To: Adams County – Community & Economic Development Department
From: Altitude Land Consultants, Inc
Date: September 9, 2022
Subject: PLT2021-00036 – Grove Street Subdivision

To Whom This May Concern,

Below you will find a point-by-point comment response in regard to the Grove Street Subdivision Major Subdivision Preliminary Plat Review comments:

**Redlines**

**Cover Sheet**

**Comment:** Title: Grove Street Subdivision or what planning is wanting, but don’t use an address as part of the subdivision naming convention
**Response:** The subdivision title has been changed to Grove Street Subdivision

**Comment:** Mailing address may be in Denver, but it is not in Denver County, as such, remove all references to City of Denver from all sheets
**Response:** References to the City of Denver have been removed from all sheets

**Comment:** See recorded subdivision plat provided for formatting of Ownership and Dedication statement. Need ownership information in opening statement and references vesting deed.
**Response:** The formatting of the plat has been updated to standards

**Comment:** The legal description must match that of the title commitment verbatim as this is what the commitment is insuring
**Response:** Legal description now matches title

**Comment:** Fix all typos
**Response:** Typos have been fixed

**Comment:** This is a plat note and not part of the dedication statement.
**Response:** Note has been added to plat notes

**Comment:** Place Tom’s name under the line.
**Response:** Tom’s name has been added beneath the line

**Comment:** Title of section should be lien holder’s statement.
**Response:** Title of section has been updated

**Comment:** Remove note 11.
**Response:** Note 11 has been removed

AltitudeLandCo.com
Comment: Remove clerk and recorder section.
Response: Section has been removed

Comment: Revise all blocks accordingly and add a space between them.
Response: Blocks have been revised and space has been added

Comment: Vicinity map should be scaled appropriately.
Response: Vicinity map has been scaled to required scale

Comment: The right-of-way being dedicated must fall within the property boundary or will need to dedicate by separate instrument.
Response: ROW dedication now falls within property boundary

Comment: Need to place calls and distances on the perimeter boundary for clarification.
Response: Calls and distances have been placed on perimeter boundary

Comment: Provide subdivision information to all abutting plats/parcels.
Response: Subdivision information has been placed on all abutting plots/parcels

Comment: Add current owner name Jerome M. Gerk.
Response: Current owner name has been added

Comment: Provide more information on plot 30.
Response: More information has been provided

Comment: Show subdivision name of plots to the east.
Response: Subdivision names are now shown

Comment: Combine acreage/sq of both Tract A and B in the ownership and maintenance table and remove from parcel table.
Response: Tracts have been combined

If there are any questions regarding this comment response, please feel free to contact Altitude Land Consultants directly at adam@altitudelandco.com or 720-840-2749
DEDICATION STATEMENTS:

The undersigned do hereby dedicate, grant, convey to Adams County those public easements and tracts as shown on the plat; and further restricts the use of all public easement to Adams County and its assigns, the plot, Berkeley Gardens Number Two, County of Adams, State of Colorado.

WITNESS MY HAND AND OFFICIAL SEAL

__________________________________________
TOM SPAETH

DATE: 7/14/2022
DRAWN BY: BCW
CHECKED BY: K.W.