

# HANNAH'S GLENN SUBDIVISION - MINOR SUBDIVISION PLAT

BEING A RESUBDIVISION OF LOT 25, BLOCK 4, HILLSBOROUGH, AS LOCATED IN THE  
SOUTHWEST ONE-QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.  
COUNTY OF ADAMS, STATE OF COLORADO.  
SHEET 1 OF 2

## OWNERSHIP AND DEDICATION CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS THAT MAX J. QUINTANA, BEING THE SOLE OWNER OF THAT PART OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 25, BLOCK 4, HILLSBOROUGH,  
COUNTY OF ADAMS, STATE OF COLORADO.

CONTAINING: 0.3076 ACRES OR 13400 SQUARE FEET OF LAND, MORE OR LESS.

## NOW BEING DESCRIBED AS:

LOT 1  
A PARCEL OF LAND LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PM., COUNTY OF ADAMS, STATE OF COLORADO, BEING PART OF LOT 25, HILLSBOROUGH. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE ONE-SIXTEENTH CORNER ON THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 5; THENCE N45°12'42"E, A DISTANCE OF 42.70 FEET TO THE SOUTHWEST CORNER OF SAID LOT 25; THENCE N00°34'20"E, A DISTANCE OF 84.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 25, ALSO BEING THE **POINT OF BEGINNING**;

THENCE N00°34'20"E, A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 25;  
THENCE N89°50'21"E, A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 25;  
THENCE S00°34'20"W, A DISTANCE OF 50.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 25;  
THENCE S89°50'21"W, A DISTANCE OF 100.00 FEET, BACK TO THE POINT OF BEGINNING.

CONTAINING: 0.1148 ACRES OR 5000 SQUARE FEET OF LAND, MORE OR LESS.

AND

LOT 2  
A PARCEL OF LAND LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PM., COUNTY OF ADAMS, STATE OF COLORADO, BEING PART OF LOT 25, HILLSBOROUGH. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE ONE-SIXTEENTH CORNER ON THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 5; THENCE N45°12'42"E, A DISTANCE OF 42.70 FEET TO THE SOUTHWEST CORNER OF SAID LOT 25, ALSO BEING THE **POINT OF BEGINNING**;

THENCE N00°34'20"E, A DISTANCE OF 84.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 25;  
THENCE N89°50'21"E, A DISTANCE OF 100.00 FEET;  
THENCE S00°34'20"W, A DISTANCE OF 84.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 25;  
THENCE S89°50'21"W, A DISTANCE OF 100.00 FEET, BACK TO THE POINT OF BEGINNING.

CONTAINING: 0.1928 ACRES OR 8399 SQUARE FEET OF LAND, MORE OR LESS.

## OWNER:

MAX J. QUINTANA

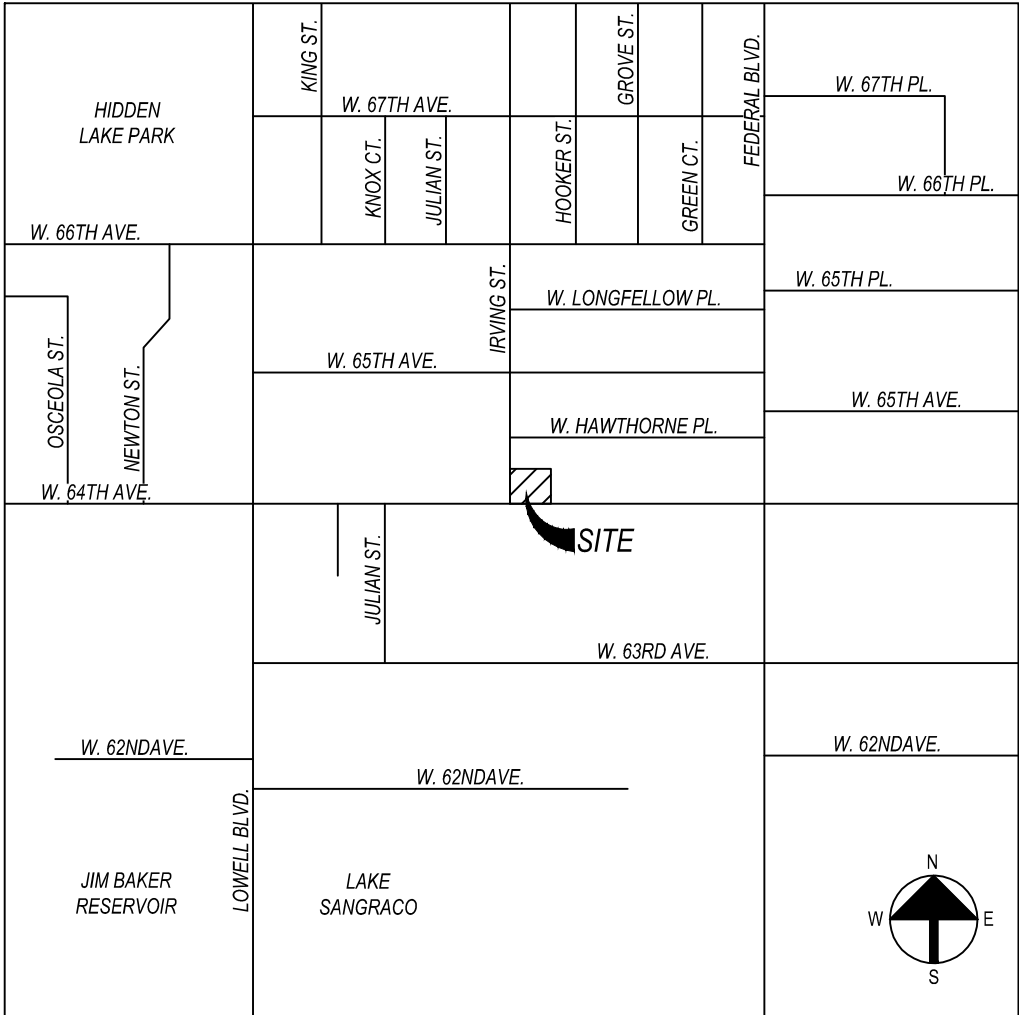
## NOTARY CERTIFICATE

STATE OF COLORADO )  
 ) SS.  
COUNTY OF ADAMS )

ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2023  
BY MAX J. QUINTANA AS OWNER

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_



VICINITY MAP:  
SCALE 1" = 1000'

SHEET INDEX  
SHEET 1 OF 2 COVER SHEET  
SHEET 2 OF 2 PLAN SHEET

## GENERAL NOTES:

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY SUCH DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIST 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.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508. COLORADO REVISED STATUTE.
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M. BETWEEN A FOUND 2" ALUMINUM CAP STAMPED "L.S. 14112" IN RANGE BOX LOCATED AT THE INTERSECTION OF WEST 64TH AVENUE AND IRVING STREET AND A FOUND 3.25" ALUMINUM CAP STAMPED "L.S. 26288" IN RANGE BOX LOCATED AT THE INTERSECTION OF WEST 64TH AVENUE AND FEDERAL BOULEVARD. ASSUMED TO BEAR N89° 50' 21"E AT 1319.71 (1319.93) FEET.
- THE LINEAL UNIT IN THE PREPARATION OF THIS SURVEY IS THE U.S. SURVEY FOOT. PURSUANT TO C.R.S. 38-52-103(2) METRIC CONVERSION IS: ONE METER EQUALS 3937 / 1200 FEET.
- THIS PLAT WAS PREPARED IN NOVEMBER 2024.
- UTILITY EASEMENTS ARE DEDICATED TO ADAMS COUNTY FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISIONS, PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, 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 GRANTEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEES, INCLUDING, WITH LIMITATION, VEGETATION.
- ACCESS RIGHTS ACROSS RIGHT-OF-WAY LINES TO LOTS IS WEST 64TH AVENUE AND IRVING STREET.
- FLOOD ZONE CLASSIFICATION (WITH PROPER ANNOTATION BASED ON FEDERAL FLOOD INSURANCE RATE MAPS OR THE STATE OR LOCAL EQUIVALENT) DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY. THE SUBJECT SITE IS LOCATED WITHIN ZONE "X" (A MINIMAL FLOOD HAZARD), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA MAP NUMBER 08001C0583H, MAP REVISED MARCH 5, 2007, PANEL 583 OF 1150.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY TOM SPAETH OF THE PROPERTY SHOWN AND DESCRIBED HEREIN TO DETERMINE OWNERSHIP OF THE TRACT OF LAND, COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND OR RIGHT-OF-WAY, EASEMENTS OR ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND. MAX J. QUINTANA HAS RELIED UPON HERITAGE TITLE COMPANY, POLICY NO. CO-FFAH-IMP-81306-1-20-H0620525, DATED NOVEMBER 3, 2020, FOR OWNERSHIP AND FOR THE PURPOSE OF SHOWING RECORDED EASEMENTS AND RIGHT-OF-WAY THAT CAN BE PLOTTED ACROSS THE PREMISES. THE PREMISES IS SUBJECT TO THE EXCEPTIONS CONTAINED IN SCHEDULE B SECTION II OF THE TITLE COMMITMENTS.
- THE PURPOSE OF THIS SUBDIVISION PLAT IS TO REPLAT THE EXISTING LOT INTO TWO (2) LOTS.

## CERTIFICATION OF SURVEY:

I, KARL W. FRANKLIN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THERE ARE NO EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE ABOVE-DESCRIED PROPERTY EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT I HAVE SURVEYED THIS PROPERTY AND THIS PLAT ACCURATELY AND PROPERTY SHOWS SAID PROPERTY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON. THIS LAND SURVEY PLAT COMPLIES WITH SECTION 38-51-106, COLORADO REVISED STATUTES.



KARL W. FRANKLIN,  
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR , P.L.S. #37969  
FOR OR ON BEHALF OF ALTITUDE LAND CONSULTANTS

## PLANNING COMMISSION APPROVAL:

RECOMMENDED FOR APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

CHAIR

## BOARD OF COUNTY COMMISSIONERS APPROVAL:

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

CHAIR

## ADAMS COUNTY ATTORNEY'S OFFICE:

APPROVED AS TO FORM



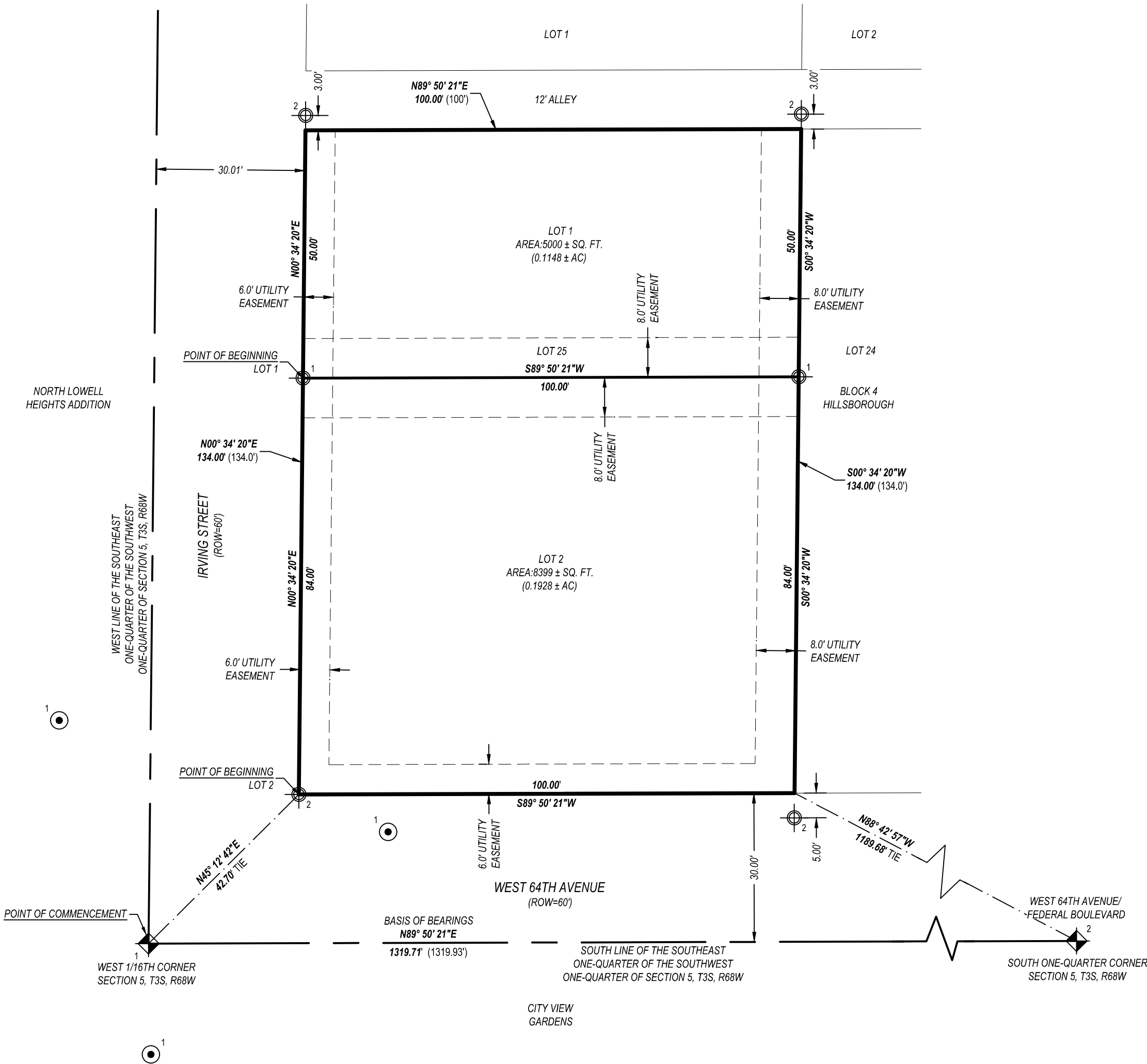
DATE: 11/22/2025  
JOB NO: 24-130

DRAWN BY: BCW  
CHECKED BY: KWF

# HANNAH'S GLENN SUBDIVISION - MINOR SUBDIVISION PLAT

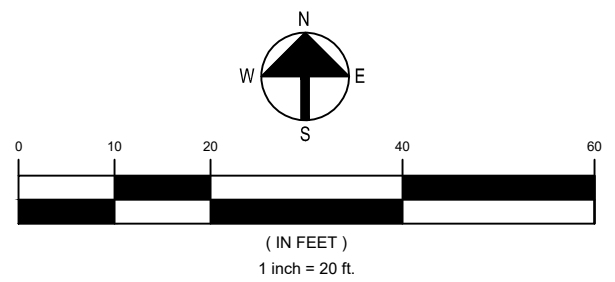
BEING A RESUBDIVISION OF LOT 25, BLOCK 4, HILLSBOROUGH, AS LOCATED IN THE  
SOUTHWEST ONE-QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.  
COUNTY OF ADAMS, STATE OF COLORADO.  
SHEET 2 OF 2

LAND USE TABLE			
LOT #	AREA (SQ. FT.)	AREA (ACRE)	LAND USE
LOT 1	5000	0.1148	RESIDENTIAL
LOT 2	8399	0.1928	RESIDENTIAL
TOTAL	13400	0.3076	



LEGEND:

- |  |   |  |   |
|--|---|--|---|
|  | SET #5 REBAR WITH 1 1/2" ORANGE PLASTIC CAP STAMPED "ALS PLS 37969" |  | FOUND NAIL AND TAG STAMPED "L.S. 38158" |
|  | SET MAG NAIL AND 1" BRASS TAG STAMPED "PLS 37969"                   |  | SECTION LINE                            |
|  | FOUND 2" ALUMINUM CAP STAMPED "L.S. 14112" IN RANGE BOX             |  | PROPERTY LINE                           |
|  | FOUND 3.25" ALUMINUM CAP STAMPED "L.S. 26288" IN RANGE BOX          |  | ADJACENT PROPERTY LINE                  |
|  |   |  | EASEMENT                                |



DATE: 11/22/2025  
JOB NO: 24-130

DRAWN BY: BCW  
CHECKED BY: KWF

**LTITUDE**  
LAND CONSULTANTS

CIVIL | SURVEY | PLANNING | LANDSCAPE

3461 Ringsby Ct, Suite 125  
Denver, CO 80216  
info@altitudelandco.com  
AltitudeLandCo.com

# 3285 WEST 64TH AVENUE SITE PLAN

LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.  
LOTS 25, BLOCK 4, HILLSBOROUGH SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

## GENERAL NOTES:

1. FIELD WORK PERFORMED IN NOVEMBER 2021 BY ALTITUDE LAND CONSULTANTS, INC.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND DOES NOT CONSTITUTE A TITLE SEARCH BY ALTITUDE LAND CONSULTANTS OF THE PROPERTY SHOWN AND DESCRIBED HEREON TO DETERMINE RIGHT-OF-WAY, EASEMENTS AND ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND.
3. **BASIS OF BEARINGS:** BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M. BETWEEN A FOUND 2" ALUMINUM CAP (L.S. 14112) IN RANGE BOX AT THE INTERSECTION OF IRVING STREET AND WEST 64TH AVENUE AND A FOUND 3/25" ALUMINUM CAP (L.S. 26288) IN RANGE BOX AT THE INTERSECTION OF FEDERAL BOULEVARD AND WEST 64TH AVENUE ASSUMED TO BEAR N89°50'21"E AT 1319.71 FEET.
4. ALL PROPERTY CORNERS WERE FOUND OR SET AS SHOWN ON THIS SURVEY.
5. ALL MEASUREMENTS IN PARENTHESES ARE PER PLAT, ALL MEASUREMENTS IN BOLD ITALICS ARE AS MEASURED IN THE FIELD.
6. ALL LINEAR MEASUREMENTS WERE TAKEN USING THE U.S. SURVEY FOOT.
7. SITE ADDRESS IS: 3285 WEST 64TH AVENUE, DENVER, CO 80221.
8. **BENCHMARK:** ELEVATIONS ARE BASED ON CDD BENCHMARK 1568, BEING A CDD BRASS CAP LOCATED AT THE INTERSECTION OF FEDERAL BOULEVARD AND 50TH AVENUE (SE CORNER, TOP OF CURB @ INLET). ELEVATION = 5379.63' (NAVD83).
9. SEE THE BLOCK SENSITIVE SETBACK DIAGRAM FOR ALL EXISTING BUILDING SETBACK INFORMATION (SAME SHEET).

## LEGAL NOTICE:

ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS LAND SURVEY PLAT WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT IS DISCOVERED. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS LAND SURVEY PLAT BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

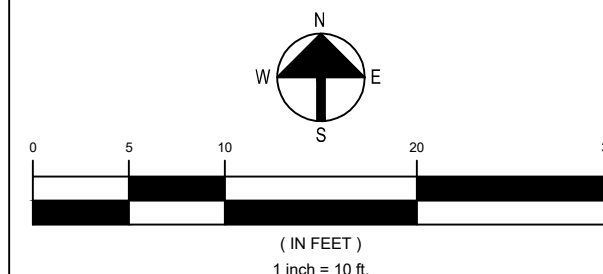
## STATISTICAL INFORMATION

ZONE DISTRICT	R-2	
GENERAL ZONE LOT INFORMATION	SQUARE FEET	ACRES
ZONE LOT SIZE (GROSS PROJECT AREA)	13,400	0.308
USE INFORMATION		
EXISTING STRUCTURES TO REMAIN	0	
PROPOSED STRUCTURES	2	
PROPOSED BUILDING FORMS USED	SFR (2)	
PROPOSED NUMBER OF UNITS	2	
PROPOSED IMPERVIOUSNESS (APPROXIMATE)	7,000 SF = 52.2%	

## LEGEND:

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	INTERIOR PROPERTY LINE
	EASEMENT
	ASPHALT
	ACCESSIBLE MARKING
	BOLLARD
	EXISTING BOLLARD
	DOWNSPOUT
	EXISTING DOWNSPOUT
	CONCRETE
	EXISTING CONCRETE
	FENCE
	EXISTING FENCE
	FIRE HYDRANT
	EXISTING FIRE HYDRANT
	GAS METER
	EXISTING GAS METER
	GRAVEL
	LIGHT POLE
	EXISTING LIGHT POLE
	MANHOLE
	RIPRAP
	SANITARY CLEANOUT
	EXISTING SANITARY CLEANOUT
	SANITARY MANHOLE
	EXISTING SANITARY MANHOLE
	SIGN
	EXISTING SIGN
	STORM MANHOLE
	EXISTING STORM MANHOLE
	TREE
	EXISTING TREE
	UTILITY POLE
	EXISTING UTILITY POLE
	AIR CONDITIONING UNIT
	WATER METER
	EXISTING WATER METER

ALL PLANIMETRIC LINEWORK THAT IS FADED BACK SHOWN HEREIN INDICATES AN EXISTING FEATURE (IMPROVEMENT, TOPOGRAPHY, UTILITY, ETC.). ALL PLANIMETRIC TEXT THAT IS FADED BACK AND ITALICIZED SHOWN HEREIN INDICATES A CALLOUT TO AN EXISTING FEATURE.



3285 WEST 64TH AVENUE  
SITE PLAN  
3285 WEST 64TH AVENUE, DENVER, CO 80221  
COUNTY OF ADAMS, STATE OF COLORADO

24-130

NOT FOR CONSTRUCTION

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NO. DATE REVISION: BY

DATE: 1.20.2026  
DRAWN BY: NCF  
CHECKED BY: SCC

CONCEPTUAL  
SITE PLAN

1.0

SHEET 1 OF 1

3285 WEST 64TH AVENUE - 24-130 - SITE PLAN