



Community & Economic Development Department
4430 S. Adams County Pkwy.
1st Floor, Suite W2000B
Brighton, CO 80601
PHONE 720.523.6800
EMAIL epermitcenter@adcogov.org
adcogov.org

Request for Comments

Case Name: Dorado Imboden Subdivision and Rezoning

Project Number: PRC2025-00013

September 5, 2025

The Adams County Planning Commission is requesting comments on the following application: **1.) Preliminary Major Subdivision proposal for ten single-family residential lots. 2.) Zoning Map Amendment (rezone) proposal to change the zoning designation from Agricultural-3 to Agricultural-1.** This request is located at 14551 IMBODEN RD. The Assessor's Parcel Number is 0156518400003.

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 **09/26/2025** 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 DDeBoskey@adamscountyco.gov

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 <https://www.adamscountyco.gov/landuse>.

Si usted tiene preguntas, por favor escribanos un correo electrónico a cedespanol@adamscountyco.gov para asistencia en español. Por favor incluya su dirección o número de caso para poder ayudarle mejor.

Thank you for your review of this case.

David DeBoskey
Planner II

BOARD OF COUNTY COMMISSIONERS

Julie Duran Mullica
DISTRICT 1

Kathy Henson
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5



REZONING

(ZONING MAP AMENDMENT)

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) to determine whether a Neighborhood Meeting is necessary.
- Please contact the Engineer of the Day (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 checked="" type="checkbox"/> Subdivision, Preliminary	<input type="checkbox"/> Final PUD	<input type="checkbox"/> Variance
<input type="checkbox"/> Subdivision, Final	<input type="checkbox"/> Rezone	<input type="checkbox"/> Conditional Use
<input type="checkbox"/> Plat Correction/ Vacation	<input type="checkbox"/> Special Use	<input type="checkbox"/> Other: _____

PROJECT NAME:

APPLICANT

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

OWNER

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

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

Name: Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

DESCRIPTION OF SITE

Address: 14551 Imboden Rd

City, State, Zip: Hudson, CO 80642

Area (acres or square feet): 40.3 ac

Tax Assessor Parcel Number: 0156518400003

Existing Zoning: A-3

Existing Land Use: Agricultural / undevelopment

Proposed Land Use: A-1

Have you attended a Conceptual Review? YES NO

If Yes, please list PRE#: 2024-00011

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: Dorado Angelica & Dorado Rosales Ramiro

Date: 7/9/2025

Owner's Printed Name

Name: *Angelica Dorado*
Ramiro Dorado Rosales
Owner's Signature



August 29, 2025

Adams County Community & Economic Development
4430 S. Adams County Pkwy, Suite W2000A
Brighton, CO 80601

**RE: Project Narrative – Captain Construction LLC
Imboden Rd Rezoning and Subdivision**

Dear Planning Commission and Board of County Commissioners,

This letter outlines our request for **Rezoning and Subdivision** to facilitate the development of a 40.3-acre vacant parcel located at 14551 Imboden Rd, Hudson, CO 80642.

The **Comprehensive Plan amendment (PLN2024-00006)** was approved, changing the future land use designation of the parcel to **Residential Low (RL)**. To align zoning with this designation, the requested Rezoning and Subdivision would change the parcel from **A-3 to A-1**, supporting the county’s vision for sustainable growth while preserving the rural character of the area.

The subdivision proposal includes 10 single-family lots, each with a minimum lot size of 3.5 acres. The design prioritizes compatibility with local zoning regulations, infrastructure needs, and neighborhood character.

Consistency with Adams County Comprehensive Plan Goals and Policies

This project directly supports the Adams County Comprehensive Plan’s goal of addressing housing needs by increasing residential opportunities in appropriate areas. By creating 10 high-quality single-family homes, the development enhances neighborhood livability and supports sustainable growth.

The Plan’s vision emphasizes balanced growth that preserves the county’s rural character while accommodating future housing demand. This project exemplifies that vision by utilizing existing land resources efficiently, maintaining a balance between development and open space, and ensuring the preservation of the area’s rural charm.

Compatibility with Land Use, Transportation, and Open Space Maps

The **Rezoning and Subdivision** align seamlessly with the approved **Residential Low (RL)** future land use designation. The project integrates well with surrounding land uses, maintaining neighborhood character and enhancing visual appeal.

From a transportation standpoint, the subdivision provides adequate road access for residents and emergency services, meeting county standards and minimizing potential traffic impacts. The design also respects surrounding open spaces, supporting the county's sustainability goals.

Advancement of Health, Safety, and Welfare

This development advances the health, safety, and welfare of Adams County residents by:

- Delivering high-quality homes that attract families and professionals.
- Increasing property values and stimulating local economic activity.
- Implementing sustainable infrastructure, including on-site wells and septic systems, ensuring responsible resource management.
- Supporting a stronger, safer, and more connected community by providing opportunities for families to establish long-term roots.

Additional Project Benefits

- **Economic Impact:** High-value homes elevate property values and attract investment.
- **Infrastructure Improvements:** The project will enhance access roads and utilities, benefiting residents.
- **Housing Supply:** Provides much-needed housing options in Adams County.
- **Community Vision Alignment:** Advances the Comprehensive Plan's goals for sustainable, balanced growth while preserving character and environmental resources.

Increased Property Tax Revenue and Economic Growth

The addition of these homes will increase property tax revenues, creating a long-term financial benefit for Adams County. These revenues will support schools, emergency services, infrastructure, and public amenities, strengthening the county's fiscal health and ensuring sustainable growth.

Conclusion

The proposed **Rezoning and Subdivision** meet the approval criteria under Section 2-02-15-06-03 (DSR) by aligning with the approved Comprehensive Plan amendment, ensuring compatibility with land use and infrastructure maps, and advancing the community's health, safety, and welfare.

We respectfully request the Planning Commission and Board of County Commissioners approve this application, recognizing the lasting benefits it will provide to Adams County, its residents, and its future.

Sincerely,

Wangtastic Design Works LLC
Email: wangtasticarchdesign@gmail.com
Phone: 312-928-9985

This project not only enhances the local housing market but also strengthens the county's fiscal health, ensuring that Adams County continues to thrive and develop in a sustainable manner. By supporting this development, the county fosters an economic environment that benefits both current and future residents.

Conclusion:

The proposed Comprehensive Plan amendment, rezoning, and subdivision meet the approval criteria under Section 2-02-15-06-03 (DSR) by aligning with the Comprehensive Plan, ensuring compatibility with land use and infrastructure maps, and advancing the community's health, safety, and welfare. This development represents a thoughtful, sustainable approach to growth that benefits Adams County's residents and economy.

We respectfully request the Planning Commission and Board of County Commissioners to approve this application, recognizing the lasting benefits it will bring to the county, its residents, and its future.

Sincerely,

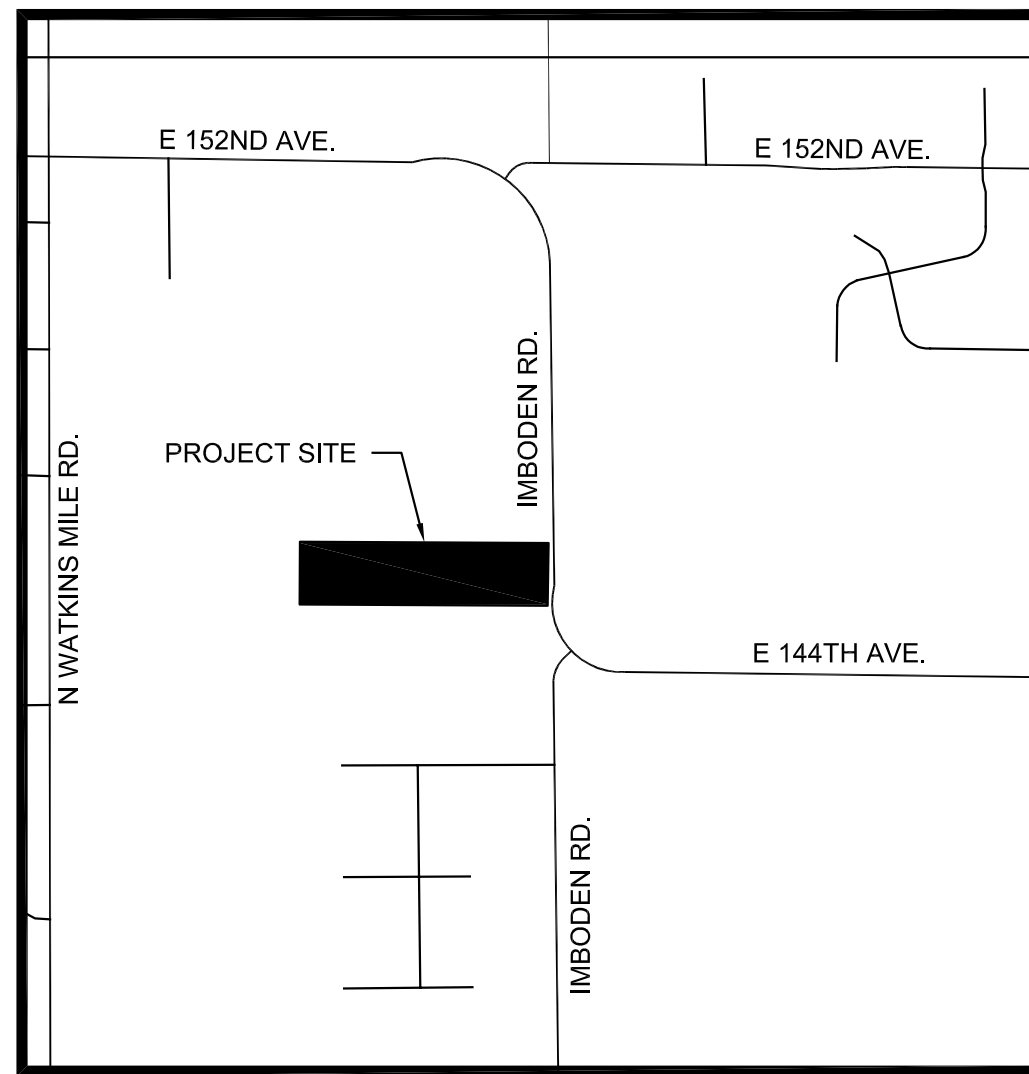
Wangtastic Design Works LLC
Email: wangtasticarchdesign@gmail.com
Phone: 312-928-9985

IMBODEN SUBDIVISION - COMPREHENSIVE PLAN AMENDMENT

THE NORTH ONE-HALF OF THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN

COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 1



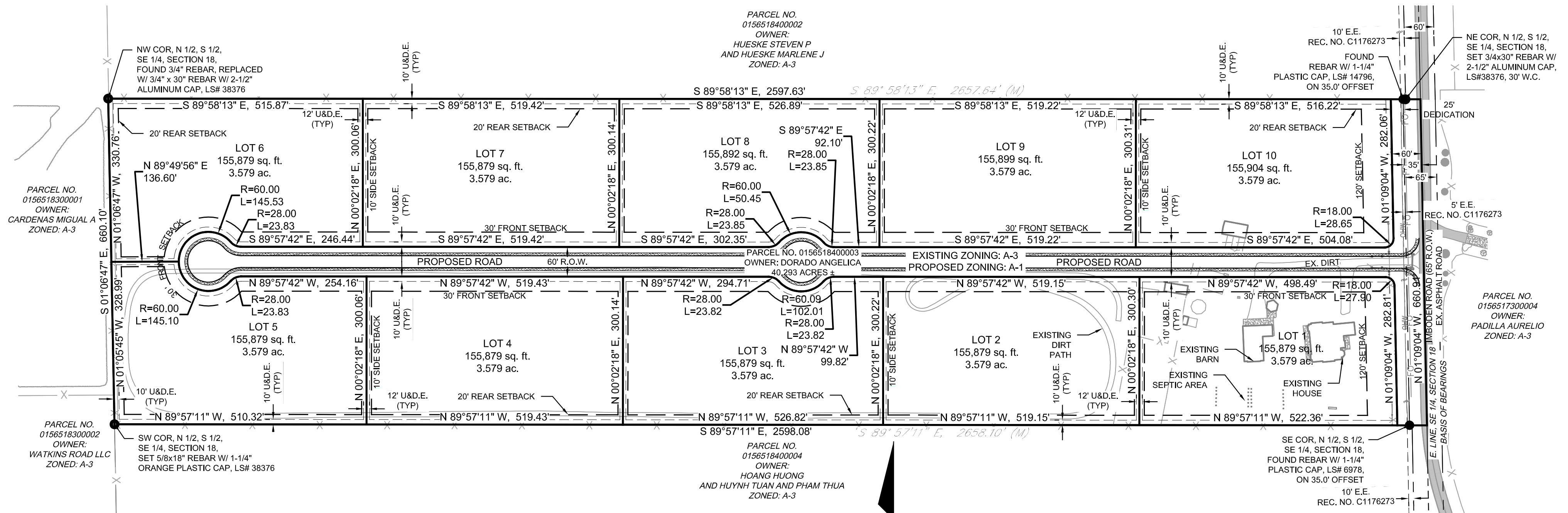
VICINITY MAP
SCALE 1" = 2,000'

SITE ADDRESS:

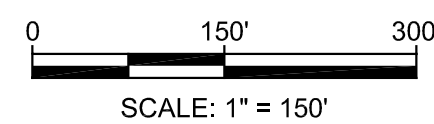
14551 IMBODEN ROAD
HUDSON, COLORADO 80642

PROPERTY DESCRIPTION:

THE NORTH ONE-HALF OF THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 64 WEST, COUNTY OF ADAMS, COLORADO:



BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS PLAN ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 18 TO HAVING A BEARING OF S01°09'04"E.



2N CIVIL
6 Inverness Ct. E. Suite, 125
Englewood, CO 80112
303.925.0544 T
303.925.0547 F
www.2ncivil.com

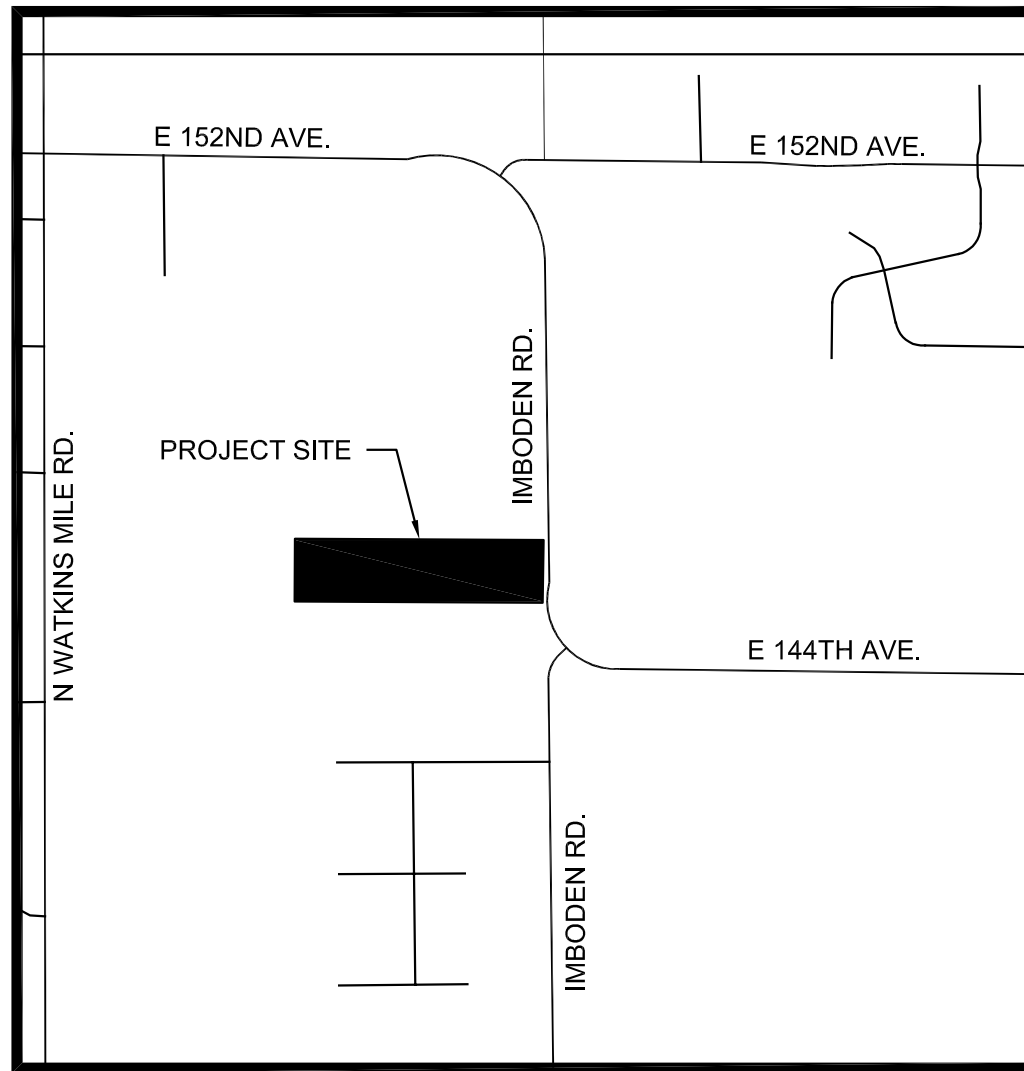
ISSUED DATE:	07-03-25
PROJECT NUMBER:	24011
SHEET 01 OF 01	

IMBODEN SUBDIVISION - COMPREHENSIVE PLAN AMENDMENT

THE NORTH ONE-HALF OF THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN

COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 1



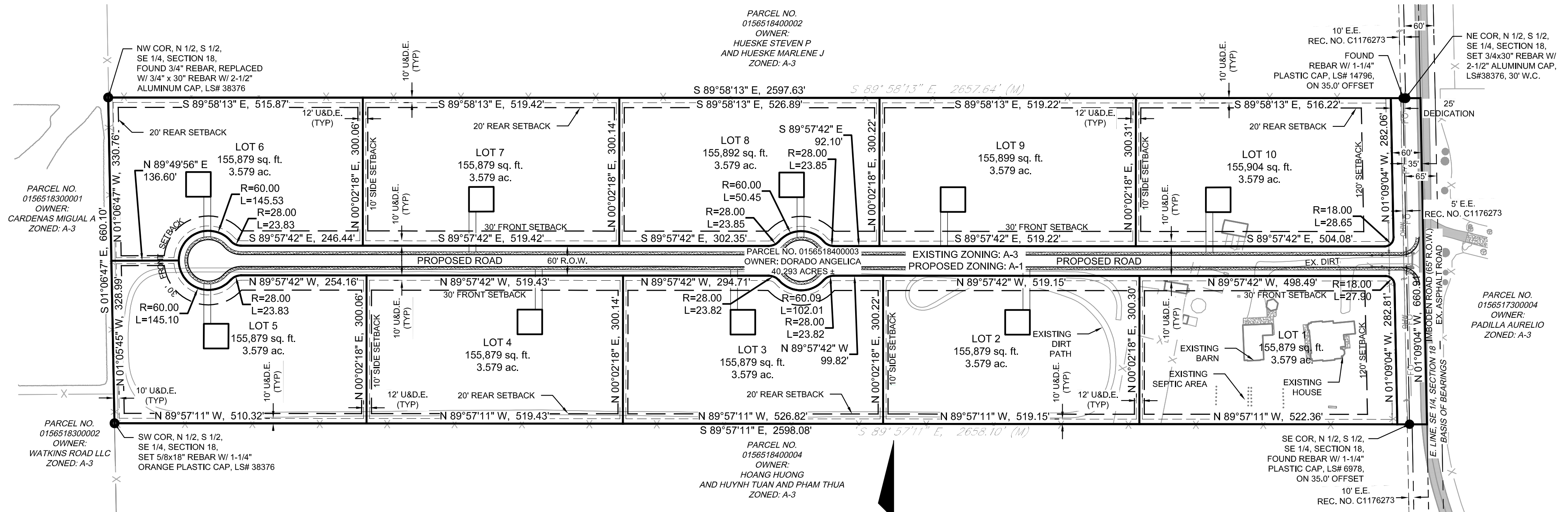
VICINITY MAP
SCALE 1" = 2,000'

SITE ADDRESS:

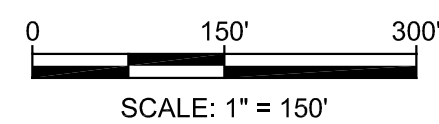
14551 IMBODEN ROAD
HUDSON, COLORADO 80642

PROPERTY DESCRIPTION:

THE NORTH ONE-HALF OF THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 64 WEST, COUNTY OF ADAMS, COLORADO:



BASIS OF BEARINGS:
 THE BASIS OF BEARINGS FOR THIS PLAN ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 18 TO HAVING A BEARING OF S01°09'04"E.



 6 Inverness Ct. E. Suite, 125 Englewood, CO 80112 303.925.0544 T 303.925.0547 F www.2ncivil.com	ISSUED DATE:	07-03-25
	PROJECT NUMBER:	24011
		SHEET 01 OF 01

J:\Projects\24\24011\dwg\Comp Plan Amen\Comp Plan Amendment-07-02-25.dwg 7/3/2025

WARRANTY DEED

This Deed, made September 9, 2016

Between **Bee Lee and Touyer Lee** of the County Adams, State of COLORADO, grantor(s) and **Angelica Dorado**, whose legal address is 14551 Imboden Road, Hudson, CO 80642 County of Adams, and State of COLORADO, grantee.

WITNESS, That the grantor, for and in the consideration of the sum of **ONE HUNDRED EIGHTY-FIVE THOUSAND DOLLARS AND NO/100'S (\$185,000.00)** the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, 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:

The North Half of the South Half of the Southeast Quarter of Section 18, Township 1 South, Range 64 West of the 6th Principal Meridian,
County of Adams, State of Colorado.

also known by street and number as **14551 Imboden Road, Hudson, CO 80642**

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 Indefeasible 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 August 26, 2016, 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.

SELLERS:

[Signature of Bee Lee]

Bee Lee

[Signature of Touyer Lee]

Touyer Lee

a California
STATE OF ~~COLORADO~~ *CALIFORNIA*) ss: *4*
COUNTY OF ~~ADAMS~~ *SACRAMENTO*
OK

The foregoing instrument was acknowledged, subscribed and sworn to before me September 9, 2016 by Bee Lee and Touyer Lee.

Witness my hand and official seal.

Notary Public

My Commission expires: *11/26/17*



Wdcorp

ESCROW NO. 598-110480586-025-TN

HTC®

HAYES POZNANOVIC KORVER LLC

ATTORNEYS AT LAW

700 17TH STREET, SUITE 1800
DENVER, COLORADO 80202
May 2, 2025

TELEPHONE (303) 825-1980

FACSIMILE (303) 825-1983

John Stoll
Long Range Planning Manager
Community and Economic Development
Adams County, Colorado
Ste W2000A. 1 St Floor
4430 So. Adams County PKWY
Brighton, CO 80601

Re: 40-acre parcel Sec 18 T 1SR. 64W 6th PM, Adams County Colorado. 14552 Imboden Rd Hudson CO 80642-7710 Angelica Dorado, Owner/applicant ("Owner") Proposed 10 lot subdivision

This firm was retained by the Owner to provide a preliminary analysis of the water rights available to provide a sufficient water supply to serve 10 single family residences on the subject property. Our analysis as detailed below confirms that there is an adequate supply of water available to meet requirements of Chapter 5 Adams County Subdivision Design Improvements and Standards-Proof of Adequate Water Supply.

The available supply is as follows:

Non-Tributary and Not- Non= Tributary Denver Basin Aquifers underlying Subject property

Non-Tributary

Lower Arapahoe	100-year annual appropriation -5.8-acre feet. County 300-year supply requirement- 1.9-acre feet per year
Laramie Fox Hills	100-year appropriation 9.0-acre feet County 300-year supply requirement 3-acre feet per year

Not non-tributary

Upper Arapahoe	100-year annual appropriation- 5.4-acre feet County 300-year life requirement -1.8-acre feet
----------------	---

Existing well

Well permit 308762. Exempt well on 40 acres. Upper Arapahoe not non tributary well. Permitted for ordinary household purposes, 3 single family dwellings, livestock and irrigation of one acre. Will be re-permitted for use in the subdivision.

Annual Water Requirements

In- house use	.3-acre feet per house/year	3-acre feet total
1000 sq ft irrigated area per lot	.05-acre feet per house/year	.5-acre feet total
1 animal (horse) per lot	.01-acre feet/year	.1-acre feet total
Total annual water requirement	.36 per house	3.6-acre feet total

The water rights available are more than sufficient to meet the 3.6-acre foot annual demand:

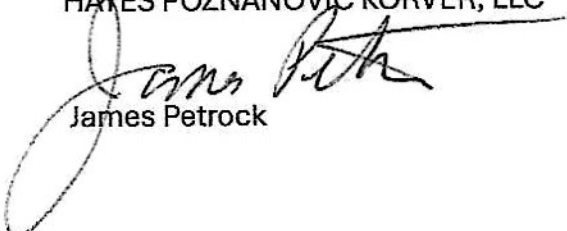
Upper Arapahoe NNT 1.8-acre feet
Lower Arapahoe NT 1.9-acre feet

5 of 10 lots will be supplied by wells in the Upper Arapahoe NNT. (1.8-acre feet total) The wells will be decreed for use under an augmentation plan filed in Water Court, Water Division One. The augmentation plan will utilize Laramie Fox Hills NT to meet post pumping requirements (3-acre feet a year is available). One of these 5 lots will be served by the existing Upper Arapahoe well under permit 308762, which will be re-permitted to operate under the augmentation plan. The 40 acres described in the permit is the same 40 acres included in the new development.

The other 5 wells will be served by non-tributary wells in the Lower Arapahoe aquifer. (1.8-acre feet)

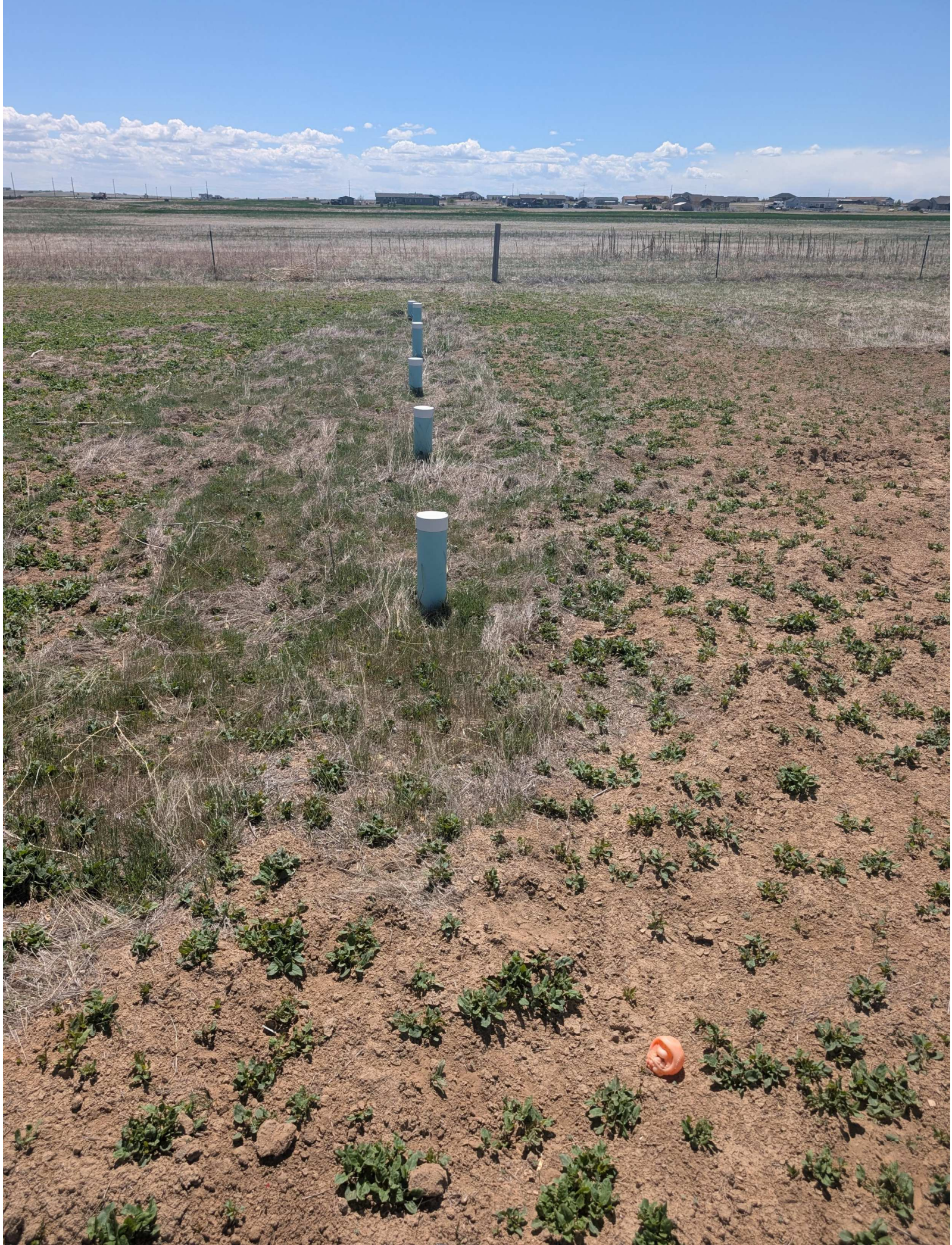
The available water supply will be sufficient to serve the proposed development in accordance with Adams County water supply standards.

HAYES POZNANOVIC KORVER, LLC


James Petrock

Cc Captain Construction LLC
Alan Li







Adams County Agricultural Property Profile

Parcel Number: 0156518400003

Owners Name and Address:	Property Address:
DORADO ANGELICA 14551 IMBODEN RD HUDSON CO 80642-7710	14551 IMBODEN RD

Account Summary

Legal Description

SECT,TWN,RNG:18-1-64 DESC: PARCEL 3 N2 S2 SE4 40/30A

Subdivision Plat

N/A

Account Summary

Account Numbers	Date Added	Tax District	Mill Levy
R0151964	07/29/2003	242	104.522

Permits

Permit Cases

- [BDC21-00036](#)
- [BDC21-00052](#)
- [BDC21-00162](#)
- [BDC22-00189](#)
- [BDC23-00012](#)
- [BDP17-0944](#)
- [BDP17-1032](#)
- [BDP17-6019](#)
- [BDP19-1375](#)
- [BDP21-1782](#)
- [BDP22-3503](#)
- [EXG1992-00017](#)
- [PRE2016-00086](#)
- [PRE2024-00011](#)
- [UTL2017-00488](#)



ADAMS COUNTY COLORADO

TREASURER'S OFFICE RECEIPT OF PAYMENT

Account	Parcel Number	Receipt Date	Effective Date	Receipt Number
R0151964	0156518400003	May 15, 2024	Apr 30, 2024	2024-05-15-CI-10533

DORADO ANGELICA
 14551 IMBODEN RD
 HUDSON, CO 80642-7710

Situs Address	Payor
14551 IMBODEN RD	DORADO ANGELICA 14551 IMBODEN RD HUDSON, CO 80642-7710

Legal Description
 SECT,TWN,RNG:18-1-64 DESC: PARCEL 3 N2 S2 SE4 40/30A

Property Code	Actual	Assessed	Year	Area	Mill Levy
AG DRY FARMING LAND - 4127	4,923	1,300	2023	242	104.522
FARM/RANCH RESID - 4277	421,624	24,560	2023	242	104.522
FARM/RANCH BLDG - 4279	144,526	38,150	2023	242	104.522

Payments Received

Check	\$6,690.46
Check Number 0089	
Payor CAPTAIN CONS LLC	

Payments Applied

Year	Charges	Billed	Prior Payments	New Payments	Balance
2023	Tax Charge	\$6,690.46	\$0.00	\$6,690.46	\$0.00
				\$6,690.46	\$0.00
Balance Due as of Apr 30, 2024					\$0.00

ALL CHECKS ARE SUBJECT TO FINAL COLLECTION. THANK YOU FOR YOUR PAYMENT!

EMAIL: treasurer@adco.gov | PHONE: 720.523.6160 | WEBSITE: www.adcotax.com

August 21, 2024
 Revised July 3, 2025

David DeBoskey, AICP, Planner II
 Adams County Community & Economic Development
 4430 S. Adams County Pkwy, Suite W2000A
 Brighton, CO 80601

RE: Traffic Impact Letter
 Imboden Subdivision
 2N Civil Project No: 24011

This letter serves to outline the traffic impact of the proposed Imboden Subdivision, located in Adams County. The site lies to the west of Imboden Rd. just north of the curve before the roadway turns into E 144th Ave. The subject parcel is the north one-half of the south one-half of the southeast one-quarter of Section 18, Township 1 South, Range 64 West of the 6th Principal Meridian, County of Adams, State of Colorado.

Imboden Road (CR 25 N)

The existing public Imboden Rd., which this project will gain driveway accesses from, is categorized in the Adams County Transportation Master Plan (TMP) as a Rural Arterial. The roadway is currently paved two-lane roads with approximately 12-foot-wide travel lanes with 2-4-foot-wide shoulders. The current Right-of-Way for both roadways is 60 feet wide.



Figure 19: Existing Adams County Roadway Network (Western Portion of County)

Expressway	Principal Arterial	Section Line Arterial	City Boundaries
Freeway	Minor Arterial	Collector	Adams County Boundary
Tollway	Rural Arterial	Private	

Figure 1 – Figure 19 of Adams County Transportation Master Plan

The TMP does not designate any future improvements to this road.

Private driveways will be accessed off of a new roadway interior to the project site. This roadway will be accessed off of Imboden Rd. The driveways will serve single- family residences.

Trip Generation

The Master Plan does not include existing traffic volumes for this roadway.

Trip generation rates for this development were obtained from the ITE Trip Generation Manual, 7th Edition for Land Use 210 (Single-Family Detached Housing). Table 1 shows the Daily, AM peak, and PM peak hour trip generation estimates. The estimated trips generated by this development are 96 two-way trips out of which 8 two-way trips occur in the AM peak hour and 10 two-way trips occur in the PM peak hour. Please see the following table:

Time of Day	Description	ITE Land Use Category	Land Use Code	New Lots	Daily Trip Rate	Daily 2-Way Trips	Directional Distribution IN	Directional Distribution OUT	Daily Trips In (vpd)	Daily Trips Out (vpd)
Daily	SF Housing	SF Housing	210	10	9.43	94	50%	50%	47	47
AM Peak	SF Housing	SF Housing	210	10	0.75	8	26%	74%	2	6
PM Peak	SF Housing	SF Housing	210	10	0.99	10	64%	36%	6	4

Conclusion

The assumed proposed trips generated should not adversely impact the traffic on Imboden Rd.

Respectfully,



Ryan Eichele, PE
 Project Manager
 2N Civil, LLC

Single-Family Detached Housing (210)

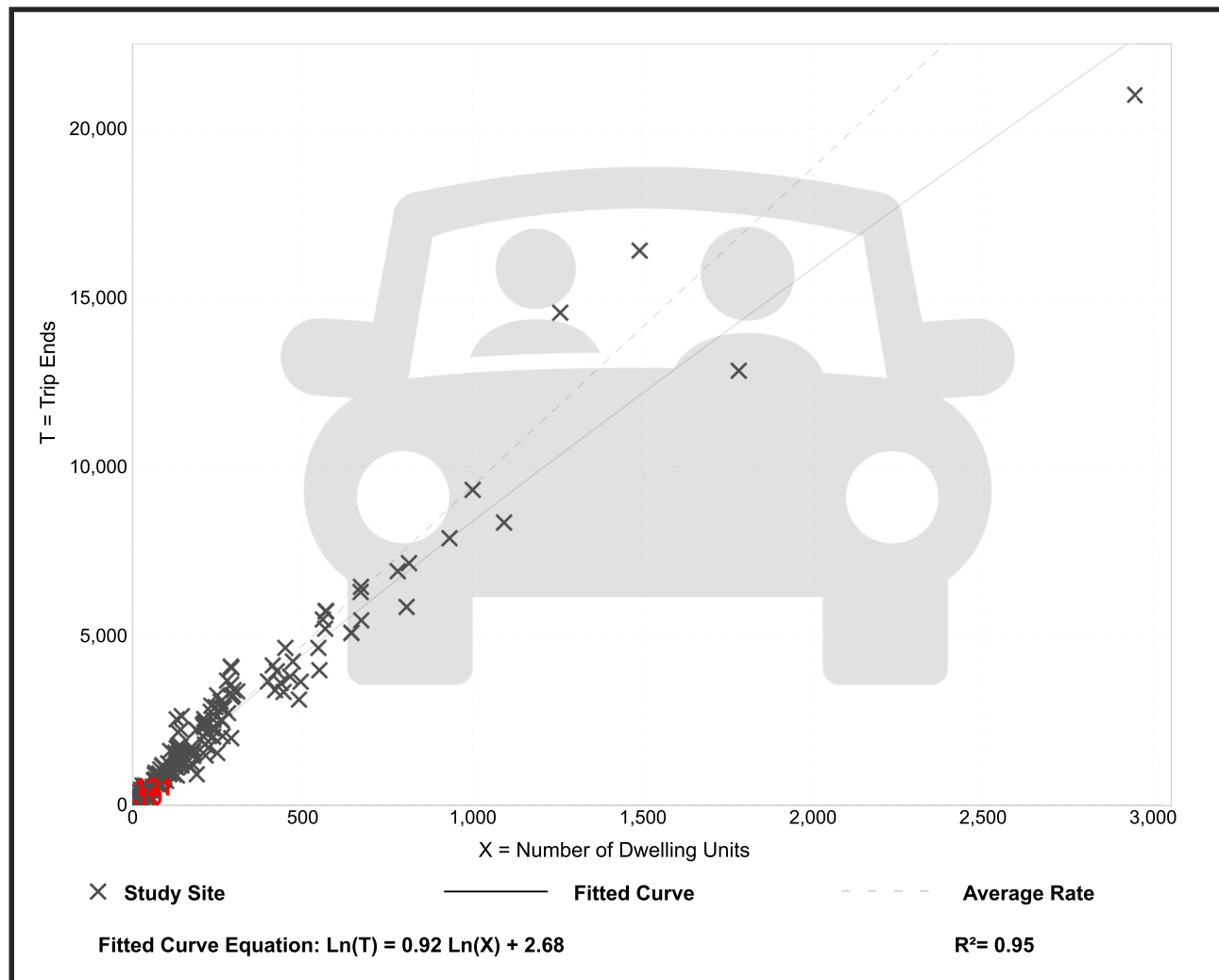
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 174
Avg. Num. of Dwelling Units: 246
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

Data Plot and Equation



Single-Family Detached Housing (210)

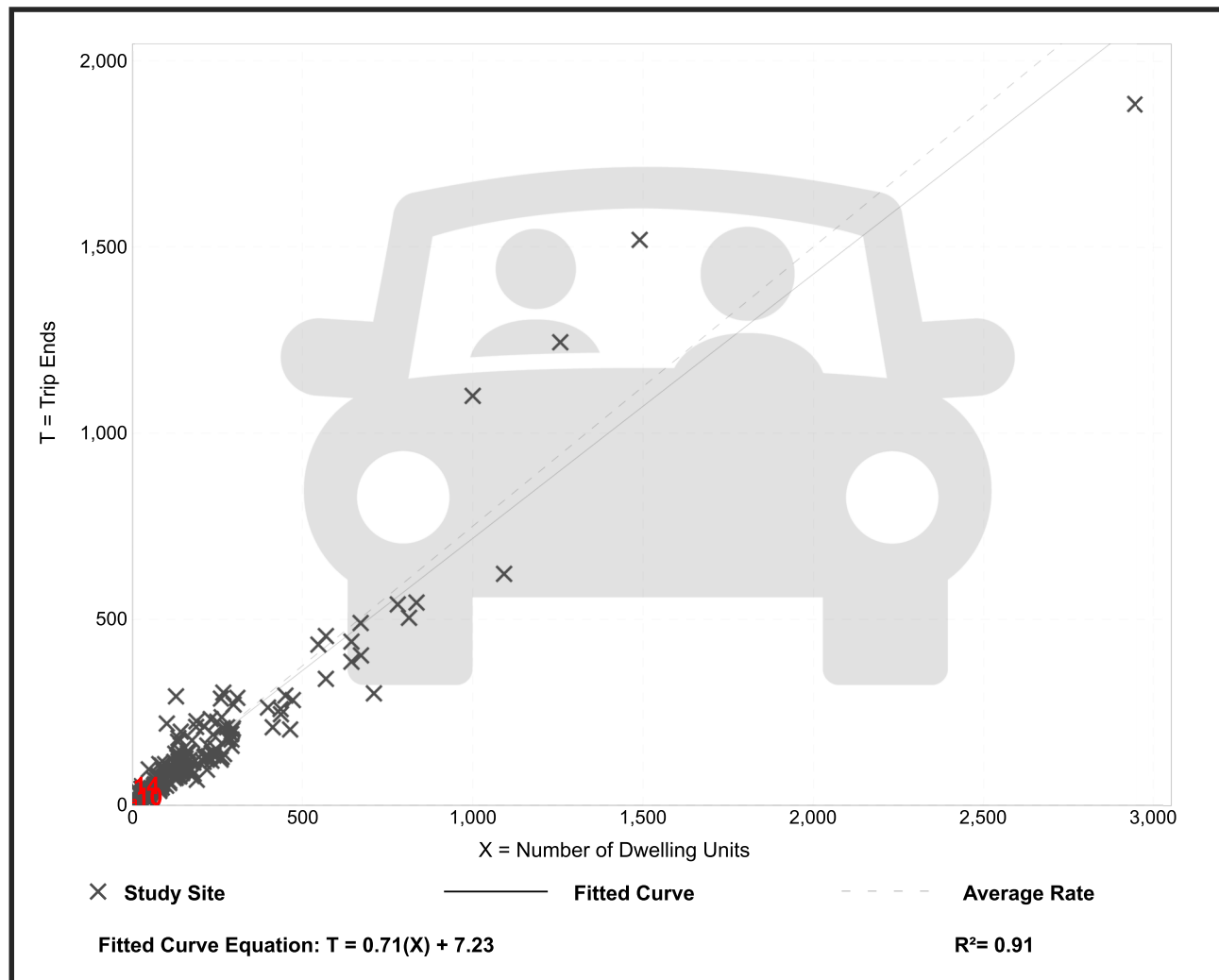
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
 Number of Studies: 169
 Avg. Num. of Dwelling Units: 217
 Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.75	0.34 - 2.27	0.25

Data Plot and Equation



Single-Family Detached Housing (210)

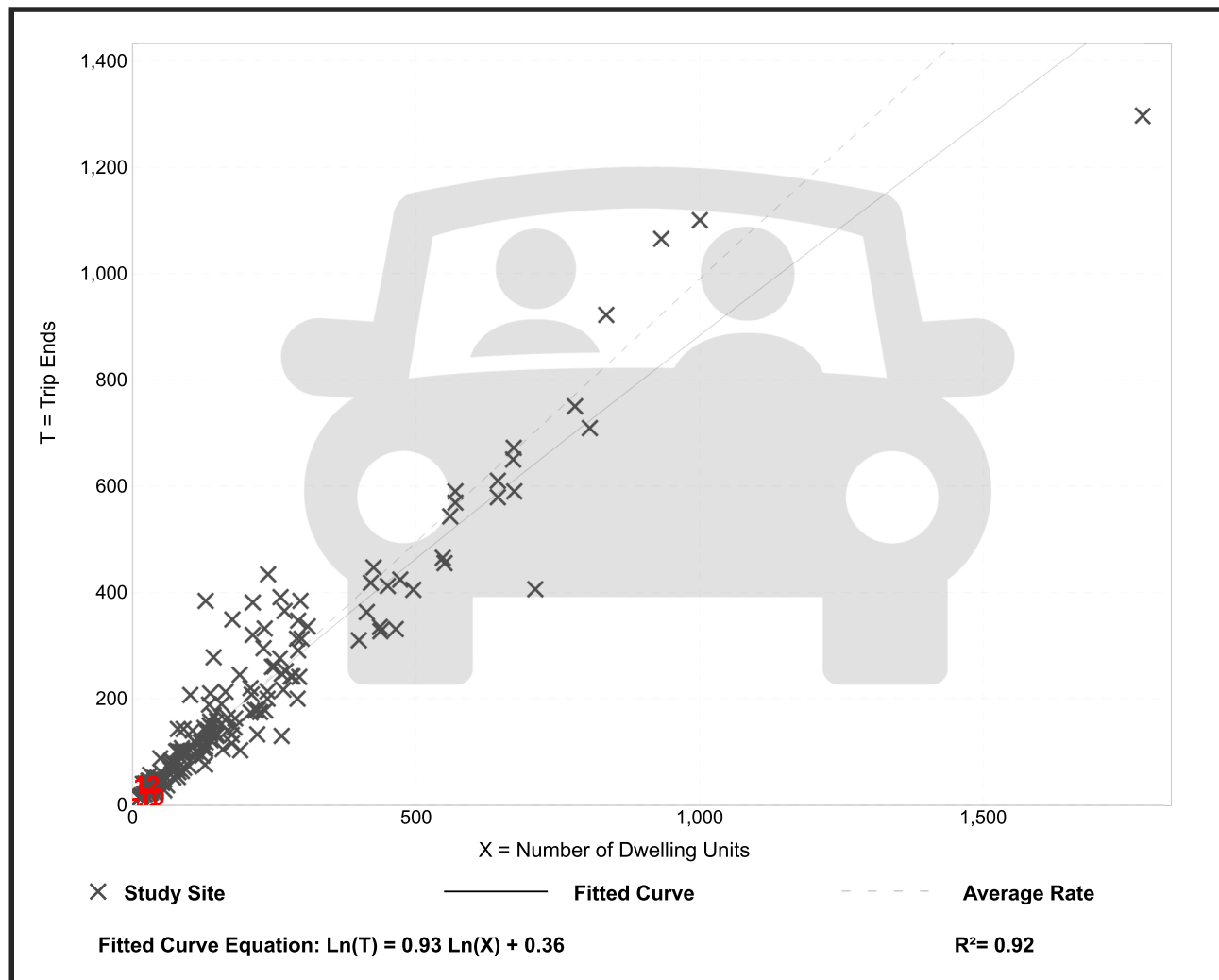
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
 Number of Studies: 178
 Avg. Num. of Dwelling Units: 203
 Directional Distribution: 64% entering, 36% exiting

Vehicle Trip Generation per Dwelling Unit

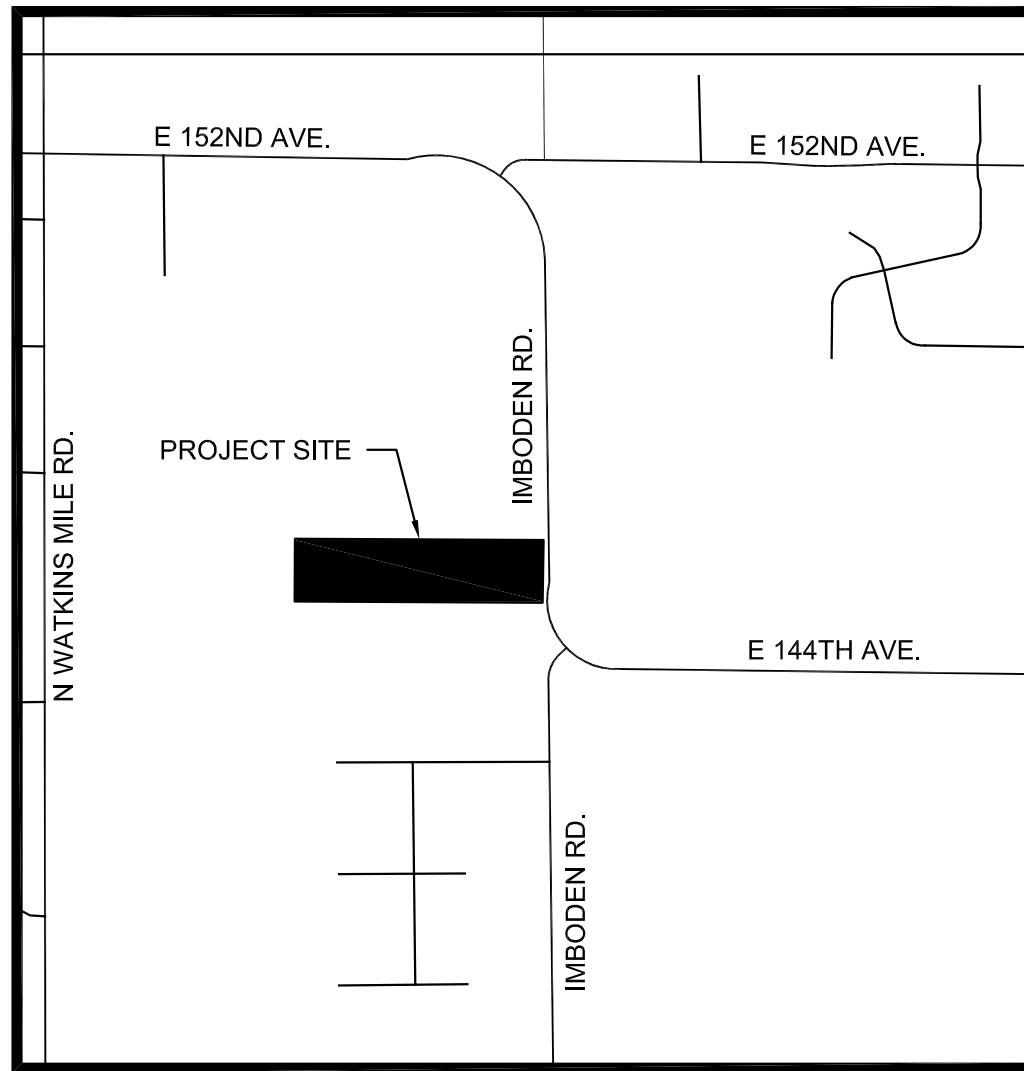
Average Rate	Range of Rates	Standard Deviation
0.99	0.49 - 2.98	0.28

Data Plot and Equation



IMBODEN SUBDIVISION - REZONING PLAN

THE NORTH ONE-HALF OF THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN
 COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 1 OF 1



VICINITY MAP
 SCALE 1" = 2,000'

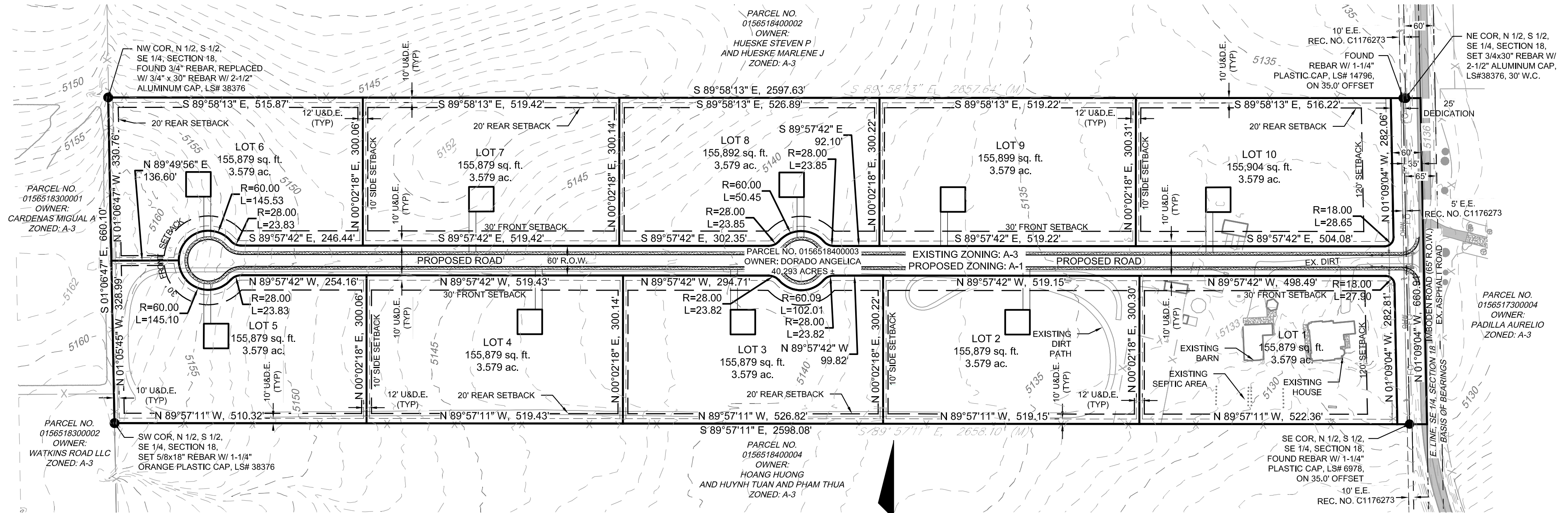
SITE ADDRESS:
 14551 IMBODEN ROAD
 HUDSON, COLORADO 80642

PROPERTY DESCRIPTION:
 THE NORTH ONE-HALF OF THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 64 WEST, COUNTY OF ADAMS, COLORADO:

SURVEYING CERTIFICATE

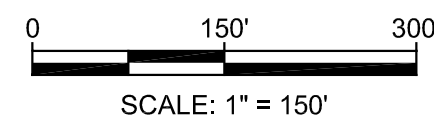
I, ELIJAH FRANE, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS REZONE PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS REZONE PLAN ACCURATELY REPRESENTS SAID SURVEY.

LICENSED LAND SURVEYOR



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS PLAN ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 18 TO HAVING A BEARING OF S01°09'04"E.



6 Inverness Ct. E. Suite, 125
 Englewood, CO 80112
 303.925.0544 T
 303.925.0547 F
 www.2ncivil.com

ISSUED DATE:	07-03-25
PROJECT NUMBER:	24011
SHEET 01 OF 01	



6302 E 142nd Pl, Thornton, CO 80602 | 720-238-9094 | wangtasticarchdesign@gmail.com

IMBODEN RD SUBDIVISION – NEIGHBORHOOD MEETING SUMMARY

Meeting Date:

September 10, 2024

Time:

5:00 PM to 6:00 PM

Location:

14551 Imboden Rd, Hudson, CO 80642

Attendees:

- Beatriz Gandara (Owner Representative)
- Eddy Gandara (Owner Representative)
- Alan Li (Design Team Representative)
- Lenard Mattingley & Diane Mattingley (Neighbors – 34383 E 142nd Pl)
- Steve Hueshe (Neighbor – 14661 Imboden Rd)

Meeting Summary:

On August 26, 2024, formal invitations for the neighborhood meeting were mailed via USPS to all neighbors, as identified on the mailing list provided by the county. Attached are photographs of the mailed invitations, which serve as evidence of their distribution.

The meeting commenced promptly at 5:00 PM, with the Owner and Design Team presenting a thorough overview of the Imboden Rd Subdivision Project. Copies of all pertinent documents, including project plans and maps, were distributed to attendees for their reference. These documents are also included as attachments to this summary.

Arrival of Attendees:

- Lenard and Diane Mattingley arrived at approximately 5:03 PM.
- Steve Hueshe arrived shortly after, at 5:04 PM.

During the meeting, several key questions and concerns were raised by the attendees, focusing on the following topics:

- **Water Supply:** Attendees inquired whether there would be a community well or if each homeowner would be responsible for their individual wells.
- **Water Metering:** Questions were raised regarding whether individual wells would be metered and how water usage would be regulated.
- **Aquifer Capacity:** Concerns were expressed about the sufficiency of the aquifer to

sustain the proposed development and its water needs.

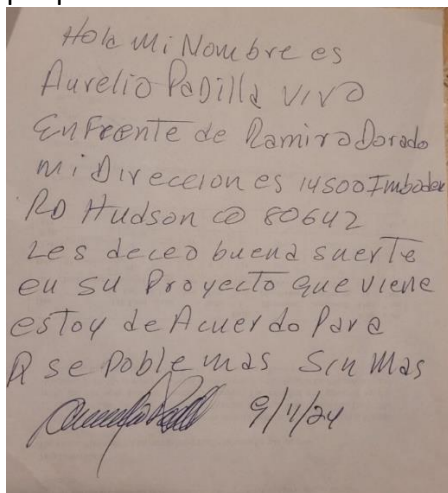
- **Traffic Impact:** A request was made to determine whether a traffic study would be conducted to assess the impact of the development, considering the anticipated increase in homes and residents.
- **Homeowners Association (HOA):** Attendees sought clarification on whether an HOA would be established for the community and what role it would play in property management.
- **Gated Community:** The potential for the development to become a gated community was questioned.
- **ATV Usage:** Attendees suggested the implementation of rules to regulate all-terrain vehicle (ATV) use within the development, particularly to address concerns about noise and safety.

At the conclusion of the meeting, all three neighbors expressed their support for the Imboden Rd Subdivision project. They conveyed positive feedback and shared their enthusiasm for the potential benefits the development would bring to the community. Each neighbor wished us success, offering words of encouragement as we move forward with the project.

The formal portion of the meeting concluded at 6:00 PM. Following the conclusion, the Owner and Design Team remained on-site until 6:30 PM, in case any additional attendees arrived. No further participants joined the meeting.

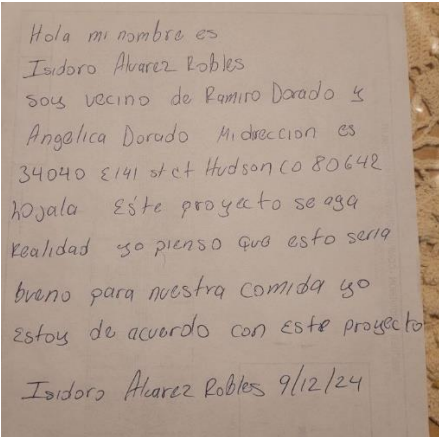
Additionally, three neighbors who were unable to attend the meeting—Aurelio Padilla and Isidro Alcaez Robles—submitted letters of support for the project, which are included as attachments to this document.

Aurelio Padilla, who resides at 14500 Imboden Rd, submitted a written letter of support for the project. In his letter, he expressed, "My name is Aurelio Padilla, and I live across from Ramiro and Angelica Dorado at 14500 Imboden Rd, Hudson, CO 80642. I want to wish them the best of luck with their upcoming project, and I fully support it. I believe bringing in more people will be beneficial for the community."



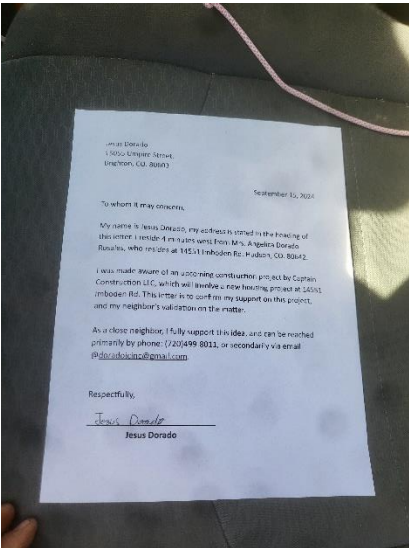
Hola mi Nombre es
Aurelio Padilla vivo
enfrente de Ramiro Dorado
mi Direccion es 14500 Imboden
Rd Hudson CO 80642
Les deseo buena suerte
en su Proyecto que viene
estoy de Acuerdo para
que se poble mas sin mas
Aurelio Padilla 9/11/24

Isidro Alcaez Robles, who resides at 34040 E 141st Ct, submitted a letter of support for the project. In his statement, he shared, "I'm a neighbor of Ramiro Dorado and Angelica Dorado. My address is 34040 E 141st Ct, Hudson, CO 80642. Hopefully, this project becomes a reality. I think it will be good for our community, and I support it! Hopefully, they bring the gas station closer now," as attached below.



Hola mi nombre es
Isidoro Alvarez Robles
Soy vecino de Ramiro Dorado &
Angelica Dorado. Mi direccion es
34040 E 141 st ct Hudson CO 80642
¡Ojalá este proyecto se sea
Realidad yo pienso que esto seria
bueno para nuestra comunidad yo
estoy de acuerdo con este proyecto
Isidoro Alvarez Robles 9/12/24

Jesus Dorado, who resides at 14551 Imboden Rd, submitted a letter of support for the project, as attached below.



Jesus Dorado
14551 Imboden Rd
Hudson, CO 80642

September 12, 2024

To whom it may concern,

My name is Jesus Dorado, my address is stated in the heading of this letter. I reside at my address from Mrs. Angelica Dorado Robles, who resides at 14551 Imboden Rd, Hudson, CO 80642.

I was made aware of an upcoming construction project by Captain Construction LLC, which will involve a new building project at 14551 Imboden Rd. This letter is to confirm my support on this project and my neighbor's validation on the matter.

As a close neighbor, I fully support it in idea, and can be reached primarily by phone: (720)499-8022, or secondary via email: JDoradocap@gmail.com

Respectfully,
Jesus Dorado
Jesus Dorado

Summary prepared by: Bing Wang

Signature: Bing Wang

Summary approved by: Angelica Dorado

Signature: Angilica Dorado

QUISPE NELSON ORELLANA
AND QUISPE MARITZA
ORELLANA 5172 DULUTH CT
DENVER CO 80239-4144

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

ADAMS JEANETTE R AND
ADAMS JEFFREY C
OR CURRENT RESIDENT
33881 E 141ST CT
HUDSON CO 80642-7747

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

PASCAL MATTHEW A AND
PASCAL STEFANIE L
OR CURRENT RESIDENT
35150 E 152ND AVE
HUDSON CO 80642-7983

KNIGHT FRANCIS J AND
KNIGHT TIFFANY
OR CURRENT RESIDENT
34133 E 142ND PL
HUDSON CO 80642-7744

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

ADAMS LUKE CHARLES AND
ADAMS ANDREA MARIE
OR CURRENT RESIDENT
34053 E 142ND PL
HUDSON CO 80642-7743

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

KOEHN MARK D AND
KOEHN TIFFANY L
OR CURRENT RESID
14770 IMBODEN RD
HUDSON CO 80642-7

14700 WATKINS ROAD LLC
8072 LAKEVIEW DR PARKER
CO 80134-5908

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

SKRBINA JAMES ALLEN AND
LOPEZ JESSICA MARIE
OR CURRENT RESIDENT
33991 E 141ST CT
HUDSON CO 80642-7747

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

CURRENT RES
14700 WATKINS
BRIGHTON CO

PHAM VICTORIA AND
TRUONG DANNY
4734 MARKET STREET
TUPELO MS 38801

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

NUNES MAYANIN OYUKI AND
HERNANDEZ JESUS SANTANA
OR CURRENT RESIDENT
34051 E 141ST CT
HUDSON CO 80642-7747

CURRENT RESIDENT
14841 PRAIRIE RED CT
BRIGHTON CO 80603-8518

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

~~HOANG HUONG AND HUYNH~~
TUAN AND PHAM THUA
800 S SHERIDAN BLVD
DENVER CO 80226-8006

BOCAVEDRA JUAN M AND
BOCAVEDRA DAMARIS
OR CURRENT RESIDENT
14230 WATKINS RD
BRIGHTON CO 80603

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

QUISPE NELSON ORELLANA
AND QUISPE MARITZA
ORELLANA 5172 DULLUTH CT
DENVER CO 80239-4144

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

ADAMS J
ADAMS J
OR CURR
33881 E 14
HUDSON

CARMIN TERRY R AND
CARMIN TANJA R
14140 WATKINS ROAD
BRIGHTON CO 80603

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

KNIGHT FRANCIS J AND
KNIGHT TIFFANY
OR CURRENT RESIDENT
34133 E 142ND PL
HUDSON CO 80642-7744

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

A
A
OR
340
HU

PINETOP HOMES LLC
6000 FEDERAL BLVD
DENVER CO 80221-2002

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

14700 WATKINS ROAD LLC
8072 LAKEVIEW DR PARKER
CO 80134-6906

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

SKRIBINA J
LOPEZ JES
OR CURRE
33881 E 141
HUDSON CO

WESTWOOD ESTATES
MEADOWS ASSOCIATION
16 BELLAIRE ST STE 1500
DENVER CO 80222-4342

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

PHAM VICTORIA AND
TRUONG DANNY
4734 MARKET STREET
TUPELO MS 38801

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

MUNE
HERIN
OR CUR
34051 E
HUDSON

CARENO ZENAILO AND
REZ MARIA ELENA
WILLOW DR
HELVIE CO 80603-6759

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

CURRENT RESIDENT
14941 PRAIRIE RED CT
BRIGHTON CO 80603-8518

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

HOANG HUONG AND HU
TUAN AND PHAM THUA
800 S SHERIDAN BLVD
DENVER CO 80225-8006



BURCIAGA SANDRA DIAZ AND
GUTIERREZ JAIME GARCIA
OR CURRENT RESIDENT
33723 E 142ND PL
HUDSON CO 80642-7743

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

BOCANEGRA JUAN M AND
BOCANEGRA DAMARIS
OR CURRENT RESIDENT
14230 WATKINS RD
BRIGHTON CO 80603

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



BRADY DEREK
OR CURRENT RESIDENT
34343 E 142ND PL
HUDSON CO 80642-7744

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

CARWIN TERRY R AND
CARWIN TANJA R
14140 WATKINS ROAD
BRIGHTON CO 80603

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



MC ANINCH BRADLEY JAY
OR CURRENT RESIDENT
14950 PRAIRIE RED COURT
BRIGHTON CO 80603

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

PINETOP HOMES LLC
6000 FEDERAL BLVD
DENVER CO 80221-2002

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



LOCKHART BRIAN S AND
LOCKHART STEPHANIE E
OR CURRENT RESIDENT
33822 E 142ND PL
HUDSON CO 80642-7743

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

CRESTWOOD ESTATES
HOMEOWNERS ASSOCIATION
INC
1873 S BELLAIRE ST STE 1500
DENVER CO 80222-4342

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



CURRENT RESIDENT
33600 E 152ND AVE
BRIGHTON CO 80603-6505

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

MAGARENO ZENAILO AND
GOMEZ MARIA ELENA
358 WILLOW DR
LOCHLUIE CO 80603-5758

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

FULLER MATTHEW B AND
FULLER KENDRA
OR CURRENT RESIDENT
34261 E 141ST CT
HUDSON CO 80642-7748

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

BURCIAGA SANDRA DIAZ AND
GUTIERREZ JAIME GARCIA
OR CURRENT RESIDENT
33723 E 142ND PL
HUDSON CO 80642-7743

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

BOCANEC
BOCANEC
OR CURR
14230 WAT
BRIGHTON

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

BRADY DEREK
OR CURRENT RESIDENT
34343 E 142ND PL
HUDSON CO 80642-7744

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

CARWIN T
CARWIN T
14140 WAT
BRIGHTON

SQUIVEL ADRIAN GUTIERREZ
OR CURRENT RESIDENT
4042 E 142ND PL
HUDSON CO 80642-7743

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

MC ANINCH BRADLEY JAY
OR CURRENT RESIDENT
14950 PRAIRIE RED COURT
BRIGHTON CO 80603

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

PINETOP HOM
6000 FEDERAL
DENVER CO 80

ENT RESIDENT 14500
EN RD HUDSON CO
7709

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

LOCKHART BRIAN S AND
LOCKHART STEPHANIE E
OR CURRENT RESIDENT
33822 E 142ND PL
HUDSON CO 80642-7743

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

CRESTWOOD ESTAT
HOMEOWNERS ASS
INC
1873 S BELLAIRE ST S
DENVER CO 80222-434

N WILLIAM R AND
N LAURIE L
RENT RESIDENT
141ST CT
CO 80642-7747

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

CURRENT RESIDENT
33600 E 152ND AVE
BRIGHTON CO 80603-6505

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

MACARENO ZENAIDO
GOMEZ MARIA ELENA
338 WILLOW DR
LOCHBUIE CO 80603-5

DON JEFFREY AND
MARLENE JANNETTE
7TH AVE
SE CITY CO 80022-

MONDRAGON SANDRA
1441 W 100TH AVE
NORTHGLENN CO 80260-6205

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

FULLER MATTHEW B AND
FULLER KENDRA
OR CURRENT RESIDENT
34261 E 141ST CT
HUDSON CO 80642-7748

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

BURC
GUTTE
OR C
3372
HUDS

35101 E 144TH AVE LLC
950 GRAY ST
LAKEWOOD CO 80214-2444

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

ESQUIVEL ADRIAN GUTIERREZ
OR CURRENT RESIDENT
34042 E 142ND PL
HUDSON CO 80642-7743

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

BRADY DE
OR CURRE
34343 E 14
HUDSON C

MATTINGLEY LEONARD AND
MATTINGLEY DIANE
OR CURRENT RESIDENT
34383 E 142ND PL
HUDSON CO 80642-7744

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

CURRENT RESIDENT 14500
IMBODEN RD HUDSON CO
80642-7709

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

MC ANINC
OR CURRE
14950 PRA
BRIGHTON

MORRELL JAMES A AND
MORRELL JESSICA R
OR CURRENT RESIDENT
32625 E 143RD AVE
BRIGHTON CO 80603-8323

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

SIMPSON WILLIAM R AND
SIMPSON LAURIE L
OR CURRENT RESIDENT
33731 E 141ST CT
HUDSON CO 80642-7747

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

LOCK
LOCK
OR C
3382
HUD

DUNLAP MATTHEW PAUL AND
DUNLAP AIMEE CHRISTINE
OR CURRENT RESIDENT
34150 E 152ND AVE
BRIGHTON CO 80603-6523

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

AITKEN ELDON JEFFREY AND
AITKEN CHARLENE JANNETTE
15414 E 117TH AVE
COMMERCE CITY CO 80022-
9861

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

CURREN
33600 E
BRIGHTO

PADILLA AURELIO
4100 AMMONS ST
WHEAT RIDGE CO 80033-4442

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

MONDRAGON SANDRA
1441 W 100TH AVE
NORTHGLENN CO 80260-6205

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

FULLER MATTHEW B A
FULLER KENDRA
OR CURRENT RESIDENT
34261 E 141ST CT
HUDSON CO 80642-7748

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

35101 E 144TH AVE LLC
950 GRAY ST
LAKEWOOD CO 80214-2444

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

ESQUIVEL ADRIAN GUTIER
OR CURRENT RESIDENT
34042 E 142ND PL
HUDSON CO 80642-7743

GALLANES
SHELLE
RESIDENT
0 FL
0642-7743

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

MATTINGLEY LEONARD AND
MATTINGLEY DIANE
OR CURRENT RESIDENT
34383 E 142ND PL
HUDSON CO 80642-7744

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

CURRENT RESIDENT 14500
IMBODEN RD HUDSON CO
80642-7709

EIDER REBECCA A
CURRENT RESIDENT
WATKINS RD
TON CO 80603-6509

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

MORRELL JAMES A AND
MORRELL JESSICA R
OR CURRENT RESIDENT
32825 E 143RD AVE
BRIGHTON CO 80603-6523

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

SIMPSON WILLIAM R AND
SIMPSON LAURIE L
OR CURRENT RESIDENT
33731 E 141ST CT
HUDSON CO 80642-7747

DENAS MIGUEL A
0 DALHLIA CT
RNTON CO 80241

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

DUNLAP MATTHEW PAUL AND
DUNLAP AIMEE CHRISTINE
OR CURRENT RESIDENT
34150 E 152ND AVE
BRIGHTON CO 80603-6523

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

AITKEN ELDON JEFFREY AND
AITKEN SHARLENE JANETTE
16414 E 117TH AVE
COMMERCE CITY CO 80022-
9881

SSIDENT
NS RD
O 80603-6380

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



PADILLA AURELIO
4100 AMMONS ST
WHEAT RIDGE CO 80033-4442

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



MONDRAGON SANDY
1441 W 100TH AVE
NORTHGLEN CO 80560

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



SALAZAR MAGALLANES
CARLOS AND
MENDOZA MICHELLE
OR CURRENT RESIDENT
33882 E 142ND PL
HUDSON CO 80642-7743

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



35101 E 144TH AVE LLC
950 GRAY ST
LAKEWOOD CO 80214-2444

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



SCHNEIDER REBECCA A
OR CURRENT RESIDENT
14300 WATKINS RD
BRIGHTON CO 80603-6509

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



MATTINGLEY LEONARD AND
MATTINGLEY DIANE
OR CURRENT RESIDENT
34383 E 142ND PL
HUDSON CO 80642-7744

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



CARDENAS MIGUEL A
12250 DALHJIA CT
THORNTON CO 80241

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



MORRELL JAMES A AND
MORRELL JESSICA R
OR CURRENT RESIDENT
32825 E 143RD AVE
BRIGHTON CO 80603-8323

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



CURRENT RESIDENT
14140 WATKINS RD
BRIGHTON CO 80603-8360

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



DUNLAP MATTHEW PAUL AND
DUNLAP AIMEE CHRISTINE
OR CURRENT RESIDENT
34150 E 152ND AVE
BRIGHTON CO 80603-8523

ANGELICA DORADO
14551 Imboden Rd
Hudson, CO 80642

ANGELICA DORADO
14551 Imboden Rd
Hudson, CO 80642

BEWER MARISA DAWN AND
BEWER CHRISTOPHER
NATHANIEL OR CURRENT
RESIDENT
33851 E 152ND AVE
BRIGHTON CO 80603-6525

ANGELICA DORADO
14551 Imboden Rd
Hudson, CO 80642

PADILLA AURELIO
4100 AMMONS ST
WHEAT RIDGE CO 80033-4

ANGELICA DORADO
14551 Imboden Rd
Hudson, CO 80642

ANGELICA DORADO
14551 Imboden Rd
Hudson, CO 80642

ESCOBEDO JOSE LUIS JR AND
ESCOBEDO KAREN
GUADALUPE OR CURRENT
RESIDENT
34212 E 142ND PL
HUDSON CO 80642-7744

ANGELICA DORADO
14551 Imboden Rd
Hudson, CO 80642

SALAZAR MAGALLANES
CARLOS AND
MENDOZA MICHELLE
OR CURRENT RESIDENT
33852 E 142ND PL
HUDSON CO 80642-7743

ANGELICA DORADO
14551 Imboden Rd
Hudson, CO 80642

ANGELICA DORADO
14551 Imboden Rd
Hudson, CO 80642

GLASER RICK AND
GLASER TRACY A
OR CURRENT RESIDENT
33855 E 142ND PL
HUDSON CO 80642-7743

ANGELICA DORADO
14551 Imboden Rd
Hudson, CO 80642

SCHNEIDER REBECCA A
OR CURRENT RESIDENT
14300 WATKINS RD
BRIGHTON CO 80603-6509

ANGELICA DORADO
14551 Imboden Rd
Hudson, CO 80642

ANGELICA DORADO
14551 Imboden Rd
Hudson, CO 80642

AGUIRRE JOSE C
OR CURRENT RESIDENT
14010 WATKINS RD
BRIGHTON CO 80603-6360

ANGELICA DORADO
14551 Imboden Rd
Hudson, CO 80642

CARDENAS MIGUEL A
12250 DALHJIA CT
THORNTON CO 80241

ANGELICA DORADO
14551 Imboden Rd
Hudson, CO 80642

ANGELICA DORADO
14551 Imboden Rd
Hudson, CO 80642

SANCHEZ OSCAR E KAREZ
AND OLIVIA SHARON OLIVIA
8 # 810 SIBBETH Z596
THORNTON CO 80134

ANGELICA DORADO
14551 Imboden Rd
Hudson, CO 80642

CURRENT RESIDENT
14140 WATKINS RD
BRIGHTON CO 80603-6360

RIEGER LOUIS J AND
RIEGER ROBERTA J
OR CURRENT RESIDENT
3050 E 152ND AVE
BRIGHTON CO 80603-6504

Angela Dorado
14551 Imboden Rd
Hudson, CO 80642

WALTER RYAN AND
WALTER KIMBERLY
OR CURRENT RESIDENT
14575 WATKINS RD
BRIGHTON CO 80603-6511

Angela Dorado
14551 Imboden Rd
Hudson, CO 80642

BEAVER MARISA OLIVIA AND
BEAVER CHRISTOPHER
NATHANIEL OR CURRENT
RESIDENT
3380 E 152ND AVE
BRIGHTON CO 80603-6508

STEWART DAVID GREGORY
AND STEWART RHONDA LYNN
23552 E 156TH AVE
BRIGHTON CO 80603-6550

Angela Dorado
14551 Imboden Rd
Hudson, CO 80642

CURRENT RESIDENT 14621
IMBODEN RD HUDSON CO
80642-7710

Angela Dorado
14551 Imboden Rd
Hudson, CO 80642

ESCOBEDO JOSE LUIS JR AND
ESCOBEDO KAREN
GLADALIFE OR CURRENT
RESIDENT
34232 E 140ND PL
HUDSON CO 80642-7744

CURRENT RESIDENT 33921 E
141ST CT HUDSON CO 80642-
7747

Angela Dorado
14551 Imboden Rd
Hudson, CO 80642

CURRENT RESIDENT
14550 WATKINS RD
COMMERCE CITY CO 80013-
6511

Angela Dorado
14551 Imboden Rd
Hudson, CO 80642

GLASER RICK AND
GLASER TRACY A
OR CURRENT RESIDENT
33865 E 140ND PL
HUDSON CO 80642-7743

WATKINS ROAD LLC
PO BOX 280132
LAKEWOOD CO 80228-0132

Angela Dorado
14551 Imboden Rd
Hudson, CO 80642

REID CHAD EDWARD AND
ORTEGA-REID RUTH ANN
OR CURRENT RESIDENT
34552 E 140ND PL
HUDSON CO 80642-7744

Angela Dorado
14551 Imboden Rd
Hudson, CO 80642

AGUIRRE JOSE C
OR CURRENT RESIDENT
14010 WATKINS RD
BRIGHTON CO 80603-6500

STEVEN P AND
MARLENE J
IMBODEN ROAD
HUDSON CO 80642

Angela Dorado
14551 Imboden Rd
Hudson, CO 80642

CURRENT RESIDENT
15210 PRAIRIE RED CT
BRIGHTON CO 80603-6518

8072-62288 CO ALCANACHIL
S # 310 SIBARRH 2528
2740 WONGSB SWA TO GINA
AND GONZALEZ
23244 E 140ND AVE
BRIGHTON CO 80603-6500

ANGELA DORADO
14551 IMBODEN RD
HUDSON CO 80642

Angela Dorado
14551 Imboden Rd
Hudson, CO 80642

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



RIEGER LOUIS J AND
RIEGER ROBERTA J
OR CURRENT RESIDENT
34350 E 152ND AVE
BRIGHTON CO 80603-6524

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



WALTER RYAN AND
WALTER KIMBERLY
OR CURRENT RESIDENT
14575 WATKINS RD
BRIGHTON CO 80603-6511

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



STEWART DAVID GREGORY
AND STEWART RHONDA LYNN
23550 E 156TH AVE
BRIGHTON CO 80603-3850

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



CURRENT RESIDENT 14661
IMBODEN RD HUDSON CO
80642-7710

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



CURRENT RESIDENT 33801 E
141ST CT HUDSON CO 80642-
7747

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



CURRENT RESIDENT
14560 WATKINS RD
COMMERCE CITY CO 80603-
6511

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



WATKINS ROAD LLC
PO BOX 280132
LAKEWOOD CO 80228-0132

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



REID CHAD EDWARD AND
ORTEGA-REID RUTH ANN
OR CURRENT RESIDENT
34352 E 142ND PL
HUDSON CO 80642-7744

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



HUESKE STEVEN P AND
HUESKE MARLENE J
14661 IMBODEN ROAD
HUDSON CO 80642

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



CURRENT RESIDENT
15010 PRAIRIE RED CT
BRIGHTON CO 80603-6518

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



CURRENT RESIDENT
14430 WATKINS RD
BRIGHTON CO 80603-6509

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

RIEGER LOUISE
RIEGER ROBERT
OR CURRENT RESIDENT
24350 E 152ND
BRIGHTON CO

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



REIBER GARY II
OR CURRENT RESIDENT
14240 IMBODEN RD
HUDSON CO 80642-7708

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

STEWART DAVID
AND STEWART ROBERT
23550 E 155TH AV
BRIGHTON CO 80603

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



KRUEGER MITCHELL K AND
KRUEGER ERIN M
OR CURRENT RESIDENT
34371 E 141ST CT
HUDSON CO 80642-7748

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

CURRENT RESIDENT
141ST CT HUDSON CO
7747

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



LARRY AND LINDA BENKER
FAMILY TRUST OR CURRENT
RESIDENT
34223 E 142ND PL
HUDSON CO 80642-7744

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

WATKINS ROAD III
PO BOX 280132
LAKEWOOD CO 80022

Angelica Dorado

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

CURRENT RESIDENT
14430 WATKINS RD
BRIGHTON CO 80603-6509

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

RIEGER LOUIS J AND
RIEGER ROBERTA J
OR CURRENT RESIDENT
34350 E 152ND AVE
BRIGHTON CO 80603-8504

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

REIBER GARY II
OR CURRENT RESIDENT
14240 IMBODEN RD
HUDSON CO 80642-7708

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

STEWART DAVID GREGORY
AND STEWART RHONDA LYNN
23550 E 156TH AVE
BRIGHTON CO 80603-3850

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



KRUEGER MITCHELL K AND
KRUEGER ERIN M
OR CURRENT RESIDENT
34371 E 141ST CT
HUDSON CO 80642-7748

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

CURRENT RESIDENT 33801 E
141ST CT HUDSON CO 80642-
7747

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



LARRY AND LINDA BENKER
FAMILY TRUST OR CURRENT
RESIDENT
34223 E 142ND PL
HUDSON CO 80642-7744

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

WATKINS ROAD LLC
PO BOX 280132
LAKEWOOD CO 80228-0132

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



HUESKE STEVEN P AND
HUESKE MARLENE J
14881 IMBODEN ROAD
HUDSON CO 80642

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



HAGANS PAMELA KAY AND
HAGANS GARY EUGENE
OR CURRENT RESIDENT
33732 E 142ND PL
HUDSON CO 80642-7743

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



DAUGHTREY PERRY
OR CURRENT RESIDENT
34710 E 152ND AVE
HUDSON CO 80642-7988

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



ESTATES AT BROMLEY
HOMEOWNERS ASSOCIATION
INC
12000 WASHINGTON ST SUITE
100 THORNTON CO 80241

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



MCKAIN KAREN
OR CURRENT RESIDENT
33962 E 142ND PL
HUDSON CO 80642-7743

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



MCDOWELL JEANI J AND
MCDOWELL JEFFREY E
OR CURRENT RESIDENT
32800 E 147TH AVE
BRIGHTON CO 80603-8893

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



SANDUSKY BRENT A
OR CURRENT RESIDENT
34173 E 142ND PL
HUDSON CO 80642-7744

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



SCHAEFFER OWEN D AND
SCHAEFFER RIA SEAN AND
SCHAEFFER WESLEY O
OR CURRENT RESIDENT
14660 IMBODEN RD
HUDSON CO 80642-7709

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



MEYER JAMES I AND
MEYER CAROL E
OR CURRENT RESIDENT
14505 WATKINS RD
BRIGHTON CO 80603-6511

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



DONET NICHOLAS H AND
TYUS SANDRA L
OR CURRENT RESIDENT
34221 E 141ST CT
HUDSON CO 80642-7748

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



DUNHAM SAMUEL L LIVING
TRUST THE 14582 CHERRY
STREET
BRIGHTON CO 80601

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



SMITH ROBIN L
OR CURRENT RESIDENT
14755 IMBODEN RD
HUDSON CO 80642-7710

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



SYLVESTER IAN
OR CURRENT RESIDENT
33803 E 142ND PL
HUDSON CO 80642-7743

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



CURRENT RESIDENT
14700 WATKINS RD UNIT MAIN
BRIGHTON CO 80603-6519

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



BROWN ANDREW AND
BROWN TRACY
OR CURRENT RESIDENT
33863 E 142ND PL
HUDSON CO 80642-7743

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



GUZMAN JOSE RAMIREZ AND
DIAZ HIDANIA BUSTILLOS
OR CURRENT RESIDENT
34302 E 142ND PL
HUDSON CO 80642-7744

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



CURRENT RESIDENT
14700 WATKINS RD UNIT MAIN
BRIGHTON CO 80603-6519

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



BROWN ANDREW AND
BROWN TRACY
OR CURRENT RESIDENT
33863 E 142ND PL
HUDSON CO 80642-7743

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



GUZMAN JOSE RAMIREZ AND
DIAZ HIDANIA BUSTILLOS
OR CURRENT RESIDENT
34302 E 142ND PL
HUDSON CO 80642-7744

August 24, 2024

RE: Neighborhood Meeting
Captain Construction LLC
Imboden Rd Rezoning and Subdivision

Dear Neighbor,

We would like to invite you to a neighborhood meeting for the Imboden Rd Rezoning and Subdivision Project from 5 p.m. – 6 p.m. on Tuesday, September 10, 2024, at 14551 Imboden Rd, Hudson, CO 80642. A project map is attached to this letter. The purpose of this meeting is to learn about the design intent and progress of this project. A concept meeting was held with the County of Adams on March 27, 2024.

The existing 40.3-acre site, currently vacant and consisting of native grasses, is zoned A-3, with the intent to rezone to A-1, with the Residential Low (RL) future land use designation. The proposed design is to subdivide the parcel into 13 separate single-family lots, each consisting of a minimum of 2.5 acres. Each lot's minimum width will comply with Adams County Zoning District Regulations. Single-family homes, driveways, and landscape will be constructed once the rezoning and subdivision have been approved, with each home served by on-site well and septic systems.

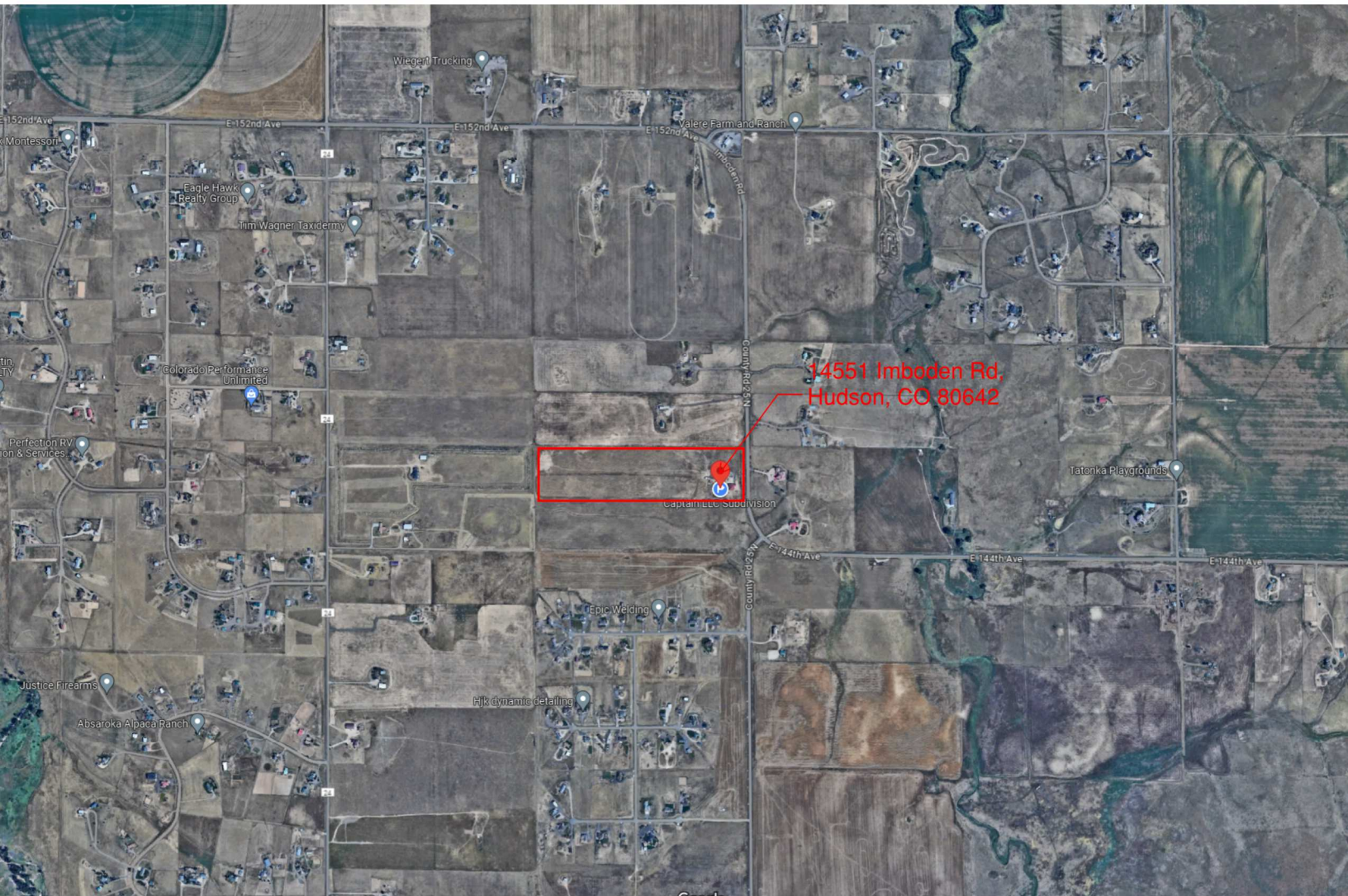
This development will not only address pressing housing needs but will also be beneficial to all neighbors by expanding the city grid and supporting Adams County's desire to increase housing density. This project is anticipated to improve the overall infrastructure and vitality of the neighborhood, enhancing property values and fostering a stronger, more connected community.

We want to reassure our neighbors that their property values will not be negatively impacted by this development. No mobile homes will be built on this site. Instead, the new homes will be million-dollar residences, which will enhance the property values in the area and contribute to a more prestigious and thriving neighborhood.

This development will integrate seamlessly with the existing environment, promoting improved infrastructure and increased housing density in line with the county's goals. The high-quality, luxury homes will elevate the neighborhood's appeal, attracting more investment and fostering a stronger, more connected community. Rest assured, this project is designed with the best interests of all neighbors in mind, aiming to create lasting positive impacts on property values and the local environment. The project is set to begin in mid-2024 and conclude with all approvals by early 2025, with the first home anticipated to be built by mid-2025.

We look forward to discussing how this project can enhance the neighborhood and contribute positively to the community's growth and development.

Sincerely,
Captain Construction LLC





July 15, 2025

John Stoll, Principal Planner
Adams County Long Range, Community & Economic Development
4430 S. Adams County Pkwy, Suite W2000A
Brighton, CO 80601

**RE: Preliminary Drainage Analysis
Imboden Subdivision
2N Project No. 24011**

Dear Mr. Stoll,

This letter serves to address the stormwater drainage impact of the proposed Imboden Subdivision. The 40.29-acre site is located northwest of the corner of the intersection of N Imboden Rd. and E 144th Ave. The subject parcel is part of the north ½ of the south ½ of the southeast ¼ of Section 18, Township 1 South, Range 64 West of the 6th Principal Meridian, County of Adams, State of Colorado. A Vicinity Map is included in Appendix A.

Existing Drainage Characteristics

The property is situated along the west side of Imboden Rd. The flow across the parcel is from west to east. The parcel was divided into four existing drainage basins. Basin EX-1 flows to the southeast and continues offsite. Basins EX-2 flows to the north and continues offsite. EX-3 flows to the north in the roadside ditch and continues offsite. EX-4 flows to the south in the roadside ditch and continues offsite. These basins ultimately flow to Horse Creek. The ridgeline along the western property boundary acts to minimize offsite areas from draining onto the site.

The existing property is a mostly vacant field with full vegetation of native grasses and weeds. There is a house and a shop along with some outbuildings and a gravel driveway that exist on-site. The terrain is composed mostly of native grasses and ranges in slope from 0-4%. The soil types present onsite are 4% Ascalon sandy loam [0-3% slopes], 64% Stoneham loam [0-3% slopes], 27% Stoneham loam [3-5% slopes], and 4% Vona sandy loam [3-5% slopes] as designated by the Natural Resources Conservation Services (see Appendix A). The majority of the site is within Hydrologic Group B. Soil classified as Hydraulic Group B exhibits a moderate rate of infiltration when thoroughly wet. The site is located within a Zone X flood hazard area shown on the FEMA Map titled "National Flood Hazard Layer FIRMette", located in Adams County, Colorado and Incorporated Areas, Community 080001, Panel 0380, Map Number 08001C0380J, Dated September 28, 2018." (See Appendix A). Zone X areas are areas unmapped with an area of minimal flood hazard.

Runoff from the existing drainage basins was calculated using the Rational Method to determine runoff for the 100-year storm since the basins are smaller than 90-acres as recommended by Mile High Flood District.

Proposed Development and Drainage Characteristics

The proposed development for the site includes subdividing the property into ten, approximately 3.5-acre single family residential parcels. Lots will be accessed from a proposed internal roadway.

Proposed flow calculations were performed using the Rational Method to calculate the additional runoff generated from the development of driveways and buildings. As recommended by the Mile High Flood District, the proposed lots were considered to have an imperviousness of 35% for single family lots of 0-3 du/ac. This value is considered conservative and will be fine-tuned at the time of the Final Drainage Report. We expect the value to be more in the 7-12% range. A composite impervious value was used as part of the analysis for the applicable basins. The proposed basin delineation for this study is consistent with the existing basin delineation. Refer to the attached Existing and Proposed Drainage Plans included in the Appendix.

Below is a summary table comparing the existing and proposed basin runoff flows in the 100-yr storm event using the criteria discussed above and below. Runoff calculations can be found in Appendix B.

Basin	Design Point	Existing Q_{100-yr}	Proposed Q_{100-yr}
EX-1/PR-1	DP 1	46.36	76.58
EX-2/PR-2	DP 2	7.21	10.71
EX-3/PR-3	DP 3	0.46	0.46
EX-4/PR-4	DP 4	1.34	1.42

An impervious area of 12% for a 3.5-acre lot would result in an area of 0.42 acres or 18,406 square feet of impervious area, which is unlikely for lots within this development. Based on the assumption of a 24-foot wide, 150-foot-long gravel driveway plus turning areas and 9,600 square feet for homes and outbuildings. This impervious value would decrease the calculated runoff as shown in the values shown above.

Stormwater Quality Control

The site will be controlled by a detention and water quality pond. Flow from proposed impervious areas will be directed to the pond area to be treated for water quality. The release rate from the pond will be set at 90% of pre-development flow as to not impact downstream properties. The preliminary detention pond design sheet is included in the appendix. While the final design has not yet been finished, the design sheet provides an estimated volume so that the general size of the pond can be determined.

The individual homeowner is encouraged to implement steps to help prevent erosion and water pollution. Limiting the use of impervious surfaces such as asphalt or concrete driveways and walks/patios allows stormwater to soak into the ground instead of running downstream and causing erosion. Permeable pavers can be used to allow water to pass through them, rather than run off the surface. Redirecting downspouts away from hard surfaces and onto grass or shallow depressed planting beds can help reduce the amount of runoff. Planting native vegetation and minimizing the use of fertilizers and pesticides will help reduce the impact of stormwater on the environment.

Conclusion

The proposed Imboden Subdivision has been evaluated for its stormwater drainage impacts based on existing site conditions, soil characteristics, proposed impervious areas, and applicable local drainage criteria. The development will result in a moderate increase in runoff, which will be effectively managed through an appropriately sized detention and water quality pond. Preliminary design ensures that post-development runoff will not adversely impact downstream properties, maintaining compliance with Mile High Flood District standards.

Additional refinement of impervious area estimates and pond design will be provided in the Final Drainage Report. With the implementation of recommended best management practices and stormwater quality measures, the project will responsibly address both runoff quantity and water quality objectives.

Thank you for taking the time to review this letter. If you have any questions or require additional information, please let us know.

Sincerely,

2N CIVIL, LLC



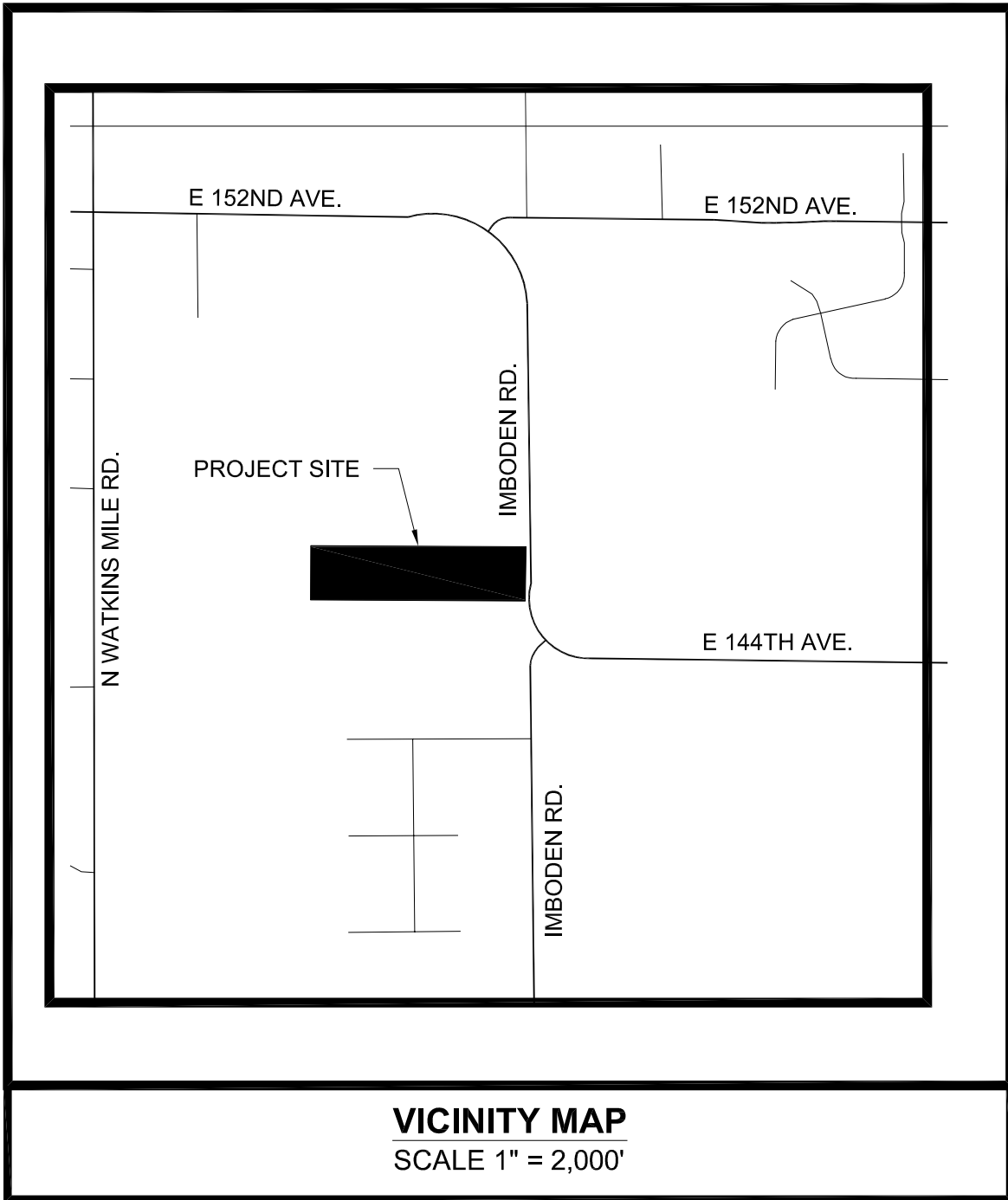
Ryan Eichele, P.E.
Project Manager

Enc.

APPENDIX A

Vicinity Map
Soils Map
FEMA Map

VICINITY MAP



Project Number: 24011

J:\Projects\24\24011\dwg\base\Vic Map.dwg

2N Civil, LLC

6 Inverness Ct. E., Suite 125
Englewood, CO 80112

Phone 303-925-0544 Fax 303-925-0547
www.2NCivil.com

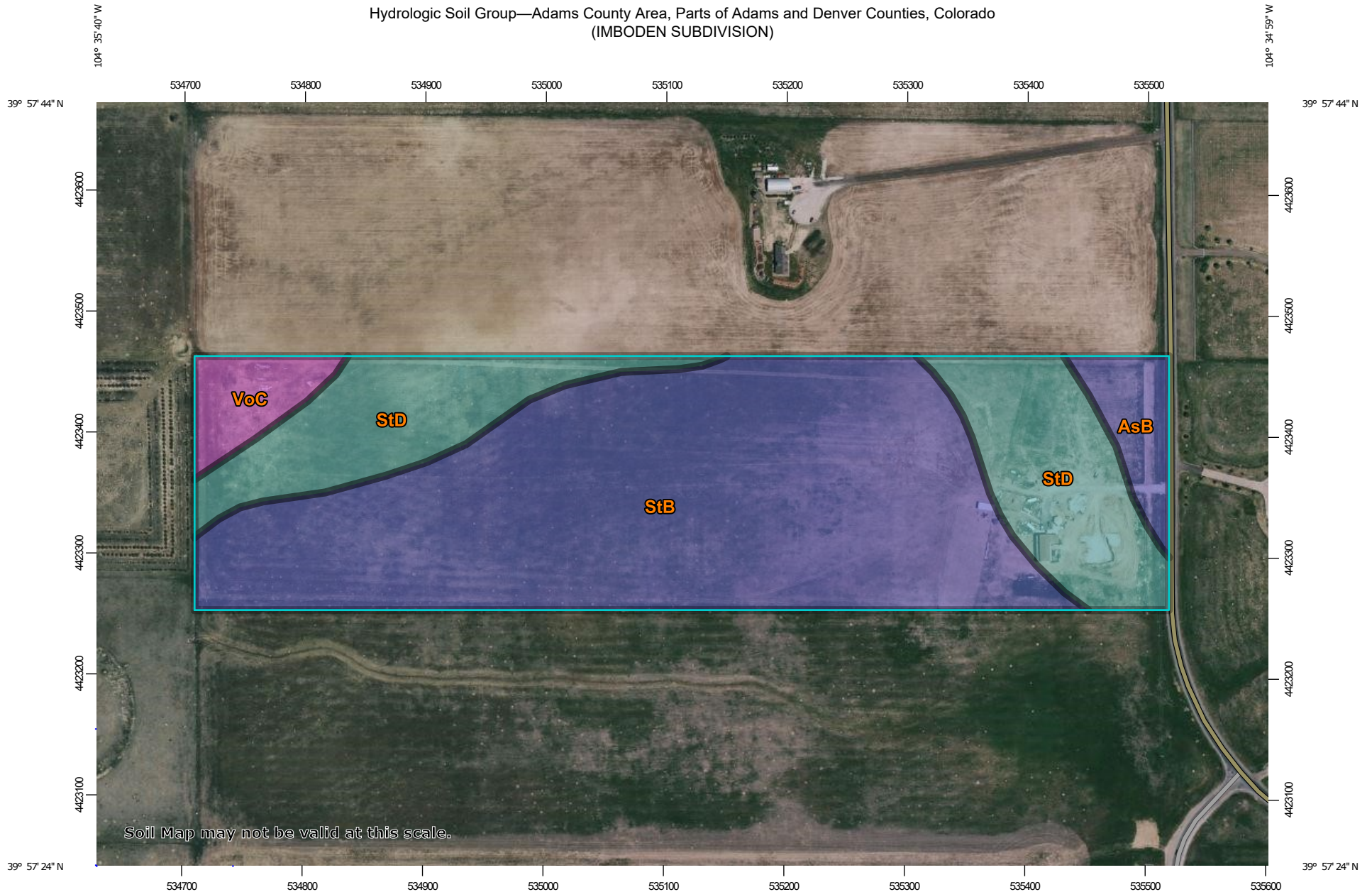
VICINITY MAP
IMBODEN SUBDIVISION
CAPTAIN

Drawn By: RCE
Checked By:
Revisions: 07-15-25

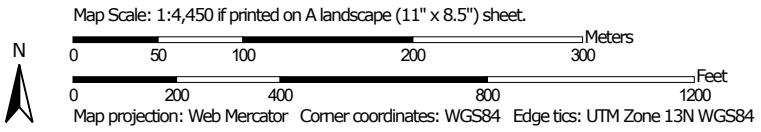
Page 1



Hydrologic Soil Group—Adams County Area, Parts of Adams and Denver Counties, Colorado
(IMBODEN SUBDIVISION)




Soil Map may not be valid at this scale.



MAP LEGEND

Area of Interest (AOI)









 Area of Interest (AOI)

Soils

Soil Rating Polygons





 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines


 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points






 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Adams County Area, Parts of Adams and Denver Counties, Colorado
 Survey Area Data: Version 21, Aug 29, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 9, 2021—Jun 12, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AsB	Ascalon sandy loam, 0 to 3 percent slopes	B	1.8	4.2%
StB	Stoneham loam, 0 to 3 percent slopes	B	27.1	64.2%
StD	Stoneham loam, 3 to 5 percent slopes	C	11.5	27.2%
VoC	Vona sandy loam, 3 to 5 percent slopes	A	1.8	4.3%
Totals for Area of Interest			42.2	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

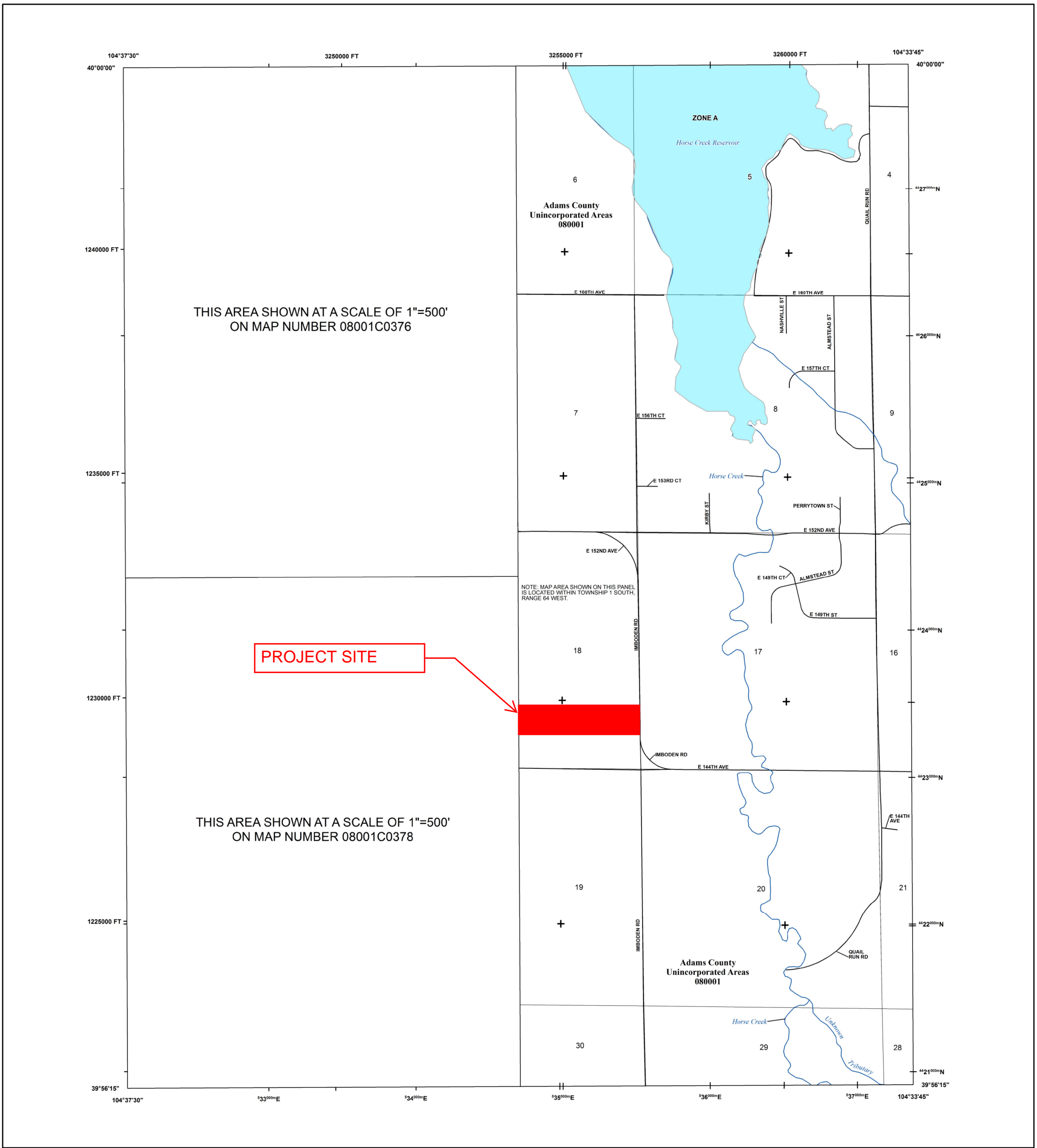
If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher



FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT [HTTP://MSC.FEMA.GOV](http://msc.fema.gov)

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99
	With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee See Notes Zone X
OTHER AREAS	NO SCREEN Areas of Minimal Flood Hazard Zone X
	Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES	Channel, Culvert or Storm Sewer
	Levee, Dike or Floodwall
	18.2 Cross Sections with 1% Annual Chance Water Surface Elevation (BFE)
	17.5 Cross Sections with 1% Annual Chance Water Surface Elevation (BFE)
	Coastal Transect
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature
	Base Flood Elevation Line (BFE)
OTHER FEATURES	Limit of Study
	Jurisdiction Boundary

NOTES TO USERS

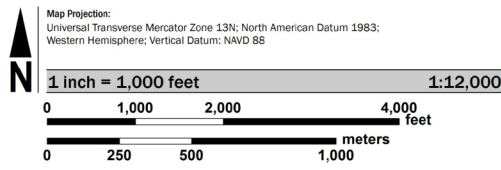
For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Flood Map Service Center website at <http://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Flood Map Service Center at the number listed above.

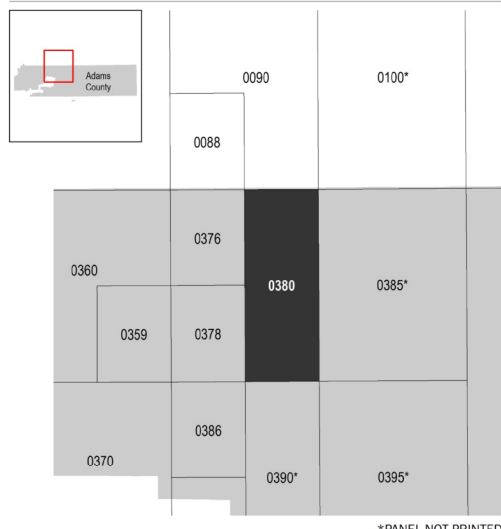
For community and countywide map dates refer to the Flood Insurance Study report for this jurisdiction. To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Base map information shown on this FIRM was provided in digital format by the Adams County GIS Department.

SCALE



PANEL LOCATOR



FEMA
 National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
 FLOOD INSURANCE RATE MAP

ADAMS COUNTY, COLORADO
 and Incorporated Areas
 PANEL 380 OF 1150

Panel Contains:
 COMMUNITY ADAMS COUNTY NUMBER PANEL SUFFIX
 08001 0380 J

APPENDIX B

Rational Method Calculations
Detention Pond Sizing
Existing Drainage Plan
Proposed Drainage Plan

Calculation of Peak Runoff using Rational Method

Designer: Ryan Eichele, P.E.
 Company: ZN Civil, LLC
 Date: 7/15/2025
 Project: Inwooden Subdivision
 Location: Adams County

Version 2.00 released May 2017

Cells of this color are for required user-input
 Cells of this color are for optional override values
 Cells of this color are for calculated results based on overrides

$$t_r = \frac{0.395(1.1 - C_1) L^{0.38}}{q^{0.33}}$$

$$t_r = \frac{L_1}{60 \sqrt{S_1}} + \frac{L_2}{60 \sqrt{S_2}}$$

Computed $t_c = t_1 + t_2$

$t_{\text{minimum}} =$

Regional $t_c = (26 - 17I) + \frac{L_1}{60(14I + 9)\sqrt{S_1}}$

Selected $t_c = \max(t_{\text{minimum}}, \min(\text{Computed } t_c, \text{Regional } t_c))$

Select USDFCD location for NOAA Atlas 14 Rainfall Depths from the out/down list OR enter your own depths obtained from the NOAA website (click this link)

1-hour rainfall depth, P1 (in) =

2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
1.00	1.42	1.68	2.35	2.71		

Rainfall Intensity Equation Coefficients =

a	b	c
28.50	10.00	0.786

 $I (in/hr) = \frac{a+P_c}{(b+t_c)^c}$

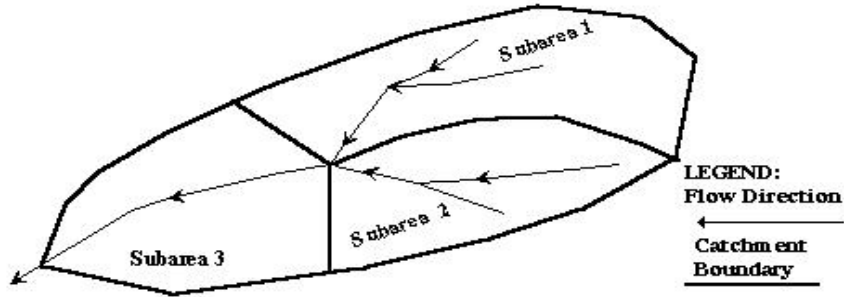
$Q(cfs) = CIA$

Subcatchment Name	Area (ac)	NRCS Hydrologic Soil Group	Percent Imperviousness	Runoff Coefficient, C							Overland (Initial) Flow Time							Channelized (Travel) Flow Time							Time of Concentration			Rainfall Intensity, I (in/hr)							Peak Flow, Q (cfs)						
				2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr	Overland Flow Length L (ft)	US Elevation (ft) (Optional)	DS Elevation (ft) (Optional)	Overland Flow Slope S (ft/ft)	Overland Flow Time t (min)	Channelized Flow Length L (ft)	US Elevation (ft) (Optional)	DS Elevation (ft) (Optional)	Channelized Flow Slope S (ft/ft)	NRCS Conveyance Factor K	Channelized Flow Velocity V (ft/sec)	Channelized Flow Time t (min)	Computed t _c (min)	Regional t _c (min)	Selected t _c (min)	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr		
EX-1	36.24	B	8.0	0.04	0.05	0.12	0.30	0.37	0.46	0.57	500.00	62.11	48.83	0.027	30.57	1964.00	48.83	31.64	0.009	5	0.47	69.98	100.55	59.23	59.23	1.02	1.45	1.71		2.40	2.76		1.60	2.87	7.53	32.34	48.36				
EX-2	3.44	B	5.0	0.03	0.03	0.10	0.28	0.36	0.45	0.55	500.00	60.00	45.88	0.028	30.58	38.50	45.88	44.70	0.031	5	0.88	0.73	31.32	25.53	25.53	1.72	2.45	2.89		4.05	4.67		0.15	0.28	0.97	4.96	7.21				
EX-3	0.10	B	25.5	0.17	0.19	0.26	0.41	0.47	0.54	0.63	28.40	36.00	34.98	0.036	5.72	49.00	34.98	33.98	0.020	5	0.71	1.14	6.88	22.12	6.88	3.09	4.39	5.20		7.27	8.38		0.05	0.09	0.14	0.34	0.46				
EX-4	0.55	B	32.0	0.22	0.25	0.32	0.45	0.51	0.57	0.65	28.20	36.00	34.00	0.071	4.28	567.40	34.00	30.97	0.005	5	0.37	25.88	30.16	30.15	30.15	1.56	2.22	2.63		3.68	4.24		0.19	0.30	0.46	1.02	1.34				
PR-1	36.24	B	38.4	0.27	0.30	0.37	0.49	0.54	0.60	0.68	500.00	59.00	47.42	0.023	24.40	1904.00	47.42	28.00	0.010	15	1.51	20.95	45.35	41.33	41.33	1.29	1.83	2.17		3.03	3.50		12.75	20.08	28.81	59.56	76.58				
PR-2	3.44	B	35.0	0.24	0.27	0.34	0.47	0.52	0.59	0.68	500.00	60.00	45.88	0.028	23.89	38.50	45.88	44.70	0.031	7	1.23	0.52	24.21	20.31	20.31	1.95	2.77	3.28		4.59	5.29		1.64	2.81	3.83	8.25	10.71				
PR-3	0.10	B	25.5	0.17	0.19	0.26	0.41	0.47	0.54	0.63	28.40	36.00	34.98	0.036	5.72	49.00	34.98	33.98	0.020	5	0.71	1.14	6.88	22.12	6.88	3.09	4.39	5.20		7.27	8.38		0.05	0.09	0.14	0.34	0.46				
PR-4	0.55	B	36.6	0.26	0.29	0.35	0.48	0.53	0.60	0.67	28.20	36.00	34.00	0.071	4.08	567.40	34.00	30.97	0.005	5	0.37	25.88	29.97	29.90	29.90	28.95	1.60	2.28	2.69		3.77	4.34		0.23	0.36	0.52	1.10	1.42			

Area-Weighted Runoff Coefficient Calculations

Version 2.00 released May 2017

Designer: Ryan Eichele, P.E.
Company: 2N Civil, LLC
Date: 7/15/2025
Project: Imboden Subdivision
Location: Adams County



Subcatchment Name
EX-1

Cells of this color are for required user-input
 Cells of this color are for optional override values
 Cells of this color are for calculated results based on overrides

See sheet "Design Info" for imperviousness-based runoff coefficient values.

Sub-Area ID	Area (ac)	NRCS Hydrologic Soil Group	Percent Imperviousness	Runoff Coefficient, C						
				2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
HISTORIC	34.57	B	5.0	0.03	0.03	0.10	0.28	0.36	0.45	0.55
GRAVEL low	1.14	B	60.0	0.46	0.49	0.54	0.63	0.66	0.71	0.76
GRAVEL packed	0.20	B	80.0	0.64	0.67	0.70	0.75	0.77	0.80	0.83
CONCRETE	0.05	B	95.0	0.79	0.81	0.82	0.85	0.86	0.87	0.88
ROOF	0.27	B	95.0	0.79	0.81	0.82	0.85	0.86	0.87	0.88
Total Area (ac)	36.24			0.05	0.06	0.12	0.30	0.37	0.46	0.57
			Area-Weighted C	0.05	0.06	0.12	0.30	0.37	0.46	0.57
			Area-Weighted Override C	0.05	0.06	0.12	0.30	0.37	0.46	0.57

Area-Weighted Runoff Coefficient Calculations

Version 2.00 released May 2017

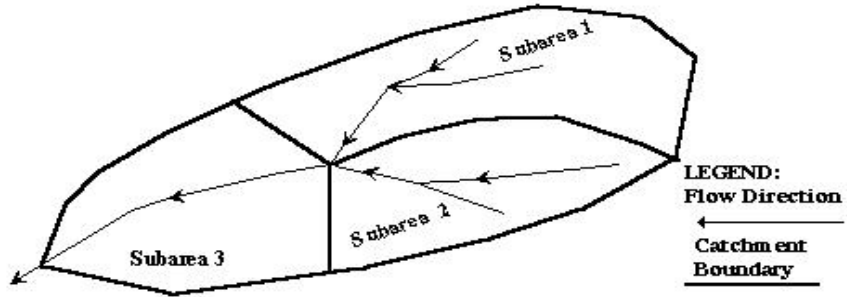
Designer: Ryan Eichele, P.E.

Company: 2N Civil, LLC

Date: 7/15/2025

Project: Imboden Subdivision

Location: Adams County



Subcatchment Name
EX-2

Cells of this color are for required user-input
 Cells of this color are for optional override values
 Cells of this color are for calculated results based on overrides

See sheet "Design Info" for imperviousness-based runoff coefficient values.

Sub-Area ID	Area (ac)	NRCS Hydrologic Soil Group	Percent Imperviousness	Runoff Coefficient, C						
				2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
HISTORIC	3.44	B	5.0	0.03	0.03	0.10	0.28	0.36	0.45	0.55
Total Area (ac)	3.44	Area-Weighted C		0.03	0.03	0.10	0.28	0.36	0.45	0.55
		Area-Weighted Override C		0.03	0.03	0.10	0.28	0.36	0.45	0.55

Area-Weighted Runoff Coefficient Calculations

Version 2.00 released May 2017

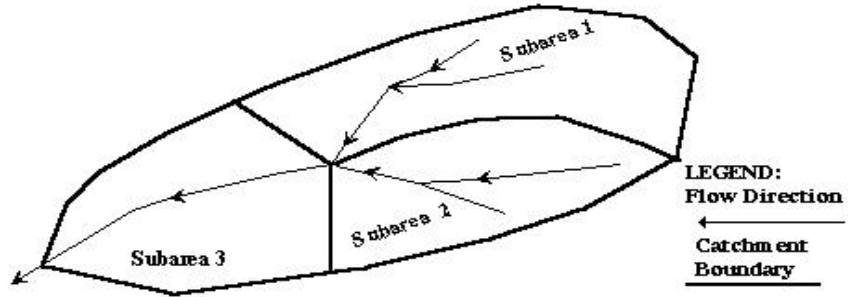
Designer: Ryan Eichele, P.E.

Company: 2N Civil, LLC

Date: 7/15/2025

Project: Imboden Subdivision

Location: Adams County



Subcatchment Name
PR-2

Cells of this color are for required user-input
Cells of this color are for optional override values
Cells of this color are for calculated results based on overrides

See sheet "Design Info" for imperviousness-based runoff coefficient values.

Sub-Area ID	Area (ac)	NRCS Hydrologic Soil Group	Percent Imperviousness	Runoff Coefficient, C						
				2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
RESIDENTIAL	3.44	B	35.0	0.24	0.27	0.34	0.47	0.52	0.59	0.66
Total Area (ac)	3.44	Area-Weighted C		0.24	0.27	0.34	0.47	0.52	0.59	0.66
		Area-Weighted Override C		0.24	0.27	0.34	0.47	0.52	0.59	0.66

Area-Weighted Runoff Coefficient Calculations

Version 2.00 released May 2017

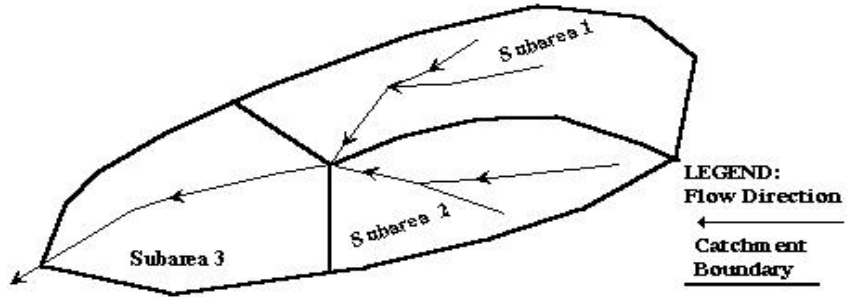
Designer: Ryan Eichele, P.E.

Company: 2N Civil, LLC

Date: 7/15/2025

Project: Imboden Subdivision

Location: Adams County



Subcatchment Name
PR-3

Cells of this color are for required user-input
Cells of this color are for optional override values
Cells of this color are for calculated results based on overrides

See sheet "Design Info" for imperviousness-based runoff coefficient values.

Sub-Area ID	Area (ac)	NRCS Hydrologic Soil Group	Percent Imperviousness	Runoff Coefficient, C						
				2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
HISTORIC	0.08	B	5.0	0.03	0.03	0.10	0.28	0.36	0.45	0.55
ASPHALT	0.02	B	95.0	0.79	0.81	0.82	0.85	0.86	0.87	0.88
Total Area (ac)	0.10									
			Area-Weighted C	0.18	0.19	0.24	0.39	0.46	0.53	0.62
			Area-Weighted Override C	0.18	0.19	0.24	0.39	0.46	0.53	0.62

Area-Weighted Runoff Coefficient Calculations

Version 2.00 released May 2017

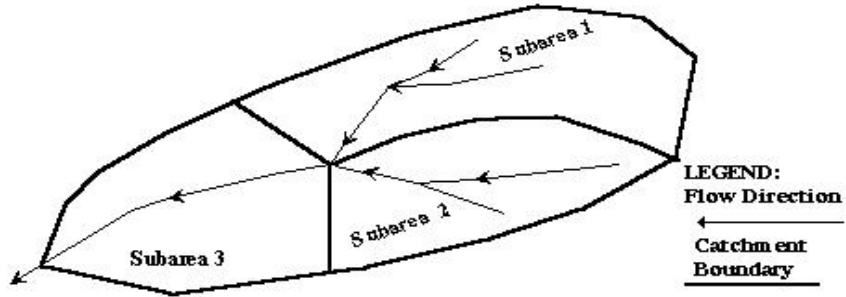
Designer: Ryan Eichele, P.E.

Company: 2N Civil, LLC

Date: 7/15/2025

Project: Imboden Subdivision

Location: Adams County



Subcatchment Name
PR-4

- Cells of this color are for required user-input
- Cells of this color are for optional override values
- Cells of this color are for calculated results based on overrides

See sheet "Design Info" for imperviousness-based runoff coefficient values.

Sub-Area ID	Area (ac)	NRCS Hydrologic Soil Group	Percent Imperviousness	Runoff Coefficient, C						
				2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
HISTORIC	0.36	B	5.0	0.03	0.03	0.10	0.28	0.36	0.45	0.55
GRAVEL packed	0.01	B	80.0	0.64	0.67	0.70	0.75	0.77	0.80	0.83
ASPHALT	0.18	B	95.0	0.79	0.81	0.82	0.85	0.86	0.87	0.88
Total Area (ac)	0.55									
			Area-Weighted C	0.29	0.30	0.35	0.47	0.53	0.59	0.67
			Area-Weighted Override C	0.29	0.30	0.35	0.47	0.53	0.59	0.67

Imboden Subdivision - Stormwater Calculations
Existing Conditions - Composite % Impervious Value

15-Jul-25



Basin EX-1

Land Use	Area	% I
Historic	34.57	5%
Gravel (low traffic)	1.14	60%
Gravel (packed)	0.20	80%
Concrete	0.05	95%
Roof	0.27	95%
Sum Area =	36.24	
Composite % =		7.97%

Basin EX-2

Land Use	Area	% I
Historic	3.44	5%
Sum Area =	3.44	
Composite % =		5.00%

Basin EX-3

Land Use	Area	% I
Historic	0.08	5%
Asphalt	0.02	95%
Sum Area =	0.10	
Composite % =		25.48%

Basin EX-4

Land Use	Area	% I
Historic	0.38	5%
Gravel (packed)	0.01	80%
Asphalt	0.15	95%
Sum Area =	0.55	
Composite % =		32.03%

Imboden Subdivision - Stormwater Calculations
Existing Conditions - Summary Runoff Table

15-Jul-25



Summary Runoff Table - Existing Conditions

DESIGN POINT	CONTRIBUTING BASIN(S)	CONTRIBUTING AREA (AC)	Q ₁₀ (cfs)	Q ₁₀₀ (cfs)	NOTES:
1	EX-1	36.24	7.53	46.36	Flows to Horse Creek
2	EX-2	3.44	0.97	7.21	Flows to Horse Creek
3	EX-3	0.10	0.14	0.46	Flows to Horse Creek
4	EX-4	0.55	0.46	1.34	Flows to Horse Creek

Imboden Subdivision - Stormwater Calculations
Proposed Conditions - Composite % Impervious Value

15-Jul-25



Basin PR-1

Land Use	Area	% I
Residential 0-3 du/ac	34.01	35%
Gravel (packed)	0.69	80%
Asphalt	1.53	95%
Sum Area =	36.24	
Composite % =		38.40%

Basin PR-2

Land Use	Area	% I
Residential 0-3 du/ac	3.44	35%
Sum Area =	3.44	
Composite % =		35.00%

Basin PR-3

Land Use	Area	% I
Historic	0.08	5%
Asphalt	0.02	95%
Sum Area =	0.10	
Composite % =		25.48%

Basin PR-4

Land Use	Area	% I
Historic	0.36	5%
Gravel (packed)	0.01	80%
Asphalt	0.18	95%
Sum Area =	0.55	
Composite % =		36.56%

Imboden Subdivision - Stormwater Calculations

Proposed Conditions - Summary Runoff Table

15-Jul-25



Summary Runoff Table - Proposed Conditions

DESIGN POINT	CONTRIBUTING BASIN(S)	CONTRIBUTING AREA (AC)	Q ₁₀ (cfs)	Q ₁₀₀ (cfs)	NOTES:
1	PR-1	36.24	28.81	76.58	Flows to Horse Creek
2	PR-2	3.44	3.83	10.71	Flows to Horse Creek
3	PR-3	0.10	0.14	0.46	Flows to Horse Creek
4	PR-4	0.55	0.52	1.42	Flows to Horse Creek

EXISTING DRAINAGE PLAN

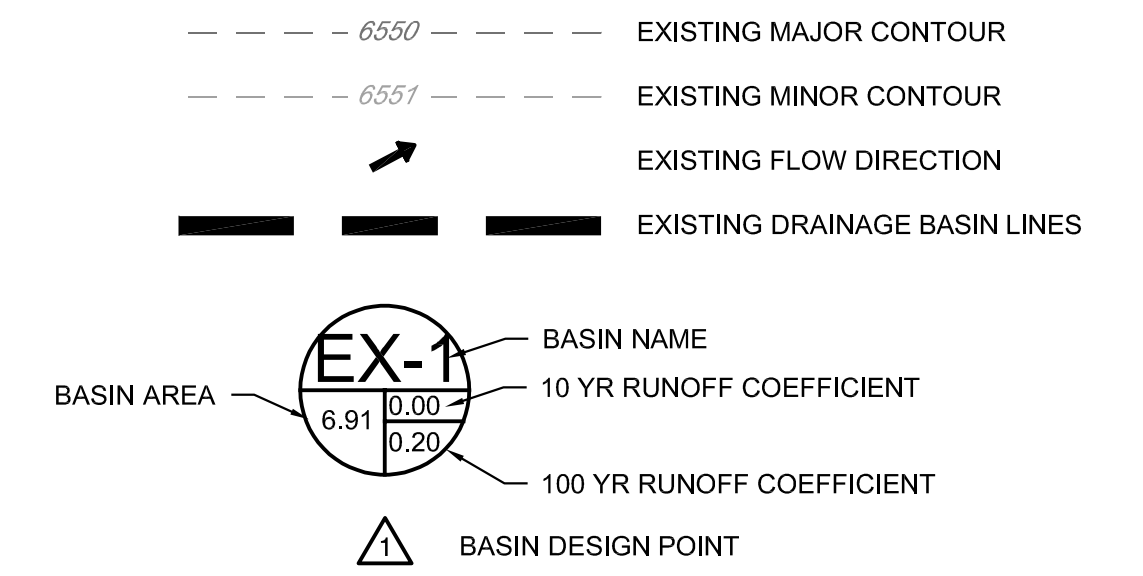
IMBODEN SUBDIVISION

THE NORTH ONE-HALF OF THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF ADAMS, STATE OF COLORADO



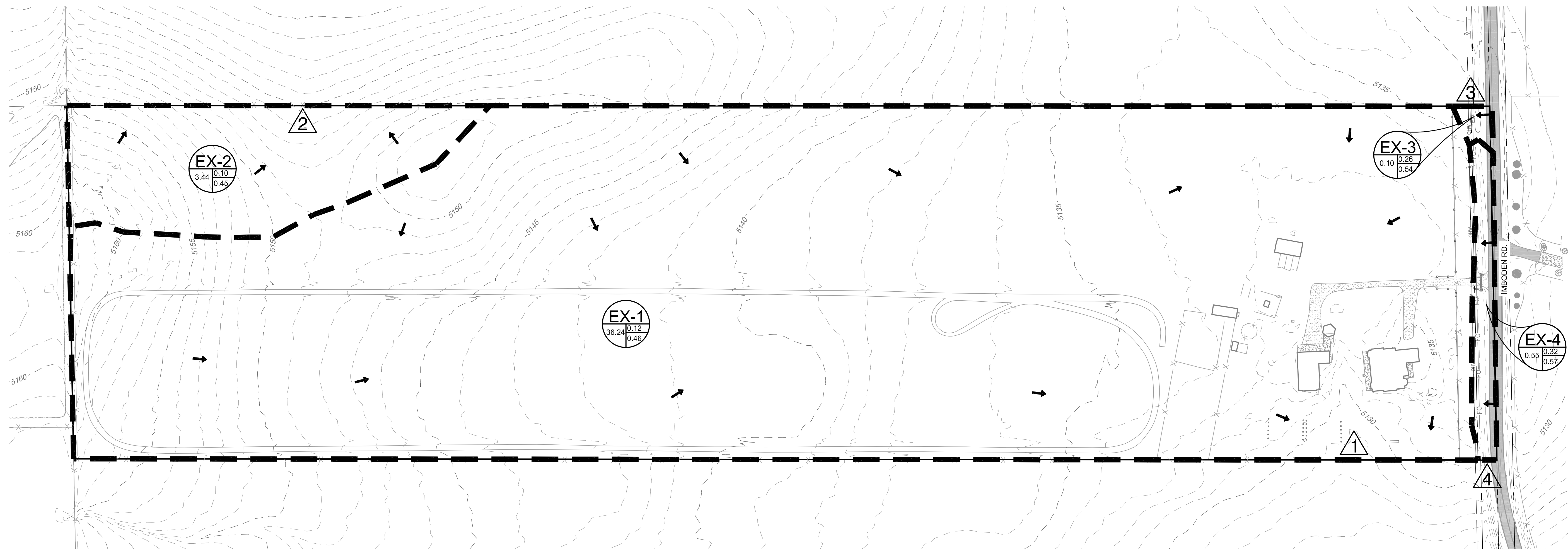
PREPARED FOR:
CAPTAIN

LEGEND



Summary Runoff Table - Existing Conditions

DESIGN POINT	CONTRIBUTING BASIN(S)	CONTRIBUTING AREA (AC)	Q ₁₀ (cfs)	Q ₁₀₀ (cfs)	NOTES:
1	EX-1	36.24	7.53	46.36	Flows to Horse Creek
2	EX-2	3.44	0.97	7.21	Flows to Horse Creek
3	EX-3	0.10	0.14	0.46	Flows to Horse Creek
4	EX-4	0.55	0.46	1.34	Flows to Horse Creek



EXISTING DRAINAGE PLAN
IMBODEN SUBDIVISION
ADAMS COUNTY, COLORADO

BY: DATE:

REVISIONS:
1.
2.
3.
4.

PROJECT NUMBER: 24011
ISSUED DATE: 7/11/2025
DESIGNED BY: RCE
REVIEWED BY: RCE

EXISTING DRAINAGE PLAN

PROPOSED DRAINAGE PLAN

IMBODEN SUBDIVISION

THE NORTH ONE-HALF OF THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN
 COUNTY OF ADAMS, STATE OF COLORADO



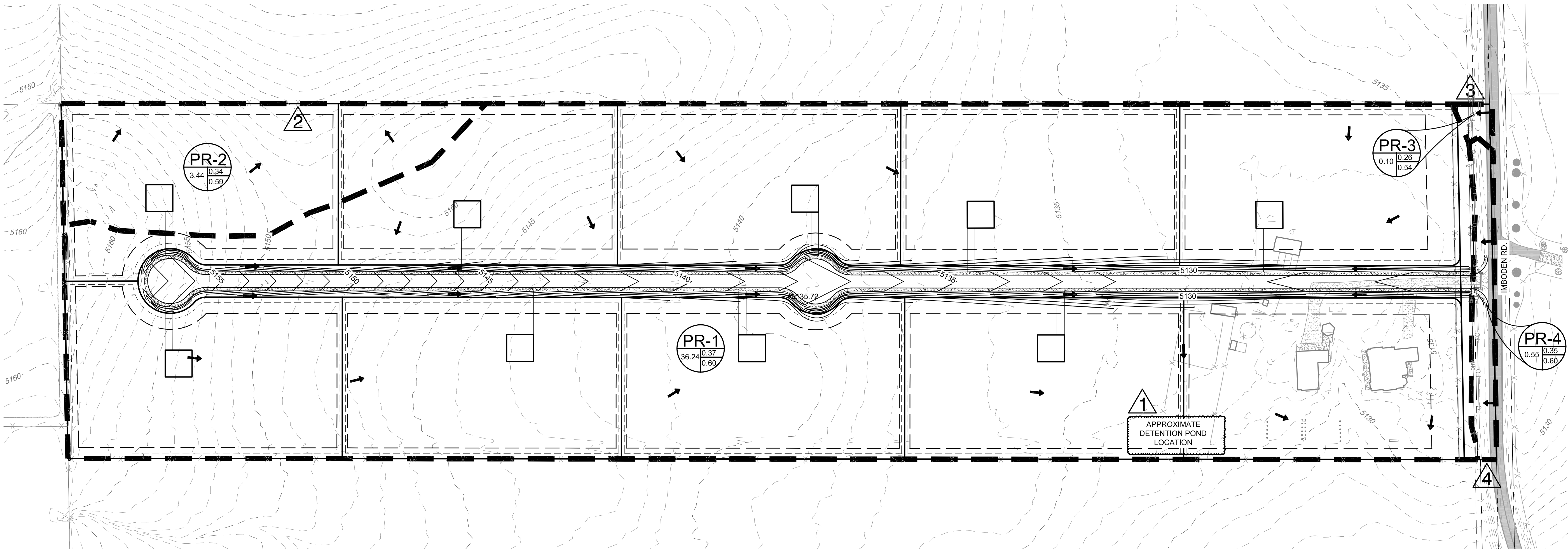
PREPARED FOR:
 CAPTAIN

LEGEND

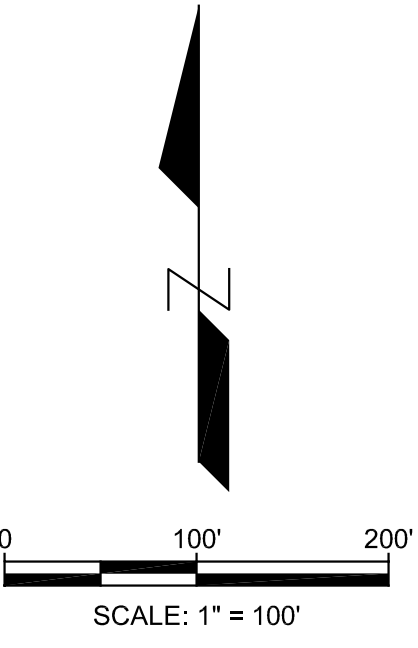
- - - - 6550 - - - - EXISTING MAJOR CONTOUR
 - - - - 6551 - - - - EXISTING MINOR CONTOUR
 - 6550 ———— PROPOSED MAJOR CONTOUR
 - 6551 ———— PROPOSED MINOR CONTOUR
 - >———— EXISTING FLOW DIRECTION
 - >———— EXISTING DRAINAGE BASIN LINES
-
- BASIN NAME
 10 YR RUNOFF COEFFICIENT
 100 YR RUNOFF COEFFICIENT
 - BASIN DESIGN POINT

Summary Runoff Table - Proposed Conditions

DESIGN POINT	CONTRIBUTING BASIN(S)	CONTRIBUTING AREA (AC)	Q ₁₀ (cfs)	Q ₁₀₀ (cfs)	NOTES:
1	PR-1	36.24	28.81	76.58	Flows to Horse Creek
2	PR-2	3.44	3.83	10.71	Flows to Horse Creek
3	PR-3	0.10	0.14	0.46	Flows to Horse Creek
4	PR-4	0.55	0.52	1.42	Flows to Horse Creek



1
 APPROXIMATE
 DETENTION
 POND
 LOCATION



PROPOSED DRAINAGE PLAN
 IMBODEN SUBDIVISION
 ADAMS COUNTY, COLORADO

BY: DATE:

REVISIONS:

- 1.
- 2.
- 3.
- 4.

PROJECT NUMBER: 24011

ISSUED DATE: 7/15/2025
 DESIGNED BY: RCE
 REVIEWED BY: RCE

PROPOSED DRAINAGE PLAN



PRELIMINARY PLAT (MAJOR SUBDIVISION)

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

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

Required Checklist Items

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

Supplementary Checklist Items

- School Impact Analysis
- Neighborhood Meeting Summary

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



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: 14551 Imboden Rd

City, State, Zip: Hudson, CO 80642

Area (acres or square feet): 40.3 ac

Tax Assessor Parcel Number: 0156518400003

Existing Zoning: A-3

Existing Land Use: Agricultural

Proposed Land Use: A-1

Have you attended a Conceptual Review? YES NO

If yes, please list PRE#: 2024-00011

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: Dorado Angelica & Dorado Rosales Ramiro

Date: 7/9/2025

Owner's Printed Name

Name: *Angelica Dorado*
Ramiro Dorado Rosales



August 29, 2025

Adams County Community & Economic Development
4430 S. Adams County Pkwy, Suite W2000A
Brighton, CO 80601

**RE: Project Narrative – Captain Construction LLC
Imboden Rd Rezoning and Subdivision**

Dear Planning Commission and Board of County Commissioners,

This letter outlines our request for **Rezoning and Subdivision** to facilitate the development of a 40.3-acre vacant parcel located at 14551 Imboden Rd, Hudson, CO 80642.

The **Comprehensive Plan amendment (PLN2024-00006)** was approved, changing the future land use designation of the parcel to **Residential Low (RL)**. To align zoning with this designation, the requested Rezoning and Subdivision would change the parcel from **A-3 to A-1**, supporting the county's vision for sustainable growth while preserving the rural character of the area.

The subdivision proposal includes 10 single-family lots, each with a minimum lot size of 3.5 acres. The design prioritizes compatibility with local zoning regulations, infrastructure needs, and neighborhood character.

Consistency with Adams County Comprehensive Plan Goals and Policies

This project directly supports the Adams County Comprehensive Plan's goal of addressing housing needs by increasing residential opportunities in appropriate areas. By creating 10 high-quality single-family homes, the development enhances neighborhood livability and supports sustainable growth.

The Plan's vision emphasizes balanced growth that preserves the county's rural character while accommodating future housing demand. This project exemplifies that vision by utilizing existing land resources efficiently, maintaining a balance between development and open space, and ensuring the preservation of the area's rural charm.

Compatibility with Land Use, Transportation, and Open Space Maps

The **Rezoning and Subdivision** align seamlessly with the approved **Residential Low (RL)** future land use designation. The project integrates well with surrounding land uses, maintaining neighborhood character and enhancing visual appeal.

From a transportation standpoint, the subdivision provides adequate road access for residents and emergency services, meeting county standards and minimizing potential traffic impacts. The design also respects surrounding open spaces, supporting the county's sustainability goals.

Advancement of Health, Safety, and Welfare

This development advances the health, safety, and welfare of Adams County residents by:

- Delivering high-quality homes that attract families and professionals.
- Increasing property values and stimulating local economic activity.
- Implementing sustainable infrastructure, including on-site wells and septic systems, ensuring responsible resource management.
- Supporting a stronger, safer, and more connected community by providing opportunities for families to establish long-term roots.

Additional Project Benefits

- **Economic Impact:** High-value homes elevate property values and attract investment.
- **Infrastructure Improvements:** The project will enhance access roads and utilities, benefiting residents.
- **Housing Supply:** Provides much-needed housing options in Adams County.
- **Community Vision Alignment:** Advances the Comprehensive Plan's goals for sustainable, balanced growth while preserving character and environmental resources.

Increased Property Tax Revenue and Economic Growth

The addition of these homes will increase property tax revenues, creating a long-term financial benefit for Adams County. These revenues will support schools, emergency services, infrastructure, and public amenities, strengthening the county's fiscal health and ensuring sustainable growth.

Conclusion

The proposed **Rezoning and Subdivision** meet the approval criteria under Section 2-02-15-06-03 (DSR) by aligning with the approved Comprehensive Plan amendment, ensuring compatibility with land use and infrastructure maps, and advancing the community's health, safety, and welfare.

We respectfully request the Planning Commission and Board of County Commissioners approve this application, recognizing the lasting benefits it will provide to Adams County, its residents, and its future.

Sincerely,

Wangtastic Design Works LLC
Email: wangtasticarchdesign@gmail.com
Phone: 312-928-9985

This project not only enhances the local housing market but also strengthens the county's fiscal health, ensuring that Adams County continues to thrive and develop in a sustainable manner. By supporting this development, the county fosters an economic environment that benefits both current and future residents.

Conclusion:

The proposed Comprehensive Plan amendment, rezoning, and subdivision meet the approval criteria under Section 2-02-15-06-03 (DSR) by aligning with the Comprehensive Plan, ensuring compatibility with land use and infrastructure maps, and advancing the community's health, safety, and welfare. This development represents a thoughtful, sustainable approach to growth that benefits Adams County's residents and economy.

We respectfully request the Planning Commission and Board of County Commissioners to approve this application, recognizing the lasting benefits it will bring to the county, its residents, and its future.

Sincerely,

Wangtastic Design Works LLC
Email: wangtasticarchdesign@gmail.com
Phone: 312-928-9985

IMBODEN SUBDIVISION - PRELIMINARY PLAT

THE NORTH ONE-HALF OF THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN
 COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 1 OF 2

OWNERSHIP AND DEDICATION CERTIFICATE:

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE UNDERSIGNED WARRANTS THAT ANGELICA DORADO AS OWNERS OF A PARCEL OF LAND LOCATED IN THE NORTH ONE-HALF OF THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTH ONE-HALF OF THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 18, AND CONSIDERING THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 18, TO BEAR SOUTH 01 DEGREES 09 MINUTES 04 SECONDS EAST, WITH BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 01 DEGREES 09 MINUTES 04 SECONDS EAST, A DISTANCE OF 660.91 FEET TO THE SOUTHEAST CORNER OF THE NORTH ONE-HALF OF THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 18; THENCE SOUTH 89 DEGREES 57 MINUTES 11 SECONDS EAST, A DISTANCE OF 2658.10 FEET TO THE SOUTHWEST CORNER OF THE NORTH ONE-HALF OF THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 18; THENCE NORTH 01 DEGREES 06 MINUTES 47 SECONDS WEST, A DISTANCE OF 660.10 FEET TO THE NORTHWEST CORNER OF THE NORTH ONE-HALF OF THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 18; THENCE NORTH 89 DEGREES 58 MINUTES 13 SECONDS WEST, A DISTANCE OF 2657.64 FEET TO SAID NORTHEAST CORNER OF THE NORTH ONE-HALF OF THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 18, AND THE POINT OF BEGINNING.

CONTAINING A TOTAL OF 1,755,167 SQUARE FEET (40.29 ACRES) OF LAND MORE OR LESS.

HAVE LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO STREETS, LOTS, AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF "IMBODEN SUBDIVISION - PRELIMINARY PLAT", AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE COUNTY OF ADAMS, COLORADO, FOR THE PERPETUAL USE OF THE PUBLIC, THE STREETS AND EASEMENTS AS SHOWN HEREON AND NOT PREVIOUSLY DEDICATED TO THE PUBLIC.

EXECUTED THIS ____ DAY OF _____, 20__

OWNERS:

 ANGELICA DORADO

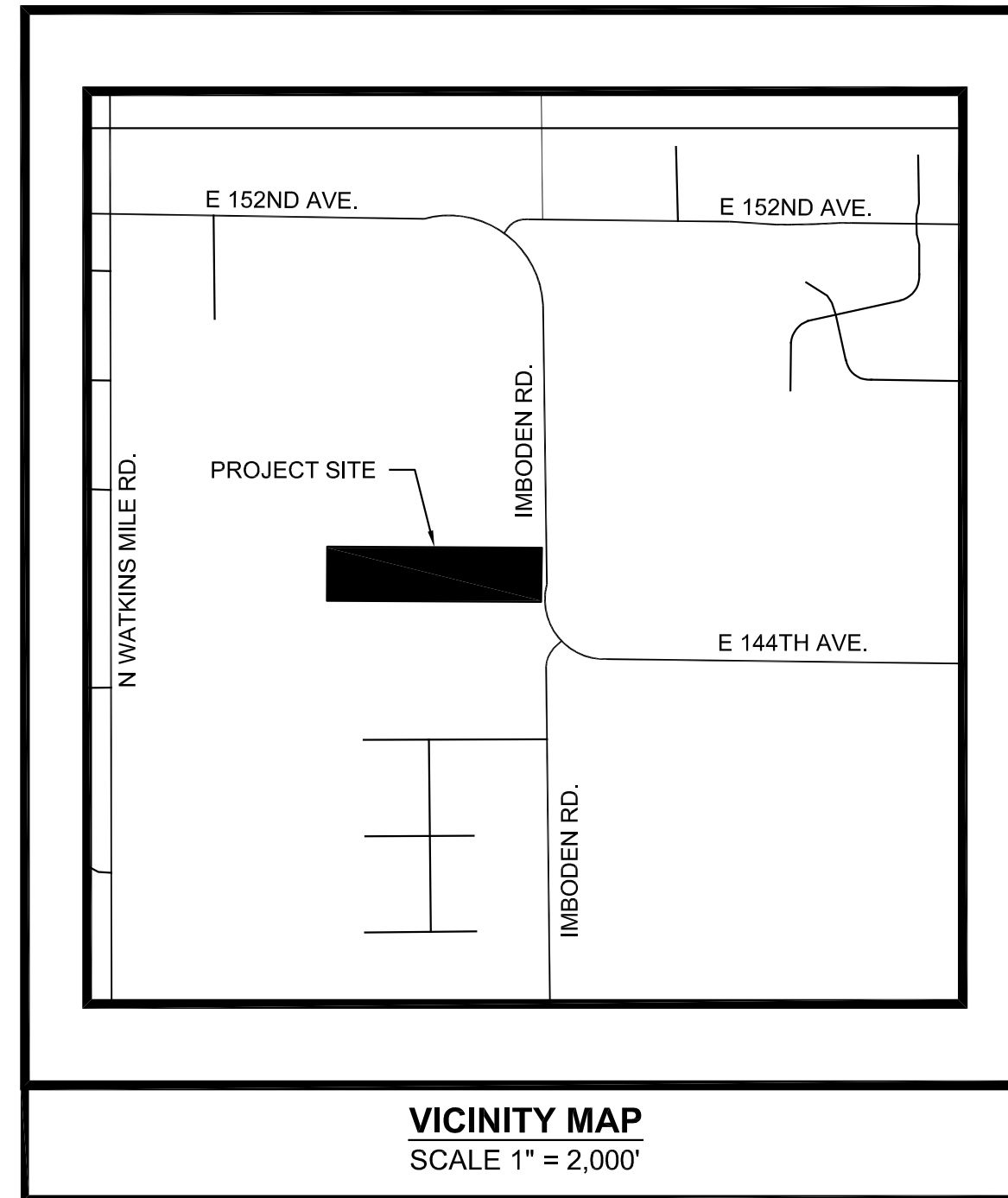
STATE OF COLORADO)
)SS:
 COUNTY OF)

THE FOREGOING OWNERSHIP AND DEDICATION CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__, BY _____ FOR _____.

WITNESS MY HAND AND SEAL.

 NOTARY PUBLIC

 MY COMMISSION EXPIRES



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY I WAS IN RESPONSIBLE CHARGE OF THE SURVEY WORK USED IN THE PREPARATION OF THIS PLAT; THE POSITIONS OF THE PLATTED POINTS SHOWN HEREON HAVE AN ACCURACY OF NOT LESS THAN ONE (1) FOOT IN TEN THOUSAND (10,000) FEET PRIOR TO ADJUSTMENTS; AND ALL BOUNDARY MONUMENTS AND CONTROL CORNERS SHOWN HEREON WERE IN PLACE AS DESCRIBED ON JUNE 7, 2024.

ELIJAH FRANE P.L.S. # 38376 DATE _____
 FOR 2N CIVIL, LLC

PLANNING COMMISSION APPROVAL

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

 CHAIR

BOARD OF COUNTY COMMISSIONERS' APPROVAL

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

 CHAIR

ADAMS COUNTY ATTORNEY'S OFFICE

APPROVED AS TO FORM

NOTES:

- THE BASIS OF BEARINGS FOR THIS PLAN ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 18 HAVING A BEARING OF S01°09'04"E.
- DISTANCES SHOWN ON THIS PLAT ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- THE EASEMENT AREA WITHIN EACH LOT IS TO BE CONTINUOUSLY MAINTAINED BY THE OWNER OF THE LOT.
- NO CONFLICTING BOUNDARY EVIDENCE WAS DISCOVERED AT THE TIME OF THE SURVEY.
- THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE INSURANCE COMMITMENT, POLICY NO. CO-FFAH-IMP-81306-1-16-H0480586, PREPARED BY HERITAGE TITLE COMPANY, DATED SEPTEMBER 13, 2016. THIS INSURANCE COMMITMENT OR A TITLE INSURANCE POLICY MAY DISCLOSE FACTS NOT REFLECTED ON THIS SURVEY. CORNER MONUMENTS WERE SET, OR FOUND AND ACCEPTED AS INDICATED HEREON.
- THERE IS A 30' SETBACK FROM A COMMON PROPERTY LINE WITH AN ADJACENT RESIDENTIAL USE IN ACCORDANCE WITH SECTION 5-03-02-02-01 OF THE ADAMS COUNTY DEVELOPMENT STANDARDS AND REGULATIONS.
- THE UTILITY EASEMENTS SHOWN HEREON, INCLUDING TEN-FOOT (10') WIDE DRAINAGE AND UTILITY EASEMENTS ON PRIVATE PROPERTY ADJACENT TO THE FRONT LOT LINES OF EACH LOT AND TEN-FOOT (10') WIDE DRAINAGE AND UTILITY EASEMENTS ON PRIVATE PROPERTY ADJACENT TO THE REAR LOT LINES OF EACH LOT AND SIX-FOOT (6') WIDE DRAINAGE AND UTILITY EASEMENTS ON PRIVATE PROPERTY ADJACENT TO THE SIDE LOT LINES OF EACH LOT, ARE HEREBY DEDICATED FOR DRAINAGE, PUBLIC UTILITIES, CABLE COMMUNICATION SYSTEMS, FIBER, AND OTHER PURPOSES AS INDICATED. THESE EASEMENTS ARE DEDICATED TO ADAMS COUNTY FOR THE BENEFIT OF APPLICABLE UTILITY PROVIDERS, GRANTING THEM A PERPETUAL RIGHT OF INGRESS AND EGRESS TO AND FROM ADJACENT PROPERTIES, AS WELL AS WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION, FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS, AND OTHER ITEMS THAT MAY INTERFERE WITH UTILITY FACILITIES OR THEIR USE (INTERFERING OBJECTS) ARE PROHIBITED WITHIN THESE EASEMENTS, AND UTILITY PROVIDERS MAY REMOVE SUCH INTERFERING OBJECTS, INCLUDING VEGETATION, AT NO COST TO THE GRANTEES.
- LOTS WITHIN THE IMBODEN SUBDIVISION WILL BE SERVED BY ONSITE WASTEWATER TREATMENT SYSTEMS (OWTS). ADAMS COUNTY HEALTH DEPARTMENT REQUIRES THAT SEPTIC TANKS BE PUMPED AND INSPECTED EVERY FOUR YEARS. AT LEAST EVERY FOUR YEARS, EACH PROPERTY OWNER SHALL HAVE THEIR SEPTIC TANK PUMPED AND INSPECTED BY A SYSTEMS CLEANER LICENSED BY ADAMS COUNTY HEALTH DEPARTMENT AND SHALL SUBMIT A RECEIPT INDICATING THAT THE SEPTIC SYSTEM HAS BEEN PUMPED AND INSPECTED TO THE ADAMS COUNTY HEALTH DEPARTMENT EHWATERPROGRAM@ADCOGOV.ORG. ALL PRIVATE OWTS SHALL BE OWNED AND MAINTAINED BY THE CURRENT PROPERTY OWNER, THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS.
- THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA ("SFHA") AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NUMBER 08001C038J BEARING AN EFFECTIVE DATE OF SEPTEMBER 28, 2018.
- NO BUILDING PERMIT SHALL BE ISSUED FOR ANY DWELLING STRUCTURE ON ANY LOT WHERE DRIVEWAY CONSTRUCTION PLANS ARE REQUIRED BY ADAMS COUNTY UNTIL THE DRIVEWAY CONSTRUCTION PLANS HAVE BEEN SUBMITTED TO THE COUNTY AND HAVE BEEN FOUND TO COMPLY WITH COUNTY REGULATIONS. WHEN THE CONSTRUCTION OF A DRIVEWAY WILL RESULT IN MORE THAN 10,000 SQUARE FEET OF DISTURBANCE OR MORE THAN 50 CUBIC YARDS OF MATERIAL BEING MOVED, A GRADING PERMIT FOR THE DRIVEWAY CONSTRUCTION AND RELATED DRAINAGE WILL BE REQUIRED PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT.
- ANY DRAINAGE AND ACCESS EASEMENTS THAT ARE DETERMINED TO BE NEEDED FOR A DETENTION ON ON ANY LOT WILL BE SUBMITTED IN CONJUNCTION WITH THE BUILDING PERMIT APPLICATION.
- 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 DETENTIONS 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 OPERATION AND MAINTENANCE. ALL SUCH MAINTENANCE COST WILL BE ASSESSED TO THE PROPERTY OWNERS.

NOTICE:

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

4				
3				
2				
1				
NO.	REVISION	DATE	BY	CHK

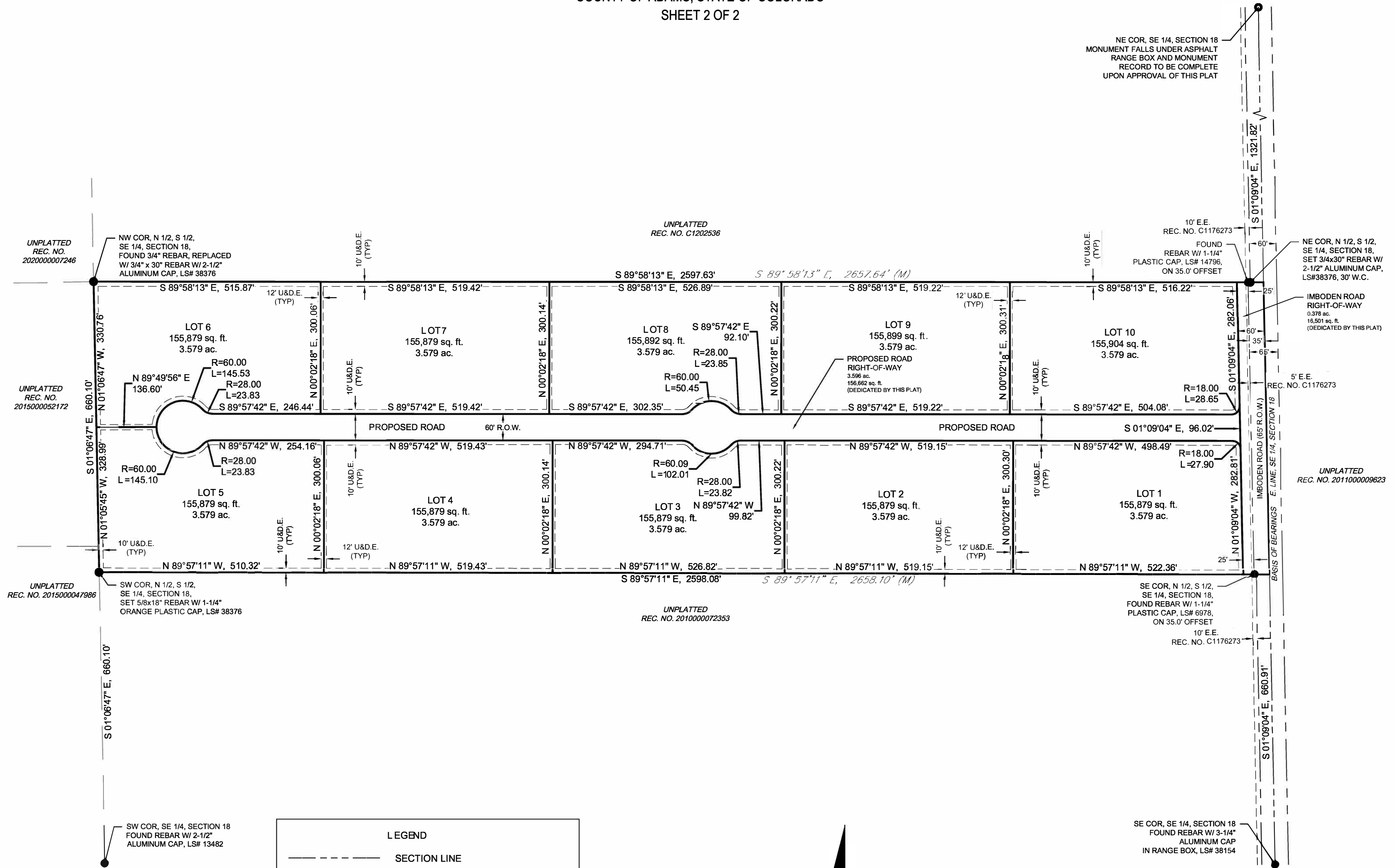


6 Inverness Ct. E. Suite, 125
 Englewood, CO 80112
 303.925.0544 T
 303.925.0547 F
 www.2ncivil.com

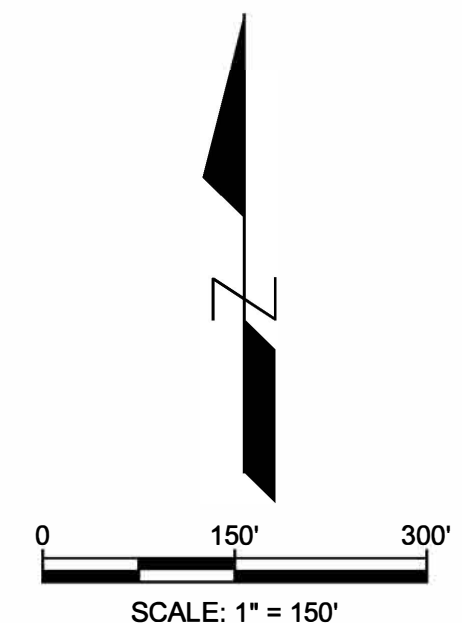
ISSUED DATE:	07-15-25
PROJECT NUMBER:	24011
SHEET 01 OF 02	

IMBODEN SUBDIVISION - PRELIMINARY PLAT

THE NORTH ONE-HALF OF THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN
 COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 2 OF 2



LEGEND	
	SECTION LINE
	EXISTING PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE
	EXISTING EASEMENT
	EXISTING RIGHT-OF-WAY
	PROPOSED PROPERTY LINE
	PROPOSED EASEMENT



	6 Inverness Ct. E. Suite, 125 Englewood, CO 80112 303.925.0544 T 303.925.0547 F www.2ncivil.com	ISSUED DATE:	07-15-25
		PROJECT NUMBER:	24011
		SHEET 02 OF 02	

J:\Projects\24\24011\dwg\prelim\Plat\preliminary Plat.dwg 7/15/2025

Adams County Agricultural Property Profile

Parcel Number: 0156518400003

Owners Name and Address:	Property Address:
DORADO ANGELICA 14551 IMBODEN RD HUDSON CO 80642-7710	14551 IMBODEN RD

Account Summary

Legal Description

SECT,TWN,RNG:18-1-64 DESC: PARCEL 3 N2 S2 SE4 40/30A

Subdivision Plat

N/A

Account Summary

Account Numbers	Date Added	Tax District	Mill Levy
R0151964	07/29/2003	242	104.522

Permits

Permit Cases

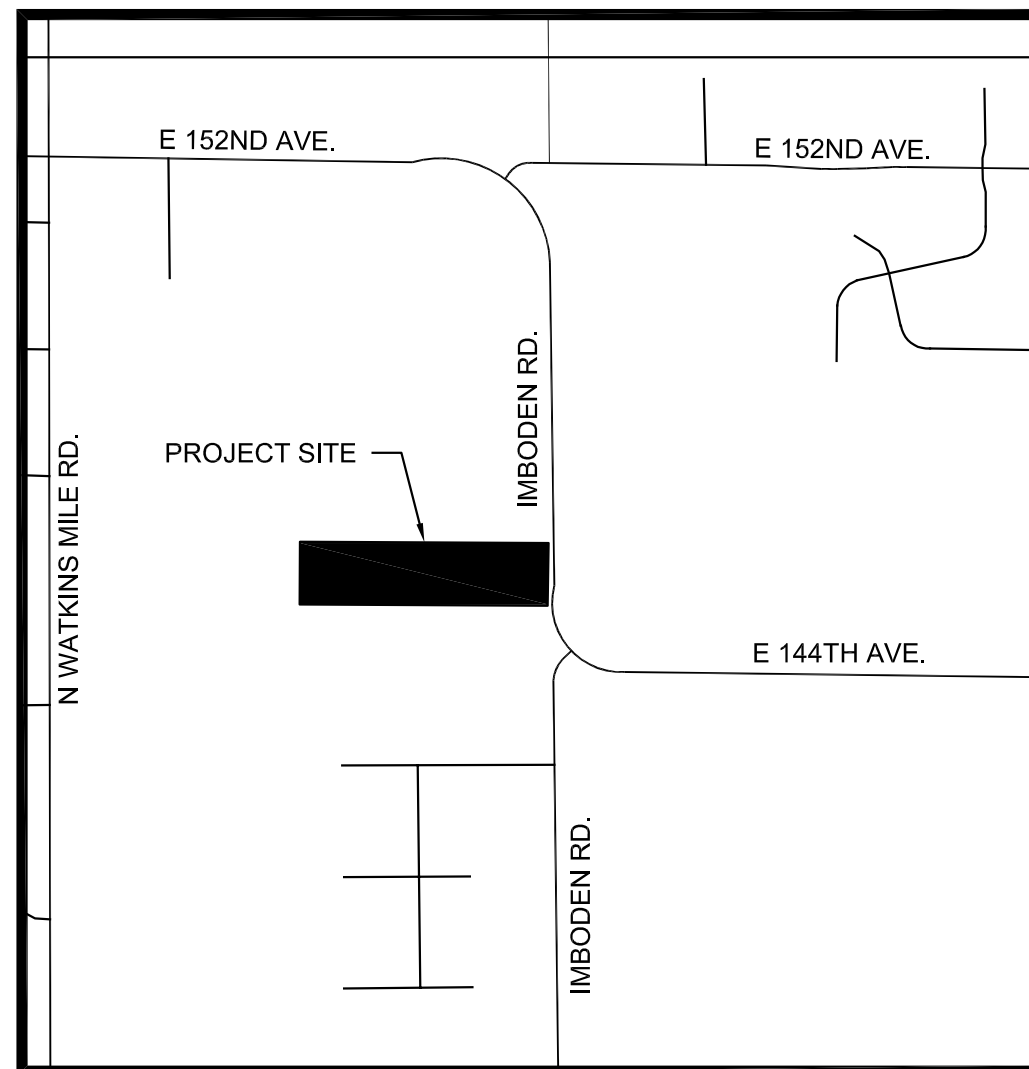
- [BDC21-00036](#)
- [BDC21-00052](#)
- [BDC21-00162](#)
- [BDC22-00189](#)
- [BDC23-00012](#)
- [BDP17-0944](#)
- [BDP17-1032](#)
- [BDP17-6019](#)
- [BDP19-1375](#)
- [BDP21-1782](#)
- [BDP22-3503](#)
- [EXG1992-00017](#)
- [PRE2016-00086](#)
- [PRE2024-00011](#)
- [UTL2017-00488](#)

IMBODEN SUBDIVISION - COMPREHENSIVE PLAN AMENDMENT

THE NORTH ONE-HALF OF THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN

COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 1



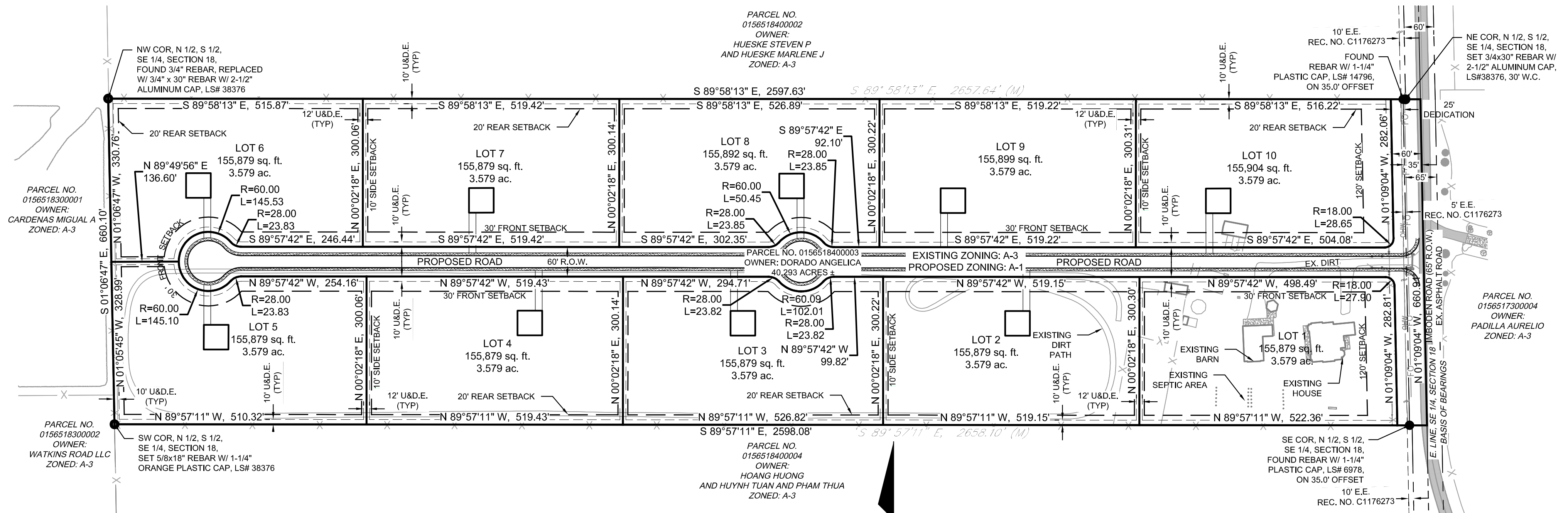
VICINITY MAP
SCALE 1" = 2,000'

SITE ADDRESS:

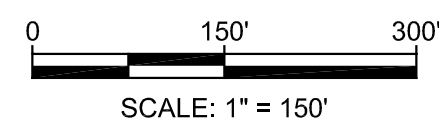
14551 IMBODEN ROAD
HUDSON, COLORADO 80642

PROPERTY DESCRIPTION:

THE NORTH ONE-HALF OF THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 64 WEST, COUNTY OF ADAMS, COLORADO:



BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS PLAN ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 18 TO HAVING A BEARING OF S01°09'04"E.



	6 Inverness Ct. E. Suite, 125 Englewood, CO 80112 303.925.0544 T 303.925.0547 F www.2ncivil.com	ISSUED DATE:	07-03-25
		PROJECT NUMBER:	24011
		SHEET 01 OF 01	

J:\Projects\24\24011\dwg\Comp Plan Amen\Comp Plan Amendment\07-02-25.dwg 7/3/2025

WARRANTY DEED

This Deed, made September 9, 2016

Between **Bee Lee and Touyer Lee** of the County Adams, State of COLORADO, grantor(s) and **Angelica Dorado**, whose legal address is 14551 Imboden Road, Hudson, CO 80642 County of Adams, and State of COLORADO, grantee.

WITNESS, That the grantor, for and in the consideration of the sum of **ONE HUNDRED EIGHTY-FIVE THOUSAND DOLLARS AND NO/100'S (\$185,000.00)** the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, 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:

The North Half of the South Half of the Southeast Quarter of Section 18, Township 1 South, Range 64 West of the 6th Principal Meridian,
County of Adams, State of Colorado.

also known by street and number as **14551 Imboden Road, Hudson, CO 80642**

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 Indefeasible 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 August 26, 2016, 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.

SELLERS:

[Signature of Bee Lee]

Bee Lee

[Signature of Touyer Lee]

Touyer Lee

a California
STATE OF ~~COLORADO~~ *CALIFORNIA*) ss: *4*
COUNTY OF ~~ADAMS~~ *SACRAMENTO*
OK

The foregoing instrument was acknowledged, subscribed and sworn to before me September 9, 2016 by Bee Lee and Touyer Lee.

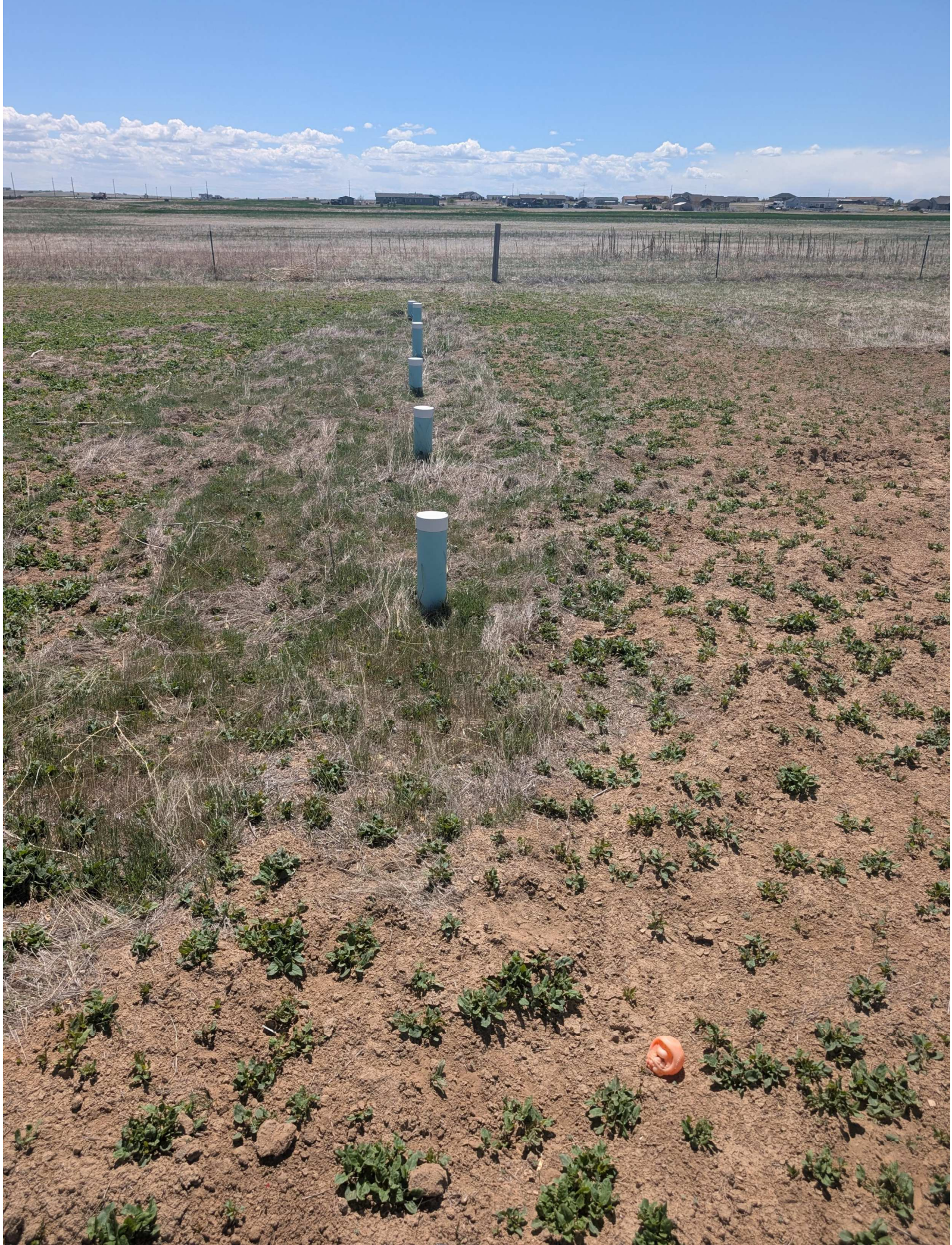
Witness my hand and official seal.

Notary Public

My Commission expires: *11/26/17*









NNNN



500 Cooperative Way
Brighton CO 80603-8728
www.unitedpower.com

Member Services 303-637-1300
Payments 844-980-3030
Report an Outage 303-637-1350

6360 0 AV 0.545
ANGELICA DORADO ROSALES
14551 IMBODEN RD
HUDSON CO 80642-7710

5 6360
C-16



Payment Due By
04/16/2025

Total Due
\$169.90

From Date
02/25/2025

To Date
03/26/2025

Days
29

Billing Date
03/27/2025

Service Address
14551 IMBODEN RD
GARAGE/BARN

Account # 19377401 District SOUTH Cycle 12

NEVER MISS A DUE DATE
EASY & ON TIME PAYMENTS WITH AUTO PAY

www.unitedpower.com/autopay





ADAMS COUNTY COLORADO

TREASURER'S OFFICE RECEIPT OF PAYMENT

Account	Parcel Number	Receipt Date	Effective Date	Receipt Number
R0151964	0156518400003	May 15, 2024	Apr 30, 2024	2024-05-15-CI-10533

DORADO ANGELICA
 14551 IMBODEN RD
 HUDSON, CO 80642-7710

Situs Address	Payor
14551 IMBODEN RD	DORADO ANGELICA 14551 IMBODEN RD HUDSON, CO 80642-7710

Legal Description
 SECT,TWN,RNG:18-1-64 DESC: PARCEL 3 N2 S2 SE4 40/30A

Property Code	Actual	Assessed	Year	Area	Mill Levy
AG DRY FARMING LAND - 4127	4,923	1,300	2023	242	104.522
FARM/RANCH RESID - 4277	421,624	24,560	2023	242	104.522
FARM/RANCH BLDG - 4279	144,526	38,150	2023	242	104.522

Payments Received

Check	\$6,690.46
Check Number 0089	
Payor CAPTAIN CONS LLC	

Payments Applied

Year	Charges	Billed	Prior Payments	New Payments	Balance
2023	Tax Charge	\$6,690.46	\$0.00	\$6,690.46	\$0.00
				\$6,690.46	\$0.00
Balance Due as of Apr 30, 2024					\$0.00

ALL CHECKS ARE SUBJECT TO FINAL COLLECTION. THANK YOU FOR YOUR PAYMENT!

EMAIL: treasurer@adco.gov | PHONE: 720.523.6160 | WEBSITE: www.adcotax.com



July 15, 2025

John Stoll, Principal Planner
Adams County Long Range, Community & Economic Development
4430 S. Adams County Pkwy, Suite W2000A
Brighton, CO 80601

**RE: Preliminary Drainage Analysis
Imboden Subdivision
2N Project No. 24011**

Dear Mr. Stoll,

This letter serves to address the stormwater drainage impact of the proposed Imboden Subdivision. The 40.29-acre site is located northwest of the corner of the intersection of N Imboden Rd. and E 144th Ave. The subject parcel is part of the north ½ of the south ½ of the southeast ¼ of Section 18, Township 1 South, Range 64 West of the 6th Principal Meridian, County of Adams, State of Colorado. A Vicinity Map is included in Appendix A.

Existing Drainage Characteristics

The property is situated along the west side of Imboden Rd. The flow across the parcel is from west to east. The parcel was divided into four existing drainage basins. Basin EX-1 flows to the southeast and continues offsite. Basins EX-2 flows to the north and continues offsite. EX-3 flows to the north in the roadside ditch and continues offsite. EX-4 flows to the south in the roadside ditch and continues offsite. These basins ultimately flow to Horse Creek. The ridgeline along the western property boundary acts to minimize offsite areas from draining onto the site.

The existing property is a mostly vacant field with full vegetation of native grasses and weeds. There is a house and a shop along with some outbuildings and a gravel driveway that exist on-site. The terrain is composed mostly of native grasses and ranges in slope from 0-4%. The soil types present onsite are 4% Ascalon sandy loam [0-3% slopes], 64% Stoneham loam [0-3% slopes], 27% Stoneham loam [3-5% slopes], and 4% Vona sandy loam [3-5% slopes] as designated by the Natural Resources Conservation Services (see Appendix A). The majority of the site is within Hydrologic Group B. Soil classified as Hydraulic Group B exhibits a moderate rate of infiltration when thoroughly wet. The site is located within a Zone X flood hazard area shown on the FEMA Map titled "National Flood Hazard Layer FIRMette", located in Adams County, Colorado and Incorporated Areas, Community 080001, Panel 0380, Map Number 08001C0380J, Dated September 28, 2018." (See Appendix A). Zone X areas are areas unmapped with an area of minimal flood hazard.

Runoff from the existing drainage basins was calculated using the Rational Method to determine runoff for the 100-year storm since the basins are smaller than 90-acres as recommended by Mile High Flood District.

Proposed Development and Drainage Characteristics

The proposed development for the site includes subdividing the property into ten, approximately 3.5-acre single family residential parcels. Lots will be accessed from a proposed internal roadway.

Proposed flow calculations were performed using the Rational Method to calculate the additional runoff generated from the development of driveways and buildings. As recommended by the Mile High Flood District, the proposed lots were considered to have an imperviousness of 35% for single family lots of 0-3 du/ac. This value is considered conservative and will be fine-tuned at the time of the Final Drainage Report. We expect the value to be more in the 7-12% range. A composite impervious value was used as part of the analysis for the applicable basins. The proposed basin delineation for this study is consistent with the existing basin delineation. Refer to the attached Existing and Proposed Drainage Plans included in the Appendix.

Below is a summary table comparing the existing and proposed basin runoff flows in the 100-yr storm event using the criteria discussed above and below. Runoff calculations can be found in Appendix B.

Basin	Design Point	Existing Q_{100-yr}	Proposed Q_{100-yr}
EX-1/PR-1	DP 1	46.36	76.58
EX-2/PR-2	DP 2	7.21	10.71
EX-3/PR-3	DP 3	0.46	0.46
EX-4/PR-4	DP 4	1.34	1.42

An impervious area of 12% for a 3.5-acre lot would result in an area of 0.42 acres or 18,406 square feet of impervious area, which is unlikely for lots within this development. Based on the assumption of a 24-foot wide, 150-foot-long gravel driveway plus turning areas and 9,600 square feet for homes and outbuildings. This impervious value would decrease the calculated runoff as shown in the values shown above.

Stormwater Quality Control

The site will be controlled by a detention and water quality pond. Flow from proposed impervious areas will be directed to the pond area to be treated for water quality. The release rate from the pond will be set at 90% of pre-development flow as to not impact downstream properties. The preliminary detention pond design sheet is included in the appendix. While the final design has not yet been finished, the design sheet provides an estimated volume so that the general size of the pond can be determined.

The individual homeowner is encouraged to implement steps to help prevent erosion and water pollution. Limiting the use of impervious surfaces such as asphalt or concrete driveways and walks/patios allows stormwater to soak into the ground instead of running downstream and causing erosion. Permeable pavers can be used to allow water to pass through them, rather than run off the surface. Redirecting downspouts away from hard surfaces and onto grass or shallow depressed planting beds can help reduce the amount of runoff. Planting native vegetation and minimizing the use of fertilizers and pesticides will help reduce the impact of stormwater on the environment.

Conclusion

The proposed Imboden Subdivision has been evaluated for its stormwater drainage impacts based on existing site conditions, soil characteristics, proposed impervious areas, and applicable local drainage criteria. The development will result in a moderate increase in runoff, which will be effectively managed through an appropriately sized detention and water quality pond. Preliminary design ensures that post-development runoff will not adversely impact downstream properties, maintaining compliance with Mile High Flood District standards.

Additional refinement of impervious area estimates and pond design will be provided in the Final Drainage Report. With the implementation of recommended best management practices and stormwater quality measures, the project will responsibly address both runoff quantity and water quality objectives.

Thank you for taking the time to review this letter. If you have any questions or require additional information, please let us know.

Sincerely,

2N CIVIL, LLC



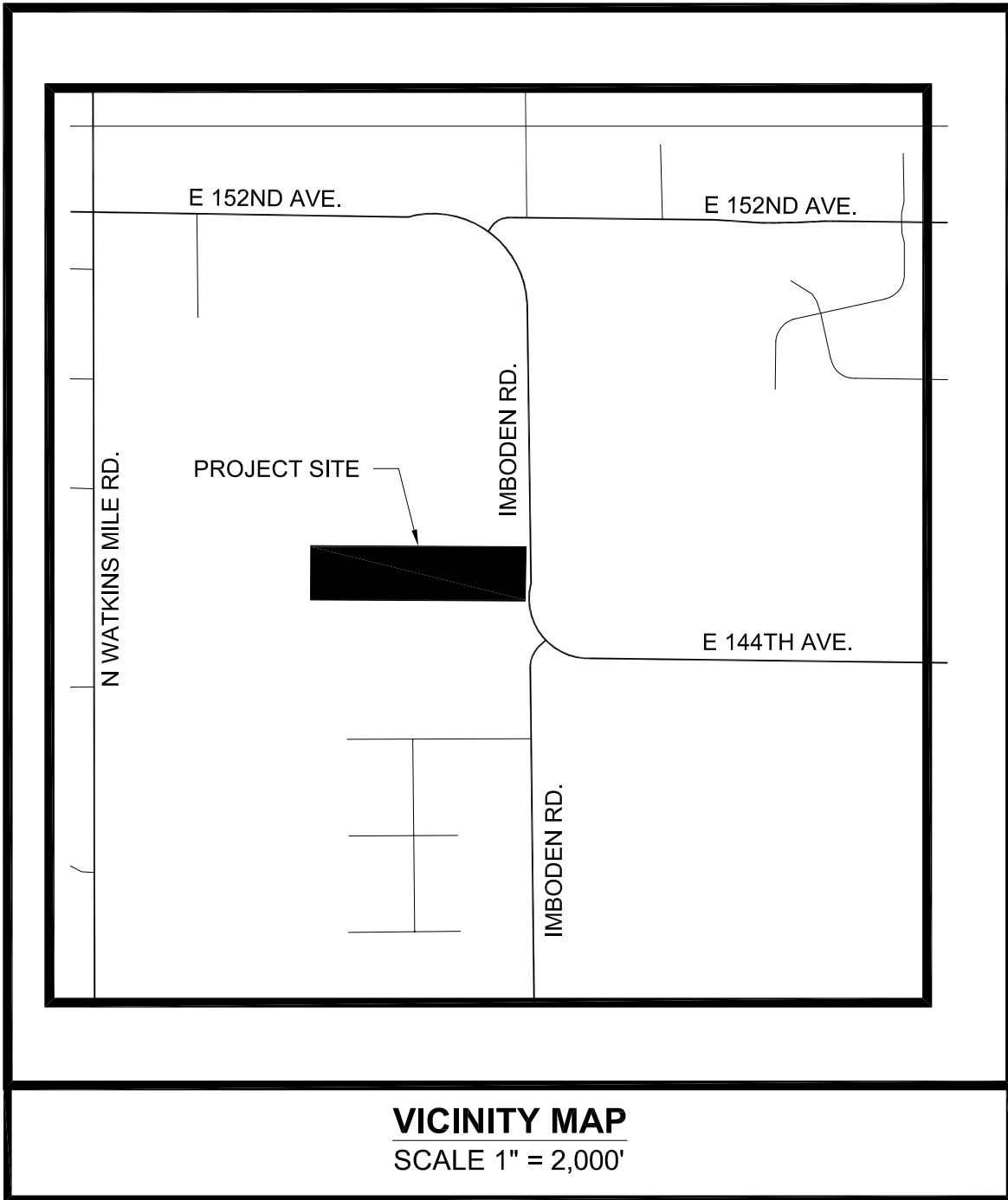
Ryan Eichele, P.E.
Project Manager

Enc.

APPENDIX A

Vicinity Map
Soils Map
FEMA Map

VICINITY MAP



Project Number: 24011

J:\Projects\24\24011\dwg\base\Vic Map.dwg

2N Civil, LLC

6 Inverness Ct. E., Suite 125
Englewood, CO 80112

Phone 303-925-0544 Fax 303-925-0547
www.2NCivil.com

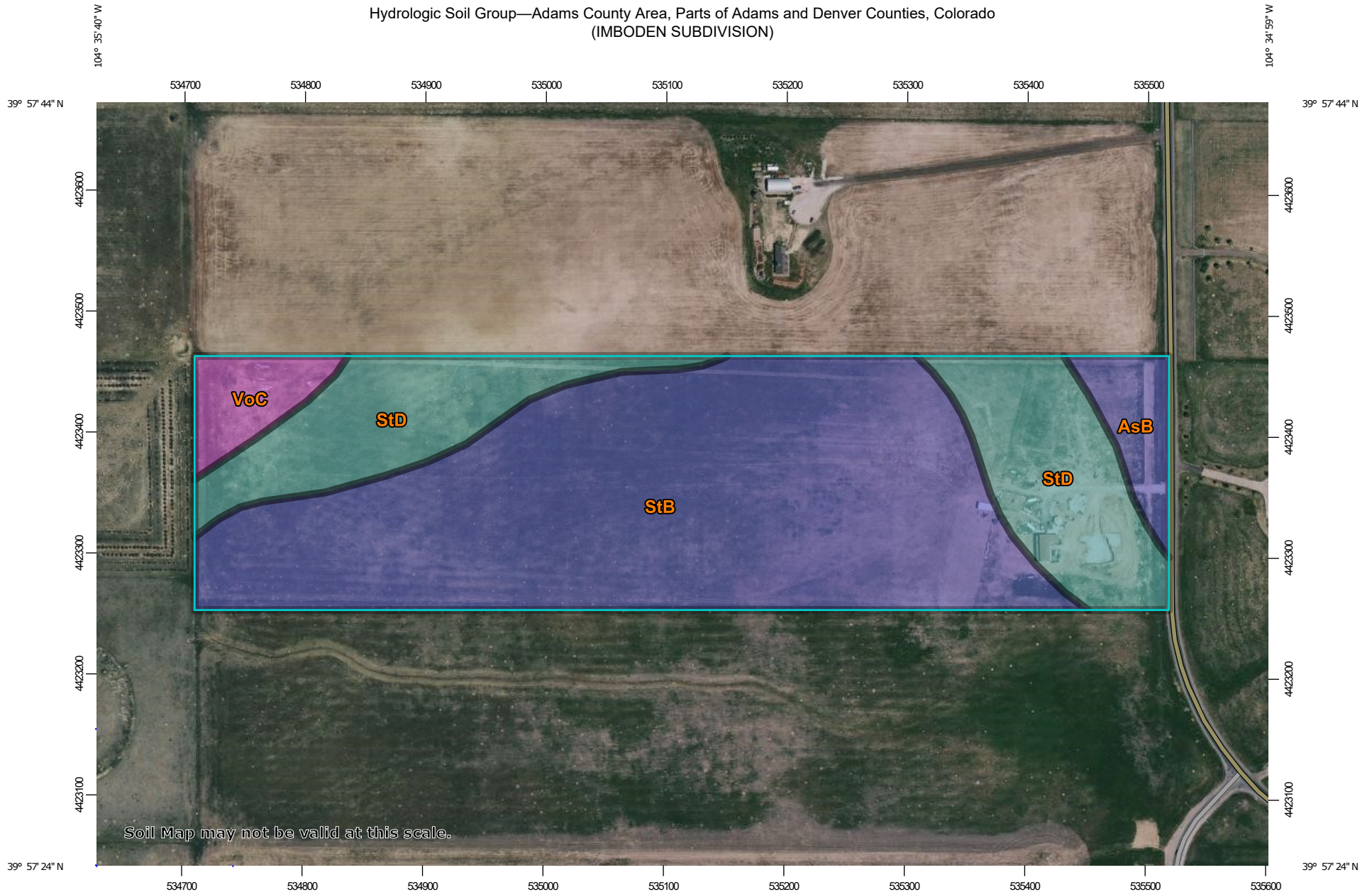
VICINITY MAP
IMBODEN SUBDIVISION
CAPTAIN

Drawn By: RCE
Checked By:
Revisions: 07-15-25

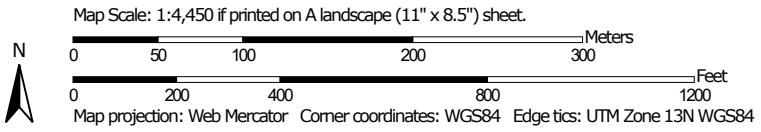
Page 1



Hydrologic Soil Group—Adams County Area, Parts of Adams and Denver Counties, Colorado
(IMBODEN SUBDIVISION)




Soil Map may not be valid at this scale.



MAP LEGEND

Area of Interest (AOI)









 Area of Interest (AOI)

Soils

Soil Rating Polygons





 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines


 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points






 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available


Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Adams County Area, Parts of Adams and Denver Counties, Colorado
 Survey Area Data: Version 21, Aug 29, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 9, 2021—Jun 12, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AsB	Ascalon sandy loam, 0 to 3 percent slopes	B	1.8	4.2%
StB	Stoneham loam, 0 to 3 percent slopes	B	27.1	64.2%
StD	Stoneham loam, 3 to 5 percent slopes	C	11.5	27.2%
VoC	Vona sandy loam, 3 to 5 percent slopes	A	1.8	4.3%
Totals for Area of Interest			42.2	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

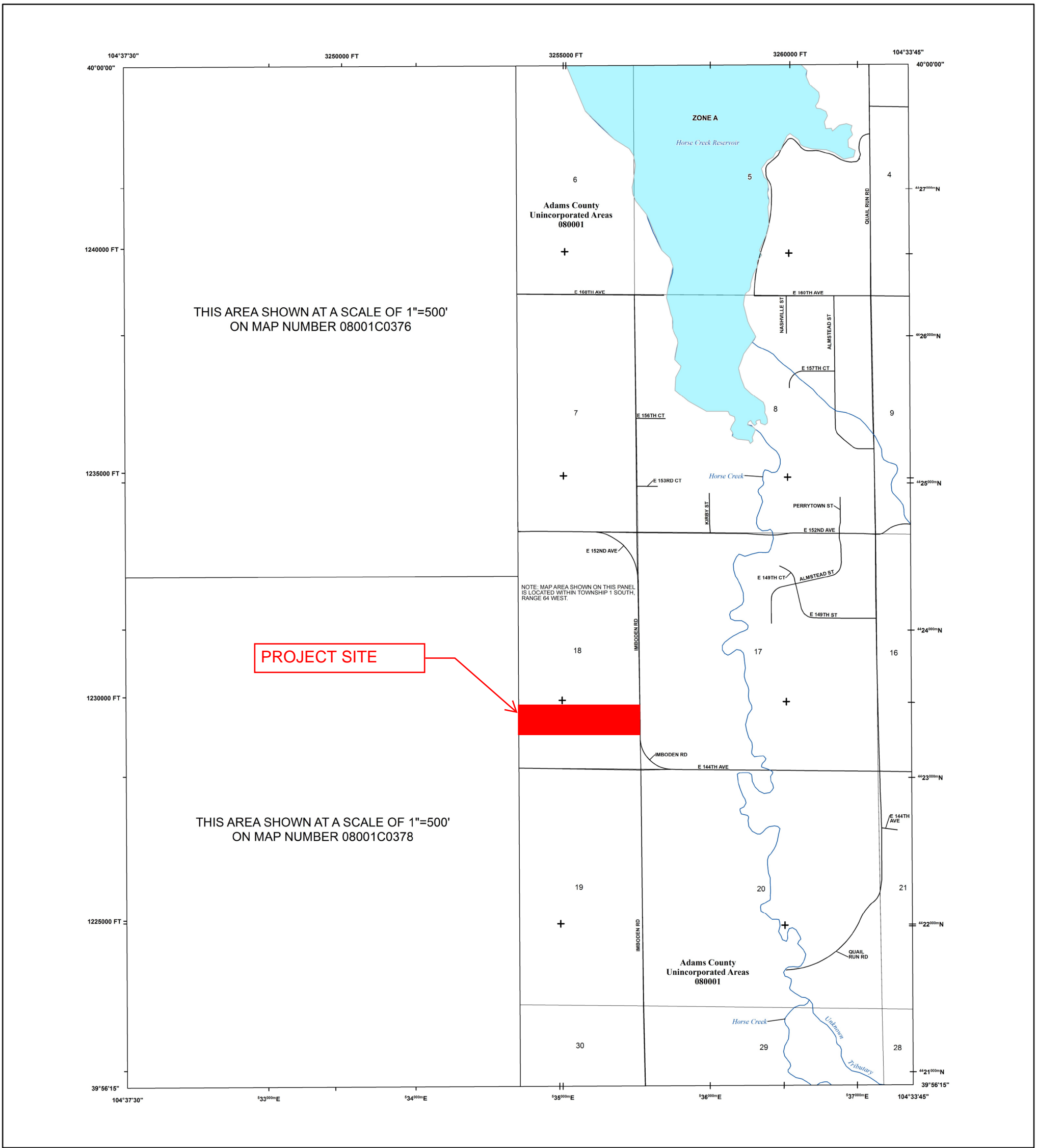
If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher



FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT [HTTP://MSC.FEMA.GOV](http://msc.fema.gov)

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99
	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee See Notes Zone X
OTHER AREAS	NO SCREEN Areas of Minimal Flood Hazard Zone X
	Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES	Channel, Culvert or Storm Sewer
	Levee, Dike or Floodwall
	18.2 Cross Sections with 1% Annual Chance Water Surface Elevation (BFE)
	17.5 Cross Sections with 1% Annual Chance Water Surface Elevation (BFE)
	Coastal Transect
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature
	Base Flood Elevation Line (BFE)
OTHER FEATURES	Limit of Study
	Jurisdiction Boundary

NOTES TO USERS

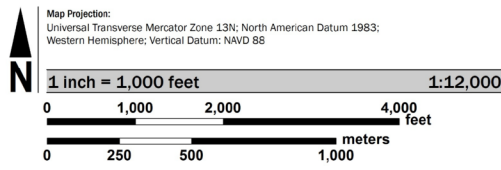
For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Flood Map Service Center website at <http://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map dates refer to the Flood Insurance Study report for this jurisdiction. To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Base map information shown on this FIRM was provided in digital format by the Adams County GIS Department.

SCALE



PANEL LOCATOR



NATIONAL FLOOD INSURANCE PROGRAM
 FLOOD INSURANCE RATE MAP

ADAMS COUNTY,
 COLORADO
 and Incorporated Areas
 PANEL 380 OF 1150



Panel Contains:
 COMMUNITY ADAMS COUNTY NUMBER PANEL SUFFIX
 080001 0380 J

APPENDIX B

Rational Method Calculations
Detention Pond Sizing
Existing Drainage Plan
Proposed Drainage Plan

Calculation of Peak Runoff using Rational Method

Designer: Ryan Eichele, P.E.
 Company: ZN Civil, LLC
 Date: 7/15/2025
 Project: Inwooden Subdivision
 Location: Adams County

Version 2.00 released May 2017

$$t_r = \frac{0.395(1.1 - C_1) L^{0.38}}{q^{0.33}}$$

$$t_r = \frac{L_1}{60 \sqrt{S_1}} + \frac{L_2}{60 \sqrt{S_2}}$$

Computed $t_c = t_r + t_t$

$t_{\text{minimum}} =$

Regional $t_c = (26 - 17t) + \frac{L_c}{60(14 + 9\sqrt{S_c})}$

Selected $t_c = \max(t_{\text{minimum}}, \min(\text{Computed } t_c, \text{Regional } t_c))$

Select USDFCD location for NOAA Atlas 14 Rainfall Depths from the out/down list OR enter your own depths obtained from the NOAA website (click this link)

1-hour rainfall depth, P1 (in) =

2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
1.00	1.42	1.68	2.35	2.71		

Rainfall Intensity Equation Coefficients =

a	b	c
28.50	10.00	0.786

 $I (in/hr) = \frac{a+P_c}{(b+t_c)^c}$

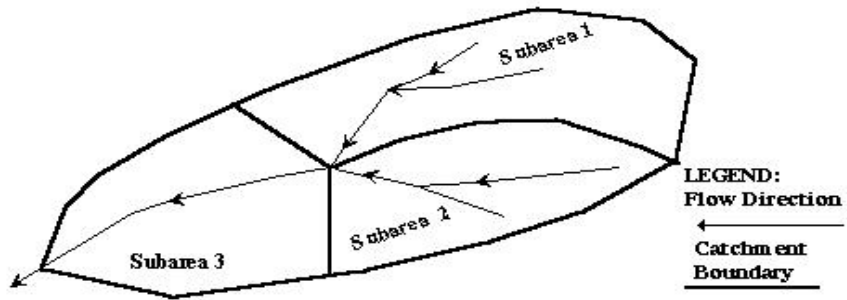
$Q(cfs) = CIA$

Subcatchment Name	Area (ac)	NRCS Hydrologic Soil Group	Percent Imperviousness	Runoff Coefficient, C							Overland (Initial) Flow Time							Channelized (Travel) Flow Time							Time of Concentration			Rainfall Intensity, I (in/hr)							Peak Flow, Q (cfs)						
				2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr	Overland Flow Length L (ft)	US Elevation (ft) (Optional)	DS Elevation (ft) (Optional)	Overland Flow Slope S (ft/ft)	Overland Flow Time t (min)	Channelized Flow Length L (ft)	US Elevation (ft) (Optional)	DS Elevation (ft) (Optional)	Channelized Flow Slope S (ft/ft)	NRCS Conveyance Factor K	Channelized Flow Velocity V (ft/sec)	Channelized Flow Time t (min)	Computed t _c (min)	Regional t _c (min)	Selected t _c (min)	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr		
EX-1	36.24	B	8.0	0.04	0.05	0.12	0.30	0.37	0.46	0.57	500.00	62.11	48.83	0.027	30.57	1964.00	48.83	31.64	0.009	5	0.47	69.98	100.55	59.23	59.23	1.02	1.45	1.71		2.40	2.76		1.60	2.87	7.53	32.34	48.36				
EX-2	3.44	B	5.0	0.03	0.03	0.10	0.28	0.36	0.45	0.55	500.00	60.00	45.88	0.028	30.58	38.50	45.88	44.70	0.031	5	0.88	0.73	31.32	25.53	25.53	1.72	2.45	2.89		4.05	4.67		0.15	0.28	0.97	4.96	7.21				
EX-3	0.10	B	25.5	0.17	0.19	0.26	0.41	0.47	0.54	0.63	28.40	36.00	34.98	0.036	5.72	49.00	34.98	33.98	0.020	5	0.71	1.14	6.88	22.12	6.88	3.09	4.39	5.20		7.27	8.38		0.05	0.09	0.14	0.34	0.46				
EX-4	0.55	B	32.0	0.22	0.25	0.32	0.45	0.51	0.57	0.65	28.20	36.00	34.00	0.071	4.28	567.40	34.00	30.97	0.005	5	0.37	25.88	30.16	30.15	30.15	1.56	2.22	2.63		3.68	4.24		0.19	0.30	0.46	1.02	1.34				
PR-1	36.24	B	38.4	0.27	0.30	0.37	0.49	0.54	0.60	0.68	500.00	59.00	47.42	0.023	24.40	1904.00	47.42	28.00	0.010	15	1.51	20.95	45.35	41.33	41.33	1.29	1.83	2.17		3.03	3.50		12.75	20.08	28.81	59.56	76.58				
PR-2	3.44	B	35.0	0.24	0.27	0.34	0.47	0.52	0.59	0.68	500.00	60.00	45.88	0.028	23.89	38.50	45.88	44.70	0.031	7	1.23	0.52	24.21	20.31	20.31	1.95	2.77	3.28		4.59	5.29		1.64	2.81	3.83	8.25	10.71				
PR-3	0.10	B	25.5	0.17	0.19	0.26	0.41	0.47	0.54	0.63	28.40	36.00	34.98	0.036	5.72	49.00	34.98	33.98	0.020	5	0.71	1.14	6.88	22.12	6.88	3.09	4.39	5.20		7.27	8.38		0.05	0.09	0.14	0.34	0.46				
PR-4	0.55	B	36.6	0.26	0.29	0.35	0.48	0.53	0.60	0.67	28.20	36.00	34.00	0.071	4.08	567.40	34.00	30.97	0.005	5	0.37	25.88	29.97	29.90	29.90	28.95	1.60	2.28	2.69		3.77	4.34		0.23	0.36	0.52	1.10	1.42			

Area-Weighted Runoff Coefficient Calculations

Version 2.00 released May 2017

Designer: Ryan Eichele, P.E.
Company: 2N Civil, LLC
Date: 7/15/2025
Project: Imboden Subdivision
Location: Adams County



Subcatchment Name
EX-1

Cells of this color are for required user-input
Cells of this color are for optional override values
Cells of this color are for calculated results based on overrides

See sheet "Design Info" for imperviousness-based runoff coefficient values.

Sub-Area ID	Area (ac)	NRCS Hydrologic Soil Group	Percent Imperviousness	Runoff Coefficient, C						
				2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
HISTORIC	34.57	B	5.0	0.03	0.03	0.10	0.28	0.36	0.45	0.55
GRAVEL low	1.14	B	60.0	0.46	0.49	0.54	0.63	0.66	0.71	0.76
GRAVEL packed	0.20	B	80.0	0.64	0.67	0.70	0.75	0.77	0.80	0.83
CONCRETE	0.05	B	95.0	0.79	0.81	0.82	0.85	0.86	0.87	0.88
ROOF	0.27	B	95.0	0.79	0.81	0.82	0.85	0.86	0.87	0.88
Total Area (ac)	36.24			0.05	0.06	0.12	0.30	0.37	0.46	0.57
			Area-Weighted C							
			Area-Weighted Override C	0.05	0.06	0.12	0.30	0.37	0.46	0.57

Area-Weighted Runoff Coefficient Calculations

Version 2.00 released May 2017

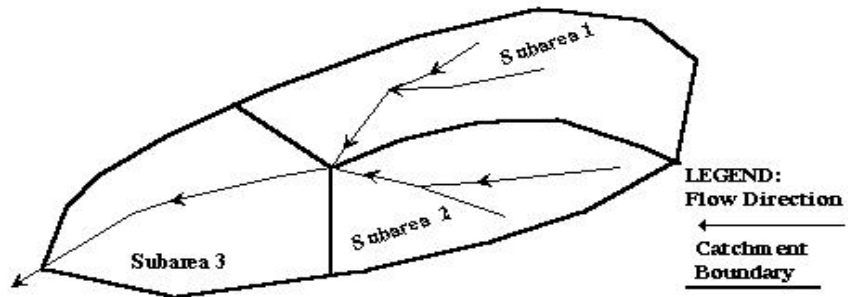
Designer: Ryan Eichele, P.E.

Company: 2N Civil, LLC

Date: 7/15/2025

Project: Imboden Subdivision

Location: Adams County



Subcatchment Name
EX-2

Cells of this color are for required user-input
Cells of this color are for optional override values
Cells of this color are for calculated results based on overrides

See sheet "Design Info" for imperviousness-based runoff coefficient values.

Sub-Area ID	Area (ac)	NRCS Hydrologic Soil Group	Percent Imperviousness	Runoff Coefficient, C						
				2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
HISTORIC	3.44	B	5.0	0.03	0.03	0.10	0.28	0.36	0.45	0.55
Total Area (ac)	3.44	Area-Weighted C		0.03	0.03	0.10	0.28	0.36	0.45	0.55
		Area-Weighted Override C		0.03	0.03	0.10	0.28	0.36	0.45	0.55

Area-Weighted Runoff Coefficient Calculations

Version 2.00 released May 2017

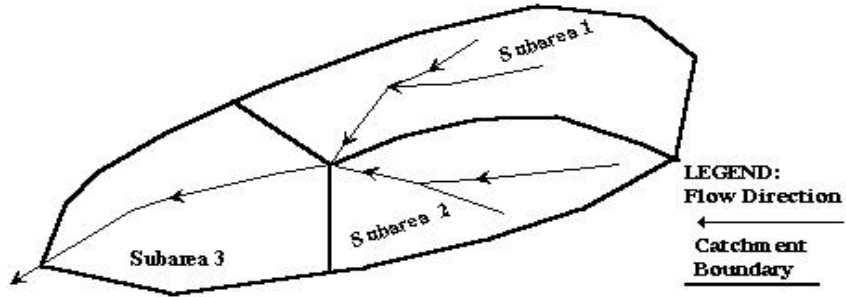
Designer: Ryan Eichele, P.E.

Company: 2N Civil, LLC

Date: 7/15/2025

Project: Imboden Subdivision

Location: Adams County



Subcatchment Name
EX-3

Cells of this color are for required user-input
Cells of this color are for optional override values
Cells of this color are for calculated results based on overrides

See sheet "Design Info" for imperviousness-based runoff coefficient values.

Sub-Area ID	Area (ac)	NRCS Hydrologic Soil Group	Percent Imperviousness	Runoff Coefficient, C						
				2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
HISTORIC	0.08	B	5.0	0.03	0.03	0.10	0.28	0.36	0.45	0.55
ASPHALT	0.02	B	95.0	0.79	0.81	0.82	0.85	0.86	0.87	0.88
Total Area (ac)	0.10	Area-Weighted C		0.18	0.19	0.24	0.39	0.46	0.53	0.62
Area-Weighted Override C				0.18	0.19	0.24	0.39	0.46	0.53	0.62

Area-Weighted Runoff Coefficient Calculations

Version 2.00 released May 2017

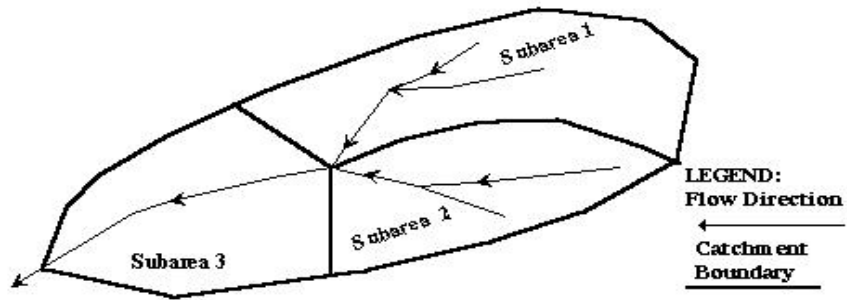
Designer: Ryan Eichele, P.E.

Company: 2N Civil, LLC

Date: 7/15/2025

Project: Imboden Subdivision

Location: Adams County



Subcatchment Name
EX-4

Cells of this color are for required user-input
Cells of this color are for optional override values
Cells of this color are for calculated results based on overrides

See sheet "Design Info" for imperviousness-based runoff coefficient values.

Sub-Area ID	Area (ac)	NRCS Hydrologic Soil Group	Percent Imperviousness	Runoff Coefficient, C						
				2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
HISTORIC	0.38	B	5.0	0.03	0.03	0.10	0.28	0.36	0.45	0.55
GRAVEL packed	0.01	B	80.0	0.64	0.67	0.70	0.75	0.77	0.80	0.83
ASPHALT	0.16	B	95.0	0.79	0.81	0.82	0.85	0.86	0.87	0.88
Total Area (ac)	0.55	Area-Weighted C		0.26	0.27	0.32	0.45	0.51	0.58	0.65
		Area-Weighted Override C		0.26	0.27	0.32	0.45	0.51	0.58	0.65

Area-Weighted Runoff Coefficient Calculations

Version 2.00 released May 2017

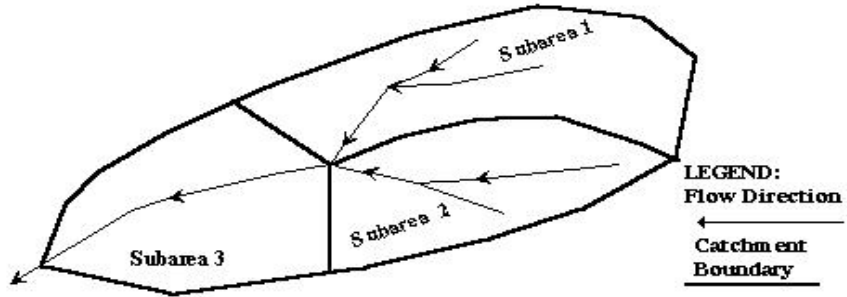
Designer: Ryan Eichele, P.E.

Company: 2N Civil, LLC

Date: 7/15/2025

Project: Imboden Subdivision

Location: Adams County



Subcatchment Name
PR-1

Cells of this color are for required user-input
Cells of this color are for optional override values
Cells of this color are for calculated results based on overrides

See sheet "Design Info" for imperviousness-based runoff coefficient values.

Sub-Area ID	Area (ac)	NRCS Hydrologic Soil Group	Percent Imperviousness	Runoff Coefficient, C						
				2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
RESIDENTIAL	34.01	B	35.0	0.24	0.27	0.34	0.47	0.52	0.59	0.66
GRAVEL packed	0.69	B	80.0	0.64	0.67	0.70	0.75	0.77	0.80	0.83
ASPHALT	1.53	B	95.0	0.79	0.81	0.82	0.85	0.86	0.87	0.88
Total Area (ac)	36.24			0.28	0.30	0.37	0.49	0.54	0.60	0.68
			Area-Weighted C	0.28	0.30	0.37	0.49	0.54	0.60	0.68
			Area-Weighted Override C	0.28	0.30	0.37	0.49	0.54	0.60	0.68

Area-Weighted Runoff Coefficient Calculations

Version 2.00 released May 2017

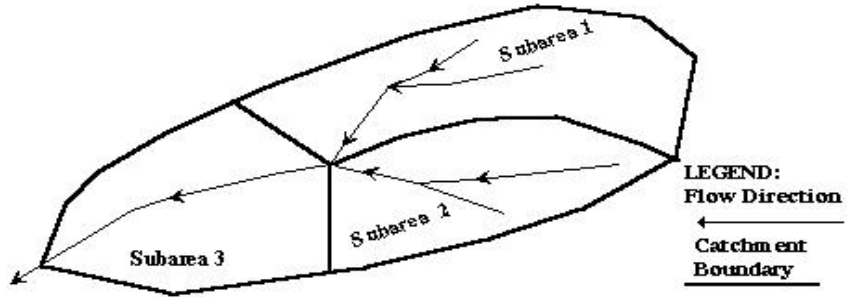
Designer: Ryan Eichele, P.E.

Company: 2N Civil, LLC

Date: 7/15/2025

Project: Imboden Subdivision

Location: Adams County



Subcatchment Name
PR-2

Cells of this color are for required user-input
Cells of this color are for optional override values
Cells of this color are for calculated results based on overrides

See sheet "Design Info" for imperviousness-based runoff coefficient values.

Sub-Area ID	Area (ac)	NRCS Hydrologic Soil Group	Percent Imperviousness	Runoff Coefficient, C						
				2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
RESIDENTIAL	3.44	B	35.0	0.24	0.27	0.34	0.47	0.52	0.59	0.66
Total Area (ac)	3.44	Area-Weighted C		0.24	0.27	0.34	0.47	0.52	0.59	0.66
		Area-Weighted Override C		0.24	0.27	0.34	0.47	0.52	0.59	0.66

Area-Weighted Runoff Coefficient Calculations

Version 2.00 released May 2017

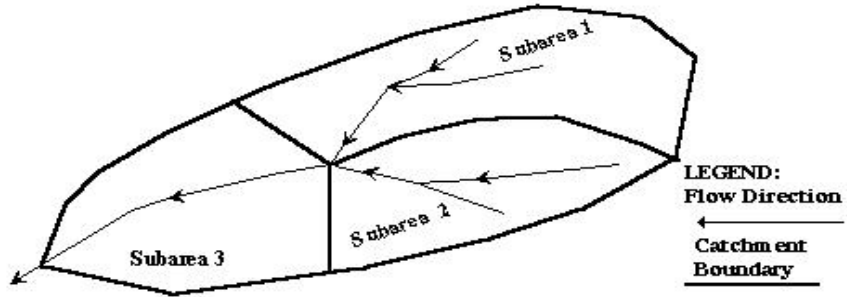
Designer: Ryan Eichele, P.E.

Company: 2N Civil, LLC

Date: 7/15/2025

Project: Imboden Subdivision

Location: Adams County



Subcatchment Name
PR-3

Cells of this color are for required user-input
Cells of this color are for optional override values
Cells of this color are for calculated results based on overrides

See sheet "Design Info" for imperviousness-based runoff coefficient values.

Sub-Area ID	Area (ac)	NRCS Hydrologic Soil Group	Percent Imperviousness	Runoff Coefficient, C						
				2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
HISTORIC	0.08	B	5.0	0.03	0.03	0.10	0.28	0.36	0.45	0.55
ASPHALT	0.02	B	95.0	0.79	0.81	0.82	0.85	0.86	0.87	0.88
Total Area (ac)	0.10	Area-Weighted C		0.18	0.19	0.24	0.39	0.46	0.53	0.62
Area-Weighted Override C				0.18	0.19	0.24	0.39	0.46	0.53	0.62

Area-Weighted Runoff Coefficient Calculations

Version 2.00 released May 2017

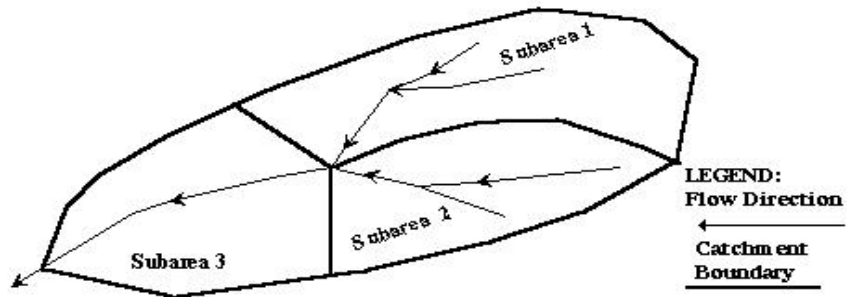
Designer: Ryan Eichele, P.E.

Company: 2N Civil, LLC

Date: 7/15/2025

Project: Imboden Subdivision

Location: Adams County



Subcatchment Name
PR-4

Cells of this color are for required user-input
 Cells of this color are for optional override values
 Cells of this color are for calculated results based on overrides

See sheet "Design Info" for imperviousness-based runoff coefficient values.

Sub-Area ID	Area (ac)	NRCS Hydrologic Soil Group	Percent Imperviousness	Runoff Coefficient, C						
				2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
HISTORIC	0.36	B	5.0	0.03	0.03	0.10	0.28	0.36	0.45	0.55
GRAVEL packed	0.01	B	80.0	0.64	0.67	0.70	0.75	0.77	0.80	0.83
ASPHALT	0.18	B	95.0	0.79	0.81	0.82	0.85	0.86	0.87	0.88
Total Area (ac)	0.55									
			Area-Weighted C	0.29	0.30	0.35	0.47	0.53	0.59	0.67
			Area-Weighted Override C	0.29	0.30	0.35	0.47	0.53	0.59	0.67

Imboden Subdivision - Stormwater Calculations
Existing Conditions - Composite % Impervious Value

15-Jul-25



Basin EX-1

Land Use	Area	% I
Historic	34.57	5%
Gravel (low traffic)	1.14	60%
Gravel (packed)	0.20	80%
Concrete	0.05	95%
Roof	0.27	95%
Sum Area =	36.24	
Composite % =		7.97%

Basin EX-2

Land Use	Area	% I
Historic	3.44	5%
Sum Area =	3.44	
Composite % =		5.00%

Basin EX-3

Land Use	Area	% I
Historic	0.08	5%
Asphalt	0.02	95%
Sum Area =	0.10	
Composite % =		25.48%

Basin EX-4

Land Use	Area	% I
Historic	0.38	5%
Gravel (packed)	0.01	80%
Asphalt	0.15	95%
Sum Area =	0.55	
Composite % =		32.03%

Imboden Subdivision - Stormwater Calculations
Existing Conditions - Summary Runoff Table

15-Jul-25



Summary Runoff Table - Existing Conditions

DESIGN POINT	CONTRIBUTING BASIN(S)	CONTRIBUTING AREA (AC)	Q ₁₀ (cfs)	Q ₁₀₀ (cfs)	NOTES:
1	EX-1	36.24	7.53	46.36	Flows to Horse Creek
2	EX-2	3.44	0.97	7.21	Flows to Horse Creek
3	EX-3	0.10	0.14	0.46	Flows to Horse Creek
4	EX-4	0.55	0.46	1.34	Flows to Horse Creek

Imboden Subdivision - Stormwater Calculations
Proposed Conditions - Composite % Impervious Value

15-Jul-25



Basin PR-1

Land Use	Area	% I
Residential 0-3 du/ac	34.01	35%
Gravel (packed)	0.69	80%
Asphalt	1.53	95%
Sum Area =	36.24	
Composite % =		38.40%

Basin PR-2

Land Use	Area	% I
Residential 0-3 du/ac	3.44	35%
Sum Area =	3.44	
Composite % =		35.00%

Basin PR-3

Land Use	Area	% I
Historic	0.08	5%
Asphalt	0.02	95%
Sum Area =	0.10	
Composite % =		25.48%

Basin PR-4

Land Use	Area	% I
Historic	0.36	5%
Gravel (packed)	0.01	80%
Asphalt	0.18	95%
Sum Area =	0.55	
Composite % =		36.56%

Imboden Subdivision - Stormwater Calculations

Proposed Conditions - Summary Runoff Table

15-Jul-25



Summary Runoff Table - Proposed Conditions

DESIGN POINT	CONTRIBUTING BASIN(S)	CONTRIBUTING AREA (AC)	Q ₁₀ (cfs)	Q ₁₀₀ (cfs)	NOTES:
1	PR-1	36.24	28.81	76.58	Flows to Horse Creek
2	PR-2	3.44	3.83	10.71	Flows to Horse Creek
3	PR-3	0.10	0.14	0.46	Flows to Horse Creek
4	PR-4	0.55	0.52	1.42	Flows to Horse Creek

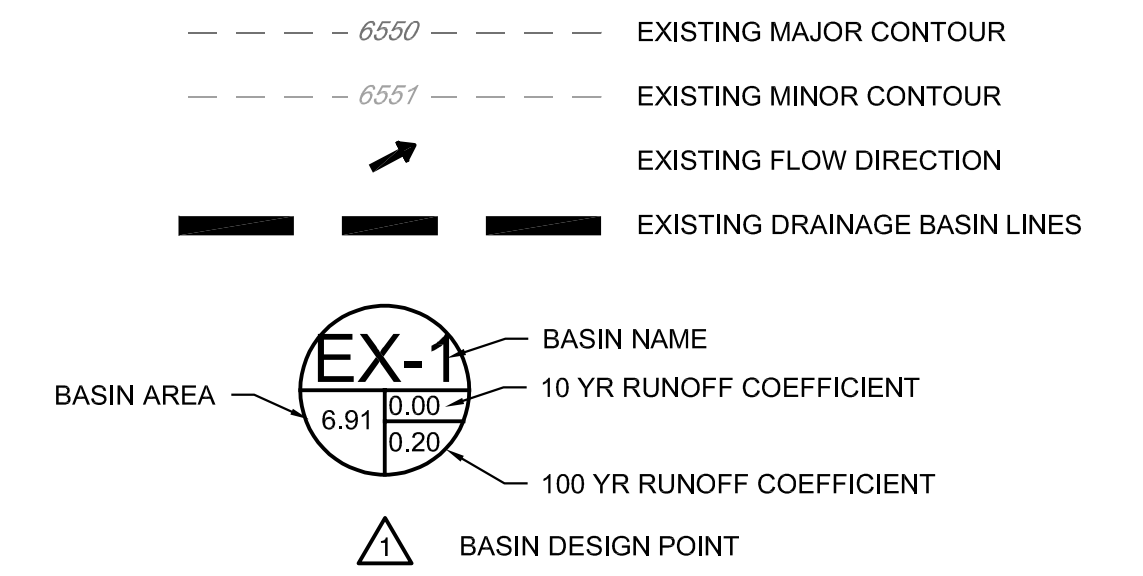
EXISTING DRAINAGE PLAN

IMBODEN SUBDIVISION

THE NORTH ONE-HALF OF THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF ADAMS, STATE OF COLORADO

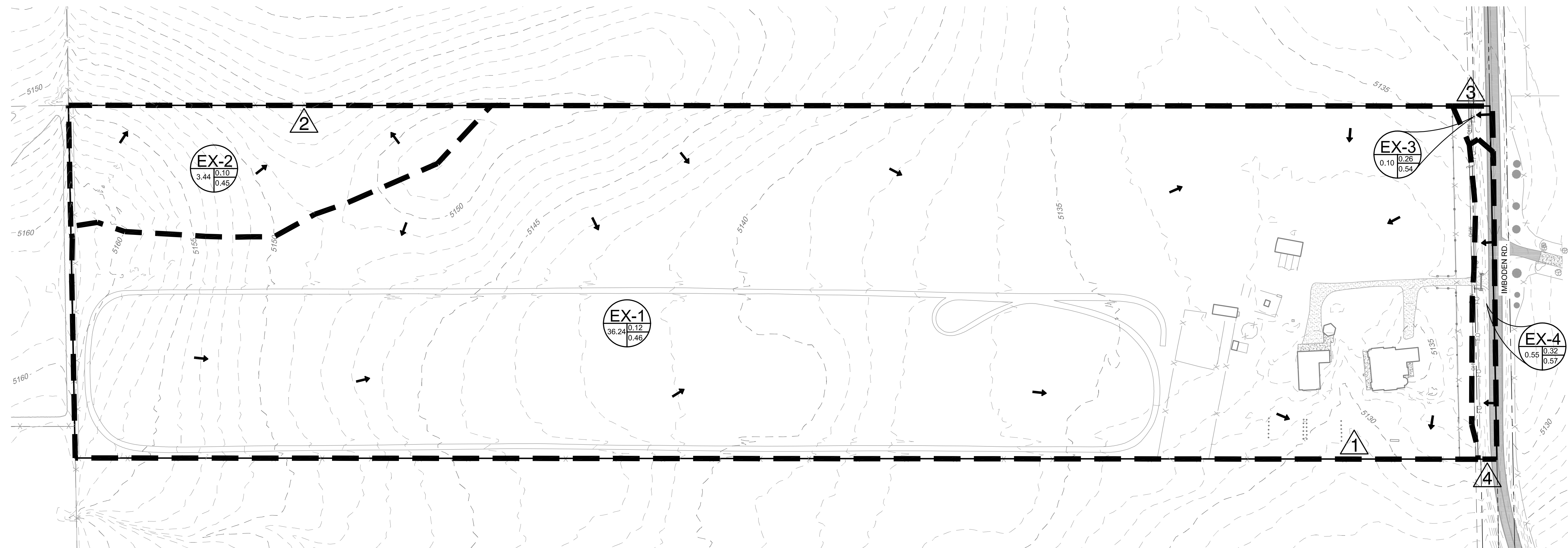


LEGEND



Summary Runoff Table - Existing Conditions

DESIGN POINT	CONTRIBUTING BASIN(S)	CONTRIBUTING AREA (AC)	Q ₁₀ (cfs)	Q ₁₀₀ (cfs)	NOTES:
1	EX-1	36.24	7.53	46.36	Flows to Horse Creek
2	EX-2	3.44	0.97	7.21	Flows to Horse Creek
3	EX-3	0.10	0.14	0.46	Flows to Horse Creek
4	EX-4	0.55	0.46	1.34	Flows to Horse Creek



PREPARED FOR:
CAPTAIN

EXISTING DRAINAGE PLAN
IMBODEN SUBDIVISION
ADAMS COUNTY, COLORADO

BY: DATE:

REVISIONS:

24011 7/11/2025

ISSUED DATE: 7/11/2025
DESIGNED BY: RCE
REVIEWED BY: RCE

EXISTING DRAINAGE PLAN

PROPOSED DRAINAGE PLAN

IMBODEN SUBDIVISION

THE NORTH ONE-HALF OF THE SOUTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF ADAMS, STATE OF COLORADO



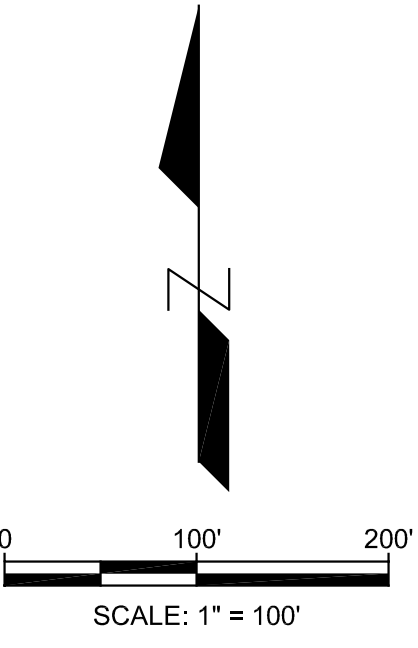
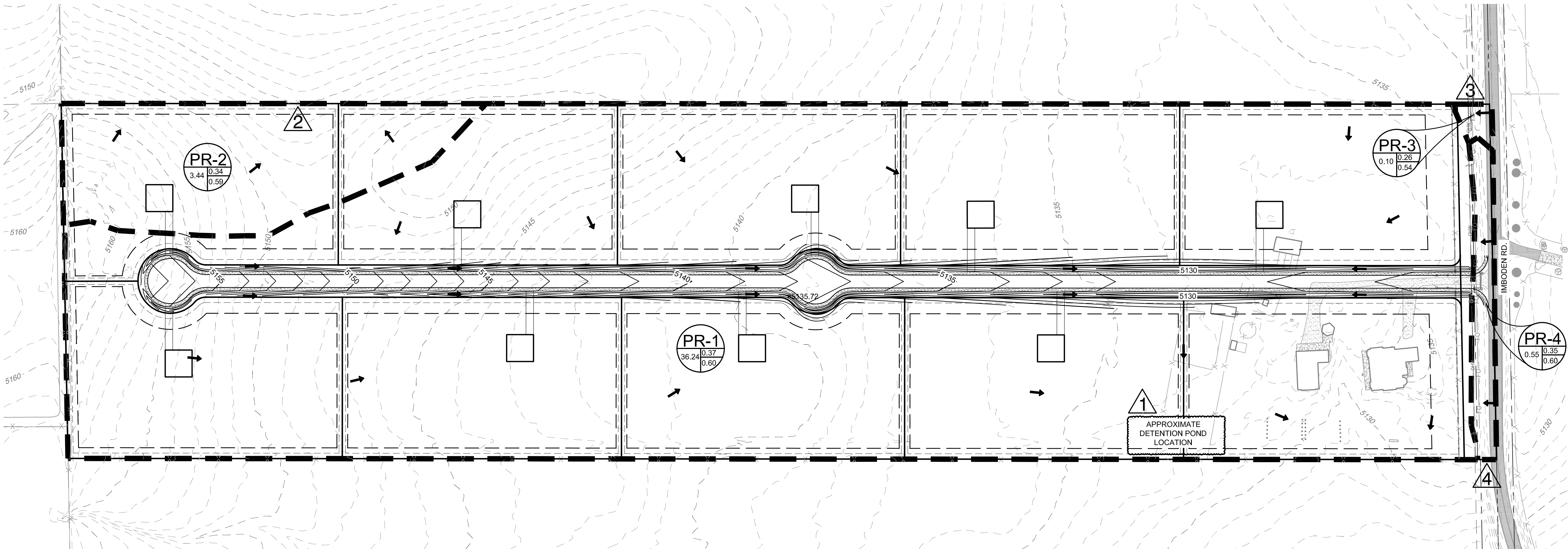
PREPARED FOR:
CAPTAIN

LEGEND

- 6550 --- EXISTING MAJOR CONTOUR
 - 6551 --- EXISTING MINOR CONTOUR
 - 6550 — PROPOSED MAJOR CONTOUR
 - 6551 — PROPOSED MINOR CONTOUR
 - EXISTING FLOW DIRECTION
 - — — EXISTING DRAINAGE BASIN LINES
-
- BASIN NAME
 BASIN AREA
 10 YR RUNOFF COEFFICIENT
 100 YR RUNOFF COEFFICIENT
 - BASIN DESIGN POINT

Summary Runoff Table - Proposed Conditions

DESIGN POINT	CONTRIBUTING BASIN(S)	CONTRIBUTING AREA (AC)	Q ₁₀ (cfs)	Q ₁₀₀ (cfs)	NOTES:
1	PR-1	36.24	28.81	76.58	Flows to Horse Creek
2	PR-2	3.44	3.83	10.71	Flows to Horse Creek
3	PR-3	0.10	0.14	0.46	Flows to Horse Creek
4	PR-4	0.55	0.52	1.42	Flows to Horse Creek



PROPOSED DRAINAGE PLAN
IMBODEN SUBDIVISION
ADAMS COUNTY, COLORADO

BY: DATE:

REVISIONS:

- 1.
- 2.
- 3.
- 4.

PROJECT NUMBER: 24011
ISSUED DATE: 7/15/2025

DESIGNED BY: RCE
REVIEWED BY: RCE

PROPOSED DRAINAGE PLAN

August 21, 2024

David DeBoskey, AICP, Planner II
 Adams County Community & Economic Development
 4430 S. Adams County Pkwy, Suite W2000A
 Brighton, CO 80601

RE: Traffic Impact Letter
 Imboden Subdivision
 2N Civil Project No: 24011

This letter serves to outline the traffic impact of the proposed Imboden Subdivision, located in Adams County. The site lies to the west of Imboden Rd. just north of the curve before the roadway turns into E 144th Ave. The subject parcel is the north one-half of the south one-half of the southeast one-quarter of Section 18, Township 1 South, Range 64 West of the 6th Principal Meridian, County of Adams, State of Colorado.

Imboden Road (CR 25 N)

The existing public Imboden Rd., which this project will gain driveway accesses from, is categorized in the Adams County Transportation Master Plan (TMP) as a Rural Arterial. The roadway is currently paved two-lane roads with approximately 12-foot-wide travel lanes with 2-4-foot-wide shoulders. The current Right-of-Way for both roadways is 60 feet wide.

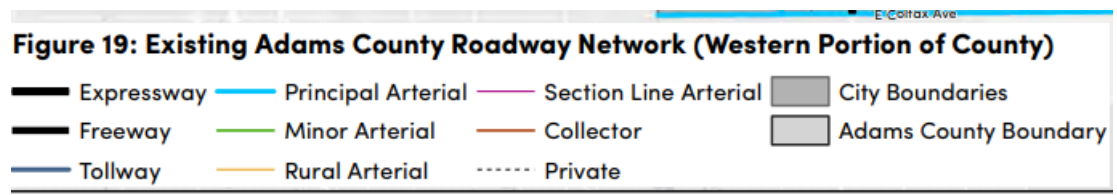


Figure 1 – Figure 19 of Adams County Transportation Master Plan

The TMP does not designate any future improvements to this road.

Private driveways will be accessed off of a new roadway interior to the project site. This roadway will be accessed off of Imboden Rd. The driveways will serve single- family residences.

Trip Generation

The Master Plan does not include existing traffic volumes for this roadway.

Trip generation rates for this development were obtained from the ITE Trip Generation Manual, 7th Edition for Land Use 210 (Single-Family Detached Housing). Table 1 shows the Daily, AM peak, and PM peak hour trip generation estimates. The estimated trips generated by this development are 124 two-way trips out of which 10 two-way trips occur in the AM peak hour and 13 two-way trips occur in the PM peak hour. Please see the following table:

Time of Day	ITE Land Use Category	Land Use Code	New Lots	Daily Trip Rate	Daily 2-Way Trips	Directional Distribution IN	Directional Distribution OUT	Daily Trips In (vpd)	Daily Trips Out (vpd)
Daily	SF Housing	210	13	9.57	124	50%	50%	62	62
AM Peak	SF Housing	210	13	0.77	10	26%	74%	3	7
PM Peak	SF Housing	210	13	1.02	13	64%	36%	8	5

Conclusion

The assumed proposed trips generated should not adversely impact the traffic on Imboden Rd.

Respectfully,



Ryan Eichele, PE
 Project Manager
 2N Civil, LLC

Single-Family Detached Housing (210)

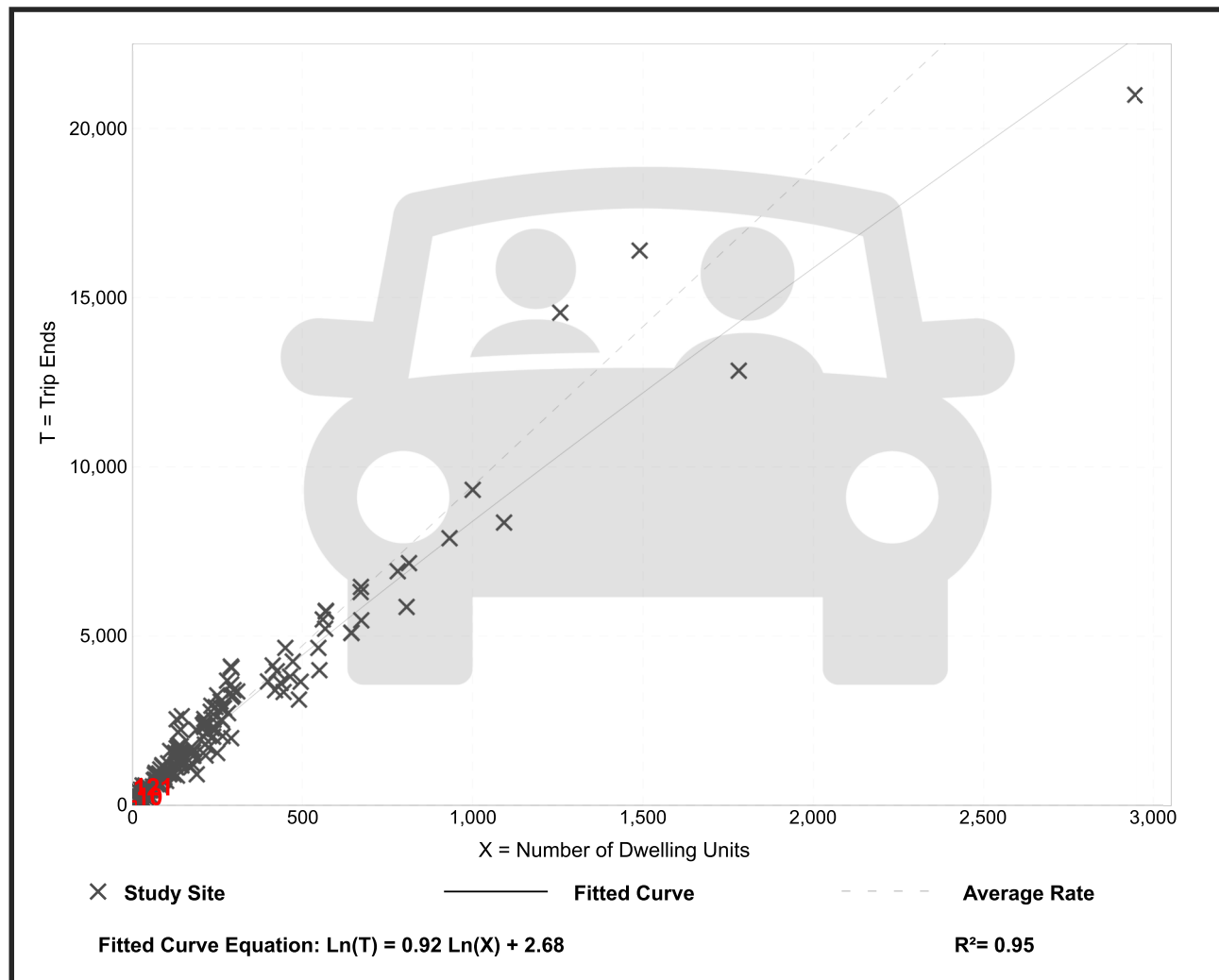
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 174
Avg. Num. of Dwelling Units: 246
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

Data Plot and Equation



Single-Family Detached Housing (210)

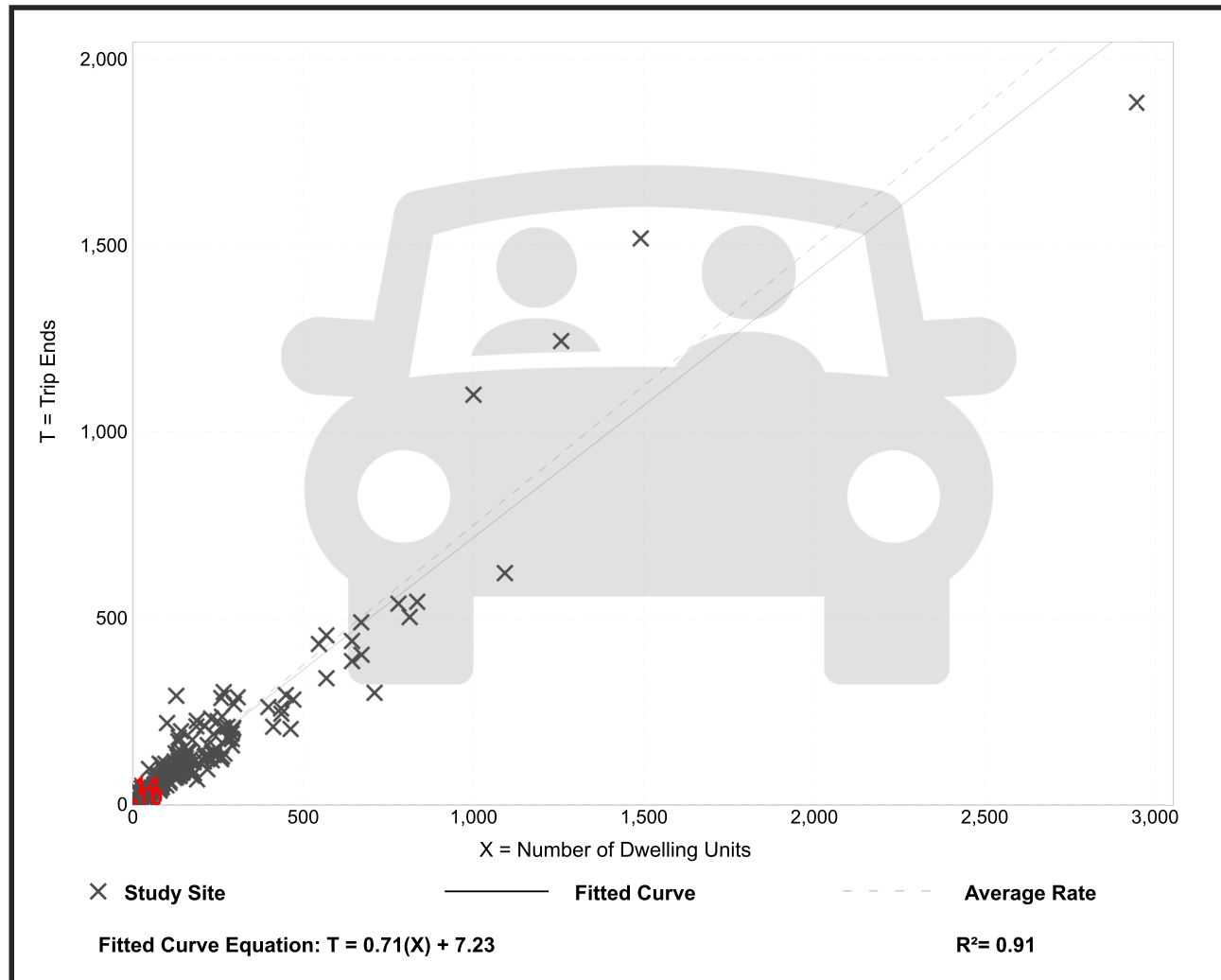
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
 Number of Studies: 169
 Avg. Num. of Dwelling Units: 217
 Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.75	0.34 - 2.27	0.25

Data Plot and Equation



Single-Family Detached Housing (210)

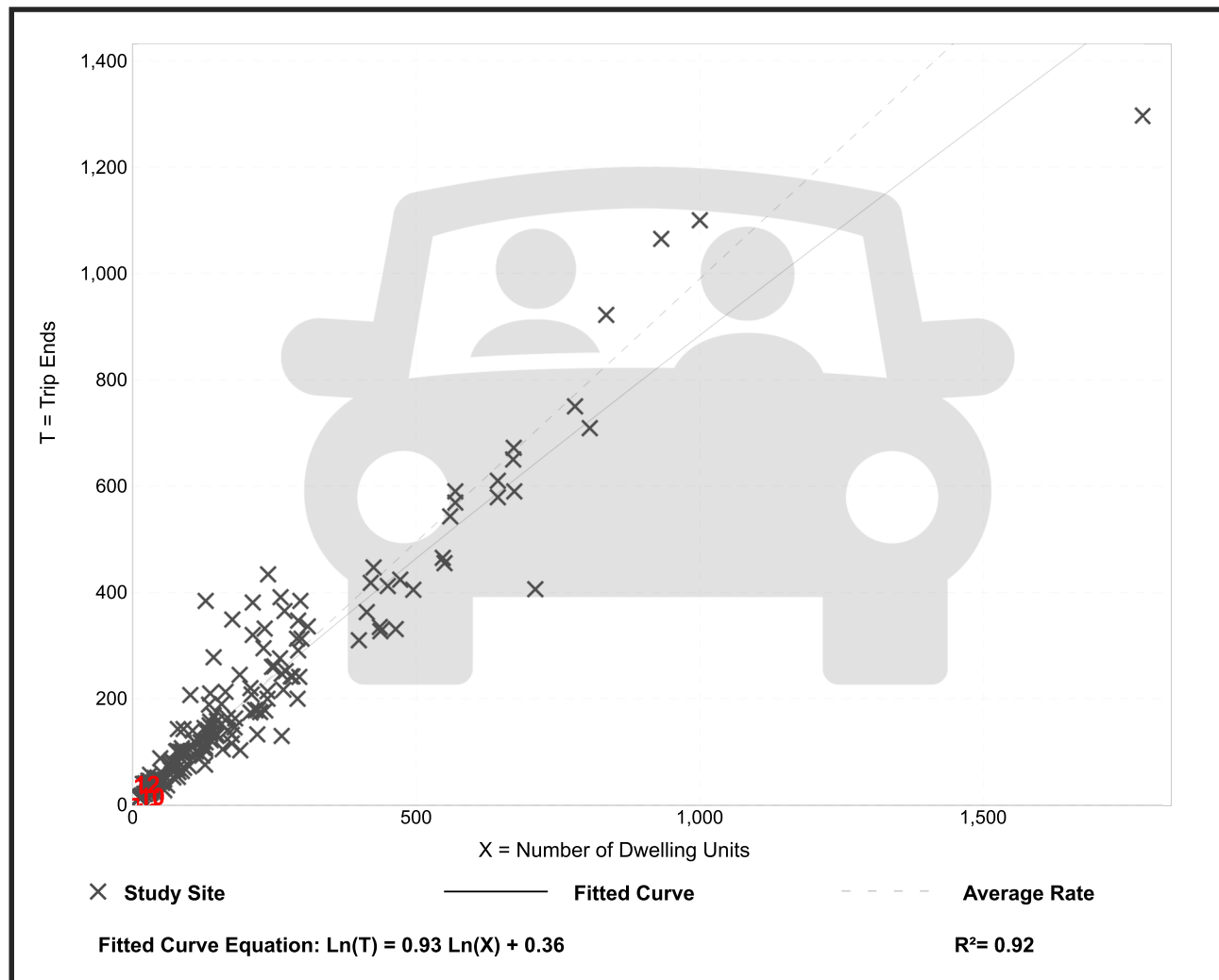
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
 Number of Studies: 178
 Avg. Num. of Dwelling Units: 203
 Directional Distribution: 64% entering, 36% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.99	0.49 - 2.98	0.28

Data Plot and Equation





Alan Li <alanli.archdesign@gmail.com>

Thank you for your payment

1 message

CGS_LUR@mines.edu <CGS_LUR@mines.edu>
To: alanli.archdesign@gmail.com

Wed, Jul 16, 2025 at 4:09 PM

Receipt Number: 932319
Colorado Geological Survey
Date: 07/16/2025

Description	Amount
Land Use Review - Prepaid Invoice (Online) Must select project size to calculate a price: Small Subdivision - Project Name: Imboden Rd Subdivision County of Project: Adams County, Colorado Applicant's Name: Dorado Rosales Ramiro Applicant's Address (line 1): 14551 Imboden Rd Applicant's City: Hudson Applicant's State: CO Applicant's Zip Code: 80642 Applicant's Phone: 303-999-8451 Applicant's Email: captaincollc@gmail.com Land Use Review - Prepaid Invoice (Online)	\$950.00

Total \$950.00

Payments Received	Amount
CC Visa XXXXXXXXXXXXX5794 Authorization # 07305D	\$950.00

Total \$950.00

Thank you for the payment.

HAYES POZNANOVIC KORVER LLC

ATTORNEYS AT LAW

700 17TH STREET, SUITE 1800
DENVER, COLORADO 80202
May 2, 2025

TELEPHONE (303) 825-1980

FACSIMILE (303) 825-1983

John Stoll
Long Range Planning Manager
Community and Economic Development
Adams County, Colorado
Ste W2000A. 1 St Floor
4430 So.Adams County PKWY
Brighton, CO 80601

Re: 40-acre parcel Sec 18 T 1SR. 64W 6th PM, Adams County Colorado. 14552 Imboden Rd Hudson CO 80642-7710 Angelica Dorado, Owner/applicant ("Owner") Proposed 10 lot subdivision

This firm was retained by the Owner to provide a preliminary analysis of the water rights available to provide a sufficient water supply to serve 10 single family residences on the subject property. Our analysis as detailed below confirms that there is an adequate supply of water available to meet requirements of Chapter 5 Adams County Subdivision Design Improvements and Standards-Proof of Adequate Water Supply.

The available supply is as follows:

Non-Tributary and Not- Non= Tributary Denver Basin Aquifers underlying Subject property

Non-Tributary

Lower Arapahoe	100-year annual appropriation -5.8-acre feet. County 300-year supply requirement- 1.9-acre feet per year
Laramie Fox Hills	100-year appropriation 9.0-acre feet County 300-year supply requirement 3-acre feet per year

Not non-tributary

Upper Arapahoe	100-year annual appropriation- 5.4-acre feet County 300-year life requirement -1.8-acre feet
----------------	---

Existing well

Well permit 308762. Exempt well on 40 acres. Upper Arapahoe not non tributary well. Permitted for ordinary household purposes, 3 single family dwellings, livestock and irrigation of one acre. Will be re-permitted for use in the subdivision.

Annual Water Requirements

In- house use	.3-acre feet per house/year	3-acre feet total
1000 sq ft irrigated area per lot	.05-acre feet per house/year	.5-acre feet total
1 animal (horse) per lot	.01-acre feet/year	.1-acre feet total
Total annual water requirement	.36 per house	3.6-acre feet total

The water rights available are more than sufficient to meet the 3.6-acre foot annual demand:

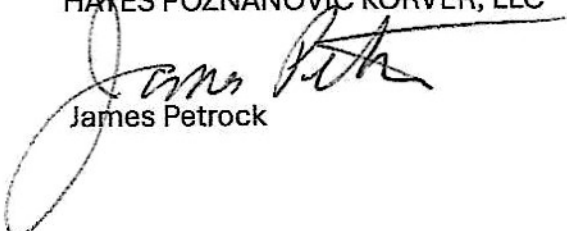
Upper Arapahoe NNT 1.8-acre feet
Lower Arapahoe NT 1.9-acre feet

5 of 10 lots will be supplied by wells in the Upper Arapahoe NNT. (1.8-acre feet total) The wells will be decreed for use under an augmentation plan filed in Water Court, Water Division One. The augmentation plan will utilize Laramie Fox Hills NT to meet post pumping requirements (3-acre feet a year is available). One of these 5 lots will be served by the existing Upper Arapahoe well under permit 308762, which will be re-permitted to operate under the augmentation plan. The 40 acres described in the permit is the same 40 acres included in the new development.

The other 5 wells will be served by non-tributary wells in the Lower Arapahoe aquifer. (1.8-acre feet)

The available water supply will be sufficient to serve the proposed development in accordance with Adams County water supply standards.

HAYES POZNANOVIC KORVER, LLC



James Petrock

Cc Captain Construction LLC
Alan Li



6302 E 142nd Pl, Thornton, CO 80602 | 720-238-9094 | wangtasticarchdesign@gmail.com

IMBODEN RD SUBDIVISION – NEIGHBORHOOD MEETING SUMMARY

Meeting Date:

September 10, 2024

Time:

5:00 PM to 6:00 PM

Location:

14551 Imboden Rd, Hudson, CO 80642

Attendees:

- Beatriz Gandara (Owner Representative)
- Eddy Gandara (Owner Representative)
- Alan Li (Design Team Representative)
- Lenard Mattingley & Diane Mattingley (Neighbors – 34383 E 142nd Pl)
- Steve Hueshe (Neighbor – 14661 Imboden Rd)

Meeting Summary:

On August 26, 2024, formal invitations for the neighborhood meeting were mailed via USPS to all neighbors, as identified on the mailing list provided by the county. Attached are photographs of the mailed invitations, which serve as evidence of their distribution.

The meeting commenced promptly at 5:00 PM, with the Owner and Design Team presenting a thorough overview of the Imboden Rd Subdivision Project. Copies of all pertinent documents, including project plans and maps, were distributed to attendees for their reference. These documents are also included as attachments to this summary.

Arrival of Attendees:

- Lenard and Diane Mattingley arrived at approximately 5:03 PM.
- Steve Hueshe arrived shortly after, at 5:04 PM.

During the meeting, several key questions and concerns were raised by the attendees, focusing on the following topics:

- **Water Supply:** Attendees inquired whether there would be a community well or if each homeowner would be responsible for their individual wells.
- **Water Metering:** Questions were raised regarding whether individual wells would be metered and how water usage would be regulated.
- **Aquifer Capacity:** Concerns were expressed about the sufficiency of the aquifer to

sustain the proposed development and its water needs.

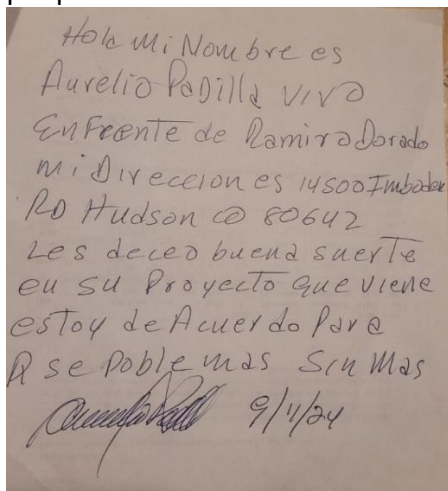
- **Traffic Impact:** A request was made to determine whether a traffic study would be conducted to assess the impact of the development, considering the anticipated increase in homes and residents.
- **Homeowners Association (HOA):** Attendees sought clarification on whether an HOA would be established for the community and what role it would play in property management.
- **Gated Community:** The potential for the development to become a gated community was questioned.
- **ATV Usage:** Attendees suggested the implementation of rules to regulate all-terrain vehicle (ATV) use within the development, particularly to address concerns about noise and safety.

At the conclusion of the meeting, all three neighbors expressed their support for the Imboden Rd Subdivision project. They conveyed positive feedback and shared their enthusiasm for the potential benefits the development would bring to the community. Each neighbor wished us success, offering words of encouragement as we move forward with the project.

The formal portion of the meeting concluded at 6:00 PM. Following the conclusion, the Owner and Design Team remained on-site until 6:30 PM, in case any additional attendees arrived. No further participants joined the meeting.

Additionally, three neighbors who were unable to attend the meeting—Aurelio Padilla and Isidro Alcaez Robles—submitted letters of support for the project, which are included as attachments to this document.

Aurelio Padilla, who resides at 14500 Imboden Rd, submitted a written letter of support for the project. In his letter, he expressed, "My name is Aurelio Padilla, and I live across from Ramiro and Angelica Dorado at 14500 Imboden Rd, Hudson, CO 80642. I want to wish them the best of luck with their upcoming project, and I fully support it. I believe bringing in more people will be beneficial for the community."



Hola mi Nombre es
Aurelio Padilla vivo
enfrente de Ramiro Dorado
mi Direccion es 14500 Imboden
Rd Hudson CO 80642
Les deseo buena suerte
en su Proyecto que viene
estoy de Acuerdo para
que se poble mas sin mas
Aurelio Padilla 9/11/24

August 24, 2024

RE: Neighborhood Meeting
Captain Construction LLC
Imboden Rd Rezoning and Subdivision

Dear Neighbor,

We would like to invite you to a neighborhood meeting for the Imboden Rd Rezoning and Subdivision Project from 5 p.m. – 6 p.m. on Tuesday, September 10, 2024, at 14551 Imboden Rd, Hudson, CO 80642. A project map is attached to this letter. The purpose of this meeting is to learn about the design intent and progress of this project. A concept meeting was held with the County of Adams on March 27, 2024.

The existing 40.3-acre site, currently vacant and consisting of native grasses, is zoned A-3, with the intent to rezone to A-1, with the Residential Low (RL) future land use designation. The proposed design is to subdivide the parcel into 13 separate single-family lots, each consisting of a minimum of 2.5 acres. Each lot's minimum width will comply with Adams County Zoning District Regulations. Single-family homes, driveways, and landscape will be constructed once the rezoning and subdivision have been approved, with each home served by on-site well and septic systems.

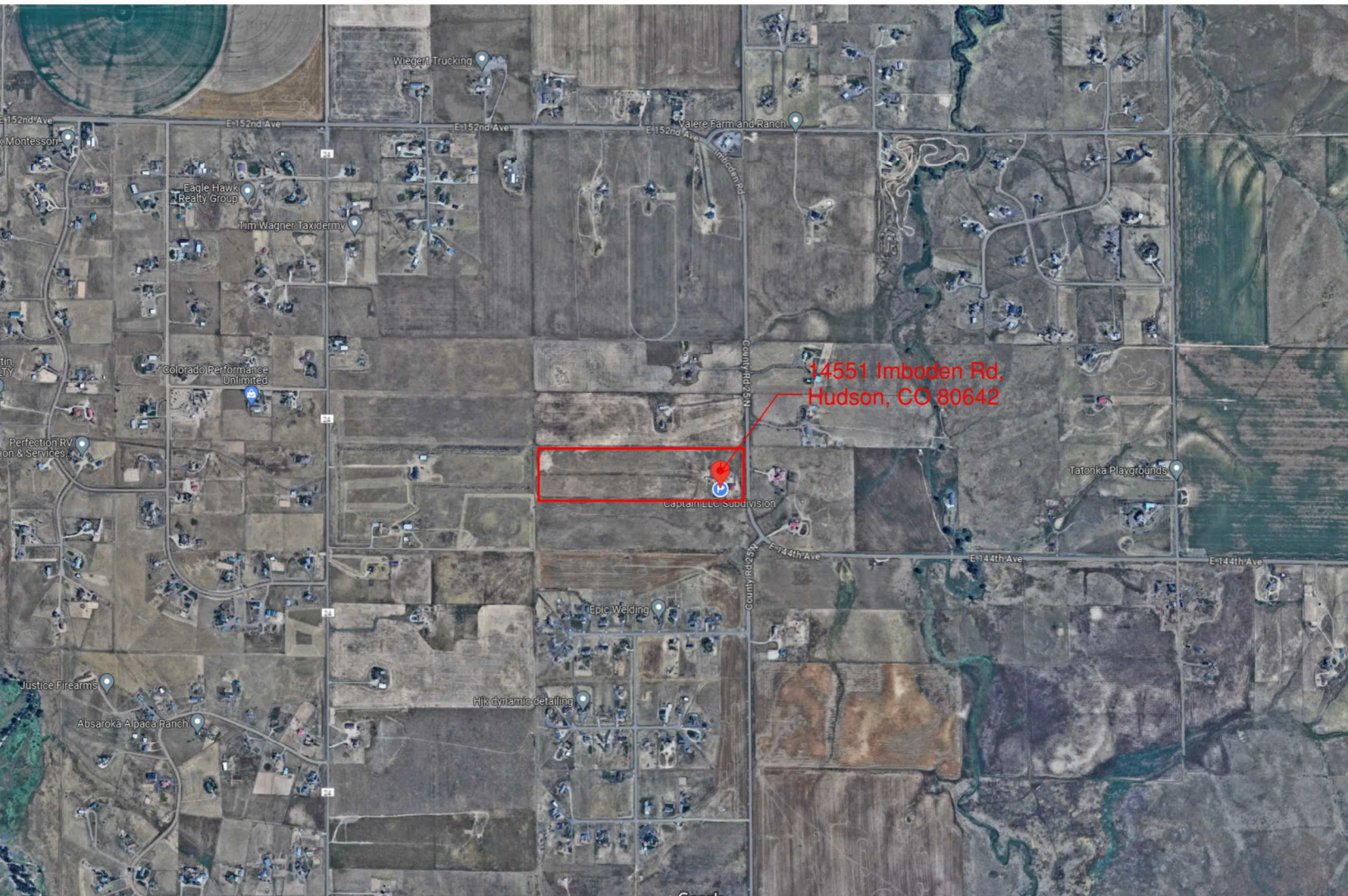
This development will not only address pressing housing needs but will also be beneficial to all neighbors by expanding the city grid and supporting Adams County's desire to increase housing density. This project is anticipated to improve the overall infrastructure and vitality of the neighborhood, enhancing property values and fostering a stronger, more connected community.

We want to reassure our neighbors that their property values will not be negatively impacted by this development. No mobile homes will be built on this site. Instead, the new homes will be million-dollar residences, which will enhance the property values in the area and contribute to a more prestigious and thriving neighborhood.

This development will integrate seamlessly with the existing environment, promoting improved infrastructure and increased housing density in line with the county's goals. The high-quality, luxury homes will elevate the neighborhood's appeal, attracting more investment and fostering a stronger, more connected community. Rest assured, this project is designed with the best interests of all neighbors in mind, aiming to create lasting positive impacts on property values and the local environment. The project is set to begin in mid-2024 and conclude with all approvals by early 2025, with the first home anticipated to be built by mid-2025.

We look forward to discussing how this project can enhance the neighborhood and contribute positively to the community's growth and development.

Sincerely,
Captain Construction LLC



QUISPE NELSON ORELLANA
AND QUISPE MARITZA
ORELLANA 5172 DULUTH CT
DENVER CO 80239-4144

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

ADAMS JEANETTE R AND
ADAMS JEFFREY C
OR CURRENT RESIDENT
33881 E 141ST CT
HUDSON CO 80642-7747

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

PASCAL MATTHEW A AND
PASCAL STEFANIE L
OR CURRENT RESIDENT
35150 E 152ND AVE
HUDSON CO 80642-7983

KNIGHT FRANCIS J AND
KNIGHT TIFFANY
OR CURRENT RESIDENT
34133 E 142ND PL
HUDSON CO 80642-7744

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

ADAMS LUKE CHARLES AND
ADAMS ANDREA MARIE
OR CURRENT RESIDENT
34053 E 142ND PL
HUDSON CO 80642-7743

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

KOEHN MARK D AND
KOEHN TIFFANY L
OR CURRENT RESID
14770 IMBODEN RD
HUDSON CO 80642-7

14700 WATKINS ROAD LLC
8072 LAKEVIEW DR PARKER
CO 80134-5908

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

SKRBINA JAMES ALLEN AND
LOPEZ JESSICA MARIE
OR CURRENT RESIDENT
33991 E 141ST CT
HUDSON CO 80642-7747

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

CURRENT RES
14700 WATKINS
BRIGHTON CO

PHAM VICTORIA AND
TRUONG DANNY
4734 MARKET STREET
TUPELO MS 38801

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

NUNES MAYANIN OYUKI AND
HERNANDEZ JESUS SANTANA
OR CURRENT RESIDENT
34051 E 141ST CT
HUDSON CO 80642-7747

CURRENT RESIDENT
14841 PRAIRIE RED CT
BRIGHTON CO 80603-8518

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

~~HOANG HUONG AND HUYNH
TUAN AND PHAM THUA~~
800 S SHERIDAN BLVD
DENVER CO 80226-8006

BOCAVEDRA JUAN M AND
BOCAVEDRA DAMARIS
OR CURRENT RESIDENT
14230 WATKINS RD
BRIGHTON CO 80603

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

QUISPE NELSON ORELLANA
AND QUISPE MARITZA
ORELLANA 5172 DULLUTH CT
DENVER CO 80239-4144

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

ADAMS J
ADAMS J
OR CURR
33881 E 14
HUDSON

CARMIN TERRY R AND
CARMIN TANJA R
14140 WATKINS ROAD
BRIGHTON CO 80603

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

KNIGHT FRANCIS J AND
KNIGHT TIFFANY
OR CURRENT RESIDENT
34133 E 142ND PL
HUDSON CO 80642-7744

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

A
A
OR
340
HU

PINETOP HOMES LLC
6000 FEDERAL BLVD
DENVER CO 80221-2002

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

14700 WATKINS ROAD LLC
8072 LAKEVIEW DR PARKER
CO 80134-6906

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

SKRIBINA J
LOPEZ JES
OR CURRE
33881 E 141
HUDSON CO

WESTWOOD ESTATES
MEADOWS ASSOCIATION
16 BELLAIRE ST STE 1500
DENVER CO 80222-4342

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

PHAM VICTORIA AND
TRUONG DANNY
4734 MARKET STREET
TUPELO MS 38801

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

MUNE
HERIN
OR CUR
34051 E
HUDSON

CARENO ZENAILO AND
REZ MARIA ELENA
WILLOW DR
HELVIE CO 80603-6759

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

CURRENT RESIDENT
14941 PRAIRIE RED CT
BRIGHTON CO 80603-8518

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

HOANG HUONG AND HU
TUAN AND PHAM THUA
800 S SHERIDAN BLVD
DENVER CO 80225-8006



BURCIAGA SANDRA DIAZ AND
GUTIERREZ JAIME GARCIA
OR CURRENT RESIDENT
33723 E 142ND PL
HUDSON CO 80642-7743

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

BOCANEGRA JUAN M AND
BOCANEGRA DAMARIS
OR CURRENT RESIDENT
14230 WATKINS RD
BRIGHTON CO 80603

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



BRADY DEREK
OR CURRENT RESIDENT
34343 E 142ND PL
HUDSON CO 80642-7744

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

CARWIN TERRY R AND
CARWIN TANJA R
14140 WATKINS ROAD
BRIGHTON CO 80603

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



MC ANINCH BRADLEY JAY
OR CURRENT RESIDENT
14950 PRAIRIE RED COURT
BRIGHTON CO 80603

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

PINETOP HOMES LLC
6000 FEDERAL BLVD
DENVER CO 80221-2002

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



LOCKHART BRIAN S AND
LOCKHART STEPHANIE E
OR CURRENT RESIDENT
33822 E 142ND PL
HUDSON CO 80642-7743

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

CRESTWOOD ESTATES
HOMEOWNERS ASSOCIATION
INC
1873 S BELLAIRE ST STE 1500
DENVER CO 80222-4342

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



CURRENT RESIDENT
33600 E 152ND AVE
BRIGHTON CO 80603-6505

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

MAGARENO ZENAILO AND
GOMEZ MARIA ELENA
338 WILLOW DR
LOCHBLUE CO 80603-5758

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

FULLER MATTHEW B AND
FULLER KENDRA
OR CURRENT RESIDENT
34261 E 141ST CT
HUDSON CO 80642-7748

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

BURCIAGA SANDRA DIAZ AND
GUTIERREZ JAIME GARCIA
OR CURRENT RESIDENT
33723 E 142ND PL
HUDSON CO 80642-7743

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

BOCANECA
BOCANECA
OR CURRENT RESIDENT
14230 WATSON
BRIGHTON CO 80642-7743

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

BRADY DEREK
OR CURRENT RESIDENT
34343 E 142ND PL
HUDSON CO 80642-7744

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

CARWIN T
CARWIN T
14140 WATSON
BRIGHTON CO 80642-7743

SQUIVEL ADRIAN GUTIERREZ
OR CURRENT RESIDENT
4042 E 142ND PL
HUDSON CO 80642-7743

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

MC ANINCH BRADLEY JAY
OR CURRENT RESIDENT
14950 PRAIRIE RED COURT
BRIGHTON CO 80603

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

PINETOP HOMEOWNERS ASSOCIATION
6000 FEDERAL BLVD
DENVER CO 80202-4344

CURRENT RESIDENT 14500
WATSON RD HUDSON CO
80642-7709

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

LOCKHART BRIAN S AND
LOCKHART STEPHANIE E
OR CURRENT RESIDENT
33822 E 142ND PL
HUDSON CO 80642-7743

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

CRESTWOOD ESTATES
HOMEOWNERS ASSOCIATION
INC
1873 S BELLAIRE ST
DENVER CO 80222-4344

WILLIAM R AND
LAURIE L
CURRENT RESIDENT
141ST CT
HUDSON CO 80642-7747

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

CURRENT RESIDENT
33600 E 152ND AVE
BRIGHTON CO 80603-6505

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

MACARENO ZENAIDO
GOMEZ MARIA ELENA
338 WILLOW DR
LOCHBUIE CO 80603-5505

DON JEFFREY AND
MARLENE JANNETTE
7TH AVE
DENVER CITY CO 80022-

MONDRAGON SANDRA
1441 W 100TH AVE
NORTHGLENN CO 80260-6205

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

FULLER MATTHEW B AND
FULLER KENDRA
OR CURRENT RESIDENT
34261 E 141ST CT
HUDSON CO 80642-7748

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

BURC
GUTTE
OR C
3372
HUDS

35101 E 144TH AVE LLC
950 GRAY ST
LAKEWOOD CO 80214-2444

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

ESQUIVEL ADRIAN GUTIERREZ
OR CURRENT RESIDENT
34042 E 142ND PL
HUDSON CO 80642-7743

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

BRADY DE
OR CURRE
34343 E 14
HUDSON C

MATTINGLEY LEONARD AND
MATTINGLEY DIANE
OR CURRENT RESIDENT
34383 E 142ND PL
HUDSON CO 80642-7744

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

CURRENT RESIDENT 14500
IMBODEN RD HUDSON CO
80642-7709

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

MC ANINC
OR CURRE
14950 PRA
BRIGHTON

MORRELL JAMES A AND
MORRELL JESSICA R
OR CURRENT RESIDENT
32625 E 143RD AVE
BRIGHTON CO 80603-8323

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

SIMPSON WILLIAM R AND
SIMPSON LAURIE L
OR CURRENT RESIDENT
33731 E 141ST CT
HUDSON CO 80642-7747

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

LOCK
LOCK
OR C
3382
HUD

DUNLAP MATTHEW PAUL AND
DUNLAP AIMEE CHRISTINE
OR CURRENT RESIDENT
34150 E 152ND AVE
BRIGHTON CO 80603-6523

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

AITKEN ELDON JEFFREY AND
AITKEN CHARLENE JANNETTE
15414 E 117TH AVE
COMMERCE CITY CO 80022-
9861

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

CURREN
33600 E
BRIGHTO

PADILLA AURELIO
4100 AMMONS ST
WHEAT RIDGE CO 80233-4442

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

MONDRAGON SANDRA
1441 W 100TH AVE
NORTHGLENN CO 80260-6205

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

FULLER MATTHEW B A
FULLER KENDRA
OR CURRENT RESIDENT
34261 E 141ST CT
HUDSON CO 80642-7748

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

35101 E 144TH AVE LLC
950 GRAY ST
LAKEWOOD CO 80214-2444

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

ESQUIVEL ADRIAN GUTIER
OR CURRENT RESIDENT
34042 E 142ND PL
HUDSON CO 80642-7743

GALLANES
SHELLE
RESIDENT
0 FL
0642-7743

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

MATTINGLEY LEONARD AND
MATTINGLEY DIANE
OR CURRENT RESIDENT
34383 E 142ND PL
HUDSON CO 80642-7744

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

CURRENT RESIDENT 14500
IMBODEN RD HUDSON CO
80642-7709

EIDER REBECCA A
CURRENT RESIDENT
WATKINS RD
TON CO 80603-6509

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

MORRELL JAMES A AND
MORRELL JESSICA R
OR CURRENT RESIDENT
32825 E 143RD AVE
BRIGHTON CO 80603-6523

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

SIMPSON WILLIAM R AND
SIMPSON LAURIE L
OR CURRENT RESIDENT
33731 E 141ST CT
HUDSON CO 80642-7747

DENAS MIGUEL A
0 DALHLIA CT
RNTON CO 80241

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

DUNLAP MATTHEW PAUL AND
DUNLAP AIMEE CHRISTINE
OR CURRENT RESIDENT
34150 E 152ND AVE
BRIGHTON CO 80603-6523

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

AITKEN ELDON JEFFREY AND
AITKEN SHARLENE JANETTE
16414 E 117TH AVE
COMMERCE CITY CO 80022-
9881

SSIDENT
NS RD
O 80603-6380

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



PADILLA AURELIO
4100 AMMONS ST
WHEAT RIDGE CO 80033-4442

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



MONDRAGON SANDY
1441 W 100TH AVE
NORTHGLEN CO 80504

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



SALAZAR MAGALLANES
CARLOS AND
MENDOZA MICHELLE
OR CURRENT RESIDENT
33882 E 142ND PL
HUDSON CO 80642-7743

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



35101 E 144TH AVE LLC
950 GRAY ST
LAKEWOOD CO 80214-2444

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



SCHNEIDER REBECCA A
OR CURRENT RESIDENT
14300 WATKINS RD
BRIGHTON CO 80603-6509

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



MATTINGLEY LEONARD AND
MATTINGLEY DIANE
OR CURRENT RESIDENT
34383 E 142ND PL
HUDSON CO 80642-7744

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



CARDENAS MIGUEL A
12250 DALHJIA CT
THORNTON CO 80241

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



MORRELL JAMES A AND
MORRELL JESSICA R
OR CURRENT RESIDENT
32825 E 143RD AVE
BRIGHTON CO 80603-8323

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



CURRENT RESIDENT
14140 WATKINS RD
BRIGHTON CO 80603-8360

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



DUNLAP MATTHEW PAUL AND
DUNLAP AIMEE CHRISTINE
OR CURRENT RESIDENT
34150 E 152ND AVE
BRIGHTON CO 80603-8523

ANGELICA DORADO
14551 Imboden Rd
Hudson, CO 80642

ANGELICA DORADO
14551 Imboden Rd
Hudson, CO 80642

BEWER MARISA DAWN AND
BEWER CHRISTOPHER
NATHANIEL OR CURRENT
RESIDENT
33851 E 152ND AVE
BRIGHTON CO 80603-6525

ANGELICA DORADO
14551 Imboden Rd
Hudson, CO 80642

PADILLA AURELIO
4100 AMMONS ST
WHEAT RIDGE CO 80033-4

ANGELICA DORADO
14551 Imboden Rd
Hudson, CO 80642

ANGELICA DORADO
14551 Imboden Rd
Hudson, CO 80642

ESCOBEDO JOSE LUIS JR AND
ESCOBEDO KAREN
GUADALUPE OR CURRENT
RESIDENT
34212 E 142ND PL
HUDSON CO 80642-7744

ANGELICA DORADO
14551 Imboden Rd
Hudson, CO 80642

SALAZAR MAGALLANES
CARLOS AND
MENDOZA MICHELLE
OR CURRENT RESIDENT
33852 E 142ND PL
HUDSON CO 80642-7743

ANGELICA DORADO
14551 Imboden Rd
Hudson, CO 80642

ANGELICA DORADO
14551 Imboden Rd
Hudson, CO 80642

GLASER RICK AND
GLASER TRACY A
OR CURRENT RESIDENT
33855 E 142ND PL
HUDSON CO 80642-7743

ANGELICA DORADO
14551 Imboden Rd
Hudson, CO 80642

SCHNEIDER REBECCA A
OR CURRENT RESIDENT
14300 WATKINS RD
BRIGHTON CO 80603-6509

ANGELICA DORADO
14551 Imboden Rd
Hudson, CO 80642

ANGELICA DORADO
14551 Imboden Rd
Hudson, CO 80642

AGUIRRE JOSE C
OR CURRENT RESIDENT
14010 WATKINS RD
BRIGHTON CO 80603-6360

ANGELICA DORADO
14551 Imboden Rd
Hudson, CO 80642

CARDENAS MIGUEL A
12250 DALHJIA CT
THORNTON CO 80241

ANGELICA DORADO
14551 Imboden Rd
Hudson, CO 80642

ANGELICA DORADO
14551 Imboden Rd
Hudson, CO 80642

ANGELICA DORADO
14551 Imboden Rd
Hudson, CO 80642

ANGELICA DORADO
14551 Imboden Rd
Hudson, CO 80642

CURRENT RESIDENT
14140 WATKINS RD
BRIGHTON CO 80603-6360

14551 Imboden Rd
Hudson, CO 81642

RISER LOUIS J AND
RISER ROBERTA J
OR CURRENT RESIDENT
3050 E 152ND AVE
BRIGHTON CO 81903-6504

Angela Dorado
14551 Imboden Rd
Hudson, CO 81642

WALTER RYAN AND
WALTER KIMBERLY
OR CURRENT RESIDENT
14575 WATKINS RD
BRIGHTON CO 81903-6511

Angela Dorado
14551 Imboden Rd
Hudson, CO 81642

BEAVER MARISA OLIVIA AND
BEAVER CHRISTOPHER
NATHANIEL OR CURRENT
RESIDENT
3380 E 152ND AVE
BRIGHTON CO 81903-6508

STEWART DAVID GREGORY
AND STEWART RHONDA LYNN
23552 E 156TH AVE
BRIGHTON CO 81903-6550

Angela Dorado
14551 Imboden Rd
Hudson, CO 81642

CURRENT RESIDENT 14621
IMBODEN RD HUDSON CO
81642-7710

Angela Dorado
14551 Imboden Rd
Hudson, CO 81642

ESCOBEDO JOSE LUIS JR AND
ESCOBEDO KAREN
GLADALIFE OR CURRENT
RESIDENT
34232 E 140ND PL
HUDSON CO 81642-7744

CURRENT RESIDENT 33921 E
141ST CT HUDSON CO 81642-
7747

Angela Dorado
14551 Imboden Rd
Hudson, CO 81642

CURRENT RESIDENT
14650 WATKINS RD
COMMERCE CITY CO 81623-
6511

Angela Dorado
14551 Imboden Rd
Hudson, CO 81642

GLASER RICK AND
GLASER TRACY A
OR CURRENT RESIDENT
33865 E 140ND PL
HUDSON CO 81642-7743

WATKINS ROAD LLC
PO BOX 281132
LAKEWOOD CO 80228-0132

Angela Dorado
14551 Imboden Rd
Hudson, CO 81642

REID CHAD EDWARD AND
ORTEGA-REID RUTH ANN
OR CURRENT RESIDENT
34552 E 140ND PL
HUDSON CO 81642-7744

Angela Dorado
14551 Imboden Rd
Hudson, CO 81642

AGUIRRE JOSE C
OR CURRENT RESIDENT
14010 WATKINS RD
BRIGHTON CO 81903-6500

STEVEN P AND
MARLENE J
IMBODEN ROAD
HUDSON CO 81642

Angela Dorado
14551 Imboden Rd
Hudson, CO 81642

CURRENT RESIDENT
15210 PRAIRIE RED CT
BRIGHTON CO 81903-6518

8742-62288 CO AICJNACHIL
S # 310 SIBARR 2588
2740 WONGSB SWA TO GINA
ANNE GONZALEZ
23744 E 1450ND 23744

7740N CO 7080N
RD HUDSON CO 81642
Angela Dorado

Angela Dorado
14551 Imboden Rd
Hudson, CO 81642

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



RIEGER LOUIS J AND
RIEGER ROBERTA J
OR CURRENT RESIDENT
34350 E 152ND AVE
BRIGHTON CO 80603-6524

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



WALTER RYAN AND
WALTER KIMBERLY
OR CURRENT RESIDENT
14575 WATKINS RD
BRIGHTON CO 80603-6511

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



STEWART DAVID GREGORY
AND STEWART RHONDA LYNN
23550 E 156TH AVE
BRIGHTON CO 80603-3850

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



CURRENT RESIDENT 14661
IMBODEN RD HUDSON CO
80642-7710

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



CURRENT RESIDENT 33801 E
141ST CT HUDSON CO 80642-
7747

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



CURRENT RESIDENT
14560 WATKINS RD
COMMERCE CITY CO 80603-
6511

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



WATKINS ROAD LLC
PO BOX 280132
LAKEWOOD CO 80228-0132

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



REID CHAD EDWARD AND
ORTEGA-REID RUTH ANN
OR CURRENT RESIDENT
34352 E 142ND PL
HUDSON CO 80642-7744

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



HUESKE STEVEN P AND
HUESKE MARLENE J
14661 IMBODEN ROAD
HUDSON CO 80642

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



CURRENT RESIDENT
15010 PRAIRIE RED CT
BRIGHTON CO 80603-6518

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



CURRENT RESIDENT
14430 WATKINS RD
BRIGHTON CO 80603-6509

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

RIEGER LOUISE
RIEGER ROBERT
OR CURRENT RESIDENT
24350 E 152ND
BRIGHTON CO

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



REIBER GARY II
OR CURRENT RESIDENT
14240 IMBODEN RD
HUDSON CO 80642-7708

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

STEWART DAVID
AND STEWART ROBERT
23650 E 156TH AV
BRIGHTON CO 80603

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



KRUEGER MITCHELL K AND
KRUEGER ERIN M
OR CURRENT RESIDENT
34371 E 141ST CT
HUDSON CO 80642-7748

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

CURRENT RESIDENT
141ST CT HUDSON CO
7747

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



LARRY AND LINDA BENKER
FAMILY TRUST OR CURRENT
RESIDENT
34223 E 142ND PL
HUDSON CO 80642-7744

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

WATKINS ROAD III
PO BOX 280132
LAKEWOOD CO 80022

Angelica Dorado

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

CURRENT RESIDENT
14430 WATKINS RD
BRIGHTON CO 80603-6509

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

RIEGER LOUIS J AND
RIEGER ROBERTA J
OR CURRENT RESIDENT
34350 E 152ND AVE
BRIGHTON CO 80603-8504

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

REIBER GARY II
OR CURRENT RESIDENT
14240 IMBODEN RD
HUDSON CO 80642-7708

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

STEWART DAVID GREGORY
AND STEWART RHONDA LYNN
23550 E 156TH AVE
BRIGHTON CO 80603-3850

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



KRUEGER MITCHELL K AND
KRUEGER ERIN M
OR CURRENT RESIDENT
34371 E 141ST CT
HUDSON CO 80642-7748

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

CURRENT RESIDENT 33801 E
141ST CT HUDSON CO 80642-
7747

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



LARRY AND LINDA BENKER
FAMILY TRUST OR CURRENT
RESIDENT
34223 E 142ND PL
HUDSON CO 80642-7744

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

WATKINS ROAD LLC
PO BOX 280132
LAKEWOOD CO 80228-0132

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



HUESKE STEVEN P AND
HUESKE MARLENE J
14881 IMBODEN ROAD
HUDSON CO 80642

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



HAGANS PAMELA KAY AND
HAGANS GARY EUGENE
OR CURRENT RESIDENT
33732 E 142ND PL
HUDSON CO 80642-7743

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



DAUGHTREY PERRY
OR CURRENT RESIDENT
34710 E 152ND AVE
HUDSON CO 80642-7988

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



ESTATES AT BROMLEY
HOMEOWNERS ASSOCIATION
INC
12000 WASHINGTON ST SUITE
100 THORNTON CO 80241

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



MCKAIN KAREN
OR CURRENT RESIDENT
33962 E 142ND PL
HUDSON CO 80642-7743

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



MCDOWELL JEANI J AND
MCDOWELL JEFFREY E
OR CURRENT RESIDENT
32800 E 147TH AVE
BRIGHTON CO 80603-8893

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



SANDUSKY BRENT A
OR CURRENT RESIDENT
34173 E 142ND PL
HUDSON CO 80642-7744

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



SCHAEFFER OWEN D AND
SCHAEFFER RIA SEAN AND
SCHAEFFER WESLEY O
OR CURRENT RESIDENT
14660 IMBODEN RD
HUDSON CO 80642-7709

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



MEYER JAMES I AND
MEYER CAROL E
OR CURRENT RESIDENT
14505 WATKINS RD
BRIGHTON CO 80603-6511

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



DONET NICHOLAS H AND
TYUS SANDRA L
OR CURRENT RESIDENT
34221 E 141ST CT
HUDSON CO 80642-7748

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



DUNHAM SAMUEL L LIVING
TRUST THE 14582 CHERRY
STREET
BRIGHTON CO 80601

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



SMITH ROBIN L
OR CURRENT RESIDENT
14755 IMBODEN RD
HUDSON CO 80642-7710

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



SYLVESTER IAN
OR CURRENT RESIDENT
33803 E 142ND PL
HUDSON CO 80642-7743

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



CURRENT RESIDENT
14700 WATKINS RD UNIT MAIN
BRIGHTON CO 80603-6519

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



BROWN ANDREW AND
BROWN TRACY
OR CURRENT RESIDENT
33863 E 142ND PL
HUDSON CO 80642-7743

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



GUZMAN JOSE RAMIREZ AND
DIAZ HIDANIA BUSTILLOS
OR CURRENT RESIDENT
34302 E 142ND PL
HUDSON CO 80642-7744

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



CURRENT RESIDENT
14700 WATKINS RD UNIT MAIN
BRIGHTON CO 80603-6519

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



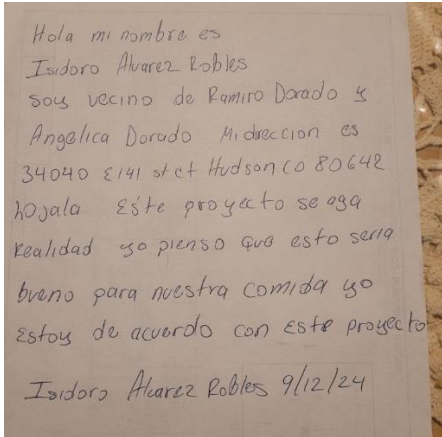
BROWN ANDREW AND
BROWN TRACY
OR CURRENT RESIDENT
33863 E 142ND PL
HUDSON CO 80642-7743

Angelica Dorado
14551 Imboden Rd
Hudson, CO 80642



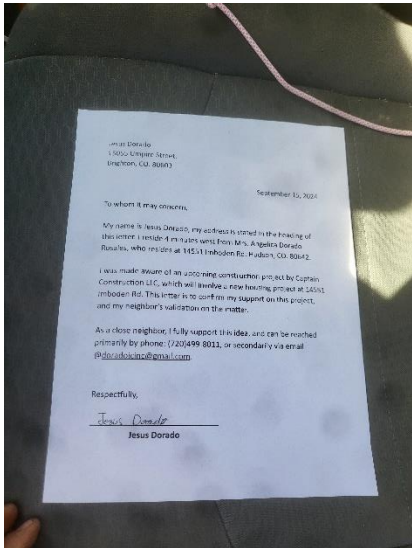
GUZMAN JOSE RAMIREZ AND
DIAZ HIDANIA BUSTILLOS
OR CURRENT RESIDENT
34302 E 142ND PL
HUDSON CO 80642-7744

Isidro Alcaez Robles, who resides at 34040 E 141st Ct, submitted a letter of support for the project. In his statement, he shared, "I'm a neighbor of Ramiro Dorado and Angelica Dorado. My address is 34040 E 141st Ct, Hudson, CO 80642. Hopefully, this project becomes a reality. I think it will be good for our community, and I support it! Hopefully, they bring the gas station closer now," as attached below.



Hola mi nombre es
Isidoro Alvarez Robles
Soy vecino de Ramiro Dorado &
Angelica Dorado. Mi direccion es
34040 E 141 st ct Hudson CO 80642
¡Ojalá este proyecto se sea
Realidad yo pienso que esto seria
bueno para nuestra comunidad yo
estoy de acuerdo con este proyecto
Isidoro Alvarez Robles 9/12/24

Jesus Dorado, who resides at 14551 Imboden Rd, submitted a letter of support for the project, as attached below.



Jesus Dorado
14551 Imboden Rd
Hudson, CO 80642

September 12, 2024

To whom it may concern,

My name is Jesus Dorado, my address is stated in the heading of this letter. I reside at my address with my wife, Angelica Dorado Robles, who resides at 14551 Imboden Rd, Hudson, CO 80642.

I was made aware of an upcoming construction project by Captain Construction LLC, which will involve a new building project at 14551 Imboden Rd. This letter is to confirm my support on this project, and my neighbor's validation on the matter.

As a close neighbor, I fully support it in idea, and can be reached primarily by phone: (720)499-8022, or secondary via email: JDoradocap@gmail.com

Respectfully,
Jesus Dorado
Jesus Dorado

Summary prepared by: Bing Wang

Signature: Bing Wang

Summary approved by: Angelica Dorado

Signature: Angilica Dorado