



## Request for Comments

Case Name: Oak Park Drive Estates Final Plat

Project Number: PLT2024-00004

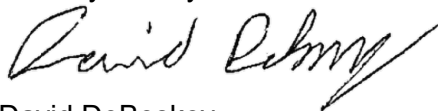
April 26, 2024

The Adams County Board of County Commissioners is requesting comments on the following application: **Major subdivision final plat to create three lots on 35 acres within the Agricultural-2 zone district. An associated preliminary plat and rezoning was approved by the Board of County Commissioners on February 27, 2024.** The Assessor's Parcel Number is 0181526400003.

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 **05/17/2024** 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 [DDeBoskey@adcogov.org](mailto:DDeBoskey@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](http://www.adcogov.org/current-land-use-cases).

Thank you for your review of this case.



David DeBoskey  
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



*Property Consultants, llc*

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March 13, 2024

Adams County  
Community & Economic Development Department  
4430 South Adams County Parkway  
1<sup>st</sup> Floor, Suite W2000B  
Brighton, CO 80601-8218

**Re: Oak Park Road Estates Final Plat  
Written Explanation**

Oak Park Road Estates (the "Property") is a 35.02-acre site located at the northeast corner of Old Victory Road and Oak Park Road in Adams County, Colorado. The proposal is to subdivide the property into three (3) future residential lots via Subdivision Plat. A rezoning request from A-3 to A-2 and a Preliminary Plat were both approved by the County Commissioners on February 20, 2024.

No improvements are proposed with the development of this parcel other than three single-family homes and appurtenant items.

If you should have any questions, or need any additional information, please don't hesitate to call me at 303-317-300 or email me at [Aaron@aperiopc.com](mailto:Aaron@aperiopc.com) .

Sincerely,

Aaron Thompson

Cc: Dan Fahey, F & C Realty

**OAK PARK ESTATES SUBDIVISION - FINAL PLAT**  
 A PARCEL OF LAND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 26,  
 TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 COUNTY OF ADAMS, STATE OF COLORADO.

CASE No.: PRC2023-00007

SHEET 1 OF 2

**PURPOSE STATEMENT:**

THIS OAK PARK ESTATES SUBDIVISION FILING No. 1 IS INTENDED TO SUBDIVIDE 35.0227 ACRES INTO 3 SINGLE FAMILY LOTS AND EASEMENTS.

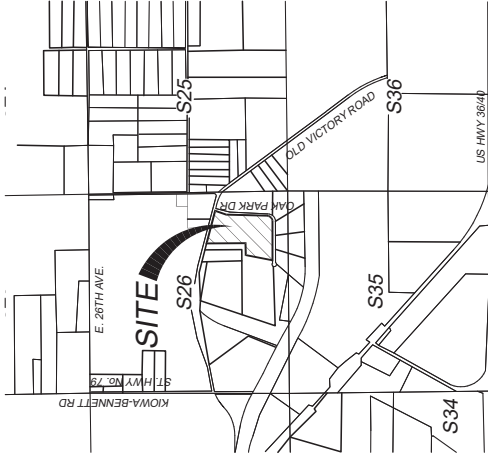
**OWNERSHIP AND DEDICATION CERTIFICATE:**

KNOW ALL MEN BY THESE PRESENTS THAT F & C REALTY COMPANY, A COLORADO CORPORATION, BEING THE SOLE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

A PARCEL OF PROPERTY LOCATED IN SECTION 26, TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 26, FROM WHENCE THE SOUTHEAST CORNER OF SAID SECTION 26 TO BEAR SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 2864.34 FEET;  
 THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE EAST LINE OF SAID SOUTH 1/2 OF SECTION 26, A DISTANCE OF 846.19 FEET TO A POINT, SAID POINT BEING ON THE SOUTH LINE OF SAID SECTION 26;  
 THENCE NORTH 07 DEGREES 08 MINUTES 33 SECONDS WEST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 179.98 FEET;  
 THENCE NORTH 74 DEGREES 02 MINUTES 11 SECONDS WEST, A DISTANCE OF 188.50 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SAID OAK PARK DRIVE;  
 THENCE NORTH 74 DEGREES 02 MINUTES 11 SECONDS WEST, A DISTANCE OF 100.05 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF SAID OAK PARK DRIVE;  
 THENCE CONTINUING NORTH 74 DEGREES 02 MINUTES 11 SECONDS WEST, ALONG SAID SOUTH RIGHT OF WAY LINE OF THE OLD VICTORY HIGHWAY, A DISTANCE OF 895.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL;  
 THENCE DEPARTING FROM SAID SOUTH RIGHT OF WAY, SOUTH 00 DEGREES 03 MINUTES 56 SECONDS WEST, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING;  
 THENCE SOUTH 40 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 308.64 FEET;  
 THENCE SOUTH 12 DEGREES 49 MINUTES 44 SECONDS WEST, A DISTANCE OF 729.80 FEET TO THE NORTH RIGHT OF WAY LINE OF SAID OAK PARK DRIVE;  
 THENCE ALONG THE NORTH AND WEST RIGHT OF WAY LINE OF SAID OAK PARK DRIVE THE FOLLOWING SIX (6) COURSES:  
 1) ALONG THE WEST RIGHT OF WAY LINE OF SAID OAK PARK DRIVE, A DISTANCE OF 1027.38 FEET TO AN ARCHWAY CURVE TO THE LEFT;  
 2) THENCE ALONG AN ARC WITH A CURVE TO THE LEFT, A DISTANCE OF 245.23 FEET, HAVING A CENTRAL ANGLE OF 87 DEGREES 00 MINUTES 20 SECONDS, A RADIUS LENGTH OF 161.49 FEET, A CHORD LENGTH OF 222.34 FEET WHICH CHORD BEARS NORTH 46 DEGREES 02 MINUTES 36 SECONDS EAST, TO A POINT OF TANGENCY;  
 3) ALONG THE WEST RIGHT OF WAY LINE OF SAID OAK PARK DRIVE, A DISTANCE OF 964.73 FEET TO A POINT OF BEGINNING;  
 4) ALONG THE ARC TO THE RIGHT, A DISTANCE OF 91.16 FEET, HAVING A CENTRAL ANGLE OF 15 DEGREES 49 MINUTES 41 SECONDS, A RADIUS LENGTH OF 330.00 FEET, A CHORD LENGTH OF 80.87 FEET WHICH CHORD BEARS NORTH 10 DEGREES 07 MINUTES 17 SECONDS EAST;  
 5) NORTH 19 DEGREES 22 MINUTES 07 SECONDS EAST, A DISTANCE OF 299.97 FEET;  
 6) ALONG THE WEST RIGHT OF WAY LINE OF SAID OAK PARK DRIVE, A DISTANCE OF 276.94 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE SAID SOUTH RIGHT OF WAY LINE OF OLD VICTORY HIGHWAY AND THE POINT OF BEGINNING.

**VICINITY MAP**  
 SCALE 1"=200'



**BOARD OF COUNTY COMMISSIONERS' APPROVAL:**

APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS  
 THIS \_\_\_ DAY OF \_\_\_\_\_, A.D., 2024.

CHAIR \_\_\_\_\_

**ADAMS COUNTY ATTORNEY'S OFFICE:**

APPROVED AS TO FORM \_\_\_\_\_

**SURVEYOR'S CERTIFICATE:**

I, HAROLD J. PONSERELLA, A DULY LICENSED PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THERE ARE NO ROADS, PIPELINES, IRRIGATION DITCHES, OR OTHER EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE HEREIN BEFORE DESCRIBED PROPERTY EXCEPT AS SHOWN ON THIS PLAT. THIS PLAT WAS PREPARED UNDER MY DIRECT RESPONSIBILITY AND SUPERVISION, THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREIN.

DATE: 2/24/2024

HAROLD J. PONSERELLA  
 COLORADO P.L.S. NO. 29766  
 FOR & ON BEHALF OF:  
 P.O. BOX 894 STRASBURG CO, 80136  
 303.548.7982

**EASEMENT STATEMENT**

A FIFTEEN FOOT (15') WIDE UTILITY AND DRAINAGE EASEMENT IS HEREBY DEDICATED ON PRIVATE PROPERTY ADJACENT TO THE FRONT, SIDE AND REAR LOT LINES OF EACH LOT IN THE SUBDIVISION. THESE EASEMENTS ARE DEDICATED TO ADAMS COUNTY FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITIES. UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE WELLS, WATER METERS 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 GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION.

**CERTIFICATE OF CLERK AND RECORDER:**

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO AT \_\_\_\_\_, MO. ON \_\_\_\_\_, A.D., 2024.

COUNTY CLERK AND RECORDER \_\_\_\_\_

BY: DEPUTY \_\_\_\_\_

BY: DANIEL FAHEY \_\_\_\_\_

**NOTARY PUBLIC:**

STATE OF COLORADO )  
 COUNTY OF ADAMS ) SS

THE FOREGOING OWNERSHIP AND DEDICATION CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_ DAY

OF \_\_\_\_\_, 2024 A.D. BY DANIEL FAHEY AS MANAGER OF F & C REALTY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_  
 NOTARY ADDRESS: \_\_\_\_\_

**COTTONWOOD SURVEYING AND ASSOCIATES, INC.**

P.O. BOX 894, STRASBURG, COLORADO (303) 548-7982  
 JOB No. 2023-04 DATE: 2/24/2024

# OAK PARK ESTATES SUBDIVISION - FINAL PLAT

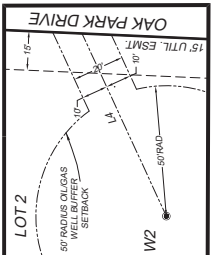
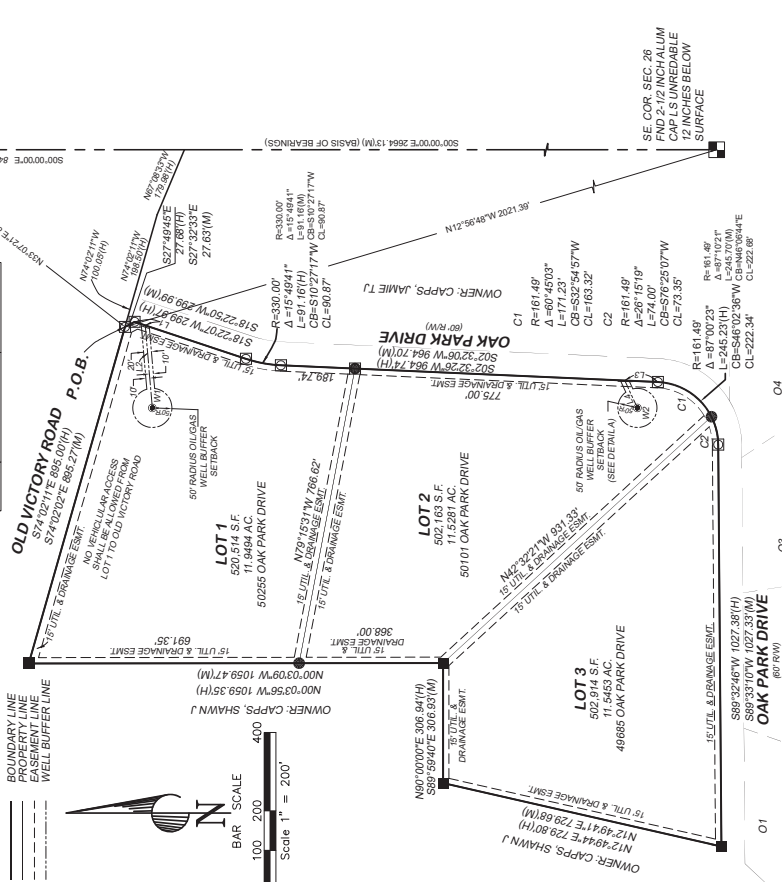
A PARCEL OF LAND SITUATE IN THE SOUTHEAST QUARTER OF SECTION 26,  
TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF ADAMS, STATE OF COLORADO.

SHEET 2 OF 2

### LEGEND

- INDICATES FOUND REBAR WITH CAP L'S No. 23519
- INDICATES FOUND REBAR WITH CAP L'S No. 30127
- INDICATES FOUND REBAR WITH GREEN PLASTIC CAP L'S No. 4
- INDICATES BEARINGS AND DISTANCES PER LAND SURVEY PLAT BY HIGH PRAIRIE SURVEYING DEPOSITED IN BOOK 1 AT PAGE 5740.
- INDICATES FIELD MEASURED INFORMATION APPROXIMATE LOCATION OF ABANDONED OIL/GAS WELL
- BOUNDARY LINE
- EASEMENT LINE
- WELL BUFFER LINE

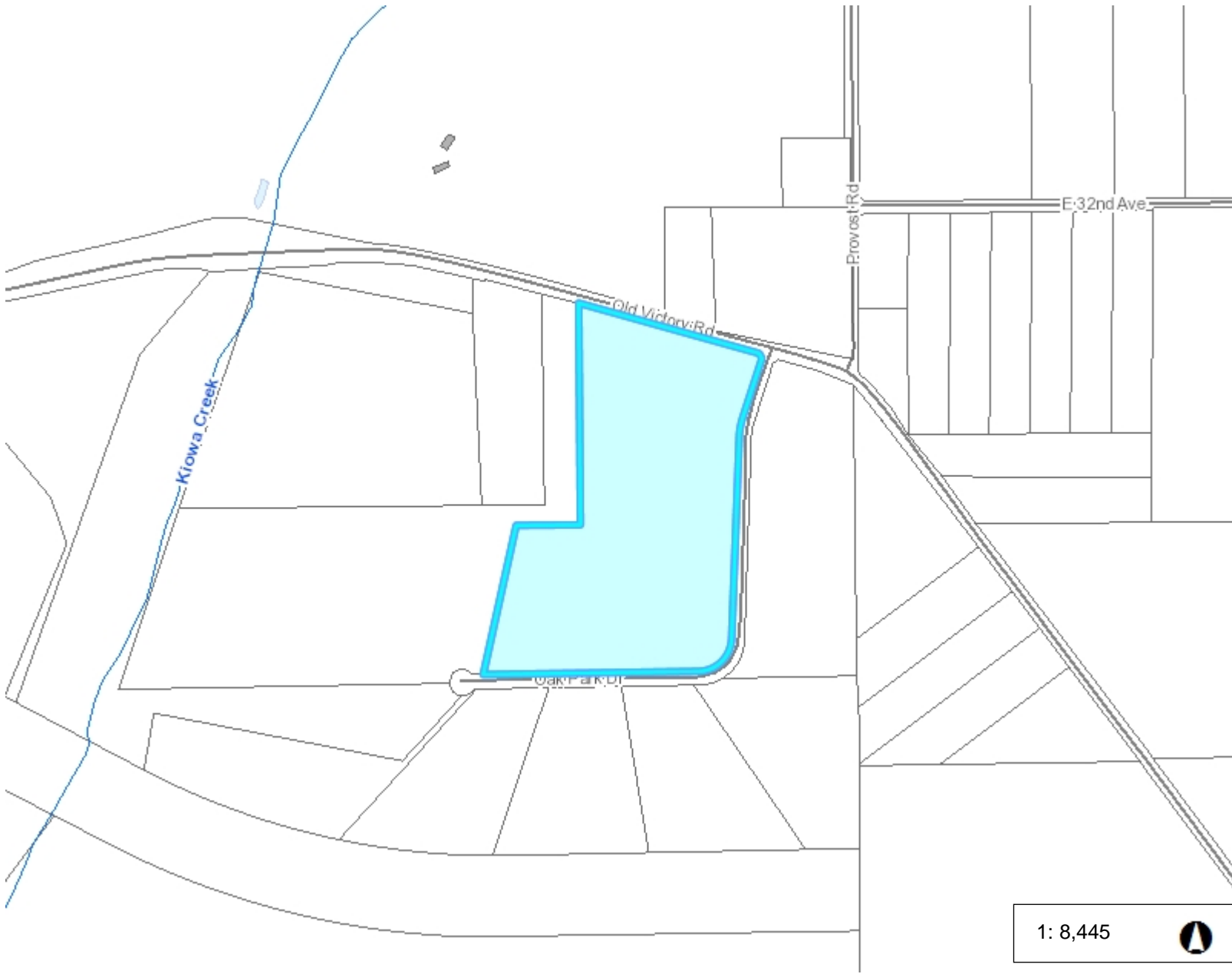
LINE	BEARING	DISTANCE
L1	S18°22'07"W	28.78'
L2	S85°04'00"W	211.75'
L3	N02°32'26"E	84.72'
L4	S65°13'01"W	77.11'



1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CS&A, INC., TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, CS&A, INC. REFER UPON O AND E REPORT NO. OE1052818 BY LAND TITLE GUARANTEE COMPANY, EFFECTIVE DATE: 02/24/2023.
2. NOTICE - ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BE BASED UPON A DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHORTHEREIN.
3. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITTS A CLASS TWO(2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508. OF THE COLORADO REVISED STATUTE.
4. THE SUBJECT PROPERTY LIES WITHIN ZONE 2, AS SHOWN ON THE FEMA-FLOOD HAZARD MAP No. 08001C027204H EFFECTIVE DATE: 3/5/2020.
5. BENCH MARK: NGS DEEP ROD "LADYBIRD" PID No. A8177. MONUMENT IS SITUATE ALONG THE EAST SIDE OF THE OLD RESTSTOP AT OLD LADYBIRD HILL BETWEEN BENNETT, CO AND STRASBURG CO. WEST OF THE EXT FOR LADYBIRD HILL ELEVATION = 5663 FEET (NAVD 89) GPS OBSERVED.
6. DISTANCES SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200 / 3937 METERS.
7. THE LOCATION OF ABANDONED AND PLUGGED WELLS LYING WITHIN THE SUBJECT PROPERTY IS GRAPHICALLY SHOWN HEREON AND IS APPROXIMATE BASED UPON INFORMATION FROM THE COLORADO OILGAS COMMISSION WEBSITE.
8. THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY KEITH WESTFALL, P.L.S. 30127, HIGH PRAIRIE SURVEY CO., PO BOX 384, KIOWA, CO AS SHOWN ON THE DEPOSITED LAND SURVEY PLAT BOOK 1 AT PAGE 5740, ADAMS COUNTY. THE OAK PARK ROAD AS NOTED IN THE LEGAL DESCRIPTION BY KEITH WESTFALL, P.L.S. 30127, WAS CORRECTED BY HAROLD J. PONSIRELLA, P.L.S. 29766 TO READ OAK PARK DRIVE, PER ADAMS COUNTY.
9. ENGINEERED INDIVIDUAL SEWAGE DISPOSAL SYSTEMS (ISDS) MAY BE REQUIRED ON CERTAIN LOTS. ENGINEERED ISDS ARE LARGER AND MORE COSTLY THAN CONVENTIONAL SYSTEMS. LOTS SPECIFIC SOIL SAND PERCOLATION TESTS SHALL BE USED TO DETERMINE THE TYPE AND SIZE OF ISDS.
10. SUITABLE AREA NEEDS TO BE DESIGNED ON EACH LOT. SITE PLAN FOR BOTH PRIMARY AND REPLACEMENT WASTEWATER ABSORPTION AREAS. REPLACEMENT OF THE PRIMARY ABSORPTION AREA MAY BE REQUIRED. IF FAILURE OF THE PRIMARY AREA OCCURS, THESE AREAS NEED TO MEET ALL ADAMS COUNTY HEALTH SETBACK REQUIREMENTS, AND ARE TO REMAIN FREE OF ANY IMPROVEMENTS, E.G. IRRIGATED LANDSCAPING, PAVING, OUT-BUILDINGS, ETC.
11. THE ONSITE WASTEWATER TREATMENT SYSTEMS (OWTS) MUST BE LOCATED OUTSIDE OF ALL EASEMENTS ON UNPLUGGED AND ABANDONED WELLS. UNPLUGGED AND ABANDONED WELLS MUST BE LOCATED WITHIN THE LANDSCAPE. ADDITIONAL DITCHES, PAVING, DRIVEWAYS, OUT-BUILDINGS, ETC. AND MEET ALL APPLICABLE SETBACKS. ADDITIONALLY, OWTS ON LOT 1 AND LOT 2 ARE TO BE LOCATED OUTSIDE OF ANY OIL AND GAS ACCESS AND WORKER SETBACKS. DUE TO SITE CONSTRAINTS, THE BUILDING FOOTPRINT AND DESIGN OF OWTS ARE LIMITED. ENGINEERED OWTS UTILIZING HIGHER LEVEL TREATMENT AND/OR LIMITS ON THE NUMBER OF BEDROOMS MAY BE NECESSARY TO PERMIT AN OWTS WITHIN THE LIMITED AREA AVAILABLE ON THE LOT.
12. NOTICE TO PROSPECTIVE BUYERS: THERE ARE PLUGGED AND ABANDONED WELLS LOCATED ON THIS PLAT IN LOTS 1 AND 2. PURSUANT TO ADAMS COUNTY DEVELOPMENT STANDARDS SECTION 4-10-02-03-05(2) THERE ARE 50 FT RADIUS BUFFERS AROUND THE ABANDONED WELLHEADS DEDICATED AS WELL MAINTENANCE AND WORKER SETBACKS. NO STRUCTURES, FENCES OR DRIVEWAYS SHALL BE LOCATED WITHIN THIS SETBACK. PUBLIC ACCESS FOR INGRESS AND EGRESS TO THE WELL MAINTENANCE AND WORKER SETBACK AREAS IN LOTS 1 AND 2 IS PROVIDED BY THE EASEMENT AS SHOWN.
13. THE OWNER SHALL CLOSE TO PROSPECTIVE PURCHASERS OF LOTS 1 AND 2 WITHIN A RADIUS OF 200 FEET OF THE PLUGGED AND ABANDONED WELLS OF (1) THE LOCATION OF THE PLUGGED AND ABANDONED WELL, (2) THE LOCATION OF THE MAINTENANCE AND WORKER SETBACK, AND (3) THE PURPOSE FOR THE WELL MAINTENANCE AND WORKER SETBACK.
14. THERE ARE EXISTING UNDERGROUND GAS AND/OR OIL LINES WITHIN UNDOCUMENTED EASEMENTS WITHIN THIS DEVELOPMENT. THIS IS A GENERAL NOTE, INFORMING THAT SUCH LINES OR EASEMENTS MAY EXIST ON ANY LOT AND CANNOT BE ACCURATELY LOCATED ON ANY PLATS AND THAT THE SURVEYOR/ENGINEER ARE NOT LIABLE OR RESPONSIBLE FOR ANY BUILDING RESTRICTIONS OR LIMITATIONS CAUSED BY THESE LINES OR EASEMENTS. RESPONSIBILITY IS WITH THE OWNER/DEVELOPER TO LOCATE ANY SUCH LINES SO AS TO PROVIDE AN ACCEPTABLE SOLUTIONS WITHIN THE.
15. LOTS ENVELOPE
16. BEARINGS ARE BASED UPON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 26 AS SHOWN ON THE DEPOSITED LAND SURVEY PLAT BOOK 1 AT PAGE 5740, ADAMS COUNTY, WHICH LINE BEARS S00°00'00"E AND MONUMENTED AT THE EAST ONE-QUARTER CORNER BY A 3-1/4 INCH ALUMINUM CAP. L'S UNREDADEABLE TWELVE INCHES BELOW THE GRAVEL ROAD SURFACE AND MONUMENTED AT THE SOUTHEAST CORNER OF SECTION 26 BY A 2-1/2 INCH ALUMINUM CAP UNREDADEABLE TWELVE INCHES BELOW THE GROUND SURFACE.
17. NO VEHICULAR ACCESS SHALL BE ALLOWED FROM LOT 1 TO OLD VICTORY ROAD

- O1 OWNER: DUSAK JOHN M AND DUSAK LINDA M
- O2 OWNER: VIRAMONTES-PILAR JUAN F AND VIRAMONTES-PILAR CRYSTAL JOY
- O3 OWNER: AGUIRRE MANUEL
- O4 OWNER: NELAN CHEL SEAN AND NELAN CHAD

**COTTONWOOD SURVEYING AND ASSOCIATES, INC.**  
P.O. BOX 694, STRASBURG, COLORADO (303) 548-7982  
JOB No. 2023-04 DATE: 2/24/2024



**Legend**

- Highways**
  - Interstate
  - Highway
  - Tollway
- Streets**
  - Streets
  - Ramp
- Building
- County Parks and Open Space
- Small Lakes
- Major Lakes
- Rivers**
  - Canal
  - Ditch
  - Primary Creek
  - River
  - Secondary Creek
  - Stream
- Parcels
- County Boundary

1: 8,445

0.3 0 0.13 0.3 Miles

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION

**Notes**

Oak Park Drive Estates Final Plat