



Community & Economic Development Department
Planning & Development
4430 S. Adams County Pkwy.
1st Floor, Suite W2000B
Brighton, CO 80601-8218
PHONE 720.523.6800 | FAX 720.523.6967
adcogov.org

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.

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve J. O'Dorisio
DISTRICT 4

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DISTRICT 5



Re-submittal Form

Case Name/ Number: PLT2024-00030

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

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

January 21, 2025

VIA Electronic Submission

David DeBoskey
Adams County
Address
City, State ZIP

**Re: Dalfen Industrial Subdivision Final Plat
Minor Subdivision Case No. PLT2024-00030**

Dear Mr. DeBoskey:

Our firm represents Dalfen Industrial, the applicant in the above-referenced case. We are in receipt of the County's comments on the application, dated January 2, 2025. Please include me on all future correspondence regarding this file. My email address is tmessenger@fwlaw.com. It is possible that the County records contain a typographical error in this regard.

As to the County comments, we address each in turn, with the comment provided verbatim in *italics* and the response provided in **red type**.

Planning Comments

No Action

PLN1: Minor Subdivision to create one lot by combining two.

Acknowledged

PLN2: Lots are zoned Industrial-2 (I-2). Proposed lot would be an estimated 6.8 acres. Minimum I-2 lot size is two acres.

Acknowledged

PLN3: If there are any references to an application or permit in these comments, the application for it can be found here: <https://epermits.adcogov.org/submittal-checklists>. If there are references to the development standards & regulations, that can be found here: <https://adcogov.org/development-standards-regulations>.

Acknowledged

PLN4: Proof of water & sewer provided.

Acknowledged

ACTION

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Page 2

PLN5: I don't see owner's authorization. The plat says "Mortgagee's Consent" block instead of "Owner" block. We require the owner to sign it.

Addressed on revised plan set, enclosed.

No Action:

PLN6: All subdivision design standards are met.

Acknowledged

PLN7: The future required USE permit will require a detailed site plan showing location and percentages of outdoor storage on lot. There are performance standards that need to be met.

The subject property has historically been utilized for outdoor storage. No use permit is required to continue the established use. The applicant acknowledges that future changes to the property may require permits, and to that end, conformance to applicable standards within the Adams County Development Standards and Regulations ("ACDS&R"), including such standards that pertain to nonconformities, will be required.

ACTION:

PLN8: Please add Case Number: PLT2024-00030 to top right of plat pages.

Addressed on revised plan set, enclosed.

PLN9: Please respond here to Xcel Energy's comment. It is attached. Please also respond to the Assessor's Office comment, which is attached as well.

Xcel Energy's comment is addressed on revised plan set, enclosed. A copy of the easement is attached to this letter. The Assessor's Office comments were not attached to the County's comments.

PLN10: Please reorder these approval/signature boxes in order top to bottom: 1. Owners, 2. Surveyor, 3. Planning Commission, 4. Board of County Commissioners, 5. County Attorney, 6. Clerk & Recorder.

Addressed on revised plan set, enclosed.

Future Action:

PLN11: Public Land Dedication fees are required to be paid at time of public hearing scheduling for final plat. Given the submitted plat the estimate of the fees are \$16,903.10. See attached spreadsheet photo. This estimate is based on the information provided in the submittal.

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Page 3

In the context of this application, no change in use of the subject property is proposed, the existing use is already accounted for as to County infrastructure, and several existing lots are being consolidated into a single lot. As such, there is no marginal increase in demand, and no need for exactions for public lands. Moreover, there is no evidence that the existing use generates any perceptible demand for regional parks, let alone 0.34 acres of demand. Consequently, the standard for this exaction in the ACDS&R has neither the nexus nor the rough proportionality that the Fifth Amendment requires. The requirement as applied here is therefore an “unconstitutional condition” that is unenforceable. *See Sheetz v. Cnty. of El Dorado, California*, 601 U.S. 267, 278 (2024) (“A legislative exception to the *Nollan/Dolan* test ‘conflicts with the rest of our takings jurisprudence,’ which does not otherwise distinguish between legislation and other official acts. [citation omitted] That is true of physical takings, regulatory takings, and the unconstitutional conditions doctrine in which the *Nollan/Dolan* test is rooted.”); *Koontz v. St. Johns River Water Mgmt. Dist.*, 570 U.S. 595, 605 (2013) (“Extortionate demands of this sort frustrate the Fifth Amendment right to just compensation, and the unconstitutional conditions doctrine prohibits them.”). The applicant requests that that County withdraw this request for fees-in-lieu. *See Koontz*, 570 U.S. at 619. (“We hold that the government’s demand for property from a land-use permit applicant must satisfy the requirements of *Nollan* and *Dolan* even when the government denies the permit and even when its demand is for money.”).¹

PLN12: At time of public hearing scheduling, you will need to submit surface development forms, which we will discuss later in this process.

The applicant submits that notice of surface development is not required for this request. Notice is required only for an “application for development,” which is specifically defined by C.R.S. § 24-65.5-102:

“Application for development” means an initial application for a sketch plan, a preliminary or final plat for a subdivision
“Application for development” . . . does not include . . . applications for boundary adjustments, [or] applications for platting of an additional single lot,

¹ We do not expect the Community and Economic Development Department to make an independent determination on this issue, and are happy to discuss it with the County Attorney’s office if necessary. Please advise if that will be helpful to the County.

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Page 4

The purpose of mineral notice is to advise mineral owners of potential significant changes to the surface that may affect their ability to access their mineral rights. Here, no new development is anticipated, and existing lots are being consolidated.

PLN13: By the time of the hearing, you will need to add a certificate of taxes paid for the year of this hearing, which may be this year or not.

Acknowledged

Engineering Comments

ENG1: The applicant is required to complete a Trip Generation Analysis (TGA), signed and stamped by a Professional Engineer (P.E.) licensed in the State of Colorado. If the vehicle trips per day exceed twenty (20), the applicant will be required to submit a Traffic Impact Study (TIS) and may be responsible for roadway improvements (i.e. curb, gutter and sidewalk). The TGA must contain the following items:

- 1. A reference to a specific Land Use Code from the Institute of Traffic Engineers' Trip Generation Manual (TGM). If the proposed use does not have an exact Land Use Code match, then the code referenced should be one that most closely resembles the proposed use.*
- 2. The AM Peak Hour, PM Peak Hour, and Total Daily site-generated traffic counts for the specific Land Use Code used.*
- 3. A written description of the proposed use that provides context and any nuance necessary to most accurately describe the use.*

Please refer to Section 8-02 of the Adams County Development Standards and Regulations (ACDSR) for more information regarding the TGA requirements.

No change in use is proposed and the subject property's trip generation is already included in background traffic. As discussed with County Staff at the presubmittal conference, no traffic study is required.

ENG2: It appears that currently there is no permitted access to the property, therefore an Access Permit (ACC) will be required. Driveway throat width cannot exceed thirty feet (30-ft) for single access without Adams County (ADCO) approval. Driveway must be paved with a minimum of four inches (4-in) of asphalt or concrete within the County Right-of-Way. Applicant must call for inspection of access within six (6) months of the access permit issuance. If more time is need, contact the One-Stop Customer Center at (720) 523-6800 to extend the permit.

There is an existing historic access. No further permitting is required.

ENG3: A drainage report and drainage plans in accordance to Chapter 9 of the Adams County Development Standards and Regulations (ACDSR), are required to be completed,

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Page 5

signed, and stamped by a Professional Engineer (P.E.) licensed in the State of Colorado and submitted to Adams County for review and final approval.

See Section 9-01-11 of the ACDSR for details regarding detention. Include a grading plan with the submittal to demonstrate that historic drainage will be maintained and there will be no adverse impacts on neighboring properties. Plans must also show the locations of all Erosion and Sediment Control BMPs that will be installed.

There are no proposed improvements. As discussed with County Staff at the presubmittal conference, drainage reports and drainage plans are not required.

info only comments below

ENG4: According to the Federal Emergency Management Agency's January 20, 2016 Flood Insurance Rate Map (FIRM Panel #08001CXXXXH), the project site is NOT located within a regulated 100-yr floodplain. A Floodplain Use Permit is NOT required.

Acknowledged.

ENG5: Property IS in Adams County MS4 Stormwater Permit area. Proposed improvements appear to disturb less than one (1) acre of ground. A Stormwater Quality (SWQ) Permit will NOT be required so long as less than one (1) acre of ground is disturbed, but a Stormwater Quality Permit WILL be required and a State Permit COR400000 WILL be required if one (1) acre or more of ground is disturbed. Applicant is responsible for installation and maintenance of Erosion and Sediment Control BMPs. Builder/developer is responsible for adhering to all the regulations of Adams County Ordinance 11 regarding illicit discharge.

There are no proposed improvements and therefore no action required at this time. The balance of this comment is acknowledged.

ENG6: If the applicant proposes to import greater than 10 CY of soil to this site, additional permitting is required. Per Section 4-04-02-02, of the Adams County Development Standards and Regulations, a Temporary or Special Use Permit is required to ensure that only clean, inert soil is imported into any site within un-incorporated Adams County. A Conditional Use Permit will be required if the importation exceeds 500,000 CY.

Acknowledged. There are no proposed improvements and therefore no action required at this time.

ENG7: All improvements to the property must be done outside of Adams County Right-of-Way.

Acknowledged. There are no proposed improvements and therefore no action required at this time.

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Page 6

Right-of-Way

ROW1: Add the following paragraph to the “Also Described As” legal description: Being those parcels of land described in the Bargain and Sale Deed recorded at Reception No. 2020000098932 of the records of the Clerk and Recorder of Adams County, Colorado, located in the Northeast Quarter of the Southwest Quarter of Section 31, Township 2 South, Range 67 West of the 6th Principal Meridian, County of Adams, State of Colorado, described as follows:

Addressed on revised plan set, enclosed.

ROW2: Add the following call to the end of 6th course in the legal description: “...on the Westerly right-of-way line of Dahlia Street:”

Addressed on revised plan set, enclosed.

ROW3: Remove the typo (L) at the end of the 7th course and add a call to what this point is on (i.e. to a point on a line being 30.00 feet south and parallel of the North line Lawrence Tract).

Addressed on revised plan set, enclosed.

ROW4: Revised the dedication statement to read as follows: 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 Dalfen Industrial Subdivision.

Addressed on revised plan set, enclosed.

ROW5: Add the following number to the Case number at the top right of both pages: 2024-00030.

Addressed on revised plan set, enclosed. Case number is formatted as provided in the Planning comment, above.

ROW6: Revise the Mortgagee's Consent statement to reflect the new lender shown on the title commitment. Additionally, remove the following words within the statement: “...dedicated of land to streets, alleys, roads and other public areas, as designated on this plat, and forever releases said lands from the lien created by said instrument.” Add the following in its place: “platting of the property.”

Addressed on revised plan set, enclosed.

ROW7: Add the half street width of Dahlia Street at two locations.

Addressed on revised plan set, enclosed.

ROW8: Add the street name of Dahlia Street.

Addressed on revised plan set, enclosed.

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Page 7

ROW9: Add the right-of-way width of E. 74th Way.

Addressed on revised plan set, enclosed.

Legal Comments

Public Works/ROW should make sure that the 30-foot-wide by 201-foot-long strip on the eastern side of the lot (shown on Sheet 2 of 2) is properly included as part of the reconfigured/consolidated lot. From the second property description on the face of the plat (Sheet 1 of 2) ("Also described as..."), the strip looks to be properly included, but I can't tell from the description of Parcels A and B in the title commitment (and first property description on the face of the plat) without doing some title abstract research.

This appears to be an internal comment that does not require response from the Applicant. However, the applicant submits that the described strip is properly included.

Neighborhood Services

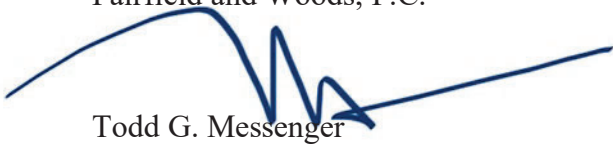
There are no OPEN cases at this location at this time. NO COMMENT

Acknowledged.

In addition to the comments above, County Staff provided suggested redlines on the Applicant's proposed minor subdivision plat. Those comments are addressed on the revised plan set, attached.

We hope that this information is helpful in the processing of this minor subdivision. If you have any questions, please do not hesitate to contact me.

Sincerely,
Fairfield and Woods, P.C.



Todd G. Messenger

TGM:ds

DALFEN INDUSTRIAL SUBDIVISION

A PORTION OF THE SOUTHWEST QUARTER SW 1/4 OF SECTION 31,
TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO

OWNERSHIP AND DEDICATION CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT ON THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION, 30 FEET WEST OF THE CENTER OF SAID SECTION;
THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4, 363.75 FEET;
THENCE WEST 211 FEET;
THENCE SOUTH 412.90 FEET
THENCE WEST 505 FEET;
THENCE NORTH PARALLEL WITH SAID EAST LINE 545 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF THE RIGHT OF WAY OF THE BURLINGTON DITCH;
THENCE NORTHEASTERLY ALONG THE WEST LINE OF SAID RIGHT OF WAY TO THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4;
THENCE EAST ALONG SAID NORTH LINE 618 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

COUNTY OF ADAMS,
STATE OF COLORADO.

EXCEPT THAT PART PLATTED AS PETCO SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

AND EXCEPT THAT PART PLATTED AS LAWRENCE TRACT, COUNTY OF ADAMS STATE OF COLORADO.

AND EXCEPT THAT PART CONVEYED IN DEED RECORDED JUNE 7, 1974 IN BOOK 1907 AT PAGE 726.

AND EXCEPT THAT PART CONVEYED TO ADAMS COUNTY, A BODY POLITIC IN DEED RECORDED MAY 14, 1981 IN BOOK 2554 AT PAGE 185.

AND EXCEPT A STRIP OF LAND ACROSS THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 31, AS CONVEYED IN WARRANTY DEED TO FARMERS RESERVOIR AND IRRIGATION COMPANY RECORDED DECEMBER 24, 1909 IN BOOK 47 AT PAGE 13.

AND EXCEPT A STRIP OF LAND FOR RIGHT OF WAY OF THE BURLINGTON CANAL 100 FEET WIDE OVER A PART OF SECTION 31, AS CONVEYED TO THE BURLINGTON DITCH, RESERVOIR AND LAND COMPANY BY DEED RECORDED FEBRUARY 6, 1886 IN BOOK 270 AT PAGE 233.

TOGETHER WITH THE NORTH 30 FEET OF LOT 1, LAWRENCE TRACT, COUNTY OF ADAMS, STATE OF COLORADO,

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE COUNTY OF ADAMS IN WARRANTY DATED JUNE 16, 2020 AND RECORDED AUGUST 11, 2020 UNDER RECEPTION NO. 2020000076795 AND RE-RECORDED FEBRUARY 9, 2021 UNDER RECEPTION NO. 202100016228, RECORDS OF ADAMS COUNTY, COLORADO.

COUNTY OF ADAMS,
STATE OF COLORADO.

ALSO DESCRIBED AS:

BEING THOSE PARCELS OF LAND DESCRIBED IN THE BARGAIN AND SALE DEED RECORDED AT RECEPTION NO. 202000008932 OF THE RECORDS OF THE CLERK AND RECORDER OF ADAMS COUNTY, COLORADO, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 31, FROM WHENCE THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER (SE 1/4) BEARS NORTH 89°50'44" EAST A DISTANCE OF 1322.10 FEET, WITH ALL BEARINGS HEREIN RELATED THEREON.

THENCE NORTH 16°49'55" EAST, 1977.55 FEET TO AN ANGLE POINT IN THE BOUNDARY OF LOT 1 OF BENCHMARK INDUSTRIAL PARK, AND BEING THE POINT OF BEGINNING;

THENCE ALONG SAID BOUNDARY OF SAID LOT 1, NORTH 0°01'18" EAST, 311.85 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, AND BEING ON THE BOUNDARY OF THE BURLINGTON CANAL;

THENCE ALONG THE BOUNDARY OF SAID BURLINGTON CANAL THE FOLLOWING TWO (2) COURSES:

1. NORTH 30°47'31" EAST, 199.00 FEET TO A POINT;
2. NORTH 22°31'31" EAST, 147.55 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF BLOCK 1 OF PETCO SUBDIVISION;

THENCE ALONG THE BOUNDARY OF SAID LOT 1 OF BLOCK 1, NORTH 89°59'48" EAST, 350.71 FEET TO AN ANGLE POINT IN SAID BOUNDARY, SAID POINT BEING 241.00' DISTANT (WHEN MEASURED AT RIGHT ANGLES) FROM THE EAST LINE OF SAID SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 31;

THENCE LEAVING SAID BOUNDARY, PARALLEL TO SAID EAST LINE, SOUTH 0°01'18" WEST, 70.77 FEET TO THE NORTHWEST CORNER OF LOT 1 OF THE LAWRENCE TRACT;

THENCE ALONG THE NORTH LINE OF SAID LOT 1, SOUTH 89°58'29" EAST, 201.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF DAHLIA STREET;

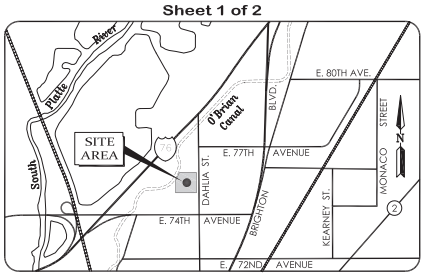
THENCE SOUTH 0°01'18" WEST, 30.00 FEET TO A POINT ON A LINE BEING 30.00 FEET SOUTH (WHEN MEASURED AT RIGHT ANGLES) OF THE NORTH LINE OF SAID LOT 1 OF SAID LAWRENCE TRACT;

THENCE NORTH 89°58'29" WEST, 201.00 FEET TO A POINT ON THE AFORMENTIONED BOUNDARY OF SAID LOT 1 OF SAID LAWRENCE TRACT;

THENCE ALONG SAID BOUNDARY, SOUTH 0°01'18" WEST, 521.15 FEET TO A POINT;

THENCE NORTH 89°41'01" WEST, 509.00 FEET TO THE POINT OF BEGINNING.

CONTAINING ±295,435 SQUARE FEET OR ±6.782 ACRES OF LAND, MORE OR LESS.



VICINITY MAP
Scale: 1"=3000'

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 DALFEN INDUSTRIAL SUBDIVISION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THIS _____ DAY OF _____, 20____.

FOR: INTEGRITY TRAFFIC HOLDING COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____, ITS MANAGER

NOTARY ACKNOWLEDGMENT

STATE OF _____ } SS.
COUNTY OF _____ }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____ AS MANAGER OF INTEGRITY TRAFFIC HOLDING COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

ADDRESS OF NOTARY: _____

SURVEYOR'S NOTES

1. 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.
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POWER SURVEYING, INC. FOR INFORMATION REGARDING BOUNDARY, EASEMENTS AND TITLE, POWER SURVEYING, INC. RELIED UPON THE FOLLOWING TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE COMPANY:
FILE No. 00502457-201-721-NB, WITH AN EFFECTIVE DATE OF OCTOBER 29, 2024.
3. FLOOD ZONE DESIGNATION: THE SUBJECT PROPERTY LIES ENTIRELY WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% PERCENT ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON FEMA F.I.R.M. MAP #80801C 08080, WITH AN EFFECTIVE DATE OF MARCH 5, 2007.
4. FIELD SURVEY COMPLETION DATE: AUGUST 12, 2024.
5. BASIS OF BEARINGS: NORTH 89°50'44" EAST, A DISTANCE OF 1322.10 FEET, BEING THE BEARING OF THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AS DEFINED AND MEASURED BETWEEN A FOUND 3-1/4" DIAM. ILLISIBLE ALUMINUM CAP IN RANGE BOX AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER (SE 1/4) AND A FOUND 3-1/4" DIAMETER ILLISIBLE ALUMINUM CAP IN RANGE BOX AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER (SE 1/4).
6. 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. UTILITY EASEMENTS ARE DEDICATED TO ADAMS COUNTY FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, BELLS, 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 GRANTEE, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEE, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.
8. THE LINEAR UNIT OF MEASUREMENT FOR THIS SURVEY IS THE U.S. SURVEY FOOT, DEFINED AS BEING EXACTLY 1200/3937 OF A METER.

MORTGAGEE'S CONSENT

THE UNDERSIGNED, YOUR COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY, AS THE BENEFICIARY OF A DEED OF TRUST WHICH CONSTITUTES A LIEN UPON THE DECLARANT'S PROPERTY RECORDED SEPTEMBER 30, 2020 AT RECEPTION NO. 202000008933 IN THE OFFICE OF THE CLERK AND RECORDER OF THE COUNTY OF ADAMS, STATE OF COLORADO, CONSENTS TO THE PLATTING OF THIS PROPERTY.

DATE _____

YOUR COMPANY, LLC
C/O KATZ, LOOK & ONORATO, P.C.
1120 LINCOLN STREET, SUITE 1100
DENVER, CO 80203
(303) 832-1900

NOTARY CERTIFICATE OF MORTGAGEE'S CONSENT

STATE OF _____ } SS.
COUNTY OF _____ }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____ AS _____ OF YOUR COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

ADDRESS OF NOTARY: _____

SURVEYOR'S CERTIFICATE

I, RICHARD BRUCE GABRIEL, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREIN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST, AND THE PLAT ACCURATELY REPRESENTS SAID SURVEY.

RICHARD B. GABRIEL, P.L.S.
Colorado License No. 37929
For and on behalf of Power Surveying Company, Inc.

PLANNING COMMISSION APPROVAL

APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 20____.

CHAIR

BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ADAMS COUNTY BOARD OF COMMISSIONERS THIS _____ DAY OF _____, 20____.

CHAIR

ADAMS COUNTY ATTORNEY'S CERTIFICATE

APPROVED AS TO FORM

CLERK AND RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK _____ M., THIS _____ DAY OF _____, A.D., 20____, FILED AT RECEPTION NO. _____.

BY: _____
ADAMS COUNTY RECORDER

DEPUTY



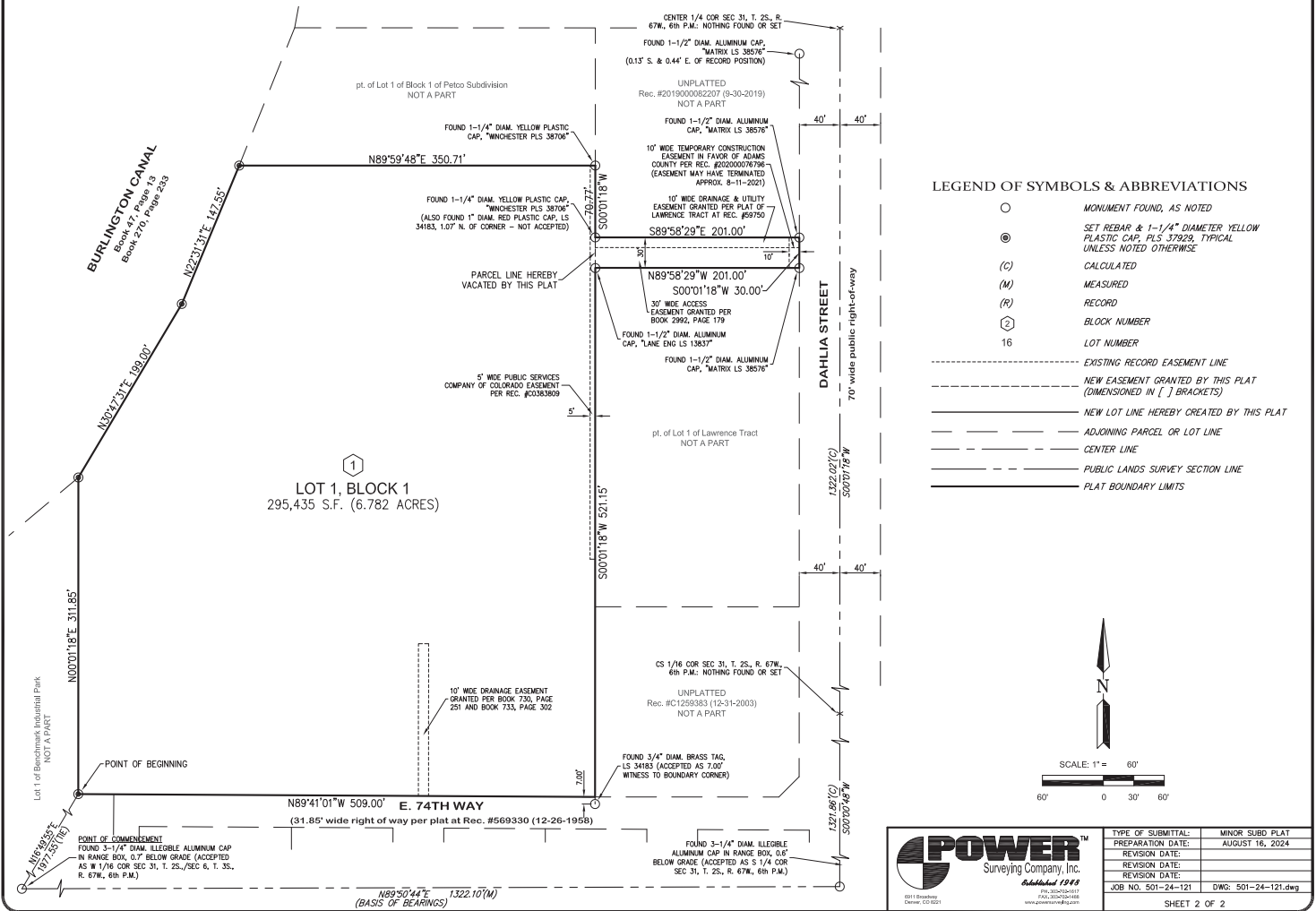
TYPE OF SUBMITTAL:	MINOR SUBD PLAT
PREPARATION DATE:	AUGUST 16, 2024
REVISION DATE:	
REVISION DATE:	
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JOB NO. 501-24-121	DWG: 501-24-121.dwg

DALFEN INDUSTRIAL SUBDIVISION

A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 31,
TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO

Case No. PLT2024-00030

Sheet 2 of 2



Division: **DMR**
Easement Location: **7563 Dahlia St.**

ROW Agent: **Tony Wilcox**
Description Author: **Tony Wilcox**
Author Address: **550 15th St. - Suite 700**
Denver, CO. 80202-4256

Doc. No. **163819**
Plat No. **31-2-67**
2159-182
Grid No. **606/753**
Creg No. **01-68480**

E

2

PUBLIC SERVICE COMPANY OF COLORADO EASEMENT

The undersigned Grantor hereby acknowledges receipt of good and valuable consideration from PUBLIC SERVICE CO. OF COLORADO (Company), 1225-17th Street, Denver, Colorado, 80202-5533, in consideration of which Grantor(s) hereby grants unto said Company, its successors and assigns, a non-exclusive easement to construct, operate, maintain, repair, and replace utility lines and all fixtures and devices, used or useful in the operation of said lines, through, over, under, across, and along a course as said lines may be hereafter constructed in the **SW1/4** of Section **31**, Township **2 South**, Range **67 West** of the **Sixth** Principal Meridian in the County of **Adams**, State of **Colorado**, the easement being described as follows:

SEE EXHIBIT "A", ATTACHED HERETO AND MADE A PART THEREOF.

C0383809
4/10/98 10:00:47
BK: 5293 PG: 0777-0778
11.00 DOC FEE: 0.00
ROBERT SACK
ADAMS CO

The easement is **5.00** feet in width. The side boundary lines of the easement shall be lengthened and shortened as necessary to encompass a continuous strip of not less than the above width at all points on Grantor's property crossed by the above described easement and extending to the boundaries of adjacent properties.

Together with the right to enter upon said premises, to survey, construct, maintain, operate, repair, replace, control, and use said utility lines and related fixtures and devices, and to remove objects interfering therewith, including the trimming of trees and bushes, and together with the right to use so much of the adjoining premises of Grantor during surveying, construction, maintenance, repair, removal, or replacement of said utility lines and related fixtures and devices as may be required to permit the operation of standard utility construction or repair machinery. The Grantor reserves the right to use and occupy the easement for any purpose consistent with the rights and privileges above granted and which will not interfere with or endanger any of the said Company's facilities therein or use thereof. Such reservations by the Grantor shall in no event include the right to erect or cause to be erected any buildings or structures upon the easement granted or to locate any mobile home or trailer units thereon. In case of the permanent abandonment of the easement, all right, privilege, and interest granted shall terminate.

The work of installing and maintaining said lines and fixtures shall be done with care; the surface along the easement shall be restored substantially to its original level and condition.

Signed this 9th day of March, 1998

(Type or print name below each signature line with official title if corporation, partnership, etc.):

GRANTOR:

(x) Jack Rogers
JACK ROGERS
(x) Gwenne L. Rogers
GWENNE L. ROGERS

STATE OF COLORADO,)
)ss.
COUNTY OF DENVER)

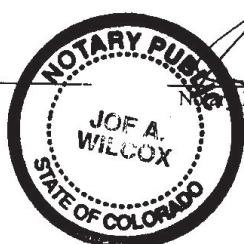
The foregoing instrument was acknowledged before me this 9th day of MARCH, 1998 by [Grantor name(s) from above]:

JACK ROGERS AND GWENNE L. ROGERS

Witness my hand and official seal.

My commission expires:

2-11-02



Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION

An easement, situated in the SW1/4 of Section 31, Township 2 South, Range 67 West of the Sixth Principal Meridian in the County of Adams, State of Colorado, being 5.00 feet in width, 2.50 feet on each side of and along the following described Centerline:

Commencing at the Northeast corner of the said SW1/4; thence S89°57'28"W and along the North line of said SW1/4, a distance of 241.00 feet;
thence S00°02'00"E and parallel with the East line of said SW1/4, a distance of 135.60 feet;
Thence S89°57'28"W and parallel with the North line of said SW1/4, a distance of 2.50 feet to the **POINT OF BEGINNING**;
thence S00°02'00"E and parallel with the East line of said SW1/4, a distance of 387.77 feet to the **POINT OF TERMINUS**.

Doc. 163819