

Development Team Review Comments

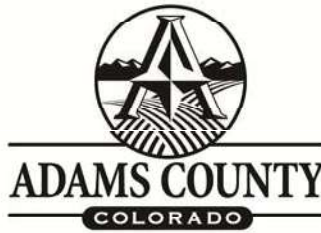
The following comments have been provided by reviewers of your land use application. At this time, a resubmittal of your application is required before this case is ready to be scheduled for public hearing.

To prepare your resubmittal, you will be expected to provide:

- A response to each comment with a description of the revisions and the page of the response on the site plan;
- Any revised plans or renderings; and
- A list identifying any additional changes made to the original submission other than those required by staff.

Resubmittal documents must be provided electronically through e-mail or a flash drive delivered to the One-Stop Customer Service Center. The following items will be expected by our One-Stop Customer Service Center:

- One digital copy of all new materials
 - All digital materials shall be in a single PDF document
 - The single PDF document shall be bookmarked
 - If a Subdivision Improvements Agreement, Legal Description, or Development Agreement is required, then an additional Microsoft Word version of these documents shall also be provided
 - Electronic copies can be emailed to epermitcenter@adcogov.org as a PDF attachment. If the files are too large to attach, the email should include an unlocked Microsoft OneDrive link. Alternatively, the resubmittal can be delivered to the One-Stop counter on a flash drive.



Re-submittal Form

Case Name/ Number: PLT2025-00027/ Seltzer Heights

Case Manager: Nick Eagleson

Re-submitted Items:

- Development Plan/ Site Plan
- Plat
- Parking/ Landscape Plan
- Engineering Documents
- Subdivision Improvements Agreement
- Other: _____

*** All re-submittals must have this cover sheet and a cover letter addressing review comments.**

Please note the re-submittal review period is 21 days.

The cover letter must include the following information:

- Restate each comment that requires a response
- Provide a response below the comment with a description of the revisions
- Identify any additional changes made to the original document

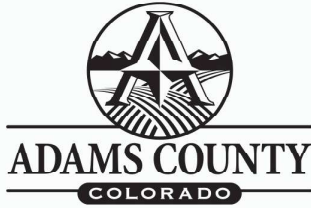
For County Use Only:

Date Accepted:

Staff (accepting intake):

Resubmittal Active: Addressing, Building Safety, Neighborhood Services,

Engineering, Environmental, Parks, Planner, ROW, SIA - Finance, SIA - Attorney



Community & Economic Development Department
4430 S. Adams County Pkwy.
1st Floor, Suite W2000B
Brighton, CO 80601
PHONE 720.523.6800
EMAIL epermitcenter@adcogov.org
adcogov.org

Development Review Team Comments

Date: 12/16/2025

Project Number: PLT2025-00027

Project Name: 6300 E 88th Minor Subdivision

Commenting Division: Plan Coordination 2nd Review

Name of Reviewer: Nick Eagleson

Date: 12/16/2025

Email:

Resubmittal Required

Commenting Division: ROW Review 2nd Review

Name of Reviewer: Thayeng Chang

Date: 12/16/2025

Email:

Resubmittal Required

ROW1: SHEET 1 - Keep title information from NOTE 10 in PLAT NOTES and revise as follows, "THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY R.W. BAYER & ASSOCIATES, INC. OF THE PROPERTY SHOWN AND DESCRIBED HEREIN TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL TITLE INFORMATION OF RECORD, R.W. BAYER & ASSOCIATES, INC. RELIED UPON TITLE COMMITMENT NO. (insert number), ISSUED BY (insert title company), HAVING AN EFFECTIVE DATE OF (Month Day, Year). **Response:** Revised title commitment note as indicated.

ROW2: SHEET 1 - Good news - Clerk and Recorder signature block and RN line is no longer needed.

Response: Removed clerk and recorder certificate.

ROW3: SHEET 3 - Keep the "ACCESS & DRAINAGE EASEMENT DEDICATED BY THIS PLAT" labels.

Response: Acknowledged.

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

Commenting Division: Planner Review 2nd Review

Name of Reviewer: Nick Eagleson

Date: 12/09/2025

Email:

Complete

Commenting Division: Attorney Review 2nd Review

Name of Reviewer: Sally Daggett

Date: 12/02/2025

Email:

Resubmittal Required

Commenting Division: Attorney Review 2nd Review

Name of Reviewer: Sally Daggett

Date: 12/02/2025

Email:

Comment

1. ROW to review the plat for compliance with County requirements. **Response:** Acknowledged.
2. Is an SIA being reviewed at this time? Cover sheet says yes, but I don't think I've seen one.

Response: Per email from Nick Eagleson on 1/5/26, an SIA/Development Agreement will not be required with this plat and this comment can be ignored.

Commenting Division: Development Engineering Review 2nd Review

Name of Reviewer: Laurie Clark

Date: 12/01/2025

Email:

Resubmittal Required

ENG1: The Minor Subdivision cannot go to the Board of County Commissioners until engineering documents are approved under EGR2023-00051. There has been no activity on the EGR case since January of 2024.

Response: Engineering documents were resubmitted in December 2025. Review was received and a resubmittal has been made for final approval.

Commenting Division: Environmental Analyst Review 2nd Review

Name of Reviewer: Megan Grant

Date: 11/25/2025

Email:

Complete

Applicant has provided responses for EV comments. No additional ENV comments.

Response: Acknowledged.

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

FADEN SUBDIVISION AMENDMENT NO. 1

A SUBDIVISION OF PART OF LOTS 1 AND 2, BLOCK 1, FADEN SUBDIVISION, AND PART OF THE NORTH 7 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 67, BEING A PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

CASE NO. PLI2025-0002Z

SHEET 1 OF 3 - COVER

OWNERSHIP AND DEDICATION CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT PERFF 88 LLC, A COLORADO LIMITED LIABILITY COMPANY AND 76 & 88 LLC, A COLORADO LIMITED LIABILITY COMPANY BEING THE SOLE OWNERS OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PARCEL A:
LOT 1, BLOCK 1, FADEN SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.
PARCEL B:
LOT 2, BLOCK 1, FADEN SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.
PARCEL C:
LOT 2, BLOCK 1, FADEN SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

THE NORTH 7 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO.

NOW BEING DESCRIBED AS FOLLOWS:

A PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SOUTHWEST CORNER THEREOF BEARS S89°57'30"E BETWEEN THE MONUMENTS SHOWN COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4, FROM WHICH THE SOUTHWEST CORNER THEREOF BEARS S89°57'30"E BETWEEN THE MONUMENTS SHOWN HEREON, THIS LINE BEING THE BASIS OF BEARINGS; THENCE N00°04'47"E ALONG THE WEST LINE OF PARCEL DESCRIBED AT RECEPTION NO. 2010000052407; 279.28 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF EAST 86TH AVENUE, SAID POINT BEING THE NEAREST CORNER OF A PARCEL DESCRIBED IN BOOK 1349 AT PAGE 466; THENCE N89°00'00"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 79.63 FEET TO A POINT DISTANT 325.00 FEET FROM THE POINT OF BEGINNING; THENCE S05°13'30"W ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 336.84 FEET TO THE NORTHEAST CORNER OF LOT 1, INTERSTATE INDUSTRIAL PARK, SAID POINT BEING DISTANT 325.00 FEET FROM THE SOUTH LINE OF SAID SOUTH 1/4 AS MEASURED AT RIGHT ANGLES; THENCE N89°57'30"W ALONG THE NORTH LINE OF SAID LOT 1 EXTENDED WEST, SAID LINE BEING PARALLEL WITH AND 325.00 FEET DISTANT FROM THE SOUTH LINE OF SAID SOUTHWEST 1/4, 759.23 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING TWO COURSES:

- 1) THENCE N55°00'00"E, 405.12 FEET TO A POINT OF TANGENT CURVATURE;
- 2) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 616.30 FEET, THROUGH A CENTRAL ANGLE OF 44°46'03", AN ARC DISTANCE OF 481.84 FEET, THE CHORD OF SAID CURVE BEARS N77°23'01"E, 469.38 FEET, TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE 76;
- 3) THENCE S05°13'30"W ALONG SAID WESTERLY RIGHT OF WAY LINE, 336.84 FEET TO THE NORTHEAST CORNER OF LOT 1, INTERSTATE INDUSTRIAL PARK, SAID POINT BEING DISTANT 325.00 FEET FROM THE SOUTH LINE OF SAID SOUTH 1/4 AS MEASURED AT RIGHT ANGLES; THENCE N89°57'30"W ALONG THE NORTH LINE OF SAID LOT 1 EXTENDED WEST, SAID LINE BEING PARALLEL WITH AND 325.00 FEET DISTANT FROM THE SOUTH LINE OF SAID SOUTHWEST 1/4, 759.23 FEET TO THE POINT OF BEGINNING.

HAVE 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 FADEN SUBDIVISION AMENDMENT NO. 1, AND 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 AND OUTCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN ADAMS COUNTY.

EXECUTED THIS _____ DAY OF _____, 20____
PERFF 88 LLC, A COLORADO LIMITED LIABILITY COMPANY, AND
76 & 88 LLC, A COLORADO LIMITED LIABILITY COMPANY

FRED J. ORR AS
MANAGING MEMBER, PERFF 88 LLC, A COLORADO LIMITED LIABILITY COMPANY AND
MANAGER, 76 & 88 LLC, A COLORADO LIMITED LIABILITY COMPANY

ACKNOWLEDGEMENT:

STATE OF COLORADO)
COUNTY OF ADAMS)

THE FOREGOING OWNERSHIP AND DEDICATION CERTIFICATE WAS ACKNOWLEDGED BY ME
THIS _____ DAY OF _____, 20____ BY FRED J. ORR, MANAGING MEMBER,
PERFF 88 LLC, A COLORADO LIMITED LIABILITY COMPANY, AND MANAGER, 76 AND 88 LLC, A
COLORADO LIMITED LIABILITY COMPANY

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____
MY ADDRESS IS: _____

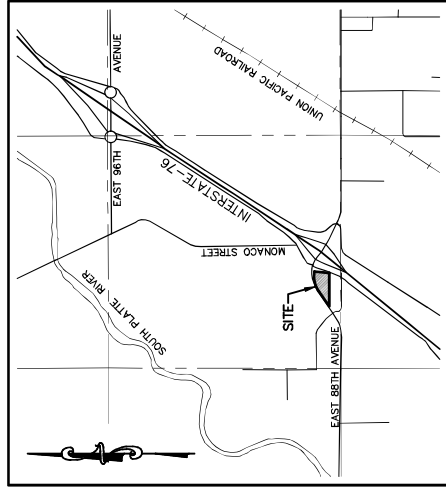
PREPARED BY:

R.W. BAYER & ASSOCIATES, INC.
7/22/25 FIRST SUBMITTAL ROW COMMENTS
WESTMINSTER, COLORADO 80234
PH: 303.452-4433
FAX: 303.452-4433
CAD FILE: 2023/22033.DWG

DATE PREPARED: JUNE 6, 2022
REVISED: DECEMBER 16, 2025

REVISIONS:

4/29/25 NEW EASEMENTS AND LAYOUT
7/22/25 FIRST SUBMITTAL ROW COMMENTS
12/16/25 SECOND SUBMITTAL COMMENTS



VICINITY MAP

SCALE: 1" = 2000'

PLAT NOTES

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

2. THE LINEAL UNIT USED AND SHOWN HEREON IS U.S. SURVEY FOOT AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS. THE BEARINGS AND DISTANCES SHOWN HEREON ARE AS MEASURED UNLESS OTHERWISE NOTED.

3. ALL NOTES, DEDICATIONS AND PLAT RESTRICTIONS, AS SHOWN ON THE PLAT OF FADEN SUBDIVISION RECORDED AT RECEPTION NO. 803857 IN THE RECORDS OF ADAMS COUNTY, COLORADO SHALL APPLY UNLESS SPECIFICALLY AMENDED AND SUPERSEDED HEREBY.

4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY R.W. BAYER & ASSOCIATES, INC. OF THE PROPERTY SHOWN AND DESCRIBED HEREIN. NO DEDICATION OF PUBLIC EASEMENTS OF RECORD OR UNRECORDED EASEMENTS OR EASEMENTS OF RECORD COMMITMENT NO. RND70867390, ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, HAVING AN EFFECTIVE DATE OF APRIL 22, 2025 AT 5:00 P.M.

5. THIS PARCEL OF LAND LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN) AS DELINEATED IN THE FEMA FLOOD INSURANCE RATE MAP, MAP NO. 08001C0606E EFFECTIVE MARCH 5, 2007.

6. BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MONUMENTED ON THE WEST END BY A 2" ALUMINUM CAP, PLS 23519 AND ON THE EAST END BY A 3-1/4" ALUMINUM CAP, PLS 35318, IS ASSUMED TO BEAR N89°57'30"W. ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

PLAT NOTES: (CONTINUED)

7. THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS 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, DEVELOPMENT PREVENTION DEVICES, AND UNDESIRABLE MODIFIED BY SUBSIDIES, DEVELOPMENT PREVENTION DEVICES, THE OWNER HAS NO OBLIGATION 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 COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.

8. 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 GRANTEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEE(S), INCLUDING, WITHOUT LIMITATION, VEGETATION.

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

SURVEYOR'S CERTIFICATE:

I, RAYMOND W. BAYER, A REGISTERED 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. I FURTHER CERTIFY THAT THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING, AND THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON.

RAYMOND W. BAYER
REG. P.L.S. NO. 6973

PLANNING COMMISSION APPROVAL:

REVIEWED BY THE ADAMS COUNTY PLANNING COMMISSION
THIS _____ DAY OF _____, 20____

CHAIR

BOARD OF COUNTY COMMISSIONERS APPROVAL:
APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS
THIS _____ DAY OF _____, 20____

CHAIR

ADAMS COUNTY ATTORNEY'S OFFICE

APPROVED AS TO FORM

FADEN SUBDIVISION AMENDMENT NO. 1

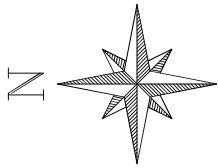
A SUBDIVISION OF PART OF LOTS 1 AND 2, BLOCK 1, FADEN SUBDIVISION, AND PART OF THE NORTH 7 FEET OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 67, BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

CASE NO. PLI2025-0002Z

SHEET 2 OF 3 - EXISTING CONDITIONS

LEGEND

- ◆ FOUND ALIQUOT MONUMENT AS DESCRIBED
- FOUND 5/8" REBAR & CAP - PLS 9010
- ▲ FOUND 5/8" REBAR & CAP - PLS 16112
- SET 5/8" REBAR & CAP - PLS 8973



SCALE: 1" = 50'

PREPARED BY:
 R.W. BAYER & ASSOCIATES, INC.
 1000 SOUTH WASHINGTON STREET
 WESTMINSTER, COLORADO 80234
 (303) 452-4433
 RWB@RWBA.COM
 CAD FILE: Z2025/2203.DWG
 DATE PREPARED: JUNE 6, 2022
 REVISED: DECEMBER 16, 2025

