

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

REQUEST FOR COMMENTS

Case Name:	Golden Fields Subdivision, Filing 1 Preliminary Plat
Case Number:	PLT2024-00015

June 28, 2024

The Adams County Planning Commission is requesting comments on the following application: **Major Subdivision Preliminary Plat to create 6 lots and 1 tract on 38 acres within the Agricultural-1 zone district.** The request is located one quarter mile east of the Petterson Road and E. 144th Avenue intersection. The Assessor's Parcel Number is 0156513300003. The applicant is: David Andersen, P.O. Box 111745, Anchorage, AK 99511.

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) 523-6949 by **July 19, 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 LCampbell@adcogov.org.

For further information regarding this case, please contact the Community and Economic Development Department, 4430 S. Adams County Pkwy., Brighton CO 80601, (720) 523-6800. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/current-land-use-cases. Thank you for your review of this case.

A handwritten signature in black ink that reads 'Lia Campbell'.

Lia Campbell
Planner II

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Explanation of the Project of Parcel # 0156513300003
Golden Fields Subdivision
Case # PRC2024-00002

(Property Owners: David and Angela Andersen)

Prepared by David Andersen, P.E. #0061720 Colorado

1. **Purpose** – The purpose of this application is to seek approval from Adams County Planning Department for a preliminary plat approval. On May 23, 2024 Adams County approved Lot 3 of the Lost Creek subdivision to be rezoned from A-3 to A-1.
2. **General Description** - The proposed name of the subdivision is Golden Fields. This proposal is a subdivision of Lot 3, Parcel 0156513300003 allowing the 38.35-acre lot to be subdivided into 6 lots varying between 5.7 and 6.9 acres with 5 lots being 5.7 acres and the 6th lot being 6.9 acres.

The construction activities of this project will include the road, drainage ditches, and culvert. The residential construction of each lot will not be part of this application.

Attached is a preliminary plat and legal description, a conceptual site and drainage plan, an erosion control plan, a trip generation analysis, proof of ownership, proof of water and sewer, proof of utilities, a certificate of taxes paid, a Level 1 storm drainage study, a Colorado Geological Survey receipt, and the school impact analysis.

3. **Site Development** - The development concept consists of constructing a residential rural, unpaved road on the west side of the property with a drainage swall on the west side of the road extending from East 144th Avenue to Lot 6. A 12" culvert will be placed in the existing drainage ditch what parallels East 144th Avenue under the subdivision road.
 - a. **Road Design** – The road will be 25 feet wide with a 2% crown from centerline. There will be 5 feet of shoulders on both sides of the road; thus, making the road 35 feet wide with shoulders.
 - b. **Soil Investigation** – A field soil investigation has been completed for the road profile evaluation. There were 9 test pits dug 4 feet deep every 250 lineal feet along the alignment of the proposed road section, and 5 dynamic cone penetrometer (DCP) tests performed at various test pit locations along the alignment. The laboratory testing is not yet complete. However, the general visual profile of the test pits is shown in the table below.

GOLDEN FIELDS SUBDIVISION, FILING NO. 1 - PRELIMINARY PLAT

CASE NO. PRC2024-00002

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

EASEMENT STATEMENT

SIX-FOOT (6') WIDE UTILITY EASEMENTS ARE HEREBY DEDICATED ON PRIVATE PROPERTY ADJACENT TO THE FRONT LOT LINES OF EACH LOT IN THE SUBDIVISION. IN ADDITION, EIGHT-FOOT (8') WIDE DRY UTILITY EASEMENTS ARE HEREBY DEDICATED AROUND THE PERIMETER OF ALL UTILITIES LOCATED WITHIN THE SUBDIVISION. THE PERIMETER OF ALL UTILITIES LOCATED WITHIN THE SUBDIVISION SHALL BE ASSESSED TO THE ADAMS COUNTY FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITIES.

UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, BILLS OF MATERIALS, OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES SHALL BE REMOVED OR OTHERWISE MADE ACCESSIBLE TO THE UTILITY PROVIDERS AT THE OWNER'S AND THE UTILITY PROVIDER'S, AS GRANTEE(S), MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEE(S), INCLUDING, WITHOUT LIMITATION, VEGETATION.

STORM DRAINAGE FACILITIES STATEMENT

THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS SHALL BE PROVIDED TO ALL STORM DRAINAGE FACILITIES. THE COUNTY ENGINEER WILL BE RESPONSIBLE FOR THE DESIGN OF SUCH FACILITIES. OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF DRAINAGE FACILITIES INCLUDING PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVISION DEVELOPMENT AGREEMENT. SHOULD THE OWNER OF ANY PROPERTY BE RESPONSIBLE FOR THE MAINTENANCE OF SUCH FACILITIES, THE MAINTENANCE SHALL BE THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COST WILL BE ASSESSED TO THE PROPERTY OWNERS.

ONSITE WASTEWATER TREATMENT SYSTEM STATEMENT

LOTS WITHIN GOLDEN FIELDS SUBDIVISION, FILING NO. 1, WILL BE SERVED BY ON-SITE WASTEWATER TREATMENT SYSTEMS. ADAMS COUNTY HEALTH DEPARTMENT REQUIRES THAT SEPTIC TANKS BE PUMPED AND INSPECTED EVERY FOUR YEARS, AT LEAST EVERY FOUR YEARS, EACH PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SEPTIC TANKS AND PUMPS. ADAMS COUNTY HEALTH DEPARTMENT HAS INSPECTED AND APPROVED THE SEPTIC SYSTEMS. EACH SEPTIC SYSTEM HAS BEEN PUMPED AND INSPECTED TO THE ADAMS COUNTY HEALTH DEPARTMENT SEPTIC PROGRAM WEBSITE WWW.ADCOGOV.ORG.

NOTES

- 1) BASIS OF BEARING: THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 64 WEST OF THE 6TH P.M. IN ADAMS COUNTY, ALUMINUM CAP PLS 25937 IN MONUMENT BOX, IS ASSUMED TO BEAR NORTH 00°33'42" WEST, WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO.
- 2) 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 18-6-4-508, C.R.S.
- 3) CERTIFICATION DEFINED: THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE PRACTICE OF LAND SURVEYING SHALL BE LIMITED TO THE STATEMENT OF FACTS OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.
- 4) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTIONS BASED UPON A DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. ANY CLAIM MUST BE BASED UPON THE DATE OF THIS SURVEY BEING COMPLETED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 5) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AMERICAN WEST LAND SURVEYING CO. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD.
- 6) DISTANCES ON THIS DRAWING ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/5280 FEET.
- 7) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP DATED MARCH 2007 (FIRM NO. 08010001088H), THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD).

TRACT	AREA S.F.	AREA AC.	USE	OWNERSHIP	GOLDEN FIELDS HOA	MAINTENANCE
TRACT A	132,858 S.F.	3.05 AC.	PRIVATE ROAD	GOLDEN FIELDS HOA		

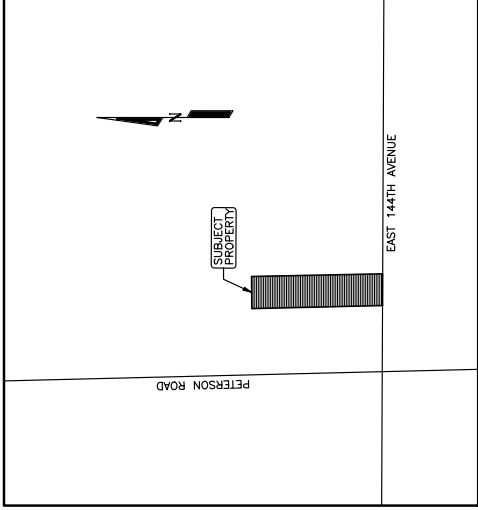
TOTAL AREA OF TRACTS: 132,858 S.F. / 3.05 AC.
 TOTAL AREA OF LOTS: 1,537,668 S.F. / 35.30 AC.
 TOTAL AREA OF ROW: 25,974 S.F. / 0.59 AC.
 TOTAL SITE AREA: 1,696,500 / 38.94 AC.

SURVEYOR'S STATEMENT

I, CURTIS D. HOOS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON WAS MADE BY ME OR UNDER MY SUPERVISION AND THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ME TO DETERMINE OWNERSHIP.

CURTIS D. HOOS, P.L.S. 37971
AMERICAN WEST LAND SURVEYING CO.
A COLORADO CORPORATION

Sheet 1 of 3



VICINITY MAP: 1" = 2000'

PLANNING COMMISSION APPROVAL

RECOMMENDED FOR APPROVAL BY THE ADAMS COUNTY PLANNING COMMISSION
THIS _____ DAY OF _____, 20_____.

CHAIR _____

BOARD OF COUNTY COMMISSIONER'S APPROVAL

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

CHAIR _____

COUNTY ATTORNEY'S OFFICE

APPROVED AS TO FORM _____

OWNERSHIP AND DEDICATION CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT DAVID ANDERSEN AND ANGELA ANDERSEN, BEING THE SOLE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:
AS DESCRIBED IN DEED RECORDED JUNE 30, 2021 AS RECEPTION NO. 2021000078603; PARCEL 3;

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:
RANGE 64 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED CONSIDERING THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO IS ASSUMED TO BEAR WITH 2 1/2" ALUMINUM CAP, ALLEGEDLY IN MONUMENT BOX, AND ON THE NORTH END BY A 3/4" RELATIVE THEREIN;

COMMENCING AT THE CENTER 1/4 CORNER OF SAID SECTION 13, THENCE NORTH 89°44'43" WEST, 649.80 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 01°18'27" WEST, A DISTANCE OF 2619.23 FEET TO THE NORTH RIGHT-OF-WAY LINE OF EAST 144TH AVENUE AS DESCRIBED IN PETITION NO. 5960676 RECORDED MARCH 18, 1918 IN BOOK 5 AT PAGE 6675; OR THE RECORDS OF THE COUNTY ENGINEER; THENCE NORTH 89°44'43" WEST, A DISTANCE OF 649.80 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°18'27" WEST, A DISTANCE OF 649.80 FEET TO THE TRUE POINT OF BEGINNING; COUNTY OF ADAMS, STATE OF COLORADO.
SAID PARCEL CONTAINS 38.94 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATED AND SUBDIVIDED THE SAME INTO LOTS, TRACTS, AND INTERESTS IN GOLDEN FIELDS SUBDIVISION, FILING NO. 1, AS SHOWN ON THIS PRELIMINARY PLAT AND CONVEY TO ADAMS COUNTY THOSE PUBLIC STREETS AND EASEMENTS AS SHOWN ON THIS PLAT AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO ADAMS COUNTY FOR THE USE AND MAINTENANCE THEREOF. THE PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN ADAMS COUNTY. ALL PUBLIC STREETS, EAST 144TH AVENUE, ARE HEREBY DEDICATED TO ADAMS COUNTY. ALL PUBLIC STREETS, EAST 144TH AVENUE, ARE HEREBY DEDICATED TO ADAMS COUNTY. ALL PUBLIC STREETS, EAST 144TH AVENUE, ARE HEREBY DEDICATED TO ADAMS COUNTY AND MAINTAINED BY THE GOLDEN FIELDS SUBDIVISION HOMEOWNERS ASSOCIATION.

EXECUTED THIS _____ DAY OF _____, 20_____.

DAVID ANDERSEN AS OWNER _____

ANGELA ANDERSEN AS OWNER _____

ACKNOWLEDGEMENT

COUNTY OF ADAMS } SS

STATE OF COLORADO)

THE FOREGOING OWNERSHIP AND DEDICATION CERTIFICATE ACKNOWLEDGED BEFORE ME BY: DAVID AND ANGELA ANDERSEN

THIS _____ DAY OF _____, 20_____.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

MY ADDRESS IS: _____

LIENHOLDER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENT(S) TO THE DEDICATION OF UTILITY EASEMENTS, PRIVATE STREETS AND TRACTS AS SHOWN ON THIS PLAT.

RYAN THOMPSON, JUNIOR BANK OFFICER _____
ON BEHALF OF: POINTS WEST COMMUNITY BANK

ACKNOWLEDGEMENT

COUNTY OF ADAMS } SS

STATE OF COLORADO)

THE FOREGOING LIENHOLDER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME


THIS _____ DAY OF _____, 20_____.

BY: RYAN THOMPSON, JUNIOR BANK OFFICER _____
ON BEHALF OF: POINTS WEST COMMUNITY BANK

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

MY ADDRESS IS: _____


American West
Land Surveying Co.
 A Colorado Corporation
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REVISION	DATE	SCALE 1" = 100'

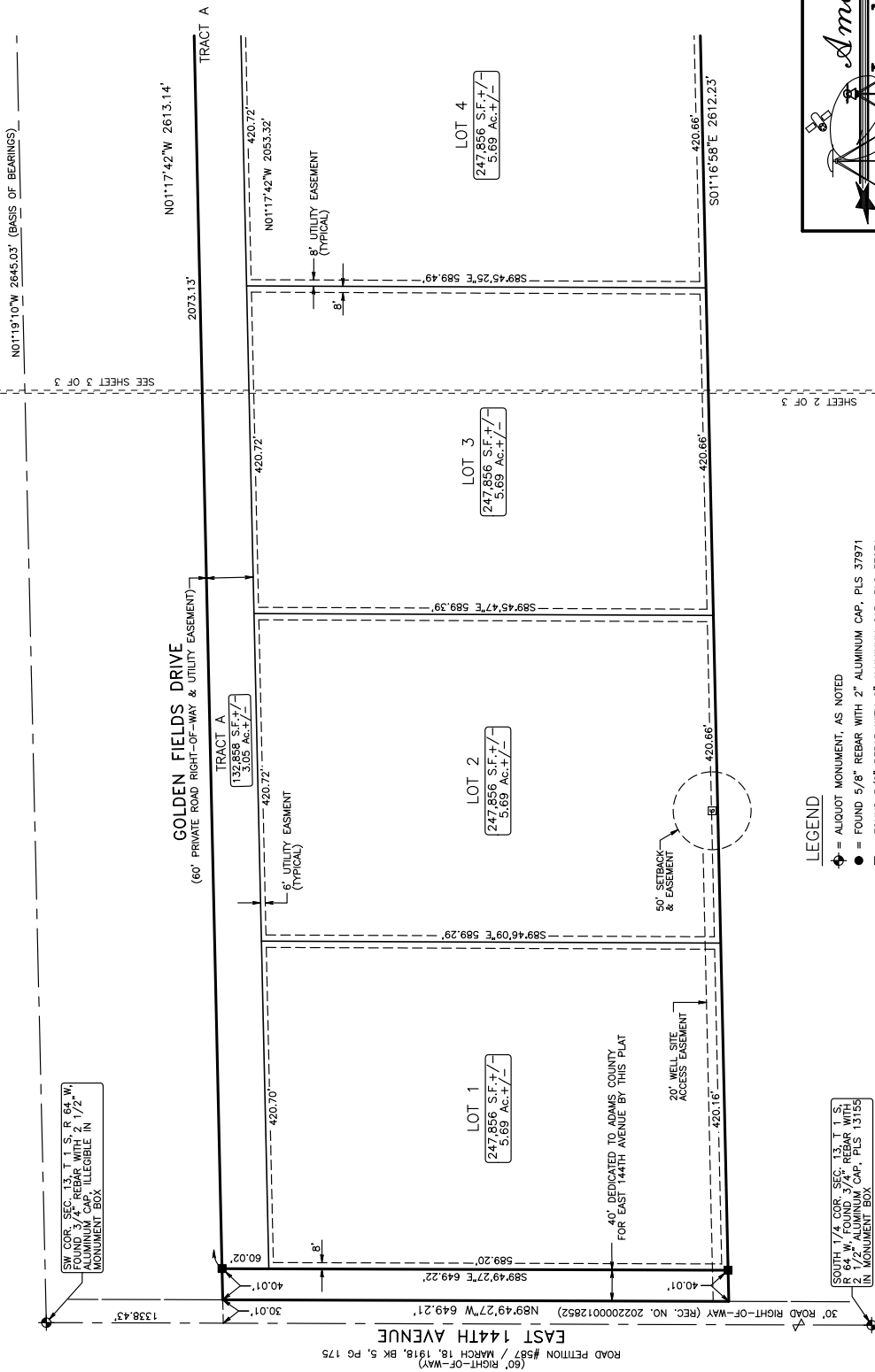
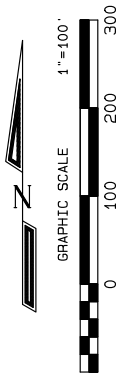
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GOLDEN FIELDS SUBDIVISION, FILING NO. 1 - PRELIMINARY PLAT

CASE NO. PRC2024-00002

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

Sheet 2 of 3



- LEGEND**
- = ALIQUOT MONUMENT, AS NOTED
 - = FOUND 5/8" REBAR WITH 2" ALUMINUM CAP, PLS 37871
 - = FOUND 3/4" REBAR WITH 2 1/2" ALUMINUM CAP, PLS 37871
 - = FOUND 5/8" REBAR WITH 2" ALUMINUM CAP, PLS 37871
 - = 40.00' NORTH AS WITNESS CORNER
 - = SECTION LINE
 - = EASEMENT LINE
 - = SUBDIVISION BOUNDARY LINE
 - = LOT LINE

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

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

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REVISION	DATE	SCALE 1" = 100'

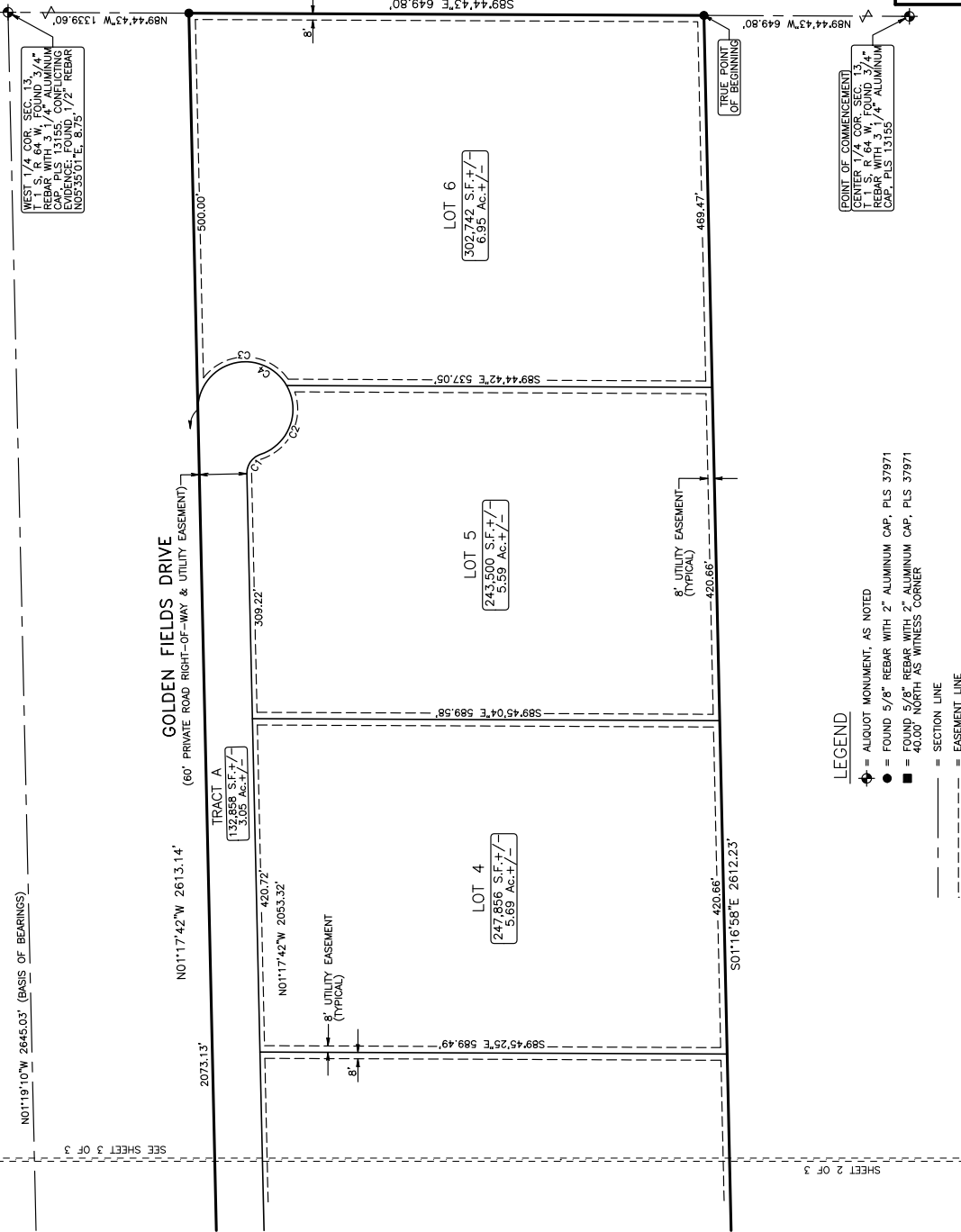
DRAWN BY: CDH
CHECKED BY: MJH
CLIENT: ANDERSEN
FILE: DA SURVEYS\11-25\115-664W\S13\PARCEL_3_PRELIM_PLAT_WITH_TOPO.DWG

GOLDEN FIELDS SUBDIVISION, FILING NO. 1 - PRELIMINARY PLAT

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

Sheet 3 of 3

LINE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	60.00'	31.80°	72°12'03"	N22°06'51"E	97.33'
C2	60.00'	108.91°	101°37'04"	N20°06'51"E	93.01'
C3	60.00'	157.05°	149°58'19"	S74°59'10"W	115.90'
C4	60.00'	263.47°	242°35'22"	S54°12'19"E	97.33'



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SCALE 1" = 100'

DATE MAY 22, 2024

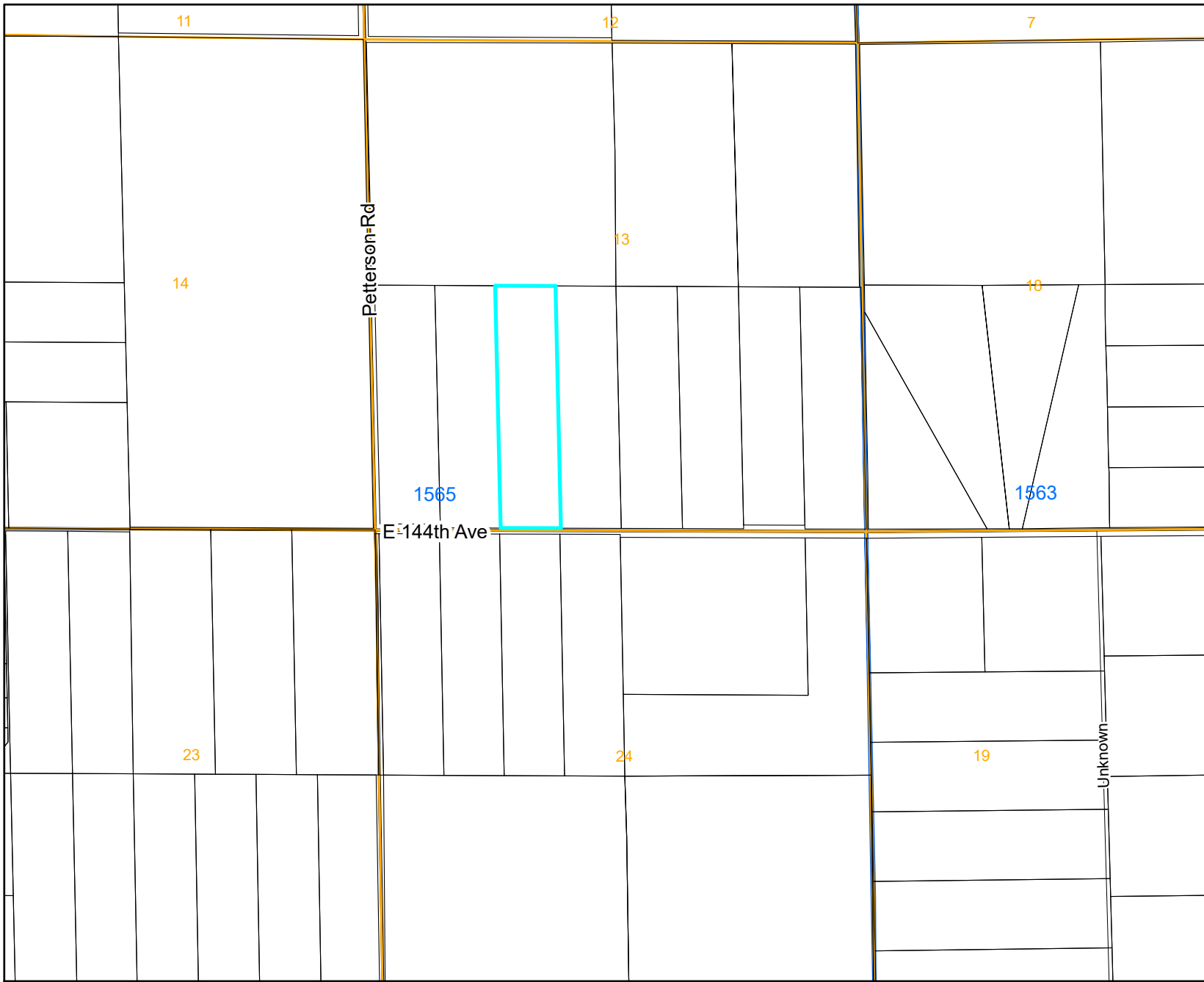
DRAWN BY: CDH

CHECKED BY: MJH

CLIENT: ANDERSEN

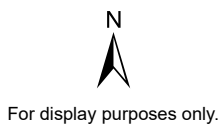
DATE OF PLAT

FILE: DA SURVEYS\11-25\115_R64W\513\PARCEL 3 PRELIM PLAT WITH TOP90.DWG



- Legend**
- +— Railroad
 - Major Water
 - Zoning Line
 - ▭ Sections
- Zoning Districts**

RCU2024-00002: Golden Fields Rezoning
Simple Map



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



PRELIMINARY PLAT

(MAJOR SUBDIVISION)

A major subdivision shall only be used to divide parcels of twenty (20) or more acres or create five (5) or more lots. The first approval required is the preliminary plat. The preliminary plat provides an in-depth analysis of the proposed subdivision, including design of geologic hazards, environmentally sensitive areas, required services, vehicular/pedestrian circulation, and the relationship to surrounding land uses.

Please include this page with your submittal. More information about checklist items can be found on page 2-3. Submittal instructions are at the top of page 2.

Required Checklist Items

- Development Application Form
- Written Explanation
- Preliminary Plat
- Legal Description
- Conceptual Site Plan
- Proof of Ownership
- Proof of Water and Sewer Services
- Proof of Utilities
- Certificate of Taxes Paid
- Storm Drainage Study
- Trip Generation Analysis
- Receipt of Payment from the Colorado Geological Survey

Supplementary Checklist Items

- School Impact Analysis

Fees Due When Application is Deemed Complete	
Major Subdivision Preliminary Plat	\$1,400

Guide to Development Application Submittal

This application shall be submitted electronically to epermitcenter@adcogov.org. If the submittal is too large to email as an attachment, the application may be sent as an unlocked Microsoft OneDrive link. Alternatively, the application may be delivered on a flash drive to the One-Stop Customer Service Center. All documents should be combined in a single PDF, although you may provide multiple PDFs to ensure no file exceeds 100 MB. Once a complete application has been received, fees will be invoiced and payable online at www.permits.adcogov.org.

Written Explanation of the Project:

- A clear and concise description of the proposal. Please include the purpose of the project, and improvements that will be made to the site.
- Identify the number of tracts and number of lots being proposed.
- Please keep written explanation to three pages or less.

Preliminary Plat Prepared by Registered Land Surveyor

- A map or maps together with supporting documentation of certain described land providing permanent and accurate record of the legal description, dedications, exact size, shape, and location of lots, blocks, streets, easements, and parcels.

Legal Description:

- Please provide the text of the legal description on a separate page from the plat document itself. We will need to be able to copy and paste this text to process public notifications. Your surveyor can easily provide this for you.

Conceptual Site Plan Showing Proposed Development:

- A detailed drawing of existing and proposed improvements
- Including:
 - Streets, roads, and intersections
 - Driveways, access points, and parking areas
 - Existing and proposed structures, wells, and septic systems,
 - Easements, utility lines, and no build or hazardous areas
 - Scale, north arrow, and date of preparation
- An Improvement Location Certificate or Survey may be required during the official review

Proof of Ownership:

- A deed may be found in the Office of the Clerk and Recorder
- A title commitment is prepared by a professional title company.

Proof of Water and Sewer:

- Public utilities - A written statement from the appropriate water & sanitation district indicating that they will provide service to the property **OR** a copy of a current bill from the service provider
- Private utilities - Well permit(s) information can be obtained from the Colorado State Division of Water Resources at (303) 866-3587. A written statement from Adams County Health Department indicating the viability of obtaining Onsite Wastewater Treatment Systems

Proof of Utilities (Gas, Electric, etc.):

- A written statement from the appropriate utility provider indicating that they will provide service to the property
- Copy of a current bill from the service provider

Certificate of Taxes Paid:

- A Statement of Taxes Paid is not the equivalent of a Certificate of Taxes Paid. Colorado State Statutes require a Certificate of Taxes Paid to be submitted with this application.
- All taxes on the subject property must be paid in full. A certificate of taxes paid can be obtained in-person at the Adams County Treasurer's office. As of July 2023, the cost is \$10.
- You may also request a Certificate of Taxes Paid by e-mailing treasurer@adcogov.org, and credit card payment can be processed by telephone.

Storm Drainage Study:

- This plan should be prepared in accordance with the “Level 1 Storm Drainage Plan” criteria as defined in Appendix item B-3 of the Adams County Development Standards and Regulations. Most importantly, it needs to clearly identify a viable storm outfall location, and floodplain/floodway boundaries.

Trip Generation Analysis:

- This analysis should be conducted by a traffic engineer include total vehicle trips per day and peak hour volumes generated by the proposed development.

Receipt of Payment from Colorado Geological Survey:

- The Colorado Geological Survey requires a fee payment for the review of any subdivision. These payments can be made at: <https://commerce.cashnet.com/MinesCGS>. A receipt of this pre-payment must be provided in this application submittal.

Discretionary Checklist Items**School Impact Analysis:**

- Contact the applicable school district for the analysis. If the school district does not provide this, please include an email from them.
- Should include the increase in elementary, middle, and high school students and the existing school sites and structure of the applicable district in which the subdivision is proposed to be located.



DEVELOPMENT APPLICATION FORM

Application Type:

<input type="checkbox"/> Conceptual Review	<input type="checkbox"/> Preliminary PUD	<input type="checkbox"/> Temporary Use
<input type="checkbox"/> Subdivision, Preliminary	<input type="checkbox"/> Final PUD	<input type="checkbox"/> Variance
<input type="checkbox"/> Subdivision, Final	<input type="checkbox"/> Rezone	<input type="checkbox"/> Conditional Use
<input type="checkbox"/> Plat Correction/ Vacation	<input type="checkbox"/> Special Use	<input type="checkbox"/> Other: _____

PROJECT NAME:

APPLICANT

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

OWNER

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

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

Name: Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

DESCRIPTION OF SITE

Address:

City, State, Zip:

Area (acres or square feet):

Tax Assessor Parcel Number

Existing Zoning:

Existing Land Use:

Proposed Land Use:

Have you attended a Conceptual Review? YES NO

If Yes, please list PRE#:

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

Name:

Date:

Owner's Printed Name

Name:

Owner's Signature

DESCRIPTION OF SITE

Address:

City, State, Zip:

Area (acres or square feet):

Tax Assessor Parcel Number

Existing Zoning:

Existing Land Use:

Proposed Land Use:

Have you attended a Conceptual Review? YES NO


If Yes, please list PRE#:

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

Name: Date:

Owner's Printed Name

Name:

Owner's Signature  



Preliminary Plat Subdivision Checklist Requirements

1. **Subdivision Name, Subtitle:** Name of subdivision at the top of the sheet, followed by a subtitle identifying the section, township and range information along with County and State.
2. **Property Description:** An accurate and clear property (legal) description of the overall boundary of the subdivision with the acreage of the subdivision. All courses in the property (legal) description shall be shown and labeled on the plat drawing, with all bearings having the same direction as called out in the legal description. The only exception being where more than one description is required, going a different direction over the same course. The direction shall then hold for the description having more weight (i.e., the overall boundary) for purposes of the plat. If both record and "as-measured" dimensions are being used, show both and clearly label on the plat drawing. Point of commencement and/or point of beginning shall be clearly labeled on the plat drawing.

3. **Ownership Certificate:**

Know all men by these presents that (owner name(s)), being the sole owner of the following described tract of land:

Legal Description

Have (Has) by these presents laid out, platted and subdivided the same into lots, streets and easements as shown on this plat under the name and style of (subdivision name).

4. **Dedication Statements:** Statements of land to be dedicated to the County for parks or other public uses, grants of easements and dedication of public streets to the Adams County are required.
 - a. All plats with public streets shall have the following sentence in the dedication statement:

All public streets are hereby dedicated to Adams County for public use.
 - b. All plats with public easements and/or tracts must have the following sentence in the dedication statement:



The undersigned does hereby dedicate, grant and convey to Adams County those Public Easements (and tracts) as shown on the plat; and further restricts the use of all Public Easement to Adams County and/or its assigns, provided however, that the sole right and authority to release or quitclaim all or any such Public Easements shall remain exclusively vested in Adams County.

- c. All plats with private streets shall have the following sentence in the dedication statement:

All private streets (insert names) are privately owned and maintained by (list owner name, Owner's Association, etc.).

- d. All plats with other tracts being dedicated to the County shall have:

- (1) A sentence in the dedication statement similar to "Tract X is hereby dedicated to Adams County for public use".
- (2) A special numbered plat note defining the purpose and perpetual maintenance responsibility for the tract such as "Tract X is for public drainage, landscaping, trail and open space with maintenance of the surface being vested in the (District Name) Special Maintenance District".

5. **Surveyor's Statement:** Statement by a registered land surveyor, professionally licensed by the State of Colorado, to the effect that the layout represents a survey made by him and that the monuments thereon actually exist as located and that all dimensional and other details are correct.

6. Access Provisions:

- a. **Statement Restricting Access:** A statement restricting access rights across the right-of-way lines of major highways, parkways, streets or freeways, where required as a provision of approval.

7. Easement Statement:

Six-foot (6') wide utility easements are hereby dedicated on private property adjacent to the front lot lines of each lot in the subdivision. In addition, eight-foot (8') wide dry utility easements are hereby dedicated around the perimeter of tracts, parcels and/or open space areas. These easements are dedicated to Adams County for the benefit of the applicable utility providers for the installation, maintenance, and replacement of 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.

8. 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.

9. Layout: The exact layout including:

- a. **Boundary Lines:** The subdivision boundary will be clearly distinguishable from other map lines by use of a distinct line type and/or thickness. All lines will be labeled with a complete bearing and distance, and all curves will be labeled with a central angle (delta), radius and arc length. Radial bearings and/or chord bearings will be provided for all nontangent curves. All dimensions to be determined by accurate field survey which must balance and close within limit of one in five thousand (5,000). Show adjacent and/or intersecting plat/deed lines and label appropriately to include recording information (book and page and/or reception number).
- b. **Streets:** All street rights of way defined by the plat will be clearly distinguishable from other map lines by use of a distinct line type and/or thickness. All lines will be labeled with a complete bearing and distance, and all curves will be labeled with a central angle (delta), radius and arc length. Radial bearings and/or chord bearings will be provided for all nontangent curves. Widths shall be labeled from each right-of-way line normal to the corresponding street center line. All street center lines defined by the plat will be clearly distinguishable from other map lines by use of distinct line type and/or thickness. All lines will be labeled with a complete bearing and distance and all curves will be labeled with a central angle (delta), radius and arc length. Radial bearings and/or chord bearings will be provided for all nontangent curves. The



- plat shall show the right-of-way lines, widths, locations and street names of all existing and proposed public or private streets:
- (1) Within the proposed subdivision, and
 - (2) Immediately abutting the proposed subdivision, and
 - (3) Any private street shall include the designation "(Private)" immediately following street name; any other private right of way that is not named shall include the designation "(Private)" in a manner that clearly conveys such a status.
- c. **Easements:** All easements as required by Adams County and other public and quasi-public agencies. Said easements shall be clearly labeled to include width, use and identification as public or private, if necessary. Tie to property lines and annotate with bearings and distances as necessary. Clearly show and label all existing easements, to include width and recording information, that cross, abut or are located within the subdivision boundary.
- d. **Lots And Blocks:** All lines of lots, blocks and other parcels of land defined by the plat will be clearly distinguishable from other map lines by use of a distinct line type and/or thickness. All lines will be labeled with a complete bearing and distance and all curves will be labeled with a radius and arc length. Lots must close to one in five thousand (5,000).
- e. **Readability:** All line annotation and all other text will be easily and clearly readable. No text shall overwrite other text or be overwritten by map lines.
- f. **Leader Lines:** Use leader lines whenever a dimension is not clearly and unmistakably associated with a given line, line segment or arc.
- g. **Multiple Sheets:** Whenever a plat drawing spans multiple sheets, clear and well labeled match lines and a key map shall be included on each sheet. Labels will be of the nature "See Sheet of ". Duplicate street names, widths, lot numbers, tract names, easement labeling or any such labeling when any feature is shown on multiple sheets.
- h. **Identification System:** All lots and blocks in the subdivision shall be numbered, beginning with the numeral "1" and continuing consecutively throughout the tract, with no omissions or duplications. All tracts shall be likewise labeled beginning with the letter "A". Lots and tracts shall be labeled with the area of the lot or tract.



- i. Legend: Provide a legend which designates all lines and symbols except where called out on plat drawing.
 - j. Inundation Mark: The plat shall clearly show the 100-year floodplain line. Reference the appropriate FEMA panel by which the location of this line has been determined.
10. **Easements:** Book and page and/or reception number for all existing and newly created easements.
 11. **Adjacent Subdivision:** Names of adjacent platted areas along with the reception and/or plat book and page number shall be shown. If unplatted, so indicate. Existing street rights of way that intersect the subdivision boundary or are adjacent to said boundary lines shall be clearly labeled with the street name, right of way width and appropriate deed or plat recording information wherein the right of way is defined. Show and label all existing lots and blocks that are immediately adjacent to the subdivision boundary.
 12. **Basis Of Bearing:** A clearly defined basis of bearings shall be provided, both verbally and graphically. All monumentation defining said line shall be shown and labeled on the plat drawing. When said line is not common with the subdivision boundary, it shall be accurately tied to the boundary with bearings and distances.
 13. **Monuments:** All monuments used to determine and/or describe a boundary (including basis of bearings, point of beginning and point of commencement) shall be shown and clearly labeled on the plat drawing. Monuments for corners defined by the plat, or otherwise found to be missing in the field, shall be placed and set in accord with the requirements of the State of Colorado.
 14. **Not A Part Of Subdivision:** All areas enclosed within the subdivision boundary which do not constitute a part of the subdivision shall be labeled "Not a part of this subdivision". All lines pertaining to such areas shall be dashed.
 15. **Square Footage:** The area in square feet of all lot and tracts sought to be platted.
 16. **Closure Sheets:** One copy of the computed closure sheets for the subdivision boundary.
 17. **Other Information:** All other information required by State law.

Written Explanation

Explanation of the Project of Parcel # 0156513300003
Golden Fields Subdivision
Case # PRC2024-00002

(Property Owners: David and Angela Andersen)

Prepared by David Andersen, P.E. #0061720 Colorado

1. **Purpose** – The purpose of this application is to seek approval from Adams County Planning Department for a preliminary plat approval. On May 23, 2024 Adams County approved Lot 3 of the Lost Creek subdivision to be rezoned from A-3 to A-1.
2. **General Description** - The proposed name of the subdivision is Golden Fields. This proposal is a subdivision of Lot 3, Parcel 0156513300003 allowing the 38.35-acre lot to be subdivided into 6 lots varying between 5.7 and 6.9 acres with 5 lots being 5.7 acres and the 6th lot being 6.9 acres.

The construction activities of this project will include the road, drainage ditches, and culvert. The residential construction of each lot will not be part of this application.

Attached is a preliminary plat and legal description, a conceptual site and drainage plan, an erosion control plan, a trip generation analysis, proof of ownership, proof of water and sewer, proof of utilities, a certificate of taxes paid, a Level 1 storm drainage study, a Colorado Geological Survey receipt, and the school impact analysis.

3. **Site Development** - The development concept consists of constructing a residential rural, unpaved road on the west side of the property with a drainage swall on the west side of the road extending from East 144th Avenue to Lot 6. A 12" culvert will be placed in the existing drainage ditch what parallels East 144th Avenue under the subdivision road.
 - a. **Road Design** – The road will be 25 feet wide with a 2% crown from centerline. There will be 5 feet of shoulders on both sides of the road; thus, making the road 35 feet wide with shoulders.
 - b. **Soil Investigation** – A field soil investigation has been completed for the road profile evaluation. There were 9 test pits dug 4 feet deep every 250 lineal feet along the alignment of the proposed road section, and 5 dynamic cone penetrometer (DCP) tests performed at various test pit locations along the alignment. The laboratory testing is not yet complete. However, the general visual profile of the test pits is shown in the table below.

Depth	General Soil Profile
0 to 6"	SM - Silty Sand with roots
6" to 18"	SC - Clay Sands
18" to 48"	CL- Lean Clay

The geotechnical report will detail the soil profile for each test pit including the gradations and plastic index (PI) for each definable soil type. The classifications shown in the above table are visual classifications only and may change based on the laboratory testing.

In addition to the soil test pit profile, 5 DCP tests were conducted along the natural undisturbed road profile. The results of the DCP equivalent California Baring Ratio (CBR) was 0.5% to 13.0% depending on the depth. At depth 6 to 10 inches, the CBR equivalent was 1% to 3% uncompacted subgrade. After removing the top 4 to 6 inches of top soil, the 12" of the subgrade will be scarified and compacted which will increase the CBR value within the 5" to 18" road depth.

- c. **Road Design** – The road will be crowned 2% at centerline. The road will be designed with a layer of NX850 Tensar geogrid placed on the compacted subgrade with a minimum of 12" of base coarse CDOT Class 5 or 6. The design is based on a CBR of 2% with a soil modulus of 16,000-psi and an ESAL of 3,195. The road slope alignment is shown in the table below.

Road Alignment Slope

Road Station	Slope (%)	Slope Direction
0+00 to 1+00	0%	-
1+00 to 2+00	0.08%	South
2+00 to 3+00	0.12%	South
3+00 to 7+00	0.15%	South
7+00 to 9+00	0.25%	South
9+00 to 11+00	0.30%	South
11+00 to 13+00	0.7%	South

13+00 to 16+00	0.30%	South
16+00 to 19+00	0%	-
19+00 to 20+00	1.0%	North
20+00 to 21+00	2.0%	North
21+00 to 22+45	1.0%	North

- d. **Clearing Limits** – The clearing limits of the project will be limited to the 60’ road access right-of-way including the cul-de-sac. The clearing limit is approximately 3.04 acres.
- e. **Haul Roads** – The haul roads will be along East 144th Avenue and into the site.
- f. **Stockpile** – Currently, there will be no stockpiles of road base or native excavated soil. It is expected that the excavated native soil will be hauled off, and the road base will be placed as it arrives onsite.
- g. **Cut and Fill** – About 4” to 6” of topsoil will be removed from the full length of the road. A layer of NX850 Tensar geogrid will be placed the width and length of the road including the cul-de-sac. The road fill including 12” of base course is estimated as shown in the table below.

Road Station	Road Fill Depth
0+00 to 2+75	12”
2+75 to 7+00	30”
7+00 to 11+00	Tapers from 30” to 12”
11+00 to 21+50	12”
Cult-a-sac	12”

- h. **On-site Drainage** – The road drainage swell will drain to the south with the outfall entering the existing drainage ditch that parallels East 144th Avenue. At Station 17+25, the drainage ditch changes slope direction to the north and will extend beyond the culd-de-sac to Station 26+00. The runoff will be conveyed within 60’ of the north property line and sheet flow to the northeast. Riprap placed on filter fabric will be constructed at each of the outfalls at each end of the drainage ditch. Erosion logs will be

placed around the perimeter of the riprap. This placement will help avoid erosion and convey the flow into a sheet flow. A table below shows the slopes of the drainage ditch by station.

A 12" HDPE corrugated culvert will be placed under the access road entry within the East 144th right-of-way ditch line allowing the drainage to flow through the culvert. It is anticipated that a 12" culvert will be large enough to properly convey the 10-year storm runoff. The culvert will be 50 feet long with flare attachments at each end.

A drainage ditch will not be placed on the east side of the residential access road to the subdivision. The topography of the lot west of the proposed subdivision and the proposed subdivision drains to the southeast and northeast. The drainage ditch on the west side of the road will pick up the runoff from the west and the west half of the road.

The 10-year runoff analysis of half of the road alignment that drains to the east is not significant enough to warrant an east drainage ditch. The road runoff will sheet flow onto the various lots of the proposed subdivision.

The hydrology analysis (accordance with Adams County regulations) shows that half of the road runoff to the east is 1.3-cfs for a 10-year storm event that will be distributed across 5 lots calculating to be 0.26-cfs per lot. The hydrology analysis is not part of this initial submittal because the offsite analysis is not complete. We will submit the full analysis including the culvert sizing as one packet.

Draining Swell Slope Westside of Subdivision Road

Station	Slope	Flow Direction
0+30 to 11+00	0.17%	South
11+00 to 13+00	0.75%	South
13+00 to 17+50	0.40%	South
17+50 to 19+25	0.7%	North
19+25 to 22+00	1.7%	North
22+00 to 26+00	1.20%	North

- i. **Existing Off-Site Drainage and Drainage Features** – Lots 1 and 2 within the Lost Creek subdivision are up stream of Lot 3 (the proposed Golden Fields subdivision). Lots 1 and 2 drain to the southeast and northeast with the slope between 0.5 to 2%. The south half of Lots 1 and 2 storm runoff drains to the southeast and into the drainage ditch that parallels the north

side of East 144th Avenue. Runoff from the north side of the paved road of East 144th also drains into the north drainage ditch.

The drainage ditch that runs east-west along the north side of East 144th Avenue ends at the east side of Peterson Road which intersects East 144th Avenue. There is no culvert under Peterson Road that allows the storm water to flow from the west side of the Peterson Road to the east side.

Currently, the only storm conveyance systems upstream from the proposed Golden Fields subdivision is the drainage ditch that parallels the north side of E. 144th Avenue.

Downstream of the proposed Golden Fields subdivision, there are three 12" culverts within the drainage ditch that parallel the north side of E. 144th Avenue. These culverts are placed under existing driveways that gain access into individual residences.

- j. ***East 144th Ave. Drainage Ditch Improvements*** – It is proposed that 750 feet of the north downstream ditch that parallels East 144th Avenue from the proposed subdivision road culvert be improved by excavating the ditch line 6" deeper following the current grade of the ditch and grooming the sides of upstream ditch.

The proposed improvements of the ditch upstream from the proposed subdivision culvert are confined to the area directly around the culvert installation.

- k. ***Temporary and Permanent Erosion Control*** - The soil, as classified by the Natural Resources Conservation Service (NRCS), was class B/C, which is a sandy loam to a sandy clay loam. Based on field observations, the soil at 4" to 6" is a sandy clay loam. The engineering visual classification is SC - sandy clay.

a. ***Temporary Erosion Control***

- Erosion logs will be placed around the perimeter of the road of the 60' right-of-way.
- A vehicle rumble pad will be placed at Station 0+20 and extend 70' long and 12' wide.
- Erosion logs will be placed upstream and downstream from the inlet and outfall of the proposed culvert during and after installation.

b. Permanent Erosion Control

- The subdivision road drainage swell will be lined with a straw erosion control blanket with straw erosion logs placed every 500’.
- Straw erosion logs will be placed around the inlet of the upstream mouth of the culvert.
- At the outfall of end of the onsite drainage swell, there will be a rock pad placed on filter fabric.
- The off-site drainage ditch improvements downstream of the culvert will be covered with straw erosion control blankets.

i. General Construction Sequence

- The temporary erosion control measures will be placed before excavation begins.
- The top 4” to 6” of soil will be removed at Station 0+00 to 1+00.
- The culvert will be installed, and structural fill will be placed around the culvert to rough grade.
- The geogrid will be placed on the compacted subgrade from 0+30 to 1+00, and the base course will be placed to rough grade.
- A vehicle rumble strip will be placed starting at Station 0+20.
- The top 4” to 6” of topsoil will be excavated from the road alignment and hauled to an approved offsite disposal area.
- The base course will be hauled to the site and placed on the geogrid.
- The road will be graded to final grade.
- The drainage swell on the westside of the road will be formed and graded.
- Permanent erosion control measures will be installed.
- The downstream drainage ditch parallel to East 144th Avenue will be improved, and permanent erosion control measures will be installed.
- Final county approval of construction will be completed.

4. **Water** – Each lot will have a separate, small-capacity well. A full ground water availability analysis was completed, and an application for water right determination was granted by the Colorado Ground Water Commission on March 2, 2023. The water right determination approval was for all four aquifers below

the referenced property including Denver, Upper Arapahoe, Lower Arapahoe, and Laramie-Fox. Determination Approvals are attached.

Each well would be drilled into the Laramie-Fox Hills aquifer approximately 1100 ft. The water right evaluation determined Lot 3 would have access to 7.19 acre feet (AF) per year based on 100 years of available water. The Adams County decreased the available water usage by requiring a 300-year usage limiting the available water to 2.396 AF per year. This would limit each lot to 0.4 AF per year.

Lot 3 is within the Lost Creek Ground Water Management District. The latest rule, Rule 17, was adopted March 27, 2008, item 18, Small Capacity Wells. This ruling indicates each residence is allowed 0.4 AF per year for total indoor and outdoor usage. With the development of this minor subdivision, each lot would be limited to 0.4 AF per year.

5. **Sewer** – Each residence would have its own septic system and would be designed in accordance with the Tri-County Health Department regulations. According to Jeff McCarron, Environmental Health Specialist, he indicated in an email on March 1, 2022, *“TCHD will approve an Onsite Wastewater Treatment System at the property provided all requirements for OWTS permitting, design, and inspections are met.”* A copy of the email is attached.
6. **Trip Generation Study** – East 144th Avenue is a county road that services the businesses and residences in the area. The county road is a low to medium traffic road with cars, trucks, and commercial vehicles. A trip generation analysis (TGA) was completed by Brian Horan, P.E., with Galloway Engineering. The TGA is attached. There is more than 1,000 lineal feet sight distance in both the west and east directions from the entry point of Lot 3 for egress and ingress to and from East 144th Avenue.
7. **Receipt of Payment from the Colorado Geological Survey** – Payment was made to the Colorado Geological Survey, and the receipt is attached.
8. **School Impact Analysis** – The 27J Schools Board of Education conducted a school impact analysis, and it is attached. The conclusion of the proposed subdivision impact on the schools is that the schools can accommodate additional students living in the subdivision that are zoned to attend the school district.

Preliminary Plat

GOLDEN FIELDS SUBDIVISION, FILING NO. 1 - PRELIMINARY PLAT

CASE NO. PRC2024-00002

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

Sheet 1 of 3

OWNERSHIP AND DEDICATION CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT DAVID ANDERSEN AND ANGELA ANDERSEN, BEING THE SOLE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

AS DESCRIBED IN DEED RECORDED JUNE 30, 2021 AS RECEPTION NO. 2021000078503:

PARCEL 3:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

CONSIDERING THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO IS ASSUMED TO BEAR NORTH 01°19'10" WEST, BEING MONUMENTED ON THE SOUTH END BY A 3/4" REBAR WITH 2 1/2" ALUMINUM CAP, (ILLEGIBLE) IN MONUMENT BOX, AND ON THE NORTH END BY A 3/4" REBAR WITH 3 1/4" ALUMINUM CAP, PLS 13155, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE CENTER 1/4 CORNER OF SAID SECTION 13; THENCE NORTH 89°44'43" WEST, COINCIDENT WITH THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 13, A DISTANCE OF 649.80 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 01°16'58" EAST, A DISTANCE OF 2612.23 FEET TO THE NORTH RIGHT-OF-WAY LINE OF EAST 144TH AVENUE AS DESCRIBED IN ROAD PETITION NO. 587 RECORDED MARCH 18, 1918 IN BOOK 5 AT PAGE 175 OF THE RECORDS OF THE CLERK AND RECORDER FOR ADAMS COUNTY, COLORADO; THENCE NORTH 89°49'27" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE BEING 30.00 FEET NORTHERLY FROM AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 13, A DISTANCE OF 649.21 FEET; THENCE NORTH 01°17'42" WEST, A DISTANCE OF 2613.14 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 13; THENCE SOUTH 89°44'43" EAST, COINCIDENT WITH SAID NORTH LINE, A DISTANCE OF 649.80 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO.

SAID PARCEL CONTAINS 38.94 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, TRACTS, PUBLIC STREETS, PRIVATE STREETS, AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF GOLDEN FIELDS SUBDIVISION, FILING NO. 1 AND DO HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY THOSE PUBLIC STREETS AND EASEMENTS AS SHOWN ON THIS PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENT TO ADAMS COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN ADAMS COUNTY. ALL PUBLIC STREETS, EAST 144TH AVENUE, ARE HEREBY DEDICATED TO ADAMS COUNTY FOR PUBLIC USE. ALL PRIVATE STREETS, GOLDEN FIELDS DRIVE, ARE PRIVATELY OWNED AND MAINTAINED BY THE GOLDEN FIELDS SUBDIVISION HOMEOWNER'S ASSOCIATION.

EXECUTED THIS ____ DAY OF _____, 20____

DAVID ANDERSEN AS OWNER

ANGELA ANDERSEN AS OWNER

ACKNOWLEDGEMENT

COUNTY OF ADAMS)
STATE OF COLORADO) SS

THE FOREGOING OWNERSHIP AND DEDICATION CERTIFICATE ACKNOWLEDGED BEFORE ME BY: DAVID AND ANGELA ANDERSEN

THIS ____ DAY OF _____, 20____

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

MY ADDRESS IS: _____

LIENHOLDER'S STATEMENT

THE UNDERSIGNED HEREBY CONSENT(S) TO THE DEDICATION OF UTILITY EASEMENTS, PRIVATE STREETS AND TRACTS AS SHOWN ON THIS PLAT.

RYAN THOMPSON, JUNIOR BANK OFFICER
ON BEHALF OF: POINTS WEST COMMUNITY BANK

ACKNOWLEDGEMENT

COUNTY OF ADAMS)
STATE OF COLORADO) SS

THE FOREGOING LIENHOLDER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME

THIS ____ DAY OF _____, 20____

BY:
RYAN THOMPSON, JUNIOR BANK OFFICER
ON BEHALF OF: POINTS WEST COMMUNITY BANK

NOTARY PUBLIC

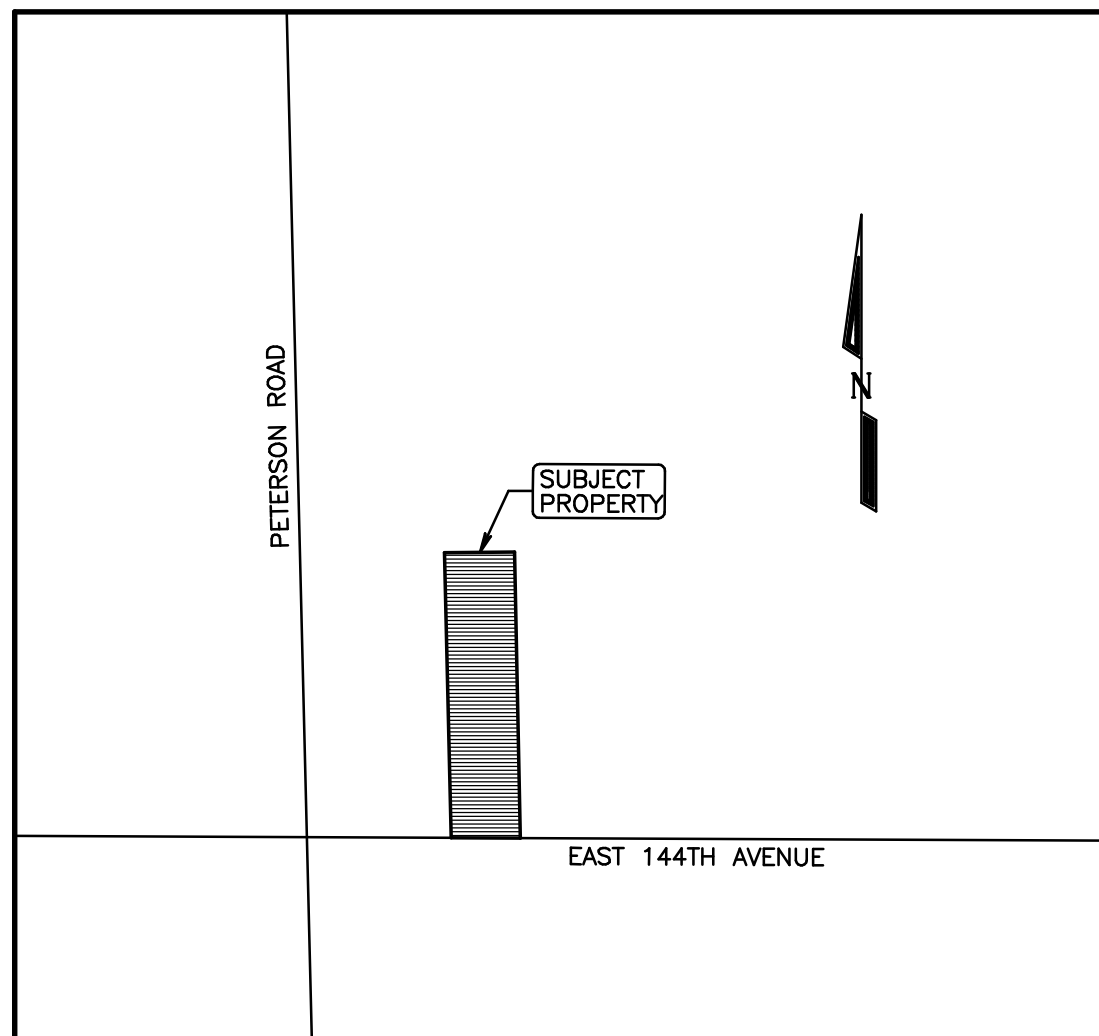
MY COMMISSION EXPIRES: _____

MY ADDRESS IS: _____

SURVEYOR'S STATEMENT

I, CURTIS D. HOOS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ME TO DETERMINE OWNERSHIP

CURTIS D. HOOS, PLS 37971
FOR AND ON BEHALF OF:
AMERICAN WEST LAND SURVEYING CO.
A COLORADO CORPORATION



VICINITY MAP: 1" = 2000'

PLANNING COMMISSION APPROVAL

RECOMMENDED FOR APPROVAL BY THE ADAMS COUNTY PLANNING COMMISSION

THIS ____ DAY OF _____, 20____

CHAIR

BOARD OF COUNTY COMMISSIONER'S APPROVAL

APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS

THIS ____ DAY OF _____, 20____

CHAIR

COUNTY ATTORNEY'S OFFICE

APPROVED AS TO FORM

EASEMENT STATEMENT

SIX-FOOT (6') WIDE UTILITY EASEMENTS ARE HEREBY DEDICATED ON PRIVATE PROPERTY ADJACENT TO THE FRONT LOT LINES OF EACH LOT IN THE SUBDIVISION. IN ADDITION, EIGHT-FOOT (8') WIDE DRY UTILITY EASEMENTS ARE HEREBY DEDICATED AROUND THE PERIMETER OF TRACTS, PARCELS AND/OR OPEN SPACE AREAS. THESE EASEMENTS ARE DEDICATED TO ADAMS COUNTY FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF 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 GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION.

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.

ONSITE WASTEWATER TREATMENT SYSTEM STATEMENT

LOTS WITHIN GOLDEN FIELDS SUBDIVISION, FILING NO. 1 WILL BE SERVED BY ONSITE WASTEWATER TREATMENT SYSTEMS. 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@ADCGOV.ORG.

NOTES

- 1) BASIS OF BEARING: THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH P.M., IN ADAMS COUNTY, COLORADO, BEING MONUMENTED ON THE NORTH AND SOUTH END BY A 2" ALUMINUM CAP, PLS 25937 IN MONUMENT BOX, IS ASSUMED TO BEAR NORTH 00°33'42" WEST, WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO.
- 2) 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.
- 3) CERTIFICATION DEFINED: THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE PRACTICE OF LAND SURVEYING, CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.
- 4) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTIONS BASED UPON A 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.
- 5) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AMERICAN WEST LAND SURVEYING CO. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD.
- 6) DISTANCES ON THIS DRAWING ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- 7) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP DATED MARCH 5, 2007, MAP NO. 08001C0385H, THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD).

TRACT	AREA S.F.	AREA Ac.	USE	OWNERSHIP	MAINTENANCE
TRACT A	132,858 S.F.	3.05 Ac.	PRIVATE ROAD	GOLDEN FIELDS HOA	GOLDEN FIELDS HOA

TOTAL AREA OF TRACTS: 132,858 S.F. / 3.05 Ac.

TOTAL AREA OF LOTS: 1,537,668 S.F. / 35.30 Ac.

TOTAL AREA OF ROW: 25,974 S.F. / 0.59 Ac.

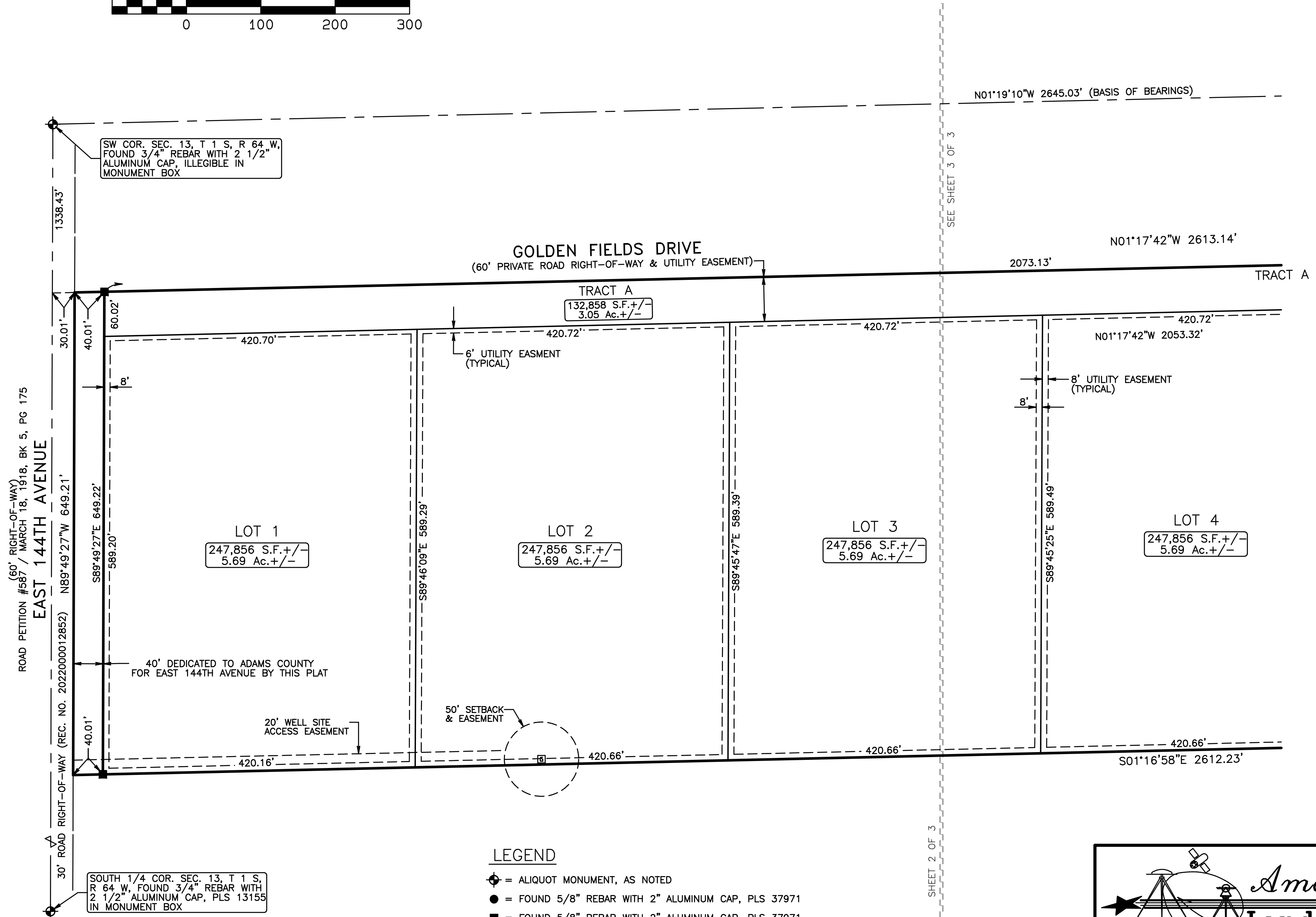
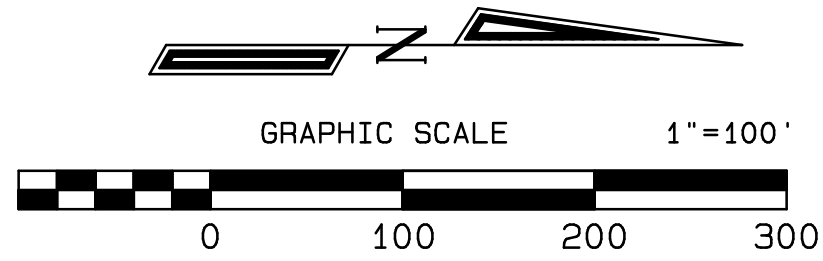
TOTAL SITE AREA: 1,696,500 / 38.94 Ac.

GOLDEN FIELDS SUBDIVISION, FILING NO. 1 - PRELIMINARY PLAT

CASE NO. PRC2024-00002

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

Sheet 2 of 3



LEGEND

- ◆ = ALIQUOT MONUMENT, AS NOTED
- = FOUND 5/8" REBAR WITH 2" ALUMINUM CAP, PLS 37971
- = FOUND 5/8" REBAR WITH 2" ALUMINUM CAP, PLS 37971
40.00' NORTH AS WITNESS CORNER
- = SECTION LINE
- - - = EASEMENT LINE
- = SUBDIVISION BOUNDARY LINE
- = LOT LINE

American West
Land Surveying Co.
A Colorado Corporation

PO Box 129, Brighton, CO 80601 * P:303-659-1532 F:303-655-0575 * amwestls.com

REVISION	DATE	SCALE 1" = 100'

DATE: MAY 22, 2024
DRAWN BY: CDH
CHECKED BY: MJH
CLIENT: ANDERSEN
JOB NO: 24-

FILE: D:\SURVEYS\T1-2S\T1S_R64W\S13\PARCEL 3 PRELIM PLAT_WITH TOPO.pro

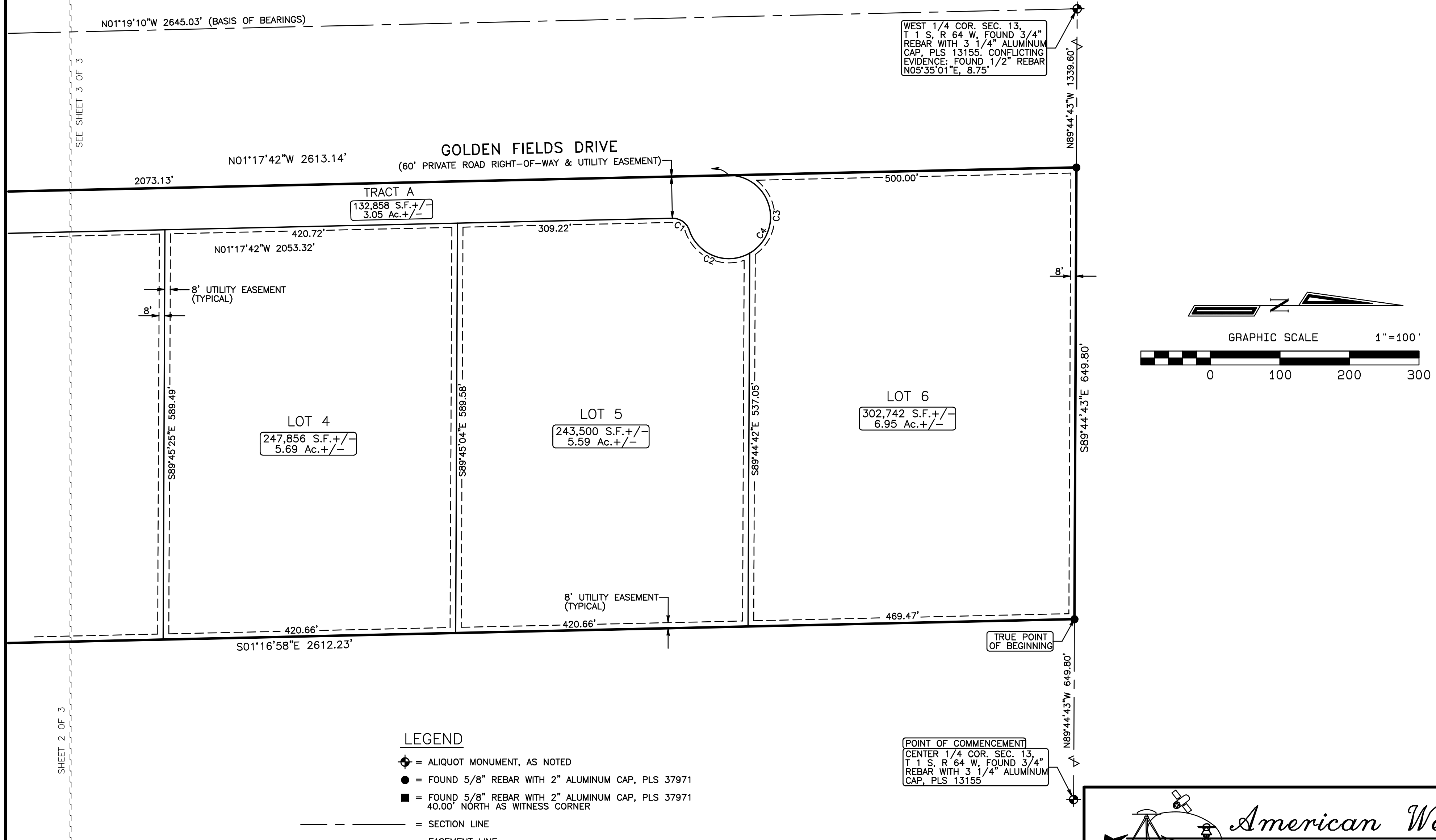
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CASE NO. PRC2024-00002

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

Sheet 3 of 3

LINE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	25.00'	31.80'	72°53'05"	N35°08'50"E	29.70'
C2	60.00'	106.41'	101°37'04"	N20°46'51"E	93.01'
C3	60.00'	157.05'	149°58'19"	S74°59'10"W	115.90'
C4	60.00'	263.47'	242°35'22"	S54°12'19"E	97.33'



SEE SHEET 3 OF 3

SEE SHEET 2 OF 3

LEGEND

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- = SUBDIVISION BOUNDARY LINE
- = LOT LINE

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

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

American West
Land Surveying Co.
A Colorado Corporation

PO Box 129, Brighton, CO 80601 * P:303-659-1532 F:303-655-0575 * amwestls.com

REVISION	DATE	SCALE 1" = 100'

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JOB NO: 24-

FILE: D:\SURVEYS\T1-2S\T1S_R64W\S13\PARCEL 3 PRELIM PLAT_WITH TOPO.pro

Legal Description

Legal Description of Parcel # 0156513300003, Lost Creek Subdivision Lot 3

Part of the South ½ of Section 13, Township 1 South, Range 64 West of the 6th P.M., County of Adams, State of Colorado.

DESCRIPTION OF PARCEL 3:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

CONSIDERING THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO IS ASSUMED TO BEAR NORTH 01°19'10" WEST, BEING MONUMENTED ON THE SOUTH END BY A 3/4" REBAR WITH 2 1/2" ALUMIUM CAP, (ILLEGIBLE) IN MONUMENT BOX, AND ON THE NORTH END BY A 3/4" REBAR WITH 3 1/4" ALUMINUM CAP, PLS 13155, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

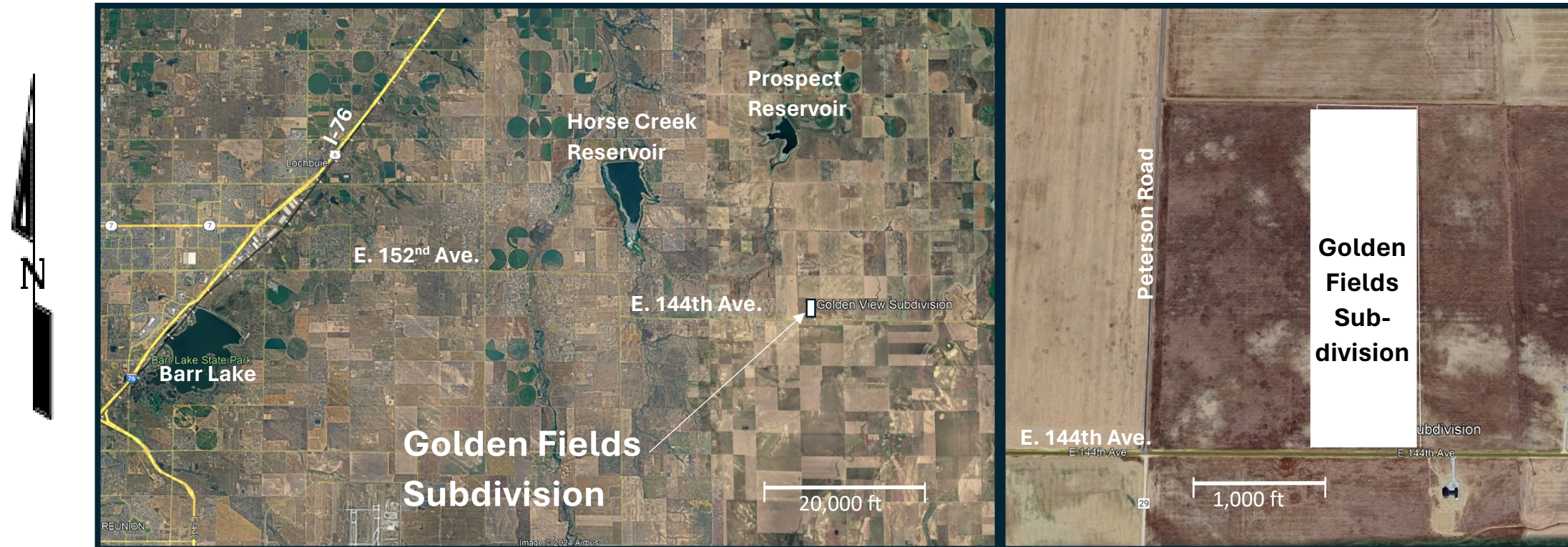
COMMENCING AT THE CENTER 1/4 CORNER OF SAID SECTION 13; THENCE NORTH 89°44'43" WEST, COINCIDENT WITH THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 13, A DISTANCE OF 649.80 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 01°16'58" EAST, A DISTANCE OF 2572.22 FEET TO A POINT LYING 70.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 13; THENCE NORTH 89°49'27" WEST, PARALLEL WITH AND 70.00 FEET NORTHERLY FROM SAID SOUTH LINE, A DISTANCE OF 649.22 FEET THENCE NORTH 01°17'42" WEST, A DISTANCE OF 2573.13 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 13; THENCE SOUTH 89°44'43" EAST, COINCIDENT WITH SAID NORTH LINE, A DISTANCE OF 649.80 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 38.35 ACRES, MORE OR LESS.

Site and Drainage Plan

GOLDEN FIELDS SUBDIVISION

Vicinity Map



Greatland Alaska Property Development, LLC

Owner: David and Angela Andersen
Address: PO Box 111745
Anchorage, Alaska 99511
Phone: (907) 250-3741
Designer: David L. Andersen, P.E.
Address: PO Box 111745
Anchorage, Alaska 99511
(907) 250-3741

Index to Sheets

C1.0 General Notes
C1.1 Site and Drainage Plan
C1.2 Site and Drainage Plan
C1.3 Erosion Control Plan
C1.4 Erosion Control Plan

Index to Public Utilities

Power: Core Electric Cooperative
5496 US-85
Sedalia, CO 80135
(303) 866-3581
Cable: Lumen Cable
801 West Mineral Ave. Suite 100
Littleton, CO 80120
(970) 290-7037
Water: (Individual Wells)
Sewer: (Onsite Septic Systems)
Utility Locates: (811)

General Notes

1. Before excavation begins call for utility locates 811.
2. Public improvements shall conform to Adams County Standards and latest edition of Colorado Department of Transportation Standards Specifications.
3. All construction projects, regardless of the size, shall install, maintain and repair stormwater pollution **control measures (CMs)** to effectively minimize erosion, sediment transport, and the release of pollutants related to construction activity. CMs example include: sediment control logs (SCL), silt fence (SF), dikes/swales, sediment traps (ST), inlet protection (IP), outlet protection (OP), check dams (CD), sediment basins (SB), temporary/permanent seeding and mulching (MU), soil roughening, maintaining existing vegetation and protection of trees. CMs must be selected, designed, adequately sized, installed and maintained in accordance with good engineering, hydrologic and pollution control practices. CMs/BMPs installation and maintenance details shall conform to Urban Drainage Flood Control Criteria Manual Volume 3, or the Colorado Department of Transportation (CDOT) Item Code Book. CMs must filter, settle, contain or strain pollutants from stormwater flows in order to prevent bypass of flows without treatment. CMs must be appropriate to treat the runoff from the amount of disturbed area, the expected flow rate, duration, and flow conditions (i.e., sheet or concentrated flow). **CMs/BMPs shall be specified in the SWMP (if applicable), and the locations shown on the EC Plan.**
 - 1) Prior to construction, projects disturbing 1 or more acres of land, or any project belonging to a common plan of development disturb 1 or more acres, must obtain:
 - 2) A General **Permit** for Stormwater Discharges associated with Construction Activities, from the Colorado Department of Public Health and Environment, and
 - 3) An Adams County Stormwater Quality Permit within the unincorporated Adams County MS4 Area.
- 2) Permitted projects shall develop a Stormwater Management Plan (**SWMP**), aka Erosion and Sediment Control Plan (ESCP), in compliance with CDPHE minimum requirements. The approved SWMP, including Erosion Control (EC) Plan (Site Map), shall be **kept** on site and **updated** at all times. The **Qualified Stormwater Manager** is responsible for implementing the SWMP and CMs (aka BMPs) during construction.
- 3) Permitted projects shall perform regular **Stormwater Inspections** every 7 calendar days; **or** every 14 calendar days and within 24 hours after any precipitation or snowmelt event that causes surface erosion. Inspection frequency can be reduced for **Post-Storm Event inspections at Temporarily Idle Sites** and also for **Stormwater Inspections at Completed Sites waiting for final stabilization**. Inspection reports must identify any incidents of non-compliance.
- 4) **Tracking** of dirt onto paved public or private paved roads is not allowed. The use of dirt ramps to enter/exit from an unpaved into a paved area is prohibited. Vehicle tracking controls shall be implemented, otherwise entrance area must drain thru a CM towards the private site.
- 5) **Truck loads** of fill material imported to or cut material exported from the site shall be properly covered to prevent loss of the material during transportation on public ROW. Haul routes must be permitted by the County. No material shall be transported to another site without applicable permits.
- 6) Control measures designed for **concrete washout waste** must be implemented. This includes washout waste discharged to the ground and washout waste from concrete trucks and masonry operations.
- 7) Temporary **CMs/BMPs shall be removed** after the site has reached final stabilization.
- 8) **Dewatering operations** discharging off-site into any waters conveyance systems including wetlands, irrigation ditches, canals, rivers, streams or storm sewer systems, require a State Construction Dewatering Permit.

- 9) Permitted projects shall **keep** the CDPHE's Stormwater Discharge Permit, Stormwater Management Plan (SWMP) and inspection logs available on-site throughout the duration of the project, and for an additional 3 years after permit close-out.
- 10) Permitted landowner and/or contractor shall **close** the State and City/County permit once **final stabilization** is reached. Stormwater inspections shall continue until Inactivation Notice is filed with CDPHE.

Performance Standard Notes:

1. Stormwater runoff from disturbed areas must flow to at least **one (1) CM** to minimize sediment in the discharge. Do not allow **sediment to leave** the site. The best way to prevent sediment or pollutants from entering the storm sewer system is to stabilize the site as quickly as possible, preventing erosion and stopping sediment run-off at its source.

Project Name:

**GOLDEN
FIELD
SUBDIVISION**
Cast # PRC2024-0002

Owner:

**Greatland Alaska
Development,
LLC.**
David and Angela
Andersen
PO Box 111745
Anchorage, Alaska 99511

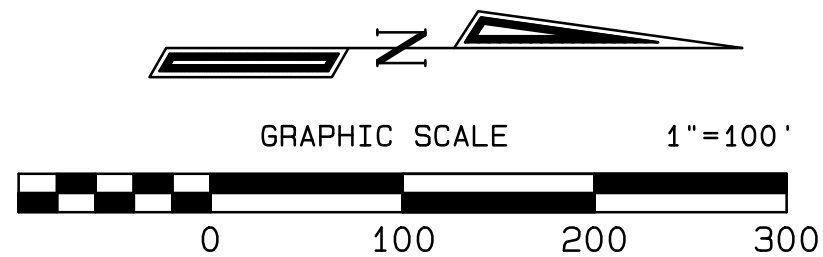
Designer:



David L. Andersen, P.E.
PO Box 111745
Anchorage, Alaska 99511

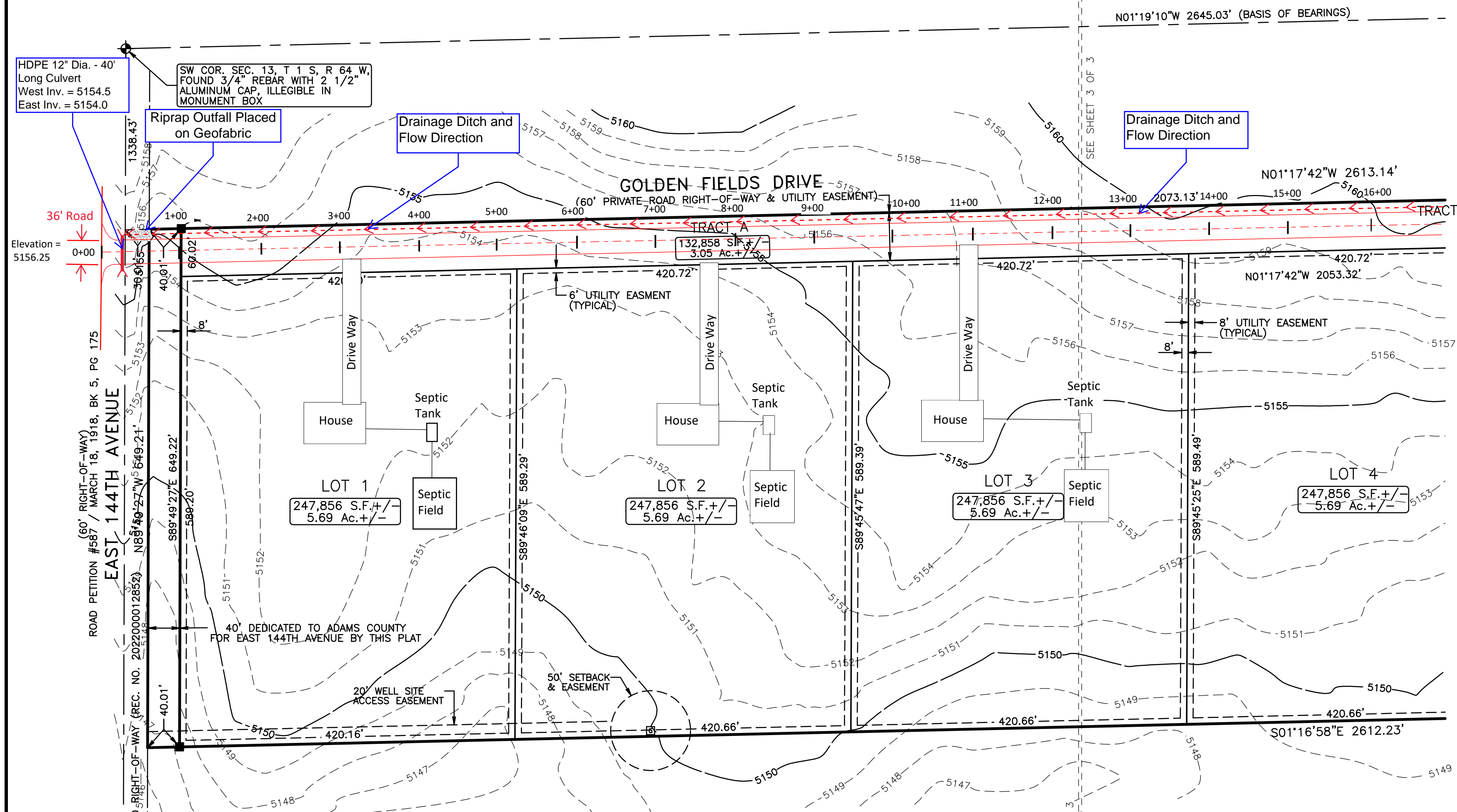
General Notes

C 1.0



Stationing	Slope of Drainage Ditch Westside of Golden View Road
0+30 to 11+00	0.17%
11+00 to 13+00	0.75%
13+00 to 17+50	0.4%
17+50 to 19+25	0.7%
19+25 to 21+50	1.7%
21+25 to 26+00	1.2%

Stationing	Center Line Road Elevation
0+00	5156.25
1+00	5156.25
2+00	5156.33
3+00	5156.45
4+00	5156.60
5+00	5156.70
6+00	5156.85
7+00	5157.00
8+00	5157.25
9+00	5157.25
10+00	5157.80
11+00	5158.10
12+00	5158.80
13+00	5159.50
14+00	5159.80
15+00	5160.10
16+00	5160.50
17+00	5160.50
18+00	5160.50
19+00	5160.50
20+00	5159.5
21+00	5157.5
C1	5156.0
C2	5154.0
C3	5154.0
C4	5155.5



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- = LOT LINE
- - - = DRAIN PATH
- - - = CENTERLINE
- ⊠ = ROCK DRAIN PAD
- = CULVERT
- 12+00 = STATION

Project:
GOLDEN VIEW SUBDIVISION
Case # PRC2024-0002

Owner:
Greatland Alaska Development, LLC.
David and Angela Andersen
PO Box 111745
Anchorage, Alaska 99511
907-250-3741

Designer:
Colorado Department of Regulatory Agencies
Division of Professions and Occupations
State Board of Examiners for Architects, Professional Engineers and Professional Land Surveyors
David LaGrande Andersen
Professional Engineer
PE 0061720
Number
Active
Credential Status
Verify this credential at: dpo.colorado.gov
11/02/2023
Issue Date
02/03/2024
Expire Date
876
Division Director: Sam Dejo
Credential Holder Signature

David L. Andersen, PE
PO Box 111745
Anchorage, Alaska 99511
907-250-3741

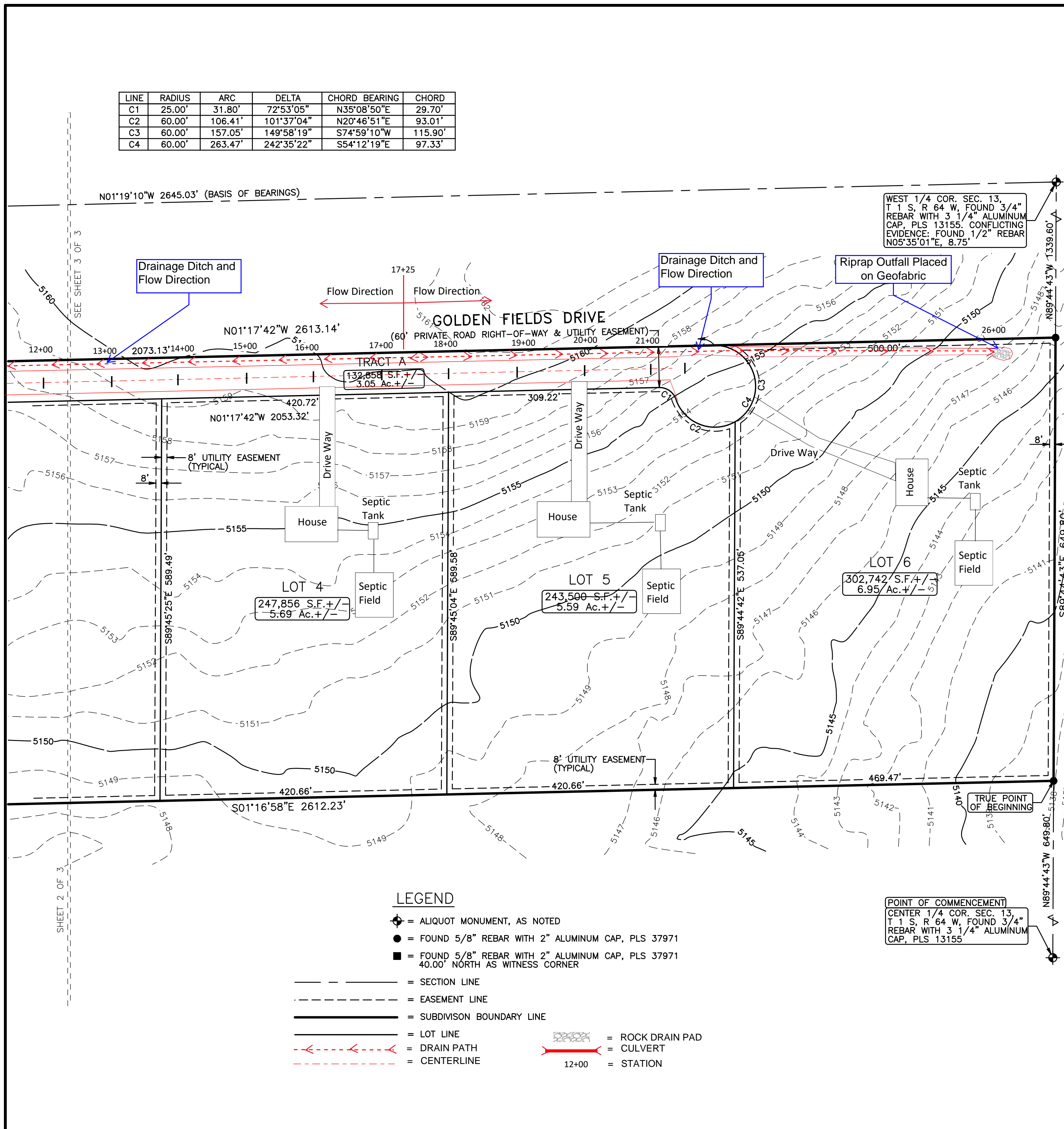
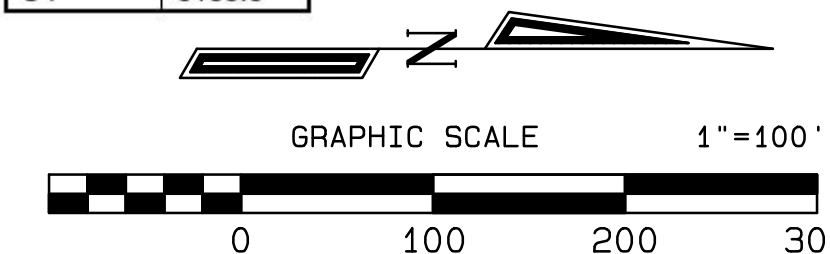
Site & Drainage Plan

C 1.1

LINE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	25.00'	31.80'	72°53'05"	N35°08'50"E	29.70'
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13+00	5159.50
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Stationing	Slope of Drainage Ditch Westside of Golden View Road
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Project:
GOLDEN VIEW SUBDIVISION
Case # PRC2024-0002

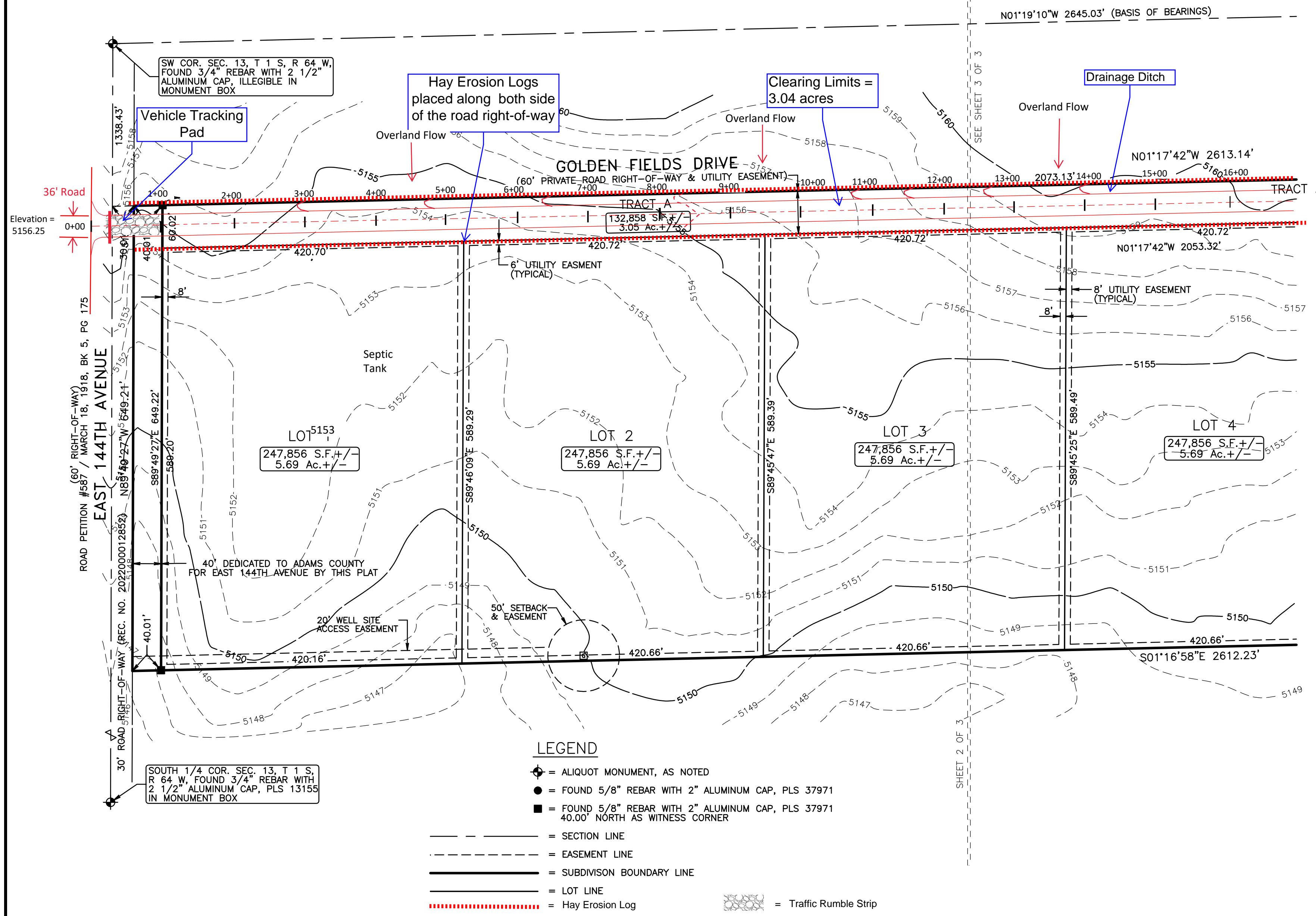
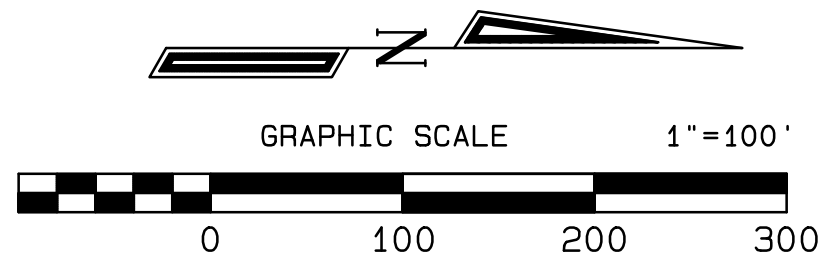
Owner:
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David and Angela Andersen
PO Box 111745
Anchorage, Alaska 99511
907-250-3741

Designer:
Colorado Department of Regulatory Agencies
Division of Professions and Occupations
David LaGrande Andersen
Professional Engineer
PE 0081720
Number 11/01/2023
Active 10/31/2025
Credentia Status 8176
Verify this credential at: dpo.colorado.gov

David L. Andersen, PE
PO Box 111745
Anchorage, Alaska 99511
907-250-3741

Site & Drainage Plan

C 1.2



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- = Hay Erosion Log
- ▨ = Traffic Rumble Strip

Project:
GOLDEN VIEW SUBDIVISION
Case # PRC2024-0002

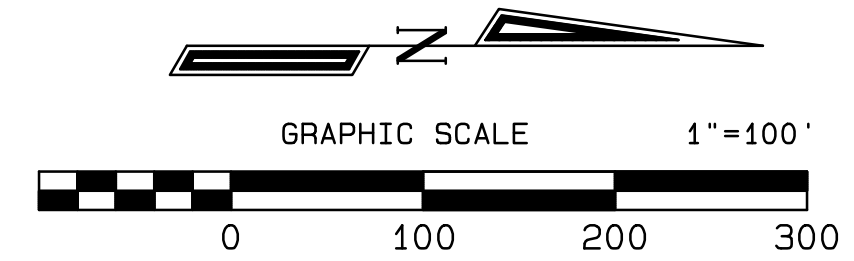
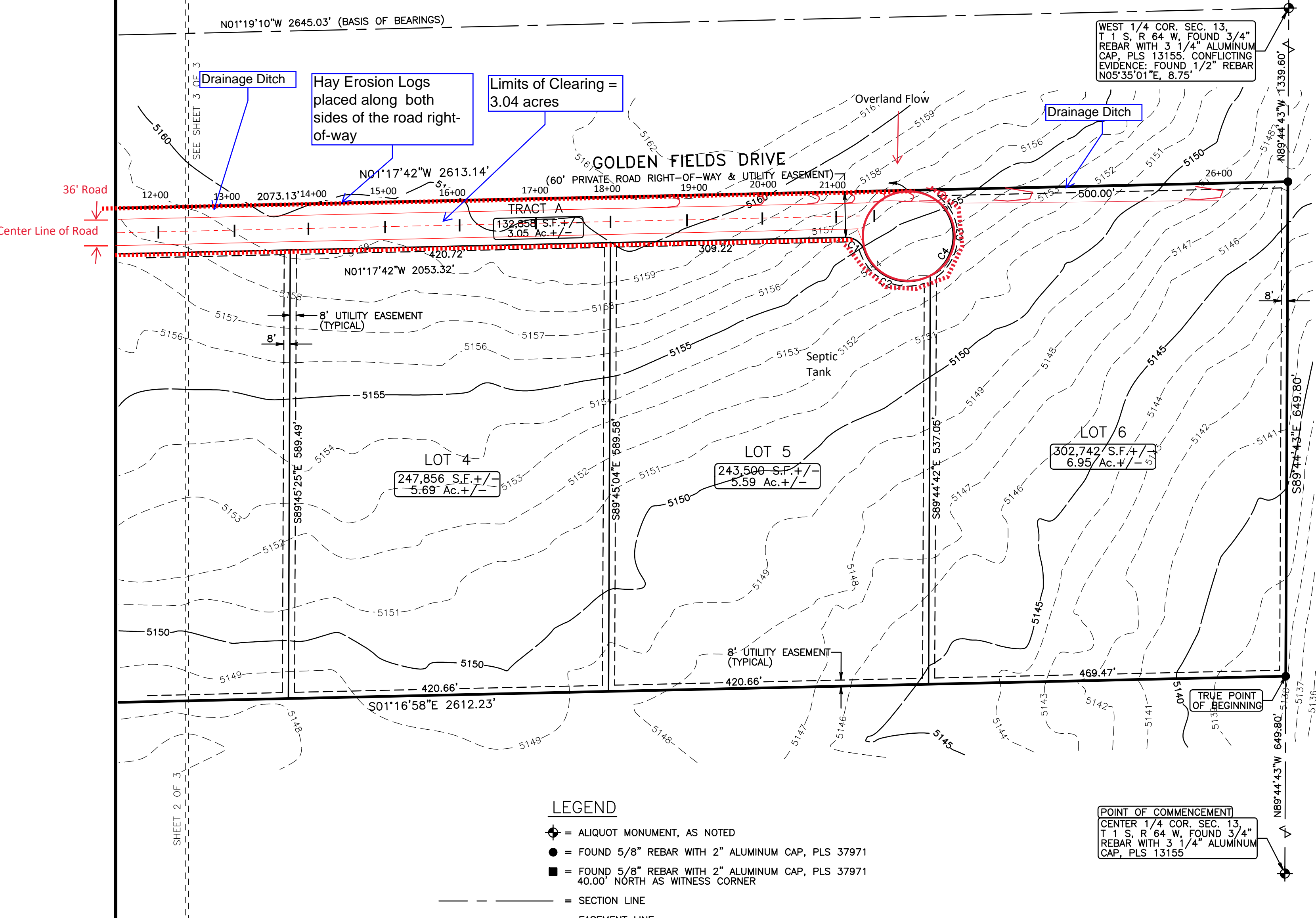
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907-250-3741

Designer:
Colorado Department of Regulatory Agencies
Division of Professions and Occupations
David LaGrande Andersen
Professional Engineer
PE 0001720
Number
11/01/2023
Issue Date
10/31/2025
Active
Credential Status
Verify this credential at: dpo.colorado.gov
876

David L. Andersen, PE
PO Box 111745
Anchorage, Alaska 99511
907-250-3741

Erosion & Sediment Control Plan
C 1.3

LINE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD
C1	25.00'	31.80'	72°53'05"	N35°08'50"E	29.70'
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- ▨ = Traffic Rumble Strip

Project:
GOLDEN VIEW SUBDIVISION
Case # PRC2024-0002

Owner:
Greatland Alaska Development, LLC.
David and Angela Andersen
PO Box 111745
Anchorage, Alaska 99511
907-250-3741

Designer:
Colorado Department of Regulatory Agencies
Division of Professions and Occupations
State Board of Contractors, Architects, Professional Engineers and Professional Land Surveyors
David LaGrande Andersen
Professional Engineer
PE 0081720 11/01/2023
Number 10/31/2025
Active
Credentia Status
Verify this credential at: dpo.colorado.gov
David L. Andersen, PE
PO Box 111745
Anchorage, Alaska 99511
907-250-3741

Erosion & Sediment Control Plan

C 1.4

Warranty Deed

WHEN RECORDED RETURN TO:
David Andersen and Angela Andersen



First American

File Number: 5525-3723269

SPECIAL WARRANTY DEED

THIS DEED, Made this Twenty-first day of June, 2021, between **AB Investors, LLC, a Colorado limited liability company** duly organized and existing under and by virtue of the laws of the State of Colorado, grantor, and **David Andersen and Angela Andersen** whose legal address is , of the County of Adams and State of Colorado, grantee:

WITNESSETH, That the grantor, for and in consideration of the sum of **TWO HUNDRED TWENTY FIVE THOUSAND AND NO/100 DOLLARS (\$225,000.00)**, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, his heirs, successors and assigns forever, not in tenancy in common but in joint tenancy, all the real property, together with improvements, if any, situate, lying and being in the County of Adams, State of Colorado, described as follows:

PARCEL 3:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST ¼ OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

CONSIDERING THE WEST LINE OF THE SOUTHWEST ¼ OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO IS ASSUMED TO BEAR NORTH 01°19'10" WEST, BEING MONUMENTED ON THE SOUTH END BY A 3/4" REBAR WITH 2 1/2" ALUMINUM CAP, (ILLEGIBLE) IN MONUMENT BOX, AND ON THE NORTH END BY A 3/4" REBAR WITH A 3 1/4" ALUMINUM CAP, PLS 13155, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

COMMENCING AT THE CENTER ¼ CORNER OF SAID SECTION 13; THENCE NORTH 89°44'43" WEST, COINCIDENT WITH THE NORTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 13, A DISTANCE OF 649.80 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 01°16'58" EAST, A DISTANCE OF 2612.23 FEET TO THE NORTH RIGHT-OF-WAY LINE OF EAST 144TH AVENUE AS DESCRIBED IN ROAD PETITION NO. 587 RECORDED MARCH 18, 1918 IN BOOK 5 AT PAGE 175 OF THE RECORDS OF THE CLERK AND RECORDER FOR ADAMS COUNTY, COLORADO; THENCE NORTH 89°49'27" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE BEING 30.00 FEET NORTHERLY FROM AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 13, A DISTANCE OF 649.21 FEET; THENCE NORTH 01°17'42" WEST, A DISTANCE OF 2613.14 FEET TO THE NORTH LINE OF THE SOUTHWEST ¼ OF SAID SECTION 13; THENCE SOUTH 89°44'43" EAST, COINCIDENT WITH SAID NORTH LINE, A DISTANCE OF 649.80 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO.

THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY CURTIS D. HOOS, PLS 37971, AMERICAN WEST LAND SURVEYING CO., PO BOX 129, DATED 04/16/2020

Doc Fee: \$ _____

Proof of Water

**COLORADO GROUND WATER COMMISSION
FINDINGS AND ORDER**

IN THE MATTER OF AN APPLICATION FOR A DETERMINATION OF A RIGHT TO AN ALLOCATION OF
GROUNDWATER IN THE LOST CREEK DESIGNATED GROUNDWATER BASIN

DETERMINATION NO.: 4496-BD

AQUIFER: Laramie-Fox Hills

APPLICANT: David and Angela Andersen

In compliance with section 37-90-107(7), C.R.S., and the Designated Basin Rules, 2 CCR 410-1, David and Angela Andersen (Applicant) submitted an application to the Colorado Ground Water Commission (Commission) for a determination of a right to an allocation of designated groundwater from the Laramie-Fox Hills Aquifer.

FINDINGS

1. The application was received by the Commission on December 20, 2022.
2. The Applicant requests a determination of right to an allocation of designated groundwater (Determination) in the Laramie-Fox Hills aquifer (Aquifer) underlying 38.35 acres, generally described as a portion of the W 1/2 of the E 1/2 of the SW 1/4 of Section 13, Township 1 South, Range 64 West of the 6th P.M., in Adams County (Overlying Land). According to a Nontributary Groundwater Landownership Statement dated December 19, 2022, attached hereto as Exhibit A, the Applicant owns the 38.35 acres of land, which are further described in said Ownership Statement, and claims control of the right to the groundwater in the Aquifer underlying the land.
3. The Overlying Land is located within the boundaries of the Lost Creek Designated Groundwater Basin and within the Lost Creek Ground Water Management District. The Commission has jurisdiction over the designated groundwater that is the subject of this Determination.
4. The Commission's Staff has evaluated the application relying on the claims to control of the groundwater in the Aquifer underlying the Overlying Land made by the Applicant.
5. The Applicant intends to apply the groundwater in the Aquifer underlying the Overlying Land to the following beneficial uses: residential, domestic animal watering, and irrigation use. The Applicant's proposed place of use of the groundwater in the Aquifer underlying the Overlying Land is the above described 38.35 acres of Overlying Land.
6. Pursuant to section 37-90-107(7)(a), and in accordance with the Designated Basin Rules, the Commission shall allocate the groundwater in the Aquifer underlying the Overlying Land on the basis of the ownership of the Overlying Land.
7. The amount of water in storage in the Aquifer underlying the 38.35 acres of Overlying Land claimed by the Applicant is 719 acre-feet. This determination was based on the following as specified in the Designated Basin Rules.
 - a. The average specific yield of those saturated aquifer materials containing sufficient water that can be drained by gravity and placed to beneficial use is 15 percent.

- b. The average thickness of those saturated aquifer materials containing sufficient water that can be drained by gravity and placed to beneficial use is 125 feet.
8. A review of the records in the Office of the State Engineer has disclosed that none of the groundwater in the Aquifer underlying the Overlying Land has been either previously determined to be allocated by the Commission, has been permitted for withdrawal by large capacity wells that have rights that were initiated prior to November 19, 1973 that are subject to section 37-90-107(7)(b), or has been permitted for withdrawal by existing small capacity wells withdrawing water under permits issued pursuant to section 37-90-105, C.R.S. The amount of designated groundwater in the Aquifer underlying the Overlying Land that is available for allocation in this Determination is 719 acre-feet.
9. Pursuant to section 37-90-107(7)(c)(III), an approved determination of a right to an allocation shall be considered a final determination of the amount of groundwater so determined; except that the Commission shall retain jurisdiction for subsequent adjustment of such amount to conform to the actual local aquifer characteristics from adequate information obtained from well drilling or test holes.
10. Pursuant to section 37-90-107(7)(d), the Commission has authority to issue well permits pursuant to subsection 107(7) (i.e. permits for large capacity wells) for the withdrawal of designated groundwater from the Aquifer. Pursuant to section 37-90-107(7)(a) the Commission shall adopt the necessary rules to carry out the provisions of subsection (7). Pursuant to section 37-90-111(h), C.R.S., the Commission is empowered to adopt rules necessary to carry out the provisions of Article 90 of Title 37. In accordance with that authority, the Commission has adopted the Rules and Regulations for the Management and Control of Designated Ground Water (2 CCR 410-1) (“Designated Basin Rules”, or “Rules”).
11. Large capacity well permits issued pursuant to section 37-90-107(7) are subject to the following provisions of statute and the Designated Basin Rules.
 - a. Pursuant to section 37-90-107(7)(a) well permits issued pursuant to subsection 107(7) shall allow withdrawals on the basis of an aquifer life of one hundred years. The 719 acre-feet of water in the Aquifer underlying the Overlying Land available for allocation in this Determination, if permitted for withdrawal by large capacity wells on the basis of an aquifer life of one hundred years, would result in an allowed average annual amount of withdrawal of 7.19 acre-feet per year.
 - b. Any amounts of groundwater in the Aquifer allocated in this Determination that are permitted for withdrawal pursuant to section 37-90-105, by small capacity well permits issued after the issuance of this Determination reduce the amount of water, and the allowed average annual amount of withdrawal, that may be withdrawn by wells permitted pursuant to section 37-90-107(7).
 - c. In accordance with Rule 5.3.6 of the Designated Basin Rules, it has been determined that withdrawal of groundwater from the Aquifer underlying the Overlying Land will not, within one hundred years, deplete the flow of a natural stream or its alluvial aquifer at an annual rate greater than one-tenth of one percent of the annual rate of withdrawal and, therefore, the groundwater in the Aquifer underlying the Overlying Land is nontributary groundwater as defined in Rule 4.2.22 of the Designated Basin Rules. Pursuant to the Rules, no more than 98% of the amount of the groundwater in the Aquifer underlying the Overlying Land withdrawn annually shall be consumed.

12. Pursuant to section 37-90-105(1), the State Engineer has the authority to approve small capacity well permits. While water withdrawn from the Aquifer from beneath the Overlying Land by small capacity wells may consist of the groundwater allocated herein, the Commission recognizes that in approving small capacity permits the State Engineer is not bound by the terms and conditions of this Determination, and may approve small capacity permits based on standards and with such conditions as the State Engineer considers appropriate.
13. The ability of wells permitted to withdraw the authorized amount of water from this nonrenewable Aquifer may be less than the one hundred years upon which the amount of water in the Aquifer is allocated, due to anticipated water level declines.
14. On January 11, 2023, in accordance with Rule 9.1 of the Designated Basin Rules, written recommendations concerning this application were requested from the Lost Creek Ground Water Management District. No written recommendations from the District were received.
15. In accordance with sections 37-90-107(7)(c)(II) and 37-90-112, C.R.S., the application was published in the Eastern Colorado News newspaper on January 20, 2023 and January 27, 2023. No objections to the application were received within the time limit set by statute.

ORDER

In accordance with section 37-90-107(7) and the Designated Basin Rules, the Commission hereby determines a right to an allocation of designated groundwater in the Laramie-Fox Hills Aquifer underlying 38.35 acres of land, generally described as a portion of the W 1/2 of the E 1/2 of the SW 1/4 of Section 13, Township 1 South, Range 64 West of the 6th P.M., further described in Exhibit A, subject to the following conditions.

16. The amount (i.e. volume) of water in the Aquifer underlying the 38.35 acres of Overlying Land allocated herein is 719 acre-feet (Underlying Groundwater).
17. The amount (i.e. volume) of Underlying Groundwater allocated herein shall be considered final, except that the Commission shall retain jurisdiction for subsequent adjustment of such amount to conform to the actual local aquifer characteristics from adequate information obtained from well drilling or test holes, if such information indicates that the initial estimate of the amount of Underlying Groundwater in the Aquifer was incorrect.
18. Approval of this Determination meets the requirements of section 37-90-107(7)(d)(II), that requires a determination of groundwater to be withdrawn by a well be made prior to the granting of a well permit pursuant to section 37-90-107(7).
19. Well permits issued pursuant to section 37-90-107(7), (i.e. large capacity wells) and this Determination are subject to the following conditions.
 - a. The total amount of Underlying Groundwater that may be withdrawn from the Aquifer by all large capacity wells permitted pursuant to this Determination may not exceed a volume of 719 acre-feet, less any amount of the Underlying Groundwater allocated herein permitted to be withdrawn by small capacity wells issued permits pursuant to section 37-90-105 after the issuance of this Determination. The amounts of water

- permitted to be withdrawn by such small capacity wells shall be considered to be one-hundred times the annual withdrawals permitted to be withdrawn by those wells.
- b. The allowed average annual amount of withdrawal by any large capacity well (or well field) permitted to withdraw the allocated water shall be equal to the volume of water permitted to be withdrawn by that well (or well field) divided by one-hundred years.
 - c. The allowed maximum annual amount of withdrawal by any large capacity well (or well field) permitted to withdraw the allocated water may exceed the allowed average annual amount of withdrawal allowed by the well permit(s) as long as the total volume of water withdrawn by such well(s) does not exceed the product of the number of years since the date(s) of issuance of the well permit(s) times the allowed average annual amount of withdrawal allowed by the well permit(s).
 - d. The Applicant may pump the allowed average annual amount of withdrawal and the allowed maximum annual amount of withdrawal from one or more wells of a well field in any combination, so long as the total combined withdrawal of the wells does not exceed the amounts described in this Order.
 - e. No more than 98% of the amount of Underlying Groundwater withdrawn annually shall be consumed. The Commission may require well owners to demonstrate periodically that no more than 98% of the Underlying Groundwater withdrawn annually is being consumed.
 - f. The use of the Underlying Groundwater shall be limited to the following beneficial uses: residential, domestic animal watering, and irrigation use. The place of use of the Underlying Groundwater shall be limited to the above described 38.35 acres of Overlying Land. The Underlying Groundwater that is the subject of this Determination may be reused and successively used to extinction to the extent dominion and control over the water is maintained and its volume can be distinguished from the volume of any stream system into which it is introduced to the satisfaction of the Commission. The Underlying Groundwater is located within the Lost Creek Ground Water Management District where local District rules apply which may further limit the withdrawal and use of the subject designated groundwater.
 - g. The wells must be located on the above described 38.35 acres of Overlying Land.
 - h. No well shall be located within 600 feet of any existing large-capacity well in the same Aquifer unless a Waiver of Claim of Injury is obtained from the owner of the existing well or unless the Commission, after a hearing, finds that circumstances in a particular instance warrant that a well may be permitted without regard to this limitation.
 - i. The wells must be constructed to withdraw water from only the Laramie-Fox Hills Aquifer.
 - j. The entire depth of each well must be geophysically logged prior to installing the casing in the same manner as set forth in Rule 9 of the Statewide Nontributary Ground Water Rules, 2 CCR 402-7.
 - k. A totalizing flow meter or other Commission approved measuring device shall be installed on each well and maintained in good working order by the well owner. Annual diversion records shall be collected and permanently maintained by the well owner and

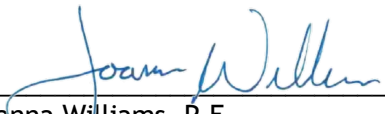
submitted to the Commission and the Lost Creek Ground Water Management District upon request.

- l. The well shall be marked in a conspicuous place with this determination number, the well permit number, and the name of the Aquifer. The well owner shall take necessary means and precautions to preserve these markings.
20. A copy of this Determination shall be recorded by the Applicant in the public records of the county in which the Overlying Land is located so that a title examination of the above described 38.35 acres of Overlying Land area, or any part thereof, shall reveal the existence of this Determination.
21. The right to an allocation of designated groundwater determined herein is a vested property right with specific ownership. Some or all of the water right may be transferred independent of the land under which the right originated. Any action taken that is intended to convey, transfer, and/or sell the subject water right shall explicitly identify this Determination number, the specific Aquifer, and the total amount (i.e. volume) of the right that is being conveyed.

Dated this 2nd day of March, 2023.



Kevin G. Rein, P.E.
Executive Director
Colorado Ground Water Commission

By: 
Joanna Williams, P.E.
Chief of Water Supply, Designated Basins

Prepared by: wad
F&O4496-BD.doc

NONTRIBUTARY GROUNDWATER LANDOWNERSHIP STATEMENT

This form is to be submitted with applications for the following, when the applicant is the owner of the overlying land.

- 1) A well permit to withdraw groundwater from the Dawson, Denver, Arapahoe or Laramie-Fox Hills aquifers, or other aquifer the applicant claims contains nontributary groundwater, outside of a Designated Groundwater Basin subject to section 37-90-137(4), C.R.S., except when the right to withdraw the groundwater has been determined by a valid decree; OR
- 2) A determination of water right in the Dawson, Denver, Arapahoe or Laramie-Fox Hills aquifers, or a well permit to withdraw groundwater from those aquifers that are subject to Designated Basin Rule 5.4, within a Designated Groundwater Basin.

NOTE: Form submittal instructions can be found on our website Colorado.gov/water. See instructions on the reverse of this form. Type or print in black or blue ink.

1. APPLICANT INFORMATION			
Name of Applicant David and Angela Andersen			
Mailing Address PO Box 111745	City Anchorage	State AK	Zip Code 99511
Telephone Number (include area code) (907)250-3741		Email dandersen@askatestlab.com	
2. AQUIFER Laramie-Fox Hills			
3. CLAIM OF OWNERSHIP – I hereby claim that I am the owner of the following described property, as evidenced by the attached copy of a deed recorded in the county in which the property is located.			
Number of acres: <u>38.35</u> in the county of: <u>Adams</u> described as follows (insert legal description).			
<u>DESCRIPTION OF PARCEL 3:</u>		<u>see attached legal description and Deed of Trust</u>	
<ul style="list-style-type: none"> — A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS: — CONSIDERING THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO IS ASSUMED TO BEAR NORTH 01°19'10" WEST, BEING MONUMENTED ON THE SOUTH END BY A 3/4" REBAR WITH 2 1/2" ALUMINIUM CAP, (ILLEGIBLE) IN MONUMENT BOX, AND ON THE NORTH END BY A 3/4" REBAR WITH 3 1/4" ALUMINIUM CAP, PLS 13155, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; — COMMENCING AT THE CENTER 1/4 CORNER OF SAID SECTION 13; THENCE NORTH 89°44'43" WEST, COINCIDENT WITH THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 13, A DISTANCE OF 649.80 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 01°16'58" EAST, A DISTANCE OF 2572.22 FEET TO A POINT LYING 70.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 13; THENCE NORTH 89°49'27" WEST, PARALLEL WITH AND 70.00 FEET NORTHERLY FROM SAID SOUTH LINE, A DISTANCE OF 649.22 FEET THENCE NORTH 01°17'42" WEST, A DISTANCE OF 2573.13 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 13; THENCE SOUTH 89°44'43" EAST, COINCIDENT WITH SAID NORTH LINE, A DISTANCE OF 649.80 FEET TO THE TRUE POINT OF BEGINNING. — SAID PARCEL CONTAINS 38.35 ACRES, MORE OR LESS. 			
- I further claim that the right to withdraw the groundwater in the aquifer underlying the above described property has not been reserved by another, nor has consent been given to another for the right to its withdrawal.			
4. THE APPLICANT MUST PROVIDE – a Verification of Notice of Application (form no. GWS-43) (see instructions for exceptions). See attached form GWS-43			
5. SIGNATURE – Sign or enter name(s) of applicant(s) or authorized agent. The making of false statements herein constitutes perjury in the second degree, which is punishable as a class 1 misdemeanor pursuant to C.R.S. 24-4-104(13)(a). I have read the statements herein, know the contents thereof, and state that they are true to my knowledge.			
Signature: <u>David Andersen, Angela Andersen</u>		Date: <u>12/19/22</u>	
Print name and title: <u>David Andersen, Angela Andersen, Property Owners</u>			

Legal Description of Parcel # 0156513300003, Lost Creek Subdivision Lot 3

Part of the South ½ of Section 13, Township 1 South, Range 64 West of the 6th P.M., County of Adams, State of Colorado.

DESCRIPTION OF PARCEL 3:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

CONSIDERING THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO IS ASSUMED TO BEAR NORTH 01°19'10" WEST, BEING MONUMENTED ON THE SOUTH END BY A 3/4" REBAR WITH 2 1/2" ALUMIUM CAP, (ILLEGIBLE) IN MONUMENT BOX, AND ON THE NORTH END BY A 3/4" REBAR WITH 3 1/4" ALUMINUM CAP, PLS 13155, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE CENTER 1/4 CORNER OF SAID SECTION 13; THENCE NORTH 89°44'43" WEST, COINCIDENT WITH THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 13, A DISTANCE OF 649.80 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 01°16'58" EAST, A DISTANCE OF 2572.22 FEET TO A POINT LYING 70.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 13; THENCE NORTH 89°49'27" WEST, PARALLEL WITH AND 70.00 FEET NORTHERLY FROM SAID SOUTH LINE, A DISTANCE OF 649.22 FEET THENCE NORTH 01°17'42" WEST, A DISTANCE OF 2573.13 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 13; THENCE SOUTH 89°44'43" EAST, COINCIDENT WITH SAID NORTH LINE, A DISTANCE OF 649.80 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 38.35 ACRES, MORE OR LESS.

**COLORADO GROUND WATER COMMISSION
FINDINGS AND ORDER**

IN THE MATTER OF AN APPLICATION FOR A DETERMINATION OF A RIGHT TO AN ALLOCATION OF
GROUNDWATER IN THE LOST CREEK DESIGNATED GROUNDWATER BASIN

DETERMINATION NO.: 4497-BD

AQUIFER: Lower Arapahoe

APPLICANT: David and Angela Andersen

In compliance with section 37-90-107(7), C.R.S., and the Designated Basin Rules, 2 CCR 410-1, David and Angela Andersen (Applicant) submitted an application to the Colorado Ground Water Commission (Commission) for a determination of a right to an allocation of designated groundwater from the Lower Arapahoe Aquifer.

FINDINGS

1. The application was received by the Commission on December 20, 2022.
2. The Applicant requests a determination of right to an allocation of designated groundwater (Determination) in the Lower Arapahoe aquifer (Aquifer) underlying 38.35 acres, generally described as a portion of the W 1/2 of the E 1/2 of the SW 1/4 of Section 13, Township 1 South, Range 64 West of the 6th P.M., in Adams County (Overlying Land). According to a Nontributary Groundwater Landownership Statement dated December 19, 2022, attached hereto as Exhibit A, the Applicant owns the 38.35 acres of land, which are further described in said Ownership Statement, and claims control of the right to the groundwater in the Aquifer underlying the land.
3. The Overlying Land is located within the boundaries of the Lost Creek Designated Groundwater Basin and within the Lost Creek Ground Water Management District. The Commission has jurisdiction over the designated groundwater that is the subject of this Determination.
4. The Commission's Staff has evaluated the application relying on the claims to control of the groundwater in the Aquifer underlying the Overlying Land made by the Applicant.
5. The Applicant intends to apply the groundwater in the Aquifer underlying the Overlying Land to the following beneficial uses: residential, domestic animal watering, and irrigation use. The Applicant's proposed place of use of the groundwater in the Aquifer underlying the Overlying Land is the above described 38.35 acres of Overlying Land.
6. Pursuant to section 37-90-107(7)(a), and in accordance with the Designated Basin Rules, the Commission shall allocate the groundwater in the Aquifer underlying the Overlying Land on the basis of the ownership of the Overlying Land.
7. The amount of water in storage in the Aquifer underlying the 38.35 acres of Overlying Land claimed by the Applicant is 456 acre-feet. This determination was based on the following as specified in the Designated Basin Rules.
 - a. The average specific yield of those saturated aquifer materials containing sufficient water that can be drained by gravity and placed to beneficial use is 17 percent.

- b. The average thickness of those saturated aquifer materials containing sufficient water that can be drained by gravity and placed to beneficial use is 70 feet.
8. A review of the records in the Office of the State Engineer has disclosed that none of the groundwater in the Aquifer underlying the Overlying Land has been either previously determined to be allocated by the Commission, has been permitted for withdrawal by large capacity wells that have rights that were initiated prior to November 19, 1973 that are subject to section 37-90-107(7)(b), or has been permitted for withdrawal by existing small capacity wells withdrawing water under permits issued pursuant to section 37-90-105, C.R.S. The amount of designated groundwater in the Aquifer underlying the Overlying Land that is available for allocation in this Determination is 456 acre-feet.
9. Pursuant to section 37-90-107(7)(c)(III), an approved determination of a right to an allocation shall be considered a final determination of the amount of groundwater so determined; except that the Commission shall retain jurisdiction for subsequent adjustment of such amount to conform to the actual local aquifer characteristics from adequate information obtained from well drilling or test holes.
10. Pursuant to section 37-90-107(7)(d), the Commission has authority to issue well permits pursuant to subsection 107(7) (i.e. permits for large capacity wells) for the withdrawal of designated groundwater from the Aquifer. Pursuant to section 37-90-107(7)(a) the Commission shall adopt the necessary rules to carry out the provisions of subsection (7). Pursuant to section 37-90-111(h), C.R.S., the Commission is empowered to adopt rules necessary to carry out the provisions of Article 90 of Title 37. In accordance with that authority, the Commission has adopted the Rules and Regulations for the Management and Control of Designated Ground Water (2 CCR 410-1) (“Designated Basin Rules”, or “Rules”).
11. Large capacity well permits issued pursuant to section 37-90-107(7) are subject to the following provisions of statute and the Designated Basin Rules.
 - a. Pursuant to section 37-90-107(7)(a) well permits issued pursuant to subsection 107(7) shall allow withdrawals on the basis of an aquifer life of one hundred years. The 456 acre-feet of water in the Aquifer underlying the Overlying Land available for allocation in this Determination, if permitted for withdrawal by large capacity wells on the basis of an aquifer life of one hundred years, would result in an allowed average annual amount of withdrawal of 4.56 acre-feet per year.
 - b. Any amounts of groundwater in the Aquifer allocated in this Determination that are permitted for withdrawal pursuant to section 37-90-105, by small capacity well permits issued after the issuance of this Determination reduce the amount of water, and the allowed average annual amount of withdrawal, that may be withdrawn by wells permitted pursuant to section 37-90-107(7).
 - c. In accordance with Rule 5.3.6 of the Designated Basin Rules, it has been determined that withdrawal of groundwater from the Aquifer underlying the Overlying Land will not, within one hundred years, deplete the flow of a natural stream or its alluvial aquifer at an annual rate greater than one-tenth of one percent of the annual rate of withdrawal and, therefore, the groundwater in the Aquifer underlying the Overlying Land is nontributary groundwater as defined in Rule 4.2.22 of the Designated Basin Rules. Pursuant to the Rules, no more than 98% of the amount of the groundwater in the Aquifer underlying the Overlying Land withdrawn annually shall be consumed.

12. Pursuant to section 37-90-105(1), the State Engineer has the authority to approve small capacity well permits. While water withdrawn from the Aquifer from beneath the Overlying Land by small capacity wells may consist of the groundwater allocated herein, the Commission recognizes that in approving small capacity permits the State Engineer is not bound by the terms and conditions of this Determination, and may approve small capacity permits based on standards and with such conditions as the State Engineer considers appropriate.
13. The ability of wells permitted to withdraw the authorized amount of water from this nonrenewable Aquifer may be less than the one hundred years upon which the amount of water in the Aquifer is allocated, due to anticipated water level declines.
14. On January 11, 2023, in accordance with Rule 9.1 of the Designated Basin Rules, written recommendations concerning this application were requested from the Lost Creek Ground Water Management District. No written recommendations from the District were received.
15. In accordance with sections 37-90-107(7)(c)(II) and 37-90-112, C.R.S., the application was published in the Eastern Colorado News newspaper on January 20, 2023 and January 27, 2023. No objections to the application were received within the time limit set by statute.

ORDER

In accordance with section 37-90-107(7) and the Designated Basin Rules, the Commission hereby determines a right to an allocation of designated groundwater in the Lower Arapahoe Aquifer underlying 38.35 acres of land, generally described as a portion of the W 1/2 of the E 1/2 of the SW 1/4 of Section 13, Township 1 South, Range 64 West of the 6th P.M., further described in Exhibit A, subject to the following conditions.

16. The amount (i.e. volume) of water in the Aquifer underlying the 38.35 acres of Overlying Land allocated herein is 456 acre-feet (Underlying Groundwater).
17. The amount (i.e. volume) of Underlying Groundwater allocated herein shall be considered final, except that the Commission shall retain jurisdiction for subsequent adjustment of such amount to conform to the actual local aquifer characteristics from adequate information obtained from well drilling or test holes, if such information indicates that the initial estimate of the amount of Underlying Groundwater in the Aquifer was incorrect.
18. Approval of this Determination meets the requirements of section 37-90-107(7)(d)(II), that requires a determination of groundwater to be withdrawn by a well be made prior to the granting of a well permit pursuant to section 37-90-107(7).
19. Well permits issued pursuant to section 37-90-107(7), (i.e. large capacity wells) and this Determination are subject to the following conditions.
 - a. The total amount of Underlying Groundwater that may be withdrawn from the Aquifer by all large capacity wells permitted pursuant to this Determination may not exceed a volume of 456 acre-feet, less any amount of the Underlying Groundwater allocated herein permitted to be withdrawn by small capacity wells issued permits pursuant to section 37-90-105 after the issuance of this Determination. The amounts of water

- permitted to be withdrawn by such small capacity wells shall be considered to be one-hundred times the annual withdrawals permitted to be withdrawn by those wells.
- b. The allowed average annual amount of withdrawal by any large capacity well (or well field) permitted to withdraw the allocated water shall be equal to the volume of water permitted to be withdrawn by that well (or well field) divided by one-hundred years.
 - c. The allowed maximum annual amount of withdrawal by any large capacity well (or well field) permitted to withdraw the allocated water may exceed the allowed average annual amount of withdrawal allowed by the well permit(s) as long as the total volume of water withdrawn by such well(s) does not exceed the product of the number of years since the date(s) of issuance of the well permit(s) times the allowed average annual amount of withdrawal allowed by the well permit(s).
 - d. The Applicant may pump the allowed average annual amount of withdrawal and the allowed maximum annual amount of withdrawal from one or more wells of a well field in any combination, so long as the total combined withdrawal of the wells does not exceed the amounts described in this Order.
 - e. No more than 98% of the amount of Underlying Groundwater withdrawn annually shall be consumed. The Commission may require well owners to demonstrate periodically that no more than 98% of the Underlying Groundwater withdrawn annually is being consumed.
 - f. The use of the Underlying Groundwater shall be limited to the following beneficial uses: residential, domestic animal watering, and irrigation use. The place of use of the Underlying Groundwater shall be limited to the above described 38.35 acres of Overlying Land. The Underlying Groundwater that is the subject of this Determination may be reused and successively used to extinction to the extent dominion and control over the water is maintained and its volume can be distinguished from the volume of any stream system into which it is introduced to the satisfaction of the Commission. The Underlying Groundwater is located within the Lost Creek Ground Water Management District where local District rules apply which may further limit the withdrawal and use of the subject designated groundwater.
 - g. The wells must be located on the above described 38.35 acres of Overlying Land.
 - h. No well shall be located within 600 feet of any existing large-capacity well in the same Aquifer unless a Waiver of Claim of Injury is obtained from the owner of the existing well or unless the Commission, after a hearing, finds that circumstances in a particular instance warrant that a well may be permitted without regard to this limitation.
 - i. The wells must be constructed to withdraw water from only the Lower Arapahoe Aquifer.
 - j. The entire depth of each well must be geophysically logged prior to installing the casing in the same manner as set forth in Rule 9 of the Statewide Nontributary Ground Water Rules, 2 CCR 402-7.
 - k. A totalizing flow meter or other Commission approved measuring device shall be installed on each well and maintained in good working order by the well owner. Annual diversion records shall be collected and permanently maintained by the well owner and

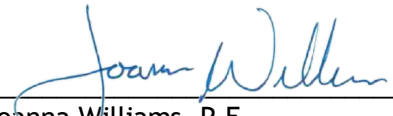
submitted to the Commission and the Lost Creek Ground Water Management District upon request.

- l. The well shall be marked in a conspicuous place with this determination number, the well permit number, and the name of the Aquifer. The well owner shall take necessary means and precautions to preserve these markings.
20. A copy of this Determination shall be recorded by the Applicant in the public records of the county in which the Overlying Land is located so that a title examination of the above described 38.35 acres of Overlying Land area, or any part thereof, shall reveal the existence of this Determination.
21. The right to an allocation of designated groundwater determined herein is a vested property right with specific ownership. Some or all of the water right may be transferred independent of the land under which the right originated. Any action taken that is intended to convey, transfer, and/or sell the subject water right shall explicitly identify this Determination number, the specific Aquifer, and the total amount (i.e. volume) of the right that is being conveyed.

Dated this 2nd day of March, 2023.



Kevin G. Rein, P.E.
Executive Director
Colorado Ground Water Commission

By: 
Joanna Williams, P.E.
Chief of Water Supply, Designated Basins

Prepared by: wad
F&O4497-BD.doc

Form no. **DIVISION OF WATER RESOURCES**
 GWS-1 **DEPARTMENT OF NATURAL RESOURCES**
 (1/2020) **1313 Sherman St, Room 821, Denver, CO 80203**
(303) 866-3581, www.colorado.gov/water, dwrpermitsonline@state.co.us

NONTRIBUTARY GROUNDWATER LANDOWNERSHIP STATEMENT

This form is to be submitted with applications for the following, when the applicant is the owner of the overlying land.
 1) A well permit to withdraw groundwater from the Dawson, Denver, Arapahoe or Laramie-Fox Hills aquifers, or other aquifer the applicant claims contains nontributary groundwater, outside of a Designated Groundwater Basin subject to section 37-90-137(4), C.R.S., except when the right to withdraw the groundwater has been determined by a valid decree; OR
 2) A determination of water right in the Dawson, Denver, Arapahoe or Laramie-Fox Hills aquifers, or a well permit to withdraw groundwater from those aquifers that are subject to Designated Basin Rule 5.4, within a Designated Groundwater Basin.
 NOTE: Form submittal instructions can be found on our website Colorado.gov/water. See instructions on the reverse of this form.
 Type or print in black or blue ink.

1. APPLICANT INFORMATION			
Name of Applicant David and Angela Andersen			
Mailing Address PO Box 111745	City Anchorage	State AK	Zip Code 99511
Telephone Number (include area code) (907)250-3741		Email dandersen@ a.bskatestlab.com	
2. AQUIFER Lower Arapahoe			
3. CLAIM OF OWNERSHIP – I hereby claim that I am the owner of the following described property, as evidenced by the attached copy of a deed recorded in the county in which the property is located. Number of acres: <u>38.35</u> in the county of: <u>Adams</u> described as follows (insert legal description). <u>DESCRIPTION OF PARCEL 3:</u> — A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS: — CONSIDERING THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO IS ASSUMED TO BEAR NORTH 01°19'10" WEST, BEING MONUMENTED ON THE SOUTH END BY A 3/4" REBAR WITH 2 1/2" ALUMINIUM CAP, (ILLEGIBLE) IN MONUMENT BOX, AND ON THE NORTH END BY A 3/4" REBAR WITH 3 1/4" ALUMINIUM CAP, PLS 13155, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, — COMMENCING AT THE CENTER 1/4 CORNER OF SAID SECTION 13; THENCE NORTH 89°44'43" WEST, COINCIDENT WITH THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 13, A DISTANCE OF 649.80 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 01°16'58" EAST, A DISTANCE OF 2572.22 FEET TO A POINT LYING 70.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 13; THENCE NORTH 89°49'27" WEST, PARALLEL WITH AND 70.00 FEET NORTHERLY FROM SAID SOUTH LINE, A DISTANCE OF 649.22 FEET THENCE NORTH 01°17'42" WEST, A DISTANCE OF 2573.13 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 13; THENCE SOUTH 89°44'43" EAST, COINCIDENT WITH SAID NORTH LINE, A DISTANCE OF 649.80 FEET TO THE TRUE POINT OF BEGINNING. — SAID PARCEL CONTAINS 38.35 ACRES, MORE OR LESS. — I further claim that the right to withdraw the groundwater in the aquifer underlying the above described property has not been reserved by another, nor has consent been given to another for the right to its withdrawal. See attached legal description and Deed of Trust			
4. THE APPLICANT MUST PROVIDE – a Verification of Notice of Application (form no. GWS-43) (see instructions for exceptions). See attached GWS-43			
5. SIGNATURE – Sign or enter name(s) of applicant(s) or authorized agent. The making of false statements herein constitutes perjury in the second degree, which is punishable as a class 1 misdemeanor pursuant to C.R.S. 24-4-104(13)(a). I have read the statements herein, know the contents thereof, and state that they are true to my knowledge. Signature: <u>David Andersen, Angela Andersen</u> Date: <u>12/19/22</u> Print name and title: <u>David Andersen, Angela Andersen, Property Owners</u>			

Legal Description of Parcel # 0156513300003, Lost Creek Subdivision Lot 3

Part of the South ½ of Section 13, Township 1 South, Range 64 West of the 6th P.M., County of Adams, State of Colorado.

DESCRIPTION OF PARCEL 3:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

CONSIDERING THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO IS ASSUMED TO BEAR NORTH 01°19'10" WEST, BEING MONUMENTED ON THE SOUTH END BY A 3/4" REBAR WITH 2 1/2" ALUMIUM CAP, (ILLEGIBLE) IN MONUMENT BOX, AND ON THE NORTH END BY A 3/4" REBAR WITH 3 1/4" ALUMINUM CAP, PLS 13155, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE CENTER 1/4 CORNER OF SAID SECTION 13; THENCE NORTH 89°44'43" WEST, COINCIDENT WITH THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 13, A DISTANCE OF 649.80 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 01°16'58" EAST, A DISTANCE OF 2572.22 FEET TO A POINT LYING 70.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 13; THENCE NORTH 89°49'27" WEST, PARALLEL WITH AND 70.00 FEET NORTHERLY FROM SAID SOUTH LINE, A DISTANCE OF 649.22 FEET THENCE NORTH 01°17'42" WEST, A DISTANCE OF 2573.13 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 13; THENCE SOUTH 89°44'43" EAST, COINCIDENT WITH SAID NORTH LINE, A DISTANCE OF 649.80 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 38.35 ACRES, MORE OR LESS.

**COLORADO GROUND WATER COMMISSION
FINDINGS AND ORDER**

IN THE MATTER OF AN APPLICATION FOR A DETERMINATION OF A RIGHT TO AN ALLOCATION OF
GROUNDWATER IN THE LOST CREEK DESIGNATED GROUNDWATER BASIN

DETERMINATION NO.: 4498-BD

AQUIFER: Upper Arapahoe

APPLICANT: David and Angela Andersen

In compliance with section 37-90-107(7), C.R.S., and the Designated Basin Rules, 2 CCR 410-1, David and Angela Andersen (Applicant) submitted an application to the Colorado Ground Water Commission (Commission) for a determination of a right to an allocation of designated groundwater from the Upper Arapahoe Aquifer.

FINDINGS

1. The application was received by the Commission on December 20, 2022.
2. The Applicant requests a determination of right to an allocation of designated groundwater (Determination) in the Upper Arapahoe aquifer (Aquifer) underlying 38.35 acres, generally described as a portion of the W 1/2 of the E 1/2 of the SW 1/4 of Section 13, Township 1 South, Range 64 West of the 6th P.M., in Adams County (Overlying Land). According to a Nontributary Groundwater Landownership Statement dated December 19, 2022, attached hereto as Exhibit A, the Applicant owns the 38.35 acres of land, which are further described in said Ownership Statement, and claims control of the right to the groundwater in the Aquifer underlying the land.
3. The Overlying Land is located within the boundaries of the Lost Creek Designated Groundwater Basin and within the Lost Creek Ground Water Management District. The Commission has jurisdiction over the designated groundwater that is the subject of this Determination.
4. The Commission's Staff has evaluated the application relying on the claims to control of the groundwater in the Aquifer underlying the Overlying Land made by the Applicant.
5. The Applicant intends to apply the groundwater in the Aquifer underlying the Overlying Land to the following beneficial uses: residential, domestic animal watering, and irrigation use. The Applicant's proposed place of use of the groundwater in the Aquifer underlying the Overlying Land is the above described 38.35 acres of Overlying Land.
6. Pursuant to section 37-90-107(7)(a), and in accordance with the Designated Basin Rules, the Commission shall allocate the groundwater in the Aquifer underlying the Overlying Land on the basis of the ownership of the Overlying Land.
7. The amount of water in storage in the Aquifer underlying the 38.35 acres of Overlying Land claimed by the Applicant is 424 acre-feet. This determination was based on the following as specified in the Designated Basin Rules.
 - a. The average specific yield of those saturated aquifer materials containing sufficient water that can be drained by gravity and placed to beneficial use is 17 percent.

- b. The average thickness of those saturated aquifer materials containing sufficient water that can be drained by gravity and placed to beneficial use is 65 feet.
8. A review of the records in the Office of the State Engineer has disclosed that none of the groundwater in the Aquifer underlying the Overlying Land has been either previously determined to be allocated by the Commission, has been permitted for withdrawal by large capacity wells that have rights that were initiated prior to November 19, 1973 that are subject to section 37-90-107(7)(b), or has been permitted for withdrawal by existing small capacity wells withdrawing water under permits issued pursuant to section 37-90-105, C.R.S. The amount of designated groundwater in the Aquifer underlying the Overlying Land that is available for allocation in this Determination is 424 acre-feet.
9. Pursuant to section 37-90-107(7)(c)(III), an approved determination of a right to an allocation shall be considered a final determination of the amount of groundwater so determined; except that the Commission shall retain jurisdiction for subsequent adjustment of such amount to conform to the actual local aquifer characteristics from adequate information obtained from well drilling or test holes.
10. Pursuant to section 37-90-107(7)(d), the Commission has authority to issue well permits pursuant to subsection 107(7) (i.e. permits for large capacity wells) for the withdrawal of designated groundwater from the Aquifer. Pursuant to section 37-90-107(7)(a) the Commission shall adopt the necessary rules to carry out the provisions of subsection (7). Pursuant to section 37-90-111(h), C.R.S., the Commission is empowered to adopt rules necessary to carry out the provisions of Article 90 of Title 37. In accordance with that authority, the Commission has adopted the Rules and Regulations for the Management and Control of Designated Ground Water (2 CCR 410-1) (“Designated Basin Rules”, or “Rules”).
11. Large capacity well permits issued pursuant to section 37-90-107(7) are subject to the following provisions of statute and the Designated Basin Rules.
 - a. Pursuant to section 37-90-107(7)(a) well permits issued pursuant to subsection 107(7) shall allow withdrawals on the basis of an aquifer life of one hundred years. The 424 acre-feet of water in the Aquifer underlying the Overlying Land available for allocation in this Determination, if permitted for withdrawal by large capacity wells on the basis of an aquifer life of one hundred years, would result in an allowed average annual amount of withdrawal of 4.24 acre-feet per year.
 - b. Any amounts of groundwater in the Aquifer allocated in this Determination that are permitted for withdrawal pursuant to section 37-90-105, by small capacity well permits issued after the issuance of this Determination reduce the amount of water, and the allowed average annual amount of withdrawal, that may be withdrawn by wells permitted pursuant to section 37-90-107(7).
 - c. In accordance with Rule 5.3.6 of the Designated Basin Rules, it has been determined that withdrawal of groundwater from the Aquifer underlying the Overlying Land will, within one hundred years, deplete the flow of a natural stream or an alluvial aquifer at an annual rate greater than one-tenth of one percent of the annual rate of withdrawal and, therefore, the groundwater in the Aquifer underlying the Overlying Land is considered to be not-nontributary groundwater as defined in Rule 4.2.23 of the Designated Basin Rules. Also, the location of the land claimed by the Applicant is farther than one mile from the Aquifer contact with the alluvium. Pursuant to the Rules, at least four percent

(4%) of the amount of the underlying water withdrawn annually must be returned to the alluvial aquifer in the vicinity of the permitted point or points of withdrawal, unless other locations are approved by the Commission. Pursuant to the Rules the Applicant may at any time be required to identify the proposed, or actual, location of the delivery of the replacement water and how the required four percent (4%) of water diverted will be, or is being, delivered into the alluvial aquifer.

12. Pursuant to section 37-90-105(1), the State Engineer has the authority to approve small capacity well permits. While water withdrawn from the Aquifer from beneath the Overlying Land by small capacity wells may consist of the groundwater allocated herein, the Commission recognizes that in approving small capacity permits the State Engineer is not bound by the terms and conditions of this Determination, and may approve small capacity permits based on standards and with such conditions as the State Engineer considers appropriate.
13. The ability of wells permitted to withdraw the authorized amount of water from this nonrenewable Aquifer may be less than the one hundred years upon which the amount of water in the Aquifer is allocated, due to anticipated water level declines.
14. On January 11, 2023, in accordance with Rule 9.1 of the Designated Basin Rules, written recommendations concerning this application were requested from the Lost Creek Ground Water Management District. No written recommendations from the District were received.
15. In accordance with sections 37-90-107(7)(c)(II) and 37-90-112, C.R.S., the application was published in the Eastern Colorado News newspaper on January 20, 2023 and January 27, 2023. No objections to the application were received within the time limit set by statute.

ORDER

In accordance with section 37-90-107(7) and the Designated Basin Rules, the Commission hereby determines a right to an allocation of designated groundwater in the Upper Arapahoe Aquifer underlying 38.35 acres of land, generally described as a portion of the W 1/2 of the E 1/2 of the SW 1/4 of Section 13, Township 1 South, Range 64 West of the 6th P.M., further described in Exhibit A, subject to the following conditions.

16. The amount (i.e. volume) of water in the Aquifer underlying the 38.35 acres of Overlying Land allocated herein is 424 acre-feet (Underlying Groundwater).
17. The amount (i.e. volume) of Underlying Groundwater allocated herein shall be considered final, except that the Commission shall retain jurisdiction for subsequent adjustment of such amount to conform to the actual local aquifer characteristics from adequate information obtained from well drilling or test holes, if such information indicates that the initial estimate of the amount of Underlying Groundwater in the Aquifer was incorrect.
18. Approval of this Determination meets the requirements of section 37-90-107(7)(d)(II), that requires a determination of groundwater to be withdrawn by a well be made prior to the granting of a well permit pursuant to section 37-90-107(7).
19. Well permits issued pursuant to section 37-90-107(7), (i.e. large capacity wells) and this Determination are subject to the following conditions.

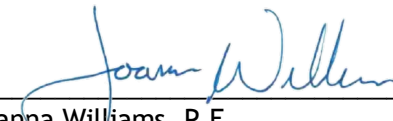
- a. The total amount of Underlying Groundwater that may be withdrawn from the Aquifer by all large capacity wells permitted pursuant to this Determination may not exceed a volume of 424 acre-feet, less any amount of the Underlying Groundwater allocated herein permitted to be withdrawn by small capacity wells issued permits pursuant to section 37-90-105 after the issuance of this Determination. The amounts of water permitted to be withdrawn by such small capacity wells shall be considered to be one-hundred times the annual withdrawals permitted to be withdrawn by those wells.
- b. The allowed average annual amount of withdrawal by any large capacity well (or well field) permitted to withdraw the allocated water shall be equal to the volume of water permitted to be withdrawn by that well (or well field) divided by one-hundred years.
- c. The allowed maximum annual amount of withdrawal by any large capacity well (or well field) permitted to withdraw the allocated water may exceed the allowed average annual amount of withdrawal allowed by the well permit(s) as long as the total volume of water withdrawn by such well(s) does not exceed the product of the number of years since the date(s) of issuance of the well permit(s) times the allowed average annual amount of withdrawal allowed by the well permit(s).
- d. The Applicant may pump the allowed average annual amount of withdrawal and the allowed maximum annual amount of withdrawal from one or more wells of a well field in any combination, so long as the total combined withdrawal of the wells does not exceed the amounts described in this Order.
- e. At least four percent (4%) of the amount of Underlying Groundwater withdrawn annually must be returned to the alluvial aquifer in the vicinity of the permitted point or points of withdrawal, unless other locations are approved by the Commission. The Applicant may at any time be required to identify the proposed, or actual, location of the delivery of the replacement water and how the required four percent (4%) of water diverted will be, or is being, delivered into the alluvial aquifer.
- f. The use of the Underlying Groundwater shall be limited to the following beneficial uses: residential, domestic animal watering, and irrigation use. The place of use of the Underlying Groundwater shall be limited to the above described 38.35 acres of Overlying Land. The Underlying Groundwater that is the subject of this Determination may be reused and successively used to extinction to the extent dominion and control over the water is maintained and its volume can be distinguished from the volume of any stream system into which it is introduced to the satisfaction of the Commission. The Underlying Groundwater is located within the Lost Creek Ground Water Management District where local District rules apply which may further limit the withdrawal and use of the subject designated groundwater.
- g. The wells must be located on the above described 38.35 acres of Overlying Land.
- h. No well shall be located within 600 feet of any existing large-capacity well in the same Aquifer unless a Waiver of Claim of Injury is obtained from the owner of the existing well or unless the Commission, after a hearing, finds that circumstances in a particular instance warrant that a well may be permitted without regard to this limitation.
- i. The wells must be constructed to withdraw water from only the Upper Arapahoe Aquifer.

- j. The entire depth of each well must be geophysically logged prior to installing the casing in the same manner as set forth in Rule 9 of the Statewide Nontributary Ground Water Rules, 2 CCR 402-7.
 - k. A totalizing flow meter or other Commission approved measuring device shall be installed on each well and maintained in good working order by the well owner. Annual diversion records shall be collected and permanently maintained by the well owner and submitted to the Commission and the Lost Creek Ground Water Management District upon request.
 - l. The well shall be marked in a conspicuous place with this determination number, the well permit number, and the name of the Aquifer. The well owner shall take necessary means and precautions to preserve these markings.
20. A copy of this Determination shall be recorded by the Applicant in the public records of the county in which the Overlying Land is located so that a title examination of the above described 38.35 acres of Overlying Land area, or any part thereof, shall reveal the existence of this Determination.
21. The right to an allocation of designated groundwater determined herein is a vested property right with specific ownership. Some or all of the water right may be transferred independent of the land under which the right originated. Any action taken that is intended to convey, transfer, and/or sell the subject water right shall explicitly identify this Determination number, the specific Aquifer, and the total amount (i.e. volume) of the right that is being conveyed.

Dated this 2nd day of March, 2023.



Kevin G. Rein, P.E.
Executive Director
Colorado Ground Water Commission

By: 
Joanna Williams, P.E.
Chief of Water Supply, Designated Basins

Prepared by: wad
F&O4498-BD.doc

NONTRIBUTARY GROUNDWATER LANDOWNERSHIP STATEMENT

This form is to be submitted with applications for the following, when the applicant is the owner of the overlying land.

- 1) A well permit to withdraw groundwater from the Dawson, Denver, Arapahoe or Laramie-Fox Hills aquifers, or other aquifer the applicant claims contains nontributary groundwater, outside of a Designated Groundwater Basin subject to section 37-90-137(4), C.R.S., except when the right to withdraw the groundwater has been determined by a valid decree; OR
- 2) A determination of water right in the Dawson, Denver, Arapahoe or Laramie-Fox Hills aquifers, or a well permit to withdraw groundwater from those aquifers that are subject to Designated Basin Rule 5.4, within a Designated Groundwater Basin.

NOTE: Form submittal instructions can be found on our website Colorado.gov/water. See instructions on the reverse of this form. Type or print in black or blue ink.

1. APPLICANT INFORMATION			
Name of Applicant David and Angela Andersen			
Mailing Address PO Box 111745	City Anchorage	State AK	Zip Code 99511
Telephone Number (include area code) (907)250-3741	Email dandersen@alaskatestlab.com		
2. AQUIFER Upper Arapahoe			
3. CLAIM OF OWNERSHIP – I hereby claim that I am the owner of the following described property, as evidenced by the attached copy of a deed recorded in the county in which the property is located.			
Number of acres: <u>38.35</u> in the county of: <u>Adam s</u>			
described as follows (insert legal description).			
<u>DESCRIPTION OF PARCEL 3:</u>		See attached legal description and Deed of Trust	
<p>— A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:</p> <p>— CONSIDERING THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO IS ASSUMED TO BEAR NORTH 01°19'10" WEST, BEING MONUMENTED ON THE SOUTH END BY A 3/4" REBAR WITH 2 1/2" ALUMIUM CAP, (ILLEGIBLE) IN MONUMENT BOX, AND ON THE NORTH END BY A 3/4" REBAR WITH 3 1/4" ALUMIUM CAP, PLS 13155, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;</p> <p>— COMMENCING AT THE CENTER 1/4 CORNER OF SAID SECTION 13; THENCE NORTH 89°44'43" WEST, COINCIDENT WITH THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 13, A DISTANCE OF 649.80 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 01°16'58" EAST, A DISTANCE OF 2572.22 FEET TO A POINT LYING 70.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 13; THENCE NORTH 89°49'27" WEST, PARALLEL WITH AND 70.00 FEET NORTHERLY FROM SAID SOUTH LINE, A DISTANCE OF 649.22 FEET THENCE NORTH 01°17'42" WEST, A DISTANCE OF 2573.13 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 13; THENCE SOUTH 89°44'43" EAST, COINCIDENT WITH SAID NORTH LINE, A DISTANCE OF 649.80 FEET TO THE TRUE POINT OF BEGINNING.</p> <p>— SAID PARCEL CONTAINS 38.35 ACRES, MORE OR LESS.</p>			
- I further claim that the right to withdraw the groundwater in the aquifer underlying the above described property has not been reserved by another, nor has consent been given to another for the right to its withdrawal.			
4. THE APPLICANT MUST PROVIDE – a Verification of Notice of Application (form no. GWS-43) (see instructions for exceptions). See Attached			
5. SIGNATURE – Sign or enter name(s) of applicant(s) or authorized agent. The making of false statements herein constitutes perjury in the second degree, which is punishable as a class 1 misdemeanor pursuant to C.R.S. 24-4-104(13)(a). I have read the statements herein, know the contents thereof, and state that they are true to my knowledge.			
Signature: <i>David Andersen, Angela Andersen</i>		Date: <i>12/19/22</i>	
Print name and title: <i>David Andersen, Angela Andersen, Property Owners</i>			

Legal Description of Parcel # 0156513300003, Lost Creek Subdivision Lot 3

Part of the South ½ of Section 13, Township 1 South, Range 64 West of the 6th P.M., County of Adams, State of Colorado.

DESCRIPTION OF PARCEL 3:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

CONSIDERING THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO IS ASSUMED TO BEAR NORTH 01°19'10" WEST, BEING MONUMENTED ON THE SOUTH END BY A 3/4" REBAR WITH 2 1/2" ALUMIUM CAP, (ILLEGIBLE) IN MONUMENT BOX, AND ON THE NORTH END BY A 3/4" REBAR WITH 3 1/4" ALUMINUM CAP, PLS 13155, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE CENTER 1/4 CORNER OF SAID SECTION 13; THENCE NORTH 89°44'43" WEST, COINCIDENT WITH THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 13, A DISTANCE OF 649.80 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 01°16'58" EAST, A DISTANCE OF 2572.22 FEET TO A POINT LYING 70.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 13; THENCE NORTH 89°49'27" WEST, PARALLEL WITH AND 70.00 FEET NORTHERLY FROM SAID SOUTH LINE, A DISTANCE OF 649.22 FEET THENCE NORTH 01°17'42" WEST, A DISTANCE OF 2573.13 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 13; THENCE SOUTH 89°44'43" EAST, COINCIDENT WITH SAID NORTH LINE, A DISTANCE OF 649.80 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 38.35 ACRES, MORE OR LESS.

**COLORADO GROUND WATER COMMISSION
FINDINGS AND ORDER**

IN THE MATTER OF AN APPLICATION FOR A DETERMINATION OF A RIGHT TO AN ALLOCATION OF
GROUNDWATER IN THE LOST CREEK DESIGNATED GROUNDWATER BASIN

DETERMINATION NO.: 4499-BD

AQUIFER: Denver

APPLICANT: David and Angela Andersen

In compliance with section 37-90-107(7), C.R.S., and the Designated Basin Rules, 2 CCR 410-1, David and Angela Andersen (Applicant) submitted an application to the Colorado Ground Water Commission (Commission) for a determination of a right to an allocation of designated groundwater from the Denver Aquifer.

FINDINGS

1. The application was received by the Commission on December 20, 2022.
2. The Applicant requests a determination of right to an allocation of designated groundwater (Determination) in the Denver aquifer (Aquifer) underlying 38.35 acres, generally described as a portion of the W 1/2 of the E 1/2 of the SW 1/4 of Section 13, Township 1 South, Range 64 West of the 6th P.M., in Adams County (Overlying Land). According to a Nontributary Groundwater Landownership Statement dated December 19, 2022, attached hereto as Exhibit A, the Applicant owns the 38.35 acres of land, which are further described in said Ownership Statement, and claims control of the right to the groundwater in the Aquifer underlying the land.
3. The Overlying Land is located within the boundaries of the Lost Creek Designated Groundwater Basin and within the Lost Creek Ground Water Management District. The Commission has jurisdiction over the designated groundwater that is the subject of this Determination.
4. The Commission's Staff has evaluated the application relying on the claims to control of the groundwater in the Aquifer underlying the Overlying Land made by the Applicant.
5. The Applicant intends to apply the groundwater in the Aquifer underlying the Overlying Land to the following beneficial uses: residential, domestic animal watering, and irrigation use. The Applicant's proposed place of use of the groundwater in the Aquifer underlying the Overlying Land is the above described 38.35 acres of Overlying Land.
6. Pursuant to section 37-90-107(7)(a), and in accordance with the Designated Basin Rules, the Commission shall allocate the groundwater in the Aquifer underlying the Overlying Land on the basis of the ownership of the Overlying Land.
7. The amount of water in storage in the Aquifer underlying the 38.35 acres of Overlying Land claimed by the Applicant is 97.8 acre-feet. This determination was based on the following as specified in the Designated Basin Rules.
 - a. The average specific yield of those saturated aquifer materials containing sufficient water that can be drained by gravity and placed to beneficial use is 17 percent.

- b. The average thickness of those saturated aquifer materials containing sufficient water that can be drained by gravity and placed to beneficial use is 15 feet.
8. A review of the records in the Office of the State Engineer has disclosed that none of the groundwater in the Aquifer underlying the Overlying Land has been either previously determined to be allocated by the Commission, has been permitted for withdrawal by large capacity wells that have rights that were initiated prior to November 19, 1973 that are subject to section 37-90-107(7)(b), or has been permitted for withdrawal by existing small capacity wells withdrawing water under permits issued pursuant to section 37-90-105, C.R.S. The amount of designated groundwater in the Aquifer underlying the Overlying Land that is available for allocation in this Determination is 97.8 acre-feet.
9. Pursuant to section 37-90-107(7)(c)(III), an approved determination of a right to an allocation shall be considered a final determination of the amount of groundwater so determined; except that the Commission shall retain jurisdiction for subsequent adjustment of such amount to conform to the actual local aquifer characteristics from adequate information obtained from well drilling or test holes.
10. Pursuant to section 37-90-107(7)(d), the Commission has authority to issue well permits pursuant to subsection 107(7) (i.e. permits for large capacity wells) for the withdrawal of designated groundwater from the Aquifer. Pursuant to section 37-90-107(7)(a) the Commission shall adopt the necessary rules to carry out the provisions of subsection (7). Pursuant to section 37-90-111(h), C.R.S., the Commission is empowered to adopt rules necessary to carry out the provisions of Article 90 of Title 37. In accordance with that authority, the Commission has adopted the Rules and Regulations for the Management and Control of Designated Ground Water (2 CCR 410-1) ("Designated Basin Rules", or "Rules").
11. Large capacity well permits issued pursuant to section 37-90-107(7) are subject to the following provisions of statute and the Designated Basin Rules.
 - a. Pursuant to section 37-90-107(7)(a) well permits issued pursuant to subsection 107(7) shall allow withdrawals on the basis of an aquifer life of one hundred years. The 97.8 acre-feet of water in the Aquifer underlying the Overlying Land available for allocation in this Determination, if permitted for withdrawal by large capacity wells on the basis of an aquifer life of one hundred years, would result in an allowed average annual amount of withdrawal of 0.978 acre-feet per year.
 - b. Any amounts of groundwater in the Aquifer allocated in this Determination that are permitted for withdrawal pursuant to section 37-90-105, by small capacity well permits issued after the issuance of this Determination reduce the amount of water, and the allowed average annual amount of withdrawal, that may be withdrawn by wells permitted pursuant to section 37-90-107(7).
 - c. In accordance with Rule 5.3.6 of the Designated Basin Rules, it has been determined that withdrawal of groundwater from the Aquifer underlying the Overlying Land will not, within one hundred years, deplete the flow of a natural stream or its alluvial aquifer at an annual rate greater than one-tenth of one percent of the annual rate of withdrawal and, therefore, the groundwater in the Aquifer underlying the Overlying Land is nontributary groundwater as defined in Rule 4.2.22 of the Designated Basin Rules. Pursuant to the Rules, no more than 98% of the amount of the groundwater in the Aquifer underlying the Overlying Land withdrawn annually shall be consumed.

12. Pursuant to section 37-90-105(1), the State Engineer has the authority to approve small capacity well permits. While water withdrawn from the Aquifer from beneath the Overlying Land by small capacity wells may consist of the groundwater allocated herein, the Commission recognizes that in approving small capacity permits the State Engineer is not bound by the terms and conditions of this Determination, and may approve small capacity permits based on standards and with such conditions as the State Engineer considers appropriate.
13. The ability of wells permitted to withdraw the authorized amount of water from this nonrenewable Aquifer may be less than the one hundred years upon which the amount of water in the Aquifer is allocated, due to anticipated water level declines.
14. On January 11, 2023, in accordance with Rule 9.1 of the Designated Basin Rules, written recommendations concerning this application were requested from the Lost Creek Ground Water Management District. No written recommendations from the District were received.
15. In accordance with sections 37-90-107(7)(c)(II) and 37-90-112, C.R.S., the application was published in the Eastern Colorado News newspaper on January 20, 2023 and January 27, 2023. No objections to the application were received within the time limit set by statute.

ORDER

In accordance with section 37-90-107(7) and the Designated Basin Rules, the Commission hereby determines a right to an allocation of designated groundwater in the Denver Aquifer underlying 38.35 acres of land, generally described as a portion of the W 1/2 of the E 1/2 of the SW 1/4 of Section 13, Township 1 South, Range 64 West of the 6th P.M., further described in Exhibit A, subject to the following conditions.

16. The amount (i.e. volume) of water in the Aquifer underlying the 38.35 acres of Overlying Land allocated herein is 97.8 acre-feet (Underlying Groundwater).
17. The amount (i.e. volume) of Underlying Groundwater allocated herein shall be considered final, except that the Commission shall retain jurisdiction for subsequent adjustment of such amount to conform to the actual local aquifer characteristics from adequate information obtained from well drilling or test holes, if such information indicates that the initial estimate of the amount of Underlying Groundwater in the Aquifer was incorrect.
18. Approval of this Determination meets the requirements of section 37-90-107(7)(d)(II), that requires a determination of groundwater to be withdrawn by a well be made prior to the granting of a well permit pursuant to section 37-90-107(7).
19. Well permits issued pursuant to section 37-90-107(7), (i.e. large capacity wells) and this Determination are subject to the following conditions.
 - a. The total amount of Underlying Groundwater that may be withdrawn from the Aquifer by all large capacity wells permitted pursuant to this Determination may not exceed a volume of 97.8 acre-feet, less any amount of the Underlying Groundwater allocated herein permitted to be withdrawn by small capacity wells issued permits pursuant to section 37-90-105 after the issuance of this Determination. The amounts of water

- permitted to be withdrawn by such small capacity wells shall be considered to be one-hundred times the annual withdrawals permitted to be withdrawn by those wells.
- b. The allowed average annual amount of withdrawal by any large capacity well (or well field) permitted to withdraw the allocated water shall be equal to the volume of water permitted to be withdrawn by that well (or well field) divided by one-hundred years.
 - c. The allowed maximum annual amount of withdrawal by any large capacity well (or well field) permitted to withdraw the allocated water may exceed the allowed average annual amount of withdrawal allowed by the well permit(s) as long as the total volume of water withdrawn by such well(s) does not exceed the product of the number of years since the date(s) of issuance of the well permit(s) times the allowed average annual amount of withdrawal allowed by the well permit(s).
 - d. The Applicant may pump the allowed average annual amount of withdrawal and the allowed maximum annual amount of withdrawal from one or more wells of a well field in any combination, so long as the total combined withdrawal of the wells does not exceed the amounts described in this Order.
 - e. No more than 98% of the amount of Underlying Groundwater withdrawn annually shall be consumed. The Commission may require well owners to demonstrate periodically that no more than 98% of the Underlying Groundwater withdrawn annually is being consumed.
 - f. The use of the Underlying Groundwater shall be limited to the following beneficial uses: residential, domestic animal watering, and irrigation use. The place of use of the Underlying Groundwater shall be limited to the above described 38.35 acres of Overlying Land. The Underlying Groundwater that is the subject of this Determination may be reused and successively used to extinction to the extent dominion and control over the water is maintained and its volume can be distinguished from the volume of any stream system into which it is introduced to the satisfaction of the Commission. The Underlying Groundwater is located within the Lost Creek Ground Water Management District where local District rules apply which may further limit the withdrawal and use of the subject designated groundwater.
 - g. The wells must be located on the above described 38.35 acres of Overlying Land.
 - h. No well shall be located within 600 feet of any existing large-capacity well in the same Aquifer unless a Waiver of Claim of Injury is obtained from the owner of the existing well or unless the Commission, after a hearing, finds that circumstances in a particular instance warrant that a well may be permitted without regard to this limitation.
 - i. The wells must be constructed to withdraw water from only the Denver Aquifer.
 - j. The entire depth of each well must be geophysically logged prior to installing the casing in the same manner as set forth in Rule 9 of the Statewide Nontributary Ground Water Rules, 2 CCR 402-7.
 - k. A totalizing flow meter or other Commission approved measuring device shall be installed on each well and maintained in good working order by the well owner. Annual diversion records shall be collected and permanently maintained by the well owner and

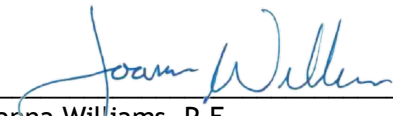
submitted to the Commission and the Lost Creek Ground Water Management District upon request.

- l. The well shall be marked in a conspicuous place with this determination number, the well permit number, and the name of the Aquifer. The well owner shall take necessary means and precautions to preserve these markings.
20. A copy of this Determination shall be recorded by the Applicant in the public records of the county in which the Overlying Land is located so that a title examination of the above described 38.35 acres of Overlying Land area, or any part thereof, shall reveal the existence of this Determination.
21. The right to an allocation of designated groundwater determined herein is a vested property right with specific ownership. Some or all of the water right may be transferred independent of the land under which the right originated. Any action taken that is intended to convey, transfer, and/or sell the subject water right shall explicitly identify this Determination number, the specific Aquifer, and the total amount (i.e. volume) of the right that is being conveyed.

Dated this 2nd day of March, 2023.



Kevin G. Rein, P.E.
Executive Director
Colorado Ground Water Commission

By: 
Joanna Williams, P.E.
Chief of Water Supply, Designated Basins

Prepared by: wad
F&O4499-BD.doc

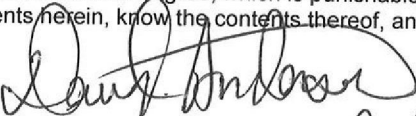
Form no. **DIVISION OF WATER RESOURCES**
 GWS-1 **DEPARTMENT OF NATURAL RESOURCES**
 (1/2020) **1313 Sherman St, Room 821, Denver, CO 80203**
(303) 866-3581, www.colorado.gov/water, dwrpermitsonline@state.co.us

NONTRIBUTARY GROUNDWATER LANDOWNERSHIP STATEMENT

This form is to be submitted with applications for the following, when the applicant is the owner of the overlying land.

- 1) A well permit to withdraw groundwater from the Dawson, Denver, Arapahoe or Laramie-Fox Hills aquifers, or other aquifer the applicant claims contains nontributary groundwater, outside of a Designated Groundwater Basin subject to section 37-90-137(4), C.R.S., except when the right to withdraw the groundwater has been determined by a valid decree; OR
- 2) A determination of water right in the Dawson, Denver, Arapahoe or Laramie-Fox Hills aquifers, or a well permit to withdraw groundwater from those aquifers that are subject to Designated Basin Rule 5.4, within a Designated Groundwater Basin.

NOTE: Form submittal instructions can be found on our website Colorado.gov/water. See instructions on the reverse of this form. Type or print in black or blue ink.

1. APPLICANT INFORMATION			
Name of Applicant David and Angela Andersen			
Mailing Address PO Box 111745		City Anchorage	State AK
Zip Code 99511		Telephone Number (include area code) (907)250-3741	
Email dandersen@alaskatestlab.com			
2. AQUIFER Denver			
3. CLAIM OF OWNERSHIP – I hereby claim that I am the owner of the following described property, as evidenced by the attached copy of a deed recorded in the county in which the property is located.			
Number of acres: <u>38.35</u> in the county of: <u>Adams</u>			
described as follows (insert legal description).			
<u>DESCRIPTION OF PARCEL 3:</u>			
<p>— A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:</p> <p>CONSIDERING THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO IS ASSUMED TO BEAR NORTH 01°19'10" WEST, BEING MONUMENTED ON THE SOUTH END BY A 3/4" REBAR WITH 2 1/2" ALUMINIUM CAP, (ILLEGIBLE) IN MONUMENT BOX, AND ON THE NORTH END BY A 3/4" REBAR WITH 3 1/4" ALUMINIUM CAP, PLS 13155, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;</p> <p>— COMMENCING AT THE CENTER 1/4 CORNER OF SAID SECTION 13; THENCE NORTH 89°44'43" WEST, COINCIDENT WITH THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 13, A DISTANCE OF 649.80 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 01°16'58" EAST, A DISTANCE OF 2572.22 FEET TO A POINT LYING 70.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 13; THENCE NORTH 89°49'27" WEST, PARALLEL WITH AND 70.00 FEET NORTHERLY FROM SAID SOUTH LINE, A DISTANCE OF 649.22 FEET THENCE NORTH 01°17'42" WEST, A DISTANCE OF 2573.13 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 13; THENCE SOUTH 89°44'43" EAST, COINCIDENT WITH SAID NORTH LINE, A DISTANCE OF 649.80 FEET TO THE TRUE POINT OF BEGINNING.</p> <p>— SAID PARCEL CONTAINS 38.35 ACRES, MORE OR LESS.</p>		<p>see attached legal description and Deed of Trust</p>	
- I further claim that the right to withdraw the groundwater in the aquifer underlying the above described property has not been reserved by another, nor has consent been given to another for the right to its withdrawal.			
4. THE APPLICANT MUST PROVIDE – a Verification of Notice of Application (form no. GWS-43) (see instructions for exceptions). see attached			
5. SIGNATURE – Sign or enter name(s) of applicant(s) or authorized agent. The making of false statements herein constitutes perjury in the second degree, which is punishable as a class 1 misdemeanor pursuant to C.R.S. 24-4-104(13)(a). I have read the statements herein, know the contents thereof, and state that they are true to my knowledge.			
Signature: 		Date: <u>12/19/22</u>	
Signature: 			
Print name and title: <u>David Andersen, Angela Andersen, Property Owners</u>			

Legal Description of Parcel # 0156513300003, Lost Creek Subdivision Lot 3

Part of the South ½ of Section 13, Township 1 South, Range 64 West of the 6th P.M., County of Adams, State of Colorado.

DESCRIPTION OF PARCEL 3:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

CONSIDERING THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO IS ASSUMED TO BEAR NORTH 01°19'10" WEST, BEING MONUMENTED ON THE SOUTH END BY A 3/4" REBAR WITH 2 1/2" ALUMIUM CAP, (ILLEGIBLE) IN MONUMENT BOX, AND ON THE NORTH END BY A 3/4" REBAR WITH 3 1/4" ALUMINUM CAP, PLS 13155, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE CENTER 1/4 CORNER OF SAID SECTION 13; THENCE NORTH 89°44'43" WEST, COINCIDENT WITH THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 13, A DISTANCE OF 649.80 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 01°16'58" EAST, A DISTANCE OF 2572.22 FEET TO A POINT LYING 70.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 13; THENCE NORTH 89°49'27" WEST, PARALLEL WITH AND 70.00 FEET NORTHERLY FROM SAID SOUTH LINE, A DISTANCE OF 649.22 FEET THENCE NORTH 01°17'42" WEST, A DISTANCE OF 2573.13 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 13; THENCE SOUTH 89°44'43" EAST, COINCIDENT WITH SAID NORTH LINE, A DISTANCE OF 649.80 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 38.35 ACRES, MORE OR LESS.

Proof of Sewer

From: Jeff McCarron <jmccarron@tchd.org>
Sent: Tuesday, March 1, 2022 6:24 AM
To: David Andersen <dandersen@alaskatestlab.com>
Cc: Land Use <LandUse@tchd.org>
Subject: RE: Lost Creek Subdivision, Parcel 0156513300003

Dear Applicant,

Thank you for contacting Tri-County Health Department regarding your proposed subdivision of a 35 acre parcel located at Lost Creek Subdivision, Adams County Parcel 0156513300003. TCHD will approve an Onsite Wastewater Treatment System at the property provided all requirements for OWTS permitting, design, and inspections are met. Please note that TCHD may provide additional water and wastewater referral comments as part of the comprehensive TCHD Land Use referral response. Additional comments may arise from the Land Use Review that may require modifications to the proposed OWTS plans.

Sincerely,

Jeff

Jeffrey K. McCarron, B.S., REHS
Environmental Health Specialist IV
Tri-County Health Department
4201 E. 72nd Avenue, Suite D
Commerce City, CO 80022
303-439-5913
jmccarron@tchd.org

Proof of Power

March 14, 2022

David Andersen and Angela Andersen
PO Box 111745
Anchorage, AK 99511-1745

Re: Parcel 3 Lost Creek Highlands

We are an electric utility operating under the rules and regulations approved by our Board of Directors. The above-referenced parcels of land in Section 13, Township 1 South, and Range 64 West of the 6th P.M., County of Adams, State of Colorado, is located within our service area.

We are willing to extend our facilities to the proposed project in accordance with our extension policies. When you submit for an application for service, the designer assigned will be able to answer any questions concerning the location of electric facilities in relation to the project. Any attempt to identify facilities now may provide inaccurate information due to the phasing of your project and other developments in the vicinity, which may alter the location or type of facilities prior to your request for service.

If you have any further questions, please feel free to contact me.

Sincerely,



Brooks Kaufman
Lands and Rights-of-Way Manager

Tax Information

Search Options

Sort by Situs Address

Sort direction Ascending

Print Forms

- [Redemption Certificate](#)
- [Account Balance](#)
- [Statement Of Taxes Due](#)
- [Summary of Taxes Due](#)

What Can I Do On This Page?

- Select and Open an Account.
- Print Reports and Forms By Opening An Account Then Chose Desired Report Option In The Print Forms Box.
- Selcting A Form From The Above Print Form Box Will Automattically Print That Form For Every Account Listed In The Account Search Results.

What Can I Do Once I Bring Up My Account?

- View Account Information
- View Payment Information

Search Result

Account balances shown on this page do not include additional fees/interest and may reflect a future year Special Assessment. Please click on an account below to view current balance or pay taxes.

Online payments are limited to \$100,000.00 per transaction.

One item found.1

<i>Description Summary</i>			
ACCOUNT	015651330003	0	ANDERSEN DAVID AND
R0207827	Balance: -0.94		SECT, TWN, RNG 13-1-64 DESC: PARCEL 3 LOCATED IN THE SW4 ...

One item found.1

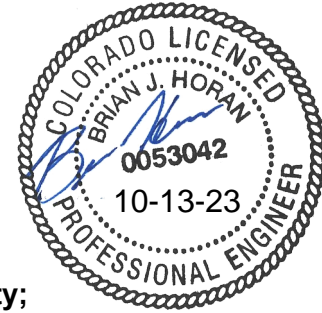
TTrip Generation Letter

To: David Andersen, PE

From: Brian Horan, PE, PTOE
Galloway

Date: October 13, 2023

Re: **Golden Fields Subdivision Filing 1, Adams County;
Trip Generation Analysis**



INTRODUCTION

The purpose of this memorandum is to provide an estimate of the trip generation forecasted by a proposed subdivision in Adams County, Colorado. The subject site is located north of East 144th Avenue and approximately 1,300' east of Peterson Road. The site is approximately 38.94 acres and is being proposed as a six (6) lot subdivision.

BACKGROUND

The site is currently vacant and is part of the southwest quarter of section 13, township 1 south, range 64 west of the 6th P.M., Adams County, Colorado. No access exists to the site. A new 60' right-of-way private drive would be established to provide access to 6 single family detached lots. A preliminary plat is provided attached that shows the lot sizes and proposed access.

TRIP GENERATION

A trip generation analysis (TGA) is provided herein to provide the County information regarding potential impacts to the surrounding network. Trip generation estimates were calculated utilizing the Institute of Transportation Engineers (ITE) Trip Generation Manual 11th Edition rates/equations. As shown on Table 1, the proposed use would generate, at build out and full occupancy:

- 6 AM weekday peak hour (2 in/4 out),
- 7 PM weekday peak hour (4 in/3 out), and
- 76 Average Daily Trips.

NETWORK IMPACTS

The proposed use would generate 6 trips during the AM peak hour and 7 trips during the PM peak hour. The proposed development would have no negative impact to the surrounding network operations.

Table 1
 Golden Fields Adams County
 Site Trip Generation

Land Use	Land Use Code	Amount	Units	AM Peak Hour			PM Peak Hour			Average Daily Trips
				In	Out	Total	In	Out	Total	
Single Family Detached Housing	210	6	DU	2	4	6	4	3	7	76

Note(s):

(1) Trip generation based on the Institute of Transportation Engineers' Trip Generation Manual, 11th Edition

David Andersen
Golden Fields
October 13, 2023

CONCLUSION

As detailed above the proposed site use would generate fewer than 10 trips during any one-hour peak period based on traffic generation estimates of the ITE Trip Generation Manual. The proposed site use would have negligible impact to the surrounding network.

I trust that the information contained herein satisfies the Trip Generation Analysis as requested. If you have any questions or require more information, please do not hesitate to contact me at BrianHoran@GallowayUS.com or 303-770-8884.

Receipt Geological Survey Payment



Colorado Geological Survey Payment Portal

Receipt Number: 838722

Colorado Geological Survey

Current Date: 05/16/2024

Description	Amount	Tax
Pre-Pay the Colorado Geological Survey Land Use Review Fee		\$950.00
Must select project size to calculate a price: Small Subdivision -		
Project Name: Golden View Subdivision		
County of Project: Adams County		
Applicant's Name: David and Angela Andersen		
Applicant's Address (line 1): PO Box 111745		
Applicant's City: Anchorage		
Applicant's State: AK		
Applicant's Zip Code: 99511		
Applicant's Phone: 907-250-3741		
Applicant's Email: dandersen@alaskatestlab.com		
Section: Part of SW 1/4 of Section 13		
Township: 1 South		
Range: 64 West of the 6th PM		
Latitude: 39 57' 21" N (39.956091)		
Longitude: 104 30'015" N (-104.504246)		
Pre-Pay the Colorado Geological Survey Land Use Review Fee	Total	\$950.00

Payments Received	Amount
CC	\$950.00
Visa XXXXXXXXXXXXX2495	
Authorization # 601875	
Total	\$950.00

Thank you for the payment.

School Impact Analysis



27J Schools

Kerrie Monti – Planning Manager
1850 Egbert Street, Suite 140, Brighton, CO 80601
Superintendent Chris Fiedler, Ed.D.

27J Schools Board of Education
Greg Piotraschke, President
Lloyd Worth, Vice President
Ashley Conn, Director
Tom Green, Director
Mandy Thomas, Director
Leon Thornton, Director
Mary Vigil, Director

Planner: Lia Campbell
LCampbell@adcogov.org

DATE: January 24, 2024

SUBDIVISION NAME: Golden Fields
LOCATION: 1/4 mile E of 144th Avenue and Petterson Road

A. STUDENT GENERATION (see attached Table 1 for methodology)

Dwelling Units	Students
6 SFD	4.65

(Any discrepancy due to rounding)

B. LAND DEDICATION/CASH-IN-LIEU REQUIREMENTS (See attached Table 1 for methodology)

The land dedication requirement is currently 0.1209 acres (or \$1,651.74) cash in lieu of land dedication.

C. SCHOOL ATTENDANCE AREA

Students from this proposed development will currently attend:

- Pennock ES – 3707 Estrella St, Brighton
- Overland Trail MS – 455 N 19th Avenue, Brighton
- Brighton HS – 270 S 8th Avenue, Brighton

Each of these schools has adequate capacity for the proposed students.

D. CAPITAL FACILITY FEE FOUNDATION (see attached Table 2 for methodology)

The Capital Facility Fee Foundation is a unique public/private nonprofit organization founded in January 2001 to help fund school expansion or new school construction. This program has been developed in partnership with each of the municipalities in the District, developer and

builder representatives, and School District 27J. Funding is provided by builders and developers who have agreed to contribute per residential dwelling unit based on the current fee structure. The current fees negotiated for this program are as follows: \$980 per single family residential unit and \$560 per multi-family unit.

SCHOOL DISTRICT PLANNING COMMENTS AND RECOMMENDATIONS:

- 1. The District requests cash in lieu of land dedication to be paid prior to construction.**
- 2. Prior to the approval of the final subdivision plat, we recommend that the developer enter into an agreement with the Capital Facility Fee Foundation to mitigate the impact of this development on District school facilities. Given the four additional residential dwelling units, the tax-deductible capital facility fees are projected to be \$5,880. CFFF fees may be paid in a lump sum or as permits are pulled. The developer is welcome to assign the agreement to builders as they purchase lots.**

We appreciate your continuing cooperation and the opportunity to comment upon issues of interest to both the City and the School District. We look forward to receiving updated referrals on this subdivision. Please let me know if you have questions about these comments.

Sincerely,

Kerrie Monti

Kerrie Monti
Planning Manager

Attachment

Golden Fields

Adams County Student Generation and Facilities Requirements

Dwelling Unit Type	Number of DUs	Population Rate	Population Generated	Student Generation Rate	Number of Students	Land Area Required per Student	Number of Acres	Land Value per Acre Zone A-1	Total School District Fee	School District Fee per DU
SFD	6	3.278	19.668	0.775	4.65	0.026	0.1209	\$13,662	\$1,651.74	
SFA		2.533	0	0.364	0	0.026	0	\$13,662	\$0.00	
TH/C		2.216	0	0.303	0	0.026	0	\$13,662	\$0.00	
Apartment		2.007	0	0.195	0	0.026	0	\$13,662	\$0.00	
Mobile Home		2.803	0	0.512	0	0.026	0	\$13,662	\$0.00	
Total	6		19.668		4.65		0.1209		\$1,651.74	\$275.29

Land Dedication Provided	0
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