



### **Development Team Review Comments**

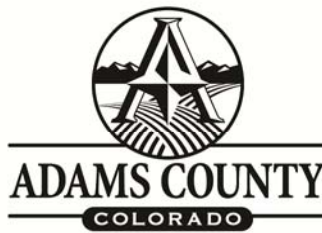
The following comments have been provided by reviewers of your land use application. At this time, a resubmittal of your application is required before this case is ready to be scheduled for public hearing.

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 in person to the One-Stop Customer Service Center of the Community and Economic Development Department. The following items will be expected by our One-Stop Customer Service Center:

- One paper copy of all new materials
  - Paper copies shall not exceed 11"x17" (exception shall be made only for construction drawings or engineering plan review)
  - All paper copies shall be accompanied by the attached Resubmittal Form
- 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



## Re-submittal Form

Case Name/ Number: \_\_\_\_\_

Case Manager: \_\_\_\_\_

### Re-submitted Items:

- Development Plan/ Site Plan
- Plat
- Parking/ Landscape Plan
- Engineering Documents
- Subdivision Improvements Agreement
- 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

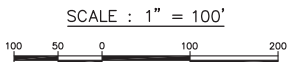
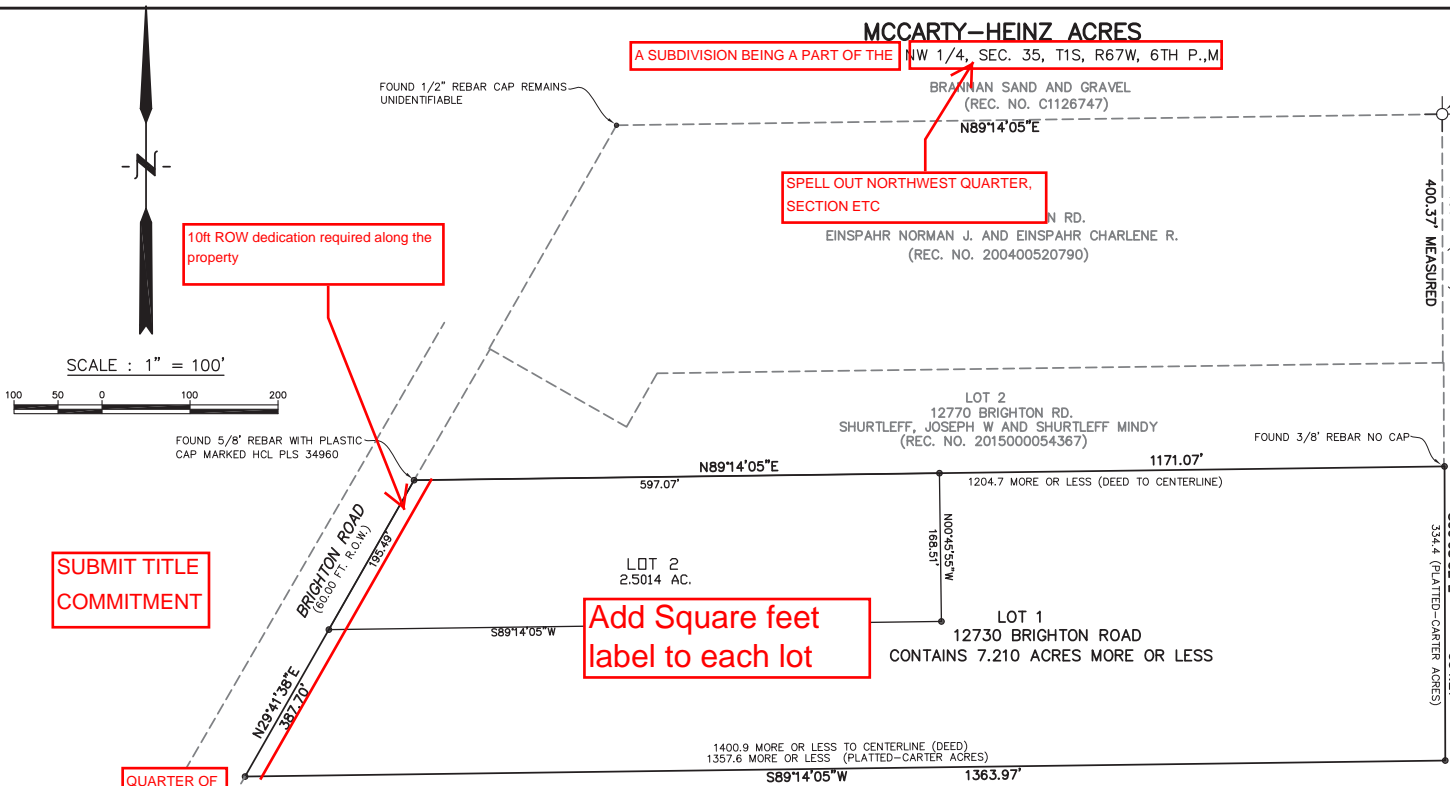
For County Use Only:

Date Accepted:

Staff (accepting intake):

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

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



**SUBMIT TITLE COMMITMENT**

**Add Square feet label to each lot**

**QUARTER OF**

**A SUBDIVISION BEING A PART OF THE NW 1/4, SEC. 35, T1S, R67W, 6TH P.M.**

**SPELL OUT NORTHWEST QUARTER, SECTION ETC**

FOUND 1/2" REBAR CAP REMAINS UNIDENTIFIABLE

10ft ROW dedication required along the property

FOUND 5/8" REBAR WITH PLASTIC CAP MARKED HCL PLS 34960

LOT 2  
12770 BRIGHTON RD.  
SHURTLEFF, JOSEPH W AND SHURTLEFF MINDY  
(REC. NO. 2015000054367)

LOT 1  
12730 BRIGHTON ROAD  
CONTAINS 7.210 ACRES MORE OR LESS

1400.9 MORE OR LESS TO CENTERLINE (DEED)  
1357.6 MORE OR LESS (PLATTED-CARTER ACRES)

LOT 3 CARTER ACRES  
12700 BRIGHTON ROAD  
ARNOLD LARRY L. AND ARNOLD SHARON E

N 1/4 SEC. 35, T1S, 67W  
FOUND 3 1/4" ALUM. CAP  
PLS 28285

**PLAT NOTES:**

THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS 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 SUBDIVISION DEVELOPMENT AGREEMENT. SHOULD OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO PROPERTY OWNER.

**REMOVE**

**SURVEYORS CERTIFICATE**

I, SCOTT A. PULLING, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THERE ARE NO ROADS, PIPELINES, IRRIGATION DITCHES OR OTHER EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE HEREBY DESCRIBED PROPERTY, EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT THIS SURVEY WAS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE. THE SURVEY IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON.



SCOTT A. PULLING  
COLORADO REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 27936

**GENERAL NOTES**

- BEARINGS ARE BASED ON THE EAST LINE OF THE OF THE NORTHWEST 1/4, OF SECTION 35, T1S, R67W AS BEARING S00°08'32"E MONUMENTED AS SHOWN.
- = SET 5/8" REBAR WITH 2" ALUMINUM CAP MARKED GSS PLS 27936 UNLESS OTHERWISE NOTED ON SURVEY.
- WESTCOR LAND TITLE INSURANCE COMPANY COMMITMENT NO. 201948 EFFECTIVE DATE OF JULY 12TH 2019 WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS OF WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY.
- THIS PARCEL OF LAND LIES WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON MAP 08001C0336H EFFECTIVE

**PLANNING COMMISSION APPROVAL**

APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ OF \_\_\_\_\_ 2019

**BOARD OF COUNTY COMMISSIONERS APPROVAL**

APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ OF \_\_\_\_\_ 2019

**RECORDERS CERTIFICATE**

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.

RECEPTION NO. \_\_\_\_\_  
CLERK AND RECORDER  
BY: \_\_\_\_\_  
DEPUTY CLERK  
BY: \_\_\_\_\_

**add square feet/ acreage**

**are there utility and drainage easements being dedicated by this plat?**

**DEDICATION AND OWNERSHIP**

KNOWN BY ALL MEN PRESENTS THAT THE UNDERSIGNED, BEING \_\_\_\_\_ OF COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT POINT ON THE NORTH SOUTH CENTERLINE OF SECTION 35, WHICH IS 1400 FEET SOUTH OF THE NORTH QUARTER OF SAID SECTION; THENCE WESTERLY AND PARALLEL WITH THE NORTH LINE OF SAID SECTION, 1204.7 FEET MORE OR LESS, TO THE CENTERLINE OF COUNTY ROAD NO. 131 (BRIGHTON ROAD); THENCE SOUTHWESTERLY ALONG CENTERLINE OF SAID COUNTY ROAD, 387.7 FEET; THENCE EASTERLY AND PARALLEL WITH THE NORTH LINE OF SAID SECTION, 1400.9 FEET, MORE OR LESS, TO THE NORTH AND SOUTH CENTERLINE OF SAID SECTION, 334.4 FEET THE TRUE POINT OF BEGINNING,

EXCEPT THE PORTION OF THE SUBJECT PROPERTY LYING WITHIN BRIGHTON ROAD, COUNTY OF ADAMS, STATE OF COLORADO.

HAVE BY THESE PRESENTS LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF MCCARTY-HEINZ ACRES, AND HEREBY GRANT TO COUNTY OF ADAMS, STATE OF COLORADO FOR THE USE OF THE PUBLIC ALL STREETS, AND OTHER PUBLIC WAYS AND LAND AS SHOWN ON THIS PLAT, FOREVER, AND ALSO RESERVE THOSE PORTIONS OF REAL PROPERTY WHICH ARE LABELED AS AS

UTILITY AND/OR DRAINAGE EASEMENTS ON THIS PLAT, FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES, TOGETHER WITH A PERPETUAL RIGHT OF INGRESS EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES; SAID EASEMENTS AND RIGHTS TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER.

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY: TRAVIS K. & SHANTEL M., MCCARTY, OWNERS

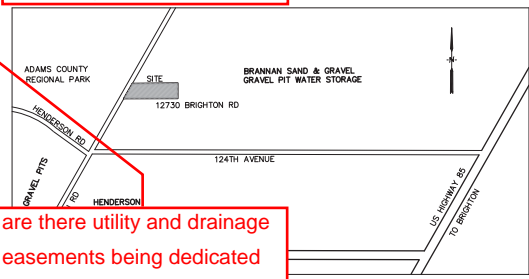
**ACKNOWLEDGMENT:**

STATE OF COLORADO )  
                                  )SS  
COUNTY OF ADAMS )

THE FOREGOING PLAT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY \_\_\_\_\_ 2019 BY TRAVIS K. AND SHANTEL M. MCCARTY

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC  
MY COMMISSION EXPIRES:



PROJECT: <b>MINOR SUBDIVISION PLAT ADAMS COUNTY, COLORADO</b>	DATE: 12/15/19	BY: SHP	BY: SHP
	DESIGNED BY: SHP	DRAWN BY: SHP	CHECKED BY: SHP
DRAWING: <b>12730 BRIGHTON ROAD</b>			
PART OF THE NW 1/4, SEC. 35, T1S, R67W			
SHEET 1 OF 1			
JOB NO. 19-15			



February 10, 2020

Layla Bajelan, Long Range Planner I  
Adams County Community and Economic Development Department  
Transmission via email: [lbajelan@adcogov.com](mailto:lbajelan@adcogov.com)

Re: McCarty and Heinz Acres (Resubmittal)  
Case No. PRC2019-00013  
Part of NW ¼ of Section 35, T 1S, R 67W, 6<sup>th</sup> P.M.  
Water Division 1, Water District 2

Dear Layla Bajelan:

We have reviewed the January 31, 2020 proposal to rezone a 9.72-acre lot from Agricultural-2 to Agricultural-1, a minor subdivision plat to split the 9.72-acre parcel into two lots, and a subdivision improvement agreement. Lot 1 will be 2.5 acres and Lot 2 will be 7.22 acres. A new residence and potential future outbuildings may be constructed on Lot 2 in accordance with Ag zoning (A1) requirements, and a future shop may be added to Lot 1. This office previously reviewed and commented on this project on November 6, 2019 and December 2, 2019.

#### Water Supply Demand

Estimated water requirements and proposed uses for this development were not provided.

#### Source of Water Supply

There are no permitted wells on the property. The proposed water source for this development is water service provided by the City of Brighton (“City”). According to the submitted material, the City of Brighton currently serves the existing residence on Lot 1. According to the submitted material and the letter dated September 5, 2019 from the City, the City may serve the development provided that the applicant be responsible for the construction of new service lines and tap fees, and the conditions set forth in the Water Service Agreement are met. Once the applicant has paid the tap fee, the City of Brighton will provide a report with the information requested by this office, as outlined below.

#### State Engineer’s Office Opinion

Based upon the above and pursuant to sections 30-28-136(1)(h)(I) and 30-28-136(1)(h)(II), C.R.S., the State Engineer’s Office has not received enough information to render an opinion regarding the potential for causing material injury to decreed water rights, or the adequacy of the proposed water supply. **Prior to further review the following information must be provided:**

1. A subdivision water supply plan that specifies the water requirements for the subdivision and the proposed source of water to meet those requirements.
2. If the proposed water source is the City, as required by section 30-28-136(1)(h)(II), C.R.S., a report from the City documenting the amount of water that can be supplied to the subdivision, containing the following must be provided:
  - a. A summary of the water rights owned and controlled by the City.

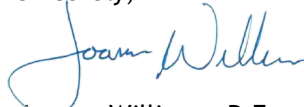


- b. The anticipated yield of these rights in both an average and dry year.
- c. The present demand on the City and the anticipated demand due to commitments for service entered into by the City that are not yet supplied.
- d. The amount of uncommitted firm supply the City has available for future commitment and development.
- e. A map of the municipality's service area.

The above information should be provided in a manner that demonstrates that the City has sufficient water resources to meet its commitments in terms of an overall annual water supply and daily availability

If you, or the applicant, have any questions please contact Wenli Dickinson at 303-866-3581 x8206 or at [wenli.dickinson@state.co.us](mailto:wenli.dickinson@state.co.us).

Sincerely,

A handwritten signature in blue ink that reads "Joanna Williams". The signature is fluid and cursive, with the first name "Joanna" written in a larger, more prominent script than the last name "Williams".

Joanna Williams, P.E.  
Water Resources Engineer

Ec: Subdivision file 26768