



PLANNING AND ZONING COMMISSION

REGULAR MEETING AGENDA

March 21, 2019

7:00 PM

151 Grant Avenue
Firestone, CO 80520

1. **Call to Order & Roll Call**
2. **Pledge of Allegiance**
3. **Approval of Agenda**
4. **Action/Discussion**
 - 4.a. Election of Chairperson and Vice-Chairperson
5. **Approval of Minutes**
 - a. Regular Meeting 2-7-19
6. **Public Comment *** (maximum time permitted for all Public Comment is 30 minutes)
7. **Public Hearings**
 - a. RESOLUTION NO. PC-19-003; A RESOLUTION RECOMMENDING APPROVAL OF A FINAL PLAT FOR COTTONWOOD HOLLOW FILING 5.
8. **Staff Reports**
9. **Commissioner Comments**
10. **Adjournment**

* Individuals that desire to address the Planning and Zoning Commission are requested to sign up at the table at the entrance to the meeting room. Each individual will be provided an opportunity to speak (limited to two minutes) during Public Comment. Maximum time permitted for all Public Comment is 30 minutes for each Public Comment noted on Agenda.

If you need special assistance in order to participate in a Planning and Zoning Commission meeting, please contact the Town Clerk's Office at 303-833-3291 in advance of the meeting to make arrangements. A forty-eight-hour notice is requested.

**TOWN OF FIRESTONE, COLORADO
PLANNING AND ZONING COMMISSION
February 7, 2019**

1. CALL TO ORDER

The Planning and Zoning Commission of the Town of Firestone met in regular session on February 7, 2019, at the Town Hall, 151 Grant Avenue, Firestone, Colorado. Chairperson Scherneck called the meeting to order at 7:05 p.m.

The following were present upon the call of the roll:

Acting Chairperson: Steve Scherneck

Vice-Chairperson:

Commissioners: Jim Grahlmann
Tim Spiegelberg
Jaci Daggett
John Damsma – Alternate
Chris Gillard – Alternate – not present

Staff: Tracy Case - Sr. Planner
Marty Ostholthoff – Planning Manager
Dave Lindsay – Town Engineer
Todd Bjerkaas – Director – Planning & Development
Leah Vanarsdall, Town Clerk

2. PLEDGE OF ALLEGIANCE

Chairperson Scherneck led the pledge of allegiance.

3. APPROVAL OF AGENDA

Commissioner Spiegelberg motioned and Commissioner McAllister seconded to approve the Agenda. All in Favor, **Motion carried.**

4. APPROVAL OF MINUTES

a. December 6, 2018 – Regular Meeting

Commissioner Damsma motioned and Commissioner Daggett seconded to approve the meeting minutes of the December 6, 2018 - Regular Meeting. All in favor, **Motion carried.**

5. PUBLIC COMMENT

Jim Jantz – 4927 Shenandoah Ave – here to observe to apply for future openings on Commission

6. Discussion/Action

a. Resolution PC 19-01: A RESOLUTION DESIGNATING THE PLACE FOR POSTING NOTICES OF MEETINGS OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE
Commissioner Spiegelberg motioned and Commissioner McAllister seconded to approve **Resolution PC 19-01:** A RESOLUTION DESIGNATING THE PLACE FOR POSTING NOTICES OF MEETINGS OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF FIRESTONE. **Roll Call Vote:** Commissioners Spiegelberg - yes, McAllister - yes, Grahlmann - yes, Daggett- yes, Damsma – yes. All in favor, **Motion carried.**

7. PUBLIC HEARING – Open: 7:12 pm Close: 8:17 PM

a. Resolution PC-19-02: A RESOLUTION RECOMMENDING APPROVAL OF SPECIAL USE PERMITS FOR FIRESTONE PEAK RESOURCES TO LOCATE FOURTEEN OIL AND GAS WELLS WITHIN THE TOWN OF FIRESTONE

Chairperson Schernecké verified with the Secretary that proper notice of the Public Hearing had been provided and opened the Public Hearing at 7:12 p.m.

Marty Ostholthoff provided a general overview of the proposed application request and reviewed the PowerPoint presentation of the Staff Report with the Commissioners. He also offered to answer any questions.

Erin Lind-Regulatory Analyst and David Stewart-VP of Health & Safety both of Crestone Peaks provided the Commissioners with a general overview of the application request and offered to answer any questions.

Chairperson Schernecké opened the Public Comment portion at 7:30 p.m. Those wishing to speak: Stephen Flanders-9234 Purdue Ave, Rayne Glavis-9158 Forest St and Anita Knudson-6173 CR 20

The Applicant and Town Staff PowerPoint presentations were entered into the record along with all application materials submitted by the applicant; all materials included in the Planning Commission packets; the PowerPoint presentations given tonight; all written referral and public comments received regarding the application; the proofs of public notice of the public hearing; and the Town's subdivision and zoning ordinances and development regulations. Chairperson Schernecké closed the Public Comment portion at 7:51 p.m.

The Commissioners held a general discussion with staff and questioned the applicant regarding the application. Chairperson Schernecké closed the Public Hearing at 8:15 p.m.

Commissioner Grahlmann motioned and Commissioner Damsma seconded to approve Resolution PC-19-02: A RESOLUTION RECOMMENDING APPROVAL OF SPECIAL USE PERMITS FOR CRESTONE PEAK RESOURCES TO LOCATE FOURTEEN OIL AND GAS WELLS WITHIN THE TOWN OF FIRESTONE

Roll Call Vote: Damsma – yes, McAllister – yes, Spiegelberg – yes, Daggett – yes, Grahlmann – yes. All in favor, **Motion carried.**

8 STAFF REPORTS

Town Engineer Lindsay gave updates on new Police Station.

9.COMMISSIONER COMMENTS

None

10. ADJOURNMENT

Commissioner Spiegelberg motioned and Commissioner Daggett seconded to adjourn. All in favor, **Motion carried.** The meeting was adjourned at 8:25p.m.

Introduced and Approved this 21th day of March, 2019.

TOWN OF FIRESTONE, COLORADO

Chairperson

ATTEST

Secretary



Staff Report

Cottonwood Hollow Filing No. 5

Final Plat

**Prepared by the
Town of Firestone for the
Planning and Zoning Commission**

March 21, 2019

Applications

This staff report is for the Cottonwood Hollow Filing No. 5, Final Plat ("Final Plat"). The applicant for this submittal is Mortgage Consultants, LLC.

Notice

Pursuant to the Town of Firestone Municipal Code ("Code") and Town of Firestone Development Regulations ("Regulations"), proper notification of the public hearings was published. Proof of notification to owners of interest and surrounding property owners and a property posting log will be provided by the applicants prior to the hearings.

Location and Process

The approximate location of the Final Plat is south of Sable Avenue and east of the proposed Arbor Street. This is a final plat of Tract A, Cottonwood Hollow Filing No. 5.

Site Analysis

The Final Plat is comprised of Tract A which is 20.2 acres. This tract is being created through the merger of Tracts F, G and I of Cottonwood Hollow Filing No. 1. The property is generally flat and would be appropriate for the apartment development being proposed.

Plan Analysis

The Final Plat has been created to merge previously approved tracts within Cottonwood Hollow Filing No. 1 final plat. No construction can occur on the subject property until the newly created Tract A is re-subdivided in the future, concurrent with a final development plan allowing for the proposed apartments.

Planning and Zoning Commission and Board of Trustees Conditions and Standards for Approval

The Planning Commission and Board of Trustees may approve a final plat application if it meets the intent of the Regulations and complies with the Code. In deciding whether to approve, approve with modifications or disapprove a final plat, the Planning Commission and Board of Trustees shall be guided by the following standards from Section 16.12.075 of the Code:

1. Whether the plat conforms to all requirements and standards of this title and the Firestone Development Regulations;
2. Whether approval of the plat will promote the purposes of this title and be consistent with the town's comprehensive plan, applicable zoning requirements and other applicable federal, state and town laws;
3. Whether improvements in or serving the proposed subdivision will comply with the requirements and standards of the town's design criteria and construction specifications; and
4. Whether the plat conforms with all other ordinances, resolutions, regulations, agreements and policies governing the subdivision thereof.

Planning Commission or Board of Trustees Action

The Planning Commission Board or Board of Trustees has the following options relative to the action on applications in general. As necessary additional information relative to continuances, etc. can be provided by the Town Attorney.

- A. Make a decision and vote on the application, using the draft resolution previously prepared, as may be amended during the hearing; or
- B. Make a decision and vote on the application, but request the Town Attorney to prepare findings of fact and conclusions for approval and adoption at the next regular meeting; or
- C. Defer a decision and direct the Town Attorney to prepare findings of fact and conclusions to be submitted to the Board of Trustees at its next regular meeting, with final deliberation, decision and adoption of the findings of fact and conclusion at that meeting; or
- D. Defer a decision until a date certain, as is mutually agreed upon by the Applicant and the Board of Trustees, by which time the record and all evidence can be reviewed. At that time the Board of Trustees can either adopt findings of fact and conclusions or direct the Town Attorney to prepare findings of fact and conclusions for adoption at the next regular meeting after the meeting to which the matter has been deferred.

RECOMMENDATION

Town staff recommends the Planning Commission approve draft Resolution PC-19-003, a resolution recommending approval of the application to the Board of Trustees with conditions.

FIRESTONE PLANNING AND ZONING COMMISSION

RESOLUTION NO. PC-19-003

**A RESOLUTION RECOMMENDING APPROVAL OF A FINAL PLAT
FOR COTTONWOOD HOLLOW FILING NO. 5.**

WHEREAS, there has been submitted to the Planning and Zoning Commission of the Town of Firestone a request for approval of a final plat for Cottonwood Hollow Filing No. 5; and

WHEREAS, all materials related to the application have been reviewed by Town Staff and found with conditions to be in compliance with Town of Firestone subdivision and zoning ordinances, Development Regulations, and related Town ordinances, regulations, and policies; and

WHEREAS, after a duly-noticed public hearing, at which evidence and testimony were entered into the record, the Planning and Zoning Commission finds the application to be in compliance with Town of Firestone subdivision and zoning ordinances, Development Regulations, and related Town ordinances, regulations, and policies and should therefore be approved, subject to those conditions set forth herein.

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

Section 1. The Planning and Zoning Commission hereby recommends approval of the proposed final plat for Cottonwood Hollow Filing No. 5, subject to the conditions set forth on Exhibit A attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 21st day of March, 2019.

Chairperson

ATTEST:

Secretary

EXHIBIT A
Cottonwood Hollow Filing No. 5
Final Plat
Conditions of Approval

1. Provide an updated title commitment when the mylars are provided for recording, dated no later than thirty (30) days prior to submission of mylars.
2. Technical corrections to the Cottonwood Hollow Filing No. 5 final plat shall be made to the Town's satisfaction

FINAL PLAT
COTTONWOOD HOLLOW, FILING 5
A REPLAT OF TRACTS I, G, AND F COTTONWOOD HOLLOW, FILING 1
LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 14,
TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO
SHEET 1 OF 3

SHEET INDEX

COVER SHEETSHEET 1
FINAL PLAT (SCALE 1"=50').....SHEET 2 & 3

OWNERSHIP AND DEDICATION:

KNOW BY ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED MORTGAGE CONSULTANTS, LLC., A COLORADO LIMITED LIABILITY COMPANY BEING THE OWNER(S) OF THE LAND SHOWN IN THIS FINAL PLAT AND DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE NORTH HALF OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

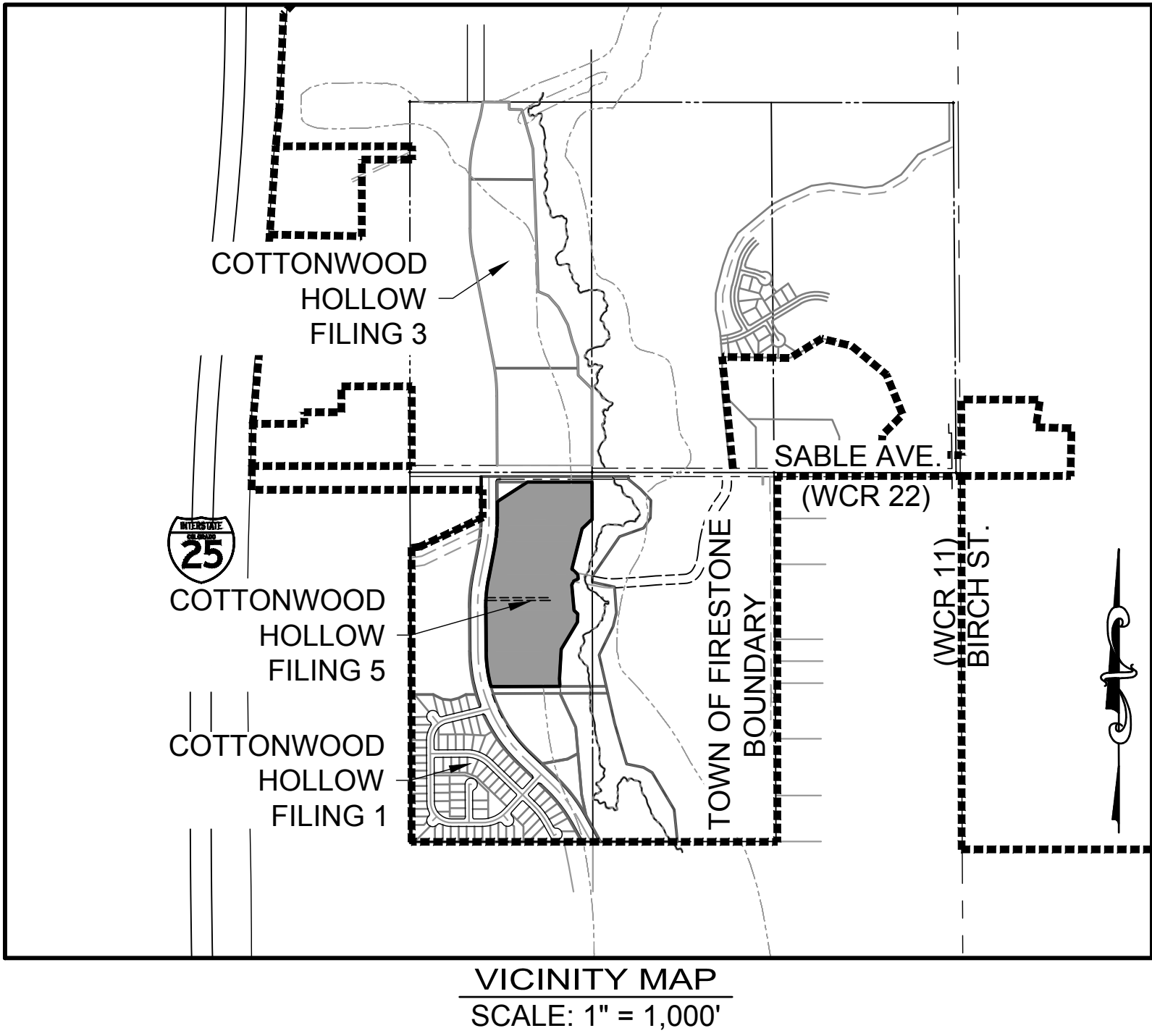
COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 14, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, WHENCE THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14 BEARS N90°00'00"W WITH ALL BEARINGS HEREIN CONTAINED RELATIVE THERETO; THENCE ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF SAID SECTION 14 S00°07'17"E, A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EAST LINE S00°07'17"E, A DISTANCE OF 271.37 FEET;
THENCE S57°55'06"W, A DISTANCE OF 15.86 FEET;
THENCE S46°08'59"W, A DISTANCE OF 81.70 FEET;
THENCE S14°17'01"W, A DISTANCE OF 299.30 FEET;
THENCE S49°22'28"E, A DISTANCE OF 56.74 FEET;
THENCE S03°16'13"E, A DISTANCE OF 33.66 FEET;
THENCE S62°37'55"W, A DISTANCE OF 36.80 FEET;
THENCE S26°39'40"W, A DISTANCE OF 29.30 FEET;
THENCE S05°13'01"E, A DISTANCE OF 184.28 FEET;
THENCE S47°17'38"E, A DISTANCE OF 36.28 FEET;
THENCE S02°26'30"W, A DISTANCE OF 59.58 FEET;
THENCE S30°54'29"W, A DISTANCE OF 226.80 FEET;
THENCE S03°27'11"W, A DISTANCE OF 212.60 FEET;
THENCE S04°05'07"E, A DISTANCE OF 55.64 FEET;
THENCE S89°49'38"W, A DISTANCE OF 495.10 FEET TO A POINT OF NON-TANGENT CURVE;
THENCE ALONG THE ARC OF SAID NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 14°39'23", A RADIUS OF 1,015.00, AND AN ARC LENGTH OF 259.64 FEET, THE CHORD OF WHICH BEARS N07°45'26"W, A DISTANCE OF 258.93 FEET;
THENCE N00°25'44"W, A DISTANCE OF 314.08 FEET TO A POINT OF CURVE;
THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 11°25'12", A RADIUS OF 1,015.00 FEET, AND AN ARC LENGTH OF 202.30 FEET;
THENCE N10°59'27"E, A DISTANCE OF 225.71 FEET TO A POINT OF CURVE;
THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 11°15'14", A RADIUS OF 1,135.00, AND AN ARC LENGTH OF 222.94 FEET;
THENCE N00°15'47"W, A DISTANCE OF 116.85 FEET;
THENCE N57°03'43"E, A DISTANCE OF 258.02 FEET;
THENCE N90°00'00"E, A DISTANCE OF 465.00 FEET TO THE POINT OF BEGINNING;

CONTAINING 880,230 SQUARE FEET OR 20.207 ACRES, MORE OR LESS.

HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF COTTONWOOD HOLLOW, FILING 5 A SUBDIVISION OF A PART OF THE TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE TOWN OF FIRESTONE THE STREETS, AVENUES AS SHOWN ON THE ACCOMPANYING PLAT FOR THE PUBLIC USE THEREOF FOREVER AND DOES FURTHER DEDICATE TO THE USE OF THE TOWN OF FIRESTONE AND ALL SERVING PUBLIC UTILITIES THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE SO DESIGNATED AS EASEMENTS AS SHOWN.

IT IS EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INVOLVED IN CONSTRUCTING AND INSTALLING SANITARY SEWER SYSTEM WORKS AND LINES, WATER SYSTEM WORKS AND LINES, GAS SERVICE LINES, ELECTRICAL SERVICE WORKS AND LINES, 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 FIRESTONE, COLORADO, AND SUCH SUMS SHALL NOT BE PAID BY THE TOWN OF FIRESTONE, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED WHEN ACCEPTED BY THE TOWN OF FIRESTONE SHALL BECOME THE SOLE PROPERTY OF SAID TOWN OF FIRESTONE, COLORADO, EXCEPT PRIVATE ROADWAY CURBS, GUTTER AND PAVEMENT AND ITEMS OWNED BY MUNICIPALITY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES AND/OR CENTURY LINK WHICH WHEN CONSTRUCTED OR INSTALLED SHALL REMAIN AND/OR BECOME THE PROPERTY OF SUCH MUNICIPALITY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES, AND/OR CENTURY LINK AND SHALL NOT BECOME THE PROPERTY OF THE TOWN OF FIRESTONE, COLORADO.



OWNER:

MORTGAGE CONSULTANTS, LLC., A COLORADO LIMITED LIABILITY COMPANY

BY:

TITLE:

NOTARY CERTIFICATE:

STATE OF COLORADO)
COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY

OF _____, 20____, BY _____.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES

OWNER/ DEVELOPER:

MORTGAGE CONSULTANTS, LLC.
8400 EAST PRENTICE AVENUE, SUITE 1002
GREENWOOD VILLAGE, COLORADO 80111
PHONE: 303-882-6024
CONTACT: OTTO AICHINGER
EMAIL: OTTO.AICHINGER@CALIBERHOMELOANS.COM

NOTES:

- THE PURPOSE OF THIS PLAT IS TO MERGE THREE TRACTS INTO ONE TRACT FOR FUTURE DEVELOPMENT.
- AS PER FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER 08123C1890E, REVISED JANUARY 20, 2016, ZONE "A" CONSISTS OF AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD NOT DETERMINED.
- BASIS OF BEARING IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 14, T.2S., R.68W, OF THE 6th P. M., ASSUMED TO BE N90°00'00"E BETWEEN THE MONUMENTS SHOWN HEREON.
- NO BUILDING PERMITS WILL BE ISSUED, AND NO DEVELOPMENT MAY OCCUR, UNTIL A FINAL DEVELOPMENT PLAN HAS BEEN APPROVED BY THE TOWN.

SURVEYOR'S CERTIFICATE:

I, JOHN E. KRATZ, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF COTTONWOOD HOLLOW, FILING 5 WAS MADE BY ME OR UNDER MY SUPERVISION ON OR ABOUT _____, AND THAT THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION AND THE SURVEY THEREOF.

JOHN E. KRATZ
REGISTERED COLORADO LAND SURVEYOR No. 20142

DATE

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 CERTIFICATION SHOWN HEREON.

TOWN APPROVAL

THIS IS TO CERTIFY THAT THE PLAT OF COTTONWOOD HOLLOW, FILING 5 WAS APPROVED ON THIS _____ DAY OF _____, 20____ BY RESOLUTION NO. _____, AND THAT THE MAYOR OF THE TOWN OF FIRESTONE ON BEHALF OF THE TOWN OF FIRESTONE, HEREBY ACKNOWLEDGES SAID PLAT UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

MAYOR

ATTEST: TOWN CLERK

SURVEYOR:

RED ROCK LAND SURVEYS, INC.
254 PELAGE CT.
CANON CITY, COLORADO 81212
PHONE: 303-994-6300
CONTACT: JOHN E. KRATZ
EMAIL: JKRAZT@REDROCKLANDSURVEYS.COM

TECHNICAL CONSULTANT & PREPARED BY:



PARAGON ENGINEERING CONSULTANTS, INC.
7852 SOUTH ELATI STREET, SUITE 101
LITTLETON, CO 80120 303-794-8604
CONTACT: WENDELL AYERS, PRESIDENT
EMAIL: WENDELL@PARAGONENG.COM

FIRESTONE INFORMATION BLOCK	
NAME OF SUBMITTAL:	COTTONWOOD HOLLOW
TYPE OF SUBMITTAL:	FINAL PLAT
FILING NUMBER:	FILING 5
PHASE NUMBER:	
SHEET TITLE:	PLAT COVER
PREPARATION DATE:	10/19/2018
REVISION DATE:	1/16/2019
REVISION DATE:	2/22/2019
REVISION DATE:	
REVISION DATE:	
SHEET 1 OF 3	

FINAL PLAT
COTTONWOOD HOLLOW, FILING 5
A REPLAT OF TRACTS I, G, AND F COTTONWOOD HOLLOW, FILING 1
LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 14,
TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO
SHEET 2 OF 3

LE GIAO
8975 MARSHALL CT., UNIT 100
WESTMINSTER, CO 80031
ZONING: PUD
COTTONWOOD HOLLOW, FILING 2
TRACT A
REC. NO. 3532463
AOC1 REC. NO. 3536929
AOC2 REC. NO. 3543999

FUTURE 100'
R.O.W.

COTTONWOOD
HOLLOW, FILING 3
TRACT "A"

POINT OF COMMENCEMENT
NORTH ¼ CORNER SEC. 14, T2N, R68W, 6TH PM,
FND. 2½" ALUM. CAP STAMPED "1994 LS 22576"

SABLE AVENUE (WELD CO. RD 22)
(R.O.W. VARIES)

NW 1/16TH CORNER SEC. 14
FND. 2½" ALUM. CAP IN RANGE
BOX STAMPED "1994 LS 25614"

N90°00'00"W 1,310.51 (REC)
N 90°00'00" E 1,310.48 (AM)
BASIS OF BEARINGS

(SOUTH LINE SECTION 11)
(NORTH LINE SECTION 14)

(R.O.W. VARIES)

S00°07'03"E (REC)
S00°07'17"E (AM)
70.00'

TRACT "L"

LOT A
EXEMPTION NO. 1313-14-2RE1400
TROY D. KRIEGER
4306 WELD CO. ROAD 22
LONGMONT, CO 80504

LEGEND

- FOUND REBAR W/ 1-½" ALUM. CAP "LS 25614"
- SET NO. 5 REBAR W/ YELLOW CAP "PLS 20142"
- ◆ FOUND ALIQUOT MONUMENT AS DESCRIBED
- ALIQUOT / SECTION LINE
- - - EXISTING R.O.W.
- PROPERTY LINE
- EXISTING PROPERTY LINE
- - - EXISTING EASEMENTS
- - - EXISTING 100 YEAR FLOOD PLAIN

TRACT "T"
REC. NO. _____

N57°03'43"E 258.02'

TRACT "K" REC. NO. _____

TRACT "J" REC. NO. _____

N90°00'00"E 465.00'

POINT OF
BEGINNING

271.37'

(EAST LINE NW ¼ SECTION 14)
(WEST LINE NE ¼ SECTION 14)

S57°55'06"W
15.86'

S46°08'59"W
81.70'

S14°17'01"W 299.30'

S49°22'28"E
56.74'

S03°16'13"E
33.66'

S62°37'55"W
36.80'

S26°39'40"W
29.30'

DRAINAGE ESMT.
FOR BENEFIT OF
METRO. DISTRICT

EX. 20' SAN. SEWER ESMT.
REC. NO. 2363044

65' WIDE ESMT. FOR GODDING
IRRIGATION COMPANY
REC. NO. _____

TRACT "A"
880,230 SQ. FT.
20.207 ACRES

SEE SHEET 3

GODDING DITCH

GODDING DITCH

GODDING HOLLOW

TRACT "M"
REC. NO. _____

TRACT "N"
REC. NO. _____

COTTONWOOD
HOLLOW, FILING 1
TRACT "A"
REC. NO. _____

TECHNICAL CONSULTANT & PREPARED BY:
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EMAIL: WENDELL@PARAGONENG.COM

FIRESTONE INFORMATION BLOCK

NAME OF SUBMITTAL:	COTTONWOOD HOLLOW
TYPE OF SUBMITTAL:	FINAL PLAT
FILING NUMBER:	FILING 5
PHASE NUMBER:	
SHEET TITLE:	PLAT SHEET
PREPARATION DATE:	10/19/2018
REVISION DATE:	1/16/2019
REVISION DATE:	2/22/2019
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	

SHEET 2 OF 3



UNPLATTED

FINAL PLAT
COTTONWOOD HOLLOW, FILING 5
A REPLAT OF TRACTS I, G, AND F COTTONWOOD HOLLOW, FILING 1
LOCATED IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 14,
TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.
TOWN OF FIRESTONE, WELD COUNTY, STATE OF COLORADO

SHEET 3 OF 3

