



Request for Comments

Case Name: Xmore Acres
Case Number: PLT2021-00019

August 19, 2021

The Adams County Planning Commission is requesting comments on the following application: **Requesting Minor Subdivision to create one lot on approximately 19 acres.** This request is located at 2580 XMORE RD. The Assessor's Parcel Number is 0181100000109.

Applicant Information:

WILLIAM R HOFF
99 INVERNESS DR EAST STE 140
ENGLEWOOD, CO 80112

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 09/10/2021 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 GJBarnes@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/planning/currentcases.

Thank you for your review of this case.

Greg Barnes
Planner III

BOARD OF COUNTY COMMISSIONERS

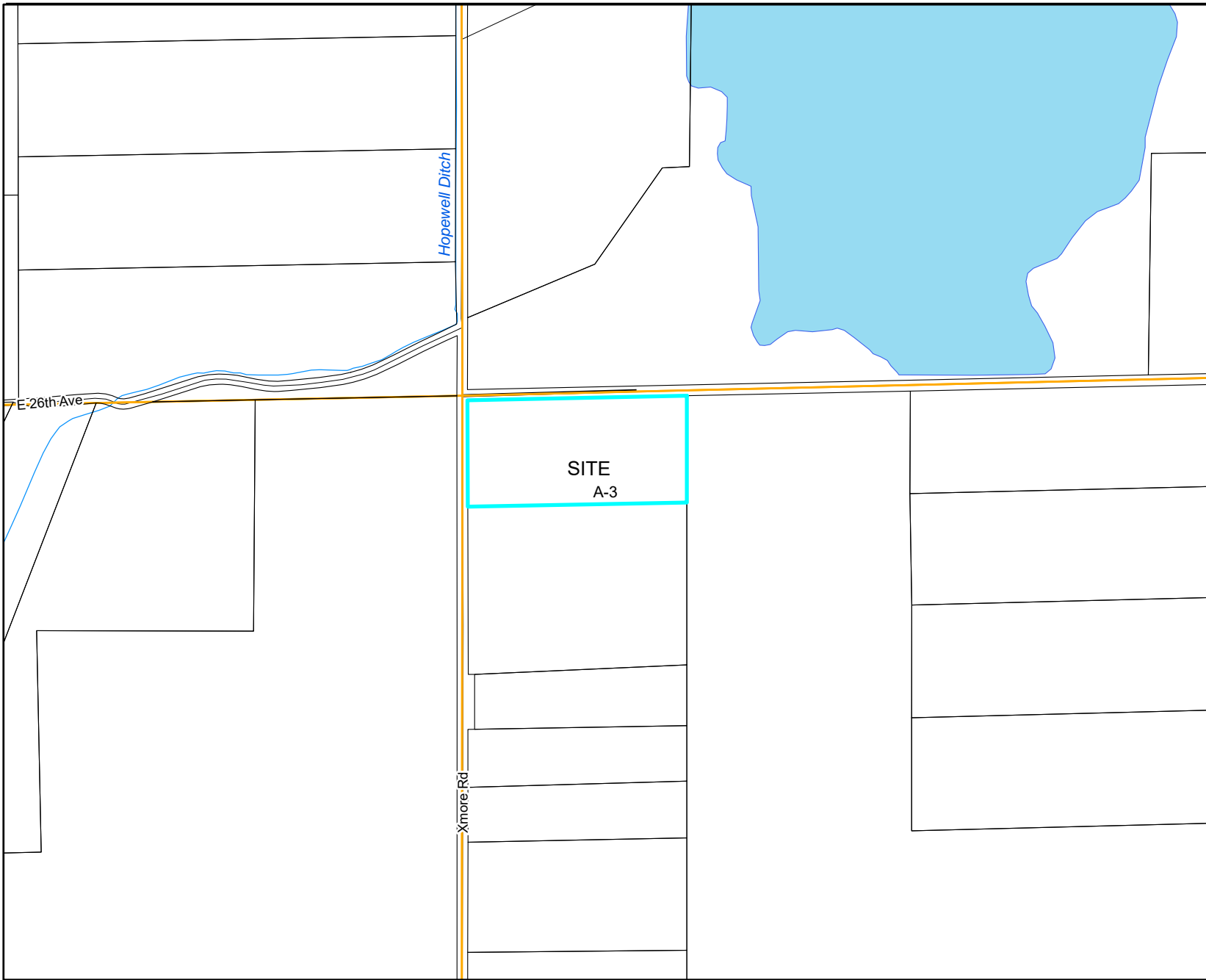
Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5



Legend

- +— Railroad
- Major Water
- - - Zoning Line
- ▭ Sections

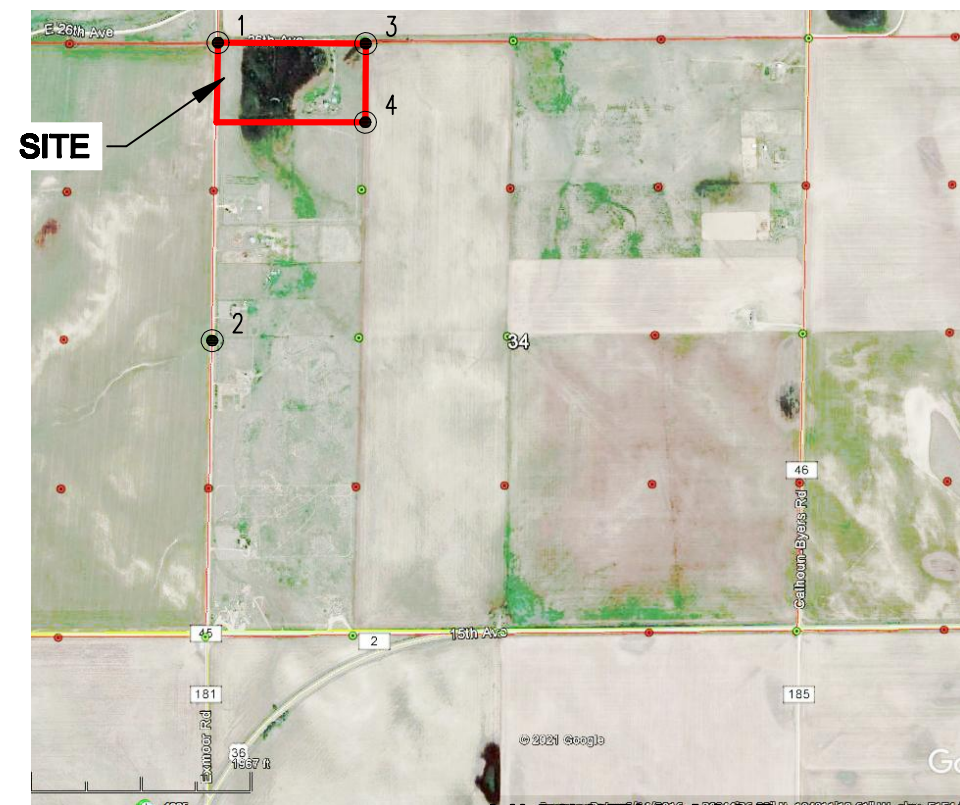
Xmore Acres
PLT2021-00019



For display purposes only.



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

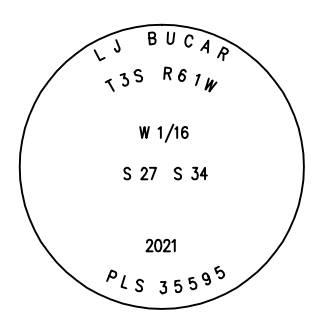


VICINITY MAP

LAND DESCRIPTION

WARRANTY DEED 2021000017921:
 ALL THAT CERTAIN REAL PROPERTY IN THE COUNTY OF ADAMS, STATE OF COLORADO,
 DESCRIBED AS FOLLOWS:
 THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 34, TOWNSHIP 3
 SOUTH, RANGE 61 WEST OF THE 6TH P. M., COUNTY OF ADAMS, STATE OF COLORADO.
 NOTE: CONTAINS 878,550 SQ. FT. OR 20.17± ACRES (M) (INCLUDES ROW)

XMORE ACRES
 THE NORTH 1/2, NW 1/4, NW 1/4 OF SECTION 34, T. 3 S., R. 61 W., 6TH P.M.
 COUNTY OF ADAMS, STATE OF COLORADO



OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT I, _____ REPRESENTING BALBOA LLC,
 HEREBY CERTIFY THAT I, BEING THE SOLE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:
 WARRANTY DEED 2021000017921
 HAS BY THESE PRESENTS LAID OUT AND PLATTED THE LAND AS SHOWN HEREON.
 NOTE: NO NEW LOTS, BLOCKS, STREETS, EASEMENTS, PARKS, OR PUBLIC GRANTS OF ACCESS ARE BEING DEDICATED BY THIS INSTRUMENT.

SIGNATURE _____ DATE _____

SITE ADDRESS: 2580 XMORE RD, BYERS, CO 80103

BEARINGS CONTAINED HEREIN ARE BASED UPON THE GPS MEASURED BEARING OF N88°39'17"E,
 ASSIGNED TO THE FOUND AND DESCRIBED MONUMENTS AS SHOWN HEREON.

I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN,
 ACCORDING TO THE MOST CURRENT INSURANCE RATE MAP (FIRM), PRODUCED BY THE FEDERAL EMERGENCY
 MANAGEMENT AGENCY (FEMA). [HTTPS://MSC.FEMA.GOV/PORTAL/SEARCH](https://MSC.FEMA.GOV/PORTAL/SEARCH)
 MAPS ARE DATED MARCH 5, 2007
 COMMUNITY NO. 080001
 PANEL NO. 08001C0765H

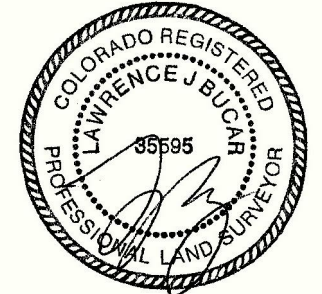
1 DATE OF FIELD WORK: JUNE 14, 17, JULY, 2021
 2 THIS PLAT REPRESENTS A BOUNDARY SURVEY OF THE PARCEL SHOWN.

3 ACCORDING TO COLORADO LAW YOU MUST COMMENCE 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.

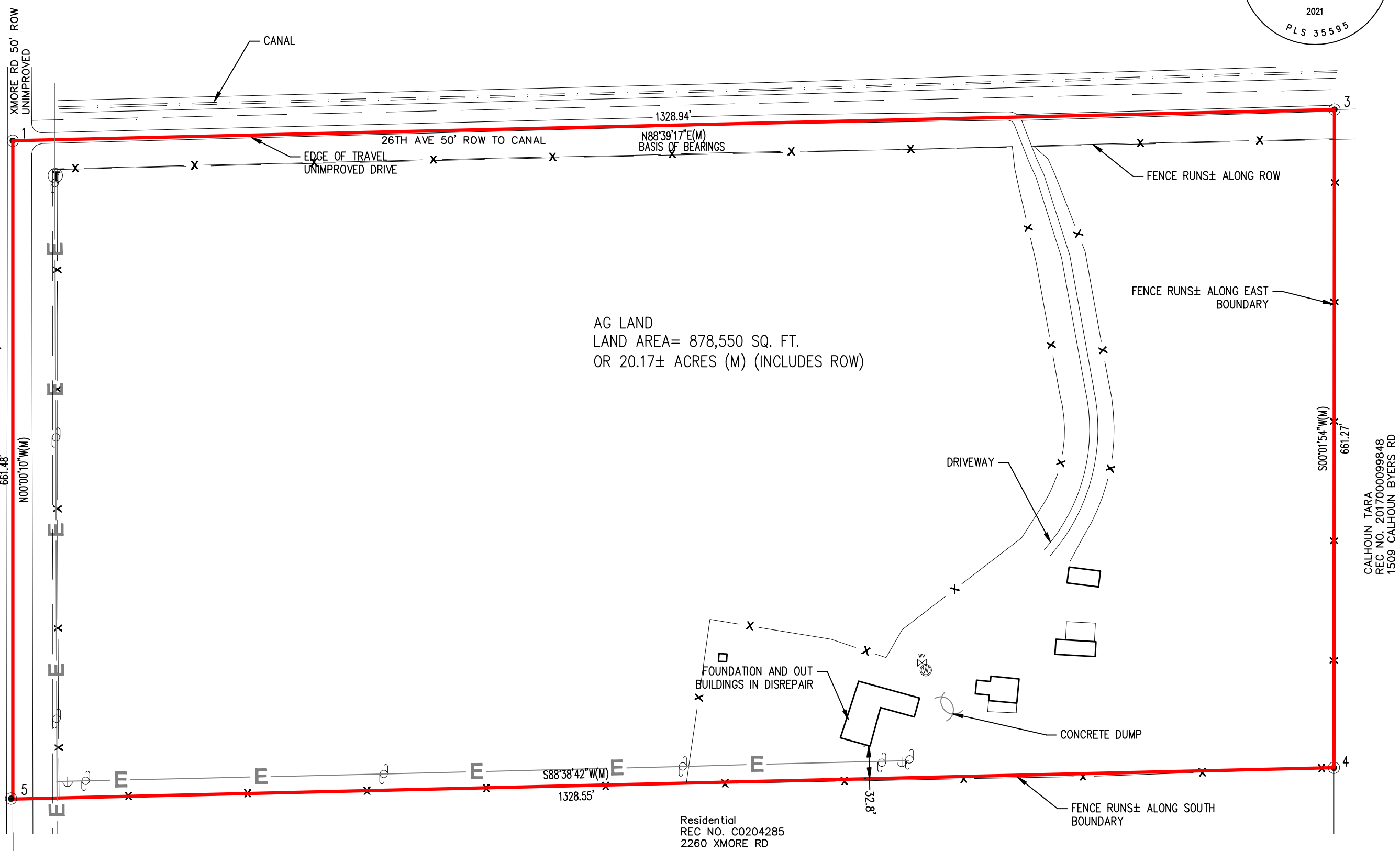
4 COLORADO STATE LAW CRS 9-1.5-101 STATES THAT ANYONE PLANNING TO DIG IN OR NEAR
 A PUBLIC ROAD, STREET, ALLEY, RIGHT-OF-WAY, OR UTILITY EASEMENT IS TO NOTIFY THE
 UTILITY NOTIFICATION CENTER OF COLORADO OF YOUR INTENT, TWO (2) BUSINESS DAYS BEFORE
 YOU DIG. CALL 1-800-922-1987 OR 303-534-6700 IN THE METRO DENVER AREA TO LOCATE
 BURIED LINES. ADDITIONAL NOTES AS APPROPRIATE.

5 HORIZONTAL UNITS:
 DISTANCES CONTAINED HEREIN ARE BASED UPON THE U.S. BUREAU OF STANDARDS DEFINITION
 OF ONE SURVEY FOOT = 1200/3937 METER.

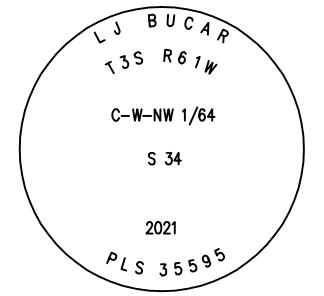
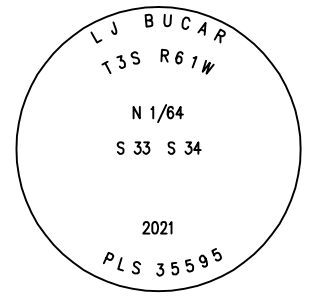
I, LAWRENCE J. BUCAR, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND
 SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY TO BALBOA LLC, THAT A FIELD
 SURVEY OF THE ABOVE DESCRIBED PARCEL, AND AS SHOWN ON THE PLAT, WAS MADE UNDER
 MY SUPERVISION ON _____ AND THAT THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS
 SAID PARCEL AND THE SURVEY THEREOF.



LAWRENCE J. BUCAR P.L.S. NO. 35595 DATE: _____
 PREPARED FOR AND ON BEHALF OF COLORADO ILC SERVICES, INC.
 3000 LAWRENCE ST. STE# 111 DENVER, CO 80205 303.668.7540 WWW.COLORADOILC.COM



CALHOUN TARA
 REC NO. 201700009848
 1509 CALHOUN BYERS RD



LEGEND

FOUND:
 1 2.5" ODOR CAP STAMPED "28 27 33 34 1997 13598"
 2 2.5" ODOR CAP STAMPED "1/4 33 34 1997 13598"
 3 1" METAL CAP: UPGRADED AS SHOWN HEREON
 4 REBAR AND 1.5" METAL CAP: UPGRADED AS SHOWN HEREON

SET:
 5 30" #6 BAR AND 3.25" METAL CAP STAMPED "N 1/64 S33 S34 PLS 35595"

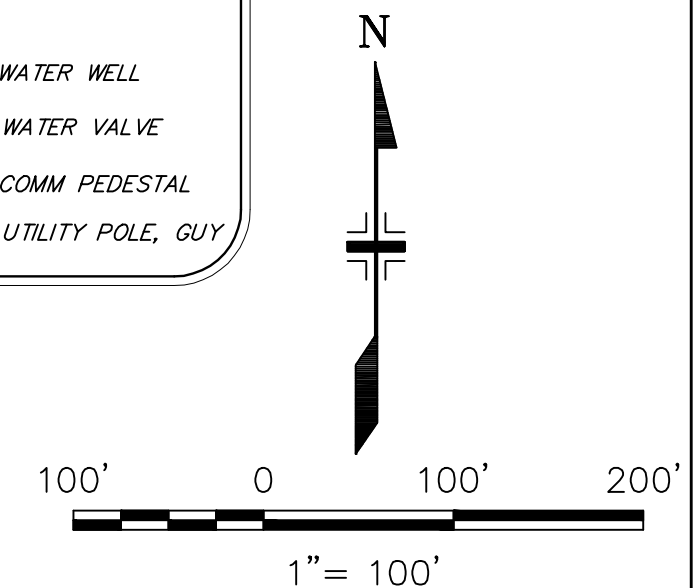
— ALIQUOT LINE — SURVEYED BOUNDARY — RECORD LOT LINE — METAL FENCE — OVERHEAD ELECTRIC —

(R) RECORD VALUE
 (M) MEASURED VALUE
 (C) CALCULATED VALUE

⊕ WATER WELL
 ⊗ WATER VALVE
 ⊕ COMM PEDESTAL
 ⊕ UTILITY POLE, GUY

DEPOSITED THIS ____ DAY OF _____, 202__, AT ____M., IN BOOK
 _____ OF LAND SURVEY PLATS AT PAGE _____, OF THE RECORDS
 OF ADAMS COUNTY, CO.

SIGNED: _____
 TITLE: _____
 BY: _____



Title: THE N 1/2 OF THE NW 1/4, NW 1/4, SECTION 34, T3 SOUTH, R 61 WEST 6TH P. M.
 Site Address: 2580 Xmore Rd, Byers, CO 80103
 Drawn By: LJB
 Date: July 8, 2021
 Checked By: AME C:\Civil 3D Projects\2580 Xmore Rd MSP\dwg\2580 Xmore Rd MSP.dwg

H:\Civil 3D Projects\2580 Xmore Rd MSP\dwg\2580 Xmore Rd.dwg, 7/5/2021 9:13:58 AM, 1:101068