



Request for Comments

Case Name: Ridgeview Estates
Case Number: PLT2018-00044

January 4, 2019

The Adams County Planning Commission is requesting comments on the following request: **preliminary plat application for a major subdivision to create 21 lots in the residential estate zone district.** This request is located at southeast of Monaghan Road and East 160th Avenue. The Assessor's Parcel Number is 0156710200001.

Applicant Information: ALLIANCE DEVELOPMENT SERVICES
DAVID E MOORE
16415 W 85TH LN, UNIT B
ARVADA, CO 80007

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 01/24/2019 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 upon request.

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.

Greg Barnes
Case Manager

December 21, 2018

Greg Barnes
Adams County Planner
4430 South Adams County Parkway
1st Floor, Suite W2000
Brighton, Co. 80601

Ref: Ridgeview Estates
E. 160th Ave.
Adams Co, Colorado

Dear Greg:

Please accept this letter as a written explanation of our request and a general overview of the Ridgeview Estates Subdivision in Adams County, Colorado.

Ridgeview Estates is a 21-lot subdivision located south of E 160th Ave., just west of Great Rock South subdivision and south of Great Rock North subdivision. The property is currently zoned residential estates (RE). This subdivision will be in and utilizing the Great Rock north water district.

Access will be provided from E 160th Ave. and all homes will be located out of the DIA noise overlay district.

We anticipate platting the property next spring and constructing the utilities and roads in early 2020. Home construction would begin early in 2020.

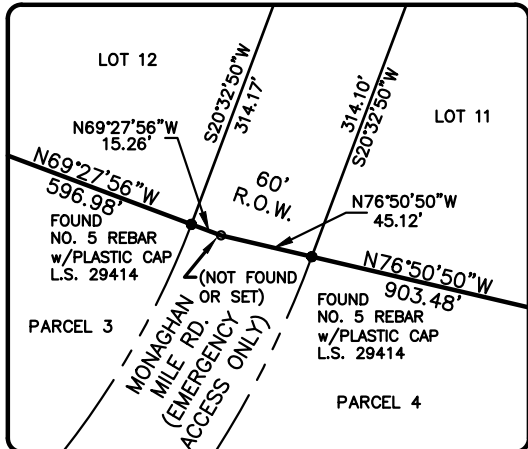
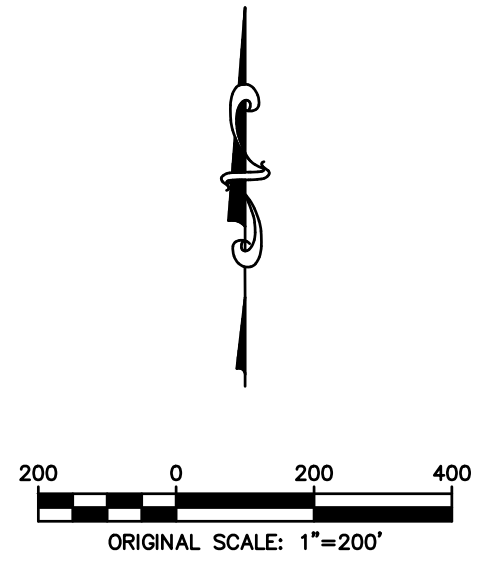
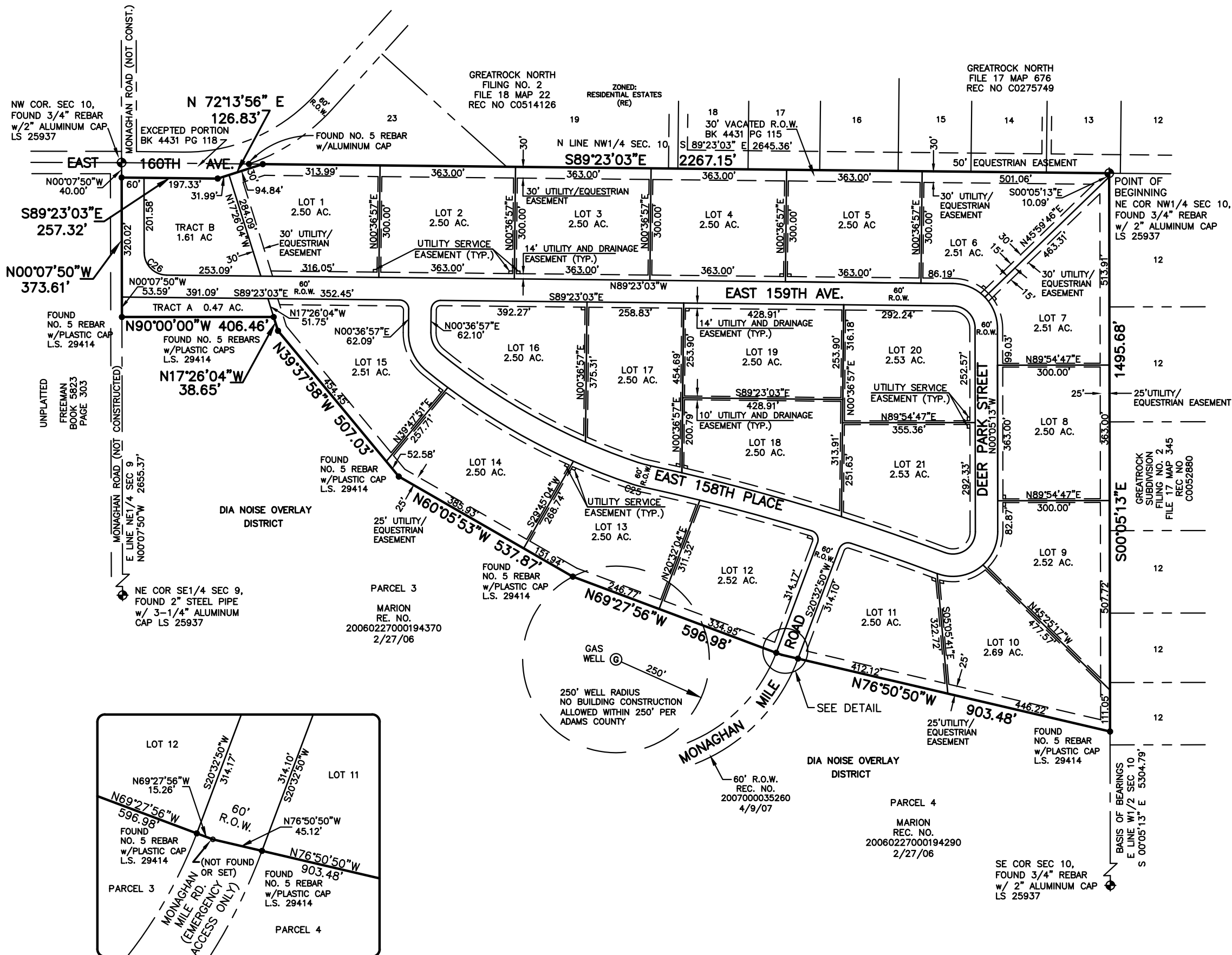
Please review the enclosed "preliminary plat review package" and if you have any questions please contact us.

Sincerely,

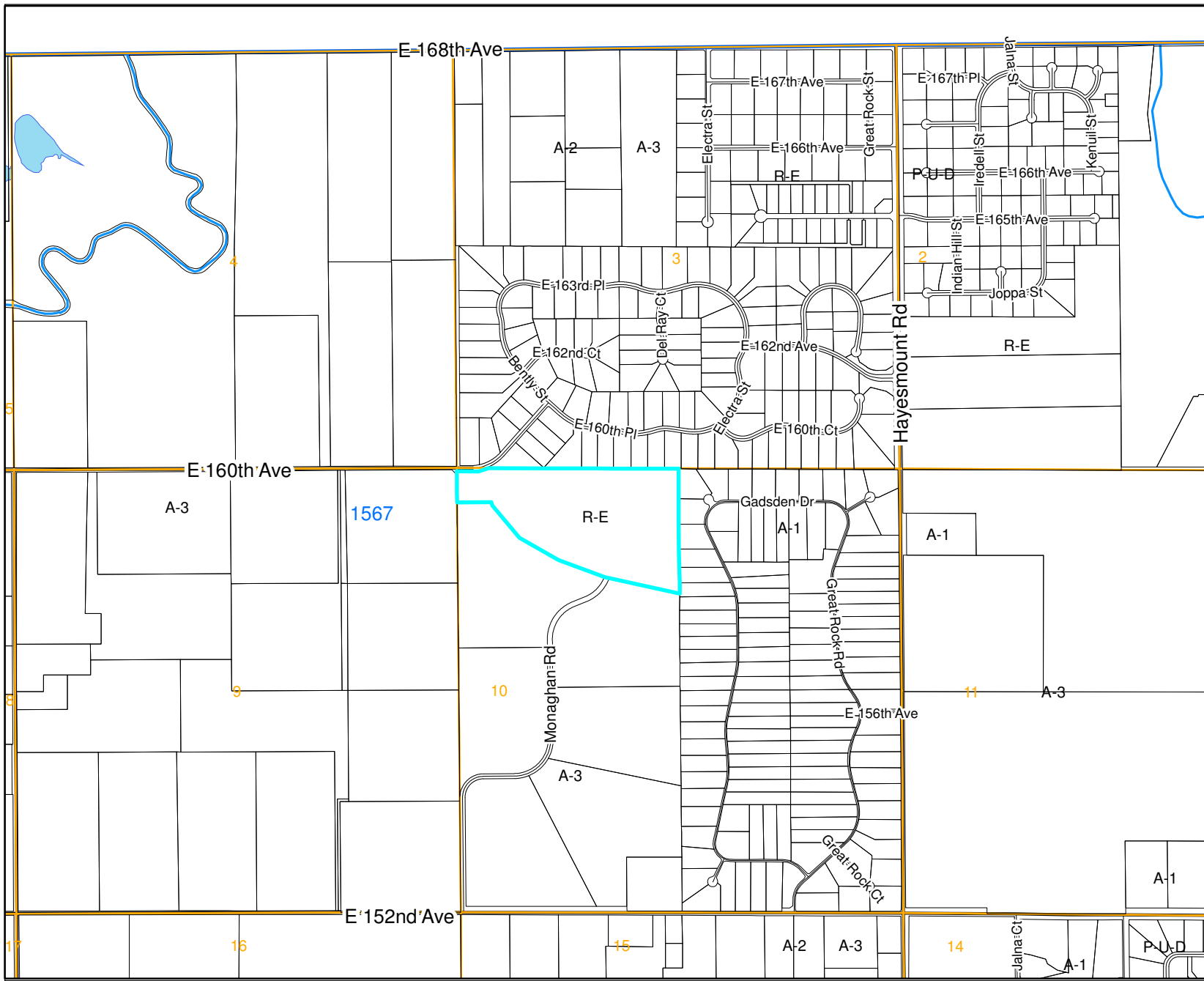
David Moore, P.E.

RIDGEVIEW ESTATES

PRELIMINARY PLAT
 A PORTION OF THE NORTHWEST 1/4 OF SECTION 10,
 TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
 COUNTY OF ADAMS, STATE OF COLORADO.
 SHEET 2 OF 2



CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	25.00	90°00'00"	39.27	N44°23'03"W 35.36
C2	130.00	51°26'48"	116.73	S25°06'27"E 112.85
C3	1758.32	2°22'45"	73.01	S52°01'14"E 73.01
C4	1758.32	12°44'30"	391.02	S59°34'51"E 390.21
C5	1758.32	5°23'22"	165.40	S68°38'47"E 165.33
C6	5530.76	1°38'12"	157.99	N77°02'27"W 157.99
C7	5530.76	3°12'33"	309.77	N74°37'05"W 309.73
C8	25.00	93°33'38"	40.82	N26°13'59"W 36.44
C9	25.00	87°35'09"	38.22	S64°20'24"W 34.60
C10	5530.76	2°32'23"	245.16	N70°35'50"W 245.14
C11	120.00	62°47'26"	131.51	N79°16'38"E 125.03
C12	120.00	47°58'09"	100.47	N23°53'51"E 97.56
C13	120.00	44°02'44"	92.25	N22°06'35"W 89.99
C14	120.00	45°15'06"	94.77	N66°45'30"W 92.33
C15	25.00	90°00'00"	39.27	S45°36'57"W 35.36
C16	70.00	51°26'55"	62.86	S25°06'31"E 60.77
C17	1698.51	15°24'19"	456.68	S58°32'08"E 455.31
C18	1698.51	5°06'09"	151.26	S68°47'22"E 151.21
C19	220.00	6°31'07"	25.03	S74°36'00"E 25.02
C20	5590.76	0°58'32"	95.18	N77°22'18"W 95.18
C21	5590.76	4°32'50"	443.70	N74°36'37"W 443.58
C22	5590.76	3°00'33"	293.64	N70°49'56"W 293.60
C23	60.00	110°45'35"	115.99	N55°17'34"E 98.75
C24	60.00	89°17'50"	93.51	N44°44'08"W 84.33
C25	280.00	6°31'07"	31.86	S74°36'00"E 31.84
C26	60.00	89°15'14"	93.47	S44°45'26"E 84.30



Legend

- Railroad
- Major Water
- Zoning Line
- Sections

Ridgview Estates
PLT2018-00044

N

 For display purposes only.

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