

Allart Subdivision, Amendment No. 1 (PLT2023-00038)

14957 Lanewood Street

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

January 21, 2025

PRESENTED BY: Lia Campbell, Planner II



ADAMS COUNTY
COLORADO



ADAMS COUNTY
GOVERNMENT CENTER

Request

- Subdivision Replat to reconfigure two previously platted lots in the Agricultural-1 zone district.

THAT PART OF THE NORTH ONE-HALF OF THE OF THE NORTHWEST ONE-
QUARTER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE
SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

(UNPLATTED)

NORTH LINE E $\frac{1}{2}$ N $\frac{1}{2}$
NW $\frac{1}{4}$ SEC. 14

N. E. COR. E. $\frac{1}{2}$ N. $\frac{1}{2}$ N. W. $\frac{1}{4}$
SEC. 14, T. 1 S., R. 65 W.
(EXISTING $\frac{3}{4}$ " CAPPED PIPE)

POINT OF BEGINNING

SCALE: 1"=100'
LEGEND

● DENOTES: SET P. K. NAIL & SHINNER, P. L. S. 6973

#A ACREAGE #B ACREAGE

LOT #	#A ACREAGE (NOT IN FLOODPLAIN)	#B ACREAGE (FLOOD- PLAIN ONLY)	TOTAL ACREAGE
1	3.912	6.677	10.589
2	2.500	6.744	9.244
3	2.500	5.803	8.303
4	2.500	1.946	4.446
5	3.335	-----	3.335

IN ROADS 2

TOTAL LOTS A AND B (EXCEPT ROADS)	35,917
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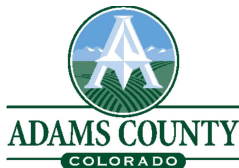
CURVE	LENGTH	RADIUS	DELTA	CHORD	C. DIST
C1	34.92	28.00	71° 26' 49"	S35° 39' 22" E	32.70
C2	61.42	60.00	58° 39' 07"	N42° 03' 13" W	58.77
C3	29.07	60.00	27° 45' 46"	N01° 09' 14" E	28.75
C4	31.90	60.00	30° 27' 58"	N30° 16' 05" E	31.52
C5	140.92	60.00	134° 33' 59"	S67° 12' 57" E	110.69

Prepared By:

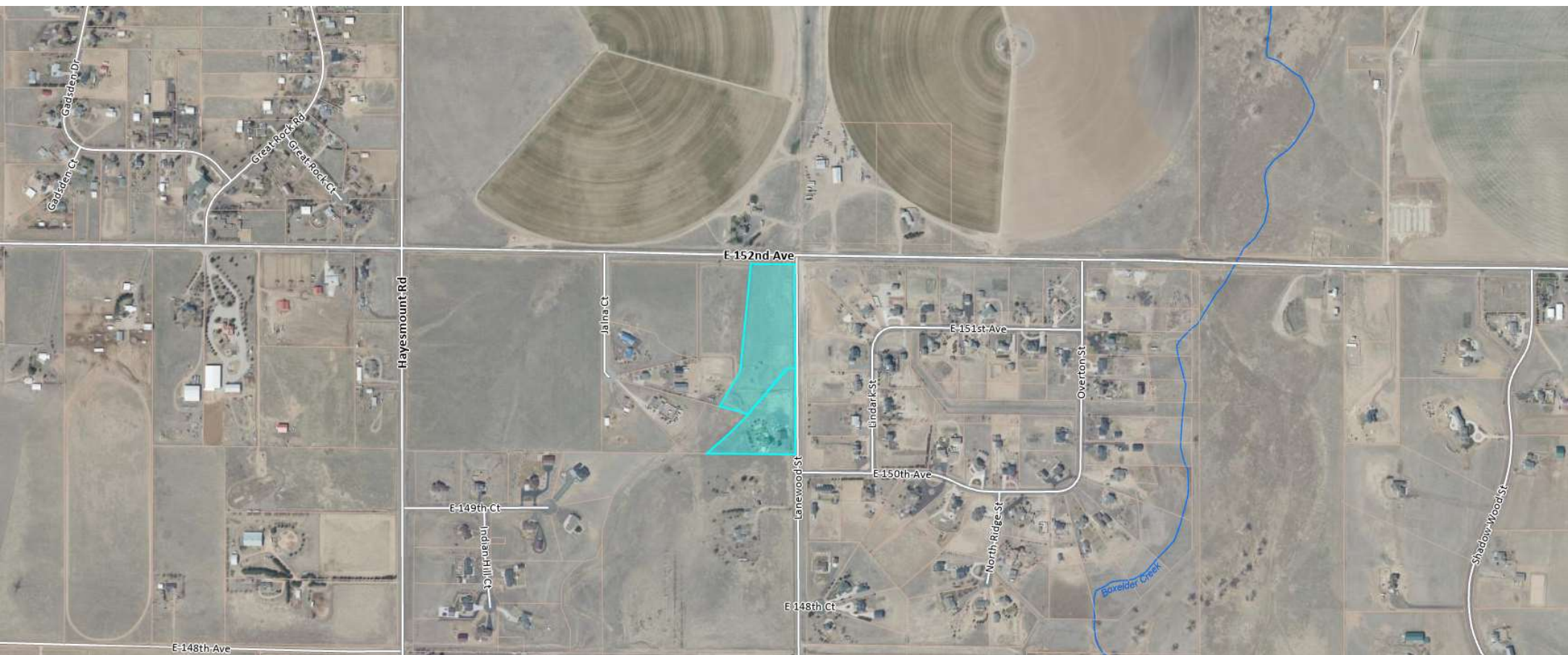
R.W. BAYER & ASSOCIATES, INC.
2090 East 104th Avenue, Suite 200
Thornton, Colorado 80233
(303) 452-4433 cad: A05014D.dwg

Date Prepared: MAY 08, 2005
05-12-05 REV NOTES
REVISED 07-07-05 ADDED EAST
REVISED 08-22-05 ADDED EAST

NOTE:
APPROXIMATE LIMITS OF THE 100
YEAR FLOODPLAIN FROM THE
PRELIMINARY DESIGN REPORT FOR
LOWER BOX ELDER CREEK
WATERSHED PREPARED BY WRIGHT
WATER ENGINEERS, INC. DATED
OCTOBER 2001



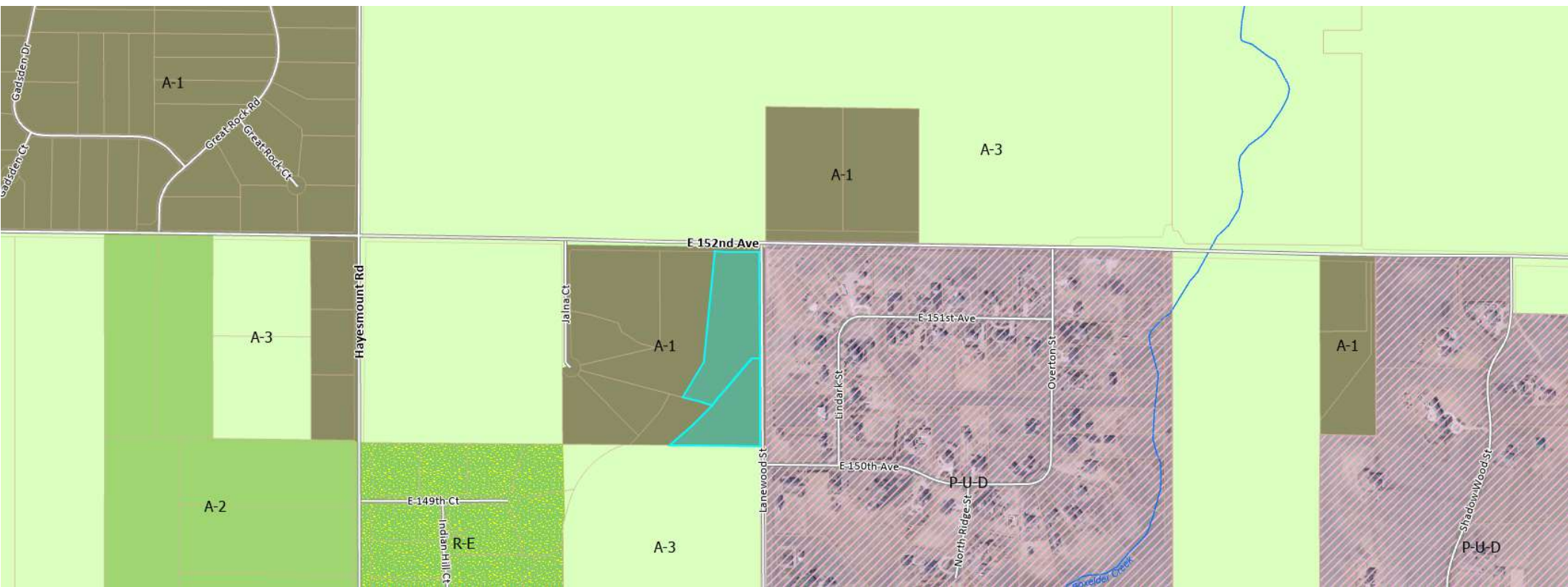
Aerial View



Aerial View



Current Zoning



Future Land Use



Criteria for Approval

Subdivision Replat

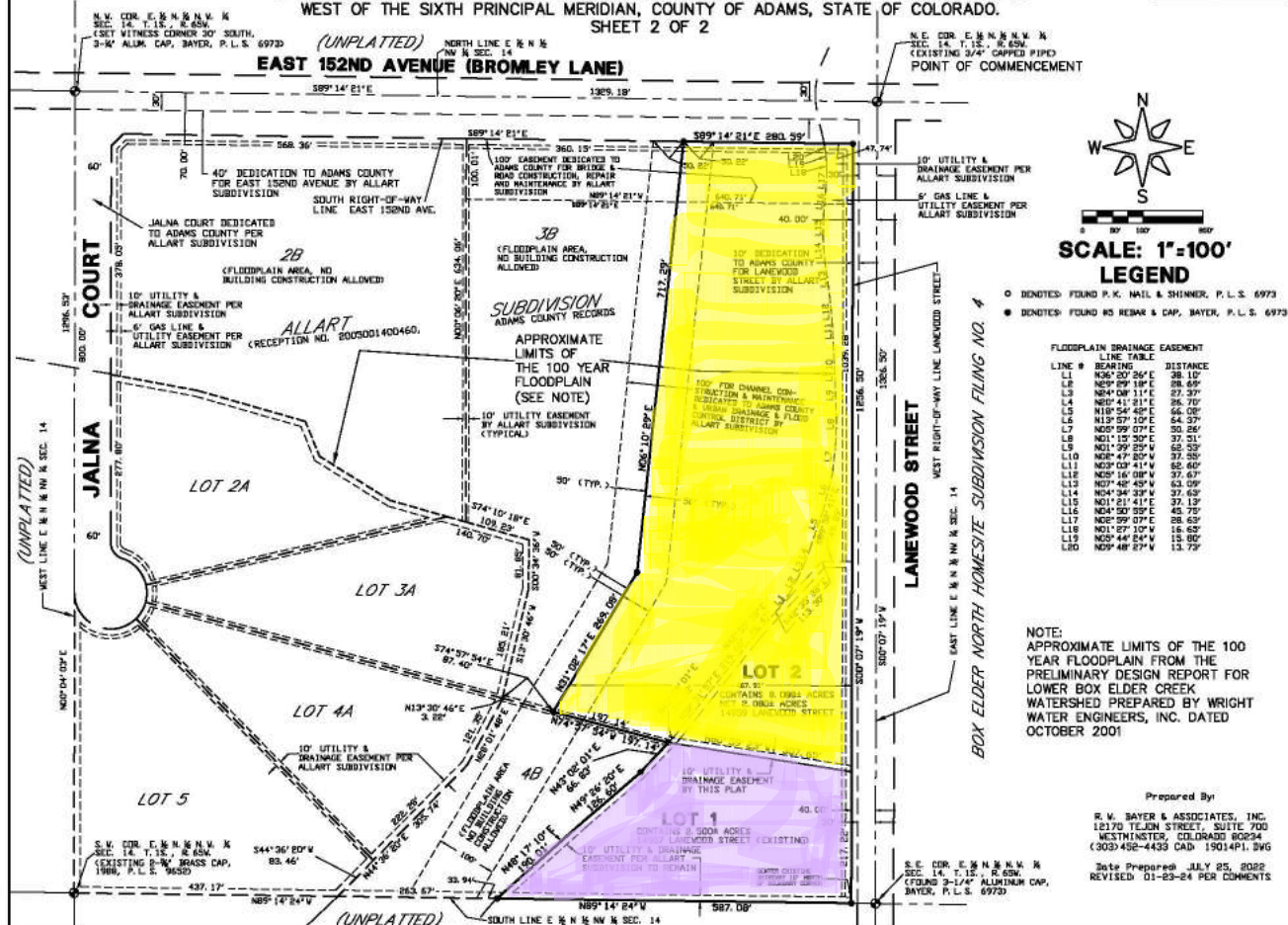
- Complies with standards and the original conditions of approval
- Nonconforming lots are not created
- Harmonious with the purpose and intent of the subdivision regulations
- Will not adversely impact the public health, safety, and welfare of Adams County residents

Proposed Plat

ALLART SUBDIVISION AMENDMENT NO. 1

A REPLAT OF LOTS 1A AND 1B, ALLART SUBDIVISION, BEING A PART OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.
SHEET 2 OF 2

CASE NO. PLT2023-00038



Site Conditions

North



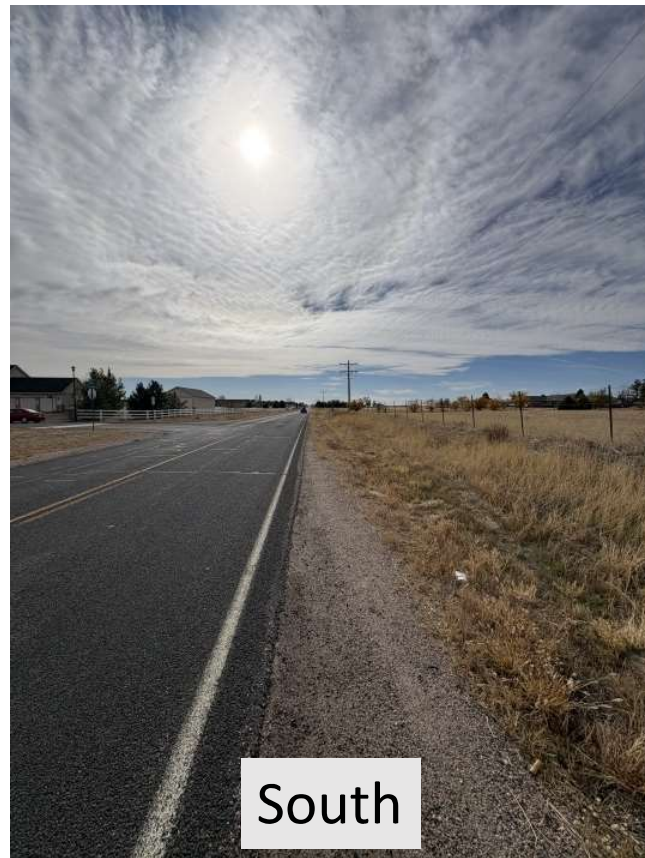
East



West



South



Referral Comments

Notifications Sent*	#Comments Received
147	0
*Property owners and occupants within 2,500 feet.	

- No public comment received
- Referral Agencies response:
 - Initial comments from United Power, Public Service Company, and Division of Water Resources

Staff Recommendation/PC Update

- Complies with development standards and original conditions of approval; nonconforming lots not created
- Harmonious; no adverse impact

Planning Commission Update

- November 14, 2024
- No public comment
- Questions about floodplain, water availability, and existing conditions
- Approval (7-0) with four findings of fact and one note to the applicant

Approval of the Replat (PLT2023-00038) with four findings of fact and one note.

Recommended Findings of Fact and Note

Findings of Fact:

1. The Subdivision Replat complies with these standards and regulations, and the original conditions of approval.
2. Nonconforming lots are not created, and in the case of nonconforming lots, the nonconformity is not increased.
3. The subdivision replat is in keeping with the purpose and intent of the subdivision regulations.
4. The approval will not adversely impact the public health, safety, and welfare.

Note to the Applicant:

1. The applicant shall comply with all building, zoning, fire, engineering, and health codes and regulations.