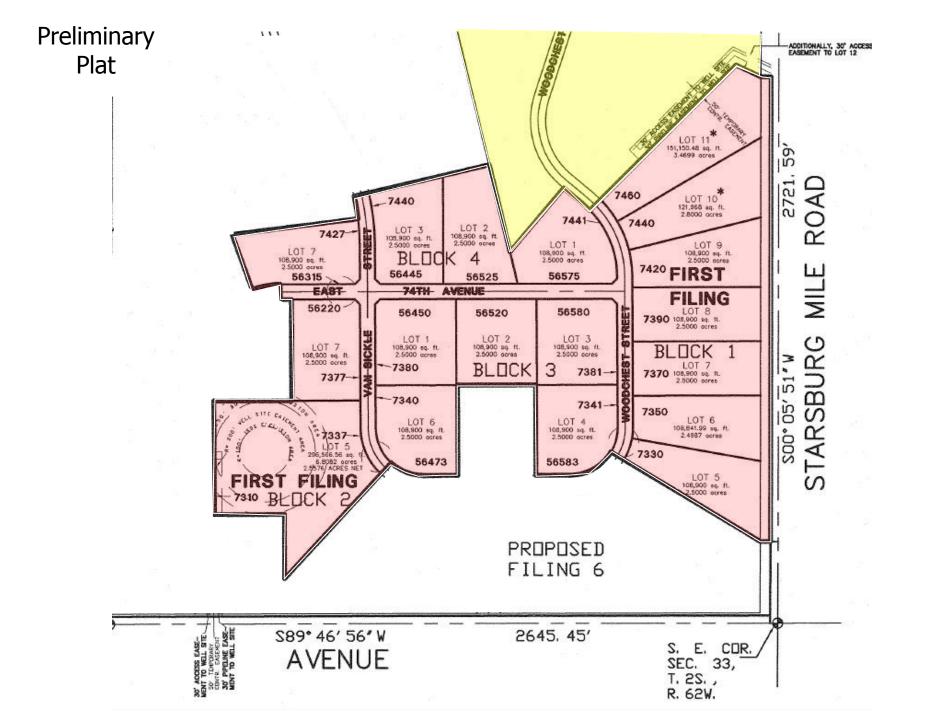
Grasslands at Comanche, Filing No. 1 Preliminary Plat PLT2016-00012

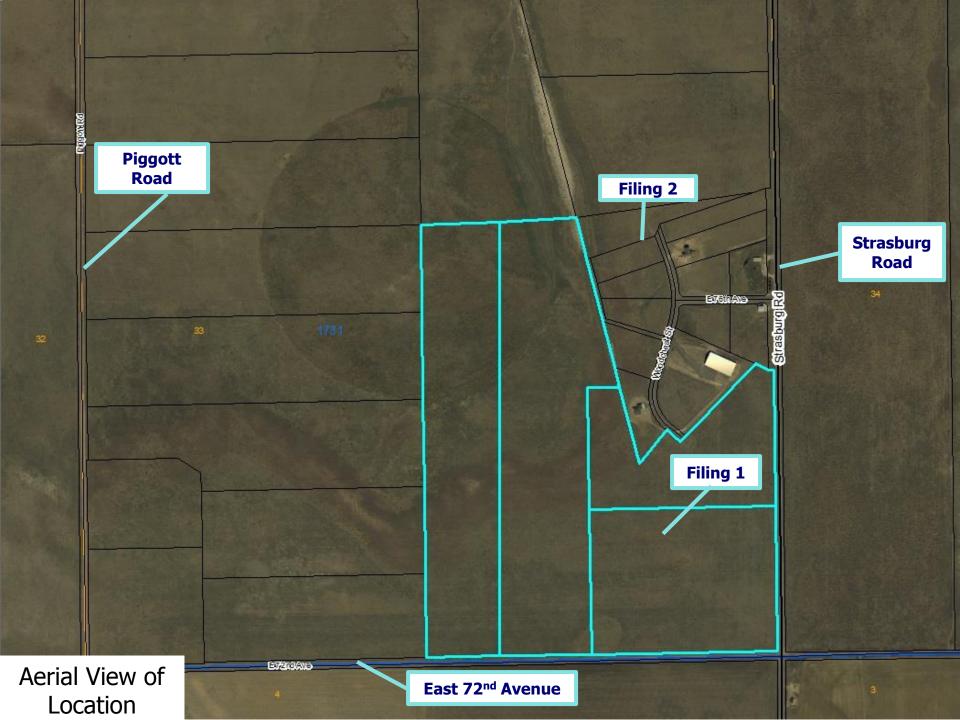
Southwest of E. 76th Avenue & Strasburg Road

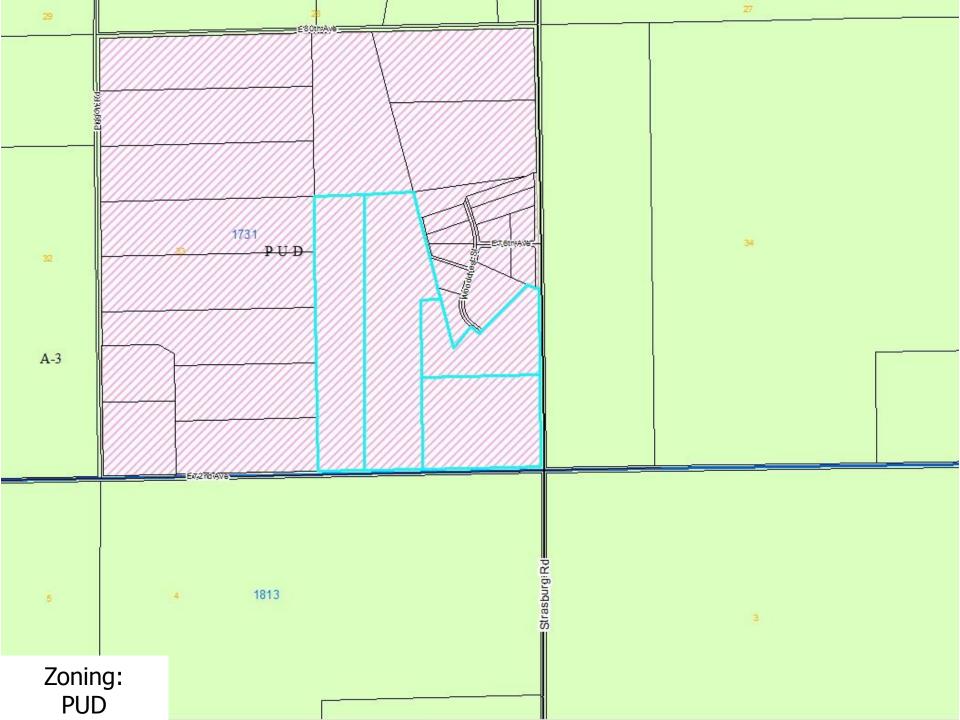
September 13, 2016 Board of County Commissioners Public Hearing Case Manager: Greg Barnes

Preliminary Plat Request

To create of 18 single-family residential lots.

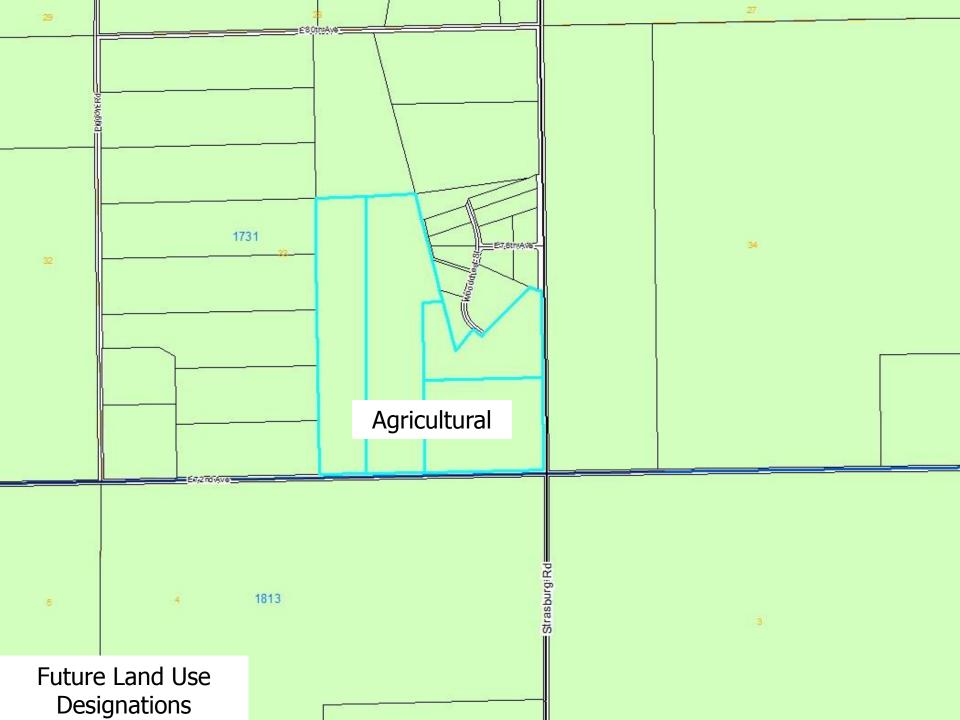






Grasslands at Comanche PUD

- Approved: January 14, 2008
- 210 acres reserved by conservation easement
- Allows for as many as 118 single-family residential lots.
- Currently, only 10 of the 118 single-family residential lots have been platted.



Criteria for Preliminary Plat Approval Section 2-02-17-03-05

1. Comprehensive Plan 2. Purpose of Regulations **3.** Subdivision Design Standards **4.** Sufficient Water Supply **5.** Established Sewage Disposal 6. Identification of Topographic Concerns 7. Adequate Drainage Improvements 8. Density Conformance 9. Compatibility to Area

Development Standards

- Minimum Lot Size: 2.5 acres
- Minimum Lot Width: 75 feet
- All lots would have access to public streets.



From Woodchest Street



Referral Period

# of Notices Sent to nearby property owners		# of Comments Received	
	14	0	
CDWR	Confirmed availal	Confirmed availability of water	
CDOT		oment on Strasburg rain on Highway 36.	
CGS	Collapsible Soils c permitting struct	an be addressed when ures	

Staff Analysis Conclusion

- Proposal is consistent with approved PUD
- Adequate Water, Sewage, Drainage, Topographic Mitigation Addressed
- Compatible with Comprehensive Plan, Subdivision Standards, and Surrounding Area

PC Update

- Public Hearing on August 25, 2016
- Water availability beyond 300 years
- Planning Commission recommends Approval of the Preliminary Plat Application with 9 Findings-of-Fact, 7 Conditions, and 1 Note.

- 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.
- 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 Conditions

- 1. The applicant shall submit to Adams County Development Services a final drainage analysis and report for review and approval with any application for final plat.
- 2. The applicant shall submit to Adams County Development Services a final traffic impact study for review and approval with any application for Final Plat.
- **3.** A Subdivision Improvement Agreement and collateral shall be submitted with the final plat application.
- **4.** Public Land Dedication (PLD) fees shall be submitted with any application for final plat.
- Prior to or with the final plat, the applicant shall address all the comments and concerns from the Adams County Right-of-Way Section regarding final plat document requirements.
- 6. All utilities shall be located underground pursuant to the Adams County Development Standards and Regulations.
- 7. The applicant shall comply with the suggestions and comments of the Colorado Geological Survey as outlined in their letter dated April 21, 2016.

Recommendation

Condition Precedent #1:The applicant shall submit a revised version of the preliminary plat to reflect all changes to staff comments, including deleting shown lots on the plat that have expired and not part of the subject request. These revisions shall be submitted to staff no later than two weeks before the Board of County Commissioners hearing.

Note #1:

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

- 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:
- **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.

GRASSLANDS AT COMANCHE - FIRST FILING - Preliminary Plat

A PART OF THE SOUTHEAST ONE-QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE

62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO. CASE NO: PLT2016-00012

SHEET 1 OF 5 VICINITY MAP

DEDICATION:

KNOW ALL WEN BY THESE PRESENTS, THAT THE UNDERSIONED, BEING THE OWNER OF THAT PART OF THE SOUTHEAST ONE-GUARTER OF SECTION 33, TORNSHIP 2 SOUTH, RANGE 82 WEST OF THE SITH PRINCIPAL WERIDIAN, COUNTY OF ADAMS, STATE OF COLONDO, DESCRIBED AS: COMMENCING AT THE SOUTHEAST CONNEN OF SECTION 33, A DESTANCE OF 30.00 FET, THENCE NOO'D'S FI'S PARALLEL WITH THE EAST LIKE OF THE SOUTHEAST ONE-GUARTER OF SAID SECTION 33, A DISTANCE OF 320.09 FEET TO THE POINT OF REGINANTION.

THENCE N89"54 09 W PERPENDICULAR TO THE EAST LINE OF SAID SOUTHEAST ONE-QUARTER, A DISTANCE OF HENCE UND 54 OFFICE AND FEMTION FOR THE DAY LOSS LINE OF AND SOMEWORT OF A DESAME OF 40.00 FEET; THENCE NEW O'THE'N A DISTANCE OF 080.03 FEET OF A FOINT ON A CURRE TO THE RELATION THE DELTA OF SALD CURVE IS 50'54'14', THE HADDUS OF SALD CURVE IS 190.00 FEET; THE CHORD OF SALD CURVE BEAMS SOUTIS'S SOUTIS'S IN 188.34 FEET; THENCE ALONG THE ARC OF SALD CURVE, A DISTANCE OF 185.33 FEET TO THE END OF SAID CURVE, THENCE SB0*46'56'W A DISTANCE OF 135.00 FEET; THENCE NOO'13'04'W A DISTANCE OF 388.92 FEET; THENCE SB0*46'56'W A DISTANCE OF 309.00 FEET; THENCE NOO'13'04'E A DISTANCE OF 388.92 FEET; THENCE SB0*46'56'W A DISTANCE OF 330.00 FEET TO THE BEDINGTNO OF A DISINGLE OF 108-108 FEET, INCREE 2005 49 100 IN A DISINGLE OF 108-00 FEET IN THE COURSE TO THE SUBJECT OF 108-00 FEET IN THE CHORD OF SAID CURVE IS 100,00 FEET INTERCORD OF SAID CURVE BEAMS NEW 40 374, 158,76 FEET; THENCE ALONG THE AND FEET THERCE SIGNATIONE OF 621,00 FEET INTERCE SIGNATIONE OF 621,00 FEET INTERCE SIGNATIONE OF 621,00 FEET INTERCE CURVE, A DISINGE OF 142/04 FEEL; HERKE 3 42 30 30 H A DISINGE OF SET.50 FEEL; HERKE NOO'13'04'W A DISINGE OF 450.37 FEET THERKE M89'40'50'W A DISINGE OF 308.50 FEET; THERKE NOO'13'04'W A DISINGE OF 401.85; THERKE 589'46'56'W A DISINGE OF 43.50 FEET; THERKE NOO'13'04'W A DISINGE OF 60.00 FEET TO THE BEGINNE OF A UNWE TO THE LIFT; THE DELTA OF SALD CURVE IS 20'04'21', THE RADIUS OF SAID CURVE IS 325.00 FEET; THE CHORD OF SAID CURVE BEARS \$79°44'45'W, 113.28 FEET; THENCE ALONG THE ARC OF BAID CURVE, A DISTANCE OF 113.88 FEET; THENCE 579 44 45 W, 113.28 FEET; HENDE ALLONG THE AR. OF SALD CONVE, A DISTANCE OF 113.38 FEET; HENDE NGU-17 25 W A DISTANCE OF 231.67 FEET; THENCE MUSICAULO DIGTE ALLONG OF 3ALD SOL AZ FEET TO A POINT ON A CURVE TO THE LUFT, THE DELTA OF SALD CLAWE IS DE 02 10°, THE MADUS OF SALD CURVE, IS GET ALL FEET; THE CONDO OF SALD CURVE BEARS MIOTIO S3 W, D0.27 FEET; THENCE ALDONG THE ARC OF SALD CURVE, A DISTANCE OF 90.31 FEET; THENCE N76'47'54'E A DISTANCE OF 550.03 FEET TO A POINT ON THE SOUTHERLY LINE OF GRASSLANDS AT COMANCHE - SECOND FILING RECORDED IN RECEPTION NO. 2000000005063, ADAMS COUNTY RECORDS; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING BEVEN (7) COURSES AND DISTANCES: THENCE 1) \$13"29'38"E, A DISTANCE OF 354,70 FEET; THENCE 2) N38"46'56"E, A DISTANCE OF 330.91 FEET; THENCE 3) \$50"13"04"E, A DISTANCE OF 102.63 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, THE DELTA OF SAID CURVE IS 05'15'45", THE RADIUS OF SAID CURVE IS 370.00 FEET; THE CHORD OF SAID CURVE BEARS \$47"35"12"E, 33.07 FEET; THENCE 4) ALONG THE ARC OF SAID CURVE, A DISTANCE OF 33.90 FUET; THENCE 5) N45'02'41'E, A DISTANCE OF 817.24 FEET; THENCE 6) 884'51'03'E, A DISTANCE OF 109.94 FEET; THENCE 7) S89'54'09'E, A DISTANCE OF 40.00 FEET TO A POINT 30.00 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST ONE-QUARTER; THENCE SOO"05'51"W PARALLEL WITH SAID EAST LINE, A DISTANCE OF 1842.48 FEET TO THE POINT OF BEGINNING; CONTAINS 56.997 ACRES MORE OR LESS.

LOREN L. LOSH FOR HOLLY INVESTMENT CO., A COLORADO CORPORATION

ACKNOWLEDGEMENT:

COUNTY ADAMS)

STATE OF COLORADO)

THE FOREBOING WAS ACKNOWLEDGED BY WE THIS DAY OF _____, 20____, BY LOREN L. LOSH FOR HOLLY INVESTMENT CO., A COLORADO COMPORATION.

NOTARY PUBLIC WY COMMISSION EXPIRES:

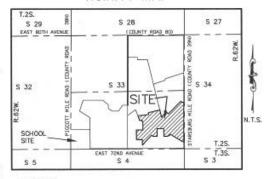
BASIS FOR BEARINGS:

THE SOUTH LINE (S.W.COR S.E., 15 2* ALUM CAP, P.L.S. 18475 AND THE S.E.COR, S.E., 15 A 3-1/4* ALUM, CAP, P.L.S. 23519 IN RANGE BOX) OF THE SOUTHMEST ONE-OLARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 62 VEST OF THE SIXTH FRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO,

NOTICE

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

THIS SUMPEY DOES NOT CONSTITUTE A TITLE SEARCH BY R.W. MAYER & ASSOCIATES, INC. OF THE PROPERTY SHOWN AND DESCRIBED KREIN TO OCTEMBATE NOT ONE THAT POF THE TRACT OF LAND, CONVATIBILITY OF THIS DESCRIPTION WITH THOSE OF AGLACENT TRACTS OF LAND OR RIGHTS-OF WAY, EASEMENTS OR ENCLMBERANCES OF RECORD AFFECTING THIS TRACT OF LAND. R.W. BAYER & ASSOCIATES, INC. HAS RELIED UPON FIDELITY MATTOWAL THIS TRACT OF LAND. R.W. BAYER & ASSOCIATES, INC. HAS RELIED UPON FIDELITY MATTOWAL THIS TRACT OF MANY. FOR COMMENSATION OF OR THE PURPOSE OF SHOWING RECORDED EASEMENTS AND RIGHT-OWAY ACROSS THEEP REBURSES.



PLAT NOTES:

AS BROWN OR THIS PLAT: TEN-FOOT (10') WIDE UTILITY (FIVE FOOT ON EACH SIDE) EASEMENTS AND HENRED GANAVIED ON PHILATE PHOPENTY ALONG COMMON SIDE AND REAR LDT LINES. THESE EASEMENTS ARE DEDICATED FOR HE INSTALLITON, MUNTEMMER AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION CABLE, AND TELECOMMUNICATIONS FACILITIES. UTILITIES SHALL ALSO DE PERMITTED WITHIN ANY ACCESS FASEMENTS AND PHILATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES AND WATER METERS SHALL ALSO BE PERMITTED WITHIN ASIL DEASEMENTS.

AS SHOWN ON THIS PLAT: FIFTERN FOOT WIDE (15') WIDE DRV UTILITY AND DRAINAGE BASEMENTS ADJOINING ALL EXTERIOR AND INTERIOR STRETS AND DEDICATED FOR THE INSTALLATION, NAINTENNOE AND REPLADEMENT OF ELECTRIC, TELEVISION CAMEE, AND TELECOMMUNICATIONS AND DRAINAGE FACILITIES, ADDITIONALLY, THE DRV UTILITY AND DMAINAGE EASEMENTS ARE DEDICATED ALONG ALL SIDE AND READ LOT LINES UNLESS SAID LOT LINE IS COMMON TO MORE THAN ONE LOT.

THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STOOM DEATHORE FAILUITES TO ASSUME CONTINUOUS OPERANTONAL CAPABILITY OF THE SYSTEM. THE PHOPERTY OWNERS SHALL BE RESPONSIBLE OF THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CONVMELS, DITCHES MYDDAULIC STRUCTURES, AND DETENTION BASING LOCATED ON THEIR CAPA UNLISS MODIFIED BY SUBDIVISION DEVELOPMENT ADREEMENT. SHOLD THE COMEN FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE COUNTY SHALL ANDE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPMENTIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPENTY OWNER.

THIS PLAN HAS BEEN APPROVED BY ADAMS COUNTY AND CREATES A VESTED PROFERTY RIGHT PURBLANT TO C.R.S. 24-08-101, ET SEQ., AS AMENDED, AND THE ADAMS COUNTY DEVELOWMENT STANDARDS AND REGULATIONS.

ADAMS COUNTY SHALL BE GRAFTED ACCESS EASEMENTS FOR TEMPORARY COL-DE-SACS AS SHOWN ON THIS PLAT. WITTEN PORTIONS OF LOTS DEPICTED HEREIN. TERM OF THE ACCESS EASEMENTS SHALL BE UNTIL RACMMAY INFRASTRUCTURE IS CONSTRUCTED BEYOND THE TEMPORARY TEMINUS OF THE ACCESS EASEMENTY TEMPORARY COL-DE-SAC AND HAS RECEIVED FINAL ACCEFTANCE FROM ACMUS COUNTY.

NO STRUCTURES, INCLUDING RESIDENCES AND ACCESSORY STRUCTURES, MAY BE CONSTRUCTED MITHIN THE DESIGNATED 280 FOOT MUFFER ADDUM AN EXISTING OIL/GAS WELL OR TANK BATTERY (SECTION 4-10-02-04-05.A, ADAMS COUNTY DEVELONMENT STANDARDS AND RESULATIONS). THIS PHONISION DOES NOT APPLY TO FENCES, AND DOES NOT APPLY IT THE WELL HAS BEEN PLUGGED AND ABANDONED, ON THE TANK BATTERY HAS DEEN REMOVED.

PLAT NOTES CONTINUED:

WHERE A NEW HOME, OR A PORTION OF A NEW HOME OR ANY BUILDING NITH PLUMEING, IS CONSTRUCTED WINNIN 26 OT SOD FETT OF AN EXISTING OLLIGGS WELL OR TAME ATTERY. THE PROPERTY OWNER SHALL ADDRES CONTY OF AN AVER ACCOUNT OF AN EXISTENCE OF THE FACILITY (SECTION 4-10-60-7, ADDRES CONTY STANDARDS AND DEVELONMENT REULATIONS). THE MANUER FORM (OLL AND GAS RELL WAIVEN) IS AVAILABLE FROM THE ADAMS COMMY COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT. THE COMPLETEM AND RECORDER, A COPY OF THE RECORDED WAIVEN SHALL BE REVIEWED FOR ACCUMACY AND COMPLETEMES BY THE ADAMS COMMY COMMUNITY AND ECONOMIC OF THE ADAMS COMPY CLERK AND RECORDER, A COPY OF THE RECORDED WAIVEN SHALL BE REVIEWED FOR ACCUMACY AND COMPLETEMES BY THE ADAMS COMPY COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT. THIS PROVISION DOES NOT APPLY TO ACCESSORY STRUCTURES, AND DOES NOT APPLY IF THE WELL HAS BEEN PLUGGED AND AGANDONED. OR THE TAKE MATTERY HAS BEEN REMOVED.

THE AMOUNT OF WATER IN THE DEWLER BASIN ADULTER, AND IDENTIFIED IN THE REFERENCE LETTER, ARE CALCULATED BASED ON ESTIMATED CLEMENT ADULTER CONDITIONS. FOR PLANNING RUPPOSED PROPERTY OWNERS SOLUD BE ANAME THAT THE ECONOMIC LIFE OF A WATER SOMPLY BASED ON WELLS IN A GIVEN DEWLER BASIN ADULTER MAY BE LESS THAN THE 300 YEAR USED FOR ALLOCATION DUE TO ANTICLIPATED WATER LIVEL DUCLINES.

IT SHOULD BE KNOWN THE CITY OF WISTMINISTIE OWNS THE ADDICULTURAL LAND EAST (ACTUALLY NONTHENSIS) OF THE COMMONE PULD. THE CITY USES THIS PROPERTY FOR CATLE GRAZING, GROP PROCUCTION, AND THE APPLICATION OF BIOSOLIDS, BIOSOLIDS ARE HIGHLY TREATED, NUTRIENT BICH, SOLIDS RECOVERED FROM THE MUNICIPAL WASTENATER TREATMENT PROCESS.

THIS PROPERTY SUBJECT TO:

PATENT FROM THE UNITED STATES TO THE UNION PACIFIC LAND COMPANY RECORDED JUNE 2, 1902 IN BOOK 1407 AT PAGE 204.

RESERVATION SHOWN ON DEED FROM THE SUPREME CAMP OF AMEERICAN WOODMAN TO CHARLES D. SWEENEY AND EDWARD J. GROSS RECORDED DECEMBER 2, 1947 IN BOOK 348 AT PAGE 513.

OIL AND GAS LEASE BETWEEN CHAMPLIN PETROLEUM COMAPNAY AND ANOCO PRODUCTION COMPANY RECORDED APRIL 28, 1972 IN BOOK 1793 AT PAGE 445.

TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS SET FORTH IN SURFACE OWNER'S AGREEMENT RECORDED JUNE 8, 1972 IN BOOK 1800 AT PAGE 630.

TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS SET FORTH IN SURFACE OWNER'S AGREEMENT RECORDED DECEMBER 13, 1988 IN BOOK 3518 AT PAGE 51.

TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS SET FORTH IN PERMANENT PIPELINE RIGHT-OF-WAY GWANT SYNDER OPERATING PARTNERSHIP, L.P., RECORDED NOVEMBER 7, 1988 IN BOOK 3633 AT PAGE 850.

TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS SET FORTH IN SURFACE OWNER'S AGREEMENT RECORDED JULY 25, 1994 AT RECEPTION NO. CO002054.

SURVEYOR'S CERTIFICATE:

I. RAYMONO W. BAYER, A REGISTERED LAND SUMPEYOR, REGISTERED IN THE STATE OF COLORADO, DO HEMSY CERTIFY THAT THERE ARE NO ROADS, PTELINES, IRIGIATION DITCHES OR OTHER ABSENTS IN EVIDENCE ON KNON BY ME TO EXIST ON OR ACHORS THE HEREINBEFORE DESCRIBED PROPERTY, EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT THIS SUMPYEY MAN PERFORMED BY ME OR UNDER MY DIRICT RESPONSIBILITY, SUPERVISION AND CHECKING, AND THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONIMENTS KIST AS SHOWN HEREON.

RAYMOND W. BAYER, REG P.L.S. NO. 6973

DATE:

PLANNING COMMISSION APPROVAL:

APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION THIS DAY OF _____, 20

CHAIRPERSON

BOARD OF COUNTY COMMISSIONERS APPROVAL:

APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS THIS _____ DAY OF _____, 20_____,

CHAIRPERSON

By:

GERTIFICATE OF CLERK AND RECORDER

THIS PLAT MAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO AT _______. M. ON THE ______ DAY OF ______, A.D., 20_____.

R.W. BAYER & ASSOCIATES, INC. 2090 East 104th Avenue, S-200 Thorntom, Colorado 80233 303-452-4433 rwbsurveyingBhothail.com CAD File. CisiearveyingBhothail.com

Prepared By

