



**COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
STAFF REPORT**

CASE NO.: PLT2017-00019

CASE NAME: COMANCHE VISTA ESTATES, FILING 5

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**COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT**

STAFF REPORT

Board of County Commissioners

July 17, 2018

Case No.: **PLT2017-00019**

CASE NAME: **Comanche Vista Estates, Filing # 5**

Owner's Name:	Kenneth Newby
Applicant's Name:	Kenneth Newby
Applicant's Address:	P.O. Box 830, Bennett, CO 80102
Location of Requests:	Approximately 1,300 feet northeast of the intersection of Headlight Mile Road & E. 38 th Avenue.
Parcel #:	0181323200006
Nature of Requests:	Minor Subdivision Final Plat for 1 lot
Zone District:	Comanche Vista Estates Planned Unit Development (PUD)
Site Size:	5 acres
Proposed Uses:	Single-Family Residential
Existing Use:	Vacant
Hearing Date(s):	PC: June 28, 2018 / 6:00 p.m. BoCC: July 17, 2018 / 9:30 a.m.
Report Date:	June 29, 2018
Case Manager:	Greg Barnes
PC Recommendation:	APPROVAL of the final plat with 11 Findings-of-Fact and 1 Condition
Staff Recommendation:	APPROVAL of the final plat with 11 Findings-of-Fact and 1 Condition

SUMMARY OF PREVIOUS APPLICATIONS

On August 20, 2003, the Board of County Commissioners approved a Planned Unit Development (PUD-Comanche Vista Estates), a final development plan (FDP) on 307 acres, and a final plat(Filing # 1) on 10 acres of the 307 acre PUD. As part of the PUD, 217 acres of property was reserved as a conservation easement.

On November 28, 2005, the Board of County Commissioners approved a final plat (Filing # 4) to create 6 lots on 31 acres of the previously approved 307 acre FDP.

On June 25, 2007, the Board of County Commissioners approved a final plat (Filing #2) to create 4 lots on 20.8 acres of the 307 acre FDP.

On November 14, 2017, the Board of County Commissioners approved a preliminary plat (Filing #3 of the PUD) to create 5 lots on 25.8 acres of the 307 acre FDP.

<u>Filing #</u>	<u>No. of Approved Lots (Final Development Plan)</u>	<u>No of Approved Lots (Final Plat)</u>
1	2	2
2	4	4
3	5	0
4	6	6
5	1	0*

The subject request will create this lot.

SUMMARY OF APPLICATION

Background:

The applicant, Kenneth Newby, is requesting a minor subdivision final plat (filing # 5) to create one single-family lot within the approved 307-acre FDP. The proposed filing is consistent with the approved FDP and the purpose and intent of the PUD. There are 18 lots approved with an FDP; however, only 12 lots have obtained approval of a final plat. Approval of this request will result in 13 approved lots with final plats. The remaining five lots approved with the FDP have received preliminary plat approval, but yet to submit for a final plat approval.

Site Characteristics:

The subject site is located approximately 1,300 feet northeast of the intersection of East 38th Avenue and Headlight Road. The property is vacant. The subject site has access on East 38th Avenue to the south. The proposed five acre lot is part of a 247 acre parcel of land with 217 acres reserved in a conservation easement. Three sections of the property will be surrounded by the conservation easement.

Development Standards and Regulations Requirements:

Per Section 5-03-03 of the County's Development Standards and Regulations, subdivision plats and lot dimensions are required to conform to requirements of the zone district in which the property is located. In addition, all lots created by a subdivision shall have access to a County maintained right-of-way. The minimum lot size required in the Comanche Vista Estates PUD is five acres. The proposed lot conforms to the minimum lot size allowed in the PUD. In addition, the proposed lot will have access on a County maintained right-of-way.

Provisions of adequate water and sewer service are required for approval of a final plat. The applicant has demonstrated the ability to provide water and sewer services to serve the lots through individual well and septic systems. Per Section 5-04 of the County's Development Standards and Regulations, public improvements may be required to be constructed with the development of a subdivision. There are no public improvements required with the proposed plat. Sections 5-05-04 and 05-05-05 of the County's Development Standards require land dedication to support new or expanded parks and schools. Cash-in-lieu, if deemed by the Board of County Commissioner to be appropriate, may be accepted for the land dedication. The applicant has provided \$632.11 as cash-in-lieu of the school district land dedication and \$177.61 for the parks land dedication.

Future Land Use Designation:

The future land use designation on the property is Parks & Open Space. The 217 acres of conservation easement seems to be the likely reason for the future land use designation. Other lots in the subdivision are designated as estate residential. Per Chapter 5 of the County's Comprehensive Plan, Parks & Open Space areas are intended to provide conservation areas for wildlife. The Estate Residential future land use areas are intended for rural residential development at a density of less than one dwelling unit per acre. As shown on the plat (see Exhibit 3.2), 217 acres of land surrounding the lot is reserved as conservation easement. The proposed final plat complies with the approved FDP and the County's Comprehensive Plan.

Surrounding Zoning Designations and Existing Use Activity:

Northwest PUD Conservation Easement	North PUD Conservation Easement	Northeast PUD Conservation Easement
West PUD Conservation Easement	Subject Property PUD Single-Family Residential	East PUD Conservation Easement
Southwest A-3 Vacant	South A-3 Vacant	Southeast A-3 Vacant

Compatibility with the Surrounding Land Uses:

The property to the north, west, and east of the subject property are located within the Comanche Vista Estates PUD and reserved as a conservation easement. The property to the south, across East 38th Avenue, is undeveloped, and zoned Agricultural-3 (A-3). Per Section 3-10-01 of the County's Development Standards, the A-3 district is intended for expansive land holdings for dry land and irrigated farming and food production. The proposed request is consistent with the approved FDP and will be compatible with the surrounding properties.

PLANNING COMMISSION UPDATE:

The Planning Commission (PC) considered this case on June 28, 2018. Ms. Lisa Gard, the applicant's representative, and Mr. Kenneth Newby, the property owner and applicant, both spoke at the meeting and had no concerns with the staff report or presentation. The PC asked staff if a comprehensive plan amendment was required with the application. Staff informed the PC that the request is for a final plat for a residential use approved in a PUD and does not require a comprehensive plan amendment. There was no one from the public to speak in favor or in opposition to the request.

The Planning Commission voted (7-0) to recommend approval of the request.

Staff Recommendations:

Based upon the application, the criteria for approval of a final plat, and a recent site visit, staff recommends approval of this request with 11 findings-of-fact and 1 condition.

RECOMMENDED FINDINGS-OF-FACT

1. The final plat is consistent and conforms to the approved sketch plan.
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 provision has been made for a public sewage disposal system 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.

8. The final plat is consistent with the Adams County Comprehensive Plan and any available area plan.
9. The final plat is consistent with the purposes of these standards and regulations.
10. The overall density of development within the proposed subdivision conforms to the zone district density allowances.
11. 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; and
 - d. Incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the project design.

RECOMMENDED CONDITION OF APPROVAL

1. All utilities shall be located underground pursuant to the Adams County Development Standards and Regulations.

PUBLIC COMMENTS

Number of Notifications Sent (2,000 Feet)	Number of Public Comments Received by Staff
471	0

All property owners and current residents within 2,000 feet of the subject property were notified of the application. As of writing this report, staff has not received any public comments.

COUNTY AGENCY COMMENTS

Adams County staff reviewed the subject and determined the proposed final plat conforms to the County's Development Standards and Regulations.

REFERRAL AGENCY COMMENTS

During the referral period, the Colorado Geologic Survey stated there is collapsible soil in the area, and requested special precautionary measures to be considered during development of the site. The Tri-County Health Department reviewed the request and had no objection so long as the on-site wastewater treatment system is permitted, installed, operated, and maintained according to required standards.

Responding with Concerns:

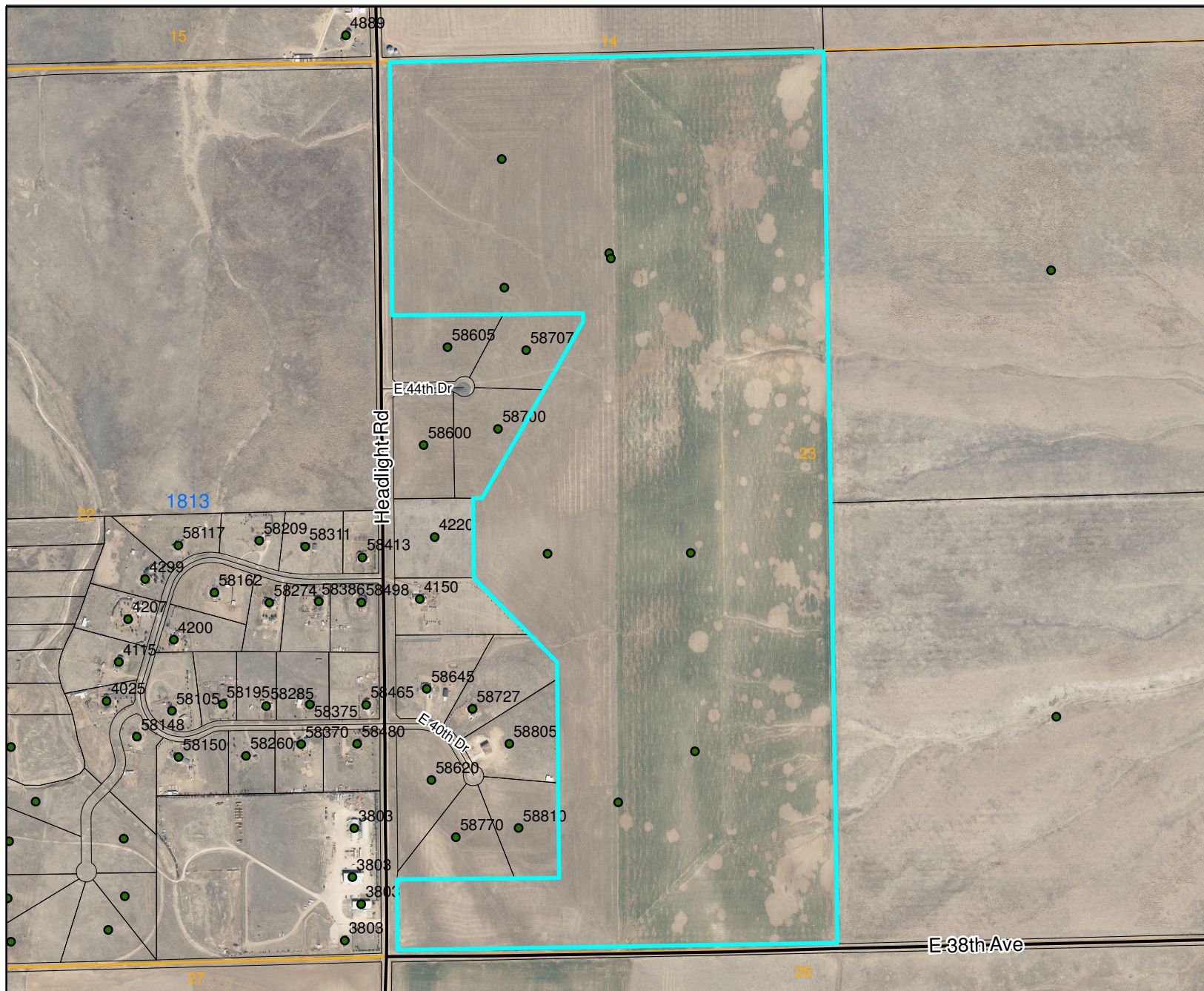
Colorado Geologic Survey
Tri-County Health Department

Responding without Concerns:

Intermountain Rural Electric Association (IREA)
Strasburg Fire Protection District #8
Xcel Energy

Notified but not Responding / Considered a Favorable Response:

Century Link
Colorado Division of Water Resources
Colorado Division of Wildlife
Comcast
East Adams Soil Conservation
Strasburg Parks & Recreation District
Strasburg School District 31J
U.S. Postal Service



LEGEND

- ★ Special Zoning Conditions
- 3 Section Numbers
- Railroad
- Major Water
- Zoning Line
- Sections
- Zoning Districts**
- A-1
- A-2
- A-3
- R-E
- R-1-A
- R-1-C
- R-2
- R-3
- R-4
- M-H
- C-0
- C-1
- C-2
- C-3
- C-4
- C-5
- I-1
- I-2
- I-3
- CO
- PL
- AV
- DIA
- P-U-D
- P-U-D(P)
- Airport Noise Overlay

Comanche Vista Estates, Filing #5

PLT2017-00019

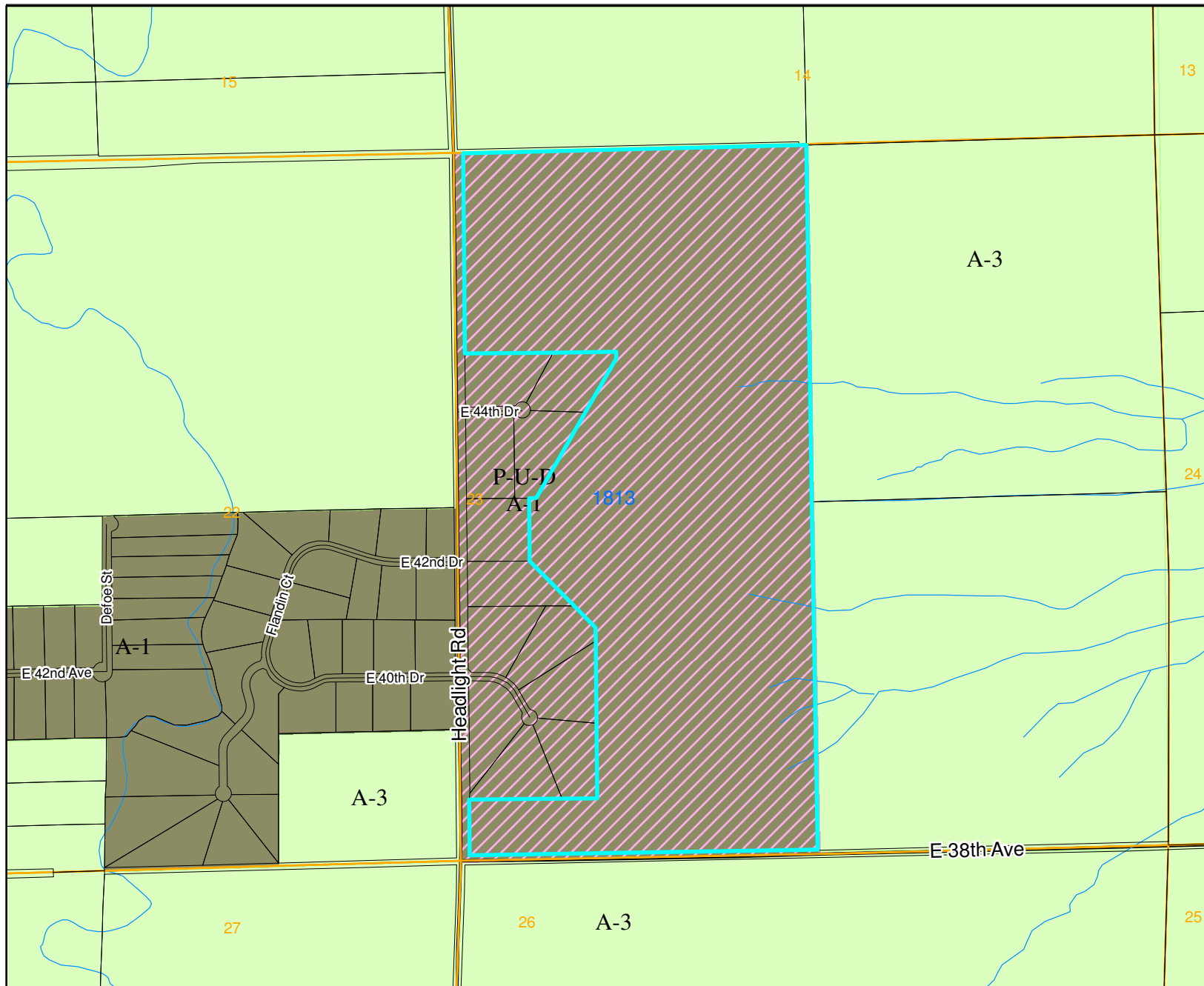


For display purposes only.







ADAMS COUNTY
COLORADO

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



Legend

-  Railroad
-  Major Water
-  Zoning Line
-  Sections

Comanche Vista Estates, Filing 5

PLT2017-00009

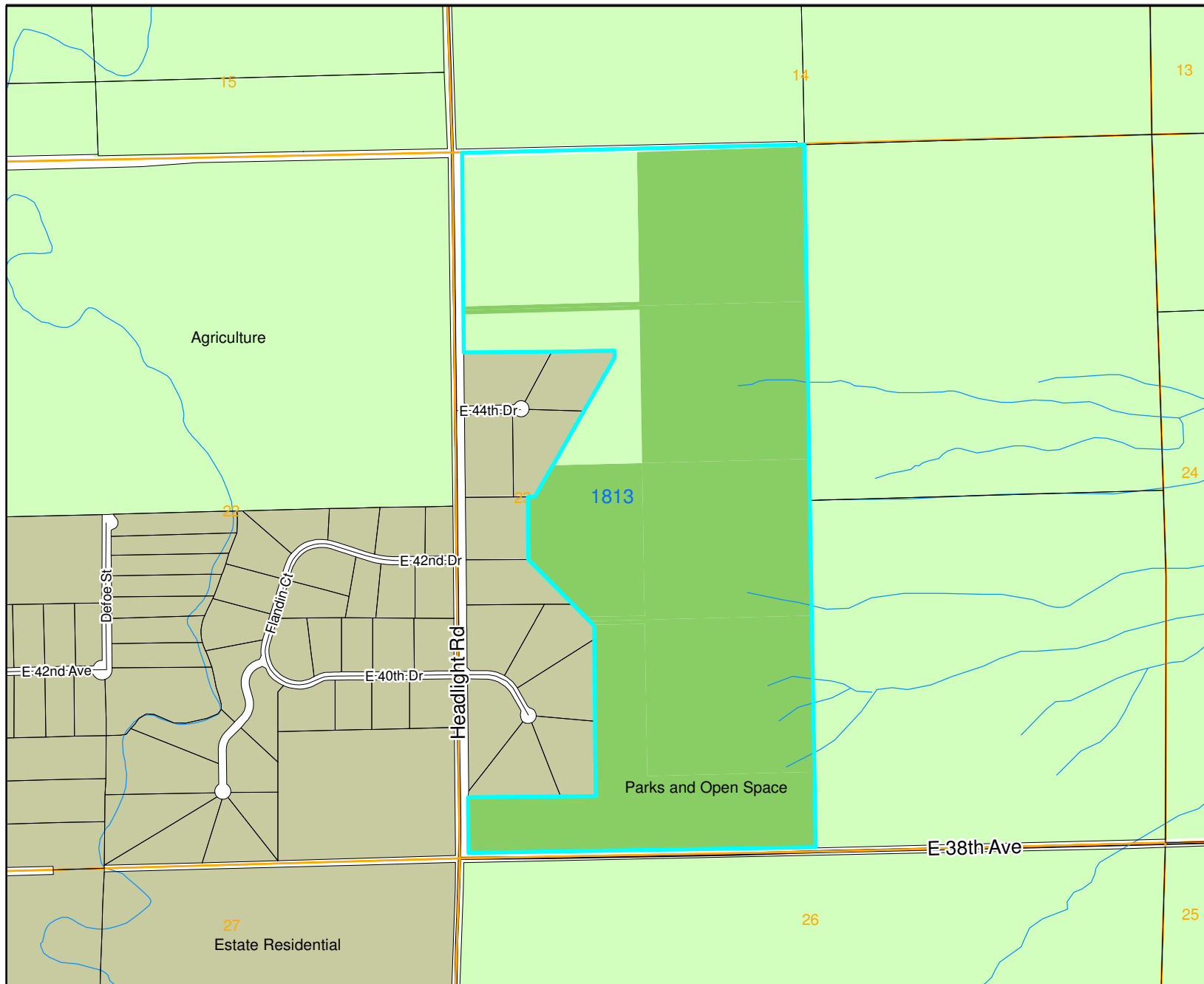


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





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Legend

-  Railroad
-  Major Water
-  Zoning Line
-  Sections

Comanche Vista Estates, Filing 5

PLT2017-00009

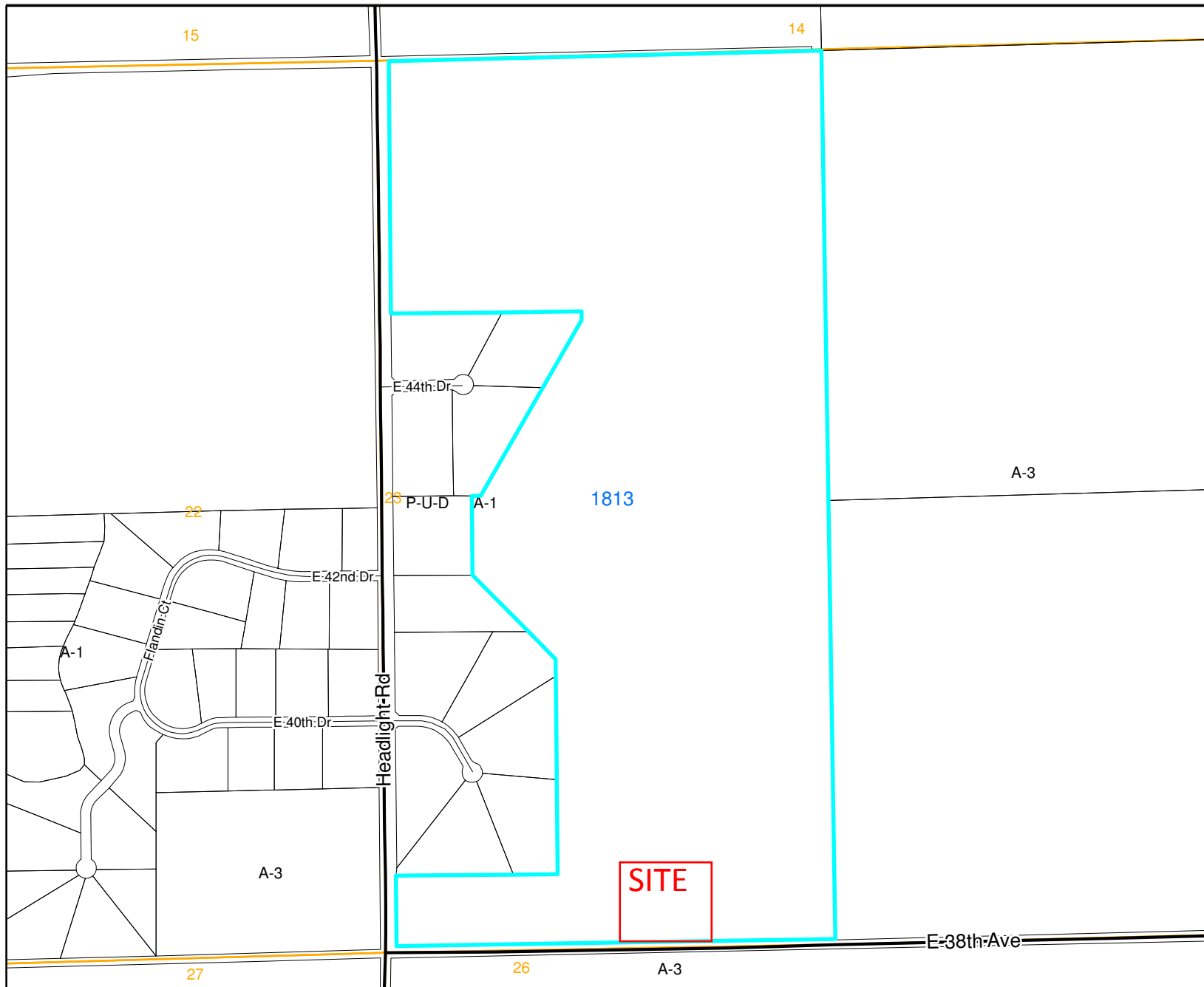


For display purposes only.



ADAMS COUNTY
COLORADO

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by the Adams County GIS
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responsibility for its accuracy



LEGEND

- ★ Special Zoning Conditions
- 3 Section Numbers
- +— Railroad
- Major Water
- Zoning Line
- Sections

Comanche Vista Estates, Filing #5

PLT2017-00019



For display purposes only.



ADAMS COUNTY
COLORADO

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responsibility for its accuracy

3. WRITTEN EXPLANATION OF THE PROJECT – Comanche Vista Estates Homesite Filing

The purpose of this project is to complete the application and filing for the minor subdivision of the 5 acre Homesite for the Comanche Vista Estates Planned Unit Development (PUD), originally certified by the Adams County Clerk and Recorder on August 27, 2003. The PUD was approved for development to allow 17-5+ acre lots and 1-future 5+ acre unsubdivided homesite “Homesite” that could be platted later. Filing No. 1, 2 and 4 final plats were approved between 2003 and 2007, along with an Agricultural Reserve of approximately 216.625 acres. Filing 3 is currently in the final review process. The last parcel to be created is the Homesite parcel for this PUD.

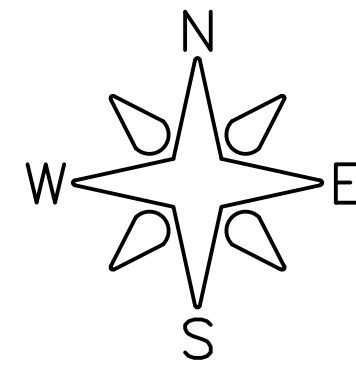
The proposed water supply plan is for all lots to be served by individual wells into the Laramie-Fox Hill aquifer. Sewer service will be individual on-site sewage disposal systems. Land use plat notes that were included on Filing No. 1, 2, 3 and 4, and are also included on the Homesite parcel, are as follows:

1. Soil Conditions – outlines the notice that soils may have high shrink swell potential and shall be designed to minimize foundation damage and movement, engineered sewage disposal systems may be required, and perched groundwater may be created if areas around foundations are excessively irrigated.
2. Sewer Service – outlines provisions for sewer service, including the Onsite Wastewater Systems (OWS) required maintenance responsibilities per recommendations of Tri-County Health.
3. County Drainage Policy – the County’s standard drainage policy notes are also included on the plat per requirements of the Community & Economic Development Department including maintenance responsibilities.

COMANCHE VISTA ESTATES - PUD

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.
SHEET 1 OF 1

HOMESITE AREA - SITE PLAN



0 50' 100' 200'

SCALE: 1"=100'

Prepared By:

R. W. BAYER & ASSOCIATES, INC.
2090 East 104th Avenue, S-200
Thornton, Colorado 80233
303-452-4433 rwbosurveying@hotmail.com
CAD FILE: G17167/G17167B.DWG

Date Prepared: SEPTEMBER 28, 2017

LEGEND

- DENOTES: FOUND #5 REBAR & CAP, BAYER - P. L. S. 6973, FLUSH W/GROUND
- DENOTES: 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)

N00°16'00"E 1271.37'

ROAD

S89°44'00"E 953.74'

HEADLIGHT

PROPOSED LOT 1, COMANCHE
VISTA ESTATE - FILING NO. 5
CONTAINS 217,800 SQUARE FEET
OR 5.000 ACRES MORE OR LESS

40' DEEDED 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. BAYER &
ASSOCIATES, FILED ON 9/23/2004, 0.2'
BELOW GRAVEL ROAD)

EAST 38TH AVENUE

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

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 (TYPICAL)

PROPOSED
ISDS AREA

PROPOSED
ISDS AREA
(ALTERNATE)

PROPOSED
BUILDING
ENVELOP

10' DRY UTILITY &
DRAINAGE EASEMENT BY
THIS PLAT (TYPICAL)

PROPOSED
DRIVEWAY

ALLOWED HOMESITE
AREA-COMANCHE
VISTA ESTATES-PUD
(RECEPTION NO. C1200349,
ADAMS COUNTY RECORDS)

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

NORTH RIGHT-OF-WAY
LINE EAST 136TH AVENUE
S89°50'48"W 570.00'

2659.08'

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

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

S00°07'52"E

(UNPLATTED)

ADAMS COUNTY PARCEL #0181300000063

SEC. 23

S.E. 1/4

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: PLT2017-00019
SHEET 1 OF 2
VICINITY MAP

KNOW ALL MEN BY THESE PRESENTS THAT KENNETH W. NEWBY, BEING THE OWNER OF THAT PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME AS SHOWN ON THIS PLAT INTO A LOT, STREETS AND EASEMENT UNDER THE NAME AND STYLE OF COMANCHE VISTA ESTATES - FILING NO. 5 AND DO HEREBY GRANT TO THE COUNTY OF ADAMS, STATE OF COLORADO, FOR THE USE OF THE PUBLIC, ALL STREETS, AND OTHER PUBLIC WAYS AND LANDS AS SHOWN ON THIS PLAT, FOREVER, AND ALSO RESERVE THOSE PORTIONS OF REAL PROPERTY WHICH ARE LABELED AS UTILITY EASEMENTS ON THIS PLAT, FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO ELECTRIC LINES, GAS LINES, TELEPHONE LINES, SEWER LINES, WATER LINES: TOGETHER WITH A RIGHT TO TRIM INTERFERING TREES AND BRUSH, TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES; SAID EASEMENTS AND RIGHTS TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER.

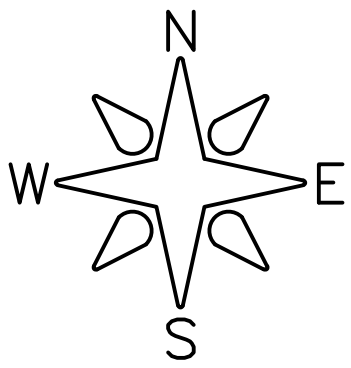
EXECUTED THIS DAY OF , 20 .

Prepared By:
R. W. BAYER & ASSOCIATES, INC.
2090 East 104th Avenue, S-200
Thornton, Colorado 80233
303-452-4433 rwbsurveying@hotmail.com
CAD FILE: G17167/G17167.DWG

Date Prepared: SEPTEMBER 28, 2017
REVISED 01-26-2018 PER COUNTY COMMENTS

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. BAYER & ASSOCIATES, INC.
2090 East 104th Avenue, S-200
Thornton, Colorado 80233
303-452-4433 rwbosurveying@hotmail.com
CAD FILE: G17167/G17167A.DWG

Date Prepared: SEPTEMBER 28, 2017
REVISED 01-26-2018 PER COUNTY COMMENTS

LEGEND

- DENOTES: FOUND #5 REBAR & CAP, BAYER - P. L. S. 6973, FLUSH W/GROUND
- DENOTES: 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

S89° 44' 00" E 953.74'

N00° 16' 00" E 1271.37'

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

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

S00° 07' 52" E

(UNPLATTED)

ADAMS COUNTY PARCEL #0181300000063

SEC. 23

S.E. 1/4

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

10' DRY UTILITY &
DRAINAGE EASEMENT
BY THIS PLAT

10' DRY UTILITY &
DRAINAGE EASEMENT
BY THIS PLAT

15' DRY UTILITY &
DRAINAGE EASEMENT
BY THIS PLAT

N00° 09' 12" W 466.69'

S00° 09' 12" E 466.69'

S89° 50' 48" W 466.69'

EAST 38TH AVENUE

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

POINT OF
BEGINNING

NORTH RIGHT-OF-WAY
LINE EAST 38TH AVENUE

S89° 50' 48" W 570.00'

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

N00° 07' 52" W 40.00'

2659.08'

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

POINT OF COMMENCEMENT

40' DEEDED 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. BAYER &
ASSOCIATES, FILED ON 9/23/2004, 0.2'
BELOW GRAVEL ROAD)

Community & Economic
Development Department
www.adcogov.org



4430 South Adams County Parkway
1st Floor, Suite W2000
Brighton, CO 80601-8204
PHONE 720.523.6800
FAX 720.523.6998

Development Review Team Comments

Date: 12/20/2017

Project Number: PLT2017-00019

Project Name: Comanche Vista Estates,

Note to Applicant:

The following review comments and information from the Development Review Team is based on the information you for a minor subdivision final plat. At this time, it is being requested that you resubmit to us based on the following comments. I'm happy to set up a meeting with necessary staff, if you need guidance. Please contact the case manager if you have any questions:

Commenting Division: Building Review

Name of Reviewer: Justin Blair

Date: 11/20/2017

Email: jblair@adcogov.org

No Comment

Commenting Division: Engineering Review

Name of Reviewer: Greg Labrie

Date: 12/04/2017

Email: glabrie@adcogov.org

Complete

ENG1: Flood Insurance Rate Map – FIRM Panel # (08001C0743H), Federal Emergency Management Agency, January 20, 2016. According to the above reference, the project site is NOT located within a delineated 100-year flood hazard zone; A floodplain use permit will not be required.

ENG2: The project site is not located in a NRCO district. An environmental assessment is not required.

ENG3; The project site is NOT within the County's MS4 Stormwater Permit area. The use of erosion and sediment control BMPs are expected. The applicant shall be responsible to ensure compliance with all Federal, State, and Local water quality construction requirements.

ENG4; Applicant is proposing to install over 3,000 square feet of impervious area on the project site. A drainage report and drainage plans in accordance to Chapter 9 of the Adams County Development Review Manual, are required to be completed by a registered professional engineer and submitted to Adams County for review and final approval.

ENG5; The applicant is required to complete a traffic impact study signed and stamped by a professional engineer.

ENG6; The developer is required to construct roadway improvements as required by the approved traffic impact study and must obtain any roadway construction permits from Adams County.

ENG7; No building permits will be issued until all public improvements have been constructed, inspected and preliminarily accepted by the County's Transportation Dept.

ENG8; East 38th Avenue is classified as a Section Line arterial. Any new access onto E. 38th Avenue must be approved through the Adams County One Stop Permit Center.

ENG9; Prior to scheduling the final plat/FDP BOCC hearing, the developer is required to submit for review and receive approval of all construction documents (construction plans and reports). Construction documents shall include, at a minimum, onsite and public improvements construction plans, drainage report, traffic impact study. All construction documents must meet the requirements of the Adams County Development Standards and Regulations. The developer shall submit to the Adams County Development Review Engineering division the following: Engineering Review Application, Engineering Review Fee, three (3) copies of all construction documents.

Commenting Division: Environmental Analyst Review

Name of Reviewer: Jen Rutter

Date: 11/28/2017

Email: jrutter@adcogov.org

No Comment

Commenting Division: Parks Review

Name of Reviewer: Aaron Clark

Date: 11/27/2017

Email: aclark@adcogov.org

Complete

PRK1. The Homesite Area is adjacent on three sides of lands protected by a conservation easement held by Adams County. Development of the Homesite Area shall not impair the conservation values of the easement.

Commenting Division: Planner Review

Name of Reviewer: Greg Barnes

Date: 12/19/2017

Email: gibarnes@adcogov.org

Resubmittal Required

PLN01: A subdivision improvements agreement (SIA) must be submitted with separate application. This agreement must be reviewed by staff prior to scheduling the final plat for public hearings. Since the SIA was not submitted with the original application, a full 21-day review cycle may be needed when you resubmit.

PLN02: Construction documents shall be submitted and finalized prior to scheduling a final plat for public hearing.

PLN03: All PLD fees are to be submitted prior to public hearing. A fee calculation sheet has been included with these comments. Please note - It appears that your calculation was one cent short.

PLN04: Please review the criteria for approval of a minor subdivision final plat found in Section 2-02-18-03-05 of the Development Standards. Compliance with the subdivision design standards includes: public improvements and PLD fees. Traffic and drainage studies are also included in this criteria,

PLN05: The design of the lot appears to comply with the minimum standards of the Comanche Vista estates PUD. No further revision to the lot configuration appears to be necessary.

Commenting Division: ROW Review

Name of Reviewer: Marissa Hillje

Date: 12/14/2017

Email: mhillje@adcogov.org

Resubmittal Required

ROW1) SUBMIT TITLE COMMITMENT: Please submit a title commitment which should be used to depict the applicable recordings on the plat. Please send Adams County a copy of the title commitment with your application dated no later than 30 days to review in order to ensure that any other party's interests are not encroached upon.

ROW2) Revise Property Description/ Legal Description:

a. An accurate and clear property (legal) description of the overall boundary of the subdivision with the acreage of the subdivision. All courses in the property (legal) description shall be shown and labeled on the plat drawing, with all bearings having the same direction as called out in the legal description. The only exception being where more than one description is required, going a different direction over the same course. The direction shall then hold for the description having more weight (i.e., the overall boundary) for purposes of the plat. If both record and "as-measured" dimensions are being used, show both and clearly label on the plat drawing. Point of commencement and/or point of beginning shall be clearly labeled on the plat drawing.

ROW3) See additional comments that are in redlines on plat

Greg Barnes

From: Jennifer Lothrop
Sent: Monday, December 11, 2017 12:41 PM
To: Greg Barnes
Cc: Brigitte Grimm
Subject: For Review: Comanche Vista Estates, Filing 5 (PLT2017-00019)
Attachments: RFC.pdf

Parcel # 0181323200006

The above mentioned parcel IS current, therefore, the Treasurer's Office has no negative input regarding this case.

Jennifer Lothrop

Treasurer Technician

Adams County Treasurer's Office
4430 S. Adams County Pkwy., Suite C2436
Brighton, CO 80601
720.523.6761 | www.adcotax.com
Mon. – Fri. 7am-5pm

NEW Satellite Office
11860 Pecos St.
Westminster, CO 80234
720.523.6160
Tues. Wed. & Thurs. 7:30am-5pm



Adams County Mission
To responsibly serve the Adams County Community with integrity and innovation.



From: Greg Barnes
Sent: Tuesday, November 28, 2017 10:53 AM
To: Greg Barnes
Subject: For Review: Comanche Vista Estates, Filing 5 (PLT2017-00019)

Request for Comments

Case Name: Comanche Vista Estates, Filing #5
Case Number: PLT2017-00019

November 28, 2017

COMANCHE VISTA ESTATES - 5th FILING

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: PLT2017-00019
SHEET 1 OF 2
VICINITY MAP

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT KENNETH W. NEWBY, BEING THE OWNER OF THAT PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 23; THENCE NORTH 00°07'52" WEST ALONG THE EAST LINE OF SAID SOUTHWEST ONE-QUARTER, A DISTANCE OF 40.00 FEET; THENCE SOUTH 89°50'48" WEST PARALLEL WITH AND 40 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST ONE-QUARTER, A DISTANCE OF 570.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°50'48" EAST PARALLEL WITH AND 40 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST ONE-QUARTER, A DISTANCE OF 466.69 FEET; THENCE NORTH 00°09'12" WEST A DISTANCE OF 466.69 FEET; THENCE NORTH 89°50'48" EAST A DISTANCE OF 466.69 FEET; THENCE SOUTH 00°09'12" EAST A DISTANCE OF 466.69 FEET TO THE POINT OF BEGINNING.
CONTAINS 217,800 SQUARE FEET OR 5.000 ACRES MORE OR LESS.

WAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME AS SHOWN ON THIS PLAT INTO LOTS, STREETS AND EASEMENT UNDER THE NAME AND STYLE OF COMANCHE VISTA ESTATES - FILING NO. 5 AND DO HEREBY GRANT TO THE COUNTY OF ADAMS, STATE OF COLORADO, FOR THE USE OF THE PUBLIC, ALL STREETS, AND OTHER PUBLIC WAYS AND LANDS AS SHOWN ON THIS PLAT, FOREVER, AND ALSO RESERVE THOSE PORTIONS OF REAL PROPERTY WHICH ARE LABELED AS UTILITY EASEMENTS ON THIS PLAT, FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO ELECTRIC LINES, GAS LINES, TELEPHONE LINES, SEWER LINES, WATER LINES; TOGETHER WITH A RIGHT TO TRIM INTERFERING TREES AND BRUSH, TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES; SAID EASEMENTS AND RIGHTS TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER.

EXECUTED THIS _____ DAY OF _____, 20____.

KENNETH W. NEWBY

ACKNOWLEDGEMENT:

STATE OF COLORADO
COUNTY OF ADAMS)

THE FOREGOING WAS ACKNOWLEDGED BY ME THIS _____ DAY OF _____, 20____, BY
KENNETH W. NEWBY.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

MY ADDRESS IS: _____

BASIS FOR BEARINGS:

THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER (THE S.W. COR. IS A FOUND SPIKE NAIL W/FLAGGING, FIT MONUMENT RECORD TIES BY R.W. BAYER & ASSOCIATES, FILED ON 9/23/2004, 0.2' BELOW GRAVEL ROAD AND THE S.E. COR. IS A 3/4" IRON PIPE W/PLUMBERS CAP, 1.3' BELOW GROUND) OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEARS, SOUTH 89°50'48" WEST, PER THE RECORDED LAND SURVEY PLAT IN BOOK 1, PAGE 2052, RECEPTION NO. 104-068, ADAMS COUNTY RECORDS. ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON 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 DATE OF THE CERTIFICATION SHOWN HEREON.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY R.W. BAYER & ASSOCIATES, INC. OF THE PROPERTY SHOWN AND DESCRIBED HEREIN TO DETERMINE OWNERSHIP OF THE TRACT OF LAND, COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND OR RIGHTS-OF-WAY, EASEMENTS OR ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND. R.W. BAYER & ASSOCIATES, INC. HAS RELIED UPON TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE COMPANY, REPORT NO. 592-F0575114-152-SKA, EFFECTIVE DATE FEBRUARY 22, 2017 5:00 P.M., THIS PARCEL SUBJECT TO THE EXCEPTIONS CONTAINED UNDER SCHEDULE B - SECTION 2.



PLAT NOTES:

TEN-FOOT (10') WIDE DRY UTILITY AND DRAINAGE EASEMENTS ADJOINING THE PERIMETER OF THIS SUBDIVISION ARE HEREBY GRANTED ON PRIVATE PROPERTY. SAID EASEMENT AND THEIR WIDTH ARE INDICATED ON SHEET 2 OF 2 OF THIS PLAT. THESE EASEMENTS ARE GRANTED FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION CABLE, AND TELECOMMUNICATIONS FACILITIES. UTILITIES SHALL ALSO BE PERMITTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES AND WATER METERS SHALL NOT BE PERMITTED WITHIN SAID EASEMENTS. ADDITIONALLY, THESE UTILITY AND DRAINAGE EASEMENTS ARE GRANTED FOR DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS.

THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY SUBDIVISION DEVELOPMENT AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.

SOIL CONDITION NOTE:

SOILS ON LOTS CAN BE EXPECTED TO HAVE A HIGH SHRINK-SWELL POTENTIAL, AND FOUNDATIONS SHOULD BE DESIGNED TO MINIMIZE DAMAGE TO STRUCTURES FROM DIFFERENTIAL FOUNDATION MOVEMENT. ENGINEERED SEWAGE DISPOSAL SYSTEMS MAY BE REQUIRED. GROUNDWATER LEVELS ARE NOT EXPECTED TO BE HIGH ENOUGH TO AFFECT FOUNDATIONS, HOWEVER THERE IS A POSSIBILITY OF SEEPAGE FROM PERCHED GROUNDWATER, IF AREAS AROUND FOUNDATIONS ARE EXCESSIVE IRRIGATED.

ONSITE WATER SYSTEMS:

LOTS WITHIN COMANCHE VISTA ESTATES ARE SERVED BY ONSITE WASTEWATER SYSTEMS (OWS). TRI-COUNTY HEALTH DEPARTMENT REQUIRES THAT SEPTIC TANKS BE PUMPED AND INSPECTED EVERY FOUR YEARS. EACH PROPERTY OWNER SHALL HAVE HIS SEPTIC TANK PUMPED AND INSPECTED BY A SYSTEMS CLEANER, LICENCED BY TRI-COUNTY HEALTH DEPARTMENT AT LEAST EVERY FOUR YEARS, AND SHALL SUBMIT A RECEIPT INDICATING THAT THE SEPTIC SYSTEM HAS BEEN PUMPED AND INSPECTED TO THE TRI-COUNTY HEALTH DEPARTMENT, COMMERCE CITY OFFICE. IN ADDITION TO PUMPING THE, OWS HAVE OTHER MAINTENANCE AND USE REQUIREMENTS THAT CAN PREVENT FAILURE OF THE SYSTEM. THE TRI-COUNTY HEALTH DEPARTMENTS "SEPTIC SYSTEM GUIDELINES AND RECORDS" HAS BEEN PREPARED TO EDUCATE AND ADVISE OWNERS OF OWS ABOUT USE AND MAINTENANCE THEIR OWS. PROPERTY OWNERS CAN OBTAIN COPIES OF THE GUIDE, AS WELL AS ADDITIONAL INFORMATION ABOUT OWS FROM TRI-COUNTY HEALTH DEPARTMENT'S COMMERCE CITY OFFICE.

SURVEYOR'S CERTIFICATE:

I, RAYMOND W. BAYER, A REGISTERED LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THERE ARE NO ROADS, PIPELINES, IRRIGATION DITCHES OR OTHER EASEMENTS IN EVIDENCE OR KNOW BY ME TO EXIST ON OR ACROSS THE HERETOFORE DESCRIBED PROPERTY, EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING, AND THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON.

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

PLANNING COMMISSION APPROVAL:

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

CHAIR

BOARD OF COUNTY COMMISSIONERS APPROVAL:

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

CHAIR

CERTIFICATE OF CLERK AND RECORDER

THIS PLAT WAS 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____.

By:

DEPUTY

COUNTY CLERK AND RECORDER

RECEPTION NO:

Prepared By:

R. W. BAYER & ASSOCIATES, INC.
2090 East 104th Avenue, S-200
Thornton, Colorado 80233
303-452-4433 rwbbsurveying@hotmail.com
CAD FILE: G17167/G17167.DWG

Date Prepared: SEPTEMBER 28, 2017

submit updated title commitment

COMANCHE VISTA ESTATES - 5th FILING

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: **PLT2017-00019**
SHEET 2 OF 2



0 50' 100' 200'

SCALE: 1"=100'

Prepared By:

R. W. BAYER & ASSOCIATES, INC.
2090 East 104th Avenue, S-200
Thornton, Colorado 80233
303-452-4433 rwbbsurveying@hotmail.com
CAD FILE: G17167/G17167A.DWG

Date Prepared: SEPTEMBER 28, 2017

LEGEND

- DENOTES: FOUND #5 REBAR & CAP, BAYER - P. L. S. 6973, FLUSH W/GROUND
- DENOTES: 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)

N00°16'00"E 1271.37'

ROAD

S89°44'00"E 953.74'

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

add note to sheet 1

N89°50'48"E 466.69'

10' DRY UTILITY & DRAINAGE
EASEMENT BY THIS PLAT (TYPICAL)

~~ALLOWED HOMESITE
AREA - COMANCHE VISTA
ESTATES - PUD~~

(RECEPTION NO. C1200349, ADAMS COUNTY RECORDS)

LOT 1

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

10' DRY UTILITY &
DRAINAGE EASEMENT BY
THIS PLAT (TYPICAL)

N00°09'12"W 466.69'

S00°09'12"E 466.69'

legal description
is incorrect.
Revise courses.

40' DECEDED 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. BAYER &
ASSOCIATES, FILED ON 9/23/2004, 0.2'
BELOW GRAVEL ROAD)

EAST 38TH AVENUE

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

POINT OF
BEGINNING

NORTH RIGHT-OF-WAY
LINE EAST ~~38TH~~ AVENUE
S89°50'48"W 570.00'

2659.08'

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

POINT OF COMMENCEMENT

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

S00°07'52"E

(UNPLATTED)

ADAMS COUNTY PARCEL #0181300000063

S.E. 1/4

SEC. 23



Development Review Team Comments

Date: 4/4/2018

Project Number: PLT2017-00019

Project Name: Comanche Vista Estates, Filing #5

Note to Applicant:

The following review comments and information from the Development Review Team is based on the information you resubmitted for a final plat application. A resubmittal is being required. Please contact the case manager if you have any questions:

Commenting Division: Engineering Review #2

Name of Reviewer: Greg Labrie

Date: 04/04/2018

Email: glabrie@adcogov.org

Complete

ENG1: East 38th Avenue is a rural arterial road. There are no public improvements required along E. 38th Avenue; therefore a Subdivision Improvement Agreement is not required to be submitted with the proposed plat.

ENG2: The proposed subdivision is generating less than 20 vehicles per day, a traffic impact study is not required.

ENG3: The proposed development has less than 3000 square feet of impervious surface, therefore a drainage study is not required.

Commenting Division: Planner Review #2

Name of Reviewer: Greg Barnes

Date: 04/04/2018

Email: gjbarnes@adcogov.org

Resubmittal Required

PLN03: Please provide more information in regard to the payment of PLD fees. Although some PLD fees appear to have been paid in June 2003, my records indicate that those fees were paid toward only two of the 18 lots of the PUD. I checked the last approved filing from 2007, and it appears that PLD fees were paid in 2007 as part of that filing.

Commenting Division: Parks Review #1

Name of Reviewer: Aaron Clark

Date: 11/27/2017

Email: aclark@adcogov.org

Complete

PRK1. The Homesite Area is adjacent on three sides of lands protected by a conservation easement held by Adams County. Development of the Homesite Area shall not impair the conservation values of the easement.

Commenting Division: ROW Review #1

Name of Reviewer: Marissa Hillje

Date: 12/14/2017

Email: mhillje@adcogov.org

Resubmittal Required

ROW1) SUBMIT TITLE COMMITMENT: Please submit a title commitment which should be used to depict the applicable recordings on the plat. Please send Adams County a copy of the title commitment with your application dated no later than 30 days to review in order to ensure that any other party's interests are not encroached upon.

ROW2) Revise Property Description/ Legal Description:

a. An accurate and clear property (legal) description of the overall boundary of the subdivision with the acreage of the subdivision. All courses in the property (legal) description shall be shown and labeled on the plat drawing, with all bearings having the same direction as called out in the legal description. The only exception being where more than one description is required, going a different direction over the same course. The direction shall then hold for the description having more weight (i.e., the overall boundary) for purposes of the plat. If both record and "as-measured" dimensions are being used, show both and clearly label on the plat drawing. Point of commencement and/or point of beginning shall be clearly labeled on the plat drawing.

ROW3) See additional comments that are in redlines on plat

Commenting Division: Engineering Review #1

Name of Reviewer: Greg Labrie

Date: 12/04/2017

Email: glabrie@adcogov.org

Complete

ENG1: Flood Insurance Rate Map – FIRM Panel # (08001C0743H), Federal Emergency Management Agency, January 20, 2016. According to the above reference, the project site is NOT located within a delineated 100-year flood hazard zone; A floodplain use permit will not be required.

ENG2: The project site is not located in a NRCO district. An environmental assessment is not required.

ENG3: The project site is NOT within the County's MS4 Stormwater Permit area. The use of erosion and sediment control BMPs are expected. The applicant shall be responsible to ensure compliance with all Federal, State, and Local water quality construction requirements.

ENG4: Applicant is proposing to install over 3,000 square feet of impervious area on the project site. A drainage report and drainage plans in accordance to Chapter 9 of the Adams County Development Review Manual, are required to be completed by a registered professional engineer and submitted to Adams County for review and final approval.

ENG5: The applicant is required to complete a traffic impact study signed and stamped by a professional engineer.

ENG6: The developer is required to construct roadway improvements as required by the approved traffic impact study and must obtain any roadway construction permits from Adams County.

ENG7: No building permits will be issued until all public improvements have been constructed, inspected and preliminarily accepted by the County's Transportation Dept.

ENG8: East 38th Avenue is classified as a Section Line areterial. Any new access onto E. 38th Avenue must be approved through the Adams County One Stop Permit Center.

ENG9: Prior to scheduling the final plat/FDP BOCC hearing, the developer is required to submit for review and receive approval of all construction documents (construction plans and reports). Construction documents shall include, at a minimum, onsite and public improvements construction plans, drainage report, traffic impact study. All construction documents must meet the requirements of the Adams County Development Standards and Regulations. The developer shall submit to the Adams County Development Review Engineering division the following: Engineering Review Application, Engineering Review Fee, three (3) copies of all construction documents.

Commenting Division: ROW Review #2

Name of Reviewer: Marissa Hillje

Date: 04/02/2018

Email: mhillje@adcogov.org

Resubmittal Required

ROW1: Add Case No to each sheet: PLT2017-00019

ROW2: Remove "streets and easements" in dedication paragraph: See redlines for clarification.

Commenting Division: Addressing Review #2

Name of Reviewer: Marissa Hillje

Date: 04/02/2018

Email: mhillje@adcogov.org

Complete

Address will be assigned with the access permit application

Commenting Division: Addressing Review #1

Name of Reviewer: Marissa Hillje

Date: 12/14/2017

Email: mhillje@adcogov.org

Complete

Will address on plat

Commenting Division: Planner Review #1

Name of Reviewer: Greg Barnes

Date: 12/19/2017

Email: gjbarnes@adcogov.org

Resubmittal Required

PLN01: A subdivision improvements agreement (SIA) must be submitted with separate application. This agreement must be reviewed by staff prior to scheduling the final plat for public hearings. Since the SIA was not submitted with the original application, a full 21-day review cycle may be needed when you resubmit.

PLN02: Construction documents shall be submitted and finalized prior to scheduling a final plat for public hearing.

PLN03: All PLD fees are to be submitted prior to public hearing. A fee calculation sheet has been included with these comments. Please note - It appears that your calculation was one cent short.

PLN04: Please review the criteria for approval of a minor subdivision final plat found in Section 2-02-18-03-05 of the Development Standards. Compliance with the subdivision design standards includes: public improvements and PLD fees. Traffic and drainage studies are also included in these criteria,

PLN05: The design of the lot appears to comply with the minimum standards of the Comanche Vista estates PUD. No further revision to the lot configuration appears to be necessary.

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: PLT2017-00019

SHEET 1 OF 2 VICINITY MAP

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT KENNETH W. NEWBY, BEING THE OWNER OF THAT PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 23; THENCE NORTH 00°07'52" WEST ALONG THE EAST LINE OF SAID SOUTHWEST ONE-QUARTER, A DISTANCE OF 40.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF EAST 38TH AVENUE AS DESCRIBED IN RECEPTION NO. 20060111000037710, ADAMS COUNTY RECORDS; THENCE SOUTH 89°50'48" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, PARALLEL WITH AND 40 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST ONE-QUARTER, A DISTANCE OF 570.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°50'48" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, PARALLEL WITH AND 40 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST ONE-QUARTER, A DISTANCE OF 466.69 FEET; THENCE NORTH 00°09'12" WEST A DISTANCE OF 466.69 FEET; THENCE NORTH 89°50'48" EAST A DISTANCE OF 466.69 FEET; THENCE SOUTH 00°09'12" EAST A DISTANCE OF 466.69 FEET TO THE POINT OF BEGINNING. CONTAINS 217,800 SQUARE FEET OR 5.000 ACRES MORE OR LESS.

HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME AS SHOWN ON THIS PLAT INTO A LOT, ~~STREETS AND EASEMENT~~ UNDER THE NAME AND STYLE OF COMANCHE VISTA ESTATES - FILING NO. 5 AND DO HEREBY GRANT TO THE COUNTY OF ADAMS, STATE OF COLORADO, FOR THE USE OF THE PUBLIC, ALL STREETS, AND OTHER PUBLIC WAYS AND LANDS AS SHOWN ON THIS PLAT, FOREVER, AND ALSO RESERVE THOSE PORTIONS OF REAL PROPERTY WHICH ARE LABELED AS UTILITY EASEMENTS ON THIS PLAT, FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO ELECTRIC LINES, GAS LINES, TELEPHONE LINES, SEWER LINES, WATER LINES: TOGETHER WITH A RIGHT TO TRIM INTERFERING TREES AND BRUSH, TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES; SAID EASEMENTS AND RIGHTS TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER. EXECUTED THIS _____ DAY OF _____, 20____.

KENNETH W. NEWBY

ACKNOWLEDGEMENT:

STATE OF COLORADO)
COUNTY OF ADAMS)

THE FOREGOING WAS ACKNOWLEDGED BY ME THIS _____ DAY OF _____, 20____, BY
KENNETH W. NEWBY.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____
MY ADDRESS IS: _____

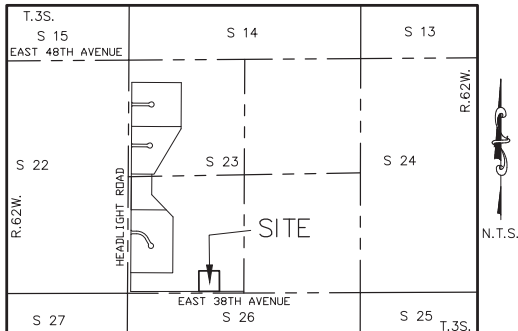
BASIS FOR BEARINGS:

THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER (THE S.W. COR. IS A FOUND SPIKE NAIL W/FLAGGING, FIT MONUMENT RECORD TIES BY R.W. BAYER & ASSOCIATES, FILED ON 9/23/2004, 0.2' BELOW GRAVEL ROAD AND THE S.E. COR. IS A 3/4" IRON PIPE W/PLUMBERS CAP, 1.3' BELOW GROUND) OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEARS, SOUTH 89°50'48" WEST, PER THE RECORDED LAND SURVEY PLAT IN BOOK 1, PAGE 2052, RECEPTION NO. 104-068, ADAMS COUNTY RECORDS. ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

NOTICE:

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THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY R.W. BAYER & ASSOCIATES, INC. OF THE PROPERTY SHOWN AND DESCRIBED HEREIN TO DETERMINE OWNERSHIP OF THE TRACT OF LAND, COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND OR RIGHTS-OF-WAY, EASEMENTS OR ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND. R.W. BAYER & ASSOCIATES, INC. HAS RELIED UPON TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE COMPANY, REPORT NO. F00603441-152-t56, EFFECTIVE DATE FEBRUARY 15, 2018 AT 8:00 A.M., THIS PARCEL SUBJECT TO THE EXCEPTIONS CONTAINED UNDER SCHEDULE B - SECTION 2.



PLAT NOTES:

COMANCHE VISTA ESTATES PLANNED UNIT DEVELOPMENT RECORDED AS P.U.D. 3716, RECEPTION C1200349, ADAMS COUNTY RECORDS PROVIDED FOR THE DEVELOPMENT OF THIS 5 ACRE HOMESITE WHICH IS NOT PART OF THE AGRICULTURE RESERVE AREA. THIS 5 ACRE HOMESITE IS SUBJECT TO THE RESTRICTIONS, COVENANTS, AND REQUIREMENTS OF THE COMANCHE VISTA ESTATES PLANNED UNIT DEVELOPMENT.

A FIFTEEN-FOOT (15') WIDE DRY UTILITY AND DRAINAGE EASEMENT ADJOINING EAST 38TH AVENUE AND TEN-FOOT (10') WIDE DRY UTILITY AND DRAINAGE EASEMENTS ADJOINING THE REMAINING PERIMETER OF THIS SUBDIVISION ARE HEREBY GRANTED ON PRIVATE PROPERTY. SAID EASEMENT AND THEIR WIDTH ARE INDICATED ON SHEET 2 OF 2 OF THIS PLAT. THESE EASEMENTS ARE GRANTED FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION CABLE, AND TELECOMMUNICATIONS FACILITIES. UTILITIES SHALL ALSO BE PERMITTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES AND WATER METERS SHALL NOT BE PERMITTED WITHIN SAID EASEMENTS. ADDITIONALLY, THESE UTILITY AND DRAINAGE EASEMENTS ARE GRANTED FOR DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS.

THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY SUBDIVISION DEVELOPMENT AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.

SOIL CONDITION NOTE:

SOILS ON LOTS CAN BE EXPECTED TO HAVE A HIGH SHRINK-SWELL POTENTIAL, AND FOUNDATIONS SHOULD BE DESIGNED TO MINIMIZE DAMAGE TO STRUCTURES FROM DIFFERENTIAL FOUNDATION MOVEMENT. ENGINEERED SEWAGE DISPOSAL SYSTEMS MAY BE REQUIRED. GROUNDWATER LEVELS ARE NOT EXPECTED TO BE HIGH ENOUGH TO AFFECT FOUNDATIONS, HOWEVER THERE IS A POSSIBILITY OF SEEPAGE FROM PERCHED GROUNDWATER, IF AREAS AROUND FOUNDATIONS ARE EXCESSIVE IRRIGATED.

ONSITE WATER SYSTEMS:

LOTS WITHIN COMANCHE VISTA ESTATES ARE SERVED BY ONSITE WASTEWATER SYSTEMS (OWS). TRI-COUNTY HEALTH DEPARTMENT REQUIRES THAT SEPTIC TANKS BE PUMPED AND INSPECTED EVERY FOUR YEARS. EACH PROPERTY OWNER SHALL HAVE HIS SEPTIC TANK PUMPED AND INSPECTED BY A SYSTEMS CLEANER, LICENSED BY TRI-COUNTY HEALTH DEPARTMENT AT LEAST EVERY FOUR YEARS, AND SHALL SUBMIT A RECEIPT INDICATING THAT THE SEPTIC SYSTEM HAS BEEN PUMPED AND INSPECTED TO THE TRI-COUNTY HEALTH DEPARTMENT, COMMERCE CITY OFFICE. IN ADDITION TO PUMPING THE, OWS HAVE OTHER MAINTENANCE AND USE REQUIREMENTS THAT CAN PREVENT FAILURE OF THE SYSTEM. THE TRI-COUNTY HEALTH DEPARTMENTS "SEPTIC SYSTEM GUIDELINES AND RECORDS" HAS BEEN PREPARED TO EDUCATE AND ADVISE OWNERS OF OWS ABOUT USE AND MAINTENANCE THEIR OWS. PROPERTY OWNERS CAN OBTAIN COPIES OF THE GUIDE, AS WELL AS ADDITIONAL INFORMATION ABOUT OWS FROM TRI-COUNTY HEALTH DEPARTMENT'S COMMERCE CITY OFFICE.

SURVEYOR'S CERTIFICATE:

I, RAYMOND W. BAYER, A REGISTERED LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO, DO HERBY CERTIFY THAT THERE ARE NO ROADS, PIPELINES, IRRIGATION DITCHES OR OTHER EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE HEREINBEFORE DESCRIBED PROPERTY, EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING, AND THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON.

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

PLANNING COMMISSION APPROVAL:

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

CHAIR

BOARD OF COUNTY COMMISSIONERS APPROVAL:

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

CHAIR

CERTIFICATE OF CLERK AND RECORDER

THIS PLAT WAS 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____.

By: _____ DEPUTY _____ COUNTY CLERK AND RECORDER

RECEPTION NO: _____

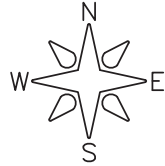
Prepared By:

R.W. BAYER & ASSOCIATES, INC.
2090 East 104th Avenue, S-200
Thornton, Colorado 80233
303-452-4433 rwbbsurveying@hotmail.com
CAD FILE: G17167/G17167.DWG

Date Prepared: SEPTEMBER 28, 2017
REVISED 01-26-2018 PER COUNTY COMMENTS

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: PLT2017-00019
SHEET 2 OF 2



0 50' 100' 200'

SCALE: 1"=100'

Prepared By:

R. W. BAYER & ASSOCIATES, INC.
2090 East 104th Avenue, S-200
Thornton, Colorado 80233
303-452-4433 rwbssurveying@hotmail.com
CAD FILE: G17167/G17167A.DWG

Date Prepared: SEPTEMBER 28, 2017
REVISED 01-26-2018 PER COUNTY COMMENTS

LEGEND

- DENOTES: FOUND #5 REBAR & CAP, BAYER - P. L. S. 6973, FLUSH W/GROUND
- DENOTES: 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)

N00°16'00"E 1271.37'

S89°44'00"E 953.74'

ROAD

HEADLIGHT

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

10' DRY UTILITY &
DRAINAGE EASEMENT
BY THIS PLAT

10' DRY UTILITY &
DRAINAGE EASEMENT
BY THIS PLAT

15' DRY UTILITY &
DRAINAGE EASEMENT
BY THIS PLAT

N00°09'12"W 466.69'

S00°09'12"E 466.69'

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

S00°07'52"E

(UNPLATTED)

ADAMS COUNTY PARCEL #0181300000063

S.E. 1/4 SEC. 23

40' DECEDED 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. BAYER &
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)

POINT OF
BEGINNING

NORTH RIGHT-OF-WAY
LINE EAST 38TH AVENUE

S89°50'48"W 570.00'

2659.08'

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

POINT OF COMMENCEMENT

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

Adams County Public Land Dedication Worksheet
Rural School District

Date Computed= 6/14/2018

Case Name: Comanche Vista Estates, Filing 5	
Case Number: PLT2017-00019	
Rural Residential (A-1, RE)	
Number of Units=	1
Population generated=	3
Student population generated=	0.775
School Acreage Needed=	0.0462675
Regional Park Acreage Needed=	0.013
Total Acres of PLD Needed=	0.0592675
Land Value per acre=	\$13,662.00
PLD Fee in lieu=	\$809.71
Deposits:	
School District { } Account=	\$632.11
Regional Parks Account=	\$177.61

COLORADO GEOLOGICAL SURVEY

1801 19th Street
Golden, Colorado 80401



Karen Berry
State Geologist

December 13, 2017

Greg Barnes
Adams County
Community & Economic Development Department
4430 S. Adams County Parkway, Suite W2000A
Brighton, CO 80601

Location:
SW SE SW Section 23,
T3S, R62W of the 6th P.M.
39.7684, -104.2957

Subject: Comanche Vista Estates Filing No. 5 – Final Plat
Project Number PLT2017-00019; Adams County, CO; CGS Unique No. AD-18-0007

Dear Greg:

Colorado Geological Survey has reviewed the Comanche Vista Estates Filing No. 5 preliminary plat referral, for one five-acre “Homesite” lot located on the north side of E. 38th Ave., about 1500 feet east of Headlight Road, north of Strasburg. With this referral, I received a Request for Comments (November 28, 2017), a Written Explanation (undated), and a set of two plat sheets (R.W. Bayer & Associates, September 28, 2017). CGS previously reviewed a Comanche Vista Estates sketch plan referral, which included a Groundwater and Soils Investigation (Judith Hamilton, June 14, 2002).

The site does not contain steep slopes, is located outside of the Comanche Creek flood hazard zone, is not undermined, and is not exposed to any geologic hazards that would preclude the proposed residential use and density. **CGS therefore has no objection to approval of the plat as proposed.** The Soil Condition plat note satisfactorily addresses potential soils-related concerns. These constraints will need to be addressed prior to building permit application, and include:

Collapsible and expansive soils. The site is underlain by relatively low density, low strength, eolian (wind-deposited) silts, clays and sands. Some of the soils are calcareous. Eolian soils, especially those containing soluble calcareous minerals, tend to be loose, fine-grained, and hydrocompactive, meaning they can lose strength, settle, compress, or collapse when water infiltrates the soils. Thick columns of compressible or collapsible soils can result in very significant settlement and structural damage. Alternatively, clay minerals and clayey pockets within the surficial soils may exhibit volume changes (shrink-swell) in response to changes in water content. Potentially highly expansive claystones and shales of the Dawson arkose are present at unknown depths beneath the surficial soils. If claystone layers capable of producing high swell pressures are present within a few feet of foundation bearing depths, they can cause significant structural damage if not properly characterized and mitigated. Lignite is a relatively soft, low-strength material present as layers and discontinuous lenses within the Dawson, and is unsuitable as a foundation bearing material.

Lot-specific geotechnical investigations consisting of drilling, sampling, lab testing and analysis will be needed, once a building location has been identified, to: determine the thickness and extent to which the soils beneath the proposed home are subject to collapse under loading and/or wetting; characterize soil and bedrock engineering properties such as density, strength, water content, swell/consolidation potential

and bearing capacity; determine depths to groundwater, bedrock, and any impermeable layers that might lead to development of a perched water condition; verify the feasibility of a full-depth basement, if planned; and provide earthwork, foundation, floor system, subsurface drainage, and pavement recommendations for design purposes. It is imperative that grading, surface drainage, and subsurface drainage are correctly designed, constructed and maintained to prevent wetting of potentially collapsible and expansive soils in the immediate vicinity of foundation elements.

Thank you for the opportunity to review and comment on this project. If you have questions or require additional review, please call me at (303) 384-2643, or e-mail carlson@mines.edu.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jill Carlson', written over the word 'Sincerely,'.

Jill Carlson, C.E.G.
Engineering Geologist



*Brooks Kaufman
Lands and Rights of Way Director*

December 18, 2017

Greg Barnes
Adams County
Department of Planning and Development
4430 South Adams County Parkway
Suite W2000A
Brighton, Colorado 80601-8216

Re: COMMANCHE VISTA ESTATES F5
Case No.: PLT2017-00019

Dear Mr. Barnes:

The Association has reviewed the contents in the above-referenced referral response packet. We reviewed the project for maintaining our existing facilities, utility easements, electric loading, and service requirements. We are advising you of the following concerns and comments:

The Association will require a fifteen-foot (15') utility easement adjacent to East 38th Ave. for the installation of electric facilities. The smaller width easements depicted on the plat will create difficulties during installation of dry utilities due to the limited amount of space made available.

Sincerely,
Brooks Kaufman
Lands and Rights-of-Way Director

INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION

5496 N. U.S. Highway 85, P.O. Drawer A / Sedalia, Colorado 80135
Telephone (720)733-5493
bkaufman@irea.coop

COMANCHE VISTA ESTATES - HOMESITE FILING

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 1 OF 2

VICINITY MAP

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT KENNETH W. NEWBY, BEING THE OWNER OF THAT PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 23; THENCE NORTH 00°07'52" WEST ALONG THE EAST LINE OF SAID SOUTHWEST ONE-QUARTER, A DISTANCE OF 40.00 FEET; THENCE SOUTH 89°50'48" WEST PARALLEL WITH AND 40 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST ONE-QUARTER, A DISTANCE OF 570.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°50'48" EAST PARALLEL WITH AND 40 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST ONE-QUARTER, A DISTANCE OF 466.69 FEET; THENCE NORTH 00°09'12" WEST A DISTANCE OF 466.69 FEET; THENCE NORTH 89°50'48" EAST A DISTANCE OF 466.69 FEET; THENCE SOUTH 00°09'12" EAST A DISTANCE OF 466.69 FEET TO THE POINT OF BEGINNING.

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

HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME AS SHOWN ON THIS PLAT INTO LOTS, STREETS AND EASEMENT UNDER THE NAME AND STYLE OF COMANCHE VISTA ESTATES - FILING NO. 5 AND DO HEREBY GRANT TO THE COUNTY OF ADAMS, STATE OF COLORADO, FOR THE USE OF THE PUBLIC, ALL STREETS, AND OTHER PUBLIC WAYS AND LANDS AS SHOWN ON THIS PLAT, FOREVER, AND ALSO RESERVE THOSE PORTIONS OF REAL PROPERTY WHICH ARE LABELED AS UTILITY EASEMENTS ON THIS PLAT, FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO ELECTRIC LINES, GAS LINES, TELEPHONE LINES, SEWER LINES, WATER LINES: TOGETHER WITH A RIGHT TO TRIM INTERFERING TREES AND BRUSH, TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES; SAID EASEMENTS AND RIGHTS TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER.

EXECUTED THIS _____ DAY OF _____, 20_____.

KENNETH W. NEWBY

ACKNOWLEDGEMENT:

STATE OF COLORADO)
COUNTY OF ADAMS)

THE FOREGOING WAS ACKNOWLEDGED BY ME THIS _____ DAY OF _____, 20_____, BY KENNETH W. NEWBY.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____
MY ADDRESS IS: _____

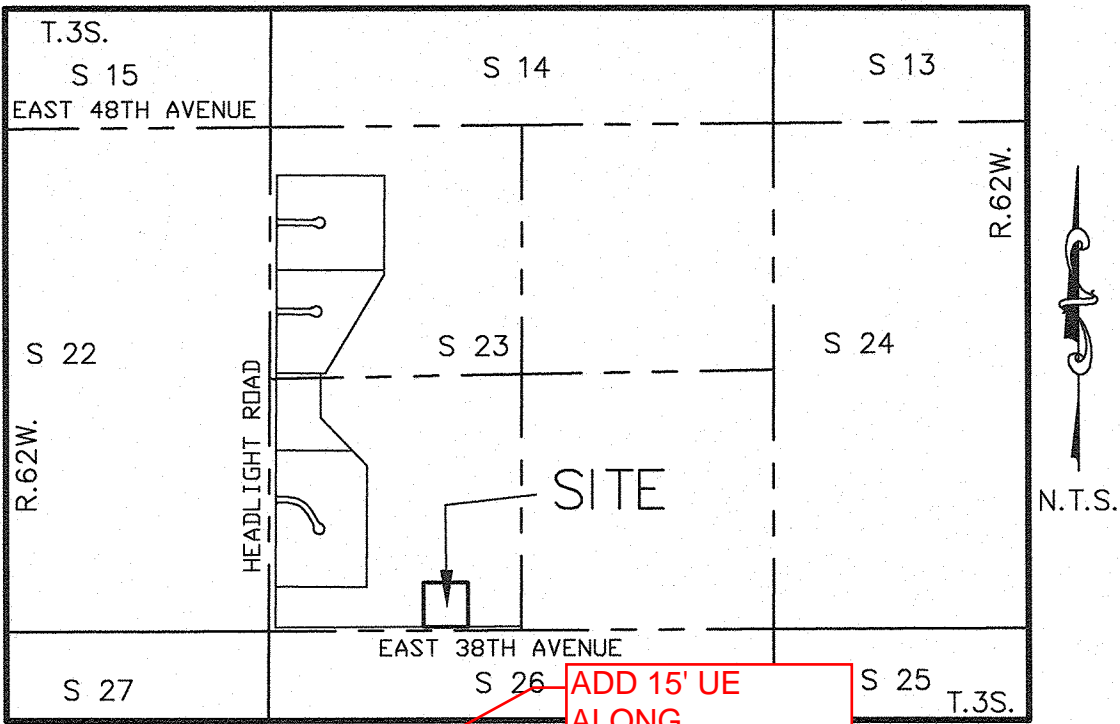
BASIS FOR BEARINGS:

THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER (THE S.W. COR. IS A FOUND SPIKE NAIL W/FLAGGING, FIT MONUMENT RECORD TIES BY R.W. BAYER & ASSOCIATES, FILED ON 9/23/2004, 0.2' BELOW GRAVEL ROAD AND THE S.E. COR. IS A 3/4" IRON PIPE W/PLUMBERS CAP, 1.3' BELOW GROUND) OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEARS, SOUTH 89°50'48" WEST, PER THE RECORDED LAND SURVEY PLAT IN BOOK 1, PAGE 2052, RECEPTION NO. 104-068, ADAMS COUNTY RECORDS. ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON 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 DATE OF THE CERTIFICATION SHOWN HEREON.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY R.W. BAYER & ASSOCIATES, INC. OF THE PROPERTY SHOWN AND DESCRIBED HEREIN TO DETERMINE OWNERSHIP OF THE TRACT OF LAND, COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND OR RIGHTS-OF-WAY, EASEMENTS OR ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND. R.W. BAYER & ASSOCIATES, INC. HAS RELIED UPON TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE COMPANY, REPORT NO. 592-F0575114-152-SKA, EFFECTIVE DATE FEBRUARY 22, 2017 5:00 P.M., THIS PARCEL SUBJECT TO THE EXCEPTIONS CONTAINED UNDER SCHEDULE B - SECTION 2.



PLAT NOTES:

TEN-FOOT (10') WIDE DRY UTILITY AND DRAINAGE EASEMENTS ADJOINING THE PERIMETER OF THIS SUBDIVISION ARE HEREBY GRANTED ON PRIVATE PROPERTY. SAID EASEMENT AND THEIR WIDTH ARE INDICATED ON SHEET 2 OF 2 OF THIS PLAT. THESE EASEMENTS ARE GRANTED FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION CABLE, AND TELECOMMUNICATIONS FACILITIES. UTILITIES SHALL ALSO BE PERMITTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES AND WATER METERS SHALL NOT BE PERMITTED WITHIN SAID EASEMENTS. ADDITIONALLY, THESE UTILITY AND DRAINAGE EASEMENTS ARE GRANTED FOR DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS.

THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY SUBDIVISION DEVELOPMENT AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.

SOIL CONDITION NOTE:

SOILS ON LOTS CAN BE EXPECTED TO HAVE A HIGH SHRINK-SWELL POTENTIAL, AND FOUNDATIONS SHOULD BE DESIGNED TO MINIMIZE DAMAGE TO STRUCTURES FROM DIFFERENTIAL FOUNDATION MOVEMENT. ENGINEERED SEWAGE DISPOSAL SYSTEMS MAY BE REQUIRED. GROUNDWATER LEVELS ARE NOT EXPECTED TO BE HIGH ENOUGH TO AFFECT FOUNDATIONS, HOWEVER THERE IS A POSSABILITY OF SEEPAGE FROM PERCHED GROUNDWATER, IF AREAS AROUND FOUNDATIONS ARE EXCESSIVE IRRIGATED.

ONSITE WATER SYSTEMS:

LOTS WITHIN COMANCHE VISTA ESTATES ARE SERVED BY ONSITE WASTEWATER SYSTEMS (OWS). TRI-COUNTY HEALTH DEPARTMENT REQUIRES THAT SEPTIC TANKS BE PUMPED AND INSPECTED EVERY FOUR YEARS. EACH PROPERTY OWNER SHALL HAVE HIS SEPTIC TANK PUMPED AND INSPECTED BY A SYSTEMS CLEANER, LICENCED BY TRI-COUNTY HEALTH DEPARTMENT AT LEAST EVERY FOUR YEARS, AND SHALL SUBMIT A RECEIPT INDICATING THAT THE SEPTIC SYSTEM HAS BEEN PUMPED AND INSPECTED TO THE TRI-COUNTY HEALTH DEPARTMENT, COMMERCE CITY OFFICE. IN ADDITION TO PUMPING THE, OWS HAVE OTHER MAINTENANCE AND USE REQUIREMENTS THAT CAN PREVENT FALURE OF THE SYSTEM. THE TRI-COUNTY HEALTH DEPARTMENTS "SEPTIC SYSTEM GUIDELINES AND RECORDS" HAS BEEN PREPARED TO EDUCATE AND ADVISE OWNERS OF OWS ABOUT USE AND MAINTENANCE THEIR OWS. PROPERTY OWNERS CAN OBTAIN COPIES OF THE GUIDE, AS WELL AS ADDITIONAL INFORMATION ABOUT OWS FROM TRI-COUNTY HEALTH DEPARTMENT'S COMMERCE CITY OFFICE.

SURVEYOR'S CERTIFICATE:

I, RAYMOND W. BAYER, A REGISTERED LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO, DO HERBY CERTIFY THAT THERE ARE NO ROADS, PIPELINES, IRRIGATION DITCHES OR OTHER EASEMENTS IN EVIDENCE OR KNOW BY ME TO EXIST ON OR ACROSS THE HEREINBEFORE DESCRIBED PROPERTY, EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING, AND THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON.

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

PLANNING COMMISSION APPROVAL:

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

CHAIR

BOARD OF COUNTY COMMISSIONERS APPROVAL:

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

CHAIR

CERTIFICATE OF CLERK AND RECORDER

THIS PLAT WAS 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_____.

By: _____ DEPUTY _____ COUNTY CLERK AND RECORDER

RECEPTION NO: _____

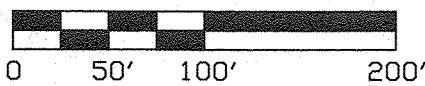
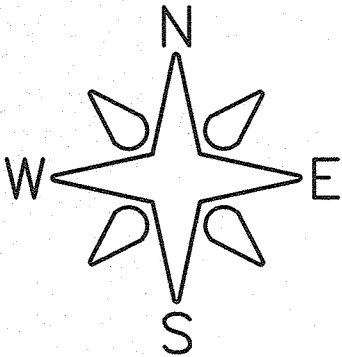
Prepared By:

R.W. BAYER & ASSOCIATES, INC.
2090 East 104th Avenue, S-200
Thornton, Colorado 80233
303-452-4433 rwbysurveying@hotmail.com
CAD FILE: G17167/G17167.DWG

Date Prepared: SEPTEMBER 28, 2017

COMANCHE VISTA ESTATES - HOMESITE FILING

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. BAYER & ASSOCIATES, INC.
2090 East 104th Avenue, S-200
Thornton, Colorado 80233
303-452-4433 rwbsurveying@hotmail.com
CAD FILE: G17167/G17167A.DWG

Date Prepared: SEPTEMBER 28, 2017

LEGEND

- DENOTES: FOUND #5 REBAR & CAP, BAYER - P. L. S. 6973, FLUSH W/GROUND
- DENOTES: 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

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 (TYPICAL)

ALLOWED HOMESITE
AREA-COMANCHE VISTA
ESTATES - PUD

(RECEPTION NO. C1200349, ADAMS COUNTY RECORDS)

LOT 1

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

10' DRY UTILITY &
DRAINAGE EASEMENT BY
THIS PLAT (TYPICAL)

N00°09'12"W 466.69'

S00°09'12"E 466.69'

REQUIRE 15' UE ALONG E 38TH AVE

40' DEEDED 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. BAYER &
ASSOCIATES, FILED ON 9/23/2004, 0.2'
BELOW GRAVEL ROAD)

EAST 38TH AVENUE

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

POINT OF
BEGINNING

2659.08'

NORTH RIGHT-OF-WAY
LINE EAST 136TH AVENUE
S89°50'48"W 570.00'

N00°07'52"W 40.00'

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

POINT OF COMMENCEMENT

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

S00°07'52"E

(UNPLATTED)
ADAMS COUNTY PARCEL #0181300000063

SEC. 23

S.E. 1/4

Greg Barnes

From: Brooks Kaufman [BKaufman@Irea.Coop]
Sent: Tuesday, April 03, 2018 7:14 AM
To: Greg Barnes
Subject: RE: For Review: Comanche Vista Estates, Filing 5 (PLT2017-00019)

Mr. Barnes;

The Association has reviewed the contents in the above-referenced referral response packet. We reviewed the project for maintaining our existing facilities, utility easements, electric loading, service requirements and environmental impact.

The Association approves of the plat and has no comments at this time.

Brooks Kaufman
Lands and Rights of Way Director
5496 N. US Hwy 85
Sedalia, CO 80135
Direct : 720.733.5493
Cell : 303.912.0765
bkaufman@irea.coop



From: Greg Barnes [<mailto:GJBarnes@adcogov.org>]
Sent: Thursday, March 22, 2018 11:41 AM
To: George, Donna L; landuse@tchd.org; onroy@svfd8.org; Brooks Kaufman; Jill Carlson
Subject: For Review: Comanche Vista Estates, Filing 5 (PLT2017-00019)

We have received a resubmittal for a minor subdivision final plat application. Previously, you provided comments on this case. Please see the attached information, and provide any follow-up comments to me by April 4, 2018. I can provide you a copy of your previous comments (if needed). Thank you!



Greg Barnes

Planner II, *Community and Economic Development Dept.*
ADAMS COUNTY, COLORADO
4430 S. Adams County Parkway, 1st Floor, Suite W2000A
Brighton, CO 80601-8216
720.523.6853 gjbarnes@adcogov.org
adcogov.org

Greg Barnes

From: Patrick Conroy [pconroy@svfd8.org]
Sent: Saturday, December 02, 2017 10:34 PM
To: Greg Barnes
Cc: Frank Fields; Geri Ventura
Subject: Case PLT2017-00019 - Comanche Vista Estates, Filing #5

With regards to the above referenced case the Strasburg Fire Protection District has no comments to offer at this time.

Thanks you.

Patrick Conroy
EMT-P, CBO, CFM
Fire Marshal
Strasburg Fire Protection District

Sent from [Mail](#) for Windows 10



December 19, 2017

Greg Barnes
Adams County
Community and Economic Development
4430 S Adams County Parkway
Brighton, CO 80601

RE: Comanche Vista Estates Filing 5, PLT2017-00019
TCHD Case No. 4686

Dear Mr. Barnes,

Thank you for the opportunity to review and comment on the minor subdivision final plat to create one new lot in the Comanche Vista Estates PUD located at East 38th Ave and Headlight Road. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has the following comments.

On-Site Wastewater Treatment Systems – Plat Note

Proper wastewater management promotes effective and responsible water use, protects potable water from contaminants, and provides appropriate collection, treatment, and disposal of waste, which protects public health and the environment. TCHD requests that the plat note titled “Onsite Water Systems” be revised to reflect current terminology and regulatory requirements in TCHD’s On-Site Wastewater Treatment System (OWTS) Regulation O-17. The term Onsite Water Systems should be revised to On-Site Wastewater Treatment Systems wherever present in the plat note. The plat note states:

“Tri-County Health Department requires that septic tanks be pumped and inspected every four years. Each property owner shall have his septic tank pumped and inspected by a systems cleaner, licensed by Tri-County Health Department, at least every four years, and shall submit a receipt indicating that the septic system has been pumped and inspected to the Tri-County Health Department, Commerce City office. In addition to pumping, the OWS have other maintenance and use requirements that can prevent failure of the system. The Tri-County Health Departments “Septic System Guidelines and Records” has been prepared to educate and advise owners of OWS about use and maintenance of their OWS. Property owners can obtain copies of the guide, as well as information about OWS from Tri-County Health Department’s Commerce City office”.

Section 6.5 of TCHD’s Regulation O-17 states “all septic tanks shall be inspected once every four years and pumped when the accumulation of sludge and scum is greater than 25% of the operating volume of the treatment tank. Dosing tanks shall be

inspected and pumped if sludge accumulation is observed". TCHD recommends that the plat note be changed to the following:

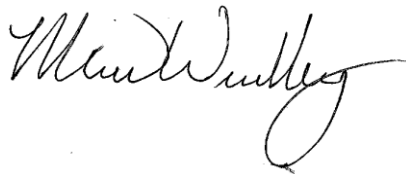
"Tri-County Health Department (TCHD) requires that septic tanks be inspected once every four years and pumped by a system cleaner, licensed by TCHD, when the accumulation of sludge and scum is greater than 25% of the operating volume of the treatment tank. The dosing tanks shall be inspected and pumped if sludge accumulation is observed. Each property owner shall submit a receipt indicating that the septic system has been inspected and pumped (if applicable) to the TCHD's Commerce City office. The TCHD's "Septic System Guidelines and Records" has been prepared to educate and advise owners of On-Site Wastewater Treatment System (OWTS) about use and maintenance of their OWTS. Property owners can obtain copies of the guide, as well as information about OWTS from TCHD Commerce City office".

On-Site Wastewater Treatment System (OWTS) – New OWTS Installation

The proposed residential lot will be served by OWTS. TCHD has no objection provided that the OWTS are permitted, installed, operated and maintained in accordance with our current regulation.

Please feel free to contact me at 720-200-1593 or mweakley@tchd.org if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Weakley", with a stylized flourish at the end.

Michael Weakley
Water Program Supervisor

cc: Sheila Lynch, Monte Deatrich, Jeff McCarron, TCHD



April 3, 2018

Greg Barnes
Adams County Community and Economic Development
4430 South Adams County Parkway, Suite W2000A
Brighton, CO 80601

RE: Comanche Vista Estates Filing 5, PLT2017-00019
TCHD Case No. 4842

Dear Mr. Barnes,

Thank you for the opportunity to review and comment on the minor subdivision final plat resubmittal to create one new lot in the Comanche Vista Estates PUD located at East 38th Ave and Headlight Road. Tri-County Health Department (TCHD) staff previously reviewed the application for the minor subdivision and, in a letter dated December 19, 2017 responded with the comments included below. It does not appear that the Plat Note was updated in the resubmittal documents. TCHD has no further comments.

On-Site Wastewater Treatment Systems – Plat Note

Proper wastewater management promotes effective and responsible water use, protects potable water from contaminants, and provides appropriate collection, treatment, and disposal of waste, which protects public health and the environment. TCHD requests that the plat note titled "Onsite Water Systems" be revised to reflect current terminology and regulatory requirements in TCHD's On-Site Wastewater Treatment System (OWTS) Regulation O-17. The term Onsite Water Systems should be revised to On-Site Wastewater Treatment Systems wherever present in the plat note. The plat note states:

"Tri-County Health Department requires that septic tanks be pumped and inspected every four years. Each property owner shall have his septic tank pumped and inspected by a systems cleaner, licensed by Tri-County Health Department, at least every four years, and shall submit a receipt indicating that the septic system has been pumped and inspected to the Tri-County Health Department, Commerce City office. In addition to pumping, the OWS have other maintenance and use requirements that can prevent failure of the system. The Tri-County Health Departments "Septic System Guidelines and Records" has been prepared to educate and advise owners of OWS about use and maintenance of their OWS. Property owners can obtain copies of the guide, as well as information about OWS from Tri-County Health Department's Commerce City office".

Section 6.5 of TCHD's Regulation O-17 states "all septic tanks shall be inspected once every four years and pumped when the accumulation of sludge and scum is greater

than 25% of the operating volume of the treatment tank. Dosing tanks shall be inspected and pumped if sludge accumulation is observed". TCHD recommends that the plat note be changed to the following:

"Tri-County Health Department (TCHD) requires that septic tanks be inspected once every four years and pumped by a system cleaner, licensed by TCHD, when the accumulation of sludge and scum is greater than 25% of the operating volume of the treatment tank. The dosing tanks shall be inspected and pumped if sludge accumulation is observed. Each property owner shall submit a receipt indicating that the septic system has been inspected and pumped (if applicable) to the TCHD's Commerce City office. The TCHD's "Septic System Guidelines and Records" has been prepared to educate and advise owners of On-Site Wastewater Treatment System (OWTS) about use and maintenance of their OWTS. Property owners can obtain copies of the guide, as well as information about OWTS from TCHD Commerce City office".

On-Site Wastewater Treatment System (OWTS) – New OWTS Installation

The proposed residential lot will be served by OWTS. TCHD has no objection provided that the OWTS are permitted, installed, operated and maintained in accordance with our current regulation.

Please feel free to contact me at 720-200-1585 or aheinrich@tchd.org if you have any questions on TCHD's comments.

Sincerely,



Annemarie Heinrich, MPH/MURP
Land Use and Built Environment Specialist

cc: Sheila Lynch, Monte Deatrich, Michael Weakley, TCHD



Right of Way & Permits
1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

December 14, 2017

Adams County Community and Economic Development Department
4430 South Adams County Parkway, 3rd Floor, Suite W3000
Brighton, CO 80601

Attn: Greg Barnes

Re: Comanche Vista Estates Filing No. 5, Case # PLT2017-00019

Public Service Company of Colorado's Right of Way & Permits Referral Desk has reviewed the plat for **Comanche Vista Estates F5** and has **no conflict**.

If you have any questions about this referral response, please contact me at (303) 571-3306.

Donna George
Contract Right of Way Referral Processor
Public Service Company of Colorado



Right of Way & Permits
1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

April 3, 2018

Adams County Community and Economic Development Department
4430 South Adams County Parkway, 3rd Floor, Suite W3000
Brighton, CO 80601

Attn: Greg Barnes

**Re: Comanche Vista Estates Filing No. 5 – Re-submittal
Case # PLT2017-00019**

Public Service Company of Colorado's Right of Way & Permits Referral Desk has reviewed the resubmitted plat for **Comanche Vista Estates F5** and has **no conflict**.

If you have any questions about this referral response, please contact me at (303) 571-3306.

Donna George
Right of Way and Permits
Public Service Company of Colorado

Community & Economic
Development Department
Development Services Division
www.adcogov.org



4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO 80601-8218
PHONE 720.523.6800
FAX 720.523.6967

Request for Comments

Case Name: Comanche Vista Estates, Filing #5
Case Number: PLT2017-00019

November 28, 2017

The Adams County Planning Commission is requesting comments on the following application:
Minor Subdivision Final Plat to create one new lot in the Comanche Vista Estates PUD.

This request is located approximately 1,500 feet east of the intersection of East 38th Avenue and Headlight Mile Road. The Assessor's Parcel Number is 0181323200006. The legal description of the site is:

SECT, TWN, RNG: 23-3-62 DESC: PARCEL 1 PT OF THE W2 OF SEC 23 DESC AS FOLS COMMENCING AT THE NW COR OF THE NW4 OF SD SEC 23 TH N 89D 22M 07S E 70/01 FT TO THE POB TH CONT N 89D 22M 07S E 2552/18 FT TH S 00D 07M 52S E 5251/13 FT TO THE N LN OF A PARC OF LAND DESC IN REC NO 2006000037710 BEING 40 FT N OF AS MEAS ALG SD E LN FROM THE SE COR OF THE SW4 OF SD SEC 23 TH S 89D 50M 48S W // WITH AND 40 FT N OF THE S LN OF SD SW4 AND ALG SD N LN A DIST OF 2588/80 FT TO THE E LN OF A PARC OF LAND DESC IN REC NO 2006000037710 BEUBG 70 FT E OF AS MEAS AT R/A FROM THE W LN OF SD SW4 TH N 00D 16M 00S E // WITH AND 70 FT E OF SD W LN AND ALG SD E LN A DIST OF 415/59 FT TO THE SW COR OF COMANCHE VISTA ESTATES FLG NO 4 TH ALG THE PERIMETER OF SD COMANCHE VISTA ESTATES FLG NO 4 COMANCHE VISTA ESTATES FLG NO 1 (C1200348) AND COMANCHE VISTA ESTATES FLG NO 2 THE FOL 9 COURSES AND DISTS TH 1) S 89D 44M 00S E 953/74 FT TH 2) N 00D 16M 00S E // WITH THE W LN OF SD SW4 A DIST OF 1271/37 FT TH 3) N 43D 50M 15S W 699/82 FT TH 4) N 00D 16M 00S E 466/69 FT TH 5) S 89D 43M 28S E 50 FT TH 6) N 30D 43M 19S E 1200/48 FT TH 7) N 00D 16M 32S E 51/30 FT TH 8) S 89D 55M 04S W 469/33 FT TH 9) N 89D 43M 28S W 655/68 FT TO THE E LN OF A PARC OF LAND IN REC NO 2006000037710 BEING 70 FT E OF AS MEAS AT RT ANG FROM THE W LN OF SD NW4 TH N 00D 16M 32S E // WITH AND 70 FT E OF SD W LN AND ALG SD E LN A DIST OF 1490/44 FT TO THE POB 247/447A

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Erik Hansen
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Mary Hodge
DISTRICT 5

Applicant Information:

Kenneth W. Newby
PO Box 830
Bennett, CO 80102

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216, or call (720) 523-6800 by 12/20/2017 in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to GJBarnes@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you for your information. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases.

Thank you for your review of this case.

A handwritten signature in black ink, appearing to read "Greg Barnes", written in a cursive style.

Greg Barnes
Case Manager

Community & Economic
Development Department
Development Services Division
www.adcogov.org



4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO 80601-8218
PHONE 720.523.6800
FAX 720.523.6967

Public Hearing Notification

June 6, 2018

Case Name: Comanche Vista Estates, Filing #5
Case Number: PLT2017-00019

Planning Commission Hearing Date: 06/28/2018 at 6:00 p.m.
Board of County Commissioners Hearing Date: 07/17/2018 at 9:30 a.m.

A public hearing has been set by the Adams County Planning Commission and the Board of County Commissioners to consider the following request: **Minor Subdivision Final Plat to create one new lot in the Comanche Vista Estates PUD.**

The proposed use will be Residential. This request is located along East 38th Avenue, approximately ¼ mile east of the intersection with Headlight Road. The proposal is on 5 acres. The Assessor's Parcel Number is 0181323200006.

Applicant Information: Newby, Kenneth W.
P.O. BOX 830
Bennett, CO 80102-0830

The hearing will be held in the Adams County Hearing Room located at 4430 S. Adams County Parkway, Brighton CO 80601-8216. This will be a public hearing and any interested parties may attend and be heard. The Applicant and Representative's presence at these hearings is requested. If you require any special accommodations (e.g., wheelchair accessibility, an interpreter for the hearing impaired, etc.) please contact the Adams County Community and Economic Development Department at (720) 523-6800 (or if this is a long distance call, please use the County's toll free telephone number at 1-800-824-7842) prior to the meeting date.

For further information regarding this case, please contact the Community and Economic Development Department, 4430 S. Adams County Parkway, Brighton, CO 80601, (720) 523-6800. This is also the location where maps and/or text certified by the Planning Commission may be viewed.

The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases.

Greg Barnes
Case Manager

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Erik Hansen
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Mary Hodge
DISTRICT 5

Greg Barnes

From: Greg Barnes
Sent: Wednesday, June 06, 2018 4:16 PM
To: Shayla Christenson
Subject: For Newspaper Publication: Comanche Vista estates, Filing 5 (PLT2017-00019)

PUBLICATION REQUEST

Comanche Vista Estates, Filing #5

Case Number: **PLT2017-00019**
Planning Commission Hearing Date: **06/28/2018 at 6:00 p.m.**
Board of County Commissioners Hearing Date: **07/17/2018 at 9:30 a.m.**

Request: Minor Subdivision Final Plat to create one new lot in the Comanche Vista Estates PUD.

Location: Along East 38th Avenue, approximately ¼ mile east of the intersection with Headlight Road

Parcel Number: 0181323200006

Case Manager: Greg Barnes

Case Technician: Megan Ulibarri

Owner & Applicant: **NEWBY, KENNETH W.**
720-281-2102
PO BOX 830
BENNETT, CO 801020830

Legal Description: SECT,TWN,RNG:23-3-62 DESC: PARCEL 1 PT OF THE W2 OF SEC 23 DESC AS FOLS COMMENCING AT THE NW COR OF THE NW4 OF SD SEC 23 TH N 89D 22M 07S E 70/01 FT TO THE POB TH CONT N 89D 22M 07S E 2552/18 FT TH S 00D 07M 52S E 5251/13 FT TO THE N LN OF A PARC OF LAND DESC IN REC NO 2006000037710 BEING 40 FT N OF AS MEAS ALG SD E LN FROM THE SE COR OF THE SW4 OF SD SEC 23 TH S 89D 50M 48S W // WITH AND 40 FT N OF THE S LN OF SD SW4 AND ALG SD N LN A DIST OF 2588/80 FT TO THE E LN OF A PARC OF LAND DESC IN REC NO 2006000037710 BEUBG 70 FT E OF AS MEAS AT R/A FROM THE W LN OF SD SW4 TH N 00D 16M 00S E // WITH AND 70 FT E OF SD W LN AND ALG SD E LN A DIST OF 415/59 FT TO THE SW COR OF COMANCHE VISTA ESTATES FLG NO 4 TH ALG THE PERIMETER OF SD COMANCHE VISTA ESTATES FLG NO 4 COMANCHE VISTA ESTATES FLG NO 1 (C1200348) AND COMANCHE VISTA ESTATES FLG NO 2 THE FOL 9 COURSES AND DIST TH 1)S 89D 44M 00S E 953/74 FT TH 2)N 00D 16M 00S E // WITH THE W LN OF SD SW4 A DIST OF 1271/37 FT TH 3)N 43D 50M 15S W 699/82 FT TH 4)N 00D 16M 00S E 466/69 FT TH 5)S 89D 43M 28S E 50 FT TH 6)N 30D 43M 19S E 1200/48 FT TH 7)N 00D

16M 32S E 51/30 FT TH 8)S 89D 55M 04S W 469/33 FT TH 9)N 89D 43M 28S W 655/68 FT TO THE E LN OF A PARC OF LAND IN
REC NO 2006000037710 BEING 70 FT E OF AS MEAS AT RT ANG FROM THE W LN OF SD NW4 TH N 00D 16M 32S E // WITH AND
70 FT E OF SD W LN AND ALG SD E LN A DIST OF 1490/44 FT TO THE POB 247/447A



Greg Barnes

Planner II, *Community and Economic Development Dept.*

ADAMS COUNTY, COLORADO

4430 S. Adams County Parkway, 1st Floor, Suite W2000A

Brighton, CO 80601-8216

720.523.6853 gjbarnes@adcogov.org

adcogov.org



Referral Listing
Case Number PLT2017-00019
Comanche Vista Estates, Filing #5

Agency	Contact Information
Adams County	Planning Addressing PLN 720.523.6800
Adams County Construction Inspection	PWCI . PWCI 720-523-6878
Adams County Development Services - Building	Justin Blair 4430 S Adams County Pkwy Brighton CO 80601 720-523-6825 JBlair@adcogov.org
Adams County Treasurer: Send email	Adams County Treasurer bgrimm@adcogov.org 720.523.6376
Century Link, Inc	Brandyn Wiedreich 5325 Zuni St, Rm 728 Denver CO 80221 720-578-3724 720-245-0029 brandyn.wiedrich@centurylink.com
Code Compliance Supervisor	Eric Guenther eguenther@adcogov.org 720-523-6856 eguenther@adcogov.org
COLO DIV OF WATER RESOURCES	Joanna Williams OFFICE OF STATE ENGINEER 1313 SHERMAN ST., ROOM 818 DENVER CO 80203 303-866-3581 joanna.williams@state.co.us
COLORADO DIVISION OF WILDLIFE	Eliza Hunholz Northeast Regional Engineer 6060 BROADWAY DENVER CO 80216-1000 303-291-7454 eliza.hunholz@state.co.us
COLORADO DIVISION OF WILDLIFE	Serena Rocksund 6060 BROADWAY DENVER CO 80216 3039471798 serena.rocksund@state.co.us

Agency	Contact Information
COLORADO GEOLOGICAL SURVEY	Jill Carlson 1500 Illinois Street Golden CO 80401 303-384-2643 303-384-2655 CGS_LUR@mines.edu
Colorado Geological Survey: CGS_LUR@mines.edu	Jill Carlson Mail CHECK to Jill Carlson 303-384-2643 303-384-2655 CGS_LUR@mines.edu
COMCAST	JOE LOWE 8490 N UMITILLA ST FEDERAL HEIGHTS CO 80260 303-603-5039 thomas_lowe@cable.comcast.com
COUNTY ATTORNEY- Email	Christine Francescani CFrancescani@adcogov.org 6884
Engineering Department - ROW	Transportation Department PWE - ROW 303.453.8787
Engineering Division	Transportation Department PWE 6875
Intermountain Rural Electric Asso - IREA	Brooks Kaufman PO Box Drawer A 5496 North US Hwy 85 Sedalia CO 80135 303-688-3100 x105 bkaufman@intermountain-rea.com
NS - Code Compliance	Gail Moon gmoon@adcogov.org 720.523.6833 gmoon@adcogov.org
Parks and Open Space Department	Nathan Mosley mpedrussi@adcogov.org aclark@adcogov.org (303) 637-8000 nmosley@adcogov.org
SHERIFF'S OFFICE: SO-HQ	MICHAEL McINTOSH nblair@adcogov.org; aoverton@adcogov.org; mkaiser@adcogov.org snielson@adcogov.org (303) 654-1850 aoverton@adcogov.org; mkaiser@adcogov.org; snielson@adcogov.org
Sheriff's Office: SO-SUB	SCOTT MILLER TFuller@adcogov.org, smiller@adcogov.org aoverton@adcogov.org; mkaiser@adcogov.org 720-322-1115 smiller@adcogov.org

Agency	Contact Information
STRASBURG FIRE PROTECTION DIST #8	GERRI VENTURA PO BOX 911 STRASBURG CO 80136 303-622-4814 gventura@svfd8.org
STRASBURG PARKS AND REC DIST.	Angie Graf P.O. BOX 118 STRASBURG CO 80136 (303) 622-4260 angie@strasburgparks.org
STRASBURG SCHOOL DISTRICT 31J	Monica Johnson 56729 E Colorado Ave STRASBURG CO 80136 303-622-9211 mjohnson@strasburg31j.org
TRI-COUNTY HEALTH DEPARTMENT	MONTE DEATRICH 4201 E. 72ND AVENUE SUITE D COMMERCE CITY CO 80022 (303) 288-6816 mdeatrich@tchd.org
TRI-COUNTY HEALTH DEPARTMENT	Sheila Lynch 6162 S WILLOW DR, SUITE 100 GREENWOOD VILLAGE CO 80111 720-200-1571 landuse@tchd.org
Tri-County Health: Mail CHECK to Sheila Lynch	Tri-County Health landuse@tchd.org .
UNITED STATES POST OFFICE	MARY C. DOBYNS 56691 E COLFAX AVENUE STRASBURG CO 80136-8115 303-622-9867 mary.c.dobyns@usps.gov
Xcel Energy	Donna George 1123 W 3rd Ave DENVER CO 80223 303-571-3306 Donna.L.George@xcelenergy.com

EXHIBIT 6.5: PROPERTY OWNER AND RESIDENT NOTIFICATION LIST

ATKINSON MARK ERIC AND
ATKINSON LINDSAY ELIZABETH
58810 E 40TH DR
STRASBURG CO 80136-8144

DAMERS RICARDO A WOJCIK
58370 E 40TH DR
STRASBURG CO 80136-8122

AVITIA JOHN A
4115 FLANDIN CT
STRASBURG CO 80136-8126

DAVIS BRUCE MCWILLIAMS AND
DAVIS SHARON KAY
58805 E 40TH DR
STRASBURG CO 80136-8144

BECKEL RONALD E AND
BECKEL LINDA D
58105 E 40TH DR
STRASBURG CO 80136-8123

EHLER FAMILY LIMITED LIABILITY COMPANY
78101 BOVEE CIR
PALM DESERT CA 92211-2331

BEECK ALEX AND
BEECK KORI J
58285 E 40TH DR
STRASBURG CO 80136-8123

EHLER JOHN H AND EHLER H GAYLE TRUSTEES
OF JOHN H AND H GAYLE EHLER LIVING TRUST
78101 BOVEE CIR
PALM DESERT CA 92211-2331

BLAUW WILLIAM J AND
BLAUW MARILYN ANN
4300 STRASBURG RD
STRASBURG CO 80136-8005

GALLEGOS MICHAEL J AND
GALLEGOS MINDI L
58311 E 42ND DR
STRASBURG CO 80136-8128

BREIDING PHILIP S AND
BREIDING JESSICA L
58727 E 40TH DR
STRASBURG CO 80136

GILLAND KEVIN
58620 E 40TH DR
STRASBURG CO 80136-8144

BURCHFIELD DOUGLAS A
PO BOX 572
STRASBURG CO 80136

GOODWIN CHRIS D AND
GOODWIN TERESA L
4032 DEFOE ST
STRASBURG CO 80136-8129

CASTANEDA DOMINGUEZ BLANCA A
4889 HEADLIGHT RD
STRASBURG CO 80136-8108

GOODWIN CHRIS D LIVING TRUST 1/2 INT
GOODWIN TERESA L LIVING TRUST 1/2 INT
4032 DEFOE ST
STRASBURG CO 80136-8129

COIN SHERRIL MARTIN AND COIN PATTI JUNE
4025 FLANDIN COURT
STRASBURG CO 80136

GUERRERO-LOPEZ GERONIMO AND
VILLELA GUERRERO MARIA G
58150 E 40TH DR
STRASBURG CO 80136-8122

COMANCHE FARMS INC
3600 HEADLIGHT RD
STRASBURG CO 80136-8110

HARPER NORMAN C LIVING TRUST
AGREEMENT
58465 E 40TH DR
STRASBURG CO 80136-8123

HUNT MICKEY AND
HUNT KRISTINA
4200 FLANDIN CT
STRASBURG CO 80136-8125

PACELLO LORI L
58209 E 42ND DRIVE
STRASBURG CO 80136

HUTTON CONTRACTING COMPANY
INC
1600 CLIFTY HIGHWAY
HINDSVILLE AR 72738

REYES RAMIREZ LEONEL AND
FLORES MARGARITA
58162 E 42ND DR
STRASBURG CO 80136-8127

KRING DANA D
58498 E 42ND DR
STRASBURG CO 80136-8127

RICHTER JEFFREY B AND
RICHTER NANCY D
58480 E 40TH DRIVE
STRASBURG CO 80136

LADD ROGER GIBBS AND
LADD MARY C
58148 E 40TH DRIVE
STRASBURG CO 80136

RITTER CHRISTOPHER A AND
RITTER DIANE J
58375 E 40TH DRIVE
STRASBURG CO 80136

LEE REBECCA
58645 E 40TH DR
STRASBURG CO 80136-8144

ROGERS SCOTT A AND
ROGERS JANE M
PO BOX 61
STRASBURG CO 80136

LEIKER TROY L AND
LEIKER SHARON L
58413 E 42ND DR
STRASBURG CO 80136

RUSSELL HOLLY C AND RUSSELL SHANE J
PO BOX 868
STRASBURG CO 80136

MC CALLEY MATTHEW K AND
MC CALLEY BARBARA A
4207 FLANDIN CT
STRASBURG CO 80136

SAUR MICHAEL J AND SAUR CHERYL L
4299 FLANDIN COURT
STRASBURG CO 80136-8126

MC PHERREN PATRICK W
58386 E 42ND DR
STRASBURG CO 80136

SMITH DONALD LEE
58117 E 42ND DR
STRASBURG CO 80136-8128

NEWBY KENNETH W
PO BOX 830
BENNETT CO 80102-0830

THURMOND JOSHUA E AND
THURMOND GAIL M
23609 E FREMONT CIR UNIT 102
AURORA CO 80016

NEWBY KENNETH W
PO BOX 830
BENNETT CO 80102

WESTON GILBERT S
5357 LAREDO ST
DENVER CO 80239-6494

WOODWARD WILLIAM D AND
WOODWARD BRENDA
58195 E 40TH DR
STRASBURG CO 80136

YOCKEY ALAN R AND
YOCKEY KAREN L
PO BOX 488
STRASBURG CO 80136-0488

YOCKEY ALAN/KAREN AND
LEE REBECCA
PO BOX 488
STRASBURG CO 80136

Current Resident
2024 STRASBURG RD
Strasburg, CO 80136

Current Resident
2157 BASIL ST
Strasburg, CO 80136

Current Resident
2164 BASIL ST
Strasburg, CO 80136

Current Resident
2171 ANCE ST
Strasburg, CO 80136

Current Resident
2177 BASIL ST
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Current Resident
2185 ASOKA ST
Strasburg, CO 80136

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2212 ASOKA ST
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2100 WAGNER ST
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2160 ANCE ST
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2550 STRASBURG RD
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2840 YERKES CT
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2880 WAGNER ST
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3370 STRASBURG RD
Strasburg, CO 80136

Current Resident
3600 HEADLIGHT RD
Strasburg, CO 80136

Current Resident
3920 ADAMS ST
Strasburg, CO 80136

Current Resident
3980 ADAMS ST
Strasburg, CO 80136

Current Resident
4025 FLANDIN CT
Strasburg, CO 80136

Current Resident
4032 DE FOE ST
Strasburg, CO 80136

Current Resident
4075 ADAMS ST
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Current Resident
4090 ADAMS ST
Strasburg, CO 80136

Current Resident
4115 FLANDIN CT
Strasburg, CO 80136

Current Resident
4200 FLANDIN CT
Strasburg, CO 80136

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4220 HEADLIGHT RD
Strasburg, CO 80136

Current Resident
3803 HEADLIGHT RD
Strasburg, CO 80136

Current Resident
3950 ADAMS ST
Strasburg, CO 80136

Current Resident
4000 ADAMS ST
Strasburg, CO 80136

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4030 ADAMS ST
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4060 ADAMS ST
Strasburg, CO 80136

Current Resident
4080 BURTON ST
Strasburg, CO 80136

Current Resident
4091 BURTON ST
Strasburg, CO 80136

Current Resident
4150 HEADLIGHT RD
Strasburg, CO 80136

Current Resident
4207 FLANDIN CT
Strasburg, CO 80136

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4220 STRASBURG RD
Strasburg, CO 80136

Current Resident
4225 STRASBURG RD
Strasburg, CO 80136

Current Resident
4242 DEFOE ST
Strasburg, CO 80136

Current Resident
4270 DEFOE ST
Strasburg, CO 80136

Current Resident
4298 DEFOE ST
Strasburg, CO 80136

Current Resident
4300 STRASBURG RD
Strasburg, CO 80136

Current Resident
4715 PIGGOTT RD
Strasburg, CO 80136

Current Resident
4910 STRASBURG RD
Strasburg, CO 80136

Current Resident
5155 STRASBURG RD
Strasburg, CO 80136

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56295 E 28TH CT
Strasburg, CO 80136

Current Resident
56305 E 33RD CT
Strasburg, CO 80136

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4228 DEFOE ST
Strasburg, CO 80136

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4256 DEFOE ST
Strasburg, CO 80136

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4284 DEFOE ST
Strasburg, CO 80136

Current Resident
4299 FLANDIN CT
Strasburg, CO 80136

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4670 STRASBURG RD
Strasburg, CO 80136

Current Resident
4889 HEADLIGHT RD
Strasburg, CO 80136

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5150 HEADLIGHT RD
Strasburg, CO 80136

Current Resident
56145 E 28TH CT
Strasburg, CO 80136

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56300 E 33RD CT
Strasburg, CO 80136

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Strasburg, CO 80136

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56380 E 41ST AVE
Strasburg, CO 80136

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56400 E 33RD CT
Strasburg, CO 80136

Current Resident
56405 E 33RD CT
Strasburg, CO 80136

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Strasburg, CO 80136

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56467 E 41ST AVE
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56505 E 33RD CT
Strasburg, CO 80136

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Current Resident
56748 E 22ND PL
Strasburg, CO 80136

Current Resident
56755 E 22ND PL
Strasburg, CO 80136

Current Resident
56765 E 25TH AVE
Strasburg, CO 80136

Current Resident
56770 E 25TH AVE
Strasburg, CO 80136

Current Resident
56773 E 24TH PL
Strasburg, CO 80136

Current Resident
56777 E 23RD AVE
Strasburg, CO 80136

Current Resident
56788 E 22ND PL
Strasburg, CO 80136

Current Resident
56800 E 32ND AVE
Strasburg, CO 80136

Current Resident
56800 E 35TH PL
Strasburg, CO 80136

Current Resident
56805 E 35TH PL
Strasburg, CO 80136

Current Resident
56827 E 41ST AVE
Strasburg, CO 80136

Current Resident
56880 E 37TH PL
Strasburg, CO 80136

Current Resident
56887 E 41ST AVE
Strasburg, CO 80136

Current Resident
56905 E 33RD PL
Strasburg, CO 80136

Current Resident
56910 E 42ND CT
Strasburg, CO 80136

Current Resident
56921 E 24TH AVE
Strasburg, CO 80136

Current Resident
56936 E 42ND CT
Strasburg, CO 80136

Current Resident
56940 E 42ND CT
Strasburg, CO 80136

Current Resident
56951 E 24TH AVE
Strasburg, CO 80136

Current Resident
57001 E 24TH AVE
Strasburg, CO 80136

Current Resident
56850 E 30TH AVE
Strasburg, CO 80136

Current Resident
56885 E 30TH AVE
Strasburg, CO 80136

Current Resident
56900 E 33RD PL
Strasburg, CO 80136

Current Resident
56909 E 42ND CT
Strasburg, CO 80136

Current Resident
56920 E 42ND CT
Strasburg, CO 80136

Current Resident
56929 E 42ND CT
Strasburg, CO 80136

Current Resident
56938 E 42ND CT
Strasburg, CO 80136

Current Resident
56949 E 42ND CT
Strasburg, CO 80136

Current Resident
56981 E 24TH AVE
Strasburg, CO 80136

Current Resident
57031 E 24TH AVE
Strasburg, CO 80136

Current Resident
57061 E 24TH AVE
Strasburg, CO 80136

Current Resident
57121 E 24TH AVE
Strasburg, CO 80136

Current Resident
57161 E 24TH AVE
Strasburg, CO 80136

Current Resident
57201 E 24TH AVE
Strasburg, CO 80136

Current Resident
57251 E 24TH AVE
Strasburg, CO 80136

Current Resident
57397 E 42ND CT
Strasburg, CO 80136

Current Resident
57469 E 42ND CT
Strasburg, CO 80136

Current Resident
57531 E 42ND CT
Strasburg, CO 80136

Current Resident
57603 E 42ND CT
Strasburg, CO 80136

Current Resident
57665 E 42ND CT
Strasburg, CO 80136

Current Resident
57091 E 24TH AVE
Strasburg, CO 80136

Current Resident
57141 E 24TH AVE
Strasburg, CO 80136

Current Resident
57181 E 24TH AVE
Strasburg, CO 80136

Current Resident
57240 E 24TH AVE
Strasburg, CO 80136

Current Resident
57335 E 42ND CT
Strasburg, CO 80136

Current Resident
57402 E 42ND CT
Strasburg, CO 80136

Current Resident
57474 E 42ND CT
Strasburg, CO 80136

Current Resident
57536 E 42ND CT
Strasburg, CO 80136

Current Resident
57608 E 42ND CT
Strasburg, CO 80136

Current Resident
57670 E 42ND CT
Strasburg, CO 80136

Current Resident
57700 E 24TH AVE
Strasburg, CO 80136

Current Resident
58117 E 42ND AVE
Strasburg, CO 80136

Current Resident
58150 E 40TH DR
Strasburg, CO 80136

Current Resident
58195 E 40TH DR
Strasburg, CO 80136

Current Resident
58260 E 40TH DR
Strasburg, CO 80136

Current Resident
58285 E 40TH DR
Strasburg, CO 80136

Current Resident
58370 E 40TH AVE
Strasburg, CO 80136

Current Resident
58386 E 42ND DR
Strasburg, CO 80136

Current Resident
58465 E 40TH DR
Strasburg, CO 80136

Current Resident
58498 E 42ND DR
Strasburg, CO 80136

Current Resident
58105 E 40TH DR
Strasburg, CO 80136

Current Resident
58148 E 40TH DR
Strasburg, CO 80136

Current Resident
58162 E 42ND DR
Strasburg, CO 80136

Current Resident
58209 E 42ND DR
Strasburg, CO 80136

Current Resident
58274 E 42ND AVE
Strasburg, CO 80136

Current Resident
58311 E 42ND AVE
Strasburg, CO 80136

Current Resident
58375 E 40TH DR
Strasburg, CO 80136

Current Resident
58413 E 42ND DR
Strasburg, CO 80136

Current Resident
58480 E 40TH DR
Strasburg, CO 80136

Current Resident
58600 E 44TH DR
Strasburg, CO 80136

Current Resident
58605 E 44TH DR
Strasburg, CO 80136

Current Resident
58645 E 40TH DR
Strasburg, CO 80136

Current Resident
58707 E 44TH DR
Strasburg, CO 80136

Current Resident
58770 E 40TH DR
Strasburg, CO 80136

Current Resident
58810 E 40TH DR
Strasburg, CO 80136

Current Resident
58620 E 40TH DR
Strasburg, CO 80136

Current Resident
58700 E 44TH DR
Strasburg, CO 80136

Current Resident
58727 E 40TH DR
Strasburg, CO 80136

Current Resident
58805 E 40TH DR
Strasburg, CO 80136

Current Resident
5885 HEADLIGHT RD
Strasburg, CO 80136

CERTIFICATE OF POSTING



I, J. Gregory Barnes do hereby certify that Adams County staff posted the property at a property northeast of the intersection of 38th Avenue and Headlight Road on June 18, 2018 in accordance with the requirements of the Adams County Zoning Regulations.

J. Gregory Barnes



Community & Economic Development Department

4430 South Adams County Parkway,
1st Floor, Suite W2000
Brighton, CO 80601-8205
PHONE 720.523.6800 FAX 720.523.6998

MEMORANDUM

To: Board of County Commissioners
From: J. Gregory Barnes, Planner II *JGB*
Subject: Comanche Vista Estates, Filing 5 / Case # PLT2017-00019
Date: July 10, 2018

If the Board of County Commissioners does not concur with the staff recommendation of Approval, the following findings may be adopted as part of a decision of Denial:

ALTERNATIVE RECOMMENDED FINDINGS

1. The final plat is inconsistent and conforms to the approved sketch plan.
2. The final plat is not in conformance with the subdivision design standards.
3. The applicant has not 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 not provided evidence that provision has been made for a public sewage disposal system 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 not 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 inadequate and do not 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 not 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.
8. The final plat is inconsistent with the Adams County Comprehensive Plan and any available area plan.
9. The final plat is inconsistent with the purposes of these standards and regulations.
10. The overall density of development within the proposed subdivision does not conform to the zone district density allowances.
11. The proposed subdivision is incompatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not



Community & Economic Development Department

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MEMORANDUM

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 not 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; and
- d. Incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the project design.