



Request for Comments

Case Name: Wolf Creek Run West, Filing 2A - Final Plat

Case Number: PLT2021-00041

December 21, 2021

The Adams County Planning Commission is requesting comments on the following application: **Final Plat for Major Subdivision to create 163 lots**. This request is located to the northwest of the intersection of Piggott Road and East 26th Avenue. The Assessor's Parcel Number is 0181329200008.

Applicant Information: Forestar
Bryan Reid
188 Inverness Drive West, Suite 420
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 01/14/2022 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

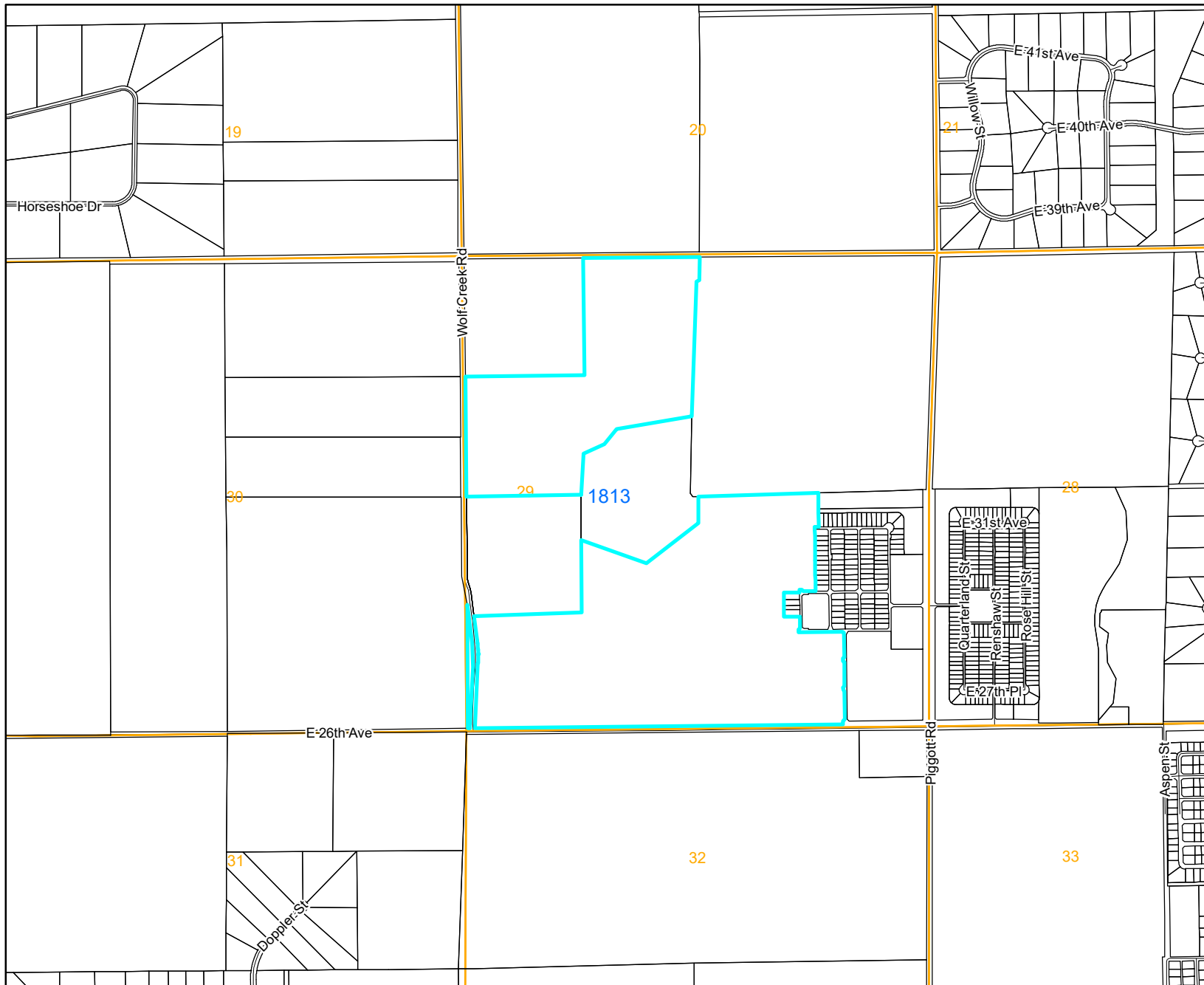
Eva J. Henry
DISTRICT 1

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

PLT2021-00041

Simple Map



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

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WOLF CREEK RUN WEST FILING NO. 2A

LOCATED IN THE SOUTH HALF OF SECTION 29,
TOWNSHIP 3 SOUTH, RANGE 62 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 3 OF 11

CASE NO.: PLT2021-00010

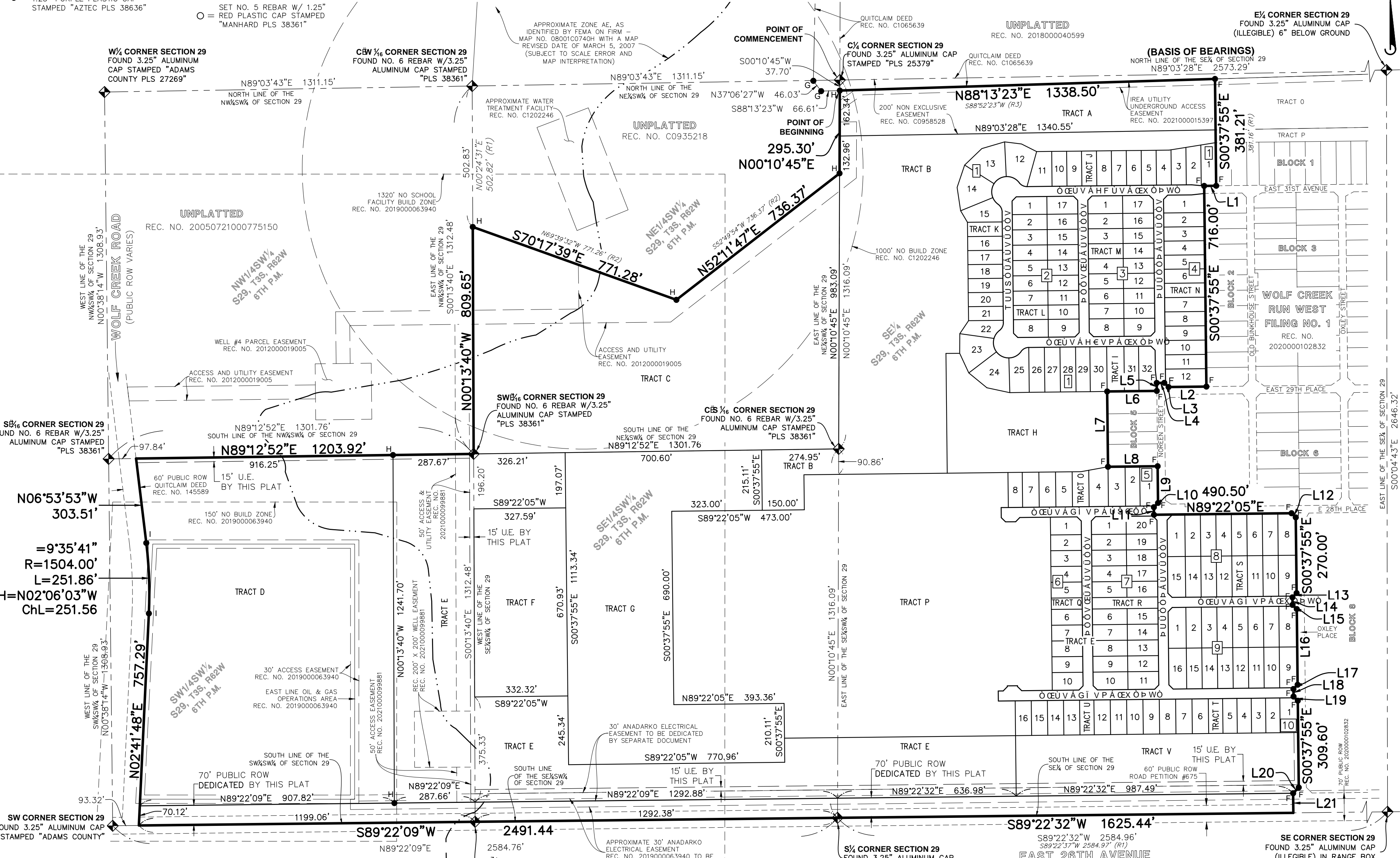
GRAPHIC SCALE



(IN FEET)
1 inch = 250 ft.

- ◆ = SECTION CORNER AS NOTED
- = CENTERLINE CONTROL MONUMENTS TO BE SET AS A REQUIREMENT FOR FINAL ACCEPTANCE OF ROADWAY BY ADAMS COUNTY. RESPONSIBILITY TO ARRANGE SETTING OF CENTERLINE CONTROL RESTS WITH THE DEVELOPER.
- F = FOUND NO. 5 REBAR W/ 1.25" PURPLE PLASTIC CAP STAMPED "AZTEC PLS 38636"

- G = FOUND NO. 5 REBAR W/ 1.25" YELLOW PLASTIC CAP STAMPED "LS 10945"
- H = FOUND NO. 5 REBAR W/ 1.25" RED PLASTIC CAP STAMPED "MANHARD PLS 38361"
- I = FOUND NO. 4 REBAR W/ 1" YELLOW PLASTIC CAP (ILLEGIBLE)
- = SET NO. 5 REBAR W/ 1.25" RED PLASTIC CAP STAMPED "MANHARD PLS 38361"



S¹/₄ CORNER SECTION 29
FOUND NO. 6 REBAR W/3.25"
ALUMINUM CAP STAMPED
"PLS 38361"

N89°12'52"E 1203.92'

N06°53'53"W 303.51'

=9°35'41"
R=1504.00'
L=251.86'
CH=N02°06'03"W
ChL=251.56

LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S89°22'05"W	42.78'	L8	N89°22'05"E	177.00'	L15	S45°37'55"E	21.22'
L2	S89°22'05"W	135.00'	L9	S00°37'55"E	131.00'	L16	S00°37'55"E	270.00'
L3	N45°37'55"W	21.21'	L10	S44°22'05"W	21.21'	L17	S44°22'05"W	21.21'
L4	S89°22'05"W	27.00'	L11	S00°37'55"E	27.00'	L18	S00°37'55"E	27.00'
L5	S00°37'55"E	28.50'	L12	S45°37'55"E	21.21'	L19	S45°37'55"E	21.21'
L6	S89°22'05"W	177.00'	L13	S44°22'05"W	21.21'	L20	S44°22'05"W	28.61'
L7	S00°37'55"E	268.65'	L14	S00°37'45"E	27.00'	L21	S00°37'23"E	70.00'

- = SECTION LINE
- = BOUNDARY LINE
- - - = EXISTING EASEMENT LINE
- - - = FLOODPLAIN LIMIT LINE
- - - = EXISTING RIGHT-OF-WAY
- - - = DEDICATED RIGHT-OF-WAY
- = ROW = RIGHT-OF-WAY
- REC. NO. = RECEPTION NUMBER
- U.E. = UTILITY EASEMENT
- N00°00'00"E 0.00' = MEASURED DIMENSION

- (R1) = RECORD DIMENSION PER WOLF CREEK RUN WEST FILING NO. 1 REC. NO. 2020000102832
- (R2) = QUITCLAIM DEED REC. NO. C0935218
- (R3) = QUITCLAIM DEED REC. NO. C1065639
- **WHERE THERE ARE PARENTHESIS DENOTED (R1, R2, R3) MEASURED DIMENSION DIFFERS FROM RECORD DIMENSION.

FOR REVIEW ONLY

PROJ MGR. DSB
 PROJ ASSOC. TGS
 DRAWN BY. TGS
 DATE. 11/10/21
 SCALE. 1" = 250'

WOLF CREEK RUN WEST FILING NO. 2A
 COUNTY OF ADAMS, STATE OF COLORADO

Manhard CONSULTING

FINAL PLAT

SHEET 3 OF 11
 FGIACCO01.5110

11/9/2021 6:03 PM Dwg Name: P:\Fgicco01.dwg \Surf\Final Drawings\Plat of Subdivision\Final Plat-Fig. 2\FGIACCO01-5110_1_Cover- 2. Overall.dwg Updated By: jMills © 2021 MANHARD CONSULTING. ALL RIGHTS RESERVED.