



Request for Comments

Case Name: Grasslands at Comanche, Filing 6 Final Plat

Project Number: PLT2023-00035

August 25, 2023

The Adams County Planning Commission is requesting comments on the following application: **Major Subdivision Final Plat to create 15 residential lots within the Grasslands at Comanche Planned Unit Development**. This request is located northwest of the intersection of E. 72nd Ave. and Strasburg Rd. The Assessor's Parcel Number is 0173133400009.

Applicant Information: Grasslands at Comanche LLC
DAVE REBOL
412 WEST PLATTE STREET
FORT MORGAN, CO 80701

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 09/18/2023 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 LCampbell@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.

Lia Campbell
Planner II

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

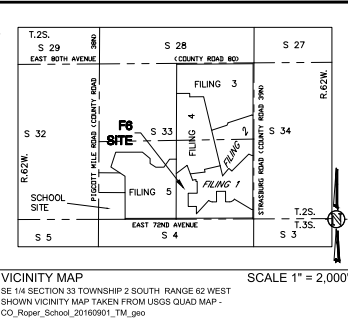
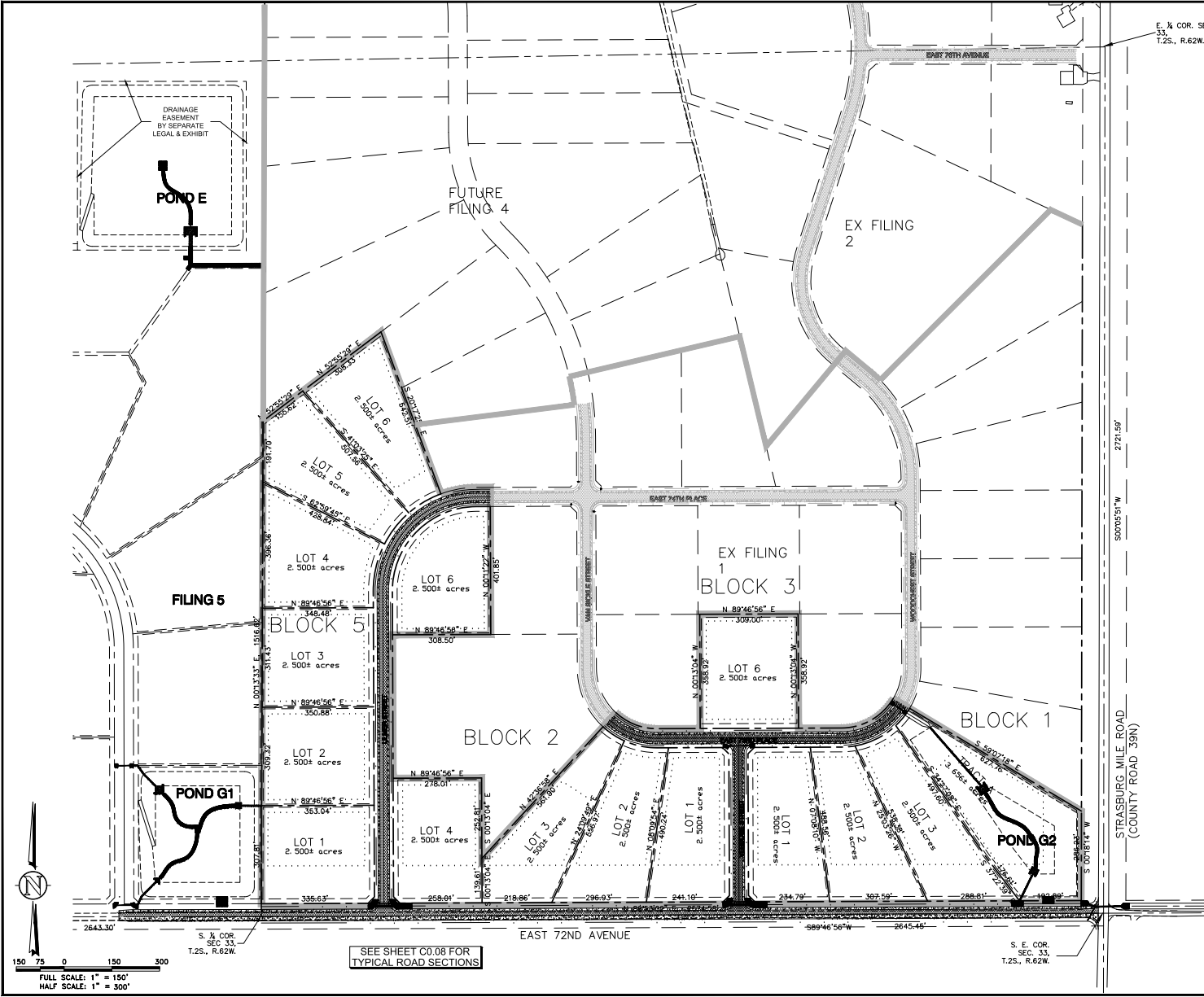
Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5

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NOTES

THIS PLAN IS INTENDED AS THE GENERAL SITE PLAN FOR GRASSLANDS AT COMANCHE-FILING 6.

ALL IMPROVEMENTS ARE PROPOSED UNLESS NOTED AS EXISTING.

IT IS THE OWNER AND/OR THE CONTRACTOR'S RESPONSIBILITY TO ATTAIN ALL APPROPRIATE PERMITS AND REVIEW APPROVALS FROM THE STATE OF COLORADO AND ADAMS COUNTY RESPECTIVELY.

SEE COVER SHEET FOR BASIS OF BEARING & BENCHMARK.

ANY REFERENCE TO EASEMENTS, SURVEY POINTS, OR EXISTING UTILITIES AND FEATURES ARE BASED SOLELY FROM SURVEY INFORMATION PROVIDED BY R.W. BAYER & ASSOCIATES, INC. ON GRASSLANDS AT COMANCHE-SIXTH FILING PLAN, DATED AUGUST 8, 2021.

NOT ALL UNLOC UTILITY LOCATES HAVE BEEN PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES ARE LOCATED AND SURVEY PROVIDED TO THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION DRAWING RELEASE.

LOT SETBACKS

Outer Roads	120 FT
Internal Roads	30 FT
Rear and Side Lot Lines	20 FT

TRACT A SHALL BE DEDICATED AS DRAINAGE EASEMENT

SYMBOL LEGEND

[Symbol]	EXISTING CONC	[Symbol]	PROPOSED GRAVEL
[Symbol]	EXISTING ASPHALT	[Symbol]	PROPOSED CONC
[Symbol]		[Symbol]	PROPOSED ASPHALT

LINETYPE LEGEND

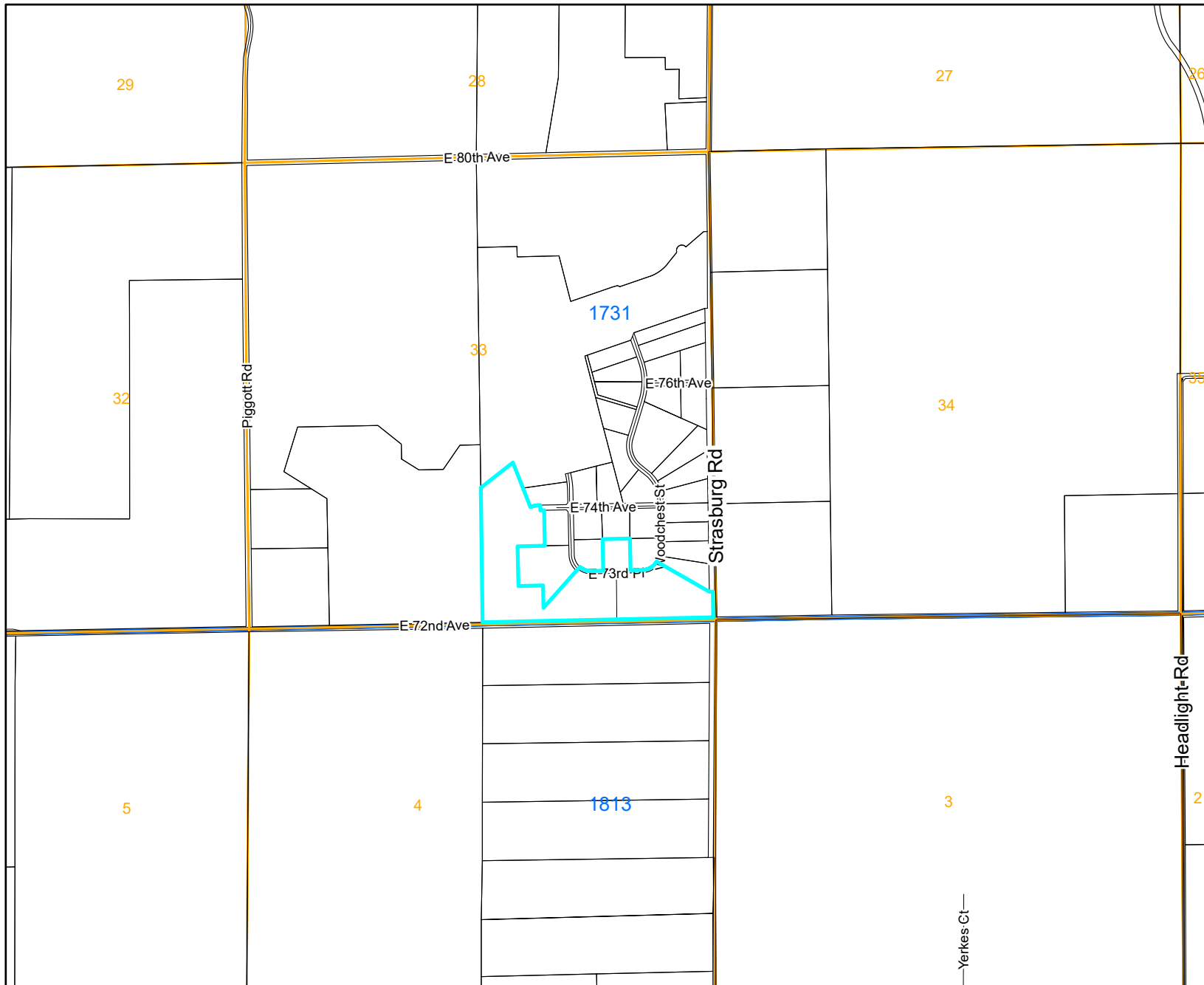
[Linetype]	LOT / PROPERTY / SECTION LINE
[Linetype]	RIGHT OF WAY LINE
[Linetype]	EASEMENT
[Linetype]	SETBACK
[Linetype]	TO BE ABANDONED LOT LINE
[Linetype]	EXISTING BUILDING, CURB
[Linetype]	EDGE of ASPHALT or GRAVEL RD
[Linetype]	CHANLINK FENCE
[Linetype]	WIRE FENCE
[Linetype]	POND W/ W/S
[Linetype]	SWALE
[Linetype]	EXISTING OVERHEAD ELEC

Western Engineering Consultants, Inc. LLC
 177 S. DENVER AVE
 FT. COLLINS, CO 80501
 www.westerneng.com
 email: info@westerneng.com
 PHONE: (970) 224-1530
 FAX: (970) 224-1530





**GENERAL SITE PLAN
 GRASSLANDS AT COMANCHE
 FILING 6**
 ADAMS COUNTY, COLORADO

DiG Safety. CALL LINC
 1-800-822-1987
 1-970-224-1530
 1-970-224-1530
 OFFICE OF COLORADO

DATE: 08/22/21
 DESIGNED BY: SEC
 DRAWN BY: SEC
 CHECKED BY: CH
 PROJECT NO: 01-0320.004.01
 DOC CON # C1.00-GEN-SITE
 SHEET C1.00



Legend

-  Railroad
-  Major Water
-  Zoning Line
-  Sections

Zoning Districts

PLT2023-00035

Grasslands at Comanche, Filing 6 Final Plat



For display purposes only.



ADAMS COUNTY
COLORADO

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