

**RESOLUTION APPROVING APPLICATION IN CASE #PLT2016-00032
GRASSLANDS AT COMANCHE, FILING 1 FINAL PLAT**

WHEREAS, this case involved a Request for Final Plat to create 18 single-family residential lots and a Subdivision Improvements Agreement.

APPROXIMATE LOCATION: Approximately 1,000 feet northwest of the intersection of East 72nd Avenue and Strasburg Road, Strasburg, CO (Parcel # 0173133400008).

LEGAL DESCRIPTION: DEDICATION FILING 1:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING THE OWNER OF

THAT 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, DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 33, THENCE S89°46'56"W ALONG THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 33, A DISTANCE OF 30.00 FEET; THENCE N00°05'51"E PARALLEL WITH THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 33, A DISTANCE OF 320.89 FEET TO THE POINT OF BEGINNING;

THENCE N89°54'09"W PERPENDICULAR TO THE EAST LINE OF SAID SOUTHEAST ONE-QUARTER, A DISTANCE OF 40.00 FEET; THENCE N59°07'18"W A DISTANCE OF 688.83 FEET TO A POINT ON A CURVE TO THE RIGHT,

THE DELTA OF SAID CURVE IS 58°54'14", THE RADIUS OF SAID CURVE IS 190.00 FEET; THE CHORD OF SAID CURVE BEARS S60°19'49"W, 186.84 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 195.33 FEET TO THE END OF SAID CURVE, THENCE S89°46'56"W A DISTANCE OF 135.00 FEET; THENCE N00°13'04"W A DISTANCE OF 358.92 FEET; THENCE S89°46'56"W A DISTANCE OF 309.00 FEET; THENCE S00°13'04"E A DISTANCE OF 358.92 FEET; THENCE S89°46'56"W A DISTANCE OF 135.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, THE DELTA OF SAID CURVE IS 42°50'02", THE RADIUS OF SAID CURVE IS 190.00 FEET; THE CHORD OF SAID CURVE BEARS N68°48'03"E, 138.76 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 142.04 FEET; THENCE S 42°36'58"W A DISTANCE OF 621.90 FEET; THENCE N00°13'04"W A DISTANCE OF 252.81 FEET; THENCE S89°46'56"W A DISTANCE OF 278.01 FEET; THENCE N00°13'04"W A DISTANCE OF 450.73 FEET THENCE N89°46'56"E A DISTANCE OF 308.50 FEET; THENCE N00°13'04"W A DISTANCE OF 401.85; THENCE S89°46'56"W A DISTANCE OF 43.50 FEET; THENCE N00°13'04"W A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THE DELTA OF SAID CURVE IS 20°04'21", THE RADIUS OF SAID CURVE IS 325.00 FEET; THE CHORD OF SAID CURVE BEARS S79°44'45"W, 113.28 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 113.86 FEET; THENCE N20°17'25"W A DISTANCE OF 231.57 FEET; THENCE N82°50'10"E A DISTANCE OF 503.42 FEET TO A POINT ON A CURVE TO THE LEFT, THE DELTA OF SAID CURVE IS 06°02'16", THE RADIUS OF SAID CURVE IS 857.00 FEET; THE CHORD

OF SAID CURVE BEARS N10°10'58"W, 90.27 FEET; THENCE ALONG THE ARC OF SAID 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. 2008000005063, ADAMS COUNTY RECORDS; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING SEVEN (7) COURSES AND DISTANCES: THENCE 1) S13°29'38"E, A DISTANCE OF 354.70 FEET; THENCE 2) N39°46'56"E, A DISTANCE OF 330.91 FEET; THENCE 3) S50°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 S47°35'12"E, 33.97 FEET; THENCE 4) ALONG THE ARC OF SAID CURVE, A DISTANCE OF 33.98 FEET; THENCE 5) N45°02'41"E, A DISTANCE OF 817.24 FEET; THENCE 6) S64°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 S00°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.

WHEREAS, the Board of County Commissioners held a public hearing on the application on the 29th day of August, 2017; 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, the application in this case is hereby APPROVED based upon the following findings-of-fact and subject to the fulfillment of the following conditions by the applicant:

FINDINGS-OF-FACT FOR APPROVAL:

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.

NOTE:

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