

Peak View Estates Subdivision PLT2017-00001

July 3, 2018

Board of County Commissioners

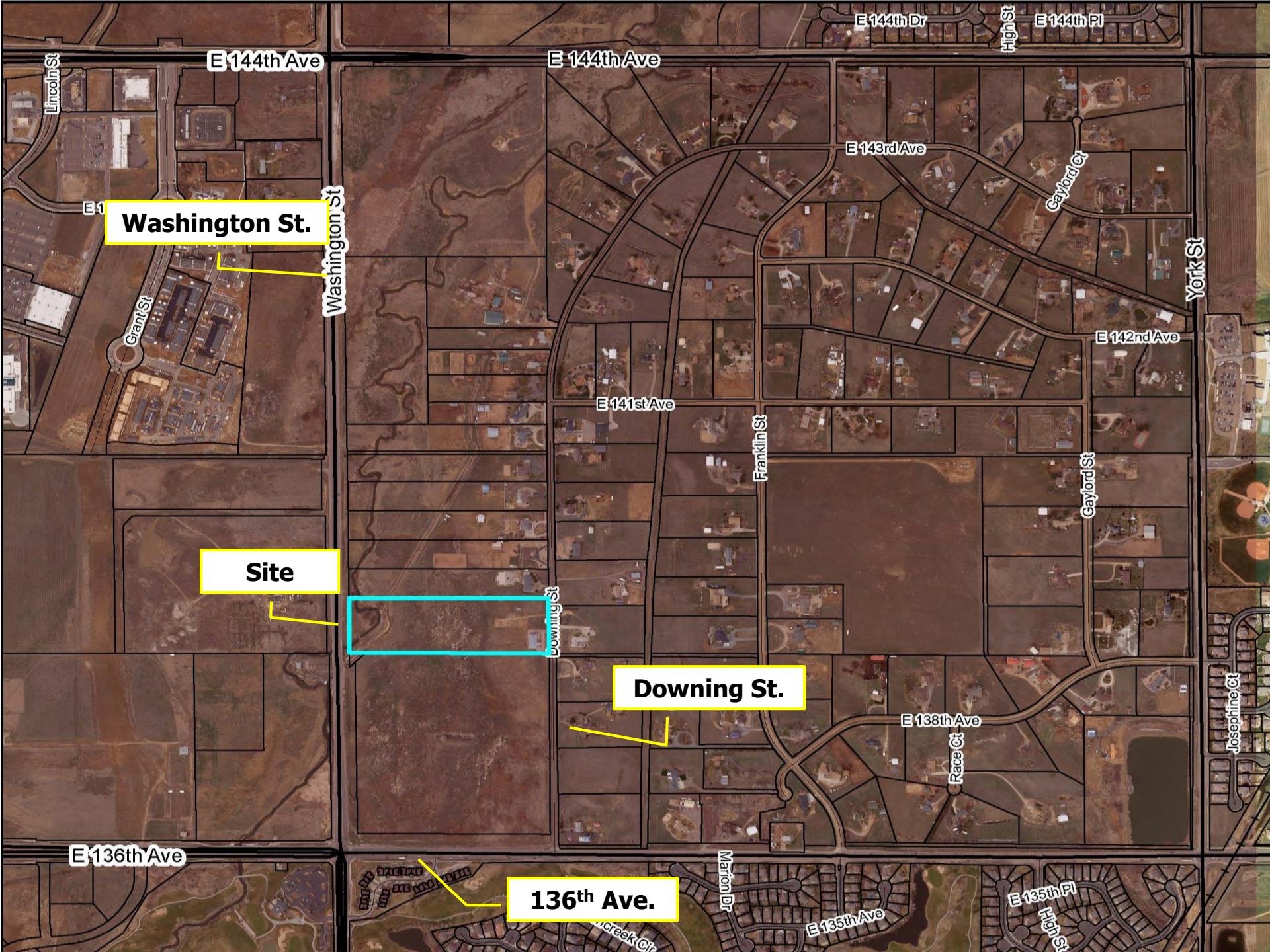
Community and Economic Development

Case Manager: Emily Collins



Request

- A minor subdivision to create 2 lots on approximately 10 acres in the A-1 zone district

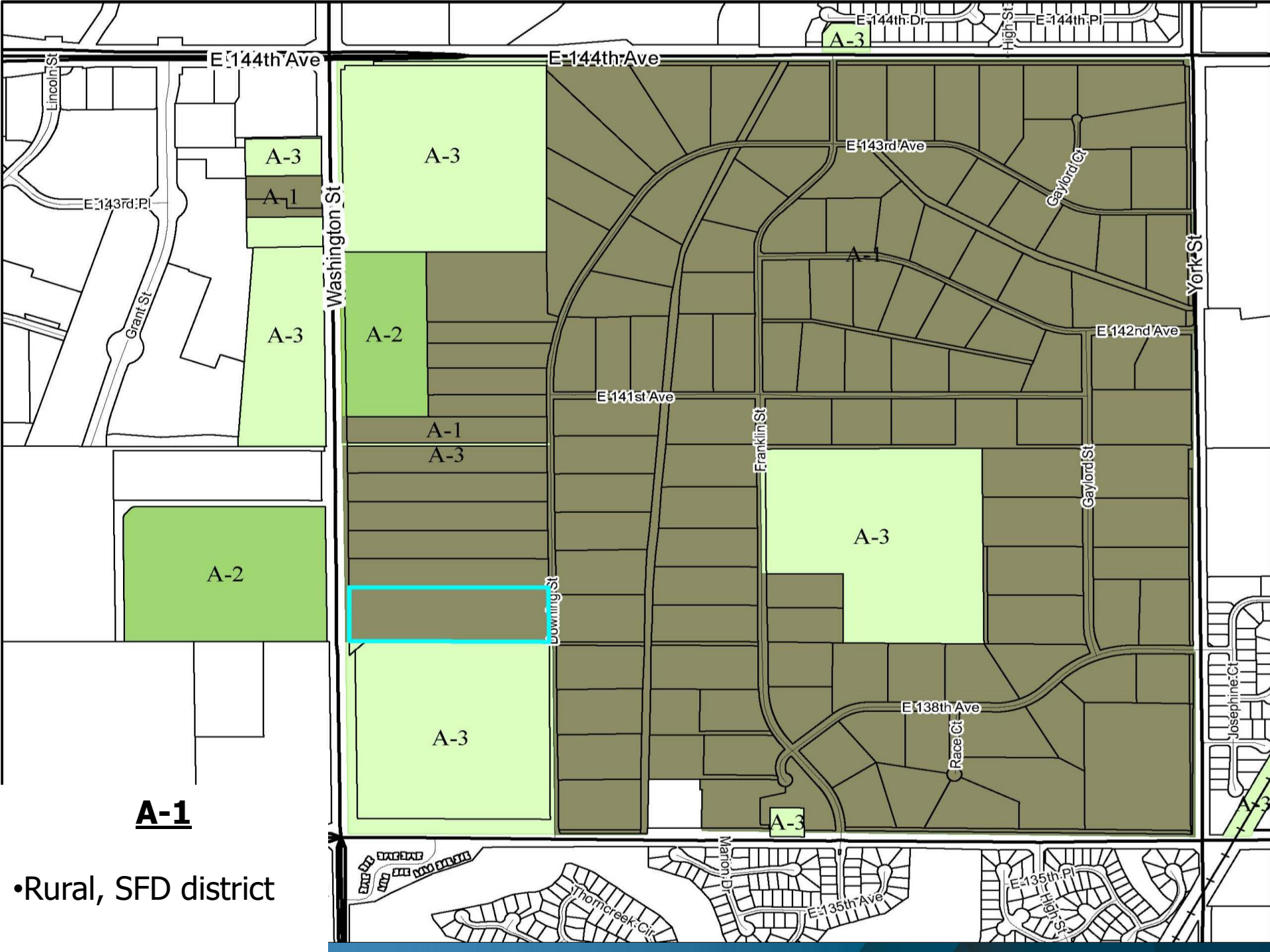


Washington St.

Site

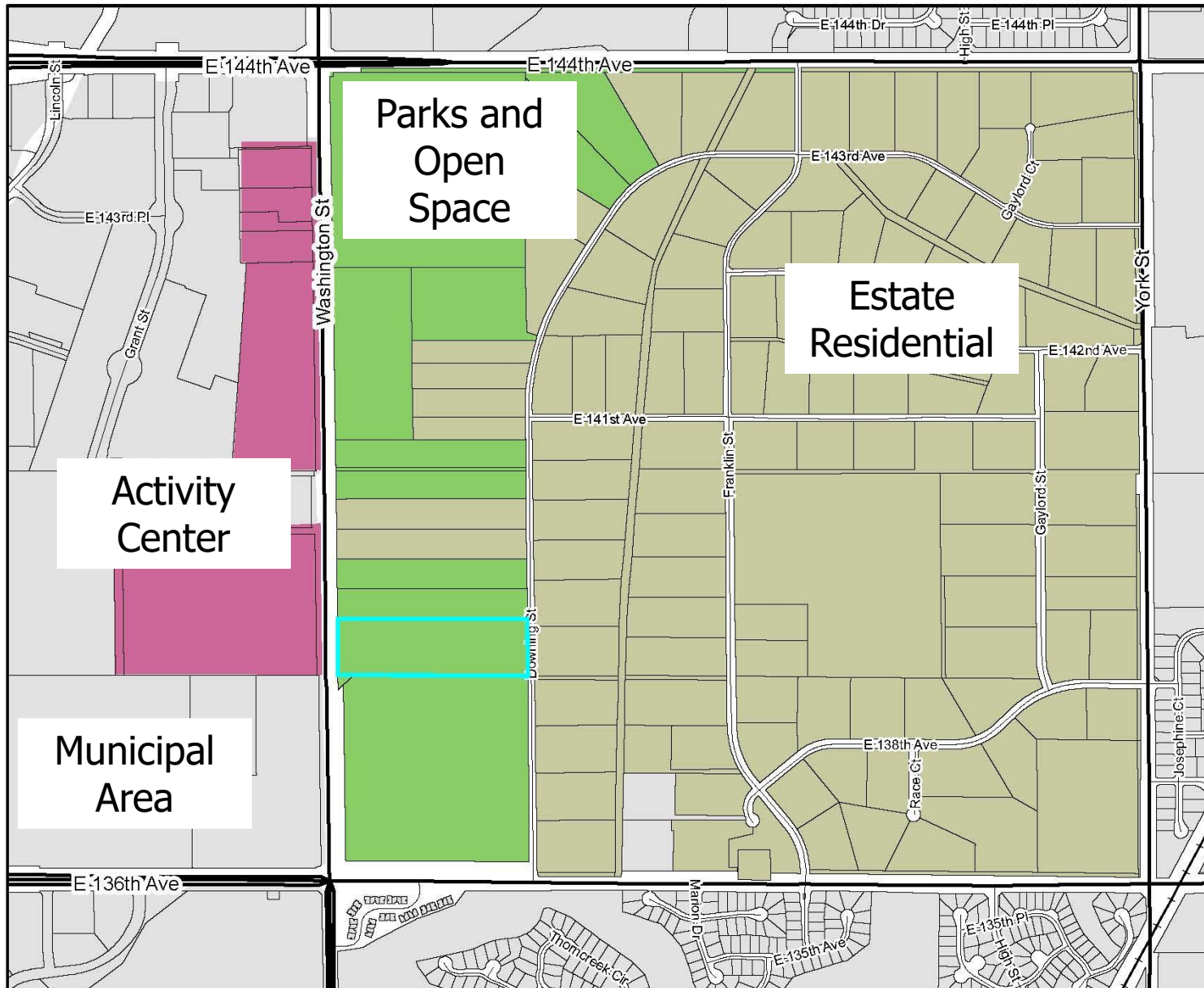
Downing St.

136th Ave.



A-1

•Rural, SFD district



Parks and Open Space

- Parks, trails, recreation
- Preserve wildlife and sensitive areas

Peak View Estates Variance

VSP2017-00026



For display purposes only.



ADAMS COUNTY
COLORADO

This map is made possible by the Adams County GIS group, which assumes no responsibility for its accuracy

Background

- 1999:
 - Peak View Estates Subdivision approved for 6 lots
- 2001:
 - Building permit for single-family home (2,309 sf)
- 2007:
 - Subdivision request to divide Lot 6 (ten acres) into 2 lots
 - Canceled due to lack of water supply
- 2008:
 - Re-applied for subdivision, denied by BOCC
- 2017:
 - Variance granted for lot dimensions

Washington St

Downing St



Criteria for Minor Subdivision Final Plat Approval

Section 2-02-18-03-05

1. Conforms to approved sketch plat
2. Conforms to subdivision design standards
3. Sufficient water supply
4. Sufficient public sewage
5. Identify any topographical conditions
6. Adequate drainage improvements
7. Adequate public infrastructure and collateral
8. Consistent with Comprehensive Plan
9. Consistent with standards and regulations
10. Density conforms to zone district
11. Compatible with surrounding area, etc.

Washington Street



- Well
- Septic
- Drainage & street improvements not required














*dimensions approved by BOA

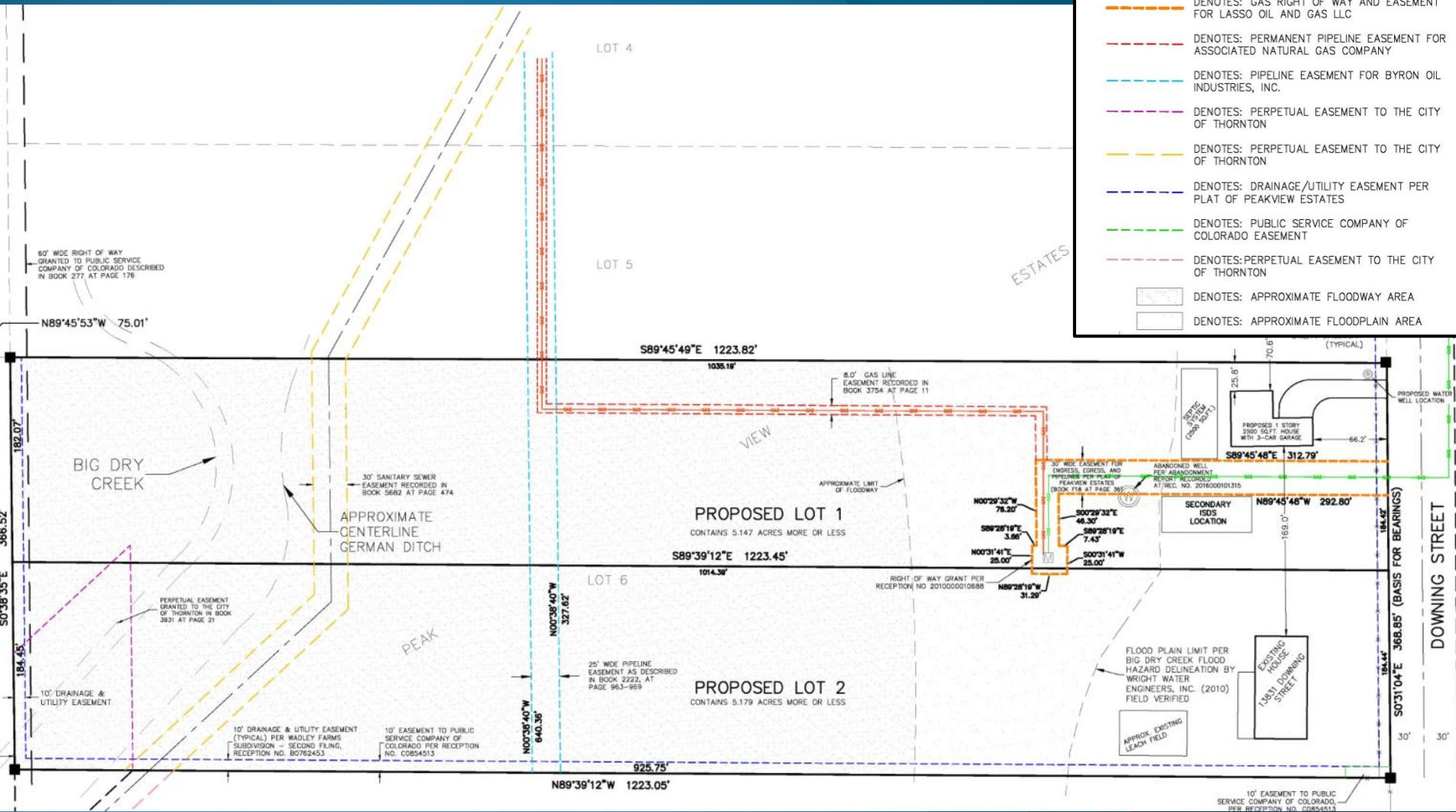
Topographical Hazards



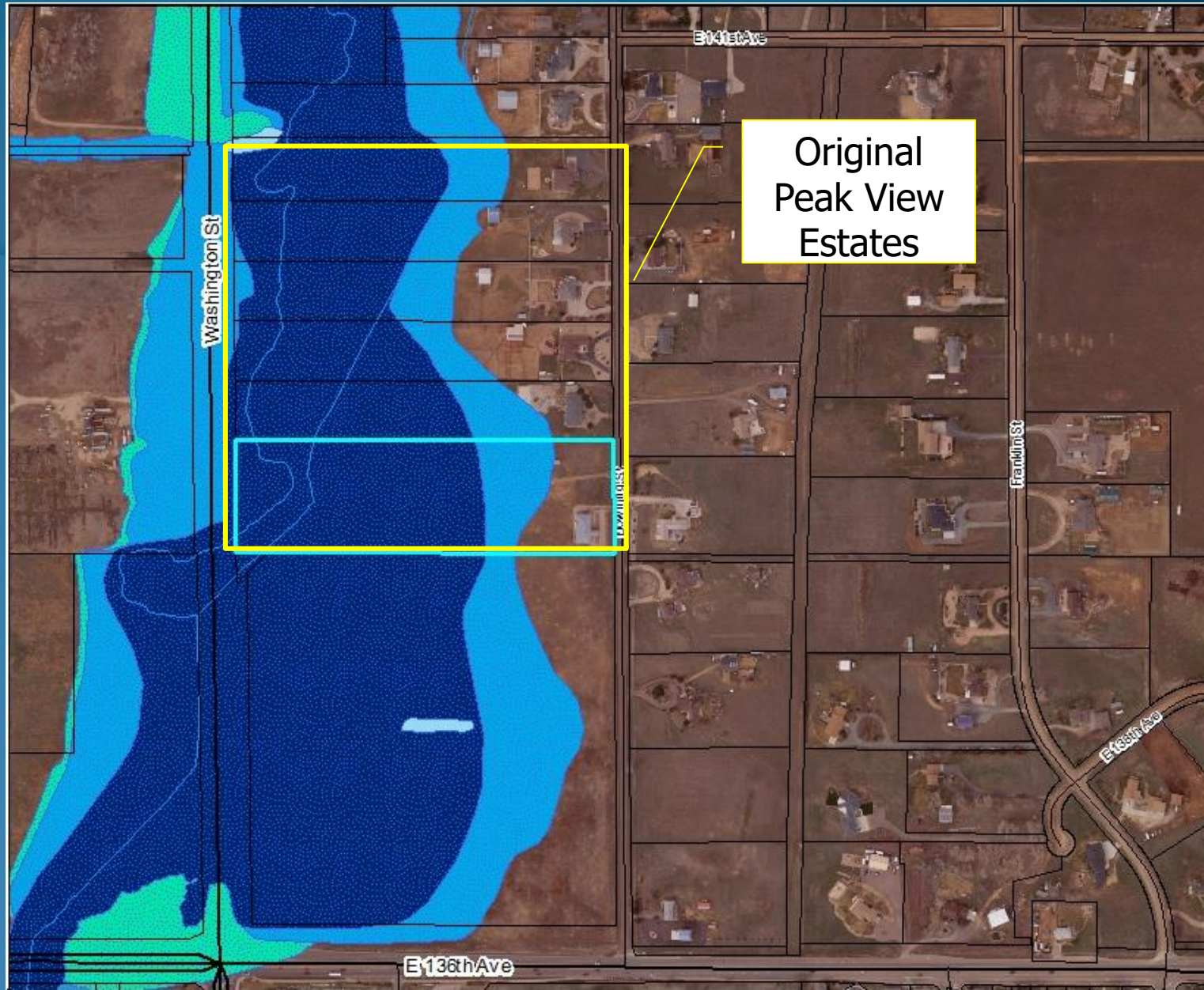
Easements

LEGEND

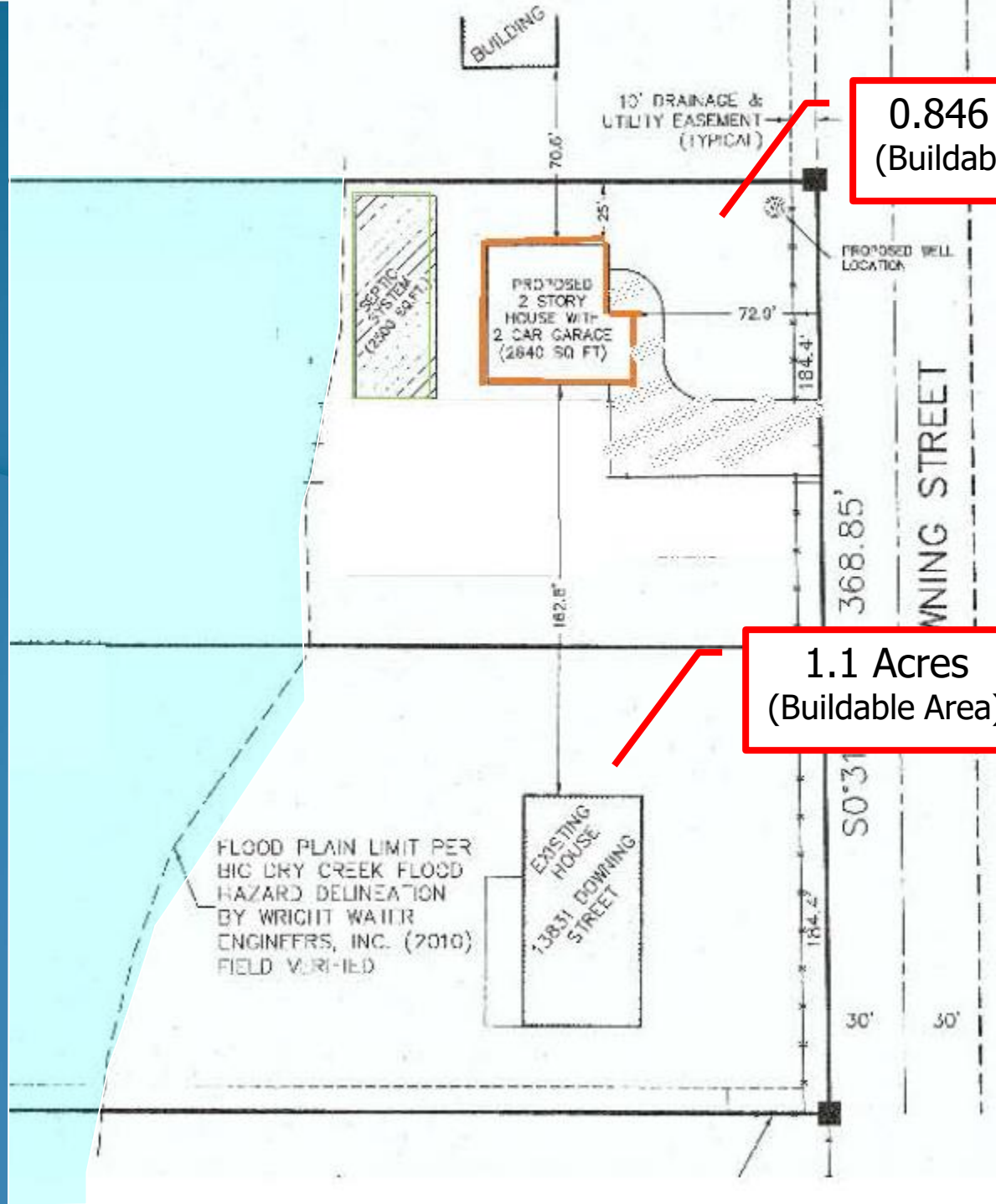
- DENOTES: EXISTING #4 REBAR, & CAP, BAYER, P.L.S. 6973
- ⊙ DENOTES: PROPOSED WELL
- M DENOTES: METERING STATION
-  DENOTES: CONCRETE
-  DENOTES: DCP 3" PIPELINE (RAW NATURAL GAS)
-  DENOTES: KAUFFMAN 3" PIPELINE (RAW NATURAL GAS)
-  DENOTES: GAS RIGHT OF WAY AND EASEMENT FOR LASSO OIL AND GAS LLC
-  DENOTES: PERMANENT PIPELINE EASEMENT FOR ASSOCIATED NATURAL GAS COMPANY
-  DENOTES: PIPELINE EASEMENT FOR BYRON OIL INDUSTRIES, INC.
-  DENOTES: PERPETUAL EASEMENT TO THE CITY OF THORNTON
-  DENOTES: PERPETUAL EASEMENT TO THE CITY OF THORNTON
-  DENOTES: DRAINAGE/UTILITY EASEMENT PER PLAT OF PEAKVIEW ESTATES
-  DENOTES: PUBLIC SERVICE COMPANY OF COLORADO EASEMENT
-  DENOTES: PERPETUAL EASEMENT TO THE CITY OF THORNTON
-  DENOTES: APPROXIMATE FLOODWAY AREA
-  DENOTES: APPROXIMATE FLOODPLAIN AREA



Compatibility and Density



Conceptual Site Plan



South on Downing St.



East on Downing St.



NE on Downing St.



North on Downing St.



Referral Comments

- No concerns:
 - Division of Water, Geological Survey, CDOT, Tri-County, Thornton Fire
 - City of Thornton requests additional easements
- Development Services:
 - No structures in floodplain or on abandoned gas well
 - Locate all flow lines on property

- Property Owners and Residents within 1,000 ft:

Notifications Sent	Comments Received
37	5*

- New dwelling would be inconsistent with neighborhood character
- Increased density
- Easements and location of oil and gas infrastructure
- Applicant provided petition of support from 9 neighbors

PC Update

- June 14, 2018
 - Recommended approval (4-1) vote
- Public Testimony:
 - City of Thornton requested additional easements and ROW
- Discussion:
 - Structure compatibility with neighborhood
 - Water supply

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Recommendation

PLT2017-00001 Peak View Estates

PC and Staff recommends **Approval** based on 11 Findings-of Fact, and 1 condition.

Recommended Condition of Approval

1. Prior to the issuance of a building permit on Lots 1 and 2 of the Big Dry Creek Subdivision, the applicant shall provide documentation from the City of Thornton showing dedication of right-of-way and riparian easements, as required the cities referral review comments.















