



Community & Economic Development Department  
4430 S. Adams County Pkwy.  
1st Floor, Suite W2000B  
Brighton, CO 80601  
PHONE 720.523.6800  
EMAIL [epermitcenter@adcogov.org](mailto:epermitcenter@adcogov.org)  
[adcogov.org](http://adcogov.org)

## Request for Comments

Case Name: Todd Creek Metro District Office

Project Number: PRC2025-00014

November 12, 2025

The Adams County Planning Commission is requesting comments on the following application: **1. Minor Subdivision-Final Plat to create one lot approx. 1.6 acres in size; 2. A Major Amendment to the PDP to remove the 1.6 acre parcel; and 3. Zoning Map Amendment (Rezone) to change the existing PUP(P) zoning and establish a Commerical-2 zone district.** This request is located at 10450 E 159TH CT. The Assessor's Parcel Number is 0157110100005.

Applicant Information:

WEST SOUTH PLATTE WATER AND  
RESERVOIR COMPANY LLLP

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by **12/3/25** 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 [NEagleson@adamscountycogov](mailto:NEagleson@adamscountycogov).

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

*Si usted tiene preguntas, por favor escribanos un correo electrónico a [cedespanol@adcogov.org](mailto:cedespanol@adcogov.org) para asistencia en español. Por favor incluya su dirección o número de caso para poder ayudarle mayor.*

Thank you for your review of this case.

*Nick Eagleson*

Nick Eagleson  
Senior Strategic Planner



# FINAL PLAT

(MINOR SUBDIVISION)

A minor subdivision shall only be used to divide parcels of less than twenty (20) acres into four (4) or fewer lots. Minor subdivisions are processed through this application for final plat. Two public hearings are required in the processing of this application. A separate application for Subdivision Engineering Review must be filed in addition to this application for final plat.

Please include this page with your submittal. Submittal instructions and more information about checklist items can be found on pages 2-3.

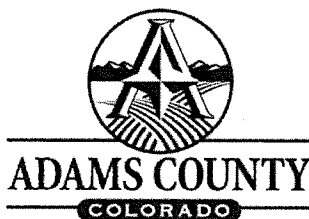
## Required Checklist Items

- ☒ Development Application Form
- ☒ Written Explanation
- ☒ Final Plat
- ☒ Legal Description
- ☒ Conceptual Site Plan
- ☒ Proof of Ownership
- ☒ Proof of Water and Sewer Services
- ☒ Proof of Utilities
- ☒ Certificate of Taxes Paid
- ☐ Receipt of Payment to Colorado Geological Survey
- ☐ Subdivision Engineering Review Application. If already filed, please identify the case
- ☐ number here:

## Discretionary Checklist Items

- ☐ Neighborhood Meeting Summary
- ☒ School Impact Analysis

Fees Due When Application is Deemed Complete	
Minor Subdivision (final plat)	• \$1,600



## 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 checked="" type="checkbox"/> Other: Minor Subdivision

**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:	10450 E. 159th Court
City, State, Zip:	Brighton, CO 80602
Area (acres or square feet):	1.59 ac; 69,106 sf
Tax Assessor Parcel Number	0157110100005
Existing Zoning:	P-U-D (P)
Existing Land Use:	office building with parking lot
Proposed Land Use:	same

Have you attended a Conceptual Review? YES ☒ 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



## **Project Narrative – Major Subdivision - Final Plat**

The subject property is located at 10450 E. 159<sup>th</sup> Court in Brighton, CO 80602 and is owned by West South Platte Water and Reservoir, LLLP (WSPWR). The existing single-story building and surface improvements serve as the administration building for the operations of Todd Creek Village Metropolitan District (TCVMD). The building is leased by TCVMD from WSPWR. TCVMD is the entity responsible for delivering water service to approximately 2,600 homes and businesses in northern Adams County and southern Weld County.

The Major Subdivision-Final Plat application is being requested to amend case number PRJ2009-00005, also known as Creek View, by removing the subject lot from the subdivision. This amendment is another step toward creating a legal parcel per County and State regulations.

### **Existing Improvements**

The existing single-story building, constructed in 2009, is 4,544 square feet and contains four offices, a reception area, a cubical/conference area, a break room, and a 4-bay garage. The existing site improvements include an access drive off E. 159<sup>th</sup> Court on the west side of the site, curb, gutter and sidewalk, a parking area, and a stormwater detention pond at the northeast corner of the site serving Brighton Fire Station 55, which is located on the north side of E. 159<sup>th</sup> Court. These improvements were approved under Conditional Use Permit RCU2007-00012.

### **Proposed Improvements**

No site improvements are being requested with this application. Any future site improvements will be requested through a separate land use application once the property has been legally subdivided.

### **Utilities**

The existing building currently utilizes an on-site wastewater treatment system (Tri-County Health Department Permit #20059647). When available, the building will be connected to the Metro Water Recovery District's Todd Creek sanitary sewer interceptor for sanitary sewer service. The sanitary sewer provider will be TCVMD.

Potable water is provided by TCVMD.

The existing dry utilities include power, gas and fiber optic lines.

### **Drainage**

Stormwater from the subject property currently drains undetained to an existing detention pond southwest of, and adjacent to, the subject property. The capacity in the detention pond has been determined to be more than adequate for the subject property.

MINOR SUBDIVISION OF  
TODD CREEK METRO DISTRICT OFFICE

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,  
COUNTY OF ADAMS, STATE OF COLORADO

CERTIFICATE OF OWNERSHIP AND DEDICATION

Know all men by these presents that West South Platte Water and Reservoir Company, LLLP being the sole owner of the following described tract of land:

DEED DESCRIPTION

A tract of land being located in the Northeast Quarter of the Northeast Quarter of Section 10, Township 1 South, Range 67 West of the Sixth Principal Meridian, County of Adams, State of Colorado, being more particularly described as follows:

Basis of Bearings: The North line of the Northeast Quarter of the Northeast Quarter of said Section 10 being monumented at the Northwest corner of the Northeast Quarter of the Northeast Quarter of said Section 10 by a 2" aluminum cap stamped "LS 23027, 1999" and at the Northeast Quarter of said Section 10 by a 2" aluminum cap stamped "ALPHA ENGRG., L.S. 25937, 1996" being assumed to bear N89°31'31"E, a distance of 1325.66 feet.

Commencing at the Northeast corner of said Section 10;  
THENCE S02°53'08"W a distance of 666.15 feet to the intersection of the Westerly right of way line of Havana Street and the Southerly right of way line of Havana Way and the POINT OF BEGINNING;

THENCE S00°33'24"E, along the Westerly right of way line of said Havana Street, a distance of 220.08 feet;  
THENCE S89°30'57"W, a distance of 288.83 feet;  
THENCE N00°29'03"W, a distance of 240.08 feet to the Southerly right of way line of Havana Way;  
THENCE along said Southerly right of way line the following two (2) courses and distances:  
1. N89°30'57"E, a distance of 268.53 feet;  
2. S45°31'14"E, a distance of 28.30 feet to the POINT OF BEGINNING,

COUNTY OF ADAMS,  
STATE OF COLORADO.

AS-SURVEYED DESCRIPTION (Rotated Bearings and Surveyed Dimensions)

A parcel of land being a portion of the Northeast Quarter of the Northeast Quarter of Section Ten (10), Township One South (T.1S.), Range Sixty-seven West (R.67W.), Sixth Principal Meridian (6th P.M.), County of Adams, State of Colorado, being more particularly described as follows

COMMENCING at the Northeast Corner of said Section 10 and assuming the East line of the Northeast Quarter of said Section 10 as bearing South 00° 07' 50" East a distance of 2639.54 feet with all other bearings contained herein relative thereto.

THENCE South 00° 07' 50" East along said East line of the Northeast Quarter of Section 10 a distance of 664.86 feet;  
THENCE South 89° 52' 10" West a distance of 40.00 feet to the Westerly Right of Way line of Havana Street and to the POINT OF BEGINNING.

THENCE South 00° 07' 50" East along the Westerly Right of Way line of said Havana Street a distance of 220.08 feet;  
THENCE South 89° 56' 31" West a distance of 288.83 feet;  
THENCE North 00° 03' 29" West a distance of 240.08 feet to the Southerly Right of Way line of E. 159th Court;  
THENCE North 89° 56' 31" East along the Southerly Right of Way line of said E. 159th Court a distance of 268.53 feet;  
THENCE South 45° 05' 40" East continuing along the Southerly Right of Way line of E. 159th Court a distance of 28.30 feet to the POINT OF BEGINNING.

Said described parcel of land contains 69,106 sq. ft. or 1.59 acres, more or less (±).

Has by these presents laid out, platted and subdivided the same into a lot and drainage and utility easements as shown on this plat under the name and style of TODD CREEK METRO DISTRICT OFFICE. The undersigned does hereby dedicate, grant and convey to Adams County those Public Easements 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.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

OWNER: West South Platte Water and Reservoir Company, LLLP

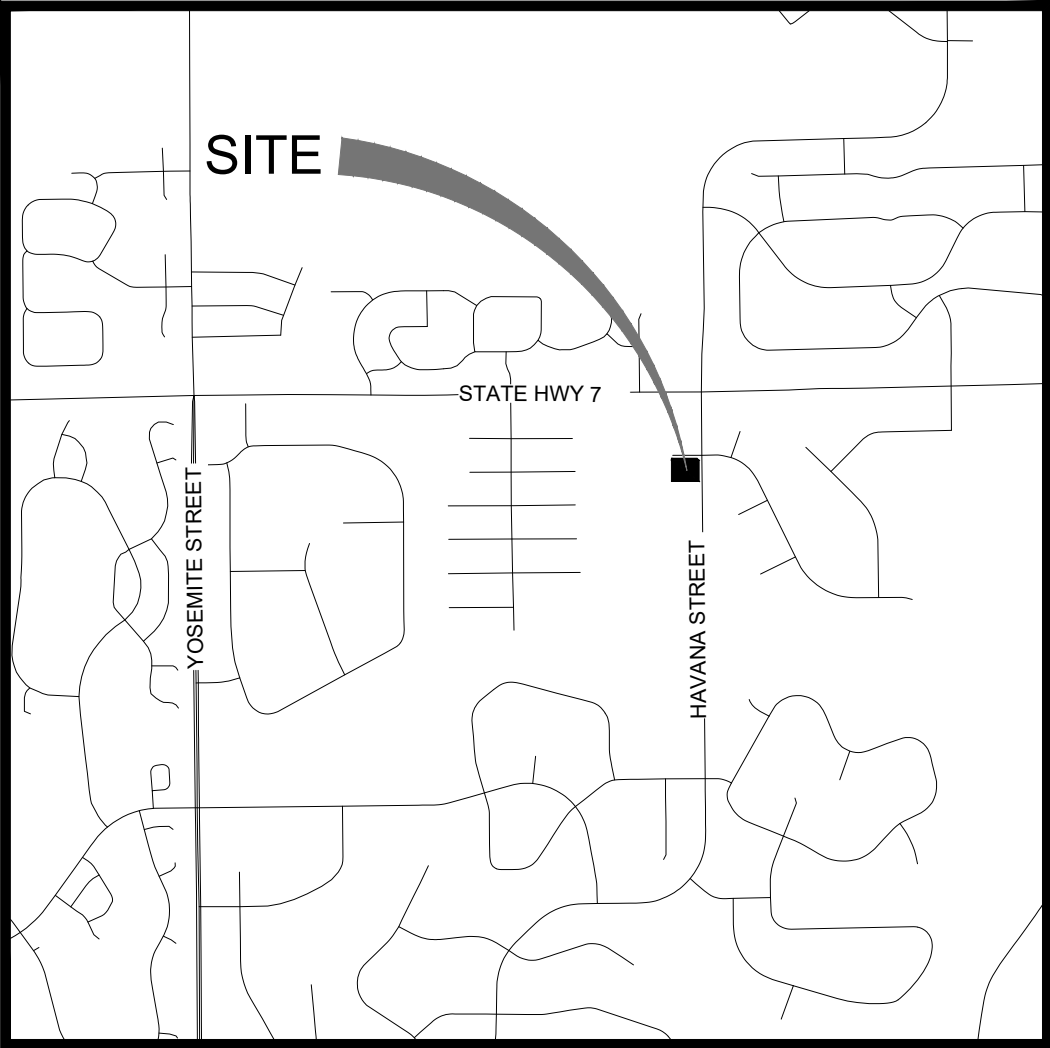
George R. Hanlon Jr., General Partner

ACKNOWLEDGEMENT:

STATE OF \_\_\_\_\_ )  
 )ss.  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me by George R. Hanlon Jr. , as General Partner for West South Platte Water and Reservoir Company, LLLP this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
My commission expires: \_\_\_\_\_

Notary Public  
Address: \_\_\_\_\_



VICINITY MAP  
1" = 2000'

NOTES:

- 1) This survey does not constitute a title search by EPS Group to determine ownership or easements of record. Land Title Guarantee Company, Property Information Binder Order Number ABC70747361 and Policy No.: PIB70747361.25855396, dated November 2, 2023 at 5:00 P.M. was utilized in preparation of this survey.
- 2) Basis of Bearings is the East line of the Northeast Quarter of Section 10 as bearing South 00° 07' 50" East (assumed bearing), and monumented as shown on the drawing.
- 3) The lineal unit used in the preparation of this survey is the U.S. Survey Foot. Pursuant to C.R.S. 38-52-103(2) Metric conversion is: one meter equals 3937/1200 feet.
- 4) Maintenance of the detention pond/drainage easement is the responsibility of the owner.
- 5) FLOOD ZONE DESIGNATION: According to FEMA FIRM Panel 08001C0326H , EFFECTIVE 3/5/2007, the site is located outside any mapped floodplain.

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.

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.

SURVEYOR'S STATEMENT

I, Robert C. Tessely, a Registered Professional Land Surveyor in the State of Colorado, do hereby state that this Minor Subdivision Plat was prepared by me or under my direct supervision, and that it is true and correct to the best of my knowledge, information and belief.

Robert C. Tessely  
Colorado Registered Land Surveyor P.L.S. No. 38470  
For and on Behalf of EPS Group, Inc.

PLANNING COMMISSION APPROVAL

Recommended for approval by the Adams County Planning Commission this \_\_\_\_\_ day of

\_\_\_\_\_, A.D., 20\_\_\_\_.

Chair

BOARD OF COUNTY COMMISSIONERS' APPROVAL

Approved by the Adams County Board of Commissioners this \_\_\_\_\_ day of

\_\_\_\_\_, A.D., 20\_\_\_\_.

Chair

ADAMS COUNTY ATTORNEY'S OFFICE

Approved as to form this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_.

Adams County Attorney

CLERK AND RECORDER'S CERTIFICATE

This Final Plat was filed for record in the Office of the Adams County Clerk and Recorder, in the State of Colorado at \_\_\_\_\_M., on this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_.

Deputy Clerk and Recorder

Reception Number

DRAFT  
07/09/25  
PRELIMINARY - NOT FOR CONSTRUCTION,  
RECORDING PURPOSES OR IMPLEMENTATION

NOTICE:  
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

SECTION: 10  
TOWNSHIP: 1 SOUTH  
RANGE: 67 WEST OF 6TH PM

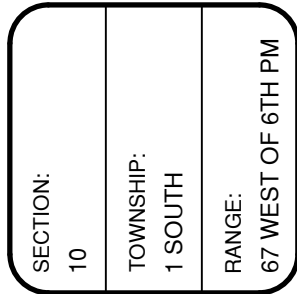
DATE: 07/09/25  
SCALE: 1" = 150'  
REVIEWED BY: B. TESSELY  
PROJECT: 1904-002  
CLIENT: WSP&R CO  
DRAWN BY: S. PAQUIN

EPS GROUP  
970.221.4158  
epsgroupinc.com  
ARIZONA | COLORADO

MINOR SUBDIVISION OF  
TODD CREEK METRO  
DISTRICT OFFICE  
BRIGHTON, ADAMS COUNTY, COLORADO

Sheet  
1  
Of 3 Sheets

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,  
COUNTY OF ADAMS, STATE OF COLORADO



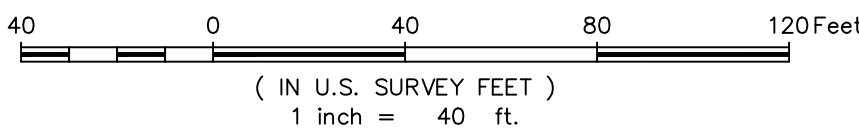
PROJECT: 1904-002	DATE: 07/09/25
CLIENT: WSPW&R CO	SCALE: 1" = 150'
DRAWN BY: S. PAQUIN	REVIEWED BY: B. TESSELY



MINOR SUBDIVISION OF  
TODD CREEK METRO  
DISTRICT OFFICE  
BRIGHTON, ADAMS COUNTY, COLORADO

MINOR SUBDIVISION OF  
TODD CREEK METRO DISTRICT OFFICE

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,  
COUNTY OF ADAMS, STATE OF COLORADO



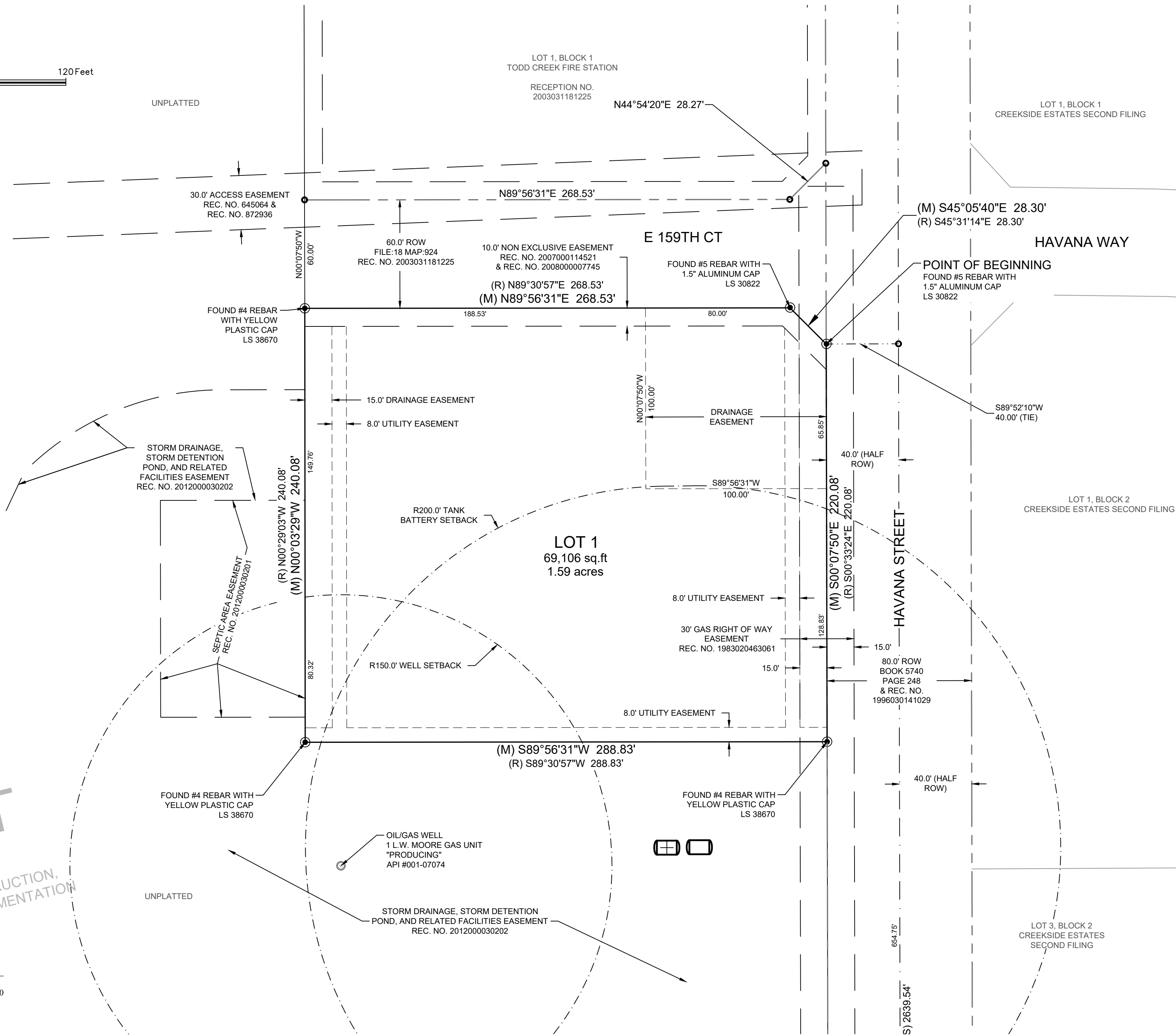
SYMBOL LEGEND	
	FOUND SECTION CORNER
	FOUND PROPERTY MONUMENT
	CALCULATED POSITION
	TANK BATTERY
	OIL/GAS WELL

LINE LEGEND	
	BOUNDARY LINE
	SECTION LINE
	LOT LINE
	RIGHT OF WAY
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	OIL/GAS SETBACK

**DRAFT**  
07/09/25

PRELIMINARY - NOT FOR CONSTRUCTION,  
RECORDING PURPOSES OR IMPLEMENTATION

Robert C. Tessely  
Colorado Registered Professional Land Surveyor No. 38470  
For and on behalf of EPS Group, Inc.



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SECTION:	TOWNSHIP:	RANGE:
10	1 SOUTH	67 WEST OF 6TH PM

PROJECT:	DATE:	SCALE:	REVIEWED BY:
1904-002	07/09/25	1" = 150'	B. TESSELY
CLIENT:			
WSP&R CO			
DRAWN BY:			
S. PAQUIN			



MINOR SUBDIVISION OF  
**TODD CREEK METRO DISTRICT OFFICE**  
BRIGHTON, ADAMS COUNTY, COLORADO

## **PROPERTY DESCRIPTION(s):**

### **DEED DESCRIPTION**

A TRACT OF LAND BEING LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10 BEING MONUMENTED AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10 BY A 2" ALUMINUM CAP STAMPED "LS 23027, 1999" AND AT THE NORTHEAST QUARTER OF SAID SECTION 10 BY A 2" ALUMINUM CAP STAMPED "ALPHA ENGRG., L.S. 25937, 1996" BEING ASSUMED TO BEAR N89°31'31"E, A DISTANCE OF 1325.66 FEET.

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 10;

THENCE S02°53'08"W A DISTANCE OF 666.15 FEET TO THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF HAVANA STREET AND THE SOUTHERLY RIGHT OF WAY LINE OF HAVANA WAY AND THE POINT OF BEGINNING;

THENCE S00°33'24"E, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID HAVANA STREET, A DISTANCE OF 220.08 FEET;

THENCE S89°30'57"W, A DISTANCE OF 288.83 FEET;

THENCE N00°29'03"W, A DISTANCE OF 240.08 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF HAVANA WAY;

THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. N89°30'57"E, A DISTANCE OF 268.53 FEET;
2. S45°31'14"E, A DISTANCE OF 28.30 FEET TO THE POINT OF BEGINNING,

COUNTY OF ADAMS,

STATE OF COLORADO.



**AS-SURVEYED DESCRIPTION** (Rotated Bearings and Surveyed Dimensions)

A parcel of land being a portion of the Northeast Quarter of the Northeast Quarter of Section Ten (10), Township One South (T.1S.), Range Sixty-seven West (R.67W.), Sixth Principal Meridian (6th P.M.), County of Adams, State of Colorado, being more particularly described as follows

**COMMENCING** at the Northeast Corner of said Section 10 and assuming the East line of the Northeast Quarter of said Section 10 as bearing South 00° 07' 50" East a distance of 2639.54 feet with all other bearings contained herein relative thereto.

THENCE South 00° 07' 50" East along said East line of the Northeast Quarter of Section 10 a distance of 664.86 feet;

THENCE South 89° 52' 10" West a distance of 40.00 feet to the Westerly Right of Way line of Havana Street and to the **POINT OF BEGINNING**.

THENCE South 00° 07' 50" East along the Westerly Right of Way line of said Havana Street a distance of 220.08 feet;

THENCE South 89° 56' 31" West a distance of 288.83 feet;

THENCE North 00° 03' 29" West a distance of 240.08 feet to the Southerly Right of Way line of E. 159th Court;

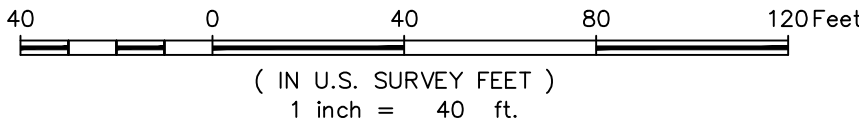
THENCE North 89° 56' 31" East along the Southerly Right of Way line of said E. 159th Court a distance of 268.53 feet;

THENCE South 45° 05' 40" East continuing along the Southerly Right of Way line of E. 159th Court a distance of 28.30 feet to the **POINT OF BEGINNING**.

Said described parcel of land contains 69,106 sq. ft. or 1.59 acres, more or less (±).

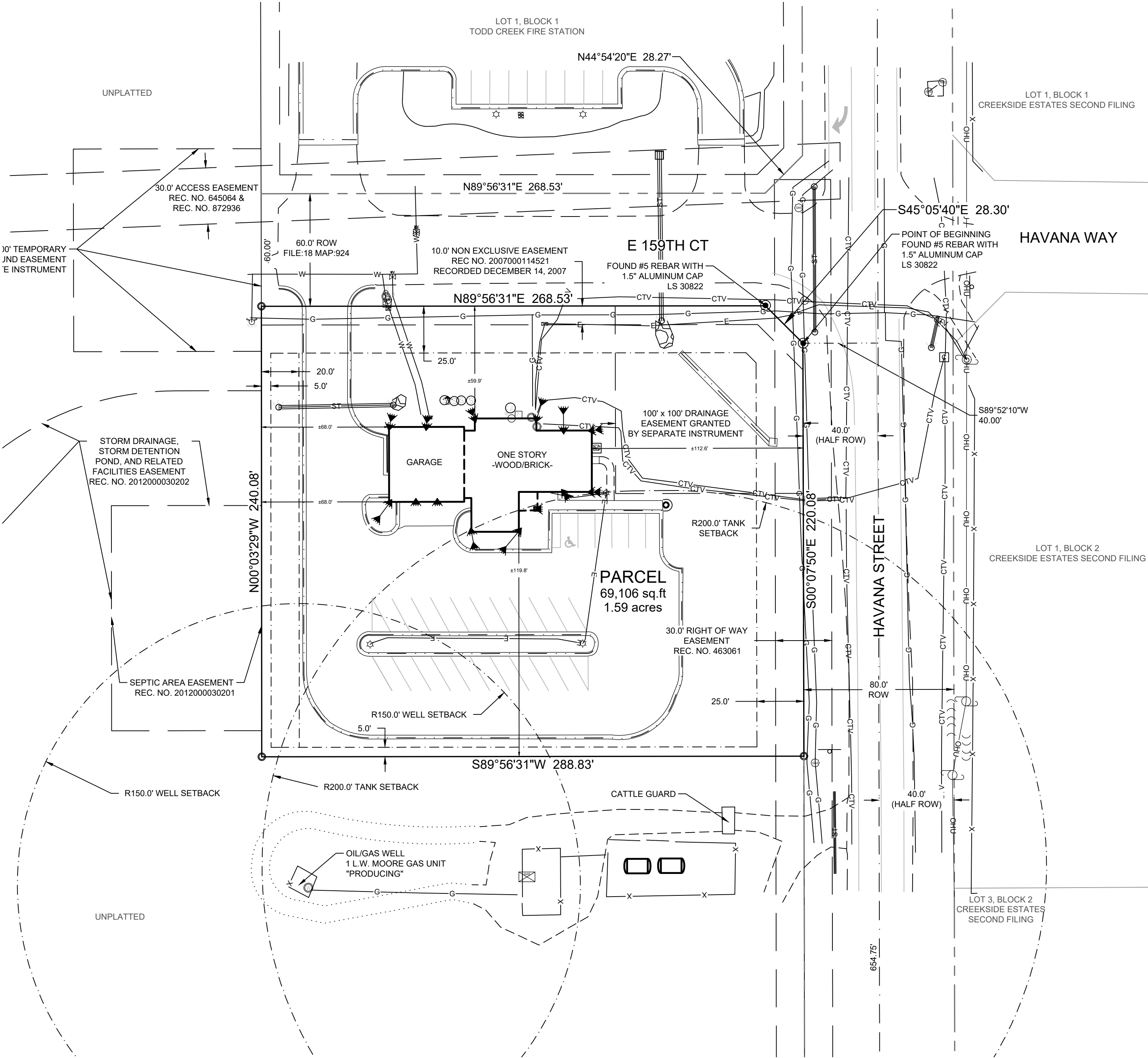
# IMPROVEMENT SURVEY PLAT

A TRACT OF LAND  
LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH,  
RANGE 67 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO  
(10450 E 159TH PLACE)



SYMBOL LEGEND	
	FOUND SECTION CORNER
	FOUND PROPERTY MONUMENT
	SET MONUMENT - 18" OF #4 REBAR WITH YELLOW PLASTIC CAP LS 38670
	FLARED END SECTION
	AIR CONDITIONER
	CLEANOUT
	DOWN SPOUT
	ELECTRICAL BOX
	FIRE HYDRANT
	GAS VAULT
	GUY WIRE
	WATER CURB STOP
	WATER VALVE
	INLET GRATE
	IRRIGATION BACK FLOW PREVENTER
	IRRIGATION CONTROL VALVE
	LANDSCAPE LIGHT
	LIGHT POLE
	ELECTRICAL METER
	GAS METER
	SEPTIC SEWER MANHOLE
	MONITORING WELL
	GAS MARKER
	CABLE PEDESTAL
	UTILITY POLE
	SIGN
	WATER SPIGOT
	TANK
	OIL/GAS WELL

LINE LEGEND	
	SECTION LINE
	EASEMENT LINE
	BOUNDARY LINE
	OIL/GAS SETBACK
	BUILDING/LOT SETBACK
	DIMENSION LINE
	FENCE
	BURIED CABLE
	BURIED ELECTRIC
	BURIED GAS
	WATER LINE
	OVERHEAD UTILITY
	STORM SEWER LINE
	EDGE OF CONCRETE
	EDGE OF ASPHALT
	EDGE OF DIRT
	EDGE OF GRAVEL
	BUILDING
	STRIPING
	FLOWLINE



Aaron M. Lund  
Registered Professional Land Surveyor  
Colorado Registration No. 38670  
For and on behalf of Northern Engineering

**NOTICE:**  
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

SECTION: 10  
TOWNSHIP: 1 S  
RANGE: 67 W

**NORTHERN ENGINEERING**

FORT COLLINS: 301 North House Street, Suite 100, 80521, 970.221.4158  
GREELEY: 820 8th Street, 80631  
northernengineering.com

DATE: 01/06/2022	DESIGNED BY: SCALE: 1"=40'	REVIEWED BY: A. LUND
PROJECT: 1904-001	DRAWN BY: S. PAQUIN	

IMPROVEMENT SURVEY  
PLAT  
10450 E 159TH CT  
ADAMS COUNTY, COLORADO

Sheet  
**3**  
Of 3 Sheets

After Recording Return to:  
Doc Fee: \$10.00

## WARRANTY DEED

This Deed, made March 20, 2017

Between **E-159 Court, LLC, a Colorado limited liability company** of the County Adams, State of COLORADO, grantor(s) and **West South Platte Water & Reservoir Company, LLLP, a Colorado limited liability limited partnership,** whose legal address is 9200 E. Mineral Ave #365 Centennial, CO 80112 County of Adams, and State of COLORADO, grantee.

**WITNESS**, That the grantor, for and in the consideration of the sum of (\$10.00 ) 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, their heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Adams, State of COLORADO described as follows:

See Exhibit A attached hereto and made a part hereof.

also known by street and number as **10450 E 159th Court, Thornton, CO 80602-7977**

**TOGETHER** with all and singular hereditaments and appurtenances, thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

**TO HAVE AND TO HOLD** said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantee, his heirs and assigns, that at the time of the ensembling and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and infeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind of nature so ever, **except for taxes for the current year, a lien but not yet due and payable, and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Buyer in accordance with section 8.1 (Title Review) of the contract dated , between the parties.**

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this on the date set forth above.

### SELLER:

E-159 Court, LLC,  
a Colorado limited liability company  
by LMGO Holdings, LLC, a Colorado limited liability company  
It's Manager  
by:

Lyn Osborne, Manager  
Lyn Osborne, Manager

STATE OF COLORADO  
COUNTY OF Dewer

}ss:

The foregoing instrument was acknowledged, subscribed and sworn to before me March 20, 2017 by E-159 Court, LLC, a Colorado limited liability company, by LMGO Holdings, LLC, a Colorado limited liability company, It's Manager by Lyn Osborne, Manager

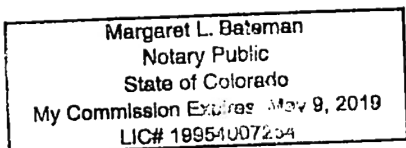
Witness my hand and official seal.

Margaret L. Bateman

Notary Public

My Commission expires:

Wdcorp



ESCROW NO. 597-H0494694-019-MB0

HTC

Exhibit A

A tract of land being located in the Northeast quarter of the Northeast quarter of Section 10, Township 1 South, Range 67 West of the 6<sup>th</sup> P.M., County of Adams, State of Colorado, being more particularly described as follows:

Basis of Bearings: The North line of the Northeast quarter of the Northeast quarter of said Section 10 being monumented at the Northwest corner of the Northeast quarter of the Northeast quarter of said Section 10 by a 2" aluminum cap stamped "Alpha Engrg., L.S. 25937, 1996" being assumed to bear N 89°31'31" E, a distance of 1325.66 feet.

Commencing at the Northeast corner of said Section 10; thence S 02°53'08" W a distance of 666.15 feet to the intersection of the Westerly right of Way line of Havana Street and the Southerly right of way line of Havana Way and the Point of Beginning;

Thence S 00°33'24" E, along the Westerly right of way of said Havana Street, a distance of 220.08 feet;

Thence S 89°30'57" W, a distance of 288.83 feet;

Thence N 00°29'03" W, a distance of 240.08 feet to the Southerly right of way line of Havana Way;

Thence along said Southerly right of way line the following two (2) courses and distances:

- 1) N 89°30'57" E, a distance of 268.53 feet;
- 2) S 45°31'14" E, a distance of 28.30 feet to the Point of Beginning,
- 3)

County of Adams, State of Colorado.



10450 East 159th Court  
Brighton, CO 80602

**Customer Number**  
304401  
**Due Date**  
12/15/2023  
**Amount Due**  
\$148.50

TODD CREEK VILLAGE METRO DIST  
10450 E 159th Ct  
Brighton, CO 80602

**Account Number**  
304401

**Customer Name**  
TODD CREEK VILLAGE METRO DIST

**SERVICE ADDRESS**  
10450 E 159th Ct

Meter Number	Read Dates		Read Type	Meter Readings		Multiplier	Usage
	Present	Previous		Present	Previous		
63832355	11/17/2023	10/18/2023	Water Usage - Potable	317	315		2000
88621320	11/17/2023	10/18/2023	Irrigation - Non-Potable	69	65		4000

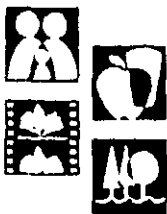
**Message:**  
New Online Payment System

**BILL DETAILS**

Water Usage - Potable	2000	14.00
Fixed Monthly Charge		93.50
Irrigation - Non-Potable	4000	26.00
Reserve Fee		15.00
<b>Previous Balance</b>		<b>\$155.00</b>
<b>Payments</b>		<b>\$155.00CR</b>
<b>Current Charges</b>		<b>\$148.50</b>
<b>Adjustments</b>		<b>\$0.00</b>
<b>Total Amount Due</b>		<b>\$148.50</b>
<b>Due Date</b>		<b>12/15/2023</b>

6905





# Tri-County Health Department

Serving Adams, Arapahoe and Douglas Counties

## CERTIFICATION OF AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM

This Certifies that the system installed at 15959 HAVANA ST BRIGHTON, CO 80602 has been installed in conformance with Tri-County Health Department's current Individual Sewage Disposal System Regulation

Property Location: 15959 Havana ST  
BRIGHTON, CO 80602

Legal Description: Lot/Block:  
Subdivision: County: Adams

### SUMMARY OF INFORMATION

The permit number for the system is: 20059647

The soils and percolation test was performed by: EARTH ENGINEERING CONSULTANTS INC

The design engineer for the system was: EARTH ENGINEERING CONSULTANTS INC

The system was installed by: Benex Excavating, Inc.

The system consists of:

2800 square foot absorption area

1000 T-Treatment tank

1000 D-Dosing tank

The system is sized for 0 bedrooms

If additional bedrooms are added, an expansion may be necessary.

Maintenance Requirements:

The septic tank must be pumped and inspected every 4 years.

If the septic or dosing tank is equipped with an effluent filter, the filter must be cleaned annually.

If the system has alternating beds or is a drip irrigation system, beds or zones must be rotated annually.

Additional maintenance requirements may apply. Refer to the operations manual or the engineer's report for specific requirements.

Signature

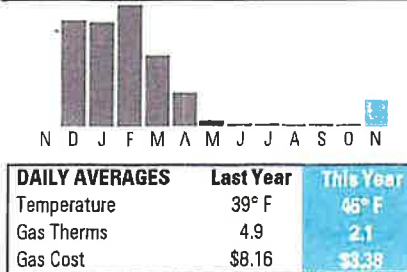
Steven Chevalier

Date: 12/1/18



SERVICE ADDRESS	ACCOUNT NUMBER	DUE DATE
TODD CREEK VILLAGE METRO DIST 10200 E 159TH PL BRIGHTON, CO 80206	53-9119188-5	12/14/2023
	STATEMENT NUMBER	STATEMENT DATE
	854339346	11/22/2023
		AMOUNT DUE
		\$42.98

## YOUR MONTHLY NATURAL GAS USAGE



## SUMMARY OF CURRENT CHARGES (detailed charges begin on page 2)

Natural Gas Service	10/24/23 - 11/22/23	60 therms	\$98.10
<b>Current Charges</b>			<b>\$98.10</b>

## ACCOUNT BALANCE (Balance de su cuenta)

Previous Balance	As of 10/24	-\$2.69	CR
Payment Received	Check 11/14	-\$52.43	CR
Balance Forward		-\$55.12	CR
Current Charges		\$98.10	
<b>Amount Due</b> (Cantidad a pagar)		<b>\$42.98</b>	

## INFORMATION ABOUT YOUR BILL

Thank you for your payment.

Convenience at your service - Pay your bills electronically-fast and easy with Electronic Funds Transfer. Call us at 1-800-481-4700 or visit us at [www.xcelenergy.com](http://www.xcelenergy.com).

## QUESTIONS ABOUT YOUR BILL?

See our website: [xcelenergy.com](http://xcelenergy.com)

Please Call: 1-800-481-4700

Fax: 1-800-311-0050

Or write us at: XCEL ENERGY  
PO BOX 8  
EAU CLAIRE WI 54702-0008

RETURN BOTTOM PORTION WITH PAYMENT ONLY • PLEASE DO NOT INCLUDE OTHER REQUESTS • SEE BACK OF BILL FOR CONTACT METHODS



Please help our neighbors in need by donating to Energy Outreach Colorado. Please mark your donation amount on the back of this payment stub and CHECK THE RED BOX under your address below.

AV 01 000926 86846H 3 AI\*\*5DGT



TODD CREEK VILLAGE METRO DIST  
10450 E 159TH CT  
BRIGHTON CO 80602-7977

ACCOUNT NUMBER	DUE DATE	AMOUNT DUE	AMOUNT ENCLOSED
53-9119188-5	12/14/2023	\$42.98	

Please see the back of this bill for more information regarding the late payment charge.  
Make your check payable to XCEL ENERGY

DECEMBER						
S	M	T	W	T	F	S
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						



XCEL ENERGY  
P.O. BOX 9477  
MPLS MN 55484-9477

31 53121423 91191885 0000000981000000004298



Your Touchstone Energy® Cooperative

500 Cooperative Way  
Brighton CO 80603-8728

[www.unitedpower.com](http://www.unitedpower.com)

Payment Due By  
**11/27/2023**

Total Due  
**\$312.29**

From Date	To Date	Days	Billing Date
10/01/2023	11/01/2023	31	11/03/2023

Service Address **10450 E 159TH CT  
OFFICE BUILDING**

Account # **14236901** District **WEST** Cycle **5**



Learn more at [www.unitedpower.com/rebates](http://www.unitedpower.com/rebates)

Rate	Meter	Prev Rdg	Pres Rdg	Mult	kWh	Dmd
C1	1575392	33254	35927	1	2673	11.132

Demand Time/Date 10/02/2023 01:30 PM

#### ACTIVITY SINCE LAST BILL

Previous Balance	329.19
Payment Received - Thank You	-329.19
Balance Forward	0.00

#### CURRENT BILLING DETAIL

Energy Charge	2,673 KWH @ 0.1031	275.59
Demand Charge	11.132 KW @ 1.50	16.70
Fixed Charge		20.00
Current Month		312.29

**TOTAL DUE 312.29**

TODD CREEK FARMS METRO DIST  
10450 E 159TH CT  
BRIGHTON CO 80602-0000

Payment Due By  
**11/27/2023**

Total Due  
**\$312.29**

Account # **14236901**

Amount Enclosed \$



**United Power**  
Operation Round-Up  
FOUNDATION

Want your small change to give back? Round-up your bill to \$313.00  
Click here to enroll in our Round-Up Assistance program.



**Pay Your Bill Online**  
Visit [www.unitedpower.com](http://www.unitedpower.com)



**Pay Your Bill By Phone**  
Call 866-999-4485



**Pay Your Bill By Mail**  
Return Stub with check payment

Please Make Checks Payable and Return to:

UNITED POWER  
PO BOX 173703  
DENVER CO 80217-3703

5



00142369015 0000000000 0000312299 0000312299



Account Name: TODD CREEK FARMS  
Account Number: 333467907



P.O. Box 2961  
Phoenix, AZ 85062-2961

Page: 1 of 6  
Bill Date: Oct. 16, 2023

Previous Balance	Payments	Adjustments Credits	Current Charges
647.75	336.05 CR	0.00	333.77
<b>Payment Summary</b>			
Previous Balance			647.75
Payment by check received on SEP 22			336.05 CR
<b>Balance</b>			311.70
<b>Adjustments/Credits Summary</b>			
Adjustments to Previous Balance			0.00
<b>Total Adjustments</b>			0.00
<b>Current Charge Summary</b>			
Monthly Charges			281.72
One-Time Charges			0.00
Usage Charges			0.00
Discount			30.00 CR
Adjustments			0.00
Taxes, Fees, and Surcharges			48.05
Late Fee			34.00
<b>Total Current Charges</b>			333.77
<b>Due Date</b>	<b>Nov. 06, 2023</b>	<b>Amount Due</b>	<b>645.47</b>

Just a friendly reminder that your account is past due. If you have already made your payment, thank you for bringing your account up to date.

### IMPORTANT NEWS

**ACH TRANSFER INFORMATION:**  
If you would like to pay us by electronic ACH below is Lumens bank information.  
JPMorgan Chase Bank  
ACH Routing # 065400137  
Account # 8800443735  
Send in CTX, EDI820,  
or CCD+ format with remit

\*\*\*PLEASE FOLD, TEAR HERE AND RETURN THIS PORTION WITH YOUR PAYMENT\*\*\*

FOR CHANGE OF ADDRESS OR PAYMENT AUTHORIZATION:

☐

Please check here and complete reverse. Thank You.

D

Account Number: 333467907  
Amount Due By Nov. 06, 2023 645.47

62201000 C7 RP 15 20231015 NNNNNNNY 0083877 0321

TODD CREEK FARMS  
METRO DISTRICT  
10450 E 159TH CT  
BRIGHTON CO 80602-7977

CenturyLink  
P.O. Box 2961  
Phoenix, AZ 85062-2961



0000333467907000000000311704000000000101623000006454762000000



# Statement Of Taxes Due

Account Number R0175460

Assessed To

Parcel 0157110100005

WEST SOUTH PLATTE WATER AND  
C/O:RESERVOIR COMPANY LLLP  
10450 E 159TH CT  
BRIGHTON, CO 80602-7977

## Legal Description

SECT,TWN,RNG:10-1-67 DESC:TRACT OF LAND IN THE NE4 OF THE NE4 OF SEC 10 DESC AS BEG AT THE NE COR OF SD  
SEC 10 TH S 02D 53M 08S W 666/15 FT AND THE POB TH S 00D 33M 24S E 220/08 FT TH S 89D 30M 57S W 288/83 FT TH N 00D  
29M 03S W 240/08 FT TH ALG SD SLY ROW LN THE FOL 2 COURSES N 89D 30M 57S E 268/53... Additional Legal on File

## Situs Address

10450 E 159TH CT

Year	Tax	Interest	Fees	Payments	Balance
<b>Tax Charge</b>					
2024	\$10,472.52	\$104.73	\$0.00	(\$10,577.25)	\$0.00
Total Tax Charge					\$0.00
<b>Grand Total Due as of 07/09/2025</b>					<b>\$0.00</b>

Tax Billed at 2024 Rates for Tax Area 211 - 211

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6670000	\$302.89	COMM LND SPEC	\$138,172	\$35,000
FIRE DISTRICT 6 - GREATER B	16.7930000	\$1,387.10	PURPOS		
GENERAL	22.8200000	\$1,884.93	OFFICES	\$187,896	\$47,600
RETIREMENT	0.3140000	\$25.94	Total	\$326,068	\$82,600
ROAD/BRIDGE	1.3000000	\$107.38			
DEVELOPMENTALLY DISABLED	0.2570000	\$21.23			
SD 27 BOND (Brighton)	20.9840000	\$1,733.28			
SD 27 GENERAL (Brighton)	35.6600000	\$2,945.51			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$8.26			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$74.34			
SOCIAL SERVICES	2.2530000	\$186.10			
EAGLE SHADOW METRO DIST NO	14.2330000	\$1,175.65			
TODD CREEK VILLAGE PARK & R	7.5050000	\$619.91			
Taxes Billed 2024	126.7860000	\$10,472.52			

Tax amounts are subject to change due to endorsement, advertising, or fees.

Please call the office to confirm amount due after August 1st.

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

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



October 11, 2022  
Adams County Planning Department  
4430 S. Adams County Parkway  
Brighton, CO 80601

**RE: SCHOOL IMPACT ANALYSIS  
TODD CREEK METRO DISTRICT ADMINISTRATION BUILDING, BRIGHTON, CO  
PROJECT NUMBER: PRE2022-00035**

To Whom It May Concern,

The Todd Creek Metro District Administration Building is located at 10450 E. 159<sup>th</sup> Court and is in the Brighton School District 27J.

A legal subdivision lot being created to bring the parcel with existing building and parking facilities into State and County compliance. The lot will continue to be used for business purposes and will not add any students to the Brighton School District 27J.

Sincerely,  
**NORTHERN ENGINEERING SERVICES, INC.**

A handwritten signature in cursive script that reads 'Melanie Foslien'.

**Melanie Foslien**  
Engineering Coordinator

## **Development Review Team Comments**

**Date:** 2/24/2023

**Project Number:** PLT2022-00056

**Project Name:** Todd Creek Village Minor Subdivision

---

**Commenting Division:** Planner Review

**Name of Reviewer:** Ella Gleason

**Date:** 02/24/2023

**Email:**

### **Resubmittal Required**

The request is for a Minor Subdivision Final Plat to create 1 lot of 1.6 acres in a Planned Unit Development zone district.

PLN01: Property is currently zoned PUD-P. A final development plan (FDP) must be approved in order for the subject final plat to be approved. These can run concurrently. The preliminary development plan was approved in 2002 (PUD2001-00030). Review of the plat cannot be completed until zone district standards are set by the FDP.

**Response: Acknowledged. The FDP will be submitted in the near future.**

PLN02: Documents submitted for proof of water and sewer are not sufficient. As this is a new final plat separate from the preliminary plat, a 300 year water supply must be demonstrated (see comments from DWR). Narrative says that the existing building is served by an existing OWTS; please provide permit.

**Response: See the attached pdf between Jen Rutter and Tony Dunning stating the 300-year water supply requirement is specific to groundwater. The property has a ¾" potable water meter and a 1.5" irrigation meter.**

PLN03: Update name of plat to be more specific to project; i.e. Todd Creek Metro District Office.

**Response: The plat name has been updated.**

PLN04: Public Land Dedication (PLD) fees are required with a final plat application. Please see the attached spreadsheet for the PLD fee calculation. PLD fees in the amount of \$4,304.69 will be required to be paid prior to the BoCC Hearing. Please do not pay these fees until the case is scheduled for public hearing.

**Response: Acknowledged.**

PLN05: A subdivision improvements agreement is required. See engineering comments and template attached; please submit this agreement as a word document, not a PDF.

**Response: Per the November 13, 2023 email from Ella Gleason, an SIA is not required with the discovery of the Conditional Use Permit RCU2007-00012.**

---

**Commenting Division:** ROW Review

**Name of Reviewer:** David Dittmer

**Date:** 02/23/2023

**Email:**

**Resubmittal Required**

---

**Commenting Division:** Development Engineering Review

**Name of Reviewer:** Laurie Clark

**Date:** 02/23/2023

**Email:**

**Resubmittal Required**

See PDF in the Documents tab.

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**Commenting Division:** Environmental Analyst Review

**Name of Reviewer:** Katie Keefe

**Date:** 02/23/2023

**Email:**

**Complete**

Notes to applicant: 1. For future reference, if the lot were to change in use to residential, the required oil and gas well setback for residential construction is a two-hundred-fifty (250) foot buffer in the form of an easement on the Final Plat. No structures may be constructed within this buffer area.

**Response: Acknowledged.**

2. Current grading must be maintained to protect the septic system soil treatment area. No changes to the drainage pattern affecting the soil treatment area are allowed.

**Response: No grading is proposed with this Minor Subdivision application.**

---

### **Engineering Comments**

ENG1: Flood Insurance Rate Map – FIRM Panel # (08001C0326H), Federal Emergency Management Agency, March 5, 2007. According to the above reference, the project site is NOT located within a delineated 100-year flood hazard zone; A floodplain use permit will not be required.

**Response: Acknowledged.**

ENG2: The applicant shall be responsible to ensure compliance with all Federal, State, and Local water quality construction requirements. Because the disturbed area of the site exceeds 1 acre and the site is within the Adams County MS4 area, the applicant shall be responsible to prepare the SWMP plan using the Adams County ESC Template, and obtain both a County SWQ Permit and State Permit COR400000. The applicant should contact Juliana Archuleta, the County's Stormwater Program Manager, to inquire about obtaining a SWQ Permit. Ms. Archuleta can be contacted at 720-523-6869 or by email at [mjarchuleta@adcogov.org](mailto:mjarchuleta@adcogov.org).

Response: No grading is being proposed with the Minor Subdivision application. All grading was previously completed under the Conditional Use Permit RCU2007-00012.

ENG3: Prior to scheduling the final plat/FDP BOCC hearing, the developer is required to submit for review and receive approval of all construction documents (construction plans and reports).

Construction documents shall include, at a minimum, onsite and public improvements construction plans, drainage report, traffic impact study. All construction documents must meet the requirements of the Adams County Development Standards and Regulations. The developer shall submit to the Adams County Development Review Engineering division the following: Engineering Review Application, Engineering Review Fee, electronic copies of all construction documents. The development review fee for an Engineering Review is dependent on the type of project and/or the size of the project. The Development Review fee can be found in the Development Services Fee Schedule, located on the following web page: <http://www.adcogov.org/one-stop-customer-center>.

Response: No construction is being proposed with the Minor Subdivision application. All construction was previously completed under the Conditional Use Permit RCU2007-00012. Engineering documents will be reviewed through PLT2022-00056.

ENG4: The developer is required to construct roadway improvements adjacent to the proposed site. Roadway improvements will consist of, if needed, restoration of the County's roadway cross-section for E 159<sup>th</sup> Ct (Local) and Havana St (Collector) adjacent to the site and, any roadway improvements as required by the approved traffic impact study.

Response: No construction is being proposed with the Minor Subdivision application. Roadway improvements on Havana Street and E. 159<sup>th</sup> Court were previously completed, possibly under the Conditional Use Permit RCU2007-00012.

ENG5: No access will be allowed to the site from Havana Street.

Response: Acknowledged. Access to Havana Street is not being requested.

ENG6: See ROW comments for information pertaining to E 159<sup>th</sup> Court.

Response: ROW comments were addressed.

ENG7: All new and existing access points onto the site must be permitted by Adams County. If applicant does not have permits for the existing access points, the applicant must obtain an permit from Adams County.

Response: Access to the site was permitted under the Conditional Use Permit RCU2007-00012.

ENG8: The applicant is proposing to install over 3,000 square feet of impervious area on the project site, a drainage report and drainage plans in accordance to Chapter 9 of the Adams County Development Review Manual, are required to be completed by a registered professional engineer and submitted to Adams County for review and final approval.

Response: A detention pond certification letter has been included with the resubmittal documents showing there is adequate volume in the existing detention pond to the southwest of the subject site for the existing improvements on the subject site.

ENG9: All proposed easements (drainage, utility, etc.) shall be included on the Plat documents.

Response: Existing easements are shown on the Plat and Site Plan documents. No additional easements are being requested with this Minor Subdivision application.

ENG10: The proposed drainage easement shall not encroach upon other easements.

Response: The drainage easement for the fire station detention pond crosses/encroaches upon the existing easements, and the north side of the pond encroaches into the E. 159<sup>th</sup> Court right-of-way. The existing storm drainage easement (2012000030202) does not encroach upon the existing septic area easement (2012000030201) west of the subject site.

ENG11: A traffic study, signed and stamped by a professional engineer with the state of Colorado is required to be submitted to the Adams County Community and Economic Department for review and approval. The developer is required to construct roadway improvements adjacent to the proposed site. Roadway improvements will consist of curb, gutter and sidewalk adjacent to the site and, any roadway improvements as required by the approved traffic impact study.

**Response: A traffic memo has been included with the resubmittal documents detailing the traffic based on the current use of the subject site.**

ENG12: Prior to the issuance of any construction or building permits, the developer shall enter into a Subdivision Improvements Agreement (SIA) with the County and provide a security bond for all public improvements.

**Response: Per the email from Laurie Clark dated November 13, 2023, an Improvements Agreement is not required as no public improvements are being requested.**

ENG13: No building permits will be issued until all public improvements have been constructed, inspected and preliminarily accepted by the County's Public Works Dept.

**Response: No building permits are being requested. It is assumed the existing building permit, supplied with the last submittal, was given under the Conditional Use Permit RCU2007-00012.**

ENG14: The developer is responsible for the repair or replacement of any broken or damaged section of curb gutter and sidewalk.

**Response: Acknowledged. No construction is being requested with this Minor Subdivision application.**

ENG15: LOW IMPACT DEVELOPMENT (LID) STANDARDS AND REQUIREMENTS Section 9-01-03-14:

All construction projects shall reduce drainage impacts to the maximum extent practicable, and implement practices such as:

1. On-site structural and non-structural BMPs to promote infiltration, evapo-transpiration or use of stormwater,
2. Minimization of Directly Connected Impervious Area (MDCIA),
3. Green Infrastructure (GI),
4. Preservation of natural drainage systems that result in the infiltration, evapotranspiration or use of stormwater in order to protect water quality and aquatic habitat.
5. Use of vegetation, soils, and roots to slow and filter stormwater runoff.
6. Management of stormwater as a resource rather than a waste product by creating functional, attractive, and environmentally friendly developments.
7. Treatment of stormwater flows as close to the impervious area as possible.

LID shall be designed and maintained to meet the standards of these Regulations and the Urban Drainage and Flood Control District's Urban Storm Drainage Criteria Manual, Volume 3.

**Response: Acknowledged. No construction is being requested with this Minor Subdivision application.**

ENG16: There is a detention pond, located at the north-east corner of this property, that serves the Todd Creek Fire Station to the north. The applicant is responsible for ensuring that the detention pond operates as it was intended.

**Response: There are no impacts to the fire station detention pond since there are no construction impacts or requests associated with this Minor Subdivision application.**

ENG17: This site is currently developed and appears to have been done without a County review of the site development plans. The applicant will be responsible for meeting all current County development Standards and Regulations. Specifically, the applicant will need to meet all drainage and water quality requirements of the County.

**Response: Site improvements were constructed under the Conditional Use Permit RCU2007-00012.**



PLT2022-00056 TODD CREEK MINOR SUBDIVISION  
ROW COMMENTS

1. Remove TODD CREEK VILLAGE MINOR SUBDIVISION from the top right-hand corner on all sheets and replace it with the case number.

**Response: The case number has been included on the plan sheets.**

2. Do not shown the address under the title. Instead provide sheet numbering (1 of x).

**Response: The address has been removed from the cover sheet. Sheet numbers are shown in the bottom right corner of the drawings.**

3. Revise the ownership execution and notary affirmation after the dedication and ownership certification statement:

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

OWNER: WEST SOUTH PLATTE WATER AND RESERVOIR COMPANY, LLLP

\_\_\_\_\_ GEORGE

R. HANLON JR.

**ACKNOWLEDGEMENT:**

STATE OF COLORADO \_\_\_\_)

)ss.

COUNTY OF \_\_\_\_\_)

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS DAY \_\_\_\_ OF \_\_\_\_\_ BY GEORGE R. HANLON JR. AS GENERAL PARTNER FOR WEST SOUTH PLATTE WATER AND RESERVOIR COMPANY, LLLP.

**\*\*By the recorded statement of authority GEORGE R. HANLON JR. AS GENERAL PARTNER as recorded at REC. #2022000038208. he will be the signatory- Revise the signature lines and notary affirmation accordingly\*\***

**Response: This has been revised.**

4. Notary Affirmation needs to contain an address line per CRS rules.

**Response: This line has been added.**

5. Revise the dedication statement to include the drainage easement. It must be dedicated to the county and is to be owned and maintained by the owner. The revised title commitment required will need to verify that per the plat of the Todd Creek Fire Station subdivision plat, that this was not dedicated by separate instrument as stated. Review of the record chain of title and title commitment must provide this information, and if not dedicated it must be by this plat. The ownership and maintenance of this easement must be stated on the plat as a Note.

**Response: The drainage easement for the fire department detention pond has been dedicated as part of the Todd Creek Metro District Office plat.**

6. Need to provide a flood plain note. In or out of it.

**Response: A note has been added.**

7. Deleted

8. Remove Note 3. It is stated on sheet 3 and in the legal description.

**Response: Note has been removed.**

9. Must define a U.S. foot per CRS 38-52-103(2)

**Response: Definition has been added.**

10. There are no private roads. Remove any private road statements.

**Response: The statement has been removed.**

11. The title commitment as noted in Note 1 must be updated to within 30 days of the subdivision application date. It must include hyperlinks to all documents cited, or an abstract. This note will then get revised.

**Response: The updated title commitment has been included with the submittal.**

12. The plat is heard by the Planning Commission and Board of County Commissioners, gets recorded and approved by the County Attorney's office. Include the following:

**PLANNING COMMISSION APPROVAL**

RECOMMENDED FOR APPROVAL BY THE ADAMS COUNTY PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2023

\_\_\_\_\_  
CHAIR

**BOARD OF COUNTY COMMISSIONERS' APPROVAL**

APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023

\_\_\_\_\_  
CHAIR

**ADAMS COUNTY ATTORNEY'S OFFICE**

\_\_\_\_\_  
APPROVED AS TO FORM

**CLERK AND RECORDER'S CERTIFICATE**

THIS **FINAL PLAT** WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, IN THE STATE OF COLORADO, AT \_\_\_\_\_ M., ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 202\_\_

\_\_\_\_\_  
DEPUTY CLERK AND RECORDER

\_\_\_\_\_  
RECEPTION NUMBER

**PUT IN TYPE OF PLAT**

**Response: These approval blocks and certificates have been added.**

13. Order of appearance for signatory's and approval blocks:

OWNER

LIEN HOLDER IF APPLICABLE

SURVEYOR

PLANNING COMMISSION

BOARD OF COUNTY COMMISSIONERS

COUNTY ATTORNEY'S OFFICE

CLERK AND RECORDER

**Response: Blocks have been added in this order, with the Owner's block in the lower left corner due to space limitations.**

14. Need to cite the subdivision as recorded at Rec. #2003031181225 for the fire station.  
**Response: The reception number has been added to the plat.**
15. Need to provide any discrepancy between deeded, measured, or calculated distances.  
**Response: Measured and recorded bearings and distances have been added.**
16. Revise Oil and Gas setbacks per Environmental comments.  
**Response: The lot will keep its current zoning. Since there is no intention to rezone this lot to residential, the oil/gas setbacks remain as shown.**
17. Review and revise all incomplete document citations.  
**Response: Revisions have been made to the plat citations.**
18. The county requires access to the detention facilities by way of an access easement to legally enter the property to surveil the pond. Provide an access easement to the location between the edge of county ROW to the edge limits of the detention pond either from Havana or E. 159<sup>th</sup> Court.  
**Response: According to the topographic survey information, the north side of the existing fire station detention pond extends beyond the right-of-way so the pond can be accessed from the north side.**
19. Only need to provide one note as to the setbacks on the O&G operations. Duplication and redundant notes are not necessary and add noise to the plat.  
**Response: Redundant setback labels have been removed.**
20. Per the documents recorded at Reception Numbers 2012000030202 and 2012000030203 the drainage easement and septic easement are two very distinct areas. This must be properly depicted on the current platting and all improvements associated with the sewer easement. The plat shows them to be on top of each other when one surrounds the other. It also appears the easement agreement for the sewer lines needs to be provided on the plat as deeded if it abuts or is part of the current platting.  
**Response: The leaders for the easement call-outs have been updated. There are no improvements being made within the sewer easement.**
21. Add COGCC API well number to the 1 L.W. Moore GU well  
**Response: The API number has been added.**
22. Remove building setback information as shown on sheet 3. This is for a Site Plan and not the plat.  
**Response: The label has been removed.**
23. See redline comments provided on the plat.  
**Response: See the responses to the redline comments.**

## Melanie Foslien

---

**From:** Tony Dunning <tdunning@wspcos.com>  
**Sent:** Wednesday, November 8, 2023 10:21 AM  
**To:** Melanie Foslien; Brad Curtis  
**Subject:** FW: Adams County Water Supply Requirement

**Categories:** Filed by Newforma

Here is the information that avoids having to provide 300 year supply letter from the Water Resources Division. Adams County has this stipulation incorrect in their guidelines. Hopefully this clarifies the water issue on our property  
Tony

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**From:** Jen Rutter <JRutter@adcogov.org>  
**Sent:** Wednesday, November 8, 2023 10:08 AM  
**To:** Tony Dunning <tdunning@wspcos.com>  
**Cc:** Ella Gleason <EGleason@adcogov.org>; Layla Bajelan <LBajelan@adcogov.org>  
**Subject:** RE: Adams County Water Supply Requirement

Good morning, Tony,

Thank you for your patience! You are correct that the 300-year supply requirement is specific to groundwater. All new subdivisions will need to comply with this requirement:

5-04-05-06-04

**PROOF OF ADEQUATE SUPPLY**

Prior to platting, the subdivider shall demonstrate that:

1. The water rights associated with the property are sufficient to serve the proposed subdivision based on the following standards:
  - a. 0.3 acre-feet per year per residence;
  - b. 0.05 acre-feet per year per 1,000 square feet of irrigated lawn, garden, or golf course;
  - c. 0.01 acre-feet per year per horse or similar livestock equivalent unit; and
  - d. Sufficient available water to supply the proposed non-residential uses based on the estimate from the subdivider of the proposed usage and analysis by the County.

I hope that clarifies things for you, and I will make sure my team is on the same page. Please let me know if you have any questions. I'll be available later today or tomorrow if you'd like to discuss over the phone.

Thanks,  
Jen



**Jen Rutter, AICP**

Planning & Development Manager, *Community & Economic Development*  
ADAMS COUNTY, COLORADO  
4430 South Adams County Parkway, 1st Floor, Suite W2000A  
Brighton, CO 80601  
o: 720.523.6841 | [jrutter@adcogov.org](mailto:jrutter@adcogov.org)  
[www.adcogov.org](http://www.adcogov.org)

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**From:** Tony Dunning <[tdunning@wspcos.com](mailto:tdunning@wspcos.com)>  
**Sent:** Friday, November 3, 2023 9:17 AM  
**To:** Jen Rutter <[JRutter@adcogov.org](mailto:JRutter@adcogov.org)>  
**Cc:** Ella Gleason <[EGleason@adcogov.org](mailto:EGleason@adcogov.org)>  
**Subject:** RE: Adams County Water Supply Requirement

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

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

Thank you Jen. Talk to you next week.  
Have a great weekend  
Tony

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**From:** Jen Rutter <[JRutter@adcogov.org](mailto:JRutter@adcogov.org)>  
**Sent:** Thursday, November 2, 2023 1:00 PM  
**To:** Tony Dunning <[tdunning@wspcos.com](mailto:tdunning@wspcos.com)>  
**Cc:** Ella Gleason <[EGleason@adcogov.org](mailto:EGleason@adcogov.org)>  
**Subject:** Adams County Water Supply Requirement

Hi Tony,

Ella sent over your voicemail from yesterday and it brought up some thoughtful questions that we need to explore. I will plan on getting back to you about this next week.

Thanks for your patience!  
Jen



**Jen Rutter, AICP**

Planning & Development Manager, *Community & Economic Development*

ADAMS COUNTY, COLORADO

4430 South Adams County Parkway, 1st Floor, Suite W2000A

Brighton, CO 80601

O: 720.523.6841 | [jrutter@adcogov.org](mailto:jrutter@adcogov.org)

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



December 28, 2023

Ella Gleason  
Adams County Community and Economic Development Department  
Transmitted via email:  
[egleason@adcogov.org](mailto:egleason@adcogov.org)

RE: Todd Creek Village Minor Subdivision  
Case no. PLT2022-00056  
Part of the NE 1/4 of the NE 1/4, Sec. 10, T1S, R67W, 6th P.M.  
Water Division 1, Water District 2

Dear Ella Gleason,

We have reviewed the additional information submitted on December 12, 2023, concerning the above referenced proposal to create one lot of 1.6 acres (known as 10450 E. 159<sup>th</sup> Court) for Todd Creek Village Metropolitan District (TCVMD) Office.

#### Water Supply Demand

The estimated water requirement for the TCVMD Office is 0.03 acre-feet per year. The proposed **water supply is Todd Creek Village Metropolitan District ("District")**.

#### Source of Water Supply

##### *District Water Supply Overview*

The current water source is Todd Creek Village Metropolitan District (District). An invoice for water usage on the subject property for May 2022 from Todd Creek Village Metropolitan District was provided. The subject property is currently used by the District.

This office recognizes that the District continues to develop its water portfolio and infrastructure so that it can meet the needs of its customers. However, when this office evaluates water supplies available to any water district or municipal provider for the purpose **of meeting permanent customer commitments it does not consider a district's short-term** contract supplies, Denver Basin water that has not been decreed, not nontributary Denver Basin groundwater that has not been included in a court approved augmentation plan or any other source of water that is not currently legally available for municipal use. Short term contracts have the potential to be discontinued and water supplies that require a water court decree prior to use have an uncertain yield until such time as a water court decree is obtained. For these reasons, we have not historically considered such supplies when evaluating the permanent water supplies available to a district. This is consistent with the approach we have taken in previous letters to the county regarding the District, including letters dated January 2, 2002, June 18, 2002, August 8, 2002, October 29, 2002, September 15, 2004, January 24, 2005, February 8, 2005, October 4, 2011 and November 17, 2016. In addition, to the extent that the applicant is



claiming junior water rights they must specify and provide support for the claimed annual firm yield of the water rights.

According to the Water Supply Report, the District has implemented a dual pipeline system, one for potable water and one for non-potable irrigation water. New subdivisions will be required to have two taps and the existing subdivisions have been retrofitted with this system.

**The Water Supply Report estimates the District's potable water commitments to be approximately 788.66 acre-feet annually, as shown in Table 1 below and the District's non-potable water commitments to approximately, 1,344.96 acre-feet annually, as shown in Table 2 below.**

**For the purposes of understanding the District's ability to satisfy the counties' water allocation** approaches for the previously approved subdivisions, water demand can also be described by the total residential and commercial water demand over the 100 year and 300 year allocation periods. The total potable water demand for residential and commercial developments is 105,170.3 acre-feet and the non-potable water demand for residential and commercial developments is 164,634.0 acre-feet. The potable and non-potable water requirements of each existing residential and commercial development are listed in Table 1 and 2.

Table 1: Potable Water Demands

Development Name	Number of Single Family Units	Assumed Water Requirement per Lot (AF/yr/lot)	Total Annual In-House Use Requirement (AF/yr)	Water Supply Demand Approach	Total In-House Use Requirement (AF)
Residential					
Todd Creek Farms Filing 1	54	0.269	14.53	100-yr	1452.6
Todd Creek Farms Filing 2	57	0.269	15.33	100-yr	1533.3
Todd Creek Farms Filing 3	62	0.269	16.68	100-yr	1667.8
Todd Creek Farms Filing 4	139	0.269	37.39	100-yr	3739.1
Foxridge	58	0.269	15.60	100-yr	1560.2
Todd Creek Farms Filing 5	160	0.269	43.04	100-yr	4304.0
Eagle Shadow I	185	0.269	49.77	100-yr	4976.5
Wheatland Estates	71	0.269	19.10	100-yr	1909.9
Todd Creek Meadows Phase I	79	0.269	21.25	100-yr	2125.1
Silver Springs	52	0.269	13.99	100-yr	1398.8
Hawk Ridge	47	0.269	12.64	100-yr	1264.3
Eagle Shadow II	191	0.269	51.38	100-yr	5137.9
Heritage at Todd Creek	1270	0.269	341.63	100-yr	34163
Todd Creek Village-Bartley	179	0.300	53.70	300-yr	16110.0
Todd Creek Village-Shook	64	0.300	19.20	300-yr	5760.0
Baseline Lakes	54	0.269	14.53	300-yr	4357.8
Jogan Estates	3	0.300	0.9	300-yr	270.0
Baseline Lakes-Add'l	140	0.300	42.00	300-yr	12,600.0
Thompson	4	0.300	1.20	300-yr	360.0
Commercial					
HTC Club/Maint			3.65	100-yr	365.0
TCVMD office			0.03	100-yr	3.0

NH Church			0.88	100-yr	88.0
Harvest Fellowship			0.24	100-yr	24.0
Total	2,869		788.65		105,170.3

Table 2: Non-Potable Water Demands

Development Name	Number of Single Family Units	Assumed Water Requirement per Lot (AF/yr/lot)	Total Annual Irrigation Requirement (AF/yr)	Water Supply Demand Approach	Total Irrigation Requirement (AF)
Residential					
Todd Creek Farms Filing 1	54	0.34	18.36	100-yr	1,836
Todd Creek Farms Filing 2	57	0.34	19.38	100-yr	1,938
Todd Creek Farms Filing 3	62	0.34	21.08	100-yr	2,108
Todd Creek Farms Filing 4	139	0.34	47.26	100-yr	4,726
Foxridge	58	0.34	19.72	100-yr	1,972
Todd Creek Farms Filing 5	160	0.34	54.40	100-yr	5,440
Eagle Shadow I	185	0.34	62.90	100-yr	6,290
Wheatland Estates	71	0.34	24.14	100-yr	2,414
Todd Creek Meadows Phase I	79	0.34	26.86	100-yr	2,686
Silver Springs	52	0.34	17.68	100-yr	1,768
Hawk Ridge	47	0.34	15.98	100-yr	1,598
Eagle Shadow II	191	0.34	64.94	100-yr	6,494
Heritage at Todd Creek	1270	0.25	317.50	100-yr	31,750
Todd Creek Village-Bartley	179	0.34	60.86	300-yr	18,258
Todd Creek Village-Shook	64	0.34	21.76	300-yr	6,528
Baseline Lakes	54	0.34	18.36	300-yr	5,508
Jogan Estates	3	0.25	0.75	300-yr	225
Baseline Lakes-Add'l	140	0.34	47.60	300-yr	14,280
Thompson	4	0.34	1.36	300-yr	408.0
Commercial					
HTC Club/Maint			11.7	100-yr	1,170
TCVMD office			0.0	100-yr	0
NH Church			0.0	100-yr	0
Harvest Fellowship			0.39	100-yr	39
TCV P&R ES Park			8.1	100-yr	810
TCV P&R TCM Park			3.98	100-yr	398
LS Areas			69.9	100-yr	6,990
Future HTC LS areas			120	100-yr	12,000
HTC Golf Courses			270	100-yr	27,000
Total	2,869		1,344.96		164,634.0

There is a current subdivision proposal in Weld County known as Dry Creek Village East Subdivision Phase 1 and the District may commit an additional 90 acre-feet to that subdivision. If the District commits to provide water to that development the existing commitments would be 878.66 acre-feet per year.

*District Water Supply Availability: Denver Basin Water*

**According to the District's Water Supply Report, the District has approximately 843 acre-feet per year of currently decreed nontributary Laramie-Fox Hills ground water rights. The District also has 39.2 acre-feet per year of not-nontributary Lower Arapahoe ground water rights that are currently included in a plan for augmentation and 503.6 acre-feet per year of not-nontributary Lower Arapahoe ground water rights that are currently not included in a plan for augmentation. Once adjudicated, the District claims it will also have the right to withdraw and use additional Laramie-Fox Hills aquifer water underlying lands in the District's boundaries that is not currently adjudicated. Please note that these amounts are based on the statutory 100-year aquifer life allocation approach.**

Based on this information, the District currently has a total of 88,220 acre-feet (882.2 acre-feet per year for 100 years) of Denver Basin water supplies; the District is committed to supplying a total of 105,170.3 acre-feet of potable water. If the Denver Basin water is withdrawn over 100 years, it equates to 882.2 acre-feet of water per year, which is greater than the yearly potable commitment of 788.66 acre-feet per year.

The proposed source of water for this subdivision includes bedrock aquifer ground water in the **Denver Basin. The State Engineer's Office does not have evidence regarding the length of time** for which this source will be a physically and economically viable source of water. According to 37-90-137(4)(b)(I), C.R.S., **"Permits issued pursuant to this subsection (4) shall allow withdrawals on the basis of an aquifer life of one hundred years."** Based on this allocation approach, the annual amounts of water decreed by the District in the Denver Basin are equal to one percent of the total amount, as determined by rules 8.A and 8.B of the Statewide Nontributary Ground Water Rules, 2 CCR 402-7. Therefore, the water may be withdrawn in those annual amounts for a maximum of 100 years.

In the Adams County Development Standards and Regulations, Effective April 15, 2002, Section 5-04-05-06-04 states:

**"Prior to platting, the developer shall demonstrate that...the water supply is dependable in quantity and quality based on a minimum useful life of three-hundred (300) years. A minimum 300-year useful life means the water supply from both a static and dynamic basis will be viable for a minimum 300-year period. The static analysis shall include evaluation of the volume of water that is appropriable for the proposed subdivision. The dynamic analysis shall evaluate whether the appropriable water supply is sustainable for three-hundred (300) years, giving consideration to the location and extent of the aquifer, as well as impacts caused by both current and future pumping by others from the aquifer."**

**The State Engineer's Office does not have evidence regarding the length of time for which this source will be "dependable in quantity and quality." However, the one hundred year and three hundred year water allocation approach was evaluated as described above. The State Engineer's Office has no comment on the quality of the water supply or the required 'dynamic analysis' to evaluate whether the appropriable water supply is sustainable for three hundred years.**

*District Water Supply Availability: Surface Water*

**According to the District's Water Supply Report, the District has surface water rights and leased sources.** Some of this water is limited to municipal or irrigation uses only, as outlined in Table 3, below. Table 3 also outlines what sources this office considers secure permanent supplies for the purposes of evaluating a subdivision water supply plan. This office does not consider water subject to short-term leases or water not yet adjudicated by the Water Court when evaluating the amount of permanent supplies available to supply residential developments.

**Regarding the District's use of Coors water, the following issues need to be addressed before we can provide additional comments.** The Coors effluent may have very limited yield since the decrees under which the majority of the water rights were changed (case nos. W-8036, W8256 and 89CW234) **do not allow for reuse or successive use for municipal uses within the District's** boundaries or augmentation uses other than the Coors Operations contemplated in the decrees. It appears that only a portion of the water included in case no. 99CW236, specifically water **previously changed in case no. 96CW1117, could be used within the District's boundaries, subject** to the terms and conditions of said decrees.

The District has obtained a decree in case no. 08CW165. The average historical consumptive use decreed in that case for the Old Brantner shares of 130 acre-feet has been included as a permanent supply as shown in Table 3.

**Table 3: District's Surface Water Supplies**

Water Source	Contract/ Shares	Contract End Date or Decree/ SWSP	Proposed Yield: Municipal (AF)	Proposed Yield: Irrigation (AF)	Firm yield, permanent supply: Municipal (AF)	Firm yield, permanent supply: Irrigation (AF)	Notes
Old Brantner	17 shares	08CW165	315.2	0	130	0	Adjudicated March 10, 2015
New Brantner	18.375 shares		0	312	0	312*	No information provided
Effluent	Coors- Aug	12/31/2016 (12/31/2026 w/ extensions)	200	0	0	0	Effluent not decreed for reuse or successive use
Reusable Effluent	Consolidated Mutual	Perpetual	500	0	462.1**	0	
Excess Credits	SACWSD	3/31/2018	500	0	0	0	Short term lease

\*The New Brantner shares can continue to be used for the historical irrigation use. From the information provided it could not be determined if the land proposed to be irrigated is included under the originally decreed lands.

\*\*The Consolidated Mutual contract water is typically released from the Metro Wastewater Facility; this water travels downstream to the District. Due to transit losses associated with the water delivery, only 462.1 acre-feet of the 500 acre-feet contracted is realized by the District. This calculation is based on the standard river transit loss rates; in a dry year the rate of transit loss could increase.

As shown in Table 3 above the District has approximately 592.1 acre-feet of potable surface water and leased supplies that could be considered part of the permanent water supply.

The Applicant is also claiming that the junior surface and storage water rights decreed in Division 1 Water Court case nos. 13CW3181 and 16CW3019 have a firm yield of 1,777 acre-feet per year. This analysis is based on historical stream flow and call records for the period of 2001 through 2018. According to the Water Supply Report the junior water rights decreed in case nos. 13CW3181 and 16CW3019 will be used when available and the Denver Basin water will be used as a backup supply during periods of drought or shortage.

#### *District Water Supply Availability: Conclusions*

**The District's ability to regulate potable and irrigation water separately through their dual pipeline system allows this office to evaluate potable water supply and irrigation water supply independently. Therefore, this office's conclusions regarding the District's potable and irrigation water are being addressed separately.**

**When the permanent supply of the District's municipal surface rights (592.1 acre-feet per year) is combined with the District's Denver Basin water (882.2 acre-feet per year), the District's total permanent potable water supply becomes 1,474.3 acre-feet per year (assuming a 100-year aquifer life). This amount is sufficient to meet the potable residential and commercial demands for the existing District's commitments, which is 788.66 acre-feet per year. This amount would also be sufficient if the District commits to serve the Dry Creek Village East Subdivision Phase 1 subdivision in Weld County.**

As discussed above based on the 100 year and 300 year allocation approaches required for the subdivisions the total water requirement for the District's current commitments is 105,170.3 acre-feet. The permanent water sources available to meet that demand is 882.2 acre-feet per year of Denver Basin water (88,220 acre-feet total based on a 100 year allocation approach) and 592.1 acre-feet of surface rights (177,630 acre-feet based on deliveries for 300 years). Therefore, the total amount of permanent water supplies available over a 300 year period would be 265,850 acre-feet which would be adequate to meet the potable demand over that period of 105,170.3 acre-feet.

The sources of supply available to meet irrigation demands include the New Brantner shares for areas that can be legally irrigated by such shares, junior water right, Denver Basin water that is not needed to meet potable water demands and leased water from Consolidated Mutual that is not needed to meet potable water demands. However to the extent that Denver Basin water or leased water from Consolidated Mutual is used to meet irrigation demands it would reduce the amount of water available to meet potable water demands. As shown in Table 2 above the annual irrigation demand is 1344.96 acre-feet per year. **Based on the Applicant's claimed firm yield for their junior water rights of 1,777 acre-feet the applicant has adequate junior water to meet its annual irrigation demand, as long as the junior water rights continue to be available in-priority consistent with the Applicant's historical availability analysis.**

#### **State Engineer's Office Opinion**

**As stated above, the District's dual pipeline system allows the District to control potable and non-potable water supply separately. Based the District's ability to maintain separate potable and**



non-potable water supply systems, the information presented above, and pursuant to Section 30-28-136(1)(h)(I) and Section 30-28-136(1)(h)(II), C.R.S., it is our opinion that the proposed water supply is adequate for potable residential and commercial use (including TCVMD Office) and can be provided without causing injury to decreed water rights. Pursuant to Section 30-28-136(1)(h)(I) and Section 30-28-136(1)(h)(II), C.R.S., it is our opinion that the proposed water supply is adequate for irrigation use and can be provided without causing injury to decreed water rights, as long as the junior water rights continue to be available in **priority consistent with the Applicant's** historical availability analysis.

Our opinion that the potable water supply is adequate is based on our determination that the amount of Denver Basin water required annually to serve the subdivision is currently physically available, based on current estimated aquifer conditions.

Our opinion that the irrigation water supply is adequate **is based on the Applicant's firm yield** analysis for the junior water rights, which was based on a historical availability analysis.

Our opinion that the potable water supply can be provided without causing injury is based on our determination that the amount of Denver Basin water that is legally available for the proposed uses on an annual basis, according to the statutory allocation approach, plus the permanent municipal supplies shown in Table 3, is greater than the annual amount of water required to supply existing water commitments and the demands of the proposed subdivision.

Our opinion that the potable water supply can be provided without causing injury recognizes that the District plans to use junior water rights to the extent available as the primary source of water supply and intends to use the Denver Basin water as a backup supply during periods of drought or shortage.

Our opinion is qualified by the following:

The Division 1 Water Court has retained jurisdiction over the final amount of water available under the Denver Basin decrees reference by the District, pending actual geophysical data from the aquifer.

The amounts of water in the Denver Basin aquifers, and identified in this letter, are calculated based on estimated current aquifer conditions. For planning purposes the county should be aware that the economic life of a water supply based on wells in a given Denver Basin aquifer may be less than the 100 or 300 years used for allocation due to anticipated water level declines. We recommend that the county determine whether it is appropriate to require development of renewable water resources for this subdivision to provide for a long-term water supply.

Additionally, the Con Mutual water is subject to assessment of conveyance losses occurring at the time of delivery as assessed by the water commissioner, currently 0.25% per mile during November through March and 0.50% per mile during April through October on the South Platte and 0.25% per mile on Clear Creek. Further, the Con Mutual water is dependent upon the natural stream for delivery from the point made available by Con Mutual at the Metro Wastewater Facility or other decreed source to the downstream location where Todd Creek would divert or use. Todd Creek would be responsible for any structures to be constructed or the use of existing structures that are required to bypass water past any structure that physically sweeps the river.

Should you or the applicant have any questions, please contact Ailis Thyne at (303) 866-3581 x8216.

Sincerely,

A handwritten signature in black ink, appearing to read "Ioana Comaniciu".

Ioana Comaniciu, P.E.  
Water Resource Engineer

Ec: Subdivision File No. 30653  
Todd Creek Village Metro District File

July 9, 2025  
Ms. Laurie Clark, PE, CFM  
Adams County Community & Economic Development  
4430 S. Adams County Parkway, 1<sup>st</sup> Floor  
Brighton, CO 80601

**RE: TODD CREEK METRO DISTRICT OFFICE – DETENTION POND CERTIFICATION**  
**ADCO PROJECT NUMBER: PLT2022-00056**

Ms. Clark,

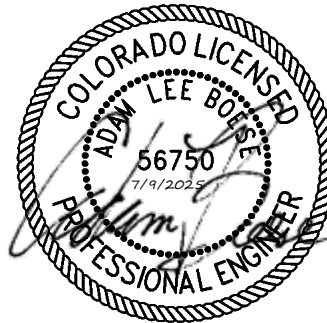
I hereby certify that the existing detention pond utilized by the Todd Creek Metro District Office (TCMDO), located at 10450 E. 159<sup>th</sup> Court in Brighton, provides a volume of 2.91 acre-feet. The detention volume required by the TCMDO improvements, per the attached drainage memo, is 0.21 acre-feet. Therefore, the existing detention pond volume exceeds the TCMDO design volume by 2.67 acre-feet. The detention pond calculations for Todd Creek Metro District Office were prepared by me or under my direct supervision in accordance with Chapter 9 – Stormwater Drainage Design and Stormwater Quality Control Regulation for Adams County.

Sincerely,  
**EPS GROUP, INC.**

**ADAM L. BOESE, PE**  
Project Engineer

Attachments:

- Drainage Memo



July 9, 2025  
Ms. Laurie Clark, PE, CFM  
Adams County Civil Engineer  
Community & Economic Development  
4430 S. Adams County Parkway, 1<sup>st</sup> Floor  
Brighton, Colorado 80601

**RE: DRAINAGE MEMO FOR TODD CREEK METRO DISTRICT OFFICE – MINOR SUBDIVISION  
ADCO PROJECT NUMBER PLT2022-00056**

Ms. Clark,

EPS Group, Inc. is pleased to submit this Drainage Memorandum for the Minor Subdivision for the Todd Creek Metro District Office (TCMDO) located at 10450 E. 159<sup>th</sup> Court, Brighton, Colorado. The 1.59-acre parcel is located in the northeast corner of Section 10, Township 1 North, Range 67 West of the 6<sup>th</sup> Principal Meridian, County of Adams, State of Colorado.

This memo serves to document the stormwater impacts associated with the proposed Minor Subdivision. We understand review by Adams County is to assure general compliance with standardized criteria

The existing site improvements include a single-story office building, curb, gutter and sidewalks, parking lot, landscaped area, and a stormwater detention pond at the northeast corner of the site, which serves Brighton Fire Station 55 located on the north side of E. 159<sup>th</sup> Court. These improvements were approved under Conditional Use Permit RCU2007-00012.

According to the United States Department of Agriculture Natural Resources Conservation Service's (USDA NRCS) Websoil Survey, the soils on-site are primarily Platner loam with 0 to 3% slopes, which is in Hydraulic Soil Group C.

There is an existing detention pond in the northeast corner of the site which serves Brighton Fire Station 55 and drains to the roadside swale along the west side of Havana Street. There is also an existing drainage swale on the west side of the subject site, which takes off-site stormwater flows from the undeveloped land to the west and northwest of the parcel, and stormwater flows from the south side of E. 159<sup>th</sup> Court to the south side of the existing TCMDO parking lot. The stormwater then flows offsite undetained to an existing detention pond southwest of and adjacent to the subject parcel. This offsite detention pond was constructed per and sized for development plans available at the time which included a single-family residential development filling in approximately 33.96 acres of currently undeveloped land. Unfortunately, an Adams County CORA request resulted in no additional information about this development, it was never approved and remains vacant to this day. Therefore, the existing detention pond remains oversized for the current development. This report has analyzed the drainage and water quality impacts of the Todd Creek Metro District Office improvements and will show that the existing detention basin has adequate quantity and quality volumes for both. It is assumed that the existing undeveloped parcel to the west will not require additional detention or water quality volume until it is developed at which point the pond will need to be re-analyzed.

The stormwater flows to curb and gutter on the west and south sides of the entrance drive and parking lot, respectively, then to a curb cut in the southwest corner of the site and into the existing swale and to the existing detention pond.

The drainage concept for the property aims to limit site discharge to the historic 5-yr release rate of 0.26-cfs during the developed 100-yr storm event. The detention volume provided by the existing detention pond utilized by TCMDO is 2.91 acre-feet. The detention volume required by the TCMDO improvements, per computations attached to this memo, is 0.21 acre-feet. Therefore, the existing detention pond volume exceeds the TCMDO design volume by 2.67 acre-feet. The modified water quality plate discussed in the next section will be sufficient to hold the release rate below the 5-year historical. See appended detention calcs for stage-storage and stage-discharge calculations.

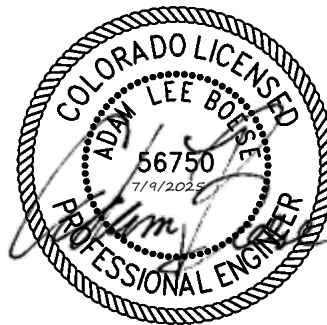
Water quality volume will be provided in the lower stages of the existing detention pond. The existing water quality plate will be temporarily modified to meet the target 40-hour drain time by either affixing a plate which blocks the first three holes from the bottom and includes a single 0.15 sq-inch orifice at the invert or by replacing the entire plate with spacing per the attached detention outlet basin design.

The detention pond calculations for Todd Creek Metro District Office were prepared by me or under my direct supervision in accordance with Chapter 9 – Stormwater Drainage Design and Stormwater Quality Control Regulation for Adams County.

Sincerely,

**EPS GROUP Inc.**

Adam L. Boese, PE  
Project Engineer



## ENGINEER CERTIFICATION OF DRAINAGE MEMO

"I hereby certify that this drainage memo for the existing Drainage design of Todd Creek Metro District Office was prepared by me or under my direct supervision in accordance with the provisions of Adams County Storm Drainage Design and Technical Criteria for the owners thereof. I understand that Adams County does not and will not assume liability for drainage facilities designed by others."

04/05/2024

Date

Adam Lee Boese

Registered Professional Engineer

State of Colorado No. 56750



## DEVELOPER CERTIFICATION OF DRAINAGE FACILITIES

"West South Platte Water & Reservoir Company, LLLP hereby certifies that the drainage facilities for Todd Creek Metro District Office were constructed according to the design presented in this report. I understand that Adams County does not and will not assume liability for the drainage facilities designed and/ or certified by my engineer.

I understand that Adams County reviews drainage plans pursuant to Colorado Revised Statutes Title 30, Article 28; but cannot, on behalf of Todd Creek Metro District Office, guarantee that final drainage design review will absolve West South Platte Water & Reservoir Company, LLLP and/ or their successors and/ or assigns the future liability for improper design. I further understand that approval of the Final Plat and/ or Final Development Plan does not imply approval of my engineer's drainage design."

4-8-2024

Date

WSPWR Co. Don Summers

Name of Developer (please print)

  
Authorized Signature



COMPOSITE RUNOFF COEFFICIENT CALCULATIONS														
<b>Character of Surface:</b> <b>Streets, Parking Lots, Roofs, Alleys, and Drives:</b> Streets: Paved Drives and Walks Roofs Business: Suburban <b>Lawns and Landscaping</b> Undeveloped Areas: Historic flow analysis Lawns, Clayey Soil									<b>Percent Impervious<sup>1</sup></b>	<b>Project:</b> Todd Creek Metro District Office				
										<b>Location:</b> 10450 E. 159th Court, Brighton				
									100%	<b>Calc. By:</b> A. Boese				
									90%	<b>Date:</b> July 9, 2025				
									90%					
									75%					
										<b>Composite Runoff Coefficient<sup>2</sup></b>				
2%) Percent Impervious values are taken from Table 6-3 of the MHFD Vol. 1.														
USDA SOIL TYPE: C									1) Runoff Coefficients are taken from Table 6-4 of the Urban Storm Drainage Criteria Manual (MHFD) Vol. 1.					
Basin ID	Basin Area (sq.ft.)	Basin Area (acres)	Streets: Paved (acres)	Drives and Walks (acres)	Roofs (acres)	Business: Suburban (acres)	Undeveloped Areas: Historic flow analysis (acres)	Lawns, Clayey Soil (acres)	Percent Impervious	C <sub>2</sub>	C <sub>5</sub>	C <sub>10</sub>	C <sub>100</sub>	
<b>Existing Site</b>														
H1	61,628	1.41	0.00	0.00	0.00	0.00	1.41	0.00	2%	0.01	0.05	0.15	0.49	
<b>Developed Site</b>														
A1	61,628	1.41	0.53	0.06	0.11	0.00	0.00	0.72	49%	0.37	0.43	0.49	0.69	





TIME OF CONCENTRATION CALCULATIONS																		
<b>Overland Flow, Time of Concentration:</b> <div><math display="block">T_i = \frac{0.395(1.1 - C_5)\sqrt{L}}{S^{1/3}}</math></div> <div>(Equation 6-</div> <div><b>Gutter/Swale Flow, Time of Concentration:</b> T<sub>t</sub> = L / 60V (Equation 6-4 per MHFD Vol. 1) T<sub>c</sub> = T<sub>i</sub> + T<sub>t</sub> (Equation 6-2 per MHFD Vol. 1) Intensity (I) from COG DCCS Vol. II, Table 3-3 Velocity (Gutter Flow), V = 20·S<sup>½</sup> Velocity (Swale Flow), V = 15·S<sup>½</sup> Velocity (Tillage/Field), V = 5·S<sup>½</sup> Rational Equation: Q = CiA (Equation 6-1 per MHFD Vol. 1)<div><div></div><div>(Equation 6-4</div></div></div> <td>Project:</td> <td colspan="6">Todd Creek Metro District Office</td>												Project:	Todd Creek Metro District Office					
												Location:	10450 E. 159th Court, Brighton					
												Calculations By:	A. Boese					
												Date:	July 9, 2025					
												<b>Notes</b>						
												1) Add 4900 to elevations.						
												2) Minimum Tc of 5 imin. In urban areas. Minimum Tc of 10 min. in agricultural areas per Urban Drainage Stormwater Manual.						
												3) Tillage/fields are assuemd for swale flow for offsite basins.						
Design Point	Basin ID	Overland Flow					Channelized Flow				Swale Flow				Time of Concentration <sup>2</sup>			
		C <sub>5</sub>	Length > 300'	Length (ft)	Slope (%)	Ti (min)	Length (ft)	Slope (%)	Velocity (ft/s)	Tt (min)	Length (ft)	Slope (%)	Velocity (ft/s)	Tt (min)	Comp. Tc (min)	$\frac{L}{180} + 10$	Actual Tc (min)	
Historic site																		
h1	H1	0.05	Pass	270.00	1.48%	27.75		N/A	N/A	N/A		N/A	N/A	N/A	27.75	11.50	11.50	
Developed site																		
a1	A1	0.43	Pass	10.00	5.00%	2.26	300.00	0.50%	1.41	3.54	0.00	N/A	N/A	N/A	5.80	11.72	5.80	



DIRECT RUNOFF CALCULATIONS												
Rational Equation: $Q = CiA$ (Equation 6-1 per MHFD)  Intensity, $I$ , from Page 9-10 of the Adams County Storm Drainage and Erosion Control Design & Technical Criteria							Project:		Todd Creek Metro District Office			
							Location:		10450 E. 159th Court, Brighton			
							Calculations By:		A. Boese			
							Date:		July 9, 2025			
Design Point	Basin ID	Area (ac.)	T <sub>c</sub> (min)	Runoff Coefficient			Intensity (in/hr)			Flowrate (cfs)		
				C <sub>2</sub>	C <sub>5</sub>	C <sub>100</sub>	I <sub>2</sub>	I <sub>5</sub>	I <sub>100</sub>	Q <sub>2</sub>	Q <sub>5</sub>	Q <sub>100</sub>
Historic Site												
h1	H1	1.41	11.50	0.01	0.05	0.49	2.57	3.66	6.98	0.04	0.26	4.84
Developed Site												
a1	A1	1.41	5.80	0.37	0.43	0.69	3.32	4.72	9.01	1.75	2.88	8.74

DETENTION POND SIZE (Modified FAA Method)						
Project Number :		1904-002				
Project Name :		Todd Creek Metro District Office				
Project Location :		10450 E. 159th Court, Brighton				
Pond No :		Existing Detention Pond		Calc. By:	C. Ortiz	
Input Variables				Results		
Design Point		A		<div>Required Detention Volume</div> <div>8965ft<sup>3</sup></div> <div>0.21ac-ft</div>		
Design Storm		100-yr				
C =		0.69				
A =		1.41				
Max Release Rate =		0.27				
			acres			
			cfs			
Time	Time	100-yr Intensity	Q <sub>100</sub>	Inflow (Runoff) Volume	Outflow (Release) Volume	Storage Detention Volume
(mins)	(secs)	(in/hr)	(cfs)	(ft <sup>3</sup> )	(ft <sup>3</sup> )	(ft <sup>3</sup> )
5	300	9.670	9.41	2822	81.0	2741.4
10	600	7.510	7.31	4384	162.0	4221.9
15	900	6.340	6.17	5551	243.0	5308.4
20	1200	5.340	5.20	6234	324.0	5910.3
25	1500	4.740	4.61	6917	405.0	6512.3
30	1800	4.390	4.27	7688	486.0	7201.9
35	2100	3.990	3.88	8152	567.0	7584.9
40	2400	3.590	3.49	8383	648.0	7734.5
45	2700	3.345	3.25	8787	729.0	8057.7
50	3000	3.100	3.02	9048	810.0	8238.0
55	3300	2.940	2.86	9439	891.0	8548.1
60	3600	2.780	2.70	9737	972.0	8764.8
65	3900	2.625	2.55	9960	1053.0	8907.1
70	4200	2.470	2.40	10093	1134.0	8958.9
75	4500	2.315	2.25	10135	1215.0	8920.2
80	4800	2.160	2.10	10087	1296.0	8791.0
85	5100	2.068	2.01	10261	1377.0	8884.0
90	5400	1.984	1.93	10423	1458.0	8965.3
95	5700	1.883	1.83	10442	1539.0	8903.2
100	6000	1.790	1.74	10449	1620.0	8828.9
105	6300	1.718	1.67	10530	1701.0	8829.1
110	6600	1.645	1.60	10563	1782.0	8780.8
115	6900	1.573	1.53	10560	1863.0	8696.6
120	7200	1.500	1.46	10507	1944.0	8563.3
*Note: Using the method described in Urban Storm Drainage Criteria Manual Volume 2.						



## STAGE STORAGE CURVE Detention Pond

<b>Project Number:</b>	1904-002	<b>Pond No.:</b>	Existing Detention Pond
<b>Project Name:</b>	Todd Creek Metro District Office	<b>Date:</b>	February 8, 2024
<b>Project Location:</b>	Adams County, Colorado	<b>Calc. By:</b>	A. Boese

### Pond Outlet and Volume Data

<b>Outlet Elevation<sup>1</sup>:</b>	5,059.00		<b>Design Volume:</b>	0.21 ac. ft.
<b>Grate Elevation<sup>2</sup>:</b>	5,063.03		<b>Elev at Design Volume:</b>	5,061.16
<b>Volume at Grate:</b>	1.43	ac. ft.	<b>Water Quality Volume:</b>	0.024 ac. ft.
<b>Spillway Elev.:</b>	5,065.00		<b>Elev at WQ Volume:</b>	5,060.33
<b>Crest of Pond Elev.:</b>	5,067.00		<b>Water Quality Depth<sup>3</sup>:</b>	1.33 ft.
<b>Freeboard:</b>	5.84	ft.	<b>Design 100-Yr Release:</b>	0.27 cfs

### Pond Stage Storage Curve

Contour		Contour Surface Area (ft <sup>2</sup> )	Depth (ft)	Incremental Volume		Cumulative Volume	
Max. Elev.	Min. Elev.			cu. ft.	acre ft	cu. ft.	acre ft
5,059.00	N/A	59.53	0.00	0.00	0.00	0.00	0.000
5,059.20	5,059.00	193.05	0.20	25.26	0.00	25.26	0.001
5,059.40	5,059.20	372.05	0.20	56.51	0.00	81.77	0.002
5,059.60	5,059.40	580.46	0.20	95.25	0.00	177.02	0.004
5,059.80	5,059.60	816.68	0.20	139.71	0.00	316.73	0.007
5,060.00	5,059.80	1,093.74	0.20	191.04	0.00	507.77	0.012
5,060.20	5,060.00	1,412.98	0.20	250.67	0.01	758.45	0.017
5,060.40	5,060.20	2,991.70	0.20	440.47	0.01	1,198.91	0.028
5,060.60	5,060.40	8,954.35	0.20	1,194.61	0.03	2,393.52	0.055
5,060.80	5,060.60	12,392.22	0.20	2,134.66	0.05	4,528.18	0.104
5,061.00	5,060.80	15,596.74	0.20	2,798.90	0.06	7,327.07	0.168
5,061.20	5,061.00	19,408.69	0.20	3,500.54	0.08	10,827.62	0.249
5,061.40	5,061.20	22,854.38	0.20	4,226.31	0.10	15,053.92	0.346
5,061.60	5,061.40	25,412.72	0.20	4,826.71	0.11	19,880.63	0.456
5,061.80	5,061.60	26,953.26	0.20	5,236.60	0.12	25,117.23	0.577
5,062.00	5,061.80	28,176.95	0.20	5,513.02	0.13	30,630.25	0.703
5,062.20	5,062.00	29,267.61	0.20	5,744.46	0.13	36,374.71	0.835
5,062.40	5,062.20	30,419.10	0.20	5,968.67	0.14	42,343.38	0.972
5,062.60	5,062.40	31,279.84	0.20	6,169.89	0.14	48,513.27	1.114
5,062.80	5,062.60	32,026.36	0.20	6,330.62	0.15	54,843.89	1.259
5,063.00	5,062.80	32,737.22	0.20	6,476.36	0.15	61,320.25	1.408
5,063.20	5,063.00	33,446.44	0.20	6,618.37	0.15	67,938.62	1.560
5,063.40	5,063.20	34,157.12	0.20	6,760.36	0.16	74,698.97	1.715
5,063.60	5,063.40	34,869.33	0.20	6,902.65	0.16	81,601.62	1.873
5,063.80	5,063.60	35,604.12	0.20	7,047.34	0.16	88,648.96	2.035
5,064.00	5,063.80	36,366.78	0.20	7,197.09	0.17	95,846.05	2.200
5,064.20	5,064.00	37,146.37	0.20	7,351.31	0.17	103,197.37	2.369
5,064.40	5,064.20	37,943.42	0.20	7,508.98	0.17	110,706.35	2.541
5,064.60	5,064.40	38,758.47	0.20	7,670.19	0.18	118,376.54	2.718
5,064.80	5,064.60	39,590.02	0.20	7,834.85	0.18	126,211.39	2.897

MHFD-Detention, Version 4.06 (July 2022)

**Basin ID: A1**

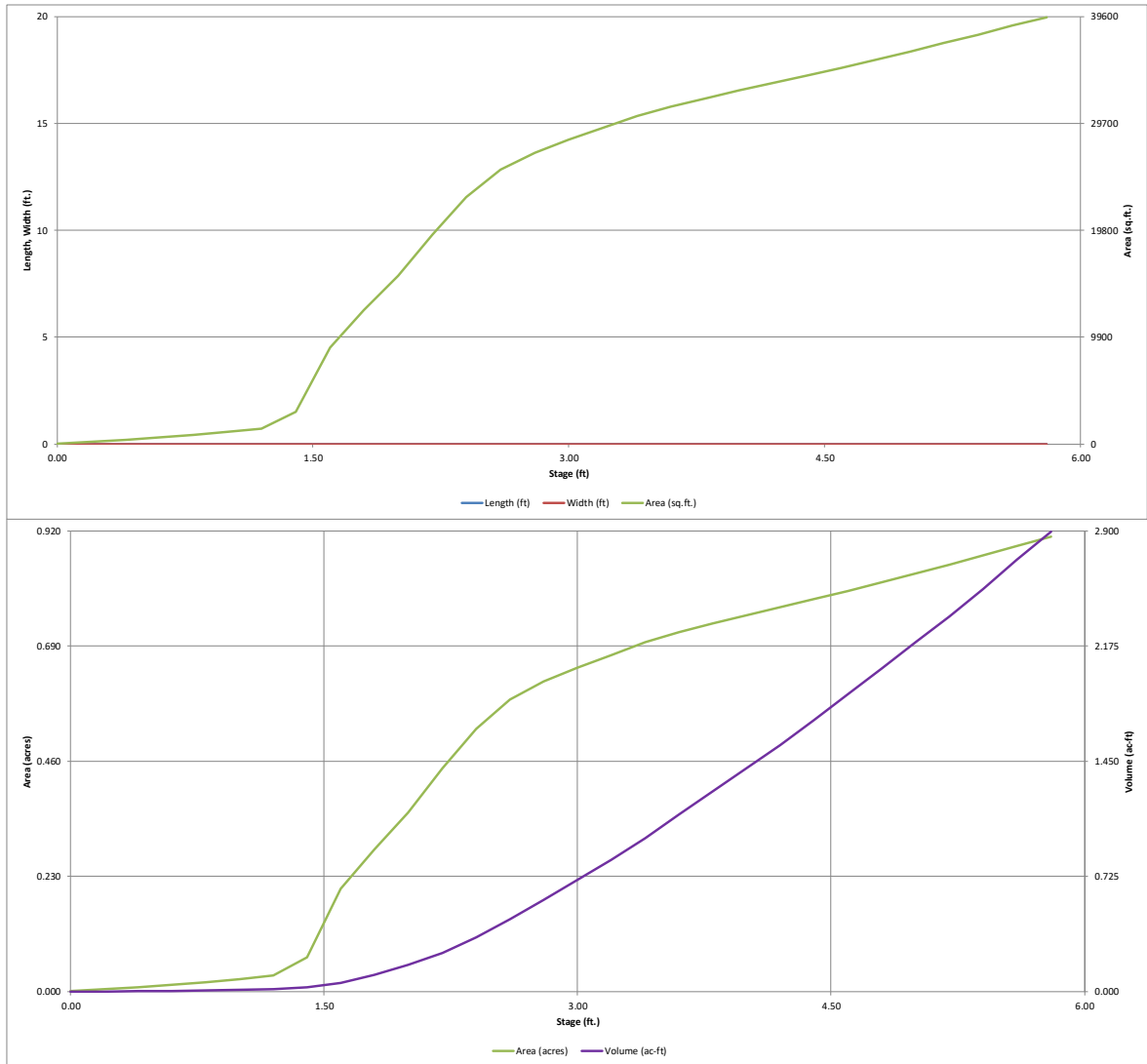


	acre-feet
	acre-feet
1.01	inches
1.44	inches
1.50	inches
1.70	inches
2.38	inches
2.74	inches
3.14	inches

2/21/2024, 2:35 PM

# DETENTION BASIN STAGE-STORAGE TABLE BUILDER

MHFD-Detention, Version 4.06 (July 2022)

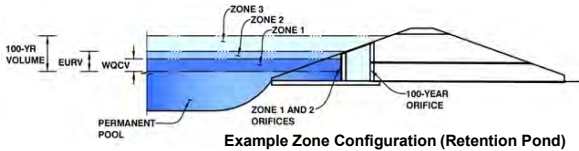


# DETENTION BASIN OUTLET STRUCTURE DESIGN

MHFD-Detention, Version 4.06 (July 2022)

Project: Todd Creek Metro District Office

Basin ID: A1



Example Zone Configuration (Retention Pond)

	Estimated Stage (ft)	Estimated Volume (ac-ft)	Outlet Type
Zone 1 (WQCV)	1.35	0.024	Orifice Plate
Zone 2 (100-year)	1.91	0.113	Weir&Pipe (Restrict)
Zone 3			
Total (all zones)		0.137	

User Input: Orifice at Underdrain Outlet (typically used to drain WQCV in a Filtration BMP)

Underdrain Orifice Invert Depth =  ft (distance below the filtration media surface)  
Underdrain Orifice Diameter =  inches

Underdrain Orifice Area =  ft<sup>2</sup>  
Underdrain Orifice Centroid =  feet

Calculated Parameters for Underdrain

User Input: Orifice Plate with one or more orifices or Elliptical Slot Weir (typically used to drain WQCV and/or EURV in a sedimentation BMP)

Centroid of Lowest Orifice =  ft (relative to basin bottom at Stage = 0 ft)  
Depth at top of Zone using Orifice Plate =  ft (relative to basin bottom at Stage = 0 ft)  
Orifice Plate: Orifice Vertical Spacing =  inches  
Orifice Plate: Orifice Area per Row =  sq. inches

WQ Orifice Area per Row =  ft<sup>2</sup>  
Elliptical Half-Width =  feet  
Elliptical Slot Centroid =  feet  
Elliptical Slot Area =  ft<sup>2</sup>

Calculated Parameters for Plate

User Input: Stage and Total Area of Each Orifice Row (numbered from lowest to highest)

	Row 1 (required)	Row 2 (optional)	Row 3 (optional)	Row 4 (optional)	Row 5 (optional)	Row 6 (optional)	Row 7 (optional)	Row 8 (optional)
Stage of Orifice Centroid (ft)	0.04			0.94	1.24	1.54	1.84	
Orifice Area (sq. inches)	0.15	0.80	0.80	0.80	0.80	0.80	0.80	0.80

	Row 9 (optional)	Row 10 (optional)	Row 11 (optional)	Row 12 (optional)	Row 13 (optional)	Row 14 (optional)	Row 15 (optional)	Row 16 (optional)
Stage of Orifice Centroid (ft)								
Orifice Area (sq. inches)	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80

User Input: Vertical Orifice (Circular or Rectangular)

Invert of Vertical Orifice =  ft (relative to basin bottom at Stage = 0 ft)  
Depth at top of Zone using Vertical Orifice =  ft (relative to basin bottom at Stage = 0 ft)  
Vertical Orifice Diameter =  inches

Vertical Orifice Area =  ft<sup>2</sup>  
Vertical Orifice Centroid =  feet

Calculated Parameters for Vertical Orifice

User Input: Overflow Weir (Dropbox with Flat or Sloped Gate and Outlet Pipe OR Rectangular/Trapezoidal Weir and No Outlet Pipe)

Overflow Weir Front Edge Height, H<sub>o</sub> =  ft (relative to basin bottom at Stage = 0 ft)  
Overflow Weir Front Edge Length =  feet  
Overflow Weir Gate Slope =  H:V  
Horiz. Length of Weir Sides =  feet  
Overflow Gate Type =   
Debris Clogging % =  %

Height of Gate Upper Edge, H<sub>g</sub> =  feet  
Overflow Weir Slope Length =  feet  
Gate Open Area / 100-yr Orifice Area =  ft<sup>2</sup>  
Overflow Gate Open Area w/o Debris =  ft<sup>2</sup>  
Overflow Gate Open Area w/ Debris =  ft<sup>2</sup>

Calculated Parameters for Overflow Weir

User Input: Outlet Pipe w/ Flow Restriction Plate (Circular Orifice, Restrictor Plate, or Rectangular Orifice)

Depth to Invert of Outlet Pipe =  ft (distance below basin bottom at Stage = 0 ft)  
Outlet Pipe Diameter =  inches  
Restrictor Plate Height Above Pipe Invert =  inches

Outlet Orifice Area =  ft<sup>2</sup>  
Outlet Orifice Centroid =  feet  
Half-Central Angle of Restrictor Plate on Pipe =  radians

Calculated Parameters for Outlet Pipe w/ Flow Restriction Plate

User Input: Emergency Spillway (Rectangular or Trapezoidal)

Spillway Invert Stage =  ft (relative to basin bottom at Stage = 0 ft)  
Spillway Crest Length =  feet  
Spillway End Slopes =  H:V  
Freeboard above Max Water Surface =  feet

Spillway Design Flow Depth =  feet  
Stage at Top of Freeboard =  feet  
Basin Area at Top of Freeboard =  acres  
Basin Volume at Top of Freeboard =  acre-ft

Calculated Parameters for Spillway

## Routed Hydrograph Results

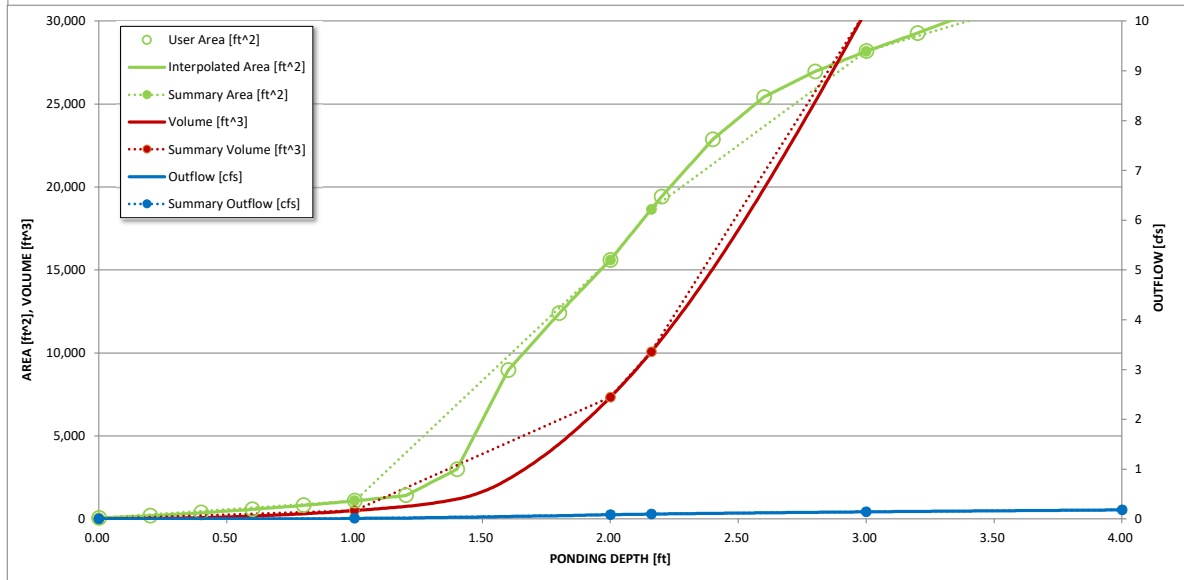
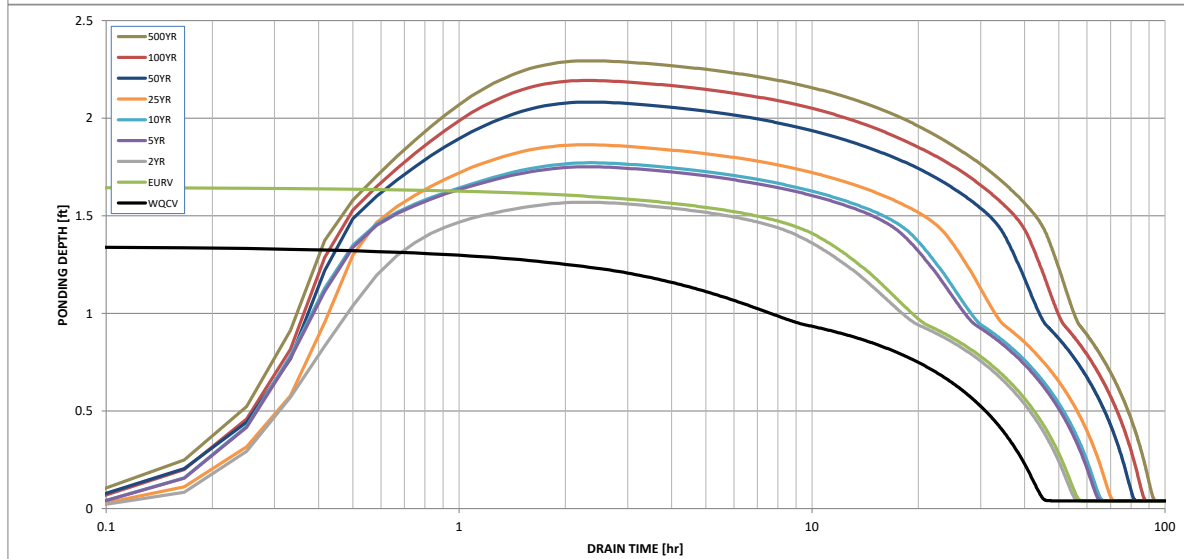
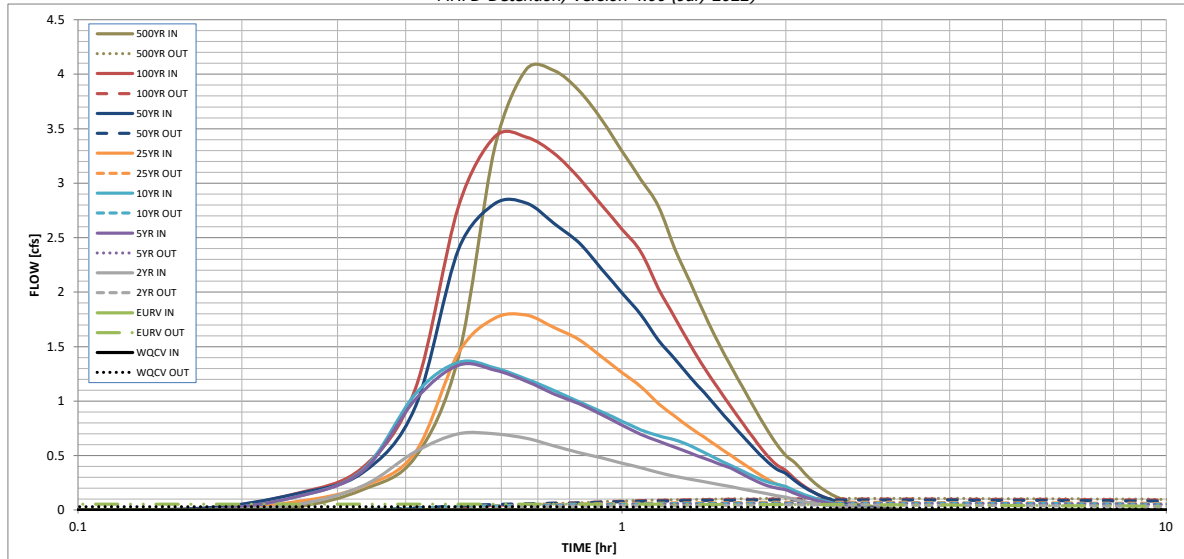
The user can override the default CUHP hydrographs and runoff volumes by entering new values in the Inflow Hydrographs table (Columns W through AF).

	WQCV	EURV	2 Year	5 Year	10 Year	25 Year	50 Year	100 Year	500 Year
Design Storm Return Period =	N/A	N/A	1.01	1.44	1.50	1.70	2.38	2.74	3.14
One-Hour Rainfall Depth (in) =	0.024	0.065	0.056	0.100	0.106	0.134	0.214	0.261	0.310
CUHP Runoff Volume (acre-ft) =	N/A	N/A	0.056	0.100	0.106	0.134	0.214	0.261	0.310
Inflow Hydrograph Volume (acre-ft) =	N/A	N/A	0.1	0.4	0.4	0.8	1.4	1.8	2.2
CUHP Predevelopment Peak Q (cfs) =	N/A	N/A	0.05	0.30	0.31	0.54	1.00	1.29	1.58
OPTIONAL Override Predevelopment Peak Q (cfs) =	N/A	N/A	0.7	1.3	1.4	1.8	2.8	3.4	4.0
Predevelopment Unit Peak Flow, q (cfs/acre) =	0.0	0.1	0.0	0.1	0.1	0.1	0.1	0.1	0.1
Peak Inflow Q (cfs) =	N/A	N/A	N/A	0.1	0.1	0.1	0.1	0.1	0.0
Peak Outflow Q (cfs) =	Plate	Plate	Plate	Plate	Plate	Plate	Plate	Plate	Plate
Ratio Peak Outflow to Predevelopment Q =	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Structure Controlling Flow =	40	46	46	50	50	53	56	58	60
Max Velocity through Gate 1 (fps) =	43	52	51	58	59	62	70	74	78
Max Velocity through Gate 2 (fps) =	1.35	1.65	1.57	1.75	1.77	1.86	2.08	2.19	2.29
Time to Drain 97% of Inflow Volume (hours) =	0.06	0.23	0.18	0.26	0.27	0.31	0.39	0.44	0.48
Time to Drain 99% of Inflow Volume (hours) =	0.024	0.066	0.047	0.090	0.096	0.122	0.198	0.244	0.290
Maximum Ponding Depth (ft) =									
Area at Maximum Ponding Depth (acres) =									
Maximum Volume Stored (acre-ft) =									



# DETENTION BASIN OUTLET STRUCTURE DESIGN

MHFD-Detention, Version 4.06 (July 2022)



S-A-V-D Chart Axis Override	X-axis	Left Y-Axis	Right Y-Axis
minimum bound			
maximum bound			

# DETENTION BASIN OUTLET STRUCTURE DESIGN

Outflow Hydrograph Workbook Filename: \_\_\_\_\_

## Inflow Hydrographs

The user can override the calculated inflow hydrographs from this workbook with inflow hydrographs developed in a separate program.

	SOURCE	CUHP	CUHP	CUHP	CUHP	CUHP	CUHP	CUHP	CUHP	CUHP
Time Interval	TIME	WQCV [cfs]	EURV [cfs]	2 Year [cfs]	5 Year [cfs]	10 Year [cfs]	25 Year [cfs]	50 Year [cfs]	100 Year [cfs]	500 Year [cfs]
5.00 min	0:00:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	0:05:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	0:10:00	0.00	0.00	0.00	0.00	0.00	0.00	0.02	0.01	0.03
	0:15:00	0.00	0.00	0.05	0.12	0.12	0.07	0.15	0.15	0.19
	0:20:00	0.00	0.00	0.22	0.36	0.37	0.22	0.34	0.39	0.48
	0:25:00	0.00	0.00	0.54	1.01	1.07	0.53	0.95	1.11	1.41
	0:30:00	0.00	0.00	0.70	1.33	1.36	1.44	2.39	2.78	3.32
	0:35:00	0.00	0.00	0.70	1.28	1.31	1.76	2.81	3.43	4.04
	0:40:00	0.00	0.00	0.66	1.18	1.20	1.79	2.82	3.42	4.03
	0:45:00	0.00	0.00	0.59	1.07	1.10	1.67	2.63	3.27	3.85
	0:50:00	0.00	0.00	0.53	0.98	0.99	1.56	2.45	3.05	3.58
	0:55:00	0.00	0.00	0.48	0.88	0.90	1.41	2.21	2.80	3.29
	1:00:00	0.00	0.00	0.43	0.78	0.82	1.26	1.99	2.58	3.03
	1:05:00	0.00	0.00	0.39	0.69	0.74	1.13	1.79	2.37	2.79
	1:10:00	0.00	0.00	0.34	0.63	0.68	0.98	1.56	2.03	2.40
	1:15:00	0.00	0.00	0.31	0.58	0.64	0.86	1.39	1.77	2.09
	1:20:00	0.00	0.00	0.28	0.52	0.59	0.76	1.22	1.52	1.80
	1:25:00	0.00	0.00	0.26	0.47	0.53	0.67	1.08	1.30	1.54
	1:30:00	0.00	0.00	0.24	0.43	0.47	0.58	0.93	1.12	1.32
	1:35:00	0.00	0.00	0.21	0.38	0.41	0.50	0.80	0.95	1.12
	1:40:00	0.00	0.00	0.19	0.33	0.36	0.43	0.68	0.79	0.94
	1:45:00	0.00	0.00	0.17	0.27	0.31	0.36	0.56	0.65	0.77
	1:50:00	0.00	0.00	0.15	0.23	0.27	0.29	0.46	0.52	0.62
	1:55:00	0.00	0.00	0.13	0.20	0.24	0.24	0.38	0.42	0.50
	2:00:00	0.00	0.00	0.12	0.18	0.21	0.21	0.34	0.36	0.43
	2:05:00	0.00	0.00	0.10	0.15	0.17	0.17	0.26	0.28	0.33
	2:10:00	0.00	0.00	0.08	0.12	0.14	0.13	0.21	0.21	0.26
	2:15:00	0.00	0.00	0.06	0.10	0.11	0.10	0.16	0.16	0.20
	2:20:00	0.00	0.00	0.05	0.08	0.09	0.08	0.13	0.12	0.15
	2:25:00	0.00	0.00	0.04	0.06	0.07	0.06	0.10	0.09	0.11
	2:30:00	0.00	0.00	0.03	0.05	0.05	0.05	0.07	0.07	0.08
	2:35:00	0.00	0.00	0.02	0.04	0.04	0.04	0.06	0.05	0.06
	2:40:00	0.00	0.00	0.02	0.03	0.03	0.03	0.04	0.04	0.05
	2:45:00	0.00	0.00	0.01	0.02	0.02	0.02	0.03	0.03	0.04
	2:50:00	0.00	0.00	0.01	0.02	0.02	0.02	0.03	0.02	0.03
	2:55:00	0.00	0.00	0.01	0.01	0.01	0.01	0.02	0.02	0.02
	3:00:00	0.00	0.00	0.01	0.01	0.01	0.01	0.01	0.01	0.02
	3:05:00	0.00	0.00	0.00	0.01	0.01	0.01	0.01	0.01	0.01
	3:10:00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00	0.01
	3:15:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3:20:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3:25:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3:30:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3:35:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3:40:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3:45:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3:50:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	3:55:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:00:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:05:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:10:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:15:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:20:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:25:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:30:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:35:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:40:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:45:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:50:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	4:55:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:00:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:05:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:10:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:15:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:20:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:25:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:30:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:35:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:40:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:45:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:50:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	5:55:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	6:00:00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

## DETENTION BASIN OUTLET STRUCTURE DESIGN

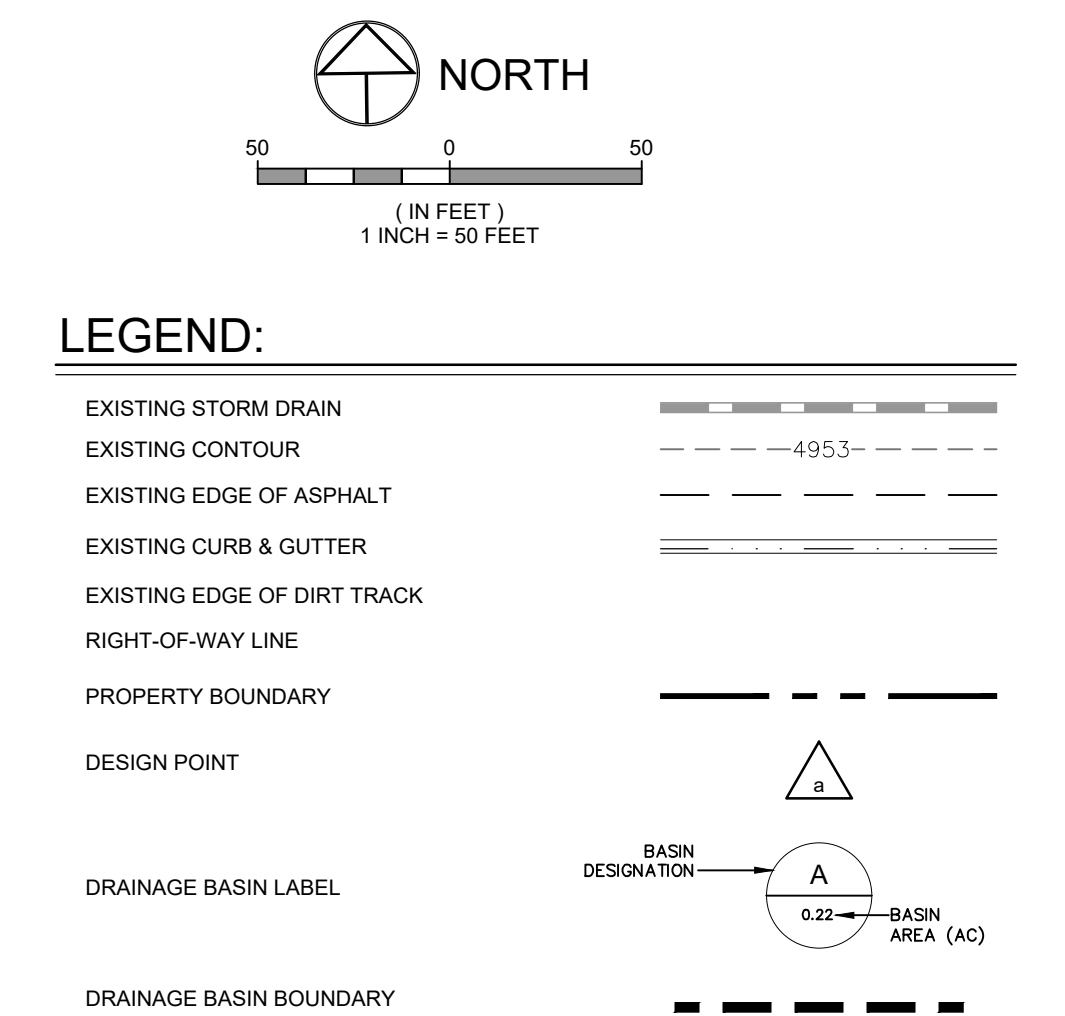
*MHFD-Detention, Version 4.06 (July 2022)*

### Summary Stage-Area-Volume-Discharge Relationships

The user can create a summary S-A-V-D by entering the desired stage increments and the remainder of the table will populate automatically.

The user should graphically compare the summary S-A-V-D table to the full S-A-V-D table in the chart to confirm it captures all key transition points.

[illegible]



**DATE:** July 9, 2025

**PROJECT:** Todd Creek Metro District Office – Brighton, CO

### PROJECT OVERVIEW

The existing Todd Creek Metro District Office is located at 10450 E. 159<sup>th</sup> Court, in the Northeast quarter of Section 10, Township 1 South, Range 67 West of the 6<sup>th</sup> P.M., County of Adams, State of Colorado. This memo is being requested as part of the Minor Subdivision process, as there is no record of a traffic study when the project was approved through a conditional use permit in 2009. This memo has been prepared to show the estimated traffic based on the current use of the site. The vicinity map shows the location of the project.

The existing building serves as the administration building for the operations of Todd Creek Village Metropolitan District (TCVMD) that was approved under Conditional Use Permit RCU2007-00012. The single-tenant building is 4,544 square feet. Based on the size and use of the existing building, the Institute of Traffic Engineers Trip Generation Land Use Code is 712 - Small Office Building.

### EXISTING CONDITIONS

E. 159<sup>th</sup> Court is a paved 2-lane east/west Local roadway with current access only to Havana Street, which has a two-way stop-control facing the east/west legs of the intersection. Traffic on E. 159<sup>th</sup> Avenue is generated solely by Todd Creek Metro District and Brighton Fire Station 55. Havana Street is a 2-lane paved north/south Collector roadway with a dedicated southbound left-turn lane onto E. 159<sup>th</sup> Court. The nearest arterial roadway is E. 160<sup>th</sup> Avenue, approximately 650 feet north of E. 159<sup>th</sup> Avenue.

### PROPOSED DEVELOPMENT

A Minor Subdivision application has been requested to create a legal parcel per County and State regulations. There are no site improvements being requested with this land use application.

### TRIP GENERATION

The subject site operates from 8am to 5pm, Monday through Friday. There are 18 employees at this site who generate approximately 54 daily roundtrips, an average of 30 daily customers for 60 daily roundtrips, and an average of 2 daily supply deliveries for 4 daily roundtrips. The total daily site generated volume is 118 trips. The site is no longer used for community meetings.

The morning peak hour traffic occurs from 7:30am to 8:30am, the evening peak hour traffic occurs from 4:30pm to 5:30pm. The highest traffic volume from this site occurs from 12:30pm to 1:30pm.

### TRIP DISTRIBUTION

Traffic distribution for this property from Havana Street onto E. 159<sup>th</sup> Avenue is estimated to be 50% from the north and 50% from the south.

### CONCLUSION

Above methods estimate the ADT to be near 100 ADT, a common threshold for a Traffic Study. Therefore, we respectfully submit the Traffic Impacts of the project as de minimus, as such no further Traffic Study should be warranted.

Sincerely,  
**EPS GROUP, INC.**

**BRADLEY A CURTIS, PE, CPM, LEED AP**  
Senior Project Manager

A handwritten signature in black ink is written over a circular professional seal. The seal contains the text 'COLORADO LICENSED PROFESSIONAL ENGINEER', 'BRADLEY A CURTIS', and the license number '88674'. The date '07/09/2025' is stamped in the center of the seal.



# PLANNED UNIT DEVELOPMENT

## (MAJOR AMENDMENT)

Major amendments to development plans shall be reviewed and processed in the same manner as the original development plan for which the amendment is sought. Any approved major amendments shall be recorded in accordance with the procedures for recording the original development plan approval.

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

- ☒ Development Application Form
- ☒ Written Narrative
- ☒ Amended Development Plan
- ☒ Proof of Ownership
- ☒ Legal Description
- ☒ Proof of Water, Sewer, & Utilities
- ☒ Statement of Taxes Paid

Fees Due When Application Deemed Complete	
PUD Major Amendment	\$2,200





**Application Type:**

<input type="checkbox"/> Conceptual Review	<input type="checkbox"/> Preliminary PUD	<input type="checkbox"/> Temporary Use
<input type="checkbox"/> Subdivision, Preliminary	<input checked="" 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:	10450 E. 159th Court
City, State, Zip:	Brighton, CO 80602
Area (acres or square feet):	1.59 ac; 69,106 sf
Tax Assessor Parcel Number	0157110100005
Existing Zoning:	P-U-D (P)
Existing Land Use:	office building with parking lot
Proposed Land Use:	same

Have you attended a Conceptual Review? YES ☒ 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

## **Project Narrative – PUD Major Amendment**

The subject property is located at 10450 E. 159<sup>th</sup> Court in Brighton, CO 80602 and is owned by West South Platte Water and Reservoir, LLLP (WSPWR). The existing single-story building and surface improvements serve as the administration building for the operations of Todd Creek Village Metropolitan District (TCVMD). The building is leased by TCVMD from WSPWR. TCVMD is the entity responsible for delivering water service to approximately 2,600 homes and businesses in northern Adams County and southern Weld County.

The PUD Major Amendment application is being requested to amend case number PUD2001-00030, also known as Creek View, by removing the subject lot (Parcel #0157110100005) from the greater PUD development. This amendment is the first step toward creating a legal parcel per County and State regulations. The next steps will be to amend the subdivision, case number PLT2007-00013, with Rezoning Map Amendment and Minor Subdivision - Final Plat applications to follow.

### **Existing Improvements**

The existing single-story building, constructed in 2009, is 4,544 square feet and contains four offices, a reception area, a cubical/conference area, a break room, and a 4-bay garage. The existing site improvements include an access drive off E. 159<sup>th</sup> Court on the west side of the site, curb, gutter and sidewalk, a parking area, and a stormwater detention pond at the northeast corner of the site serving Brighton Fire Station 55, which is located on the north side of E. 159<sup>th</sup> Court.

### **Proposed Improvements**

No site improvements are being requested with this application. Any future site improvements will be requested through a separate land use application once the property has been legally subdivided.

### **Utilities**

The existing building currently utilizes an on-site wastewater treatment system (Tri-County Health Department Permit #20059647). When available, the building will be connected to the Metro Water Recovery District's Todd Creek sanitary sewer interceptor for sanitary sewer service. The sanitary sewer provider will be TCVMD.

Potable water is provided by TCVMD.

### **Drainage**

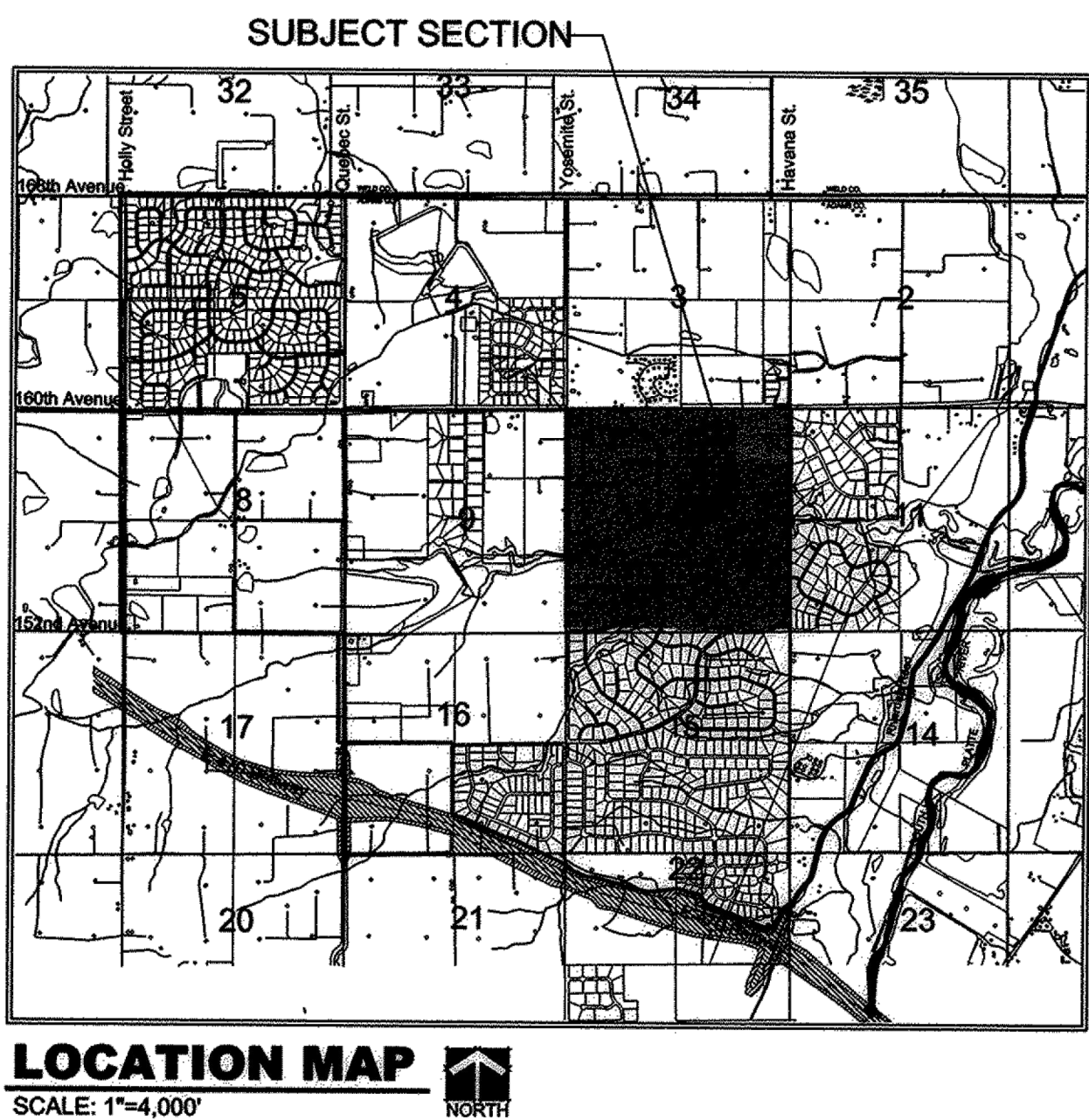
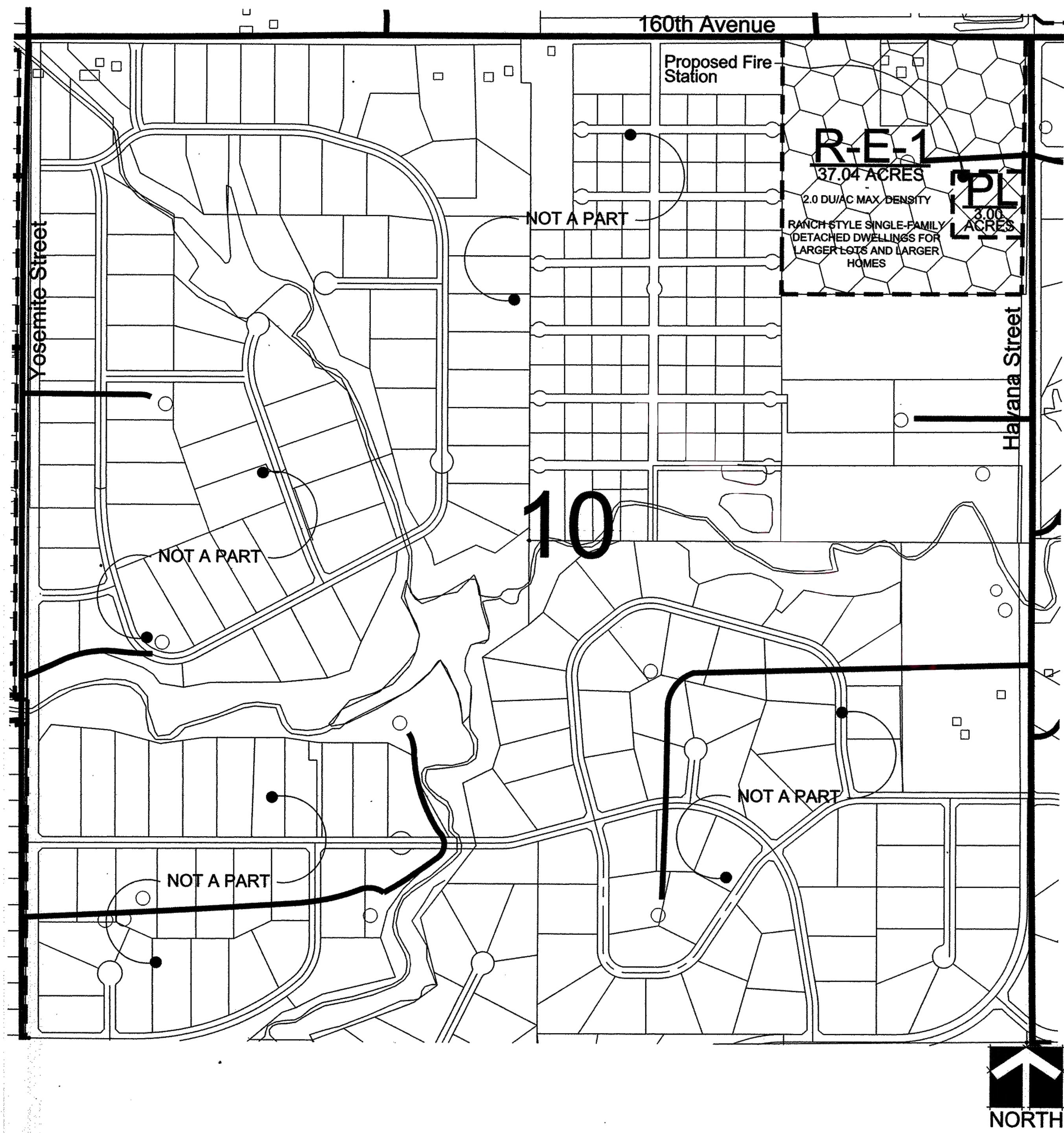
Stormwater from the subject property currently drains undetained to an existing regional detention pond southwest of, and adjacent to, the property.







TODD CREEK VILLAGE  
PUD PLAN AMENDMENT



- LEGEND:**
- PROPOSED COLLECTOR STREET LOCATION
  - 10** SECTION NUMBER
  - R-E** PROPOSED ZONING FOR PARCEL
  - POTENTIAL SCHOOL SITE
  - POTENTIAL LOCATION OF SCHOOL AND/OR OPEN SPACE PARCELS
  - 10.03 ACRES** APPROXIMATE ACREAGE OF PARCEL

**SECTION 10 SUMMARY**  
PL @ .79 DU/AC = 3.00 AC  
R - E - 1 @ 2.0 DU/AC = 37.04 AC

**NOTE:**  
Final road location and design are subject to review by C-DOT and others.

No.	Revisions:	Date:
	REVIEW SET	
	NOT FOR CONSTRUCTION	10/29/25

These drawings are provided by Northern Engineering Services, Inc. for the use of the client. No warranty is made by Northern Engineering Services, Inc. for the use of the client. The drawings are the property of Northern Engineering Services, Inc.

**NORTHERN  
ENGINEERING**

9770 221st Ave  
Greeley, CO 80631  
970.221.4158  
northernengineering.com

PROJECT: 1904-C02	DATE: OCT. 29, 2025	SCALE: 1" = 400'	P. MANAGER: B. Curtis
DESIGNED BY: M. Fosslen			
DRAWN BY: M. Fosslen			

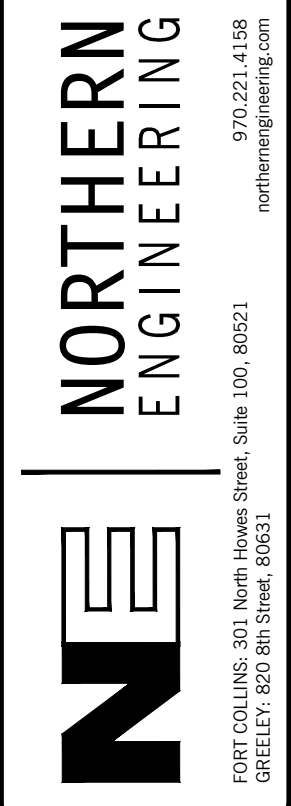
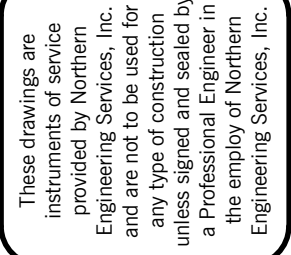
TODD CREEK VILLAGE PUD AMENDMENT

SECTION 10

EXISTING LAND USE & ZONING MAP



No.		Revisions:		Date:	
REVIEW SET					
NOT FOR CONSTRUCTION					
10/29/25					



PROJECT: 1904-002	DATE: OCT. 29, 2025
DESIGNED BY: M. Foslien	SCALE: 1" = 400'
DRAWN BY: M. Foslien	P. MANAGER: B. Curtis

**TODD CREEK VILLAGE PUD AMENDMENT**

**SECTION 10**

**AMENDED LAND USE & ZONING MAP**

DRAWING FILENAME: P:\1904-002\Drawg\Site\1904-002\_Lot 10\_Amended PUD.dwg LAYOUT NAME: 3 DATE: Oct 29, 2025 = 11:40am CAD OPERATOR: Mfoolan  
LIST OF XREFS: [NES=border]



TODD CREEK VILLAGE  
PUD PLAN AMENDMENT

PERMITTED USE BY PARCEL SUMMARY

- Parcel - 2A:
- R-E - Residential Estate single-family detached dwellings
  - RE/PL - Portion of the 60-acre Estate Residential/School Site Flex Parcel
- Parcel - 2B:
- R-E - Residential Estate single-family detached dwellings
- Parcel - 2C:
- R-E - Residential Estate single-family detached dwellings
- Parcel - 2D:
- R-E - Residential Estate single-family detached dwellings
  - RE/PL - Portion of the 60-acre Estate Residential/School Site Flex Parcel
- Parcel - 2E:
- R-E - Residential Estate single-family detached dwellings
- Parcel - 3A:
- R-E - Residential Estate single-family detached dwellings
- Parcel - 3B:
- R-E - Residential Estate single-family detached dwellings
- Parcel - 3C:
- R-E - Residential Estate single-family detached dwellings
- Parcel - 3D:
- R-E - Residential Estate single-family detached dwellings
- Parcel - 3E:
- R-E - Residential Estate single-family detached dwellings
- Parcel - 3F:
- R-E - Residential Estate single-family detached dwellings
- Parcel - 3G:
- R-E - Residential Estate single-family detached dwellings
- Parcel - 3H:
- R-E - Residential Estate single-family detached dwellings
- Parcel - 3I:
- R-E - Residential Estate single-family detached dwellings
- Parcel - 3J:
- R-E - Residential Estate single-family detached dwellings
- Parcel - 4A:
- R-E - Residential Estate single-family detached dwellings
- Parcel - 4B:
- R-E - Residential Estate single-family detached dwellings
- Parcel - 4C:
- R-E - Residential Estate single-family detached dwellings
- Parcel - 4D:
- R-E - Residential Estate single-family detached dwellings

- Parcel - 9A:
- R-1-A - Residential Single Family Flex District
  - R-E-1 - Residential Single Family District single-family detached dwellings at 2.0 DU/AC Maximum Density
- Parcel - 9B:
- R-1-A - Residential Single Family Flex District
- Parcel - 9C:
- R-1-A - Residential Single Family Flex District
  - PL - Public Land
- Parcel - 9D:
- R-1-A - Residential Single Family Flex District
  - R-E-1 - Residential Single Family District single-family detached dwellings at 2.0 DU/AC Maximum Density
  - PL - Public Land
- Parcel - 9E:
- R-1-A - Residential Single Family Flex District
  - PL - Public Land
- Parcel - 9F:
- R-1-A - Residential Single Family Flex District
  - PL - Public Land
- Parcel - 9G:
- R-1-A - Residential Single Family Flex District
  - PL - Public Land
- Parcel - 9H:
- R-1-A - Residential Single Family Flex District
  - PL - Public Land
- Parcel - 9I:
- PL - Public Land
- Parcel - 10A:
- R-E-1 - Residential Single Family District single-family detached dwellings at 2.0 DU/AC Maximum Density
  - PL - Fire Station
- Parcel - 14A:
- PL - Public Land
- Parcel - 14B:
- PL - Public Land
- Parcel - 16A:
- R-1-A - Residential Single Family Flex District
- Parcel - 16B:
- R-1-A - Residential Single Family Flex District
- Parcel - 16C:
- R-1-A - Residential Single Family Flex District
- Parcel - 16D:
- R-1-A - Residential Single Family Flex District

AMENDED PERMITTED USES

- Parcel - 10A
- R-E-1 - Residential Single Family District; single-family detached dwellings at 2.0 DU/AD Maximum Density
  - PL - Fire Station
  - C - Commercial

DRAWING FILENAME: P:\1904-002\Draw\1904-002\_Permitted Use.dwg LAYOUT NAME: 4 DATE: Oct 29, 2025 - 11:49am CAD OPERATOR: M.Fallon  
LIST OF SHEETS: [NES-Header]

TODD CREEK VILLAGE PUD AMENDMENT

PERMITTED & AMENDED  
USE BY PARCEL

PROJECT:  
1904-002

DESIGNED BY:  
M. Follen

DRAWN BY:  
M. Follen

DATE:  
OCT 29, 2025

SCALE:  
NA

P. MANAGER:  
B. Curtis

N  
E

NORTHERN  
ENGINEERING

FORT COLLINS, 301 North Howard Street, Suite 100, 80521  
GREELEY, 820 8th Street, 80631

970.224.4158  
northernengineering.com

These drawings are  
instruments of service  
provided by Northern  
Engineering Services, Inc.  
and are to be used only for  
any type of construction  
unless signed and sealed by  
a professional engineer in  
the employ of Northern  
Engineering Services, Inc.

No.

Revisions:

Date:

10/29/25

REVIEW SET  
NOT FOR CONSTRUCTION



## SECTION 4

- 2A:
- 001 - Section 2
- Subdivided with multiple owners
- 2A Previous Legal Description: Section 2, Township 1 North, Range 67 West; NW4 EXC CO RD; 142/65A

- 2B:
- 011 - Section 2
- Subdivided with multiple owners
- 2B Previous Legal Description: Section 2, Township 1 North, Range 67 West; NE4 EXC RDS AND EXC DT ROW AND EXC PARC 120A

- 2C:  
010 - Section 2  
The Phyllis Ellen Webb Trust  
12152 E. 168th Avenue  
Brighton, Colorado 80602  
- 2C Legal Description: Section 2, Township 1 North, Range 67 West; BEG AT NE COR SEC 2 TH S ALG E LN SD SEC TO CEN NEW BRANTNER DT WHERE SD DT INTERSECTS E LN SD SEC 2 TH ALG CEN LN SD DT AS SAME MEANDERS NWLY ACROSS E2 NE4 TO PT WHERE SD DT INTERSECTS N LN SEC 2 TH ALG N LN SEC 2 TO POB 14A M/L

- 2D:  
004 - Section 2  
Subdivided with multiple owners  
- 2D Previous Legal Description: Section 2, Township 1 North, Range 67 West; SW4 EXC HIWAY 151/523A

- 2E:  
- 002 - Section 2  
Subdivided with multiple owners  
- 2E Previous Legal Description: Section 2, Township 1 North, Range 67 West; SE4 EXC PARCS AND EXC HIGHWAY 125/691A

- 3A:  
014 - Section 3  
Seltzer Farms Inc.  
9390 E. 168th Avenue  
Brighton, CO 80602  
- 3A Legal Description: Section 3, Township 1 North, Range 67 West; BEG AT NW COR SEC 3 TH E ON N LN SD SEC 3055 FT TH S 2385/8 FT TO PT  
ON E/W C/L SD SEC TH W 3073 FT TO CENT OF W LN SD SEC TH N 2377/6 FT TO POB; 167/79A

- 3B:  
003 - Section 3  
John William Weigandt  
10390 E. 168th Avenue  
Brighton, CO 80602

- 3B Previous Legal Description: Section 3, Township 1 North, Range 67 West; BEG AT NE COR NW4 SW4 SEC 3 TH W ALG N LN 152 FT TH S 21D 57M E 413 FT TO PT ON E LN TH N 383 FT TO POB; 0/69A

- 3C:  
004 - Section 3  
John William Weigandt  
10390 E. 166th Avenue  
Brighton, CO 80602  
- 3C Legal Description: Section 3, Township 1 North, Range 67 West, BK:4940 PG:318; BEG AT NW COR E2 E2 NE4 SEC 3 TH S 780 FT TH E 279/23 FT  
TH N 780 FT TH W 279/23 FT TO BEG; 5 A

- 3D:  
005 - Section 3  
Subdivided with multiple owners  
- 3D Previous Legal Description: Section 3, Township 1 North, Range 67 West; E2 E2 NE4 EXC RD and EXC 5A in NW COR 31 A

- 3E:  
003 - 1/4 section - Section 3  
Seltzer Farms Inc.  
9390 E. 168th Avenue  
Brighton, CO 80602  
- 3E Legal Description: Section 3, Township 1 North, Range 67 West; BK:4940 PG:320; NE $\frac{1}{4}$  TRACT 3 2/55 $\frac{1}{2}$

- 3F:  
008 - Section 3  
Subdivided with multiple owners  
- 3F Previous Legal Description: Section 3, Township 1 North, Range 67 West; BK:4940 PG:320 TRACT 5 40A

- 3G:  
007 - Section 3  
Subdivided with multiple owners  
- 3G Previous Legal Description: Section 3, Township 1 North, Range 67 West; BK:4940 PG:320 TRACT 4 20A

- 3H:  
006 - Section 3  
CARLSON TAYLOR R UND 24.25% INT AND THORNTON CORY J UND 24.25% INT ET ALS  
- 3H Previous Legal Description: Section 3, Township 1 North, Range 67 West; E2 NE4 SE4 20 A

- 3I:  
009 - Section 3  
Subdivided with multiple owners  
- 3I Previous Legal Description: Section 3, Township 1 North, Range 67 West; NE4 SW4 EX SIGNAL DT ROW 38/71A

004 - Section 4  
Subdivided with multiple owners  
- 4A Previous Legal Description: Section 4, Township 1 North, Range 67 West; BEG AT NE COR NW4 NW4 SEC 4 TH S TO PT ON N/S CL SD NW4 5695/5 FT FROM POB TH SWLY 8092/2 FT TO A PT TH S 8D 40M E 4882/2 FT TH S 57D 04M E 390 FT TH S 64D 11M E 291 FT TH SELY 60 FT TO PT ON W LN SE4 NW4 SEC 66 N OF SW COR OF SD SE4 NW4 TH A AND // WITH E/W CL OF SD SEC 4 830 FT TH SWLY 800 FT TO PT ON E/W CL 385 FT E OF SW COR SE4 NW4 TH W ON E/W CL 1713/9 FT TO SW COR NW3 TH N ON W LN SD SEC TO NW COR TH E 1328/5 FT TO BEG EXC RESV 66/90 ACRES

- 4B:  
021 - Section 4  
HSG LAND LLC  
10450 E - 159th Court  
Brighton, CO 80602

- 4B Legal Description: Section 4, Township 1 North, Range 67 West; PT OF NE4 SEC 4 DESC AS FOL BEG AT N4 COR SEC 4 TH S 1092/40 FT TO SW COR NW4 NE4 SD SEC TH E 305 FT TH S 31D 38M E 1377/30 FT TO A PT WHICH IS 298 FT W OF AND 140 FT N OF SW COR SE4 NE4 SEC 4 TH S TO LN SD NE4 SEC 4 TH E 1563/98 FT TO A PT 40 FT OF E4 COR SD SEC 4 TH N 155/89 FT TO 48/74 FT TH N 620 FT TH W 2177/68 FT TO POB EXC N 30 FT FOR RD AND EXC PARCS (20090900049874/20090000021950) AND (2010000052380) AND EXC PARC (2013000074188) 1077065A

4-AC  
 012 - Section 4  
 ERN Limited Partnership ET AL  
 7 Circle Drive  
 Wheat Ridge, CO 80215  
 4-AC Legal Description: Section 4, Township 1 North, Range 67 West; SW4 SEC 4 EXC 8/5A IN NE COR SW4 N OF SIGNAL DT AND DESIGNATED AS  
 TRACT 10 1/2 IN GAGENS SUBD OF SEC 3 AND 4 EXC PARC 100 FT N AND S BY 100 FT E AND W IN SE4 SW4 EXC HIWAY AND EXC PARC 140/3600A

006 - Section 4  
Todd Creek Village Metropolitan District  
10450 E. 159th Court  
Brighton, CO 80602

4-D Previous Legal Description: Section 4, Township 1 North, Range 67 West; A PARC OF LAND IN SEC 4 DESC AS FOL BEG AT A PT ON E AND W C/L OF SD SEC THAT IS 298 FT W OF THE SE COR OF SW4 NE4 SD SEC TH S 296 FT TO A PT TH N 71D 48M W 295 FT TH N 50D 36M W 150 FT TH N 77D 36M W 155 FT TH S 70D 44M W 170 FT TH S 59D 51M W 245 FT TH S 75D 49M W 665 FT TH S 69D 28M W 315 FT TH S 63D 30M W 135 FT TH N 48D 13M W 130 FT TH N 73D 24M W 350 FT TH N 87D 03M W 347 FT TH N 81D 31M W 236 FT TH N 81D 13M W 334 FT TH N 82D 55M W 210 FT TH N 80D 33M W 305 FT TH S 13D 37M W 200 FT TH S 87D 30M W 50 FT TH S 98 FT TO POB 20A

- 9A:  
010 - Section 9  
Subdivided with multiple owners  
- 9A Previous Legal Description: Section 9, Township 1 North, Range 67 West; THAT PT OF E2 OF SEC 9 DESC AS BEG AT A PT ON N LN OF SD SEC 9 3311 FT E OF NW COR SD SEC TH S 1586/64 FT TO A PT TH N 88D 35M E 979/76 FT TO A PT TH N 1586-63 FT TO A PT ON N LN SD NE4 TH S 88D 35M 979/28 FT TO THE POB EX N 30 FT FOR HWAY NO. 7 35A

- 9B  
011 - Section 9  
Subdivided with multiple owners  
- 9B Previous Legal Description: Section 9, Township 1 North, Range 67 West; THAT PT OF E2 OF SECT 9 DESC AS BEG AT A PT ON N LN OF SD SEC 4290/28 FT E OF NW COR SD TH S 1586/63 FT TO A PT TH EN 88D 35M E 979/76 FT TO A PT ON W ROW LN OF YOSEMITE ST TH N 1586/62 FT TO A PT ON N LN OF SD NE4 TH S 88D 35M W 979/28 FT TO THE POB EXC N 30 FT FOR HWAY NO 7 35 A

- 9C:  
013 - Section 9  
Subdivided with multiple owners  
- 9C Previous Legal Description: Section 9, Township 1 North, Range 67 West; PARCEL C PT OF E2 SEC 9 DESC AS FOL BEG 3311 FT E AND 1586/64 FT S OF NW COR SD SEC TH N 88D 25M E 979/76 FT TH S 1813/35 FT TO A PT 3400 FT S OF THE N LN OF NE4 OF SD SEC TH S 88D 35M W 980/53 FT TO A PT 3311 FT E OF THE W LN OF SD SEC TH N 1813/36 FT TO P08 40/798A

- 9D  
014 - Section 9  
Subdivided with multiple owners  
- 9D Previous Legal Description: Section 9, Township 1 North, Range 67 West; PARCEL D PT OF E2 SEC 9 DESC AS FOL BEG AT A PT 3311 FT E OF NW COR SD SEC TH S 1586/64 FT TH N 880 35M E 979/76 FT TO TRUE POB TH S 1813/35 FT TO A PT 3400 FT S OF N LN NE4 SD SEC TH N 880 35M E 981/18 FT TO A PT ON W ROW LN OF YOSEMITE ST SD PT BEING 30 FT W OF E LN OF SE4 OF SD SEC TH N 758/62 FT TO A PT ON THE E/W C/L OF SD SEC TH N 1054/71 FT TH S 88D 35M W 979/76 FT TO TRUE POB 40/79FA

- 9E:  
015 - Section 9  
Subdivided with multiple owners  
- 9F Previous Legal Description: Section 9, Township 1 North, Range 67 West; PT OF E2 SEC 9 DESC AS BEG 3311 FT E AND 3400 FT S OF NW COR SEC 28 TH S 200 FT TH N 88D 35 M W 994/50 FT TH N 200 FT TH S 88D 35M W OOR/50 FT TO TRUE POB 4/566A

- 9F;  
007 - Section 9  
Subdivided with multiple owners  
- 9F Previous Legal Description: Section 9, Township 1 North, Range 67 West; BEG AT SW COR SEC TH E 979/3 FT TH N 57D 45M E 1447/8 FT TH N 300 FT TH N 83D 40M W 2130 FT TH S 1439/3 FT TO BEG 52/50A

- 9G;  
004 - Section 9  
Subdivided with multiple owners  
- 9D Previous Legal Description: Section 9, Township 1 North, Range 67 West; BEG AT PT ON S BDRY LN 1493/3 FT E OF SW COR TH N 59D 27M E 1867/5 FT TH N 30D 2 663 FT TH N 64D 45M E 600 FT TH S 120 FT TH E 994/5 FT TH N 200 FT TH E 996/4 FT TO E LN TH S 1886/6 FT TH W TO BEG EXC 30 FT OFF SIDE FOR ROAD

- 9H:  
006 - Section 9  
Subdivided with multiple owners  
- 9H Previous Legal Description: Section 9, Township 1 North, Range 67 West; RESV IN S2 51/02A

- 91:  
005 - Section 9  
Subdivided with golf course  
- 91 Previous Legal Description: Section 9, Township 1 North, Range 67 West; BEG AT A PT ON N 18N SEC 9 1991 FT E OF NW COR TH S 3480 FT TH N 340 30M E 425 FT TH N 616 E 155 FT TH S 30D E 360 FT TO TRUE POB TH S 30D E 440 FT TH N 64D 45M E 600 FT TH N 76/4 FT TH N 65D 37M W 470/6 FT TH S 66D 30M W 365 FT TO TRUE POB S/15A

- 10A:  
003 - Section 10  
Subdivided with multiple owners:  
- 10A Previous Legal Description: Section 10, Township 1 North, Range 67 West; NE4 NE4 EXC E 20 FT AND EXC W 20 FT OF E 40 FT

GREATER BRIGHTON FIRE PROTECTION DISTRICT  
500 S. 4TH AVENUE, 3RD FLOOR  
BRIGHTON, CO 80601  
Legal Description: SUB: TODD CREEK FIRE STATION BLK:1 LOT:1

WEST SOUTH PLATTE WATER AND RESERVOIR COMPANY LLLP  
10450 E. 159TH COURT  
BRIGHTON, CO 80602

Legal Description: TRACT OF LAND IN THE NE4 OF THE NE4 OF SEC 10 DESC AS BEG AT THE NE COR OF SD SEC 10 TH S 02D 53M 08S W 666/15 FT AND THE POB TH S 00D 33M 24S E 220/08 FT TH S 89D 30M 57S W 288/83 FT TH N 02D 29M 03S W 240/08 FT TH ALG SD SLY ROW LN THE FL 2 COURSES N 89D 30M 57S E 268/53 FT S 45D 31M 14S E 283/0 FT TO THE POB 1/5860A

SPV VIII LLC  
1751 RIVER RUN, SUITE 400  
FORT WORTH, TX 76107  
Legal Description: NE4 NE4 EXC E 20 FT AND EXC W 20 FT OF E 40 FT AND EXC PT PLATTED AND EXC PARC 33/7980A

- 14A:  
008 - Section 14  
Replatted and includes more land  
- 14A Previous Legal Description: Section 14, Township 1 North, Range 67 West; NW4 SW4 40A 14781## RIVERDALE RD

- 14B:  
022 - Section 14  
Subdivided with multiple owners  
- 14B Previous Legal Description: Section 14, Township 1 North, Range 67 West; E2 SW4 EXC RD AND EXC PT PLATTED 10/5801A

- 16A:  
013 - Section 16  
Subdivided with multiple owners  
- 16A Previous Legal Description: Section 16, Township 1 North, Range 67 West; BEG 1513/25 FT E OF NW COR NW4 SEC 16 TH E 1140/08 FT TO N4 COR SD SEC 16 TH S 2618/17 FT TO CEN OF SD SEC TH W 2649/30 FT TO W4 COR SD SEC TH N 1397/07 FT ML TO PT 1208/90 FT FROM NW COR SD SEC TH E 375 FT TH N 744 FT TH E 752/02 FT TH N 400 04M E 607/49 FT ML TO POB EXC W 30 FEET AND EXC PARCS 79.69A

- 16B:  
003 - Section 16  
Subdivided with multiple owners  
- 16B Previous Legal Description: Section 16, Township 1 North, Range 67 West; NE4 160A

- 16C:  
014 - Section 16  
Subdivided with multiple owners  
-16C Previous Legal Description: Section 16, Township 1 North, Range 67 West; PT OF NW4 SEC 16 DESC AS BEG AT SW COR SD NW4 TH E 30 FT TO TRUE POB TH N 1000 FT TH E 1343/83 FT TH S 1000 FT TO A PT ON S LN SD NW4 TH W 1343/83 FT TO THE TRUE POB 30/85A

- 16D:  
015 - Section 16  
Subdivided with multiple owners  
- 16D Previous Legal Description: Section 16, Township 1 North, Range 67 West; PT OF NW4 SEC 16 DESC AS FOL BEG AT SW COR NW4 SD SEC TH E 30 FT TO A PT ON W ROW LN QUEBEC ST TH CONT E 1343/83 FT TO TRUE POB TH E 1275/47 FT TO CEN4 COR SD SEC TH N 921/08 FT TH W 1276/85 FT H S 921/07 FT TO TRUE POB 26/984A

These drawings are instruments of service provided by Northern Engineering Services, Inc. and are not to be used for any type of construction unless signed and sealed by a Professional Engineer in the employ of Northern Engineering Services, Inc.

PROJECT: 1904-002	DATE: OCT. 29, 2025
DESIGNED BY: M. Foslien	SCALE: NA
DRAWN BY: M. Foslien	P. MANAGER: B. Curtis

TODD CREEK VILLAGE PUD AMENDMENT  
LAND OWNERSHIP LEGAL  
DESCRIPTORS & OWNER ADDRESSES



After Recording Return to:  
Doc Fee: \$10.00

## WARRANTY DEED

This Deed, made March 20, 2017

Between **E-159 Court, LLC, a Colorado limited liability company** of the County Adams, State of COLORADO, grantor(s) and **West South Platte Water & Reservoir Company, LLLP, a Colorado limited liability limited partnership,** whose legal address is 9200 E. Mineral Ave #365 Centennial, CO 80112 County of Adams, and State of COLORADO, grantee.

**WITNESS,** That the grantor, for and in the consideration of the sum of (\$10.00 ) 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, their heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Adams, State of COLORADO described as follows:

See Exhibit A attached hereto and made a part hereof.

also known by street and number as **10450 E 159th Court, Thornton, CO 80602-7977**

**TOGETHER** with all and singular hereditaments and appurtenances, thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

**TO HAVE AND TO HOLD** said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantee, his heirs and assigns, that at the time of the ensembling and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and infeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind of nature so ever, **except for taxes for the current year, a lien but not yet due and payable, and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Buyer in accordance with section 8.1 (Title Review) of the contract dated , between the parties.**

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this on the date set forth above.

SELLER:

E-159 Court, LLC,  
a Colorado limited liability company  
by LMGO Holdings, LLC, a Colorado limited liability company  
It's Manager  
by:

Lyn Osborne, Manager  
Lyn Osborne, Manager

STATE OF COLORADO  
COUNTY OF Dewer

}ss:

The foregoing instrument was acknowledged, subscribed and sworn to before me March 20, 2017 by E-159 Court, LLC, a Colorado limited liability company, by LMGO Holdings, LLC, a Colorado limited liability company, It's Manager by Lyn Osborne, Manager

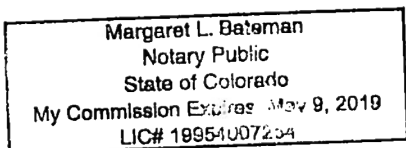
Witness my hand and official seal.

Margaret L. Bateman

Notary Public

My Commission expires:

Wdcorp



ESCROW NO. 597-H0494694-019-MB0

HTC

Exhibit A

A tract of land being located in the Northeast quarter of the Northeast quarter of Section 10, Township 1 South, Range 67 West of the 6<sup>th</sup> P.M., County of Adams, State of Colorado, being more particularly described as follows:

Basis of Bearings: The North line of the Northeast quarter of the Northeast quarter of said Section 10 being monumented at the Northwest corner of the Northeast quarter of the Northeast quarter of said Section 10 by a 2" aluminum cap stamped "Alpha Engrg., L.S. 25937, 1996" being assumed to bear N 89°31'31" E, a distance of 1325.66 feet.

Commencing at the Northeast corner of said Section 10; thence S 02°53'08" W a distance of 666.15 feet to the intersection of the Westerly right of Way line of Havana Street and the Southerly right of way line of Havana Way and the Point of Beginning;

Thence S 00°33'24" E, along the Westerly right of way of said Havana Street, a distance of 220.08 feet;

Thence S 89°30'57" W, a distance of 288.83 feet;

Thence N 00°29'03" W, a distance of 240.08 feet to the Southerly right of way line of Havana Way;

Thence along said Southerly right of way line the following two (2) courses and distances:

- 1) N 89°30'57" E, a distance of 268.53 feet;
- 2) S 45°31'14" E, a distance of 28.30 feet to the Point of Beginning,
- 3)

County of Adams, State of Colorado.

## **PROPERTY DESCRIPTION(s):**

### **DEED DESCRIPTION**

A TRACT OF LAND BEING LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10 BEING MONUMENTED AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10 BY A 2" ALUMINUM CAP STAMPED "LS 23027, 1999" AND AT THE NORTHEAST QUARTER OF SAID SECTION 10 BY A 2" ALUMINUM CAP STAMPED "ALPHA ENGRG., L.S. 25937, 1996" BEING ASSUMED TO BEAR N89°31'31"E, A DISTANCE OF 1325.66 FEET.

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 10;

THENCE S02°53'08"W A DISTANCE OF 666.15 FEET TO THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF HAVANA STREET AND THE SOUTHERLY RIGHT OF WAY LINE OF HAVANA WAY AND THE POINT OF BEGINNING;

THENCE S00°33'24"E, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID HAVANA STREET, A DISTANCE OF 220.08 FEET;

THENCE S89°30'57"W, A DISTANCE OF 288.83 FEET;

THENCE N00°29'03"W, A DISTANCE OF 240.08 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF HAVANA WAY;

THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. N89°30'57"E, A DISTANCE OF 268.53 FEET;
2. S45°31'14"E, A DISTANCE OF 28.30 FEET TO THE POINT OF BEGINNING,

COUNTY OF ADAMS,

STATE OF COLORADO.

**AS-SURVEYED DESCRIPTION** (Rotated Bearings and Surveyed Dimensions)

A parcel of land being a portion of the Northeast Quarter of the Northeast Quarter of Section Ten (10), Township One South (T.1S.), Range Sixty-seven West (R.67W.), Sixth Principal Meridian (6th P.M.), County of Adams, State of Colorado, being more particularly described as follows

**COMMENCING** at the Northeast Corner of said Section 10 and assuming the East line of the Northeast Quarter of said Section 10 as bearing South 00° 07' 50" East a distance of 2639.54 feet with all other bearings contained herein relative thereto.

THENCE South 00° 07' 50" East along said East line of the Northeast Quarter of Section 10 a distance of 664.86 feet;

THENCE South 89° 52' 10" West a distance of 40.00 feet to the Westerly Right of Way line of Havana Street and to the **POINT OF BEGINNING**.

THENCE South 00° 07' 50" East along the Westerly Right of Way line of said Havana Street a distance of 220.08 feet;

THENCE South 89° 56' 31" West a distance of 288.83 feet;

THENCE North 00° 03' 29" West a distance of 240.08 feet to the Southerly Right of Way line of E. 159th Court;

THENCE North 89° 56' 31" East along the Southerly Right of Way line of said E. 159th Court a distance of 268.53 feet;

THENCE South 45° 05' 40" East continuing along the Southerly Right of Way line of E. 159th Court a distance of 28.30 feet to the **POINT OF BEGINNING**.

Said described parcel of land contains 69,106 sq. ft. or 1.59 acres, more or less (±).



10450 East 159th Court  
Brighton, CO 80602

**Customer Number**  
304401  
**Due Date**  
12/15/2023  
**Amount Due**  
\$148.50

TODD CREEK VILLAGE METRO DIST  
10450 E 159th Ct  
Brighton, CO 80602

**Account Number**  
304401

**Customer Name**  
TODD CREEK VILLAGE METRO DIST

**SERVICE ADDRESS**  
10450 E 159th Ct

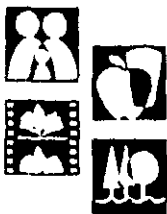
Meter Number	Read Dates		Read Type	Meter Readings		Multiplier	Usage
	Present	Previous		Present	Previous		
63832355	11/17/2023	10/18/2023	Water Usage - Potable	317	315		2000
88621320	11/17/2023	10/18/2023	Irrigation - Non-Potable	69	65		4000

**Message:**  
New Online Payment System

**BILL DETAILS**

Water Usage - Potable	2000	14.00
Fixed Monthly Charge		93.50
Irrigation - Non-Potable	4000	26.00
Reserve Fee		15.00
<b>Previous Balance</b>		<b>\$155.00</b>
<b>Payments</b>		<b>\$155.00CR</b>
<b>Current Charges</b>		<b>\$148.50</b>
<b>Adjustments</b>		<b>\$0.00</b>
<b>Total Amount Due</b>		<b>\$148.50</b>
<b>Due Date</b>		<b>12/15/2023</b>

6905



# Tri-County Health Department

Serving Adams, Arapahoe and Douglas Counties

## CERTIFICATION OF AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM

This Certifies that the system installed at 15959 HAVANA ST BRIGHTON, CO 80602 has been installed in conformance with Tri-County Health Department's current Individual Sewage Disposal System Regulation

Property Location: 15959 Havana ST  
BRIGHTON, CO 80602

Legal Description: Lot/Block:  
Subdivision: County: Adams

### SUMMARY OF INFORMATION

The permit number for the system is: 20059647

The soils and percolation test was performed by: EARTH ENGINEERING CONSULTANTS INC

The design engineer for the system was: EARTH ENGINEERING CONSULTANTS INC

The system was installed by: Benex Excavating, Inc.

The system consists of:

2800 square foot absorption area

1000 T-Treatment tank

1000 D-Dosing tank

The system is sized for 0 bedrooms

If additional bedrooms are added, an expansion may be necessary.

#### Maintenance Requirements:

The septic tank must be pumped and inspected every 4 years.

If the septic or dosing tank is equipped with an effluent filter, the filter must be cleaned annually.

If the system has alternating beds or is a drip irrigation system, beds or zones must be rotated annually.

Additional maintenance requirements may apply. Refer to the operations manual or the engineer's report for specific requirements.

Signature

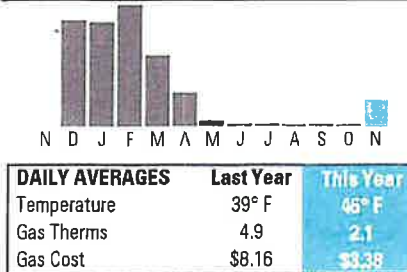
Steven Chevalier

Date: 12/1/18



SERVICE ADDRESS	ACCOUNT NUMBER	DUE DATE
TODD CREEK VILLAGE METRO DIST 10200 E 159TH PL BRIGHTON, CO 80206	53-9119188-5	12/14/2023
	STATEMENT NUMBER	STATEMENT DATE
	854339346	11/22/2023
		AMOUNT DUE
		\$42.98

## YOUR MONTHLY NATURAL GAS USAGE



## QUESTIONS ABOUT YOUR BILL?

See our website: [xcelenergy.com](http://xcelenergy.com)

Please Call: 1-800-481-4700

Fax: 1-800-311-0050

Or write us at: XCEL ENERGY  
PO BOX 8  
EAU CLAIRE WI 54702-0008

## SUMMARY OF CURRENT CHARGES (detailed charges begin on page 2)

Natural Gas Service	10/24/23 - 11/22/23	60 therms	\$98.10
<b>Current Charges</b>			<b>\$98.10</b>

## ACCOUNT BALANCE (Balance de su cuenta)

Previous Balance	As of 10/24	-\$2.69	CR
Payment Received	Check 11/14	-\$52.43	CR
Balance Forward		-\$55.12	CR
Current Charges		\$98.10	
<b>Amount Due</b> (Cantidad a pagar)		<b>\$42.98</b>	

## INFORMATION ABOUT YOUR BILL

Thank you for your payment.

Convenience at your service - Pay your bills electronically-fast and easy with Electronic Funds Transfer. Call us at 1-800-481-4700 or visit us at [www.xcelenergy.com](http://www.xcelenergy.com).

RETURN BOTTOM PORTION WITH PAYMENT ONLY • PLEASE DO NOT INCLUDE OTHER REQUESTS • SEE BACK OF BILL FOR CONTACT METHODS



Please help our neighbors in need by donating to Energy Outreach Colorado. Please mark your donation amount on the back of this payment stub and CHECK THE RED BOX under your address below.

AV 01 000926 86846H 3 AI\*\*5DGT



TODD CREEK VILLAGE METRO DIST  
10450 E 159TH CT  
BRIGHTON CO 80602-7977

ACCOUNT NUMBER	DUE DATE	AMOUNT DUE	AMOUNT ENCLOSED
53-9119188-5	12/14/2023	\$42.98	

Please see the back of this bill for more information regarding the late payment charge.  
Make your check payable to XCEL ENERGY

DECEMBER						
S	M	T	W	T	F	S
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						



XCEL ENERGY  
P.O. BOX 9477  
MPLS MN 55484-9477

31 53121423 91191885 0000000981000000004298



Your Touchstone Energy® Cooperative

500 Cooperative Way  
Brighton CO 80603-8728

[www.unitedpower.com](http://www.unitedpower.com)

Payment Due By  
**11/27/2023**

Total Due  
**\$312.29**

From Date	To Date	Days	Billing Date
10/01/2023	11/01/2023	31	11/03/2023

Service Address **10450 E 159TH CT  
OFFICE BUILDING**

Account # **14236901** District **WEST** Cycle **5**



Learn more at [www.unitedpower.com/rebates](http://www.unitedpower.com/rebates)

Rate	Meter	Prev Rdg	Pres Rdg	Mult	kWh	Dmd
C1	1575392	33254	35927	1	2673	11.132

Demand Time/Date 10/02/2023 01:30 PM

#### ACTIVITY SINCE LAST BILL

Previous Balance	329.19
Payment Received - Thank You	-329.19
Balance Forward	0.00

#### CURRENT BILLING DETAIL

Energy Charge	2,673 KWH @ 0.1031	275.59
Demand Charge	11.132 KW @ 1.50	16.70
Fixed Charge		20.00
Current Month		312.29

**TOTAL DUE 312.29**

TODD CREEK FARMS METRO DIST  
10450 E 159TH CT  
BRIGHTON CO 80602-0000

Payment Due By  
**11/27/2023**

Total Due  
**\$312.29**

Account # **14236901**

Amount Enclosed \$



**United Power**  
Operation Round-Up  
FOUNDATION

Want your small change to give back? Round-up your bill to \$313.00  
Click here to enroll in our Round-Up Assistance program.



**Pay Your Bill Online**  
Visit [www.unitedpower.com](http://www.unitedpower.com)



**Pay Your Bill By Phone**  
Call 866-999-4485



**Pay Your Bill By Mail**  
Return Stub with check payment

Please Make Checks Payable and Return to:

UNITED POWER  
PO BOX 173703  
DENVER CO 80217-3703

5



00142369015 0000000000 0000312299 0000312299





Account Name: TODD CREEK FARMS  
Account Number: 333467907

P.O. Box 2961  
Phoenix, AZ 85062-2961

Page: 1 of 6  
Bill Date: Oct. 16, 2023

Previous Balance	Payments	Adjustments Credits	Current Charges
647.75	336.05 CR	0.00	333.77
<b>Payment Summary</b>			
Previous Balance			647.75
Payment by check received on SEP 22			336.05 CR
<b>Balance</b>			<b>311.70</b>
<b>Adjustments/Credits Summary</b>			
Adjustments to Previous Balance			0.00
<b>Total Adjustments</b>			<b>0.00</b>
<b>Current Charge Summary</b>			
Monthly Charges			281.72
One-Time Charges			0.00
Usage Charges			0.00
Discount			30.00 CR
Adjustments			0.00
Taxes, Fees, and Surcharges			48.05
Late Fee			34.00
<b>Total Current Charges</b>			<b>333.77</b>
<b>Due Date</b>	<b>Nov. 06, 2023</b>	<b>Amount Due</b>	<b>645.47</b>

Just a friendly reminder that your account is past due. If you have already made your payment, thank you for bringing your account up to date.

### IMPORTANT NEWS

**ACH TRANSFER INFORMATION:**  
If you would like to pay us by electronic ACH below is Lumens bank information.  
JPMorgan Chase Bank  
ACH Routing # 065400137  
Account # 8800443735  
Send in CTX, EDI820,  
or CCD+ format with remit

\*\*\*PLEASE FOLD, TEAR HERE AND RETURN THIS PORTION WITH YOUR PAYMENT\*\*\*

FOR CHANGE OF ADDRESS OR PAYMENT AUTHORIZATION:

☐ Please check here and complete reverse. Thank You.

D

Account Number: 333467907  
Amount Due By Nov. 06, 2023 645.47

62201000 C7 RP 15 20231015 NNNNNNNY 0083877 0321

TODD CREEK FARMS  
METRO DISTRICT  
10450 E 159TH CT  
BRIGHTON CO 80602-7977

CenturyLink  
P.O. Box 2961  
Phoenix, AZ 85062-2961



000033346790700000000311704000000000101623000006454762000000



# Statement Of Taxes Due

Account Number R0175460

Assessed To

Parcel 0157110100005

WEST SOUTH PLATTE WATER AND  
C/O:RESERVOIR COMPANY LLLP  
10450 E 159TH CT  
BRIGHTON, CO 80602-7977

## Legal Description

SECT,TWN,RNG:10-1-67 DESC:TRACT OF LAND IN THE NE4 OF THE NE4 OF SEC 10 DESC AS BEG AT THE NE COR OF SD  
SEC 10 TH S 02D 53M 08S W 666/15 FT AND THE POB TH S 00D 33M 24S E 220/08 FT TH S 89D 30M 57S W 288/83 FT TH N 00D  
29M 03S W 240/08 FT TH ALG SD SLY ROW LN THE FOL 2 COURSES N 89D 30M 57S E 268/53... Additional Legal on File

## Situs Address

10450 E 159TH CT

Year	Tax	Interest	Fees	Payments	Balance
<b>Tax Charge</b>					
2024	\$10,472.52	\$104.73	\$0.00	(\$10,577.25)	\$0.00
Total Tax Charge					\$0.00
<b>Grand Total Due as of 07/09/2025</b>					<b>\$0.00</b>

Tax Billed at 2024 Rates for Tax Area 211 - 211

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6670000	\$302.89	COMM LND SPEC	\$138,172	\$35,000
FIRE DISTRICT 6 - GREATER B	16.7930000	\$1,387.10	PURPOS		
GENERAL	22.8200000	\$1,884.93	OFFICES	\$187,896	\$47,600
RETIREMENT	0.3140000	\$25.94	Total	\$326,068	\$82,600
ROAD/BRIDGE	1.3000000	\$107.38			
DEVELOPMENTALLY DISABLED	0.2570000	\$21.23			
SD 27 BOND (Brighton)	20.9840000	\$1,733.28			
SD 27 GENERAL (Brighton)	35.6600000	\$2,945.51			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$8.26			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$74.34			
SOCIAL SERVICES	2.2530000	\$186.10			
EAGLE SHADOW METRO DIST NO	14.2330000	\$1,175.65			
TODD CREEK VILLAGE PARK & R	7.5050000	\$619.91			
Taxes Billed 2024	126.7860000	\$10,472.52			

Tax amounts are subject to change due to endorsement, advertising, or fees.

Please call the office to confirm amount due after August 1st.

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

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



ADAMS COUNTY  
COLORADO

# REZONING

## (ZONING MAP AMENDMENT)

Community & Economic Development Department  
Planning & Development

4430 S. Adams County Pkwy., 1st Floor, Suite W2000B

Brighton, CO 80601-8218

Phone: 720.523.6800

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

A rezoning (zoning map amendment) is a public process that changes a property's zone district.

Please include this page with your submittal. Submittal instructions and more information about checklist items can be found on page 2.

- ☒ Development Application Form (pg. 4)
- ☒ Written Narrative
- ☒ Site Plan
- ☒ Proof of Ownership
- ☒ Proof of Water and Sewer Services
- ☒ Legal Description
- ☒ Statement of Taxes Paid
- ☒ Trip Generation Analysis

Supplemental items may be needed on a case-by-case basis. **\*Email documentation will be required if supplemental items are deemed unnecessary.**

- Please contact the Planner of the Day ([CEDD-Plan@adcogov.org](mailto:CEDD-Plan@adcogov.org)) to determine whether a Neighborhood Meeting is necessary.
- Please contact the Engineer of the Day ([CEDD-ENG@adcogov.org](mailto:CEDD-ENG@adcogov.org)) to determine whether a Level 1 Storm Drainage Study is necessary.

Applications Fees	Amount	Due
Application	\$1,500	After complete application received
Adams County Health	\$210 (public utilities -TCHD Level 2) \$360 (individual septic -TCHD Level 3)	After complete application received



### 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 checked="" 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:	10450 E. 159th Court
City, State, Zip:	Brighton, CO 80602
Area (acres or square feet):	1.59 ac; 69,106 sf
Tax Assessor Parcel Number	0157110100005
Existing Zoning:	P-U-D (P)
Existing Land Use:	office building with parking lot
Proposed Land Use:	same

Have you attended a Conceptual Review? YES ☒ 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



## **Project Narrative – Rezoning (Zoning Map Amendment)**

The subject property is located at 10450 E. 159<sup>th</sup> Court in Brighton, CO 80602 and is owned by West South Platte Water and Reservoir, LLLP (WSPWR). The existing single-story building and surface improvements serve as the administration building for the operations of Todd Creek Village Metropolitan District (TCVMD). The building is leased by TCVMD from WSPWR. TCVMD is the entity responsible for delivering water service to approximately 2,600 homes and businesses in northern Adams County and southern Weld County.

The Rezoning (Zoning Map Amendment) application is being requested to change the existing zoning from P-U-D(P) to Commerical-2 District (C-2). This map amendment is another step toward creating a legal parcel per County and State regulations. The other steps were to amend PUD2009-00001 and amending subdivision PRJ2009-00005. The final application will be a Minor Subdivision - Final Plat.

### **Proposed Zoning**

The requested zoning is Commerical-2 District (C-2). Uses in the C-2 zoning district provide retail and services designed to provide retail shopping and personal services for persons residing in nearby residential areas. The Todd Creek Village Metropolitan District administration building will not provide retail shopping; rather, the Metro District is responsible for serving approximately 2,600 homes and businesses in northern Adams County and southern Weld County.

The existing improvements meet the following standards and requirements:

- Section 3-21-07-02: Minimum lot width is 75 feet; the actual lot width is 288 feet.
- Section 3-21-07-03-01: Minimum front setback for a structure is 25 feet; the actual front setback is 60 feet.
- Section 3-21-07-03-02: Minimum site corner setback for a structure is 25 feet; the actual site corner setback is 113 feet.
- Section 3-21-07-03-03: Minimum side setback for a structure is 15 feet on one side and 5 feet on the other side; the west side has an actual setback of 68 feet, while the east side has an actual setback of 113 feet.
- Section 3-21-07-03-04: Minimum rear setback for a structure is 15 feet; the actual rear setback is 120 feet.
- Section 3-21-07-03-06: Minimum setback for a structure from an arterial right-of-way is 25 feet; the actual setback from Havana Street right-of-way is 113 feet.
- Section 3-21-07-03-07: Minimum setback from a section line for a structure is 100 feet; the actual setback is 153 feet.
- Section 3-21-07-04: Maximum height of a structure is 35 feet; the existing building is single-story.
- Section 21-07-05: Maximum floor area is 10,000 square feet; the existing building is 4,544 square feet.
- Section 3-21-07-06: Hours of operation are restricted to 7am to 12am; the existing hours of operation are 8am to 4pm Monday through Friday.

### Existing Improvements

The existing single-story building, constructed in 2009, is 4,544 square feet and contains four offices, a reception area, a cubical/conference area, a break room, and a 4-bay garage. The existing site improvements include an access drive off E. 159<sup>th</sup> Court on the west side of the site, curb, gutter and sidewalk, a parking area, and a stormwater detention pond at the northeast corner of the site serving Brighton Fire Station 55, which is located on the north side of E. 159<sup>th</sup> Court.

### Proposed Improvements

No site improvements are being requested with this application. Any future site improvements will be requested through a separate land use application once the property has been legally subdivided.

### Utilities

The existing building currently utilizes an on-site wastewater treatment system (Tri-County Health Department Permit #20059647). When available, the building will be connected to the Metro Water Recovery District's Todd Creek sanitary sewer interceptor for sanitary sewer service. The sanitary sewer provider will be TCVMD.

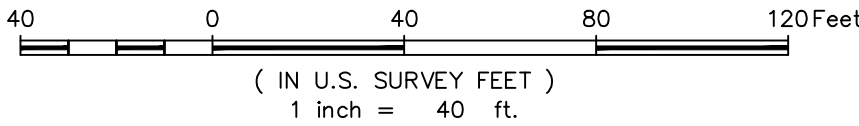
Potable water is provided by TCVMD.

### Drainage

Stormwater from the subject property currently drains undetained to an existing regional detention pond southwest of, and adjacent to, the property.

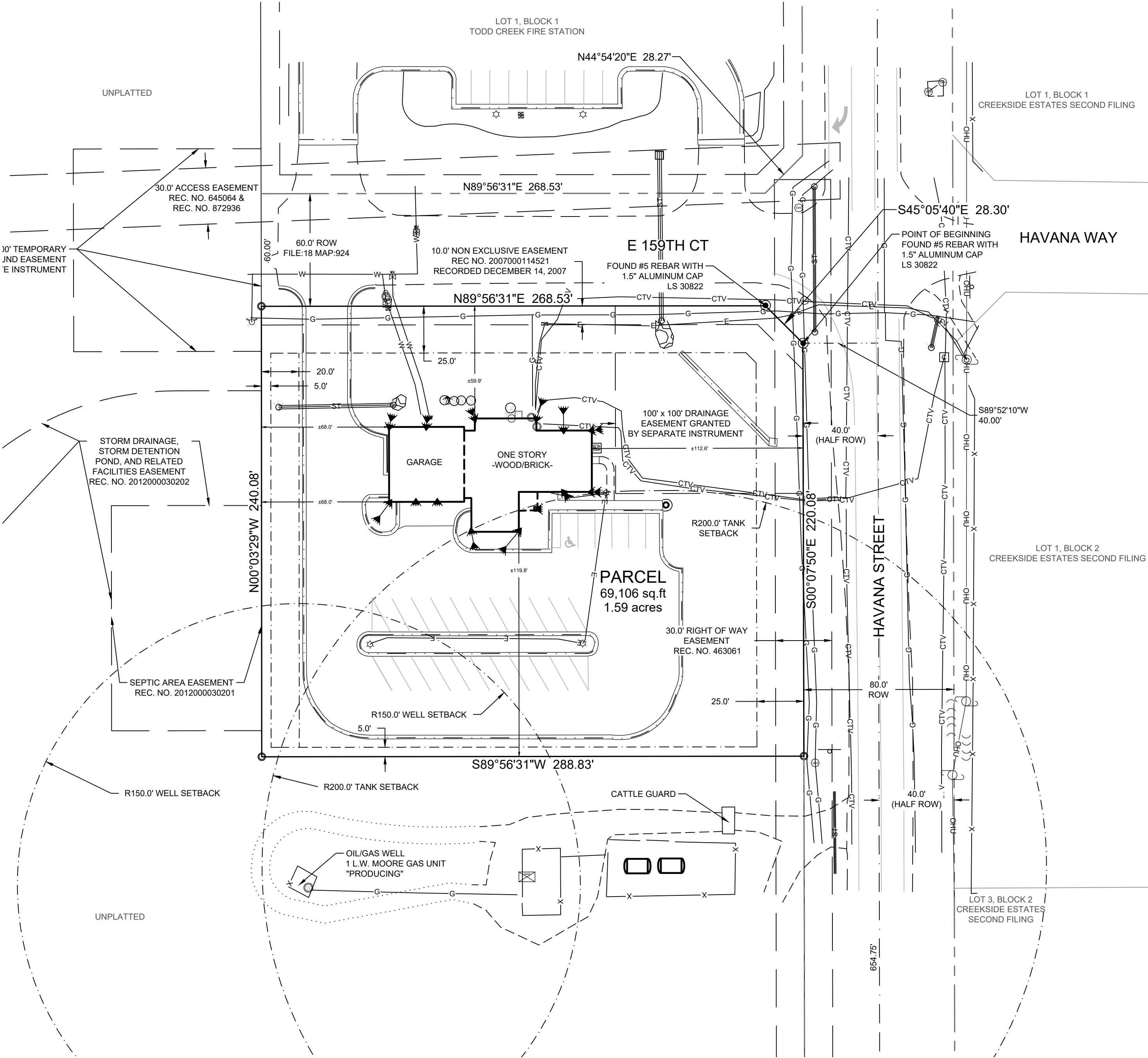
IMPROVEMENT SURVEY PLAT

A TRACT OF LAND  
LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH,  
RANGE 67 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO  
(10450 E 159TH PLACE)



SYMBOL LEGEND	
	FOUND SECTION CORNER
	FOUND PROPERTY MONUMENT
	SET MONUMENT - 18" OF #4 REBAR WITH YELLOW PLASTIC CAP LS 38670
	FLARED END SECTION
	AIR CONDITIONER
	CLEANOUT
	DOWN SPOUT
	ELECTRICAL BOX
	FIRE HYDRANT
	GAS VAULT
	GUY WIRE
	WATER CURB STOP
	WATER VALVE
	INLET GRATE
	IRRIGATION BACK FLOW PREVENTER
	IRRIGATION CONTROL VALVE
	LANDSCAPE LIGHT
	LIGHT POLE
	ELECTRICAL METER
	GAS METER
	SEPTIC SEWER MANHOLE
	MONITORING WELL
	GAS MARKER
	CABLE PEDESTAL
	UTILITY POLE
	SIGN
	WATER SPIGOT
	TANK
	OIL/GAS WELL

LINE LEGEND	
	SECTION LINE
	EASEMENT LINE
	BOUNDARY LINE
	OIL/GAS SETBACK
	BUILDING/LOT SETBACK
	DIMENSION LINE
	FENCE
	BURIED CABLE
	BURIED ELECTRIC
	BURIED GAS
	WATER LINE
	OVERHEAD UTILITY
	STORM SEWER LINE
	EDGE OF CONCRETE
	EDGE OF ASPHALT
	EDGE OF DIRT
	EDGE OF GRAVEL
	BUILDING
	STRIPING
	FLOWLINE



Aaron M. Lund  
Registered Professional Land Surveyor  
Colorado Registration No. 38670  
For and on behalf of Northern Engineering

**NOTICE:**  
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

SECTION: 10  
TOWNSHIP: 1 S  
RANGE: 67 W

**NORTHERN ENGINEERING**  
**NE**  
FORT COLLINS: 301 North House Street, Suite 100, 80521, 970.221.4158  
GREELEY: 820 8th Street, 80631  
northernengineering.com

DATE: 01/06/2022  
PROJECT: 1904-001  
DESIGNED BY: SCALE: 1"=40'  
DRAWN BY: S. PAQUIN  
REVIEWED BY: A. LUND

**IMPROVEMENT SURVEY PLAT**  
**10450 E 159TH CT**  
**ADAMS COUNTY, COLORADO**

Sheet  
**3**  
Of 3 Sheets



After Recording Return to:  
Doc Fee: \$10.00

## WARRANTY DEED

This Deed, made March 20, 2017

Between **E-159 Court, LLC, a Colorado limited liability company** of the County Adams, State of COLORADO, grantor(s) and **West South Platte Water & Reservoir Company, LLLP, a Colorado limited liability limited partnership,** whose legal address is 9200 E. Mineral Ave #365 Centennial, CO 80112 County of Adams, and State of COLORADO, grantee.

**WITNESS**, That the grantor, for and in the consideration of the sum of (\$10.00 ) 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, their heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Adams, State of COLORADO described as follows:

See Exhibit A attached hereto and made a part hereof.

also known by street and number as **10450 E 159th Court, Thornton, CO 80602-7977**

**TOGETHER** with all and singular hereditaments and appurtenances, thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

**TO HAVE AND TO HOLD** said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantee, his heirs and assigns, that at the time of the ensembling and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and infeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind of nature so ever, **except for taxes for the current year, a lien but not yet due and payable, and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Buyer in accordance with section 8.1 (Title Review) of the contract dated , between the parties.**

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee, his heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this on the date set forth above.

### SELLER:

E-159 Court, LLC,  
a Colorado limited liability company  
by LMGO Holdings, LLC, a Colorado limited liability company  
It's Manager  
by:

Lyn Osborne, Manager  
Lyn Osborne, Manager

STATE OF COLORADO  
COUNTY OF Dewer

}ss:

The foregoing instrument was acknowledged, subscribed and sworn to before me March 20, 2017 by E-159 Court, LLC, a Colorado limited liability company, by LMGO Holdings, LLC, a Colorado limited liability company, It's Manager by Lyn Osborne, Manager

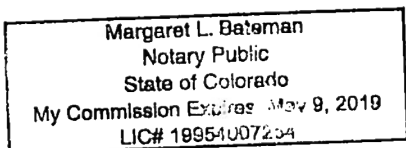
Witness my hand and official seal.

Margaret L. Bateman

Notary Public

My Commission expires:

Wdcorp



ESCROW NO. 597-H0494694-019-MB0

HTC

Exhibit A

A tract of land being located in the Northeast quarter of the Northeast quarter of Section 10, Township 1 South, Range 67 West of the 6<sup>th</sup> P.M., County of Adams, State of Colorado, being more particularly described as follows:

Basis of Bearings: The North line of the Northeast quarter of the Northeast quarter of said Section 10 being monumented at the Northwest corner of the Northeast quarter of the Northeast quarter of said Section 10 by a 2" aluminum cap stamped "Alpha Engrg., L.S. 25937, 1996" being assumed to bear N 89°31'31" E, a distance of 1325.66 feet.

Commencing at the Northeast corner of said Section 10; thence S 02°53'08" W a distance of 666.15 feet to the intersection of the Westerly right of Way line of Havana Street and the Southerly right of way line of Havana Way and the Point of Beginning;

Thence S 00°33'24" E, along the Westerly right of way of said Havana Street, a distance of 220.08 feet;

Thence S 89°30'57" W, a distance of 288.83 feet;

Thence N 00°29'03" W, a distance of 240.08 feet to the Southerly right of way line of Havana Way;

Thence along said Southerly right of way line the following two (2) courses and distances:

- 1) N 89°30'57" E, a distance of 268.53 feet;
- 2) S 45°31'14" E, a distance of 28.30 feet to the Point of Beginning,
- 3)

County of Adams, State of Colorado.



10450 East 159th Court  
Brighton, CO 80602

**Customer Number**  
304401  
**Due Date**  
12/15/2023  
**Amount Due**  
\$148.50

TODD CREEK VILLAGE METRO DIST  
10450 E 159th Ct  
Brighton, CO 80602

**Account Number**  
304401

**Customer Name**  
TODD CREEK VILLAGE METRO DIST

**SERVICE ADDRESS**  
10450 E 159th Ct

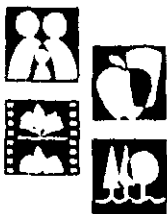
Meter Number	Read Dates		Read Type	Meter Readings		Multiplier	Usage
	Present	Previous		Present	Previous		
63832355	11/17/2023	10/18/2023	Water Usage - Potable	317	315		2000
88621320	11/17/2023	10/18/2023	Irrigation - Non-Potable	69	65		4000

**Message:**  
New Online Payment System

**BILL DETAILS**

Water Usage - Potable	2000	14.00
Fixed Monthly Charge		93.50
Irrigation - Non-Potable	4000	26.00
Reserve Fee		15.00
<b>Previous Balance</b>		<b>\$155.00</b>
<b>Payments</b>		<b>\$155.00CR</b>
<b>Current Charges</b>		<b>\$148.50</b>
<b>Adjustments</b>		<b>\$0.00</b>
<b>Total Amount Due</b>		<b>\$148.50</b>
<b>Due Date</b>		<b>12/15/2023</b>

6905



# Tri-County Health Department

Serving Adams, Arapahoe and Douglas Counties

## CERTIFICATION OF AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM

This Certifies that the system installed at 15959 HAVANA ST BRIGHTON, CO 80602 has been installed in conformance with Tri-County Health Department's current Individual Sewage Disposal System Regulation

Property Location: 15959 Havana ST  
BRIGHTON, CO 80602

Legal Description: Lot/Block:  
Subdivision: County: Adams

### SUMMARY OF INFORMATION

The permit number for the system is: 20059647

The soils and percolation test was performed by: EARTH ENGINEERING CONSULTANTS INC

The design engineer for the system was: EARTH ENGINEERING CONSULTANTS INC

The system was installed by: Benex Excavating, Inc.

The system consists of:

2800 square foot absorption area

1000 T-Treatment tank

1000 D-Dosing tank

The system is sized for 0 bedrooms

If additional bedrooms are added, an expansion may be necessary.

#### Maintenance Requirements:

The septic tank must be pumped and inspected every 4 years.

If the septic or dosing tank is equipped with an effluent filter, the filter must be cleaned annually.

If the system has alternating beds or is a drip irrigation system, beds or zones must be rotated annually.

Additional maintenance requirements may apply. Refer to the operations manual or the engineer's report for specific requirements.

Signature

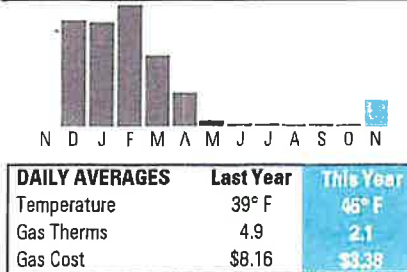
Steven Chevalier

Date: 12/1/18



SERVICE ADDRESS	ACCOUNT NUMBER	DUE DATE
TODD CREEK VILLAGE METRO DIST 10200 E 159TH PL BRIGHTON, CO 80206	53-9119188-5	12/14/2023
	STATEMENT NUMBER	STATEMENT DATE
	854339346	11/22/2023
		AMOUNT DUE
		\$42.98

## YOUR MONTHLY NATURAL GAS USAGE



## SUMMARY OF CURRENT CHARGES (detailed charges begin on page 2)

Natural Gas Service	10/24/23 - 11/22/23	60 therms	\$98.10
<b>Current Charges</b>			<b>\$98.10</b>

## ACCOUNT BALANCE (Balance de su cuenta)

Previous Balance	As of 10/24	-\$2.69	CR
Payment Received	Check 11/14	-\$52.43	CR
Balance Forward		-\$55.12	CR
Current Charges		\$98.10	
<b>Amount Due</b> (Cantidad a pagar)		<b>\$42.98</b>	

## INFORMATION ABOUT YOUR BILL

Thank you for your payment.

Convenience at your service - Pay your bills electronically-fast and easy with Electronic Funds Transfer. Call us at 1-800-481-4700 or visit us at [www.xcelenergy.com](http://www.xcelenergy.com).

## QUESTIONS ABOUT YOUR BILL?

See our website: [xcelenergy.com](http://xcelenergy.com)

Please Call: 1-800-481-4700

Fax: 1-800-311-0050

Or write us at: XCEL ENERGY  
PO BOX 8  
EAU CLAIRE WI 54702-0008

RETURN BOTTOM PORTION WITH PAYMENT ONLY • PLEASE DO NOT INCLUDE OTHER REQUESTS • SEE BACK OF BILL FOR CONTACT METHODS



Please help our neighbors in need by donating to Energy Outreach Colorado. Please mark your donation amount on the back of this payment stub and CHECK THE RED BOX under your address below.

AV 01 000926 86846H 3 AI\*\*5DGT



TODD CREEK VILLAGE METRO DIST  
10450 E 159TH CT  
BRIGHTON CO 80602-7977

ACCOUNT NUMBER	DUE DATE	AMOUNT DUE	AMOUNT ENCLOSED
53-9119188-5	12/14/2023	\$42.98	

Please see the back of this bill for more information regarding the late payment charge.  
Make your check payable to XCEL ENERGY

DECEMBER						
S	M	T	W	T	F	S
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						



XCEL ENERGY  
P.O. BOX 9477  
MPLS MN 55484-9477

31 53121423 91191885 0000000981000000004298



Your Touchstone Energy® Cooperative

500 Cooperative Way  
Brighton CO 80603-8728

[www.unitedpower.com](http://www.unitedpower.com)

Payment Due By  
**11/27/2023**

Total Due  
**\$312.29**

From Date	To Date	Days	Billing Date
10/01/2023	11/01/2023	31	11/03/2023

Service Address **10450 E 159TH CT  
OFFICE BUILDING**

Account # **14236901** District **WEST** Cycle **5**



Learn more at [www.unitedpower.com/rebates](http://www.unitedpower.com/rebates)

Rate	Meter	Prev Rdg	Pres Rdg	Mult	kWh	Dmd
C1	1575392	33254	35927	1	2673	11.132

Demand Time/Date 10/02/2023 01:30 PM

#### ACTIVITY SINCE LAST BILL

Previous Balance	329.19
Payment Received - Thank You	-329.19
Balance Forward	0.00

#### CURRENT BILLING DETAIL

Energy Charge	2,673 KWH @ 0.1031	275.59
Demand Charge	11.132 KW @ 1.50	16.70
Fixed Charge		20.00
Current Month		312.29

**TOTAL DUE 312.29**

TODD CREEK FARMS METRO DIST  
10450 E 159TH CT  
BRIGHTON CO 80602-0000

Payment Due By  
**11/27/2023**

Total Due  
**\$312.29**

Account # **14236901**

Amount Enclosed \$



**United Power**  
Operation Round-Up  
FOUNDATION

Want your small change to give back? Round-up your bill to \$313.00  
Click here to enroll in our Round-Up Assistance program.



**Pay Your Bill Online**  
Visit [www.unitedpower.com](http://www.unitedpower.com)



**Pay Your Bill By Phone**  
Call 866-999-4485



**Pay Your Bill By Mail**  
Return Stub with check payment

Please Make Checks Payable and Return to:

UNITED POWER  
PO BOX 173703  
DENVER CO 80217-3703

5



00142369015 0000000000 0000312299 0000312299



Account Name: TODD CREEK FARMS  
Account Number: 333467907



P.O. Box 2961  
Phoenix, AZ 85062-2961

Page: 1 of 6  
Bill Date: Oct. 16, 2023

Previous Balance	Payments	Adjustments Credits	Current Charges
647.75	336.05 CR	0.00	333.77
Payment Summary			
Previous Balance			647.75
Payment by check received on SEP 22			336.05 CR
Balance			311.70
Adjustments/Credits Summary			
Adjustments to Previous Balance			0.00
Total Adjustments			0.00
Current Charge Summary			
Monthly Charges			281.72
One-Time Charges			0.00
Usage Charges			0.00
Discount			30.00 CR
Adjustments			0.00
Taxes, Fees, and Surcharges			48.05
Late Fee			34.00
Total Current Charges			333.77
Due Date	Nov. 06, 2023	Amount Due	645.47

Just a friendly reminder that your account is past due. If you have already made your payment, thank you for bringing your account up to date.

### IMPORTANT NEWS

**ACH TRANSFER INFORMATION:**  
If you would like to pay us by electronic ACH below is Lumens bank information.  
JPMorgan Chase Bank  
ACH Routing # 065400137  
Account # 8800443735  
Send in CTX, EDI820,  
or CCD+ format with remit

\*\*\*PLEASE FOLD, TEAR HERE AND RETURN THIS PORTION WITH YOUR PAYMENT\*\*\*

FOR CHANGE OF ADDRESS OR PAYMENT AUTHORIZATION:

☐

Please check here and complete reverse. Thank You.

D

Account Number: 333467907  
Amount Due By Nov. 06, 2023 645.47

62201000 C7 RP 15 20231015 NNNNNNNY 0083877 0321

TODD CREEK FARMS  
METRO DISTRICT  
10450 E 159TH CT  
BRIGHTON CO 80602-7977

CenturyLink  
P.O. Box 2961  
Phoenix, AZ 85062-2961



000033346790700000000311704000000000101623000006454762000000



## **PROPERTY DESCRIPTION(s):**

### **DEED DESCRIPTION**

A TRACT OF LAND BEING LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10 BEING MONUMENTED AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 10 BY A 2" ALUMINUM CAP STAMPED "LS 23027, 1999" AND AT THE NORTHEAST QUARTER OF SAID SECTION 10 BY A 2" ALUMINUM CAP STAMPED "ALPHA ENGRG., L.S. 25937, 1996" BEING ASSUMED TO BEAR N89°31'31"E, A DISTANCE OF 1325.66 FEET.

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 10;

THENCE S02°53'08"W A DISTANCE OF 666.15 FEET TO THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF HAVANA STREET AND THE SOUTHERLY RIGHT OF WAY LINE OF HAVANA WAY AND THE POINT OF BEGINNING;

THENCE S00°33'24"E, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID HAVANA STREET, A DISTANCE OF 220.08 FEET;

THENCE S89°30'57"W, A DISTANCE OF 288.83 FEET;

THENCE N00°29'03"W, A DISTANCE OF 240.08 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF HAVANA WAY;

THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. N89°30'57"E, A DISTANCE OF 268.53 FEET;
2. S45°31'14"E, A DISTANCE OF 28.30 FEET TO THE POINT OF BEGINNING,

COUNTY OF ADAMS,

STATE OF COLORADO.



**AS-SURVEYED DESCRIPTION** (Rotated Bearings and Surveyed Dimensions)

A parcel of land being a portion of the Northeast Quarter of the Northeast Quarter of Section Ten (10), Township One South (T.1S.), Range Sixty-seven West (R.67W.), Sixth Principal Meridian (6th P.M.), County of Adams, State of Colorado, being more particularly described as follows

**COMMENCING** at the Northeast Corner of said Section 10 and assuming the East line of the Northeast Quarter of said Section 10 as bearing South 00° 07' 50" East a distance of 2639.54 feet with all other bearings contained herein relative thereto.

THENCE South 00° 07' 50" East along said East line of the Northeast Quarter of Section 10 a distance of 664.86 feet;

THENCE South 89° 52' 10" West a distance of 40.00 feet to the Westerly Right of Way line of Havana Street and to the **POINT OF BEGINNING**.

THENCE South 00° 07' 50" East along the Westerly Right of Way line of said Havana Street a distance of 220.08 feet;

THENCE South 89° 56' 31" West a distance of 288.83 feet;

THENCE North 00° 03' 29" West a distance of 240.08 feet to the Southerly Right of Way line of E. 159th Court;

THENCE North 89° 56' 31" East along the Southerly Right of Way line of said E. 159th Court a distance of 268.53 feet;

THENCE South 45° 05' 40" East continuing along the Southerly Right of Way line of E. 159th Court a distance of 28.30 feet to the **POINT OF BEGINNING**.

Said described parcel of land contains 69,106 sq. ft. or 1.59 acres, more or less (±).



# Statement Of Taxes Due

Account Number R0175460

Assessed To

Parcel 0157110100005

WEST SOUTH PLATTE WATER AND  
C/O:RESERVOIR COMPANY LLLP  
10450 E 159TH CT  
BRIGHTON, CO 80602-7977

## Legal Description

SECT,TWN,RNG:10-1-67 DESC:TRACT OF LAND IN THE NE4 OF THE NE4 OF SEC 10 DESC AS BEG AT THE NE COR OF SD  
SEC 10 TH S 02D 53M 08S W 666/15 FT AND THE POB TH S 00D 33M 24S E 220/08 FT TH S 89D 30M 57S W 288/83 FT TH N 00D  
29M 03S W 240/08 FT TH ALG SD SLY ROW LN THE FOL 2 COURSES N 89D 30M 57S E 268/53... Additional Legal on File

## Situs Address

10450 E 159TH CT

Year	Tax	Interest	Fees	Payments	Balance
<b>Tax Charge</b>					
2024	\$10,472.52	\$104.73	\$0.00	(\$10,577.25)	\$0.00
Total Tax Charge					\$0.00
<b>Grand Total Due as of 07/09/2025</b>					<b>\$0.00</b>

Tax Billed at 2024 Rates for Tax Area 211 - 211

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6670000	\$302.89	COMM LND SPEC	\$138,172	\$35,000
FIRE DISTRICT 6 - GREATER B	16.7930000	\$1,387.10	PURPOS		
GENERAL	22.8200000	\$1,884.93	OFFICES	\$187,896	\$47,600
RETIREMENT	0.3140000	\$25.94	Total	\$326,068	\$82,600
ROAD/BRIDGE	1.3000000	\$107.38			
DEVELOPMENTALLY DISABLED	0.2570000	\$21.23			
SD 27 BOND (Brighton)	20.9840000	\$1,733.28			
SD 27 GENERAL (Brighton)	35.6600000	\$2,945.51			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$8.26			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$74.34			
SOCIAL SERVICES	2.2530000	\$186.10			
EAGLE SHADOW METRO DIST NO	14.2330000	\$1,175.65			
TODD CREEK VILLAGE PARK & R	7.5050000	\$619.91			
Taxes Billed 2024	126.7860000	\$10,472.52			

Tax amounts are subject to change due to endorsement, advertising, or fees.

Please call the office to confirm amount due after August 1st.

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

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

**DATE:** July 9, 2025

**PROJECT:** Todd Creek Metro District Office – Brighton, CO

### PROJECT OVERVIEW

The existing Todd Creek Metro District Office is located at 10450 E. 159<sup>th</sup> Court, in the Northeast quarter of Section 10, Township 1 South, Range 67 West of the 6<sup>th</sup> P.M., County of Adams, State of Colorado. This memo is being requested as part of the Minor Subdivision process, as there is no record of a traffic study when the project was approved through a conditional use permit in 2009. This memo has been prepared to show the estimated traffic based on the current use of the site. The vicinity map shows the location of the project.

The existing building serves as the administration building for the operations of Todd Creek Village Metropolitan District (TCVMD) that was approved under Conditional Use Permit RCU2007-00012. The single-tenant building is 4,544 square feet. Based on the size and use of the existing building, the Institute of Traffic Engineers Trip Generation Land Use Code is 712 - Small Office Building.

### EXISTING CONDITIONS

E. 159<sup>th</sup> Court is a paved 2-lane east/west Local roadway with current access only to Havana Street, which has a two-way stop-control facing the east/west legs of the intersection. Traffic on E. 159<sup>th</sup> Avenue is generated solely by Todd Creek Metro District and Brighton Fire Station 55. Havana Street is a 2-lane paved north/south Collector roadway with a dedicated southbound left-turn lane onto E. 159<sup>th</sup> Court. The nearest arterial roadway is E. 160<sup>th</sup> Avenue, approximately 650 feet north of E. 159<sup>th</sup> Avenue.

### PROPOSED DEVELOPMENT

A Minor Subdivision application has been requested to create a legal parcel per County and State regulations. There are no site improvements being requested with this land use application.

### TRIP GENERATION

The subject site operates from 8am to 5pm, Monday through Friday. There are 18 employees at this site who generate approximately 54 daily roundtrips, an average of 30 daily customers for 60 daily roundtrips, and an average of 2 daily supply deliveries for 4 daily roundtrips. The total daily site generated volume is 118 trips. The site is no longer used for community meetings.

The morning peak hour traffic occurs from 7:30am to 8:30am, the evening peak hour traffic occurs from 4:30pm to 5:30pm. The highest traffic volume from this site occurs from 12:30pm to 1:30pm.

### TRIP DISTRIBUTION

Traffic distribution for this property from Havana Street onto E. 159<sup>th</sup> Avenue is estimated to be 50% from the north and 50% from the south.

### CONCLUSION

Above methods estimate the ADT to be near 100 ADT, a common threshold for a Traffic Study. Therefore, we respectfully submit the Traffic Impacts of the project as de minimus, as such no further Traffic Study should be warranted.

Sincerely,  
**EPS GROUP, INC.**

**BRADLEY A CURTIS, PE, CPM, LEED AP**  
Senior Project Manager

A handwritten signature in black ink is written over a circular professional engineer seal. The seal contains the text 'COLORADO LICENSED', 'BRADLEY A CURTIS', '38674', and 'PROFESSIONAL ENGINEER'.