



Planning and Zoning Commission

Monday, November 27, 2023 at 6:00 pm

PLEASE SILENCE ALL CELL PHONES AND ELECTRONIC DEVICES.

THANK YOU

1. Meeting Information

207 Muegge Way, Bennett, CO 80102

For a live stream of the meeting use the information below:

<https://us02web.zoom.us/j/88573656397?pwd=V3d4Z2RHQUEza0F2RDZreFFSNTFSQT09>

Meeting ID: 885 7365 6397

Passcode: 643830

2. Call to Order

Chair

a. Roll Call

3. Approval of Agenda

Chair

Public Comments on Items Not on the Agenda

The Planning and Zoning Commission welcomes you. Thank you for joining us for our Town of Bennett Planning and Zoning Meeting. If you are not speaking, we ask that you please mute your microphone. For public comment please sign up on the provided sheet or in the chat box. If you are on the phone, once we get through the sign-up sheet and chat box we will call for any other comments for items not on the agenda.

Your comments will be limited to three (3) minutes. The Commission may not respond to your comments this evening, rather they may take your comments and suggestions under advisement and provide direction to the appropriate member of Town staff for follow-up. Thank you.

Regular Business

4. Public Hearing

- a. Case No. PZ 2023-0026 Bennett Crossing Filing No. 1 First Amendment Minor Subdivision Plat

Steven Hoese, Planning Manager

Attachments:

- **Public Hearing Script** (0_-_Public_Hearing_Script.PC.pdf)
- **Staff Report Case No. PZ 2023-0026 Bennett Crossing Filing No. 1 First Amendment Minor Subdivision Plat** (0-Staff_Report_P_Z_Bennett_Crossing_F1_L11_Replat_ew.pdf)
- **PowerPoint Presentation** (1-PP_PZ_BennettCrossing_Filing1_First_Amendment_Minor_Plat_for_Lot_11.pdf)
- **Applicant's Letter of Intent** (2-Letter_of_Intent.pdf)
- **Bennett Crossing Filing No. 1, First Amendment** (3-Bennett_Crossing_Filing_No.1__First_Amendment.pdf)
- **Original Bennett Crossing Filing No. 1, Recorded Final Plat** (4-Recorded_Final_Plat_-_Bennett_Crossing_Filing_No._1.pdf)
- **Planning and Zoning Commission Resolution No. 2023-06** (5-Draft_Planning_and_Zoning_Commission_Resolution_2023-06.pdf)
- **Suggested Motion** (6_-_suggested_motion.pdf)

5. Town Development Updates

Steve Hebert, Planning Manager

Click the link below to view the Town of Bennett Development Project Status.

<https://townofbennett.maps.arcgis.com/apps/MapSeries/index.html?appid=9e22f218b02b49a9aba89ff24f7d2ca0>

6. Commissioner Comments/Reports

7. Adjournment

Contact: Savannah Vickery (svickery@bennett.co.us 1 303 644 3249 x1032) | Agenda published on 11/21/2023 at 2:34 PM

**QUASI-JUDICIAL PUBLIC HEARING SCRIPT
(PLANNING COMMISSION)**

CHAIR: I will now open the public hearing on the following application: An application for Case No. PZ2023-0026 **Minor Subdivision plat for Block 1 Lot 11 of Bennett Crossing Filing 1 commercial subdivision.**

The purpose of the hearing is to provide a public forum for all interested parties who wish to comment on an application before the Commission. If you wish to speak please write your name and address on the sign-up sheet or in the chat box and you will be called on.

The Procedure for the public hearing will be as follows:

FIRST, there will be a presentation by the Town staff.

NEXT, we will have a presentation by the applicant.

After these two presentations we will allow people who signed up to speak for up to 3 minutes each. Please **DO NOT REPEAT** points made by others. It is fine to say, "I agree with the previous speaker's comments". Please direct your comments to the Commission, not the applicant or Town staff.

After receiving public comments, we will allow the applicant an opportunity to respond.

NEXT, the Planning Commission members may ask questions of anyone who testified.

I will then close the public hearing and no further testimony or other evidence will be received. The Planning Commission will discuss the matter and may take some kind of action.

Public hearings are recorded for the public record. All testimony must be presented, after you give your full name and address.

CHAIR: Do we have proper notification?

[Secretary to confirm on record notice has been provided]

Do any Commission members have any disclosures?

[Commissioners to disclose conflicts of interests, ex parte contacts, etc]

Town staff, please introduce the applicant and provide your staff report.

[Staff presentation]

Will the applicant or the applicant's representative present the application?

[Applicant presentation]

Do any of the Commissioners have questions of the applicant or Town staff?

[Question and Answer]

CHAIR: I will now open the public comment portion of the public hearing. For those wishing to speak, please clearly state your name and address for the record. **Page 3**

Has anyone signed up to speak at this public hearing?

[If more than one person has signed in, call them in order.]

Is there any interested party in the audience that has not signed up but who wishes to speak regarding the application?

[Additional public comment]

If there is no more public comment, I will now close the public comment portion of the public hearing.

CHAIR: Does the applicant wish to respond to any of the comments?

[Opportunity for applicant to provide any rebuttal evidence]

CHAIR: Before we turn to Commissioner questions and deliberation, I want to state that the documents included within the record for this public hearing include all application materials submitted by the applicant; all materials included in the Planning Commission packets; any PowerPoint or other presentations given tonight; all written referral and public comments received regarding the application; the public comment sign-up sheet; the public posting log and photographs of the notice, and the Town's subdivision and zoning ordinances and other applicable regulations. Does anyone have any objection to inclusion of these items in the record?

CHAIR: I will now close the public hearing and the Planning Commission members will deliberate on the evidence presented. During deliberations, Commission members may ask questions of Town staff, but no further public comment or other testimony or evidence will be received.

Who would like to begin?

Who is next?

Any other questions or comments

[If anyone believes the applicable criteria have not been met, then please explain why so we have those reasons for the record.]

CHAIR: We have a draft Resolution in front of us and I would entertain a motion.

We have a motion on the floor by Commissioner _____ and a second by Commissioner _____ to approve Planning and Zoning Commission Resolution No. 2023-06.

May we have a Roll-Call vote?

Motion carries/fails.

STAFF REPORT



welcome neighbors.

TO: Members of the Planning and Zoning Commission
FROM: Steven Hoese, Planning Manager
DATE: November 28, 2023
SUBJECT: Case No. PZ 2023-0026 – Bennett Crossing Filing No. 1 First Amendment Minor Subdivision Plat

Applicant/Representative(s): Gayeski Capital Equities, LLC / Michelle Gayeski, Michael Cleary

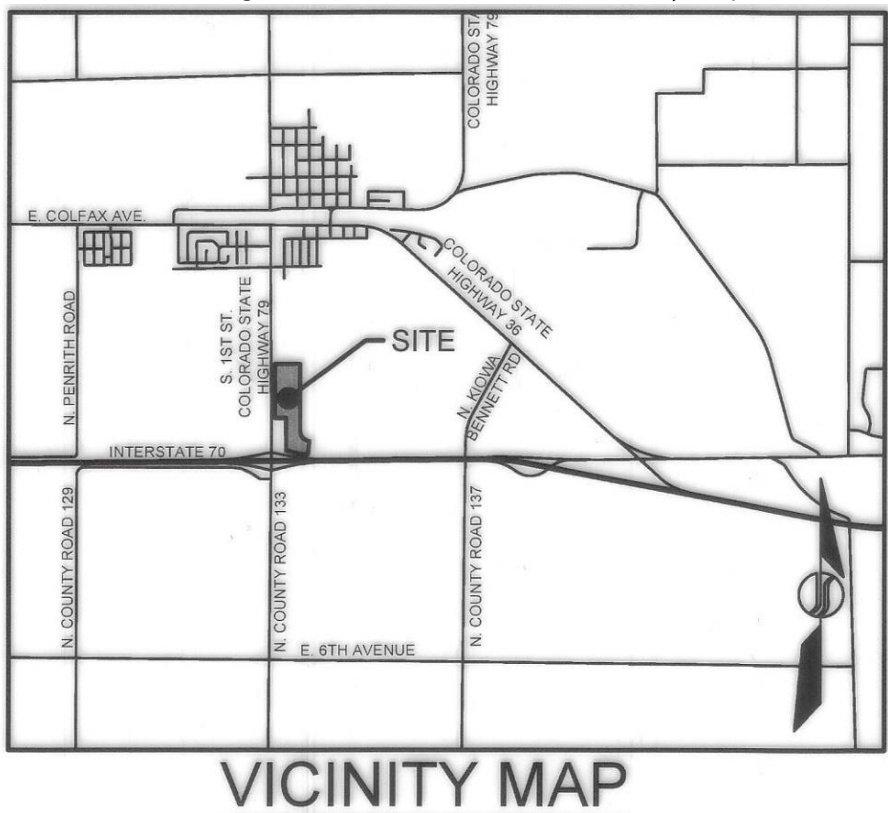
Location: Bennett Crossing, East of CO Highway 79/S. 1st St, North of Market Place Dr. and South of Pearl Street.

Purpose: Divide Lot 11 into Lot 11A and Lot 11B.

Background

The applicant is proposing an amendment to the Bennett Crossing Filing No.1 Final Plat to divide Lot 11 and create an additional buildable lot. Per Section 16-2-340 of the Bennett Municipal Code, this is not a boundary line adjustment because it creates an additional lot. This shall be considered a minor subdivision and must be reviewed by the Planning and Zoning Commission and the Board of Trustees.

The Bennett Crossing subdivision is shown in the vicinity map below:



VICINITY MAP

Existing Lot layout

Bennett Crossing Filing 1 Lot 11 is highlighted below:



Proposed Amendment to Filing No. 1

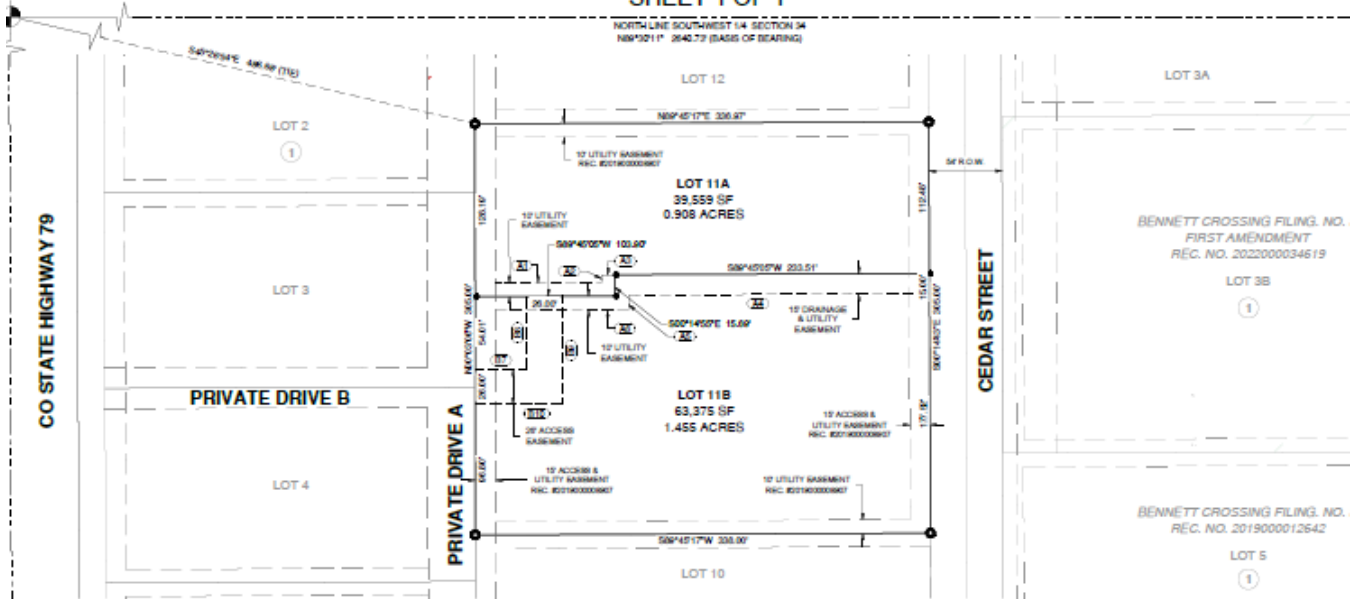
The proposed lot configuration of Bennett Crossing Filing No. 1 First Amendment at 1087 Cedar Street is shown below. Lot 11 is to be divided into Lot 11A and lot 11B. A full size version of the plat document is attached.

BENNETT CROSSING FILING NO. 1, FIRST AMENDMENT

MINOR SUBDIVISION PLAT

PORTION OF THE WEST HALF OF SECTION 34, T3S, R63W, 6TH P.M.,
TOWN OF BENNETT, COUNTY OF ADAMS, STATE OF COLORADO
A RESUBDIVISION OF LOT 11

TO BE KNOWN AS
LOT 11A AND 11B
SHEET 1 OF 1



Staff Analysis and Findings

Per Sec. 16-4-350, minor subdivision review process, the processing and review of a minor subdivision consists of three (3) primary steps, as follows:

- (1) The submittal and review of a final plat in accordance with this Article. Sec.16-4-380
- (2) A public hearing for the final plat before the Planning and Zoning Commission.
- (3) A public hearing for the final plat before the Board of Trustees.

Per Sec. 16-4-380 (2) the Town shall use the following criteria to evaluate the applicant's final plat application:

a. The final plat incorporates recommended changes, modifications and conditions attached to the sketch plan unless otherwise approved by the Planning Commission. The minor plat incorporates the changes and easements identified in the review process.

b. All applicable technical standards in accordance with this chapter and adopted town documents have been met.

The subdivision of Lot 11 and the specific layout as proposed is necessary to provide a location for the Intermountain Health Facility.

Staff finds the minor plat is in compliance with the subdivision regulations in Chapter 16, Article IV of the Bennett Municipal Code.

Staff also finds the plat has been processed according to Sec.16-4-350 and meets the approval criteria in Sec. 16-4-380.

Referral Agency Review and Comments

The proposed Bennett Crossing Filing 1, First Amendment Minor Subdivision Plat was sent to several referral agencies for comment, including:

1. Town Planning
2. Town Engineer
3. Town Traffic Engineer
4. Town Attorney
5. Bennett-Watkins Fire Rescue (BWFR)
6. CORE Electric Cooperative
7. Colorado Natural Gas (CNG)

Agencies that had comments or recommendations are reflected on the minor plat document. General cleanup of the document will include all agency comments and will be completed before recording.

Public Comment

Notice of the November 27, 2023 Planning and Zoning Commission hearing and the November 28, 2023 Board of Trustees hearing was published in the Eastern Colorado News, posted on the subject property and sent to all property owners within 300 feet of the property.

Staff Recommendation

Staff recommends the Board of Trustees adopt Resolution No. 990-23, approving Bennett Crossing Filing 1, First Amendment Minor Subdivision Plat, with the following condition:

1. Before recording the plat, the applicant shall make minor modifications as directed by Town Staff, Town Engineer and Town Attorney.

Attachments

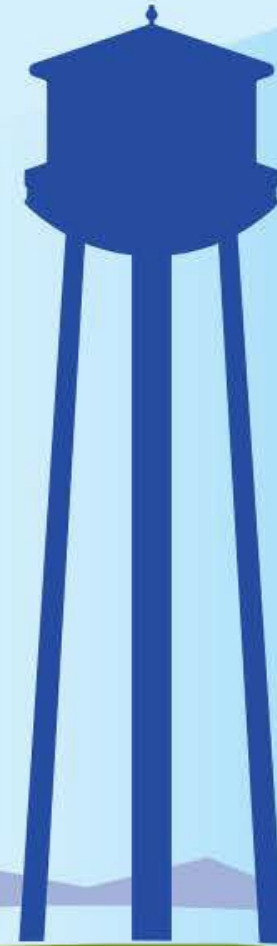
1. Staff PowerPoint Presentation
2. Applicant's Letter of Intent
3. Bennett Crossing Filing No. 1, First Amendment
4. Original Bennett Crossing Filing No. 1 Recorded Final Plat
5. Planning and Zoning Commission Resolution No. 2023-06

Case No. PZ 2023-0026 Bennett Crossing Filing 1 First Amendment Minor Subdivision Plat

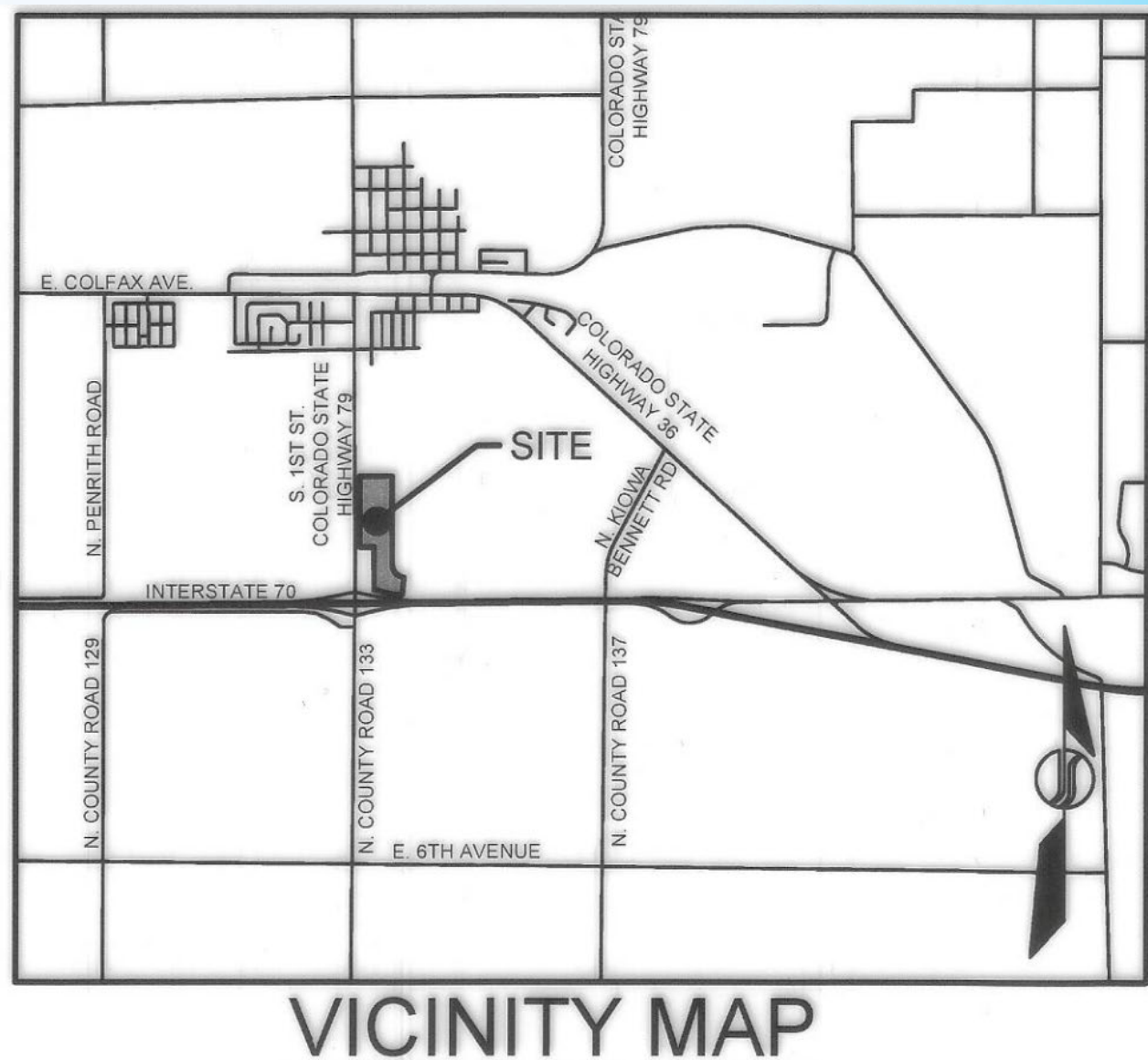
Town of Bennett
Planning and Zoning Commission

November 27, 2023

Steven Hoese, Planning Manager



Bennett Crossing Filing 1 Lot 11 Vicinity Map



Proposed Amendment to the Bennett Crossing Filing 1

- The owner is seeking to redefine the lot boundary across the area currently defined as Lot 11 in Bennett Crossing Filing No. 1 located at 1087 Cedar Street southwest of the corner of Cedar and Pearl Streets.
- The proposed lot configuration is to divide Lot 11 into Lot 11A and 11B.
- Because the amended plat creates an additional lot, the plat must be reviewed by both the Planning and Zoning Commission and the Board of Trustees.

Review Criteria and Staff Findings

- Per Sec, 16-4-350, a minor subdivision review follows the 16-4-380 final plat process.
- The minor plat incorporates the recommended changes, modifications and conditions as identified in the review process.
- All applicable technical standards in accordance with Chapter 16 and adopted Town documents have been met.
- The subdivision of Lot 11 and the specific layout of the new lot line is necessary to provide a location for the Intermountain Health facility.

Staff Recommendation

Staff recommends the Planning and Zoning Commission adopt Resolution No. 2023-06, approving Bennett Crossing Filing 1, First Amendment Minor Subdivision Plat with the following condition:

1. Before recording the final plat, the applicant shall make minor modifications as directed by Town Staff, Town Engineer and Town Attorney.

September 22, 2023

Town of Bennett, Planning Department

207 Muegge Way

Bennett, CO 80102

Attention: Steve Hebert, AICP



Re: Bennett Crossing Filing No. 1, Lot 11
Minor Subdivision Application

Dear Steve,

On behalf of Gayeski Capital Equities LLC (Owner), our team has prepared the following documents in accordance with the Town's Minor Subdivision Application guidelines for revisions to lot boundaries as Lot 11 of Bennett Crossing, Filing No. 3 of the Subdivision Plat:

1. Cost Reimbursement Agreement
2. Funds Deposit Agreement
3. This Cover Letter
4. Minor Subdivision Plat
5. Technical Studies in the form of a Conformance Letter

To specifically address the specific needs of interested development partners, the Owner is seeking to redefine the lot boundaries across the area currently defined as Lots 11 in Bennett Crossing Filing No. 1, located at the southeast corner of Cedar and Pearl Streets. The attached documents outline the scope of the proposed revisions and include supporting documentation demonstrating the development's continued compliance with Town requirements and the Bennett Crossing Master Development Plan(s).

I trust that the attached information is sufficient to initiate Town and Referral Agency reviews. Should you require additional information or have questions as you begin processing this application, please don't hesitate to contact me directly at (720) 206-6931 or via email at CPerdue@ssdeng.com or Michael Cleary at mcleary@ssdeng.com.

Thank you, our team looks forward to working with Town Staff to make this project a benefit for the Owner, the development, and the Town.

Sincerely,

Strategic Site Designs, LLC

A handwritten signature in blue ink, appearing to be "CP", is written over the printed name of Christopher L. Perdue.

Christopher L. Perdue, P.E., M.B.A.

Owner

Enclosures: Refer to List in Body of Letter

BENNETT CROSSING FILING NO. 1, FIRST AMENDMENT

MINOR SUBDIVISION PLAT

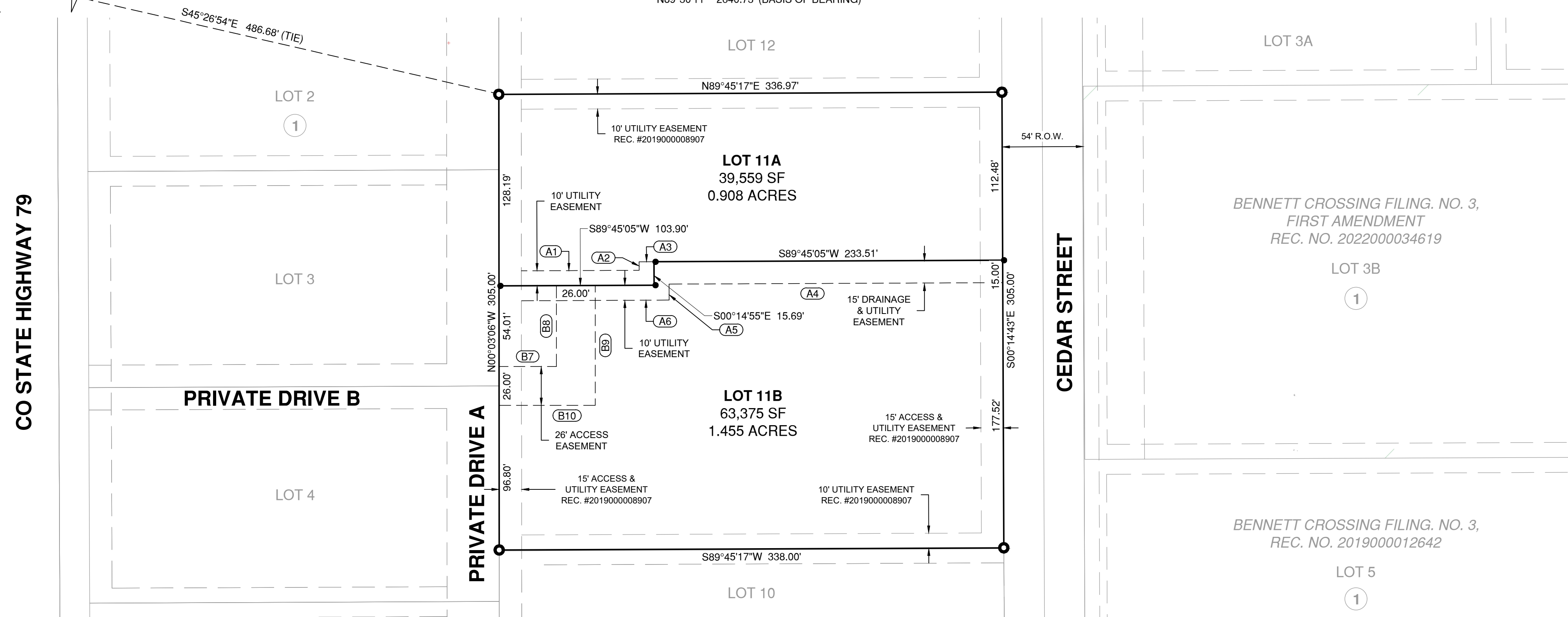
PORTION OF THE WEST HALF OF SECTION 34, T3S, R63W, 6TH P.M.,
TOWN OF BENNETT, COUNTY OF ADAMS, STATE OF COLORADO
A RESUBDIVISION OF LOT 11

TO BE KNOWN AS
LOT 11A AND 11B
SHEET 1 OF 1

WEST 1/4 CORNER
SECTION 34-T3S-R63W
2" ALUM. CAP
STAMPED "LS 26715 1990"

NORTH LINE SOUTHWEST 1/4 SECTION 34
N89°30'11" 2640.73' (BASIS OF BEARING)

CENTER CORNER
SECTION 34-T3S-R63W
2" ALUM. CAP
STAMPED "LS 23519 1994"



PROPOSED EASEMENT LINE TABLE

LINE #	LENGTH	BEARING
A1	78.86	S89°45'05"W
A2	5.89	S00°14'55"E
A3	10.00	S89°45'05"W
A4	223.51	S89°45'05"W
A5	10.69	S00°14'55"E
A6	98.93	S89°43'32"W
B7	38.40	N90°00'00"E
B8	54.17	N00°00'00"E
B9	80.29	N00°00'00"E
B10	64.40	N90°00'00"E

EASEMENT LEGEND

A = DRAINAGE AND UTILITY EASEMENT
B = ACCESS EASEMENT

PURPOSE STATEMENT

THIS IS THE FIRST AMENDMENT TO THE BENNETT CROSSING FILING NO. 1 SUBDIVISION. IT IS INTENDED TO REPLAT LOT 11, BLOCK 1, BENNETT CROSSING FILING NO. 1 INTO LOTS 11A AND 11B, BLOCK 1, BENNETT CROSSING FILING NO. 1, FIRST AMENDMENT. IT ALSO GRANTS THE EASEMENTS SHOWN HEREON.

OWNERSHIP CERTIFICATE

IN WITNESS THEREOF, GAYESKI CAPITAL EQUITIES, LLC, HAS CAUSED THESE PRESENT TO BE EXECUTED THIS _____ DAY OF _____, 20__ AD.

OWNER: GAYESKI CAPITAL EQUITIES LLC.
905 W 124TH AVENUE #200
WESTMINSTER, CO 80234
(303) 457-9700
MICHELLE@GAYESKICO.COM

BY: _____

AS: MANAGING MEMBER

NOTARY PUBLIC
STATE OF COLORADO
COUNTY OF ADAMS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__.

BY MICHELLE GAYESKI AS MANAGING MEMBER OF GAYESKI CAPITAL EQUITIES LLC.

WITNESS MY HAND AND OFFICIAL SEAL. _____ NOTARY SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

NOTARY ADDRESS _____

IN WITNESS THEREOF, _____ HAVE CAUSED THESE PRESENTS

TO BE EXECUTED THIS _____ DAY OF _____, 20__ AD.

LAND USE DATA

TOTAL NUMBER OF LOTS 2
TOTAL SITE ACRES 2.363

LEGAL DESCRIPTION AND DEDICATION

THE UNDERSIGNED, BEING THE OWNER(S) OF A PARCEL OF LAND SITUATED IN THE WEST HALF OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE SIXTH P.M., TOWN OF BENNETT, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT 11 OF BLOCK 1, BENNETT CROSSING FILING NO. 1, AS DEPICTED IN RECEPTION #201900008907 AND DESCRIBED BY METES AS BOUNDS, COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 34, THENCE S45°26'54"E, A DISTANCE OF 486.68' TO THE NORTHWEST CORNER OF THIS DESCRIPTION, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE N89°45'17"E, A DISTANCE OF 336.97' TO A POINT ON THE WEST RIGHT-OF-WAY OF CEDAR STREET; THENCE S00°14'43"E, A DISTANCE OF 305.00' TO A POINT ON THE WEST RIGHT-OF-WAY OF CEDAR STREET; THENCE S89°45'17"W, A DISTANCE OF 338.00'; THENCE N00°03'06"W, A DISTANCE OF 305.00' TO THE POINT OF BEGINNING. CONTAINING 11.26 ACRES, MORE OR LESS.

HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND AS PER THE DRAWING HERON CONTAINED UNDER THE NAME AND STYLE OF BENNETT CROSSING FILING NO. 1, FIRST AMENDMENT, A SUBDIVISION OF A PART OF THE TOWN OF BENNETT, COUNTY OF ADAMS, STATE OF COLORADO, AND HEREBY DEDICATE TO THE TOWN OF BENNETT IN FEE SIMPLE THE STREETS AND ALL OTHER PUBLIC WAYS AND PUBLIC PLACES AS SHOWN ON THE PLAT FOR PUBLIC USE THEREOF FOREVER, AND HEREBY DEDICATES TO THE USE OF THE TOWN OF BENNETT, ALL SERVING PUBLIC UTILITY, AND OTHER APPROPRIATE ENTITIES SUCH EASEMENTS AS ARE CREATED HEREBY AND DEPICTED, OR BY NOTE, REFERENCED HERON, ALONG WITH THE RIGHT TO CONSTRUCT, MAINTAIN, REPAIR, REPLACE, INSPECT AND OPERATE MAINS, TRANSMISSION, DISTRIBUTION AND SERVICE LINES AND APPURTENANCES OF OTHER IMPROVEMENTS FOR WHICH THE EASEMENTS WERE GRANTED TOGETHER WITH THE RIGHT OF ACCESS, ON, ALONG AND IN ALL OF THE EASEMENTS, EITHER DIRECTLY OR THROUGH THE VARIOUS APPLICABLE SERVICE PROVIDERS AS MAY BE NECESSARY TO ACCOMPLISH THE INTENDED PURPOSES OF THE EASEMENT, UNLESS MORE NARROWLY DEFINED BY NOTE HERON, "UTILITY" SHALL MEAN SEWER, WATER, DRAINAGE, ELECTRICITY, GAS, TELEPHONE, CABLE, AND OTHER TELECOMMUNICATIONS FACILITIES.

IT IS EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COST INVOLVED IN CONSTRUCTION AND INSTALLING SANITARY SEWER SYSTEM WORKS AND LINES, STORM DRAINAGE WORKS AND LINES, WATER SYSTEM WORKS AND LINES, GAS SERVICE LINES, ELECTRICAL SERVICE LINE, LANDSCAPING, CURBS, GUTTERS, STREET PAVEMENT, SIDEWALKS, AND OTHER SUCH UTILITIES AND SERVICES SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER THEREOF WHICH ARE APPROVED BY THE TOWN OF BENNETT, COLORADO, AND SUCH SUMS SHALL NOT BE PAID BY THE TOWN OF BENNETT, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED WHEN ACCEPTED BY THE TOWN OF BENNETT SHALL BECOME THE SOLE PROPERTY OF SAID TOWN OF BENNETT, COLORADO, EXCEPT PRIVATE ROADWAY CURBS, GUTTER AND PAVEMENT AND ITEMS OWNED BY MUNICIPALITY FRANCHISED UTILITIES AND/OR OTHER SERVING PUBLIC ENTITIES, WHICH WHEN CONSTRUCTED OR INSTALLED SHALL REMAIN AND/OR BECOME PROPERTY OF SUCH MUNICIPALITY FRANCHISED AND/OR OTHER SERVING PUBLIC ENTITIES AND SHALL NOT BECOME THE PROPERTY OF THE TOWN OF BENNETT, COLORADO.

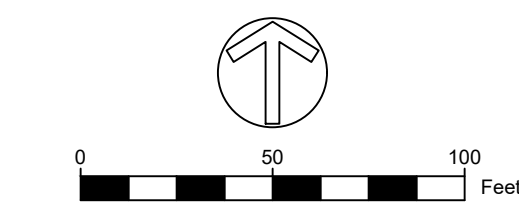
NOTES

- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS (2) MISDEMEANOR PURSUANT OF STATE STATUTE 18-4-508 OF THE COLORADO REVISED STATUTES.
- 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 ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS AFTER THE DATE OF CERTIFICATION SHOWN HEREON.
- BEARINGS ARE BASED ON THE EAST-WEST MIDSECTION LINE, ASSUMED TO BEAR N89°30'11"E, BETWEEN FOUND MONUMENTS SHOWN HEREON.
- THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE UNITED STATES SURVEY FOOT AS DEFINED BY THE U.S. NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION'S NATIONAL GEODETIC SURVEY.
- SURFACED ACCESS ROAD CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING CONSTRUCTION.
- RIGHT OF WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND DRIVES.
- ALL PRIVATE ROADS AND DRIVES ARE HEREBY DESIGNATED AS FIRE LANES WHEN REQUIRED. ALL THE FIRE LANES SHALL BE POSTED "NO PARKING-FIRE LANE". ALL FIRE LANES SHALL BE INCLUDED INTO THE TOWN OF BENNETT PROGRAM FOR ENFORCEMENT OF PRIVATE PROPERTY PARKING.
- THIS PLAT REPLATS A PORTION OF BLOCK 1 AS DEPICTED ON BENNETT CROSSING FILING NO. 1, RECEPTION NO. 201900008907.
- MONUMENTS, ORNAMENTAL COLUMNS, PRIVATE PARKING LOT LIGHTS, RETAINING WALLS AND THEIR COMPONENT ARE NOT PERMITTED TO ENCRoACH INTO UTILITY EASEMENTS.

TOWN OF BENNETT APPROVAL

THIS IS TO CERTIFY THAT THE PLAT OF BENNETT CROSSING FILING NO. 1, FIRST AMENDMENT WAS APPROVED ON THIS _____ DAY OF _____, 20__ BY RESOLUTION NO. _____ AND THAT THE MAYOR OF THE TOWN OF BENNETT HEREBY ACKNOWLEDGED SAID PLAT UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

MAYOR _____ ATTEST: TOWN CLERK _____

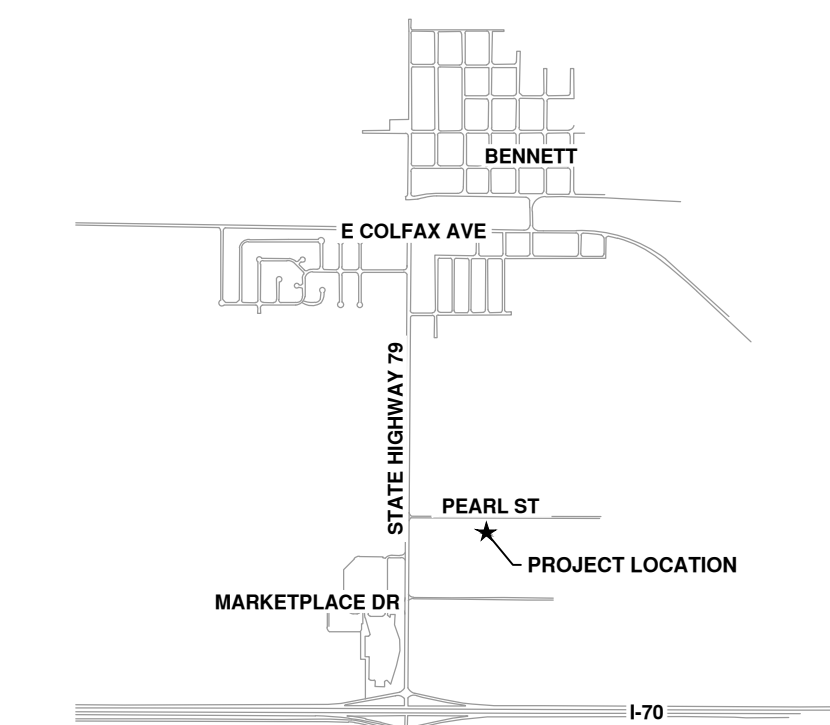
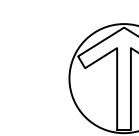


SURVEY LEGEND

- PLSS MONUMENTATION, FOUND AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- SET 5/8" PIN WITH SURVEY CAP MARKED PLS 38157
- SECTION LINE
- EASEMENT
- BOUNDARY OF SUBDIVISION

SURVEY NOTE

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



VICINITY MAP

SCALE: NTS

SURVEYOR'S CERTIFICATE

I, ANTHONY L. KNIEVEL, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF BENNETT CROSSING FILING NO. 1, FIRST AMENDMENT WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AUGUST 18TH, 2023, AND THAT THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION.

ANTHONY L. KNIEVEL, PLS
COLORADO PROFESSIONAL LAND SURVEYOR NO. 38157
FOR AND ON BEHALF OF GEOVISTA SURVEYING AND MAPPING

BENNETT CROSSING FILING 1 LOT 11
MINOR SUBDIVISION

PORTION OF THE WEST HALF OF SECTION 34, T3S, R63W, 6TH P.M.,
TOWN OF BENNETT, COUNTY OF ADAMS, STATE OF COLORADO

GeoVista Surveying and Mapping
88 Inverness Cir East, Suite B101
Englewood, Colorado 80112
Phone: (303) 548-5903 | www.GeoVista.com

JOB NO. P-2023-027

DATE 8/18/2023

SHEETS SHEET

1 1

PURPOSE STATEMENT:

THIS **BENNETT CROSSING FILING NO. 1** PLAT IS INTENDED TO SUBDIVIDE 33.831 ACRES INTO 17 LOTS, 1 TRACT, DEDICATE RIGHT-OF-WAY AND GRANT EASEMENTS.

OWNERSHIP AND DEDICATION:

THE UNDERSIGNED, BEING THE OWNER(S) OF A PARCEL OF LAND SITUATED IN WEST HALF OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF BENNETT, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 34;
 THENCE NORTH 89°30'11" EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34, A DISTANCE OF 50.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF STATE HIGHWAY 79 AS DESCRIBED IN BOOK 755 AT PAGE 566 OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER AND THE **POINT OF BEGINNING**;
 THENCE NORTH 00°24'47" WEST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 28.50 FEET;
 THENCE NORTH 89°30'11" EAST A DISTANCE OF 686.42 FEET;
 THENCE SOUTH 00°14'43" EAST A DISTANCE OF 1835.03 FEET TO A POINT OF CURVATURE;
 THENCE ALONG A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 83°27'52", A RADIUS OF 279.50 FEET, AN ARC LENGTH OF 407.16 FEET, AND A CHORD THAT BEARS SOUTH 41°58'34" EAST A DISTANCE OF 372.10 FEET;
 THENCE SOUTH 06°17'29" WEST A DISTANCE OF 365.02 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 70 AS DESCRIBED IN BOOK 755 AT PAGE 566 OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER;
 THENCE SOUTH 89°28'49" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 158.55 FEET;
 THENCE NORTH 76°04'23" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 447.69 FEET;
 THENCE NORTH 00°20'08" WEST A DISTANCE OF 892.33 FEET;
 THENCE SOUTH 89°46'02" WEST A DISTANCE OF 298.71 FEET, TO SAID EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 79;
 THENCE NORTH 00°14'04" WEST ALONG SAID EAST RIGHT-OF-WAY A DISTANCE OF 1442.60 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 1,473,685 SQUARE FEET, OR 33.831 ACRES MORE OR LESS;
 HAVE LAID OUT, PLATTED, AND SUBDIVIDED THE ABOVE DESCRIBED LAND AS PER THE DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF **BENNETT CROSSING FILING NO. 1**, A SUBDIVISION OF A PART OF THE TOWN OF BENNETT, COUNTY OF ADAMS, STATE OF COLORADO, AND HEREBY DEDICATE TO THE TOWN OF BENNETT IN FEE SIMPLE THE STREETS AND ALL OTHER PUBLIC WAYS AND PUBLIC PLACES AS SHOWN ON THE PLAT FOR PUBLIC USE THEREOF FOREVER, AND HEREBY DEDICATES TO THE USE OF THE TOWN OF BENNETT, ALL SERVING PUBLIC UTILITY, AND OTHER APPROPRIATE ENTITIES SUCH EASEMENTS AS ARE CREATED HEREBY AND DEPICTED, OR BY NOTE, REFERENCED HEREON, ALONG WITH THE RIGHT TO CONSTRUCT, MAINTAIN, REPAIR, REPLACE, INSPECT AND OPERATE MAINS, TRANSMISSION, DISTRIBUTION AND SERVICE LINES AND APPURTENANCES OR OTHER IMPROVEMENTS FOR WHICH THE EASEMENTS WERE GRANTED, TOGETHER WITH THE RIGHT OF ACCESS, ON, ALONG AND IN ALL OF THE EASEMENTS, EITHER DIRECTLY OR THROUGH THE VARIOUS APPLICABLE SERVICE PROVIDERS AS MAY BE NECESSARY TO ACCOMPLISH THE INTENDED PURPOSES OF THE EASEMENT. UNLESS MORE NARROWLY DEFINED BY NOTE HEREON, "UTILITY" SHALL MEAN SEWER, WATER, DRAINAGE, ELECTRICITY, GAS, TELEPHONE, CABLE AND OTHER TELECOMMUNICATIONS FACILITIES.

IT IS EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COST INVOLVED IN CONSTRUCTING AND INSTALLING SANITARY SEWER SYSTEM WORKS AND LINES, WATER SYSTEM WORKS AND LINES, GAS SERVICE LINES, ELECTRICAL SERVICE WORKS AD LINES, LANDSCAPING, CURBS, GUTTERS, STREET PAVEMENT, SIDEWALKS, AND OTHER SUCH UTILITIES AND SERVICES SHALL BE GUARANTEED AND PAID FOR BUY THE SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER THEREOF WHICH ARE APPROVED BY THE TOWN OF BENNETT, COLORADO, AND SUCH SUMS SHALL NOT BE PAID BY THE TOWN OF BENNETT, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED WHEN ACCEPTED BY THE TOWN OF BENNETT SHALL BECOME THE SOLE PROPERTY OF SAID TOWN OF BENNETT, COLORADO, EXCEPT PRIVATE ROADWAY CURBS, GUTTER AND PAVEMENT AND ITEMS OWNED BY MUNICIPALITY FRANCHISED UTILITIES, AND/OR OTHER SERVING PUBLIC ENTITIES, WHICH WHEN CONSTRUCTED OR INSTALLED SHALL REMAIN AND/OR BECOME PROPERTY OF SUCH MUNICIPALITY FRANCHISED AND/OR OTHER SERVING PUBLIC ENTITIES AND SHALL NOT BECOME THE PROPERTY OF THE TOWN OF BENNETT, COLORADO.

NOTES:

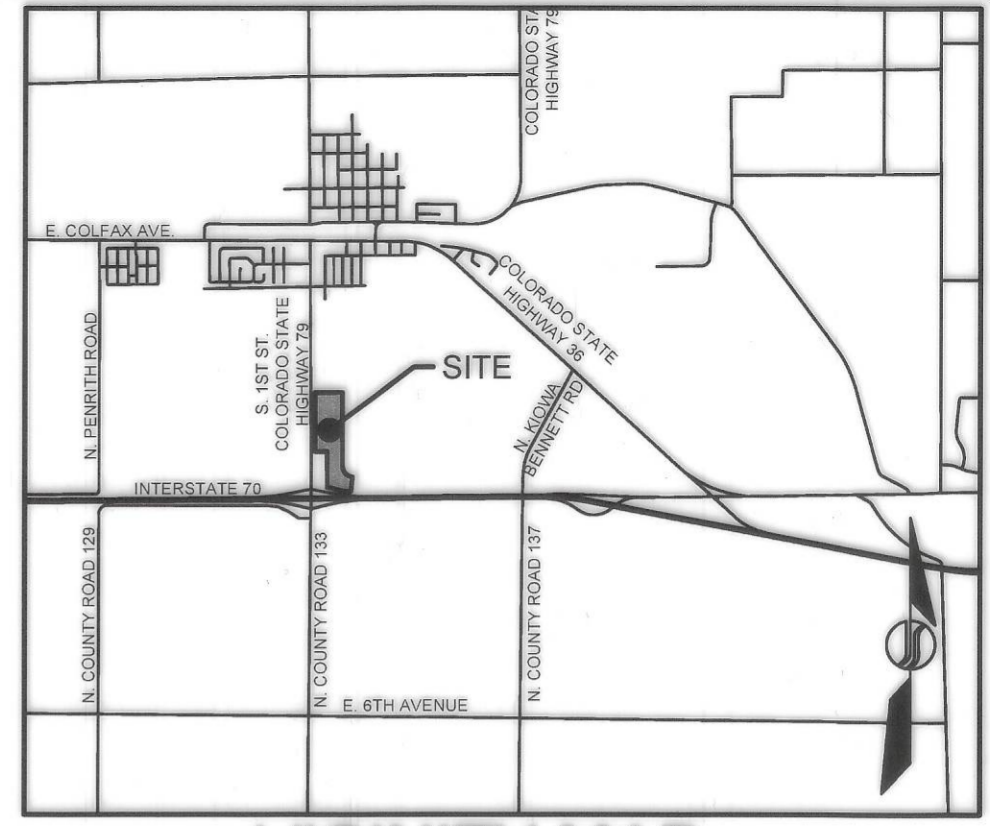
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED STATUTES.
- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS AFTER THE DATE OF CERTIFICATION SHOWN HEREON.
- BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, ASSUMED TO BEAR SOUTH 00°24'47" EAST, AND IS MONUMENTED AS SHOWN HEREON.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY JANSEN STRAWN CONSULTING ENGINEERS TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL TITLE INFORMATION OF RECORD, JANSEN STRAWN CONSULTING ENGINEERS RELIED UPON COMMITMENT FOR TITLE INSURANCE NO. NCS-667832-CO, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, HAVING AN EFFECTIVE DATE OF JUNE 16, 2014 AT 2:57 P.M.

BENNETT CROSSING FILING NO. 1

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF BENNETT, COUNTY OF ADAMS, STATE OF COLORADO

NOTES CONTINUED:

- THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE UNITED STATES SURVEY FOOT AS DEFINED BY THE U.S. NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION'S NATIONAL GEODETIC SURVEY.
- SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS AND ALL REQUIRED FIRE HYDRANTS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING CONSTRUCTION.
- RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS AND DRIVES.
- ALL PRIVATE ROADS AND DRIVES ARE HEREBY DESIGNATED AS FIRE LANES. WHEN REQUIRED, ALL THE FIRE LANES SHALL BE POSTED "NO PARKING-FIRE LANE". ALL FIRE LANES SHALL BE INCLUDED INTO THE TOWN OF BENNETT PROGRAM FOR ENFORCEMENT OF PRIVATE PROPERTY PARKING.
- TRACT A SHALL BE OWNED AND MAINTAINED BY SUBDIVIDER AND IS TO BE USED FOR ACCESS AND UTILITIES.
- WITH THE DEVELOPMENT OF ANY PORTION OF PA 4 AND 5, LANDSCAPING SHALL BE REQUIRED TO BE INSTALLED ADJACENT TO THE NORTHERN BOUNDARY OF OR WITHIN THE DRAINAGE CHANNEL ALONG PEARL STREET. SUCH LANDSCAPING IMPROVEMENTS SHALL BE DETAILED AND REQUIRED IN THE FIRST FINAL DEVELOPMENT PLAN FOR PA 4 OR 5 THAT INCLUDES PROPERTY ADJACENT TO THE DRAINAGE CHANNEL AND PEARL STREET.
- THIS PLAT REPLATS A PORTION OF LOT 1, BLOCK 1, ROOT SUBDIVISION AS DEPICTED ON SHEET 2.
- TRANSPORTATION EASEMENTS ARE HEREBY GRANTED TO THE TOWN AS SHOWN ON THIS PLAT, IN LOTS 7 AND 8, BLOCK 1, AND LOTS 1 AND 2, BLOCK 2, FOR THE PURPOSES OF TRANSPORTATION IMPROVEMENTS (I.E. SIDEWALKS, AND APPURTENANCES INCLUDING BUT NOT LIMITED TO BENCHES, LIGHTING, SIGNAGE, BUS FACILITIES, ETC.). THE UNDERLYING PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTENANCE (I.E. LANDSCAPING, GRAFFITI, TRASH AND DEBRIS) OF THE EASEMENT AREA. THE CITY WILL BE RESPONSIBLE FOR THE MAINTENANCE/REPLACEMENT OF THE TRANSPORTATION IMPROVEMENTS.
- WITH THE DEVELOPMENT OF ANY PORTION OF PA 4 AND 5, THE 8 FOOT SIDEWALK SHALL BE INSTALLED ALONG THE NORTH SIDE OF PEARL STREET WITH LANDSCAPING IMPROVEMENTS IN ACCORDANCE WITH TOWN STANDARDS AND APPROVAL.
- STATE HIGHWAY ROW MAINTENANCE: ANY IMPROVEMENTS OUTSIDE THE FLOW LINE OR BEYOND THE EDGE OF ASPHALT OF THE STATE HIGHWAY OR FUTURE STATE HIGHWAY, INCLUDING BUT NOT LIMITED TO SIDEWALK AND LANDSCAPING, WHICH ARE INSTALLED AT THE DIRECTION OF LOCAL LAND USE JURISDICTION SHALL BE MAINTAINED BY THE DEVELOPER, HOMEOWNERS ASSOCIATION, METROPOLITAN DISTRICT, THEIR HEIRS OR ASSIGNS.



VICINITY MAP
SCALE 1" = 3000'

OWNERSHIP CERTIFICATE

IN WITNESS THEREOF, LARRY GAYESKI HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS DAY OF 16th, January, 2019 AD.

OWNER: GAYESKI CAPITAL EQUITIES LLC
 905 WEST 124TH AVENUE, SUITE 200
 WESTMINSTER, CO 80234
 (303) 457-9700
 Larry.Gayeski@comcast.net

BY: [Signature]
 AS: MANAGING MEMBER

NOTARY PUBLIC
 STATE OF COLORADO
 COUNTY OF ADAMS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF JANUARY, 2019 AD. BY LARRY GAYESKI AS MANAGING MEMBER OF GAYESKI CAPITAL EQUITIES LLC.

WITNESS MY HAND AND OFFICIAL SEAL

[Signature]
 NOTARY PUBLIC
 LYNETTE F WHITE
 NOTARY PUBLIC-STATE OF COLORADO
 My Identification # 20094037608
 Expires December 1, 2021

MY COMMISSION EXPIRES: 12-01-2021
 NOTARY ADDRESS: 207 MUEBGE WAY

IN WITNESS THEREOF, TOWN OF Bennett HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS 16th DAY OF JANUARY, 2019 AD.

TOWN OF BENNETT APPROVALS

THIS IS TO CERTIFY THAT THE PLAT OF **BENNETT CROSSING FILING NO. 1** WAS APPROVED ON THIS 8th DAY OF NOVEMBER, 2016 AD. BY RESOLUTION NO. 640-16 AND THAT THE MAYOR OF THE TOWN OF BENNETT HEREBY ACKNOWLEDGES SAID PLAT UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

[Signature] MAYOR
[Signature] ATTEST: TOWN CLERK

SURVEYOR'S CERTIFICATE

I, THOMAS D. STAAB, A REGISTERED SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF **BENNETT CROSSING FILING NO. 1** PLAT WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION ON THE 23RD DAY OF OCTOBER, 2015, AND THAT THE ACCOMPANYING MAP ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION.

SIGNED THIS 15th DAY OF JANUARY, 2019



THOMAS D. STAAB, P.L.S. NO. 25965
 FOR & ON BEHALF OF JANSEN STRAWN CONSULTING ENGINEERS, INC.

RECORDER'S CERTIFICATE

STATE OF COLORADO)
)SS
 COUNTY OF ADAMS)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON

THE 5th DAY OF FEB, 2019

AT 2:27 O'CLOCK P.M.,

RECEPTION NO. 201900003907
 CLERK AND RECORDER

BY: [Signature]
 DEPUTY
 BY: [Signature]



No.	Revisions	Date	By	No.	Revisions	Date	By
1	TOWN COMMENTS	04/11/16	JLM	4	TOWN COMMENTS	11/07/16	JLM
2	TOWN COMMENTS	09/14/16	JLM	5	TOWN COMMENTS	04/03/17	JLM
3	OWNER COMMENTS	10/13/16	JLM	6	TOWN COMMENTS	09/25/17	KEB

Scale: N/A
 Date: 11-17-2017
 Job No.: 14043

BENNETT CROSSING FILING NO. 1
FINAL SUBDIVISION PLAT

BENNETT CROSSING FILING NO. 1

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 34,
TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF BENNETT, COUNTY OF ADAMS, STATE OF COLORADO

UNPLATTED
OWNER:
GAYESKI CAPITAL EQUITIES LLC
APN# 0181534200007
REC. NO. 2014000037662

CENTER COR. SEC. 34
FOUND 2-1/2" ALUM. CAP
STAMPED "PLS 23519 1994"

NW COR. SEC. 34
FOUND 3-1/4" ALUM. CAP
(MON REC HAS 2-1/4" ALUM. CAP)
STAMPED "PLS 25379 2009"

POINT OF COMMENCEMENT
W 1/4 COR. SEC. 34
FOUND 3-1/4" ALUM. CAP
STAMPED "PLS 26715 2009"

N89°30'11"E
50.00' (TIE)

MUEGGE FARMS FLG 1, TRACT A
OWNER: TOWN OF BENNETT
APN# 0181533401006

MUEGGE FARMS FLG 1 AMND NO. 2 BLK 1, LOT 1
OWNER: DILLON COMPANIES INC DBA KING SOOPERS INC
APN# 0181533401012

MUEGGE FARMS FLG 1 AMND NO. 2 BLK 1, LOT 2
OWNER: DILLON COMPANIES INC DBA KING SOOPERS INC
APN# 0181533401013

MUEGGE FARMS FLG 1 AMND NO. 2 BLK 1, LOT 3
OWNER: D AND M HOLDINGS LLC
APN# 0181533401014

MUEGGE FARMS FLG.1 AMENDED BLK 1, LOT 5
OWNER: DILLON COMPANIES INC DBA KING SOOPERS INC
APN# 0181533401011
REC. NO. 0179001

MARKETPLACE DRIVE
(90' ROW)
UNPLATTED
OWNER:
LOVES TRAVEL STOPS AND COUNTRY
STORES INC C/O RYAN LLC
APN# 0181533400001
REC. NO. 0179001

MUEGGE SUBDIVISION
OWNER:
LOVES TRAVEL STOPS AND
COUNTRY STORES INC C/O
RYAN LLC
APN# 0181500006001
REC. NO. 0082444

ACCESS CONTROL LINE
BOOK 742 PAGE 443

SW COR. SEC. 34
CALCULATED LOCATION

FOUND ALUMINUM CAP
MARKED "LS 34995
2017" AS 90'
REFERENCE MONUMENT
TO SECTION CORNER

FOUND ALUMINUM CAP
MARKED "LS 34995 2017"
AS 90' REFERENCE TO
SECTION CORNER

A PORTION OF THE 30' ACCESS EASEMENT
REC. NO. C1113464
30' INGRESS AND EGRESS
EASEMENT BOOK 4364 PAGE 871
VACATED BY SEPARATE DOCUMENT

UNPLATTED
OWNER:
GAYESKI CAPITAL EQUITIES LLC
APN# 0181534200007
REC. NO. 2014000037662

ROOT SUBDIVISION
REC. NO. 941954
OWNER:
GAYESKI CAPITAL
EQUITIES LLC
APN# 0181500003001

PORTION OF THE
25' ACCESS AND UTILITY
EASEMENT VACATED
BY ORDINANCE 191-19
REC. NO. 201900008015

SET POINT ON LINE
1400.00' SOUTH OF
NORTHEAST CORNER
OF THIS PLAT

UNPLATTED
OWNER:
GAYESKI CAPITAL EQUITIES LLC
APN# 0181534300001
REC. NO. 2014000037662

Δ=83°27'48"
R=279.50'
L=407.15'
CHB=S41°58'37"E
CHD=372.09'

LEGEND

- SITE BOUNDARY
- RIGHT-OF-WAY LINE
- - - SECTION LINE
- - - TRACT/LOT LINE
- - - ADJACENT TRACT OF LOT LINE
- - - EXISTING RIGHT-OF-WAY LINE
- - - EXISTING EASEMENTS
- SET 18" #5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP PLS 25965
- FOUND MONUMENT (AS NOTED)
- SQ. FT. SQUARE FEET
- U.E. UTILITY EASEMENT GRANTED BY THIS PLAT
- A.U.E. ACCESS AND UTILITY EASEMENT GRANTED BY THIS PLAT
- ◆ SECTION CORNER AS NOTED
- REC. NO. RECEPTION NUMBER
- CHB CHORD BEARING
- CHD CHORD DISTANCE
- ROW RIGHT-OF-WAY
- APN# COUNTY ASSESSOR PARCEL NUMBER
- ① BLOCK NUMBER
- ▨ EASEMENT TO BE VACATED BY SEPARATE DOCUMENT



SCALE: 1" = 200'
ORIGINAL GRAPHIC SCALE



JANSEN STRAWN
CONSULTING ENGINEERS
45 WEST 2ND AVENUE
DENVER, CO 80223
P. 303.561.3333
F. 303.561.3339

No.	Revisions	Date	By	No.	Revisions	Date	By
1	TOWN COMMENTS	04/11/16	JLM	4	TOWN COMMENTS	11/07/16	JLM
2	TOWN COMMENTS	09/14/16	JLM	5	TOWN COMMENTS	04/03/17	JLM
3	OWNER COMMENTS	10/13/16	JLM	6	TOWN COMMENTS	09/25/17	KEB

Scale: 1" = 200'
Date: 11-17-2017
Job No.: 14043

BENNETT CROSSING FILING NO. 1
FINAL SUBDIVISION PLAT

SHEET 2 OF 4

BENNETT CROSSING FILING NO. 1

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 34,
TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF BENNETT, COUNTY OF ADAMS, STATE OF COLORADO

CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	89°44'15"	40.00'	62.65'	S44°38'03"W	56.44'
C2	90°15'07"	33.00'	51.98'	S45°22'16"E	46.77'
C3	89°44'06"	33.00'	51.68'	S44°37'20"W	46.56'
C4	90°16'32"	37.50'	59.09'	S45°22'20"E	53.16'
C7	90°15'06"	59.50'	93.72'	N45°22'16"W	84.33'

NW COR. SEC. 34
FOUND 3-1/4" ALUM. CAP
(MON REC HAS 2-1/4" ALUM. CAP)
STAMPED "PLS 25379 2009"

20' SANITARY SEWER
EASEMENT DEDICATED BY
SEPARATE DOCUMENT
REC. NO. 201900008911
UNPLATTED
OWNER:
GAYESKI CAPITAL EQUITIES LLC
APN# 0181534200007
REC. NO. 2014000037662

58'
RIGHT-OF-WAY DEDICATED
TO THE TOWN OF
BENNETT BY THIS PLAT

DRAINAGE EASEMENT
DEDICATED BY SEPARATE
DOCUMENT REC.
NO. 201900008017

CENTER COR. SEC. 34
FOUND 2-1/2" ALUM. CAP
STAMPED "PLS 23519 1994"

N00°24'47"W
28.50'
POINT OF COMMENCEMENT
W 1/4 COR. SEC. 34
FOUND 3-1/4" ALUM. CAP
STAMPED "PLS 26715 2009"

N89°30'11"E
50.00' (TIE)
POINT OF
BEGINNING

20.00'
RIGHT-OF-WAY
DEDICATED TO
TOWN OF BENNETT
BY THIS PLAT

50' RIGHT-OF-WAY
BOOK 755 PAGE 566
50' RIGHT-OF-WAY
BOOK 745 PAGE 206

MUEGGE FARMS FLG 1, TRACT A
OWNER: TOWN OF BENNETT
APN# 0181533401006

MUEGGE FARMS FLG
1 AMND NO. 2 BLK 1,
LOT 1
OWNER: DILLON
COMPANIES INC DBA
KING SCOPERS INC
APN# 0181533401012

MUEGGE FARMS
FLG 1 AMND NO.
2 BLK 1, LOT 2
OWNER: DILLON
COMPANIES INC
DBA KING
SCOPERS INC
APN#
0181533401013

MUEGGE FARMS FLG 1
AMND NO. 2 BLK 1, LOT
3
OWNER: D AND M
HOLDINGS LLC
APN# 0181533401014

MUEGGE FARMS FLG. 1
AMENDED BLK 1, LOT
5
OWNER: DILLON
COMPANIES INC DBA
KING SCOPERS INC
APN# 0181533401011
REC. NO. 0179001

20.00'
RIGHT-OF-WAY
DEDICATED TO
TOWN OF BENNETT
BY THIS PLAT

SET POINT ON LINE
1202.40' SOUTH OF
POINT OF BEGINNING

MARKETPLACE DRIVE
(90' ROW)

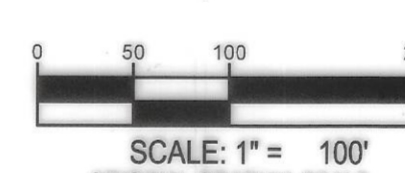
MARKETPLACE DRIVE
(ROW WIDTH VARIES)

SEE SHEET 4 OF 4

A PORTION OF THE
30' ACCESS EASEMENT
REC. NO. C1113464
30' INGRESS AND EGRESS
EASEMENT BOOK 4364 PAGE 871
VACATED BY SEPARATE DOCUMENT

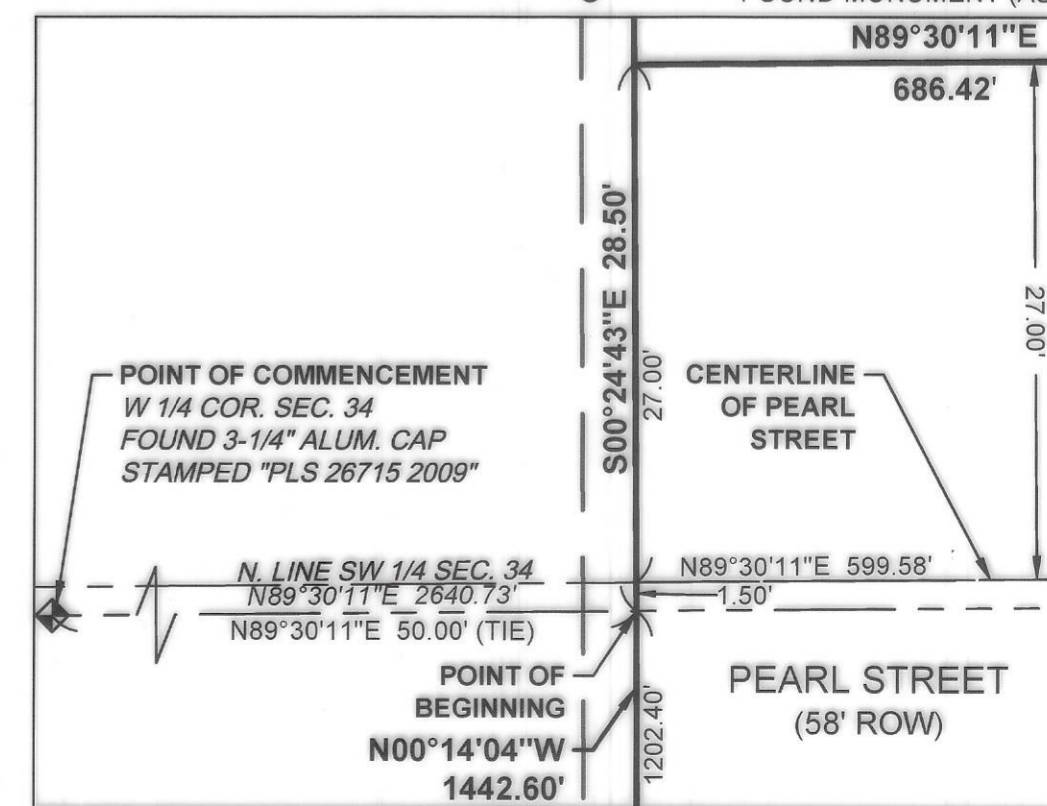
54'
RIGHT-OF-WAY DEDICATED
TO THE TOWN OF
BENNETT BY THIS PLAT

UNPLATTED
OWNER:
GAYESKI CAPITAL EQUITIES LLC
APN# 0181534200007
REC. NO. 2014000037662



LEGEND

- SITE BOUNDARY
- RIGHT-OF-WAY LINE
- SECTION LINE
- TRACT/LOT LINE
- PROPOSED ROAD CENTERLINE
- PROPOSED EASEMENT
- ADJACENT TRACT OF LOT LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING EASEMENTS
- SQ. FT. SQUARE FEET
- U.E. UTILITY EASEMENT GRANTED BY THIS PLAT
- A.U.E. ACCESS AND UTILITY EASEMENT GRANTED BY THIS PLAT
- SECTION CORNER AS NOTED
- REC. NO. RECEPTION NUMBER
- CHB CHORD BEARING
- CHD CHORD DISTANCE
- ROW RIGHT-OF-WAY
- APN# COUNTY ASSESSOR PARCEL NUMBER
- BLOCK NUMBER
- SET 18" #5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP PLS 25965
- FOUND MONUMENT (AS NOTED)



DETAIL A
SCALE: 1" = 10'



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3	OWNER COMMENTS	10/13/16	JLM	6	TOWN COMMENTS	09/25/17	KEB

Scale: 1" = 100'
Date: 11-17-2017
Job No.: 14043

BENNETT CROSSING FILING NO. 1
FINAL SUBDIVISION PLAT

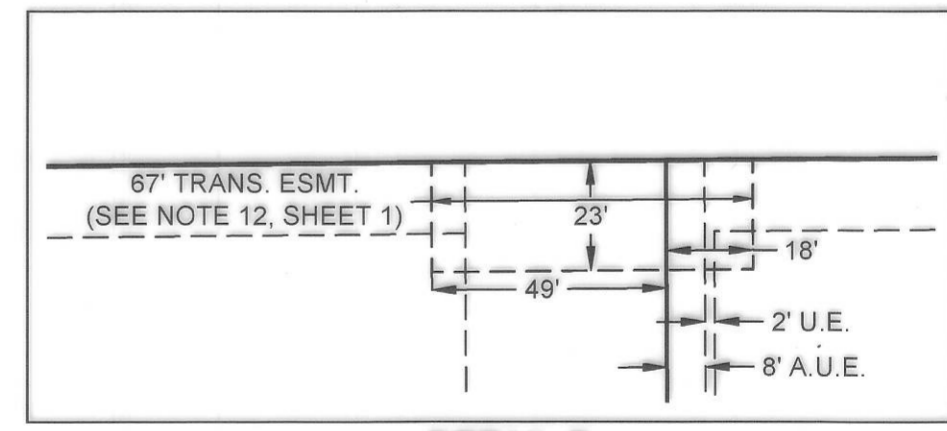
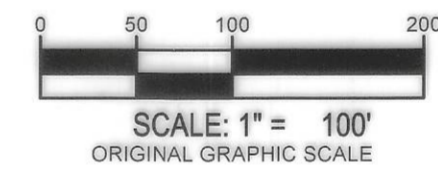
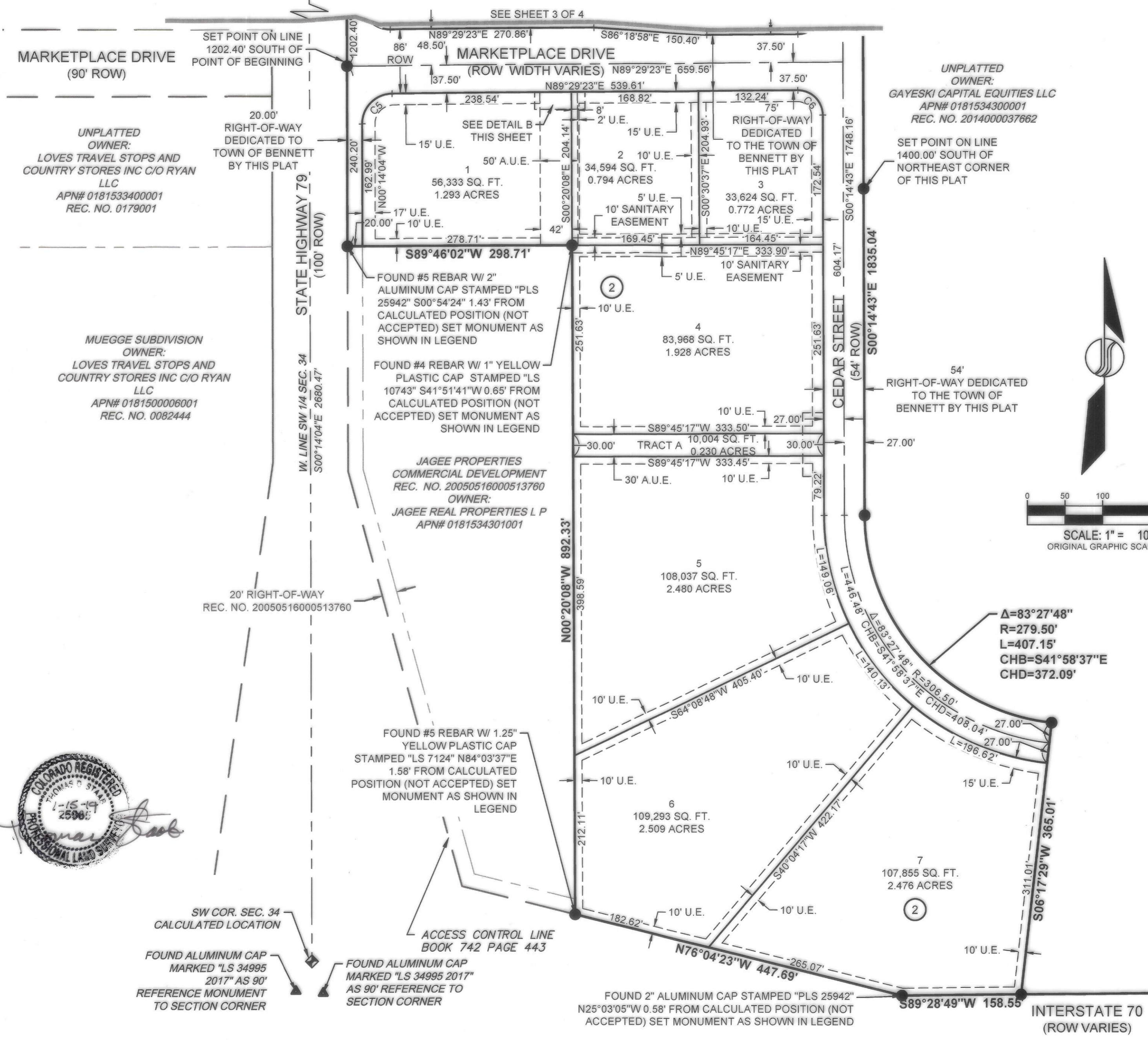
BENNETT CROSSING FILING NO. 1

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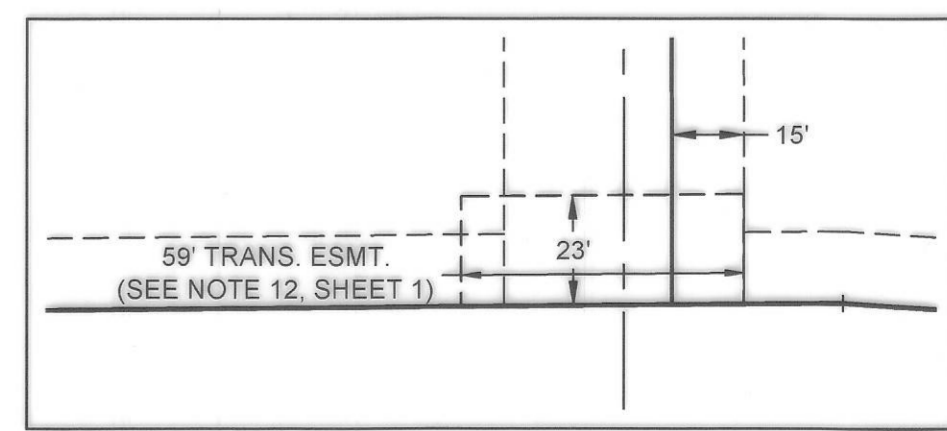
CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
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C6	90°16'10"	33.00'	51.99'	S45°22'40"E	46.78'

LEGEND

- SITE BOUNDARY
- RIGHT-OF-WAY LINE
- SECTION LINE
- TRACT/LOT LINE
- PROPOSED ROAD CENTERLINE
- PROPOSED EASEMENT
- ADJACENT TRACT OF LOT LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING EASEMENTS
- SQ. FT. SQUARE FEET
- U.E. UTILITY EASEMENT GRANTED BY THIS PLAT
- A.U.E. ACCESS AND UTILITY EASEMENT GRANTED BY THIS PLAT
- SECTION CORNER AS NOTED
- REC. NO. RECEPTION NUMBER
- CHB CHORD BEARING
- CHD CHORD DISTANCE
- ROW RIGHT-OF-WAY
- APN# COUNTY ASSESSOR PARCEL NUMBER
- BLOCK NUMBER
- SET 18" #5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP PLS 25962
- FOUND MONUMENT (AS NOTED)



DETAIL B
SCALE: 1" = 40'



DETAIL C
SCALE: 1" = 40'



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Scale: 1" = 100'
Date: 11-17-2017
Job No.: 14043

BENNETT CROSSING FILING NO. 1
FINAL SUBDIVISION PLAT

BENNETT PLANNING AND ZONING COMMISSION

RESOLUTION NO. 2023-06

**A RESOLUTION RECOMMENDING APPROVAL OF THE
BENNETT CROSSING FILING 1, FIRST AMENDMENT MINOR SUBDIVISION PLAT**

WHEREAS, there has been submitted to the Planning and Zoning Commission of the Town of Bennett a request for approval of an amendment to the Bennett Crossing Filing 1 Final Plat; and

WHEREAS, all materials related to the proposed amended Final Plat have been reviewed by Town Staff and found with conditions to be in compliance with Town of Bennett subdivision and zoning ordinances; and

WHEREAS, after a duly-noticed public hearing, at which evidence and testimony were entered into the record, the Planning and Zoning Commission finds that the proposed Bennett Crossing Filing 1, First Amendment Minor Subdivision Plat should be approved subject to certain conditions.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF BENNETT, COLORADO:

Section 1. The Planning and Zoning Commission hereby recommends approval of the proposed Bennett Crossing Filing No. 1, First Amendment Minor Subdivision Plat, subject to the condition set forth on Exhibit A, attached hereto and incorporated herein by reference.

PASSED AND ADOPTED THIS 27TH DAY OF NOVEMBER 2023.

Chairperson

ATTEST:

Savannah Vickery, Secretary

EXHIBIT A
BENNETT CROSSING FILING 1, FIRST AMENDMENT
Condition of Approval

Before recording the minor plat, that applicant shall make minor modifications as directed by Town Staff, Town Engineer and Town Attorney.

Suggested Motion

I move to approve Resolution No. 2023-06– A resolution recommending approval of the Bennett Crossing Filing 1, First Amendment Minor Subdivision Plat.