



Public Hearing Notification

Case Name: Blackstone Ranch, Filing No. 3
Case Number: PLT2017-00002

Planning Commission Hearing Date: 10/26/2017 at 6:00 p.m.
Board of County Commissioners Hearing Date: 11/14/2017 at 9:30 a.m.

September 18, 2017

A public hearing has been set by the Adams County Planning Commission and the Board of County Commissioners to consider the following request: **Preliminary plat for a major subdivision to create 163 lots in the Residential-1-C zone district.**

The proposed use will be Residential. This request is located approximately 2,000 feet southwest of the intersection of Strasburg Road and East 26th Avenue on 58.3 acres. The Assessor's Parcel Number is 0181333100008. The legal description of the property is attached.

Applicant Information: PAULSCORP LLC
BRAD PAULS AS AUTHORIZED SIGNATORY
100 SAINT PAUL ST, STE 300
DENVER, CO 80206

The hearing will be held in the Adams County Hearing Room located at 4430 South 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 Department of Community and Economic Development, 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

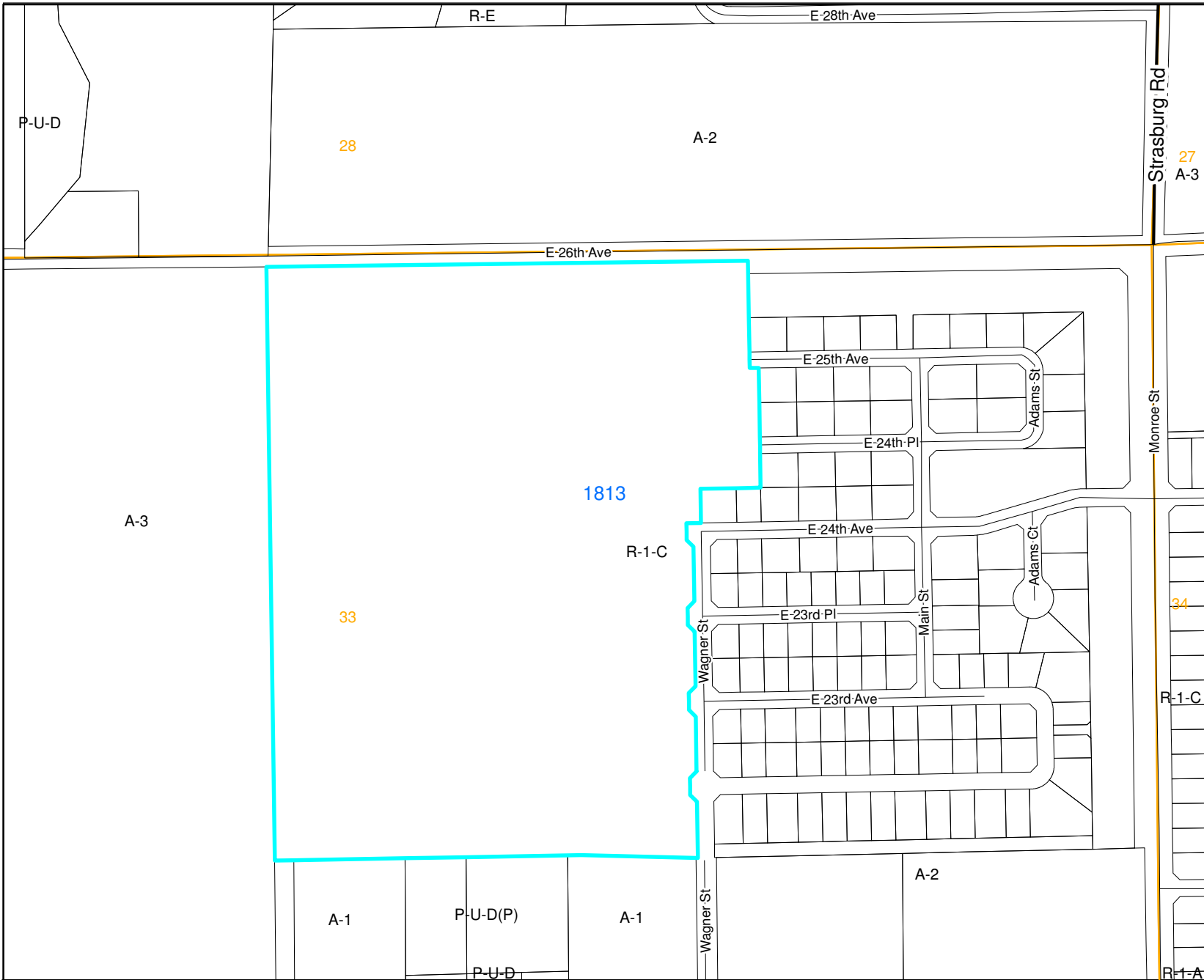
Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Erik Hansen
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Mary Hodge
DISTRICT 5



LEGEND

- Special Zoning Conditions
- 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

Blackstone Ranch, Filing 3
PLT2017-00002



For display purposes only.



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

LEGAL DESCRIPTION
BLACKSTONE RANCH FILING NO. 3

A PARCEL OF LAND LYING WITHIN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 33 AND CONSIDERING THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33 TO BEAR NORTH 89°17'10" EAST, A DISTANCE OF 2,613.96 FEET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE ALONG SAID NORTH LINE, NORTH 89°17'10" EAST, A DISTANCE OF 1423.25 FEET TO THE WESTERLY BOUNDARY OF BLACKSTONE RANCH FILING NO. 1 AS RECORDED UNDER RECEPTION NO. 20060607000583540 OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE;

THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING THREE (3) COURSES:

1. SOUTH 00°42'50" EAST, A DISTANCE OF 351.07 FEET;
2. NORTH 89°17'10" EAST, A DISTANCE OF 26.38 FEET;
3. SOUTH 00°42'50" EAST, A DISTANCE OF 353.00 FEET TO THE NORTHERLY BOUNDARY OF BLACKSTONE RANCH FILING NO. 2-A AS RECORDED UNDER RECEPTION NO. 2016000035452, IN SAID RECORDS;

THENCE ALONG THE NORTHERLY AND WESTERLY BOUNDARIES OF SAID PLAT OF BLACKSTONE RANCH FILING NO. 2-A THE FOLLOWING FOURTEEN (14) COURSES:

1. SOUTH 89°17'10" WEST, A DISTANCE OF 178.32 FEET;
2. SOUTH 00°42'50" EAST, A DISTANCE OF 101.00 FEET;
3. SOUTH 89°17'10" WEST, A DISTANCE OF 43.19 FEET;
4. SOUTH 00°42'50" EAST, A DISTANCE OF 50.00 FEET;
5. SOUTH 45°35'06" EAST, A DISTANCE OF 28.22 FEET;
6. SOUTH 00°27'21" EAST, A DISTANCE OF 162.00 FEET;
7. SOUTH 44°24'54" WEST, A DISTANCE OF 28.35 FEET;
8. SOUTH 00°27'21" EAST, A DISTANCE OF 50.00 FEET;
9. SOUTH 45°35'06" EAST, A DISTANCE OF 28.22 FEET;
10. THENCE SOUTH 00°27'21" EAST, A DISTANCE OF 162.00 FEET;
11. SOUTH 44°24'55" WEST, A DISTANCE OF 28.35 FEET;
12. SOUTH 00°27'22" EAST, A DISTANCE OF 50.00 FEET;
13. SOUTH 45°35'06" EAST, A DISTANCE OF 28.22 FEET;

14. SOUTH 00°27'21" EAST, A DISTANCE OF 162.00 FEET TO THE WESTERLY BOUNDARY OF BLACKSTONE RANCH FILING NO. 2-B AS RECORDED UNDER RECEPTION NO. 2016000045767, IN SAID RECORDS ;

THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 44°24'54" WEST, A DISTANCE OF 28.35 FEET;
2. SOUTH 00°27'21" EAST, A DISTANCE OF 50.00 FEET;
3. SOUTH 45°35'06" EAST, A DISTANCE OF 28.22 FEET;
4. SOUTH 00°27'21" EAST, A DISTANCE OF 166.39 FEET TO THE NORTHERLY BOUNDARY OF ENGLEBRECHT SUBDIVISION FILING NO. 1 AS RECORDED UNDER RECEPTION NO. C0987100, IN SAID RECORDS;

THENCE ALONG SAID NORTHERLY BOUNDARY, SOUTH 89°02'41" WEST, A DISTANCE OF 1,257.85 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 33;

THENCE DEPARTING SAID NORTHERLY BOUNDARY ALONG SAID WEST LINE, NORTH 00°16'13" WEST, A DISTANCE OF 1,802.81 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 54.795 ACRES, (2,386,852 SQUARE FEET), MORE OR LESS.

DEREK S. BROWN, PLS 38064
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO. 80122
303-713-1898