



Re-submittal Form

Case Number: PLT2017-00007

Case Manager: Greg Barnes

Resubmitted Items:

- Development Plan/ Site Plan
- Plat
- Parking/ Landscape Plan
- Engineering Documents
- Subdivision Improvements Agreement
- Other: Comments/Responses, revised legal description, waiver request _____

*All re-submittals must have this cover sheet and a cover letter addressing review comments.

The cover letter must include the following information:

- Restate each comment that requires a response
- Provide a response below the comment with a description of the revisions
- And identify any additional changes made to the original document

For County Use Only:

Date Accepted: _____

Edocs # _____

Comanche Vista Estates – Filing No. 3

Item 2. Legal Description

Commencing at the southwest corner of said northwest one-quarter: thence $N00^{\circ}16'32''E$ along the west line of said northwest one-quarter, a distance of 1144.63 feet; thence $S89^{\circ}43'28''E$ at right angles from the last described course, a distance of 70.00 feet to the northwest corner of Comanche Vista Estates – Filing No. 2, being the point of beginning: thence $N00^{\circ}16'32''E$ parallel with the west line of said northwest one-quarter, a distance of 1000.00 feet: thence $S89^{\circ}43'28''E$ at right angles from the last described course, a distance of 1125.00 feet, thence $S00^{\circ}16'32''W$ parallel with the west line of said northwest one-quarter, a distance of 997.07 feet to the northeast corner of said Comanche Vista Estates – Filing No. 2; thence $S89^{\circ}55'04''W$ along the north line of said Comanche Vista Estates – Filing No. 2, a distance of 469.33'; thence $N89^{\circ}43'28''W$ along said north line, a distance of 655.68 feet to the point of beginning. Contains 25.811 acres more or less.

Molen & Associates, LLC
Environmental & Planning Consultants

2090 E. 104th Ave., Suite 205 ♦ Thornton, Colorado 80233
Office 303-450-1600 ♦ Fax 303-450-0944

August 24, 2017

Greg Barnes, Planner II
Community & Economic Development Department
Adams County Colorado
4430 S. Adams County Pkwy, Ste 2000A
Brighton, CO 80601-8216
GJBarnes@adcogov.org

Subject: Resubmittal Documents for PLT2017-007, Filing 3 Comanche Vista Estates,
Major Subdivision Preliminary Plat application

Dear Mr. Barnes;

Attached for your consideration is the resubmittal materials requested in the comments package date April 13, 2017. Comments requiring a response are provided below. The ADCO comments are in *italics*. Any documents being resubmitted with this package are noted with the appropriate comment and are attached to this letter. An electronic copy of this package has also been provided.

ENG1: Platting of this subdivision, in the location and configuration that is being proposed, would deny legal access to existing parcels (parcel #'s: 0181323200003, 0181323200004, 0181323200005). The subdivision will need to be reconfigured to provide access to these existing parcels.

PLN01: A land survey plat is needed to reconfigure the existing parcels of the Comanche Vista Estates PUD, so that the remaining portions of those parcels are not landlocked from Streets. I do not see evidence that a land survey plat has been submitted to the County to accomplish this. Please confirm, if this has been completed. It will be required prior to scheduling public hearing.

Response: Land Survey Plat submitted and filed - Book 1 Page 4889 Reception 2017-124. Copy is attached to this response document.

PLN02: The plat shall include all lot sizes, pursuant to the requirement in Section 5-03-003-04 of the Development standards.

Response: Lot sizes have been added to the plat. Please see attached.

PLN03: Culs-de-sac with six or fewer lots shall be considered part of the street which they abut and shall not be separately named. (Section 5-04-09-02-06) You may pursue a waiver of this requirement (5-04-11).

Response: There are five lots to be serviced on the street for Filing 3. The previously approved Filings in this PUD as well as the neighboring community have named streets

Molen & Associates, LLC

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August 24, 2017

Marissa Hillje, ROW Specialist
Community & Economic Development Department
Adams County Colorado
4430 S. Adams County Pkwy, Ste 2203
Brighton, CO 80601-8216

Subject: Request for waiver (Sec. 5-04-11) for street name, Filing 3 Comanche Vista Estates, PLT2017-00007

Dear Ms. Hillje;

As part of the review comments for the preliminary plat application for a major subdivision for Filing 3 of the Comanche Vista Estate PUD, Greg Barnes, Planner assigned to this application, noted that the proposed street name of E. 46th Avenue was not necessary for a street with six or fewer lots (Sec. 5-04-09-02-06). There are five lots to be serviced on the street for Filing 3. The previously approved Filings in this PUD as well as the neighboring community have named streets numbered consistently with the proposed street name for Filing 3, which is the final filing for this PUD. We would like to request that the naming of the street as E. 46th Avenue be allowed and the requirement waived as part of the acceptance of the plat.

This comment and response have also been addressed in the resubmittal document for this application. Mr. Barnes requested that we also submit this letter to you for approval.

Yours truly,
MOLEN & ASSOCIATES, LLC



Lisa Gard, Agent for Kenneth Newby
Owner, Comanche Vista Estates PUD