

DEVELOPMENT APPLICATION FORM

Application Type:

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

PROJECT NAME:

APPLICANT

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

OWNER

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

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

Name: Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

DESCRIPTION OF SITE

Address:

City, State, Zip:

Area (acres or square feet):

Tax Assessor Parcel Number:

Existing Zoning:

Existing Land Use:

Proposed Land Use:

Have you attended a Conceptual Review? YES NO

If Yes, please list PRE#:

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

Name: Date:

Owner's Printed Name

Name:

Owner's Signature

Project Narrative

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

Existing Improvements

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

Proposed Improvements

A Minor Subdivision application is being requested to codify discrepancies as to whether or not the subject site is a legal parcel per County and State regulations. Any future site improvements will be requested through a separate land use application.

Utilities

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

Potable water is provided by TCVMD.

Drainage

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

TODD CREEK VILLAGE MINOR SUBDIVISION

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

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

DEED DESCRIPTION

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

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

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

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

COUNTY OF ADAMS,
 STATE OF COLORADO.

AS-SURVEYED DESCRIPTION (Rotated Bearings and Surveyed Dimensions)

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

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

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

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

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

has by these presents laid out, platted and subdivided the same into lots and easements as shown on this plat under the name and style of TODD CREEK VILLAGE MINOR SUBDIVISION. The undersigned does hereby dedicate, grant and convey to Adams County those Public Easements as shown on the plat; and further restricts the use of all Public Easement to Adams County and/or its assigns, provided however, that the sole right and authority to release or quitclaim all or any such Public Easements shall remain exclusively vested in Adams County. All private streets are privately owned and maintained by West South Platte Water and Reservoir Company, LLLP

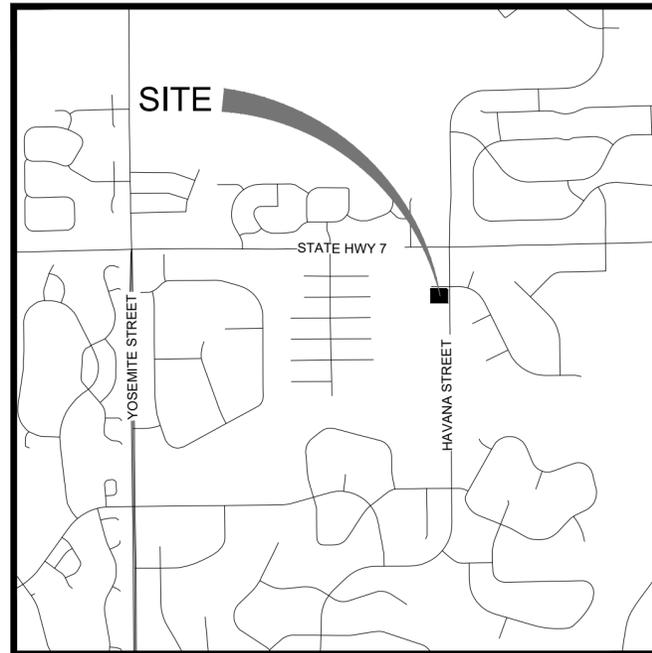
NOTARIAL CERTIFICATE

STATE OF _____)
)ss.
 COUNTY OF _____)

The foregoing instrument was acknowledged before me by Tony Dunning, as Authorized Signing Agent for West South Platte Water & Reservoir Company, LLLP this _____ day of _____, 20__.

My commission expires: _____

 Notary Public



VICINITY MAP
 1" = 2000'

NOTES:

- 1) This survey does not constitute a title search by Northern Engineering to determine ownership or easements of record. Land Title Guarantee Company, Property Information Binder Order Number RND70747361 and Policy No.: PIB70747361.12469574, dated October 28, 2021 at 5:00 P.M. was utilized in preparation of this survey.
- 2) Basis of Bearings is the East line of the Northeast Quarter of Section 10 as bearing South 00° 07' 50" East (assumed bearing), and monumented as shown on the drawing.
- 3) Subject Parcel contains 69,106 square feet, or 1.59 acres, more or less.
- 4) The lineal unit of measure for this survey is U.S. Survey Feet.

EASEMENT STATEMENT

Six-foot (6') wide utility easements are hereby dedicated on private property adjacent to the front lot lines of each lot in the subdivision. In addition, eight-foot (8') wide dry utility easements are hereby dedicated around the perimeter of tracts, parcels and/or open space areas. These easements are dedicated to Adams County for the benefit of the applicable utility providers for the installation, maintenance, and replacement of utilities. Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation.

STORM DRAINAGE FACILITIES STATEMENT

The policy of the County requires that maintenance access shall be provided to all storm drainage facilities to assure continuous operational capability of the system. The property owners shall be responsible for the maintenance of all drainage facilities including inlets, pipes, culverts, channels, ditches, hydraulic structures, and detention basins located on their land unless modified by the subdivision development agreement. Should the owner fail to maintain said facilities, the County shall have the right to enter said land for the sole purpose of operations and maintenance. All such maintenance cost will be assessed to the property owners.

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

| LINE LEGEND | |
|-------------|-------------------------|
| | BOUNDARY LINE |
| | SECTION LINE |
| | LOT LINE |
| | RIGHT OF WAY |
| | EASEMENT LINE |
| | DEDICATED EASEMENT LINE |
| | OIL/GAS SETBACK |
| | BUILDING/LOT SETBACK |
| | DIMENSION LINE |

DRAFT
 08-29-2022
 PRELIMINARY - NOT FOR CONSTRUCTION,
 RECORDING PURPOSES OR IMPLEMENTATION

SURVEYOR'S STATEMENT

I, Aaron M. Lund, a Registered Professional Land Surveyor in the State of Colorado, do hereby state that this Improvement Survey Plat was prepared by me or under my direct supervision, and that it is true and correct to the best of my knowledge, information and belief.

 Aaron M. Lund
 Colorado Registered Land Surveyor P.L.S. No. 38670
 For and on Behalf of Northern Engineering Services, Inc.

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

SECTION: 10
 TOWNSHIP: 1 S
 RANGE: 67 W

NORTHERN ENGINEERING
 SURVEY | MUNICIPAL | LAND DEVELOPMENT
 FORT COLLINS | GREELEY 970.221.4158
 NORTHERNENGINEERING.COM

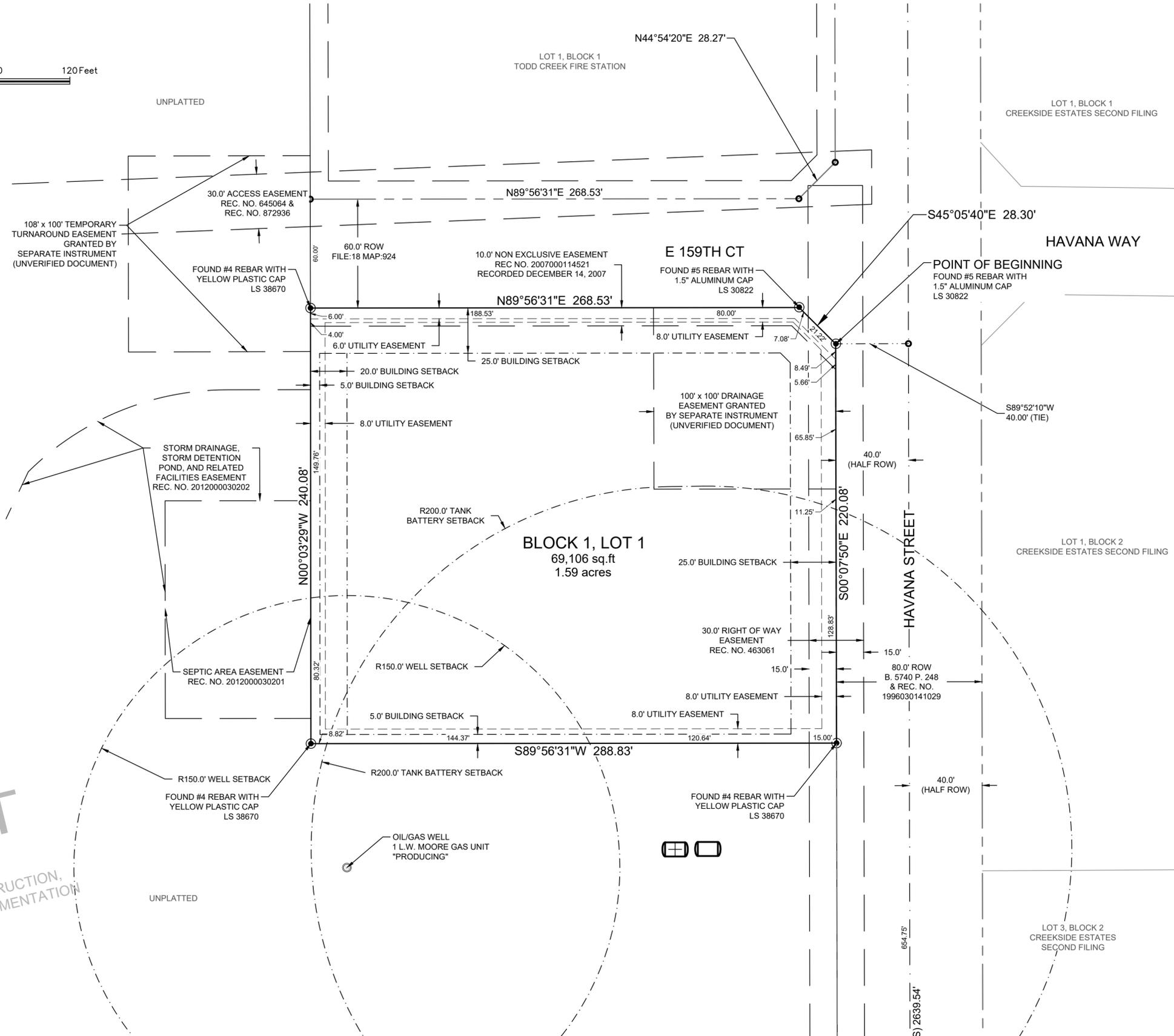
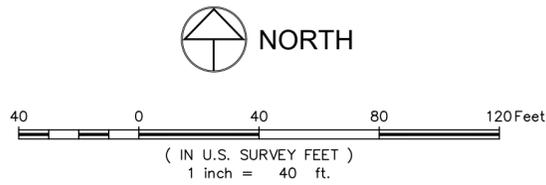
PROJECT: 1904-002
 DATE: 08/29/2022
 DESIGNED BY: S. PAQUIN
 SCALE: N/A
 DRAWN BY: S. PAQUIN
 REVIEWED BY: A. LUND

TODD CREEK VILLAGE
 MINOR SUBDIVISION
 10450 E 159TH CT
 ADAMS COUNTY, COLORADO

Sheet
1
 Of 3 Sheets

TODD CREEK VILLAGE MINOR SUBDIVISION

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



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

| LINE LEGEND | |
|-------------|-------------------------|
| | BOUNDARY LINE |
| | SECTION LINE |
| | LOT LINE |
| | RIGHT OF WAY |
| | EASEMENT LINE |
| | DEDICATED EASEMENT LINE |
| | OIL/GAS SETBACK |
| | BUILDING/LOT SETBACK |
| | DIMENSION LINE |

DRAFT
 08-29-2022
 PRELIMINARY - NOT FOR CONSTRUCTION,
 RECORDING PURPOSES OR IMPLEMENTATION

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

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| | | |
|----------------|------------------|----------------|
| SECTION: 10 | TOWNSHIP: 1 S | RANGE: 67 W |
|----------------|------------------|----------------|

NORTHERN ENGINEERING
 SURVEY | MUNICIPAL | LAND DEVELOPMENT
 FORT COLLINS | GREELEY 970.221.4158
 NORTHERNENGINEERING.COM

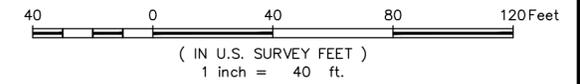
| | | | |
|------------------------|---------------------|------------------------------------|-------------------------|
| PROJECT: 1904-002 | DATE: 08/29/2022 | DESIGNED BY: SCALE: 1" = 40' | REVIEWED BY: A. LUND |
| DRAWN BY: S. PAQUIN | | | |

**TODD CREEK VILLAGE
 MINOR SUBDIVISION**
 10450 E 159TH CT
 ADAMS COUNTY, COLORADO

Sheet
3
 Of 3 Sheets

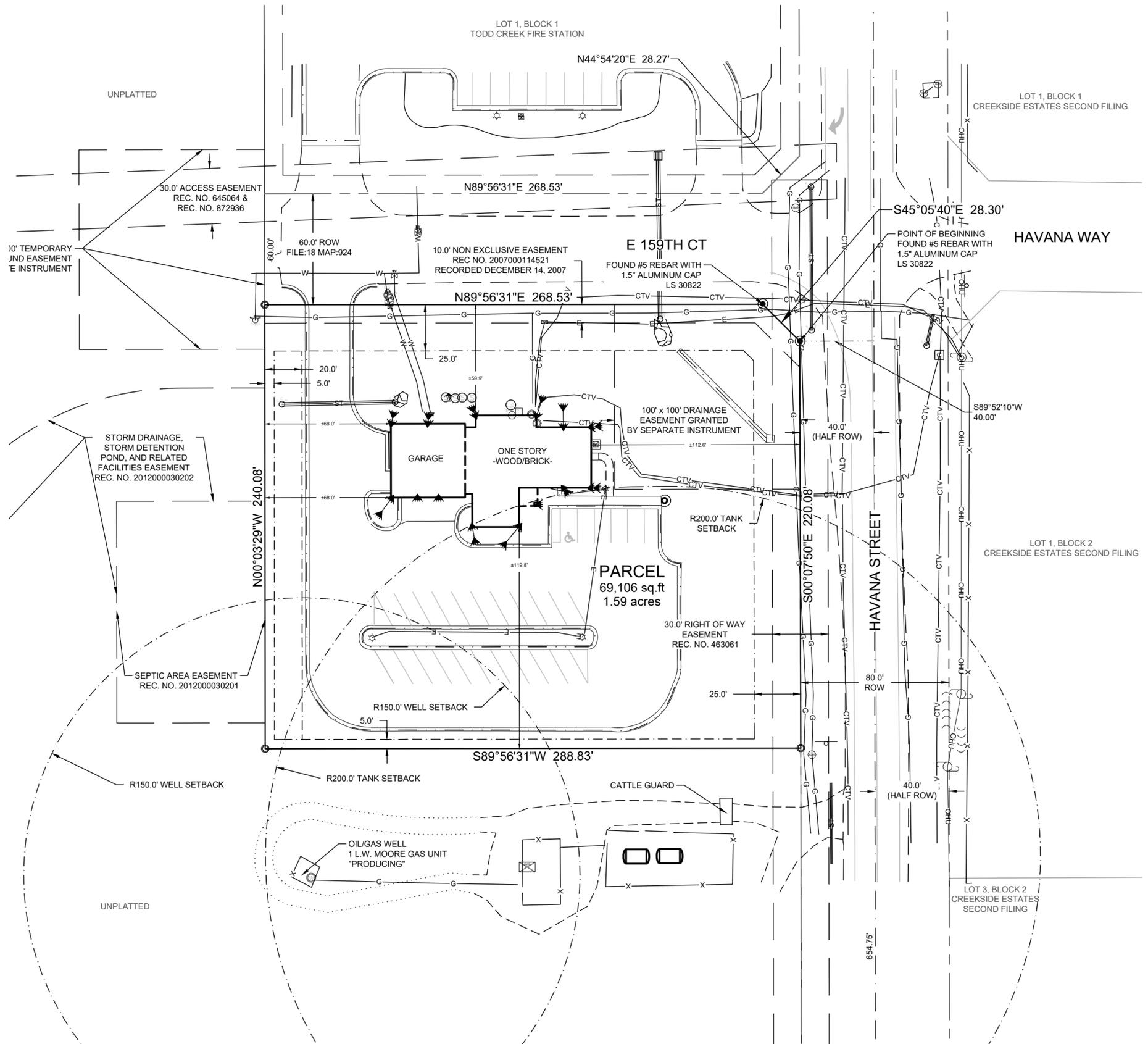
IMPROVEMENT SURVEY PLAT

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



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

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



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

NOTICE:
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| | | |
|----------------|------------------|----------------|
| SECTION: 10 | TOWNSHIP: 1 S | RANGE: 67 W |
|----------------|------------------|----------------|

NORTHERN ENGINEERING

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

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

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

Sheet
3
 Of 3 Sheets

ADAMS COUNTY BUILDING SECTION

BUILDING PERMIT

OWNER _____

ADDRESS 10200 E. 159th Ct.

GENERAL CONTRACTOR Goodspeed, Inc.

DATE ISSUED 12-1-07 PERMIT NO. _____

BOARD OF ADJUSTMENT
Admin

PERMIT ISSUED FOR:
Build.

BDP07-1275

POST THIS CARD AT OR NEAR FRONT OF BUILDING
INSPECTION WILL NOT BE MADE UNLESS THIS CARD IS POSTED ON THE SITE

| | TYPE OF INSPECTION | Inspection Codes | DATE OF INSPECTION (MO., DAY, YR.) | INSPECTOR'S SIGNATURE |
|------------|--------------------|------------------|------------------------------------|-----------------------|
| FOUNDATION | TRENCH/FOOTING | 150 | 2/19/09 | |
| | REINFORCING | 160 | | |
| | WEATHER PROOFING | 170 | | |

DO NOT POUR CONCRETE UNTIL INSPECTED AND APPROVED

| | | | | |
|---------------|--|-----------------|----------|----------------|
| ELECTRICAL | ROUGH | BY STATE PERMIT | | |
| | FINAL | | | 5/15/08 KOT |
| PLUMBING | UNDER GROUND | 180 | | 9-27-07 JRB |
| | ROUGH | 200 | | |
| | FINAL | 240 | | |
| HEATING | ROUGH | 210 | | |
| | FINAL | 250 | | |
| WALL BOARD | WALLBOARD | 230 | 10/29/07 | JRB |
| | EXTERIOR SHEATHING | 275 | 10/25/07 | JRB |
| | LATH/WIRE | 285 | | |
| | THERMOPLY | 290 | | |
| MISCELLANEOUS | FRAME | 220 | 10/23/07 | JRB |
| | ALL ROUGHS/GAS | 185 | 12/1/07 | JRB |
| | STRUCTURAL FLOOR | 190 | | |
| | CONSTRUCTION ENGINEERING (303) 653-7117 PRIOR TO FINAL | | | 2-4-2009 |

| | | | | |
|--|---------|------------|-----------|--------------|
| PLANNING DEPARTMENT/DEVELOPMENT REVIEW | TCUMD#1 | 2-5-2009 | JRB | (185) 1/9/09 |
| FIRE DEPARTMENT | | 12/22/08 | JRB | |
| TRI-COUNTY DISTRICT HEALTH DEPARTMENT | | | | |
| FINAL INSPECTION | 300 | OK 2-18-09 | Bob Smith | |

This card must be signed by all required agencies & depts. prior to use or final inspection. Occupancy or use prior to approved final inspection is not permitted under penalty of fine and order to vacate. Notify building section twenty-four (24) hours in advance for inspection.

303-654-6320

Correct address # for project is 10450.



ADAMS COUNTY BUILDING SECTION CERTIFICATE OF OCCUPANCY

Date 2/19/09

Permit Number BDP 07-1275

Permission is hereby granted to Godspeed Inc. to use the Entire Structure situated at 10450 E, 159th Ct. Lot Block Addition Section 10 Township 2 South, Range 67 West for the following purpose Commercial Building

Code edition 2006 International Building Code

Number of stories 1

Occupancy B S-1

Type of Construction Type V-B

Maximum Occupant Load

Fire sprinkler system installed YES required YES

T. Ingalls by Kelly Steward

Chief Building Official
Adams County, Colorado

TAKE NOTICE

No change shall be made in the use of this building without prior notice and certificate from Adams County. This certificate shall, except in the case of dwellings or churches, be so conspicuously posted in or upon the premise to which it applies that is may readily be seen by anyone entering such premises.

December 9, 2022
Ella Gleason, Planner 1
Adams County Community & Economic Development
4430 S. Adams County Parkway, 1st Floor, Suite W2000A
Brighton, CO 80601

**RE: MINOR SUBDIVISION SUBMITTAL DOCUMENTS, 10450 E. 159TH COURT, BRIGHTON
ADAMS COUNTY PROJECT NUMBER: PRE2022-0035**

Dear Ms. Gleason,

We are requesting the County review the Minor Subdivision application to create a legal lot for the property located at 10450 E. 159th Court in Brighton. We have provided most of the documents required for this application; however, we feel several requested documents are not applicable since the building and its associated improvements were constructed in 2009. It is our understanding neither the County nor the current property owner have the construction documents and reports associated with the approved building permit, septic system permit, and certificate of occupancy. Since the site has remained unchanged since construction in 2009, we have outlined below why the requested documents, typical of a Minor Subdivision process, should not apply for this application:

1. Subdivision Improvements Agreement
 - a. Any future improvements to the site would be requested via a separate land use application, which would trigger the requirement for the SIA.
2. Fire Protection Report
 - a. An email from the fire district was requested but we have not received their response.
 - b. Brighton Fire Station 55 is located directly north of the subject site.
 - c. There is an existing fire hydrant located near the northwest corner of the property.
3. Construction/Engineering Design Plans
 - a. Any future site improvements would trigger the requirement for a separate land use application and construction/engineering design plans.
 - b. An Erosion and Sediment Control Plan with details would be included in the construction/engineering design plans.
4. Storm Drainage Plan
 - a. Any future site improvements that would increase the imperviousness of the subject site would trigger the requirement for a separate land use application and a storm drainage report.
5. Traffic Impact Study
 - a. Any future addition of employees and site improvements would trigger the requirement for a separate land use application and traffic study.
6. Certificate of Notice to Mineral Estate Owners/Lessees
 - a. This will be provided once we get closer to scheduling a public hearing.

Sincerely,
NORTHERN ENGINEERING SERVICES, INC.

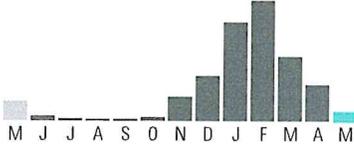
Melanie Foslien
Engineering Coordinator



| SERVICE ADDRESS | ACCOUNT NUMBER | DUE DATE |
|---|------------------|----------------|
| TODD CREEK VILLAGE METRO DIST 10200 E 159TH PL BRIGHTON, CO 80206 | 53-9119188-5 | 06/13/2022 |
| | STATEMENT NUMBER | STATEMENT DATE |
| | 780959881 | 05/23/2022 |
| | | AMOUNT DUE |
| | | \$197.00 |

Your Account is Overdue - Please Pay Immediately

YOUR MONTHLY NATURAL GAS USAGE



| DAILY AVERAGES | Last Year | This Year |
|----------------|-----------|-----------|
| Temperature | 54° F | 56° F |
| Gas Therms | 1.4 | 0.9 |
| Gas Cost | \$2.41 | \$2.70 |

QUESTIONS ABOUT YOUR BILL?

See our website: xcelenergy.com
 Email us at: Customerservice@xcelenergy.com
 Please Call: 1-800-481-4700
 Hearing Impaired: 1-800-895-4949
 Fax: 1-800-311-0050
 Or write us at: XCEL ENERGY
 PO BOX 8
 EAU CLAIRE WI 54702-0008

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

| | | | |
|---------------------------------|---------------------|-----------|----------------|
| Natural Gas Service | 04/25/22 - 05/23/22 | 24 therms | \$75.58 |
| Non-Recurring Charges / Credits | | | \$1.76 |
| Current Charges | | | \$77.34 |

ACCOUNT BALANCE (Balance de su cuenta)

| | | |
|--------------------------------------|-------------|-----------------|
| Previous Balance | As of 04/25 | \$277.62 |
| Payment Received | Check 04/28 | -\$157.96 CR |
| Balance Forward | | \$119.66 |
| Current Charges | | \$77.34 |
| Amount Due (Cantidad a pagar) | | \$197.00 |

INFORMATION ABOUT YOUR BILL

Just a reminder about the past due amount on your account. If you have already sent your payment, thank you. Otherwise, please call 1-800-481-4700 to confirm the status of your account.

Thank you for your payment.

Convenience at your service - Pay your bills electronically-fast and easy with Electronic Funds Transfer. Call us at 1-800-481-4700 or visit us at www.xcelenergy.com.

RETURN BOTTOM PORTION WITH YOUR PAYMENT • PLEASE DO NOT USE STAPLES, TAPE OR PAPER CLIPS



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

AV 01 000941 00956 H 3 Y**5DGT



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

| ACCOUNT NUMBER | DUE DATE | AMOUNT DUE | AMOUNT ENCLOSED |
|----------------|------------|------------|-----------------|
| 53-9119188-5 | 06/13/2022 | \$197.00 | |

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

| JUNE | | | | | | |
|------|----|----|----|----|----|----|
| S | M | T | W | T | F | S |
| | | | 1 | 2 | 3 | 4 |
| 5 | 6 | 7 | 8 | 9 | 10 | 11 |
| 12 | 13 | 14 | 15 | 16 | 17 | 18 |
| 19 | 20 | 21 | 22 | 23 | 24 | 25 |
| 26 | 27 | 28 | 29 | 30 | | |



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



31 53061322 91191885 0000000773400000019700

000941 1/2

6



| SERVICE ADDRESS | ACCOUNT NUMBER | DUE DATE |
|---|------------------|----------------|
| TODD CREEK VILLAGE METRO DIST 10200 E 159TH PL BRIGHTON, CO 80206 | 53-9119188-5 | 06/13/2022 |
| | STATEMENT NUMBER | STATEMENT DATE |
| | 780959881 | 05/23/2022 |
| | | AMOUNT DUE |
| | | \$197.00 |

SERVICE ADDRESS: 10200 E 159TH PL BRIGHTON, CO 80206
NEXT READ DATE: 06/24/22

NATURAL GAS SERVICE DETAILS

PREMISES NUMBER: 304117096
INVOICE NUMBER: 0476524033

METER READING INFORMATION

| METER 20102135 | Read Dates: 04/25/22 - 05/23/22 (28 Days) | | |
|----------------|---|------------------|--------|
| DESCRIPTION | CURRENT READING | PREVIOUS READING | USAGE |
| Total Energy | 7639 Actual | 7612 Actual | 27 ccf |

NATURAL GAS ADJUSTMENTS

| DESCRIPTION | VALUE UNITS | CONVERSION | VALUE UNITS |
|------------------|-------------|------------|-------------|
| Therm Multiplier | 27 ccf | x 0.898084 | 24 therms |

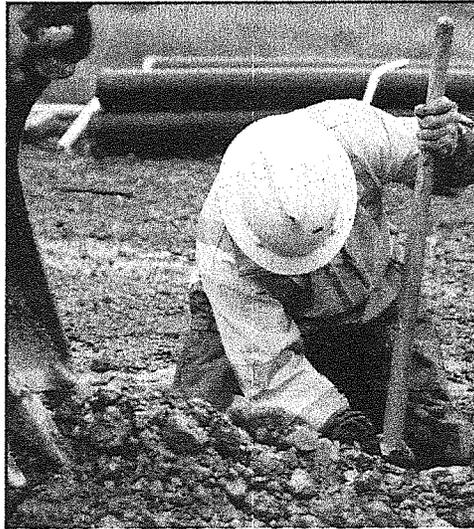
NATURAL GAS CHARGES

RATE: CSG Commercial

| DESCRIPTION | USAGE UNITS | RATE | CHARGE |
|-----------------------|-------------|------------|----------------|
| Service & Facility | | | \$43.88 |
| Usage Charge | 24 therms | \$0.163600 | \$3.93 |
| Interstate Pipeline | 24 therms | \$0.057400 | \$1.38 |
| DSMCA | | | \$0.72 |
| Natural Gas 2 Qtr | 24 therms | \$0.469900 | \$11.28 |
| RDS | | | \$5.67 |
| GRSA-P | | | \$7.42 |
| GRSA | | | \$0.80 |
| Energy Assistance Chg | | | \$0.50 |
| Total | | | \$75.58 |

NON-RECURRING CHARGES / CREDITS DETAILS

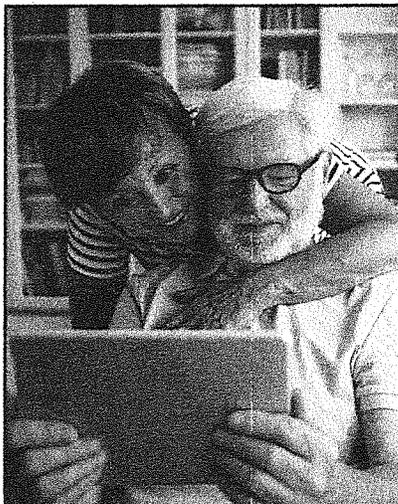
| DESCRIPTION | CHARGE |
|----------------------|---------------|
| Late Charge Assessed | \$1.76 |
| Total | \$1.76 |



STAY SAFE. CALL 811 BEFORE YOU DIG.

Whether it's a major project or just some gardening, be sure to call 811 before any digging. It's smart. It's easy. And it helps keep everyone safe.

For more information visit xcelenergy.com/Safety.



TOGETHER WE POWER STABILITY.

Energy Outreach Colorado is a nonprofit partnering with Xcel Energy to provide energy bill payment assistance and energy-efficiency upgrades for affordable housing and nonprofit facilities. We need your help today!

There are two ways to contribute:

1. Visit the Energy Outreach Colorado website at www.energyoutreach.org to make a one-time donation.
2. **CHECK THE RED BOX** on the front-left side of this payment stub AND select a tax-deductible contribution below.

MONTHLY DONATION:

\$20 _____ \$10 _____ \$5 _____ Other _____





| SERVICE ADDRESS | ACCOUNT NUMBER | DUE DATE | |
|---|------------------|----------------|------------|
| TODD CREEK VILLAGE METRO DIST 10200 E 159TH PL BRIGHTON, CO 80206 | 53-9119188-5 | 06/13/2022 | |
| | STATEMENT NUMBER | STATEMENT DATE | AMOUNT DUE |
| | 780959881 | 05/23/2022 | \$197.00 |



DON'T GET SCAMMED.

Scammers can spoof phone numbers to look like the call is coming from us. If someone calls and threatens to turn off your power if you don't pay immediately, or asks for your account number to refund an overpayment, hang up and check your account status using My Account, our Xcel Energy mobile app, or call us at **800-895-4999**.

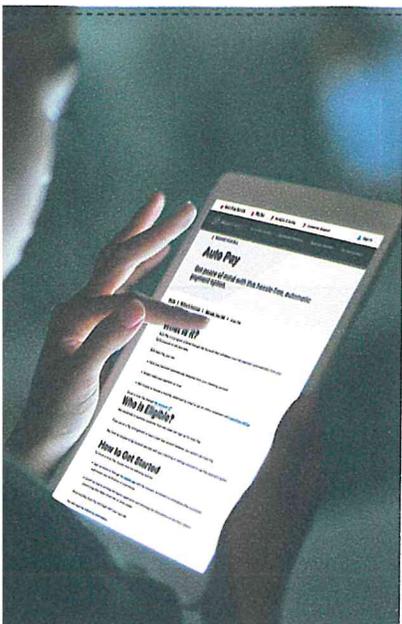
Cooling Efficiency Rebate Options

Along with budding plants and birds chirping to signify spring, prepare your business for warmer weather and earn fixed rebates for purchasing qualifying energy-efficient equipment, including:

- Hotel room controllers
- Rooftop units (RTU)
- Food service equipment such as commercial dishwashers and hot food holding cabinets

Taking steps to upgrade or improve the efficiency of your cooling equipment can help your business gain year-over-year energy and cost savings. For how to get started, visit xcelenergy.com/Programs.

000941 2/2



ENROLL IN AUTO PAY

NO LATE FEES, NO WORRIES.

Enjoy the benefits of automatic payment withdrawal from your checking account. Your payment will automatically post to your Xcel Energy account on your due date.

To enroll, fill out the information below, cut off this form, and include it, along with your check and bill stub, in the remittance envelope. Money orders do not qualify. Watch for **Automated Bank Payment** to appear on your billing statement to ensure your enrollment is in effect.

To enroll your business in Auto Pay online, visit xcelenergy.com/AutoPay. For more information call our Business Solutions Center at **800-481-4700**.

Authorized signature _____ Xcel Energy account number _____ Date _____
Signature above must match name on the bank account See page 1 of bill statement

I authorize Xcel Energy to initiate transfers from the bank account indicated on the enclosed check to make monthly payments on my Xcel Energy account on my due date. This authority will remain in effect until I notify Xcel Energy, or Xcel Energy notifies me, of the need to cancel the enrollment. I understand that a new authorization is required if I change my bank account. I have kept a record of this authorization.



05/23/2022

53-9119188-5

IMPORTANT PHONE NUMBERS

| | | |
|--------------------------------|--------------|---|
| Electric Emergencies: | 800-895-1999 | 24 hours, 7 days a week |
| Natural Gas Emergencies: | 800-895-2999 | 24 hours, 7 days a week |
| Residential Customer Service:* | 800-895-4999 | 7 a.m.–7 p.m., Mon.–Fri. 9 a.m.–5 p.m., Sat. |
| Business Solutions Center:* | 800-481-4700 | 8 a.m.–5 p.m., Mon.–Fri. |
| TTD/TTY | 800-895-4949 | 24 hours, 7 days a week |
| Call Before You Dig | 811 | 24 hours, 7 days a week |

IMPORTANT ADDRESSES

| | |
|---|--|
| General Inquiries* Xcel Energy PO Box 8 Eau Claire, WI 54702-0008 xcelenergy.com | Payments Xcel Energy PO Box 9477 Minneapolis, MN 55484-9477 Please include stub for faster processing. |
|---|--|

*Register any inquiry or complaint at the above address or phone number.

ABOUT YOUR ELECTRIC AND NATURAL GAS RATES** Learn more at xcelenergy.com/MyBill

Demand-Side Management Cost Adjustment (DSMCA)

This charge recovers the costs associated with gas and electric demand side management (DSM) programs. DSM programs help customers manage their consumption of energy to optimize available and planned generation transmission and distribution resources.

Franchise Fee

Xcel Energy has obtained franchises from incorporated cities and towns within our service territory. As part of each franchise, Xcel Energy pays a fee for the use of alleys, streets and rights-of-way where electrical equipment is located. The franchise fee is a percentage of your bill, if applicable.

General Rates (Large Commercial, Secondary, Primary, and Transmission)

General Base rates include the Service and Facility Charge, a Production Meter Charge (if applicable), a Load Meter Charge (if applicable), plus either an Energy Charge and a Demand Charge for electric service or a Capacity Charge and a Usage Charge for gas service, as applicable.

General Rates (Residential, Small Commercial)

General Base rates include the Service and Facility Charge, a Production Meter Charge (if applicable), a Load Meter Charge (if applicable), a Demand Charge (if applicable), plus either an Energy Charge for electric service or the Usage Charge for gas service, as applicable.

General Rate Schedule Adjustments (GRSA)

General Rate Schedule Adjustments are positive or negative percentage amounts that apply to all base rates, including the Service and Facility Charge, the Energy or Usage Charge and the Demand or Capacity Charge.

Late Payment Charge

Xcel Energy will assess a late payment charge on any unpaid balance exceeding \$50.00 in accordance with the applicable customer rate schedule. For residential customers, a late payment charge of one percent per month is applied to any balance not paid by the bill date for the next month's bill. For residential customers, Xcel Energy will remove the assessment of a late payment charge for one billing period in any twelve month period upon a customer's request. For commercial customers, a one and one-half percent late payment charge will be assessed each month on any balance not paid on or before three business days after the due date of the bill.

Service and Facility Charge

The Service and Facility Charge is a flat monthly charge. The "Service" portion of this charge recovers the cost of meter reading, billing, customer accounting and customer service. The "Facility" portion of this charge recovers the fixed costs associated with Xcel Energy's investment in customer-related facilities such as meters and service laterals.

Energy Assistance Charge (EAC)

Required by House Bill 21-1105, we collect and remit this monthly charge to Energy Outreach Colorado for bill assistance for income-qualified customers. If you're struggling to pay your utility bills, you might qualify for exemption from a monthly charge related to energy assistance and be eligible for utility bill payment assistance. Please call 1-866-HEAT-HELP to see if you qualify. You may request to opt out of this charge by calling 800-895-4999 or emailing inquiry@xcelenergy.com. *Si tiene dificultades para pagar sus facturas de energía, es posible que reúna los requisitos para recibir asistencia para el pago de facturas y que sea elegible para la exención del cargo por asistencia energética. Llame al 1-866-HEAT-HELP (1-866-432-8435) para ver si califica para recibir asistencia.*

ABOUT YOUR ELECTRIC RATES** Learn more at xcelenergy.com/MyBill

Colorado Energy Plan Adjustment (CEPA)

This charge represents 1% of an electric bill and funds the early voluntary retirement for Xcel Energy's Comanche coal units in order to deliver a cleaner energy mix.

Demand Charge

This charge recovers the fixed costs associated with the system capacity necessary to produce and deliver power to you. This includes the fixed costs associated with Xcel Energy's investment in production, transmission and distribution facilities.

Electric Commodity Adjustment (ECA)

All rate schedules are subject to the ECA, which recovers the cost of fuel and purchased energy used to supply electric service. Commercial and Industrial Primary, Transmission and Special Contract Service customers shall be billed under the appropriate Time-Of-Use ECA rate. The ECA is subject to changes no less frequently than quarterly.

Energy Charge

The Energy Charge for large customers with Demand Charges recovers the variable costs of producing energy not collected through the ECA. The Energy Charge for residential (schedule R) and commercial (schedule C) customers also recovers the fixed costs of producing and delivering energy.

Load Meter Charge

The Load Meter measures a customer's electric usage. The Load Meter Charge is a flat monthly charge and is applicable to customers that have customer-owned generation in parallel with Xcel Energy's system and recovers the cost of the meter.

Production Meter Charge

The Production Meter measures the output of a customer's on-site generator. The Production Meter Charge is a flat monthly charge and is applicable to customers that have customer-owned generation in parallel with Xcel Energy's system and recovers the cost of the meter.

Purchased Capacity Cost Adjustment (PCCA)

All rate schedules are subject to the PCCA. The PCCA recovers the cost to purchase electric generation capacity from other suppliers and is subject to annual changes to be effective on January 1 of each year.

Revenue Decoupling Adjustment (RDA) is a pilot applicable for all electric service under Schedules R, Pilot RE-TDR, Trial RE-TOU, RE-TOU, and R-OO. The RDA Pilot terminates on December 31, 2023.

Renewable Energy Standard Adjustment (RESA)

This charge represents 1% of an electric bill and funds the renewable energy program as required by Colorado law under which utilities must generate or purchase increasing portions of their electricity from sun, wind or biomass.

Time-of-Use Rates

Customers on Schedule RE-TOU are subject to On-Peak, Mid-Peak and Off-Peak rates for electricity use year-round. On-Peak period is 3-7 p.m.; Mid-Peak is 1-3 p.m.; Off-Peak is all other hours.

Transmission Cost Adjustment (TCA)

All rate schedules are subject to the TCA. This charge recovers transmission investments not already included in base rates and is subject to annual changes to be effective on January 1 of each year.

Transportation Electrification Programs Adjustment (TEPA)

All rate schedules for electric service are subject to a Transportation Electrification Programs Adjustment (TEPA) to reflect the cost of Commission approved Transportation Electrification Plans. The TEPA amount will be subject to annual changes effective on January 1 of each year. Customers with demand rates shall be billed on a dollar per Kilowatt basis. Customers without demand rates shall be billed on a dollar per Kilowatt-Hour basis. Customers on Schedules RE-TOU and R-OO shall be billed on a percentage basis applicable to base energy charges.

ABOUT YOUR NATURAL GAS RATES** Learn more at xcelenergy.com/MyBill

Demand Peak Day Quantity (Demand PDQ)

This is a charge applicable to large commercial customers and reflects your actual or estimated maximum daily usage.

Gas Cost Adjustment (GCA)

All rate schedules are subject to the GCA. The GCA recovers the cost of natural gas purchased and delivered into Xcel Energy's system, including the costs of the natural gas commodity, upstream transportation and storage services. The GCA is subject to changes no less frequently than quarterly. The GCA passes through the costs on a dollar-for-dollar basis.

GRSA- Pipeline System Integrity Adjustment (GRSA-P)

This is calculated as percentages for natural gas base rate schedules to recover the costs of the PSIA, effective January 1, 2022.

Interstate Pipeline

This is a component of the GCA and reflects Xcel Energy's payments to interstate (upstream) pipelines and storage facility operators to deliver natural gas into Xcel Energy's gas system. The Federal Energy Regulatory Commission regulates these upstream services and the rates charged to Xcel Energy.

Natural Gas

This is a component of the GCA and reflects Xcel Energy's costs to purchase the natural gas commodity, as determined by prevailing market prices. While the prices paid for this gas are not regulated, Xcel Energy may only recover those costs approved by the Colorado Public Utilities Commission (CPUC).

Rate Deferral Surcharge (RDS)

The RDS applies to all base rate charges and, once established on April 1, 2021, will not be subject to change until it terminates effective November 1, 2022.

Therm Multiplier

Gas usage is defined in Therms—units of measure of the energy content of natural gas. One Therm equals 100,000 British thermal units (Btu). After your meter measures your usage by volume (in cubic feet), this volume is multiplied by the Therm Multiplier to determine the units of energy consumed. The Therm Multiplier, which is the product of the Altitude Factor, Temperature Factor and Energy Factor, adjusts your volumetric gas measurement to reflect the energy content of the gas supplied to your home or business. As a result, you're billed for units of energy consumed rather than for the volume of gas delivered. Transportation and Large Commercial customers are billed using a Dakatherm (Dth) multiplier with the same adjustment factors.

Usage Charge

The usage charge is applicable to all rate schedules. The usage charge recovers Xcel Energy's fixed and variable cost to provide gas service that are not recovered through other charges, including the cost of intrastate pipes, compressors, and storage facilities needed to deliver natural gas to customers.

PAYMENT OPTIONS Learn more at xcelenergy.com/Payment

Standard Payment Options: (No fees apply):

- **My Account/eBill™** – View/pay your bill, view energy usage and access account information.
- **Auto Pay** – Automatically pay your bill directly from your bank account.
- **Online View and Pay** – View and pay your bills online.
- **Pay By Phone** – Make your payment by phone from your checking or savings account by calling 800-895-4999.
- **Pay By Mail** – Return the enclosed envelope and attached bill stub with your payment. Apply proper postage.

Other Payment Options (Third-Party Fees will apply. Xcel Energy does not collect nor benefit from these fees.):

- **Credit/Debit Card Payment** – Pay with your credit or debit card electronically in My Account/eBill/Mobile App, or by calling 833-660-1365. A processing fee is charged for each credit/debit card payment.
- **Pay Stations** – Pay your bill in-person at a location near you. A processing fee is charged for payments made at a pay station.

Electronic Check Conversion

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction.

†Unit of Measurement for Electric Consumption is \$/kWh. Unit of Measurement for Gas Consumption is \$/Therm.
**All base rates, riders and adjustments are approved by the Colorado Public Utilities Commission (CPUC).

** Time-of-Use rates are incorrectly appearing on customer bills as dollar per kWh instead of percentages. However, the bills are being correctly calculated and the Company is working to correct this bill print issue.

PROPERTY DESCRIPTION(s):

DEED DESCRIPTION

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

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

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 10;

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

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

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

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

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

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

COUNTY OF ADAMS,

STATE OF COLORADO.

AS-SURVEYED DESCRIPTION (Rotated Bearings and Surveyed Dimensions)

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

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

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

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

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

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

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

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

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

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



500 Cooperative Way
Brighton CO 80603-8728

www.unitedpower.com

Member Services 303-637-1300
Payments 866-999-4485
Report an Outage 303-637-1350

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

| | | | |
|--|------------------------------|---|-----------------------------------|
| Payment Due By 05/24/2022 | | Total Due \$254.95 | |
| From Date 04/01/2022 | To Date 05/01/2022 | Days 30 | Billing Date 05/04/2022 |
| Service Address 10450 E 159TH CT OFFICE BUILDING | | Account # 14236901 District WEST Cycle 5 | |

Be Scam Smart!
United Power will never demand payment with a pre-paid debit card. If someone tells you to pay this way, they are trying to steal your money.

| Rate | Meter | Prev Rdg | Pres Rdg | Mult | kWh | Dmd |
|------------------|---------|---------------------|----------|------|------|-------|
| C1 | 1575392 | 86747 | 88893 | 1 | 2146 | 9.132 |
| Demand Time/Date | | 04/22/2022 01:15 PM | | | | |

ACTIVITY SINCE LAST BILL

Previous Balance 260.95
Payment Received - Thank You -260.95
Balance Forward 0.00

CURRENT BILLING DETAIL

Energy Charge 2,146 KWH @ 0.1031 221.25
Demand Charge 9.132 KW @ 1.50 13.70
Fixed Charge 20.00
Current Month 254.95

TOTAL DUE 254.95

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

Account # **14236901**

| | |
|-------------------------------------|------------------------------|
| Payment Due By 05/24/2022 | Total Due \$254.95 |
| Amount Enclosed | \$ |



United Power
Operation Round-Up
FOUNDATION

Want your small change to give back? Round-up your bill to \$255.00 and check here to enroll in our Round-Up Assistance program.

Pay Your Bill Online
Visit www.unitedpower.com

Pay Your Bill By Phone
Call 866-999-4485

Pay Your Bill By Mail
Return Stub with check payment

Please Make Checks Payable and Return to:

UNITED POWER
PO BOX 173703
DENVER CO 80217-3703



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

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

To Whom It May Concern,

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

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

Sincerely,
NORTHERN ENGINEERING SERVICES, INC.

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

Melanie Foslien
Engineering Coordinator



**PLANNING AND DEVELOPMENT DEPARTMENT
STAFF REPORT**

Board of County Commissioners

August 22, 2007

| | |
|--------------------------------|--|
| Case No.: PLT2007-00013 | Case Name: Creek View Subdivision |
|--------------------------------|--|

| | |
|-----------------------|---|
| Owner's Name: | Lopez Land Investments Inc. |
| Applicant's Name | Todd Creek Village LLC |
| Applicant's Address: | 9055 E Mineral Circle Centennial, CO 80112 |
| Location of Request: | 10650 E 160 th Avenue |
| Nature of Request: | Major Subdivision (Preliminary Plat) to create a maximum of 74 residential lots, 1 lot for the Todd Creek Metropolitan District office, and 4 outlots on approximately 35.5 acres in a PUD-P (Preliminary Planned Unit Development) |
| Site Size: | 35.5 acres |
| Zone District: | PUD-P |
| Proposed Use: | Residential |
| Existing Use: | Vacant |
| Hearing Date(s): | PC: July 26, 2007 (1:30pm) BoCC: August 22, 2007 (10:00am) |
| Report Date: | July 9, 2007 |
| Case Manager: | Shannon M. McDowell / Abel M. Montoya <i>A.M. R</i> |
| PC Recommendation: | APPROVAL with 9 Findings, 28 Conditions, and 1 Note |
| Staff Recommendation: | APPROVAL with 9 Findings, 28 Conditions, and 1 Note |

SUMMARY OF PREVIOUS APPLICATIONS

- In March of 2002, the Board of County Commissioners approved the Todd Creek Village Preliminary Planned Unit Development which encompassed a total of 2,254 acres including the subject site. The PUD-P depicts this site with a maximum density of 2 dwelling units per acre.
- In January of 2003, the Board of County Commissioners approved a Conditional Use Permit (RCU2002-00050) for temporary soil reclamation on the subject site.
- In April of 2003, the Board of County Commissioners approved a Final Plat and Final PUD for the Todd Creek Fire Station on the northeast corner of the property.

also stated concerns with the water and sanitation provisions for this site since area homes have had to decrease their water usage recently and the sanitation provisions could generate additional odors since the Sanitation District utilizes an open lagoon system. Members of the Creekside South Estates Homeowners Association shared the same concerns. The FoxRidge Estates Homeowners Association responded with a request that the developer be allowed to subdivide, but in a manner consistent with the majority of existing home sites in the area.

United Power responded requesting ten (10) foot wide easements around perimeters of outlots while the Xcel Energy requested eight (8) foot wide dry-utility easements along the front lot lines of each lot in the subdivision and around the perimeter of tracts, parcels, and/or open space areas. The Xcel Energy also requested specific language relating to these easements to be added to the plat. Staff is recommending Conditions of Approval to address both United Power and the Xcel Energy's comments.

Citizen Comments

Staff received fifty-three (53) comments in strong opposition to the proposed subdivision from surrounding property owners. These neighbors do not believe the proposed subdivision is compatible with or similar to the surrounding area and would like to see the number of homes reduced and the lot sizes increased. The opposed residents state the space and openness of the community is what attracted many of the current residents to this area and they do not want to see it spoiled by the proposed development. Many of those who commented in opposition requested a park, open space, and a trail system around the neighborhood. Some of the respondents questioned whether the water and sanitation provisions are adequate since some of the surrounding neighborhoods have had to lessen their water use and the sewer provided is managed via an open treatment plant where smells could increase. Traffic on State Highway 7 and the difficulty of turning left from Havana Street was stated as another major area of concern that this subdivision could further impact. There was also concern with the road connection to Hi-Land Acres Subdivision and increased traffic through that neighborhood.

Staff received letters from both the Todd Creek Metropolitan District and the Hi-Land Acres Water and Sanitation District indicated water and sanitation services are available to the proposed lots and adequate to serve these lots. The developer of the Bartley Subdivision to the north of State Highway 7 agreed to install a traffic light at the intersection of State Highway 7 and Havana Street in conjunction with the development of that subdivision. Staff is recommending a Condition to require the applicant to provide open spaces areas on the north, south, and west sides of the property and integrate a trail system in these areas.

Staff received one citizen response in favor of the proposed subdivision from Judy Nielsen, who resides at 15750 Jamaica Drive, Brighton, CO 80602. Ms. Nielsen stated her excitement for the new development and indicated she would like to see a community park and trail system connecting with the trail system in Creekside Estates. She also indicated a convenience store, a stop sign on Highway 7, and street lights on Havana Street would be nice in the area.

Shannon McDowell

From: Carol Maclennan [cmaclenn@tchd.org]
Sent: Wednesday, May 09, 2007 10:20 AM
To: Shannon McDowell
Cc: Warren Brown
Subject: Creek View (Todd Creek Lopez)

Hi, Shannon,

Warren heard back from CDPHE's engineer, Tom Armitage, that Hi-Land Acres has adequate capacity to serve this project, so Tri-County has no objection.

Carol Maclennan
Environmental Health Policy Coordinator
Tri-County Health Department
7000 East Belleview Avenue, Suite 301
Greenwood Village, CO 80111
Phone (303) 846-6232
Fax (303) 220-9208
www.tchd.org

5/9/2007



Statement Of Taxes Due

Account Number R0175460

Parcel 0157110100005

Assessed To

WEST SOUTH PLATTE WATER AND
C/O:RESERVOIR COMPANY LLLP
9200 E MINERAL AVE STE 365
CENTENNIAL, CO 80112-3459

Legal Description

Situs Address

SECT,TWN,RNG:10-1-67 DESC:TRACT OF LAND IN THE NE4 OF THE NE4 OF SEC 10 DESC AS BEG AT THE NE COR OF SD 10450 E 159TH CT
SEC 10 TH S 02D 53M 08S W 666/15 FT AND THE POB TH S 00D 33M 24S E 220/08 FT TH S 89D 30M 57S W 288/83 FT TH N 00D
29M 03S W 240/08 FT TH ALG SD SLY ROW LN THE FOL 2 COURSES N 89D 30M 57S E 268/53... Additional Legal on File

| Year | Tax | Interest | Fees | Payments | Balance |
|---|------------|----------|--------|--------------|---------------|
| Tax Charge | | | | | |
| 2021 | \$9,369.48 | \$0.00 | \$0.00 | (\$9,369.48) | \$0.00 |
| Total Tax Charge | | | | | \$0.00 |
| Grand Total Due as of 09/29/2022 | | | | | \$0.00 |

Tax Billed at 2021 Rates for Tax Area 211 - 211

| Authority | Mill Levy | Amount | Values | Actual | Assessed |
|-----------------------------|-------------|------------|---------------|-----------|----------|
| RANGEVIEW LIBRARY DISTRICT | 3.6890000 | \$283.50 | COMM LND SPEC | \$138,172 | \$40,070 |
| FIRE DISTRICT 6 - GREATER B | 11.7950000 | \$906.45 | PURPOS | | |
| GENERAL | 22.9450000 | \$1,763.31 | OFFICES | \$126,826 | \$36,780 |
| RETIREMENT | 0.3140000 | \$24.13 | Total | \$264,998 | \$76,850 |
| ROAD/BRIDGE | 1.3000000 | \$99.91 | | | |
| DEVELOPMENTALLY DISABLED | 0.2570000 | \$19.75 | | | |
| SD 27 BOND (Brighton) | 22.0690000 | \$1,696.00 | | | |
| SD 27 GENERAL (Brighton) | 27.7970000 | \$2,136.20 | | | |
| URBAN DRAINAGE SOUTH PLATTE | 0.1000000 | \$7.69 | | | |
| URBAN DRAINAGE & FLOOD CONT | 0.9000000 | \$69.17 | | | |
| SOCIAL SERVICES | 2.2530000 | \$173.14 | | | |
| EAGLE SHADOW METRO DIST NO | 18.5000000 | \$1,421.73 | | | |
| TODD CREEK VILLAGE PARK & R | 10.0000000 | \$768.50 | | | |
| Taxes Billed 2021 | 121.9190000 | \$9,369.48 | | | |

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

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

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

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

After Recording Return to:
Doc Fee: \$10.00

WARRANTY DEED

This Deed, made March 20, 2017

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

WITNESS, That the grantor, for and in the consideration of the sum of (\$10.00) the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, their heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Adams, State of COLORADO described as follows:

See Exhibit A attached hereto and made a part hereof.

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

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

TO HAVE AND TO HOLD said premises above bargained and described, with the appurtenances, unto the grantee, his heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantee, his heirs and assigns, that at the time of the ensembling and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and 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, between the parties.**

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

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

SELLER:

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

Lyn Osborne, Manager
Lyn Osborne, Manager

STATE OF COLORADO
COUNTY OF Dewer

}ss:

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

Witness my hand and official seal.

Margaret L. Bateman

Notary Public
My Commission expires:

Margaret L. Bateman
Notary Public
State of Colorado
My Commission Expires May 9, 2019
LIC# 19954007254

Wdcorp

ESCROW NO. 597-H0494694-019-MB0

HTC

Exhibit A

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

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

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

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

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

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

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

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

County of Adams, State of Colorado.



10450 E 159th Court
 Brighton, CO 80602
 303-637-0344
 www.ToddCreekVillage.org
 Hours: Monday-Friday 8am-4pm

STATEMENT

| ACCOUNT NO. | SERVICE ADDRESS | BILL DATE | LATE AFTER | PAY THIS AMOUNT |
|-------------|------------------|------------|------------|-----------------|
| 3044.01 | 10450 E 159th Ct | 05/31/2022 | 06/15/2022 | \$123.12 |

| BILLING SUMMARY | | METER READING DETAIL | | | | | | |
|----------------------------------|-----------------|----------------------|------------|------------------|-----------------|------------|--------|-------|
| | | FROM | TO | PREVIOUS READING | CURRENT READING | MULTIPLIER | USAGE | |
| Prior Period Balance | \$105.96 | Potable | 04/19/2022 | 05/18/2022 | 274 | 276 | x 1000 | 2,000 |
| Payments | \$105.96CR | Non-Potable | 04/19/2022 | 05/18/2022 | 0 | 3 | x 1000 | 3,000 |
| Adjustments | \$0.00 | | | | | | | |
| Fixed Monthly Charge | \$93.50 | | | | | | | |
| Water Usage - Potable | \$12.46 | | | | | | | |
| Conserv Water Fee - Potable | \$0.00 | | | | | | | |
| Irrigation - Non-Potable | \$17.16 | | | | | | | |
| Conserv IRR Fee - Non-Potable | \$0.00 | | | | | | | |
| Pay This Amount | \$123.12 | | | | | | | |
| Amount Due after the 15th | \$134.85 | | | | | | | |

Activity after 5/24/2022 may not be reflected on this bill. NOTE
 NO Potable water for Irrigating
 pay online @ ToddCreekVillage.org

Please Detach and Return with Your Payment to Ensure Proper Credit

| SERVICE ADDRESS | | |
|------------------------------------|------------|-----------------|
| 10450 E 159th Ct | | |
| ACCOUNT NUMBER | BILL DATE | LATE AFTER |
| 3044.01 | 05/31/2022 | 06/15/2022 |
| Amount Due after the 15th \$134.85 | | AMOUNT DUE |
| | | \$123.12 |
| | | AMOUNT ENCLOSED |
| | | \$ |

TODD CREEK VILLAGE
 METROPOLITAN DISTRICT
 10450 E. 159th Court
 BRIGHTON CO 80602-7977

Make checks payable to: TCVMMD

ADDRESSEE

REMIT TO

T6 SN1229

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

TODD CREEK VILLAGE METROPOLITAN DISTRICT
 10450 E. 159th COURT
 BRIGHTON, CO 80602-7977

