

Lark Bunting Farm Under Contract Release Info

Requirements for Lark Bunting Farm Private Access
Bridge Over Speer Canal Construction Requirements



HAYDEN  OUTDOORS.

This document, drafted in the December 2023, is an overview of what is currently necessary to create Private Access off Lark Bunting Road, onto the farmland parcel R0142380, 20300 E 152nd, Brighton, Colorado, 80603, owned by Claudia Lee Smith. These are the steps understood as shared by the stakeholders below. As the process continues, undoubtedly additional steps will present themselves that could not have been foreseen at this point in the process.

The reason to create this access by building a bridge over the Speer Canal, is to have private access onto the property and to get large farm equipment onto this parcel. The current access through lot 3 on the northeast corner of the parcel is too limited for large farm equipment.

This process has already been started by the current Landowner:

- PUD started with Adams County
- Interface with Speer Canal Owner FRICO-Barr has begun to support the PUD process and to submit a Project Review Application to them
- Access Permit from CDOT (Owner of Lark Bunting Road) was applied for and is on hold as the PUD is being worked through with Adams County

There are many people necessary to work with throughout this process, and they are all working for the best interests of not only the County, Canal Owner and street owner, but also the Land Owner. We found them to be extremely knowledgeable, personable, and very willing to help in moving the process along, all in all, a great group of people.

What is interesting about walking through this process, is that all players will need to be worked with simultaneously, and continual communication with them throughout the process is necessary. They all want to see each other's commitments, so they are all walking in sync. They will say yes to each step as they see each other giving their approvals on their part of the overall project.

Ms. Lee has already begun the PUD process with Adams County. She has also been in communication with CDOT, with them expressing their willingness to grant access via Lark Bunting Road as the PUD is approved by the County. That Access Permit has been submitted and is on hold with CDOT.

The requirements to be fulfilled with both the Canal Owner and Adams County as well as CDOT, the owner of Lark Bunting Road, are detailed below.

Speer Canal Owner FRICO-Barr

Contact: Jeff Delisio, Projects Co-Ordinator
303-659-7373 projects@farmersres.com
<https://www.farmersres.com>

In speaking with Jeff Delisio, Projects Co-ordinator, from FRICO-Barr, he believes crossing Speer Canal is not an issue. They would approve a bridge over the canal being built on this property IF it meets their Design Criteria and processes, is approved by their Engineers and all requirements regarding fees, deposits, insurance requirements, construction bonds and permits are adhered to. These general requirements can be found in the Design Review Manual and specifics related to this parcel will become apparent as the Engineers draw up the specific plans for this specific bridge. An NDA must be signed with FRICO-Barr (at their website: [farmersres.com](https://www.farmersres.com)) to obtain Design Review Manual from Jeff Delisio.

He gave a heads up on two different process items of importance:

1. They "object" all the way along throughout the process as a way to protect all canal Land Owners, until all parts of the process are adhered to. He said not to take it personally and do not be deterred by that, as it is just how their process works.
2. Construction work often requires the canal water to be rerouted. This must be done in the fall and winter between November to March when flow is the least. Some winters could see more water going through the canal, say in times of drought, making it necessary, to delay construction until the following winter. Constant communication on scheduling with the canal owner is not only necessary, but imperative.

As is standard protocol, a **Seepage Agreement** will have to be signed to protect FRICO-Barr should a new home be built on the property. If a new home were built, it would most likely be on the eastern side, up out of the floodplain where the well permit is located, and farthest away from the canal.

A **License/Crossing Agreement** would be required between FRICO-Barr and the property owner.

An Engineer chosen by the Landowner to design the bridge would be working hand in hand with the FRICO-Barr Engineers throughout the process. It should be explored whether this could be the same person.

Adams County

Project Number: PUD2023-00013

Project Name: Willmann – Smith PUD, Lark Bunting Access Amendment

Contacts:

David DeBoskey, Planner & Case Manager,
720-523-6847 ddeboskey@adcogov.org

Arthur Gajdys (Kyle), Engineer
720-523-6929 agajdys@adcogov.org

Megan Grant, Environmental Analyst, mgrant@adcogov.org
720-523-6226

Steve Krawczyk, County Floodplain Manager
720-523-6854 skrawczyk@adcogov.org

The first contact with Adams County has been done and Ms. Lee has begun the Planned Urban Development (PUD) process for this parcel. Resubmitting more refined information is necessary as the County voices their concerns as they gain the understanding of what changes are being requested. This back and forth is standard process in walking through the PUD. Currently the Landowner is working on the first Resubmittal.

CDOT

Contact:
Steven Loeffler, Permits Unit – Region 1
303-757-9053 steven.loeffler@state.co.us

Lark Bunting Road is owned by Colorado Department of Transportation – CDOT.

Steven Loeffler has indicated to Ms. Lee via email discussion of said parcel that his understanding is that they/CDOT are okay with access to Lark Bunting after the first access is taken from Lot 3 (which is already in place).

Ms. Lee has filed an access permit with CDOT which is currently on hold as the PUD with the County is worked through.

*All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates makes no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics links or other items contained in any website, print, or otherwise linked to or from this website. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.

**HAYDEN
OUTDOORS[®]**
REAL ESTATE



Dale Smigelsky

Broker, Licensed in CO, NE, & WY

Dale@HaydenOutdoors.com

970.218.1438

www.HaydenOutdoors.com