Community & Economic
Development Department
Development Services Division
www.adcogov.org

ADAMS COUNTY
COLORADO

4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO 80601-8218
PHONE 720.523.6800
FAX 720.523.6967

Request for Comments

Case Name: Villalobos Minor Subdivision

Case Number: PLT2020-00028

August 21, 2020

The Adams County Planning Commission is requesting comments on the following application: final plat for a **minor subdivision to create three residential lots on approximately one acre in the Residential-1-C (R-1-C) zone district.** This request is located at 1231 WEest 68th Avenue. The Assessor's Parcel Number is 0182504100058.

Applicant Information: IMEG CORPORATION
PAIGE COUFAL
7600 E. ORCHARD RD, SUITE 250S
GREENWOOD VILLAGE, CO 80111

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 09/16/2020 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 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

Greg Barnes
Planner III

BOARD OF COUNTY COMMISSIONERS

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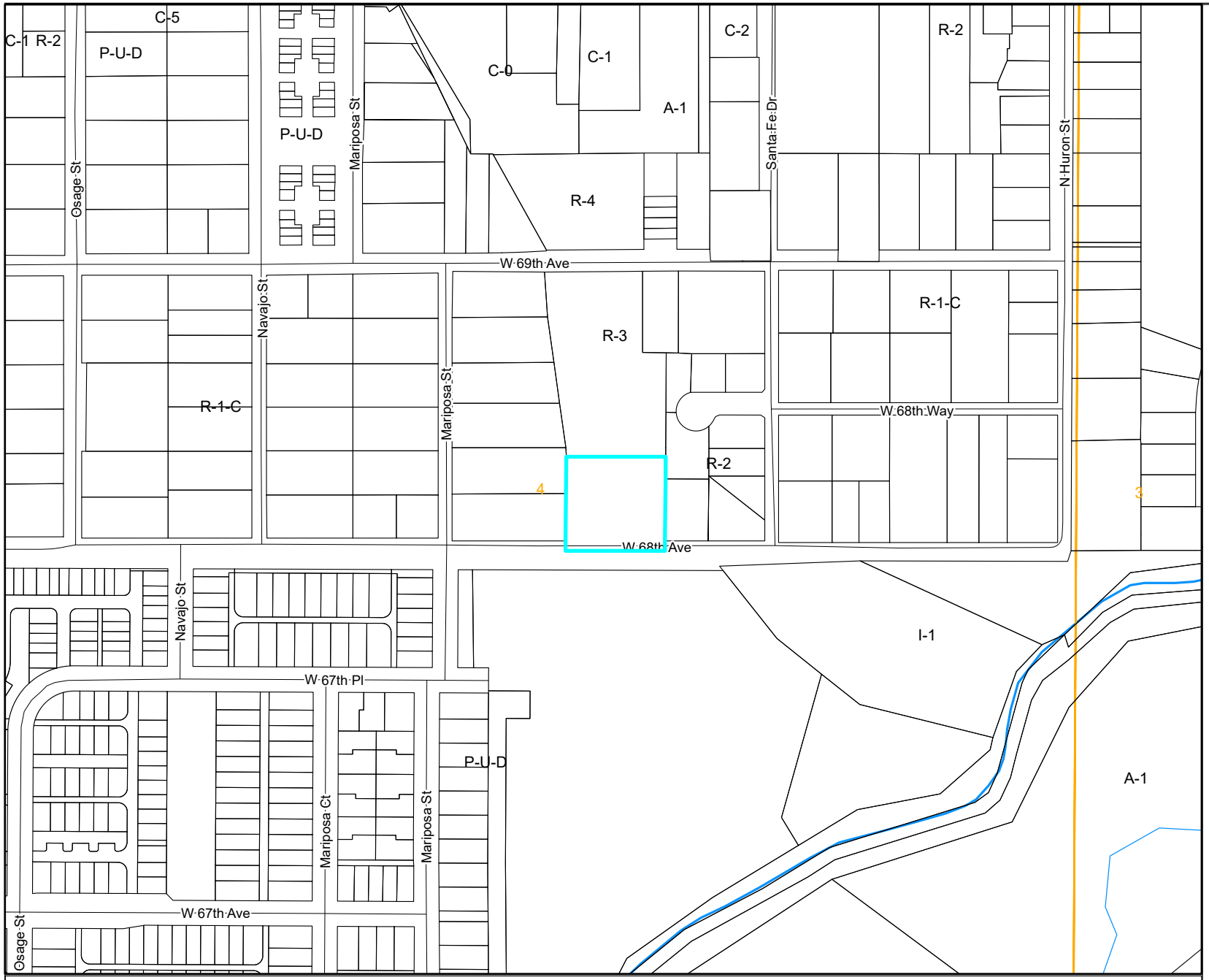


Legend

- Railroad
- Major Water
- Zoning Line
- Sections

Villalobos Minor Subdivision

PLT2020-00028

N

For display purposes only.

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

MEMO

To:	Adams County Community & Economic Development Department	**IMEG #:**	19000645.00
From:	Paige R. Coufal	**Project:**	1231 W. 68th Ave. Improvements
Subject:	Minor Subdivision Application - **Written Explanation of Project**	**Date:**	April 25, 2020

Adams County requires that a written explanation of a project be included in the submission of a Minor Subdivision Application. The following details pertain to the improvement project at 1231 W. 68th Avenue.

Project Location:

1231 W. 68th Avenue, Unincorporated, CO 80221.

Project Purpose:

This improvement project will take the existing residential parcel and divide it into three (3) separate lots for construction of three (3) single-family homes.

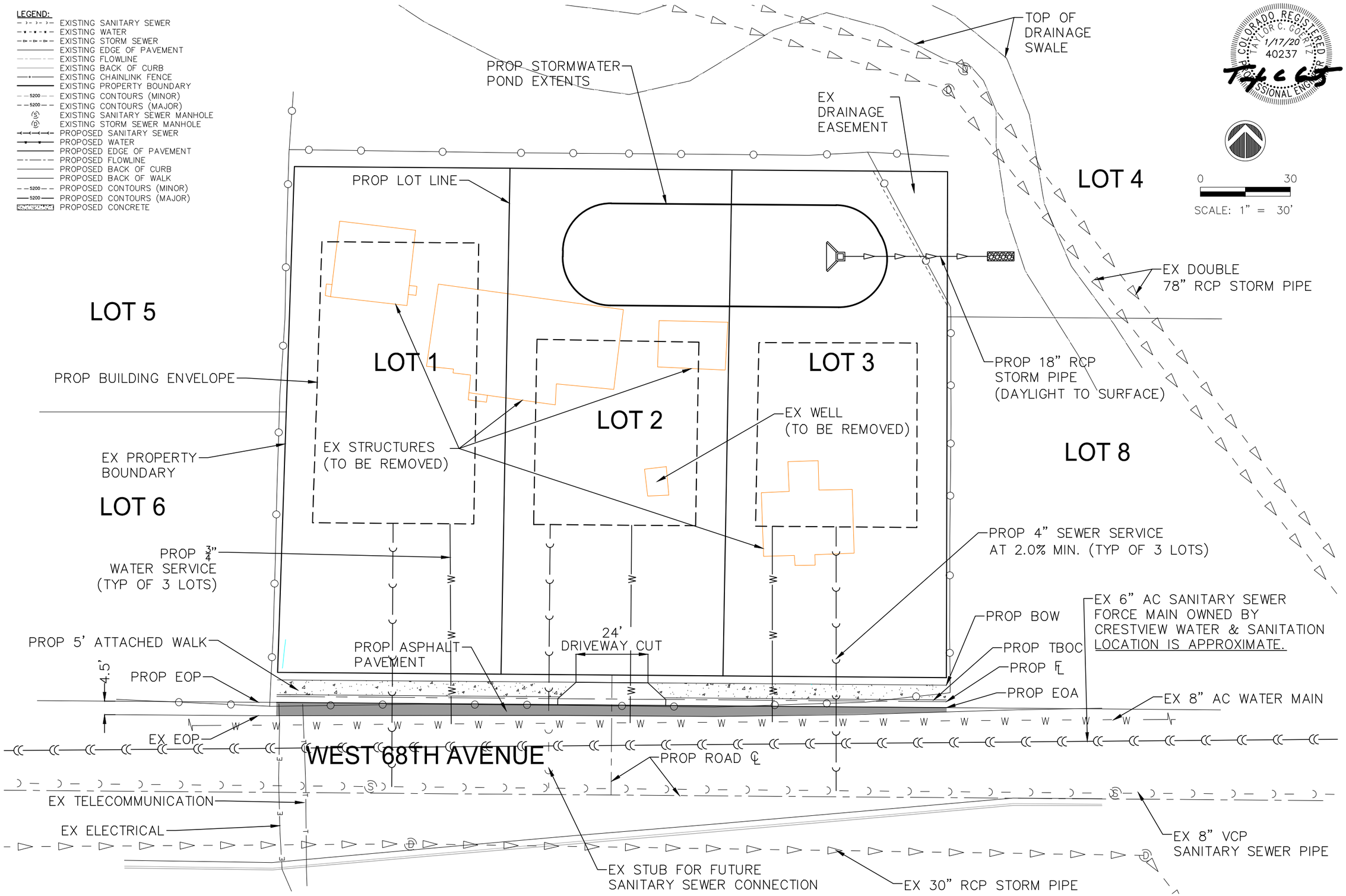
Proposed Improvements:

Subdividing existing 0.85-acre parcel into three (3) single-family lots. Each lot will have its own water, sewer, electric, and gas service. Curb, gutter & sidewalk will be installed along W 68th Ave. and a single driveway cut will be utilized to access all three lots. Drainage from the three lots will be conveyed and captured in an on-site water quality pond. The proposed pond will discharge to the drainage way located on the east side of the property via flared-end section.

Project Timeframe:

Estimated Project Start Date = April 1, 2020
Estimated Project Completion Date = October 1, 2020
Estimated Project Final Stabilization = November 1, 2020

LEGEND:
- EXISTING SANITARY SEWER
- EXISTING WATER
- EXISTING STORM SEWER
- EXISTING EDGE OF PAVEMENT
- EXISTING FLOWLINE
- EXISTING BACK OF CURB
- EXISTING CHAINLINK FENCE
- EXISTING PROPERTY BOUNDARY
- EXISTING CONTOURS (MINOR)
- EXISTING CONTOURS (MAJOR)
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM SEWER MANHOLE
- PROPOSED SANITARY SEWER
- PROPOSED WATER
- PROPOSED EDGE OF PAVEMENT
- PROPOSED FLOWLINE
- PROPOSED BACK OF CURB
- PROPOSED BACK OF WALK
- PROPOSED CONTOURS (MINOR)
- PROPOSED CONTOURS (MAJOR)
- PROPOSED CONCRETE



COLORADO REGISTERED PROFESSIONAL ENGINEER TAYLOR C. GOERTZ 40237 1/17/20

No.	DESCRIPTION	DATE

REVISIONS

IMEG
7600 E Orchard Rd
Suite 300S
Greenwood Village, CO 80111
PH: 303.796.6000
www.imegcorp.com

1231 W. 68TH AVE
ADAMS COUNTY, COLORADO

SITE PLAN - DEVELOPMENT APP.

IMEG Project No: 19000645.00
File Name: CDs.dwg
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Field Book No: N/A
Drawn By: PRC
Checked By: TCG
Date: 4/20/2020

C-1

Monday, April 20, 2020 1:46:38 PM
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