FIRESTONE
COLORADO

PLANNING AND ZONING COMMISSION

REGULAR MEETING AGENDA
February 6, 2020
7:00 PM
151 Grant Avenue
Firestone, CO 80520

1. **Call to Order & Roll Call**

2. **Pledge of Allegiance**

3. **Approval of Agenda**

4. **Approval of Minutes**

   a. Special Meeting 1-9-20

5. **Public Comment** * (maximum time permitted for all Public Comment is 30 minutes)

6. **Public Hearings**

   a. **RESOLUTION PC-20-03**: A RESOLUTION RECOMMENDING APPROVAL OF BAREFOOT LAKES FILING 3 FINAL PLAT REPLAT #1 AND FINAL DEVELOPMENT PLAN AMENDMENT #1

   b. **Resolution PC-20-04:** A RESOLUTION RECOMMENDING APPROVAL OF AN OUTLINE DEVELOPMENT PLAN FOR LOT 2 AND LOT 2A, DEL REY SUBDIVISION PLANNED UNIT DEVELOPMENT

7. **Staff Reports**

8. **Commissioner Comments**

9. **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
Special Meeting
January 9, 2020

1.CALL TO ORDER

The Planning and Zoning Commission of the Town of Firestone met on January 9, 2020, at the Town Hall, 151 Grant Avenue, Firestone, Colorado. Chairperson Gillard called the meeting to order at 7:00 p.m.

The following were present upon the call of the roll:

Chairperson:	Chris Gillard
Vice-Chairperson:	Tim Spiegelberg
Commissioners:	Kelly Deitman
	John Damsma
	Troy McAllister - Excused
	Jaci Daggett
	Dennis Haney
Staff:	Todd Bjerkaas – Director – Planning & Development
	Marty Ostholthoff – Planning Manager
	Matt Thompson – Sr. Planner
	Lisa Bartley – PC Secretary

2.PLEDGE OF ALLEGIANCE

Chairperson Gillard led the pledge of allegiance.

3.APPROVAL OF AGENDA

Commissioner Haney motioned and Commissioner Daggett. seconded to approve the Agenda. Voice vote was taken. Motion carried unanimously.

4.ACTION/DISCUSSION

Election of Chairperson and Vice-Chairperson

Commissioner Haney made a motion and Commissioner Damsma seconded to re-elect Chairperson Gillard. Voice Vote was taken. Motion carried unanimously.

A motion was made and seconded to re-elect Vice-Chairperson Spiegelberg. Voice Vote was taken. Motion carried unanimously

5.APPROVAL OF MINUTES

a. November 7, 2019 – Regular Meeting

Commissioner Deitman motioned and Commissioner Haney seconded to approve the meeting minutes of the November 7, 2019 - Regular Meeting. Voice vote was taken. Motion carried unanimously.

Unapproved

6.PUBLIC COMMENT

There were none.

7.PUBLIC HEARING

a. **Resolution PC-20-01** – A RESOLUTION RECOMMENDING APPROVAL OF AN OUTLINE DEVELOPMENT PLAN AMENDMENT NO. 1 FOR CROSSROADS PLANNED UNIT DEVELOPMENT, AN AMENDEMENT OF A PORTION OF CROSSROADS PLANNED UNIT DEVELOPMENT, LOT 4 OF THE FIRST REPLAT OF AMERICAN FURNITURE WAREHOUSE SUBDIVISION, TRACT H FIRESTONE CITY CENTRE FILING 3, AND TRACT E FIRESTONE CITY CENTRE FILING 3

Chairperson Gillard verified with the Secretary that proper notice of the Public Hearing had been provided and opened the Public Hearing at 7:04 p.m.

Matt Thompson, Sr. Planner, 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.

Travis Frazer, Redland, 1500 West Canal Court, Littleton and Max Gansline, The Staenberg Group, 1001 Bannock St, Denver representing the applicant, provided the Commissioners with a general overview of the application request and offered to answer any questions.

Chairperson Gillard opened and closed the Public Comment portion at 7:16 p.m. Those wishing to speak: None

The Town Staff PowerPoint presentation was 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.

The Commissioners held a general discussion with staff and questioned the applicant regarding the application. Chairperson Gillard closed the Public Hearing at 7:38 p.m.

Commissioner Haney motioned and Vice-Chairperson Spiegelberg seconded to approve **Resolution PC-20-01** – A RESOLUTION RECOMMENDING APPROVAL OF AN OUTLINE DEVELOPMENT PLAN AMENDMENT NO. 1 FOR CROSSROADS PLANNED UNIT DEVELOPMENT, AN AMENDEMENT OF A PORTION OF CROSSROADS PLANNED UNIT DEVELOPMENT, LOT 4 OF THE FIRST REPLAT OF AMERICAN FURNITURE WAREHOUSE SUBDIVISION, TRACT H FIRESTONE CITY CENTRE FILING 3, AND TRACT E FIRESTONE CITY CENTRE FILING 3

Voting was as follows:
Yes: Daggett, Deitman, Spiegelberg, Haney, Damsma
No: None
Absent: McAllister
Chairperson Gillard declared the motion carried.

Unapproved

b. Resolution PC-20-02 – A RESOLUTION RECOMMENDING APPROVAL OF AN INITIAL ZONING OF PROPERTY PROPOSED TO BE ANNEXED TO THE TOWN OF FIRESTONE AND KNOWN AS THE CARBON VALLEY PIT ANNEXATION, AND RECOMMENDING APPROVAL OF AN OUTLINE DEVELOPMENT PLAN FOR SUCH PROPERTY

Chairperson Gillard verified with the Secretary that proper notice of the Public Hearing had been provided and opened the Public Hearing at 7:39 p.m.

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

Chairperson Gillard opened and closed the Public Comment portion at 7:43 p.m. Those wishing to speak:
None

The Town Staff PowerPoint presentation was 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.

The Commissioners held a general discussion with staff and questioned the applicant regarding the application.
Chairperson Gillard closed the Public Hearing at 7:45 p.m.

Vice Chairperson Spiegelberg motioned and Commissioner Deitman seconded to approve **Resolution PC-20-02** – A RESOLUTION RECOMMENDING APPROVAL OF AN INITIAL ZONING OF PROPERTY PROPOSED TO BE ANNEXED TO THE TOWN OF FIRESTONE AND KNOWN AS THE CARBON VALLEY PIT ANNEXATION, AND RECOMMENDING APPROVAL OF AN OUTLINE DEVELOPMENT PLAN FOR SUCH PROPERTY

Voting was as follows:
Yes: Daggett, Deitman, Spiegelberg, Haney, Damsma
No: None
Absent: McAllister
Chairperson Gillard declared the motion carried.

8.STAFF REPORTS

Todd Bjerkaas – combined work session with the BOT on February 19, 2020; starting in March, PC meetings will be at the new PD.

9. COMMISSIONER COMMENTS

None

10. ADJOURNMENT

A motion was made and seconded to adjourn. Voice vote was taken. Chairperson Gillard declared the motion carried. The meeting was adjourned at 7:48 p.m.

Unapproved

Introduced and Approved this _____ day of _____, 2020.

TOWN OF FIRESTONE, COLORADO

_____
Chairperson

ATTEST

_____
Lisa Bartley, Secretary

Unapproved

AGENDA INFORMATION MEMORANDUM FIRESTONE TOWN BOARD OF TRUSTEES	**AIM#:** 6.a. **Public Hearings** **Meeting Date:** February 6, 2020 **Initiated By:** **Dept:** Planning & Development

AGENDA TITLE

RESOLUTION PC-20-03: A RESOLUTION RECOMMENDING APPROVAL OF BAREFOOT LAKES FILING 3 FINAL PLAT REPLAT #1 AND FINAL DEVELOPMENT PLAN AMENDMENT #1

SUMMARY

See attached Staff Report.

HISTORY AND PREVIOUS BOARD ACTION

Barefoot Lakes Filing 3 Final Plat and Final Development Plan were approved by the Town Board at the May 23, 2018 regular meeting.

RECOMMENDATION

Town staff recommends that the Planning and Zoning Commission approve draft resolution PC-20-03, a resolution recommending approval of the application to the Board of Trustees.

ALTERNATIVES

n/a

ATTACHMENTS

1. 6.a - Barefoot Lakes Filing 3, 1st Replat FDP 1st Amendment PC Staff Report v2
2. 6.a - Reso PC-20-03 Barefoot Lakes Filing 3 Replat #1 FP & FDP Amendment #1
3. 6.a - Barefoot Lakes Filing 3 Replat #1
4. 6.a - Barefoot Lakes Filing 3 FDP Amendment #1

FINANCIAL CONSIDERATIONS

n/a

Staff Report

Barefoot Lakes Filing No. 3, Replat #1
Final Plat and Barefoot Lakes Filing No. 3 Final Development Plan Amendment #1

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

February 6, 2020

Applications
This staff report is for the Barefoot Lakes Filing No. 3, Replat #1, Final Plat ("Final Plat") and the Barefoot Lakes Filing No. 3 Final Development Plan ("FDP") Amendment #1. The applicant for the Final Plat and the FDP is Barefoot, 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 Barefoot Lakes Filing 3 is east of the intersection of Barefoot Lakes Parkway and Eagle River Road. Filing 3 is southeast of Barefoot Lakes Filing 2 and north and east of Barefoot Lakes Filing 1.

The approximate location of the portion of Filing 3 being re-platted is south and east of the intersection of Lake Terrace Lane and Lake View Street.

The FDP amendment applies to the entire Filing 3 and includes a site plan for a proposed community building on Lot 25A of the replat (which is currently Lot 25 of the Filing 3 plat).

The FDP and Final Plat are the final steps in the Firestone Development Review process prior to the building permit process.

Site Analysis
Barefoot Lakes Filing 3 is zoned as a residential planned unit development (R-A / R-B PUD) and is approximately 43.629 acres in size. The portion of Filing 3 involved in the replat contains approximately 4.4 acres along the southern edge of the filing.

Lot 25 abuts a single-family residential lot to the west and an open space tract, Tract C, to the east and south. The lot is currently 5,608 square foot (sf). Lot 25A retains the same grade change seen in the original Filing 3 lot arrangement. The lot is relatively flat for the first 20 feet from the street then slopes down toward the ponds in Tract C1 for the remaining length of the lot.

Plan Analysis
<u>FDP</u>
The purpose of the FDP amendment includes:

- Removing the restriction against artificial turf found in the Landscape Standards for the entire Filing 3.
- Allowing for screen walls along paired homes if allowed by building code and approved by the Barefoot Lakes Design Review Committee.
- Modifying the use of one lot, Lot 25A of the replat, from single-family residential to allow for a community building.

The site plan for the community building shows a one-story structure of approximately 2200 sf. The front elevation includes a 375 sf covered patio area and a 1000 sf partially covered patio area is planned in the rear of the building. Because of the grade change of the lot, a tiered retaining wall is proposed on the southern portion of the property to allow for the rear patio area. Due to the nature of the facility and its proximity to open space to

the east and south, greater encroachments into the setbacks are proposed for the patio and retaining wall: 5 feet into the side and 12 feet into the rear setback.

Pedestrian access is available via sidewalks along the Lake Terrace Lane and also via a trail link proposed from the trail planned in Tract C1 to the site. Two ADA parking spaces are proposed and ADA compliant access is planned from the spaces to the front entry doors. The community building would be for the use of Barefoot Lakes residents only, primarily those living in Filing 3, and would not operate in a commercial fashion. Therefore, additional parking was not seen as necessary.

The community building will be consistent with adjacent development in terms of height, materials and character and will complement the overall Barefoot Lakes development. Furthermore, the development of the community building will comply with applicable landscape, lighting, architecture and signage requirements for the planned development.

Final Plat

The main purpose of the Final Plat Replat 1 is to realign the eastern property line of Lot 25 of the original filing. This would allow the proposed community building to be oriented in a manner that takes advantage of the views of the lakes and of the front range. The east property line at the street frontage would move approximately 30 feet to the east then taper down to approximately 4 feet from the original southeast corner of the lot.

No additional lots are proposed with the replat; the replat merely changes one lot line increasing the size of one lot and reducing the area of an adjacent open space tract. The replat would enlarge the subject lot from 5,608 sf to 7,411 sf. The additional 1,803 sf would come from Tract C1. Tract C1 would still remain a large open space tract at 162,791 sf.

Building Height

The proposed community building is approximately 25 feet as viewed from Lake Terrace Lane and reaches approximately 31 feet from grade to roof line at its tallest point (due to grade change and viewed from the side elevation) which is within 35 feet allowed by the original FDP and which is in accordance with Firestone development standards.

Fiscal Impacts

The Final Plat does not change the number of lots within Filing 3 but the FDP amendment will replace one residential lot with the community building, a new amenity for the Filing.

Utility and Services

Public infrastructure and utilities are generally available or will be extended to the property by the developer at the time of the development.

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

For your general reference, attached are the conditions and standards of approval for a PUD district that are stated in the Firestone Development Regulations.

Conditions and Standards for Approval

The Planning Commission and the Town Board of Trustees may approve a PUD application if it meets the intent of these Regulations and complies with the Town Code

and other controlling regulations and documents, including the development standards specified herein. The Planning Commission and Town Board shall consider the following in making their decision for approval, approval with conditions, or denial of a PUD:

A. The proposed PUD district is compatible with present development in the surrounding area, and will not have a significant, adverse effect on the surrounding area;

B. The proposed PUD district is consistent with the public health, safety and welfare, as well as efficiency and economy in the use of land and its resources;

C. The proposed PUD district is consistent with the overall direction, intent of Titles 16 and 17 of the Town Code, and the intent and policies of the Town's comprehensive plan and other policy documents of the Town;

D. The proposed PUD district provides for a creative and innovative design which could not otherwise be achieved through other standard zoning districts;

E. The exceptions from the zoning regulations requested in the proposed PUD are warranted by virtue of innovative design and amenities incorporated in the PUD district;

F. The PUD provides adequate circulation in terms of internal street circulation system, designed for the type of traffic generated, for separate living areas, convenience, safety, access, and noise and exhaust control. Proper circulation in parking areas shall be provided in terms of safety, convenience, separation and screening. The PUD should provide for buffering from collector and arterial streets through earthen berms, landscaping, and other methods;

G. The PUD provides functional open space in terms of practical usability and accessibility, and optimum preservation of natural features, including trees and drainage areas, recreation, views, natural stream courses, bodies of water and wetlands;

H. To the extent practicable, the PUD provides variety in terms of housing types, housing size, densities, facilities and open space;

I. The PUD provides for pedestrian and bicycle traffic in terms of safety, separation, convenience, access, destination and attractiveness. If possible, there shall be an internal pedestrian circulation system separate from the vehicular system such that allows access to adjacent parcels, parks, open space, or recreational facilities within the PUD as well as links to trail systems of the Town;

J. Building types in terms of appropriateness to density, site relationship and bulk;

K. Building design in terms of orientation, spacing, materials, color, texture, storage, signs and lighting;

L. Landscaping of the site in terms of purpose, such as screening, types and materials used, maintenance suitability, water demands and effect on the area;

M. Services including utilities, fire, police protection and other such services are available or can be made available to adequately serve the development;

N. No structures in the PUD shall encroach on a floodplain except as permitted by the Town's floodplain ordinance;

O. No occupied structure shall be located on ground showing severe subsidence potential without adequate design and study approved by the Town;

P. Visual relief and variety of visual sitings shall be located within the PUD through building placement, shortened or interrupted street vistas, visual access to open space and other design methods;

Q. The fiscal impacts on the Town, relative to expected service provision costs and anticipated revenue to the Town;

R. Compliance with the provisions of any applicable intergovernmental agreements;

S. The PUD incorporates a lighting plan and facilities to minimize of light drift outside the PUD in an effort to help preserve the night sky;

T. To the extent reasonably practicable, the PUD shall strive to incorporate "green" building standards and design guidelines for all residential and commercial development in an effort increase energy efficiency and reduce energy consumption;

U. To the extent reasonably practicable, the PUD shall strive to incorporate renewable energy technologies;

V. To the extent reasonably practicable, the PUD shall strive to incorporate best management practices in recycling, water conservation, soils preservation and sustainable development practices;

W. To the extent reasonably practicable, the PUD shall strive to incorporate Infrastructure design that emphasizes technology that will encourage the development of "knowledge workers" and will facilitate telecommuting.

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 Resolution PC-20-03, a resolution recommending approval of the application to the Board of Trustees with conditions.

FIRESTONE PLANNING AND ZONING COMMISSION

RESOLUTION NO. PC-20-03

A RESOLUTION RECOMMENDING APPROVAL OF A FINAL PLAT FOR BAREFOOT LAKES FILING NO. 3, REPLAT #1 AND AMENDMENT #1 OF THE BAREFOOT LAKES FILING NO. 3 FINAL DEVELOPMENT PLAN

WHEREAS, there has been submitted to the Planning and Zoning Commission of the Town of Firestone a request for approval of a final plat, Barefoot Lakes Filing No. 3, Replat #1, and an amendment, Amendment #1, to the Barefoot Lakes Filing No. 3 final development plan; 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 Barefoot Lakes Filing No. 3, Replat #1 and Amendment #1 for Barefoot Lakes Filing No. 3 final development plan, subject to the conditions set forth on Exhibit A attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 6th day of February, 2020.

_____
Chairperson

ATTEST:

_____
Secretary

EXHIBIT A
Barefoot Lakes Filing No. 3, Replat #1
Final Plat and Final Development Plan Amendment #1
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. All technical corrections to the Barefoot Lakes Filing No. 3, Replat #1 final plat and Barefoot Lakes Filing No. 3 Final Development Plan Amendment #1 shall be made to the Town's satisfaction.

FINAL PLAT

BAREFOOT LAKES FILING NO. 3, AMENDMENT NO. 1

A REPLAT OF LOTS 24–28, BLOCK 1 AND TRACT C BAREFOOT LAKES FILING NO. 1,
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35 AND THE WEST HALF OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.
4.416 ACRES – 5 LOTS/1 TRACT
SHEET 1 OF 3

CERTIFICATION OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED BAREFOOT LLC, A COLORADO LIMITED LIABILITY COMPANY AND ST. VRAIN LAKES METROPOLITAN DISTRICT NO. 1, BEING THE SOLE OWNERS OF LAND SHOWN IN THIS FINAL PLAT AND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING LOTS 24–28, BLOCK 1 AND TRACT C, BAREFOOT LAKES FILING NO. 3 AS RECORDED ON 08/13/2018 UNDER RECEPTION NO. 4422565, IN THE RECORDS OF THE WELD COUNTY, COLORADO CLERK AND RECORDER'S OFFICE LOCATED WITHIN THE EAST HALF OF SECTION 35 AND THE WEST HALF OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.

CONTAINING AN AREA OF 4.416 ACRES, (192,361 SQUARE FEET), MORE OR LESS.

HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF **BAREFOOT LAKES FILING NO. 3 ,AMENDMENT NO. 1.** 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, AND OTHER PUBLIC PLACES, 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 (AND OTHER APPROPRIATE ENTITIES) 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 COMCAST, WHICH WHEN CONSTRUCTED OR INSTALLED SHALL REMAIN AND/OR BECOME THE PROPERTY OF SUCH MUNICIPALITY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES, AND/OR COMCAST AND SHALL NOT BECOME THE PROPERTY OF THE TOWN OF FIRESTONE, COLORADO.

OWNERS:

BAREFOOT LLC, A COLORADO LIMITED LIABILITY COMPANY
FORMERLY KNOWN AS CARMA BAYSHORE LLC, A COLORADO LIMITED LIABILITY COMPANY
6465 GREENWOOD PLAZA BLVD, STE 700
CENTENNIAL CO 80111

BY: _____

NAME: _____

TITLE: _____

EXECUTED THIS ____ DAY OF _____, A.D., 201_.

STATE OF COLORADO)
) SS.
COUNTY OF_____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS_____DAY OF_____ 201_.,

BY _____ AS _____ OF BAREFOOT LLC, A COLORADO LIMITED LIABILITY COMPANY

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND SEAL.

_____
NOTARY PUBLIC

AND

BY: _____

NAME: _____

TITLE: _____

EXECUTED THIS ____ DAY OF _____, A.D., 201_.

STATE OF COLORADO)
) SS.
COUNTY OF_____)

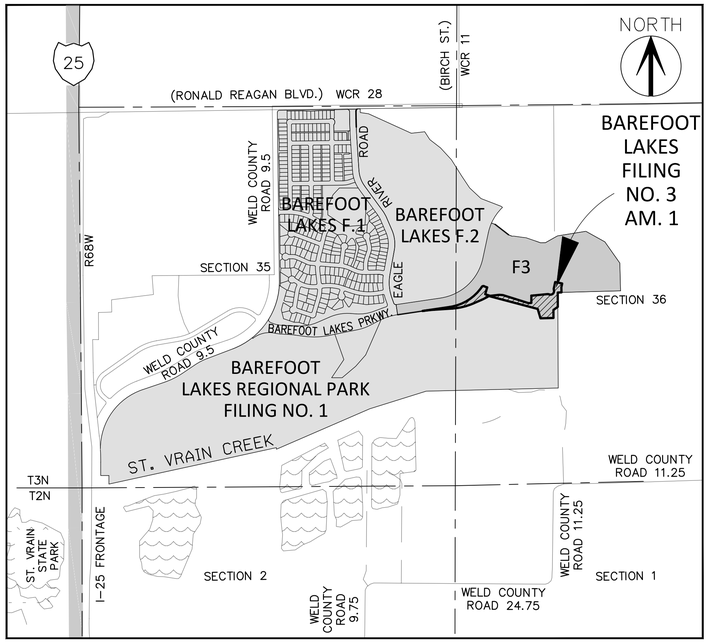
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS_____DAY OF_____ 201_.,

BY _____ AS _____ OF BAREFOOT LLC, A COLORADO LIMITED LIABILITY COMPANY

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND SEAL.

_____
NOTARY PUBLIC



VICINITY MAP
SCALE: 1" = 1000'

GENERAL NOTES:

1. 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, COLORADO REVISED STATUTE.
2. DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS
3. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ASSUMED TO BEAR SOUTH 00°17'36 EAST, 1331.89 FEET AND MONUMENTED AS SHOWN HEREON.
4. LAND TITLE GUARANTEE COMPANY ORDER NUMBER _____, DATED _____ __, 20__ AT _:__ P.M. WAS RELIED UPON FOR RECORD INFORMATION REGARDING RIGHTS–OF–WAY, EASEMENTS AND ENCUMBRANCES. THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY AZTEC CONSULTANTS INC. TO DETERMINE OWNERSHIP, RIGHTS–OF–WAY, EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD.
5. BASED ON A GRAPHICAL REPRESENTATION OF FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 08123C1890E WITH AN EFFECTIVE DATE OF JANUARY 20, 2016, A PORTION OF THE SUBJECT PROPERTY LIES WITHIN ZONE "AE", "ZONE AE" IS DEFINED AS "SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD". BASE FLOOD ELEVATIONS DETERMINED.
6. THE UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON ARE DEDICATED TO THE TOWN OF FIRESTONE AND APPROPRIATE UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND STORM DRAINAGE FACILITIES.
7. A BLANKET DRAINAGE EASEMENT OVER AND ACROSS TRACT C1 IS HEREBY DEDICATED TO THE TOWN OF FIRESTONE FOR THE INSTALLATION AND MAINTENANCE OF STORM DRAINAGE FACILITIES AND CONVEYANCE OF STORM DRAINAGE.
8. A BLANKET PEDESTRIAN ACCESS EASEMENT OVER AND ACROSS TRACT C1 ARE FOR THE INSTALLATION, MAINTENANCE, AND USE OF WALKS AND TRAILS.
9. ALLOWED USES IN UTILITY EASEMENTS INCLUDE FOR INSTALLATION AND MAINTENANCE OF ELECTRICAL, PHONE, FIBER OPTIC, CABLE TV, WATER, SEWER, GAS, POSTAL FACILITIES, DRAINAGE AND STORM DRAINS. SERVICE PROVIDERS FOR THE FACILITIES WITHIN THESE EASEMENTS WILL INCLUDE, BUT NOT BE LIMITED TO: COMCAST FOR CABLE AND TELEPHONE, UNITED POWER FOR ELECTRICAL AND SOURCE GAS FOR GAS.
10. THE SEWER EASEMENTS SHOWN HEREON ARE DEDICATED TO THE ST. VRAIN SANITATION DISTRICT FOR INSTALLATION AND MAINTENANCE OF DISTRICT SANITARY SEWER FACILITIES.
11. A TWO FOOT (2–FT) WIDE DRAINAGE EASEMENT ALONG THE INTERIOR SIDE OF EACH LOT, UNLESS AS OTHERWISE SHOWN HEREIN, ARE FOR THE INSTALLATION, MAINTENANCE AND CONVEYANCE OF STORM DRAINAGE.
12. THE VARIABLE WIDTH SIGHT DISTANCE EASEMENT IS A NO–BUILD AREA AND RESTRICTS VEGETATION AND PERMANENT STRUCTURES MORE THAN THREE FEET TALL.

SUBDIVISION DATA TABLE

	TOTALS
GROSS AREA	4.416
GROSS DENSITY (RESIDENTIAL LOTS PER ACRE)	0.91 LOTS / ACRE
NUMBER OF SINGLE FAMILY RESIDENTIAL LOTS	4
NUMBER OF COMMUNITY FACILITY LOTS	1
AREA OF COMMUNITY BUILDING LOTS	0.170 ACRES
NUMBER OF TRACTS	1
AREA OF TRACTS	3.737 ACRES
AREA OF SINGLE FAMILY RESIDENTIAL LOTS	0.509 ACRES
DENSITY (SINGLE FAMILY RESIDENTIAL LOTS PER ACRE)	5.89 LOTS / ACRE
MINIMUM SINGLE FAMILY RESIDENTIAL LOT AREA	5,500 SQUARE FEET
MAXIMUM SINGLE FAMILY RESIDENTIAL LOT AREA	7,411 SQUARE FEET
AVERAGE SINGLE FAMILY RESIDENTIAL LOT AREA	5,914 SQUARE FEET

TRACT USE SUMMARY TABLE

TRACT	AREA (S.F. ±)	AREA (A.C. ±)	USE	OWNER	MAINTAINED BY
C1	162,791	3.737	PA, DRAINAGE	SVLMD	SVLMD
TOTAL	162,791	3.737			

SVLMD = ST. VRAIN LAKES METROPOLITAN DISTRICT NO. 1
PA = PEDESTRIAN ACCESS

SHEET INDEX

SHEET 1 – LEGAL DESCRIPTION, DEDICATION, APPROVALS, VICINITY MAP, GENERAL NOTES, SUBDIVISION DATA,
SHEET 2 – SECTION BREAKDOWN, OVERALL BOUNDARY, LARGE PARCEL GRAPHICS AND DETAILS
SHEET 3 – TRACTS, LOTS, BLOCKS AND RIGHTS–OF–WAY GRAPHICS AND DETAILS

LITTLE THOMPSON WATER DISTRICT ACCEPTANCE CERTIFICATE

THE DEDICATION OF THE WATER EASEMENTS AS SHOWN HEREON ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE LITTLE THOMPSON WATER DISTRICT

LITTLE THOMPSON WATER DISTRICT

BY: _____
PRESIDENT

STATE OF COLORADO)
)SS
COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ ____, 201__

BY _____ AS _____ OF LITTLE THOMPSON WATER DISTRICT

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC_____

ST. VRAIN SANITATION DISTRICT ACCEPTANCE CERTIFICATE

THE DEDICATION OF THE SEWER EASEMENTS AS SHOWN HEREON ARE HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY THE ST. VRAIN SANITATION DISTRICT

ST. VRAIN SANITATION DISTRICT

BY: _____
PRESIDENT

STATE OF COLORADO)
)SS
COUNTY OF _____)

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 201__

BY _____ AS _____ OF ST. VRAIN SANITATION DISTRICT

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC_____

SURVEYING CERTIFICATE:

I, ANTHONY K. PEALL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY PERSONAL SUPERVISION AND CHECKING. I FURTHER CERTIFY 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 THE TOWN OF FIRESTONE.

COLORADO LICENSED
ANTHONY K. PEALL
38636
PROFESSIONAL LAND SURVEYOR

BY: ANTHONY K. PEALL, P.L.S. NO. 38636
FOR AND ON BEHALF OF AZTEC CONSULTANTS, 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 CERTIFICATION SHOWN HEREON.

NOTICE: PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

TOWN APPROVAL

THIS IS TO CERTIFY THAT THE PLAT OF **BAREFOOT LAKES FILING NO. 3 AMENDMENT NO. 1** WAS APPROVED ON THIS _____ DAY OF_____, 202_ 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

OWNER:
BAREFOOT LLC
6465 S. GREENWOOD PLAZA BLVD., SUITE 700
CENTENNIAL, COLORADO 80111
303–790–6605
CONTACT: ELIZABETH KAY MARCHETTI
ELIZABETH.KAYMARCHETTI@BROOKFIELDRP.COM

SURVEYOR:
AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVE., SUITE 1
LITTLETON, COLORADO 80122
303–713–1898
CONTACT: DEREK BROWN
DBROWN@AZTECCONSULTANTS.COM

ENGINEER:
REDLAND
1500 WEST CANAL COURT
LITTLETON, COLORADO 80120
720–283–6783
CONTACT: FRED TAFOYA, P.E.
FTAFOYA@REDLAND.COM

DEVELOPER:
BROOKFIELD RESIDENTIAL
6465 S. GREENWOOD PLAZA BLVD., SUITE 700
CENTENNIAL, COLORADO 80111
303–706–9451
CONTACT: DAVID CARRO
DAVID.CARRO@BROOKFIELDRP.COM

FIRESTONE INFORMATION BLOCK	
Name of Application	BAREFOOT LAKES
Type of Submittal	FINAL PLAT
Filing Number	THREE
Phase Number	AMENDMENT NO. 1
Preparation Date	10-14-2019
Revision Date	1/17/2020
Revision Date	
Revision Date	

COVER PAGE ~ SHEET 1 of 3

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com
AzTec Proj. No.: 54819-43

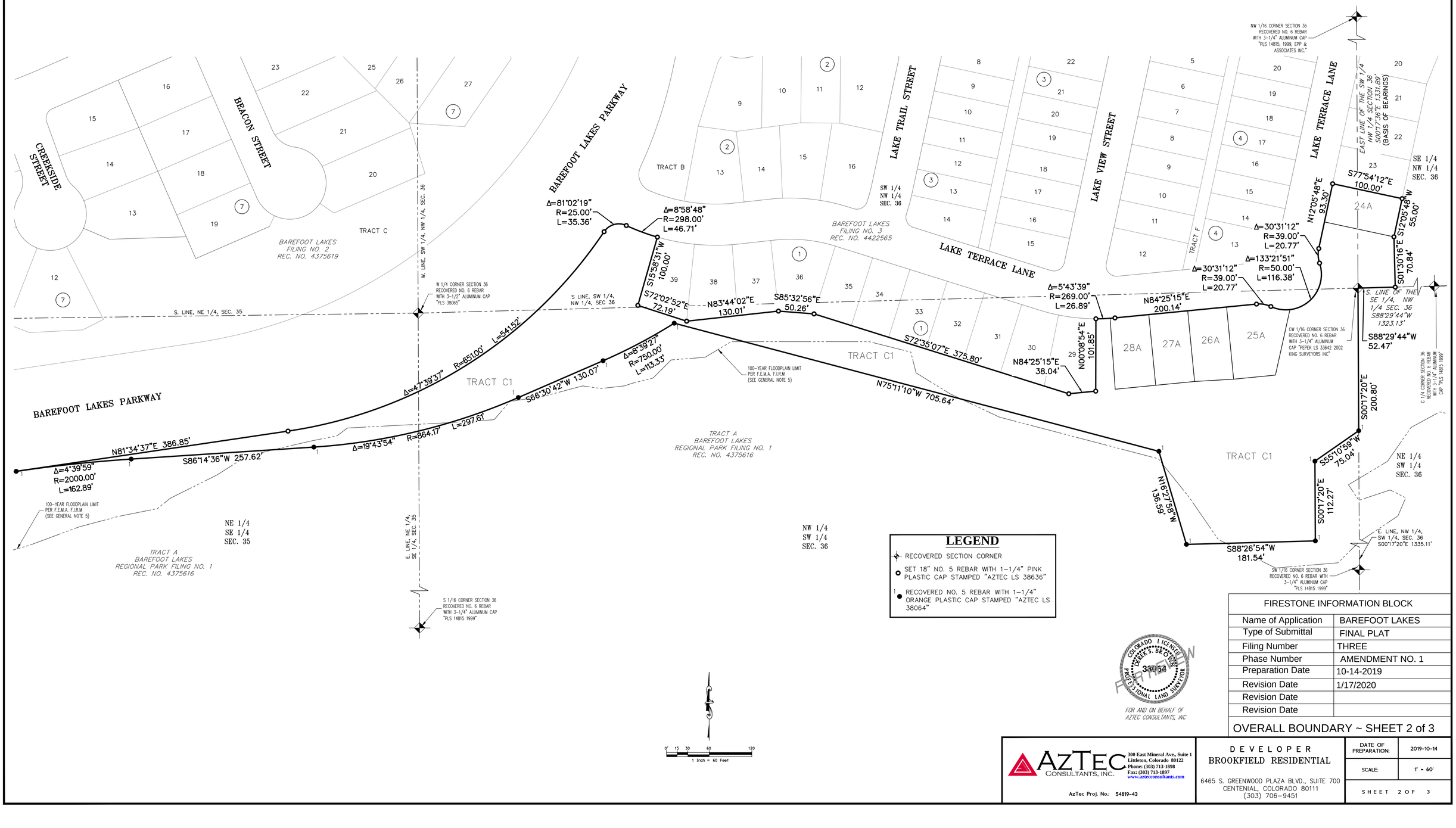
DEVELOPER
BROOKFIELD RESIDENTIAL
6465 S. GREENWOOD PLAZA BLVD., SUITE 700
CENTENIAL, COLORADO 80111
(303) 706–9451

DATE OF PREPARATION:	2019–10–14
SCALE:	N/A
SHEET 1 OF 3	

FINAL PLAT

BAREFOOT LAKES FILING NO. 3, AMENDMENT NO. 1

A REPLAT OF LOTS 24-28, BLOCK 1 AND TRACT C BAREFOOT LAKES FILING NO. 1,
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35 AND THE WEST HALF OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.
4.416 ACRES - 5 LOTS/1 TRACT
SHEET 2 OF 3



LEGEND

- RECOVERED SECTION CORNER
- SET 18" NO. 5 REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"
- RECOVERED NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC LS 38064"

COLORADO LICENSED DEREK S. BROWN 38064 PROFESSIONAL LAND SURVEYOR
PRELIMINARY
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC

FIRESTONE INFORMATION BLOCK	
Name of Application	BAREFOOT LAKES
Type of Submittal	FINAL PLAT
Filing Number	THREE
Phase Number	AMENDMENT NO. 1
Preparation Date	10-14-2019
Revision Date	1/17/2020
Revision Date	
Revision Date	

OVERALL BOUNDARY ~ SHEET 2 of 3

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300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

AzTec Proj. No.: 54819-43

DEVELOPER
BROOKFIELD RESIDENTIAL
6465 S. GREENWOOD PLAZA BLVD., SUITE 700
CENTENIAL, COLORADO 80111
(303) 706-9451

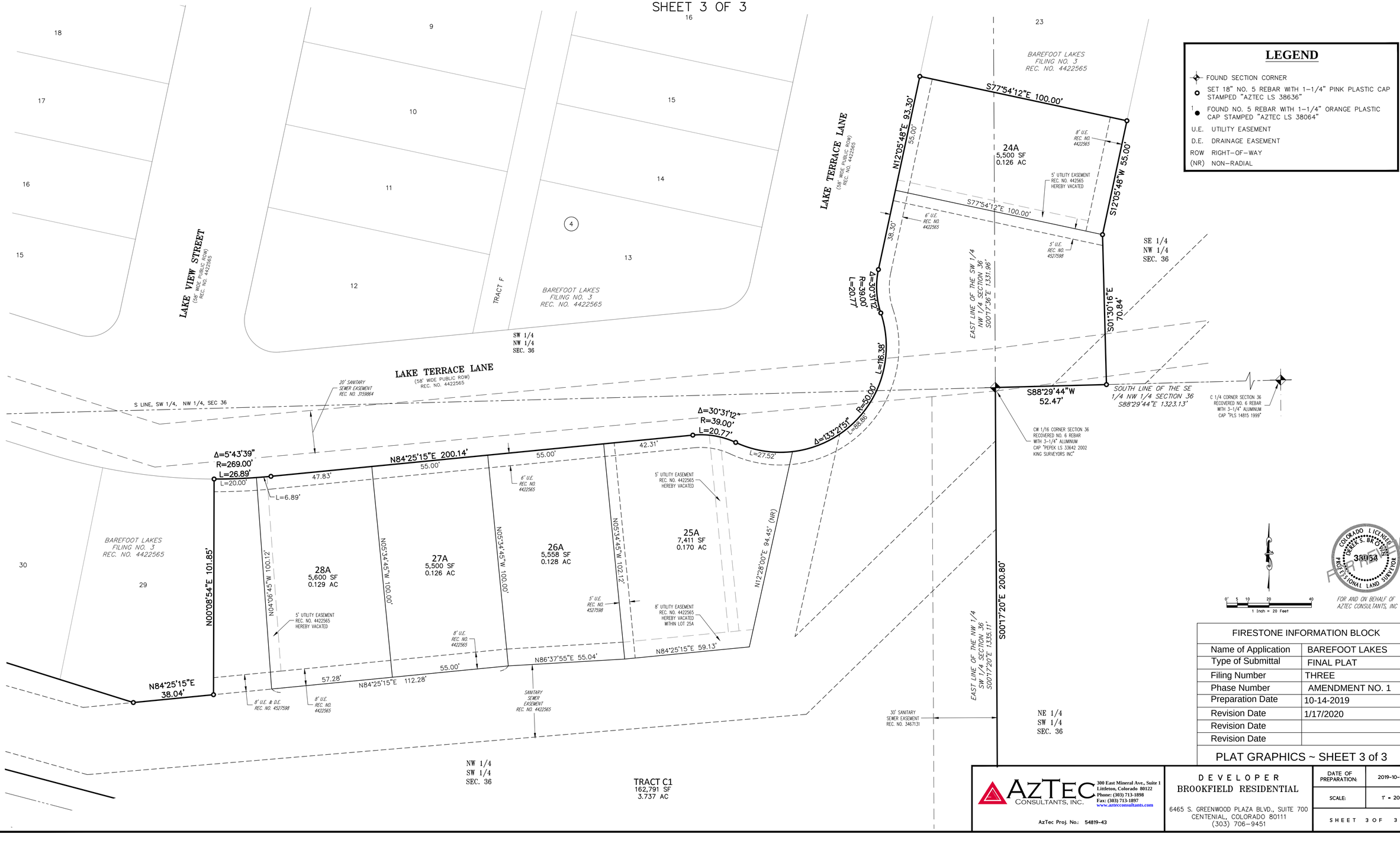
DATE OF PREPARATION:	2019-10-14
SCALE:	1" = 60'
SHEET 2 OF 3	

FINAL PLAT

BAREFOOT LAKES FILING NO. 3, AMENDMENT NO. 1

A REPLAT OF LOTS 24-28, BLOCK 1 AND TRACT C BAREFOOT LAKES FILING NO. 1,
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35 AND THE WEST HALF OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.
4.416 ACRES - 5 LOTS/1 TRACT

SHEET 3 OF 3



FIRESTONE INFORMATION BLOCK	
Name of Application	BAREFOOT LAKES
Type of Submittal	FINAL PLAT
Filing Number	THREE
Phase Number	AMENDMENT NO. 1
Preparation Date	10-14-2019
Revision Date	1/17/2020
Revision Date	
Revision Date	

PLAT GRAPHICS ~ SHEET 3 of 3

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300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

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DEVELOPER
BROOKFIELD RESIDENTIAL
6465 S. GREENWOOD PLAZA BLVD., SUITE 700
CENTENIAL, COLORADO 80111
(303) 706-9451

DATE OF PREPARATION:	2019-10-14
SCALE:	1" = 20'
SHEET 3 OF 3	

APPROVAL BLOCK

Approved by the Town Board of Trustees of the Town of Firestone, Colorado this _____ day of _____, 20____, by Resolution No. _____.

_____ _____

Mayor ATTEST: Town Clerk

ACCEPTANCE BLOCK

By signing this FDP, the owners acknowledge and accept all of the requirements and intent set forth herein.

BAREFOOT LLC, A COLORADO LIMITED LIABILITY COMPANY
FKA CARMA BAYSHORE LLC, A COLORADO LIMITED LIABILITY COMPANY

_____ _____
Name, Title (printed)

STATE OF COLORADO)
) SS
COUNTY OF WELD)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____ as _____ and _____ as _____ of Barefoot LLC, a Colorado Limited Liability Company.

Witness my hand and official seal
My commission expires _____ _____
Notary Public

AND

_____ _____
Name, Title (printed)

STATE OF COLORADO)
) SS
COUNTY OF WELD)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____ as _____ and _____ as _____ of Barefoot LLC, a Colorado Limited Liability Company.

Witness my hand and official seal
My commission expires _____ _____
Notary Public

ST. VRAIN LAKES METROPOLITAN DISTRICT NO. 1

_____
Name, Title (printed)

STATE OF COLORADO)
) SS
COUNTY OF WELD)

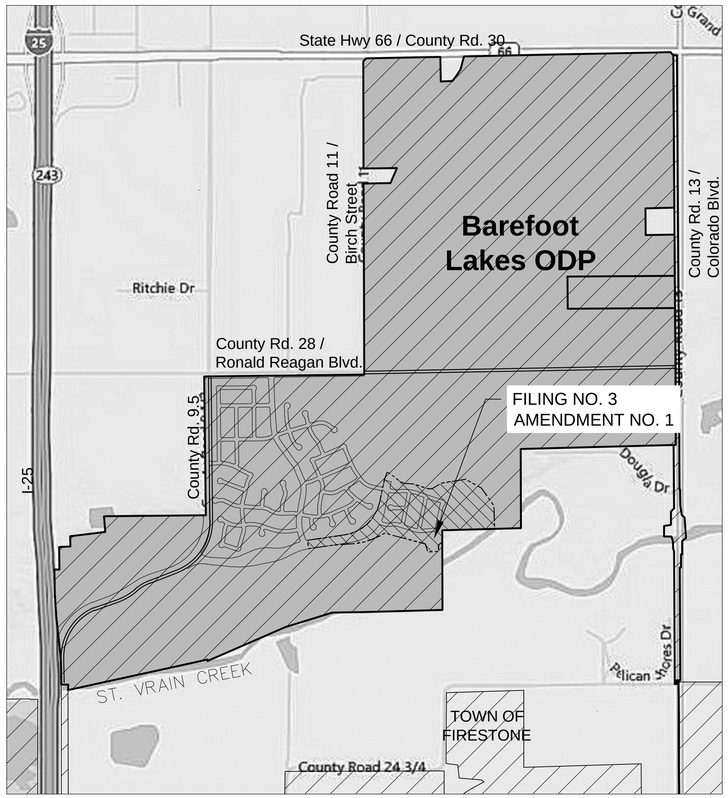
The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____ as _____ of St. Vrain Lakes Metropolitan District No. 1.

Witness my hand and official seal
My commission expires _____ _____
Notary Public

Final Development Plan
Barefoot Lakes Filing No. 3
Amendment No. 1
COVER AND NARRATIVE
Town of Firestone
Weld County
State of Colorado
Sheet 1 of 6

LOCATION MAP

1" = 1,200'



FIRESTONE TOWN LIMITS
BAREFOOT LAKES ODP
FILING NO. 3, AMENDMENT NO. 1

SHEET INDEX

Sheet No.	Sheet Title
1.	Cover and Narrative
2.	Fine Grading Plan
3.	Planting Plan
4.	Materials Plan
5.	Fencing Plan
6.	Architectural Elevations

OWNER / DEVELOPERS

Barefoot, LLC.
6465 S. Greenwood Plaza Blvd,
Suite 700
Centennial, CO 80111
Tel: (303) 790-6311
Facsimile: (303) 706-9453
Email: Dave Carro
David.Carro@brookfieldrp.com

TECHNICAL CONSULTANTS

CIVIL ENGINEER:
Redland
1500 West Canal Court
Littleton, CO 80120
Tel: (720) 283-6783
Email: Fred Tafoya
ftafoya@redland.com

LANDSCAPE ARCHITECT:
DESIGNWORKSHOP
1390 Lawrence Street
Suite100
Denver, CO 80204-2048
Tel: (303) 623-5186
Email: Jake Sippy
jsippy@designworkshop.com

ARCHITECTURE:
Locus Design Group
Littleton, CO 80125
Tel: (303) 949-8184
Email: Dave Boyle
dboyle@locusdg.com

LEGAL DESCRIPTION

BAREFOOT LAKES FILING NO. 3, AMENDMENT NO. 1
FINAL DEVELOPMENT PLAN

BAREFOOT LAKES FILING NO. 3, AMENDMENT NO. 1

A PARCEL OF LAND BEING ALL OF BAREFOOT LAKES FILING NO. 3 AS RECORDED ON 08/13/2018 UNDER RECEPTION NO. 4422565, IN THE RECORDS OF THE WELD COUNTY, COLORADO CLERK AND RECORDER'S OFFICE LOCATED WITHIN THE EAST HALF OF SECTION 35 AND THE WEST HALF OF SECTION 36, TOWNSHIP 3 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO.

CONTAINING AN AREA OF 43.629 ACRES, (1,900,461 SQUARE FEET), MORE OR LESS.

PROJECT NARRATIVE

Project Concept

This document is an Amendment to Barefoot Lakes Filing No. 3 FDP, recorded on 8/13/2018 at Rec. No. 4422567 at the office of Weld County Clerk and Recorder.

The purpose of this Amendment is to make adjustments to the Filing 3 FDP.

One general adjustment to the entire Filing is to remove the restriction against artificial grass found in the Landscape Standards. This will now be governed by Town Code, Development Regulations and community Design Guidelines.

A second general adjustment to the entire Filing is the allowance of vertical screens at the attached dwelling units. Visual screens at the side yard patio / deck are only allowed at the attached units, and are limited to one of any two adjacent side yards. Typical screen designs and locations must be approved by the Barefoot Lakes Design Review Committee. Screens must comply with applicable building codes.

Lot 25, Block 1 will now serve as a community facility. This facility is open for use by Barefoot Lakes residents only, and will not operate in a commercial fashion. Due to the nature of this facility, this lot is allowed greater encroachments into setbacks than the residential lots. The Building Setback Table on page 3 of the recorded FDP shall be modified to allow the following encroachments into setbacks for decks, patios, porches and balconies (and associated retaining walls) in this specific lot only: 5 feet into the side yard setback, and 12 feet into the rear yard setback.

Landscape Design Standards

Page 13 of the original Filing No. 3 FDP shall be modified in the following manner: *Guiding Principal 2.1, relating to the prohibition of artifical turf (AKA "Astroturf" or synthetic turf), shall be deleted.*

Note that Town Code and Barefoot Lakes CCRs, and Design Guidelines may regulate synthetic turf, this merely removes the restriction from the FDP.

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Denver, CO 80204-2048
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Facsimile (303) 623-2260
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BAREFOOT LAKES - FILING NO. 3 AMENDMENT NO. 1 FINAL DEVELOPMENT PLAN

TOWN OF FIRESTONE WELD COUNTY
STATE OF COLORADO

FIRESTONE INFORMATION BLOCK	
BAREFOOT LAKES	
Name of application:	Barefoot Lakes Filing No. 3
Type of Submittal:	FDP
Filing #:	3
Phase #:	
First Submittal:	11/1/2019
Revision 1:	1/20/2020
Revision 2:	
Revision 3:	
Sheet 1 of 6	

PROJECT NUMBER: 5311

COVER AND NARRATIVE

SHEET NUMBER
01

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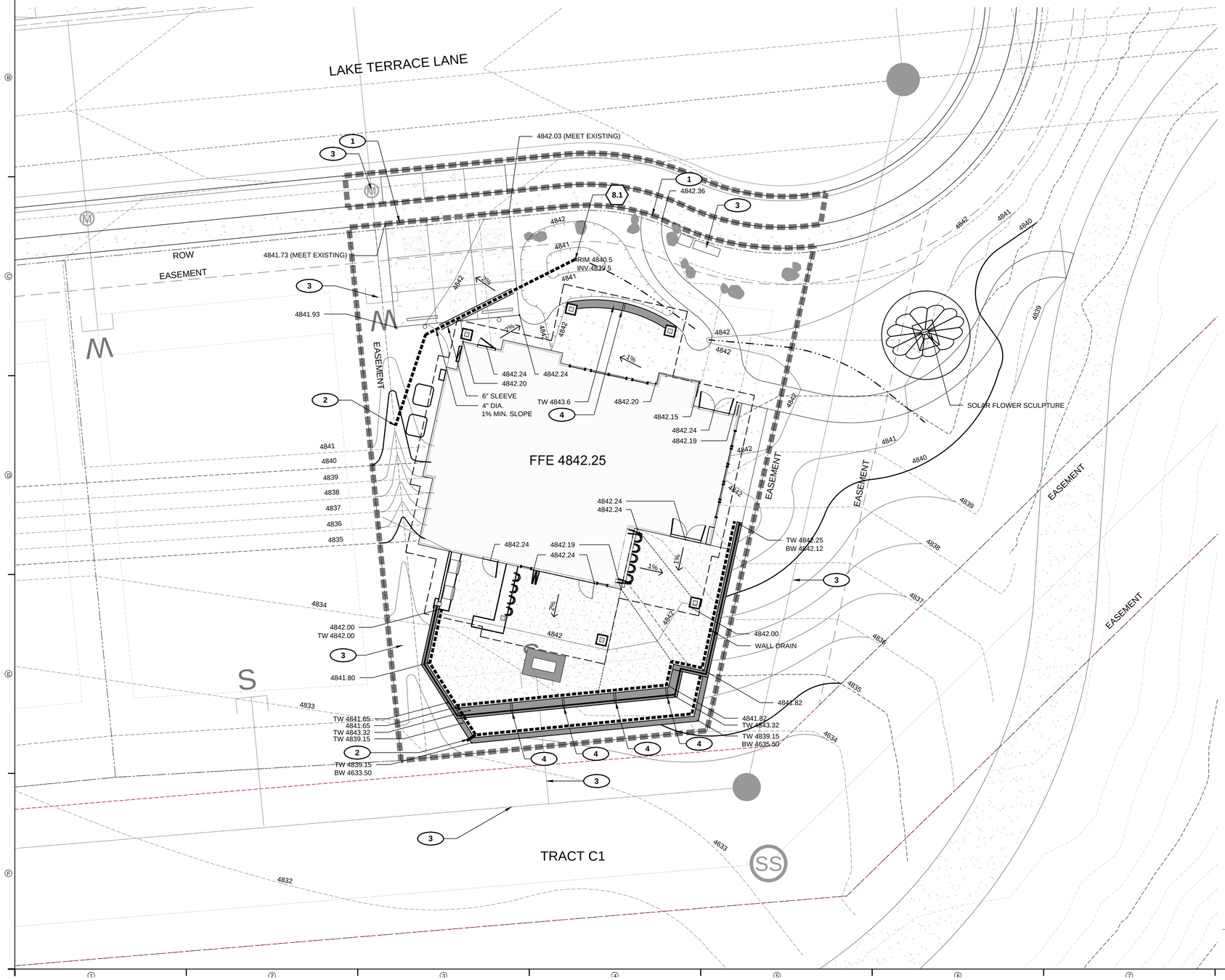
Final Development Plan
Barefoot Lakes Filing No. 3
Amendment No. 1
GRADING
Town of Firestone
Weld County
State of Colorado
Sheet 2 of 6



REFERENCE NOTES: FINE GRADING

1. Proposed hardscape to meet and match existing conditions smoothly and evenly.
2. Drain pipe daylights.
3. Existing utilities - verify location prior to construction activities.
4. Block out at base of wall for surface drainage. Provide 2" tall, 4" wide block out, full depth of seat wall.

SITE KEYNOTES:

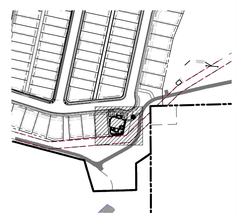
8.0 DRAINAGE

- 8.1 Area Drain in Softscape
- 8.2 Area Drain in Hardscape
- 8.3 Drain Cleanout
- 8.4 Drain Pipe

SYMBOL & LINETYPE LEGEND

- Area Drain
- Solid Pipe
- Perforated Pipe
- Grade Break
- Existing Contour Index
- Existing Contour Inter.
- Proposed Contour Index
- Proposed Contour Inter.
- Property Easement
- Drainage Swale
- Sleeve

NORTH
0 5' 10' 20'
ORIGINAL SCALE: 1"=10'



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BAREFOOT LAKES - FILING NO. 3
AMENDMENT NO. 1
FINAL DEVELOPMENT PLAN
TOWN OF FIRESTONE WELD COUNTY
STATE OF COLORADO

FIRESTONE INFORMATION BLOCK	
BAREFOOT LAKES	
Name of application:	Barefoot Lakes Filing No. 3
Type of Submittal:	FDP
Filing #:	3
Phase #:	
First Submittal:	11/1/2019
Revision 1:	1/20/2020
Revision 2:	
Revision 3:	
Sheet 2 of 6	

PROJECT NUMBER: 5311

GRADING

SHEET NUMBER
L5-1

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PLANT LIST

ABBR.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	KEYNOTE	QTY.
DECIDUOUS TREES							
AGA	Amelanchier x grandiflora 'Autumn Brilliance' Autum	Autumn Brilliance Serviceberry	8' HT		Clump Form		1
ARR	Acer rubrum 'Redpointe'	Redpointe Maple	3"				2
CCA	Cercis Canadensis	Eastern Redbutd	2"		Tree Form		3
PPB	Picea pungens 'Baby Blue Eyes'	Baby Blue Eyes Spruce	8' HT				1
DECIDUOUS SHRUBS							
CAB	Cornus alba 'Bailhalo'	Ivory Halo Dogwood	#5				7
CSE	Cornus sericea	Red Twig Dogwood	#5				8
HMB	Hydrangea macrophylla 'Bailmer'	Endless Summer Hydrangea	#5				7
HPJ	Hydrangea paniculata 'Jane'	Little Lime Hydrangea	#5				12
PHO	Physocarpus opulifolius 'Seward'	Summer Wine Ninebark	#5				8
RFR	Rhamnus frangula 'Ron Williams'	Fine Line Buckthorn	#10				10
EVERGREEN SHRUBS							
PMU	Pinus Mugo	Mugo Pine	#10				3
PPG	Picea pungens 'Glauca Prostrata'	Blue Prostrata Spruce	#5				5
GRASSES/TURF							
COS	Cortaderia selloana	Pampas Grass	#1				10
CXA	Calamagrostis x acutiflora	Feather Reed Grass	#1				65
HMA	*Hakonechloa macra 'Aureola'*	Japanese Forest Grass	#1				9
HSE	Helictotrichon sempervirens	Blue Avena Grass	#1				11
PAH	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	#1				42

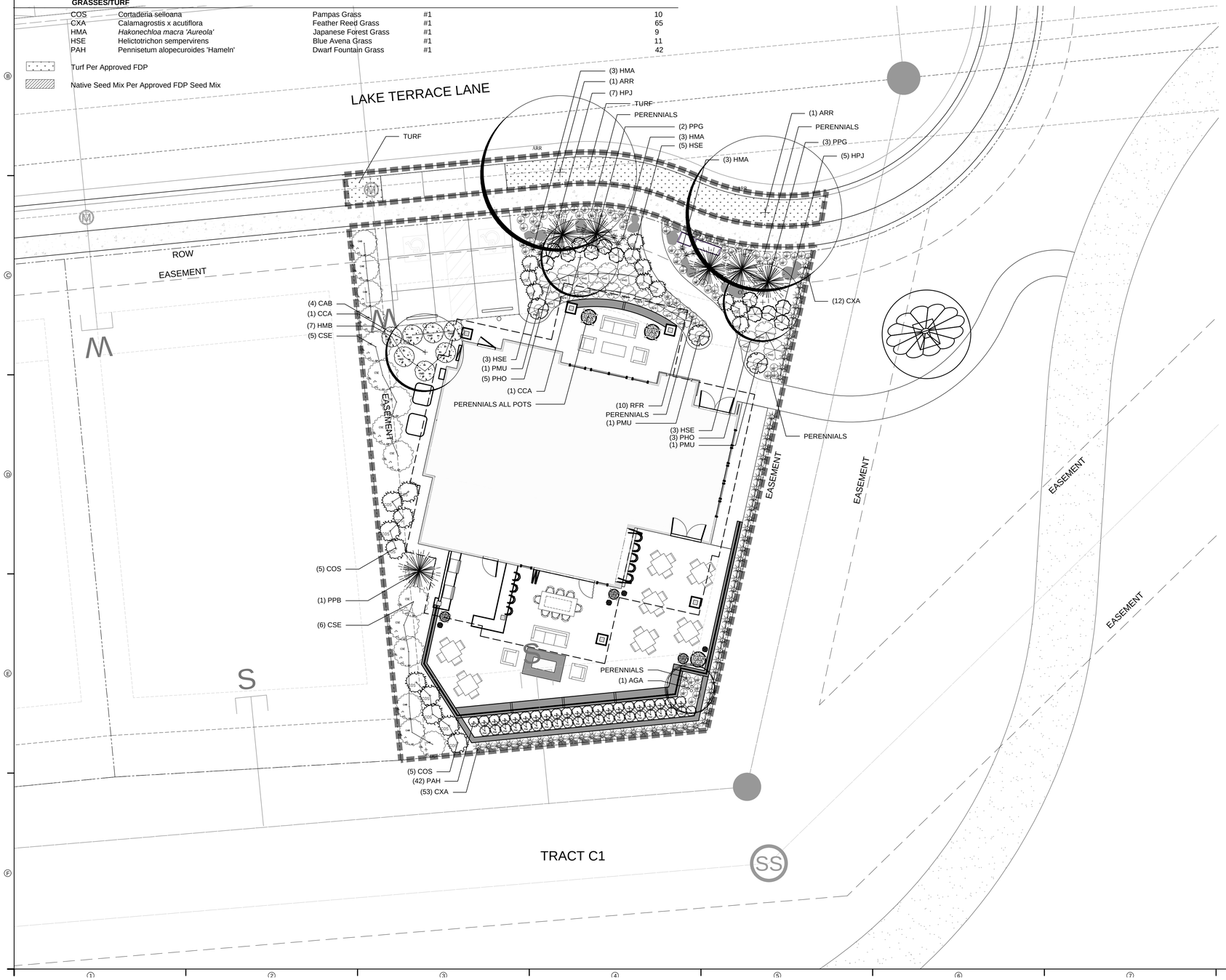
Turf Per Approved FDP

Native Seed Mix Per Approved FDP Seed Mix

Final Development Plan
Barefoot Lakes Filing No. 3
Amendment No. 1
PLANTING
Town of Firestone
Weld County
State of Colorado
Sheet 3 of 6

SITE KEYNOTES:

		DETAIL / SHEET	RELATED DETAILS
9.0	**PLANTING AND LANDSCAPE**		
9.1	Deciduous Tree	1 / L5-01	
9.2	Shrub Type 1	1 / L5-04	3 / L5-02
9.3	Shrub Type 2	2 / L5-04	3 / L5-02
9.4	Shrub Type 3	1 / L5-04	3 / L5-02
9.5	Shrub Type 4	2 / L5-04	3 / L5-02
9.6	Grass Type 1	3 / L5-04	3 / L5-02
9.7	Grass Type 2	4 / L5-04	
9.8	Turf		
9.9	Perennials and Groundcover	4 / L5-04	
9.10	Perennials and Groundcover	4 / L5-04	



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BAREFOOT LAKES - FILING NO. 3
AMENDMENT NO. 1
FINAL DEVELOPMENT PLAN
TOWN OF FIRESTONE WELD COUNTY
STATE OF COLORADO

FIRESTONE INFORMATION BLOCK	
BAREFOOT LAKES	
Name of application:	Barefoot Lakes Filing No. 3
Type of Submittal:	FDP
Filing #:	3
Phase #:	
First Submittal:	11/1/2019
Revision 1:	1/20/2020
Revision 2:	
Revision 3:	
Sheet 3 of 6	

PROJECT NUMBER: 5311

PLANTING

SHEET NUMBER
L8-1

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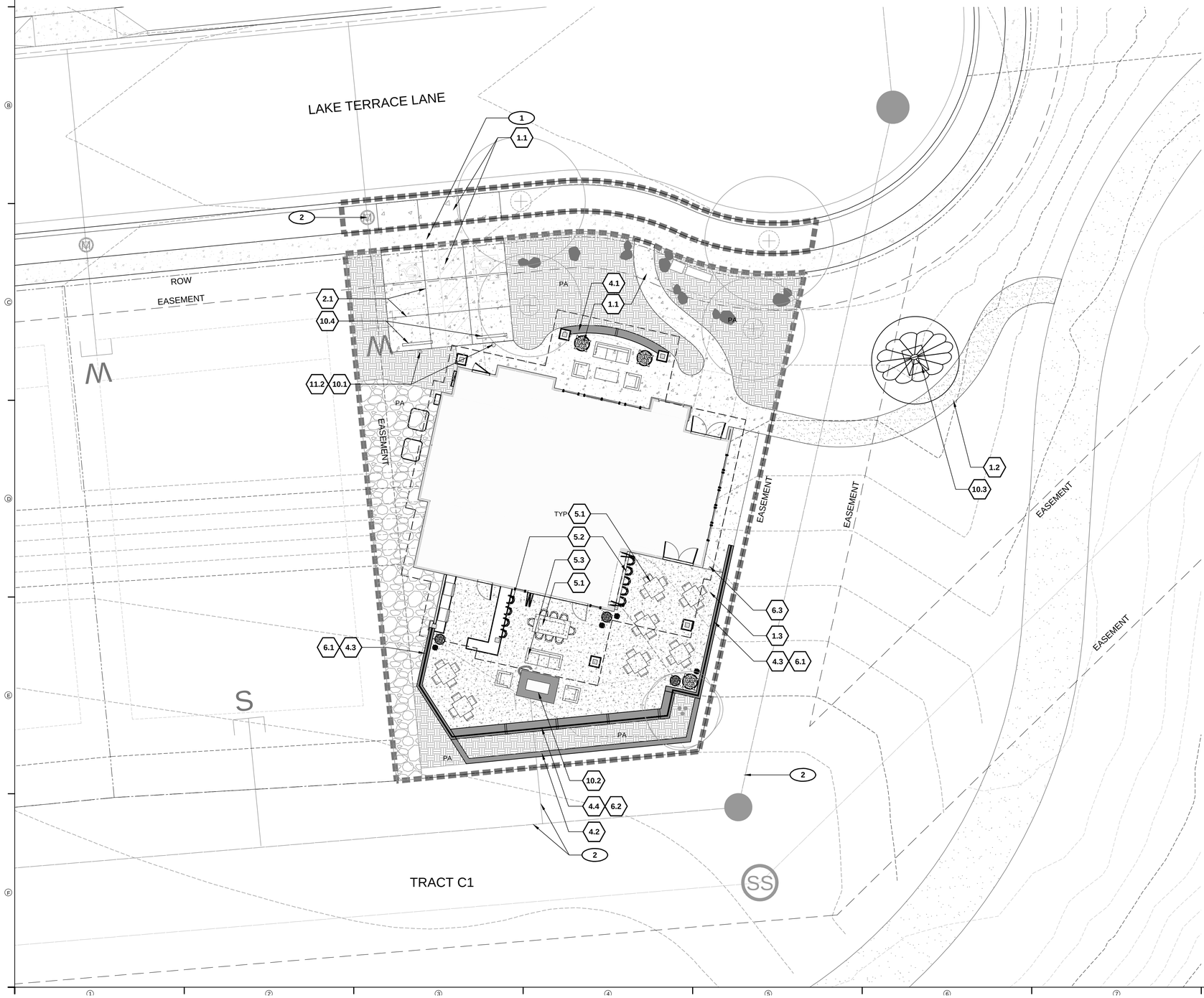
Final Development Plan
Barefoot Lakes Filing No. 3
Amendment No. 1
MATERIALS
Town of Firestone
Weld County
State of Colorado
Sheet 4 of 6



REFERENCE NOTES: MATERIALS AND LAYOUT

1. Existing Sidewalk
2. Existing utility do not disturb
3. Dimensions begin at tangent point.
4. Dimensions are to center of walls. Refer to details for wall widths and type.

TYP = Typical for all instances on this sheet
PA = Planting Area

SITE KEYNOTES:

1.0 PAVEMENTS, RAMPS, CURBS
- 1.1 Concrete
- 1.2 Crushed Stone
- 1.3 Hardscape

2.0 JOINTING
- 2.1 Control Joint
- 2.2 Expansion Joint
- 2.3 Cold Joint

3.0 STEPS
Not Used At This Time

4.0 SITE WALLS/ EMBANKMENTS
- 4.1 Freestanding Seat Wall
- 4.2 Retaining Wall with Cap
- 4.3 Retaining Wall
- 4.4 Retaining Seat Wall

5.0 SITE FURNITURE
- 5.1 Movable Table and Chairs
- 5.2 Movable Bar Stool
- 5.3 Movable Couch

6.0 RAILINGS, BARRIERS, FENCING
- 6.1 Guard Rail
- 6.2 Guard Rail On Top of Seat Wall
- 6.3 Gate

7.0 SITE LIGHTING
Not Used At This Time

8.0 DRAINAGE
- 8.1 DRAIN PIPE

9.0 PLANTING AND LANDSCAPE
Refer to Planting Series

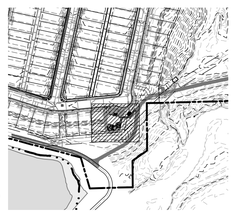
10.0 MISCELLANEOUS ELEMENTS
- 10.1 Bollard with Accessible Parking Signage
- 10.2 Outdoor Fire Pit
- 10.3 Solar Power Sculpture
- 10.4 Curb Stop

11.0 MISCELLANEOUS ELEMENTS
- 11.1 Neighborhood Marker Sign (Optional)
- 11.2 Accessible Parking Sign

MATERIALS LEGEND

- 1.1 Concrete
- 1.2 Crushed Stone
- 1.3 Hardscape
- Mulch
- Gravel
- Landscape Boulder
- Area Drain, Ref: Grading Series
- Planter Pots (Small, Medium, Large)

NORTH
0 5' 10' 20'
ORIGINAL SCALE: 1"=10'



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BAREFOOT LAKES - FILING NO. 3
AMENDMENT NO. 1
FINAL DEVELOPMENT PLAN
TOWN OF FIRESTONE WELD COUNTY
STATE OF COLORADO

FIRESTONE INFORMATION BLOCK	
BAREFOOT LAKES	
Name of application:	Barefoot Lakes Filing No. 3
Type of Submittal:	FDP
Filing #:	3
Phase #:	
First Submittal:	11/1/2019
Revision 1:	1/20/2020
Revision 2:	
Revision 3:	
Sheet 4 of 6	

PROJECT NUMBER: 5311

MATERIALS

SHEET NUMBER
L3-1

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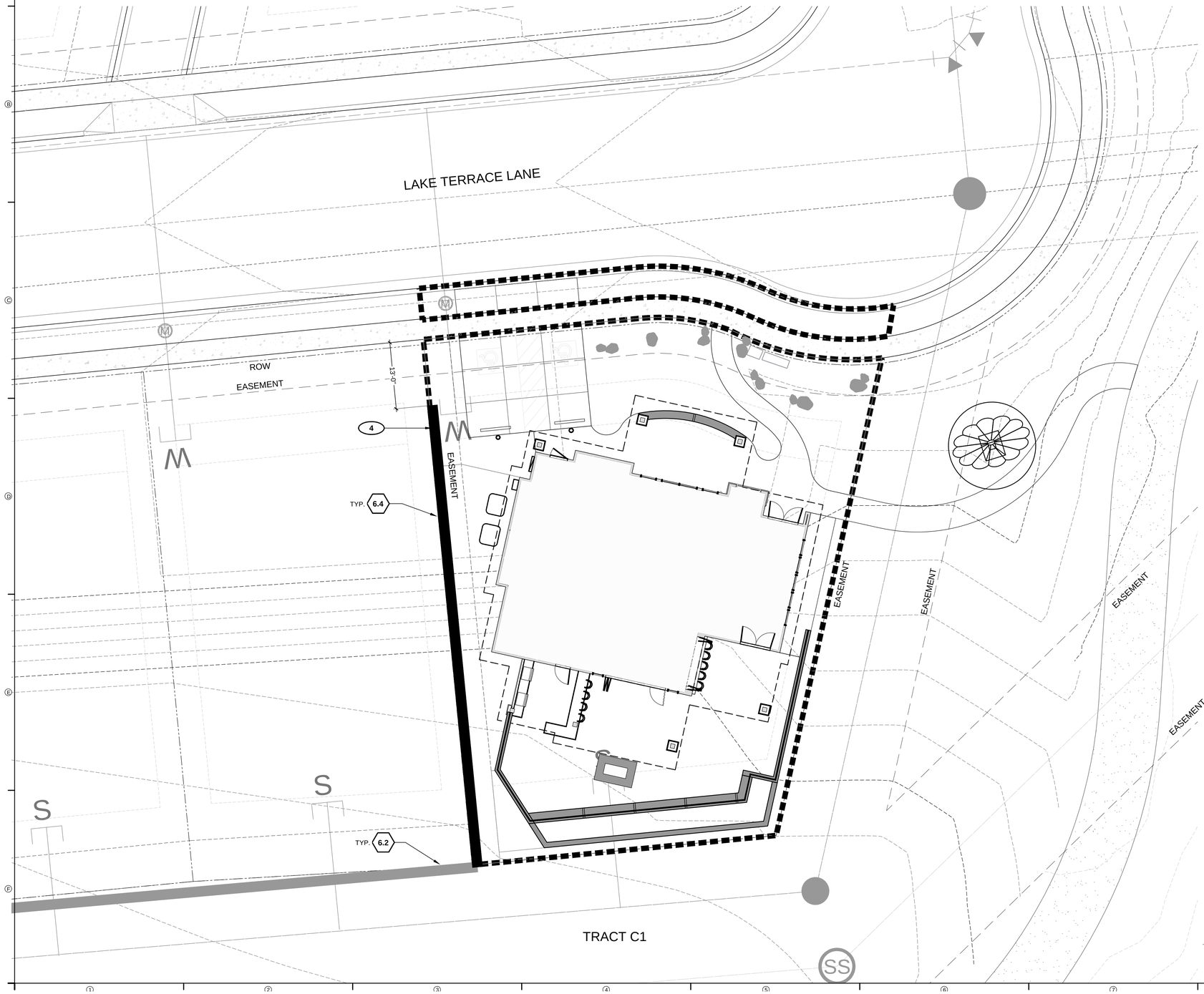
Final Development Plan
Barefoot Lakes Filing No. 3
Amendment No. 1
FENCING
Town of Firestone
Weld County
State of Colorado
Sheet 5 of 6



SITE KEYNOTES:

		DETAIL / SHEET	RELATED DETAIL(S)
6.0	**RAILINGS, BARRIERS AND FENCING**		
6.1	(Not Used)		
6.2	Fence Type 1 - Open	2 / 26	1 / 26
	Gate Retrofit in Fence Type 1 - Open	3 / 26	1 / 26, 2 / 26
6.3	Fence Type 2 - Open with Crosstie	1 / 27	1 / 26, 2 / 26
6.4	Fence Type 3 - Privacy	2 / 27	1 / 26, 3 / 27
	Gate Retrofit in Fence Type 3 - Privacy	3 / 27	1 / 26, 2 / 27
	Residential Fence Type 1 - Open	1 / 28	2, 3, 4 / 28
	Residential Fence Type 3 - Privacy	2 / 28	1, 3, 4 / 28
	Residential Fence Gates	3 / 28	1, 2, 4 / 28

FENCING REFERENCE NOTES

1. Center Post to Lot lines
2. Starting from Lot lines, install fence type as indicated in 9' segments.
3. Locate Segments not equal to 9' as indicated. Where not possible to make up the difference in a single segment, split equally among two or three segments.
4. Step down at end segment as shown in Keynote 6.2.

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TOWN OF FIRESTONE WELD COUNTY
STATE OF COLORADO

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Revision 3:	
Sheet 5 of 6	

PROJECT NUMBER: 5311

FENCING

SHEET NUMBER
L9-1

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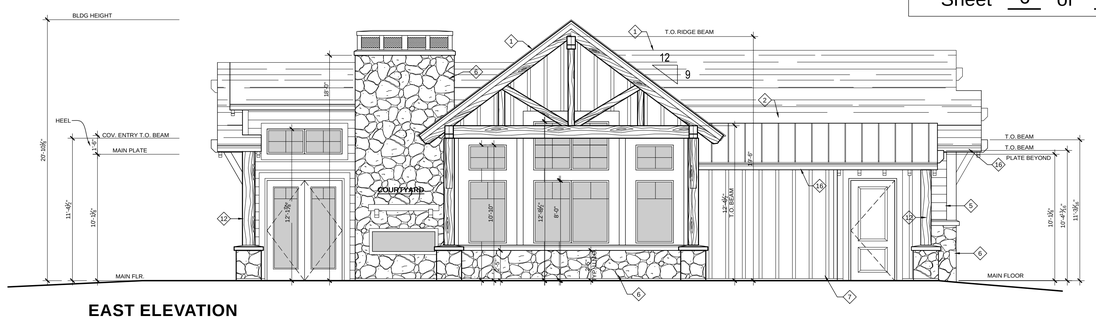
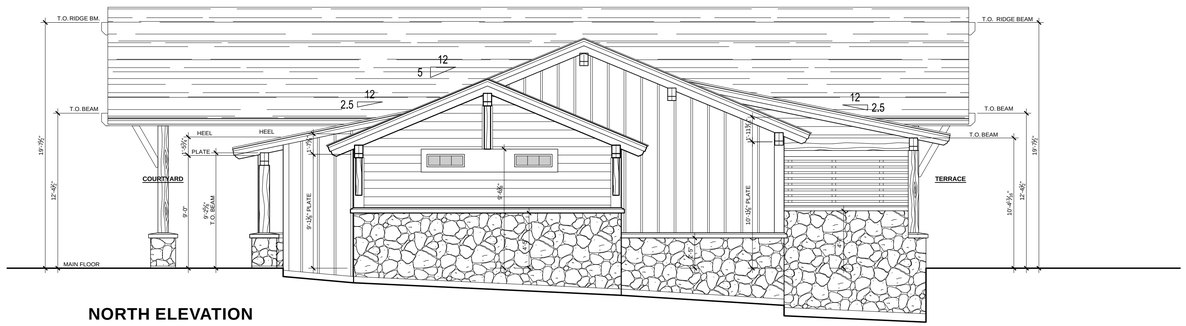
Final Development Plan
Barefoot Lakes Filing No. 3
Amendment No. 1
ARCHITECTURAL ELEVATIONS
Town of Firestone
Weld County
State of Colorado
Sheet 6 of 6

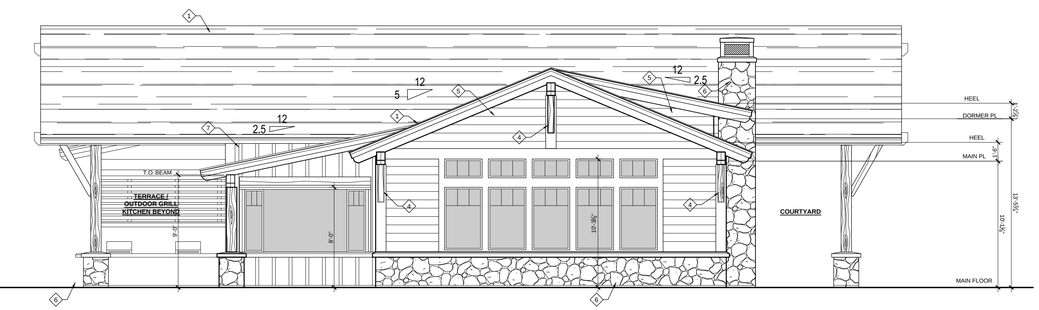
NOTE:
- **Elevations depict character and massing of proposed structure, but are conceptual in nature and subject to change.**



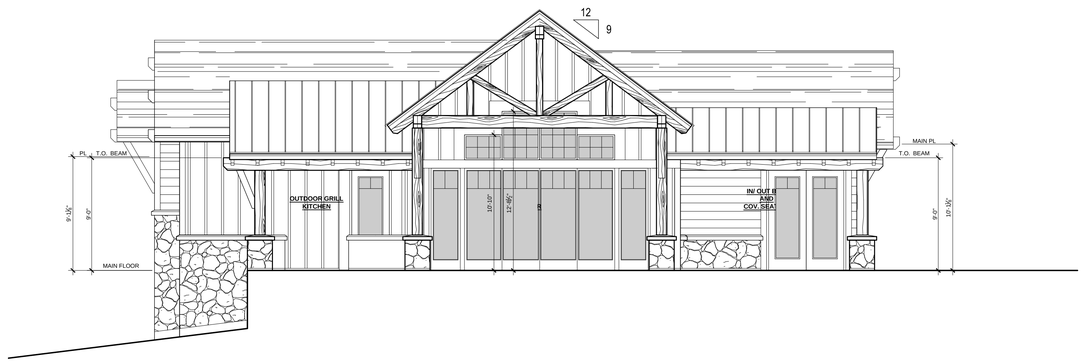
EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

ELEVATION KEY NOTES

Top bot

1. OWENS CORNING, DURATION, ASPHALT SHINGLE ROOFING
2. LOW SLOPE METAL PANEL ROOFING
3. 2X6 R.S. WOOD FASCIA
4. BUILT UP 6"x12" ((2) 3x12) R.S. OUTLOOKER WITH METAL CAP FLASHING ATOP EXPOSED ENDS - RE: DETAIL
5. PRE FINISHED HARDIE COLORPLUS LAP SIDING W/ 8" REVEAL
6. ADHERED STONE VENEER - OLD HICKORY (MINUS REDS) NATURAL STONE FROM SUNSET STONE AND PRECAST SILL
7. WOOD GRAIN HARDIE PANEL w/ 1x3 BATTENS AT 16" O/C
8. 5/4 x 4 ENGINEERED WOOD TRIM W/ GRAIN TEXTURE
9. 5/4 x 6 ENGINEERED WOOD TRIM W/ GRAIN TEXTURE
10. 5/4 x 10 ENGINEERED WOOD TRIM W/ GRAIN TEXTURE
11. 5/4 x 4 ENGINEERED WOOD TRIM SURROUND AT WINDOWS/ DOORS, U.N.O.
12. 10 x 10 ROUGH SAWN TIMBER POST
13. ROUGH SAWN BRACKET - RE: DETAIL
14. BUILT UP 8"x12" ((2) 4x12) R.S. BEAM,
15. 3x12 ROUGH SAWN RAFTERS AT MAIN GABLE
16. 5" K STYLE BEVELED GUTTERS W/ 4" x 3" OPEN FACED DOWNSPOUT TO UNDERGROUND DRAIN PER CIVIL

NOTES:
- PROVIDE METAL Z FLASHING OVER HORIZONTAL TRIM

LOCUS DESIGN Architecture
LOCUS DESIGN GROUP, LTD
ARCHITECTURE
861 SOUTHPARK DR., SUITE 400
LITTLETON, COLORADO 80120
PH 303-949-8184

BAREFOOT LAKES - FILING NO. 3
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TOWN OF FIRESTONE WELD COUNTY
STATE OF COLORADO

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Revision 3:	
Sheet 6 of 6	

PROJECT NUMBER: 5311

ARCHITECTURAL ELEVATIONS

SHEET NUMBER

A1-1

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AGENDA INFORMATION MEMORANDUM

FIRESTONE
TOWN BOARD OF TRUSTEES

AIM#: 6.b.

Public Hearings

Meeting Date: February 6, 2020

Initiated By: Marty Ostholthoff

Dept: Planning & Development

AGENDA TITLE

Resolution PC-20-04: A RESOLUTION RECOMMENDING APPROVAL OF AN OUTLINE DEVELOPMENT PLAN FOR LOT 2 AND LOT 2A, DEL REY SUBDIVISION PLANNED UNIT DEVELOPMENT

SUMMARY

See Attachment 1, Staff Report.

HISTORY AND PREVIOUS BOARD ACTION

The subject property was annexed into the Town of Firestone in 1996 through the approval of Ordinance 345, known as the Dittmer Annexation. Concurrent with the annexation, the Town zoned the subject property PUD through the approval of Ordinance 346 (Attachment 4), "subject to the provisions of the approved PUD Outline Development Plan for the property."

Town staff has since learned that the approved PUD Outline Development Plan was never recorded in the public records with Weld County, leaving the property zoned PUD without any permitted land uses, standards, etc.

A review of Town records provided no information or records of the "approved PUD Outline Development Plan" that was reviewed by the Town as part of the approval of Ordinance 346. The Town has an unrecorded purported copy of the PUD Outline Development Plan (Attachment 5), however, there is no way to verify that this is what was reviewed as part of Ordinance 346.

RECOMMENDATION

Town staff recommends the Planning and Zoning Commission approve draft Resolution PC-20-04, a resolution recommending approval of the application to the Board of Trustees.

ALTERNATIVES

n/a

ATTACHMENTS

1. 6.b - PC Staff Report 2020 02-06
2. 6.b - Resolution PC-20-04 Lot 2 and Lot 2A, Del Rey PUD
3. 6.b - Ordinance 346 Dittmer Zoning
4. 6.b - Del Rey Subdivision ODP (Purported Copy-Not Recorded)
5. Lot2-2A, Del Rey Sub ODP DRAFT

FINANCIAL CONSIDERATIONS

n/a

Staff Report

Lot 2 and Lot 2A, Del Rey Subdivision PUD

Outline Development Plan

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

February 6, 2020

Applications
This staff report is for the proposed Lot 2 and Lot 2A, Del Rey Subdivision Planned Unit Development Outline Development Plan ("ODP"). The applicant for the ODP is Kris Espinosa.

Notice
Pursuant to the Town Code and Development Regulations, proper notification of the public hearing 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 location of the proposed ODP is due east of the intersection of Silver Birch Boulevard and Bella Rosa Parkway, addressed as 5220 CR 20 (Bella Rosa Parkway). The ODP is a step in the Firestone Development Review process prior to future development occurring on the property.

Site Analysis
The proposed ODP is approximately 13.9 acres in size. The site is currently developed and has been functioning as the Hobby Horse Farms equestrian center for more than 25 years, including prior to the property being annexed into the Town of Firestone.

ODP Analysis
The proposed ODP is requested to provide clarity to the original Planned Unit Development zoning approved with the 1996 annexation of the Del Rey Subdivision by Ordinance 346, as the Outline Development Plan proposed at that time was not recorded. This Outline Development Plan is for Lots 2 and 2A only, both of which have existing uses to be continued as described on Sheet 1 of the ODP.

In general, the uses requested to be permitted on Lot 2 are for the Hobby Horse Farms equestrian center, including; indoor/outdoor riding arenas, boarding for up to 80 horses, associated paddocks and accessory structures. Additionally, events are held at the equestrian center, including; horse shows, training clinics, summer day camps and birthday parties. Horse shows are limited to be operated between 8 am and 9 pm, and horse training clinics limited to be operated from 9 am to 5 pm. Parking for all proposed operations is accommodated by on-site parking. Future development on Lot 2 shall follow the RC (Regional Commercial) setback and height standards as identified in the Firestone Development Regulations.

The uses requested to be permitted on Lot 2A include the two existing residences and a horse boarding barn. Future development on Lot 2A shall follow the R-A (Residential-A) land use, setback and height standards as identified in the Firestone Development Regulations.

Overall, the proposed ODP provides much greater detail on the current use of the property as compared to the land use and zoning description provided on the unrecorded copy of the ODP from 1996.

Consistency
The application is generally consistent with the Firestone Master Plan, Development Regulations and Municipal Code.

Circulation
There are two existing access points into the subject property; from Bella Rosa Parkway and Silver Birch Boulevard. Both Bella Rosa Parkway and Silver Birch Boulevard are controlled by the Town of Frederick. Any changes in access into the property in the future will require approval of the Town of Frederick. Additionally, the Town of Frederick has requested additional right-of-way dedications along Bella Rosa Parkway from the applicant. The dedication of additional right-of-way would take place concurrent with a future subdivision/development plan application.

Public Land Dedication
No public land dedication is required pursuant to the proposed ODP and the Town's Development Regulations. By previous Agreement, cash-in-lieu payments are required in lieu of public land dedications for Lots 2 and 2A.

Fiscal Impacts
Having a mixture of equestrian/commercial land uses as shown on the ODP potentially provides for an economic development benefit for the Town. Additional fiscal impact analysis will be provided when subsequent development review applications are submitted.

Utility and Services
No infrastructure improvements are proposed with the ODP application. The property is served by the Central Weld Water District for water service and St. Vrain Sanitation District for sanitary sewer services. Additional utility and service details/studies will be provided if/when subsequent development review applications are submitted.

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

For your general reference, attached are the conditions and standards of approval for a PUD district that are stated in the Firestone Development Regulations.

Conditions and Standards for Approval

The Planning Commission and the Town Board of Trustees may approve a PUD application if it meets the intent of these Regulations and complies with the Town Code and other controlling regulations and documents, including the development standards specified herein. The Planning Commission and Town Board shall consider the following in making their decision for approval, approval with conditions, or denial of a PUD:

A. The proposed PUD district is compatible with present development in the surrounding area, and will not have a significant, adverse effect on the surrounding area;

B. The proposed PUD district is consistent with the public health, safety and welfare, as well as efficiency and economy in the use of land and its resources;

C. The proposed PUD district is consistent with the overall direction, intent of Titles 16 and 17 of the Town Code, and the intent and policies of the Town's comprehensive plan and other policy documents of the Town;

D. The proposed PUD district provides for a creative and innovative design which could not otherwise be achieved through other standard zoning districts;

E. The exceptions from the zoning regulations requested in the proposed PUD are warranted by virtue of innovative design and amenities incorporated in the PUD district;

F. The PUD provides adequate circulation in terms of internal street circulation system, designed for the type of traffic generated, for separate living areas, convenience, safety, access, and noise and exhaust control. Proper circulation in parking areas shall be provided in terms of safety, convenience, separation and screening. The PUD should provide for buffering from collector and arterial streets through earthen berms, landscaping, and other methods;

G. The PUD provides functional open space in terms of practical usability and accessibility, and optimum preservation of natural features, including trees and drainage areas, recreation, views, natural stream courses, bodies of water and wetlands;

H. To the extent practicable, the PUD provides variety in terms of housing types, housing size, densities, facilities and open space;

I. The PUD provides for pedestrian and bicycle traffic in terms of safety, separation, convenience, access, destination and attractiveness. If possible, there shall be an internal pedestrian circulation system separate from the vehicular system such that allows access to adjacent parcels, parks, open space, or recreational facilities within the PUD as well as links to trail systems of the Town;

J. Building types in terms of appropriateness to density, site relationship and bulk;

K. Building design in terms of orientation, spacing, materials, color, texture, storage, signs and lighting;

L. Landscaping of the site in terms of purpose, such as screening, types and materials used, maintenance suitability, water demands and effect on the area;

M. Services including utilities, fire, police protection and other such services are available or can be made available to adequately serve the development;

N. No structures in the PUD shall encroach on a floodplain except as permitted by the Town's floodplain ordinance;

O. No occupied structure shall be located on ground showing severe subsidence potential without adequate design and study approved by the Town;

P. Visual relief and variety of visual sitings shall be located within the PUD through building placement, shortened or interrupted street vistas, visual access to open space and other design methods;

Q. The fiscal impacts on the Town, relative to expected service provision costs and anticipated revenue to the Town;

R. Compliance with the provisions of any applicable intergovernmental agreements;

S. The PUD incorporates a lighting plan and facilities to minimize of light drift outside the PUD in an effort to help preserve the night sky;

T. To the extent reasonably practicable, the PUD shall strive to incorporate "green" building standards and design guidelines for all residential and commercial development in an effort increase energy efficiency and reduce energy consumption;

U. To the extent reasonably practicable, the PUD shall strive to incorporate renewable energy technologies;

V. To the extent reasonably practicable, the PUD shall strive to incorporate best management practices in recycling, water conservation, soils preservation and sustainable development practices;

W. To the extent reasonably practicable, the PUD shall strive to incorporate Infrastructure design that emphasizes technology that will encourage the development of "knowledge workers" and will facilitate telecommuting.

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-20-04, a resolution recommending approval of the application to the Board of Trustees with conditions.

FIRESTONE PLANNING AND ZONING COMMISSION

RESOLUTION NO. PC-20-04

A RESOLUTION RECOMMENDING APPROVAL OF AN OUTLINE DEVELOPMENT PLAN FOR LOT 2 AND LOT 2A, DEL REY SUBDIVISION PLANNED UNIT DEVELOPMENT

WHEREAS, there has been submitted to the Planning and Zoning Commission of the Town of Firestone a request for approval of an Outline Development Plan for the Lot 2 and Lot 2A, Del Rey Subdivision Planned Unit Development; 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 Outline Development Plan for Lot 2 and Lot 2A, Del Rey Subdivision Planned Unit Development, subject to the conditions set forth on Exhibit A attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 6th day of February 2020.

_____
Chairperson

ATTEST:

_____
Secretary/Clerk Pro-Tem

EXHIBIT A
Outline Development Plan
Lot 2 and Lot 2A, Del Rey Subdivision PUD
Conditions of Approval

General

1. Provide an updated title commitment showing Kris Espinosa as owner when the mylars are provided for recording, dated no later than thirty (30) days prior to submission of mylars.

2. Technical corrections to the Outline Development Plan for the Lot 2 and Lot 2A, Del Rey Subdivision Planned Unit Development shall be made to the Town's satisfaction.

ORDINANCE NO. 344

AN ORDINANCE ZONING PROPERTY ANNEXED TO THE TOWN OF FIRESTONE AND KNOWN AS THE DITTMER ANNEXATION

WHEREAS, a petition for annexation of certain property, described in Exhibit A attached hereto and known as the Dittmer Annexation, was filed with the Board of Trustees of the Town of Firestone; and

WHEREAS, said property was annexed to the Town by ordinance; and

WHEREAS, the Board of Trustees must provide for the zoning of said property; and

WHEREAS, the Board of Trustees provided notice of the public hearing on said zoning by publication as provided by law; and

WHEREAS, no protests were received by the Town pursuant to C.R.S. §31-23-305; and

WHEREAS, the landowners of said property requested a PUD zoning classification in the petition to annex said property; and

WHEREAS, a PUD zoning classification is consistent with the Town's plan for the area; and

WHEREAS, the Firestone Planning Commission recommended the Board of Trustees's approval of a PUD zoning classification.

BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO:

Section 1. That certain property known as the Dittmer Annexation, the legal description of which is set forth in Exhibit A attached hereto and incorporated herein by this reference, is hereby zoned PUD Zone District, to be subject to the provisions of the approved PUD Outline Development Plan for the property, pursuant to the zoning ordinances of the Town, and the Town zoning map shall be amended accordingly.

Section 2. This ordinance is deemed necessary for the protection of the health, welfare and safety of the community.

INTRODUCED, READ, ADOPTED, APPROVED, AND ORDERED PUBLISHED IN FULL this 25th day of July, 1996.

TOWN OF FIRESTONE, COLORADO

Mike Dagge

~~Rick Patterson~~ MIKE DEGGE
Mayor PRO-TEM

Attest:

T. L. Peterson
Town Clerk

072496/1123[sar]c:firestone\dittanx.ord

EXHIBIT A

to

TOWN OF FIRESTONE, COLORADO

ORDINANCE NO. 346

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 30.00' SOUTHERLY AND 30.00' EASTERLY OF THE NORTHWEST CORNER OF SAID SECTION 24, SAID POINT LYING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 11 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 20; THENCE S 89°42'53" E 2554.03 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT, SAID POINT BEING 80.00 FEET WEST OF, AND PARALLEL TO, THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24;

THENCE S 00°14'03" W 732.91 FEET ALONG SAID PARALLEL LINE; THENCE N 89°42'53" W 1167.74 FEET TO A POINT ON THE CENTERLINE OF AN EXISTING CONCRETE DITCH; THENCE ALONG THE CENTERLINE OF SAID DITCH, S 01°37'50" W 84.71 FEET; THENCE N 89°42'53" W 759.79 FEET; THENCE N 00°01'20" W 199.07 FEET; THENCE N 89°42'53" W 620.77 FEET TO A POINT 30.00' EASTERLY OF, AND PARALLEL TO, THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24; SAID LINE ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF WELD COUNTY ROAD NO. 11; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N 00°01'20" W 618.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 42.79 ACRES, MORE OR LESS.

OUTLINE DEVELOPMENT PLAN
DEL REY SUBDIVISION
A PLANNED UNIT DEVELOPMENT
TOWN OF FIRESTONE
COUNTY OF WELD
STATE OF COLORADO
SHEET 1 OF 2

OUTLINE DEVELOPMENT PLAN DESCRIPTION

A parcel of land situated in the Northwest quarter of Section 24, Township 2 North, Range 68 West of the 6th P.M., County of Weld, State of Colorado, being more particularly described as follows:

Beginning at the Northwest Corner of said Northwest 1/4. Thence S 89°42'53" E 2584.16 feet along the North line of said Northwest 1/4 to a point 80.00 feet West of the Northeast corner of said Northwest 1/4; Thence S 00°14'03" W 762.91 feet, parallel to the East line of said Northwest 1/4; Thence N 89°42'53" W 1167.74 feet to a point on the centerline of a concrete ditch; Thence along the centerline of the said ditch, S 01°37'50" W 84.71 feet; Thence N 89°42'53" W 759.79 feet; Thence N 00°01'20" W 199.07 feet; Thence N 89°42'53" W 650.78 feet to a point of the West line of said Northwest 1/4; Thence along the west line of said Northwest 1/4, N 00°01'20" W 648.54 feet to the POINT OF BEGINNING.

Containing 45.0 acres, more or less.

ZONING PARCEL LEGAL DESCRIPTIONS

AREA 1 – RESIDENTIAL – A (R-A) ZONE
A parcel of land located in the Northwest quarter of Section 24, Township 2 North, Range 68 West, of the 6th P.M., Town of Firestone, County of Weld, State of Colorado, more particulary described as follows:
Commencing at the Northwest corner of said Section 24; thence S 00°01'20" E, 340.00 feet along the west line of the Northwest 1/4 of said Section 24 to a point of intersection with a line 340.00 feet southerly of and parallel to the north line of the Northwest 1/4 of said Section 24, said point also being the POINT OF BEGINNING; thence S 89°42'53" E, 680.77 feet along said parallel line; Thence S 00°01'20" E, 308.54 feet along a line being parallel to the west line of the Northwest 1/4 of said Section 24; thence N 89°42'53" W, 680.77 feet along a line parallel to the north line of the Northwest 1/4 of said Section 24 to a point on the west line of the Northwest 1/4 of said Section 24; thence N 00°01'20" W, 308.54 feet along said line to the POINT OF BEGINNING.

Said parcel contains 4.82 acres, more or less.

AREA 2 – NEIGHBORHOOD CENTER (NC) ZONE
A parcel of land located in the Northwest quarter of Section 24, Township 2 North, Range 68 West, of the 6th P.M., Town of Firestone, County of Weld, State of Colorado, more particulary described as follows:
Beginning at the Northwest corner of said Section 24; thence S 89°42'53" E, 680.77 feet along the north line of the Northwest 1/4 of said Section 24; thence S 00°01'20" E, 340.00 feet along a line being parallel to the west line of the Northwest 1/4 of said Section 24 to a point on a line that is 340.00 feet southerly of and parallel to the north line of the Northwest 1/4 of said Section 24; thence N 89°42'53" W, 680.77 feet along said parallel line; thence N 00°01'20" W, 340.00 feet to the POINT OF BEGINNING.

Said parcel contains 5.31 acres, more or less.

AREA 3 – NEIGHBORHOOD CENTER (NC) ZONE
A parcel of land located in the Northwest quarter of Section 24, Township 2 North, Range 68 West, of the 6th P.M., Town of Firestone, County of Weld, State of Colorado, more particulary described as follows:
Commencing at the Northwest corner of said Section 24; thence S 89°42'53" E, 680.77 feet along the north line of the Northwest 1/4 of said Section 24 to the POINT OF BEGINNING; thence S 89°42'53" E, 735.65 feet continuing along said north line; thence S 00°14'03" W, 762.91 feet along a line being parallel to the east line of the Northwest 1/4 of said Section 24; thence S 01°37'50" W, 84.71 feet; thence N 89°42'53" W, 759.79 feet along a line parallel to the north line of the Northwest 1/4 of said Section 24; thence N 00°01'20" W, 199.07 feet along a line parallel to the west line of the Northwest 1/4 of said Section 24; Thence S 89°42'53" E, 30.00 feet along a line parallel to the north line of the Northwest 1/4 of said Section 24; Thence N 00°01'20" W, 648.54 feet along a line parallel to the west line of the Northwest 1/4 of said Section 24 to the POINT OF BEGINNING.

Said parcel contains 14.41 acres, more or less.

AREA 4 – RESIDENTIAL – A (R-A) ZONE
A parcel of land located in the Northwest quarter of Section 24, Township 2 North, Range 68 West, of the 6th P.M., Town of Firestone, County of Weld, State of Colorado, more particulary described as follows:
Commencing at the Northwest corner of said Section 24; thence S 89°42'53" E, 1416.43 feet along the north line of the Northwest 1/4 of said Section 24 to the POINT OF BEGINNING; thence S 89°42'53" E, 1167.74 feet continuing along said north line to a point on a line being 80.00 feet westerly of, and parallel to, the east line of the Northwest 1/4 of said Section 24; thence S 00°14'03" W, 762.91 feet along said line; thence N 89°42'53" W, 1167.74 feet along a line parallel to the north line of the Northwest 1/4 of said Section 24; thence N 00°14'03" E, 762.91 feet to the POINT OF BEGINNING.

Said parcel contains 20.45 acres, more or less.

NOTE: The legal descriptions shown hereon were prepared as a convenience only and is not intended for use in the division and/or conveyance of land in violation of Colorado Revised Statues 30-28-101

PROJECT CONCEPT

The intent of this project is to provide for growth development within the Phase 1 Planning Area of the Town of Firestone. This property is located at the intersection of Weld County Roads 11 and 20 (C.R.) which are both planned as arterial streets with C.R. 20 a primary link to a future interchange at Interstate Highway 25 one mile to the west.

This property is located where future commercial growth will take place. The concept for development of this property is to provide for a mixed-use development which will include commercial and office uses in accordance with the allowed uses under section 7.16.4 neighborhood center (NC) zone, expansion of the existing equestrian facility and estate-size residential lots in accordance with section 7.16.7 residential – A (R-A) Town of Firestone develepment regulations.

REGIONAL IMPACT

The regional impact of this development is that as residential development continues north and south of this project, uses allowed on this site will provide for the commercial demands for Growth Areas 1 and 2. The proposed uses fit proposed growth plan and designated transportation system for C.R.'s 11 and 20.

ENVIRONMENTAL CONCERNS

There are no environmental concerns. There are no trees, wetlands, wildlife, streams, flood plains, historic or archaeological sites on this property. The agricultural use of the property has been abandoned. One irrigation ditch crosses this property. This system will be maintained through this property to provide continued use to down line users.

UTILITIES

Utility service to the site will be upgraded by providing an extension of the Town of Firestone water system from the Central Weld County Water District in C.R. 9. A system of sanitary lines will be put in place for connection to a future sanitary trunk main. Interim temporary individual sewer disposal systems will be installed in accordance with approval by Saint Vrain Sanitation District. The cost of extension of water main system will be borne by the developer with a cost reimbursement participation agreement with the Town of Firestone.

SERVICE REQUIREMENTS

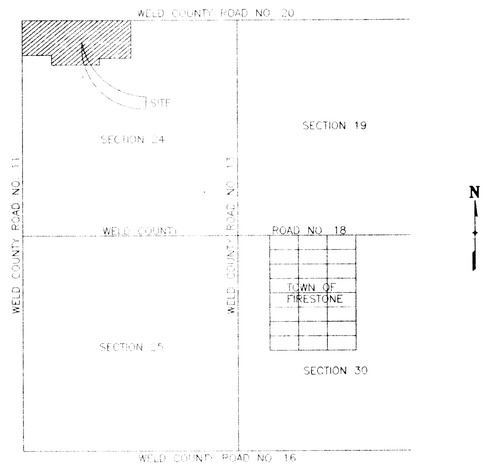
It is anticipated that existing public services of gas, electricity and telephone will be extended and expanded for this development.

CIRCULATION SYSTEMS

Circulation for Areas 1, 2 and 3 will be directly to C.R.'s 11 and 20. For the residential development of Area 4 a private roadway will be maintained as a rural gravel roadway.

BUILDING HEIGHTS

Building heights shall conform to Section 17.17.1.2 of the Development Regulations.



VICINITY MAP
SCALE 1"=1000'

OWNER:

G. L. & D. F. Dittmer
c/o Youth Benefits
11141 Irma Drive
Northglenn, CO 80233

CONSULTANT:

Accurate Consultants, Inc.
557 Burbank Street, Suite M
Broomfield, CO 80020

RECORD TITLE INFORMATION - EASEMENTS AND RIGHT-OF-WAY

Record title information is taken from title commitment no. 2492 dated 08/04/93. Accurate Surveys, Inc. cannot be responsible for the accuracy or completeness of the referenced title information, or for the location of easements or rights-of-way not referenced in said title commitment and not visible on the ground. Easements and rights-of-way shown on said title insurance commitment are shown hereon.

LAND USE AND ZONING

The proposed zoning is shown on the Land Use Table on sheet 2. The proposed commercial use of Area 2 is consistent with regional growth at major transportation intersections. The commercial use for Area 3 is consistent with the existing historic equestrian use and allows enhancement, expansion and improvement of this characteristic uses. The residential use of Areas 1 and 4 are complimentary to the principal use of the equestrian center.

For Areas 1 and 4 livestock is allowed in compliance with Section 7.16.14.3 of the Development Regulations.

For Area 3 the present specific use to be included with all other uses designated by Neighborhood Center (NC), Town of Firestone Development Regulations is an equestrian center which shall include further development of same use as allowed by the NC Zone. The Equestrian Center uses shall include, but not be limited to equine focused activities:

Breeding, rearing, training, showing, exercising; competition for show, dexterity, race; sales and trade of horses.

Gathering of people for participation in the above events both indoor and outdoor.

Providing services of entertainment, restaurant, food and drink distribution (including liquor).

Allowing storage, outdoor and indoor, of equipment for maintenance, care and transportation of livestock.

Allowing facilities for sale of equipment related to the above noted uses.

SCHEDULE OF DEVELOPMENT

AREA 1	Continued improvement as a single family detached residential site.
AREA 2	Within two years development of Tracts 2 and 3. Within 5 years development of Tract 1.
AREA 3	Within two years addition, expansion and improvement to equestrian center.
AREA 4	Immediately after approval, development of residential sites.

PRIVATE MAINTENANCE AND ENFORCEMENT

The single-family residential Area 4 will have a homeowners association with covenants, conditions and restrictions to provide maintenance of the private road, roadside swales and driveway culverts. Areas 1, 2, and 3 are responsible for on site drainage facilities, roadway swales and entry culverts adjacent to the respective areas.

SURVEYOR'S CERTIFICATE

I, James H. Luke, a Colorado Professional Land Surveyor, do hereby certify that this Outline Development Plan was created under my direct responsibility, supervision and checking, and that it is accurate to the best of my professional knowledge, opinion and belief.

JAMES H. LUKE
P.L.S. 14115

APPROVAL BLOCKS

Approved by the Planning Commission of the Town of Firestone, Colorado, this _____ day of _____, 19___.

_____ Chairman

_____ Secretary

Approved by the Town Board of Trustees of the Town of Firestone, Colorado this _____ day of _____, 19___.

_____ Mayor

_____ ATTEST: Town Clerk

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO)
COUNTY OF WELD)SS

I HEREBY CERTIFY THAT THIS MAP WAS FILED IN MY OFFICE AT _____ O'CLOCK ___.M., THIS _____ DAY OF _____, 199___, AND IS RECORDED IN:

PLAN FILE _____
FEES _____ PAID _____
FILM _____
RECEPTION No. _____
BY _____

_____
CLERK AND RECORDER DEPUTY

ACCURATE CONSULTANTS, INC.
557 BURBANK STREET
SUITE M & O
BROOMFIELD, COLORADO 80020
(303)469-2202 FAX. (303)469-9085

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OUTLINE DEVELOPMENT PLAN FOR:
G.L. DITTMER AND D.F. DITTMER

SHEET 1 OF 2

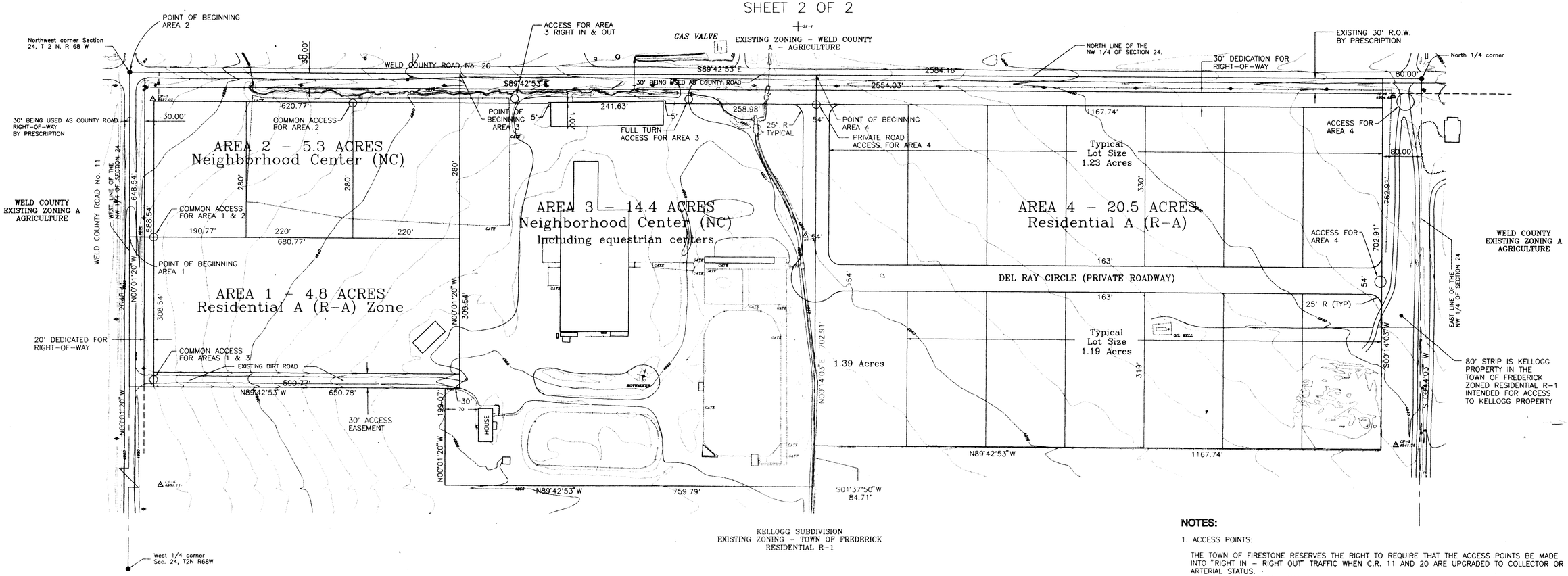
REVISIONS
TOWN COMMENTS 7/23/96 BZ
TOWN COMMENTS 6/18/96

DRAWN BY: IC/BZ
FIELD WORK BY: FD/AK
DATE OF DWG: 5/10/96
APPROVED BY: PRE
DATE OF SURVEY: 5/7/96
PROJECT NO. 1DIT0102

OUTLINE DEVELOPMENT PLAN

DEL REY SUBDIVISION

A PLANNED UNIT DEVELOPMENT
TOWN OF FIRESTONE
COUNTY OF WELD
STATE OF COLORADO
SHEET 2 OF 2



N

50 0 50 100 150

SCALE: 1" = 100 FEET

CONTOURS = 2 FOOT INTERVALS

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.

LAND USE

ZONE	USE	DENSITY	AREA
AREA 1	RESIDENTIAL A (R-A)	LESS THAN 1 DUA	4.8 ACRES
AREA 2	NEIGHBORHOOD CENTER (NC)	FLOOR AREA RATIO✳	5.3 ACRES
AREA 3	NEIGHBORHOOD CENTER (NC) INCLUDING PUBLIC, PRIVATE AND COMMERCIAL EQUESTRIAN CENTERS	FLOOR AREA RATIO✳	14.4 ACRES
AREA 4	RESIDENTIAL A (R-A)	LESS THAN 1 DUA	20.5 ACRES
			45.0 ACRES

✳ FLOOR AREA RATIO SHALL BE DETERMINED AT TIME OF SITE PLAN DEVELOPMENT.

BASIS OF BEARINGS

THE BASIS OF BEARINGS OF THIS SURVEY IS THE WEST LINE OF NORTHWEST QUARTER OF SECTION 24, T 2 N, R 68 W, OF THE 6TH P.M., AS MONUMENTED AND SHOWN HEREON.

DESCRIPTION OF LAND USE

AREA 1 THIS AREA OF 4.8 ACRES PRESENTLY HAS THE EXISTING HOME OF THE OWNER. IT IS INTENDED THAT THIS AREA REMAIN RESIDENTIAL FOR THE OWNERS USE. THIS AREA IS ZONED FOR RESIDENTIAL A (R-A) WHICH ALLOWS UP TO 3 UNITS PER ACRE.

AREA 2 THIS AREA IS LOCATED AT THE INTERSECTION OF WELD COUNTY ROADS 20 AND 11 AND CONSISTS OF 5.3 ACRES. THE INTENT IS TO PROVIDE FOR COMMERCIAL, RETAIL AND SERVICE ACTIVITIES AS THE AREA DEVELOPS.

AREA 3 THIS AREA OF 14.4 ACRES IS PRESENTLY THE LOCATION OF THE DITTMER EQUESTRIAN CENTER. THIS PUD IS INTENDED TO PROVIDE FOR THE FURTHER DEVELOPMENT OF BREEDING, REARING, TRAINING, EXCERCISING, SHOWING COMPETITION OF HORSES, AND OTHER ACTIVITIES RELATED TO GATHERING OF PEOPLE FOR THESE EVENTS. THE ZONE FOR THIS AREA IS NEIGHBORHOOD CENTER (NC) WHICH PROVIDES FOR ANCILLARY USES SUCH AS:

RESTAURANT
TACK SHOP
ASSEMBLY FOR COMPETION AND SPECTATOR VIEWING
RESIDENCES (EXISTING TO REMAIN) FOR CARETAKER OF EQUESTRIAN CENTER

THE EXISTING STRUCTURES AND USES ARE INCORPORATED INTO THIS O.D.P. FOR AREA 3. THE EXISTING EQUESTRIAN FACILITIES AND THEIR USES MAY BE EXPANDED AND ENHANCED TO INCLUDE EQUESTRIAN RELATED ACTIVITIES. EXISTING EQUESTRIAN ACTIVITIES, BY WAY OF EXAMPLE RODEOS AND ALL OTHER EQUESTRIAN RELATED EVENTS, FOOD SALES, BEVERAGE SALES, INDOOR AND OUTDOOR ENTERTAINMENT, RETAIL SALES, TACK AND FEED SALES, AND OTHER RELATED ACTIVITIES, PROVIDED HOWEVER, THAT SUCH EXPANSION OF ACTIVITIES SHALL BE IN CONFORMANCE WITH AND SHALL NOT VIOLATE EXISTING TOWN OF FIRESTONE ORDINANCES AND DEVELOPMENT REGULATIONS.

AREA 4 THIS AREA CONSISTS OF 20.5 ACRES AND IS ZONED FOR RESIDENTIAL DEVELOPMENT. THIS AREA IS PROPOSED FOR 14 SINGLE FAMILY DETACHED RESIDENCES WITH THE ALLOWED USE OF HORSES, KEEPING IN ACCORDANCE WITH THE TOWN OF FIRESTONE DEVELOPMENT REGULATIONS SECTION 7.16.14.3.

NOTES:

1. ACCESS POINTS:

   THE TOWN OF FIRESTONE RESERVES THE RIGHT TO REQUIRE THAT THE ACCESS POINTS BE MADE INTO "RIGHT IN – RIGHT OUT" TRAFFIC WHEN C.R. 11 AND 20 ARE UPGRADED TO COLLECTOR OR ARTERIAL STATUS.
   THE RIGHT IS FOR LOCATIONS AT
   1) SOUTH BOUNDARY OF AREA 1,
   2) COMMON ACCESS OF AREAS 1 AND 2 TO C.R. 11,
   3) COMMON SINGLE ACCESS POINT OF AREA 2 TO C.R. 20,
   4) WEST ENTRY TO AREA 3 AND
   5) PRIVATE ROAD WEST ACCESS AT TOP OF HILL ON C.R. 20.
   FULL TURN INTERSECTIONS WILL BE ALLOWED AT APPROXIMATELY THE ONE-QUARTER (1/4) MILE AND ONE-HALF (1/2) MILE LOCATIONS ALONG THIS SECTION 24.

2. THE OWNER SHALL HAVE NINETY (90) DAYS AFTER THE APPROVAL OF AN ANNEXATION ORDINANCE BY THE TOWN WITHIN WHICH TO IMPLEMENT ONE OF THE FOLLOWING THREE (3) OPTIONS, IN THE OWNER'S SOLE DISCRETION, IN RESPECT TO ROAD ACCESS TO AND FROM THE SUBJECT PROPERTY TO COUNTY ROAD 20:

   a) A WRITTEN AGREEMENT EXECUTED WITH THE KELLOGGS WHO OWN THE 450 FOOT BY 80 FOOT STRIP OF LAND IMMEDIATELY CONTIGUOUS TO AND EAST OF THE SUBJECT PROPERTY CREATING A PERPETUAL EASEMENT FOR INGRESS AND EGRESS AND UTILITIES AND DEVELOPMENT OF A ROAD OVER THE KELLOGG PROPERTY FOR USE OF THE OWNERS AND THE PUBLIC.

   b) DEDICATION OF A PERMANENT 30 FEET WIDE EASEMENT FOR ROAD ACCESS AND UTILITIES ACROSS THE EAST SIDE OF THE OWNER'S LOT 7, BLOCK 1.

   c) DEDICATION OF A PERMANENT EASEMENT FOR EMERGENCY ROAD ACCESS ONLY AND UTILITIES ACROSS THE EAST SIDE OF THE OWNER'S LOT 7, BLOCK 1.

3. OFF-SITE WATER IMPROVEMENTS:

   a) THE OFF-SITE WATER IMPROVEMENTS INCLUDE A CONNECTION TO THE CENTRAL WELD COUNTY WATER DISTRICT (CWCWD) MAIN AT C.R. 9, INSTALLATION OF A MASTER METER AT THE ABOVE NOTED POINT OF CONNECTION, INSTALLATION OF A 12 INCH WATER MAIN IN C.R. 20 FROM THE MASTER METER TO A POINT AT THE EAST BOUNDARY OF OWNER'S PROPERTY AND A 12 INCH MAIN IN C.R. 11 FROM THE INTERSECTION OF C.R. 20 TO THE SOUTH END OF OWNER'S PROPERTY.

   b) THE SCHEDULE OF REIMBURSEMENT SHALL BE FULL REIMBURSEMENT OF COST OF CONNECTIONS TO CWCWD'S MAIN AND THE 12 INCH MAIN FROM THE MASTER METER TO A POINT AT THE INTERSECTION OF C.R. 20 AND C.R. 11, A PORTION OF THE 12 INCH MAIN ALONG THE FRONTAGE OF OWNER'S PROPERTY ADJACENT TO C.R. 20 AND C.R. 11. THE REIMBURSEMENT SHALL BE THE COST OF OVERSIZING FROM AN 8 INCH TO A 12 INCH MAIN PLUS ONE-HALF THE INSTALLATION COST OF AN 8 INCH MAIN.

ACCURATE CONSULTANTS, INC.
557 BURBANK STREET
SUITE M & O
BROOMFIELD, COLORADO 80020
(303)469-2202 FAX: (303)469-9085

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OUTLINE DEVELOPMENT PLAN FOR: G.L. DITTMER AND D.F. DITTMER

SHEET 2 OF 2

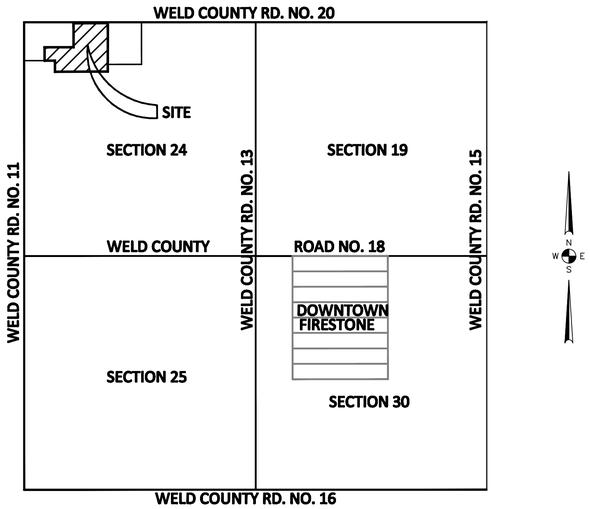
REVISIONS
TOWN COMMENTS 7/23/96 BZ
UPDATE 6/18/96
ADD CONTOURS 5/21/96 BZ

DRAWN BY: IC/BZ
FIELD WORK BY: PWS/TW
DATE OF DWG: 5/10/96
APPROVED BY: JHL
DATE OF SURVEY: 5/7/96
PROJECT NO. 1DIT0102

OUTLINE DEVELOPMENT PLAN

LOTS 2 & 2A DEL REY SUBDIVISION

A PLANNED UNIT DEVELOPMENT
TOWN OF FIRESTONE
COUNTY OF WELD
STATE OF COLORADO
SHEET 1 OF 2



VICINITY MAP

OUTLINE DEVELOPMENT PLAN DESCRIPTION

A PARCEL OF LAND LOCATED IN PART OF THE NW ¼ OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 24; THENCE ALONG THE NORTH LINE OF THE NORTHWEST ¼ OF SECTION 24 SOUTH 89°42'53" EAST, A DISTANCE OF 1,416.42 FEET; THENCE SOUTH 00°14'03" WEST, A DISTANCE OF 30.00 FEET; TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ROAD 20, THE POINT OF BEGINNING; THENCE SOUTH 00°14'03" WEST, A DISTANCE OF 732.91 FEET; THENCE SOUTH 01°37'50" WEST, A DISTANCE OF 84.71 FEET; THENCE NORTH 89°42'53" WEST, A DISTANCE OF 759.79 FEET; THENCE NORTH 00°01'20" WEST, A DISTANCE OF 199.07 FEET; THENCE NORTH 89°42'53" WEST, A DISTANCE OF 77.35 FEET; THENCE NORTH 04°35'49" WEST, A DISTANCE OF 309.86 FEET; THENCE SOUTH 89°42'53" EAST, A DISTANCE OF 239.24 FEET; THENCE NORTH 00°27'28" EAST, A DISTANCE OF 310.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ROAD 20; THENCE FOLLOWING SAID RIGHT-OF-WAY LINE SOUTH 89°42'53" EAST A DISTANCE OF 625.73 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 13.99 ACRES, MORE OR LESS.

ZONING PARCEL LEGAL DESCRIPTIONS

LOT 2, DEL REY SUBDIVISION, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

LOT 2A , DEL REY SUBDIVISION, TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

LAND USE AND ZONING

- LOT 2 - EQUESTRIAN CENTER ON 11.63 ACRES SHALL FOLLOW THE REGIONAL COMMERCIAL (RC) SETBACK AND HEIGHT STANDARDS AS IDENTIFIED IN THE FIRESTONE DEVELOPMENT REGULATIONS. THE FOLLOWING USES SHALL BE PERMITTED:
  THE EXISTING EQUESTRIAN CENTER LOCATED ON LOT 2 (PREVIOUSLY KNOWN AS THE DITTMER EQUESTRIAN CENTER AND CURRENTLY KNOWN AS HOBBY HORSE FARMS) CONSISTS OF AN INDOOR RIDING ARENA, OUTDOOR ARENAS, PADDOCKS AND ACCESSORY STRUCTURES AND INCLUDES THE FOLLOWING USES:

  1. BOARDING OF UP TO 80 HORSES (INCLUDING EQUESTRIAN CENTER OWNER'S HORSES) AT ANY GIVEN TIME. MOST OF THE HORSE OWNERS COME TO RIDE OR VISIT THEIR HORSES SEVERAL TIMES A WEEK.
  2. HORSE SHOWS WITH UP TO 100 PARTICIPANTS, ONE-DAY OR TWO-DAY WEEKEND EVENTS, MAXIMUM OF 20 SHOWS PER YEAR. SHOWS THAT HAVE OCCURRED TO DATE ON SITE INCLUDE COLORADO HUNTER/JUMPER ASSOCIATION SANCTIONED SHOWS, INTERSCHOLASTIC EQUESTRIAN ASSOCIATION SHOWS, INTERCOLLEGIATE HORSE SHOW ASSOCIATION SHOWS, AND SCHOOLING/OUTREACH SHOWS.
  3. HORSE TRAINING CLINICS FOR UP TO 20 PARTICIPANTS, ONE-DAY OR TWO-DAY EVENTS. SOME CLINICS INCLUDE CLINICIANS WHO ARE WORLD-CLASS RIDERS AND TRAINERS WITH UP TO 80 AUDITORS IN ATTENDANCE. CLINICS MAY ALSO INCLUDE HORSE RESCUE TRAINING FOR LOCAL FIREFIGHTERS, HORSE VAULTING COACHING, PONY CLUB TRAINING EVENTS AND 4-H CLUB TRAINING EVENTS.
  4. TRAINING OF UP TO 10 BOARDED HORSES AT ANY GIVEN TIME.
  5. RIDING CLASSES UP TO 20 STUDENTS DAILY.
  6. FOUR SUMMER DAY CAMPS WITH UP TO 20 PARTICIPANTS ON WEEKDAYS THROUGHOUT THE SUMMER MONTHS. DAY CAMPS INCLUDE EVENTS FOR 4-H CLUBS, PONY CLUBS AND SCOUT CLUBS.
  7. UP TO SIX CATTLE ROPING AND PENNING ONE-DAY EVENTS PER YEAR FOR UP TO 30 CONTESTANTS. CATTLE ARE HAULED IN AND OUT FOR THE DAY OF EACH EVENT, AND CONTESTANTS BRING OWN HORSES.
  8. UP TO 30 BIRTHDAY PARTIES PER YEAR FOR UP TO 25 CHILDREN PLUS PARENTS THAT INCLUDE PONY RIDES AND LAST ABOUT TWO HOURS.
  9. UP TO THREE WORKING DOG TRIALS IN THE INDOOR ARENA PER YEAR FOR UP TO 24 PARTICIPANTS. PARTICIPANTS BRING OWN DOGS AND EQUIPMENT.
  10. ADDITIONAL ACTIVITIES THAT VARY FROM YEAR TO YEAR INCLUDE OCCASIONAL BARBEQUES AND PARTIES INVOLVING THE CLIENTELE IN THE INDOOR ARENA AREA OR IN THE OUTDOOR GAZEBO AREA, OCCASIONAL CHURCH SPONSORED ACTIVITIES SUCH AS YOUTH BARN DANCES, AND OCCASIONAL TOURS FOR DAY CARE GROUPS.
  11. OCCASIONAL FARM ANIMALS ON SITE FOR 4-H PROJECTS.
  12. ALL HORSE TRAILER AND VEHICLE PARKING ASSOCIATED WITH THE ABOVE-DESCRIBED USES WILL CONTINUE TO BE ACCOMMODATED ON SITE. TEMPORARY STORAGE IS ALSO ACCOMMODATED ON SITE FOR UP TO 20 HORSE TRAILERS ASSOCIATED WITH THE BOARDED HORSES.
  13. THE HORSE SHOWS ARE HELD FROM 8AM TO 9PM AND HORSE TRAINING CLINICS FROM 9AM TO 5PM.

- LOT 2A - RESIDENTIAL ON 2.36 ACRES SHALL FOLLOW THE REGIONAL COMMERCIAL (RC) SETBACK AND HEIGHT STANDARDS AS IDENTIFIED THE FIRESTONE DEVELOPMENT REGULATIONS.

PROJECT CONCEPT

THE INTENT OF THE OUTLINE DEVELOPMENT PLAN IS TO PROVIDE ADDITIONAL CLARITY TO THE ORIGINAL PLANNED UNIT DEVELOPMENT ZONING APPROVED WITH THE 1998 ANNEXATION OF THE DEL REY SUBDIVISION (ORDINANCE NO. 346), AS IT APPEARS THE OUTLINE DEVELOPMENT PLAN PROPOSED AT THAT TIME WAS NOT RECORDED. THIS OUTLINE DEVELOPMENT PLAN IS FOR LOTS 2 AND 2A ONLY, BOTH OF WHICH HAVE EXISTING USES TO BE CONTINUED AS DESCRIBED IN THE DESCRIPTION OF LAND USE ON SHEET 2.

REGIONAL IMPACT

THE EXISTING EQUESTRIAN CENTER HAS BEEN IN OPERATION FOR OVER 25 YEARS AT THIS SITE AND PROVIDES THE SURROUNDING COMMUNITY A MUCH-LOVED HORSE BOARDING, RIDING AND TRAINING EXPERIENCE THAT IS UNIQUE TO THE AREA, AS FIRESTONE AND FREDERICK HAVE DEVELOPED AROUND IT.

ENVIRONMENTAL CONCERNS

NO SIGNIFICANT ENVIRONMENTAL RESOURCES HAVE BEEN IDENTIFIED ON LOTS 2 AND 2A. ALL ONSITE DRAINAGE IS RELEASED AT HISTORIC RATES INTO THE EXISTING DRAINAGE DITCHES, AND ALL ANIMAL WASTE IS REMOVED FROM THE SITE ON A REGULAR BASIS AS NEEDED.

UTILITIES AND SERVICE REQUIREMENTS

EXISTING UTILITIES WILL CONTINUE TO SERVE BOTH LOTS AND INCLUDE CENTRAL WELD WATER AND ST .VRAIN SANITATION. FUTURE DEVELOPMENT OF THE LOTS IS SUBJECT TO THE SUBDIVISION AGREEMENT NO.3406701 RECORDED ON JULY 28, 2006.

CIRCULATION SYSTEMS

LOT 2 HAS DIRECT FRONTAGE ON BELLA ROSA PARKWAY, AND THE EXISTING ACCESS OFF BELLA ROSA PARKWAY WILL CONTINUE TO BE THE PRIMARY ACCESS FOR THE EQUESTRIAN CENTER. THE EXISTING ACCESS FOR LOT 2A OFF SILVER BIRCH BOULEVARD WILL CONTINUE TO BE THE PRIMARY ACCESS FOR THAT LOT AND SECONDARY ACCESS FOR LOT 2.

BUILDING HEIGHTS

BUILDING HEIGHTS OF ANY NEW STRUCTURES WILL BE IN ACCORDANCE WITH FIRESTONE CODE REQUIREMENTS.

SCHEDULE OF DEVELOPMENT

NO NEW DEVELOPMENT IS PROPOSED AT THIS TIME.

PRIVATE MAINTENANCE ENFORCEMENT

MAINTENANCE OF LOTS 2 AND 2A WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OF LOTS 2 AND 2A.

ENGINEERS CERTIFICATE

PARCEL OF LAND DESCRIBED AS LOT 2 & LOT 2A OF DEL REY SUBDIVISION , TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO

JOEL SEAMONS .
P.E. # 37162
ROCKY RIDGE CIVIL ENGINEERING
420 21ST AVENUE
SUITE 101
LONGMONT, CO 80501

ACCEPTANCE BLOCK

BY SIGNING THIS ODP, THE OWNER ACKNOWLEDGES AND ACCEPTS ALL OF THE REQUIREMENTS AND INTENT SET FORTH HEREIN.

OWNER .

STATE OF COLORADO)
COUNTY OF WELD) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____DAY OF ____ 20_____ BY

_____.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC .

MY COMMISSION EXPIRES .

APPROVAL BLOCKS

APPROVED BY THE TOWN BOARD OF TRUSTEES OF THE TOWN OF FIRESTONE, COLORADO THIS

_____ DAY OF ____ 20___ BY ORDINANCE NO. _____

MAYOR ATTEST TOWN CLERK

RECORD TITLE INFORMATION - EASEMENTS AND RIGHT OF WAY

MAINTENANCE OF LOTS 2 AND 2A WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OF LOTS 2 AND 2A.
TITLE COMMITMENT NUMBER K25170464-2 DATED 12/30/19

OWNER

KRISTEN R. ESPINOSA
5436 BOBCAT STREET
FREDERICK, CO 80504

CONSULTANTS

ROSI DENNETT, AICP, FRONT RANGE LAND SOLUTIONS
210 LINCOLN STREET
LONGMONT, CO 80501
303.682.9729

ROCKY RIDGE CIVIL ENGINEERING
420 21ST AVE, SUITE 101
LONGMONT, CO 80501
303.651.6626

NO.	DATE	DESCRIPTION	BY
1	1/30/20	COUNTY COMMENTS	JRS

Rocky Ridge Civil Engineering
420 21st Ave, Suite 101
Longmont, CO 80501
303.651.6626
http://rockyridgecivil.com

LOTS 2 & 2A DEL REY SUBDIVISION ODP

JOB NO 817-1
CAD NO 817IBASE
DATE 01/10/20
COVER SHEET

SHEET NO
1 OF 2

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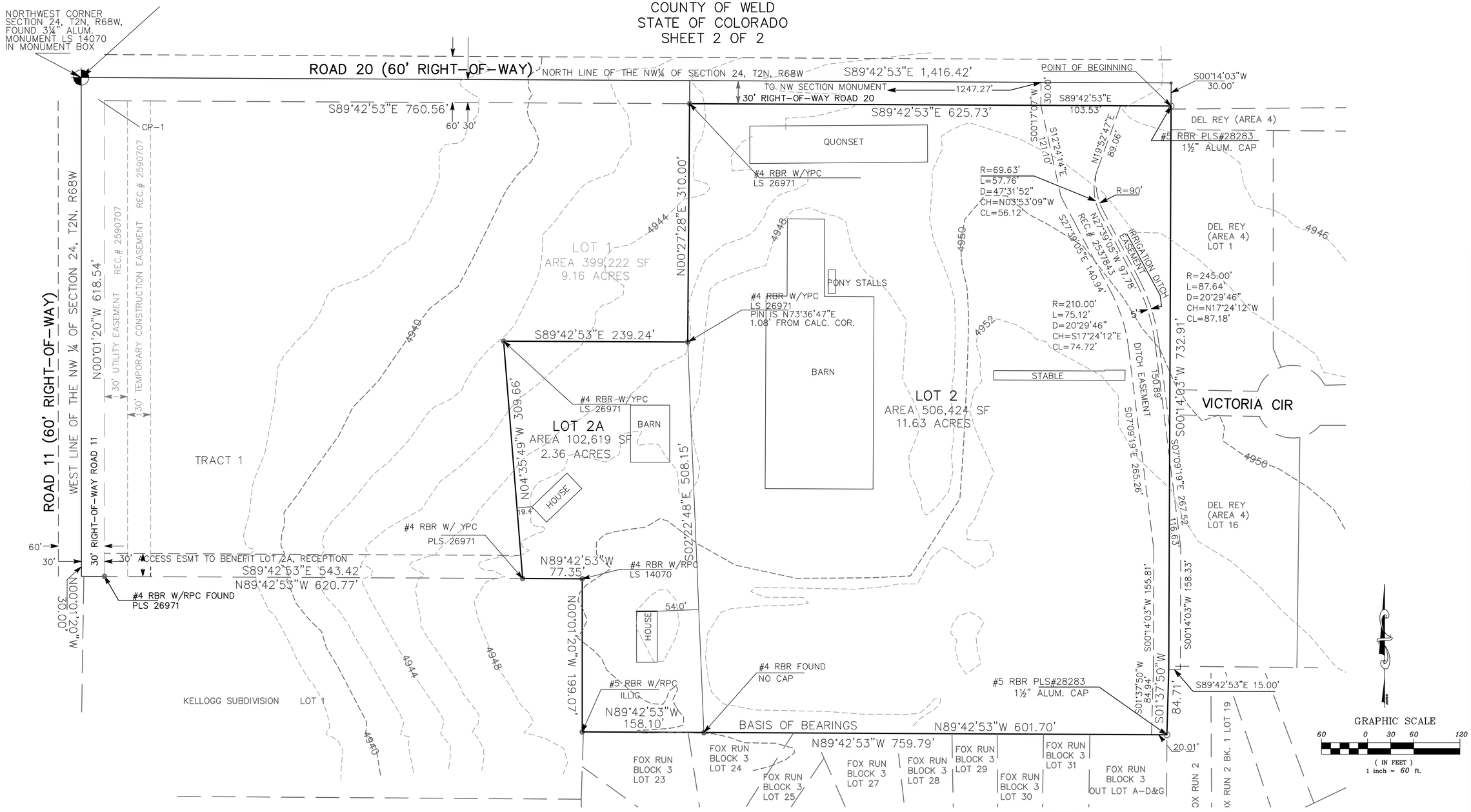
OUTLINE DEVELOPMENT PLAN

LOTS 2 & 2A DEL REY SUBDIVISION

A PLANNED UNIT DEVELOPMENT
TOWN OF FIRESTONE
COUNTY OF WELD
STATE OF COLORADO
SHEET 2 OF 2



LAND USE TABLE

LOT	USE	AREA
2	EQUESTRIAN CENTER	11.63 AC
2A	RESIDENTIAL	2.36 AC

GRADING LEGEND

4946 ——— EXISTING 2' CONTOURS

4950 ——— EXISTING 10' CONTOURS

NOTES:

1. WATER SERVICES AND METERS SHALL BE 3/4";
2. SANITARY SERVICES SHALL BE 4" PVC;
3. UNDERDRAIN MAINS SHALL BE SOLID 6" PVC, SERVICES SHALL BE SOLID 4" PVC, CLEANOUTS SHALL BE 6" DIAMETER, AND INSPECTION MANHOLES SHALL BE CORE DRILLED; ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE CORE DRILLED;
4. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE, EXCAVATE, POTHOLE, AND FIND THE EXISTING UTILITIES.
5. THE UTILITY LINES SHOWN IN THESE PLANS ARE REPRESENTED TO THE BEST OF THE ENGINEERS KNOWLEDGE;
6. OWNERSHIP AND MAINTENANCE RESPONSIBILITY:
   - 6.1. INLETS, CONCRETE PANS, MANHOLES, TRASH PACK, RIPRAP, BOX CULVERT AND PIPE IN THE ROW AND IN OUTLOT "A", WILL BE OWNED AND MAINTAINED BY THE CITY OF LONGMONT;
   - 6.2. ALL ONSITE DRAINAGE FACILITIES WILL BE OWNED AND MAINTAINED BY THE PROPERTY HOA. THESE INCLUDE
7. THE FOLLOWING; SOUTH PARCEL SWALE AND STORM PIPES NOT LOCATED IN THE RIGHT-OF-WAY OR GREENWAY AND WATER QUALITY POND, FOREBAY, OUTLET STRUCTURE WITH PIPE AND DRAIN PAN LOCATED IN THE WATER QUALITY FACILITY.
8. TOPOGRAPHY SHOWN IN THIS EXHIBIT WAS COMPLETED BY ACCURATE ENGINEERING IN SUMMER OF 1996. CONTROL POINT 1 (CP-1) WAS PROVIDED ON THE SOUTHEAST CORNER OF WCR 11 & WCR 20. ELEVATION 4927.02.
9. LOCATIONS OF THESE BUILDINGS ARE APPROXIMATE.

NO.	DATE	DESCRIPTION	BY
1	1/30/20	COUNTY COMMENTS	JRS

Rocky Ridge Civil Engineering
420 21st Ave, Suite 101
Longmont, CO 80501
303.651.6626
http://rockyridgecivil.com

LOTS 2 & 2A DEL REY SUBDIVISION ODP

JOB NO 817-1
CAD NO 8171BASE
DATE 01/27/20
PLAN VIEW

SHEET NO
2 OF 2

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