

Lefor Major Subdivision Preliminary Plat

PLT2021-00012

NW Corner of E. 128th Ave and Imboden Rd.

August 2, 2022

Board of County Commissioners Public Hearing
Community and Economic Development Department

Case Manager: Layla Bajelan



Request

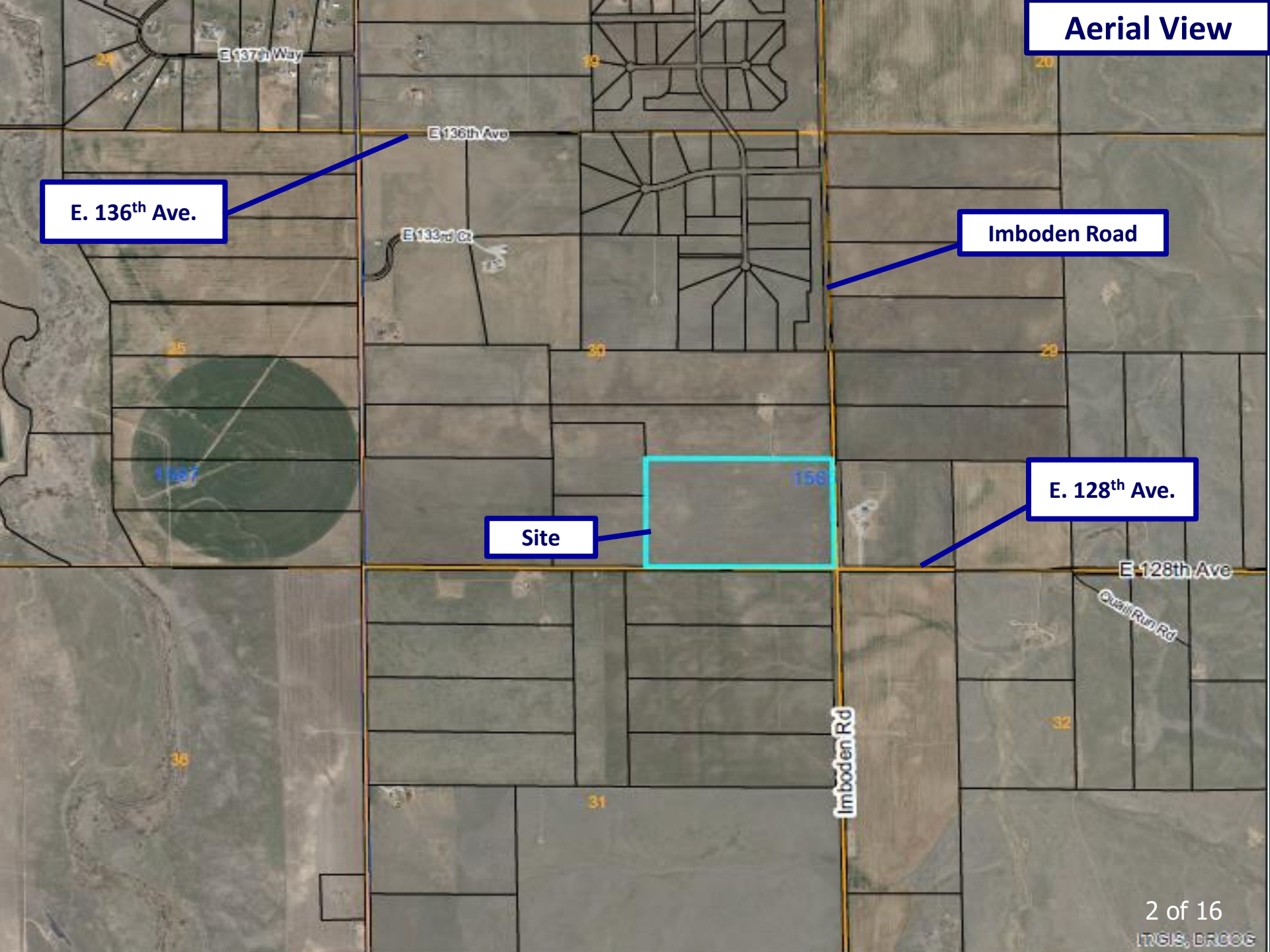
- Major Subdivision Preliminary Plat
 - 3 lots
 - 65 acres

E. 136th Ave.

Imboden Road

E. 128th Ave.

Site



Aerial View

Imboden Road

Imboden Rd

Site

E. 128th Ave.

E 128th Ave

1565

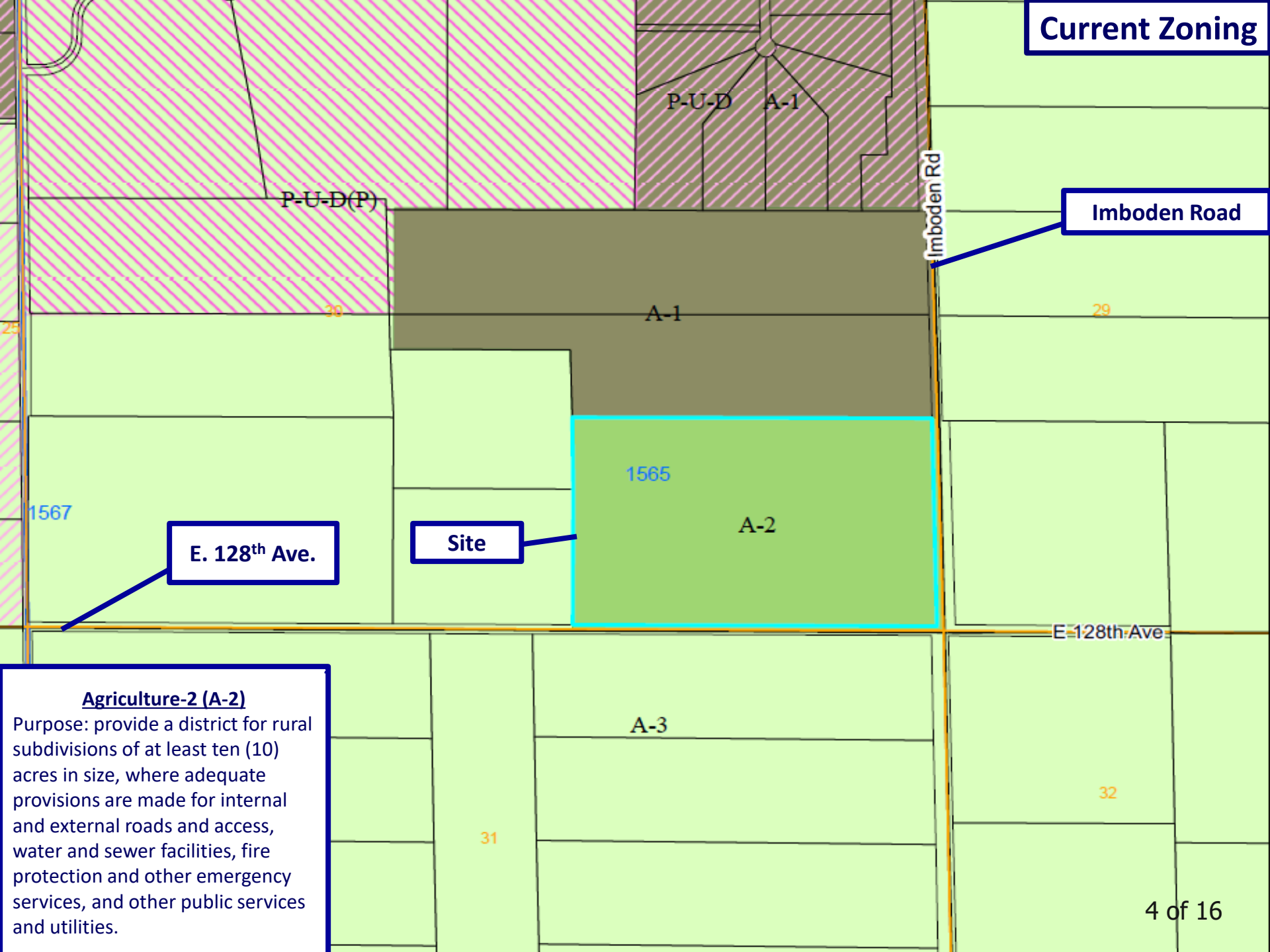
30

29

31

32

Current Zoning



Imboden Road

E. 128th Ave.

Site

Agriculture-2 (A-2)
Purpose: provide a district for rural subdivisions of at least ten (10) acres in size, where adequate provisions are made for internal and external roads and access, water and sewer facilities, fire protection and other emergency services, and other public services and utilities.

Future Land Use

Imboden Road

Imboden Rd

30

29

1567

E. 128th Ave.

Site

1565

Estate Residential

E-128th Ave

32

31

Estate Residential

Purpose: to provide limited opportunities for ex-urban or rural lifestyles in the County. Estate Residential areas are designated for single-family housing at lower densities, typically no greater than 1 unit per acre, and compatible uses such as schools and parks.

Criteria for Major Subdivision Preliminary Plat

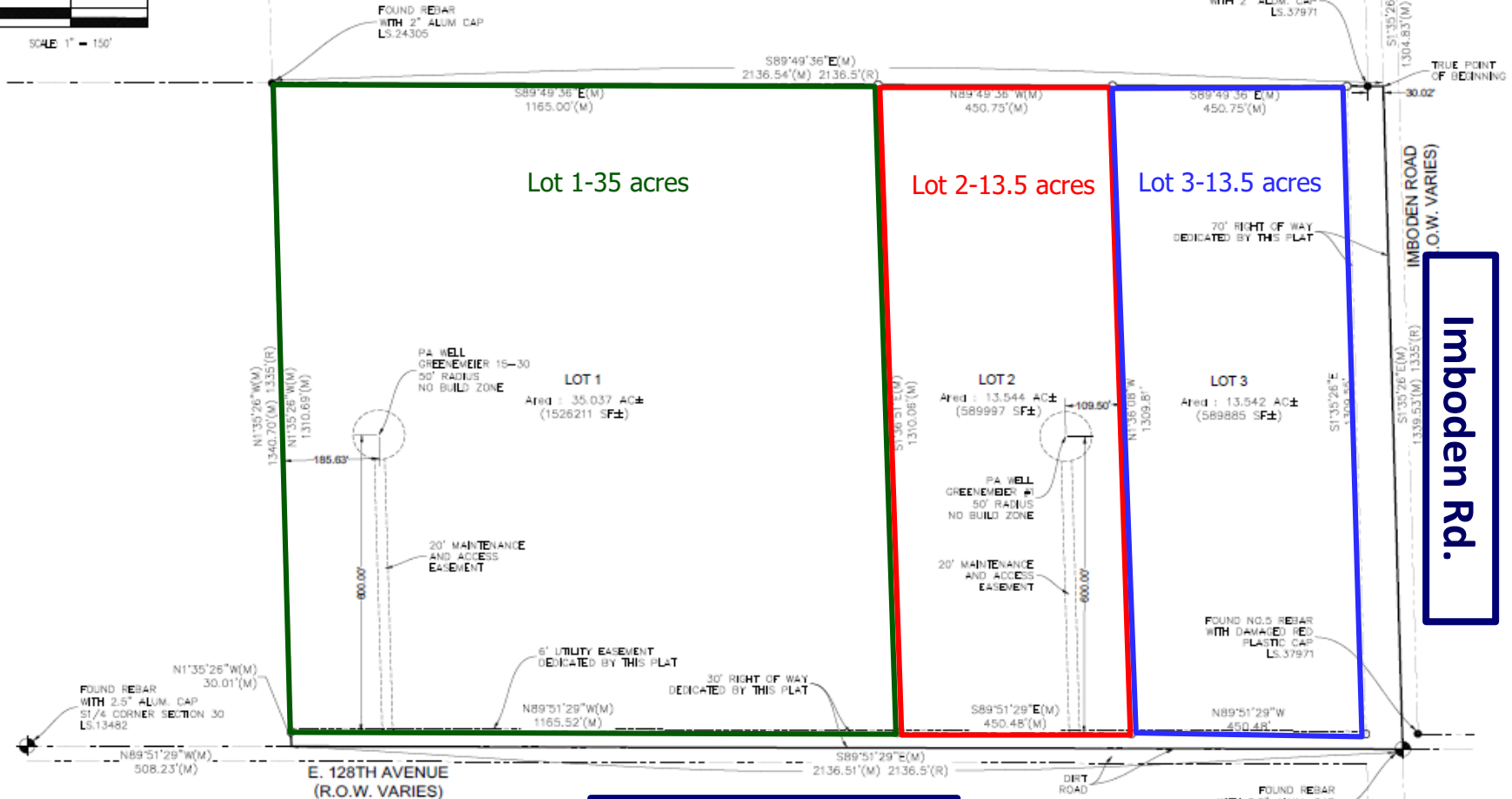
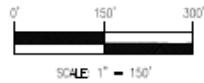
Section 2-02-20-03-05

1. Conforms with subdivision design standards
2. Adequate water supply
3. Adequate sewer service
4. Any soil or topographical conditions have been identified
5. Adequate drainage infrastructure
6. Public infrastructure (curb, gutter, sidewalk)
7. Consistent with Comprehensive Plan and applicable subarea plans
8. Consistent with development standards
9. Compatible with surrounding area

LEFOR SUBDIVISION

BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 30,
TOWNSHIP 1 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 2

Preliminary Plat



Imboden Rd.

E. 128th Avenue

LEGEND

○	= SET NO.5x18" REBAR W/PLASTIC CAP LS. 36070
●	= FOUND MONUMENT AS NOTED
⊕	= FOUND PLSS MONUMENT AS NOTED
(M)	= RECORD INFORMATION
(M)	= MEASURED
—	= PROPERTY LINE
- - -	= LOT LINE
- - -	= PROPOSED LOT LINE
- - -	= PLSS SECTION LINE

7 of 16

4	4/26/2022	ChavezDSS, llc	JOB NUMBER
3	12/17/2021		20012302
2	11/5/2021		
1	6/28/2021		DRAWN BY
0	4/12/2020		F. CHAVEZ
NO.	DATE	Development and Support Solutions	
REVISION	362 S. 4TH ST. STE 100/206, BRIGHTON, CO 80601 • 303.589.4411		

Agricultural-2 (A-2) Dimensional Standards

- Minimum Lot Size:
 - Required: 10 acres
 - Proposed: 12.5 acres
- Minimum Lot Width:
 - Required: 425 ft.
 - Proposed: 450 ft.
- Other Considerations:
 - Well and Septic (DWR confirmed)
 - Setbacks for Oil and Gas



DEVELOPMENT PROPOSAL

SUBDIVISION PLAT

P

RECORDING DATE & TIME: 07/14/2023 09:00 AM
PROJECT: 10000 S. 100th Ave. Subdiv.
Prepared by: [Signature] 07/13/2023
ADAMS COUNTY SUPERVISORY BOARD
1000 S. Adams County Hwy
Boulder, CO 80501
720.523.6800

APPLICATION NUMBER: 91328-0002-10000 S. 100th Ave. Subdiv.
Online map: [Link]

 **720.523.6800** adccogov.org 

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Site Conditions

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Referral Comments

Notifications Sent*	#Comments Received
9	0

*Property owners and occupants within 1,000 ft.

Public Comment: N/A

Referral Agency Comment:

Responding with initial concern: Division of Water Resources-Water Supply

Responding without Concern: ADCO Treasurer, CGS, TCHD, Xcel Energy

PC Update/Staff Recommendation

(PLT2021-00012; Lefor Major Subdivision Preliminary Plat)

PC Update:

- PC Hearing: July 14, 2022
- Approval (5-0) with 9 Findings-of-Fact and 4 Notes to the Applicant

Summary:

- Consistent with the ADCO Comprehensive Plan
- Harmonious and Compatible
- Adequate Services

Staff Recommendation:

Staff recommends APPROVAL of the subject request (PLT2021-00012) with 9 Findings-of-Fact and 4 Notes to the Applicant

Recommended Findings-of-Fact

1. The preliminary plat is consistent with the Adams County Comprehensive Plan and any available area plan.
2. The preliminary plat is consistent with the purposes of these standards and regulations.
3. The preliminary plat is in conformance with the subdivision design standards and any approved sketch plan.
4. The applicant has provided evidence that a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards.
5. The applicant has provided evidence that a public sewage disposal system has been established and, if other methods of sewage disposal are proposed, adequate evidence indicating that such system complies with state and local laws and regulations.
6. The applicant has provided evidence to show all areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified by the applicant and the proposed uses of these areas are compatible with such conditions.
7. The applicant has provided evidence that adequate drainage improvements comply with these standards and regulations.

Recommended Findings-of-Fact

8. The overall density of development within the proposed subdivision conforms to the zone district density allowances.
9. The proposed subdivision is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County. The proposed subdivision has established an adequate level of compatibility by:
 - a. Incorporating natural physical features into the development design and providing sufficient open spaces considering the type and intensity of use;
 - b. Incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike, and pedestrian traffic, public or mass transit, and the cost-effective delivery of other services consistent with adopted plans, policies and regulations of the County;
 - c. Incorporating physical design features in the subdivision to provide a transition between the project and adjacent land uses through the provision of an attractive entryway, edges along public streets, architectural design, and appropriate height and bulk restrictions on structures;

Recommended Findings-of-Fact

- d. Incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the project design; and
- e. Incorporating public facilities or infrastructure, or cash-in-lieu, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of the County services and facilities.

Recommended Notes

1. The applicant shall comply with all building, zoning, fire, engineering, and health codes and regulations during the development of the subject site.
2. The preliminary plat approval shall expire on August 2, 2024, if a final plat application is not submitted to the Adams County Community and Economic Development Department.
3. A public land dedication fee for parks and schools shall be paid to Adams County prior to or with the final plat submittal. This fee shall be determined by the fee structure specified in Section 5-05 of the Adams County Development Standards and Regulations.
4. All utilities shall be located underground pursuant to the Adams County Development Standards and Regulations.