Request for Comments

Case Name: Todd Creek Village Minor Subdivision

Case Number: PLT2022-00056

January 26, 2023

The Adams County Planning Commission is requesting comments on the following application: **Minor Subdivision Final Plat to create 1 lot of 1.6 acres in a Planned Unit Development zone district.** This request is located at 10450 E 159th Ct. The Assessor's Parcel Number is 0157110100005.

Applicant Information: T. Dunning, West South Platte Water & Reservoir Company, LLLP
10450 E 159th Ct.
Brighton, CO 80602

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 **Tuesday, February 21, 2023 COB** 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 EGleason@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.

Ella Gleason, AICP
Planner II
Project Narrative

The subject property is located at 10450 E. 159th Court in Brighton, CO 80602 and is owned by West South Platte Water and Reservoir, LLLP (WSPWR). The existing building and surface improvements serve as the administration building for the operations of Todd Creek Village Metropolitan District (TCVMD). The building is leased by TCVMD from WSPWR. TCVMD is the entity responsible for delivering water service to approximately 2,600 homes and businesses in northern Adams County and southern Weld County.

Existing Improvements

The existing building, constructed in 2009, is 4,544 square feet and contains 4 offices, a reception area, a cubical/conference area, a break room, and a 4-bay garage. The building permit and certificate of occupancy are included with the submittal materials. The existing site improvements include an access drive off E. 159th Court, curb, gutter and sidewalk, parking area, and a stormwater detention pond at the northeast corner of the site serving Brighton Fire Station 55, which is located on the north side of E. 159th Court.

Proposed Improvements

A Minor Subdivision application is being requested to codify discrepancies as to whether or not the subject site is a legal parcel per County and State regulations. Any future site improvements will be requested through a separate land use application.

Utilities

The existing building currently utilizes an on-site wastewater treatment system (Tri-County Health Department Permit #20059647). When available, the building will be connected to the Metro Water Recovery District’s Todd Creek sanitary sewer interceptor for sanitary sewer service. The sanitary sewer provider will be TCVMD.

Potable water is provided by TCVMD.

Drainage

Stormwater from the subject property currently drains undetained to an existing regional detention pond southwest of, and adjacent to, the property.
TODD CREEK VILLAGE MINOR SUBDIVISION
A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO
(10450 E 159TH COURT)

CERTIFICATE OF OWNERSHIP AND DEDICATION
Know all men by these presents that West South Plate Water and Reservoir Company, L.L.P. being the sole owner of the following described tract of land:

DEED DESCRIPTION
A tract of land being located in the Northeast Quarter of the Northeast Quarter of Section 10, Township 1 South, Range 67 West of the Sixth Principal Meridian, County of Adams, State of Colorado, being more particularly described as follows:

Basis of Bearings: The North line of the Northeast Quarter of the Northeast Quarter of said Section 10 being commencing at the Southeast corner of the Northeast Quarter of the Northeast Quarter of said Section 10 by a 42-foot (42') aluminum cap-stamped "US 350-727, 1999" and at the Northeast Quarter of said Section 10 by a 42-foot (42') aluminum cap-stamped "ALPHERA ENGRG." L.S. 25057, 1999 being assumed to be N35°51'S', E. a distance of 1325.66 feet.

Commencing at the Northeast corner of said Section 10:
THENCE S45°31'14" E, a distance of 28.30 feet to the POINT OF BEGINNING,
THENCE N89°30'57" E, a distance of 268.53 feet;
THENCE N00°03'29" W, a distance of 240.08 feet to the Southerly right of way line of E. 159th Street;
THENCE along said Southerly right of way line the following two (2) courses and distances:
1) S89°30'57" W, a distance of 28.30 feet;
2) N00°33'24" E, along the Westerly right of way line of said Havana Street, a distance of 220.08 feet;

The following described tract of land:

DEED DESCRIPTION
A parcel of land being a portion of the Northeast Quarter of the Northeast Quarter of Section Ten (10), Township One South (1S.), Range Sixty-nine west (69W.), Sixth Principal Meridian (6th P.M.), County of Adams, State of Colorado, being more particularly described as follows:

COMMENCING at the Northeast corner of said Section 10 and assuming the East line of the Northeast Quarter of said Section 10 as bearing South 00° 07' 50" East a distance of 2639.54 feet with all other bearings contained herein relative thereto:
THENCE South 08° 07' 56" East along said East line of the Northeast Quarter of Section 10 a distance of 664.86 feet;
THENCE South 52° 10" West a distance of 460.00 feet to the Southerly Right of Way line of Havana Street and to the POINT OF BEGINNING;
THENCE South 08° 07' 30" East along the Westerly Right of Way line of said Havana Street a distance of 220.38 feet;
THENCE South 50° 31" West a distance of 288.83 feet;
THENCE South 08° 07' 56" West a distance of 284.08 feet to the Southerly Right of Way line of E. 159th Court;
THENCE North 08° 07' 56" East along the Southerly Right of Way line of said E. 159th Court a distance of 288.83 feet;
THENCE North 45° 05' 40" East continuing along the Southerly Right of Way line of E. 159th Court a distance of 28.30 feet to the POINT OF BEGINNING.

Said described parcel of land contains 69,106 sq. ft. or 1.59 acres, more or less.

By these presents let it be sealed and acknowledged the same into lots and easements as shown on this plat under the style and name of TODD CREEK VILLAGE MINOR SUBDIVISION. The undersigned does hereby declare, grant and convey to Adams County Real Public Easements as shown on the plat and further reserves the use of all Public Easements to Adams County and its assigns, provided, however, that the said right and authority to release or quitclaim all or any such Public Easements shall remain exclusively vested in Adams County. All private streets, lot lines of each lot in the subdivision. Permanent structures, buildings, walls, fences, benches located on said land and not included herein shall be responsible for the installation, maintenance, and replacement of utilities. Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, walls, fences, benches 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 grantees, may remove any Interfering Objects at no cost to each grantee, including, without limitation, vegetation.

STORM DRAINAGE FACILITIES STATEMENT
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 inlet, pipes, culverts, channels, ditches, hydraulic structures, and detention basins located on their land adjacent to said storm drainage facilities. Said 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 inlet, pipes, culverts, channels, ditches, hydraulic structures, and detention basins located on their land adjacent to said storm drainage facilities. In the event the owner fails to maintain said land for the sole purpose of operations and maintenance. All such maintenance costs will be assessed to the property owners.