

**BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO**

**RESOLUTION APPROVING APPLICATION IN CASE #PLT2019-00006 KAMERRA
FINAL PLAT**

WHEREAS, this case involved a Request for Final Plat to create two lots on the following described property:

APPROXIMATE LOCATION: Approximately 1,500 feet northwest of the intersection of East 48^h Avenue and Imboden Road (Parcel # 0181700000325)

LEGAL DESCRIPTION: A PART OF THE SOUTHERN HALF OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 18; THENCE NORTH 00°17'44" WEST ALONG THE EAST LINE OF SAID SOUTHEAST ONE-QUARTER 30.00 FEET; THENCE NORTH 89°30'07" WEST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST ONE-QUARTER 30.00 FEET TO THE POINT OF INTERSECTION OF THE WEST RIGHT OF WAY LINE IMBODEN ROAD AND THE NORTH RIGHT OF WAY LINE OF EAST 48TH AVENUE AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°30'07" WEST ALONG SAID NORTH RIGHT OF WAY LINE OF EAST 48TH AVENUE, A DISTANCE OF 1753.36 FEET; THENCE NORTH 00°17'44" WEST, A DISTANCE OF 868.72 FEET; THENCE SOUTH 89°29'44"EAST, A DISTANCE OF 1755.37 FEET; THENCE SOUTH 00°17'44" EAST, A DISTANCE OF 868.53 FEET TO THE POINT OF BEGINNING;

EXCEPT

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 18; THENCE NORTH 00°18'17" WEST ALONG THE EAST LINE OF SAID SOUTHEAST ONE-QUARTER 30.00 FEET; THENCE NORTH 89°30'07" WEST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST ONE-QUARTER 30.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF IMBODEN ROAD AND ON THE NORTH RIGHT OF WAY LINE OF EAST 48TH AVENUE; THENCE CONTINUING NORTH 89°30'07" WEST ALONG SAID NORTH RIGHT OF WAY LINE OF EAST 48TH AVENUE 1475.00 FEET; THENCE NORTH 00°18'17" WEST PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST ONE-QUARTER 354.42 FEET; THENCE SOUTH 89°30'07" EAST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST ONE-QUARTER 1475.00 FEET TO A POINT BEING, A DISTANCE OF 30.00 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST ONE-QUARTER; THENCE SOUTH 00°13'17" WEST PARALLEL WEST SAID EAST LINE 354.42 FEET TO THE POINT OF BEGINNING.

WHEREAS, the Board of County Commissioners held a public hearing on the application on the 21st day of May, 2019; and,

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

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

FINDINGS-OF-FACT:

1. The final plat is consistent and conforms to the approved preliminary plat.
2. The final plat is in conformance with the subdivision design standards.
3. The applicant has provided evidence that a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards.
4. The applicant has provided evidence that a public sewage disposal system has been established and, if other methods of sewage disposal are proposed, adequate evidence indicating that the system complies with state and local laws and regulations.
5. The applicant has provided evidence to show all areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified by the applicant and the proposed uses of these areas are compatible with such conditions.
6. The proposed or constructed drainage improvements are adequate and comply with these standards and regulations.
7. Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision, have been constructed or financially guaranteed through cash-in-lieu or a subdivision improvements agreement so the proposed subdivision will not negatively impact the levels of service of the County.

Note to the Applicant:

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