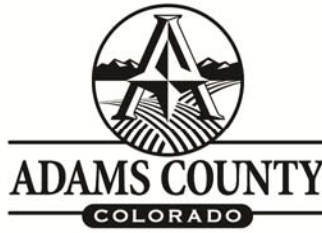


Resubmittal 3

Colby Rezoning and Subdivision
15635 Pecos Street

Contents:

Application Checklist.....	2
Cover Letter addressing Staff Comments.....	3
Plat (Projected).....	4-5
List of Additional Changes.....	6



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: Engineering; Planner; Right-of-Way; Addressing; Building Safety;

Neighborhood Services; Environmental; Parks; Attorney; Finance; Plan Coordination

Please see our responses to each comment inline below, in red:

PLN1: PLD Fees of \$726.14 are due prior to the Planning Commission hearing. If using a check to pay, it should be made out to Adams County.

Recording Fees are also due prior to Planning Commission for the recording of the Mylar of the plat. If using a check, make it out to Adams County. These fees will be \$13 for the first page and \$10 for each subsequent page. Based on latest plat submittal of two pages this amount will be \$23.

These checks must be separate.

Acknowledged. We will submit these payments as soon as the hearing is scheduled.

PLN2: The Mylar of the plat will need to be 18" by 24" in size and signed by you and notarized THEN given to us.

Acknowledged. We will also take care of this before the hearing.

PLN3: Respond on next submittal: Please update the case number on the plat. Both pages should say "PLT2023-00047", which is the subdivision case.

See updated plat.

ROW1: Sheet 1

- Note 10 is duplicated with note 11. Once revised this will change numerical order for Note 15 and the statements on Sheet 2
- Access Provision: Access for lot 2 is restricted to Pecos St. No Access to West 156th Avenue will be allowed.

See updated plat.

ROW2: Sheet 2

- Remove the superfluous information concerning the water line easement. It must be a UTILITY easement only. Otherwise the water district must be a signatory to the plat to accept this dedication. Also, do not believe a leach field can be crossed by this water line. Verify regulations. You can legally cross an easement located on individually owned property.

See updated plat. We do intend for the easement to be a utility easement only. We do not intend for any leach field to cross the water line.

COLBY SUBDIVISION

A RESUBDIVISION OF LOT 8, BLOCK 1, NORTHWEST ESTATES

LYING IN THE NORTHWEST QUATER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M.

COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 2

OWNERSHIP AND DEDICATION CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNER OF LOT 8, BLOCK 1, NORTHWEST ESTATES SUBDIVISION AS RECORDED IN RECEPTION NO. 8042457, ADAMS COUNTY RECORDS, BEING A PART OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AT THE CENTER CORNER SECTION 9 TOWNSHIP 1 SOUTH, RANGE 68 WEST; THENCE N89°39'15"W A DISTANCE OF 30.00 FEET; THENCE N00°00'00"W A DISTANCE OF 30.00 FEET TO THE SOUTHEAST CORNER OF LOT 8, BLOCK 1, NORTHWEST ESTATES SUBDIVISION BEING THE POINT OF BEGINNING; THENCE N89°39'15"W ALONG SOUTH LINE OF SAID LOT 8 A DISTANCE OF 450.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE N00°00'00"W ALONG WEST LINE OF SAID LOT 8 A DISTANCE OF 410.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 8; THENCE S89°39'15"E ALONG NORTH LINE OF SAID LOT 8 A DISTANCE OF 450.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 8; THENCE S00°00'00"E ALONG THE EAST LINE OF SAID LOT 8 A DISTANCE OF 410.00 FEET TO THE POINT OF BEGINNING.
COUNTY OF ADAMS, STATE OF COLORADO.

CONTAINS 184,497 SQUARE FEET OR 4.235 ACRES MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO A LOTS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF COLBY SUBDIVISION, AND DO HEREBY DEDICATE TO THE COUNTY OF ADAMS, STATE OF COLORADO, FOR PUBLIC USE, ALL STREETS, AND OTHER PUBLIC WAYS AND LANDS AS SHOWN ON THIS PLAT, FOREVER, AND ALSO RESERVE THOSE PORTIONS OF REAL PROPERTY WHICH ARE LABELED AS EASEMENTS ON THIS PLAT, FOR THE INSTALLATION AND MAINTENANCE OF UTILITY AND DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO ELECTRIC LINES, GAS LINES, WATER LINES, AND SEWER LINES TOGETHER WITH RIGHT TO TRIM INTERFERING TREES AND BRUSH, TOGETHER WITH A PERPETUAL RIGHT IN INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES; SAIS EASEMENTS AND RIGHTS TO BE USED IN A RESPONSIBLE AND PRUDENT MANNER.

EXECUTED THIS _____ DAY OF _____, 20____.

RYAN COLBY _____ JACQUELINE COLBY _____

ACKNOWLEDGEMENT:

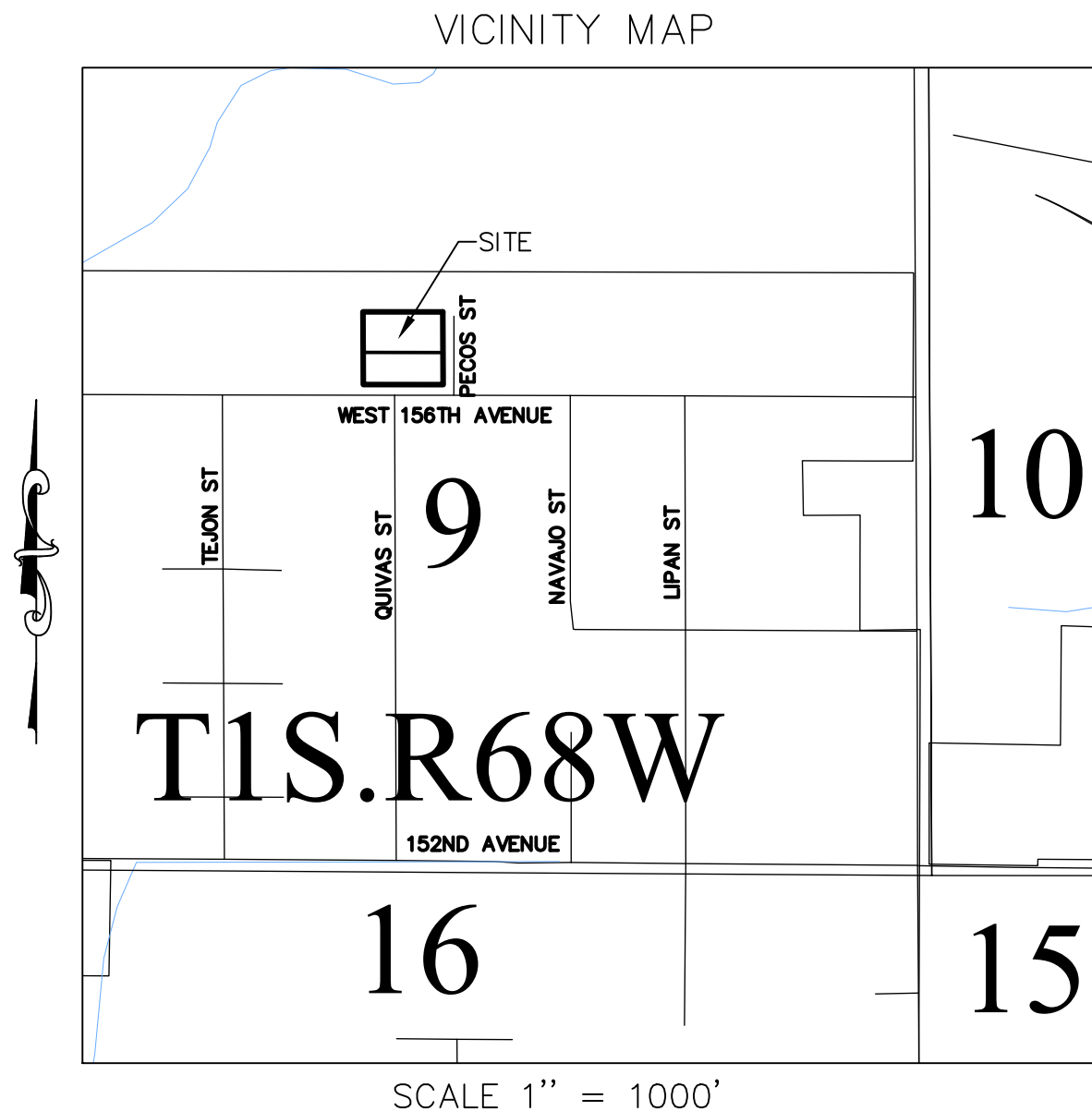
STATE OF COLORADO)
)SS
COUNTY OF ADAMS)

THE FOREGOING OWNERSHIP AND DEDICATION CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 202____, BY RYAN COLBY AND JACQUELINE COLBY, INDIVIDUALLY AND AS JOINT TENANTS.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES: _____
MY ADDRESS IS: _____

PLAT NOTES

1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 8, BLOCK 1, NORTHWEST SUBDIVISION INTO 2 EQUAL LOTS AND DEDICATE A UTILITY EASEMENT IN LOT 2 OF COLBY SUBDIVISION. THE EASEMENTS AS DEDICATED BY NORTHWEST ESTATES RECORDED AT RECEPTION NO. 8042457 ARE NOT AFFECTED BY THIS PLAT.
2. ALL NOTES, DEDICATIONS AND PLAT RESTRICTIONS, AS SHOWN ON THE PLAT OF NORTHWEST SUBDIVISION RECORDED AT RECEPTION NO. 8042457 IN THE RECORDS OF ADAMS COUNTY, COLORADO SHALL APPLY UNLESS SPECIFICALLY AMENDED AND SUPERSEDED HEREBY.
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY R.W. BAYER & ASSOCIATES, INC. OF THE PROPERTY SHOWN AND DESCRIBED HEREIN TO DETERMINE OWNERSHIP OF THE TRACT OF LAND, COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND OR RIGHTS-OF-WAY, EASEMENTS OR ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND. R.W. BAYER & ASSOCIATES, INC. HAS RELIED UPON NORTHWEST SUBDIVISION PLAT RECEPTION NO. 8042457 DATED SEPTEMBER 22, 1976 FOR THE PURPOSE OF SHOWING RECORDED EASEMENTS AND RIGHT-OF-WAY ACROSS THESE PREMISES.
4. THIS PARCEL OF LAND LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DELINEATED IN THE F.E.M.A., FLOOD INSURANCE RATE MAP, MAP NUMBER 08001C0282H, MAP REVISED MARCH 05, 2007.
5. DISTANCES ON THIS SUBDIVISION PLAT ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS. THE BEARINGS AND DISTANCES SHOWN HEREON ARE AS MEASURED.
6. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
7. BASIS FOR BEARINGS: THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER SECTION 9, TOWNSHIP 1 SOUTH, RANGE 68 WEST BEING MONUMENTED BY A 3.25' ALUMINUM CAP IN A RANGE BOX AT THE CENTER 1/4 OF SECTION 9 AND A 3.25" ALUMINUM CAP IN RANGE BOX AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 SECTION 9 IS ASSUMED TO BEAR N89°39'15"W MONUMENTED AS SHOWN. ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.



PLAT NOTES CONTINUED

8. 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 THE 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 THE PROPERTY OWNER.
9. DIMENSIONS IN FEET ARE PREVIOUSLY DEEDED OR SURVEYED.
10. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUE 18-4-508, C.R.S.
11. DATE OF FIELD WORK JUNE 1, 2023.
12. "LOTS WITHIN THE COLBY SUBDIVISION WILL BE SERVED BY ONSITE WASTEWATER TREATMENT SYSTEMS (OWTS). ADAMS COUNTY HEALTH DEPARTMENT REQUIRES THAT SEPTIC TANKS BE PUMPED AND INSPECTED EVERY FOUR YEARS. AT LEAST EVERY FOUR YEARS, EACH PROPERTY OWNER SHALL HAVE THEIR SEPTIC TANK PUMPED AND INSPECTED BY A SYSTEMS CLEANER LICENSED BY ADAMS COUNTY HEALTH DEPARTMENT AND SHALL SUBMIT A RECEIPT INDICATING THAT THE SEPTIC SYSTEM HAS BEEN PUMPED AND INSPECTED TO THE ADAMS COUNTY HEALTH DEPARTMENT EHWATERPROGRAM@ADCOGOV.ORG
13. WELL PERMIT NO. 108938 WILL REQUIRE TO BE RE-PERMITTED.
14. ACCESS TO LOT 2 IS RESTRICTED TO PECOS STREET. NO ACCESS TO WEST 156TH AVENUE WILL BE ALLOWED.
15. AN ADDITIONAL TWO FEET (2') FOR A DRAINAGE AND UTILITY EASEMENT IS HEREBY DEDICATED ON THIS PLAT ALONG NORTH PECOS STREET AND WEST 56TH AVENUE FOR DRAINAGE AND UTILITY PURPOSES. NO PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, OR OTHER OBJECTS THAT MAY INTERFERE WITH THE OPERATION OF THIS DRAINAGE AND UTILITY EASEMENT (INTERFERING OBJECTS) WILL BE PERMITTED WITHIN THIS EASEMENT, NOT CURRENTLY INSTALLED, WITH THE EXCEPTION OF THE ACCESS DRIVE FROM THE DEDICATED COUNTY RIGHT-OF-WAY FOR DEVELOPMENT OF THE SUBJECT PROPERTY PURSUANT TO ENGINEERING REVIEW AND APPROVAL.
16. THE TOTAL IMPERVIOUS AREA PLANNED WITHIN THIS PLAT IS 40,720 SQUARE FEET PER THE APPROVED DRAINAGE LETTER. THE GRASS BUFFERS APPROVAL MUST BE CONSTRUCTED WITH A DENSELY VEGETATED STRIPS OF GRASS DESIGNED TO ACCEPT SHEET FLOW FROM DEVELOPMENT. GRASSED BUFFERS EASEMENT PROVIDED IN THE 17 FOOT DRAINAGE EASEMENT MUST MEET THE CURRENT MILE HIGH FLOOD DISTRICT STANDARDS TO PROVIDE A SITE-SPECIFIC WATER QUALITY ENHANCEMENT BMP.
17. AT THE TIME OF SITE SPECIFIC DEVELOPMENT FOR ANY LOT, THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THAT PORTION OF THE DRAINAGE SYSTEM NECESSARY TO SERVE THAT PARTICULAR LOT. THE SUBDIVIDER SHALL PROVIDE ALL OF THE NECESSARY RIGHTS TO THE FUTURE DEVELOPER SO THAT THE REQUIREMENTS OF THIS NOTE MAY BE SATISFIED.

SURVEYOR'S CERTIFICATE:

I, RAYMOND W. BAYER, A REGISTERED 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 HEREIN BEFORE DESCRIBED PROPERTY, EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING, AND THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON.

RAYMOND W. BAYER,
REG P.L.S. NO. 6973

PLANNING COMMISSION APPROVAL:

RECOMMENDED FOR APPROVAL BY THE ADAMS COUNTY PLANNING COMMISSION APPROVAL THIS _____ DAY OF _____ A,D, 202____.

CHAIR _____

BOARD AND COUNTY COMMISSIONERS APPROVAL:

APPROVED BY THE ADAMS COUNTY BOARD AND COMMISSIONERS THIS _____ DAY OF _____ A,D., 202____.

CHAIR _____

ADAMS COUNTY ATTORNEY'S OFFICE:

APPROVED AS TO FORM _____

CLERK AND RECORDERS CERTIFICATE:

THIS PLAT WAS FILED FOR RECORDED IN THE OFFICE OF ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO AT _____M. ON THE _____ DAY OF _____ A.D., 20____.

COUNTY CLERK AND RECORDER _____

DEPUTY _____

RECEPTION NO. _____

PREPARED BY:

R.W. BAYER & ASSOCIATES, INC.
12170 TEJON STREET, UNIT 700
WESTMINSTER, COLORADO 80234
(303)452-4433
RWBSURVEYING@HOTMAIL.COM
CAD FILE: 23072/23072.DWG
SHEET 1 OF 2
DATE PREPARED: OCTOBER 20, 2023
REVISIONS: REVISED PER COMMENTS 1/10/24
ADDED 2' EASEMENT 3/15/24
REVISED PER COMMENTS 3/20/24
REVISED PER COMMENTS 4/15/24
REVISED PER COMMENTS 5/23/24

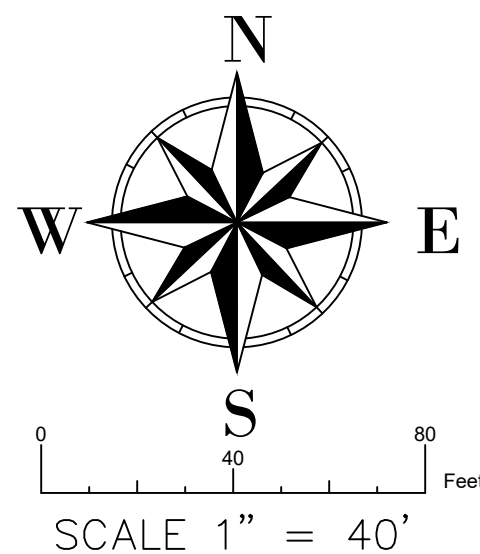
COLBY SUBDIVISION

A RESUBDIVISION OF LOT 8, BLOCK 1, NORTHWEST ESTATES

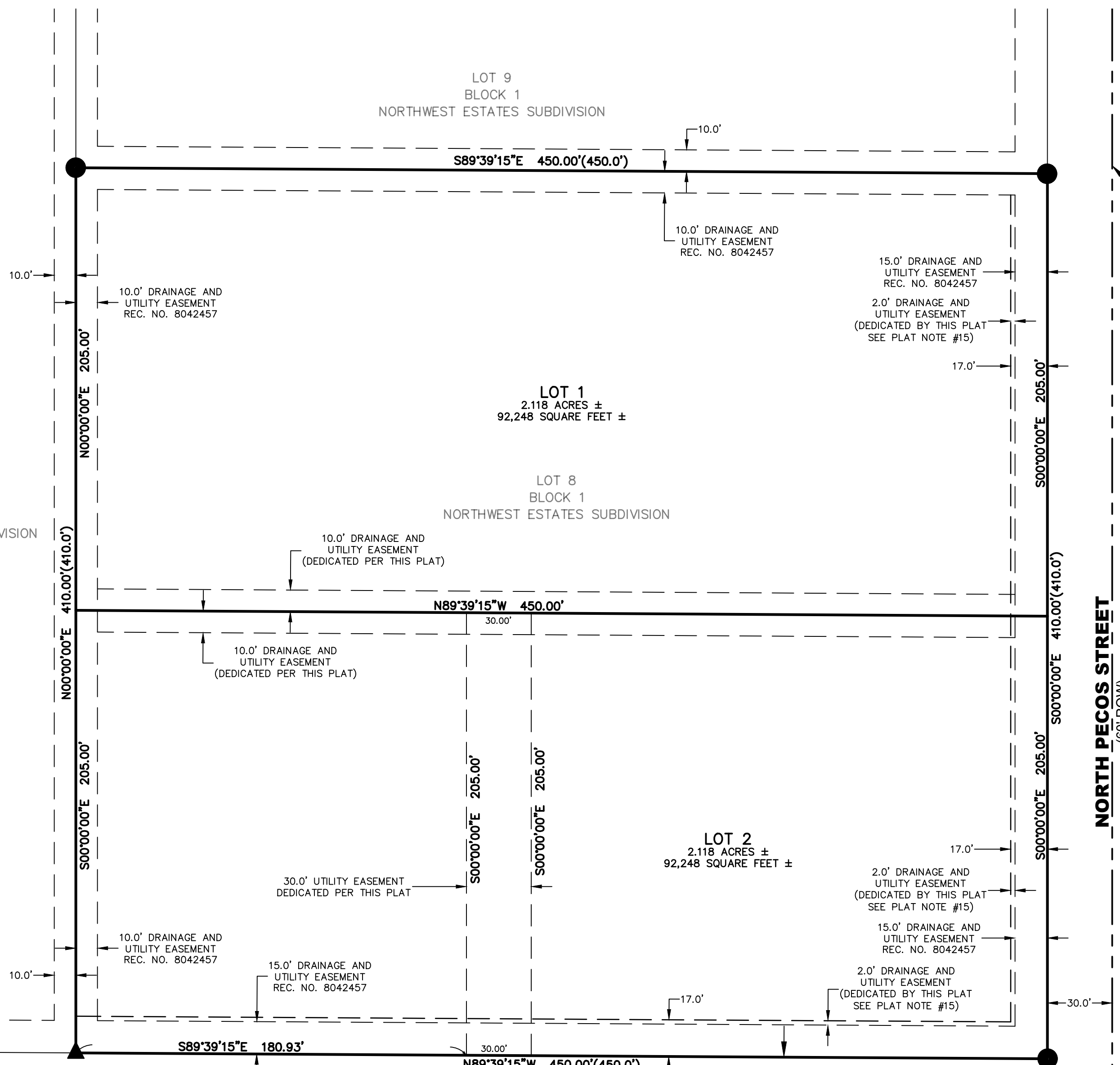
LYING IN THE NORTHWEST QUATER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M.

COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 2



LOT 7
BLOCK 1
NORTHWEST ESTATES SUBDIVISION



- ### LEGEND
- EXISTING SECTION CORNER AS DESCRIBED
 - FOUND NO. 4 REBAR AND NO CAP
 - FOUND NO. 5 REBAR AND CAP PLS 24302
 - EASEMENT LINE
 - BOUNDARY LINE
 - ADJACENT PROPERTY LINE
 - SECTION LINE

NORTH-SOUTH CENTERLINE, SEC. 9
NORTH PECOS STREET
(60' ROW)

RAYMOND W. BAYER,
REG P.L.S. NO. 6973

PREPARED BY:
R.W. BAYER & ASSOCIATES, INC.
12170 TEJON STREET, UNIT 700
WESTMINSTER, COLORADO 80234
(303)452-4433
RWBSURVEYING@HOTMAIL.COM
CAD FILE: 23072/23072.DWG
SHEET 2 OF 2
DATE PREPARED: OCTOBER 20, 2023
REVISIONS: REVISED PER COMMENTS 1/10/24
ADDED 2' EASEMENT 3/15/24
REVISED PER COMMENTS 4/15/24
REVISED PER COMMENTS 5/23/24

S.W. COR. N.W. 1/4
SEC. 9, T.1S., R.68W.
(FOUND 3.25" ALUM.
CAP IN RANGE BOX)

WEST 156TH AVENUE
(60' ROW)
SOUTH LINE N.W. 1/4 SEC. 9

CENTER 1/4
SEC. 9, T.1S., R.68W.
(FOUND 3.25" ALUM.
CAP IN RANGE BOX)

List of Additional Changes:

No additional changes were made to these documents other than those required by staff and mentioned in the above comments.