

PLANNING AND DEVELOPMENT MEMORANDUM
#08-04

March 3, 2008

TO: Honorable Mayor Kathleen M. Novak and City Council Members

FROM: A. J. Krieger, City Manager
James Hayes, Director, Planning and Development Department JH
Patrick Breitenstein, Zoning Administrator

SUBJECT: CR-49; Reach Center Subdivision

RECOMMENDATION:

Attached to this memorandum is proposed Council Resolution CR-49, approving the Reach Center Subdivision Plat. Staff recommends approval.

BACKGROUND:

On July 13, 2006, by motion, Council directed staff to pursue a land exchange with the Reach Center. The proposed land exchange serves the dual purpose of providing access to City owned Scout Park from highline Drive and enlargement of the Reach Center site to allow the possibility of future expansion of the school and counseling center.

On November 8, 2006, Council approved Resolution 07-95 approving a Land Exchange and Subdivision Cooperation Agreement with the Adams Mental Health Foundation, Inc. in which the parties agreed to the exchange of land and preparation of a subdivision plat to reflect the ownership to exist after the land exchange.

The proposed Reach Center Subdivision Plat is the culmination of almost two years of effort to bring about the land swap. Following Council approval, the land exchange will be executed and the plat signed and recorded.

POTENTIAL OBJECTION:

The Reach Center will receive more than three times as much land in the exchange as the City. However, none of the City owned land in the area is accessible from a public street while the Reach Center land is all accessible.

Completion of the exchange makes possible future expansion of the Reach Center. Normal zoning review would still apply.

BUDGET/TIME IMPLICATIONS:

City Staff is not aware of any budget or time implications.

STAFF REFERENCE:

If Council members have any comments or questions they may contact Patrick Breitenstein, pbreitenstein@northglenn.org, or James Hayes, jhayes@northglenn.org.

SPONSORED BY: COUNCIL MEMBER CLYNE

COUNCILMAN'S RESOLUTION

RESOLUTION NO.

No. CR-49
Series of 2008

Series of 2008

A RESOLUTION APPROVING THE REACH CENTER SUBDIVISION

WHEREAS, the Adams Mental Health Foundation, Inc. and the City of Northglenn (the "Owners") own certain property with a legal description set forth in Exhibit A (the "Property");

WHEREAS, Owners have filed an application to subdivide the Property into two lots;

WHEREAS, pursuant to Section 12-2-3(a)(4) of the Northglenn Municipal Code, the Planning Commission has accepted the final plat for the Property and has submitted it to the City Council for approval; and

WHEREAS, the City Council, upon reviewing the decision by the Planning Commission, hearing the statements of staff and the public, and giving due consideration to the matter, determines as provided below.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTHGLENN, COLORADO, THAT:

Section 1. The final plat for the Reach Center Subdivision is hereby approved.

DATED at Northglenn, Colorado, this ____ day of _____, 2008.

KATHLEEN M. NOVAK
Mayor

ATTEST:

APPROVED AS TO FORM:

JOHANNA SMALL, CMC
Acting City Clerk

COREY Y. HOFFMANN
City Attorney

REACH CENTER SUBDIVISION

LOCATED IN THE SOUTH HALF OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,
CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO

PARCEL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF NORTHGLENN, ADAMS COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL BEARINGS CONTAINED HEREIN ARE BASED UPON THE FOLLOWING: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3 IS CONSIDERED TO BEAR SOUTH 89°54'44" EAST, AND IS MONUMENTED AS FOLLOWS: THE SOUTH QUARTER CORNER OF SAID SECTION 3 IS A FOUND 3.25" ALUMINUM CAP STAMPED PLS 23904 AND THE SOUTHEAST CORNER OF SAID SECTION 3 IS A FOUND 3.25" ALUMINUM CAP WHICH IS ILLEGIBLE.

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 3:

THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3, NORTH 89°53'49" WEST, 90.91 FEET;

THENCE ALONG A CURVE TO THE LEFT, WITH AN ARC LENGTH OF 586.01 FEET, A RADIUS OF 5830.00 FEET, HAVING A CENTRAL ANGLE OF 5°43'33", WHOSE CHORD BEARS NORTH 13°27'53" WEST, 585.77 FEET;

THENCE ALONG A COMPOUND CURVE TO THE LEFT, WITH AN ARC LENGTH OF 294.83 FEET, A RADIUS OF 829.17 FEET, HAVING A CENTRAL ANGLE OF 20°22'21", WHOSE CHORD BEARS NORTH 48°39'17" EAST, 293.28 FEET;

THENCE SOUTH 89°54'44" EAST, 811.65 FEET;

THENCE SOUTH 38°24'46" WEST, 567.06 FEET;

THENCE SOUTH 27°38'58" WEST, 150.67 FEET;

THENCE ALONG A CURVE TO THE LEFT, WITH AN ARC LENGTH OF 162.96 FEET, A RADIUS OF 150.00 FEET, HAVING A CENTRAL ANGLE OF 62°14'40", WHOSE CHORD BEARS SOUTH 38°47'23" EAST, 158.06 FEET;

THENCE SOUTH 00°05'24" WEST, 105.00 FEET;

THENCE NORTH 89°54'44" WEST, 514.89 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 530902 SQ. FT. (12.188 ACRES) MORE OR LESS.

DEDICATION AND OWNERSHIP

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF REACH CENTER SUBDIVISION AND DO HEREBY GRANT TO THE CITY OF NORTHGLENN, FOR THE USE OF THE PUBLIC, THE STREETS AND OTHER PUBLIC WAYS AND LANDS HEREON SHOWN, AND THE EASEMENTS AS SHOWN, FOR PUBLIC UTILITY, CABLE TV AND DETENTION POND AREAS, FLOODWAY AND FLOODPLAIN LIMITS, DRAINAGE AND OTHER PUBLIC PURPOSES AS DETERMINED BY THE CITY OF NORTHGLENN.

EXECUTED THIS _____ DAY OF _____, AD 20_____.

PLANNING AND DEVELOPMENT

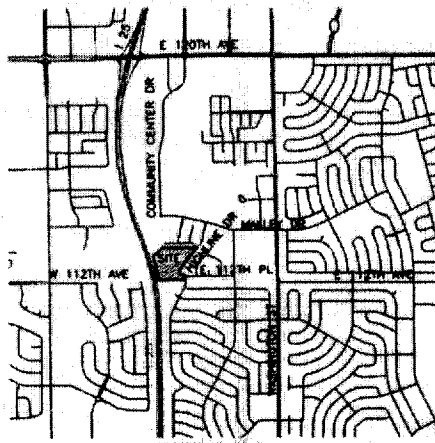
THIS SUBDIVISION PLAT WAS APPROVED BY THE CITY OF NORTHGLENN DIRECTOR OF PLANNING AND DEVELOPMENT ON THE _____ DAY OF _____, 20_____.

DIRECTOR OF PLANNING AND DEVELOPMENT

PUBLIC WORKS

THIS SUBDIVISION PLAT WAS APPROVED BY THE CITY OF NORTHGLENN DIRECTOR OF PUBLIC WORKS ON THE _____ DAY OF _____, 20_____.

DIRECTOR OF PUBLIC WORKS



VICINITY MAP
1" = 2000'

ACKNOWLEDGMENT

BY: A. J. ERIEGER
TITLE: CITY MANAGER
FOR THE CITY OF NORTHGLENN

STATE OF COLORADO)
CITY OF _____, COUNTY OF _____)SS

THE FOREGOING PLAT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY

OF _____ 20_____ BY _____

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

MY ADDRESS IS: _____

BY: RICK DOUCET
TITLE: CHIEF EXECUTIVE OFFICER
FOR THE ADAMS MENTAL HEALTH FOUNDATION, INC.
A COLORADO NON-PROFIT CORPORATION

STATE OF COLORADO)
CITY OF _____, COUNTY OF _____)SS

THE FOREGOING PLAT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY

OF _____ 20_____ BY _____

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

MY ADDRESS IS: _____

NOTES AND RESTRICTIONS

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY R&R ENGINEERS - SURVEYORS, INC., TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, FOR ALL INFORMATION REGARDING EASEMENT, RIGHT-OF-WAY AND TITLE OF RECORD, R&R ENGINEERS-SURVEYORS, INC. RELIED UPON TITLE COMMITMENT NO. 50217318, DATED APRIL 26, 2007 @ 8:00 A.M. PREPARED BY SECURITY TITLE GUARANTY COMPANY.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUE 18-4-506. C.R.S.
3. THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3 IS CONSIDERED TO BEAR SOUTH 89°54'44" EAST, AND IS MONUMENTED AS FOLLOWS: THE SOUTH QUARTER CORNER OF SAID SECTION 3 IS A FOUND 3.25" ALUMINUM CAP STAMPED PLS 23904 AND THE SOUTHEAST CORNER OF SAID SECTION 3 IS A FOUND 3.25" ALUMINUM CAP WHICH IS ILLEGIBLE.

PLANNING COMMISSION APPROVAL

THIS SUBDIVISION PLAT WAS APPROVED BY THE CITY OF NORTHGLENN PLANNING COMMISSION ON THE _____ DAY OF _____, 20_____.

CHAIRMAN, NORTHGLENN PLANNING COMMISSION

NORTHGLENN CITY COUNCIL

THIS SUBDIVISION PLAT WAS APPROVED BY THE CITY OF NORTHGLENN CITY COUNCIL ON THE _____ DAY OF _____, 20_____, BY RESOLUTION NO. _____.

MAYOR, CITY OF NORTHGLENN

ATTEST:

NORTHGLENN CITY CLERK

CERTIFICATE OF THE CLERK AND RECORDER

THIS FINAL PLAT 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 _____, 20_____.

COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

SURVEYORS CERTIFICATION

I, ROBERT J. HENNESSY, A COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THIS SUBDIVISION PLAT WAS PREPARED FROM AN ACTUAL SURVEY UNDER MY PERSONAL SUPERVISION, THAT THE MONUMENTATION AS INDICATED HEREON WERE FOUND OR SET AS SHOWN, AND THAT THE FOREGOING PLAT IS AN ACCURATE REPRESENTATION THEREOF. ALL THIS TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

ROBERT J. HENNESSY PLS
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR #34580
FOR AND ON BEHALF OF
R & R ENGINEERS-SURVEYORS, INC.



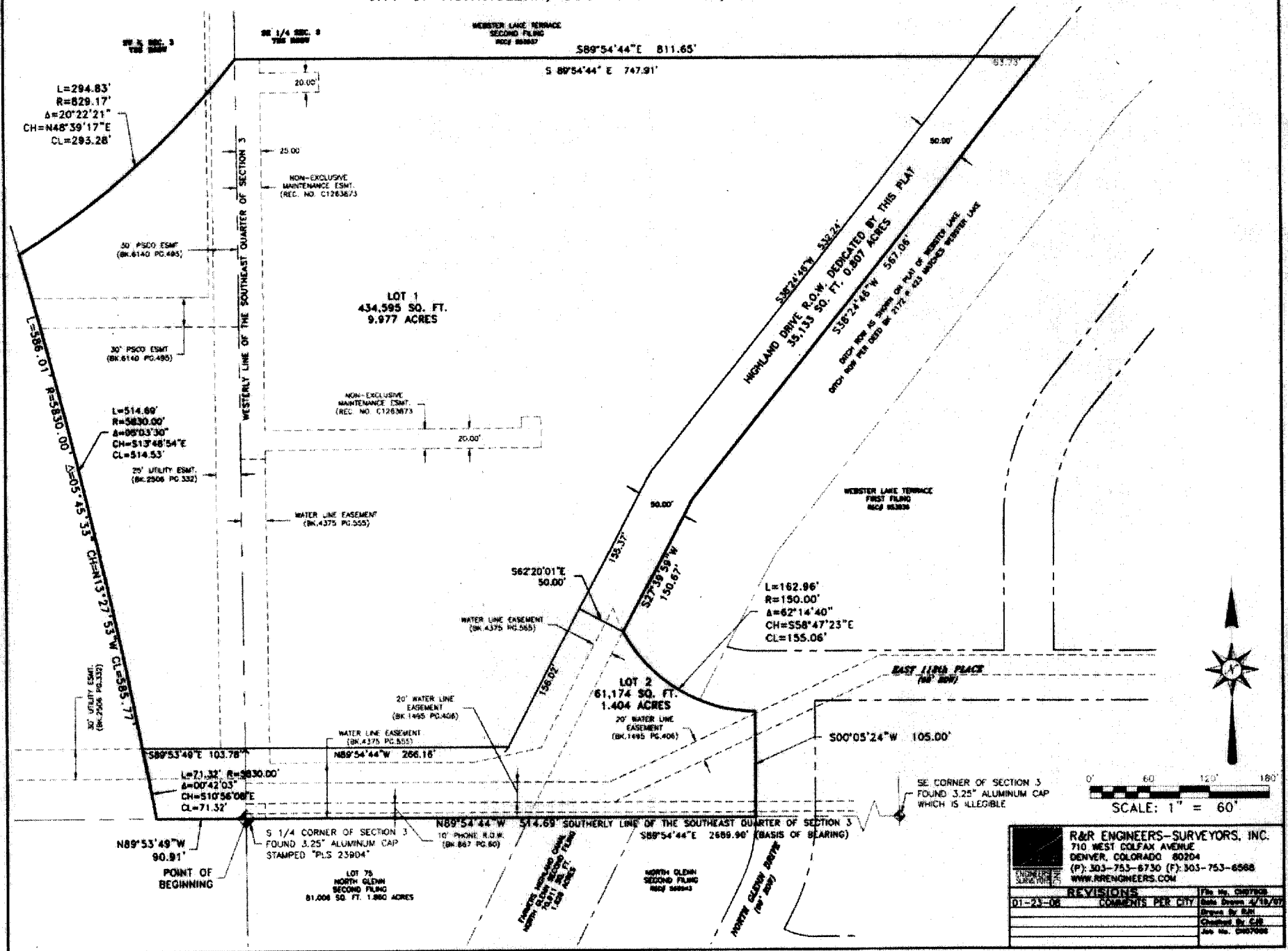
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.

FILE NO. _____
MAP NO. _____
RECEPTION NO. _____

R&R ENGINEERS-SURVEYORS, INC. 710 WEST COLFAX AVENUE DENVER, COLORADO 80204 (P): 303-753-6730 (F): 303-753-6568 WWW.RRENOWNEERS.COM	
REVISIONS	FILE NO. CDR0008
01-23-08	Comments Per City
	Drawn by: JMB
	Checked by: CMB
	Job No. CDR0008

REACH CENTER SUBDIVISION

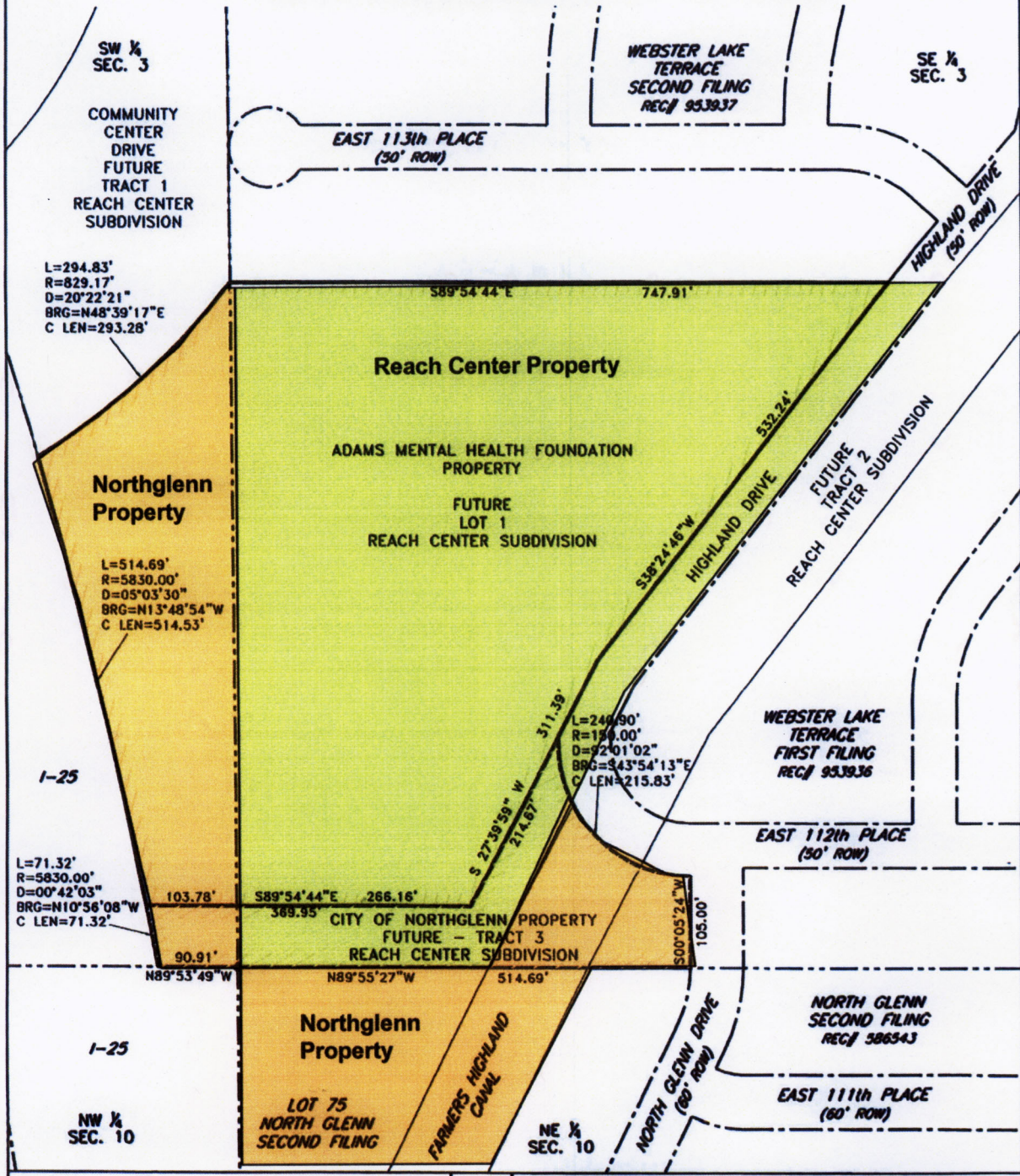
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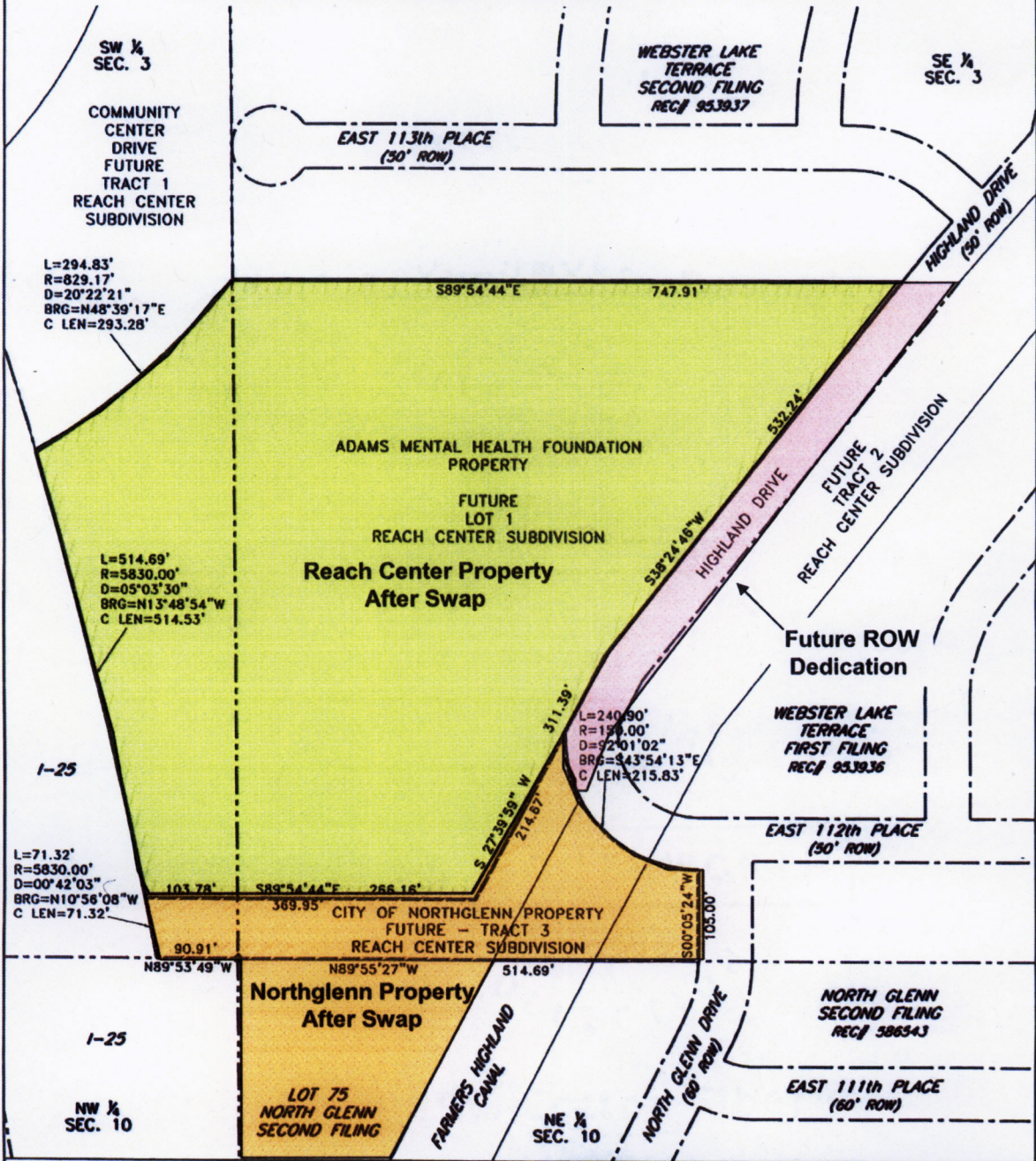
FINAL PARCEL EXHIBIT

**SE 1/4 & SW 1/4, SECTION 3, TOWNSHIP 2 SOUTH, RANGE 68 WEST, 6TH P.M.,
CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO**



<p>NOTE THIS DRAWING IS MEANT TO DEPICT THE ATTACHED LEGAL DESCRIPTION AND IS FOR INFORMATIONAL PURPOSES ONLY. IT DOES NOT REPRESENT A MONUMENTAL LAND SURVEY.</p>	<p>Scale: 1"=150'</p>	<p>Sheet 1 of 1</p>	<p>R&R ENGINEERS-SURVEYORS, INC. 710 WEST COLFAX AVE. DENVER, COLORADO 80204 PH: 303-753-6730 FAX: 303-753-6568</p>
	Date:		
	Drawn:		
	Checked:		
Job No.:			

FINAL PARCEL EXHIBIT
SE 1/4 & SW 1/4, SECTION 3, TOWNSHIP 2 SOUTH, RANGE 68 WEST, 6TH P.M.,
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 Job No.: _____

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