



Request for Comments

Case Name: Oak Park Drive Estates

Project Number: PRC2023-00007

March 30, 2023

The Adams County Planning Commission is requesting comments on the following application: **1. Request to rezone 35 acres from Agricultural-3 to Agricultural-2; and 2. Preliminary Plat for Major Subdivision to create 3 lots on 35 acres.** This request is located at Parcel Number 0181526400003.

Applicant Information: F & C Realty Company
DAN FAHEY
56321 E. COLFAX
STRASBURG, CO 80136

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 **04/24/2023** 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 DDeBoskey@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.

Thank you for your review of this case.

David DeBoskey
Planner II

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

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Property Consultants, llc

February 13, 2023

Adams County
Community & Economic Development Department
4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO 80601-8218

**Re: Oak Park Road Estates Preliminary Plat
Written Explanation**

Oak Park Road Estates (the "Property") is a 35.02-acre site located at the northeast corner of Old Victory Road and Oak Park Road in Adams County, Colorado. The proposal is to subdivide the property into three (3) future residential lots via Subdivision Plat. A rezoning request from A-3 to A-2 has been applied for concurrent with this application.

A Neighborhood Meeting was conducted on February 1, 2023 in regard to the rezone and plat proposals. The only respondent to the mailing invitation was the previous owner of the property.

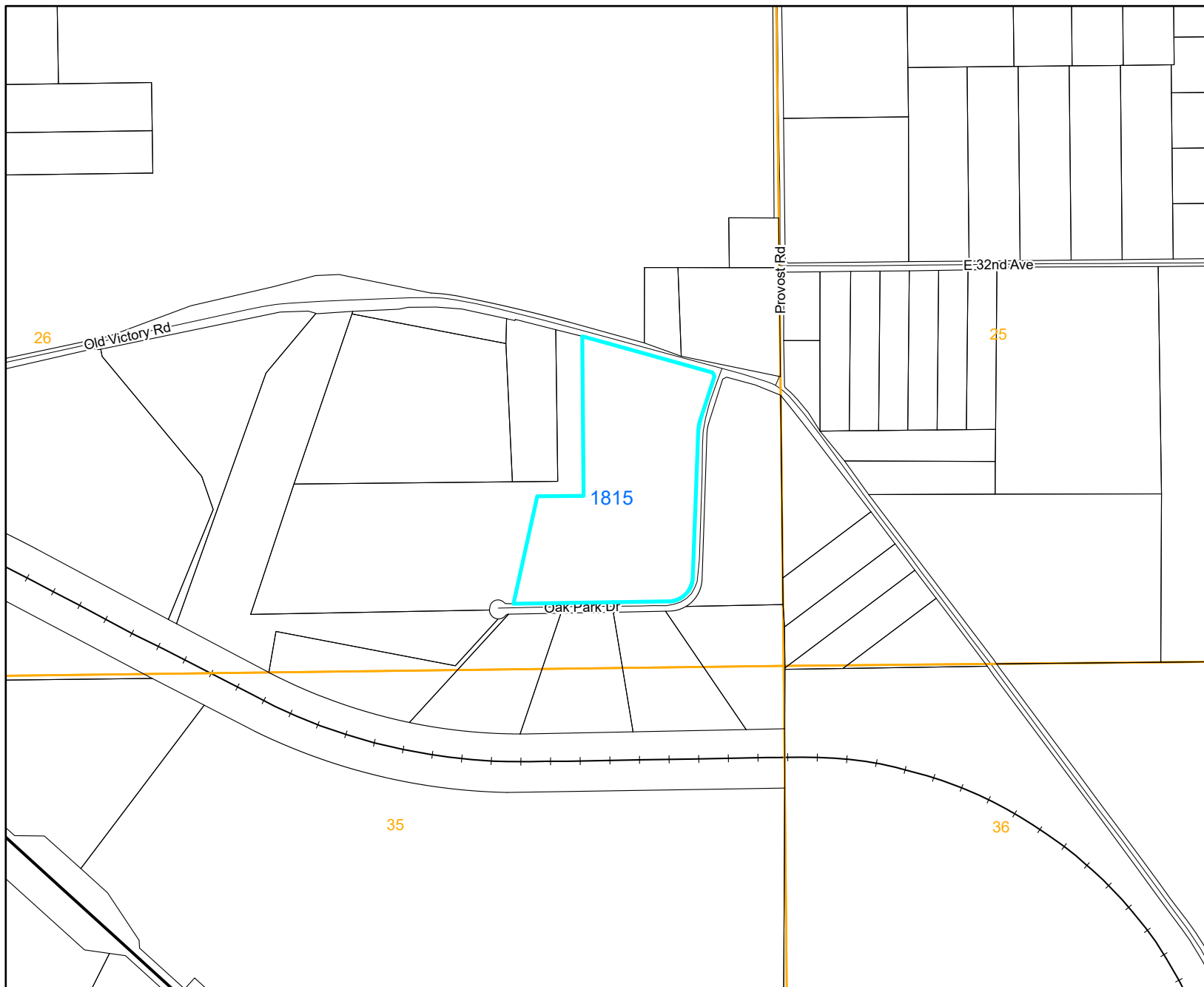
No improvements are proposed with the development of this parcel other than three single-family homes and appurtenant items.

If you should have any questions, or need any additional information, please don't hesitate to call me at 303-317-300 or email me at Aaron@aperiopc.com.





Sincerely,

Aaron Thompson

Cc: Dan Fahey, F & C Realty



Legend

-  Railroad
-  Major Water
-  Zoning Line
-  Sections

PRC2023-00007

Oak Park Drive Estates



For display purposes only.



AD

TY

This map is made possible
by the Adams County GIS
group, which assumes no
responsibility for its accuracy

A PARCEL OF LAND SITUATE IN THE SOUTEAST QUARTER OF SECTION 26,
TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO.
SHEET 2 OF 2

LEGEND

- P.O.C.
E: 1/4 COR SEC. 26
FND 3-1/4 INCH ALUM
CAP LS UNREDABLE
12 INCHES DOWN FROM
ASPHALT ROAD SURFACE

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CS&A, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, CS&A, INC. RELIED UPON COMMITMENT NO. K707839937-2 BY LAND TITLE GUARANTEE COMPANY, COMMITMENT DATE: 08/11/2022 AT 5:00 P.M.

2. 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.

3. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITTS A CLASS TWO(2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508. OF THE COLORADO REVISED STATUTE
4. THE SUBJECT PROPERTY LIES WITHIN ZONE %UX AS SHOWN ON THE FEMA FLOOD HAZARD MAP No. 08001C0720H, EFFECTIVE DATE 3/6/2007.
5. BENCH MARK NGS DEEP ROD "LADYBIRD" PID No. AA8177. MONUMENT IS SITUATE ALONG THE EAST SIDE OF THE OLD RESTSTOP AT/OP LADYBIRD HILL BETWEEN BENNETT, CO AND STRASBURG CO. WEST OF THE EXIT FOR LADYBIRD HILL ELEVATION = 5663 FEET (NAVD 89) GPS OBSERVED.
6. DISTANCES SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200 / 3937 METERS.

7. THE LOCATION OF ABANDONED AND PLUGGED WELL LYING WITHIN THE SUBJECT PROPERTY IS GRAPHICALLY SHOWN HEREON AND IS APPROXIMATE BASED UPON INFORMATION FROM THE COLORADO OIL/GAS COMMISSION WEBSITE:

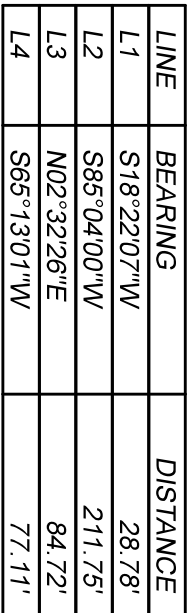
8. THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY KEITH WESTFALL, PLS 30127, HIGH PRAIRIE SURVEY CO., PO BOX 384, KIOWA, CO AS SHOWN ON THE DEPOSITED LAND SURVEY PLAT BOOK 1 AT PAGE 5740, ADAMS COUNTY.
7. ENGINEERED INDIVIDUAL SEWAGE DISPOSAL SYSTEMS (ISDS) MAY BE REQUIRED ON CERTAIN LOTS. ENGINEERED ISDS ARE LARGER AND MORE COSTLY THAN CONVENTIONAL SYSTEMS. LOT-SPECIFIC SOILS AND PERCOLATION TESTS SHALL BE USED TO DETERMINE THE TYPE AND SIZE OF ISDS.

8. SUITABLE AREA NEEDS TO BE DESIGNED ON EACH LOT SITE PLAN FOR BOTH PRIMARY AND REPLACEMENT WASTEWATER ABSORPTION AREAS. REPLACEMENT OF THE PRIMARY ABSORPTION AREA MAY BE REQUIRED. IF FAILURE OF THE PRIMARY AREA OCCURS, THESE AREAS NEED TO MEET ALL TRI-COUNTY HEALTH DEPARTMENT SETBACK REQUIREMENTS, AND ARE TO REMAIN FREE OF ANY IMPROVEMENTS, E.G. IRRIGATED LANDSCAPING, PAVING, OUT-BUILDINGS, ETC.

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9. INSPECTION OF ISDS SYSTEMS SHALL BE THE RESPONSIBILITY OF THE TODD CREEK METROPOLITAN DISTRICT. MAINTENANCE OF ISDS SYSTEMS SHALL BE THE RESPONSIBILITY OF THE OWNER.
10. NOTICE TO PROSPECTIVE BUYERS: THERE ARE PLUGGED AND ABANDONED WELLS LOCATED ON THIS PLAT IN LOTS 1 AND 2, PURSUANT TO ADAMS COUNTY DEVELOPMENT STANDARDS SECTION 4.10-02-02-03-03-05(2). THERE ARE SOFT RADIUS BUFFERS AROUND THE ABANDONED WELLHEADS DEDICATED AS WELL MAINTENANCE AND WORKOVER SETBACKS. NO STRUCTURES, FENCES OR DRIVEWAYS SHALL BE LOCATED WITHIN THIS SETBACK. PUBLIC ACCESS FOR INGRESS AND EGRESS TO THE WELL MAINTENANCE AND WORKOVER SETBACK AREA IN LOTS 1 AND 2 IS PROVIDED BY THE EASEMENT AS SHOWN.

11. THE OWNER SHALL DISCLOSE TO PROSPECTIVE PURCHASERS OF LOTS 1 AND 2 WITHIN A RADIUS OF 200 FEET OF THE PLUGGED AND ABANDONED WELLS OF (1) THE LOCATION OF THE PLUGGED AND ABANDONED WELL,
- (2) THE LOCATION OF THE MAINTENANCE AND WORKOVER SETBACK, AND (3) THE PURPOSE FOR THE WELL MAINTENANCE AND WORKOVER SETBACK.
12. THERE ARE EXISTING UNDERGROUND GAS AND/OR OIL LINES WITHIN UNDOCUMENTED EASEMENTS WITHIN THIS DEVELOPMENT. THIS IS A GENERAL NOTE INFORMING THAT SUCH LINES OR EASEMENTS MAY EXIST ON ANY LOT AND CANNOT BE ACCURATELY LOCATED ON ANY PLATS AND THAT THE SURVEYOR/ENGINEER ARE NOT LIABLE OR RESPONSIBLE FOR ANY BUILDING RESTRICTIONS OR LIMITATIONS CAUSED BY THESE LINES OR EASEMENTS. RESPONSIBILITY IS WITH THE OWNER/DEVELOPER TO LOCATE ANY SUCH LINES SO AS TO PROVIDE AN ACCEPTABLE BUILDING ENVELOPE.



PRELIMINARY
ONLY
FOR REVIEW