



**COMMUNITY AND ECONOMIC DEVELOPMENT  
DEPARTMENT**

**CASE NO.: PLT2021-00019**

**CASE NAME: Xmore Acres**

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**COMMUNITY AND ECONOMIC DEVELOPMENT  
DEPARTMENT  
STAFF REPORT**

**Board of County Commissioners**

**August 16, 2022**

<b>CASE No.: PLT2021-00019</b>	<b>CASE NAME: Xmore Acres</b>
Applicant Name:	William Hoff
Applicant Address:	99 Inverness Dr East Ste 140 Englewood, Colorado 80112
Owner Name:	Balboa LLC
Owner Address	99 Inverness Dr East Ste 140 Englewood, Colorado 80112
Location of Requests:	2580 Xmore Rd
Parcel Number:	0181100000109
Nature of Request:	Minor Subdivision Final Plat to create one lot on roughly 19 acres. Subject request would allow for the property owner to correct the illegal parcel status on the lot.
Zone District:	Agriculture-3 (A-3)
Site Size:	19 acres
Proposed Use:	Single-family residential
Existing Use:	Agriculture/Vacant
Hearing Date(s):	<b>PC: July 28, 2022 / 6:00 pm</b> <b>BoCC: August 16, 2022 / 9:30 am</b>
Report Date:	July 19, 2022
Case Manager:	Layla Bajelan on behalf of Greg Barnes
Staff Recommendation:	APPROVAL with 11 Findings-of-Fact and 1 Note

**SUMMARY OF APPLICATIONS**

**Background:**

William Hoff, the applicant on behalf of Balboa LLC, recently purchased the property at 2580 Xmore Rd. In 2021, Mr. Hoff approached the County about the property prior to purchasing it and, through some research, staff determined that the parcel was created illegally in March of 1973. Parcels that are created after May 5, 1972, and not done through the proper subdivision process, are considered “illegal”. Adams County may withhold building permits or additional entitlements on an illegally created parcel until the parcel creation status is brought into conformance.

Mr. Hoff pursued the minor subdivision application to correct the parcel creation status on the lot, however one of the criteria of approval for a minor subdivision is that the parcel meets the minimum dimensional standards for the zone district. The subject parcel is currently zoned as Agriculture-3 (A-3), which requires a minimum lot size of 35 acres. The subject lot is roughly 19 acres in size. Mr. Hoff applied for and was approved for a variance (VSP2021-00034) to allow a 19.9-acre lot in the A-3 zone district where a 35-acre minimum lot size is required. The minimum lot width in the A-3 zone district is 600 feet, and the subject property is in conformance with this requirement with roughly 661 feet of lot width.

The variance request was required for the property to conform to the County's Development Standards when considered for a minor subdivision. Without the variance, the subject parcel would be required to rezone to a zone district in which the dimensional standards would be met and which would be compliant with the Future Land Use designation. This would cause significant hardship on the current property owner to have to rezone to another zone district, as that would trigger the need for a Comprehensive Plan Amendment and would allow additional density in a location where the County would not support additional density.

**Site Characteristics:**

The subject property is zoned A-3 and located approximately two miles north of the Town of Byers. The property is largely vacant, with a few abandoned structures in its southeast corner, which the applicant intends to raze and construct a single-family home on the property. The subject property is considered a corner lot with street frontage on west side (Xmore Road) and north side (East 26th Avenue). The lot can be served by individual well and septic.

**Development Standards and Regulations Requirements:**

Per Section 2-02-20-03 of the Adams County Development Standards and Regulations, the applicant is requesting a Minor Subdivision Final Plat to correct the illegal parcel status on the property.

Per Section 5-03-03 of the County's Development Standards and Regulations, subdivision plats and parcel lot dimensions are required to conform to requirements of the designated zone district. In addition, all lots created by a subdivision shall have access to a County-maintained right-of-way. The proposed final plat has been reviewed by County staff for consistency with the County's Subdivision Design Standards. The proposed plat has been designed to be appropriate for development, and the lot configuration is suitable for access and emergency services. In addition, the proposed subdivision is currently served by well and septic. The Department of Water Resources has confirmed that there is sufficient water supply for the proposed subdivision.

There is a 35-acre minimum lot size required in the A-3 zone district and the minimum lot width is six hundred (600) feet. The applicant has been approved for a variance to allow a 19.9-acre lot in the A-3 zone district where a 35-acre minimum lot size is required. Currently, the site consists of one parcel of approximately 19 acres, and with the approved variance, the proposed lot meets all dimensional standards. The applicant's proposed final plat will not create any additional lots and will only bring the existing parcel into conformance. In addition, no new uses are proposed at this time and Mr. Hoff intends to continue the residential use on the property.

Per Section 5-02-04 of the County's Development Standards and Regulations, a Subdivision Improvements Agreement (SIA) may be required with a final plat. The SIA allows for construction of infrastructure such as public streets, curbs, gutters, sidewalks, and storm sewers to be constructed on the property. It has been determined by County Staff that no SIA will be required with this request and no public improvements are proposed.

**Surrounding Zoning Designations and Existing Use Activity:**

<b><u>Northwest</u></b> A-3 Single-Family Residential	<b><u>North</u></b> A-3 Vacant	<b><u>Northeast</u></b> A-3 Vacant
<b><u>West</u></b> A-3 Vacant	<b><u>Subject Property</u></b> A-3 Vacant	<b><u>East</u></b> A-3 Vacant
<b><u>Southwest</u></b> A-3 Vacant	<b><u>South</u></b> A-3 Single-Family Residential	<b><u>Southeast</u></b> A-3 Vacant

**Compatibility with the Surrounding Land Uses**

The subject property is surrounded by vacant and single-family rural residential properties in all directions. The only visible homes from the subject property are located to the south and the northwest. The single-family home to the northwest (66400 E. 26th Avenue) is located on a 4.4-acre parcel. Additionally, six more parcels located south of the subject property and zoned A-3 range in lots size from 9.7 to 20 acres. This property has existed in its current form since 1973 and is not out of character with the other properties in the area.

**Future Land Use Designation/Comprehensive Plan**

The Future Land Use Designation on the property is Agriculture. Per Chapter 5 of the Adams County Comprehensive Plan, the purpose of the Agriculture designation is for "areas that have been identified as agricultural are those that are not expected to develop, except for limited areas of very low density residential at densities of one (1) dwelling per thirty-five (35) acres, for the foreseeable future." These areas are typically characterized by a lack of urban services. Primary uses are limited to agricultural production. Secondary uses in the Agriculture designated areas include open space, and other non-urban uses incidental to agriculture. The proposed variance is intended to uphold the Comprehensive Plan, as the applicant is intending to construct a single-family dwelling on the property and will not allow for additional density beyond the one single-family dwelling.

**Staff Recommendation:**

**Based upon the application, the criteria for approval, and a recent site visit, staff recommends approval of this request with 11 findings-of-fact and 1 note:**

**RECOMMENDED FINDINGS-OF-FACT**

1. The final plat is consistent and conforms to the approved sketch plan.
2. The final plat is in conformance with the subdivision design standards.

3. 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.
4. 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.
5. 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.
6. The applicant has provided evidence that adequate drainage improvements comply with these standards and regulations.
7. Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or financially guaranteed through cash-in-lieu or a subdivision improvements agreement so the proposed subdivision will not negatively impact the levels of service of the County.
8. The final plat is consistent with the Adams County Comprehensive Plan and any available area plan.
9. The final plat is consistent with the purposes of these standards and regulations.
10. The overall density of development within the proposed subdivision conforms to the zone district density allowances.
11. 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 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; and
  - d. Incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the project design.

**Recommended Notes to the Applicant:**

1. The applicant shall comply with all building, zoning, fire, engineering, and health codes and regulations during the development of the subject site.

### **CITIZEN COMMENTS**

<b>Notifications Sent</b>	<b>Comments Received</b>
18	0

All property owners and occupants within 1,320 feet of the subject property were notified of this request. As of writing this report, staff has not received any comments regarding the application for a Minor Subdivision Final Plat.

### **PC UPDATE**

This case was heard by the Planning Commission (PC) on July 28, 2022, and the PC forwarded a recommendation of approval (7-0) with 11 findings-of-fact and 1 note to the applicant. The PC had no comments on the subject request. The applicant spoke at the hearing and had no concerns with the staff report or presentation. No members of the public attended the meeting in support or opposition to this request.

### **COUNTY AGENCY COMMENTS**

Staff reviewed the request and have no outstanding concerns with the proposed applications.

### **REFERRAL AGENCY COMMENTS**

#### **Responding with Concerns:**

N/A

#### **Responding without Concerns:**

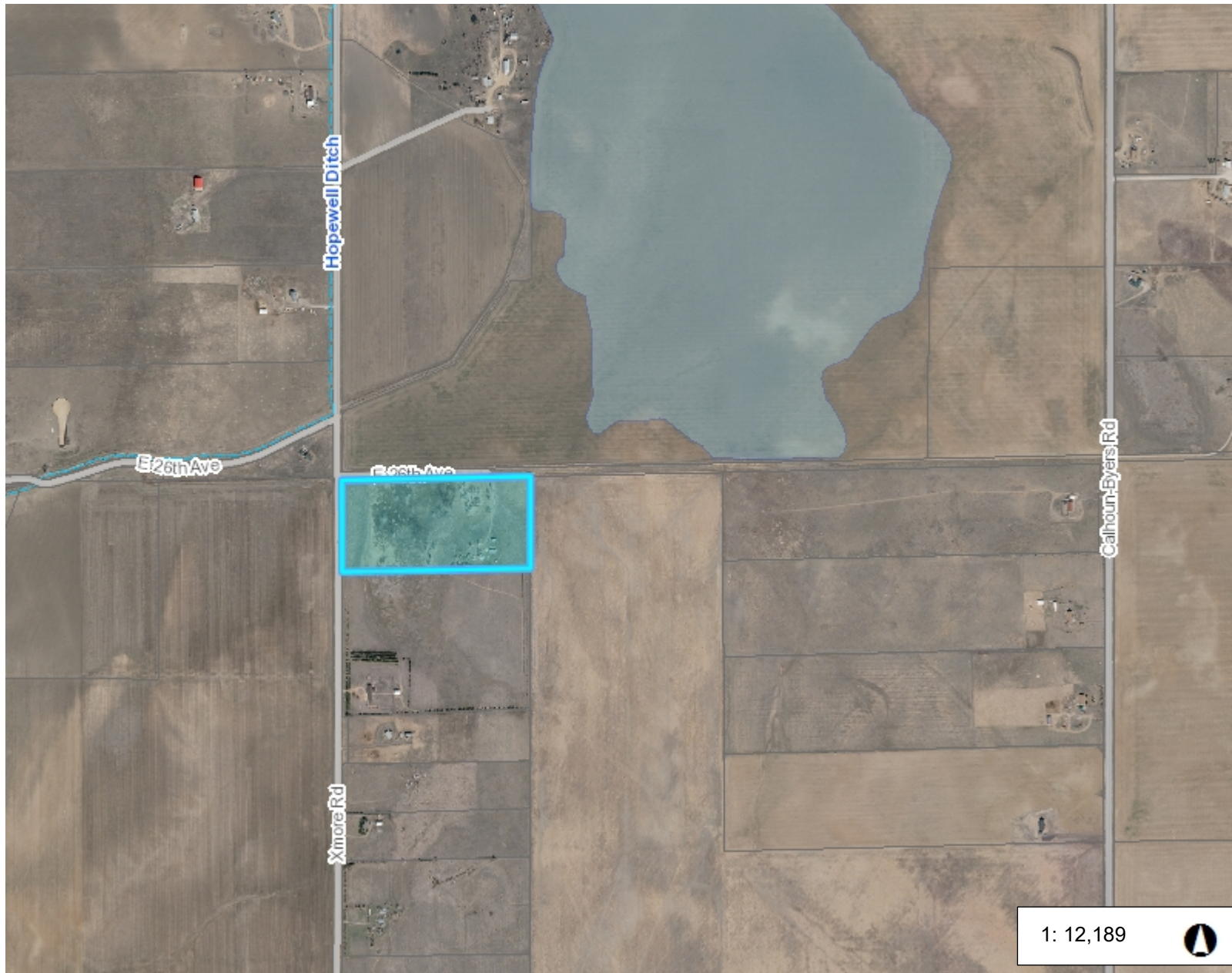
Colorado Division of Water Resources  
Colorado Geological Survey  
Lumen  
Strasburg 31J School District  
Tri-County Health Department  
Xcel Energy

#### **Notified but not Responding / Considered a Favorable Response:**

Adams County Assessor  
Adams County Sheriff  
Adams County Treasurer  
Byers Fire Protection District  
Century Link  
Colorado Division of Wildlife  
Comcast  
CORE Electric Cooperative  
Intermountain Rural Electric Association (IREA)  
Strasburg Fire Protection District #8  
Strasburg Parks and Rec. District  
United States Postal Service



# Adams County Aerial Map



## Legend

### Highways

- Interstate
- Highway
- Tollway

### Streets

- Streets
- Ramp

### County Parks and Open Space

### Small Lakes

### Major Lakes

### Rivers

- Canal
- Ditch
- Primary Creek
- River
- Secondary Creek
- Stream

### Parcels

### County Boundary

1: 12,189



0.4 0 0.19 0.4 Miles

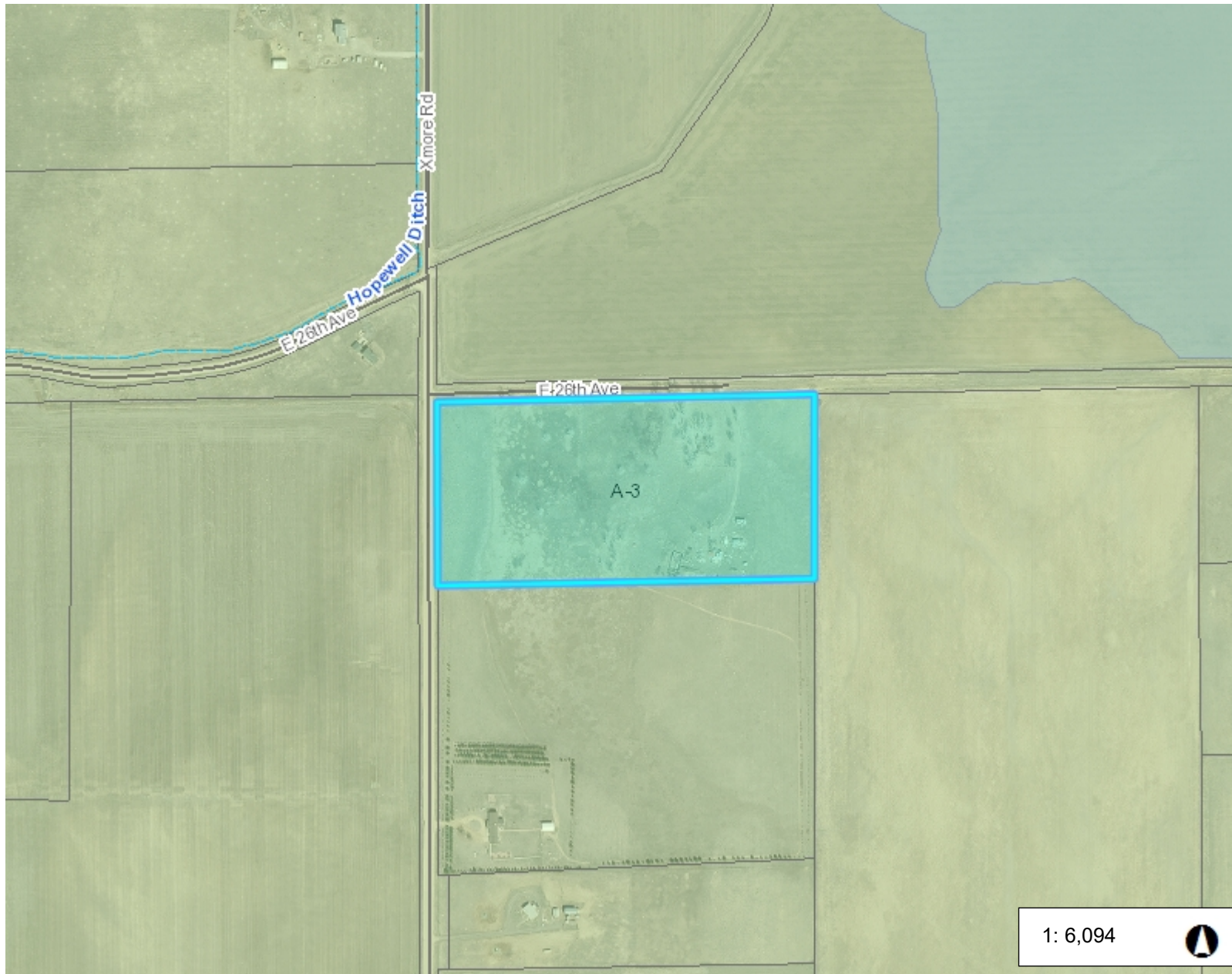
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes





# Adams County Current Zoning Map



## Legend

### Highways

- Interstate
- Highway
- Tollway

### Streets

- Streets
- Ramp

County Parks and Open Space

Small Lakes

Major Lakes

### Rivers

- Canal
- Ditch
- Primary Creek
- River
- Secondary Creek
- Stream

Parcels

### Zoning

- A-1
- A-2
- A-3
- Conditions
- TOD
- R-E
- R-1-A
- R-1-C
- R-2
- R-3
- R-4

1: 6,094



0.2 0 0.10 0.2 Miles

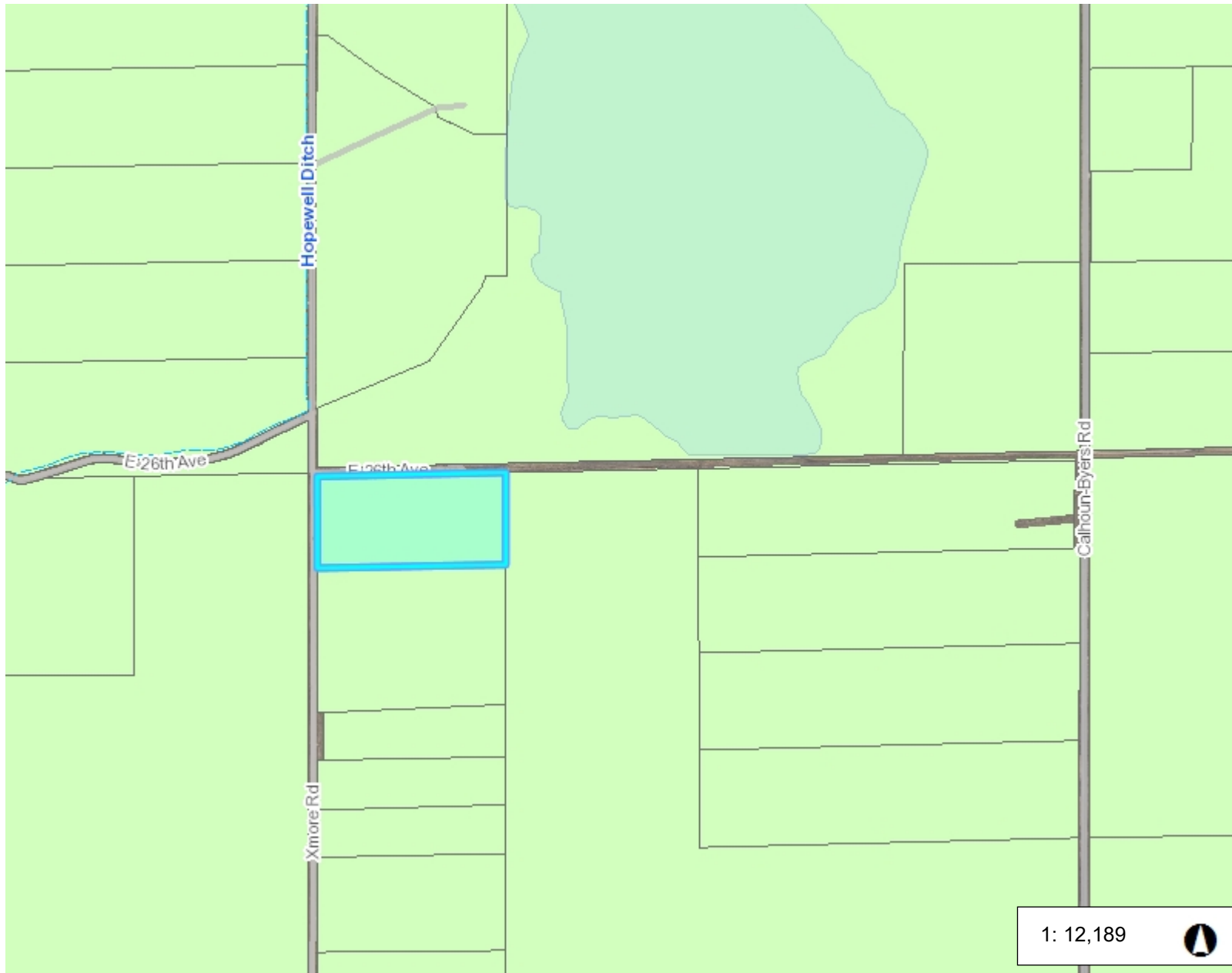
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes





# Adams County Future Land Use Map



## Legend

### Highways

- Interstate
- Highway
- Tollway

### Streets

- Streets
- Ramp

County Parks and Open Space

Small Lakes

Major Lakes

### Rivers

- Canal
- Ditch
- Primary Creek
- River
- Secondary Creek
- Stream

Parcels

### Comprehensive Plan

- Urban Residential
- Estate Residential
- Local District Mixed Use
- Mixed Use Neighborhood
- Activity Center
- Mixed Use Employment
- Commercial
- Industrial
- Agriculture
- DIA Reserve
- Parks and Open Space

1: 12,189



0.4 0 0.19 0.4 Miles

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

### **Explanation of Project**

Unbeknownst to us, we were informed on May 14, 2021 that this piece of land is classified as "illegal" according to the County. Thus, to continue using the land as it has been for the last 48 years, we must complete an official subdivision process. There will be no changes to the use of the property, and it will remain one large parcel, not further subdivided. Nor will there be any zoning variances. We're simply needing to complete this process to legalize the lot in the eyes of the County.

XMORE ACRES SUBDIVISION

THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 61 WEST OF THE 6TH P.M.,  
COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 1 OF 2

SURVEYOR’S CERTIFICATE

I, Lawrence J. Bucar, A Professional Land Surveyor Licensed To Practice Land Surveying In The State Of Colorado, do hereby state that the survey of Xmore Acres Subdivision was made by me June 14 – July 10, 2021AD and that said survey is prepared in accordance with Colorado State Law to the best of my knowledge and belief. This survey is not an expressed or implied warranty or guarantee. This survey Plat accurately shows the survey hereon.



VICINITY MAP

OWNERSHIP AND DEDICATION CERTIFICATE

KNOWN BY ALL MEN PRESENTS THAT BALBOA LLC, BEING THE SOLE OWNER(S) OF THAT PART OF SEC. 34, T3S–R61W OF THE 6TH P.M. AS DESCRIBED IN WARRANTY DEED RECORDED AT RECEPTION NO: 2021000017921 DESCRIBED AS FOLLOWS: THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 61 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO

THE UNDERSIGNED HAVE (HAS) BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO A LOT AND EASEMENTS AS SHOWN UNDER THE NAME AND STYLE OF XMORE ACRES SUBDIVISION AND DO HEREBY DEDICATE TO THE COUNTY OF ADAMS, STATE OF COLORADO, ALL PUBLIC STREETS FOR PUBLIC USE, AND THE PUBLIC EASEMENTS AS SHOWN, FOR UTILITY AND DRAINAGE PURPOSES; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS 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.

BY: \_\_\_\_\_, AS MEMBER OF BALBOA LLC  
William R. Hoff

NOTARY PUBLIC

STATE OF COLORADO }  
COUNTY OF ADAMS }SS

THE FOREGOING WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_.  
BY William R. Hoff as Member of BALBOA LLC.

WITNESS MY HAND AND SEAL  
MY COMMISSION EXPIRES \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

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


CLERK AND RECORDER’S CERTIFICATE

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

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

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

6	Address E Lindell comments Fri 2022-05-31 10:57 AM	May 31	LJB
5	Address E Lindell comments Fri 2022-05-20 3:31 PM	May 29	LJB
4	Address county comments Thu 2022-03-24 8:20 AM	Apr 8	LJB
3	Address county comments Tue Mar 8 7:52 AM	Mar 11	LJB
2	Address county comments Thurs 02-17 2:23 PM	Feb 25	LJB
1	Address county comments Thurs Jan 6, 2022 2:32 PM	Jan 18	LJB
No.	Comments	2022 Date	By

	Title: THE N 1/2 OF THE NW 1/4, NW 1/4, SECTION 34, T3 SOUTH, R 61 WEST 6TH P. M.	
	Site Address: 2580 Xmore Rd, Byers, CO 80103	Sheet 1 of 2
	Drawn By: LJB	Date: Sept 24, 2021
	Checked By: AME C:\Civil 3D Projects\2580 Xmore Rd MSP\dwg\2580 Xmore Rd.dwg	

THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 61 WEST OF THE 6TH P.M.,  
COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 2 OF 2

The purpose of this plat is to bring the property into state and county compliance with subdivision regulations and not taking of right-of-way.

1. 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.

2. Any person who knowingly removes alters or defaces any public land survey monument or land boundary monument or accessory commits a Class Two (2) Misdemeanor pursuant to State Statute 18-4-508, C.R.S.

3. The purpose of this plat is to bring the property into state and county compliance with subdivision regulations and not taking of right-of-way.

3a. Site address: 2580 Xmore Rd, Byers, CO 80103

4. Bearings contained herein are based upon the gps measured bearing of N88°39'17"E, assigned to the found and described monuments as shown hereon.

5. Dimensions in ( ) are as previously deeded or surveyed.

6. Distances on this Minor Adjustment are expressed in U.S. survey feet and decimals thereof. A U.S. survey foot is defined as exactly 1200/3937 meters.

7. Record title information:  
The Information Of Record Shown Hereon Is Provided By  
WFG National Title Insurance Company, Commitment Number: 21-197663  
Effective Date December 30, 2021 at 8:00 a.m.  
Documenting 13 Schedule B - Part 2 Exceptions.

8. I hereby certify that the property described hereon is not located in a 100 year flood plain, according to the most current insurance rate map (firm), produced by the federal emergency management agency (fema).  
<https://msc.fema.gov/portal/search>  
 Maps are dated march 5, 2007 community no. 080001 panel no. 08001co765h

9. Date of field work: June 14, 17, July, 2021

I, Lawrence J. Bucar, a professional land surveyor licensed to practice land surveying in the state of Colorado, do hereby state to Balboa LLC, that a field survey of the above described parcel, and as shown on the plat, was made under my supervision on and that the accompanying plot accurately and properly shows said parcel and the survey thereof.



## LEGEND

*FOUND:*

- 1 2.5" ODOR CAP STAMPED "28 27 33 34 1997 13598"
- 2 2.5" ODOR CAP STAMPED "1/4 33 34 1997 13598"
- 3 1" METAL CAP: UPGRADED to 3.25" Cap and 30" #6 rebar
- 4 REBAR AND 1.5" METAL CAP: Upgraded to 3.25" Cap and 30" #6 rebar
- SET:
- 5 30" #6 BAR AND 3.25" METAL CAP STAMPED "N 1/64 S33 S34 PLS 35595"

*SET:*

- 5 30" #6 BAR AND 3.25" METAL CAP STAMPED "N 1/64 S33 S34 PLS 35595"

ALIQUOT LINE

*SURVEYED BOUNDARY*

EASEMENT OUT LINE

(R) RECORD VALUE

(M) MEASURED VALUE

(C) CALCULATED VALUE

**Colorado ilc**  
LAND SURVEYING

Title: THE N 1/2 OF THE NW 1/4, NW 1/4, SECTION 34, T3 SOUTH, R 61 WEST 6TH P. M.	
Site Address: 2580 Xmore Rd, Byers, CO 80103	Sheet 2 of 2
Drawn By: LJB	Date: Sept 24, 2021
Checked By: AME C:\Civil 3D Projects\2580 Xmore Rd MSP\dwg\2580 Xmore Rd.dwg	

CALHOUN TARA  
REC NO. 201700099848  
1509 CALHOUN BYERS RD



## **Development Review Team Comments**

**Date:** 9/10/2021

**Project Number:** PLT2021-00019

**Project Name:** Xmore Acres

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**Commenting Division:** Planner Review

**Name of Reviewer:** Greg Barnes

**Date:** 09/10/2021

**Email:** [gjbarnes@adcogov.org](mailto:gjbarnes@adcogov.org)

### **Resubmittal Required**

PLN01. As discussed in the conceptual review meeting, a variance is needed to create a 20 acre lot in the Agricultural-3 zone district. Please submit a variance application. These applications can be found at: <https://www.adcogov.org/current-planning-application-packets>. The subdivision application cannot be approved if the lot size does not conform to the zone district requirements. As an alternative, a rezoning application could be filed to pursue Agricultural-2 zoning. Staff would prefer the variance option, based on the County's future land use designation of the Comprehensive Plan.

PLN02. The Tri-County Health Department has determined that the lot can be served with an on-site wastewater treatment system. The Colorado Division of Water Resources has confirmed that the lot can be served with water. The Colorado Geologic Survey has determined that no topographic hazards exist.

PLN03: Mineral forms are outstanding and will need to be provided when the hearing is scheduled.

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**Commenting Division:** ROW Review

**Name of Reviewer:** David Dittmer

**Date:** 09/09/2021

**Email:**

**Resubmittal Required**

ROW1: Applicant will need to dedicate 60' of Right-of-Way along Xmore Rd. and 30' of Right-of-way along E. 26th Ave.

(X More Rd) 660' x 60' = 39600 sq. ft.; (E. 26th Ave.) 1320' x 30' = 39600 sq. ft.: Total of 79200 sq. ft. or 1.8182 acres total more or less

This would take the current 20 acres to 18.1818 total acres

ROW2: Once the right-of-way is dedicated, the applicant will need to pull an access permit to tie driveway into county right-of-way (maybe).

ROW3: Name subdivision plat: Xmore Acres Subdivision

ROW4: Vicinity map needs to be centered below the subdivision title

ROW5: Land Description needs to be under the Property Description and Ownership Certificate. This needs to include the legal description and the reception number vesting the property into the current ownership

**PROPERTY DESCRIPTION AND OWNERSHIP CERTIFICATE:**

Known all men by these presents that Balboa LLC, being the sole owner(s) of that part of the N2NWNW of Sec. 34, T3S-R61W by (deed type) at Reception No: \_\_\_\_\_. Said parcel contains \_\_\_\_\_, more or less.

The undersigned does hereby dedicate, grant and convey to Adams County those public easements and roads as shown on the plat, and further restricts the use of all public easements to Adams County and/or its assigns, provided however, that the sole right and authority to release or quitclaim all or any such public easement shall remain exclusively vested in Adams County.

Has by these presents laid out and platted the land shown hereon

By: \_\_\_\_\_

As \_\_\_\_\_, of Balboa LLC

**\*\*Notary affirmation must match this.**

ROW6: Need the Planning Commission and Board of County Commissioners Acceptance blocks and the correct Clerk and Recorder's recording block. Use "CHAIR" for both acceptance blocks.

ROW7: Label Sheets with numbers below heading (Sheet 1 of X, etc.)

ROW8: No colored lines

ROW9: Need title commitment dated within 30 days of the application date. Provide links to all documents.

---

**Commenting Division:** Neighborhood Services Review

**Name of Reviewer:** Gail Moon

**Date:** 09/09/2021

**Email:** gmoon@adcogov.org

**Complete**

No OPEN violation cases at this location at this time. NO COMMENT

---

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry  
DISTRICT 1

Charles "Chaz" Tedesco  
DISTRICT 2

Emma Pinter  
DISTRICT 3

Steve O'Dorisio  
DISTRICT 4

Lynn Baca  
DISTRICT 5



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**Commenting Division:** Development Engineering Review

**Name of Reviewer:** Steve Krawczyk

**Date:** 09/02/2021

**Email:**

**Resubmittal Required**

ENG1: The comments have been attached into the red marked Print.

Future Building permit will require the following items to be addressed:

ENG1: Applicant is proposing to install over 3,000 square feet of impervious area on the project site. A drainage report and drainage plans in accordance to Chapter 9 of the Adams County Development Review Manual, are required to be completed by a registered professional engineer and submitted to Adams County for review and final approval.

ENG2: Site access intersections shall with East 26th Avenue and Xmore Road must meet the spacing requirements of the Chapter 8-9 table 8.6. of the Adams County Development Standards and Regulations In order to determine spacing, the nearest streets, intersections, and driveways, both adjacent and opposite to the proposed development need to be shown on the site plan.

ENG3: The sight distance at the intersection of Sight Access may be inadequate. The construction plans must be revised to provide for the removal of the obstruction. Verification that sight distance requirements are being met must be provided.

ENG4: Fire cistern may be required a water distribution system will serve the proposed development. All new private streets including emergency access, shall be designed and constructed according to international fire code requirements. Turnarounds must be provided at the ends of private driveways that exceed 150 feet in length. Please be aware that most fire truck's turning radii varies from 40 to 50 feet. Please check with the Fire Protection District for the latest design vehicle dimensions and turning radius.

ENG5: If applicant proposes to import soil to this site, additional permitting is required. Per section 4-05-02-07, of the Adams County Development Standards and Regulations, a Temporary or Conditional Use Permit is required to ensure that only clean, inert soil is imported into any site within un-incorporated Adams County. This regulation applies to ANY amount of soil imported to a site.

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**Commenting Division:** Neighborhood Services Review

**Name of Reviewer:** Gail Moon

**Date:** 08/23/2021

**Email:** gmoon@adcogov.org

**Comment**

There are no OPEN violation cases at this location. NO COMMENT

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BOARD OF COUNTY COMMISSIONERS

Eva J. Henry  
DISTRICT 1

Charles "Chaz" Tedesco  
DISTRICT 2

Emma Pinter  
DISTRICT 3

Steve O'Dorisio  
DISTRICT 4

Lynn Baca  
DISTRICT 5

---

**Commenting Division:** Addressing Review

**Name of Reviewer:** David Dittmer

**Date:** 08/17/2021

**Email:**

**Complete**

---

**Commenting Division:** Development Engineering Review

**Name of Reviewer:** Steve Krawczyk

**Date:** 08/10/2021

**Email:**

**Under Review**

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BOARD OF COUNTY COMMISSIONERS

**Eva J. Henry**  
DISTRICT 1

**Charles “Chaz” Tedesco**  
DISTRICT 2

**Emma Pinter**  
DISTRICT 3

**Steve O’Dorisio**  
DISTRICT 4

**Lynn Baca**  
DISTRICT 5

Community & Economic  
Development Department  
www.adcogov.org



4430 South Adams County Parkway  
1st Floor, Suite W2000B  
Brighton, CO 80601-8218  
PHONE 720.523.6880  
FAX 720.523.6967  
EMAIL: epermitcenter@adcogov.org

## **Development Review Team Comments**

**Date:** 1/11/2022

**Project Number:** PLT2021-00019

**Project Name:** Xmore Acres

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**Commenting Division:** Plan Coordination 2nd Review

**Name of Reviewer:** Greg Barnes

**Date:** 01/11/2022

**Email:** gjbarnes@adcogov.org

**Resubmittal Required**

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BOARD OF COUNTY COMMISSIONERS

Eva J. Henry  
DISTRICT 1

Charles "Chaz" Tedesco  
DISTRICT 2

Emma Pinter  
DISTRICT 3

Steve O'Dorisio  
DISTRICT 4

Lynn Baca  
DISTRICT 5

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**Commenting Division:** Development Engineering Review 2nd Review

**Name of Reviewer:** Steve Krawczyk

**Date:** 01/11/2022

**Email:**

**Resubmittal Required**

ENG1: The comments have been attached into the red marked Print. Address the following on the plat with the next submittal:

- a. Please update the Title agreement and check if the legal description matches the submitted Plat. We also need to check the ownership and who can sign for the LLC. Provide a recorded Statement of Authority with the next submittal. A Manager or Member is typically authorized to sign on behalf of the LLC.
- b. Provide an updated title with click-able links to the supporting documents.

Future Building permit will require the following items to be addressed:

ENG1: Applicant is proposing to install over 3,000 square feet of impervious area on the project site. A drainage report and drainage plans in accordance to Chapter 9 of the Adams County Development Review Manual, are required to be completed by a registered professional engineer and submitted to Adams County for review and final approval.

ENG2: Site access intersections shall with East 26th Avenue and Xmore Road must meet the spacing requirements of the Chapter 8-9 table 8.6. of the Adams County Development Standards and Regulations. In order to determine spacing, the nearest streets, intersections, and driveways, both adjacent and opposite to the proposed development need to be shown on the site plan.

ENG3: The sight distance at the intersection of Sight Access may be inadequate. The construction plans must be revised to provide for the removal of the obstruction. Verification that sight distance requirements are being met must be provided.

ENG4: Fire cistern may be required a water distribution system will serve the proposed development. All new private streets including emergency access, shall be designed and constructed according to international fire code requirements. Turnarounds must be provided at the ends of private driveways that exceed 150 feet in length. Please be aware that most fire truck's turning radii varies from 40 to 50 feet. Please check with the Fire Protection District for the latest design vehicle dimensions and turning radius.

ENG5: If applicant proposes to import soil to this site, additional permitting is required. Per section 4-05-02-07, of the Adams County Development Standards and Regulations, a Temporary or Conditional Use Permit is required to ensure that only clean, inert soil is imported into any site within un-incorporated Adams County. This regulation applies to ANY amount of soil imported to a site.

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**Commenting Division:** Planner Review 2nd Review

**Name of Reviewer:** Greg Barnes

**Date:** 01/10/2022

**Email:** [gjbarnes@adcogov.org](mailto:gjbarnes@adcogov.org)

**Resubmittal Required**

PLN01. As discussed in the conceptual review meeting, a variance is needed to create a 20 acre lot in the Agricultural-3 zone district. The variance application has been submitted and is scheduled for a hearing on February 17, 2022. The subdivision case will not be scheduled for hearings before the variance hearing.

PLN02. Mineral forms are outstanding and will need to be provided when the hearing is scheduled.

PLN03: Subdivisions are required to pay cash-in-lieu of public land dedication for schools and regional parks. I have attached an estimate for this payment. Please do NOT provide this payment until the subdivision case is scheduled with hearing dates. I am providing this information now just to make you aware that the payment will be required in the future.

---

BOARD OF COUNTY COMMISSIONERS

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DISTRICT 1

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**Steve O'Dorisio**  
DISTRICT 4

**Lynn Baca**  
DISTRICT 5

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**Commenting Division:** ROW Review 2nd Review

**Name of Reviewer:** David Dittmer

**Date:** 01/05/2022

**Email:**

**Resubmittal Required**

ROW1: Please review Minor Subdivision Application guidelines as to all required information and formatting

ROW2: Ownership Certificate and Dedication Statement needs to be place on left side of sheet and is the start of the platting.

ROW3: Since the legal is to the section and quarter/quarter section lines, need to provide this information as section line and not aliquot. Need to provide what monument was used to to begin survey as Point of Commencement (tie to established monument) and then Point of Beginning for platting the lot

ROW4: Remove information as to water well, water valve, comm pedestal, etc. as this in not pertinent to the subdivision plat along with all fencing notation

ROW5: Remove monument circle information as redundant and is to be part of monument legend provided

ROW6: Revise utility easements to 10' along eastern boundary line, 8' along southern boundary line, and a 15' easement along Xmore road outside of right-of-way dedication.

ROW7: Provide dimensions, acreage and sq. footage of ROW dedication areas along with distances and calls. Remember the 30' is from the Section Line and quarter section lines due to legal ownership, so you don't dedicate area you don't need to.

ROW8: This is not an LSP and is not DEPOSITED with the county but will be recorded in the public records in the Clerk and Recorder's office. Revise this block for the Clerk and Recorder.

ROW9: Provide a Lot number and sq. ft./ Ac. for the lot after the dedication only. Don't need both.

ROW10: Need to include within the NOTES, a flood plain note (if it is, or isn't affected)

ROW11: Add access provision that access to the lot is to be off E. 26th Ave. and any other access will need to be reviewed and approved by the county.

ROW12: Vicinity map needs to be to scale and 1" = 1000' to 1" = 6000'

ROW13: Dedication statement example provided in the packet, and needs to state: "HAS LAID OUT AND PLATTED....." You are laying out a Lot and easements

ROW14: The signature blocks and certifications need to be in the following order: Surveyors statement, Planning Commission, Board of County Commissioners, County Attorneys Approval, and then the Clerk and Recorder

ROW15: Need to provide a Title Commitment dated within 30 days of application. Please provide this. Surveyor will need to add the note as to the title commitment on the plat

ROW16: Legal Description under Title of Subdivision need to be a complete written description (North half of the Northwest quarter of the Northwest quarter of Section 34 Township.....

ROW17: I would suggest to use two sheets so that the survey plat will be larger and more legible for the overall boundary and dedication area calls. Need to provide legibility and readability for others that follow.

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BOARD OF COUNTY COMMISSIONERS

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DISTRICT 1

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Emma Pinter  
DISTRICT 3

Steve O'Dorisio  
DISTRICT 4

Lynn Baca  
DISTRICT 5





## **Development Review Team Comments**

**Date:** 3/22/2022

**Project Number:** PLT2021-00019

**Project Name:** Xmore Acres

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**Commenting Division:** Plan Coordination 4th Review

**Name of Reviewer:** Greg Barnes

**Date:** 03/22/2022

**Email:** [gjbarnes@adcogov.org](mailto:gjbarnes@adcogov.org)

**Resubmittal Required**

---

**Commenting Division:** Development Engineering Review 4th Review

**Name of Reviewer:** Steve Krawczyk

**Date:** 03/14/2022

**Email:**

**Resubmittal Required**

ENG1: The comments have been attached red marked Print for minor corrections. Address the following on the plat with the next submittal:

- a. Please check the ownership and who can sign for the LLC. No recorded Statement of Authority with the next submittal. The Chief Executive Member is listed as the one authorized to sign on behalf of the LLC?
- b. Provide an updated title with click-able links to the supporting documents.

---

**Commenting Division:** ROW Review 4th Review

**Name of Reviewer:** David Dittmer

**Date:** 03/02/2022

**Email:**

**Resubmittal Required**

ROW1: It does not appear any of the comments provided in the second submittal were addressed or provided. Review those comments.

ROW2: Ownership and Dedication Certification needs to be revised as provided

ROW3: No abbreviations within the title of the plat. Need to keep font in upper case and spelled out.

ROW4: Remove structures outlines, water well and non useful information from the plat including overhead electrical

ROW5: Either need to provide a metes and bounds legal description of the lot after the right-of-way dedication or provide calls and dimensions for the Assessor to properly profile the property.

ROW6: The purpose of this plat is to bring the property into state and county compliance with subdivision regulations and not taking of right-of-way. Revise this statement.

ROW7: The plat must be readable and legible per the guideline requirements. Group information for logical progression.

ROW8: Only provide the lot square footage and acreage after the right-of-way dedications and remove other statement

ROW9: Remove duplicate Board of County Commissioners Acceptance Block

ROW10: Keep font the same throughout. it is a hodgepodge.

ROW11: Absolutely NO COLORED LINES OR VICINITY MAP. THEY DON'T DUPLICATE ON MYLAR

ROW12: Correct Clerk and Recorder's block. It is not a FINAL PLAT

ROW13: A 53" utility easement is huge - Correct to be 10' in width along Xmore Rd within the lot boundary and outside of the right-of-way

ROW14: Provide a line weight legend. Show the section lines extending from the current lot corners and provide a lot line along the west and north property not to be confused or over the section line information.

ROW15: Put Xmore Road information outside of the plat centered on the west side of the plat.

ROW16: Per the CERTIFICATE OF FORMATION only provide signature line for William R. Hoff and remove the other. THIS NEEDS TO BE RECORDED IN ADAMS COUNTY

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**Commenting Division:** Application Intake 4th Review

**Name of Reviewer:** Amanda Buesgens

**Date:** 03/01/2022

**Email:**

**Complete**

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BOARD OF COUNTY COMMISSIONERS

Eva J. Henry  
DISTRICT 1

Charles "Chaz" Tedesco  
DISTRICT 2

Emma Pinter  
DISTRICT 3

Steve O'Dorisio  
DISTRICT 4

Lynn Baca  
DISTRICT 5



## **Development Review Team Comments**

**Date:** 5/20/2022

**Project Number:** PLT2021-00019

**Project Name:** Xmore Acres

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**Commenting Division:** Plan Coordination 5th Review

**Name of Reviewer:** Greg Barnes

**Date:** 05/20/2022

**Email:** gjbarnes@adcogov.org

**Resubmittal Required**

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**Commenting Division:** Planner Review 5th Review

**Name of Reviewer:** Greg Barnes

**Date:** 05/20/2022

**Email:** gjbarnes@adcogov.org

**Resubmittal Required**

All outstanding issues are already discussed in right-of-way review comments.

---

**Commenting Division:** ROW Review 5th Review

**Name of Reviewer:** David Dittmer

**Date:** 05/16/2022

**Email:**

**Resubmittal Required**

ROW:

1. Still showing colored lines. Plat will not be approved.
2. Need to provide space for wet stamp for surveyor on Sheet 1
3. Have requested the font be consistent throughout. This is not being addressed.
3. Need to provide sheet numbers centered below the title
4. Need complete notary affirmation. It needs the state and county information along with additional information. See Colorado Secretary of State office for examples of complete affirmations.
5. Revise Planning Commission block as provided.
6. Sheet 2.
  - a. No Colored Ink
  - b. Keep font consistent throughout
  - c. continue Section line north of property and show section line in legend.
  - d. What are the lines along the northern boundary outside of boundary. No legend provided for these marks.
  - e. ROW dedication and easements cannot share the same line weight and they cannot be continuous with each other. The northeast corner of the plat incorrectly shows the termination of the easement and the ROW. Need to differentiate the two
7. See comments provided on plat.

---

**Commenting Division:** Application Intake 5th Review

**Name of Reviewer:** Greg Barnes

**Date:** 05/02/2022

**Email:** [gjbarnes@adcogov.org](mailto:gjbarnes@adcogov.org)

**Complete**

---

**Commenting Division:** Plan Coordination 4th Review

**Name of Reviewer:** Greg Barnes

**Date:** 03/22/2022

**Email:** [gjbarnes@adcogov.org](mailto:gjbarnes@adcogov.org)

**Resubmittal Required**

---

BOARD OF COUNTY COMMISSIONERS

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DISTRICT 4

Lynn Baca  
DISTRICT 5

# COLORADO GEOLOGICAL SURVEY

1801 Moly Road  
Golden, Colorado 80401



Karen Berry  
State Geologist

September 2, 2021

Greg Barnes  
Adams County Community & Economic Development  
4430 S. Adams County Parkway, Suite W2000A  
Brighton, CO 80601

**Location:**  
N NW NW Sec. 34,  
T3S, R61W of the 6<sup>th</sup> P.M.  
39.7527, -104.2071

**Subject: Xmore Acres Minor Subdivision (PLT2021-00019)**  
**Adams County, CO; CGS Unique No. AD-22-0023**

Dear Greg:

Colorado Geological Survey has reviewed the Xmore Acres Minor Subdivision referral. I understand the applicant proposes one lot on approximately 19 acres with physical address 2580 Xmore Road, north of Byers.

The site does not contain steep slopes, is not undermined, is in an "Area of Minimal Flood Hazard," and is not exposed to any identified geologic hazards that would preclude approval of the one-lot minor subdivision. The applicant states (Explanation of Project) that no change in land use and no further subdivision are proposed. **CGS therefore has no objection to approval of PLT2021-00019.**

**Mineral resource potential.** According to the Atlas of Sand, Gravel, and Quarry Aggregate Resources, Colorado Front Range Counties (Schwochow et al, Colorado Geological Survey Special Publications 5-A, Plate 2, and 5-B, Leader SW Quadrangle, 1974), the property is **not** mapped as containing a sand, gravel, or quarry aggregate resource.

Thank you for the opportunity to review and comment on this project. If you have questions or require additional review, please call me at (303) 384-2643, or e-mail [carlson@mines.edu](mailto:carlson@mines.edu).

Sincerely,

A handwritten signature in black ink, appearing to read "Jill Carlson", is written over the word "Sincerely,".

Jill Carlson, C.E.G.  
Engineering Geologist



**XMORE ACRES SUBDIVISION**  
**THE NORTH 1/2, NW 1/4, NW 1/4 OF SECTION 34, T. 3 S., R. 61 W., 6TH P.M.**  
**COUNTY OF ADAMS, STATE OF COLORADO**

**ADD DEDICATION OF UTILITY EASEMENTS TO THE PLAT:**  
NON-EXCLUSIVE UTILITY EASEMENTS LOCATED AS SHOWN ARE HEREBY GRANTED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES, INCLUDING, BUT NOT LIMITED TO ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES, AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH LINES.

SITE ADDRESS: 2580 XMORE RD, BYERS, CO 80103

BEARINGS CONTAINED HEREIN ARE BASED UPON THE GPS MEASURED BEARING OF N88°39'17"E, ASSIGNED TO THE FOUND AND DESCRIBED MONUMENTS AS SHOWN HEREON.

I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN, ACCORDING TO THE MOST CURRENT INSURANCE RATE MAP (FIRM), PRODUCED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).  
HTTPS://MSC.FEMA.GOV/PORTAL/SEARCH  
MAPS ARE DATED MARCH 5, 2007 COMMUNITY NO. 080001  
PANEL NO. 08001C0765H

1 DATE OF FIELD WORK: JUNE 14, 17, JULY, 2021

2 THIS PLAT REPRESENTS A BOUNDARY SURVEY OF THE PARCEL SHOWN.

3 ACCORDING TO COLORADO LAW YOU MUST COMMENCE 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 COLORADO STATE LAW CRS 9-1.5-101 STATES THAT ANYONE PLANNING TO DIG IN OR NEAR A PUBLIC ROAD, STREET, ALLEY, RIGHT-OF-WAY, OR UTILITY EASEMENT IS TO NOTIFY THE UTILITY NOTIFICATION CENTER OF COLORADO OF YOUR INTENT, TWO (2) BUSINESS DAYS BEFORE YOU DIG. CALL 1-800-922-1987 OR 303-534-6700 IN THE METRO DENVER AREA TO LOCATE BURIED LINES. ADDITIONAL NOTES AS APPROPRIATE.

5 HORIZONTAL UNITS:  
DISTANCES CONTAINED HEREIN ARE BASED UPON THE U.S. BUREAU OF STANDARDS DEFINITION OF ONE SURVEY FOOT = 1200/3937 METER.

I, LAWRENCE J. BUCAR, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY TO BALBOA LLC, THAT A FIELD SURVEY OF THE ABOVE DESCRIBED PARCEL, AND AS SHOWN ON THE PLAT, WAS MADE UNDER MY SUPERVISION ON AND THAT THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID PARCEL AND THE SURVEY THEREOF.



LAWRENCE J. BUCAR P.L.S. NO. 35595  
PREPARED FOR AND ON BEHALF OF COLORADO ILC SERVICES, INC.  
3000 LAWRENCE ST. STE# 111 DENVER, CO 80205  
303-668-7540 WWW.COLORADOILC.COM



100' 0 100' 200'  
1" = 100'



**VICINITY MAP**

**PROPERTY DESCRIPTION AND OWNERSHIP CERTIFICATE**

KNOWN ALL MEN BY THESE PRESENTS THAT BALBOA LLC, BEING THE SOLE OWNER(S) OF THAT PART OF THE N $\frac{1}{2}$  NW $\frac{1}{4}$  NW $\frac{1}{4}$  OF SEC. 34, T3S-R61W BY WARRANTY DEED AT RECEPTION NO: 2021000017921. SAID PARCEL CONTAINS 18.674 ACRES MORE OR LESS.

THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY THOSE PUBLIC EASEMENTS AND ROADS AS SHOWN ON THE PLAT, AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO ADAMS COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENT SHALL REMAIN EXCLUSIVELY VESTED IN ADAMS COUNTY.

HAS BY THESE PRESENTS LAID OUT AND PLATTED THE LAND SHOWN HEREON

BY: \_\_\_\_\_ AS: \_\_\_\_\_ OF BALBOA LLC

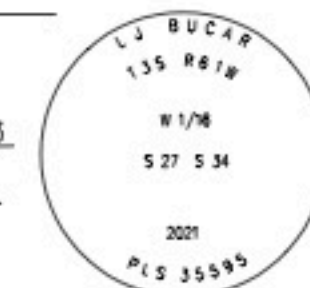
**NOTARY PUBLIC**

STATE OF COLORADO }  
COUNTY OF ADAMS } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202 BY \_\_\_\_\_

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES: \_\_\_\_\_



**PLANNING COMMISSION**

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202

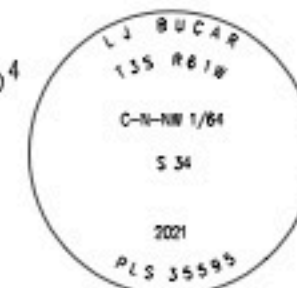
CHAIR

**BOARD OF COUNTY COMMISSIONERS**

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202

CHAIR

CALHOUN TARA  
REC NO. 2017000098848  
1509 CALHOUN BYERS RD



AG LAND  
LAND AREA= 878,550 SQ. FT.  
OR 20.17± ACRES (M) (INCLUDES ROW)  
LAND AREA= 813,420 SQ. FT.  
OR 18.674± ACRES (C) (EXCLUDES ROW)

15' UE REQUIRED

10' UE

15' UE REQUIRED  
(CENTERLINE OF EXISTING  
OH FACILITIES)

- FOUND:**
- 1 2.5" ODOR CAP STAMPED "28 27 33 34 1997 13598"
  - 2 2.5" ODOR CAP STAMPED "1/4 33 34 1997 13598"
  - 3 1" METAL CAP: UPGRADED AS SHOWN HEREON
  - 4 REBAR AND 1.5" METAL CAP: UPGRADED AS SHOWN HEREON
- SET:**
- 5 30" #6 BAR AND 3.25" METAL CAP STAMPED "N 1/64 S33 S34 PLS 35595"

**LEGEND**

- ALIQUOT LINE
- SURVEYED BOUNDARY
- RECORD LOT LINE
- METAL FENCE
- OVERHEAD ELECTRIC
- (R) RECORD VALUE
- (M) MEASURED VALUE
- (C) CALCULATED VALUE
- WATER WELL
- WATER VALVE
- COMM PEDESTAL
- UTILITY POLE, GUY

DEPOSITED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202, AT \_\_\_\_\_ M., IN BOOK \_\_\_\_\_ OF LAND SURVEY PLATS AT PAGE \_\_\_\_\_ OF THE RECORDS OF ADAMS COUNTY, CO.

SIGNED: \_\_\_\_\_

TITLE: \_\_\_\_\_

BY: \_\_\_\_\_

**Colorado ilc**  
LAND SURVEYING

Title: THE N 1/2 OF THE NW 1/4, NW 1/4, SECTION 34, T3 SOUTH, R 61 WEST 6TH P. M.	
Site Address: 2580 Xmore Rd, Byers, CO 80103	Sheet 1 of 1
Drawn By: LJB	Date: Sept 24, 2021
Checked By: AME C:\Civl\ 3D Projects\2580 Xmore Rd MSP\dwg\2580 Xmore Rd.dwg	





## COLORADO

### Division of Water Resources

Department of Natural Resources  
Colorado Ground Water Commission

August 30, 2021

Greg Barnes

Adams County Community and Economic Development Department

Transmitted via email:

[GJBarnes@adcogov.org](mailto:GJBarnes@adcogov.org)

RE: Xmore Acres  
Project No. PLT2021-00019  
The N1/2 of the NW1/4 of the NW1/4 of Section 34, T3S, R61W, 6<sup>th</sup> P.M.  
Water Division 1, Water District 1  
Kiowa Bijou Designated Basin  
North Kiowa Bijou Groundwater Management District

Dear Mr. Barnes:

We have reviewed your August 19, 2021 submittal concerning the above referenced proposal to create one lot of approximately 20.0 acres. According to the information provided this lot was illegally subdivided, therefore the Applicant is seeking to legalize this parcel through this subdivision application. This submittal is presented by the county as a one lot subdivision.

#### **Water Supply Demand**

A Water Supply Information Summary Sheet or equivalent report stating the estimated water supply demand for this lot was not provided with the submittal.

#### **Source of Water Supply**

The proposed water source for the property is an existing well constructed under well permit no. 45607-A, which is a replacement of an original well, permit no. 45607, issued on May 3, 1971 pursuant to C.R.S. 37-90-105, C.R.S. The permits were issued on 20 acres, being the same 20 acres which are the subject of this referral, which at the time the permits were issued was presented and presumed to be a legal parcel.

Even though the County did not consider the subject lot as a legal lot at the time the permits were issued, since our office issued the permits for the subject 20 acre parcel, and the well will continue to exist on that 20 acres, our office will consider the permit to be valid and the well can be used to serve proposed Xmore Acres Lot as long as the well is operated in accordance with the terms and conditions of the well permit.

The permitted use of the ground water from this well is domestic purpose inside one single-family dwelling and the irrigation of 1 acre of lawn and garden. The well is producing from the alluvium of West Bijou Creek.



**State Engineer's Office Opinion**

Based upon the above and pursuant to Section 30-28-136(1)(h)(I), C.R.S., it is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights.

We note that while replacement permit no. 45607-A was issued on the condition that the original well no. 45607 be plugged and abandoned, we have not receive information that the original well no. 45607 was plugged and abandoned. Therefore the Applicant is required to submit a Well Abandonment Report (form [GWS-09](#)) to ensure the original well was plugged and abandoned.

If you, or the applicant, have any questions, please contact Ioana Comaniciu at [ioana.comaniciu@state.co.us](mailto:ioana.comaniciu@state.co.us) or 303-866-3581 ext. 8246.

Sincerely,

A handwritten signature in black ink that reads "Keith Vander Horst". The signature is written in a cursive, flowing style.

Keith Vander Horst, P.E.  
Chief of Water Supply, Designated Basins

Ec: Subdivision File no. 28840  
File for permit no. 45607-A

## Greg Barnes

---

**From:** PlatReview <PlatReview@lumen.com>  
**Sent:** Monday, August 23, 2021 12:37 PM  
**To:** Greg Barnes  
**Cc:** Benson, William  
**Subject:** FW: For Review: Xmore Acres (PLT2021-00019)  
**Attachments:** RFC.pdf; PLT2021-00019-submittal1.PDF

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

Requester,

Our engineer has reviewed this plat and their comments are: "I have no objections or comments to this Plat."  
If you require signatures, you can contact the engineer CC'd on this email and if you have any further questions, please don't hesitate to reach out.

Thank you!

---

**From:** Easement, Nre <Nre.Easement@centurylink.com>  
**Sent:** Friday, August 20, 2021 9:06 AM  
**To:** PlatReview <PlatReview@lumen.com>  
**Subject:** Fwd: For Review: Xmore Acres (PLT2021-00019)

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**From:** Greg Barnes <[GJBarnes@adcogov.org](mailto:GJBarnes@adcogov.org)>  
**Sent:** Friday, August 20, 2021 8:56:17 AM  
**To:** Greg Barnes <[GJBarnes@adcogov.org](mailto:GJBarnes@adcogov.org)>  
**Subject:** For Review: Xmore Acres (PLT2021-00019)

The Adams County Planning Commission is requesting comments on the following application: **Minor Subdivision to create one lot on approximately 19 acres.** This request is located at 2580 XMORE RD. The Assessor's Parcel Number is 0181100000109.

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 09/10/2021 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 [GJBarnes@adcogov.org](mailto:GJBarnes@adcogov.org).

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

Thank you for your review of this case.

## Greg Barnes

---

**From:** Monica Johnson <MJohnson@strasburg31j.com>  
**Sent:** Friday, August 20, 2021 11:23 AM  
**To:** Greg Barnes  
**Subject:** Re: For Review: Xmore Acres (PLT2021-00019)

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

Good morning Greg,

It appears there will be no significant school impact with this development. I don't have any additional comments.

Monica Johnson  
Superintendent  
Strasburg 31J  
303-622-9211



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**From:** Greg Barnes <GJBarnes@adcogov.org>  
**Sent:** Friday, August 20, 2021 7:56 AM  
**To:** Greg Barnes <GJBarnes@adcogov.org>  
**Subject:** For Review: Xmore Acres (PLT2021-00019)

The Adams County Planning Commission is requesting comments on the following application: **Minor Subdivision to create one lot on approximately 19 acres.** This request is located at 2580 XMORE RD. The Assessor's Parcel Number is 0181100000109.

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 09/10/2021 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 [GJBarnes@adcogov.org](mailto:GJBarnes@adcogov.org).

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

Thank you for your review of this case.



December 22, 2021

Greg Barnes  
Adams County Community and Economic Development  
4430 South Adams County Parkway, Suite W2000A  
Brighton, CO 80601

RE: Xmore Acres, VSP2021-00034  
TCHD Case No. 7425

Dear Mr. Barnes,

Thank you for the opportunity to review and comment on the Variance to allow a 19.9-acre lot in the Agricultural-3 (A-3) zone district where a 35-acre minimum lot size is required located at 590 Xmore Road. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has no comments.

Please feel free to contact me at 720-200-1585 or [aheinrich@tchd.org](mailto:aheinrich@tchd.org) if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "AHF".

Annemarie Heinrich Fortune, MPH/MURP  
Land Use and Built Environment Specialist

cc: Sheila Lynch, Keith Homersham, TCHD



**Right of Way & Permits**  
1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303.571.3284  
donna.l.george@xcelenergy.com

September 9, 2021

Adams County Community and Economic Development Department  
4430 South Adams County Parkway, 3<sup>rd</sup> Floor, Suite W3000  
Brighton, CO 80601

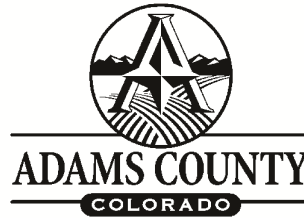
Attn: Greg Barnes

**Re: Xmore Acres, Case # PLT2021-00019**

Public Service Company of Colorado's Right of Way & Permits Referral Desk has reviewed the minor subdivision for **Xmore Acres** and has **no conflict** and does not serve natural gas or electric in this area.

Donna George  
Right of Way and Permits  
Public Service Company of Colorado dba Xcel Energy  
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com





## Request for Comments

Case Name: Xmore Acres

Case Number: PLT2021-00019

August 19, 2021

The Adams County Planning Commission is requesting comments on the following application: **Requesting Minor Subdivision to create one lot on approximately 19 acres.** This request is located at 2580 XMORE RD. The Assessor's Parcel Number is 0181100000109.

Applicant Information:

WILLIAM R HOFF  
99 INVERNESS DR EAST STE 140  
ENGLEWOOD, CO 80112

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 09/10/2021 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 GJBarnes@adcogov.org.

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

Thank you for your review of this case.

Greg Barnes  
Planner III

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BOARD OF COUNTY COMMISSIONERS

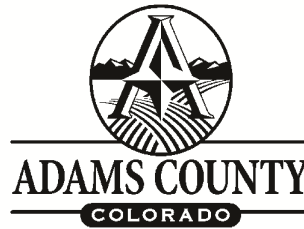
Eva J. Henry  
DISTRICT 1

Charles "Chaz" Tedesco  
DISTRICT 2

Emma Pinter  
DISTRICT 3

Steve O'Dorisio  
DISTRICT 4

Lynn Baca  
DISTRICT 5



## Public Hearing Notification

Case Name:	Xmore Acres
Case Number:	PLT2021-00019
Planning Commission Hearing Date:	07/28/2022 at 6:00 p.m.
Board of County Commissioners Hearing Date:	08/16/2022 at 9:30 a.m.

July 6, 2022

A public hearing has been set by the Adams County Planning Commission and the Board of County Commissioners to consider the following request:

**Minor Subdivision to create one lot on approximately 19 acres.**

The proposed use will be Agricultural. This request is located at 2580 XMORE RD. The Assessor's Parcel Number(s) 0181100000109.

Applicant Information: WILLIAM R HOFF  
99 INVERNESS DR EAST STE 140  
ENGLEWOOD, CO 80112

The hearing will be held in the Adams County Hearing Room located at 4430 South Adams County Parkway, Brighton CO 80601-8216. This will be a public hearing and any interested parties may attend and be heard. The Applicant and Representative's presence at these hearings is requested. If you require any special accommodations (e.g., wheelchair accessibility, an interpreter for the hearing impaired, etc.) please contact the Adams County Community and Economic Development Department at (720) 523-6800 (or if this is a long distance call, please use the County's toll free telephone number at 1-800-824-7842) prior to the meeting date.

For further information regarding this case, please contact the Department of Community and Economic Development, 4430 S Adams County Parkway, Brighton, CO 80601, 720-523-6800. This is also the location where maps and/or text certified by the Planning Commission may be viewed.

The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at [www.adcogov.org/planning/currentcases](http://www.adcogov.org/planning/currentcases).

Thank you for your review of this case.

Greg Barnes

Planner III

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry  
DISTRICT 1

Charles "Chaz" Tedesco  
DISTRICT 2

Emma Pinter  
DISTRICT 3

Steve O'Dorisio  
DISTRICT 4

Lynn Baca  
DISTRICT 5

## **PUBLICATION REQUEST**

**Case Name:** Xmore Acres

**Case Number:** PLT2021-00019

**Planning Commission Hearing Date:** 07/28/2022 at 6:00 p.m.

**Board of County Commissioners Hearing Date:** 08/16/2022 at 9:30 a.m.

**Case Manager:** Layla Bajelan, Senior Long-Range Planner, [LBajelan@adcogov.org](mailto:LBajelan@adcogov.org) 720.523.6863

**Request:** Minor Subdivision to create one lot on approximately 19 acres.

**Parcel Number (s):** 0181100000109

**Address:** 2580 XMORE RD

**Legal Description:** SECT,TWN,RNG:34-3-61 DESC: N2 NW4 NW4 20A

**Applicant:** William Hoff 99 Inverness Dr. East Ste 140 Englewood, Colorado 80112

**Public Hearings Location:** 4430 S. Adams County Pkwy., Brighton, CO 80601 Please visit <http://www.adcogov.org/bocc> for up to date information. The full text of the proposed request and additional colored maps can be obtained by accessing the Adams County Community and Economic Development Department website at [www.adcogov.org/planning/currentcases](http://www.adcogov.org/planning/currentcases).



Referral Listing  
Case Number PLT2021-00019  
Xmore Acres

Agency	Contact Information
Adams County Assessor	Margaret Grondalsky 4430 S Adams County Pkwy C2100 Brighton CO 80601 720.523.6712 MGrondalski@adcogov.org
Adams County Attorney	Christine Fitch 4430 S Adams County Pkwy Brighton CO 80601 720-523-6352 CFitch@adcogov.org
Adams County CEDD Addressing	David Dittmer 4430 S Adams County Pkwy Brighton CO 80601 720.523.6800 ddittmer@adcogov.org
Adams County CEDD Administrative	Gina Maldonado 4430 S Adams County Pkwy Brighton CO 80601 720-523-6823 gmaldonado@adcogov.org
Adams County CEDD Building Safety	Justin Blair 4430 S Adams County Pkwy Brighton CO 80601 720-523-6825 JBlair@adcogov.org
Adams County CEDD Engineer	Devt. Services Engineering 4430 S Adams County Pkwy Brighton CO 80601 720-523-6800 Contact Person May Vary Depending on Case
Adams County CEDD Right-of-Way	David Dittmer 4430 S Adams County Pkwy. Brighton CO 80601 720-523-6837 ddittmer@adcogov.org
Adams County Constiuent Services	Matt Gorenc 4430 S Adams County Pkwy Brighton CO 80220 720.523.6997 mgorenc@adcogov.org

Agency	Contact Information
Adams County CSWB Code Compliance Officer	Kerry Gress 4430 S Adams County Pkwy Brighton CO 80601 720.523.6832 kgress@adcogov.org
Adams County CSWB Neighborhood Services Division	Gail Moon 4430 S Adams County Pkwy Brighton CO 80601 720-523-6856 gmoon@adcogov.org
Adams County POSCA Deputy Director	Marc Pedrucci 9755 Henderson Rd Brighton CO 80601 303-637-8014 mpedrucci@adcogov.org
Adams County POSCA Natural Resource Specialist	Aaron Clark 9755 Henderson Rd Brighton CO 80601 (303) 637-8005 aclark@adcogov.org
Adams County Public Works Construction Inspection	- - 4430 S Adams County Pkwy Brighton CO 80601 720-523-6965 Send to Case Engineer
Adams County Sheriff	Community Connections 4430 S Adams County Pkwy Brighton CO 80601 303-655-3283 CommunityConnections@adcogov.org
Adams County Sheriff	Rick Reigenborn 4430 S Adams County Pkwy Brighton CO 80601 (303) 654-1850 rreigenborn@adcogov.org
Adams County Treasurer	Lisa Culpepper 4430 S Adams County Pkwy Brighton CO 80601 720.523-6166 lculpepper@adcogov.org
Byers Fire Protection District	Chief Michael Disher PO Box 85 Byers CO 80103 303-822-5208 mdisher@byersfire.org
BYERS SCHOOL DISTRICT 32J	TOM TURRELL 444 E FRONT ST BYERS CO 80103 303-822-5292 x111 turrell.tom@byers.k12.co.us

Agency	Contact Information
Century Link	Joseph Osbourne 303.518.3360 RCUs only: joseph.osborne@centurylink.com
Century Link	Network Real Estate Team 303.518.3360 VSPs ONLY: relocations@centurylink.com
Century Link	NRE Easement 303.518.3360 PLTs ONLY: nre.easement@centurylink.com
Century Link, Inc	Ken Miller 5325 Zuni St, Rm 728 Denver CO 80221 303.518.3360 RCUs ONLY: kenneth.r.miller@lumen.com
Colorado Division of Water Resources	Joanna Williams Office of State Engineer 1313 Sherman St, Room 818 Denver CO 80203 303-866-3581 joanna.williams@state.co.us
Colorado Division of Wildlife	Hannah Posey 6060 Broadway St. Denver CO 80216-1000 303-947-1798 hannah.posey@state.co.us
Colorado Geological Survey	Jill Carlson 1500 Illinois Street Golden CO 80401 303-384-2643 CGS_LUR@mines.edu
Colorado Geological Survey: CGS_LUR@mines.edu	Jill Carlson Mail CHECK to Jill Carlson 303-384-2643 CGS_LUR@mines.edu
COMCAST	Miguel Flores 8490 N UMATILLA ST FEDERAL HEIGHTS CO 80260 720-413-0113 Miguel_Flores@comcast.com
CORE Electric Cooperative	Brooks Kaufman PO Box Drawer A 5496 North US Hwy 85 Sedalia CO 80135 720.733.5493 BKaufman@core.coop
Intermountain Rural Electric Association (IREA)	Brooks Kaufman 5496 N US Hwy 85 Sedalia CO 80135 303-688-3100 BKaufman@core.coop

Agency	Contact Information
Public Service Company of Colorado (PSCo) dba Xcel Energy	- - 1123 W 3rd Ave Denver CO 80223 303.571.3306 bdrco@xcelenergy.com
Public Service Company of Colorado (PSCo) dba Xcel Energy	Donna George 1123 W 3rd Ave DENVER CO 80223 303-571-3306 Donna.L.George@xcelenergy.com
Strasburg Fire Protection District #8	Liz Hines PO Box 911 Strasburg CO 80136 303-622-4444 lhines@svfd8.org
Strasburg Fire Protection District #8	Patrick Conroy PO Box 911 Strasburg CO 80136 303.775.8515 pconroy@svfd.org
STRASBURG PARKS AND REC DIST.	Angie Graf P.O. BOX 118 STRASBURG CO 80136 (303) 622-4260 angie@strasburgparks.org
Strasburg School District 31J	Nancy Taylor 56729 E Colorado Ave Strasburg CO 80136 303-622-9211 ntaylor@strasburg31j.com
Tri-County Health Department	Sheila Lynch 6162 S Willow Dr Suite 100 Greenwood Village CO 80111 720-200-1571 landuse@tchd.org
Tri-County Health: Mail CHECK to Sheila Lynch	Tri-County Health landuse@tchd.org .
United States Postal Service	Jason Eddleman 303-853-6025 Jason.G.Eddleman@usps.gov



BALBOA LLC  
99 INVERNESS DR E STE 140  
ENGLEWOOD CO 80112-5122

MECCA ANTHONY  
OR CURRENT RESIDENT  
2551 CALHOUN BYERS RD  
BYERS CO 80103-8521

CALHOUN TARA  
PO BOX 245  
BYERS CO 80103-0245

MENDOZA FERNANDO  
OR CURRENT RESIDENT  
2661 XMORE RD  
BYERS CO 80103-8535

CARLSON FRANK R  
20431 COUNTY ROAD D  
LYMAN NE 69352-3515

SMITH DARRELL G AND  
SMITH LINDA K  
OR CURRENT RESIDENT  
66400 E 26TH AVE  
BYERS CO 80103

GARCIA GEORGE  
2432 W BATES AVE  
DENVER CO 80236-2810

CURRENT RESIDENT  
2580 XMORE RD  
BYERS CO 80103-8506

LINNEBUR ALFRED J  
FLYING SERVICE INC  
C/O MAY FARMS  
BYERS CO 80103-9760

CURRENT RESIDENT  
1509 CALHOUN BYERS RD  
BYERS CO 80103-8525

LINNEBUR EDWARD L  
PO BOX 298  
BYERS CO 80103-0298

CURRENT RESIDENT  
2661 XMORE RD UNIT A  
BYERS CO 80103-8535

MENDOZA FERNANDO  
2661 XMORE RD  
BYERS CO 80103-8535

CURRENT RESIDENT  
2260 XMORE RD  
BYERS CO 80103-8555

ARAKI CHARLOTTE AND  
ARAKI TATSUYA  
OR CURRENT RESIDENT  
2050 XMORE RD  
BYERS CO 80103-8555

CURRENT RESIDENT  
3400 XMORE RD  
BYERS CO 80103-8587

GILMOR STEPHEN P  
OR CURRENT RESIDENT  
2801 XMORE RD  
BYERS CO 80103-8557

MATHER GALEN E AND  
ENDICOTT CLAIRE  
OR CURRENT RESIDENT  
2405 CALHOUN BYERS RD  
BYERS CO 80103

## CERTIFICATE OF POSTING



I, Layla Bajelan, do hereby certify that I had the property posted at

2580 XMore Rd.

on July 15, 2022

In accordance with the requirements of the Adams County Zoning Regulations

A handwritten signature in black ink that reads "Layla Bajelan".

Layla Bajelan