



Development Team Review Comments

The following comments have been provided by reviewers of your land use application. At this time, a resubmittal of your application is required before this case is ready to be scheduled for public hearing.

To prepare your resubmittal, you will be expected to provide:

- A response to each comment with a description of the revisions and the page of the response on the site plan;
- Any revised plans or renderings; and
- A list identifying any additional changes made to the original submission other than those required by staff.

Resubmittal documents must be provided electronically through e-mail or a flash drive delivered to the One-Stop Customer Service Center. The following items will be expected by our One-Stop Customer Service Center:

- One digital copy of all new materials
 - All digital materials shall be in a single PDF document
 - The single PDF document shall be bookmarked
 - If a Subdivision Improvements Agreement, Legal Description, or Development Agreement is required, then an additional Microsoft Word version of these documents shall also be provided
 - Electronic copies can be emailed to epermitcenter@adcogov.org as a PDF attachment. If the files are too large to attach, the email should include an unlocked Microsoft OneDrive link. Alternatively, the resubmittal can be delivered to the One-Stop counter on a flash drive.



Re-submittal Form

Case Name/ Number: _____

Case Manager: _____

Re-submitted Items:

- Development Plan/ Site Plan
- Plat
- Parking/ Landscape Plan
- Engineering Documents
- Subdivision Improvements Agreement (Microsoft Word version)
- Other: _____

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

Please note the re-submittal review period is 21 days.

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
- Identify any additional changes made to the original document

For County Use Only:

Date Accepted:

Staff (accepting intake):

Resubmittal Active: ~~Addressing, Building Safety, Neighborhood Services,~~

Engineering, ~~Environmental, Parks,~~ Planner, ROW, SIA - Finance, SIA - Attorney



Development Review Team Comments

Date: 2/26/2021

Project Number: PLT2021-00002

Project Name: North Metro Maintenance of Way Facility Subdivision

Commenting Division: Environmental Analyst Review

Name of Reviewer: Katie Keefe

Date: 02/26/2021

Email:

Complete

ENV1. Portions of Parcel 0171925304008 within the southern tip and along the western edge and the southwestern edge of parcel 0171925304007 are covered by the natural resource conservation overlay (NRCO), which aims to protect vital natural resources within the county from development impacts.

ENV2. The applicant proposes to leave the southern portion of parcel 0171925304008 covered by the NRCO undeveloped according to the submitted site plan.

ENV3. It does not appear from the site plans submitted with the conceptual review application that more than one acre of previously undisturbed land within the NRCO will be impacted by the proposed development. Therefore, a resources review is not required.

ENV4. Prior to importing fill material onto the subject properties for site development and grading, a separate permit for grading and possibly inert fill must be obtained.

Commenting Division: ROW Review

Name of Reviewer: David Dittmer

Date: 02/26/2021

Email:

Resubmittal Required

ROW1: Add Case Number to the top of each sheet.

ROW2: Sheet 1: Add signature blocks for Adams County Planning Commission and Adams County Board of County Commissioners

ROW3: Sheet 2: Add notes for Lot Line and Subdivision Line being vacated by this plat.

ROW4: Need to provide ownership statement which correlates to the title commitment by recording information within the Property Description and Ownership Certificate.

ROW5: Title Commitment needs to be dated within 30 days of application submittal for lot line/subdivision line vacation.

ROW6: Steel Street is classified as a Local Collector by the Adams County 2012 Final Transportation Plan. A Collector street should have a half width of 40' from centerline. As such an additional 10' of ROW will need to be dedicated to Adams County along the southern parcel boundary of current Lot 2 for approximately 760.00 feet. This can be dedicated by this plat. The dedication of the ROW packet can be found in the permitting applications for Adams County, and is a separate process from the plat dedication.

Commenting Division: Planner Review

Name of Reviewer: Greg Barnes

Date: 02/26/2021

Email: gjbarnes@adcogov.org

Resubmittal Required

PLN01: The subject application is a minor subdivision final plat to create one lot on approximately 7 acres. This review is related to the subdivision plat. It is noted that you provided site and landscaping plans for the full development of the site. This information is unnecessary for the subject application. Those items will be required when building permits and a change in use permit is required. Please note that this application and review is in no way an indication of site plan approval. Please do not submit this information in any future resubmittals, as it only complicates the subject application.

PLN02: The plat document does not have signature blocks for the Planning Commission and Board of County Commissioners approval. Please consult David Dittmer, Adams County ROW Agent for further guidance.

PLN03: Please provide me a Microsoft Word version of the legal description of the subdivision boundaries. I know this is on the cover of the plat, but I will need a version that I can copy and paste for the required newspaper publication.

PLN04: A subdivision improvements agreement will be required for this subdivision. I have included the County's template to assist you. Please submit the draft of the agreement in a Microsoft Word version so that our County Attorney can easily review and redline it.

PLN05: Any public improvements are required to be in tracts per the Adams County Subdivision Design Standards. This will include the subdivision's drainage facilities. Since this is a one-lot subdivision, I believe that you may have a good argument for avoiding this step. If the applicant wishes not to provide drainage facilities in a separate tract, then a waiver from subdivision design standards will be required to accompany the subdivision plat to the Boards for approval. This application can be run concurrently with the plat. I have included the application and checklist in these comments, and have redlined the unnecessary information for you. When applying for a waiver, please do not provide us with duplicate information that we already have as part of the plat application.

Commenting Division: ROW Review

Name of Reviewer: David Dittmer

Date: 02/17/2021

Email:

Resubmittal Required

ROW1: Add Case Number to the top of each sheet.

ROW2: Sheet 1: Add signature blocks for Adams County Planning Commission and Adams County Board of County Commissioners

ROW3: Sheet 2: Add notes for Lot Line and Subdivision Line being vacated by this plat.

ROW4: Need to provide ownership statement which correlates to the title commitment by recording information within the Property Description and Ownership Certificate.

ROW5: Title Commitment needs to be dated within 30 days of application submittal for lot line/subdivision line vacation.

ROW6: Steel Street is classified as a Local Collector by the Adams County 2012 Final Transportation Plan. A Collector street should have a half width of 40' from centerline. As such an additional 10' of ROW will need to be dedicated to Adams County along the southern parcel boundary of current Lot 2 for approximately 760.00 feet. This can be dedicated by this plat. The dedication of the ROW packet can be found in the permitting applications for Adams County, and is a separate process from the plat dedication.

Commenting Division: Development Engineering Review

Name of Reviewer: Greg Labrie

Date: 02/12/2021

Email: glabrie@adcogov.org

Complete

ENG1: Steele Street is a local street acting as collector, therefore the applicant is required to dedicate the required amount right-of-way to total 40 feet half width of Steele Street measured from the proposed property frontage of RTD parcels to the centerline of right-of-way.

ENG2: The Adams County Department of Public Works will be constructing a portion of our ADA Transition plan across the frontage of this property. At this time, we request that RTD does not construct any facilities across this property frontage. This project will be constructed under Case Number IMP2021-00004, Steele St., ADA Transition Plan, Area 3.

ENG3: Cash in Lieu will be required for the value of these improvements.

ENG4: RTD will be required to coordinate all Right of Way (ROW) construction with the Public Works Department.

ENG5: A Subdivision Improvement Agreement (SIA) will be required for this site and must be approved by the Adams County Board of County Commissioners.

ENG6: A pre-Construction Meeting will be required prior to beginning any construction at this site.

ENG7: Construction plans will be submitted to and approved by the Community and Economic Development Department (CEDD) prior to beginning any construction at this location.

Commenting Division: Planner Review

Name of Reviewer: Greg Barnes

Date: 02/08/2021

Email: gjbarnes@adcogov.org

External Agencies Selected

NORTH METRO MAINTENANCE OF WAY FACILITY SUBDIVISION A VACATION AND MINOR REPLAT OF LOTS 1 & 2, JAMES SUBDIVISION AND LOT 4, H.C.C. SUBDIVISION AMENDMENT NO. 1 LOCATED IN SW 1/4 SECTION 25, TOWNSHIP 2 SOUTH, RANGE 68 WEST, 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO

Add ownership information from title commitment as part of the dedication and ownership certificate statement

PROPERTY DESCRIPTION AND OWNERSHIP CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT REGIONAL TRANSPORTATION DISTRICT (RTD), A POLITICAL SUBDIVISION OF THE STATE OF COLORADO, WHOSE ADDRESS IS 1660 BLAKE STREET, DENVER, CO 80202 OF THE CITY AND COUNTY OF DENVER AND STATE OF COLORADO, BEING THE SOLE OWNER OF THE FOLLOWING DESCRIBED TRACTS OF LAND:

PARCEL NO. NMMF-1, AS DESCRIBED AT RECEPTION NO. 201900088842, ADAMS COUNTY CLERK AND RECORDERS RECORDS, BRIGHTON, CO, DESCRIBED AS FOLLOWS:

PARCEL NO. NMMF-1 OF THE RTD NORTH METRO CORRIDOR COMMUTER RAIL PROJECT, BEING LOT 2, JAMES SUBDIVISION, RECEPTION NUMBER B216577, RECORDED AUGUST 14, 1979, IN THE ADAMS COUNTY CLERK AND RECORDERS OFFICE, ADAMS COUNTY, COLORADO, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COMMERCE CITY, ADAMS COUNTY, COLORADO, BEING ADDITIONALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 25 (A FOUND 3-1/4 INCH ALUMINUM CAP STAMPED "CITY OF THORNTON UNLAWFUL TO DISTURB T2S R68W 1/4 S25 S36 1987 PLS 20155"); WHENCE THE WEST SIXTEENTH CORNER BETWEEN SAID SECTION 25 AND SECTION 36 OF SAID TOWNSHIP AND RANGE (A FOUND 2-1/2 INCH ALUMINUM CAP STAMPED "R.W. BAYER ASSOC W/1/16 S25 S36 2006 P.L.S. 6973") BEARS S89°49'04"W A DISTANCE OF 1,307.03 FEET (BASIS OF BEARING - ASSUMED); THENCE N07°14'58"W A DISTANCE OF 233.01 FEET TO THE SOUTHERLY MOST CORNER OF SAID LOT 2 ON THE EASTERLY LINE OF THE RTD RIGHT-OF-WAY AS GRANTED IN RECEPTION NO. 200900048216 RECORDED JUNE 26, 2009 IN SAID OFFICE, AND THE POINT OF BEGINNING;

THENCE THE FOLLOWING THREE (3) COURSES COINCIDENT WITH THE WESTERLY, NORTHERLY, AND EASTERLY LINES OF SAID LOT 2;

- 1. N21°58'08"W COINCIDENT WITH SAID RIGHT-OF-WAY A DISTANCE OF 821.13 FEET;
- 2. S89°51'08"E A DISTANCE OF 308.70 FEET;
- 3. S00°08'52"W COINCIDENT WITH THE WESTERLY LINE OF THE STEELE STREET RIGHT-OF-WAY DEDICATION AS SHOWN ON SAID JAMES SUBDIVISION A DISTANCE OF 780.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 117,445 SQUARE FEET, (2.886 ACRES), MORE OR LESS;

PARCEL NO. NMMF-2, AS DESCRIBED AT RECEPTION NO. 20200001445, ADAMS COUNTY CLERK AND RECORDERS RECORDS, BRIGHTON, CO, DESCRIBED AS FOLLOWS:

PARCEL NO. NMMF-2 OF THE RTD NORTH METRO CORRIDOR COMMUTER RAIL PROJECT, BEING LOT 1, JAMES SUBDIVISION, RECEPTION NUMBER B216577, RECORDED AUGUST 14, 1979 EXCEPT THAT PORTION OF SAID LOT 1 CONVEYED TO ADAMS COUNTY BY RECEPTION NO. 200800002776, RECORDED, JANUARY 15, 2009, BOTH IN THE ADAMS COUNTY CLERK AND RECORDERS OFFICE, ADAMS COUNTY, COLORADO, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COMMERCE CITY, ADAMS COUNTY, COLORADO, BEING ADDITIONALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 25 (A FOUND 3-1/4 INCH ALUMINUM CAP STAMPED "CITY OF THORNTON UNLAWFUL TO DISTURB T2S R68W 1/4 S25 S36 1987 PLS 20155"); WHENCE THE WEST SIXTEENTH CORNER BETWEEN SAID SECTION 25 AND SECTION 36 OF SAID TOWNSHIP AND RANGE (A FOUND 2-1/2 INCH ALUMINUM CAP STAMPED "R.W. BAYER ASSOC W/1/16 S25 S36 2006 P.L.S. 6973") BEARS S89°49'04"W A DISTANCE OF 1,307.03 FEET (BASIS OF BEARING - ASSUMED); THENCE N18°42'16"W A DISTANCE OF 1048.20 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 1 ON THE EASTERLY LINE OF THE RTD RIGHT-OF-WAY AS GRANTED IN RECEPTION NO. 200900048216, RECORDED JUNE 26, 2009 IN SAID OFFICE, AND THE POINT OF BEGINNING;

THENCE THE FOLLOWING TWO (2) COURSES COINCIDENT WITH THE WESTERLY AND NORTHERLY LINES OF SAID LOT 1;

- 1. N21°58'08"W COINCIDENT WITH THE EASTERLY LINE OF SAID RIGHT-OF-WAY A DISTANCE OF 338.50 FEET;
- 2. N89°58'58"E A DISTANCE OF 425.96 FEET;

THENCE S00°08'52"W COINCIDENT WITH THE WESTERLY LINE OF THE TRACT OF LAND DESCRIBED AT SAID RECEPTION NO. 200800002776 A DISTANCE OF 315.14 FEET;

THENCE N89°51'08"W COINCIDENT WITH THE SOUTHERLY LINE OF SAID LOT 1 A DISTANCE OF 298.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 113,964 SQUARE FEET, (2.616 ACRES), MORE OR LESS;

PARCEL NO. NMMF-3, AS DESCRIBED AT RECEPTION NO. 2019000074700, ADAMS COUNTY CLERK AND RECORDERS RECORDS, BRIGHTON, CO, DESCRIBED AS FOLLOWS:

PARCEL NO. NMMF-3 OF THE RTD NORTH METRO CORRIDOR COMMUTER RAIL PROJECT, BEING LOT 4, H.C.C. SUBDIVISION AMENDMENT NO. 1, RECEPTION NUMBER 20083382, RECORDED JULY 26, 2001, IN THE ADAMS COUNTY CLERK AND RECORDERS OFFICE, ADAMS COUNTY, COLORADO, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COMMERCE CITY, ADAMS COUNTY, COLORADO, BEING ADDITIONALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 25 (A FOUND 3-1/4 INCH ALUMINUM CAP STAMPED "CITY OF THORNTON UNLAWFUL TO DISTURB T2S R68W 1/4 S25 S36 1987 PLS 20155"); WHENCE THE WEST SIXTEENTH CORNER BETWEEN SAID SECTION 25 AND SECTION 36 OF SAID TOWNSHIP AND RANGE (A FOUND 2-1/2 INCH ALUMINUM CAP STAMPED "R.W. BAYER ASSOC W/1/16 S25 S36 2006 P.L.S. 6973") BEARS S89°49'04"W A DISTANCE OF 1,307.03 FEET (BASIS OF BEARING - ASSUMED); THENCE N19°29'34"W A DISTANCE OF 1,388.29 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 4 ON THE EASTERLY LINE OF THE RTD RIGHT-OF-WAY AS GRANTED IN RECEPTION NO. 200900048216, RECORDED JUNE 26, 2009 IN SAID OFFICE, AND THE POINT OF BEGINNING;

THENCE THE FOLLOWING FOUR (4) COURSES COINCIDENT WITH THE WESTERLY, NORTHERLY, EASTERLY, AND SOUTHERLY LINES OF SAID LOT 4;

- 1. N21°58'08"W COINCIDENT WITH THE EASTERLY LINE OF SAID RIGHT-OF-WAY A DISTANCE OF 203.85 FEET;
- 2. N89°54'50"E A DISTANCE OF 502.72 FEET;
- 3. S00°11'02"W COINCIDENT WITH THE WESTERLY LINE OF THE STEELE STREET RIGHT-OF-WAY A DISTANCE OF 189.48 FEET;
- 4. S89°56'58"W A DISTANCE OF 425.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 87,915 SQUARE FEET, (2.018 ACRES), MORE OR LESS;

SAID TRACTS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE 1/4 SECTION CORNER OF SECTIONS 25 AND 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST, 6TH P.M., COLORADO (A FOUND 3-1/4 INCH ALUMINUM CAP MARKED "SI T2S R68W S25 S36 2019 LS 29425"); WHENCE THE WEST 1/16 SECTION CORNER OF SAID SECTIONS 25 AND 36 (A FOUND 2-1/2 INCH ALUMINUM CAP STAMPED "R.W. BAYER ASSOC W/1/16 S25 S36 2006 P.L.S. 6973") BEARS S89°49'04"W A DISTANCE OF 1,307.03 FEET (BASIS OF BEARINGS);

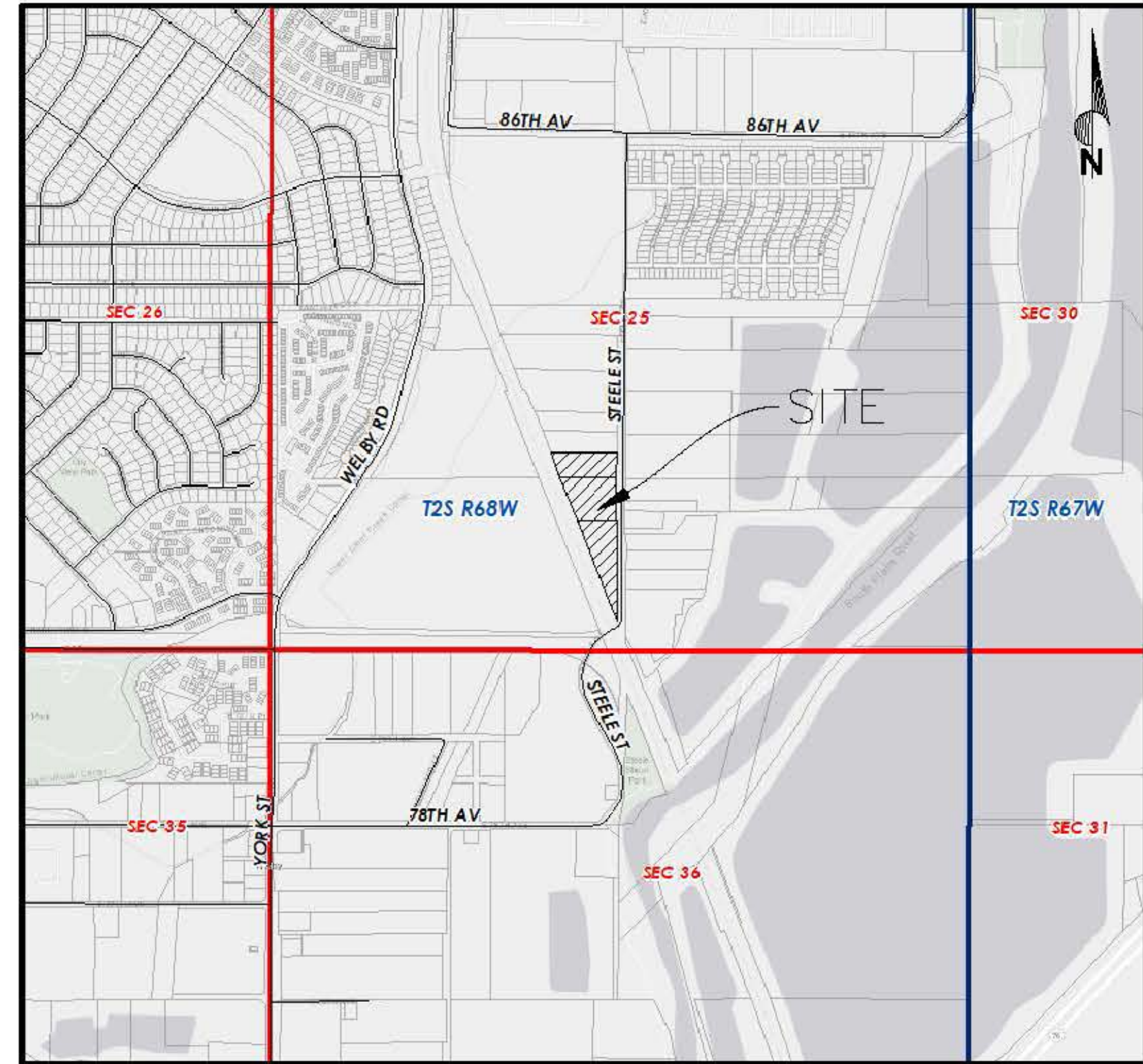
THENCE N07°14'58"W, TO A POINT ON THE EASTERLY LINE OF THE RTD RIGHT-OF-WAY AS GRANTED IN RECEPTION NO. 200900048216, RECORDED JUNE 26, 2009 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDERS OFFICE, ADAMS COUNTY, COLORADO, ALSO BEING THE SOUTHERLY MOST CORNER OF PARCEL NO. NMMF-1, AS DESCRIBED AT RECEPTION NO. 201900088842 OF SAID RECORDS, 233.01 FEET DISTANCE AND THE POINT OF BEGINNING;

THENCE, ALONG SAID EASTERLY LINE OF SAID RTD RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES;

- 1. N21°58'08"W, TO THE SOUTH-WESTERLY CORNER OF PARCEL NO. NMMF-2, AS DESCRIBED AT RECEPTION NO. 20200001445 OF SAID RECORDS, 821.14 FEET DISTANCE;
- 2. N21°58'08"W, TO THE SOUTH-WESTERLY CORNER OF PARCEL NO. NMMF-3, AS DESCRIBED AT RECEPTION NO. 2019000074700 OF SAID RECORDS, ALSO BEING A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 25, 338.50 FEET DISTANCE;
- 3. DEPARTING SAID NORTH LINE, N21°58'08"W, TO THE SOUTH-WEST CORNER OF LOT 3, H.C.C. SUBDIVISION AMENDMENT NO. 1, RECEPTION NUMBER 200103083382, RECORDED JULY 26, 2001, IN SAID RECORDS, 203.85 FEET DISTANCE;

THENCE, DEPARTING SAID RTD RIGHT-OF-WAY, ALONG THE SOUTH LINE OF SAID LOT 3, N89° 54' 50"E, TO THE SOUTHEAST CORNER OF SAID LOT 3, ON THE WEST RIGHT-OF-WAY OF STEELE STREET, AS DEDICATED ON H.C.C. SUBDIVISION, RECEPTION NUMBER 2000030870417, RECORDED MAY 16, 2000, OF SAID RECORDS, 502.72 FEET DISTANCE;

THENCE ALONG SAID WEST RIGHT-OF-WAY OF SAID STEELE STREET, S00°11'02"W, TO A POINT ON SAID NORTH LINE, 189.48 FEET DISTANCE;



VICINITY MAP
1" = 1,000 FT

PROPERTY DESCRIPTION AND OWNERSHIP CERTIFICATE (CONTINUED)

THENCE, DEPARTING SAID NORTH LINE, CONTINUING ALONG THE WEST RIGHT-OF-WAY OF STEELE STREET, AS DEDICATED IN RECEPTION NO. 200900002776, RECORDED JANUARY 15, 2009, OF SAID RECORDS, THE FOLLOWING TWO (2) COURSES;

- 1) S00°08'52"W, 315.14 FEET DISTANCE;
- 2) S89°51'08"E, 10.00 FEET DISTANCE;

THENCE, CONTINUING ALONG THE WEST RIGHT-OF-WAY OF STEELE STREET, AS DEDICATED ON JAMES SUBDIVISION, RECEPTION NUMBER 1979020216577, RECORDED AUGUST 14, 1979, OF SAID RECORDS, S00°08'52"W, 780.91 FEET DISTANCE, TO THE POINT OF BEGINNING.

CONTAINING 319,330 SQUARE FEET, (7.331 ACRES), OF LAND, MORE OR LESS;

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, TRACTS, STREETS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF NORTH METRO MAINTENANCE OF WAY FACILITY SUBDIVISION.

OWNER:

REGIONAL TRANSPORTATION DISTRICT (RTD), A POLITICAL SUBDIVISION OF THE STATE OF COLORADO, WHOSE ADDRESS IS 1660 BLAKE STREET, DENVER, CO 80202 OF THE CITY AND COUNTY OF DENVER AND STATE OF COLORADO

BY: _____ POSITION _____ DATE: _____
NAME POSITION

STATE OF COLORADO)
COUNTY OF ADAMS)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS _____ DAY OF _____, A.D. 200__

BY: _____ AS: _____
OWNER COMPANY (IF ANY)

WITNESS MY HAND AND SEAL
MY COMMISSION EXPIRES: _____

BY: _____
NOTARY PUBLIC
ADDRESS _____
CITY STATE ZIP CODE _____

GENERAL NOTES

- 1. BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 68 WEST, 6TH P.M., COLORADO, SAID TO BEAR S89°49'04"W, A DISTANCE OF 1,307.03 FEET FROM THE 1/4 SECTION CORNER OF SAID SECTION 25 AND SECTION 36 OF SAME TOWNSHIP AND RANGE (A FOUND 3-1/4 INCH ALUMINUM CAP STAMPED "SI T2S R68W S25 S36 2019 LS 29425") TO THE WEST 1/16 SECTION CORNER OF SAID SECTIONS 25 AND 36 (A FOUND 2-1/2 INCH ALUMINUM CAP STAMPED "R.W. BAYER ASSOC W/1/16 S25 S36 2006 P.L.S. 6973").
- 2. DISTANCES ARE MARKED IN U.S. SURVEY FEET AND DECIMAL PLACES THEREOF.
- 3. NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BE BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 4. EASEMENT STATEMENT: UTILITY EASEMENTS ARE HEREBY DEDICATED AS SHOWN ON THE REPLAT. THESE EASEMENTS ARE DEDICATED TO ADAMS COUNTY FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITIES. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION.
- 5. THE SURVEYED PROPERTY IS LOCATED WITHIN SPECIAL FLOOD HAZARD AREAS AS SHOWN ON THE FOLLOWING FLOOD INSURANCE RATE MAPS FOR ADAMS COUNTY COLORADO:
MAP NUMBER 08001C0802H, EFFECTIVE DATE MARCH 05, 2007
MAP NUMBER 08001C0804H, EFFECTIVE DATE MARCH 05, 2007
ZONE AE AND REGULATORY FLOODWAY AREAS ARE LOCATED AS GRAPHICALLY DEPICTED ON SHEETS 2 AND 3 BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY.
SAID SPECIAL FLOOD HAZARD AREAS ON SAID FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE PENDING FEMA REVIEW AND ACCEPTANCE OF A LETTER OF MAP REVISION REQUEST INITIATED AFTER COMPLETION OF THE HOFFMAN DRAINAGE IMPROVEMENT PROJECT.
- 6. STORM DRAINAGE FACILITIES STATEMENT: THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS SHALL BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVISION DEVELOPMENT AGREEMENT. SHOULD THE OWNER FAIL TO MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COST WILL BE ASSESSED TO THE PROPERTY OWNERS.
- 7. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RTD TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL TITLE INFORMATION OF RECORD, RTD RELIED UPON COMMITMENTS FOR TITLE INSURANCE NOS. 07882A2016 (COMMITMENT DATE: 11/23/16), 07882B2016 (COMMITMENT DATE: 05/29/19), 07884A2019 (COMMITMENT DATE: 11/23/16), 07884B2019 (COMMITMENT DATE: 05/29/19), 07885A2018 (COMMITMENT DATE: 11/23/16), 07885B2018 (COMMITMENT DATE: 05/29/19) AND 07885C2018 (COMMITMENT DATE: 11/01/19). SAID COMMITMENTS FOR TITLE INSURANCE WERE ISSUED BY WESTCOR LAND TITLE INSURANCE COMPANY.

STATEMENT OF SURVEY

I, LUKE R. JOHNSON, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, DO HEREBY CERTIFY THAT THE SURVEY SHOWN WAS PERFORMED BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND REVIEW. I FURTHER CERTIFY THAT, ON THE DAY OF CERTIFICATION SHOWN ON THE SIGNED SEAL, THE MONUMENTS EXIST AS DESCRIBED AND SHOWN HEREON AND THAT ALL DIMENSIONAL AND OTHER DETAILS ARE CORRECT.

LUKE R. JOHNSON, COLORADO P.L.S. NO. 38184
FOR AND ON BEHALF OF REGIONAL TRANSPORTATION DISTRICT (RTD)

Need Signature Blocks:
Adams County Planning Commission
Board of County Commissioners, Adams County, Colorado



CLERK AND RECORDER'S CERTIFICATE:

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ADAMS COUNTY, COLORADO ON THE _____ DAY OF _____, 20__ AD AT _____ O'CLOCK ____ M.

COUNTY CLERK AND RECORDER DEPUTY

FILE: _____

MAP: _____

RECEPTION NO: _____

RTD ENGINEERING DIVISION
REGIONAL TRANSPORTATION DISTRICT
1660 BLAKE STREET
DENVER, COLORADO 80202
(303) 628-9000

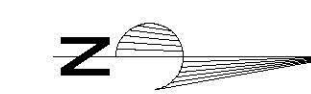
NORTH METRO MAINTENANCE OF WAY FACILITY
PRELIMINARY
MINOR SUBDIVISION PLAT

SHEET
1 OF 3

Title commitment needs to be dated within 30 days of application submission

NORTH METRO MAINTENANCE OF WAY FACILITY SUBDIVISION A VACATION AND MINOR REPLAT OF LOTS 1 & 2, JAMES SUBDIVISION AND LOT 4, H.C.C. SUBDIVISION AMENDMENT NO. 1

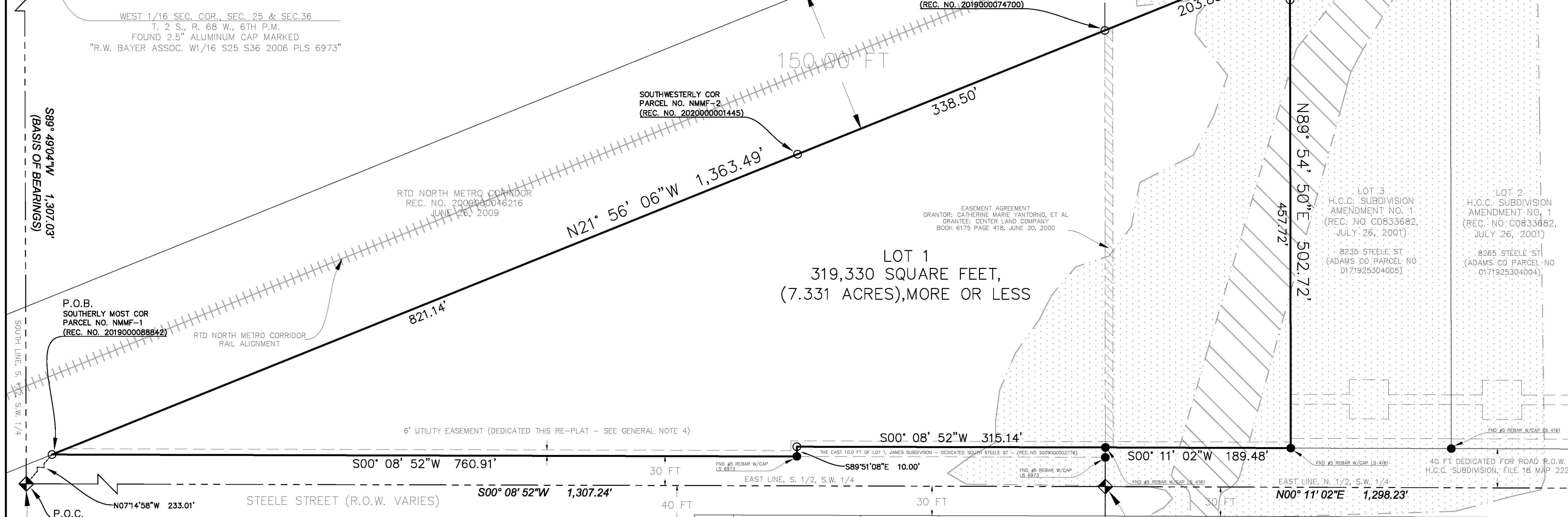
LOCATED IN SW 1/4 SECTION 25, TOWNSHIP 2 SOUTH, RANGE 68 WEST, 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO



LEGEND

- ◆ FOUND PUBLIC LAND SURVEY MONUMENT AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- MONUMENT TO BE SET
- (R) RECORD DIMENSIONS
- (M) AS-MEASURED DIMENSIONS
- ▨ SPECIAL FLOOD HAZARD AREA - FLOOD ZONE AE (SEE GENERAL NOTE 5)
- ▧ SPECIAL FLOOD HAZARD AREA - REGULATORY FLOODWAY (SEE GENERAL NOTE 5)

AS RE-PLATTED



1/4 SEC. COR., SECS. 25 & 36 T. 2 S., R. 68 W., 6TH P.M. FOUND 3.25" ALUMINUM CAP MARKED "ISI T2S R68W S25 S36 2019 LS 29425" LOT 1A STEELE STREET INDUSTRIAL PARK FILING NO. 2 (REC NO. 2015000049316 JUNE 24, 2015) (ADAMS CO PARCEL NO 0171925401007)	LOT 2A STEELE STREET INDUSTRIAL PARK FILING NO. 2 (REC NO. 2015000049316 JUNE 24, 2015) (ADAMS CO PARCEL NO 0171925401006)	LOT 3A STEELE STREET INDUSTRIAL PARK FILING NO. 2 (REC NO. 2015000049316 JUNE 24, 2015) (ADAMS CO PARCEL NO 0171925401005)	LOT 4 STEELE STREET INDUSTRIAL PARK (REC NO. 2006001001970 NOVEMBER 17, 2006) (ADAMS CO PARCEL NO 0171925401001)	(ADAMS CO PARCEL NO 0171925000025)	(ADAMS CO PARCEL NO 0171925000035)	(ADAMS CO PARCEL NO 0171925000044)	CENTER SOUTH 1/16 SEC. COR., SEC. 25 T. 2 S., R. 68 W., 6TH P.M. FOUND ALUMINUM CAP IN RANGE BOX MARKED "T2S R68W S5 2000 LS 34174" (ADAMS CO PARCEL NO 0171925000052)	(ADAMS CO PARCEL NO 0171925400002)
---	--	--	--	------------------------------------	------------------------------------	------------------------------------	--	---------------------------------------

<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">NO.</th> <th style="width: 60%;">REVISIONS</th> <th style="width: 10%;">BY</th> <th style="width: 10%;">DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>			NO.	REVISIONS	BY	DATE													HORZ. SCALE: 1 INCH = 50 FEET 	<p>RTD ENGINEERING DIVISION REGIONAL TRANSPORTATION DISTRICT 1660 BLAKE STREET DENVER, COLORADO 80202 (303) 628-9000</p>	<p>NORTH METRO MAINTENANCE OF WAY FACILITY PRELIMINARY MINOR SUBDIVISION PLAT AS RE-PLATTED</p>	<p>SHEET 3 OF 3</p>
NO.	REVISIONS	BY	DATE																			

Greg Barnes

From: Carla Gutierrez <cgutierrez@acfpd.org>
Sent: Monday, February 8, 2021 5:06 PM
To: Greg Barnes
Subject: Re: For Review: North Metro (PLT2021-00002)

Please be cautious: This email was sent from outside Adams County

Good afternoon Greg,

At this time the Fire District has no questions or concerns.

Thank you!

Carla Gutierrez

Adams County Fire Rescue
7980 Elmwood Lane
Denver, CO 80221
O: 303-539-6862

From: Greg Barnes <GJBarnes@adcogov.org>
Date: Monday, February 8, 2021 at 3:40 PM
To: Greg Barnes <GJBarnes@adcogov.org>
Subject: For Review: North Metro (PLT2021-00002)

The Adams County Planning Commission is requesting comments on the following application: **minor subdivision final plat to create one lot on 7.3 acres**. This request is located at 8215 Steele Street. The Assessor's Parcel Numbers are 0171925304006, 0171925304007, and 0171925304008.

Applicant Information:
RTD - TOM PAPADINOFF
1560 BROADWAY, SUITE 700
DENVER, CO 80202

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 03/01/2021 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

From: Simmonds, Craig <CSimmonds@mwr.dst.co.us>
Sent: Monday, February 8, 2021 5:03 PM
To: Greg Barnes
Subject: RE: For Review: North Metro (PLT2021-00002)

Please be cautious: This email was sent from outside Adams County

No comments Greg,

Thanks,
Craig Simmonds
Metro Wastewater

From: Greg Barnes [mailto:GJBarnes@adcogov.org]
Sent: Monday, February 8, 2021 3:41 PM
To: Greg Barnes <GJBarnes@adcogov.org>
Subject: For Review: North Metro (PLT2021-00002)

The Adams County Planning Commission is requesting comments on the following application: **minor subdivision final plat to create one lot on 7.3 acres.** This request is located at 8215 Steele Street. The Assessor's Parcel Numbers are 0171925304006, 0171925304007, and 0171925304008.

Applicant Information:
RTD - TOM PAPADINOFF
1560 BROADWAY, SUITE 700
DENVER, CO 80202

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 03/01/2021 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

Planner III, *Community and Economic Development Dept.*

ADAMS COUNTY, COLORADO

4430 S. Adams County Parkway, 1st Floor, Suite W2000A

Brighton, CO 80601-8216

720.523.6853 gjbarnes@adcogov.org

adcogov.org

My work schedule is:

Monday – Alternating weeks of 7 am – 3:30 pm and off

Tuesday – Friday – 7 am – 4:30 pm

Greg Barnes

From: Clayton Woodruff <Clayton.Woodruff@RTD-Denver.com>
Sent: Thursday, February 11, 2021 9:29 AM
To: Greg Barnes
Subject: RE North Metro

Please be cautious: This email was sent from outside Adams County

Greg,

This is an RTD project so we have no comment on this project.

Thanks,



C. Scott Woodruff

Engineer III

Regional Transportation District

1560 Broadway, Suite 700, FAS-73 | Denver, CO 80202

o 303.299.2943 | m 303-720-2025

clayton.woodruff@rtd-denver.com

Greg Barnes

From: Jeff Nelson <JNelson@sacwsd.org>
Sent: Tuesday, February 23, 2021 10:10 AM
To: Greg Barnes
Subject: RE: For Review: North Metro (PLT2021-00002)

Please be cautious: This email was sent from outside Adams County

Greg

SACWSD has no comments as this project located outside of SACWSD boundaries.

Sincerely,

Jeff Nelson
Development Review Supervisor
jnelson@sacwsd.org

South Adams County Water & Sanitation District
10200 East 102nd Avenue, Henderson, CO 80640

Direct: 720-206-0593, Cell: 720-530-8396



From: Greg Barnes [mailto:GJBarnes@adcogov.org]
Sent: Monday, February 08, 2021 3:41 PM
To: Greg Barnes <GJBarnes@adcogov.org>
Subject: For Review: North Metro (PLT2021-00002)

The Adams County Planning Commission is requesting comments on the following application: **minor subdivision final plat to create one lot on 7.3 acres.** This request is located at 8215 Steele Street. The Assessor's Parcel Numbers are 0171925304006, 0171925304007, and 0171925304008.

Applicant Information:
RTD - TOM PAPADINOFF
1560 BROADWAY, SUITE 700
DENVER, CO 80202

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 03/01/2021 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.