



## Request for Comments

Case Name: Todd Creek Village Minor Subdivision

Case Number: PLT2022-00056

January 26, 2023

The Adams County Planning Commission is requesting comments on the following application: **Minor Subdivision Final Plat to create 1 lot of 1.6 acres in a Planned Unit Development zone district.** This request is located at 10450 E 159th Ct. The Assessor's Parcel Number is 0157110100005.

Applicant Information: T. Dunning, West South Platte Water & Reservoir Company, LLLP  
10450 E 159th Ct.  
Brighton, CO 80602

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 **Tuesday, February 21, 2023 COB** 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 [EGleason@adcogov.org](mailto:EGleason@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/current-land-use-cases](http://www.adcogov.org/current-land-use-cases).

Thank you for your review of this case.

Ella Gleason, AICP  
Planner II

BOARD OF COUNTY COMMISSIONERS

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DISTRICT 1

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## **Project Narrative**

The subject property is located at 10450 E. 159<sup>th</sup> Court in Brighton, CO 80602 and is owned by West South Platte Water and Reservoir, LLLP (WSPWR). The existing building and surface improvements serve as the administration building for the operations of Todd Creek Village Metropolitan District (TCVMD). The building is leased by TCVMD from WSPWR. TCVMD is the entity responsible for delivering water service to approximately 2,600 homes and businesses in northern Adams County and southern Weld County.

### **Existing Improvements**

The existing building, constructed in 2009, is 4,544 square feet and contains 4 offices, a reception area, a cubical/conference area, a break room, and a 4-bay garage. The building permit and certificate of occupancy are included with the submittal materials. The existing site improvements include an access drive off E. 159<sup>th</sup> Court, curb, gutter and sidewalk, parking area, and a stormwater detention pond at the northeast corner of the site serving Brighton Fire Station 55, which is located on the north side of E. 159<sup>th</sup> Court.

### **Proposed Improvements**

A Minor Subdivision application is being requested to codify discrepancies as to whether or not the subject site is a legal parcel per County and State regulations. Any future site improvements will be requested through a separate land use application.

### **Utilities**

The existing building currently utilizes an on-site wastewater treatment system (Tri-County Health Department Permit #20059647). When available, the building will be connected to the Metro Water Recovery District's Todd Creek sanitary sewer interceptor for sanitary sewer service. The sanitary sewer provider will be TCVMD.

Potable water is provided by TCVMD.

### **Drainage**

Stormwater from the subject property currently drains undetained to an existing regional detention pond southwest of, and adjacent to, the property.

# TODD CREEK VILLAGE MINOR SUBDIVISION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,  
 COUNTY OF ADAMS, STATE OF COLORADO  
 (10450 E 159TH COURT)

CERTIFICATE OF OWNERSHIP AND DEDICATION

Know all men by these presents that West South Platte Water and Reservoir Company, LLLP being the sole owner of the following described tract of land:

DEED DESCRIPTION

A tract of land being located in the Northeast Quarter of the Northeast Quarter of Section 10, Township 1 South, Range 67 West of the Sixth Principal Meridian, County of Adams, State of Colorado, being more particularly described as follows:

Basis of Bearings: The North line of the Northeast Quarter of the Northeast Quarter of said Section 10 being monumented at the Northwest corner of the Northeast Quarter of the Northeast Quarter of said Section 10 by a 2" aluminum cap stamped "LS 23027, 1999" and at the Northeast Quarter of said Section 10 by a 2" aluminum cap stamped "ALPHA ENGRG., L.S. 25937, 1996" being assumed to bear N89°31'31"E, a distance of 1325.66 feet.

Commencing at the Northeast corner of said Section 10;  
 THENCE S02°53'08"W a distance of 666.15 feet to the intersection of the Westerly right of way line of Havana Street and the Southerly right of way line of Havana Way and the POINT OF BEGINNING;

THENCE S00°33'24"E, along the Westerly right of way line of said Havana Street, a distance of 220.08 feet;  
 THENCE S89°30'57"W, a distance of 288.83 feet;  
 THENCE N00°29'03"W, a distance of 240.08 feet to the Southerly right of way line of Havana Way;  
 THENCE along said Southerly right of way line the following two (2) courses and distances:  
 1. N89°30'57"E, a distance of 268.53 feet;  
 2. S45°31'14"E, a distance of 28.30 feet to the POINT OF BEGINNING,

COUNTY OF ADAMS,  
 STATE OF COLORADO.

AS-SURVEYED DESCRIPTION (Rotated Bearings and Surveyed Dimensions)

A parcel of land being a portion of the Northeast Quarter of the Northeast Quarter of Section Ten (10), Township One South (T.1S.), Range Sixty-seven West (R.67W.), Sixth Principal Meridian (6th P.M.), County of Adams, State of Colorado, being more particularly described as follows

COMMENCING at the Northeast Corner of said Section 10 and assuming the East line of the Northeast Quarter of said Section 10 as bearing South 00° 07' 50" East a distance of 2639.54 feet with all other bearings contained herein relative thereto.

THENCE South 00° 07' 50" East along said East line of the Northeast Quarter of Section 10 a distance of 664.86 feet;  
 THENCE South 89° 52' 10" West a distance of 40.00 feet to the Westerly Right of Way line of Havana Street and to the POINT OF BEGINNING.

THENCE South 00° 07' 50" East along the Westerly Right of Way line of said Havana Street a distance of 220.08 feet;  
 THENCE South 89° 56' 31" West a distance of 288.83 feet;  
 THENCE North 00° 03' 29" West a distance of 240.08 feet to the Southerly Right of Way line of E. 159th Court;  
 THENCE North 89° 56' 31" East along the Southerly Right of Way line of said E. 159th Court a distance of 268.53 feet;  
 THENCE South 45° 05' 40" East continuing along the Southerly Right of Way line of E. 159th Court a distance of 28.30 feet to the POINT OF BEGINNING.

Said described parcel of land contains 69,106 sq. ft. or 1.59 acres, more or less (±).

has 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 TODD CREEK VILLAGE MINOR SUBDIVISION. The undersigned does hereby dedicate, grant and convey to Adams County those Public Easements as shown on the plat; and further restricts the use of all Public Easement to Adams County and/or its assigns, provided however, that the sole right and authority to release or quitclaim all or any such Public Easements shall remain exclusively vested in Adams County. All private streets are privately owned and maintained by West South Platte Water and Reservoir Company, LLLP

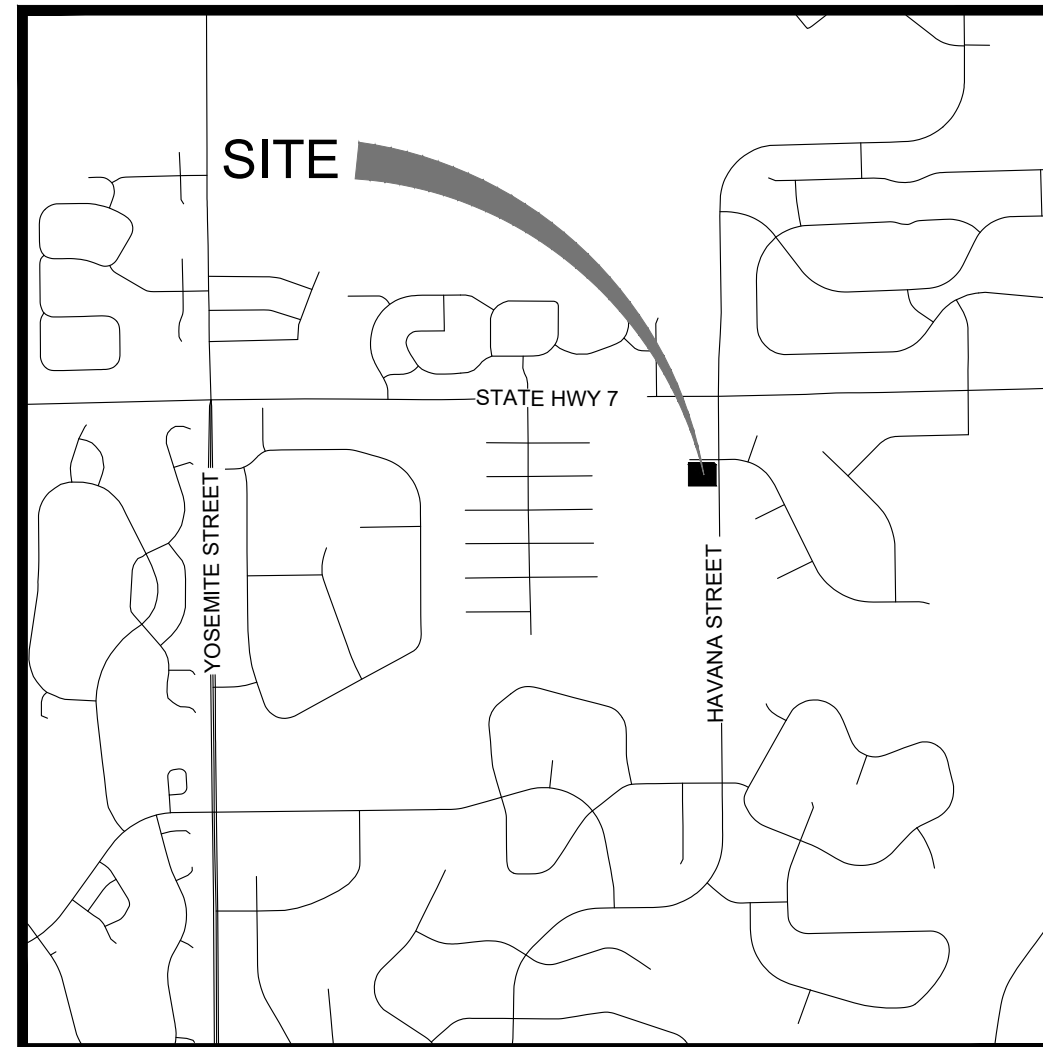
NOTARIAL CERTIFICATE

STATE OF \_\_\_\_\_ )  
 )ss.  
 COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me by Tony Dunning, as Authorized Signing Agent for West South Platte Water & Reservoir Company, LLLP this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

My commission expires: \_\_\_\_\_

\_\_\_\_\_  
 Notary Public



**VICINITY MAP**  
 1" = 2000'

NOTES:

- 1) This survey does not constitute a title search by Northern Engineering to determine ownership or easements of record. Land Title Guarantee Company, Property Information Binder Order Number RND70747361 and Policy No.: PIB70747361.12469574, dated October 28, 2021 at 5:00 P.M. was utilized in preparation of this survey.
- 2) Basis of Bearings is the East line of the Northeast Quarter of Section 10 as bearing South 00° 07' 50" East (assumed bearing), and monumented as shown on the drawing.
- 3) Subject Parcel contains 69,106 square feet, or 1.59 acres, more or less.
- 4) The lineal unit of measure for this survey is U.S. Survey Feet.

EASEMENT STATEMENT

Six-foot (6') wide utility easements are hereby dedicated on private property adjacent to the front lot lines of each lot in the subdivision. In addition, eight-foot (8') wide dry utility easements are hereby dedicated around the perimeter of tracts, parcels and/or open space areas. These easements are dedicated to Adams County for the benefit of the applicable utility providers for the installation, maintenance, and replacement of utilities. Utility easements shall also be granted within any access easements and private streets in the subdivision. 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 grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation.

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.

SYMBOL LEGEND	
	FOUND SECTION CORNER
	FOUND PROPERTY MONUMENT
	CALCULATED POSITION
	TANK BATTERY
	OIL/GAS WELL

LINE LEGEND	
	BOUNDARY LINE
	SECTION LINE
	LOT LINE
	RIGHT OF WAY
	EASEMENT LINE
	DEDICATED EASEMENT LINE
	OIL/GAS SETBACK
	BUILDING/LOT SETBACK
	DIMENSION LINE

**DRAFT**  
 08-29-2022  
 PRELIMINARY - NOT FOR CONSTRUCTION,  
 RECORDING PURPOSES OR IMPLEMENTATION

SURVEYOR'S STATEMENT

I, Aaron M. Lund, a Registered Professional Land Surveyor in the State of Colorado, do hereby state that this Improvement Survey Plat was prepared by me or under my direct supervision, and that it is true and correct to the best of my knowledge, information and belief.

\_\_\_\_\_  
 Aaron M. Lund  
 Colorado Registered Land Surveyor P.L.S. No. 38670  
 For and on Behalf of Northern Engineering Services, Inc.

**NOTICE:**  
 According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

SECTION: 10  
 TOWNSHIP: 1 S  
 RANGE: 67 W

**NORTHERN ENGINEERING**  
 SURVEY | MUNICIPAL | LAND DEVELOPMENT  
 FORT COLLINS | GREELEY 970.221.4158  
 NORTHERNENGINEERING.COM

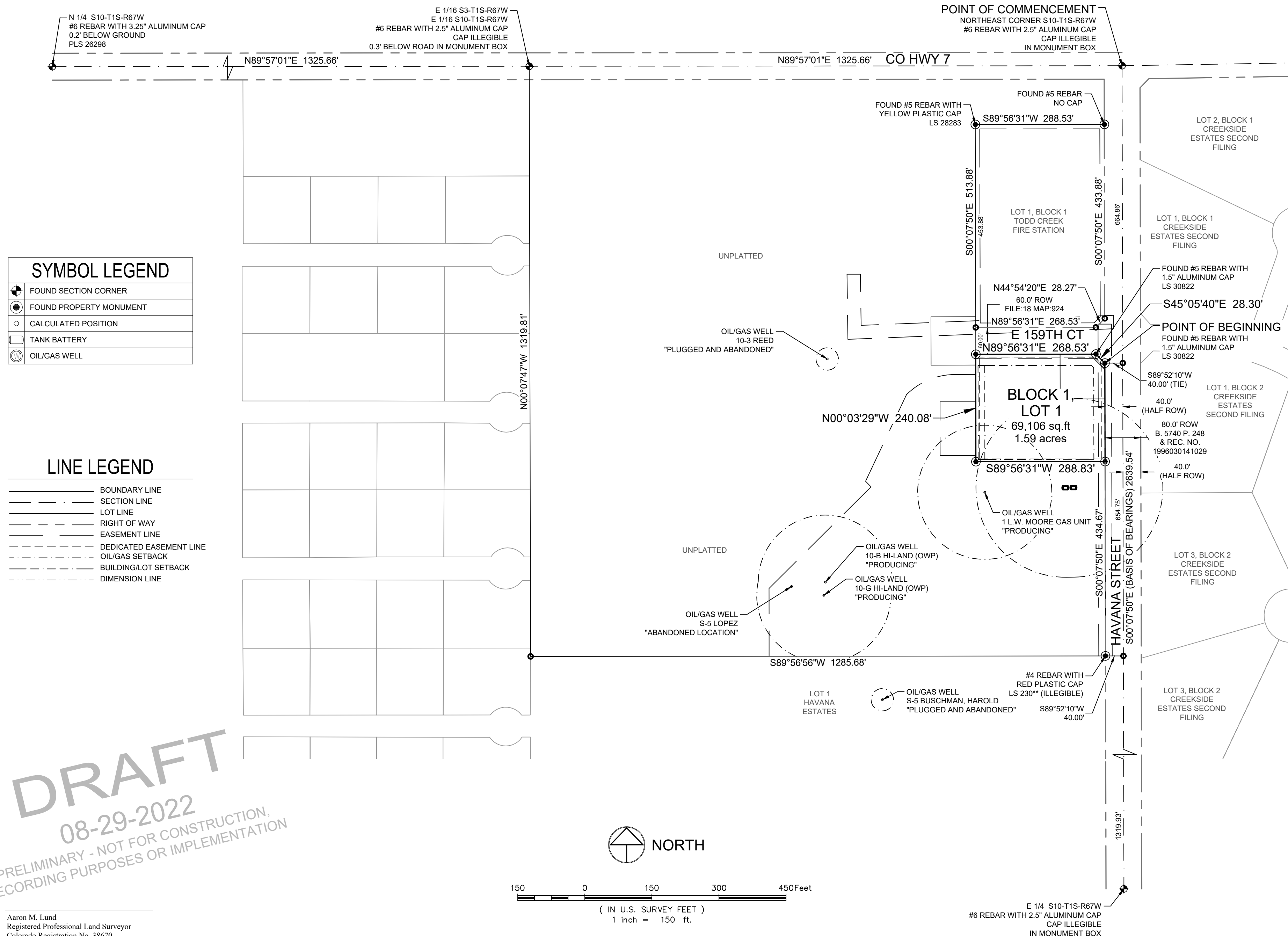
PROJECT: 1904-002	DATE: 08/29/2022
DESIGNED BY: S. PAQUIN	SCALE: N/A
DRAWN BY: S. PAQUIN	REVIEWED BY: A. LUND

TODD CREEK VILLAGE  
 MINOR SUBDIVISION  
 10450 E 159TH CT  
 ADAMS COUNTY, COLORADO

Sheet  
**1**  
 Of 3 Sheets

# TODD CREEK VILLAGE MINOR SUBDIVISION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,  
 COUNTY OF ADAMS, STATE OF COLORADO  
 (10450 E 159TH COURT)



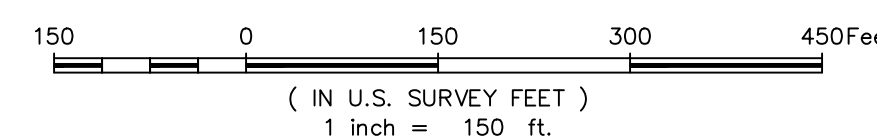
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	FOUND PROPERTY MONUMENT
	CALCULATED POSITION
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	OIL/GAS WELL

**LINE LEGEND**

	BOUNDARY LINE
	SECTION LINE
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Aaron M. Lund  
 Registered Professional Land Surveyor  
 Colorado Registration No. 38670  
 For and on behalf of Northern Engineering

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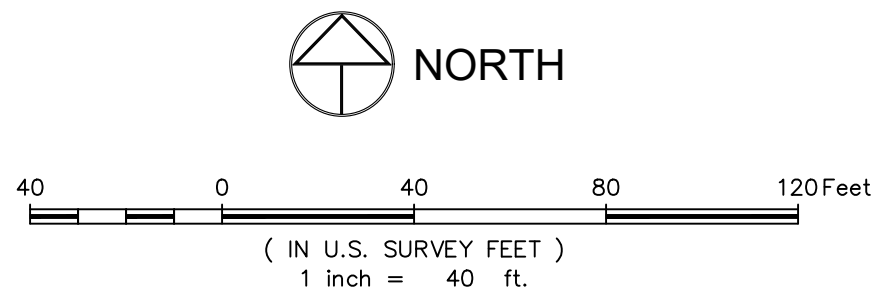
**PROJECT:** 1904-002  
**DATE:** 08/29/2022  
**DESIGNED BY:** SCALE: 1" = 150'  
**DRAWN BY:** S. PAQUIN  
**REVIEWED BY:** A. LUND

**TODD CREEK VILLAGE MINOR SUBDIVISION**  
 10450 E 159TH CT  
 ADAMS COUNTY, COLORADO

Sheet  
**2**  
 Of 3 Sheets

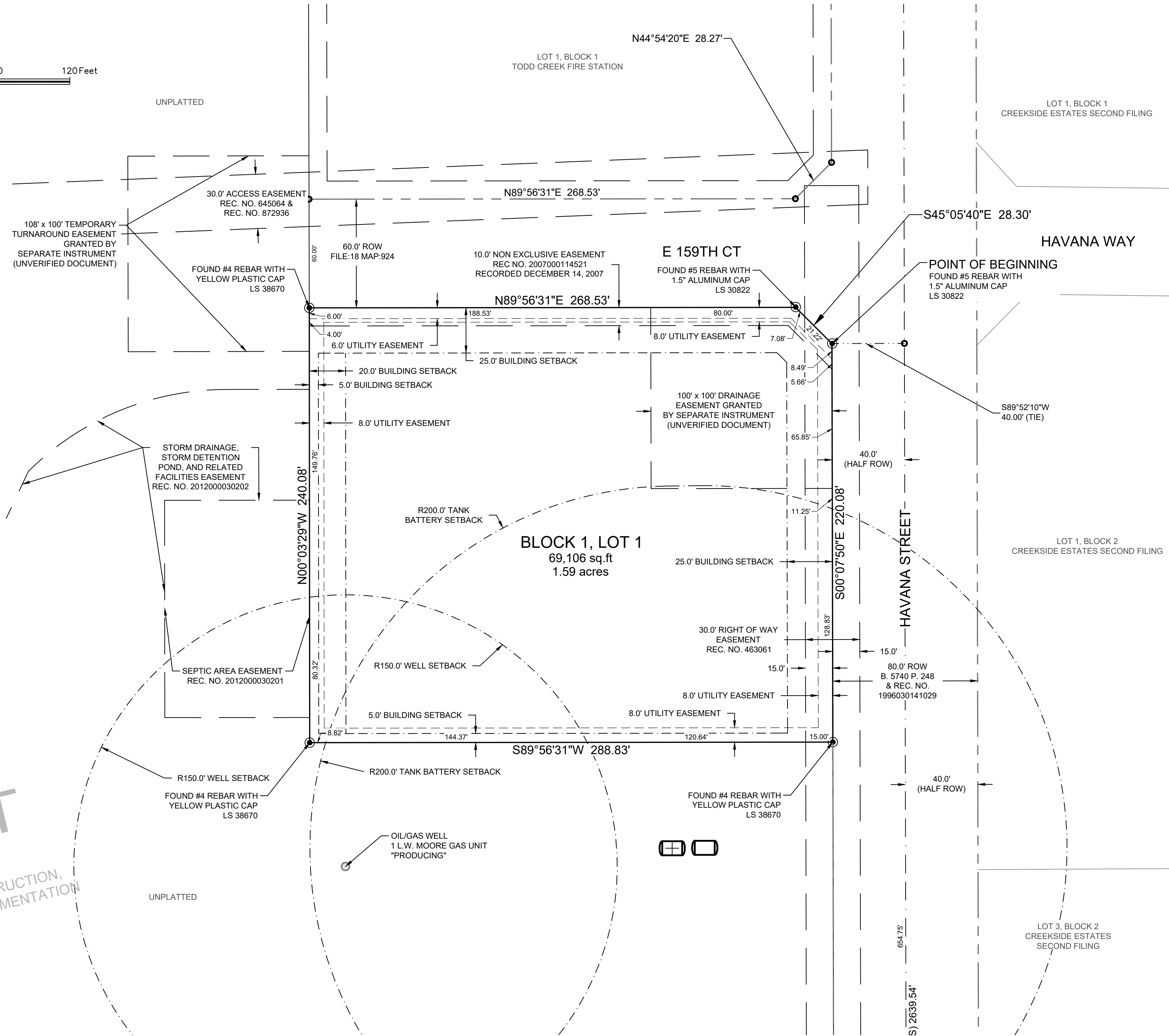
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 FORT COLLINS | GREELEY 970.221.4158  
 NORTHERNENGINEERING.COM

PROJECT:	1904-002	DATE:	08/29/2022
DESIGNED BY:		SCALE:	1" = 40'
DRAWN BY:	S. PAQUIN	REVIEWED BY:	A. LUND

**TODD CREEK VILLAGE MINOR SUBDIVISION**  
 10450 E 159TH CT  
 ADAMS COUNTY, COLORADO

Sheet  
**3**  
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Aaron M. Lund  
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 For and on behalf of Northern Engineering