

RESOLUTION APPROVING APPLICATION IN CASE #PLT2016-00021 RARITAN ESTATES FINAL PLAT

WHEREAS, this case involved an application for 1) Major Subdivision (final plat) to create six lots on approximately 2.13 acres in the R-1-C Zone District, and; 2) Subdivision Improvement Agreement (SIA).

LEGAL DESCRIPTION:
RARITAN ESTATES SUBDIVISION

THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, IN TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., EXCEPT THE WEST 185 FEET OF THE SOUTH 90 FEET OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., AND EXCEPT ANY PORTION LYING WITHIN STREETS OR ROADWAYS, COUNTY OF ADAMS, STATE OF COLORADO.

DESCRIBED PARCEL CONTAINS 90,580 SQUARE FEET OR 2.079 ACRES, MORE OR LESS.

APPROXIMATE LOCATION: 5350 Tejon St.

WHEREAS, on the 11th day of April, 2017, the Board of County Commissioners held a public hearing on the application of Pascual Carrillo., Case # PLT2016-00021; and,

WHEREAS, substantial testimony was presented by members of the public and the applicant.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that based upon the evidence presented at the hearing and the recommendations of the Department of Community and Economic Development, the application in this case be hereby APPROVED based upon the following findings of fact and subject to the fulfillment of the following conditions by the applicant:

Findings of Fact:

1. The final plat is consistent and conforms to the approved preliminary plat.
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 the 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 proposed or constructed drainage improvements are adequate and 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.

Conditions of Approval:

1. No construction permits shall be issued until all required collateral associated with the SIA is provided and approved by County staff.

Notes to the Applicant:

1. All applicable building, zoning, health, engineering, and fire codes shall be adhered to with this request.