



Community & Economic Development Department  
4430 S. Adams County Pkwy.  
1st Floor, Suite W2000B  
Brighton, CO 80601  
PHONE 720.523.6800  
EMAIL [epermitcenter@adcogov.org](mailto:epermitcenter@adcogov.org)  
[adcogov.org](http://adcogov.org)

## Request for Comments

Case Name: Fox I-76 Subdivision & Rezoning

Project Number: PRC2026-00002

February 2, 2026

The Adams County Planning Commission is requesting comments prior to March 1st, 2026 on the following application: **1. Final Plat for minor subdivision to combine three existing parcels into one lot on 5.38 acres; 2. Zoning Map Amendment (Rezoning) to change the zoning designation of 5.38 to Industrial-2 from Residential-3.** This request is located at 9821 BRIGHTON RD. The Assessor's Parcel Number is 0172116000029, 0172116000038, 0172116000039.

Applicant Information:

DAVID FOX  
P.O. BOX 461

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 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 [SRohren@adamscountyco.gov](mailto:SRohren@adamscountyco.gov).

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).

*Si usted tiene preguntas, por favor escribanos un correo electrónico a [cedespanol@adcogov.org](mailto:cedespanol@adcogov.org) para asistencia en español. Por favor incluya su dirección o número de caso para poder ayudarle mayor.*

Thank you for your review of this case.

Stephanie Rohren  
Planner II

### BOARD OF COUNTY COMMISSIONERS

Julie Duran Mullica  
DISTRICT 1

Kathy Henson  
DISTRICT 2

Emma Pinter  
DISTRICT 3

Steve O'Dorisio  
DISTRICT 4

Lynn Baca  
DISTRICT 5



# FINAL PLAT

(MINOR SUBDIVISION)

A minor subdivision shall only be used to divide parcels of less than twenty (20) acres into four (4) or fewer lots. Minor subdivisions are processed through this application for final plat. Two public hearings are required in the processing of this application. A separate application for Subdivision Engineering Review must be filed in addition to this application for final plat.

Please include this page with your submittal. Submittal instructions and more information about checklist items can be found on pages 2-3.

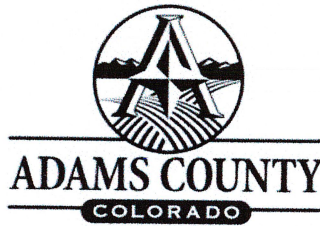
## Required Checklist Items

- ☒ Development Application Form
- ☒ Written Explanation
- ☒ Final Plat
- ☒ Legal Description
- ☒ Conceptual Site Plan
- ☒ Proof of Ownership
- ☒ Proof of Water and Sewer Services
- ☒ Proof of Utilities
- ☒ Certificate of Taxes Paid
- ☒ Receipt of Payment to Colorado Geological Survey

## Discretionary Checklist Items

- ☐ N/A School Impact Analysis \* see email from Staff
- ☒ Subdivision Engineering Review Application. If already filed, please identify the case number here:

Fees Due When Application is Deemed Complete	
Minor Subdivision (final plat)	• \$1,600



**PROJECT NAME:** FOX I-76 SUBDIVISION

**APPLICANT**

Name(s): David D. Fox Phone #: 303-909-5131  
Address: P.O. Box 461  
City, State, Zip: Henderson, CO 80640  
2nd Phone #: N/A Email: foxconstruction2520@yahoo.com

**OWNER**

Name(s): David D. Fox & Nancy S. Fox Phone #: 303-909-5131  
Address: P.O. Box 461 (9821 Brighton Road)  
City, State, Zip: Henderson, CO 80640  
2nd Phone #: N/A Email: same

**TECHNICAL REPRESENTATIVE (Consultant, Engineer, Surveyor, Architect, etc.)**

Name: Dave Fox Phone #: 303-909-5131  
Address: P.O. Box 461  
City, State, Zip: Henderson, CO 80640  
2nd Phone #: N/A Email: foxconstruction2520@yahoo.com



## DESCRIPTION OF SITE

Address:	9821 & 9841 Brighton Road
City, State, Zip:	Henderson, CO 80640
Area (acres or square feet):	Total for all three parcels by new survey = 5.38 +/- acres
Tax Assessor Parcel Number	0172116000029, 0172116000038, 0172116000039
Existing Zoning:	Residential (R-3)
Existing Land Use:	Residential, with five worn out houses
Proposed Land Use:	Industrial

Have you attended a Conceptual Review? YES ☐ NO ☒

If yes, please list PRE#:

I hereby certify that I am making this application as owner of the above-described property or acting under the authority of the owner (attached authorization, if not owner). I am familiar with all pertinent requirements, procedures, and fees of the County. I understand that the Application Review Fee is non-refundable. All statements made on this form and additional application materials are true to the best of my knowledge and belief.

Name: \*

Date:

Owner's Printed Name

Name: \*

Owner's Signature

\* David D. Fox is the Applicant & authorized Agent for the owners, David D. Fox & Nancy S. Fox  
Authorization of Agent, Reception # 2025000027216, is included with application.



- 1) FINAL PLAT (minor Subdivision) - additional information & supporting documents:
  - \_\_\_\_\_ Final Plat application cover page
  - \_\_\_\_\_ Development application form
  - \_\_\_\_\_ Description of Site form
  - \_\_\_\_\_ Authorization of Agent - Reception # 2025000027216
- 2) Written Explanation of the Project:
  - \_\_\_\_\_ Fox I-76 Subdivision (2 page) Written Explanation
- 3) Final Plat prepared by Registered Land Surveyor:
  - \_\_\_\_\_ (page 1 of 3) Fox I-76 Subdivision - Ownership and Dedication Certificate, Surveyor's Statement, Approval Signatures, Easements, Notes, etc.
  - \_\_\_\_\_ (page 2 of 3) Fox I-76 Subdivision - Existing Conditions Diagram shows existing three unplatted parcels, houses, drive ways, fences, etc.
  - \_\_\_\_\_ (page 3 of 3) Fox I-76 Subdivision - proposed Subdivision LOT 1, 5.38 +/- acres. Shows both the measurements Measured by Survey & Measurements of Recorded.
- 4) Legal Description:
  - \_\_\_\_\_ The Legal Description will be provided in PDF version from the approved Final Plat.
- 5) Conceptual Site Plan Showing Proposed Development:
  - \_\_\_\_\_ The existing site improvements are shown on (page 2) of the Fox I-76 Subdivision Survey drawing "Existing Conditions Diagram"
  - \_\_\_\_\_ There are NO proposed site Improvements by the owners with this application. They only plan to Plat & Rezone to align with the Adams County FLUM. The new property owner could later request their own Development Plan or Change in Use application .
- 6) Proof of Ownership:
  - \_\_\_\_\_ Title Commitment provided by Heritage Title, dated January 09, 2026, includes a copy of our Warranty Deed, Recorded in Adams County Colorado 09/04/2007 Reception # 2007000084661

7) Proof of Water & Sewer:

\_\_\_\_\_ South Adams County Water and Sanitation District provided an Initial Contact Letter that has replaced the traditional Can Serve Letter.

\_\_\_\_\_ see email documents from SACWSD

8) Proof of Utilities:

\_\_\_\_\_ XCEL statement dated 12/26/2025, January 16, 2026 bill.

9) Certificate of Taxes Paid:

\_\_\_\_\_ Owner (applicant) had an in person meeting with County staff on Monday 01/12/2026. Applicant is to provide 2024 Taxes - paid in full with application submittal.

\_\_\_\_\_ While applications are under review, applicant will follow the County Treasures Tax payment schedule for the 2025 taxes due in 2026.

\*\*\* pay the FIRST 1/2 of taxes due by February 28, 2026

\*\*\* pay the SECOND 1/2 tax balance due by June 15, 2026.

\_\_\_\_\_ Prior to PC or BoCC public hearings, applicant to provide a Certificate of Taxes Paid in full to meet County & State requirements.  
Please contact Adams County staff; Kevin Mills or Jen Rutter, for more information.

10) Receipt of payment from Colorado Geological Survey:

\_\_\_\_\_ Payment Receipt # 967509, 01/13/2026

11) School Impact Analysis:

\_\_\_\_\_ The School Impact Analysis for the Rezone to Industrial and minor subdivision will not be required, see the email from; John Stoll, Ella Gleason & Lia Campbell

12) Subdivision Engineering Review Application:

\_\_\_\_\_ Submitted a separate application for Engineering review comments and information.

\_\_\_\_\_ Includes the; Trip Generation Letter & Phase 1 Storm Drainage Letter from PE.





ADAMS COUNTY  
COLORADO

Community & Economic Development Department  
Planning & Development

4430 S. Adams County Pkwy., 1st Floor, Suite W2000B

Brighton, CO 80601-8218

Phone: 720.523.6800

Website: [adcogov.org](http://adcogov.org)

# REZONING

## (ZONING MAP AMENDMENT)

A rezoning (zoning map amendment) is a public process that changes a property's zone district.

Please include this page with your submittal. Submittal instructions and more information about checklist items can be found on page 2.

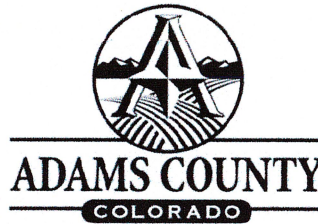
- ☒ Development Application Form (pg. 4)
- ☒ Written Narrative
- ☒ Site Plan
- ☒ Proof of Ownership
- ☒ Proof of Water and Sewer Services
- ☒ Legal Description
- ☒ Statement of Taxes Paid
- ☒ Trip Generation Analysis

Supplemental items may be needed on a case-by-case basis. **\*Email documentation will be required if supplemental items are deemed unnecessary.**

- Please contact the Planner of the Day ([CEDD-Plan@adcogov.org](mailto:CEDD-Plan@adcogov.org)) to determine whether a Neighborhood Meeting is necessary. \* not required, see Staff email comments
- Please contact the Engineer of the Day ([CEDD-ENG@adcogov.org](mailto:CEDD-ENG@adcogov.org)) to determine whether a Level 1 Storm Drainage Study is necessary. \* Storm Drainage Report included

Applications Fees	Amount	Due
Application	\$1,500	After complete application received
Adams County Health	\$210 (public utilities -TCHD Level 2) \$360 (individual septic -TCHD Level 3)	After complete application received





**PROJECT NAME:** FOX I-76 SUBDIVISION

**APPLICANT**

Name(s): David D. Fox Phone #: 303-909-5131  
Address: P.O. Box 461  
City, State, Zip: Henderson, CO 80640  
2nd Phone #: N/A Email: foxconstruction2520@yahoo.com

**OWNER**

Name(s): David D. Fox & Nancy S. Fox Phone #: 303-909-5131  
Address: P.O. Box 461 (9821 Brighton Road)  
City, State, Zip: Henderson, CO 80640  
2nd Phone #: N/A Email: same

**TECHNICAL REPRESENTATIVE (Consultant, Engineer, Surveyor, Architect, etc.)**

Name: Dave Fox Phone #: 303-909-5131  
Address: P.O. Box 461  
City, State, Zip: Henderson, CO 80640  
2nd Phone #: N/A Email: foxconstruction2520@yahoo.com

## DESCRIPTION OF SITE

Address:	9821 & 9841 Brighton Road
City, State, Zip:	Henderson, CO 80640
Area (acres or square feet):	Total for all three parcels by new survey = 5.38 +/- acres
Tax Assessor Parcel Number	0172116000029, 0172116000038, 0172116000039
Existing Zoning:	Residential (R-3)
Existing Land Use:	Residential, with five worn out houses
Proposed Land Use:	Industrial

Have you attended a Conceptual Review? YES ☐ NO ☒

If yes, please list PRE#:

I hereby certify that I am making this application as owner of the above-described property or acting under the authority of the owner (attached authorization, if not owner). I am familiar with all pertinent requirements, procedures, and fees of the County. I understand that the Application Review Fee is non-refundable. All statements made on this form and additional application materials are true to the best of my knowledge and belief.

Name: \*

Date:

Owner's Printed Name

Name: \*

Owner's Signature

\* David D. Fox is the Applicant & authorized Agent for the owners, David D. Fox & Nancy S. Fox. Authorization of Agent, Reception # 2025000027216, is included with application,

1) REZONING (zoning map amendment) - additional information & supporting documents:

- \_\_\_\_\_ Rezoning application cover page
- \_\_\_\_\_ Development application form
- \_\_\_\_\_ Description of Site form
- \_\_\_\_\_ Authorization of Agent - Reception # 2025000027216

2) Written Narrative:

- \_\_\_\_\_ Fox I-76 Subdivision (2 page) Written Explanation, details the change request from the existing zone district from Residential (R-3) to Industrial Medium (I-2), and the future Industrial use.

3) Site Plan Showing Proposed Development:

- \_\_\_\_\_ The existing site improvements are shown on (page 2) of the Fox I-76 Subdivision Survey drawing "Existing Conditions Diagram"
- \_\_\_\_\_ There are NO proposed site Improvements by the owners (applicants) with either the Rezoning or the Final Plat application. They plan to Plat & Rezone to align with the Adams County FLUM, and then sell their property. The new property owner could submit applications later to request a Development Plan or Change in Use.

4) Proof of Ownership:

- \_\_\_\_\_ Title Commitment provided by Heritage Title Company, January 09, 2026.
- \_\_\_\_\_ Warranty Deed, Recorded in Adams County Colorado 09/04/2007,
- \_\_\_\_\_ Reception # 2007000084661

5) Proof of Water & Sewer:

- \_\_\_\_\_ South Adams County Water and Sanitation District provided an Initial Contact Letter. (this letter has replaced their traditional Can Serve Letter)
- \_\_\_\_\_ see email documents from SACWSD

6) Legal Description:

- \_\_\_\_\_ Provided for all three parcels; 9821 Brighton Rd (PIN: 0172116000029),  
0 Brighton Rd (PIN: 0172116000039) & 9841 Brighton Rd (PIN: 0172116000038)



7) Statement of Taxes Paid:

\_\_\_\_\_ Owner (applicant) had an in person meeting with County staff on Monday 01/12/2026.  
Applicant to provide 2024 Taxes - showing paid in full with application submittal.

\_\_\_\_\_ While applications are under review, applicant will follow the County Treasures Tax payment schedule for their 2025 taxes due in 2026.

    \*\* pay the First 1/2 of taxes due by February 28, 2026

    \*\* pay the Second 1/2 of taxes due by June 15, 2026

\_\_\_\_\_ Prior to PC or BoCC public hearings, applicant to provide a Certificate of Taxes Paid in full to meet County & State requirements.

    Please contact County Staff, Kevin Mills or Jen Rutter, for more information.

8) Trip Generation Letter:

\_\_\_\_\_ Trip Generation Letter provided by: Civ Trans Engineering, January 16, 2026.

9) Neighborhood Meeting Summary:

\_\_\_\_\_ Please see the email from Jen Rutter, stating that a Neighborhood Meeting would NOT be required for either our Rezoning or Subdivision applications.

10) Preliminary Drainage Analysis:

\_\_\_\_\_ Phase 1 Drainage Report provide by Katz LDE Engineering, January 12, 2026.

**Re: FOX I-76 Subdivision: Zoning Map Amendment & Final Plat**

**Existing Residential (R-3) Site:**

PIN: 0172116000029 (3.70 acres) with five residential structures built between 1949 - 1963.

0172116000038 (0.91 acres) vacant site with no improvements.

0172116000039 (0.72 acres) vacant site with no improvements.

The three existing parcels are currently recorded as 5.33 acres total, new survey measures 5.38 +/- acres.

**Summary of Owner's Previous Application:** (PLN2024-00005)

The Adams County Board of County Commissioners approved the owners previous application requesting to Amend the Comprehensive Plan - Future Land Use Designation from Mixed Use to Industrial Medium, for all three of owner's parcels (Resolution 2024-573).

Our intentions to combine and rezone the parcels should our Comprehensive Plan Amendment application be approved was disclosed in our Narrative, sent out in the Request for Comments, and provided in the CEDD - Staff Report presented at both the PC & BoCC public hearings, acknowledging that:

"If this Amendment is Approved, the applicants intend to combine all three parcels and rezone the properties to an industrial zone district in congruence with the surrounding area."

It was also previously noted by Staff, with the surrounding industrial use properties and the close proximity to the Interstate-76 transportation network, that this location was **Not Conducive** to the continued Residential use or for Residential redevelopment.

We are now submitting these applications to follow through in keeping our word with Adams County to combine and rezone our property to better align with the County's vision for the Future Land Use of this location, allowing for future industrial investment opportunities, development and growth, to better the community. This would most definitely help improve our health being able to sell & move away from the noise, continuous vehicle brake and exhaust fumes, and the dust from the gravel pits.

Thank you for your assistance with this application submittal process.

Sincerely,

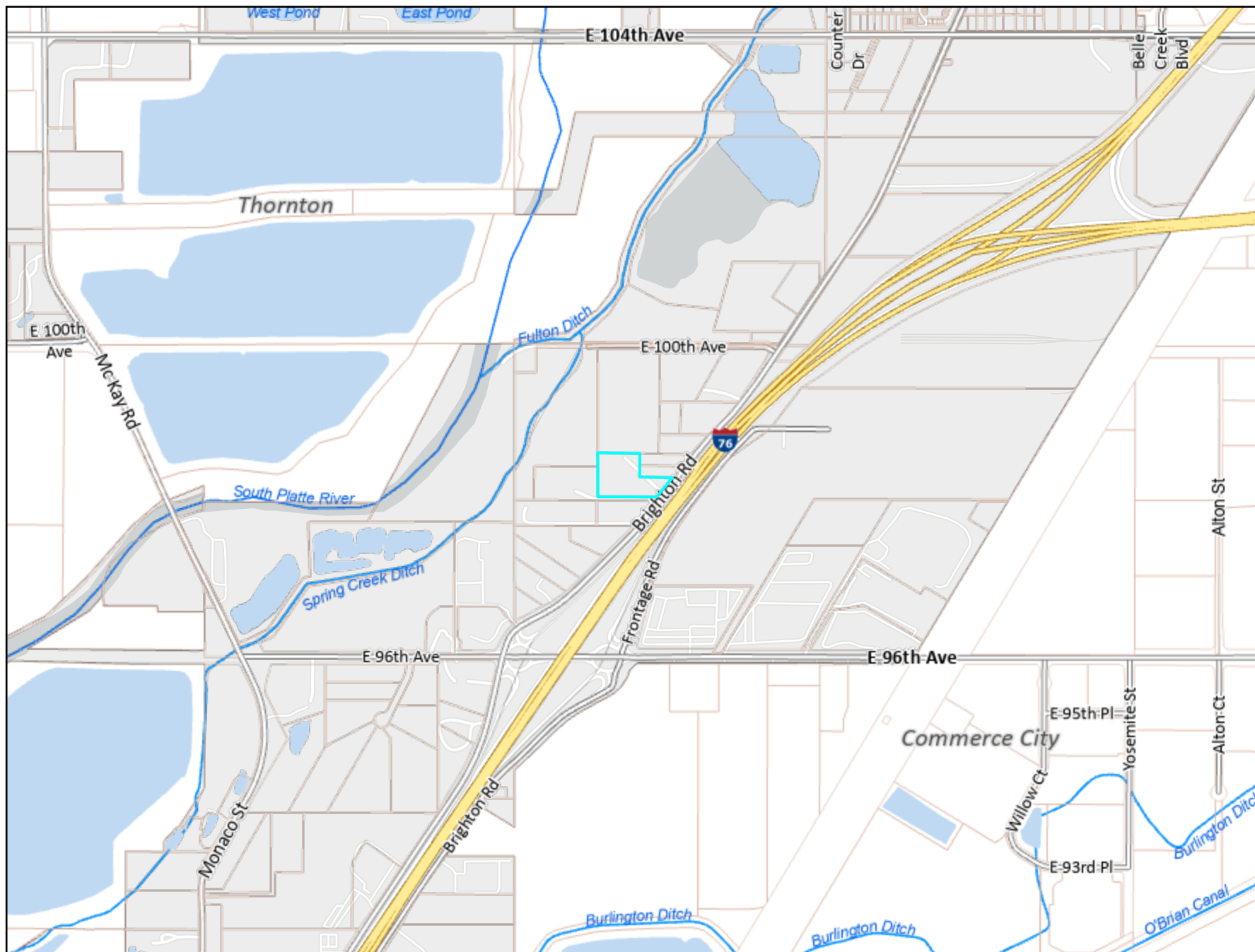


01/27/2026

David D. Fox

(Applicant & authorized Agent for both property owners)

David D. Fox & Nancy S. Fox



# Legend

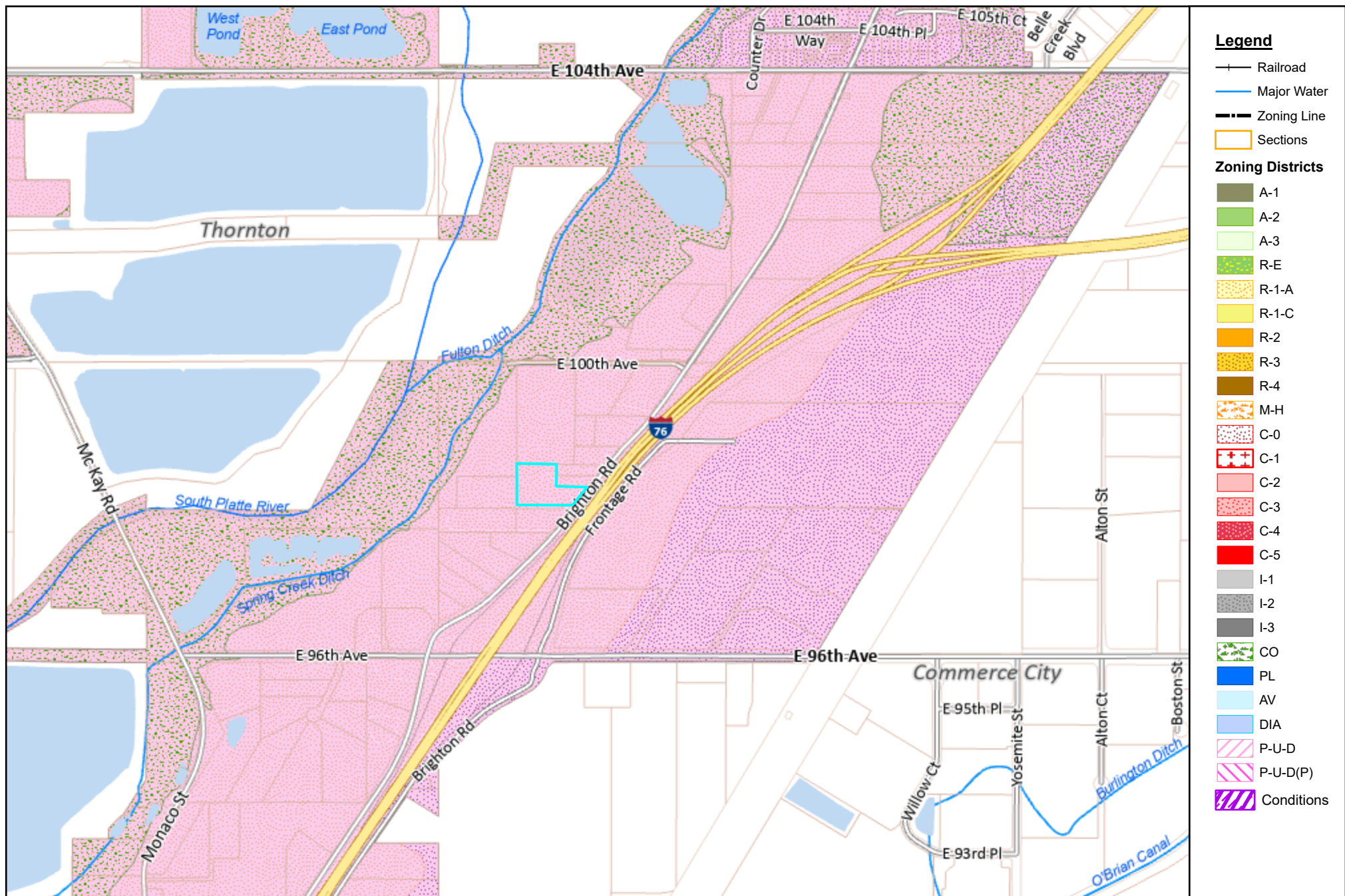
- Railroad
- Major Water
- Zoning Line
- Sections
- Zoning Districts**
  - A-1
  - A-2
  - A-3
  - R-E
  - R-1-A
  - R-1-C
  - R-2
  - R-3
  - R-4
  - M-H
  - C-0
  - C-1
  - C-2
  - C-3
  - C-4
  - C-5
  - I-1
  - I-2
  - I-3
  - CO
  - PL
  - AV
  - DIA
  - P-U-D
  - P-U-D(P)
  - Conditions

**Case Name** Fox I-76 Subdivision & Rezoning

**Case Number** PRC2026-00002







**Case Name** Fox I-76 Subdivision & Rezoning

**Case Number** PRC2026-00002



# FOX I-76 SUBDIVISION

Part of the Southwest 1/4 of Section 16,  
Township 2 South, Range 67 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 DAVID D. FOX AND NANCY S. FOX AS JOINT TENANTS, BEING THE OWNER'S OF THE LAND AS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 709.5 FEET EAST AND 933 FEET SOUTH OF THE NORTHWEST CORNER OF THE SOUTHWEST 1/4; THENCE EAST ON A LINE PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST 1/4, A DISTANCE OF 853.6 FEET TO THE INTERSECTION OF THE WESTERLY LINE OF HIGHWAY NO. 85; THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE OF HIGHWAY NO. 85, A DISTANCE OF 459.12 FEET TO A POINT; THENCE WEST AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 576 FEET; THENCE NORTH A DISTANCE OF 365.7 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION CONVEYED TO THE STATE DEPARTMENT OF HIGHWAYS BY INSTRUMENT RECORDED JULY 23, 1971 IN BOOK 1717 AT PAGE 497, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH PROPERTY LINE FROM WHICH POINT THE SOUTH 1/4 CORNER OF SAID SECTION 16 BEARS SOUTH 34°01' EAST, A DISTANCE OF 2062.5 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 5898.0 FEET, A DISTANCE OF 232.1 FEET (THE CHORD OF THIS ARC BEARS SOUTH 38°19'45" WEST, A DISTANCE OF 232.1 FEET); THENCE SOUTH 37°12' WEST, A DISTANCE OF 229.4 FEET TO THE SOUTH PROPERTY LINE; THENCE ALONG THE SOUTH PROPERTY LINE, SOUTH 89°49' EAST, A DISTANCE OF 79.8 FEET TO THE WESTERLY RIGHT OF WAY OF STATE HIGHWAY NO. 3; THENCE ALONG THE WESTERLY RIGHT OF WAY OF STATE HIGHWAY NO. 3, NORTH 37°16' EAST, A DISTANCE OF 458.4 FEET TO THE NORTH PROPERTY LINE; THENCE ALONG THE NORTH PROPERTY LINE, NORTH 89°49' WEST, A DISTANCE OF 74.7 FEET, MORE OR LESS TO THE TRUE POINT OF BEGINNING

AND;

EXCEPT A PARCEL OF LAND LYING IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1059.5 FEET EAST AND 933 FEET SOUTH OF THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 16; THENCE EAST ON A LINE PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST 1/4, 428.9 FEET TO THE INTERSECTION OF THE WESTERLY LINE OF HIGHWAY 85 (OR I-76); THENCE SOUTH- WEST 126.5 FEET ALONG THE WESTERLY LINE OF HIGHWAY 85 (OR I-76); THENCE WEST 352 FEET; THENCE NORTH 100 FEET TO THE POINT OF BEGINNING; COUNTY OF ADAMS, STATE OF COLORADO

AND;

EXCEPT A PARCEL OF LAND LYING IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1059.5 FEET EAST AND 1033 FEET SOUTH OF THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 16; THENCE EAST ON A LINE PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST 1/4, 352 FEET TO THE INTERSECTION OF THE WESTERLY LINE OF HIGHWAY 85 (OR I-76); THENCE SOUTH- WEST 126.5 FEET ALONG THE WESTERLY LINE OF HIGHWAY 85 (OR I-76); THENCE WEST 274.5 FEET; THENCE NORTH 100 FEET TO THE POINT OF BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO

TOGETHER WITH;

A PARCEL OF LAND LYING IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1059.5 FEET EAST AND 933 FEET SOUTH OF THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 16; THENCE EAST ON A LINE PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST 1/4, 428.9 FEET TO THE INTERSECTION OF THE WESTERLY LINE OF HIGHWAY 85 (OR I-76); THENCE SOUTH- WEST 126.5 FEET ALONG THE WESTERLY LINE OF HIGHWAY 85 (OR I-76); THENCE WEST 352 FEET; THENCE NORTH 100 FEET TO THE POINT OF BEGINNING; COUNTY OF ADAMS, STATE OF COLORADO

AND;

A PARCEL OF LAND LYING IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1059.5 FEET EAST AND 1033 FEET SOUTH OF THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 16; THENCE EAST ON A LINE PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST 1/4, 352 FEET TO THE INTERSECTION OF THE WESTERLY LINE OF HIGHWAY 85 (OR I-76); THENCE SOUTH- WESTERLY 126.5 FEET ALONG THE WESTERLY LINE OF HIGHWAY 85 (OR I-76); THENCE WEST 274.5 FEET; THENCE NORTH 100 FEET TO THE POINT OF BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO

THE ABOVE DESCRIPTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

A PARCEL OF LAND LOCATED IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 16; THENCE NORTH 89°56'53" EAST, COINCIDENT WITH THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 16, A DISTANCE OF 709.51 FEET; THENCE SOUTH 02°00" EAST, A DISTANCE OF 932.72 FEET TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN SAID DEED AND THE TRUE POINT OF BEGINNING; THENCE NORTH 89°56'53" EAST, PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 16, A DISTANCE OF 784.40 FEET TO THE WEST RIGHT-OF-WAY LINE OF INTERSTATE 76 AS DESCRIBED IN DEED RECORDED JULY 23, 1971 IN BOOK 1717 AT PAGE 497 IN THE RECORDS OF THE CLERK AND RECORDER FOR ADAMS COUNTY, COLORADO AND THE BEGINNING OF A NON-TANGENT CURVE, COINCIDE TO THE SOUTHEAST, HAVING A RADIUS OF 5898.00 FEET AND A CHORD WHICH BEARS SOUTH 38°19'31" WEST, A DISTANCE OF 232.74 FEET; THENCE SOUTHWESTERLY COINCIDENT WITH SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, A DISTANCE OF 232.75 FEET; THENCE SOUTH 36°26'03" WEST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 227.70 FEET TO THE SOUTH LINE OF THAT PARCEL OF LAND DESCRIBED IN SAID DEED; THENCE SOUTH 89°48'50" WEST, COINCIDENT WITH THE SOUTH LINE LINE OF SAID PARCEL, A DISTANCE OF 501.97 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE NORTH 00°27'00" WEST, COINCIDENT WITH THE WEST LINE OF SAID PARCEL, A DISTANCE OF 366.70 FEET TO THE TRUE POINT OF BEGINNING

SAID PARCEL CONTAINS 234,341 SQUARE FEET OR 5.38 ACRES, MORE OR LESS

## OWNERSHIP AND DEDICATION CERTIFICATE

HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF FOX I-76 SUBDIVISION. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO ADAMS COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN ADAMS COUNTY.

OWNERS: DAVID D. FOX AND NANCY S. FOX, AS JOINT TENANTS

DAVID D. FOX AS AUTHORIZED AGENT

ACKNOWLEDGEMENT

COLORADO

ADAMS COUNTY

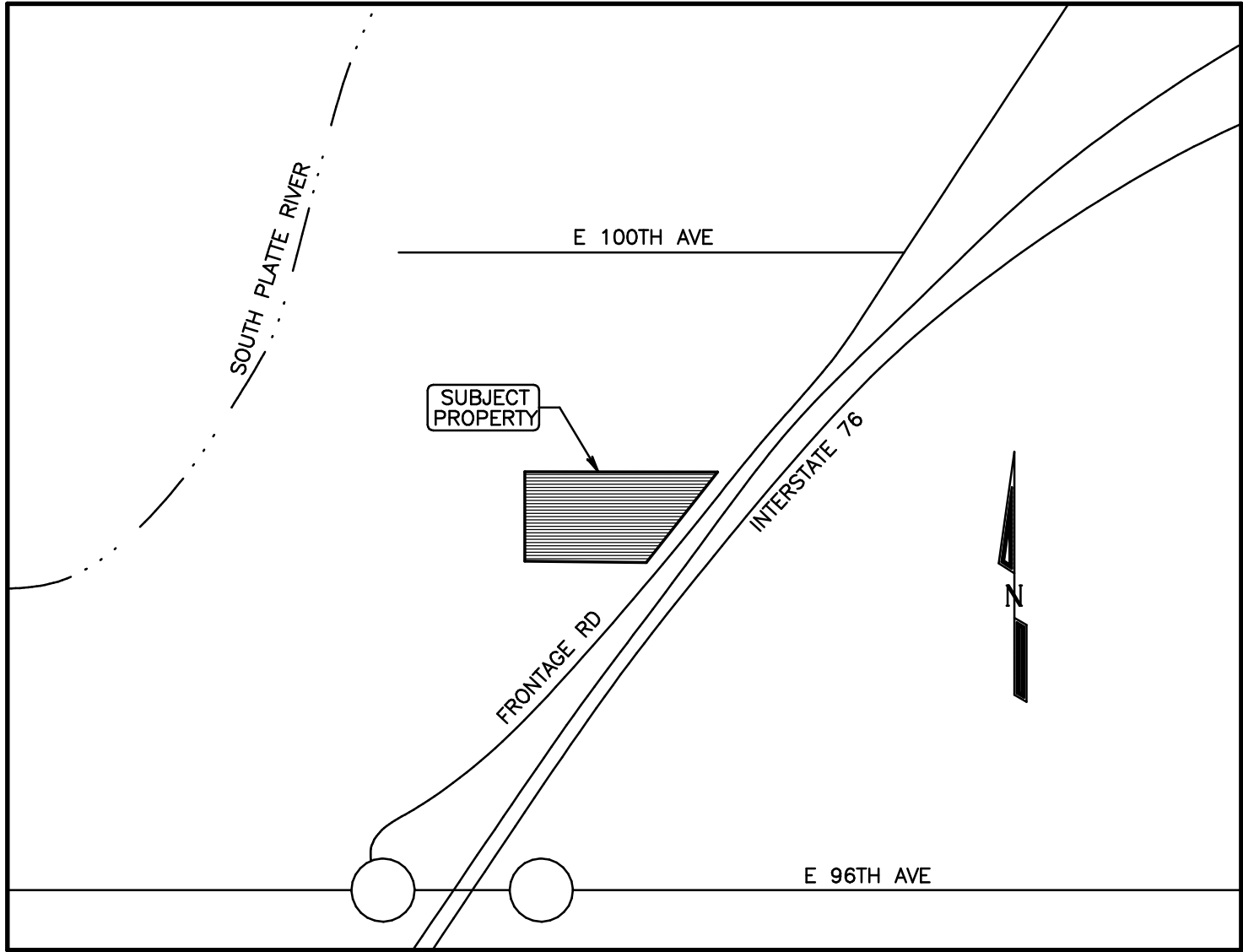
THE FOREGOING OWNERSHIP AND DEDICATION CERTIFICATE WAS ACKNOWLEDGED BEFORE ME BY: DAVID D. FOX AS AUTHORIZED AGENT FOR DAVID D. FOX AND NANCY S. FOX OWNERS, AS JOINT TENANTS

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

MY ADDRESS IS: \_\_\_\_\_



VICINITY MAP: 1" = 800'

## SURVEYOR'S STATEMENT

I, CURTIS D. HOOS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CURTIS D. HOOS, PLS 37971  
FOR AND ON BEHALF OF:  
AMERICAN WEST LAND SURVEYING CO.  
A COLORADO CORPORATION

DRAFT COPY FOR REVIEW ONLY

## PLANNING COMMISSION APPROVAL

REVIEWED BY THE ADAMS COUNTY PLANNING COMMISSION THIS \_\_\_\_\_

DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

CHAIR

## BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS THIS \_\_\_\_\_

DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

CHAIR

## ADAMS COUNTY ATTORNEY'S OFFICE

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

## EASEMENT STATEMENT

SIX-FOOT (6') WIDE UTILITY EASEMENTS ARE HEREBY DEDICATED ON PRIVATE PROPERTY ADJACENT TO THE FRONT LOT LINES OF EACH LOT IN THE SUBDIVISION. IN ADDITION, EIGHT-FOOT (8') WIDE DRY UTILITY EASEMENTS ARE HEREBY DEDICATED AROUND THE PERIMETER OF TRACTS, PARCELS AND/OR OPEN SPACE AREAS. 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 STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, 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.

## STORM DRAINAGE FACILITIES STATEMENT

THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS SHALL BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVISION DEVELOPMENT AGREEMENT. SHOULD THE OWNER FAIL TO MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COST WILL BE ASSESSED TO THE PROPERTY OWNERS.

## FLOODPLAIN NOTE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP DATED SEPTEMBER 28, 2018, MAP NO. 08001C0376J, THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X (AREAS OF MINIMAL FLOOD HAZARD).

## NOTES

1) BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M., IN ADAMS COUNTY, COLORADO IS ASSUMED TO BEAR NORTH 89°56'53" EAST AS MONUMENTED HEREON WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO.

2) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.

3) CERTIFICATION DEFINED: THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE PRACTICE OF LAND SURVEYING, CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.

4) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTIONS BASED UPON A 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.

5) AMERICAN WEST LAND SURVEYING CO. RELIED UPON TITLE COMMITMENT PROVIDED BY HERITAGE TITLE COMPANY DATED JANUARY 9, 2026, ORDER NO. 597-HS0855185-002 FOR INFORMATION REGARDING EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

6) DISTANCES ON THIS DRAWING ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.

## CLERK AND RECORDER'S CERTIFICATE

THIS SUBDIVISION PLAT AMENDMENT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, IN THE STATE OF COLORADO,

AT \_\_\_\_\_M. ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

BY: \_\_\_\_\_  
DEPUTY CLERK AND RECORDER      RECEPTION NUMBER

**American West**  
**Land Surveying Co.**  
A Colorado Corporation

PO Box 129, Brighton, CO 80601 \* P:303-659-1532 F:303-655-0575 \* amwestlls.com

SCALE 1" = 50'	DRAWN BY: CDH	CHECKED BY: MJH	DATE: JANUARY 14, 2025
REVISIONS:		FILE: Z:\T_S\T2S_R67W\S16\FOX MINOR SUB.prt	
JOB NO: 26-			

# EXISTING CONDITIONS DIAGRAM

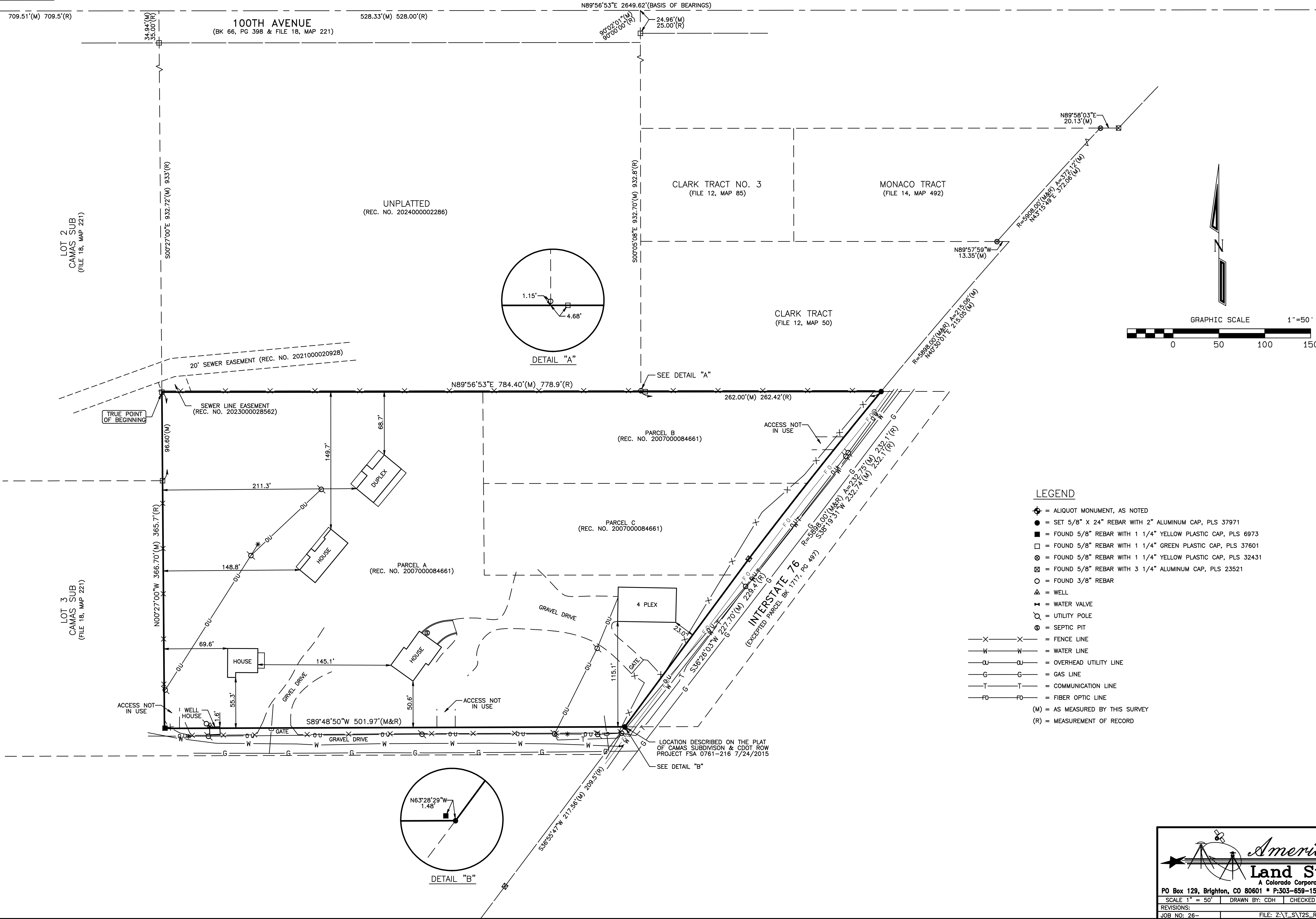
Part the Southwest 1/4 of Section 16,  
Township 2 South, Range 67 of the 6th P.M.,  
County of Adams, State of Colorado

CASE NO. PLT2026-XXXXX

Sheet 1 of 1

POINT OF COMMENCEMENT  
WEST 1/4 COR. SEC. 16, T 2 S,  
R 67 W, FOUND 3 1/4" ALUMINUM  
CAP, PLS 23524 IN CONCRETE  
DITCH EMBANKMENT

CENTER 1/4 COR. SEC. 16, T 2 S,  
R 67 W, FOUND 3 1/4" ALUMINUM  
CAP, PLS 23521 IN MONUMENT  
BOX AS WITNESS COR. LYING  
310.00 FEET EAST



## LEGEND

- ALLOTMENT MONUMENT, AS NOTED
- SET 5/8" X 24" REBAR WITH 2" ALUMINUM CAP, PLS 37971
- FOUND 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP, PLS 6973
- FOUND 5/8" REBAR WITH 1 1/4" GREEN PLASTIC CAP, PLS 37601
- FOUND 5/8" REBAR WITH 1 1/4" YELLOW PLASTIC CAP, PLS 32431
- FOUND 5/8" REBAR WITH 3 1/4" ALUMINUM CAP, PLS 23521
- FOUND 3/8" REBAR
- WELL
- WATER VALVE
- UTILITY POLE
- SEPTIC PIT
- FENCE LINE
- WATER LINE
- OVERHEAD UTILITY LINE
- GAS LINE
- COMMUNICATION LINE
- FIBER OPTIC LINE
- (M) = AS MEASURED BY THIS SURVEY
- (R) = MEASUREMENT OF RECORD



FOX I-76 SUBDIVISION

Part of the Southwest 1/4 of Section 16,  
Township 2 South, Range 67 of the 6th P.M.,  
County of Adams, State of Colorado

CASE NO. PLT2026-XXXX

Sheet 2 of 2

POINT OF COMMENCEMENT  
WEST 1/4 COR. SEC. 16, T 2 S,  
R 67 W, FOUND 3 1/4" ALUMINUM  
CAP, PLS 23524 IN CONCRETE  
DITCH EMBANKMENT

CENTER 1/4 COR. SEC. 16, T 2 S,  
R 67 W, FOUND 3 1/4" ALUMINUM  
CAP, PLS 23521 IN MONUMENT  
BOX AS WITNESS COR. LYING  
310.00 FEET EAST

