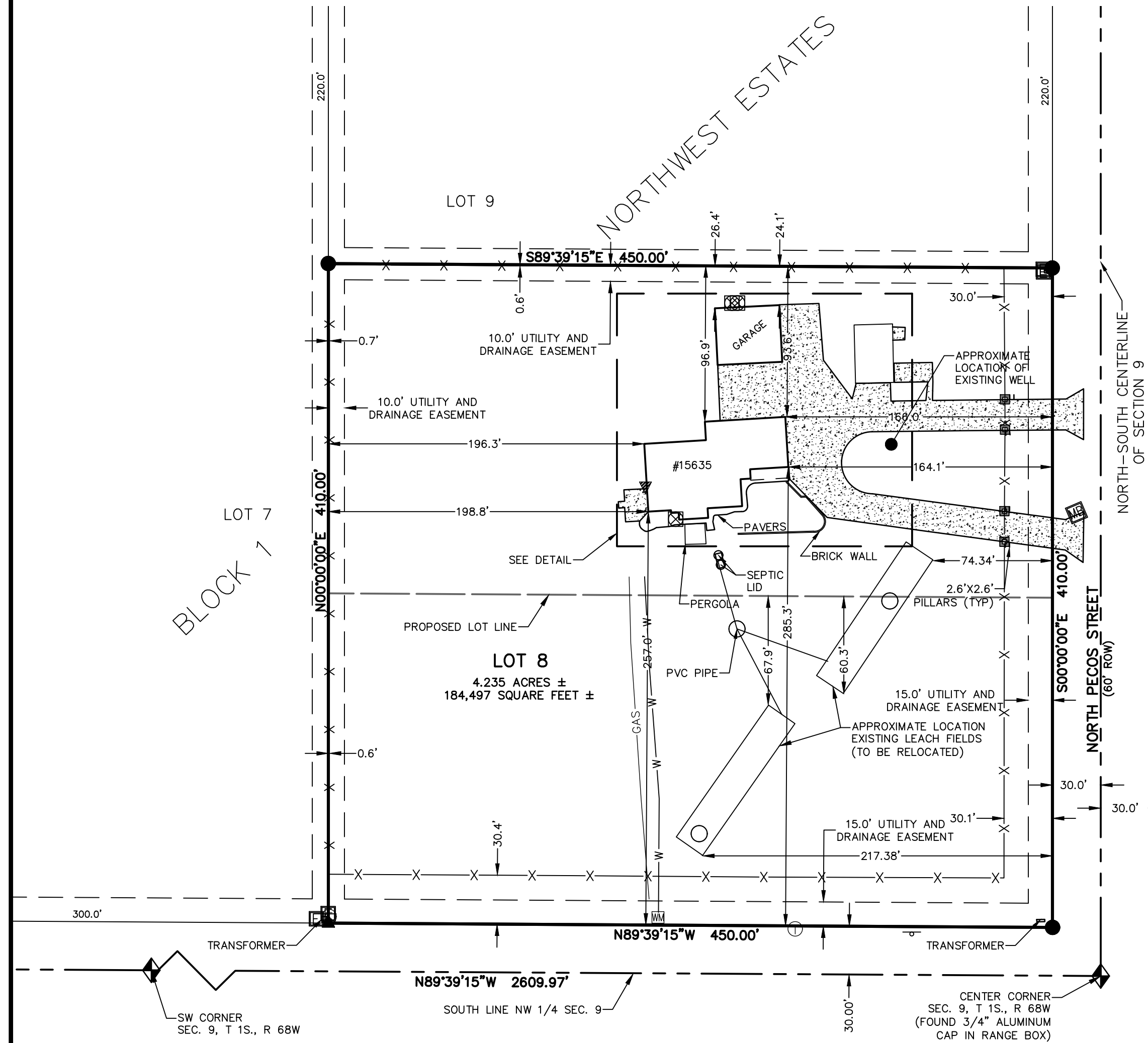
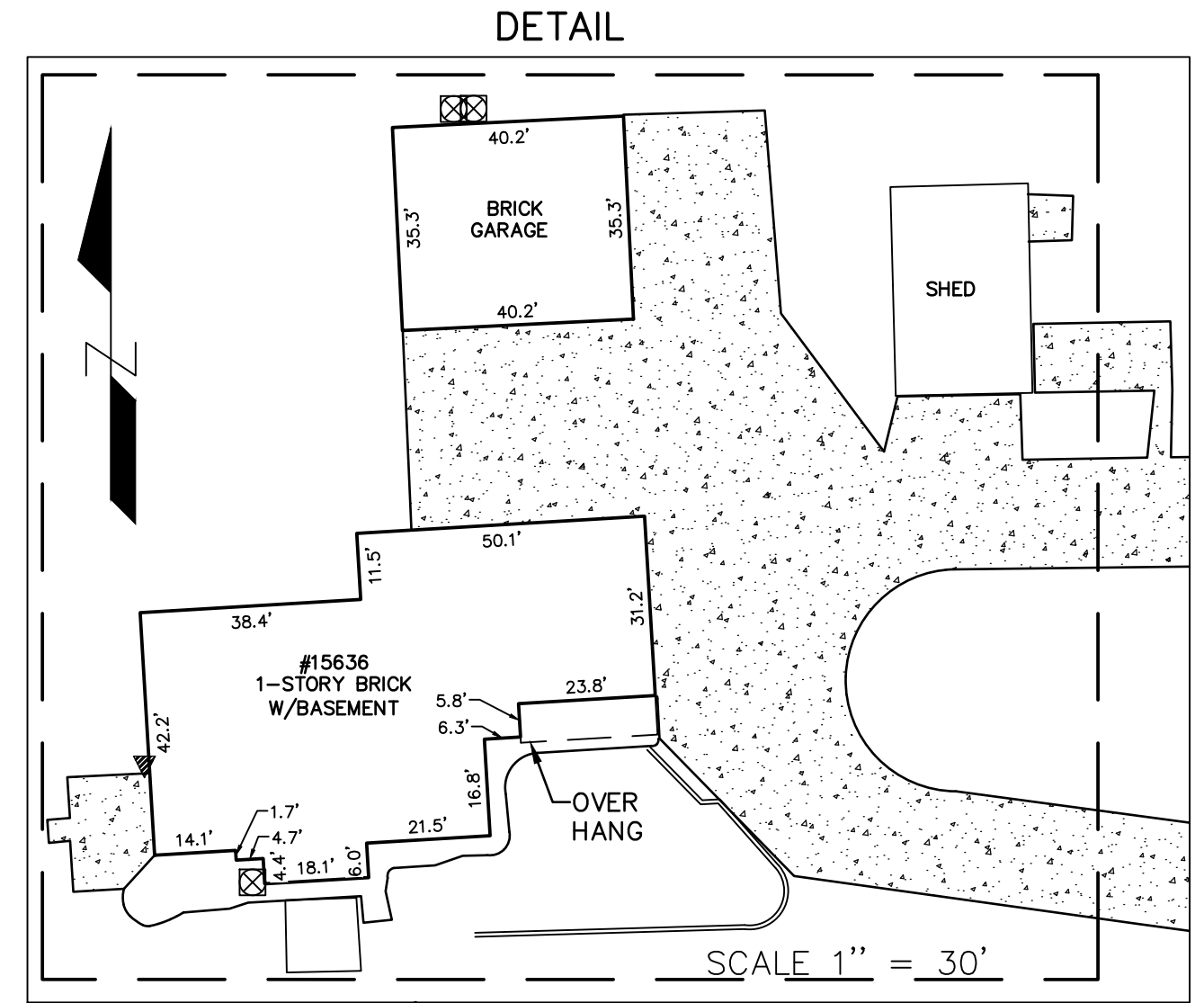
Mile High Water Lines
(blue lines)

All leach fields: 100x20 ft.
Proposed dwelling: 3,500 sq. ft.



LEGEND

- | | | | |
|--|--------------------------------------|--|------------------------------|
| | EXISTING SECTION CORNER AS DESCRIBED | | AC UNIT |
| | FOUND NO. 4 REBAR AND NO CAP | | GAS METER |
| | FOUND NO. 5 REBAR AND CAP PLS 24302 | | SIGN |
| | WATER METER | | TELECOMMUNICATIONS ENCLOSURE |
| | ELECTRICAL METER | | GATE POST |
| | ELECTRICAL PANEL | | FENCE LINE |
| | MAILBOX | | CONCRETE |



LEGAL DESCRIPTION: (FRO SPECIAL WARRANTY DEED RECEPTION NO. 2023000018592)

LOT 8, BLOCK 1, NORTHWEST ESTATES, COUNTY OF ADAMS, STATE OF COLORADO.

BASIS FOR BEARINGS:

THE EAST LINE OF LOT 8, BLOCK 1, NORTHWEST ESTATES IS ASSUMED TO BEAR S0°00'00"E MONUMENTED AS SHOWN.

NOTICE:

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

THE LINEAL UNITS USED AND SHOWN HEREON IS U.S. SURVEY FOOT. THE FENCE DIMENSION(S) INDICATE ON WHICH SIDE OF THE LINE THE FENCE IS ON.

THERE MAY BE BURIED UTILITIES ON OR ADJACENT TO THIS SITE NOT SHOWN DUE TO INSUFFICIENT SURFACE EVIDENCE. NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS, OR THE EXISTENCE OF OVERHEAD OR UNDERGROUND CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT OF LAND.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY R.W. BAYER & ASSOCIATES, INC. OF THE PROPERTY SHOWN AND DESCRIBED HEREON TO DETERMINE OWNERSHIP OF THIS TRACT OF LAND, COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND OR RIGHTS-OF-WAY, EASEMENTS OR ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND, BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS.

EXCEPT AS SHOWN OR SPECIFICALLY STATED IN THE FIRST AMERICAN TITLE INSURANCE COMPANY POLICY NO. J1019647, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS, ANY OTHER FACTS. THIS IMPROVEMENT SURVEY PLAT WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. CLIENT DID NOT REQUEST RIGHTS-OF-WAY AND EASEMENTS TO BE SHOWN ON THIS PLAT. THIS PLAT IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE WITHIN THE STATE OF COLORADO. THIS PLAT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED

CERTIFICATE OF SURVEY:

I, RAYMOND W. BAYER, A PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT A SURVEY OF THE ABOVE DESCRIBED PREMISES WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION ON JUNE 1, 2023; THAT THE ATTACHED IMPROVEMENT SURVEY PLAT CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES, FENCES, DITCHES, RESERVOIRS, AND OTHER IMPROVEMENTS SITUATED ON SAID PREMISES; THAT, EXCEPT AS SHOWN, THERE ARE NO EASEMENTS OR RIGHTS-OF-WAY VISIBLE, OR OTHERWISE KNOWN TO ME ON, ACROSS OR AFFECTING SAID PREMISES; AND, EXCEPT AS SHOWN, THAT THERE ARE NO PARTY WALLS, NO ENCROACHMENTS ON ADJOINING PREMISES, STREETS OR ALLEYS BY ANY OF SAID BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.

RAYMOND W. BAYER
REG. P.L.S. NO. 6973

COUNTY SURVEYOR'S CERTIFICATE:

DEPOSITED THIS ____ DAY OF _____ 20____ AT ____ .M., IN BOOK _____ OF THE COUNTY SURVEYOR'S LAND SURVEY PLATS / RIGHTS OF WAY SURVEYS AT PAGE _____ RECEPTION NO. ____ . THIS LAND SURVEY PLAT COMPLIES WITH SECTION 38-51-106, COLORADO REVISED STATUTES.

COUNTY SURVEYOR

R.W. BAYER & ASSOCIATES, INC.
12170 TEJON ST., NO. 700
WESTMINSTER, COLORADO 80234
(303) 452-4433 FAX: (303) 452-4515

CAD FILE: 23072/23072.DWG REVISIONS: ADDED SEPTIC AND WELL TO MAP 4/22/24

IMPROVEMENT SURVEY PLAT
LOT 8, BLOCK 1, NORTHWEST ESTATES, BEING A PART OF THE NORTHWEST ONE-QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

SCALE: 1"=60'	DATE: JUNE 1, 2023	DRW BY: E.A.B.	CKD BY: R.W.B	PROJ NO: 2023-072
BOOK: 728	PAGE: 2	FILE NO: 9-18-29L	SHEET NO: 1 OF 1	

COLBY SUBDIVISION

A RESUBDIVISION OF LOT 8, BLOCK 1, NORTHWEST ESTATES

LYING IN THE NORTHWEST QUATER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M.

COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 2

OWNERSHIP AND DEDICATION CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNER OF LOT 8, BLOCK 1, NORTHWEST ESTATES SUBDIVISION AS RECORDED IN RECEPTION NO. 8042457, ADAMS COUNTY RECORDS, BEING A PART OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AT THE CENTER CORNER SECTION 9 TOWNSHIP 1 SOUTH, RANGE 68 WEST; THENCE N89°39'15"W A DISTANCE OF 30.00 FEET; THENCE N00°00'00"W A DISTANCE OF 30.00 FEET TO THE SOUTHEAST CORNER OF LOT 8, BLOCK 1, NORTHWEST ESTATES SUBDIVISION BEING THE POINT OF BEGINNING; THENCE N89°39'15"W ALONG SOUTH LINE OF SAID LOT 8 A DISTANCE OF 450.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE N00°00'00"W ALONG WEST LINE OF SAID LOT 8 A DISTANCE OF 410.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 8; THENCE S89°39'15"E ALONG NORTH LINE OF SAID LOT 8 A DISTANCE OF 450.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 8; THENCE S00°00'00"E ALONG THE EAST LINE OF SAID LOT 8 A DISTANCE OF 410.00 FEET TO THE POINT OF BEGINNING.
COUNTY OF ADAMS, STATE OF COLORADO.

CONTAINS 184,497 SQUARE FEET OR 4.235 ACRES MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO A LOTS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF COLBY SUBDIVISION, AND DO HEREBY DEDICATE TO THE COUNTY OF ADAMS, STATE OF COLORADO, FOR PUBLIC USE, ALL STREETS, AND OTHER PUBLIC WAYS AND LANDS AS SHOWN ON THIS PLAT, FOREVER, AND ALSO RESERVE THOSE PORTIONS OF REAL PROPERTY WHICH ARE LABELED AS EASEMENTS ON THIS PLAT, FOR THE INSTALLATION AND MAINTENANCE OF UTILITY AND DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO ELECTRIC LINES, GAS LINES, WATER LINES, AND SEWER LINES TOGETHER WITH RIGHT TO TRIM INTERFERING TREES AND BRUSH, TOGETHER WITH A PERPETUAL RIGHT IN INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES; SAIS EASEMENTS AND RIGHTS TO BE USED IN A RESPONSIBLE AND PRUDENT MANNER.

EXECUTED THIS _____ DAY OF _____, 20____.

RYAN COLBY _____ JACQUELINE COLBY _____

ACKNOWLEDGEMENT:

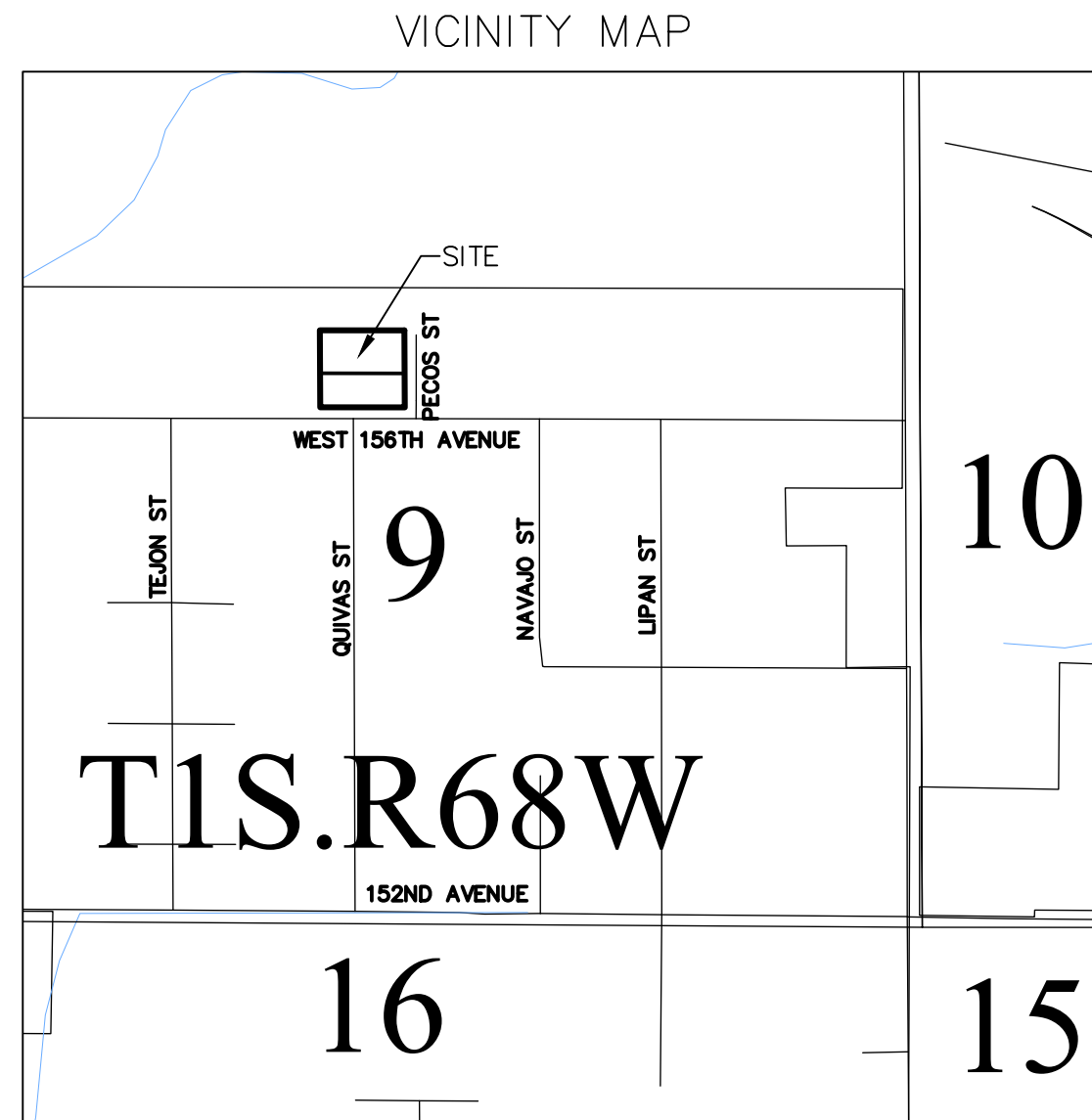
STATE OF COLORADO)
)SS
COUNTY OF ADAMS)

THE FOREGOING OWNERSHIP AND DEDICATION CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 202____, BY RYAN COLBY AND JACQUELINE COLBY, INDIVIDUALLY AND AS JOINT TENANTS.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES: _____
MY ADDRESS IS: _____

PLAT NOTES

1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 8, BLOCK 1, NORTHWEST SUBDIVISION INTO 2 EQUAL LOTS AND DEDICATE A UTILITY EASEMENT IN LOT 2 OF COLBY SUBDIVISION. THE EASEMENTS AS DEDICATED BY NORTHWEST ESTATES RECORDED AT RECEPTION NO. 8042457 ARE NOT AFFECTED BY THIS PLAT.
2. ALL NOTES, DEDICATIONS AND PLAT RESTRICTIONS, AS SHOWN ON THE PLAT OF NORTHWEST SUBDIVISION RECORDED AT RECEPTION NO. 8042457 IN THE RECORDS OF ADAMS COUNTY, COLORADO SHALL APPLY UNLESS SPECIFICALLY AMENDED AND SUPERSEDED HEREBY.
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY R.W. BAYER & ASSOCIATES, INC. OF THE PROPERTY SHOWN AND DESCRIBED HEREIN TO DETERMINE OWNERSHIP OF THE TRACT OF LAND, COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND OR RIGHTS-OF-WAY, EASEMENTS OR ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND. R.W. BAYER & ASSOCIATES, INC. HAS RELIED UPON NORTHWEST SUBDIVISION PLAT RECEPTION NO. 8042457 DATED SEPTEMBER 22, 1976 FOR THE PURPOSE OF SHOWING RECORDED EASEMENTS AND RIGHT-OF-WAY ACROSS THESE PREMISES.
4. THIS PARCEL OF LAND LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DELINEATED IN THE F.E.M.A., FLOOD INSURANCE RATE MAP, MAP NUMBER 08001C0282H, MAP REVISED MARCH 05, 2007).
5. DISTANCES ON THIS SUBDIVISION PLAT ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS. THE BEARINGS AND DISTANCES SHOWN HEREON ARE AS MEASURED.
6. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
7. BASIS FOR BEARINGS: THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER SECTION 9, TOWNSHIP 1 SOUTH, RANGE 68 WEST BEING MONUMENTED BY A 3.25' ALUMINUM CAP IN A RANGE BOX AT THE CENTER 1/4 OF SECTION 9 AND A 3.25" ALUMINUM CAP IN RANGE BOX AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 SECTION 9 IS ASSUMED TO BEAR N89°39'15"W MONUMENTED AS SHOWN. ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.



SCALE 1" = 1000'

PLAT NOTES CONTINUED

8. THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY SUBDIVISION DEVELOPMENT AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.
9. DIMENSIONS IN FEET ARE PREVIOUSLY DEEDED OR SURVEYED.
10. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUE 18-4-508, C.R.S.
11. ANY PERSON WHO KNOWINGLY REMOVES ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
12. DATE OF FIELD WORK JUNE 1, 2023.
13. "LOTS WITHIN THE COLBY SUBDIVISION WILL BE SERVED BY ONSITE WASTEWATER TREATMENT SYSTEMS (OWTS). ADAMS COUNTY HEALTH DEPARTMENT REQUIRES THAT SEPTIC TANKS BE PUMPED AND INSPECTED EVERY FOUR YEARS. AT LEAST EVERY FOUR YEARS, EACH PROPERTY OWNER SHALL HAVE THEIR SEPTIC TANK PUMPED AND INSPECTED BY A SYSTEMS CLEANER LICENSED BY ADAMS COUNTY HEALTH DEPARTMENT AND SHALL SUBMIT A RECEIPT INDICATING THAT THE SEPTIC SYSTEM HAS BEEN PUMPED AND INSPECTED TO THE ADAMS COUNTY HEALTH DEPARTMENT EHWATERPROGRAM@ADCOG.ORG
14. WELL PERMIT NO. 108938 WILL REQUIRE TO BE RE-PERMITTED.
15. AN ADDITIONAL TWO FEET (2') FOR A DRAINAGE AND UTILITY EASEMENT IS HEREBY DEDICATED ON THIS PLAT ALONG NORTH PECOS STREET AND WEST 56TH AVENUE FOR DRAINAGE AND UTILITY PURPOSES. NO PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, OR OTHER OBJECTS THAT MAY INTERFERE WITH THE OPERATION OF THIS DRAINAGE AND UTILITY EASEMENT (INTERFERING OBJECTS) WILL BE PERMITTED WITHIN THIS EASEMENT, NOT CURRENTLY INSTALLED, WITH THE EXCEPTION OF THE ACCESS DRIVE FROM THE DEDICATED COUNTY RIGHT-OF-WAY FOR DEVELOPMENT OF THE SUBJECT PROPERTY PURSUANT TO ENGINEERING REVIEW AND APPROVAL.
16. THE TOTAL IMPERVIOUS AREA PLANNED WITHIN THIS PLAT IS 40,720 SQUARE FEET PER THE APPROVED DRAINAGE LETTER. THE GRASS BUFFERS APPROVAL MUST BE CONSTRUCTED WITH A DENSELY VEGETATED STRIPS OF GRASS DESIGNED TO ACCEPT SHEET FLOW FROM DEVELOPMENT. GRASSED BUFFERS EASEMENT PROVIDED IN THE 17 FOOT DRAINAGE EASEMENT MUST MEET THE CURRENT MILE HIGH FLOOD DISTRICT STANDARDS TO PROVIDE A SITE-SPECIFIC WATER QUALITY ENHANCEMENT BMP.
17. AT THE TIME OF SITE SPECIFIC DEVELOPMENT FOR ANY LOT, THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM NECESSARY TO SERVE THAT PARTICULAR LOT. THE SUBDIVIDER SHALL PROVIDE ALL OF THE NECESSARY RIGHTS TO THE FUTURE DEVELOPER SO THAT THE REQUIREMENTS OF THIS NOTE MAY BE SATISFIED.

SURVEYOR'S CERTIFICATE:

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

RAYMOND W. BAYER,
REG P.L.S. NO. 6973

PLANNING COMMISSION APPROVAL:

RECOMMENDED FOR APPROVAL BY THE ADAMS COUNTY PLANNING COMMISSION APPROVAL THIS _____ DAY OF _____ A,D, 202____.

CHAIR _____

BOARD AND COUNTY COMMISSIONERS APPROVAL:

APPROVED BY THE ADAMS COUNTY BOARD AND COMMISSIONERS THIS _____ DAY OF _____ A,D., 202____.

CHAIR _____

ADAMS COUNTY ATTORNEY'S OFFICE:

APPROVED AS TO FORM _____

CLERK AND RECORDERS CERTIFICATE:

THIS PLAT WAS FILED FOR RECORDED IN THE OFFICE OF ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO AT _____M. ON THE _____ DAY OF _____ A.D., 20____.

COUNTY CLERK AND RECORDER _____

DEPUTY _____ RECEPTION NO. _____

PREPARED BY:

R.W. BAYER & ASSOCIATES, INC.
12170 TEJON STREET, UNIT 700
WESTMINSTER, COLORADO 80234
(303)452-4433
RWBSURVEYING@HOTMAIL.COM
CAD FILE: 23072/23072.DWG
SHEET 1 OF 2
DATE PREPARED: OCTOBER 20, 2023
REVISIONS: REVISED PER COMMENTS 1/10/24
ADDED 2' EASEMENT 3/15/24
REVISED PER COMMENTS 3/20/24
REVISED PER COMMENTS 4/15/24

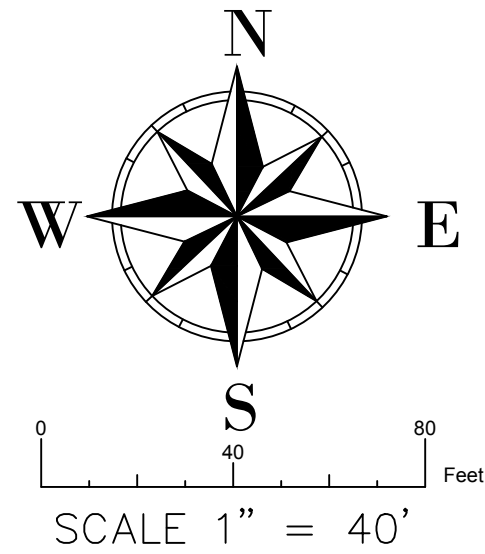
COLBY SUBDIVISION

A RESUBDIVISION OF LOT 8, BLOCK 1, NORTHWEST ESTATES

LYING IN THE NORTHWEST QUATER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M.

COUNTY OF ADAMS, STATE OF COLORADO

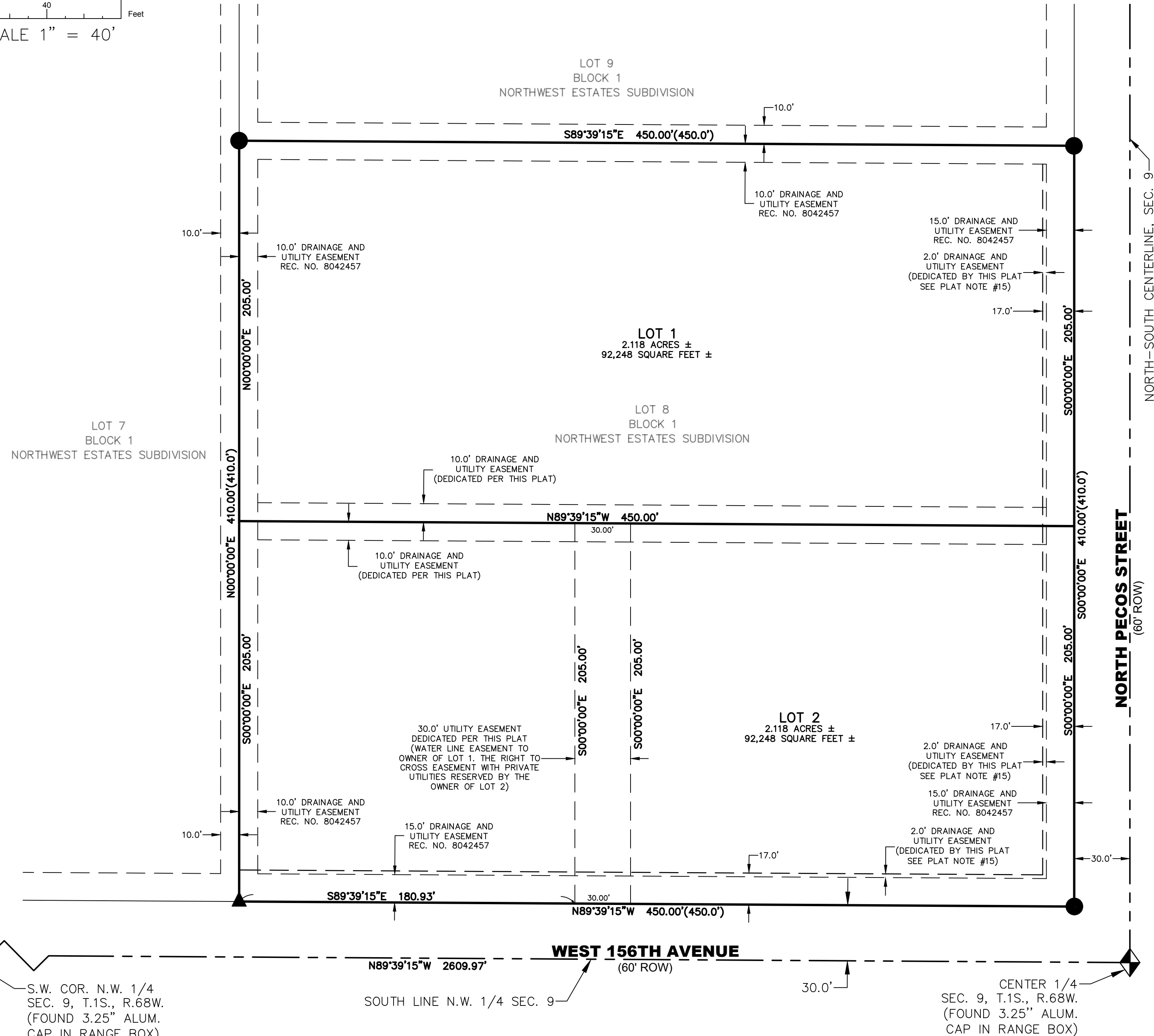
SHEET 2 OF 2



SCALE 1" = 40'

LEGEND

- EXISTING SECTION CORNER AS DESCRIBED
- FOUND NO. 4 REBAR AND NO CAP
- FOUND NO. 5 REBAR AND CAP PLS 24302
- EASEMENT LINE
- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE



RAYMOND W. BAYER,
REG P.L.S. NO. 6973

PREPARED BY:

R.W. BAYER & ASSOCIATES, INC.
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WESTMINSTER, COLORADO 80234
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SHEET 2 OF 2
DATE PREPARED: OCTOBER 20, 2023
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REVISED PER COMMENTS 4/15/24

S.W. COR. N.W. 1/4
SEC. 9, T.1S., R.68W.
(FOUND 3.25" ALUM.
CAP IN RANGE BOX)

SOUTH LINE N.W. 1/4 SEC. 9

CENTER 1/4
SEC. 9, T.1S., R.68W.
(FOUND 3.25" ALUM.
CAP IN RANGE BOX)

Proof of Water for Current/Northern Lot:

ACCOUNT NUMBER	DATE BILL MAILED
00000406	4/10/2024
PRESENT READING	SERVICE FROM
536838	2/29/2024
PREVIOUS READING	SERVICE TO
535010	3/30/2024
UNITS USED	DAYS USED
1828	30
DESCRIPTION	AMOUNT
Prev. Balance	\$0.00
Water Base	\$40.00
Usage Usage	\$18.88
CURRENT BILL DUE DATE	AMOUNT DUE BY DUE DATE
4/28/2024	\$58.88
AMOUNT DUE AFTER DUE DATE	\$58.88

SERVICE ADDRESS:
 15635 Pecos Street 135
 Broomfield, CO 80023

RETURN THIS STUB WITH PAYMENT TO:
 DENVER CO 802
 MILE HIGH WATER COMPANY
 PO BOX 434
 BROOMFIELD, CO 80038

15 APR 2024 PM 3:11
 postcard

RENEE (OFFICE) 303-466-6373
HARRY STONE (SUPERINTENDENT) 303-517-5052
WEBSITE: www.milehighwater.com

ACCOUNT NUMBER	DUE DATE	AMOUNT DUE AFTER DUE DATE	AMOUNT DUE BY DUE DATE
00000406	4/28/2024	\$58.88	\$ 58.88

March 2024 Water Usage

RETURN SERVICE REQUESTED

Ryan & Jacqueline Colby
 15635 Pecos Street
 Broomfield, CO 80023

KEEP THIS STUB FOR YOUR RECORDS



Mile High Water Company
MHWC

PO Box 434
Broomfield, CO 80038

April 26, 2023

Ryan Colby
15635 Pecos Street
Broomfield, CO 80023

Dear Mr. Colby,

This letter is confirmation that Mile High Water Company has available taps to purchase upon request.

Sincerely,

Renee Loewen
Mile High Water Company – Accountant
720 272-3054

Well Permit Application - 15635 Pecos Street

Comaniciu - DNR, Ioana <ioana.comaniciu@state.co.us>

Mon, Apr 8, 2024 at 2:53 PM

To: rscolby@gmail.com

Cc: David DeBoskey <DDeboskey@adcogov.org>, jacquie.t.colby@gmail.com

Good Afternoon,

This email is in response to your inquiry to Micheal Matz of this office whether the SEO will issue a new permit for well no. 108938 prior to the Colby Minor subdivision approval.

Please note that well permits are being issued for legally created parcels with the county, therefore this office will not issue a new permit for well no. 108938 prior to the county subdivision approval. As mentioned in our comment letter to the county we will hold any application that is submitted to repermit well no. 108938 until we receive documentation that the County has approved the subdivision.

I hope this clarified your question. Please contact me at this office if you have any questions and while Mike is out on family leave.

Sincerely,

Ioana Comaniciu, P.E.
Water Resources Engineer



COLORADO
Division of Water Resources
Department of Natural Resources

P 303-866-3581 x 8246

1313 Sherman St., Suite 818, Denver, CO 80203

ioana.comaniciu@state.co.us | www.colorado.gov/water

----- Forwarded message -----

From: **DWR - DNR, Permitsonline** <dnr_dwrpermitsonline@state.co.us>

Date: Mon, Apr 8, 2024 at 9:14 AM

Subject: Fwd: Well Permit Application - 15635 Pecos Street

To: Ioana Comaniciu - DNR <ioana.comaniciu@state.co.us>

Ioana,

forwarding this request since calendar states Mike M is out for an extended period.

If you would like to check the status of a well permit application, please use this website: [Well Permit Search](#).

DWR forms are available via the [eForms Dashboard](#).

Questions can be submitted through our [AskDWR Portal](#).



COLORADO
Division of Water Resources
Department of Natural Resources

P 303.866.3581x0

DWRPermitsOnline@state.co.us | dwr.colorado.gov/

----- Forwarded message -----

From: **Ryan Colby** <rscolby@gmail.com>

Date: Mon, Apr 8, 2024 at 7:47 AM

Subject: Re: Well Permit Application - 15635 Pecos Street



Conditional Use Permit For An On-site Waste Water Treatment System

PROPERTY INFORMATION:

Address: 15635 Pecos St
Broomfield CO 80023-7411

County: Adams

APN: 157309001008_

Dwelling Type: Single Family
No. of Bedrooms: 3
Water Supply: Private Well

Onsite ID: House

OWNER INFORMATION: Jacqueline and Ryan Colby

Address: 15635 Pecos St Broomfield CO 80023

Phone: (303) 518-9803

PERMIT INFORMATION: OWTS000017162

Permit Type: Conditional Use

Tank 1

Tank Capacity Built (Gal): 1250 Gallons
Tank Type: T-Treatment
Tank Material: Not Specified
Tank Baffle:
No of Compartments:
Effluent Screen?

Tank 2

Tank Capacity Built (Gal):
Tank Type:
Tank Material:
Tank Baffle:
No of Compartments:
Effluent Screen?

Soil Treatment Area Built:

Type: Bed with Rock
Area (Sq ft): 1624 sq ft
Final Depth (inches):
Chamber Type:
No of Chambers:
Application Method: Gravity

Tank 3

Tank Capacity Built (Gal):
Tank Type:
Tank Material:
Tank Baffle:
No of Compartments:
Effluent Screen?

NOTE: A "Not Specified" comment indicates that either the information was not available or not applicable at the time the permit was issued.

Associated Professionals

Business Name:
Name:

Use Permit Inspector
NAWT Certification:
Exp.:
Phone:
Email:

FOR AN ON-SITE WASTE WATER TREATMENT SYSTEM

Conditional Use Permit For An On-site Waste Water Treatment System

PROPERTY INFORMATION:

Address: 15635 Pecos St Broomfield
CO 80023-7411

County: Adams

APN: 157309001008_

OWNER INFORMATION: Jacqueline and Ryan Colby

Dwelling Type: Single Family

No. of Bedrooms: 3

Water Supply: Private Well

Onsite ID: House

Address: 15635 Pecos St Broomfield CO 80023

Phone: (303) 518-9803

PERMIT INFORMATION: OWTS000017162**Permit Type:** Conditional Use

LIMITATIONS AND DISCLAIMER

This conditional use permit is granted subject to the "Agreement to Repair an Individual Sewage Disposal System", for the property located at 15635 Pecos St Broomfield, CO 80023-7411

This **conditional use permit** will expire within thirty (30) days subsequent to the latter of (i) the closing date of the property sale, or (ii) occupancy by the purchaser. Upon completion of the repairs to the On-Site Wastewater Treatment System (OWTS) and after inspection and approval by ACHD, ACHD will issue a final Certification and Use Permit for the property.

PERMIT COMMENTS

The full set of permit comments for this permit are described in the letter signed by Kian McIntosh, dated 04/24/2024, titled "RE: OWTS Conditional Use Permit comments for 15635 Pecos St, Broomfield, CO 80023, Permit Number OWTS000017162."

Permit Valid From: 04/24/2024 to 05/24/2024



Issued By: Kian McIntosh

Date Issued: 04/24/2024



ADAMS COUNTY
HEALTH DEPARTMENT

Your Health. Our Mission.

Adams County Health Department
4430 S. Adams County Pkwy.
Brighton, CO 80601
720.523.7023
adcogov.org/health

04/24/2024

RE: OWTS Conditional Use Permit comments for 15635 Pecos St, Broomfield, CO 80023, Permit Number OWTS000017162.

To whom it may concern:

The text provided below is quotations serves as the permit comments for the Conditional Use Permit for the OWTS located at 15635 Pecos St, Broomfield, CO 80023, Permit Number OWTS000017162:

“Adams County Health Department (ACHD) Regulation O-22 section 4.2 (A) states the following: “The owner ... of a property served by an OWTS shall obtain ... a use permit, dated within 12 months prior to the occurrence of one (1) or more of the following events: ... 5) Other conditions that the Department may deem appropriate.” Per this section, ACHD requires that a new conditional use permit or non-conditional use permit shall be issued prior to the subdivision of the property at 15635 Pecos St, Broomfield, CO 80023, Assessor Parcel Number 0157309001008.

This conditional use permit allows the continued use of the existing Onsite Wastewater Treatment System (OWTS, commonly referred to as a “septic system”) located at the existing address of 15635 Pecos St, Broomfield, CO 80023, provided this conditional use permit has not expired or otherwise become invalid. This conditional use permit will continue to be renewed at or before the expiration date listed on this permit unless any of the required conditions described in this permit are not met, or until any violations of ACHD Regulation O-22 are discovered. Once the property is subdivided, the address listed on this permit will be edited to be the address for the property that includes the existing house, if necessary. No additional fees will be required for the renewal of this conditional use permit.

If any conflicts are discovered between ACHD Regulation O-22 and this conditional use permit, Regulation O-22 shall supersede the conflicting sections found in this conditional use permit, and all other sections of this conditional use permit shall remain in effect. All references to “existing”, “proposed”, and “future” structures or developments are in reference to the original issuance date of this conditional use permit on 04/24/2024, unless otherwise noted.

Once the applicant completes all required steps to install or repair a proposed OWTS that will serve the existing house at 15635 Pecos St, Broomfield, CO 80023 per Adams County Health Department (ACHD) regulations, ACHD will issue a non-conditional use permit to the applicant. At the time that the non-conditional use permit is obtained, this conditional use permit will no longer be renewed as it will no longer be required for use of the septic system or for the subdivision of the property.

*****ACHD does not have any objections to the subdivision of the existing property at 15635 Pecos St, Broomfield, CO 80023, provided that a valid, non-expired conditional use permit issued by ACHD on or after 04/24/2024 for the OWTS is maintained in effect OR a new non-conditional use permit is obtained.*****

The following numbered list describes conditions that must be met for this conditional use permit to be renewed:

- 1) A permit to install an OWTS or a permit to repair an OWTS shall be obtained prior to starting construction of any portion of an OWTS. Requirements to obtain these permits are described in ACHD Regulation O-22. ACHD has no reason to believe that the requirements to obtain one of these permits cannot be met for either of the proposed subdivided properties as of the issuance date of this permit.
- 2) Once the permit to install an OWTS or a permit to repair an OWTS is issued by ACHD, the permitted construction of the OWTS shall be completed by the date of expiration of the permit to install the OWTS or the permit to repair the OWTS. The applicant may request to renew the permit to install the OWTS or the permit to repair the OWTS to extend the time frame that the permit is valid for. Requests to renew these permits are subject to ACHD review and approval and may require additional fees to be paid.
- 3) Once the property has been subdivided, the use permit application fee must be paid to Adams County Health Department. As of the original issuance date of this permit, the use permit application fee is \$85.00.

The following numbered list describes other special conditions that must be met for the proposed construction to be in conformance with ACHD Regulation O-22:

- 1) In order for the non-conditional use permit to be issued for the proposed OWTS serving the existing house, all components of the existing OWTS that are not within the property of the existing house or are within 10 feet of the proposed property line shall be abandoned per ACHD Regulation O-22, Section 6.8 (A) thru (F).
- 2) The non-conditional use permit for the OWTS serving the existing house shall be obtained prior to starting any construction of the future house to be located on the subdivided property not containing the existing house. A permit to install an OWTS will not be issued for the proposed subdivided property that does not include the existing house until the non-conditional use permit is obtained for the property that includes the existing house. Because of this, either one of the subdivided properties shall not be sold without the other subdivided property being sold to the same buyer on the same date until the non-conditional use permit for the proposed OWTS to serve the existing house is obtained.
- 3) All setback distances shall be met as described in Table 6 of ACHD Regulation O-22.
 - a. Notably, the minimum required horizontal distance between a non-abandoned soil treatment area (also known as an STA or a leach field) to a non-abandoned well is 100 feet in most cases, regardless of if the STA or the well is installed first. This requirement applies to the distance between an STA and a well that are located on different properties.
 - b. The minimum required horizontal distance between any property line to any component of the septic system is 10 feet in most cases.
- 4) ACHD does not have any objections to any revisions that may be made to the design of the proposed OWTS to serve the existing house until a new permit to install an OWTS or a permit to repair an OWTS is issued for this house. Once a

permit to install or repair an OWTS is issued, any proposed design changes to the permitted design for the OWTS shall be reviewed and approved by ACHD in writing.”

Any questions or concerns regarding this letter may be directed to me via the contact information below.



Kian McIntosh (he/him)

Environmental Health Specialist I, Water Program

ADAMS COUNTY HEALTH DEPARTMENT

7190 Colorado Blvd, Suite 200


Commerce City, CO 80022

303-319-4067 | kmcintosh@adcogov.org | www.adamscountyhealthdepartment.org

Engineer Certification:

I hereby certify that this report for the Drainage design for the Colby Subdivision was prepared by me or under my direct supervision in accordance with the provisions of Adams County Storm Drainage Design and Technical Criteria for the owners thereof. I understand that Adams County does not and will not assume liability for drainage facilities designed by others.

By: *John H. Bambei, Jr.*
Colorado Professional Engineer
John H. Bambei, Jr., P.E. 14001



Date: 2-28-24

DEVELOPER CERTIFICATION

Ryan and Jacqueline Colby hereby certify that the drainage facilities for Colby Subdivision shall be constructed according to the design presented in this report. I understand that Adams County does not and will not assume liability for the drainage facilities designed and/ or certified by my engineer. I understand that Adams County reviews drainage plans pursuant to Colorado Revised Statutes Title 30, Article 28; but cannot, on behalf of Colby Subdivision, guarantee that final drainage design review will absolve Colby Subdivision and/ or their successors and/ or assigns the future liability for improper design. I further understand that approval of the Final Plat and/ or Final Development Plan does not imply approval of my engineer's drainage design.

Date: 2/29/2024

Name of Developer: Ryan and Jacqueline Colby

Authorized Signature: *J. Colby*

List of Additional Changes:

No additional changes were made to these documents other than those required by staff and mentioned in the above comments.