

RESOLUTION APPROVING APPLICATION IN CASE #PLT2019-00005 COUNTRY CLUB RANCHETTES, FILING NO. 1 FINAL PLAT

WHEREAS, this case involved a Request for Final Plat to create 56 single-family residential lots and 7 non-residential tracts.

APPROXIMATE LOCATION: East of the intersection of East 162nd Avenue and Hayesmount Road (Parcel #s 0156700000282, 0156700000283, 0156700000284)

LEGAL DESCRIPTION: A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 2; THENCE S 89°12'04" E ALONG THE SOUTH LINE OF SAID SECTION 2, 30.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE N 00°11'20" E, ALONG THE WEST LINE OF SAID PARCEL, AND PARALLEL TO THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 2, 1830.61 FEET TO THE NORTHWEST CORNER OF SAID PARCEL;

THENCE S 89°12'34" E, ALONG THE NORTH LINE OF SAID PARCEL, ALSO BEING THE SOUTH LINE OF ROCKING HORSE FARMS SUBDIVISION AND ITS DEDICATED RIGHT-OF-WAY DESCRIBED AT RECEPTION NO. C06116915 OF THE ADAMS COUNTY RECORDS, 2073.54 FEET TO A POINT ON THE WEST LINE OF SAID PARCEL, ALSO BEING ON THE EAST LINE OF SAID SUBDIVISION;

THENCE N 00°07'27" E, ALONG SAID LINE, 855.37 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL, ALSO BEING ON THE SOUTH LINE OF SAID SUBDIVISION;

THENCE S 89°48'36" E, ALONG SAID LINE, 540.04 FEET TO THE NORTHEAST CORNER OF SAID PARCEL, ALSO BEING THE SOUTHEAST CORNER OF SAID SUBDIVISION;

THENCE S 00°24'17" E, 41.14 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 2;

THENCE S 00°08'05" W, ALONG THE NORTH/SOUTH CENTERLINE OF SAID SECTION 2, 2850.90 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL, ALSO BEING THE SOUTH QUARTER CORNER OF SAID SECTION 2;

THENCE N 89°12'04" W, ALONG THE SOUTH LINE OF SAID PARCEL, ALSO BEING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2, 2615.58 FEET TO THE TRUE POINT OF BEGINNING;

BASIS OF BEARING (RECORD DESCRIPTION): BASIS OF BEARING IS ASSUMING THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE 6TH P.M. BEARS N 00°11'20" E.

CONTAINING A CALCULATED AREA OF 5,250,955 SQUARE FEET OR 120.5453 ACRES MORE OR LESS.

WHEREAS, the Board of County Commissioners held a public hearing on the application on the 14th day of January, 2020; 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.

Condition Precedent:

1. Prior to the issuance of any permit for the site, collateral for public improvements shall be provided to the County, as specified in the Subdivision Improvements Agreement.

Condition of Approval:

1. The applicant shall conduct an Environmental Site Assessment.

Notes 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.
2. The Colorado Division of Parks and Wildlife has requested that a survey of the property for nesting of burrowing owls occurs if earthmoving occurs between March 15th and October 31st of any given year. These raptors are classified as a state threatened species

and are protected by both state and federal laws, including the Migratory Bird Treaty Act. These laws prohibit the killing of burrowing owls or disturbance of their nests. Guidelines for performing a burrowing owl survey can also be obtained from the local District Wildlife Manager.