

Comanche Vista Estates, Filing 5

PLT2017-00019

East 38th Avenue & Harvest Road

July 17, 2018

Board of County Commissioners Public Hearing
Community and Economic Development Department

Case Manager: Greg Barnes

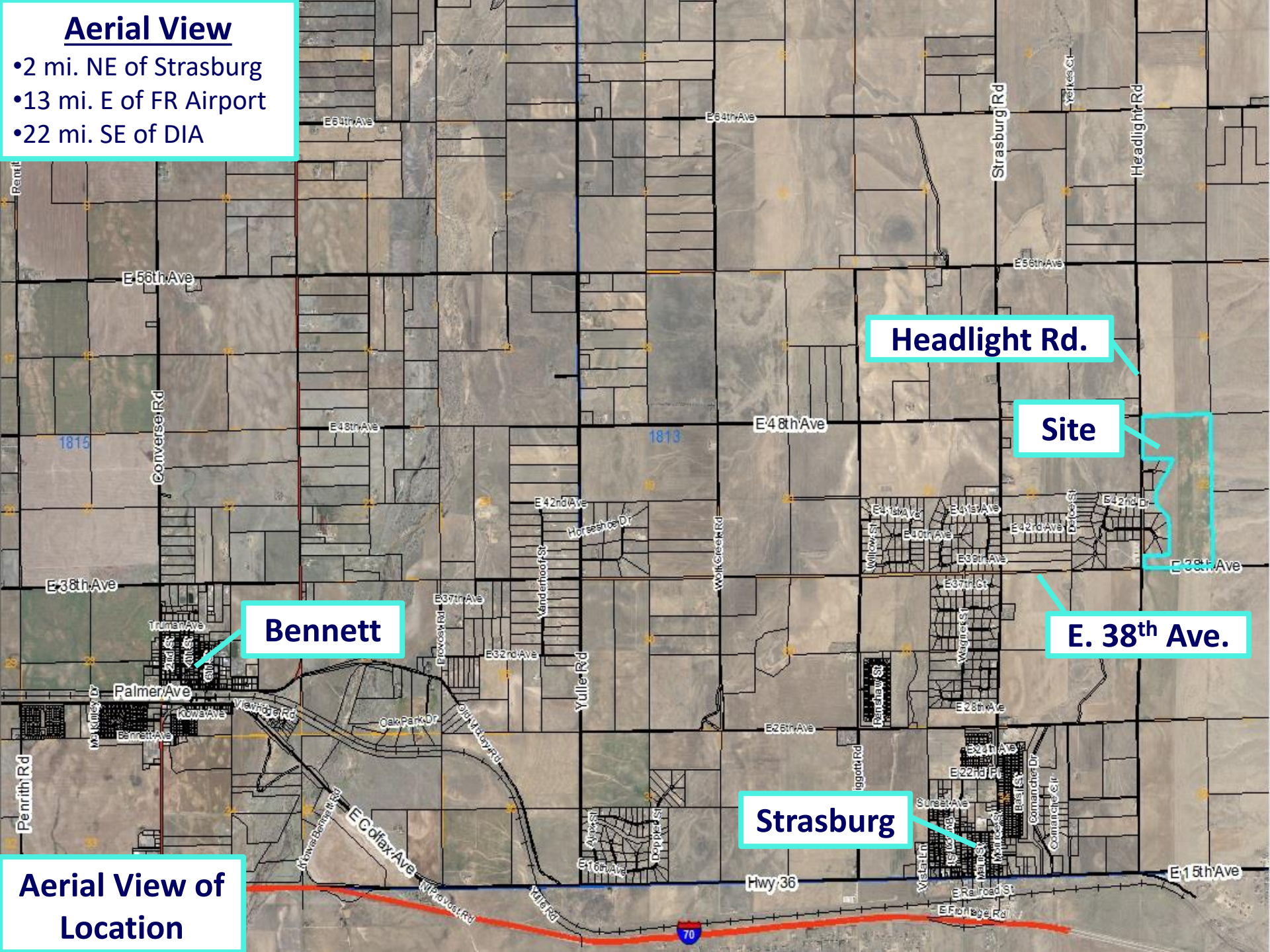


Request

Final Plat for Minor Subdivision to create one lot on 5 acres.

Aerial View

- 2 mi. NE of Strasburg
- 13 mi. E of FR Airport
- 22 mi. SE of DIA



Headlight Rd.

Site

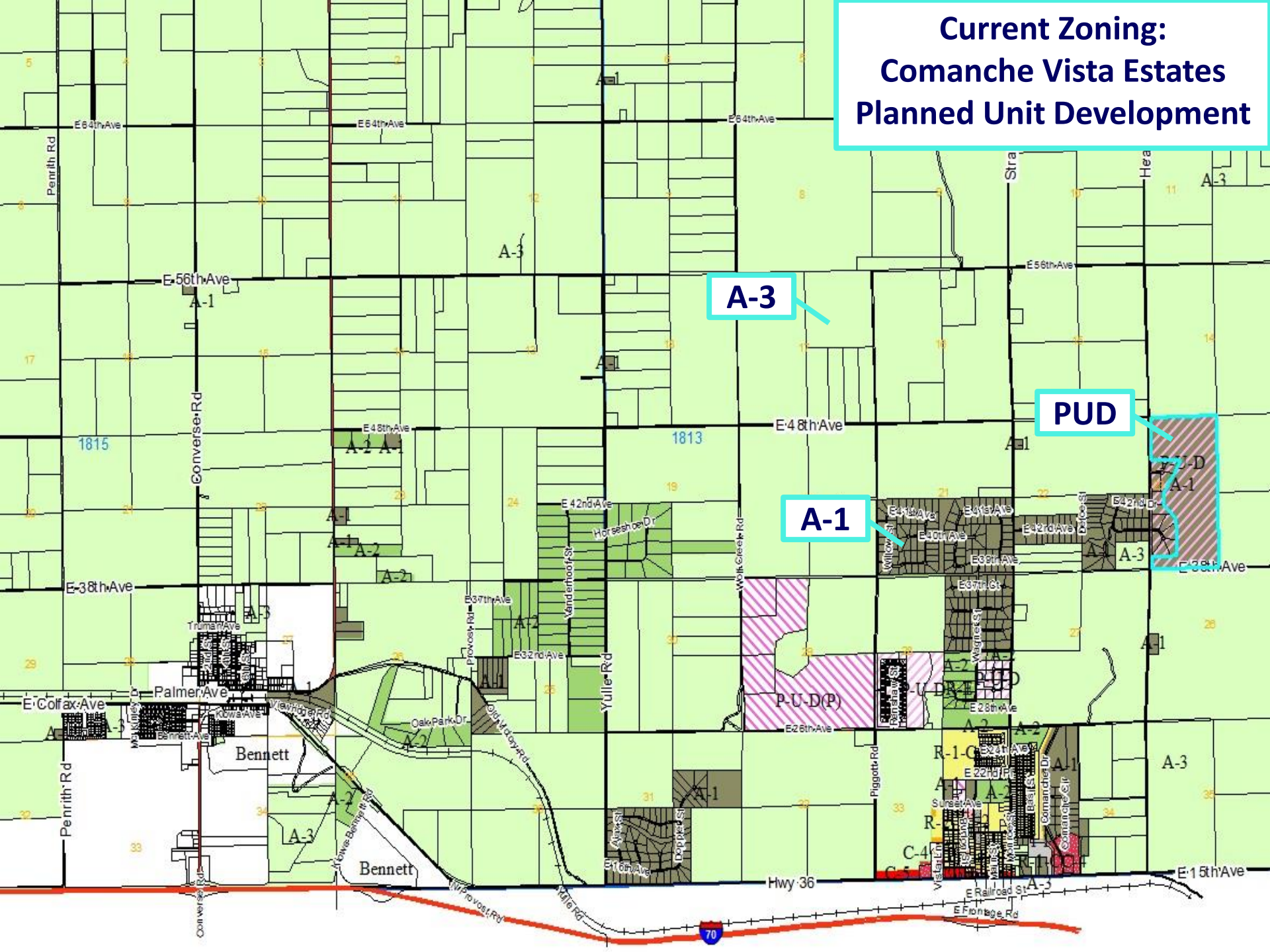
Bennett

E. 38th Ave.

Strasburg

**Aerial View of
Location**

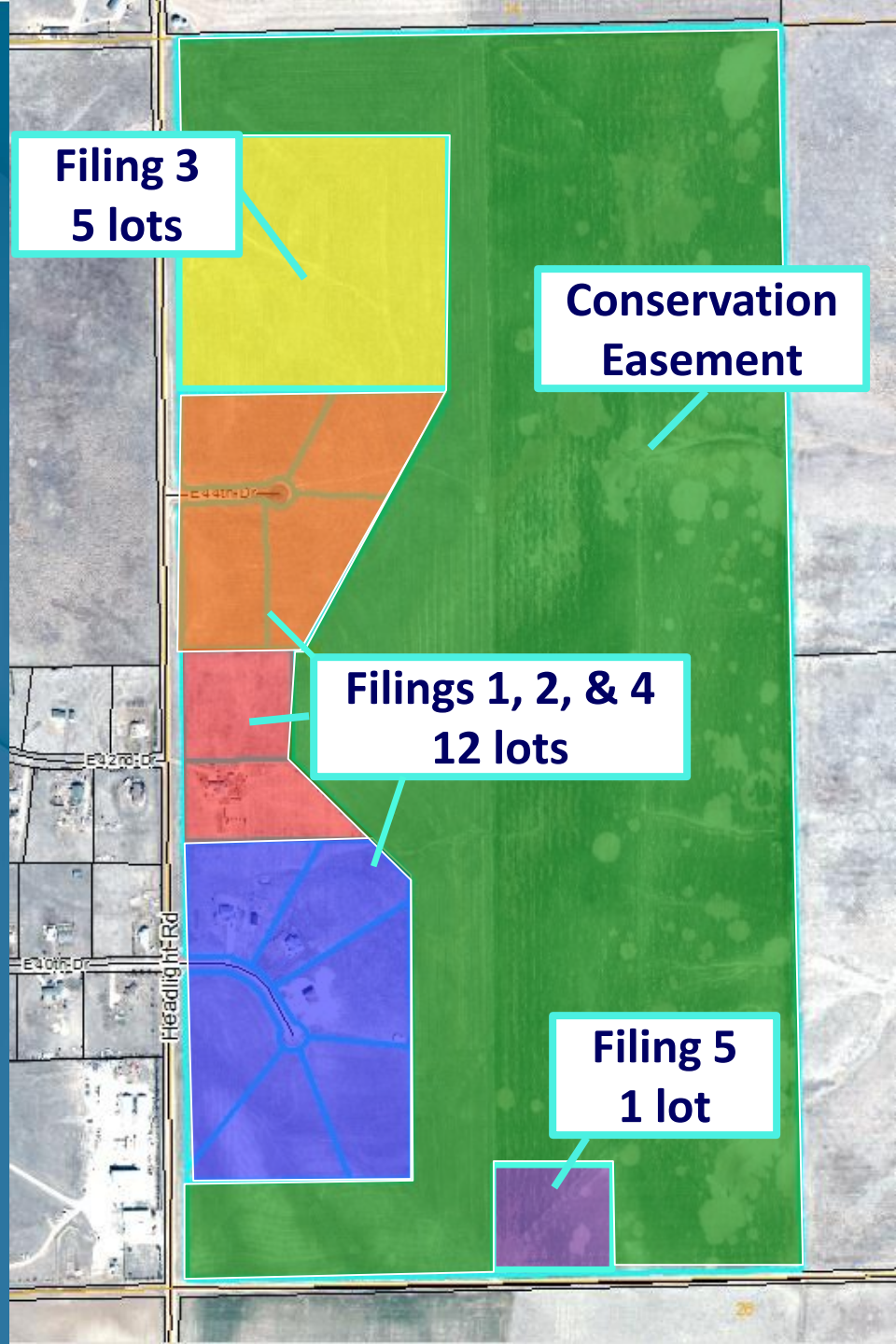
**Current Zoning:
Comanche Vista Estates
Planned Unit Development**



Background

Comanche Vista Estates PUD

- Development Plan on 307 acres (Aug 2003)
 - 18 single-family lots (min. 5-acre lots)
 - 217 acres conservation easement
- Filings 1, 2, & 4: Fully-approved
 - 12 lots (2003-2007)
- Filing 3: Preliminary approval only
 - 5 lots (2017)
- Filing 5 (Subject final plat)
 - 1 lot (2018)

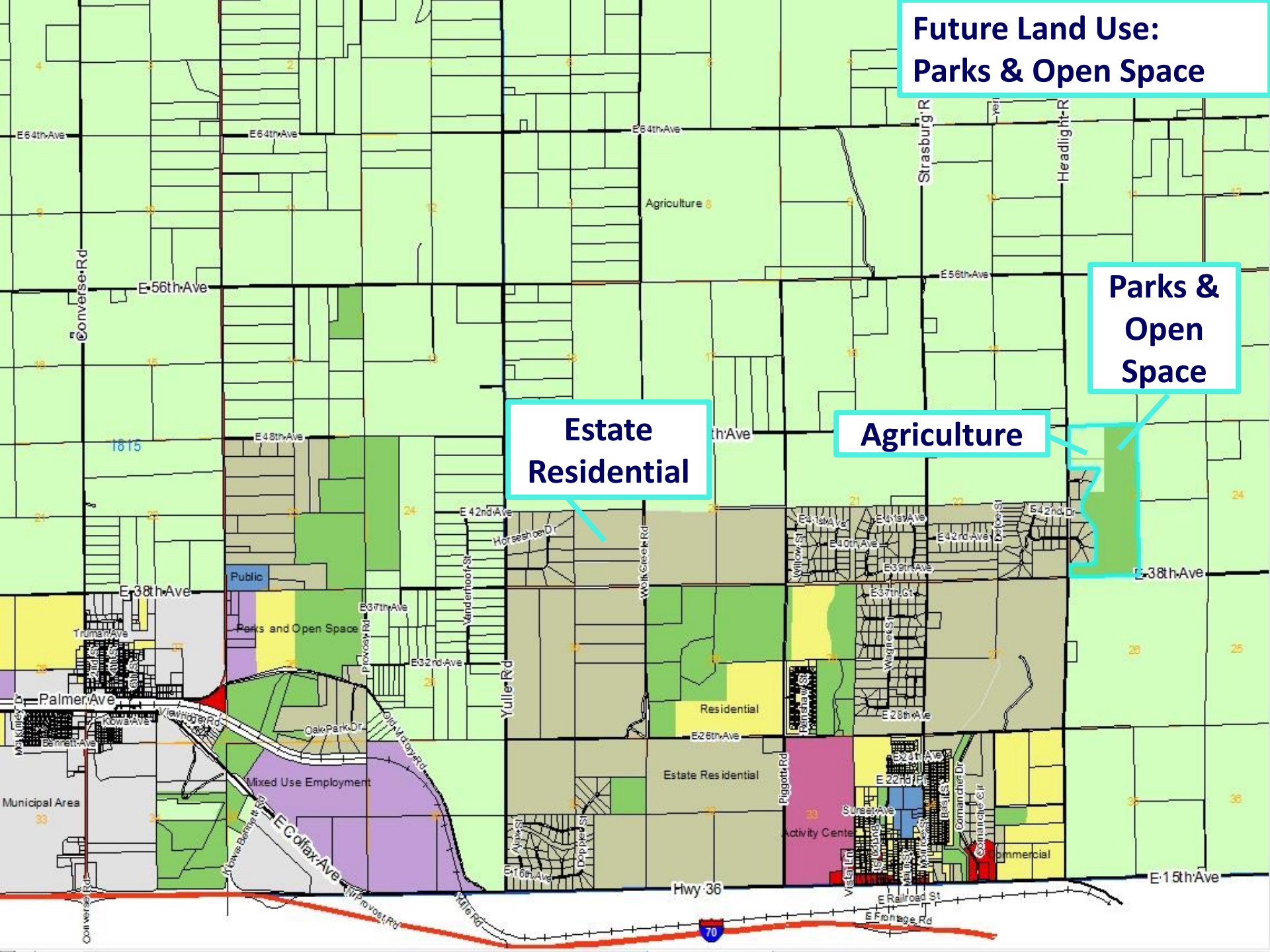


**Future Land Use:
Parks & Open Space**

**Parks &
Open
Space**

**Estate
Residential**

Agriculture



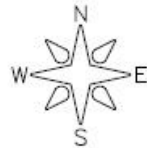
Criteria for Minor Subdivision Final Plat Approval

Section 2-02-18-03-05

1. Conforms to approved sketch plan
2. Conforms to Subdivision Design Standards
3. Sufficient water supply
4. Established sewage disposal
5. Identified soil & topographical issues
6. Adequate drainage improvements
7. Adequate public facilities and infrastructure
8. Consistent with Comprehensive Plan
9. Consistent with Development Standards
10. Conforms to zone district density standards
11. Compatible & harmonious to surrounding area

COMANCHE VISTA ESTATES - FILING NO. 5

A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO. CASE NO: .
SHEET 2 OF 2



SCALE: 1"=100'

Prepared By

R. W. JAYR & ASSOCIATES, INC.
2090 East 104th Avenue, S-200
Thornton, Colorado 80233
303-452-4433 rjw@rjwassoc.com
CADD FILE: G17167/G17167A.DWG

Date Prepared: SEPTEMBER 28, 2017
REVISION 01-06-2018 PER COUNTY COMMENTS

LEGEND

- LOCATED FOUND #3 REBAR & CAP, BAYER - P.L.S. 6973, FLUSH W/GROUND
- LOCATED FOUND 2" ALUMINUM CAP, RUSSELL, P.L.S. 23519, WC 40", 1.0' BELOW GROUND

COMANCHE VISTA
ESTATES -
FILING NO. 4
(RECEPTION NO.
20051220001389320,
ADAMS COUNTY RECORDS)

ROAD

HEADLIGHT

N00°16'00"E L273.37'

S89°44'00"E 953.74'

40' DEED TO ADAMS COUNTY IN RECEPTION
NO. 20060111000037710, FOR PUBLIC ROAD

S.W. COR. S.W. 1/4 SEC. 23, T. 3S., R. 62W.
(FOUND SPIKE NAIL W/FLAGGING, FIT
MONUMENT RECORD TIES BY R.W. JAYR &
ASSOCIATES, FILED ON 9/23/2004, 0.2'
BELOW GRAVEL ROAD)

EAST 38TH AVENUE

SOUTH LINE S.W. 1/4 SEC. 23
(BASIS FOR BEARINGS)

S.W. 1/4
SEC. 23

(PARCEL SHOWN IN BOOK 1, PAGE 4889, RECEPTION NO.
2017-124, LAND SURVEY PLATS, ADAMS COUNTY RECORDS)

ACCEPTANCE OF DECLARATION OF USE RESTRICTION,
RECEPTION NO. 20051109001242790, ADAMS COUNTY RECORDS

N89°50'48"E 466.69'

10' DRY UTILITY & DRAINAGE
EASEMENT BY THIS PLAT

LOT 1

CONTAINS 217,800 SQUARE FEET
OR 5.000 ACRES MORE OR LESS

N00°09'12"W 466.69'

10' DRY UTILITY &
DRAINAGE EASEMENT
BY THIS PLAT

10' DRY UTILITY &
DRAINAGE EASEMENT
BY THIS PLAT

15' DRY UTILITY &
DRAINAGE EASEMENT
BY THIS PLAT

S89°50'48"W 466.69'

S00°09'12"E 466.69'

POINT OF
BEGINNING

EAST LINE S.W. 1/4 SEC. 23

S00°07'32"E

FOUND 2" ALUMINUM CAP,
RUSSELL, P.L.S. 23519, WC
40", 1.0' BELOW GROUND

NORTH RIGHT-OF-WAY
LINE EAST 38TH AVENUE
S89°50'48"W 370.00'

2659.08'

S.E. COR. S.W. 1/4 SEC. 23, T. 3S., R. 62W.
(FOUND 2 1/4" IRON PIPE W/PLUMBERS CAP,
1.3' BELOW GROUND)

POINT OF COMMENCEMENT

S.E. 1/4 SEC. 23

(UNPLATTED)
ADAMS COUNTY PARCEL #18130000063

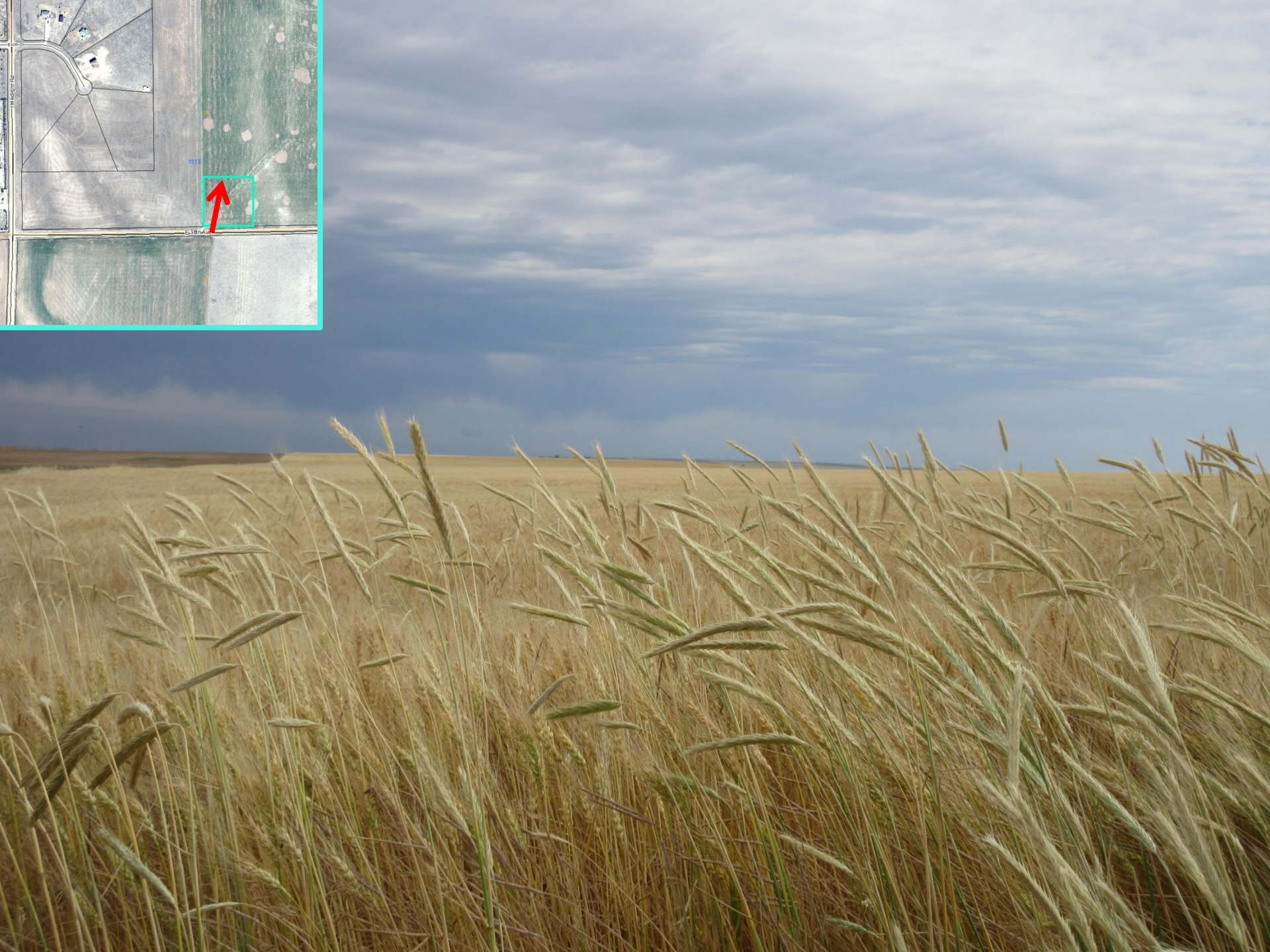
Development Standards

Comanche Vista Estates PUD

- Minimum Lot Size:
 - 5 acres
- Consistent with Development Plan:
 - Lot Boundaries match approved PUD

Analysis

- Water:
 - Well permits through CDWR
- Sewage:
 - Individual Septic Systems through TCHD
- Electric Service:
 - Provided by IREA









Referral Period

Notices Sent	Comments Received
46	0

2,000 foot referral distance

No concerns:

IREA
Strasburg Fire
Xcel

Concern, but no objection:

CGS
Tri-County
Health

Staff Analysis

- Consistent with Comprehensive Plan
- Compliant with Devt. & Subd. Design Standards
- Consistent with approved PUD
- Compatible with surrounding area
- Water, Sewage, & Electric Service Provided

Planning Commission Update

PLT2017-00019 – Comanche Vista Estates, Filing 5

Case heard on June 28, 2018.

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Approval of the final plat (PLT2017-00019 Comanche Vista Estates, Filing 5) with:

11 findings-of-fact, and

1 condition.