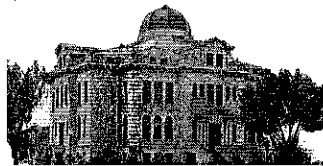


Byron H. Pelton, Chairman
Commissioner District One

Joseph A. McBride
Commissioner District Two

David G. Donaldson
Commissioner District Three



Office Phone
970-522-0888
FAX 970-522-4018
TTY 970-526-5383

Web: www.logancountyco.gov
E-mail: commissioners@logancountyco.gov

**OFFICE OF THE BOARD
LOGAN COUNTY COMMISSIONERS**

315 MAIN STREET SUITE 2
STERLING, COLORADO 80751

AGENDA

**Logan County Board of Commissioners
Logan County Courthouse, 315 Main Street, Sterling, Colorado
Tuesday, July 3, 2018 - 9:00 a.m.**

**Call to Order
Pledge of Allegiance
Revisions to Agenda
Consent Agenda**

Approval of the Minutes of the June 19, 2018 meeting.

Unfinished Business

Consideration of the approval of a Waiver of Annexation Impact Report for the River Bottom Flats Addition to the City of Sterling.

New Business

Consideration of the approval of Resolution 2018-24 approving the Final Subdivision Application to create Platte Valley Industrial Park Subdivision which will include the platting of seven (7) lots as shown on the Final Plat in a portion of the South Half of the Northwest Quarter (S1/2NW1/4) of Section 33, Township 8 North, Range 52 West of the Sixth Principal Meridian, Logan County, Colorado.

**Other Business
Miscellaneous Business/Announcements**

The next business meeting will be scheduled for Tuesday, July 17, 2018, at 9:00 a.m. at the Logan County Courthouse.

County Offices will be closed Wednesday, July 4, 2018 in observance of Independence Day.

**Executive Session as Needed
Adjournment**

**RESOLUTION
NO. 2018-**

A Resolution approving the Final Plat for the Platte Valley Industrial Park Subdivision which will consist of the platting of seven (7) lots as shown on the Final Plat, located in a portion of the South Half of the Northwest Quarter (S1/2NW1/4) of Section 33, Township 8 North, Range 52 West of the Sixth Principal Meridian, Logan County, Colorado.

WHEREAS, the applicant, Platte Valley Real Estate, LLC, has submitted an application for the approval of the Platte Valley Industrial Park Subdivision, consisting of seven (7) lots located in a portion of the South Half of the Northwest Quarter (S1/2NW1/4) of Section 33, Township 8 North, Range 52 West of the 6th Principal Meridian, Logan County, Colorado, to be known as Platte Valley Industrial Park Subdivision, all as more fully described on Official Plat No. 2018 - _____ ; and

WHEREAS, the Logan County Planning Commission met on June 19, 2018, to consider the request to recommend approval of the Final Plat for Platte Valley Industrial Park Subdivision and by a unanimous vote the Planning Commission recommended approval of the Final Plat, conditioned on a restriction that lots may not be conveyed to any persons or entities until a sufficient potable water source consistent with the intended use is established; and

WHEREAS, the Board of County Commissioners of Logan County met in regular session July 3, 2018, and conducted a public hearing to consider approval of the Final Plat; and

WHEREAS, all notices and posting requirements for hearing on the application for subdivision plat approval were properly given, and the statements of interested persons were received.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Logan County, Colorado, that the application of Platte Valley Real Estate, LLC, for the approval of the Final Plat for the Platte Valley Park Industrial Park, identified as Official Plat No. 2018 - _____, is hereby APPROVED, subject to the following conditions:

- A. The applicant shall be responsible for complying with all conditions or requirements set forth in the Logan County Subdivision Regulations.
- B. The applicant shall fully comply with all of the terms and conditions of the Subdivision Improvements Agreement for Platte Valley Industrial Park, which agreement will restrict the conveyance, sale or transfer of any lots within the subdivision and the issuance of any building permits until its terms and conditions are fully complied with, all as provided in C.R.S. Sections 30-28-101(11) and 137.
- C. The Subdivision Improvements Agreement shall be recorded with the Final Plat.

DONE on Tuesday, this 3rd day of July, 2018.

LOGAN COUNTY BOARD OF COMMISSIONERS
LOGAN COUNTY, COLORADO

Byron H. Pelton, Chairman

(Aye)(Nay)

Joseph A. McBride

(Aye)(Nay)

David G. Donaldson

(Aye)(Nay)

I, Pamela M. Bacon, County Clerk and Recorder in and for the County of Logan, State of Colorado, do hereby certify that the foregoing Resolution was adopted by the Board of County Commissioners of the County of Logan and State of Colorado in regular session on the 3rd day of July, 2018.

County Clerk and Recorder

Date Received in the Office of the Director of Planning: _____
 Application (is) (is not) complete as submitted.
 Named individual reviewing the submitted application: _____

FORM 5. APPLICATION FOR FINAL PLAT APPROVAL
 (To be filed in duplicate)
 (Incomplete Applications will not be accepted)

Date 5-3-2018
 Major X
 Minor _____

1. Name of Subdivision Platte Valley Industrial Park
2. Name of Applicant Dan Long Phone 970.520.7800
 Address 116 Spruce Rd, Sterling, Co. 80751
(Street No. and Name) (Post Office) (State) (Zip Code)
3. Name of Local Agent same Phone _____
 Address _____
(Street No. and Name) (Post Office) (State) (Zip Code)
4. Owner of Record Platte Valley Real Estate, LLC Phone 970.520.7800
 Address same
(Street No. and Name) (Post Office) (State) (Zip Code)
5. Engineer n/a Phone _____
 Address _____
(Street No. and Name) (Post Office) (State) (Zip Code)
6. Land Surveyor Leibert-MacAttee Phone 970.522-1960
 Address 615 S. 10th Ave, Sterling, CO 80751
(Street No. and Name) (Post Office) (State) (Zip Code)
7. Attorney n/a Phone _____
 Address _____
(Street No. and Name) (Post Office) (State) (Zip Code)
8. Subdivision Location: on the S side of Hwy 6
 _____ Feet of _____
(Direction) (Street)
9. Postal Delivery Area 80751 School District RE-1
10. Total Acreage 43.81 Zone I Number of Lots 7
11. Tax Map Designation: Article _____ Lot(s) _____

**PLATTE VALLEY
 INDUSTRIAL PARK
 SUBDIVISION 2017
 S2NW4 Section 33-08-52**

12. Has the Board of Adjustment granted variance, exception, or conditional permit concerning this property? no

If so, list Case No. and Name _____

13. Date of sketch plat approval _____

14. Date of preliminary plat approval _____

15. Have any changes been made since this plat was last before the Commission?
water easement added

List all contiguous parcels in the same ownership:

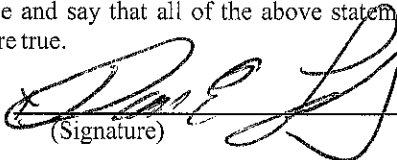
Section/Township/Range _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective parcels of land were acquired, together with the book and page of each conveyance to the present owner as recorded with the Logan County Clerk and Recorder. This affidavit shall indicate the current legal owner of the property; the prior owner of the property, and the date the Deed of Sale was executed. IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers, and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached [this need only be provided if Developer is requesting special assessment financing, the formation of improvement district(s).

The applicant hereby consents to the provisions of §30-28-133, 30-28-133.1 or 30-28-137. Any applicable time periods may be extended by the county to receive a recommendation from any agency to which a plat has been referred or providing that the decision of the Planning Commission shall be made within sixty (60) days after the first meeting of the Planning Commission where the plan or plat was referred pursuant to § 30-28-136, but such extension shall not exceed thirty (30) days unless the agency has notified the county that it will require additional time to complete its recommendation.

STATE OF COLORADO)
) SS:
COUNTY OF LOGAN)

I, _____ hereby depose and say that all of the above statements and the statements contained in the papers submitted herewith are true.


(Signature)

Mailing Address _____
(Street)

(County) (State) (Zip
Code)

Subscribed and sworn to before me this day of _____

MY COMMISSION EXPIRES:

**PLATTE VALLEY
INDUSTRIAL PARK
SUBDIVISION 2017
S2NW4 Section 33-08-52**

FOR COUNTY USE:

Application Fee: One hundred dollars (\$100.00) *pd. 4/12/2017 ✓ #2006 Rct. #288*

Date of Planning Commission: June 19, 2018

Recommendation of Planning Commission: Approval Denial

Recommended Conditions of Subdivision Final Plat Approval: _____

on the condition that Platte Valley Real Estate LLC will supply water to any lot that needs it.

Paul R. Wiley

Chairman, Planning Commission

COUNTY COMMISSIONERS ACTION:

Conditions of Subdivision Final Plat Approval: _____

Date Granted: _____

Date Denied: _____

Byron H. Pelton (Aye) (Nay)

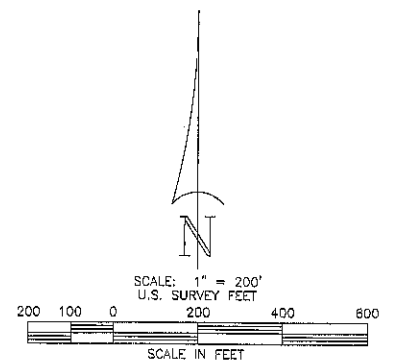
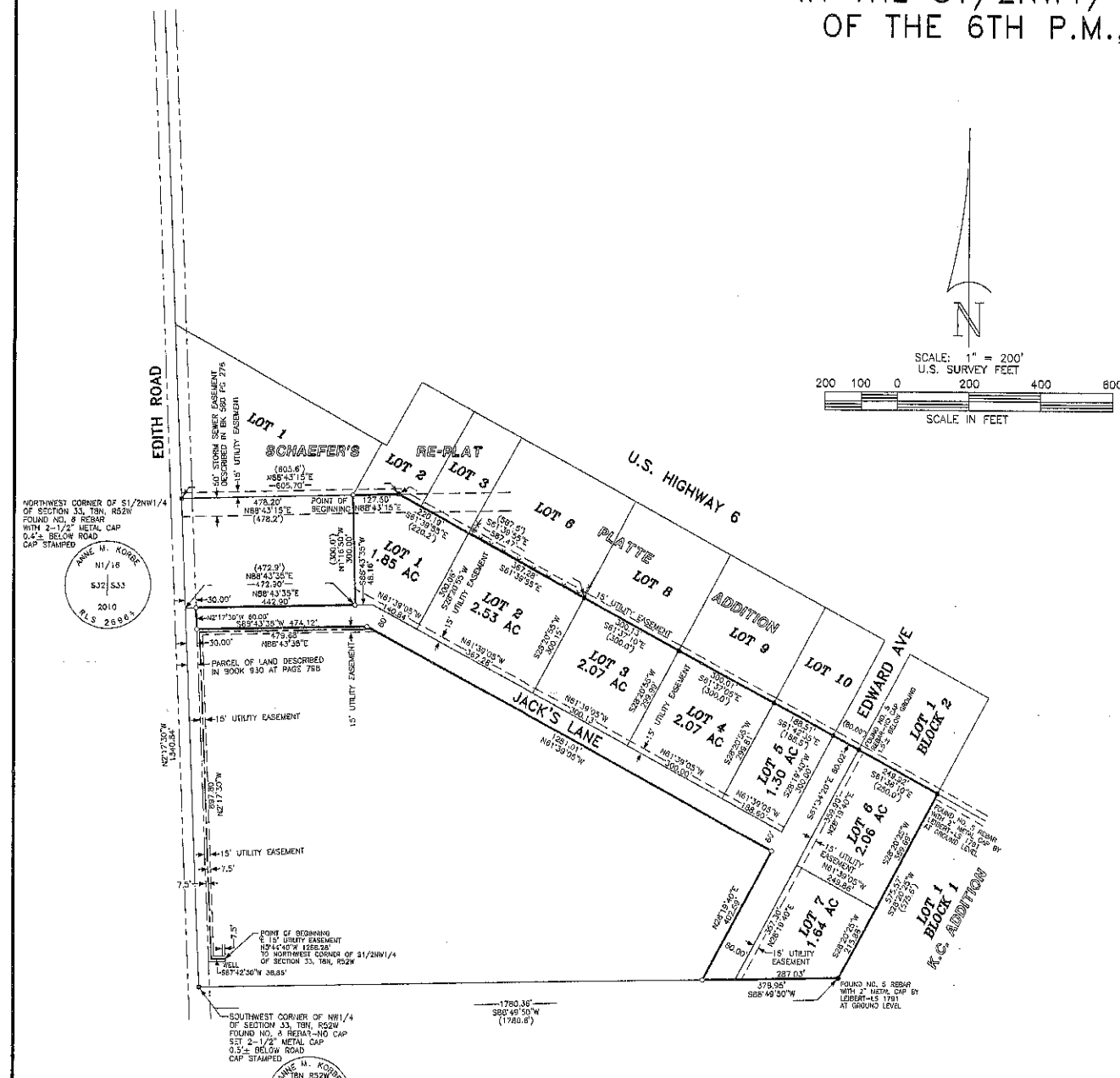
Joseph A. McBride (Aye) (Nay)

David G. Donaldson (Aye) (Nay)

**PLATTE VALLEY
INDUSTRIAL PARK
SUBDIVISION 2017
S2NW4 Section 33-08-52**

PLATTE VALLEY INDUSTRIAL PARK

IN THE S1/2NW1/4 OF SECTION 33, T8N, R52W
OF THE 6TH P.M., LOGAN COUNTY, COLORADO



PRELIMINARY

SURVEYOR'S STATEMENT

I, ANNE M. KORBE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE BY ME OR UNDER MY SUPERVISION, AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY BASED UPON MY KNOWLEDGE, INFORMATION, AND BELIEF. I FURTHER STATE THAT THE SURVEY AND THIS PLAT COMPLY WITH ALL APPLICABLE RULES, REGULATIONS, AND LAWS OF THE STATE OF COLORADO, STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

BY: ANNE M. KORBE
FOR AND ON BEHALF OF
LEIBERT-MOATE & ASSOCIATES, INC.
R.L.S. NO. 26984

PLANNING COMMISSION CERTIFICATE

THIS PLAT APPROVED BY THE LOGAN COUNTY PLANNING COMMISSION
THIS _____ DAY OF _____, A.D. 20____

CHAIRPERSON _____

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS
APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF LOGAN COUNTY, STATE OF COLORADO.

CHAIRPERSON _____

WITNESS MY HAND AND THE CORPORATION SEAL OF LOGAN COUNTY
THIS _____ DAY OF _____, A.D. 20____

ATTEST: _____

COUNTY CLERK AND RECORDER _____

RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF LOGAN COUNTY AT _____ O'CLOCK _____ M. ON THE _____ DAY OF _____, A.D. 20____ IN BOOK _____ MAP _____ RECEPTION NO. _____

COUNTY CLERK AND RECORDER _____

DEPUTY _____

PLAT NOTE

LOGAN COUNTY HAS ADOPTED A RIGHT TO FARM AND RANCH POLICY. RESOLUTION #98-80 RECORDED SEPTEMBER 21, 1998, IN BOOK 928 AT PAGE 430 OF THE LOGAN COUNTY RECORDS. PLEASE READ IT AND BE AWARE OF ITS PROVISIONS.

NOTES

EASEMENT INFORMATION AS PER _____

BEARINGS FOR THIS SURVEY ARE BASED ON THE ASSUMPTION THAT THE WEST LINE OF THE S1/2NW1/4 OF SECTION 33, T8N, R52W BEARS NORTH 2°17'50" WEST. THE SOUTHWEST CORNER AND THE NORTHWEST CORNER OF SAID S1/2NW1/4 OF SECTION 33 ARE MONUMENTED AS SHOWN.

FOUND NO. 5 REBAR WITH I.D. CAPS STAMPED "BURR D. LEIBERT RLS 1791" 0.02' - 1.73' BELOW GROUND AT THE POINTS SHOWN THIS •, UNLESS OTHERWISE NOTED.

SET NO. 6 REBAR 2" LONG WITH YELLOW PLASTIC I.D. CAPS AT GROUND LEVEL STAMPED "ANNE M. KORBE RLS 26984" AT THE POINTS SHOWN THIS •, UNLESS OTHERWISE NOTED.

DISTANCES IN PARENTHESES ARE DEED AND PLATTED DISTANCES.

— — — — — INDICATES EXISTING FENCE LINE.

SIGNIFICANT VARIANCES IN THE LOCATION OF THE LOT LINES WITH CURRENT FENCE LINES ARE SHOWN ON THE ABOVE PLAT, SINCE THIS SURVEY HAS NO JURISDICTION OVER ADJOINING LAND OWNERS, ANY PERSON MOVING, REMOVING, OR REPLACING ANY OF THESE CURRENT FENCE LINES WILL BE DOING SO AT HIS OWN RISK.

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 CERTIFICATION SHOWN HEREON.

EXECUTED THIS _____ DAY OF _____, 20____

PLATTE VALLEY REAL ESTATE, LLC

DAN E. LONG _____

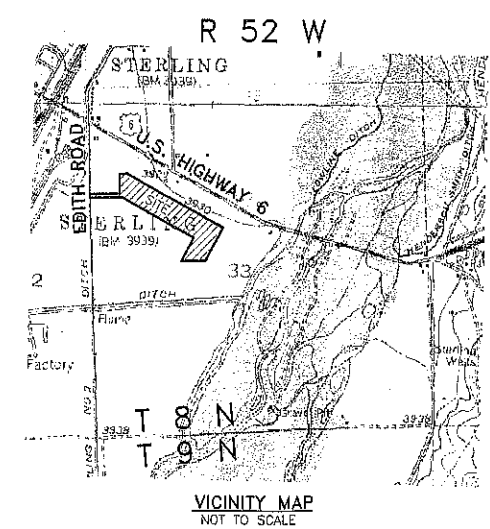
STATE OF COLORADO
COUNTY OF LOGAN } ss.

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

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____



REVISIONS	LEIBERT-MOATE & ASSOCIATES, INC.		
4-8-12	P.O. BOX 442	615 SOUTH TENTH AVENUE	STERLING, CO 80751 970-522-1960
	TITLE		
	PLATTE VALLEY INDUSTRIAL PARK IN THE S1/2NW1/4 OF SECTION 33, T8N, R52W OF THE 6TH P.M., LOGAN COUNTY, COLORADO		
SCALE: 1" = 200'	DR. BY: NH	DRAWING NO.	
DATE: 4-4-17	PROJ. NO.: 320-17	SHEET 1 OF 1	