



Re-submittal Form

Case Name/ Number: PRC2023-00002

Case Manager: David DeBoskey

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: <u>Engineering</u> ; <u>Planner</u> ; <u>Right-of-Way</u> ; Addressing; Building Safety; Neighborhood Services; Environmental; Parks; Attorney; Finance; <u>Plan Coordination</u>



Christine M. Francescani
(303) 894-4435
cfrancescani@fwlaw.com

November 3, 2023

Adams County Community and Economic Development Department
4430 S Adams County Parkway
Suite W2000
Brighton, CO 80601

**Re: 6495 York Street Rezoning and Replat
PRC2023-00002
5th Submittal**

Dear County Staff,

Enclosed is our fifth submittal on behalf of 6535 York, LLC for a rezoning and replat. Below are the Applicant’s responses to staff’s comments. Staff’s comments are in **black** and Applicant’s responses are in **blue**. Also included with this submittal are the following supporting documents:

- Updated Plat

Staff Comments and Applicant Responses to PRC2023-00002 Comments

ROW 4th Review

By: Mark Goodman
STATE OF COLORADO)
COUNTY OF ADAMS)
The foregoing Ownership Certificate was acknowledged before me this _____ day of _____, 20____.
BY Mark Goodman as Manager of 6535 York, LLC
WITNESS MY HAND AND OFFICIAL SEAL.
_____, Notary
Public
My commission expires: _____
Combine this together
formatting issues. See state regulations for notary affirmations

Response: The attached plat has been updated to correct this

Development Engineering 4th Review

ENG3 County Comment: The Traffic Letter does indicate that an accel/decel could be required if the future developer does the highest impact use of this site. However, as no specific development is proposed, it is impossible to say if the future use will be the highest impact use of this property; and therefore, require an accel/decel lane. After discussion, it was decided that a plat note should be included that notifies a future developer of this property that roadway improvements could be required. Include a plat note to this affect.

Response: The attached plat has been updated to include a note addressing this in Note 9.

Sincerely,

Christine Francescani

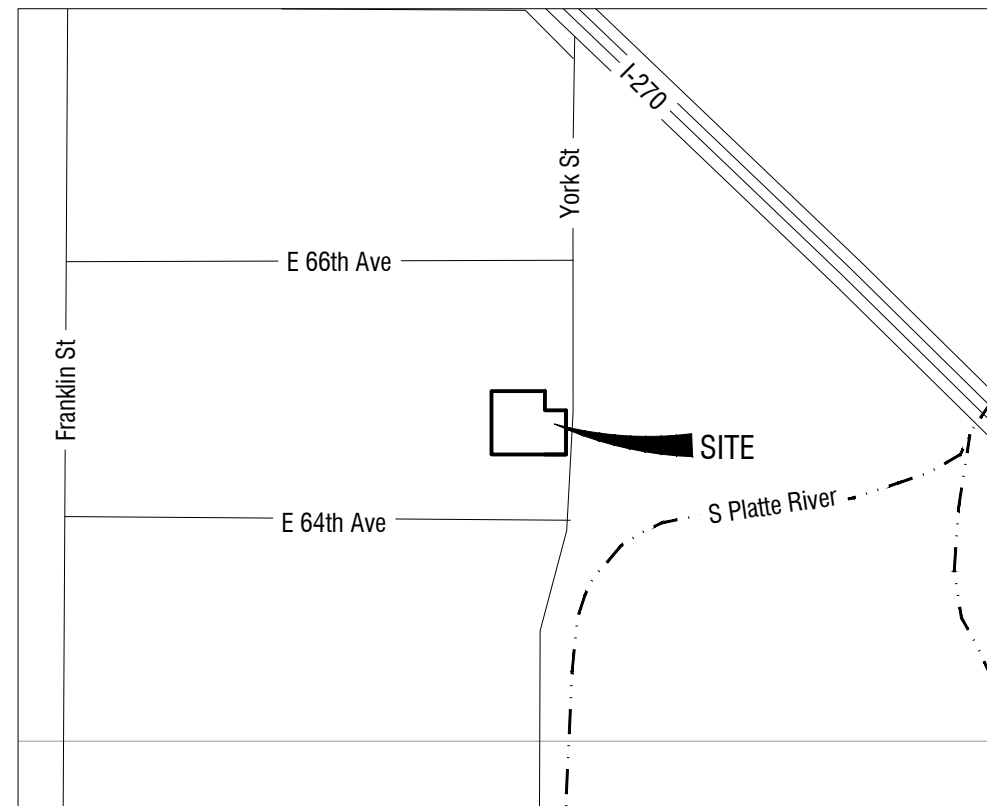
Christine M. Francescani
FAIRFIELD AND WOODS, P.C.

HARVEST ACRES SUBDIVISION AMENDMENT NO. 1

PRC2023-002

BEING A PORTION OF BLOCKS 19 AND 20 AND THE VACATED RIGHT OF WAY OF HARVEST STREET LOCATED IN THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

Sheet 1 of 2



VICINITY MAP

1" = 1000'

OWNERSHIP CERTIFICATE :

Know all men by these presents that the undersigned, being the owner of the following described tract of land:

Parcel II:
That part of Plot 20, Harvest Acres and a part of the R.O.W. of the White Cap Canal (abandoned) described as beginning at the Southeast corner of said Plot 20; thence North 630 feet along the East line of Plot 20; thence West 110 feet along the North line of Plot 20; thence South 630 feet parallel to the East line of Plot 20 to a point on the South line of Plot 20; thence East along the South line of Plot 20 a distance of 110.0 feet to the true point of beginning, except that portion described in Deeds recorded in Book 1053 at Page 92 and Book 2158 at Page 889,
County of Adams, State of Colorado.

Parcel III:
That part of Block 20, Harvest Acres, Adams County, Colorado, described as beginning at the Northeast corner of said Block 20; thence West 110.0 feet along the North line of said Block 20 to the true point of beginning; thence West 145.0 feet along said North line; thence South and parallel to the East line of Block 20, a distance of 330.0 feet, thence East and parallel to the North line of Block 20, a distance of 145.0 feet, thence North 330.0 feet to the true point of beginning, together with the E 1/2 of vacated Harvest Avenue lying within said boundaries, and together with a non-exclusive easement for ingress and egress over and across the South 20 feet of the North 330 feet of the East 110 feet of said Block 20,
County of Adams, State of Colorado.

Parcel IV:
That part of Blocks 19 and 20, Harvest Acres, together with vacated white cap canal and vacated Harvest Street, described as follows:
Beginning at the Northeast corner of said Block 20; thence West 255 feet along the North line of said Block 20 to the true point of beginning; thence West along the North line of Block 20, and the North line of Block 19, a distance of 132 feet; thence South and parallel to the East line of Block 20, a distance of 330.0 feet; thence East and parallel to the North line of Block 19 and Block 20, a distance of 132.00 feet; thence North 330.0 feet to the true point of beginning,
County of Adams, State of Colorado.

Has by these presents laid out, platted, and subdivided the same into a Lot, as shown on this plat under the name and style of Harvest Acres Subdivision Amendment No 1.

Executed this _____ day of _____ 20____

OWNER: 6535 York, LLC

By: Mark Goodman

STATE OF COLORADO)
)ss:
COUNTY OF ADAMS)

Signed and sworn to before me on _____ 20____,

BY Mark Goodman as Manager of 6535 York, LLC

Notary's official signature

RULONA Title

STORM WATER FACILITY:

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.

FLOOD PLAIN:

Property is not located in a Flood Plain per FEMA Flood Plain Map 08001C0604H, dated March 5, 2007

TITLE COMMITMENT:

This survey does not constitute a title search by Timberline Surveying to determine ownership and easements of record. For all information regarding easements, right-of-ways, title of record and subject property lines Timberline Surveying relied upon Fidelity National Title, File Number: 100-n0039770-030-TH Amendment No. 1 Dated: April 5, 2023 for this information.

NOTES:

- The purpose of this Replat is for the combination of 3 existing parcels.
- 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 action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.
- Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a Class Two (2) Misdemeanor pursuant to State Statute 18-4-508, C.R.S.
- Basis of bearing east line of Section 2 from whence the Southeast corner of said Section bears N 01° 13' 58" E to the South 1/16th corner of said Section, both of which are monumented with 3.25" alloy caps.
- Date of field work August 30, 2022.
- Bearings and distances in () are as previously deeded or surveyed.
- Distances are expressed in U.S. survey feet and decimals thereof. A U.S. survey foot is defined as exactly 1200/3937 meters.
- All general notes, dedications, restrictions etc as shown on Harvest Acres (Rec No 39646) apply unless specifically amended and superseded hereby.
- Upon development of this property, roadway improvements may be required based upon the impact of the development and any newly established use. The developer must consult with County staff on requirements.

SURVEYOR'S CERTIFICATION:

I, JOSEPH W. STICE III BEING A PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO, PLS 36072, DO HEREBY CERTIFY THAT ON SEPTEMBER 16, 2022, A SURVEY OF THE HEREIN DESCRIBED PARCEL WAS COMPLETED UNDER MY DIRECT SUPERVISION, ALL MONUMENTS EXIST AND ARE AS DESCRIBED AND THAT THIS IS A TRUE AND ACCURATE PLAT OF SAID SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF

FOR AND ON BEHALF OF TIMBERLINE SURVEYING:
JOSEPH W. STICE III



PLANNING COMMISSION APPROVAL

RECOMMENDED FOR APPROVAL BY THE ADAMS COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 202__

CHAIR

BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS THIS _____ DAY OF _____, 202__

CHAIR

ADAMS COUNTY ATTORNEY'S OFFICE

APPROVED AS TO FORM

RECORDER'S CERTIFICATE

This plat was filed for record in the office of the County Clerk and Recorder of Adams County at _____ m on the _____ day of _____, 20____, in Book _____, Page _____, Map _____, Reception number _____.
Adams County Clerk and Recorder

Deputy Clerk and Recorder

REV	DATE	ISSUED FOR REVIEW	COUNTY COMMENTS	ADD'L COUNTY COMMENTS	ADDITIONAL CTY COMMENTS
0	03/23/2023				
1	04/12/2023				
2	06/29/2023				
3	08/18/2023				

PROJECT: YORK STREET	DRAWING: TL-22044-SUBDIVISION.DWG
CLIENT: GOODMAN	PROJECT MANAGER: AD
DRAWN BY: KSS	CHECKED BY: JWS

CUSTOM MAPPING AND LAND SURVEYING P.O. BOX 271882 LITTLETON, COLORADO 80127 303-971-0956 timberlinesurveying@gmail.com	 TIMBERLINE BOUNDARY AND SURVEYING
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SHEET NUMBER 1 PROJECT No. 22044
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1 OF 1

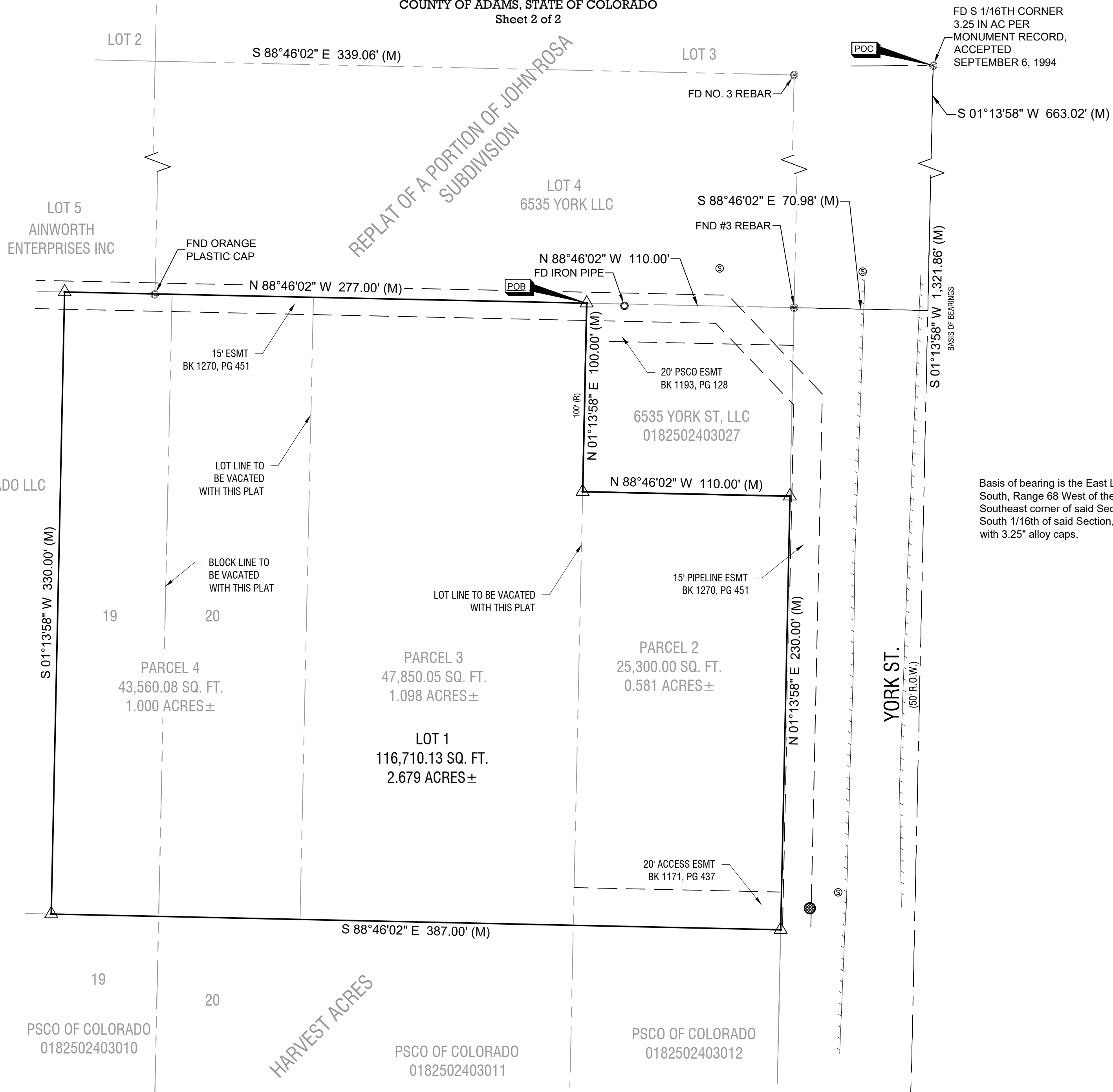
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HARVEST ACRES SUBDIVISION AMENDMENT NO. 1

PRC2023-002

BEING A PORTION OF BLOCKS 19 AND 20 AND THE VACATED RIGHT OF WAY OF HARVEST STREET LOCATED IN THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

Sheet 2 of 2



FD S 1/16TH CORNER
3.25 IN AC PER
MONUMENT RECORD,
ACCEPTED
SEPTEMBER 6, 1994

S 01°13'58" W 663.02' (M)

FD NO. 3 REBAR

FND #3 REBAR

S 88°46'02" E 70.98' (M)

N 88°46'02" W 110.00'
FD IRON PIPE

20' PSCO ESMT
BK 1193, PG 128

6535 YORK ST, LLC
0182502403027

N 88°46'02" W 110.00' (M)

15' PIPELINE ESMT
BK 1270, PG 451

PARCEL 2
25,300.00 SQ. FT.
0.581 ACRES±

PARCEL 3
47,850.05 SQ. FT.
1.098 ACRES±

LOT 1
116,710.13 SQ. FT.
2.679 ACRES±

PARCEL 4
43,560.08 SQ. FT.
1.000 ACRES±

YORK ST.
(60' R.O.W.)

S 01°13'58" W 1,321.86' (M)
BASIS OF BEARINGS

Basis of bearing is the East Line of Section 2, Township 3 South, Range 68 West of the 6th P.M., from whence the Southeast corner of said Section bears N 01° 13' 58" E to the South 1/16th of said Section, both of which are monumented with 3.25" alloy caps.

SE SECTION CORNER
FD 3.25 ALLOY CAP
PER MONUMENT
RECORD ACCEPTED
AUGUST 29, 2009



LEGEND:

- PROPERTY BOUNDARY
- - - SUBDIVISION LINES
- ⊙ FND REBAR AS SHOWN
- △ SET 1 1/2" ORANGE PLASTIC CAP ON 18" #5 REBAR, PLS NO. 36072

REV	DATE	REVISIONS
0	03/23/2023	ISSUED FOR REVIEW
1	04/12/2023	COUNTY COMMENTS
2	06/29/2023	ADD'L COUNTY COMMENTS
3	08/18/2023	ADDITIONAL CITY COMMENTS

PROJECT:	YORK STREET
DRAWING:	TL-22044-SUBDIVISION.DWG
CLIENT:	GOODMAN
PROJECT MANAGER:	AD
DRAWN BY:	KSS
CHECKED BY:	JWS

CUSTOM MAPPING AND LAND SURVEYING P.O. BOX 271882 LITTLETON, COLORADO 80127 303-971-0956 timberlinesurveying@gmail.com	TIMBERLINE BOUNDARY AND SURVEYING
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SHEET NUMBER	2
PROJECT No.	22044

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